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1625 OCEAN

1625 S. OCEAN BLVD. DELRAY BEACH, FLORIDA

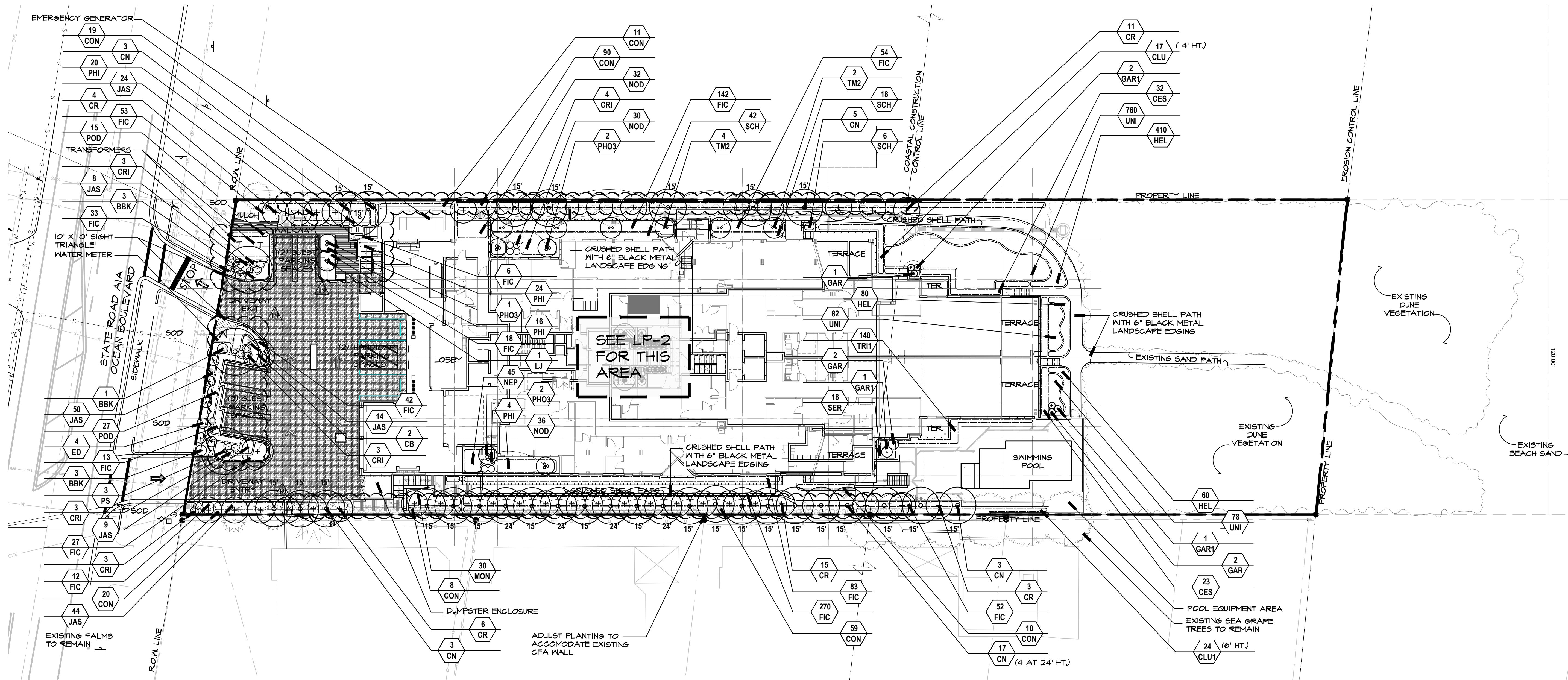
PLANTING PLAN

REVISIONS:
7-08-21 SPRAB Rev
7-28-21 SPRAB Comments
8-26-2021 Site Permit
1-21-2022 Site Permit
5-20-2022 Owner Changes
10-31-2022 Owner Changes

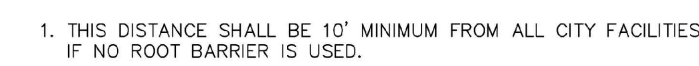
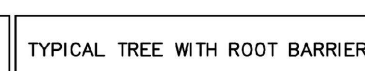
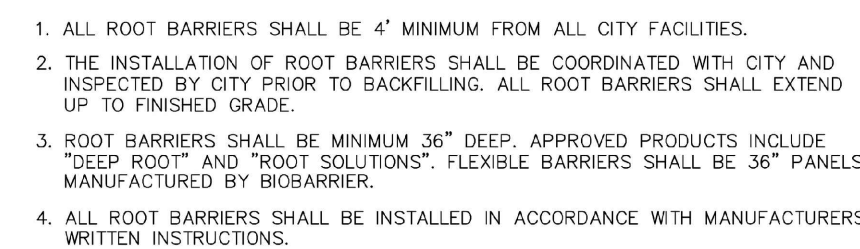
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LP-1

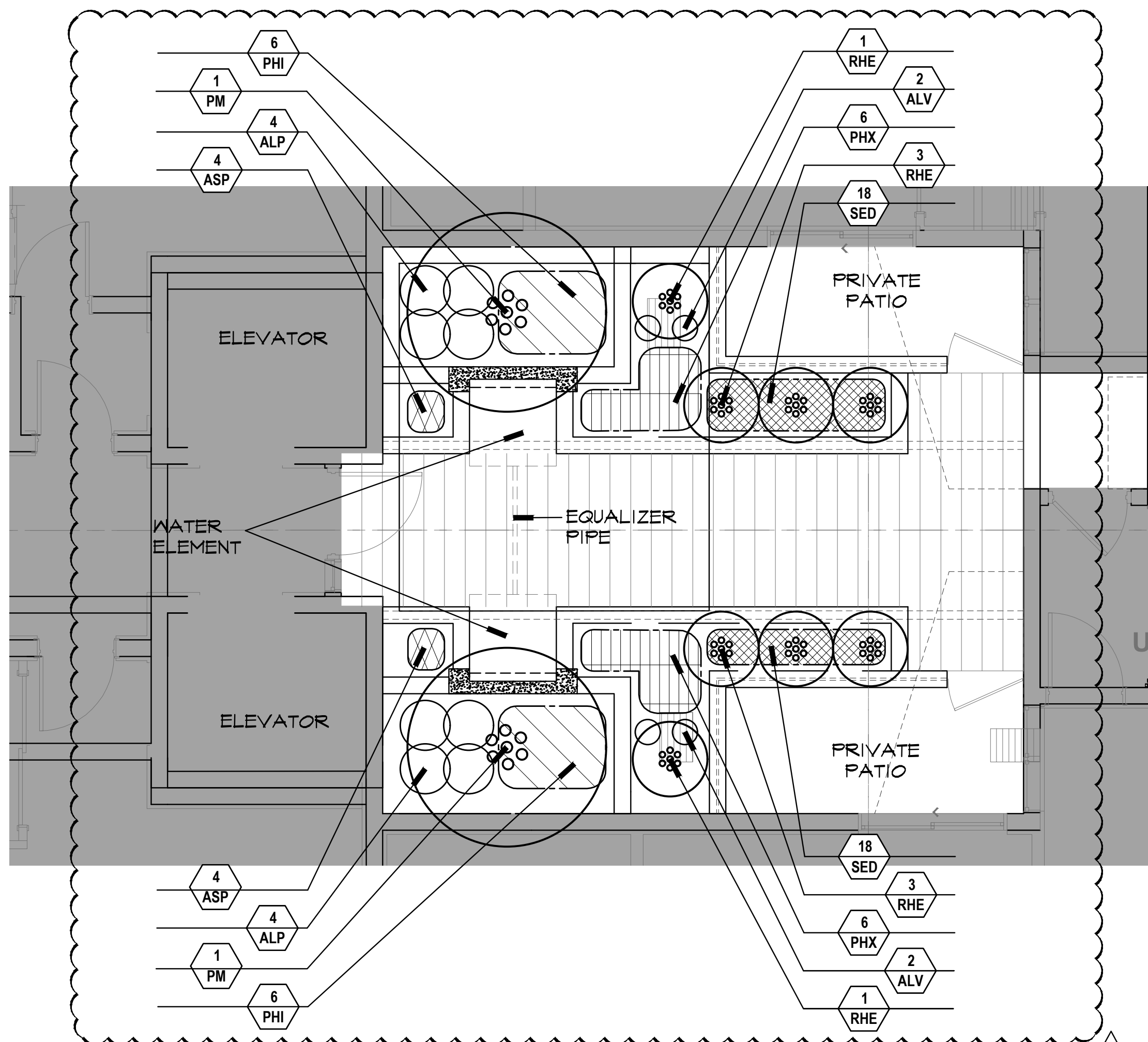
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PLEASE MODIFY GENERAL NOTE #7. AND ANY OTHER NOTES RELATING TO IRRIGATION, TO ALLOW 100% COVERAGE AND 100%OVERLAP. AS PER SEC.4.6.16. LANDSCAPE REGULATIONS.



SCALE: 1" = 20'



1 PLANTING PLAN - COURTYARD
LP-2 SCALE: 1/4" = 1'- 0"

PLANT LIST / COST ESTIMATE

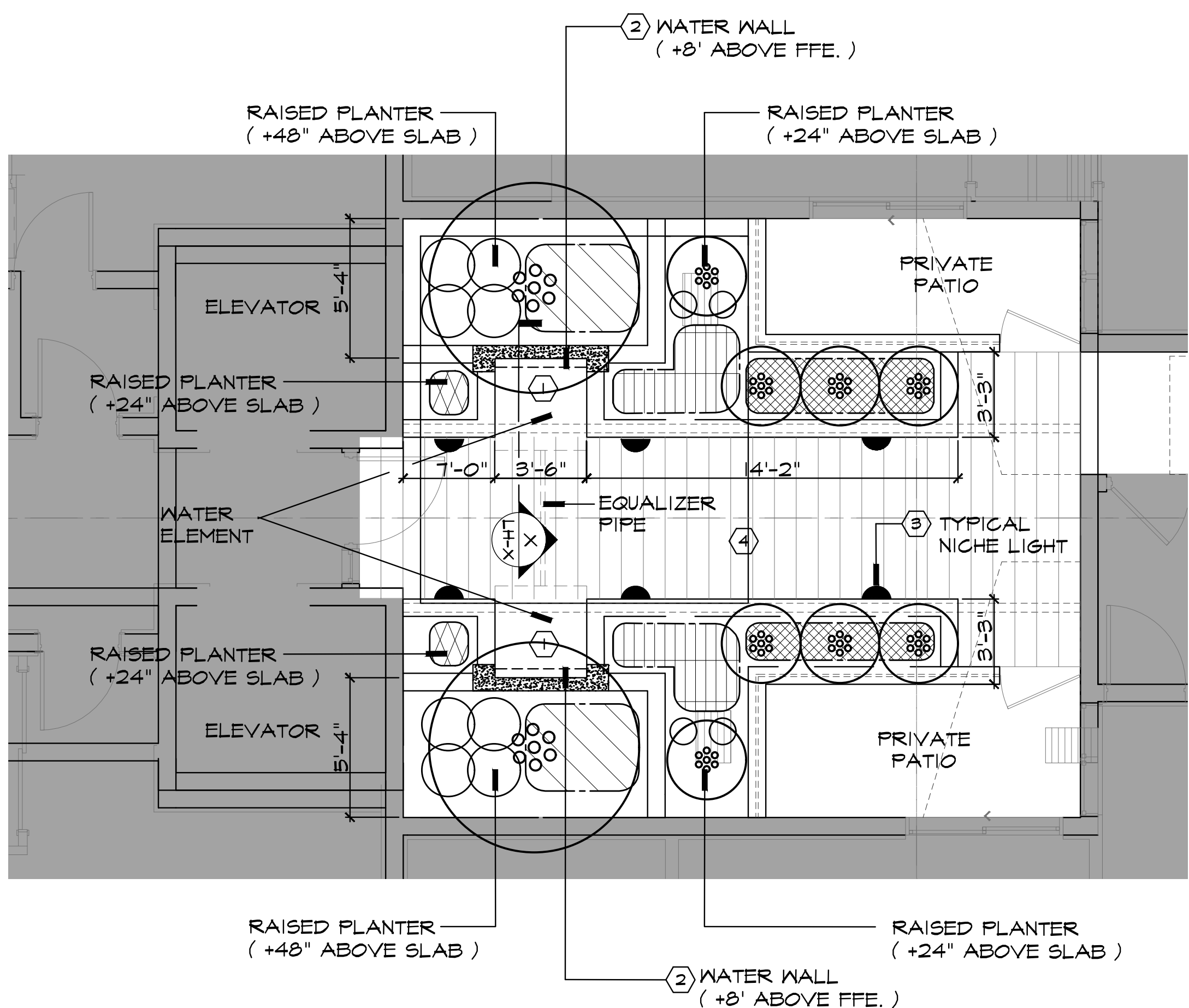
TREES AND PALMS							
KEY	QTY. TOTAL	BOTANICAL/COMMON NAME	HEIGHT	SPREAD	CLEAR TRK.	SPA.	REMARKS
PM	2	Pythosperma macarthurii Macarthur palm	16-18'	8-10'			Multi-trunks, 7-9 minimum Full heads
SHRUBS AND GROUNDCOVERS							
KEY	QTY. TOTAL	BOTANICAL/COMMON NAME	HEIGHT	SPREAD	CLEAR TRK.	SPA.	REMARKS
ASP	8	Asparagus densiflorus 'Myers' Foxtail Fern	18"	18"		2' o.c.	Full clump 7 Gallon cont.
ALP	8	Alpinia purpurata Red Ginger	24"	24"		2' o.c.	Full clump 7 Gallon cont.
ALV	4	Alpinia z. 'Variegata' Variegated Shell Ginger	24"	24"		2' o.c.	Full clump 7 Gallon cont.
PHX	12	Philodendron 'Xanadu' Dwarf Philodendron	16"	16"		2' o.c.	Full clump 7 Gallon cont.
PHI	12	Philodendron sellum Split Leaf Philodendron	18"	18"		2' o.c.	Full clump 7 Gallon cont.
RHE	8	Rhaphis excelsa Lady Palm	5'-6"	24-30"			Full clump 15 Gallon cont.
SED	36	Sedum acre 'Gold Moss' Goldmoss stonecrop	12"	12"		12"	Full cont. 3" Gallon cont.

MISCELLANEOUS

Sod to be Empire Zoysia.
Planting soil - 1/2 cu. yd. per tree and 4" depth at all hedges and mass planting beds.
Sand - Palms to be planted in clean sand; 1/2 cu. yd. per palm.
Mulch - 3" depth of shredded "dark brown" hybrid mulch B grade or better at all hedges and mass planting beds.

GENERAL NOTES

- * Indicates plant material native to Florida
- All sod to be Empire Zoysia sod.
- All plant materials shall conform to the standards for Florida No. 1 or better as given in "Grades and Standards for Nursery Plants", Latest Edition, State of Florida Department of Agriculture, Tallahassee, or thereto.
- All trees shall be properly guyed and staked at the time of planting to ensure proper establishment.
- The planting soil for all planting areas shall be composed of a minimum of 30% muck or horticulturally acceptable organic material. The minimum soil depth shall be four inches in all hedges and mass planting beds and 1/2 cu. yd. per tree. Palms to be planted in clean sand.
- Three inches minimum of shredded "dark brown" hybrid mulch shall be installed around each tree and palm and throughout mass planting beds, the use of Cypress mulch is strongly discourage.
- Irrigation system to provide 100% coverage to landscaped areas with 50% overlap. Irrigation to be an automatic system with a rain gauge/moisture sensor shut-off.
- In case of discrepancies, planting plan takes precedence over plant list
- Landscape contractor is responsible for his own quantity take-offs.

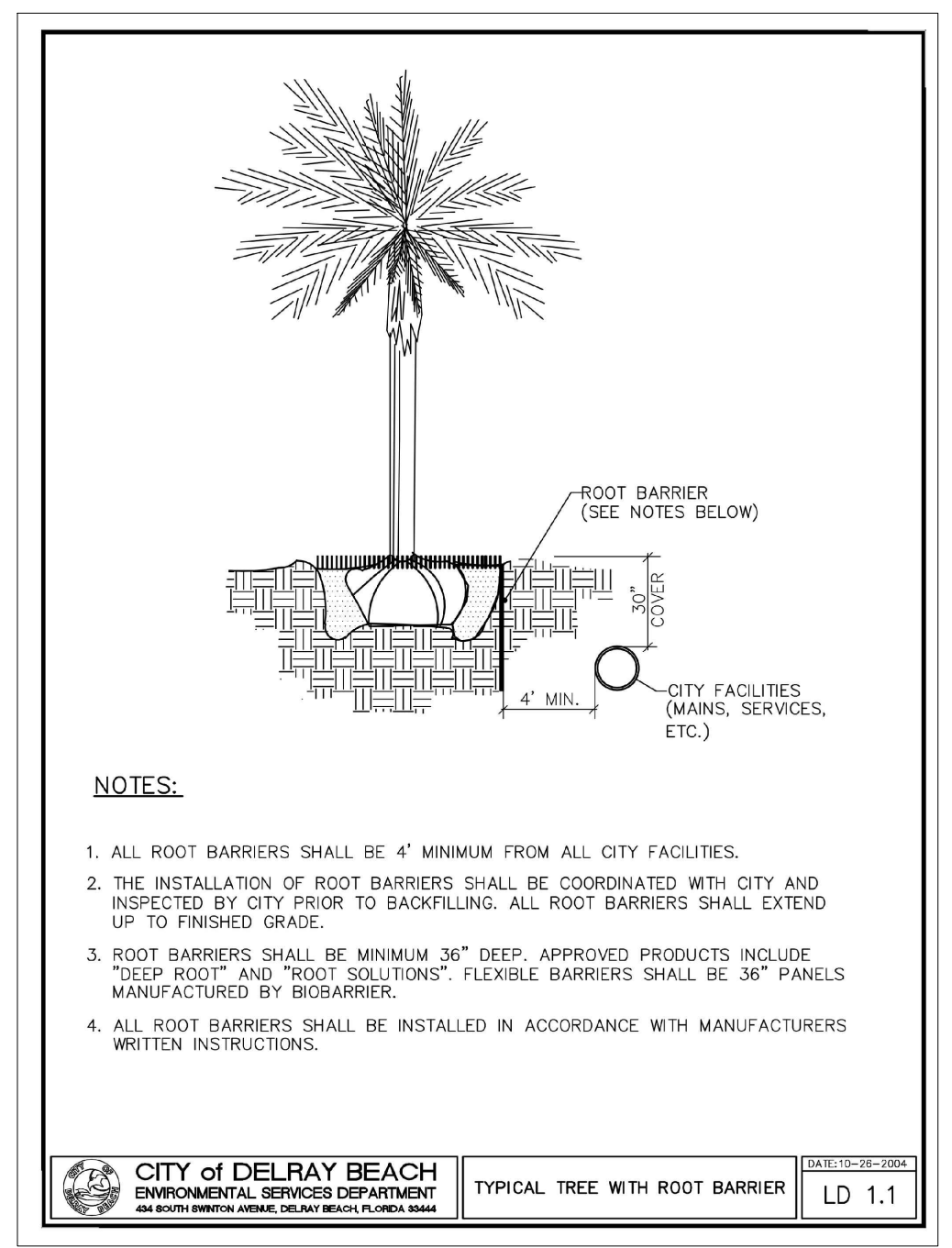


2 LAYOUT PLAN - COURTYARD
LP-2 SCALE: 1/4" = 1'- 0"

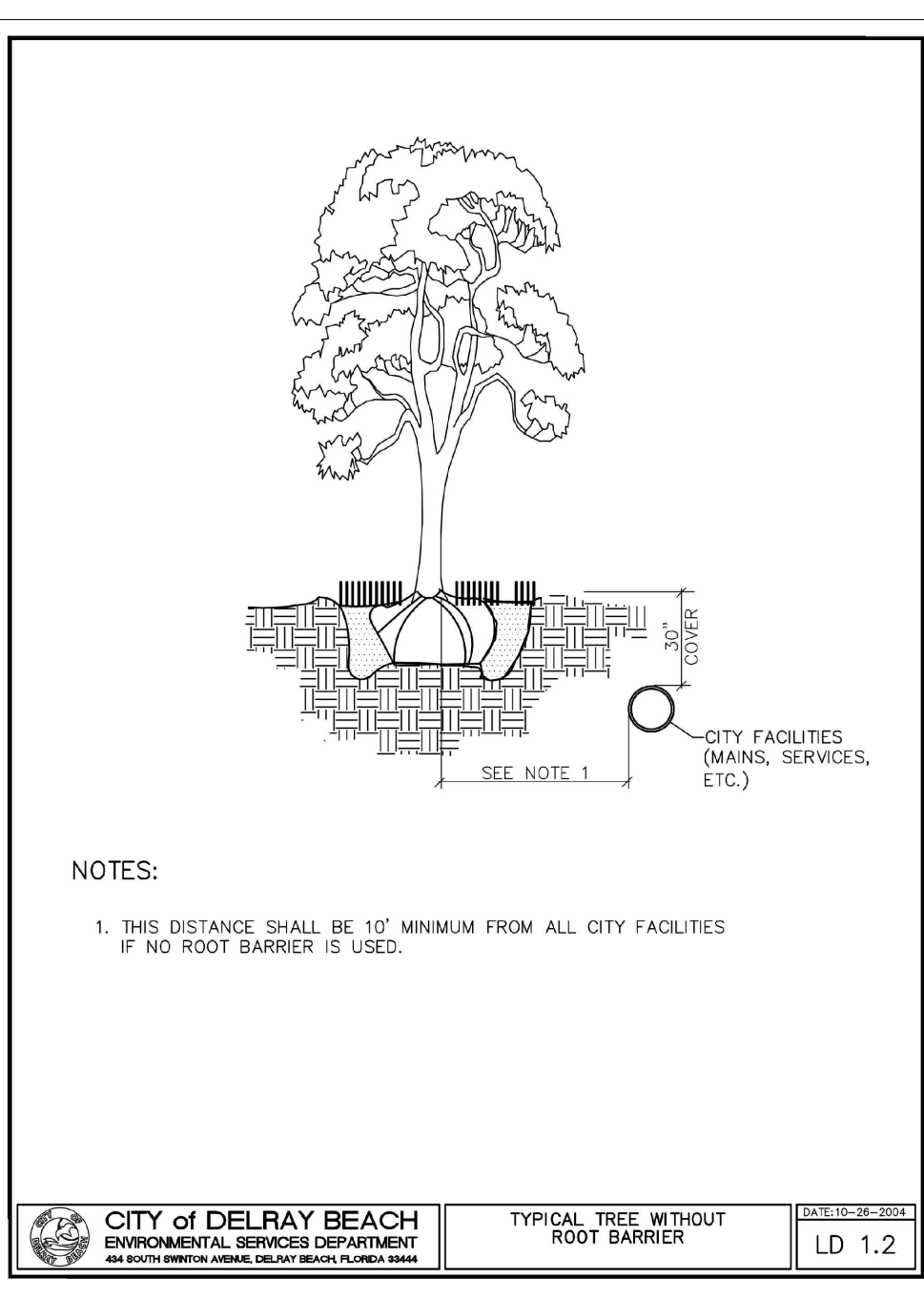
WATER ELEMENT SCHEDULE

- 1 BASIN: 24" DEPTH WITH BLACK MEXICAN BEACH PEBBLES AT THE BOTTOM
FINISH: FUNIDA GEM LAGOON
- 2 WALL FINISH: CERAMIC MATRIX CRECENT V-TILE #CB28M
COLOR: SULTRA BLACK
- 3 LIGHTING - UNDER WALL (6) UPRIGHT ON WATER WALL
- 4 COURTYARD FLOORING BELGARD PORCELAIN PAVER DAYLIGHT NN OI RD
SIZE: 12" X 48"

NOTE: ALL PLANTERS TO HAVE (2) PHASE DRAIN, ELECTRIC AND IRRIGATION.



"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"



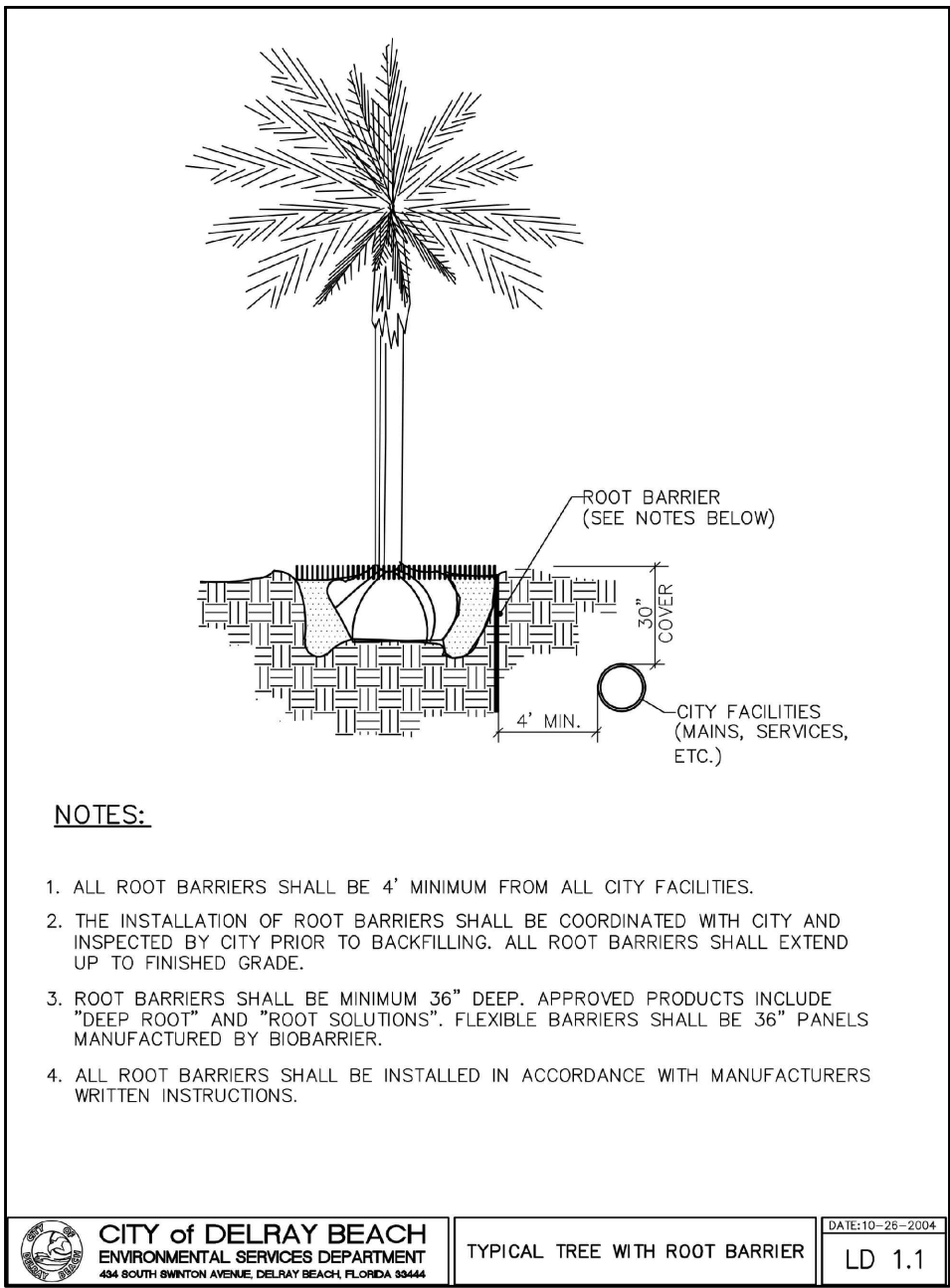
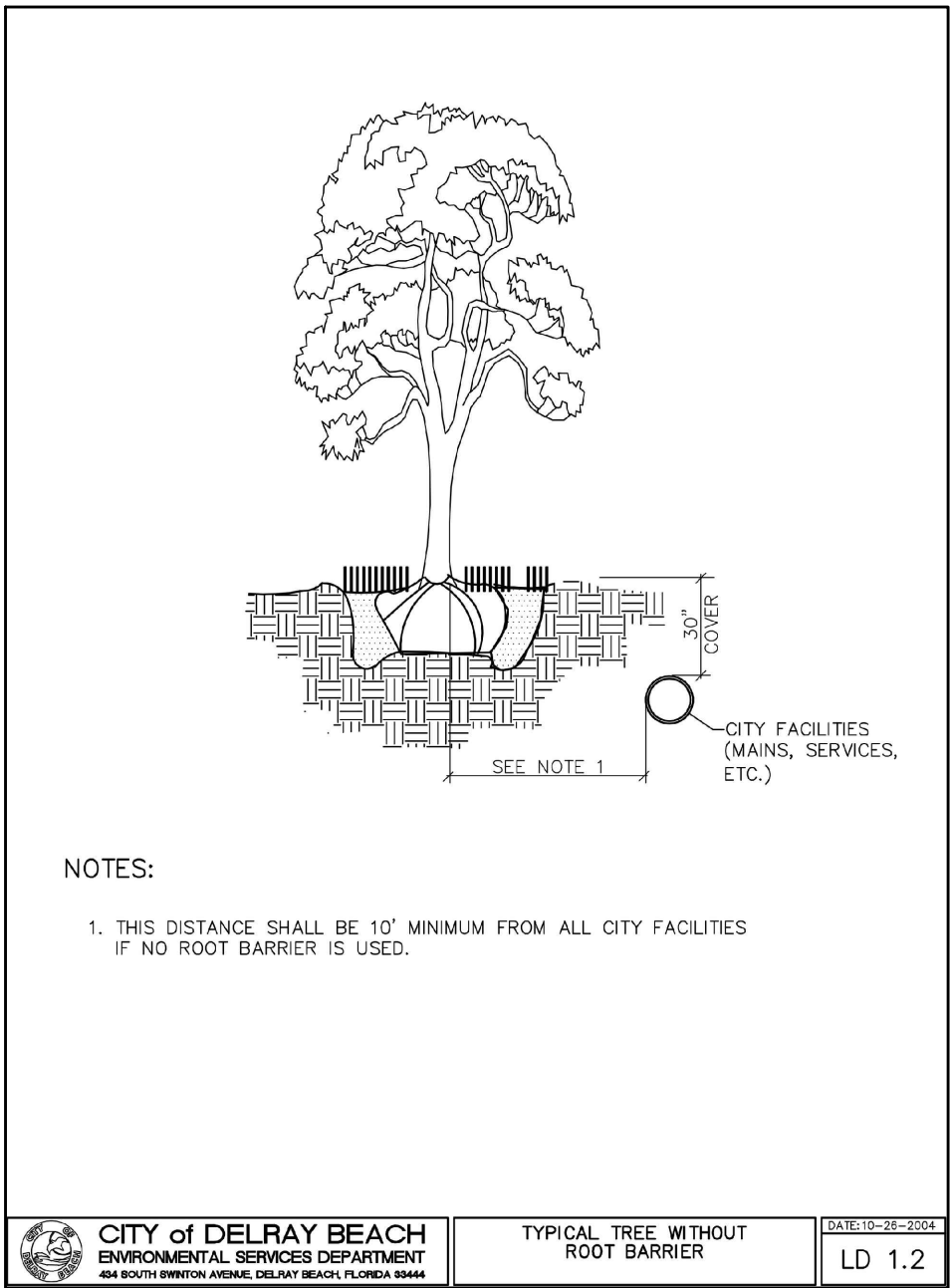
"EXISTING NATIVE SOIL WITHIN ALL LANDSCAPE ISLANDS, INTERIOR LANDSCAPE STRIPS AND PERIMETER LANDSCAPE STRIPS, ADJACENT TO VEHICULAR USE AREAS, SHALL BE EXCAVATED DOWN TO A DEPTH OF THIRTY (30) INCHES BELOW EXISTING GRADE, EXCEPT FOR A 12" BUFFER FROM THE INSIDE OF THE CURB OR PAVEMENT. A SUITABLE PLANTING SOIL MIXTURE OF FIFTY/FIFTY (50/50), SIXTY/FORTY (60/40) (SAND/TOPSOIL) OR AS OTHERWISE INDICATED BY THE REGISTERED LANDSCAPE ARCHITECT, SHALL EITHER BE BACKFILLED IN PLACE OF THE NATIVE SOIL OR EFFICIENTLY MIXED WITH THE NATIVE SOIL TO CREATE AN OPTIMUM ENVIRONMENT FOR SUCCESSFUL ROOT DEVELOPMENT. IF NATIVE SOIL IS TO BE MIXED, IT SHALL FIRST BE SCREENED TO REMOVE ROCKS AND DEBRIS LARGER THAN ONE-HALF (1/2) INCH IN DIAMETER PRIOR TO MIXING. ALL PROPERTIES UNDER THIS SECTION SHALL BE REQUIRED TO HAVE AN OPEN BED INSPECTION PRIOR TO BACKFILLING TO INSURE THE THIRTY (30) INCH DEPTH HAS BEEN MET."

"ALL PROHIBITED PLANT SPECIES SHALL BE ERADICATED FROM THE DEVELOPMENT SITE AND REESTABLISHMENT OF PROHIBITED SPECIES SHALL NOT BE PERMITTED."

REVISIONS:
04-01-2021 Building comments / Courtyard Design
06-25-21 GMP
08-26-2021 Site Permit
01-21-2022 Site Permit
06-20-2022 Owner Changes
11-21-2022 SPRAB Rev.

OCTOBER 11, 2021
DATE
G.C.
DRAWN BY:
M.J.
APPROVED BY:

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PLANT LIST

TREES AND PALMS / PLANTS COST ESTIMATE							
KEY	QTY. TOTAL	BOTANICAL/COMMON NAME	HEIGHT	SPREAD	CLEAR TRK.	SPA.	REMARKS
ED	4	Elaeocarpus decipiens Japanese Blueberry	8-9'	3-4'			Full to base, Cone shape, 2" Cal
CN	27	Cocos nucifera 'Green Malay'	Wood as noted on plan				Stagg. Ht. groups, Full heads
	4	Green Malayan Coconut Palm @ 15' of wood @ 24' of wood					
CR^	39	Clusia rosea Pitch Apple	14'	5-6'	8' c.t.		Full canopy, 4" Cal. Multi-trunk
PS	3	Phoenix sylvestris Silver Date Palm			12' c.t.		Matched, diamond cut full heads
LJ	1	Ligustrum japonicum Wax Privet	8-9'	7-8'			Full canopy Multi-trunk, 3" Cal.
TM2^	4	Thrinax parviflora Key thatch palm	12' b.a.				Full heads Double Trunk
CB	2	Calophyllum brasiliense Brazil Beauty-leaf	12-14'	5-6'			Full canopy Multi-trunk, 3" Cal.
SHRUBS AND GROUNDCOVERS							
KEY	QTY. TOTAL	BOTANICAL/COMMON NAME	HEIGHT	SPREAD	CLEAR TRK.	SPA.	REMARKS
BBK	7	Bougainvillea 'Barbara Karst' Bougainvillea Tree Standard	5-8'	2-3'			Full Head, Purple, 45 Gallon
CLU	17	Clusia guttifera Small leaf Clusia	4'	20-22"	full to base	30" o.c.	Full cont. 15 Gallon cont.
CLU1	24	Clusia guttifera Small leaf Clusia	6'	20-22"	full to base	36" o.c.	Full cont. 25 Gallon cont.
CON^	217	Conocarpus erectus Green Buttonwood	4'	20-22"	full to base	30" o.c.	Full cont. 15 Gallon cont.
CES^	55	Conocarpus e. 'Sericeus' Silver Buttonwood	4'	18"	full to base	2' o.c.	Full cont. 15 Gallon cont.
CRI	16	Crinum asiaticum Crinum Lily	30"	30"			Multi-Full Clump
HEL^	550	Helianthus debilis Beach Sunflower	6"	12"		12" o.c.	Full Cont. 1 gal.
FIC	805	Ficus microcarpa 'Green Island' Green Island Ficus	14"	14"		18" o.c.	Full cont. 3 Gallon cont.
GAR	5	Garcinia Spicata Garcina	6'				Full cont.
GAR1	4	Garcinia Spicata Garcina	4'				Full cont.
JAS	149	Jasminum volubile Waxleaf Jasmine	18"	18"		2' o.c.	Full cont. 7 Gallon cont.
MON	30	Monstera Deliciosa Swiss Cheese Plant	18"	18"		2' o.c.	Full cont. 7 Gallon cont.
NEP	45	Nephrolepis exaltata Boston Fern	18"	18"		18" o.c.	Full cont. 3 Gallon cont.
NOD	98	Nerium oleander 'Dwarf' Dwarf Oleander	16"	16"		2' o.c.	Full cont., Pink flower. 3 Gallon cont.
PHO3	5	Phoenix roebellini 'Triple' Pygmy Date Palm		8"	3-5' c.t.		Triple trunk, full heads
PHI	64	Philodendron sellum Split Leaf Philodendrom	18"	18"		2' o.c.	Full clump 7 Gallon cont.
POD	42	Podocarpus macrophyllus Hedge Japanese Yew	48"		full to base	2' o.c.	Full cont. 15 Gallon cont.
SER^	18	Serenoa repens Silver Saw Palmetto	24"	24"		2' o.c.	Full cont. 7 Gallon
SCH	66	Schefflera arboricola Dwarf Schefflera	18"	18"		2' o.c.	Full cont. 7 Gallon cont.
TRI1^	140	Tripsacum dactyloides Dwarf Fakahatchee Grass	12"	12"		12" o.c.	Full clump 3 Gallon cont.
UNI^	920	Uniola paniculata Sea Oats	12"			12" o.c.	Full cont. 1 gal. cont.

^ Indicates plant material native to Florida

MISCELLANEOUS

Sod to be Empire Zoysia.

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Sand - Palms to be planted in clean sand; ½ cu. yd. per palm.

Mulch – 3" depth of shredded "dark brown" hybrid mulch B grade or better at all hedges and mass planting beds.

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- In case of discrepancies, planting plan takes precedence over plant list.
- Landscape contractor is responsible for his own quantity take-offs.

LANDSCAPE TABULAR DATA

- a. Total paved area 7,493 SF.
- b. Required interior green space = 749 SF. (10% of total paved area).
- c. Interior green space provided 3,100 SF.
- d. Total number of trees required 6 (1 interior tree is required for each 125 sq.ft. of required interior green space).
- e. Number of interior trees provided 7 trees.
2 (6 Key Thatch Plan Double), 1 Wax Privet.
2 Brazil Beauty-leaf, 2 Macarthur Palm
- f. Perimeter green space required 4,885 SF. (depth of buffers x length).
North Buffer: 423 LF X 5 = 2,115 SF Required. (3,470 SF Provided)
South Buffer: 432 LF x 5 = 2,160 SF Required. (2,770 SF Provided)
West Buffer: 122 LF X 5 = 610 SF Required. (970 SF Provided)
4,885 SF. Required
- g. Perimeter green space provided 7,210 SF.
- h. Number of perimeter trees required 32.6 trees (977 / 30 L.F. = 32.6)
- i. Number of perimeter trees provided 64 trees.
- North Buffer - 14 Trees Required = 15 Pitch Apple, 8 Coconut Palms
South Buffer - 15 Trees Required = 21 Pitch Apple, 23 Coconut Palms.
West Buffer - 4 Trees Required = 3 Sylvester Date Palm, 3 Pitch Apple, 4 Japanese Blueberry

XERISCAPE CALCULATIONS

- j. Required shrubs and ground covers 1,700 SF (30% of required interior and perimeter green space, see b & i).
- k. Shrubs and ground cover provided 5,090 SF.
- l. Required native plant materials 425 SF (25% of required shrubs & ground cover, see j).
- m. Native plant materials provided 3,570 SF.
- n. Number of native trees required 19 trees (50% of required trees, see d & h)
- o. Native trees provided 41 trees.
39 Pitch Apple, 2 Key Thatch Plan Double (6:2)
- Tree Diversity Required: 5 Species.
Tree Diversity Provided: 8 Species.

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PLANT LIST, NOTES AND DETAILS

REVISIONS:	
2	06-25-21 GMP
3	07-08-2021 SRAB Review
4	07-28-2021 SRAB Comment
5	08-26-2021 Site Permit
6	01-21-2022 Site Permit
15	06-20-2022 Owner Changes
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LP-3

GENERAL PLANTING SPECIFICATIONS:

1. Scope:

The work includes furnishing all plants, materials, equipment and labor necessary for planting of plant materials indicated on the drawings and in these specifications. A list of plants is attached to these specifications.

2. Plant Materials & Protection:

- A. All plant materials shall be nursery grown unless otherwise noted.
- **Spread (or Spr.):** Indicates average spread to midpoint of current season's growth.
 - **Height (or O.A.):** Indicates overall height from top of ball to midpoint of current season's growth.
 - **C.T.,** indicates clear trunk measurement from top of ball to first branching (see tree & Palm Planting Diagrams)
 - **Meter of Wood (or Meter of Hard Grey Wood):** Indicates measurement of Palms from top of ball to top of solid trunk before start of frond stalks or green "boots". (See Palm Planting Diagram)
- B. **Quantities:**
All quantities indicated on the plant list are intended as a guide for the bidders and does not relieve the bidder of his responsibility to do a comprehensive plant take off. Should a discrepancy occur between the bidder's take off and the plant list quantity, the Architect/Landscape Architect is to be notified for clarification prior to the submission of bids.
- C. **Quality and Sizes:**
Plants shall have a habit of growth that is normal for the species and shall be healthy, vigorous and equal or exceed the measurements specified in the plant list, which are the minimum acceptable sizes. Plants shall be measured with branches in normal position. Pruning (Section IV.J) should not reduce acceptable size and shape of tree, and should be done after acceptance of Architect/Landscape Architect. Requirements for measurements, branching, grading, quality, bailing and burlapping of plants in the plant list generally follow the code of standards currently recommended by the American Association of Nurserymen, Inc., in the American Standard for Nursery Stock. Plant materials shall be graded Fancy No.1 or better as outlined under U.A.E. Grades & Standards for nursery plants. Plants that meet the requirements specified, but do not have the normal balance of height and spread typical for the respective plant, shall not be accepted. All plant material to be healthy, pest and disease free.

- D. **Substitution:**
Plant substitution requests by the Contractor will be considered by the Architect/Landscape Architect only upon submission of proof that any plant is not obtainable in the type or size specified. The Landscape Architect shall determine the nearest equivalent replacement in an obtainable size and variety. The unit price of the substitute item shall not exceed the bid item replaced, without approval of the Owner.

E. Protection of Plants:

1. Root Protection

A. Balled and Burlapped Plants (B & B) shall be dug with natural balls of earth of sufficient diameter and depth to encompass the fibrous and feeding root system necessary for full recovery of the plant. Balls shall be firmly wrapped with burlap or similar materials and bound with twine, cord, or wire mesh. All collected plants shall be balled and burlapped.

B. Container Grown Plants: Plants grown in containers will be accepted as B & B, providing that all other specified requirements are met. Container grown plants shall meet plant sizes as specified on the plant list and on the plans, and shall not be governed by container sizes. Minimum root balls or container grown material shall be no more than 25% less proportionately in size than that stated in "Grades & Standards" for nursery plants. These plants shall have been grown in the container for a maximum of two years prior to installation and shall exhibit a fully developed root system when removed from the container.

2. Protection During Transporting:
All plant material shall be protected from possible bark injury or breakage of branches. All plants transported by open trucks shall be adequately covered to prevent windburn, drying or damage to plants.

3. Protection After Delivery:
Plants which cannot be planted immediately upon delivery to the site shall be covered with moist soil, mulch, or other protection from the drying of wind and sun. All plants shall be watered as necessary until accepted. Storage period shall not exceed seventy-two (72) hours.

4. Protection of Palms:
Only a minimum of fronds shall be removed from the crown of the palm trees to facilitate moving and handling. Clear trunk (C.T.) shall be as specified after the minimum of fronds have been removed. Coconut palms shall be "hard" trees grown in soil or sand. Cabbage palm buds shall be tied with a biodegradable cord to be left in place until the tree is well established in its new location. All palms shall be triple braced and staked with new, clean lumber at least 6" in length to resist tree displacement.

5. Protection During Planting:
Trees moved by winch or crane shall be thoroughly protected from chain marks, girdling or bark slippage by means of other approved methods.

3. Materials:

- A. Commercial Fertilizer: Commercial fertilizer shall be organic fertilizer containing nitrogen, phosphoric acid and potash in equal percentages, 6-6-6 with micro nutrients.

Nitrogen shall be not less than 50 % from organic source. Inorganic chemical nitrogen shall not be derived from the sodium form of nitrate. Fertilizers shall be delivered to the site in unopened original containers, each bearing the manufacturer's guaranteed analysis. Any fertilizer that becomes caked or otherwise damaged shall not be acceptable.

The following shall be sterilized, certified and free of seed:

- B. Peat: Peat shall be horticultural peat composed of not less than 60% decomposed organic matter by weight, on an oven dried basis. Peat shall be delivered to the site in a workable condition, free from lumps.
- C. Planting Soil: Planting soil for all plantings shall be sandy loam and shall contain a 25% minimum amount of decomposed organic matter. There must be a slight acid reaction to the soil with no excess of calcium carbonate. Planting soil shall be free from clay, stones, plants, roots, and other foreign materials which might be a hindrance to planting operations or be detrimental to good plant growth and shall be delivered in a loose friable condition and applied in accordance with the planting specifications and details.
- D. Mulch: Mulch material to be shredded cypress mulch B grade or better, moistened at time of installation to prevent wind displacement. Alternate mulch material may be noted elsewhere in these drawings.
- E. Drainage Stone (when applicable): Drainage stone shall be gravel or crushed stone reasonably free of sharp edges - $\frac{1}{2}$ "-1 $\frac{1}{2}$ " in diameter - as required in the bottom of raised planters.
- F. Filter Fabric (when applicable): Filter fabric, as required between gravel and soil in planters to be Densit "Filter-fabric" (800)888-4664 or equal.

4. Planting Operations:

- A. **Soil Preparation:**
All existing soil and new fill/berms shall be treated with an approved weed killer such as "Round Up" according to manufacturer's specifications.
- B. **Layout:**
Location for plants and outlines of areas to be planted are indicated on the drawings. All plant locations shall be staked in the field by the Contractor, to the satisfaction of the Architect/Landscape Architect. Where construction or utilities below ground or overhead are encountered or where changes have been made in the construction, necessary adjustments will be approved by the Architect/ Landscape Architect.
- C. **Excavation for Planting:**
Excavation of holes shall extend to the required sub-grades as specified hereunder. Plant pits shall be circular in outline and shall have a profile which conforms to the "Typical Tree & Palm Planting Details" (attached). The minimum depth of plant pits specified below shall be measured from the finishing grade. Shrub planting beds shall be "bed-prepared" and not "pit-prepared".
- D. **Balled and Burlapped Plants:**
After final setting, loosen wrappings of balled and burlapped plants and roll wrappings back from top of ball, leaving ball unbroken. Cut off excessive amounts of burlap and remove in sufficient quantity to eliminate creation of voids upon decomposition.
- E. **Container Grown Plants:**
Container grown plants shall, when delivered, have sufficient root growth to hold earth intact when removed from container. They shall not be root bound. Containers shall be removed to prevent damage to plant or root system according to diagrams (attached). Plant pits for container materials shall be formed flat on the bottom to avoid air pockets at the bottom of root balls.
- F. **Pit Sizes:**
Minimum diameter (Width) and depth of planting pits for balled and burlapped, and container grown plants shall be as follows:

-Diameter-Trees: 18" greater than diameter of ball or spread of roots.
-Diameter-Shrubs: 6" greater than diameter of ball or spread of roots.
-Depth-Trees and Shrubs: 4" greater than depth of ball or roots to provide 4" of topsoil backfill under the root ball. (Large, heavy trees and shrubs shall sit directly on excavated pit bottom to prevent settlement)
-Depth-Vines and Ground Covers: Pits shall be large enough for adequate planting.

- G. **Backfilling:**
When pit has been excavated as specified in Paragraph IV-C, the pit shall be backfilled with material as specified in Paragraph III, A, B, C, D, and IV, B and shown in the Typical Tree and Shrub diagrams (attached).

- H. **Setting Trees and Shrubs:**
Unless otherwise specified, all trees and shrubs shall be planted in pits, centered and set on four inches (4") of compacted topsoil to such depths that the finished grade level of the plant after settlement shall be the same as that at which the plant was grown. They shall be planted upright and faced to give the best appearance or relationship to adjacent structures. No burlap shall be pulled out from under the balls. Platforms, wire and surplus binding from top and sides of the balls shall be removed. All broken or frayed roots shall be cut off cleanly. Soil shall be placed and compacted thoroughly avoiding injury and shall be settled by watering. No filling around trunks will be permitted. After the ground settles, additional soil shall be filled in, to the level of the finished grade, allowing for two inches (2") of mulch. Form a shallow saucer around each plant by placing a ridge of soil along the edge of the plant pit.

- I. **Setting Palms:**
All palms shall be planted in sand, thoroughly washed in during planting operations and with a shallow saucer depression left at the soil line for future waterings. Saucer areas shall be top-dressed two inches (2") deep with topsoil raked and left in a neat, clean manner.

- J. **Pruning - New Plant Material:**
Remove dead or broken branches from all plant material. Prune to retain typical growth habit of individual plants with as much height and spread as is practicable. Make all cuts with sharp instrument flush with trunk or adjacent branch, in such a manner as to insure elimination of stubs. "Headback" cuts at right angles to line of growth will not be permitted. Trees shall not be poled or topped. Remove trimmings from site.

- K. **Guying Trees:**
(See "Typical Tree Planting Diagram" included herein.) Guy all trees 1 1/2 inches in caliper and greater, in three directions with two strands of No. 12 galvanized wire attached to approved anchors driven below grade. When securing wires to trees, cover all wires which may come in contact with any part of tree with new rubber hose. Place guys not less than 1/3 of the height of tree above finished grade and above substantial limbs (one inch [1"] in diameter or more), if possible. All hoses shall be interlocked around tree trunk. Place anchors so that guys are equally spaced and at 45 degree angles to horizon. Keep guys tight until project completion.

- L. **Mulching:**
All trees and shrub beds shall be mulched immediately after planting to a Three inch (3") depth. Prevent wind displacement of mulch by thoroughly wetting down.

- M. **Excess Excavated Soil:**
Excess excavated soil shall be disposed of by the Contractor at no additional expense to the Owner, at Owner's discretion.

- N. **Relocated Material (when applicable):**
Existing material shown on the plan to be relocated shall be root-pruned as far ahead of time as necessary to move them safely, and shall be protected and treated as new material, as previously specified. Planting shall be in accord with these specifications.

- O. **Disposition of Existing Material:**
All existing plant material not shown as remaining or relocated shall be removed from the site at no additional cost to the Owner, at Owner's discretion.

5. Sod

- A. **Soil:**
The Landscape Contractor shall submit a unit price per cubic yard for the supply and distribution of planting soil as herein before specified, to be applied at a depth of one inch (1"), to all areas receiving sod. (The use of this one inch (1") of soil shall be at the discretion of the Architect/Landscape Architect after evaluation of the existing soil on the site.)
- B. **Grades:**
It shall be the responsibility of the Landscape Contractor to finish (fine) grade all landscape areas, eliminating all bumps, depressions, sticks, stones and other debris to the satisfaction of the Architect/Landscape Architect.
- C. The sod shall be as called for on the landscape plans. Sod shall be of firm tough texture, having a compact growth of grass with good root development, and shall contain no weeds or any other objectionable vegetation. The soil embedded in the sod shall be good earth, free from stones and debris and all sod shall be free from fungus, vermin and other diseases.
- D. Before being cut and lifted, the sod shall have been mowed at least three times with a lawn mower, with the final mowing not more than seven days before the sod is cut. The sod shall be carefully cut into uniform dimensions.
- E. Solid sod shall be laid with closely abutting joints with a tamped or rolled, even surface. It shall be the responsibility of the Contractor to bring the sod edge in a neat, clean manner to the edge of all paving and shrub areas. If, in the opinion of the Architect/Landscape Architect, top-dressing is necessary after rolling, clean sand will be evenly applied over the entire surface and thoroughly washed in.

6. Clean-up:

Any soil, peat or similar material which has been brought onto any paved areas shall be removed promptly keeping these areas clean as the work progresses. Upon completion of the planting, all excess soil, stones and debris which has not been previously cleaned up shall be removed from the site or disposed of as directed by the Architect/Landscape Architect.

7. Maintenance:

- A. Maintenance shall begin immediately after each plant is planted and shall continue until all planting has passed final inspection and acceptance by the Owner. Maintenance shall include watering, weeding, cultivating, removal of dead materials, resetting plants to proper grades or upright position and restoration of the planting saucer and any other necessary operations. Proper protection to lawn areas and existing plant materials shall be provided and any damage resulting from planting operations shall be repaired promptly.

- B. The Contractor shall deep-water all trees and shrubs for a period of ninety (90) days after planting. In the event an irrigation system is operable, Contractor shall see that adequate water is supplied for that period.

8. Inspection and Acceptance:

- A. **Inspection:**
Inspection of work to determine completion of contact, exclusive of the possible replacement of plants, will be made by the Owner and/or Landscape Architect at the conclusion of all planting and at the written request of the Contractor.

- B. **Acceptance:**
After inspection, the Contractor will be notified by the Owner of the acceptance of all plant material and workmanship, exclusive of the possible replacement of plants subject to guarantee.

9. Guarantee and Replacement:

- A. **Guarantee:**
The Contractor shall furnish a written guarantee warranting all materials, workmanship and plant materials, except sod for a period of ONE YEAR from the time of final acceptance by the Owner. All plant materials shall be alive and in satisfactory condition and growth for each specific kind of plant at the end of guarantee period. Where vandalism is agreed by the Architect/ Landscape Architect as the cause for replacement, the Contractor shall not be responsible for replacement during the one-year guarantee after final acceptance. Sod shall be guaranteed for a THREE MONTH period, dating from the time of acceptance.

- B. **Replacement:**
During guarantee period, any plant required under this contract that is dead or not in satisfactory condition, as determined by the Architect/Landscape Architect, shall be replaced within two weeks of notification by the Architect/Landscape Architect. The Contractor shall be responsible for the full replacement cost of plant materials.

- C. **Material and Operations:**
All replacements shall be plants of the same kind and size as specified in the plant list. They shall be furnished and planted as specified herein.

10. Care and Maintenance Schedule:

- A. The Contractor shall furnish the Owner's Maintenance staff with a written and detailed description for the care and maintenance of all plant materials and irrigation systems at the time of final inspection. Contractor will also provide a one year Landscape Maintenance Contract, to take affect after Substantial Completion of the project. It will be in the Owner's discretion to accept or reject this contract.

11. Permits and Regulations:

- A. The Contractor shall give all notices and comply with all laws, ordinances, rules and regulations bearing on the conduct of this work as drawn and specified.

12. Protection of Work and Property:

- A. The Contractor shall continuously maintain adequate protection of all his work from damage and theft and shall protect the Owner's property from injury and loss arising in connection with this contract, making good any such loss or injury or damage except where caused by Owner or his agents. He shall adequately provide and maintain passageways, guard fences, lights and other protections required by public authority according to State, Federal and local ordinances.

- B. The Contractor shall provide protection for existing trees and other plant material as designated by drawings, by Owner's representative or by local authorities. Such protection shall consist of fencing or such devices as will prevent harm to material from excavation, breakage, chemical or other types of damage.

- C. A competent superintendent, foreman or workman capable of reading drawings and acting on behalf of the Contractor shall be kept on the work during its progress.

13. Changes In The Work:

- A. The Contractor shall conduct a soil survey of the site to determine the need for any additives to overcome severe conditions not met by normal planting soil requirements. A report of any problems shall be submitted to the Owner and the Architect/Landscape Architect for approval prior to installation, along with a cost break-down of additional services needed.

- B. The Contractor shall advise the Owner and Landscape Architect of any special site conditions (high water table, light or soil conditions, etc.) that might require change of plant material or adjustment to finish elevation shown. The Owner will approve any changes thus determined.

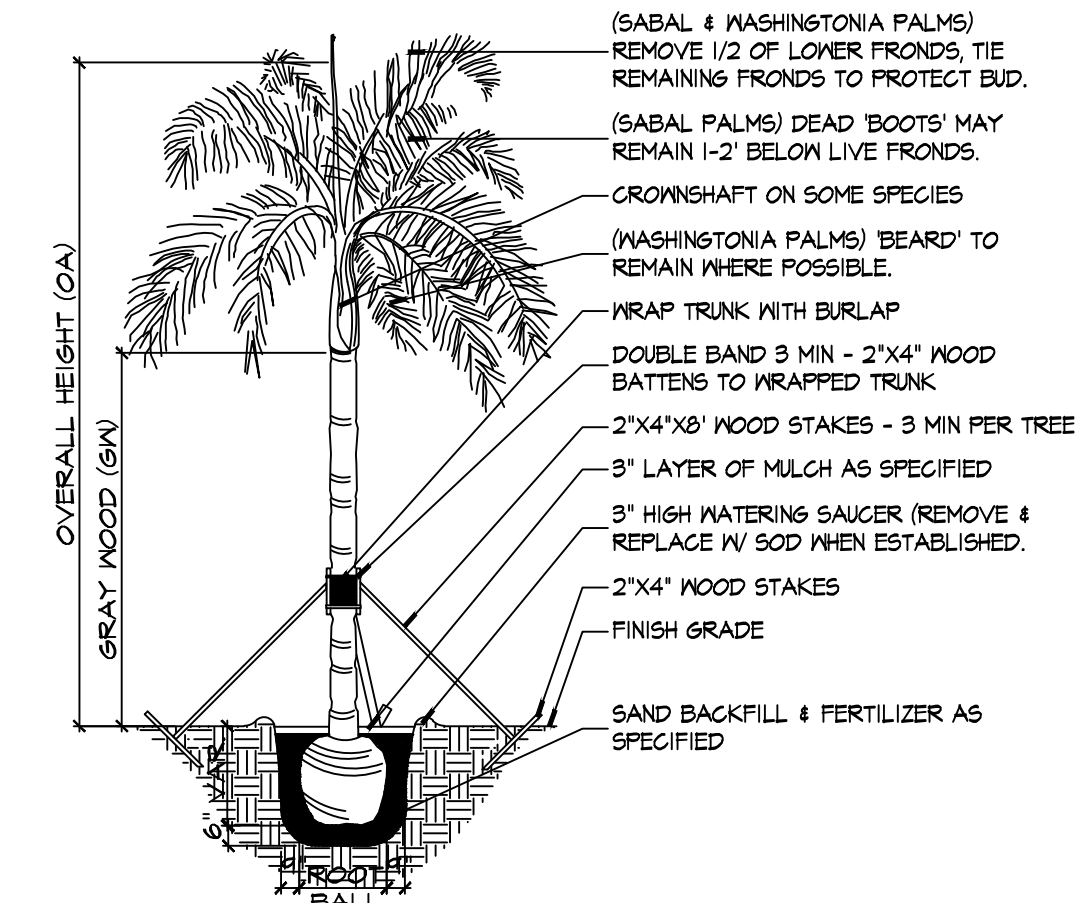
14. Landscape Architect:

- A. The Landscape Architect is the author of the design and agents for its execution. When his services are used by the Owner for supervision, he shall act impartially between the Owner and Contractor and shall have authority to reject all work and materials which do not conform to the contract. All decisions of the Landscape Architect shall be final.

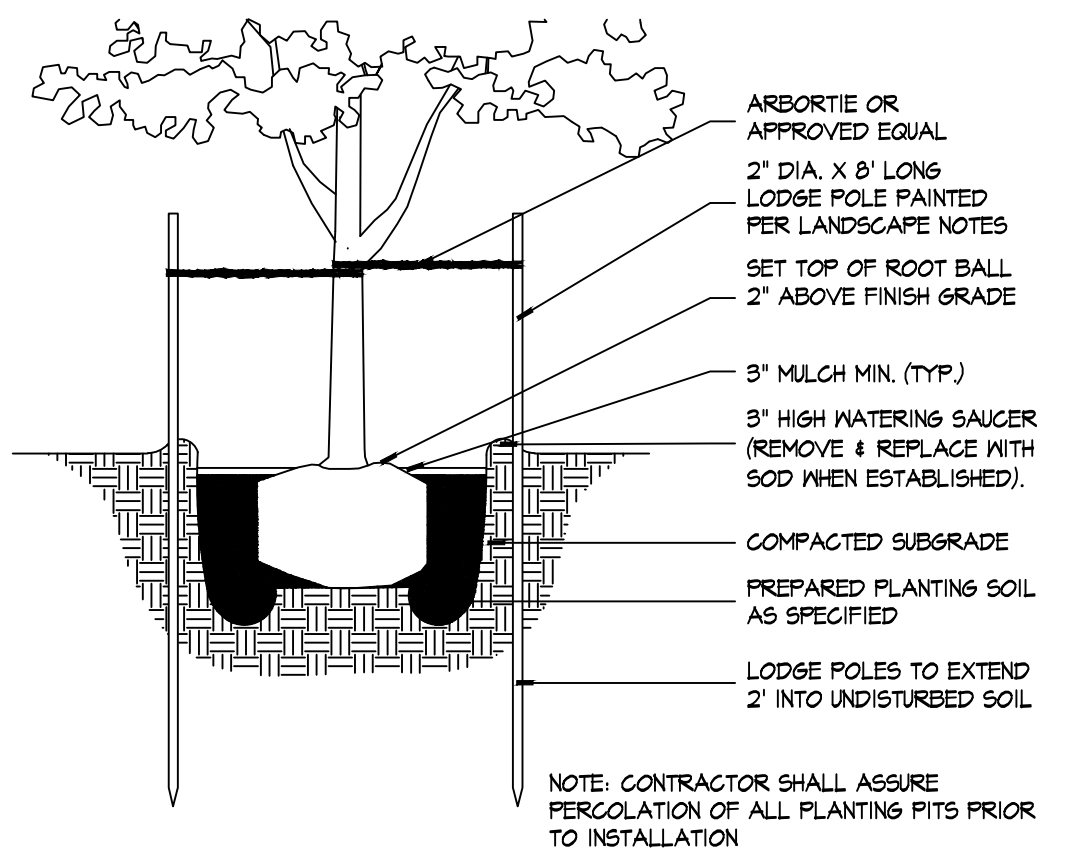
The Contractor shall remove from the site all materials considered not up to specifications by the Landscape Architect and replace with suitable materials.

15. Obstructions:

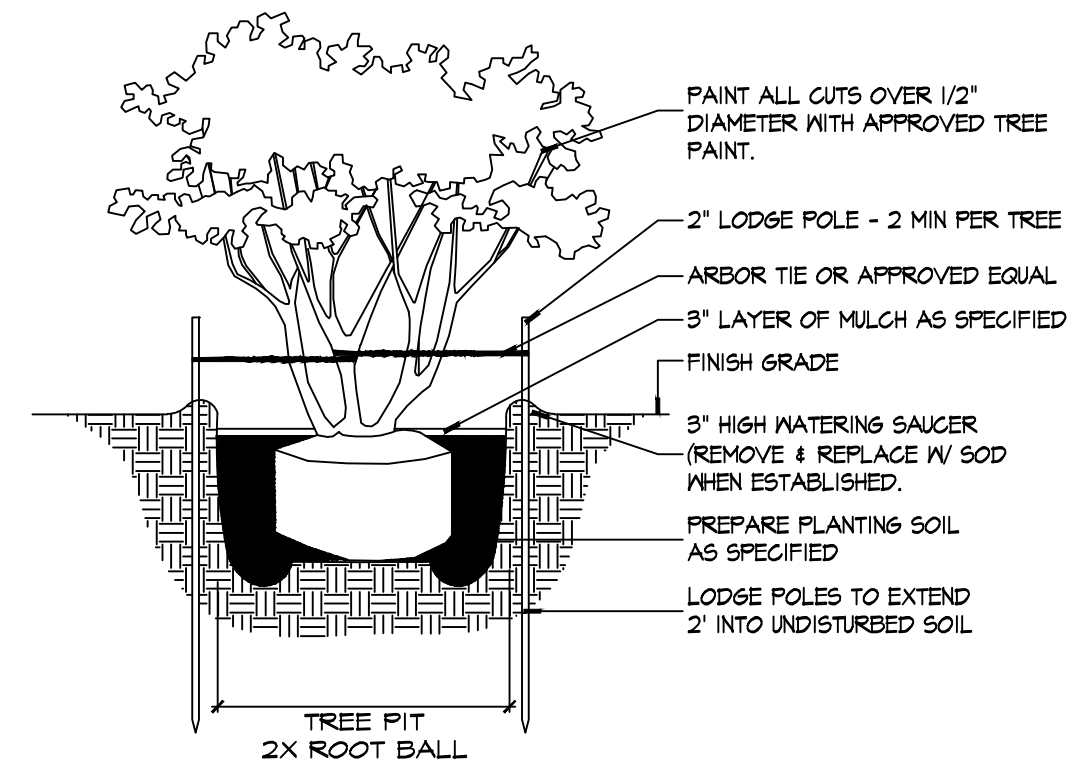
- A. The Contractor shall acquaint himself with the existence and location of all surface and subsurface structures, utilities and installations before commencing any work, and shall avoid any disturbance or damage to them throughout the course of the work. Repairs to any utilities, subsurface structures and installations and surface obstructions damaged by the Contractor shall be at the Contractor's own time and expense.



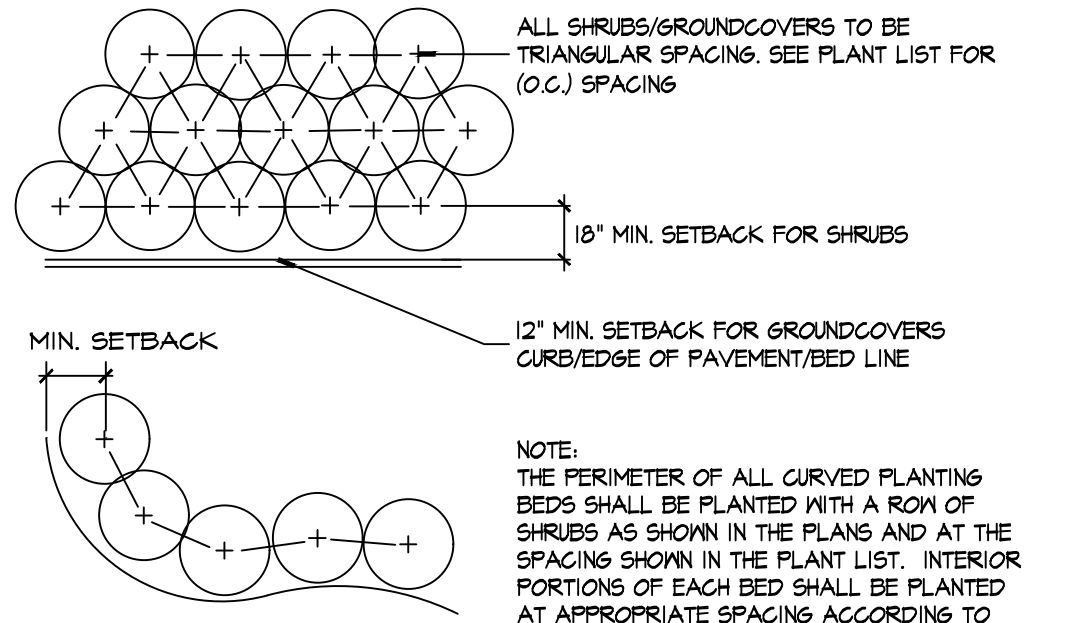
TYPICAL PALM PLANTING DETAIL



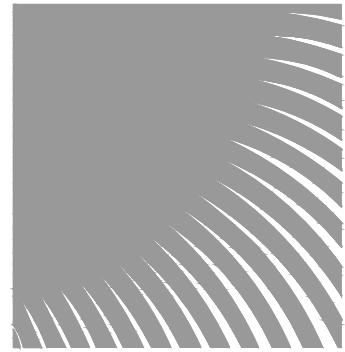
SMALL TREE PLANTING DETAIL



MULTI TRUNK TREE PLANTING DETAIL



TYPICAL SHRUB PLANTING DETAIL



landscape architects
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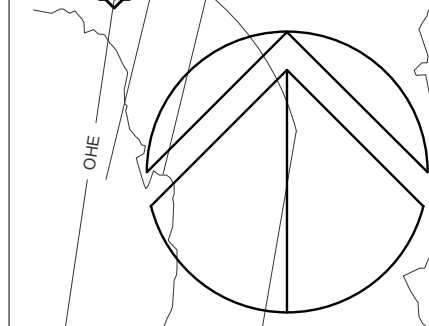
1625 OCEAN
1625 S. OCEAN BLVD. DELRAY BEACH, FLORIDA
PLANTING SPECIFICATIONS

REVISIONS: 04-01-2021 Building comments / Courttyard Design
06-25-21 GMP

OCTOBER 11, 2021
DATE
G.C.
DRAWN BY:
M.J.
APPROVED BY:

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LP-4



7/2/2021		1625 S. Ocean Blvd. Delray Beach, FL							
Tree #	Common Name	Scientific Name	Height	Spread	DBH	Health Condition	Health Rating %	Comments	Disposition
1	Coconut Palm	<i>Cocos nucifera</i>	20' gw	NA		Good	85%	K deficient	REMOVE
2	Coconut Palm	<i>Cocos nucifera</i>	15' gw	NA		Good	85%		REMOVE
3	Coconut Palm	<i>Cocos nucifera</i>	15' gw	NA		Good	90%		REMOVE
4	Sea Grape	<i>Coccoloba uvifera</i>	15'	20'	26"	Poor	40%	Codom @ 8"	REMOVE
5	Christmas Palm	<i>Adonidia merriilli</i>	8'	NA		Fair	75%	low trunk wounding	REMOVE
6	Christmas Palm	<i>Adonidia merriilli</i>	8'	NA		Fair	75%	low trunk wounding	REMOVE
7	Sabal Palm	<i>Sabal palmetto</i>	20'	NA		Good	85%	Relo candidate	REMOVE
8	Christmas Palm	<i>Adonidia merriilli</i>	8'	NA		Fair	70%	Triple	REMOVE
9	Sabal Palm	<i>Sabal palmetto</i>	15'	NA		Good	85%	Relo candidate	REMOVE
10	Sabal Palm	<i>Sabal palmetto</i>	20'	NA		Good	85%	Relo candidate	REMOVE
11	Christmas Palm	<i>Adonidia merriilli</i>	8'	NA		Fair	75%	low trunk wounding	REMOVE
12	Sabal Palm	<i>Sabal palmetto</i>	20'	NA		Good	85%	Relo candidate	REMOVE
13	Christmas Palm	<i>Adonidia merriilli</i>	8'	NA		Fair	75%	low trunk wounding	REMOVE
14	Christmas Palm	<i>Adonidia merriilli</i>	8'	NA		Fair	75%	low trunk wounding	REMOVE
15	Christmas Palm	<i>Adonidia merriilli</i>	14'	NA		Fair	75%	low trunk wounding	REMOVE
16	Sabal Palm	<i>Sabal palmetto</i>	20'	NA		Good	85%	Relo candidate	REMOVE
17	Sabal Palm	<i>Sabal palmetto</i>	20'	NA		Good	85%	Relo candidate	REMOVE
18	Sabal Palm	<i>Sabal palmetto</i>	10'	NA		Good	85%	Relo candidate	REMOVE
19	Sabal Palm	<i>Sabal palmetto</i>	20'	NA		Good	85%	Relo candidate	REMOVE
20	Sabal Palm	<i>Sabal palmetto</i>	20'	NA		Good	85%	Relo candidate	REMOVE
21	Sabal Palm	<i>Sabal palmetto</i>	20'	NA		Good	85%	Relo candidate	REMOVE
22	Jatropha Tree	<i>Jatropha integerrima</i>	10'	10'	6"	Fair	80%	Multi-trunk	REMOVE
23	Brazilian Beautyleaf	<i>Calophyllum brasiliense</i>	20'	25'	24"	Poor	40%	co-dom; cavities	REMOVE
24	Brazilian Beautyleaf	<i>Calophyllum brasiliense</i>	15'	25'	32"	Poor	40%	co-dom; cavities	REMOVE
25	Sabal Palm	<i>Sabal palmetto</i>	15'	NA		Good	85%	Relo candidate	REMOVE
26	Sabal Palm	<i>Sabal palmetto</i>	15'	NA		Good	85%	Relo candidate	REMOVE
27	Sabal Palm	<i>Sabal palmetto</i>	15'	NA		Good	85%	Relo candidate	REMOVE
28	Sabal Palm	<i>Sabal palmetto</i>	20'	NA		Good	85%	Relo candidate	REMOVE
29	Sabal Palm	<i>Sabal palmetto</i>	15'	NA		Good	85%	Relo candidate	REMOVE
30	Sabal Palm	<i>Sabal palmetto</i>	15'	NA		Good	85%	Relo candidate	REMOVE
31	Brazilian Beautyleaf	<i>Calophyllum brasiliense</i>	15'	30'	36"	Poor	40%		REMOVE
32	Brazilian Beautyleaf	<i>Calophyllum brasiliense</i>	15'	30'	36"	Poor	40%		REMOVE
33	Brazilian Beautyleaf	<i>Calophyllum brasiliense</i>	35'	35'	36"	Fair-Poor	60%	Multi-trunk	REMOVE
34	Brazilian Beautyleaf	<i>Calophyllum brasiliense</i>	15'	15'	12"	Fair	65%		REMOVE
35	Gumbo Limbo	<i>Bursera simarouba</i>	15'	15'	12"	Good-Fair	75%		REMOVE

[illegible]

MITIGATION REQUIREMENT: TREES			
TREES TO BE REMOVED < 50 HEALTH CONDITION = 13 TREES			
TREE #	TREE COMMON NAME	DBH"	< 50 HEALTH CONDITION:
NUMBER #4	SEA GRAPE	18"	40%
NUMBER #23	BRAZILIAN BEAUTY YLEAF	18"	40%
NUMBER #24	BRAZILIAN BEAUTY YLEAF	12"	40%
NUMBER #31	BRAZILIAN BEAUTY YLEAF	12"	40%
NUMBER #32	BRAZILIAN BEAUTY YLEAF	12"	40%
NUMBER #37	BRAZILIAN BEAUTY YLEAF	10"	40%
NUMBER #40	BRAZILIAN BEAUTY YLEAF	12"	40%
NUMBER #41	BRAZILIAN BEAUTY YLEAF	12"	40%
NUMBER #47	BRAZILIAN BEAUTY YLEAF	12"	40%
NUMBER #49	BRAZILIAN BEAUTY YLEAF	12"	40%
NUMBER #51	BRAZILIAN BEAUTY YLEAF	24"	40%
NUMBER #52	BRAZILIAN BEAUTY YLEAF	24"	40%
NUMBER #58	BRAZILIAN BEAUTY YLEAF	24"	40%

PROPOSED TREES FOR MITIGATION (USING A TREE PER TREE REPLACEMENT)			
TOTAL = 13 PITCH APPLE TREE			
TREES TO BE REMOVED > 50 HEALTH CONDITION = 11 TREES			
TREE #	TREE COMMON NAME	DBH"	> 50 HEALTH CONDITION:
NUMBER #22	JATROPHA TREE	6"	80%
NUMBER #33	BRAZILIAN BEAUTY YLEAF	36"	60%
NUMBER #34	BRAZILIAN BEAUTY YLEAF	12"	65%
NUMBER #35	GUMBO LIMBO	12"	75%
NUMBER #36	BRAZILIAN BEAUTY YLEAF	12"	50%
NUMBER #39	BRAZILIAN BEAUTY YLEAF	10"	50%
NUMBER #43	BRAZILIAN BEAUTY YLEAF	12"	50%
NUMBER #44	BRAZILIAN BEAUTY YLEAF	12"	50%
NUMBER #45	BRAZILIAN BEAUTY YLEAF	12"	65%
NUMBER #50	BRAZILIAN BEAUTY YLEAF	12"	50%
NUMBER #55	BRAZILIAN BEAUTY YLEAF	24"	65%

PROPOSED TREES FOR MITIGATION (USING INCH FOR INCH REPLACEMENT):	
4 JAPANESE BLUEBERRY	2" CAL. = 8"
37 PITCH APPLE	4" CAL. = 148"
1 WAX PIVET	3" CAL. = 3"
2 BRAZIL BEAUTY-LEAF	3" CAL. = 6"
TOTAL = 165" CALIPER PROPOSED	
(") INCHES USED OVER MINIMUM 2" REQUIREMENT	

CALIPER OF TREE TO BE REPLACED USING A PAYMENT IN-LIEU	
= 160" CAL. REMOVED - 90" CAL. PROPOSED (21 PITCH APPLE + 3 LUSTER HOLLY PROPOSED TREE)	
TOTAL = 70" CALIPER (SEE CODE SEC. 4.6.19) \$ 63,300.00	

MITIGATION REQUIREMENT: PALMS	
PALMS TO BE REMOVED = 46 TREES (All Palms > 50% Health Condition)	
PALMS TO BE REMOVED:	
	7 (CHRIST MAS PALM)
	4 (COCONUT PALM)
	23 (SABAL PALM)
	4 (PONYTAIL PALM)
	8 (ARECA PALM)
TOTAL = 46 PALMS REMOVED	

PROPOSED PALM FOR MITIGATION	
3 SYLVESTER DATE PALM	(12' C.T.)
24 COCONUT PALM,	(16' HT.)
9 KEY THATCH PALM DOUBLE	(16' HT.)
3 KEY THATCH PALM TRIPLE	(16' HT.)
2 MACARTHUR PALM	(20 - 24' HT.)
TOTAL = 41 PALMS PROPOSED	

<u>PALMS TO BE REPLACED USING A PAYMENT IN-LIEU</u>	
46 PALMS REMOVED - 34 PALMS PROPOSED =	
TOTAL = 7 PALMS (PER PREVIOUS PROJECTS)	\$ 2,800.00



1625 OCEAN
1625 S. OCEAN BLVD. DELRAY BEACH, FLORIDA
TREE DISPOSITION

REVISIONS:
04-01-2021 Building comments Courtyard Design
06-25-21 GMP
08-26-2021 Site Permit
01-21-2022 Site Permit

OCTOBER 11, 2021
DATE
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TD-1