

CITY OF DELRAY LANDCAPE 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.	
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	

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 IV 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"
PL12	PSIDIUM 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	DIEYES IRIDIODES AFRICAN IRIS	12" FULL TO POT 12" O.C. HIGH DROUGHT TOLERANCE	84
EA7	FICUS MACLELLANDII 'ALT'	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 SUNSHINE 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 BURL 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**

"TO THE BEST OF MY KNOWLEDGE THE PLANS
AND SPECIFICATIONS SUBMITTED HEREWITH
COMPLY WITH EXISTING INTERPRETATIONS
AND PROVISIONS OF THE APPLICABLE
BUILDING CODES. THIS DRAWING IS THE
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SEAL:

SCALE: 1"=10'

DATE DRAWN: 4/11/22

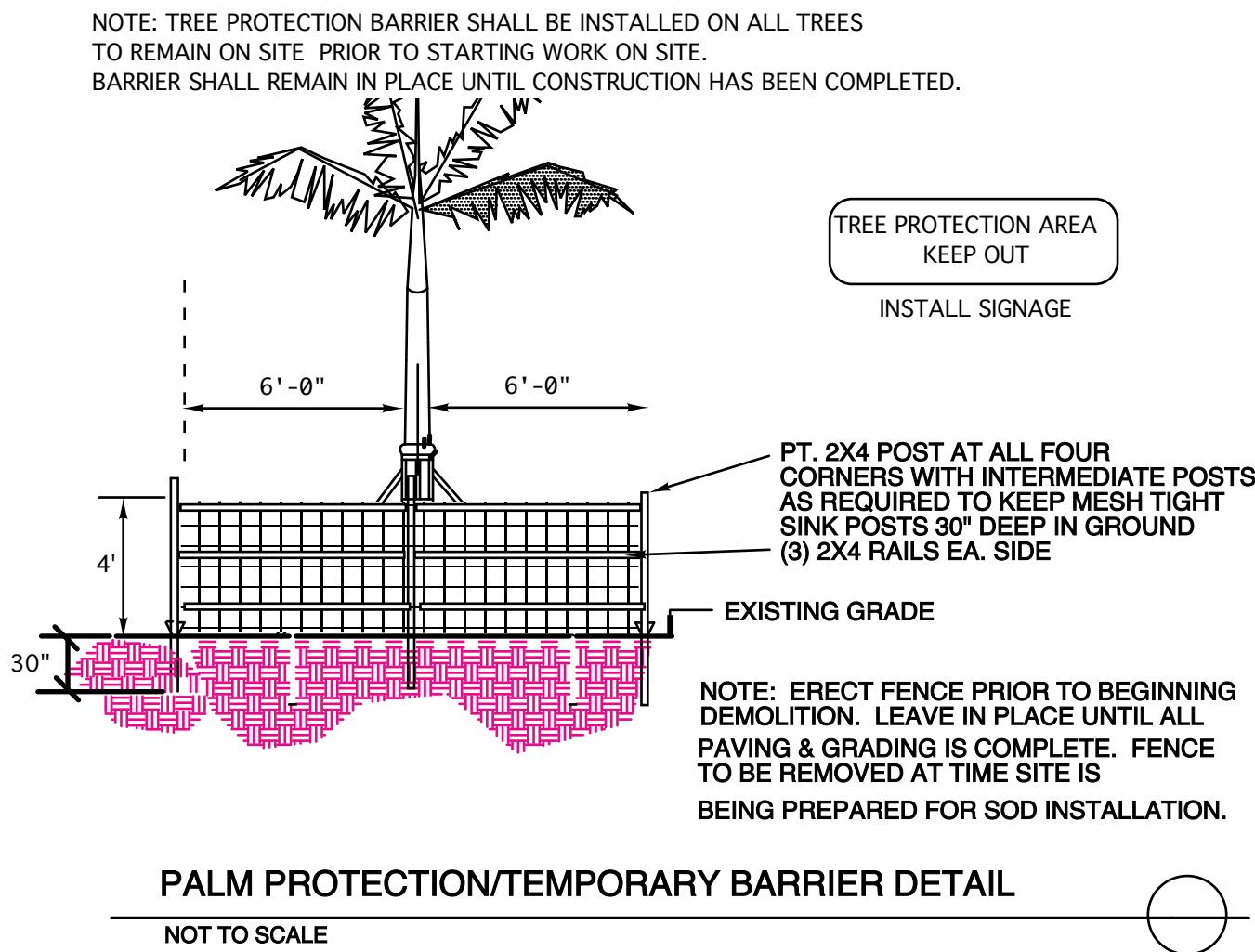
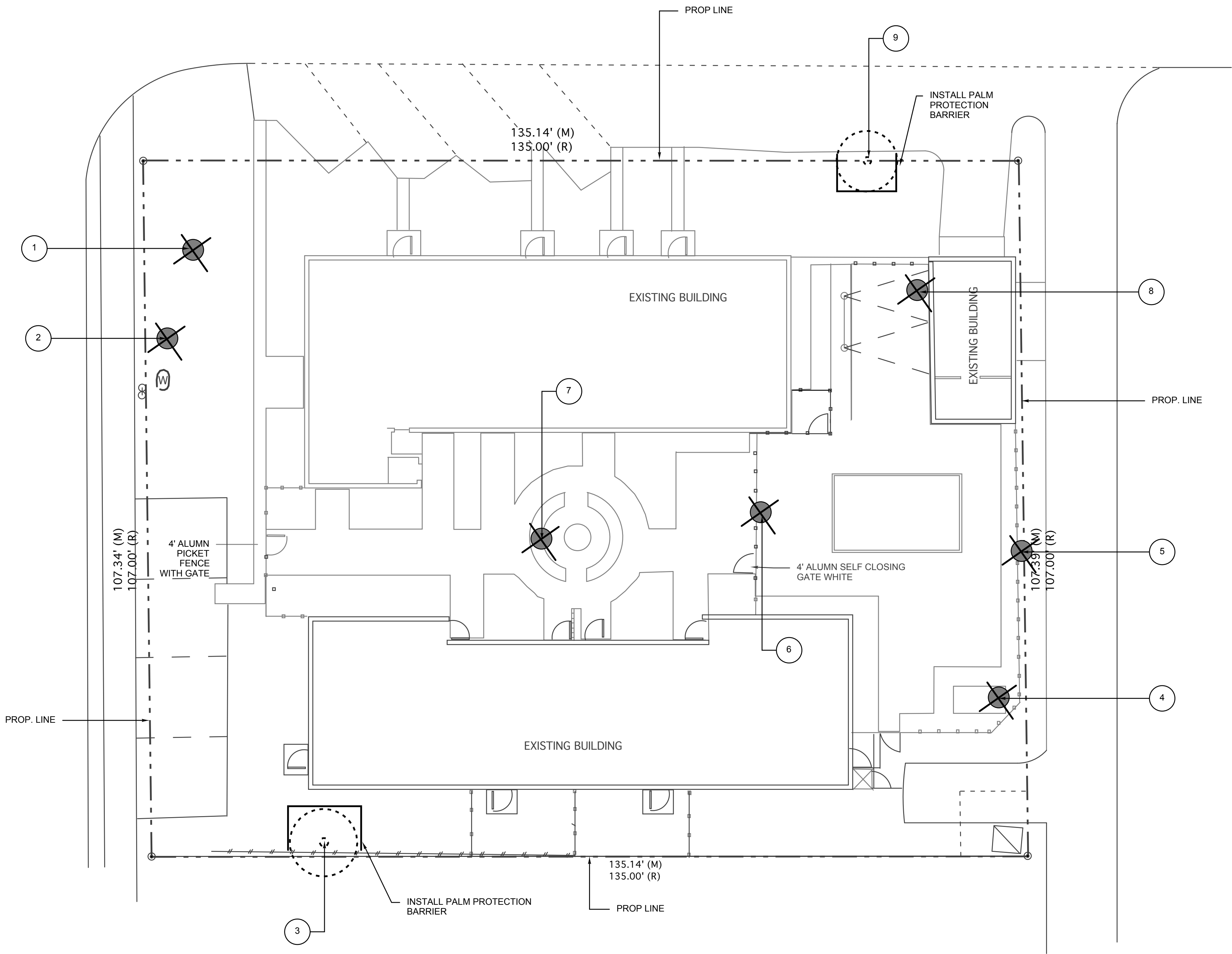
SHEET NO.

L-1

of-4

N.E. 7TH AVENUE

N.E. 4TH STREET



EXISTING TREE INVENTORY

TREE NO.	BOTANICAL NAME	COMMON NAME	SIZE (DBH. HT. X SPR., CT.)	CONDITION	DISPOSITION
1.	MANGO SPP.	MANGO	19" 40'X30'		REMAIN
2.	FICUS AUREA	STRANGLER FIG	11" +15' 35'X20' CO-DOM AT BASE	55%	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 REOVAL PERMIT ISSUED BY THE CITY OF DELRAY BEACH

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REVISIONS:

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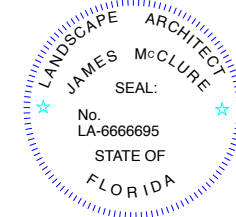
EXISTING TREE
DISPOSITION
PLAN

PROJECT:

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351 NE 7TH AVE
DELRAY BEACH, FL

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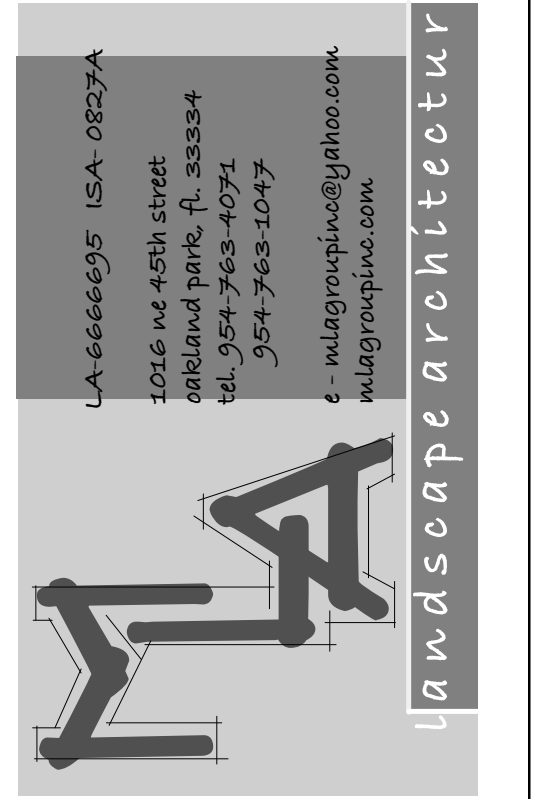


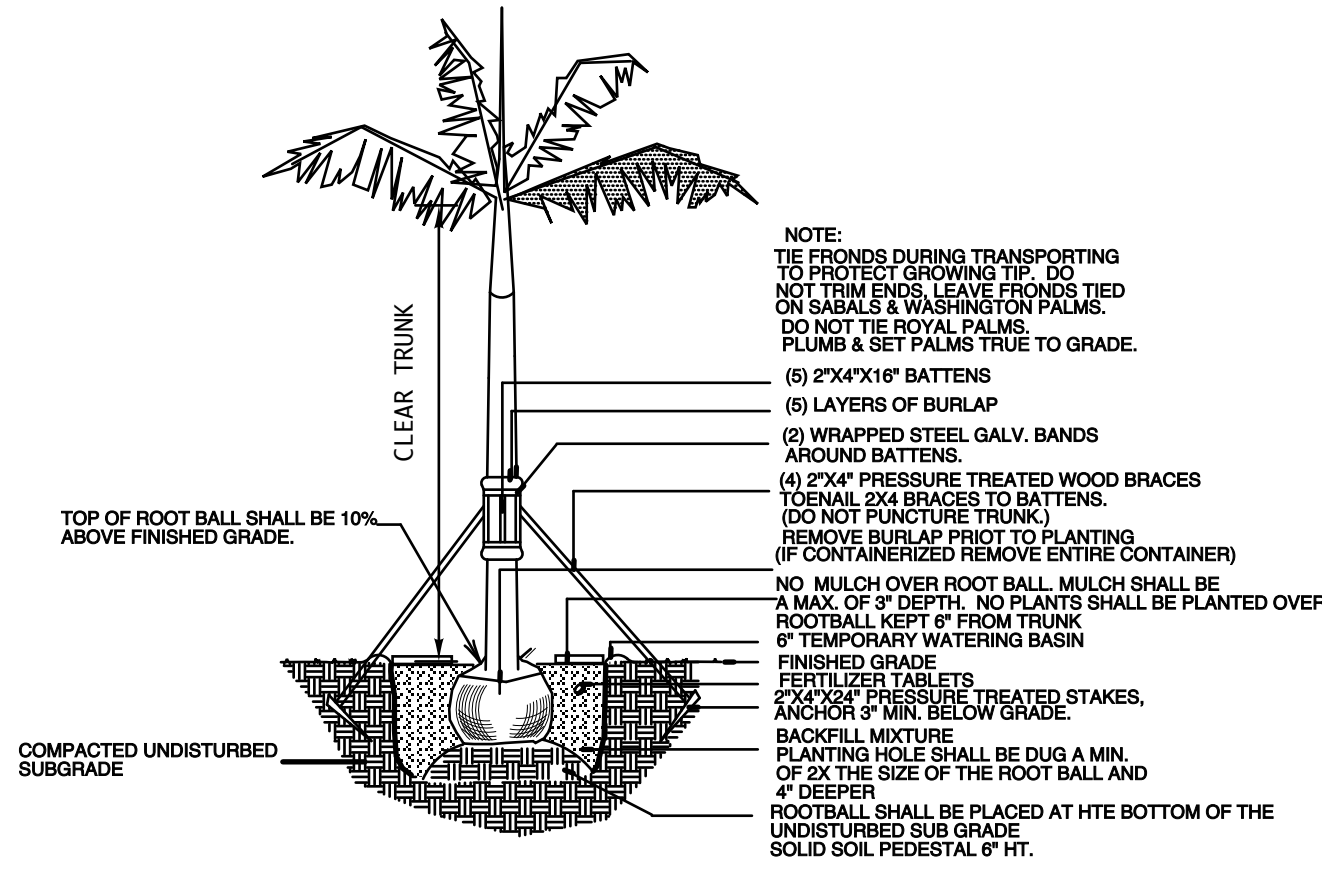
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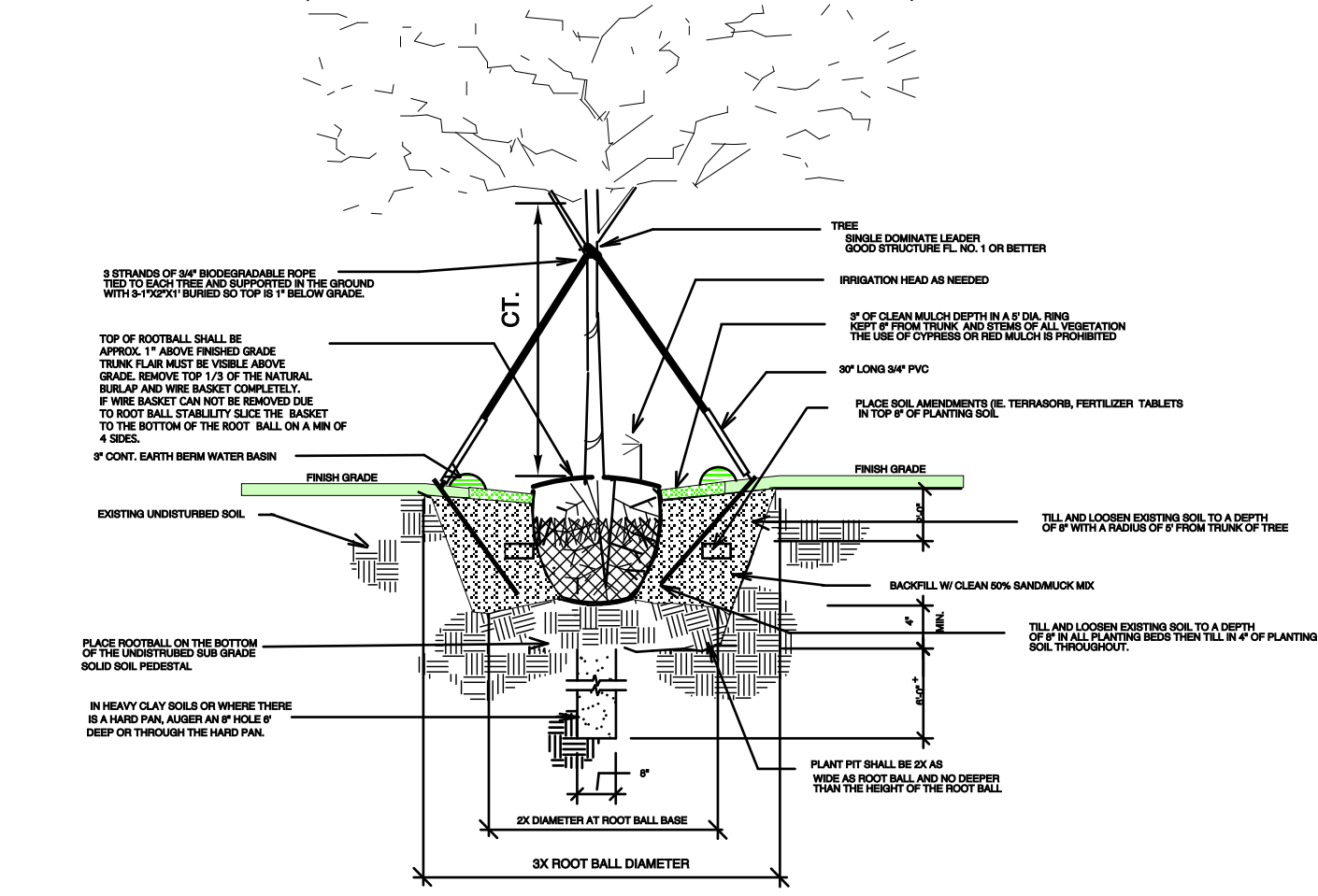
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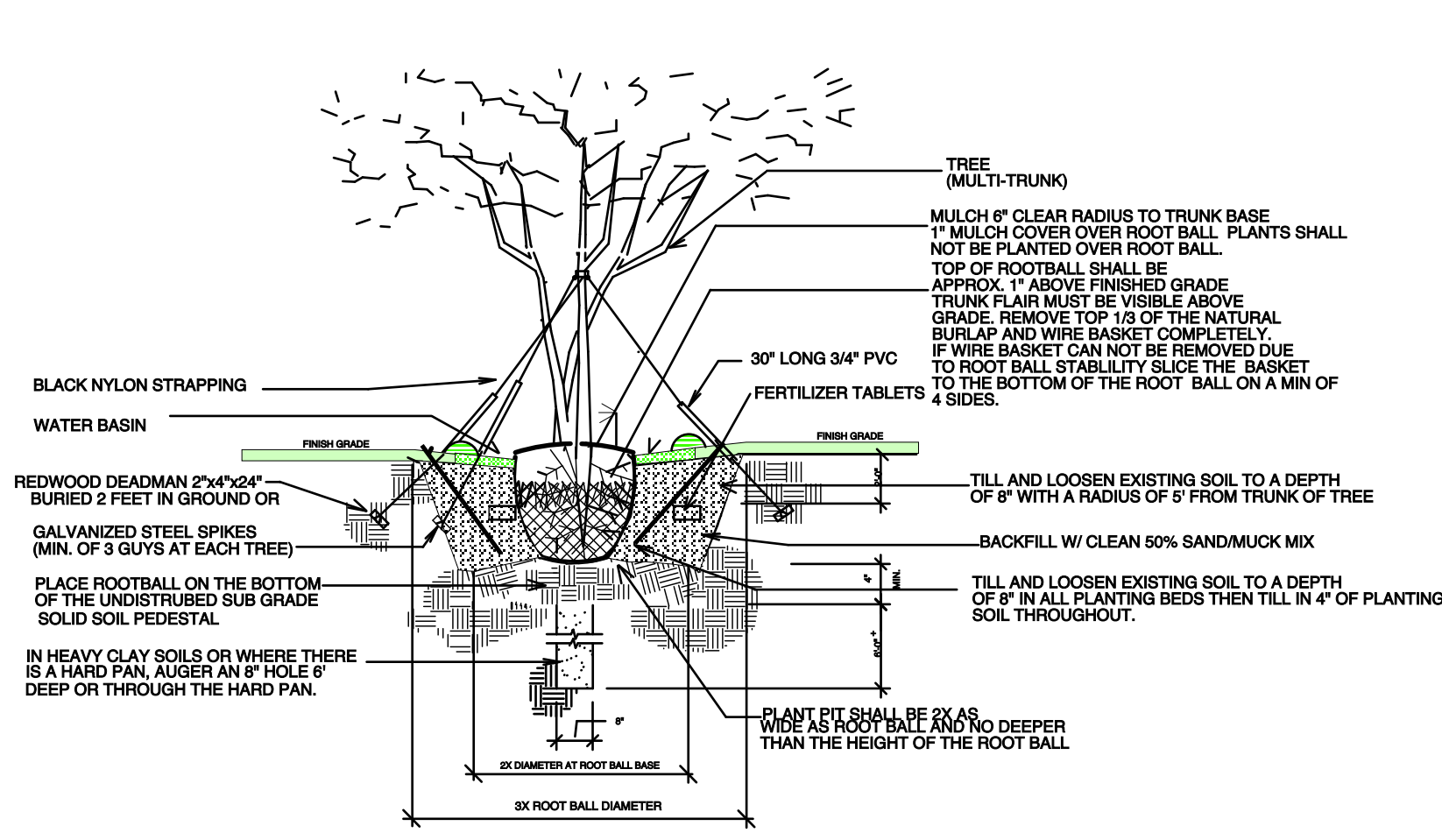
ROYAL PALM PLANTING DETAIL

NOT TO SCALE



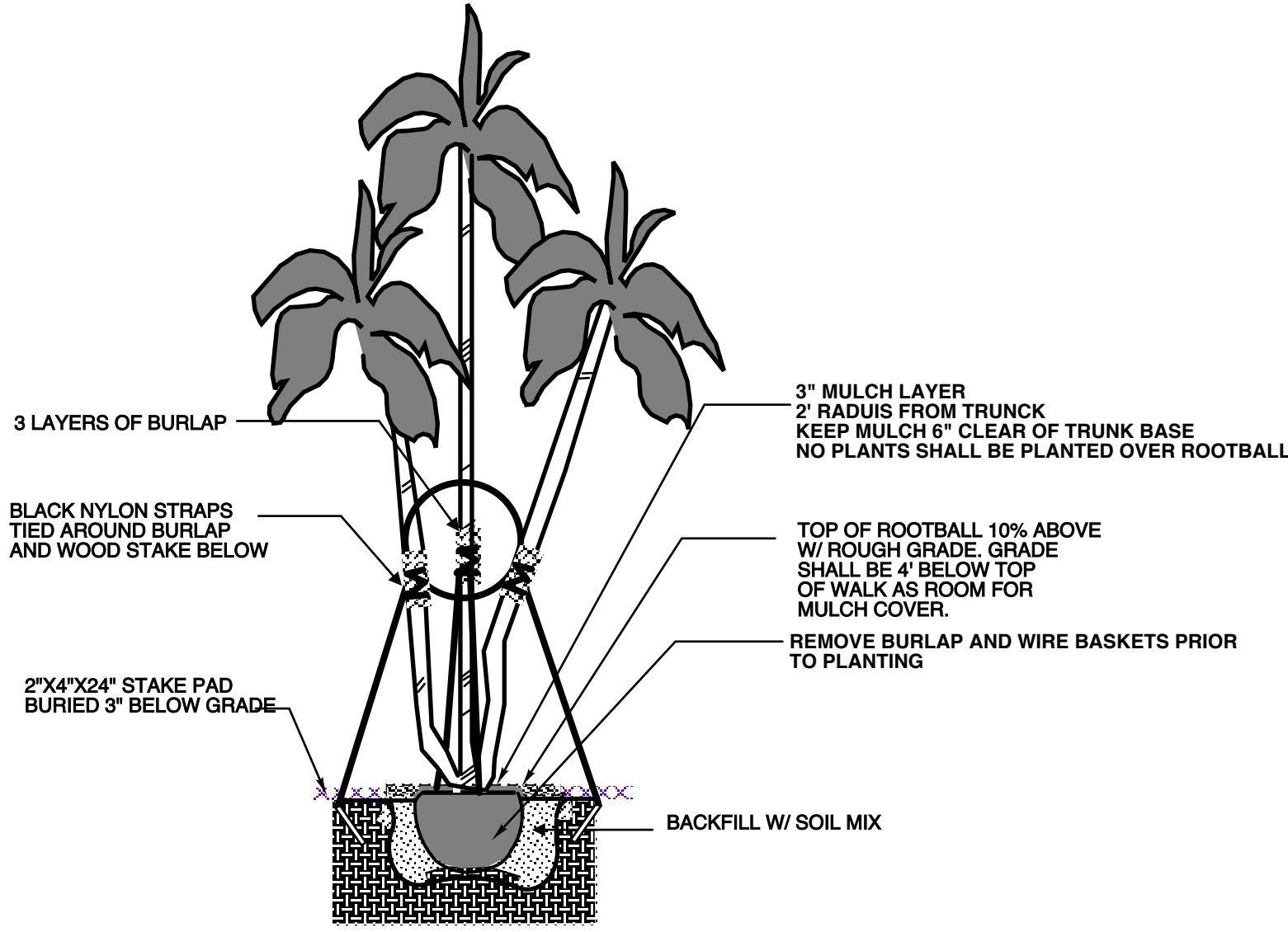
SINGLE TRUNK GUYING AND PLANTING DETAIL

NOT TO SCALE



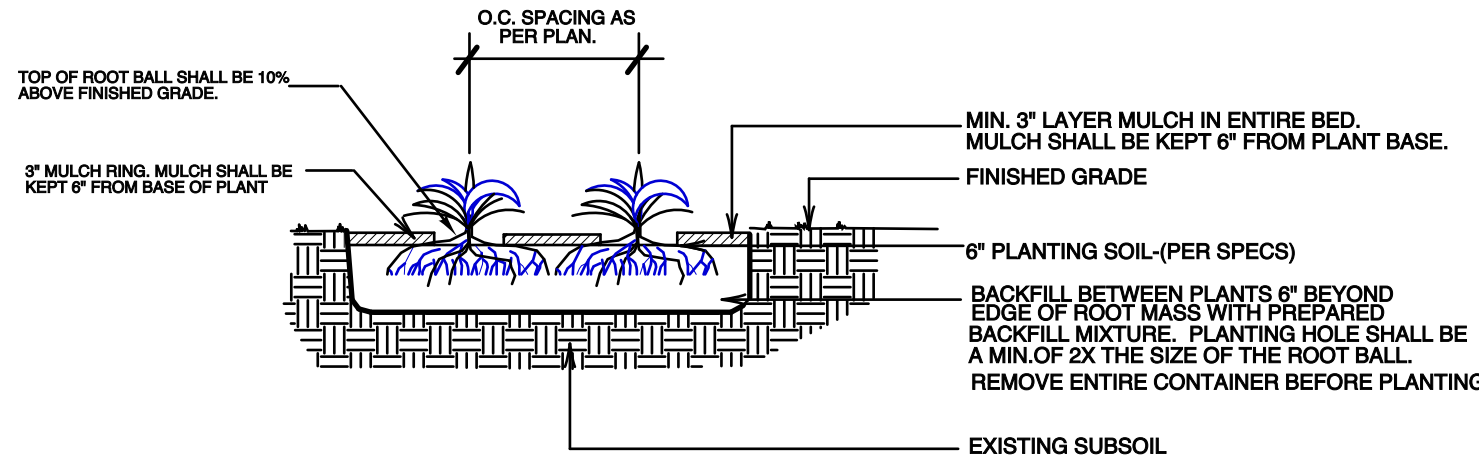
MULTI - TRUNK GUYING AND PLANTING DETAIL

NOT TO SCALE



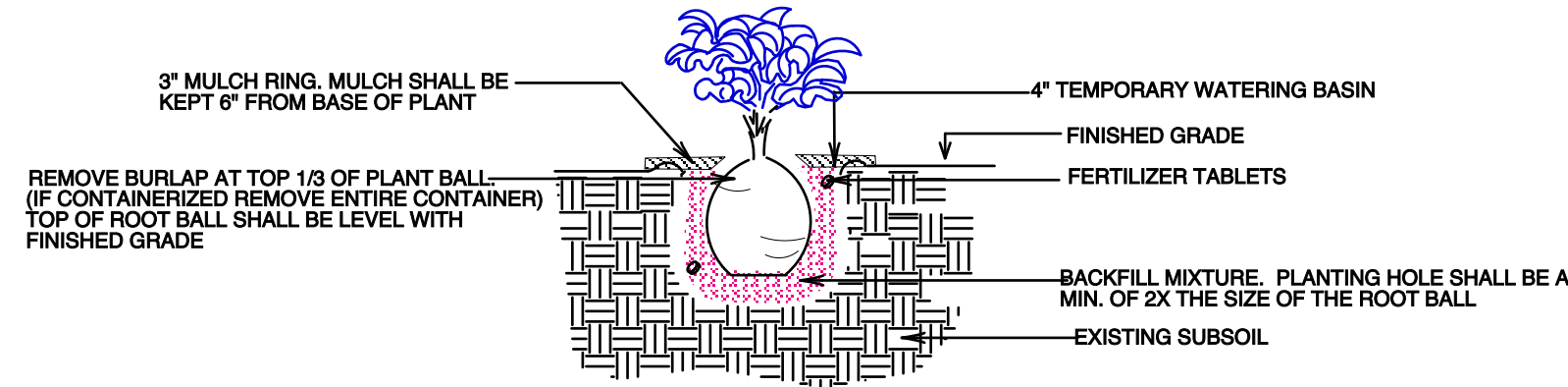
MULTI TRUNK PALM PLANTING DETAIL

NOT TO SCALE



GROUNDCOVER/ANNUALS PLANTING DETAIL

NOT TO SCALE



SHRUB PLANTING DETAIL

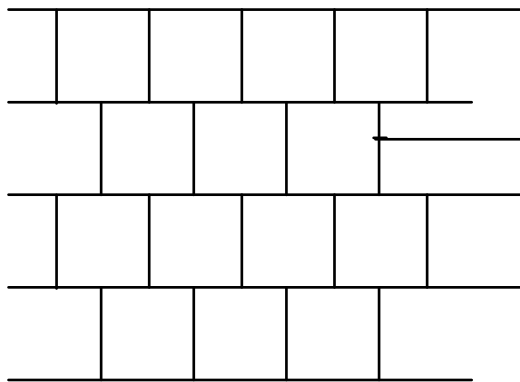
NOT TO SCALE

PLANTING NOTES:

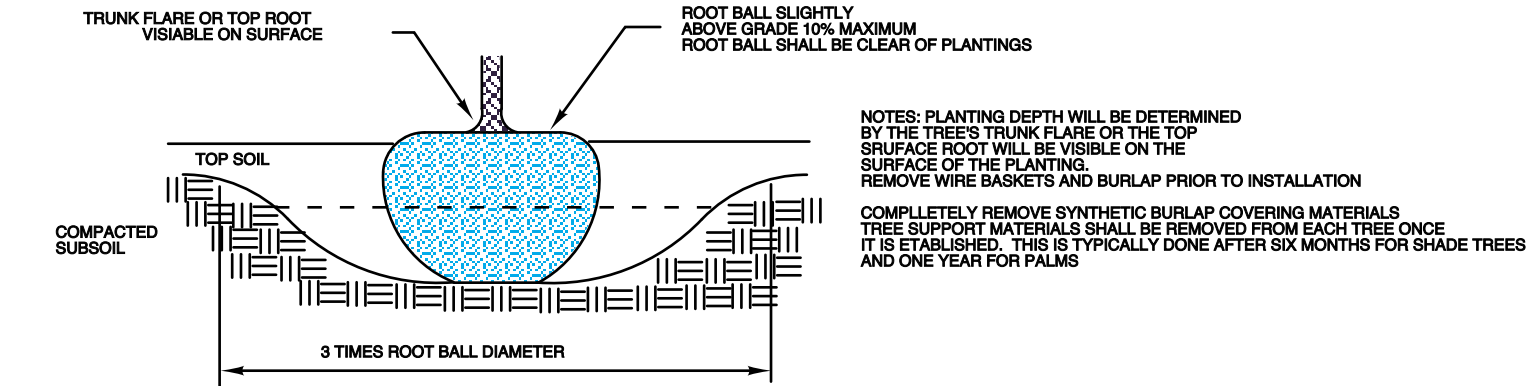
1. ALL SIZES SHOWN FOR PLANT MATERIAL ON PLAN ARE TO BE CONSIDERED AS MINIMUMS. ALL PLANT MATERIAL MUST MEET OR EXCEED THESE MINIMUM REQUIREMENTS FOR BOTH HEIGHT AND SPREAD. ANY OTHER REQUIREMENTS FOR SPECIFIC SHAPE OR EFFECT AS NOTED ON THE PLAN WILL ALSO BE REQUIRED FOR FINAL ACCEPTANCE.
2. ALL PLANT MATERIAL FURNISHED BY THE LANDSCAPE CONTRACTOR UNLESS OTHERWISE SPECIFIED SHALL BE FLORIDA NO.1 OR BETTER ACCORDING TO GRADES AND STANDARDS FOR NURSERY PLANTS LATEST EDITION 2001. ALL TREES DESIGNATED AS SINGLE TRUNK TREES SHALL HAVE SINGLE DOMINANT LEADER AND STRAIGHT TRUNK. THE PROPER STRUCTURE OF TREES IS MOST IMPORTANT. ALL TREES DESIGNATED AS MULTI-TRUNK TREES SHALL HAVE AT LEAST THREE (3) TRUNKS WITH EQUAL CALIPERS ORIGINATING AT THE BASE OF THE TREES AND WITH ANGLES NO LESS THAN 45 DEGREES. TREES WITH BARK INCLUSION AND CODOMINANT TRUNKS AT ANY HEIGHT WILL NOT BE ACCEPTED. ALL TREES AND PALMS MUST BE GUYED WITH PROPER HORTICULTURAL AND ARBORICULTURAL TECHNIQUES. WE RECOMMEND THAT THE TREES BE STAKED WITH NATURAL HEMP IN LIEU OF WIRE OR OTHER SYNTHETIC MATERIAL. NAILING INTO TREES AND PALMS IS PROHIBITED. ALL STAKING SHALL BE REMOVED APPROX. SIX (6) MONTHS AFTER PLANTING OR AT TIME OF ESTABLISHMENT OF TREE. ALL PLANTING TO BE DONE IN ACCORDANCE WITH PROPER HORTICULTURAL PRACTICES.
3. IN ADDITION TO THESE REQUIREMENTS ALL LOCAL LANDSCAPE CODES AND REQUIREMENTS SHALL BE MET IN ORDER TO SATISFY THE REVIEW AND APPROVAL OF THE GOVERNING MUNICIPALITY.
4. ALL LANDSCAPING SCHEDULED TO OCCUR IN VEHICULAR USE AREAS SHALL BE PROTECTED FROM VEHICULAR ENCROACHMENT BY CURBING OR OTHER DURABLE BARRIERS.
5. ALL PLANTING HOLES SHALL BE A MINIMUM OF 2 1/2 TIMES THE DIAMETER OF THE PLANT BALL. ALL PLANTING AREAS SHALL BE EXCAVATED TO REMOVE ALL OBJECTIONABLE MATERIALS, SUCH AS ASPHALT, SUB-BASE, CONCRETE, ROCK, CAUSTIC MATERIALS WITH AN EXCESSIVE SOIL PH, OR SIMILAR MATERIALS NOT SUITED FOR LANDSCAPE PLANTING. ALL SYNTHETIC BURLAP, SYNTHETIC STRING OR CORDS OR WIRE BASKETS SHALL BE REMOVED BEFORE PLANTING. ALL SYNTHETIC TAPE SHALL BE REMOVED FROM TREES BEFORE INSPECTION. THE TOP 1/3 OF ANY NATURAL BURLAP SHALL BE REMOVED OR TUCKED INTO THE PLANTING HOLE BEFORE THE TREE IS BACK FILLED.
6. ALL PLANT MATERIALS SHALL BE PLANTED IN PLANTING SOIL THAT IS DELIVERED TO THE SITE IN A CLEAN, LOOSE AND FRIABLE CONDITION. ALL PLANTING BEDS SHALL HAVE A MINIMUM OF 6" OF PLANTING SOIL, AND ALL SODDED AREAS SHALL HAVE 2" OF PLANTING SOIL. THIS SOIL SHALL BE TILED INTO EXISTING SOIL ON SITE. ALL SOIL SHALL HAVE A WELL DRAINED CHARACTERISTIC. SOIL MUST BE FREE OF ALL ROCKS, STICKS, OBJECTIONABLE DEBRIS INCLUDING WEEDS AND WEED SEED. RECYCLED COMPOST IS ENCOURAGED AS A SOIL AMENDMENT.
7. ALL PLANT MATERIALS SHALL BE THOROUGHLY WATERED IN AT THE TIME OF PLANTING. NO DRY PLANTING SHALL BE PERMITTED. ALL PLANT MATERIALS SHALL BE PLANTED SUCH THAT THE TOP OF THE PLANT ROOT BALL IS FLUSH WITH THE SURROUNDING GRADE OR PLANTED AT 10% ABOVE THE SURROUNDING GRADE PER SPECIFICATIONS ON THE PLANTING DETAILS.
8. ALL PLANT MATERIALS SHALL BE INSTALLED WITH FERTILIZER WHICH SHALL BE STATE APPROVED AS A COMPLETE FERTILIZER CONTAINING THE REQUIRED MINIMUM OF TRACE MINOR ELEMENTS IN ADDITION TO N-P-K, OF WHICH 50% OF THE NITROGEN SHALL BE DERIVED FROM AN ORGANIC SOURCE.
9. ALL LANDSCAPE AREAS NOT COVERED BY SHRUBS OR GROUND COVERED SHALL BE COVERED BY SOD AND ALL AREAS NOT COVERED BY SOD SHALL BE COVERED WITH NONCOMPRESS ARSENIC FREE MULCH, TO A MINIMUM DEPTH OF THREE (3) INCHES OF COVER WHEN SETTLED. ALL MULCH SHALL BE KEPT 2" FROM THE BASE OF ALL PLANT MATERIAL. THE WATER BASIN PARTICULARLY ON OAKS SHALL REMAIN FOR AT LEAST THREE (3) MONTHS.
10. SOD SHALL BE (AS NOTED) SOLID SOD, AND SHALL BE LAID ON A SMOOTH PLANTING BASE WHICH HAS BEEN GRADED TO MEET THE DRAINAGE CHARACTERISTICS OF THE SITE. ALL SOD SHALL BE LAID WITH CLOSELY FITTED JOINTS, AND SHALL BE IN A GREEN AND HEALTHY GROWING CONDITION AT PLANTING.
11. ALL LANDSCAPE AREA SHALL BE IRRIGATED BY A FULLY AUTOMATIC SYSTEM ADJUSTED TO PROVIDE 100% COVERAGE OF ALL LANDSCAPE AREAS WITH RAIN SENSOR. ALL HEADS SHALL BE ADJUSTED TO MIN. 50% OVERLAP. IRRIGATION SYSTEM SHALL BE RUST FREE WITH NO OVERSPRAY ONTO PREVIOUS AREAS. PVC RISERS SHALL BE PAINTED FLAT BLACK.
12. ANY SUBSTITUTIONS TO PLANT MATERIALS FOR AREAS AND ITEMS ADDRESSED BY LOCAL CODES SHALL BE APPROVED BY THE GOVERNING MUNICIPALITY PRIOR TO WORK PERFORMED.
13. ALL LANDSCAPE AREAS SHALL BE FINISH GRADED, SUCH THAT THEY ARE 3.5" BELOW SURROUNDING PAVED SURFACES AS NOT TO IMPED THE FLOW OF DRAINAGE INTO LANDSCAPE AREAS AND TO ALLOW FOR A 3" MULCH LAYER.
14. ALL NEW LANDSCAPED AREAS SHALL BE EXCAVATED OF ALL ROCK AND DEBRIS DOWN TO A DEPTH 30" AND BACK FILLED WITH CLEAN DEBRIS FREE 50/50 MIX SOIL.
15. CONTRACTOR SHALL PROVIDE SOD AND IRRIGATION TO EDGES OF RIGHT OF WAYS AND ALL PROPERTY LINES.
16. ALL FREE STANDING UTILITIES AND SITE EQUIPMENT MUST BE SCREENED ON THREE (3) SIDES WITH SHRUB MATERIAL 36" IN HEIGHT AT TIME OF PLANTING.
17. PLANTING PLAN TAKES PRECEDENT OVER PLANT LIST.
18. SOIL: WHERE LANDSCAPE PLANS ARE REQUIRED APPLICANTS AS DETERMINED BY ZONING ADMINISTRATOR OR DESIGNEE SEEK A SOIL TEST AND ANALYSIS PERFORMED BY REPUTABLE SOIL TESTING LAB TO DETERMINE SOIL TEXTURE, PERCENTAGE OF ORGANIC MATTER MEASUR OF PH, TOTAL SOLUBLE SALTS, AND ESTIMATED SOIL INFILTRATION RATE. EXISTING HORTICULTURALLY SUITABLE TOP SOIL SHALL BE STOCK PILED AND RE SPREAD DURING FINAL SITE GRADING. ANY NEW SOIL REQUIRED SHALL BE SIMILAR TO THE EXISTING SOIL IN PH, TEXTURE, PERMEABILITY AND OTHER CHARACTERISTICS UNLESS DEMONSTRATED TO THE CITY THAT A DIFFERENT TYPE OF SOIL AMENDMENT APPROACH IS JUSTIFIED. THE USE OF SOLID WASTE COMPOST AS A SOIL AMENDMENT IS ENCOURAGED WHERE APPROPRIATE.

SOD PLANTING DETAIL

NOT TO SCALE



SOD SHALL BE LAID IN A STAGGERED MANNER. SOD STRIPS SHALL BE JOINED TIGHTLY AGAINST ONE ANOTHER. SPACES MEASURING GREATER THAN 1/2" SHALL BE REJECTED. SOD SHALL BE WEED FREE INSTALLED OVER 2" OF TOP SOIL FREE OF DEBRIS AND ROCK.



ROOT BALL DETAIL

NOT TO SCALE

REVISIONS:

SHEET TITLE:

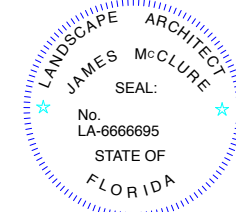
LANDSCAPE DETAILS AND SPECIFICATIONS

PROJECT:

DELAIR MULTI FAMILY
351 NE 7TH AVE
DELAIR BEACH, FL

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SEAL:



DATE DRAWN: 4/11/22

SHEET NO.

L-3

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:

DISCREPENCIES 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 ADHEAR 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 ADHEAR TO ALL LOCAL AND STATE CODE REQUIREMENTS.

CONCRETE SIDEWALK DETAILS

TYPE 'A'

TYPE 'B'

TYPE 'C'

1/2" PREMOLDED EXP. JT.

6X6 W2.9W2.9 WELDED WIRE MESH

2"

SLOPE 1% MIN. (2% MAX TO ROAD)

TYPE 1 PORTLAND CEMENT 3,000 PSI AT 28 DAYS

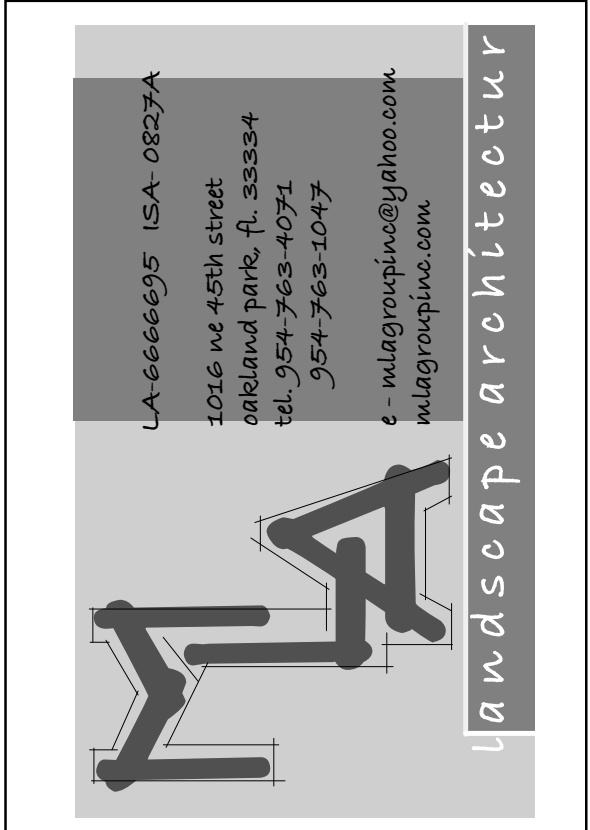
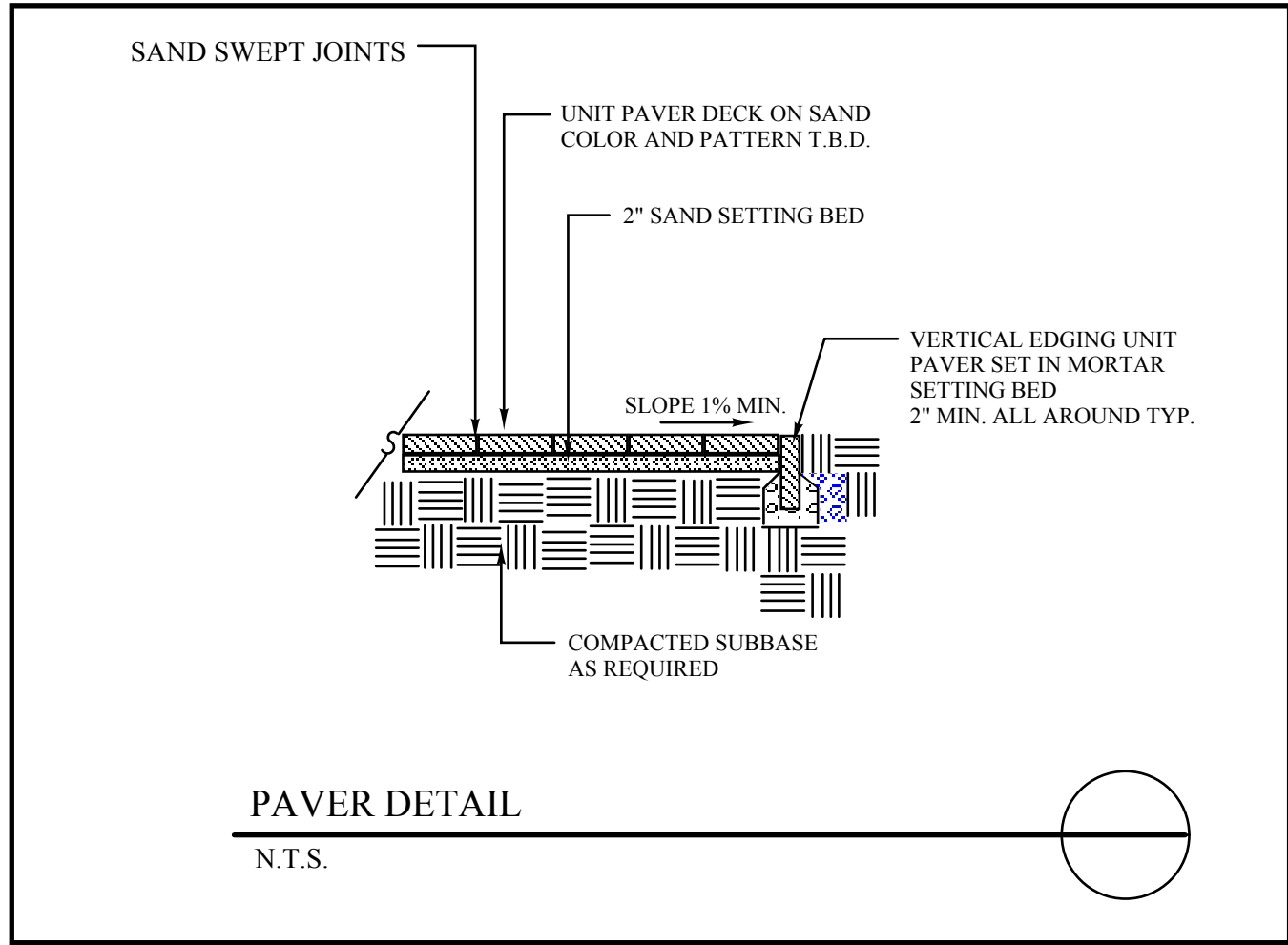
STABILIZED SUBGRADE COMPACTED TO NOT LESS THAN 98% AASHTO T-180

STANDARD CROSS SECTION

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



REVISIONS:

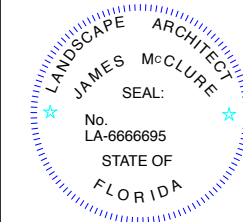
SHEET TITLE:
HARDSCAPE
DETAILS AND
SPECIFICATIONS

PROJECT:

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

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