

Planning, Zoning and Building Department

BOARD ACTION REPORT - APPEALABLE ITEM

Project Name: 116 Marine Way Project Location: 116 Marine Way

Request: Certificate of Appropriateness (COA)

Board: Historic Preservation Board

Meeting Date: August 16, 2017

Board Action:

Approved the COA for demolition of an existing non-contributing structure and construction of a new 2-story duplex structure to be located at 116 Marine Way, on a 5 to 0 vote (Bathurst absent and Patton stepping down).

Project Description:

The 0.27 acre vacant property is situated on the west side of Marine Way between SE 1st Street and SE 2nd Street and is zoned Multiple Family Residential (RM).

A circa 1975 2-story single family residence exists on the subject property. The proposal includes demolition of the existing non-contributing structure and construction of a new 2-story duplex structure with subgrade garage parking, associated pool, fencing and perimeter wall.

Staff supported the Certificate of Appropriateness request, subject to conditions.

Board Comments:

The Board comments were supportive.

Public Comments:

Two members of the public spoke in support of the project.

Associated Actions: All required actions were taken.

Next Action: HPB action is final.

HISTORIC PRESERVATION BOARD CITY OF DELRAY BEACH STAFF REPORT

MEETING DATE: August 16, 2017

ITEM: 116 Marine Way, Marina Historic District - Certificate of Appropriateness,

(2017-122) for the construction of a 2-story, residential duplex structure.

RECOMMENDATION: Approve the Certificate of Appropriateness

GENERAL DATA:

Owner/Applicant:..... Azure Delray Marina, LLC

Agent: Lattouf Korban, AIA
Randall Stofft Architects

Randan Stont Atomics

Location: 116 Marine Way

Historic District: Marina Historic District

Current Zoning:..... RM - (Multiple Family

Residential Medium Density)

Adjacent Zoning:.....

North: RM South: RM East: RM West: RM

Existing Future Land Use

Designation:....

Medium Density Residential -

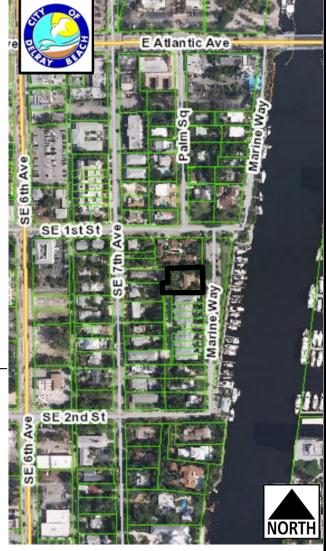
5-12 Units per Acre

Water Service: Public water service is

provided on site.

Sewer Service:..... Public sewer service is

provided on site.



ITEM BEFORE THE BOARD

The item before the Board is the consideration of a Certificate of Appropriateness (COA) associated with the demolition of an existing non-contributing structure and construction of a new 2-story duplex structure to be located at **116 Marine Way, Marina Historic District,** pursuant to LDR Section 2.4.6(H).

BACKGROUND & PROJECT DESCRIPTION

The 0.27 acre property is situated on the west side of Marine Way between SE 1st Street and SE 2nd Street and is zoned Multiple Family Residential (RM). A circa 1975 2-story single family residence exists on the subject property. The proposal includes demolition of the existing non-contributing structure and construction of a new 2-story duplex structure with subgrade garage parking, associated pool, fencing and perimeter wall.

ANALYSIS OF PROPOSAL

Pursuant to LDR Section 2.4.6(H)(5), prior to approval, a finding must be made that any Certificate of Appropriateness which is to be approved is consistent with Historic Preservation purposes pursuant to Objective A-4 of the Land Use Element of the Comprehensive Plan and specifically with provisions of Section 4.5.1, the Delray Beach Historic Preservation Design Guidelines, and the Secretary of the Interior's Standards for Rehabilitation.

ZONING AND USE REVIEW

Pursuant to LDR Section 4.3.4(K), <u>Development Standards</u>, properties located within the RM zoning district that are to be developed for use as duplex shall be developed according to the requirements noted in the chart below. As illustrated, the proposal is in compliance with the applicable requirements; therefore, positive findings can be made.

Development \$	Required	Proposed	
Open Space (Minimum, No	25%	31%	
Setbacks (Minimum):	25'	25'	
	Side Interior (North)	15'	15'
	Side Street (South)	15'	15'
	Rear (East)	15'	15'
Height (Maximum)		35'	32'3" (mean)

As illustrated above, the proposal meets the Development Standard requirements, and therefore, positive findings can be made.

SUPPLEMENTAL DISTRICT REGULATIONS

Pursuant to LDR Section 4.6.9(C)(2)(b), <u>Parking Requirements for Residential Uses - Duplexes:</u> two parking spaces per dwelling unit are required.

The requirements of this code section have been met as 4 parking spaces per unit are proposed within subgrade parking garages below each individual unit, ensuring required parking is provided for outside of the front or side street setback areas. An overall project total of 8 parking spaces are proposed.

GENERAL PROCEDURES

Pursuant to LDR Section 2.4.3(B)(1) <u>Standard Plan Items</u>: the survey, site plan, landscaping plan, preliminary engineering plans, (excluding architectural elevations and floor plans, which shall utilize an architect's scale) shall be at the same scale. Acceptable scales shall include one inch equals ten feet; one inch equals 20 feet or one inch equals 30 feet.

The submitted plans generally meet this requirement as they are at a scale of one inch equals ten feet (1"=10"), with the exception of the landscape plan, which is drawn to a scale of 1/8"=1". A condition of approval has been added that the landscape plan be revised to a scale of one inch equals ten feet.

Pursuant to LDR Section 2.4.3(B)(5) <u>Standard Plan Items</u>: The center line of the right-of-way of any adjacent street with the basis of the center line clearly stated; the center line of the existing pavement; the width of the street pavement; the location and width of any adjacent sidewalk; and the identification of any improvements located between the property and any adjacent street. The submitted plans need to be revised to indicate the center line dimension and notation of the Marine Way right-of-way. This item has been added as a condition of approval.

LDR SECTION 4.5.1 HISTORIC PRESERVATION: DESIGNATED DISTRICTS, SITES, AND BUILDINGS

Pursuant to LDR Section 2.4.6(H)(5), <u>Certificate of Appropriateness Findings</u>, prior to approval, a finding must be made that any Certificate of Appropriateness which is to be approved is consistent with Historic Preservation purposes pursuant to Objective A-4 of the Land Use Element of the Comprehensive Plan and specifically with provisions of Section 4.5.1, the Delray Beach Historic Preservation Design Guidelines, and the Secretary of the Interior's Standards for Rehabilitation.

Pursuant to LDR Section 4.5.1(E), <u>Development Standards</u>, all new development or exterior improvements on individually designated historic properties and/or properties located within historic districts shall, comply with the goals, objectives, and policies of the Comprehensive Plan, the Delray Beach Historic Preservation Design Guidelines, the Secretary of the Interior's Standards for Rehabilitation, and the Development Standards of this Section.

Standard 1

A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

Standard 10

New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

The subject property is occupied by a non-contributing single-family residence, which is proposed for demolition. As the proposal is for construction of a new duplex on the property, the property will be used for its historic purpose which is residential within the existing multi-family residential neighborhood and the essential form and integrity of the property and its environment will be unimpaired. Further, the development proposal must comply with the Land Development Regulations for Visual Compatibility which address essential form and integrity of the historic property and its environment through; thus, meeting these standards.

Pursuant to LDR Section 4.5.1(E)(2)(b)(3) - <u>Major Development</u>: the subject application is considered "Major Development" as it involves "new construction within the RM zoning district".

Pursuant to LDR Section 4.5.1(E)(3) – <u>Buildings, Structures, Appurtenances and Parking:</u> Buildings, structures, appurtenances and parking shall only be moved, reconstructed, altered, or maintained, in accordance with this chapter, in a manner that will preserve the historical and architectural character of the building, structure, site, or district:

<u>Appurtenances</u>: Appurtenances include, but are not limited to, stone walls, fences, light fixtures, steps, paving, sidewalks, signs, and accessory structures.

Fences and Walls: The provisions of Section 4.6.5 shall apply, except as modified below:

- a. Chain-link fences are discouraged. When permitted, chain-link fences shall be clad in a green or black vinyl and only used in rear yards where they are not visible from a public right of way, even when screened by a hedge or other landscaping.
- b. Swimming pool fences shall be designed in a manner that integrates the layout with the lot and structures without exhibiting a utilitarian or stand-alone appearance.
- c. Fences and walls over four feet (4') shall not be allowed in front or side street setbacks.
- d. Non-historic and/or synthetic materials are discouraged, particularly when visible from a public right of way.
- e. Decorative landscape features, including but not limited to, arbors, pergolas, and trellises shall not exceed a height of eight feet (8') within the front or side street setbacks.

The proposal includes the use of a non-historic, synthetic PVC fence material around the side and rear of the property. A condition of approval is included with the request to limit the use of PVC fence material where it is not visible from an adjacent right-of-way and utilize authentic materials where visible from adjacent public right-of-way.

Garages and Carports:

- a. Garages and carports are encouraged to be oriented so that they may be accessed from the side or rear and out of view from a public right of way.
- b. The orientation of garages and carports shall be consistent with the historic development pattern of structures of a similar architectural style within the district.
- c. The enclosure of carports is discouraged. When permitted, the enclosure of the carport should maintain the original details, associated with the carport, such as decorative posts, columns, roof planes, and other features.
- d. Garage doors shall be designed to be compatible with the architectural style of the principal structure and should include individual openings for vehicles rather than two car expanses of doors. Metal two car garage doors are discouraged; however, if options are limited and metal is proposed, the doors must include additional architectural detailing appropriate to the building.

The subject proposal meets with the intent of the requirements of this subject regulation as the proposed garages are subgrade, are accessed from the side of the subject property and are out of view from a public right-of-way. The garage doors are proposed as two-car garage doors and are metal; however, the doors will be cladded with wood incorporating additional architectural detailing.

<u>Parking:</u> Parking areas shall strive to contribute to the historic nature of the properties/districts in which they are located by use of creative design and landscape elements to buffer parking areas from adjacent historic structures. At a minimum, the following criteria shall be considered:

- a. Locate parking adjacent to the building or in the rear.
- b. Screen parking that can be viewed from a public right-of-way with fencing, landscaping, or a combination of the two.
- c. Utilize existing alleys to provide vehicular access to sites.
- d. Construct new curb cuts and street side driveways only in areas where they are appropriate or existed historically.
- e. Use appropriate materials for driveways.
- f. Driveway type and design should convey the historic character of the district and the property.

The subject proposal complies with the requirements of this subject regulation, as all new parking will be situated within enclosed, sub-grade, garages underneath the proposed structure and will be accessed

by paver brick driveways. It is noted that a single point of access currently exists on the subject property and the proposal includes two new points of access. The increase of an additional access point can be viewed to be appropriate given the proposed use of the property.

Pursuant to LDR Section 4.5.1(E)(7) - <u>Visual Compatibility Standards</u>: new construction and all improvements to both contributing and noncontributing buildings, structures and appurtenances thereto within a designated historic district or on an individually designated property shall be visually compatible. In addition to the Zoning District Regulations, the Historic Preservation Board shall apply the visual compatibility standards provided for in this Section with regard to height, width, mass, scale, façade, openings, rhythm, material, color, texture, roof shape, direction, and other criteria set forth elsewhere in Section 4.5.1. Visual compatibility for minor and major development as referenced in Section 4.5.1(E)(2) shall be determined by utilizing criteria contained in (a)-(m) below. Visual compatibility for all development on individually designated properties outside the district shall be determined by comparison to other structures within the site.

The following criteria apply:

- (a) <u>Height</u>: The height of proposed buildings or modifications shall be visually compatible in comparison or relation to the height of existing structures and buildings in a historic district for all major and minor development. For major development, visual compatibility with respect to the height of residential structures, as defined by 4.5.1(E)(2)(a), shall also be determined through application of the Building Height Plane.
- (b) <u>Front Facade Proportion</u>: The front facade of each building or structure shall be visually compatible with and be in direct relationship to the width of the building and to the height of the front elevation of other existing structures and buildings within the subject historic district.
- (c) Proportion of Openings (Windows and Doors): The openings of any building within a historic district shall be visually compatible with the openings exemplified by prevailing historic architectural styles of similar buildings within the district. The relationship of the width of windows and doors to the height of windows and doors among buildings shall be visually compatible within the subject historic district.
- (d) <u>Rhythm of Solids to Voids</u>: The relationship of solids to voids of a building or structure shall be visually compatible with existing historic buildings or structures within the subject historic district for all development, with particular attention paid to the front facades.
- (e) <u>Rhythm of Buildings on Streets</u>: The relationship of buildings to open space between them and adjoining buildings shall be visually compatible with the relationship between existing historic buildings or structures within the subject historic district.
- (f) Rhythm of Entrance and/or Porch Projections: The relationship of entrances and porch projections to the sidewalks of a building shall be visually compatible with existing architectural styles of entrances and porch projections on existing historic buildings and structures within the subject historic district for all development.
- (g) <u>Relationship of Materials, Texture, and Color</u>: The relationship of materials, texture, and color of the facade of a building and/or hardscaping shall be visually compatible with the predominant materials used in the historic buildings and structures within the subject historic district.
- (h) <u>Roof Shapes</u>: The roof shape, including type and slope, of a building or structure shall be visually compatible with the roof shape of existing historic buildings or structures within the subject historic district. The roof shape shall be consistent with the architectural style of the building.
- (i) Walls of Continuity: Walls, fences, evergreen landscape masses, or building facades, shall form cohesive walls of enclosure along a street to ensure visual compatibility with historic buildings or structures within the subject historic district and the structure to which it is visually related.

- (j) <u>Scale of a Building</u>: The size of a building and the building mass in relation to open spaces, windows, door openings, balconies, porches, and lot size shall be visually compatible with the building size and mass of historic buildings and structures within a historic district for all development. To determine whether the scale of a building is appropriate, the following shall apply for major development only:
 - 1. For buildings wider than sixty percent (60%) of the lot width, a portion of the front façade must be setback a minimum of seven (7) additional feet from the front setback line:
 - 2. For buildings deeper than fifty percent (50%) of the lot depth, a portion of each side façade, which is greater than one story high, must be setback a minimum of five (5) additional feet from the side setback line:
- (k) <u>Directional Expression of Front Elevation</u>: A building shall be visually compatible with the buildings, structures, and sites within a historic district for all development with regard to its directional character, whether vertical or horizontal.
- (I) <u>Architectural Style:</u> All major and minor development shall consist of only one (1) architectural style per structure or property and not introduce elements definitive of another style.

The applicant notes the following in their justification statement regarding visual compatibility:

The front façade proportion is compatible to its width and height, keeping the front side elements to single story volumes and stepping back the two-story massing giving the architecture the proper balance and impact on the street.

The building is designed with front porches and open terraces with no garages visible from the street. Grading the front yard up towards the terrace is allowing us to propose a two story building fronting Marine Way transitioning nicely from a long three story building to the south and one story single family homes on the north. Rhythm of buildings on the streets – the front and side elevations of the building are broken up in different elements to avoid the long blank walls to fit nicely with the neighborhood. The front elevation is composed with different elements of one story porch, open terraces and two story elements stepped further back to minimize the impact on the street. The use of columns, the outriggers and louvered panels are typical of the tropical architecture. Architectural elements are depicted in many other buildings around the Marina district. Roof shapes are visually compatible within the historic district keeping low 4/12 pitch hipped roofs, simple geometry pods giving interest to its correct Architecture and avoiding massive roofs. Directional expression of the front elevation is compatible with the historic district creating an inviting front porch and terraces, locating the garaged to the side so they are not visible from the street.

The design of the structure reduces the overall massing of the structure on the front elevation with the individual garages oriented to the sides of the property rather than facing the street. The design also incorporates single-story elements ensuring the proposal meets the requirements for Building Height Plane (BHP). With respect to the BHP, it is noted that the proposal takes advantage of the BHP Incentive as noted in LDR Section 4.5.1(E)(8), with a 2nd floor open air balcony on the east elevation as well as an 18' portion of the front elevation extending above the permitted BHP.

The exterior finish of the residence includes a combination of smooth stucco on the first story and hardiplank or beveled stucco siding on the second story. The proposed second floor balcony facing Marine Way includes azek columns, aluminum railings and wood corbels. Aluminum framed single-hung and fixed windows with dimensional muntins are proposed that include a variety of profiles. Striped canvas awnings are proposed on the north and south elevations along with decorative shutters. Wood rafter tails, entrance gate and front doors are proposed along with a flat tile roof. The Visual Compatibility Standard for Relationship of Materials, Texture, and Color states that the relationship of materials, texture, and color of the facade of a building and/or hardscaping shall be visually compatible with the predominant materials used in the historic buildings and structures within the subject historic district.

Typically, the predominant materials used in and on historic structures within the Marina Historic District are authentic such as wood for shutters, rafter tails, corbels and doors. With new construction, typically aluminum is utilized for doors, windows and railings with wood elements being utilized for both decorative and structural elements such as shutters, railings, rafter tails, corbels etc. The use of authentic materials guarantees the longevity and authenticity of the district, ensuring there will be future resources that will contribute to the architectural and historical context of the historic district. The proposal complies with the intent of this standard.

In consideration of the Visual Compatibility Standards, the proposed two-story, residential duplex is generally appropriate and compatible with the Marina Historic District; thus, positive findings can be made with respect to the sections indicated above.

Pursuant to LDR Section 4.5.1(F) – <u>Demolitions:</u> Demolition of historic or archaeological sites, or buildings, structures, improvements and appurtenances within historic districts shall be regulated by the Historic Preservation Board and shall be subject to the following requirements:

- (1) No structure within a historic district or on a historic site shall be demolished before a Certificate of Appropriateness has been issued pursuant to Section 2.4.6(H).
- (2) The application for a Certificate of Appropriateness for demolition must be accompanied by an application for a Certificate of Appropriateness for alterations to the structure or the redevelopment of the property.
- (3) Demolition shall not occur until a building permit has been issued for the alterations or redevelopment as described in the applicable Certificate of Appropriateness.
- (4) All structures approved for demolition and awaiting issuance of a building permit for the alterations or redevelopment shall be maintained so as to remain in a condition similar to that which existed at time that the Certificate of Appropriateness for demolition was approved unless the Chief Building Official determines that an unsafe building condition exists in accordance with Section 4.5.3(G).
- (5) A Certificate of Appropriateness for demolition of 25% or more of contributing or individually designated structure shall be subject to the following additional requirements:
 - (a) A demolition plan shall accompany the application for a Certificate of Appropriateness for demolition. The plan shall illustrate all portions of the existing structure that will be removed or altered.
 - (b) The Certificate of Appropriateness for demolition and the Certificate of Appropriateness for alternation or redevelopment shall meet the "Additional Public Notice" requirements of LDR Section 2.4.2(B)(1)(j).
- (6) The Board upon a request for demolition by a property owner, shall consider the following guidelines in evaluating applications for a Certificate of Appropriateness for demolition of designated historic sites, historic interiors, or buildings, structures, or appurtenances within designated historic districts:
 - (a) Whether the structure is of such interest or quality that it would reasonably fulfill criteria for designation for listing on the national register.
 - (b) Whether the structure is of such design, craftsmanship, or material that it could be reproduced only with great difficulty or economically nonviable expense.
 - (c) Whether the structure is one of the last remaining examples of its kind in the designated historic district within the city.

- (d) Whether retaining the structure would promote the general and value of a particular culture and heritage.
- (e) Whether there are approved plans for immediate reuse of the property if the proposed demolition is carried out, and what effect those plans will have on the historic district designation or the individual designation of the property.
- (7) No decision of the Board shall result in undue economic hardship for the property owner. The Board shall determine the existence of such hardship in accordance with the definition of undue economic hardship found in Section 4.5.1(H).
- (8) The Board's refusal to grant a Certificate of Appropriateness requested by a property owner for the purpose of demolition will be supported by a written statement describing the public interest that the Board seeks to preserve.
- (9) The Board may grant a certificate of appropriateness as requested by a property owner, for demolition which may provide for a delayed effective date. The effective date of the certificate will be determined by the Board based on the relative significance of the structure and the probable time required to arrange a possible alternative to demolition. The Board may delay the demolition of designated historic sites and contributing buildings within historic districts for up to six months while demolition of non-contributing buildings within the historic district may be delayed for up to three months.
- (10) Request for Demolition Justification Statement: A justification statement shall accompany the application for a Certificate of Appropriateness for demolition of any contributing structure in a historic district or individually designated historic structure.
- (11) Salvage and Recordation of Historic Structures:
 - (a) The property owner shall contact the Delray Beach Historical Society for the purpose of salvaging and preserving specified classes of building materials, architectural details and ornaments, fixtures, and the like for reuse in the restoration of the other historic properties. Confirmation of such efforts shall be provided in a written statement and submitted with the other demolition application prior to consideration by the Historic Preservation Board.
 - (b) The Board may, with the consent of the property owner, request that the Delray Beach Historical Society, or the owner, at the owner's expense, record the architectural details for archival purposes prior to demolition.
 - i. The recording may include, but shall not be limited to photographs, documents and scaled architectural drawings to include elevations and floor plans.
 - ii. One (1) copy of the recording shall be submitted to the City's Planning and Zoning Department, and one (1) copy shall be submitted to the Delray Beach Historical Society for archiving purposes.

The existing structure is classified as a non-contributing structure as it was constructed in 1975, outside of the period of significance for the Marina Historic District. A review of the applicable code requirements relating to demolition of non-contributing structures has been completed and is noted below. The applicant has provided a request for demolition via the subject application for COA. The proposed demolition is not proposed to occur until a building permit has been issued for construction of the new structure. It is noted that the existing structure is to be maintained so as to remain in a condition similar to that which existed at the time of the application for the COA. The applicant has not claimed undue economic hardship with respect to the subject COA request. Should the Board deny the request, the Board shall provide an explanation within the motion and a written supporting statement for the record

116 Marine Way; COA 2017-122 HPB Meeting of August 16, 2017 Page 8 of 8

describing the public interest that the Board seeks to preserve. An additional delay period has not been requested and is not anticipated to be necessary.

ALTERNATIVE ACTIONS

- A. Continue with direction.
- B. Approve the Certificate of Appropriateness (2017-122) for **116 Marine Way, Marina Historic District**, by adopting the findings of fact and law contained in the staff report, and finding that the request and approval thereof meets the criteria set forth in the Land Development Regulations Section 2.4.6(H)(5), subject to conditions.
- C. Deny the Certificate of Appropriateness (2017-122) for **116 Marine Way, Marina Historic District**, by adopting the findings of fact and law contained in the staff report, and finding that the request and approval thereof does not meet the criteria set forth in the Land Development Regulations Section 2.4.6(H)(5).

RECOMMENDATION

Approve the Certificate of Appropriateness (2017-122) for **116 Marine Way, Marina Historic District**, by adopting the findings of fact and law contained in the staff report, and finding that the request and approval thereof meets the criteria set forth in the Land Development Regulations Section 2.4.6(H)(5), subject to the following conditions:

- 1. That the landscape plan be revised to a scale of one inch equals ten feet;
- 2. That the center line dimension and notation of the Marine Way right-of-way be provided for on the survey, site plan, and landscape plan; and,
- 3. That the use of PVC fence material be limited to where it is not visible from an adjacent right-of-way and to utilize authentic materials (such as wood or metal) where visible from adjacent public right-of-way.

Report Prepared By: Michelle Hoyland, Historic Preservation Planner

DESCRIPTION PARCEL "A": (NORTH PARCEL)

LOT 6, LESS THE NORTH 10 FEET THEREOF, AND LOT 7, LESS THE SOUTH 45 FEET THEREOF, BLOCK 126, SUBDIVISION OF BLOCK 126, DELRAY, FLORIDA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 11, PAGE 4, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING 5,447 SQUARE FEET MORE OR LESS.

DESCRIPTION PARCEL "B": (SOUTH PARCEL)

THE SOUTH 45 FEET OF LOT 7, BLOCK 126, SUBDIVISION OF BLOCK 126, DELRAY, FLORIDA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 11, PAGE 4, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING 6,327 SQUARE FEET MORE OR LESS.

SURVEYOR'S REPORT/LEGEND:

Q = CENTERLINE

WM. = WATER METER

UB. = UTLITY BOX

IR. = 5/8" IRON ROD WITH CAP #LB 353 +5.30 = ELEVATION BASED ON NATIONAL GEODETIC VERTICAL DATUM 1929. SOURCE:

FLORIDA GEOLOGICAL SURVEY BENCH MARK

FLOOD ZONE: X AND AE (EL 7)

10 = REFERS TO ITEM NUMBER IN SCHEDULE B-II OF OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY COMMITMENT

NOTE: ALL BOUNDARY LINES AND ANGULAR DIMENSIONS ARE PLAT AND SURVEY UNLESS STATED OTHERWISE.

ALL DIMENSIONS SHOWN HEREON ARE BASED ON THE STANDARD U.S. FOOT.

THS SURVEY HAS ACHEVED A MINIMUM LEVEL
OF CLOSURE OF 1 FOOT IN 10,000 FEET AS
REQUIRED FOR COMMERCIAL/HIGH RISK
PROPERTY CLOSURE WAS ACHEVED BASED ON
A REDUNDANCY OF MEASUREMENTS FOR VERTICAL,
HORIZONTAL AND ANGULAR DIMENSIONS.

NO SUBSURFACE SEARCH WAS MADE FOR UTILITIES OR UNDERGROUND FOOTERS

DESCRIPTION:

LOT 6, LESS THE NORTH 10 FEET THEREOF, AND ALL OF LOT 7, BLOCK 126, SUBDIVISION OF BLOCK 126, DELRAY, FLORIDA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 11, PAGE 4, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CERTIFIED TO:

AZURE DELRAY MARINA, LLC

MACMILLAN & STANLEY, PLLC

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
CENTENNIAL BANK, ITS SUCCESSORS AND/OR ITS ASSIGNS

GOREN, CHEROF, DOODY & EZROL, P.A.

LAW FIRM OF JOHN C. PRIMEAU, P.A.

TITLE NOTES:

THIS SURVEY SHOWS ALL EASEMENTS AND RIGHTS OF WAY AS SHOWN ON OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY TITLE COMMITMENT AGENT'S FILE REFERENCE 16129, DATED NOVEMBER 23, 2016.

10 PARCEL SUBJECT TO DECLARATION OF UNITY OF TITLE AS RECORDED IN O.R.B. 2415, PAGE 1218.

77 PARCEL SUBJECT TO TERMS AND CONDITIONS OF ORDINANCE NO. 156—88 CITY OF DELRAY BEACH AS RECORDED IN O.R.B. 5920, PAGE 1998 AND RERECORDED IN O.R.B. 6620, PAGE 1712.

MAP OF BOUNDARY SURVEY

SITE ADDRESS: 116 MARINE WAY

DELRAY BEACH, FLORIDA 33483

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

PAUL D. ENGLE

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

O'BRIEN, SUITER & O'BRIEN, INC.

CERTIFICATE OF AUTHORIZATION #LB353 SURVEYOR AND MAPPER IN RESPONSIBLE CHARGE: PAUL D. ENGLE 955 N.W. 17TH AVENUE, SUITE K-1, DELRAY BEACH, FLORIDA 33445 (561) 276-4501 732-3279 FAX 276-2390

1" = 10'

17—1db

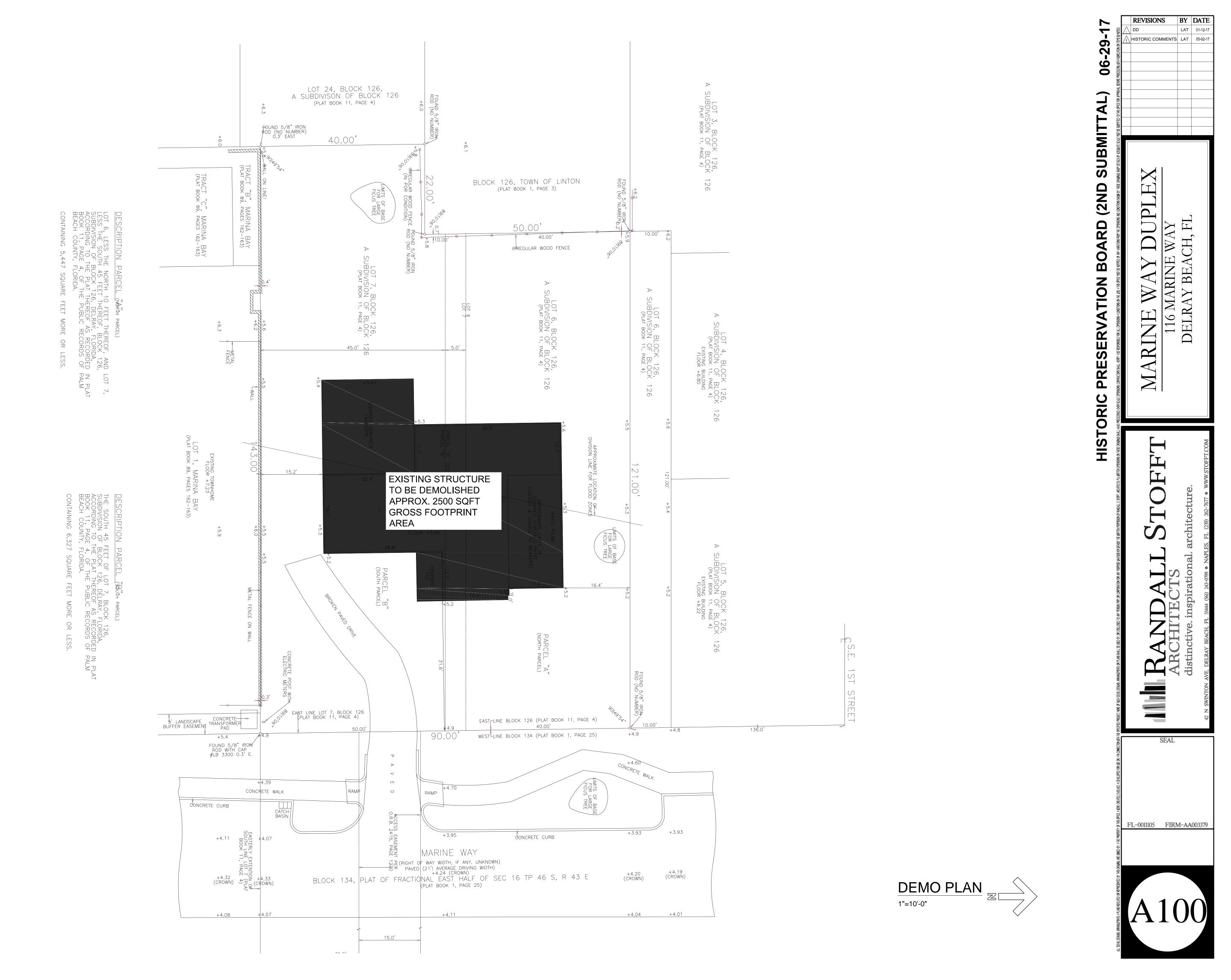
ORDER NO.:

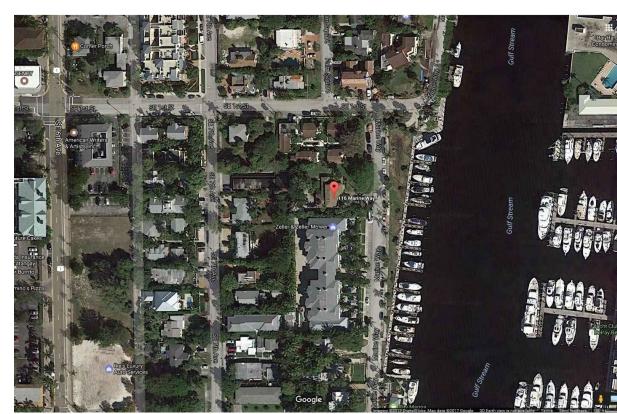
DATE OF SURVEY

JAN. 10, 2017

FIELD BOOK PAGE NO.

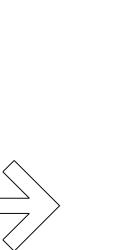
FEVISED: 06/28/17 – ADDITIONAL ELEVATIONS B.163 76





LOCATION MAP

CONDITIONED AREA			CONDITIONED AREA			
TABULATION (ATION (UI	NIT 2)
A/C - 1ST FLOOR			A/C - 1ST FLOOR			1873 SF
A/C - 2ND FLOOR			A/C - 2ND FLOOR		1596 SF	
FOYER- GARAGES			FOYER- GARAGES		S	113 SF
		81 SF				3581 SF
GROSS AREA TABULATION			GROSS		REA TABL	ILATION
(UNIT1)			(UNIT 2)			
2 CAR STORAGE (EAST)	5-	46 SF	2 CAR STORA	\GE	(EAST)	546 SF
A/C - 1ST FLOOR	18	73 SF	A/C - 1ST FLC	OR		1873 SF
A/C - 2ND FLOOR	15	96 SF	A/C - 2ND FLO	OOR		1596 SF
BACK DECK	2	266 SF	BACK DECK			266 SF
BALCONY			BALCONY			33 SF
DUMPSTERS			DUMPSTERS			112 SF
FOYER- GARAGES			FOYER- GAR		S	113 SF
FRONT PORCH			FRONT PORC			272 SF
FRONT TERRACE			FRONT TERR			289 SF
GARAGE (2 CAR-WEST)			GARAGE (2 C MASTER TER		,	562 SF
MASTER TERRACE		61 SF	MASTERTER	RAC	,E	500 SF 6161 SF
						01013F
TOTAL AREA TAE		NC				
(UNITS 18	ر2)					
VC - ALL FLOORS	716	62 SF				
ION A/C	516	60 SF				
OTAL DISEDIMO						
OTAL BUILDING	123	22 SF				
OTAL BUILDING			CODE COMPI	₋IAN	<u>CE</u>	
OTAL BUILDING		NG RM	CODE COMPL		CE ROPOSED	
LOT SIZE	ZONIN	NG RM ED	CODE COMPI	PF		ic.)
	ZONIN	NG RM ED		PF	ROPOSED	ic.)
LOT SIZE	ZONIN REQUIRE 8,000 SF	NG RM ED		PF 11 2 l	ROPOSED ,773 SF. (0.27 a	ic.)
LOT SIZE DENSITY	ZONIN REQUIRE 8,000 SF 6-12 UNI	NG RM ED : TS /AC		11 2 U 30	ROPOSED ,773 SF. (0.27 a JNITS	ic.)
LOT SIZE DENSITY OPEN SPACES	ZONIN REQUIRE 8,000 SF 6-12 UNI 25%	NG RM ED : : : : : : : :		PF 11 2 U 30 25	ROPOSED ,773 SF. (0.27 a JNITS %=3,523 SF.	ic.)
LOT SIZE DENSITY OPEN SPACES FRONT SETBACK SIDE SETBACK	ZONIN REQUIRE 8,000 SF 6-12 UNI 25% 25 FEET 15 FEET	NG RM ED TS /AC	RE	PF 11 2 U 30 25 15	ROPOSED ,773 SF. (0.27 a JNITS %=3,523 SF. ' - 0"	IC.)
LOT SIZE DENSITY OPEN SPACES FRONT SETBACK	ZONIN REQUIRE 8,000 SF 6-12 UNI 25% 25 FEET 15 FEET 25'-0" (SA	NG RM ED TS /AC MIN. MIN.		PF 11 2 U 30 25 15	ROPOSED ,773 SF. (0.27 a JNITS %=3,523 SF. '-0"	ic.)
LOT SIZE DENSITY OPEN SPACES FRONT SETBACK SIDE SETBACK POOL SETBACK (FRONT) REAR SETBACK	ZONIN REQUIRE 8,000 SF 6-12 UNI' 25% 25 FEET 15 FEET 25'-0" (SA	MG RM ED TS /AC MIN MIN AME AS	RE	PF 11 2 U 30 25 15 25 15	ROPOSED ,773 SF. (0.27 & JNITS %=3,523 SF. '-0" '-0"	ic.)
LOT SIZE DENSITY OPEN SPACES FRONT SETBACK SIDE SETBACK POOL SETBACK (FRONT) REAR SETBACK STRUCTURE HEIGHT	ZONIN REQUIRE 8,000 SF 6-12 UNI 25% 25 FEET 15 FEET 25'-0" (SA	MG RM ED TS /AC MIN MIN AME AS	RE	PF 11 2 U 30 25 15 25 15 35	(COPOSED),773 SF. (0.27 a)JNITS (0.27 a)	ic.)
LOT SIZE DENSITY OPEN SPACES FRONT SETBACK SIDE SETBACK POOL SETBACK (FRONT) REAR SETBACK	ZONIN REQUIRE 8,000 SF 6-12 UNI' 25% 25 FEET 15 FEET 25'-0" (SA	MG RM ED TS /AC MIN MIN AME AS	RE	PF 11 2 U 30 25 15 25 15 35	ROPOSED ,773 SF. (0.27 & JNITS %=3,523 SF. '-0" '-0"	ic.)
LOT SIZE DENSITY OPEN SPACES FRONT SETBACK SIDE SETBACK POOL SETBACK (FRONT) REAR SETBACK STRUCTURE HEIGHT	ZONIN REQUIRE 8,000 SF 6-12 UNI 25% 25 FEET 15 FEET 25'-0" (SA 15 FEET	MG RM ED TS /AC MIN. MIN. AME AS MIN. MAX.	RE	PFF 111 2 L 300 255 155 155 352 32	ROPOSED ,773 SF. (0.27 & JNITS %=3,523 SF. '-0" '-0" '-0" '-0" '-0" '-0" FT. '-3" FT.	IC.)
LOT SIZE DENSITY OPEN SPACES FRONT SETBACK SIDE SETBACK POOL SETBACK (FRONT) REAR SETBACK STRUCTURE HEIGHT	ZONIN REQUIRE 8,000 SF 6-12 UNI 25% 25 FEET 15 FEET 25'-0" (SA 15 FEET	MG RM ED TS /AC MIN. MIN. AME AS MIN. MAX.	RE S BUILDING)	PF 111 30 25 15 25 15 35 32 DMPI	ROPOSED ,773 SF. (0.27 & JNITS %=3,523 SF. '-0" '-0" '-0" '-0" '-0" '-0" FT. '-3" FT.	ic.)
LOT SIZE DENSITY OPEN SPACES FRONT SETBACK SIDE SETBACK POOL SETBACK (FRONT) REAR SETBACK STRUCTURE HEIGHT	ZONIN REQUIRE 8,000 SF 6-12 UNI 25% 25 FEET 15 FEET 25'-0" (SA 15 FEET	MG RM ED TS /AC MIN. MIN. AME AS MIN. MAX.	RE S BUILDING)	PF 111 30 25 15 25 15 35 32 DMPI	ROPOSED ,773 SF. (0.27 a JNITS %=3,523 SF. '-0" '-0" '-0" '-0" '-0" FT. '-3" FT.	ic.)
LOT SIZE DENSITY OPEN SPACES FRONT SETBACK SIDE SETBACK POOL SETBACK (FRONT) REAR SETBACK STRUCTURE HEIGHT MEAN ROOF HEIGHT	ZONIN REQUIRE 8,000 SF 6-12 UNI 25% 25 FEET 15 FEET 25'-0" (SA 15 FEET	MG RM ED TS /AC MIN. MIN. AME AS MIN. MAX.	RE S BUILDING)	PF 111 30 25 15 25 15 35 32 DMPI	ROPOSED ,773 SF. (0.27 a JNITS %=3,523 SF. '-0" '-0" '-0" '-0" '-0" FT. '-3" FT. LIANCE PROPOSED	ic.)
LOT SIZE DENSITY OPEN SPACES FRONT SETBACK SIDE SETBACK POOL SETBACK (FRONT) REAR SETBACK STRUCTURE HEIGHT MEAN ROOF HEIGHT	ZONIN REQUIRE 8,000 SF 6-12 UNI 25% 25 FEET 15 FEET 25'-0" (SA 15 FEET 35 FEET	MG RM ED TS /AC MIN. AME AS MIN. MAX.	RE S BUILDING)	PF 111 30 25 15 25 15 35 32 DMPI	ROPOSED ,773 SF. (0.27 a JNITS %=3,523 SF. '-0" '-0" '-0" -'0" FT. '-3" FT. LIANCE PROPOSED 11,773 SF.	
LOT SIZE DENSITY OPEN SPACES FRONT SETBACK SIDE SETBACK POOL SETBACK (FRONT) REAR SETBACK STRUCTURE HEIGHT MEAN ROOF HEIGHT LOT SIZE TERRACES/DECKS	ZONIN REQUIRE 8,000 SF 6-12 UNI 25% 25 FEET 15 FEET 25'-0" (SA 15 FEET 35 FEET	MG RM ED TS /AC MIN. AME AS MIN. MAX.	RE B BUILDING) DWN CODE CC	PF 111 30 25 15 25 15 35 32 DMPI	ROPOSED ,773 SF. (0.27 a JNITS %=3,523 SF. '-0" '-0" '-0"0" '-0" FT3" FT. LIANCE PROPOSED 11,773 SF. 2,009 SF. 35% (4202 SF.	
DENSITY OPEN SPACES FRONT SETBACK SIDE SETBACK POOL SETBACK (FRONT) REAR SETBACK STRUCTURE HEIGHT MEAN ROOF HEIGHT LOT SIZE TERRACES/DECKS LOT COVERAGE (BLDG. FOO	ZONIN REQUIRE 8,000 SF 6-12 UNI 25% 25 FEET 15 FEET 25'-0" (SA 15 FEET 35 FEET	MG RM ED TS /AC MIN. AME AS MIN. MAX.	RE B BUILDING) DWN CODE CC	PF 111 30 25 15 25 15 35 32 DMPI	ROPOSED ,773 SF. (0.27 a JNITS %=3,523 SF. '-0" '-0" '-0"0" '-0" FT3" FT. LIANCE PROPOSED 11,773 SF. 2,009 SF. 35% (4202 SF.	.)
LOT SIZE DENSITY OPEN SPACES FRONT SETBACK SIDE SETBACK POOL SETBACK (FRONT) REAR SETBACK STRUCTURE HEIGHT MEAN ROOF HEIGHT LOT SIZE TERRACES/DECKS LOT COVERAGE (BLDG. FOOLDRIVEWAYS	ZONIN REQUIRE 8,000 SF 6-12 UNI 25% 25 FEET 15 FEET 25'-0" (SA 15 FEET 35 FEET	MG RM ED : ITS /AC MIN. MIN. AME AS MIN. MAX.	RE B BUILDING) DWN CODE CC	PF 111 30 25 15 25 15 35 32 DMPI	ROPOSED ,773 SF. (0.27 & JNITS %=3,523 SF. '-0" '-0" '-0" '-0" -10" FT. '-3" FT. LIANCE PROPOSED 11,773 SF. 2,009 SF. 35% (4202 SF. 1990 SF. OUT:	.) SIDE PERIMETER



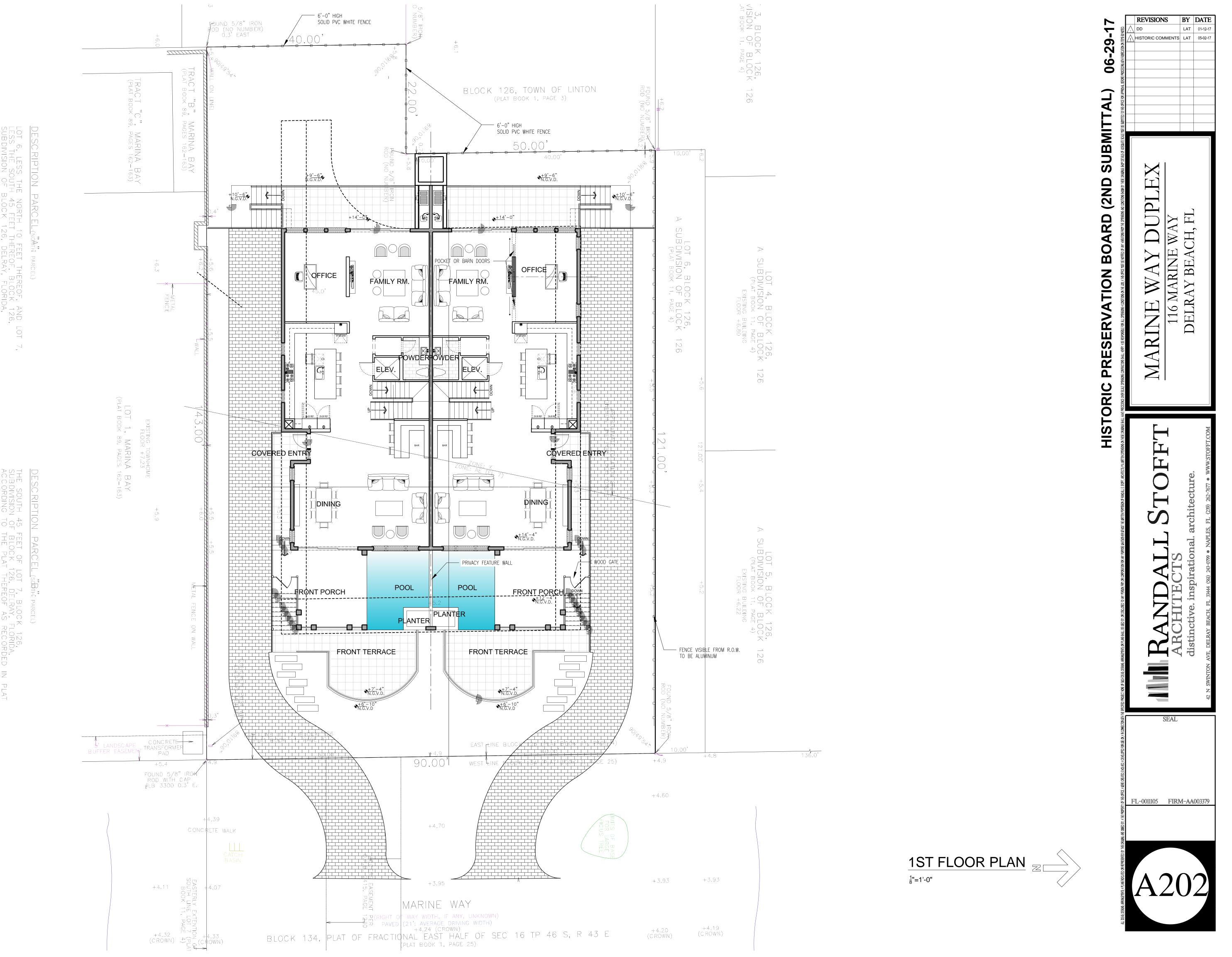
SUBMITTAL) (2ND) BOARD **PRESERVATION**

LAT 01-12-17

HISTORIC COMMENTS LAT 05-02-17

90

FL-0011105 FIRM-AA003379



HISTORIC PRESERVATION BOARD (2ND SUBMITTAL) 0(

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MARINE WAY

116 MARINE WAY

HISTORIC COMMENTS LAT 05-02-17

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2ND FLOOR FLOOR PLAN

1/8 = 1'-0"

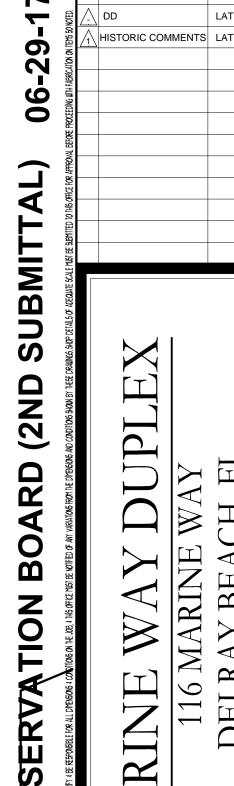
FL-0011105 FIRM-AA003379

HISTORIC COMMENTS LAT 05-02-17

06-29

ROOF PLAN

1/8"=1'-0"



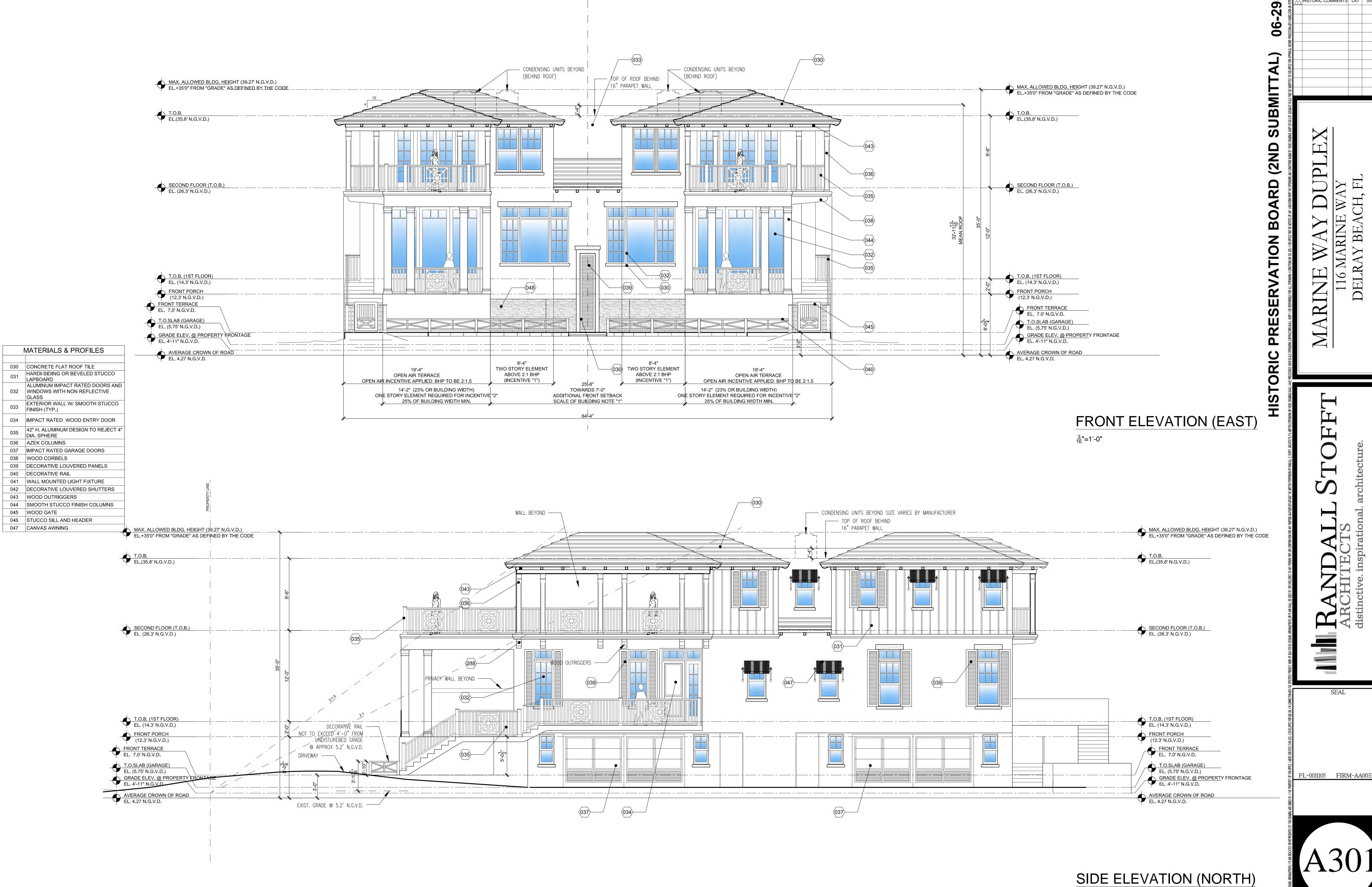
FL-0011105 FIRM-AA003379



STREETSCAPE ELEVATION (EAST) w/ APPROX. LADSCAPE N.T.S.



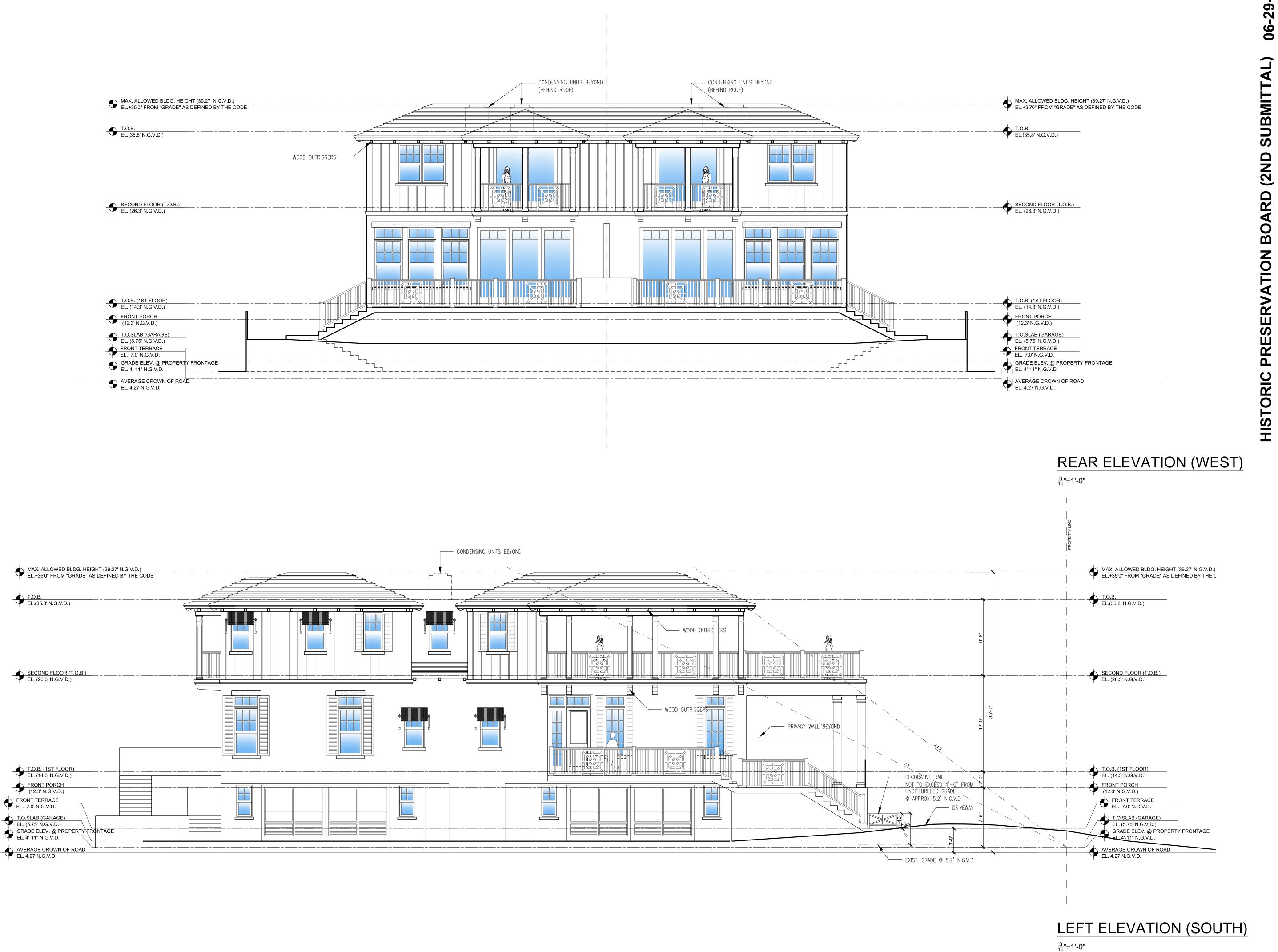
STREETSCAPE ELEVATION (EAST) N.T.S.



BY DATE HISTORIC COMMENTS LAT 05-02-17

FL-0011105 FIRM-AA003379

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BY DATE

HISTORIC COMMENTS LAT 05-02-17

RANDALL STOFF
ARCHITECTS
distinctive, inspirational, architecture.

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FL-0011105

FIRM-AA0033779



½"=1'-0"

FL-0011105 FIRM-AA003379

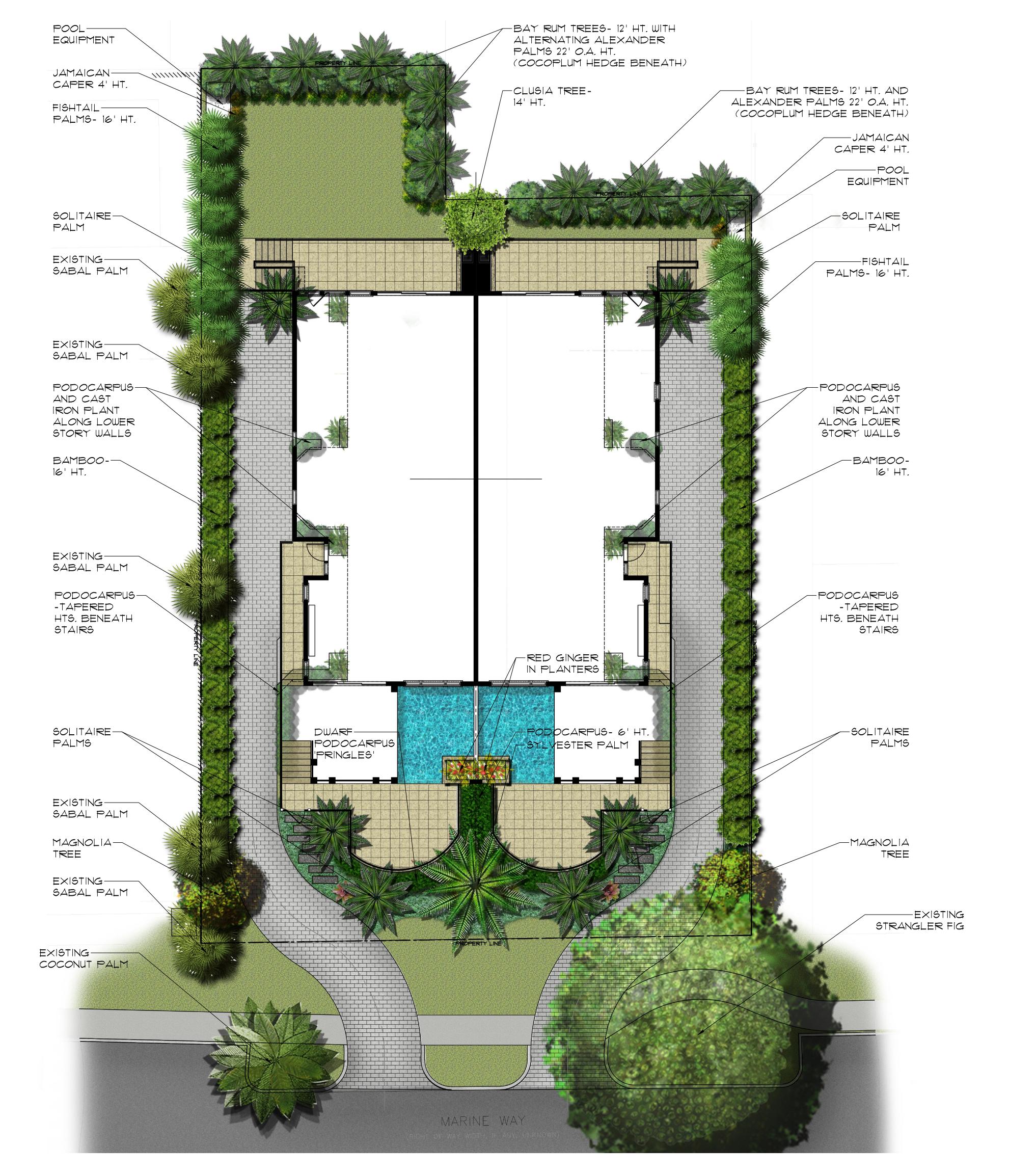
MM RANDALL STOFFT ARCHITECTS distinctive, inspirational, architecture.

SIDE ELEVATION

¹/₄"=1'-0"

FL-0011105 FIRM-AA003379

A301



project:

116 marine way

delray beach florida

dave bodker landscape architecture/planning inc.

601 n. congress ave., suite 105—a delray beach, florida 33445 561—276—6311

#LA0000999 sheet title:

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sheet:

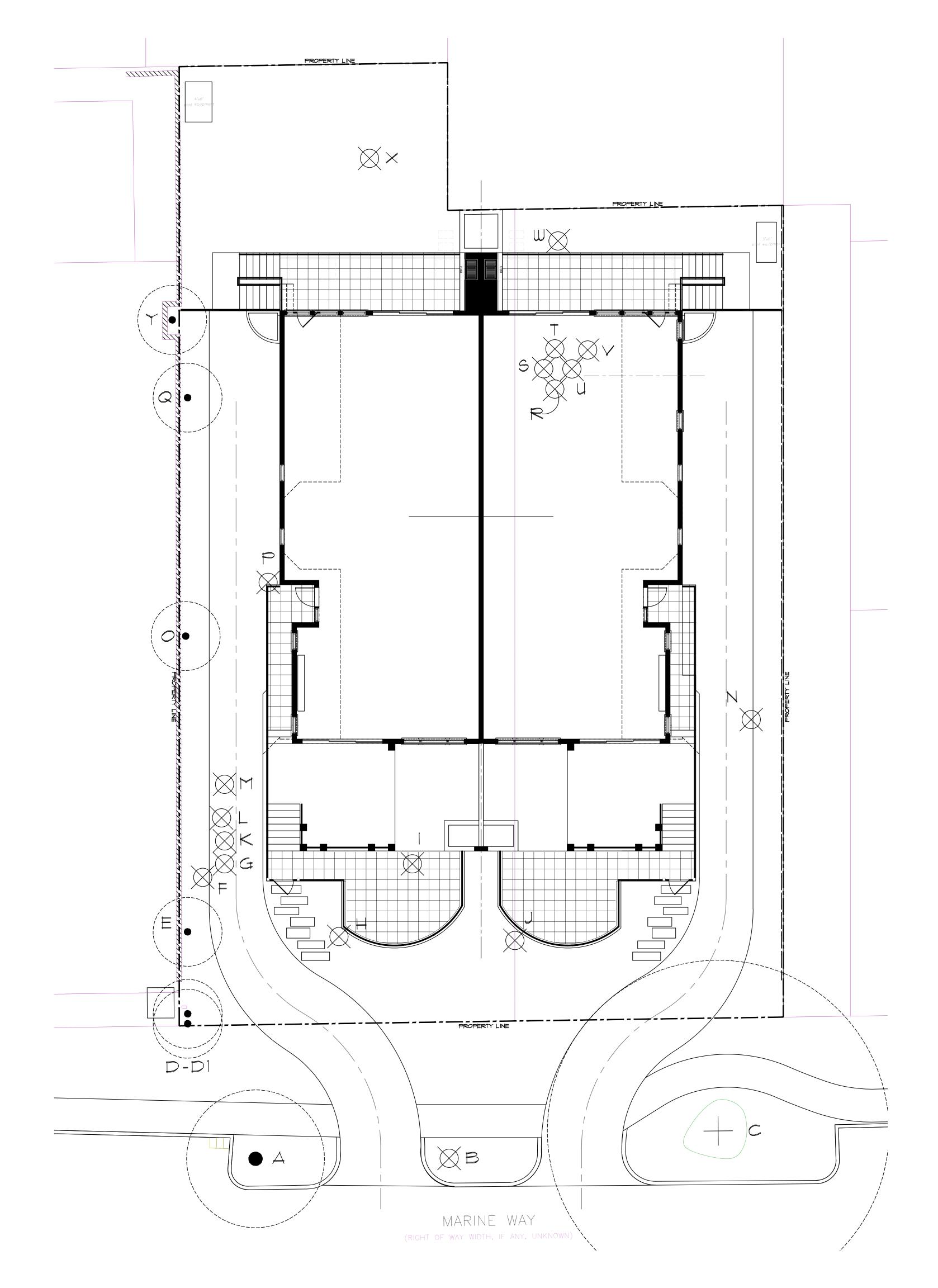
colored plan

project number: 1517 date: 06-30-17

scale: drawn by: 1/8" = 1'-0"

revisions:





EXISTING TREE LIST

Α		BOTANICAL NAME	HETOHI (II)	WIDTH (ft)	CLEAR	DBH (in)	HEALTH	HEALTH	OBSERVATIONS	STATUS
Α			•		TRUNK (ft)		CONDITION %			
	Coconut palm	Cocos nucifera	30	20	20	8	70%	FAIR		REMAIN
В	Sabal palm	Sabal palmetto	18	10	8	11	80%	GOOD		RELOCATE
С	Indian Laurel Fig	Ficus microcarpa	45	50		72	45%	POOR		REMAIN
D	Sabal palm	Sabal palmetto	14	10	8	20	80%	GOOD		REMAIN
D1	Sabal palm	Sabal palmetto	14	10	8	20	80%	GOOD		REMAIN
Е	Sabal palm	Sabal palmetto	26	10	18	13	60%	FAIR		REMAIN
F	Green Buttonwood	Conocarpus erectus	25	25		14	50%	FAIR		REMOVE
G	Sabal palm	Sabal palmetto	28	10	20	9	60%	FAIR		REMOVE
Н	Sabal palm	Sabal palmetto	22	10	14	13	60%	FAIR		REMOVE
Ι	Sabal palm	Sabal palmetto	24	10	16	14	75%	GOOD		RELOCATE
J	Sabal palm	Sabal palmetto	24	10	16	14	75%	GOOD		RELOCATE
K	Sabal palm	Sabal palmetto	26	5	22	13	40%	POOR		REMOVE
L	Sabal palm	Sabal palmetto	20	10	13	12	70%	GOOD		REMOVE
M	Sabal palm	Sabal palmetto	24	6	18	11	60%	FAIR		REMOVE
N	Strangler Fig	Ficus aurea	30	25		64	35%	POOR		REMOVE
0	Sabal palm	Sabal palmetto	20	10	11	13	60%	FAIR		REMAIN
Р	Sabal palm	Sabal palmetto	26	10	14	14	60%	FAIR		REMOVE
Q	Sabal palm	Sabal palmetto	24	10	12	14	60%	FAIR		REMAIN
R	Sabal palm	Sabal palmetto	26	10	14	14	65%	FAIR		REMOVE
S	Sabal palm	Sabal palmetto	24	10	12	14	65%	FAIR		REMOVE
T	Sabal palm	Sabal palmetto	26	10	14	14	65%	FAIR		REMOVE
U	Sabal palm	Sabal palmetto	14	10	7	16	80%	GOOD		REMOVE
V	Avocado	Persea americana	26	28		12	55%	FAIR		REMOVE
W	Sabal palm	Sabal palmetto	26	10	14	13	30%	POOR		REMOVE
X	Strangler Fig	Ficus aurea	45	55		106	30%	POOR		REMOVE
Y	Sabal palm	Sabal palmetto	20	8	12	15	60%	FAIR		REMAIN

* I certify that all the statements of fact in this evaluation are true, complete, and correct to the best of my knowledge and belief, and that they are made in good faith. Jeremy T. Chancey, FL-0762A, ISA Certified Arborist

LEGEND

EXISTING TREES TO BE REMOVED

EXISTING PALMS TO REMAIN

project: 116 marine way

delray beach florida

dave bodker landscape architecture/planning inc.

601 n. congress ave., suite 105—a delray beach, florida 33445 561—276—6311

sheet title:

#LA0000999

existing tree plan

project number: 1517

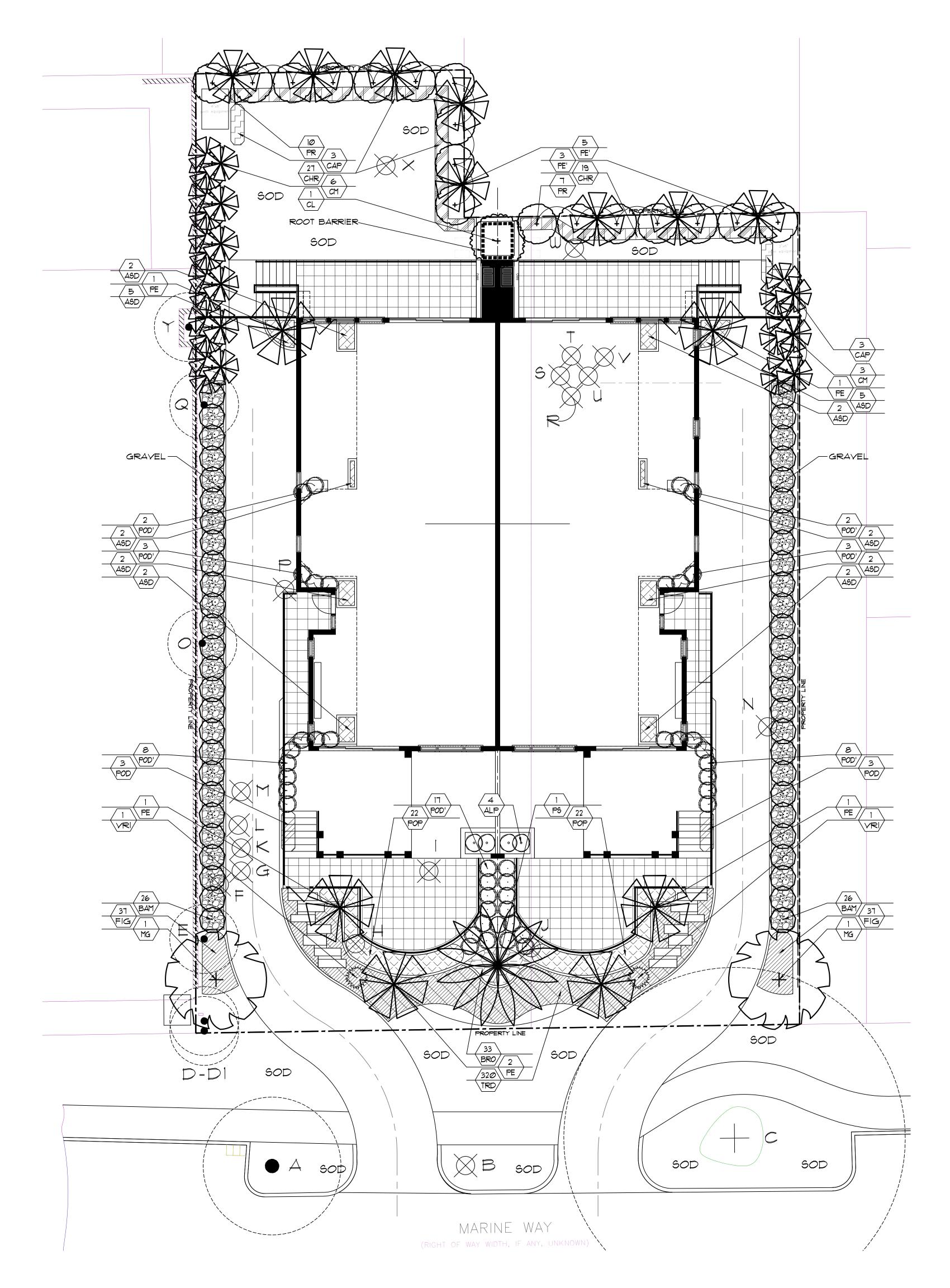
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revisions:

sheet:







PLANT LIST

SYM	BOTANICAL/COMMON NAME	<u>SPECIFICATIONS</u>	QTY	<u>NATIVE</u>
CL	Clusia guttifera Small Leaf Clusia	14' ht., full *must fit in 5' width planter box	1	NO
CM	Caryota mitis Fishtail Palm	16' ht. x 7' spr.	9	NO
MG	Magnolia grandiflora 'Little Gem' Little Gem Magnolia	16' o.a. ht. matched hts.	2	NO
PE	Ptychosperma elegans Solitaire Palm	26' o.a. ht. 12' c.t. min.	6	NO
PE'	Ptychosperma elegans Solitaire Palm	22' o.a. ht. 12' c.t. min.	8	NO
PR	Pimenta racemosa Bay Rum	12' ht. x 6' spr. matched hts.	דו	NO
PS	Phoenix sylvestris Sylvester Date Palm	40' o.a. ht., 30' c.t. verify size in field prior to purchase	1	NO
ALP	Alpinia purpurata Red Ginger	3' ht. x 3' spr. 24- 30" o.c.	14	NO
ASD	Aspidistra elatior Cast Iron Plant	24" ht. x 24" spr. 24" o.c.	10	NO
BAM	Thyrsostachys siamensis Monastery Bamboo	16' o.a. ht. matched hts.	52	NO
BRO	Aechmea sp. Bromeliads	12' ht. x 12" spr. 12" o.c.	33	NO
CAP	Capparis cynophallophora Jamaican Caper	48" ht. x 24" spr. full	6	YES
CHR	Chrysobalanus icaco Cocoplum	24" ht. x 24" spr. full	46	YES
FIG	Ficus microcarpa 'Green Island' Green Island Ficus	12' ht. x 12" spr. 12" o.c.	74	NO
POL	Polyscias scutellaria 'Balfourii' Balfour Aralia	6' ht. x 2' spr. matched hts.	32	NO
POD	Podocarpus macrophyllus Podocarpus	36 ht. x 24" spr. 24" o.c.	6	NO
POD'	Podocarpus macrophyllus Podocarpus	6' ht. x 24" spr. 24" o.c.	43	NO
POP	Podocarpus macrophyllus 'Pringles' Dwarf Pringles Podocarpus	30" ht. x 30" spr. 24" o.c.	44	NO
TRD	Trachelospermum asiaticum Dwarf Asian Jasmine	12" ht. x 12" spr. 12" o.c.	32Ø	NO
YRI	Vriesea imperialis Imperial Bromeliad	3' ht. x 3' spr.	2	NO

ROOT BARRIER

CODE COMPLIANCE

Д	TOTAL LOT AREA		11,773 S.F.
В	STRUCTURES, PARKING, WALKWAYS, DRIVES, ETC.		8,1Ø5 S.F.
С	TOTAL PERVIOUS LOT AREA	C = (A - B)	3,668 S.F.
D	AREA OF SHRUBS AND GROUND COVERS REQUIRED	D = (C x .20)	1,1Ø4 S.F.
E	AREA OF SHRUBS AND GROUND COVERS PROVIDED		1,522 S.F.
F	NATIVE VEGETATION REQUIRED	F = (D × .25)	275 S.F.
G	NATIVE VEGETATION PROVIDED		312 S.F.
H	TOTAL NUMBER OF TREES EXISTING ON SITE		3 TREES
Ī	TOTAL NUMBER OF TREES REQUIRED	I = (A/2500 S.F.)	3 TREES
J	TOTAL NUMBER OF TREES ON PLAN PROVIDED		20 NEW TREES 3 EXISTING TREES
K	TOTAL NUMBER OF NATIVE TREES REQUIRED	K = (H+1) x .50	3 TREES
L	TOTAL NUMBER OF NATIVE TREES PROVIDED		4 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 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. - SOD 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.

LEGEND

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EXISTING TREES TO BE REMOVED



EXISTING TREES TO REMAIN

EXISTING PALMS TO REMAIN

project:

116 marine way

delray beach florida

dave bodker landscape architecture/planning inc.

601 n. congress ave., suite 105—a delray beach, florida 33445 561—276—6311

#LA0000999

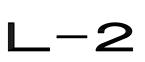
sheet title:

<u>planting</u> plan

project number:
1517
date: 03-03-17

scale: 1/8" = 1'-0" drawn by: jcs

sheet:



of 3 sheets

Scope of Work:

- A. The work specified by this Section of the Specifications and on the Plans consists of furnishing all labor, machine tools, apparatus, means of transportation, supplies, equipment, materials, services and incidentals necessary to complete the work as indicated on the Plans and in the Specifications, as well as all other related responsibilities, including all change and repairs incident
- B. The work shall include, but not be limited to, furnishing material, root pruning where required, layout, protection to the public, excavation, installation, backfilling, grading, fertilizing, mulching, staking and guying where required watering, pruning where required, sod installation, weeding, cleanup, maintenance and quarantee.
- C. Quantities and Location: The Landscape Architect reserves the right to adjust the numbers and locations of the designated tupes and species to be used at any of the locations shown in order to provide for any modifications
- D. Investigation of Subsurface Condition: The Contractor shall be responsible for making site subsurface investigations and examination as he or she chooses in order to become familia with the character of the existing material and the construction conditions under which he or she will work These subsurface investigations and examinations shall be
- included in the bid. The Contractor shall not receive separate, additional compensation for this. E. The Landscape Contractor shall be paid for only those units that are installed at the time of request for payment. The
- of the contract depending on the number of units installed. F. Ten percent (10%) of the total contract price will be held as

retainer for 90 days after final written acceptance.

contractor's unit prices shall be the basis for said paument

The final amount of payment may or may not be the total sur

- G. The Landscape Contractor will coordinate his work with all other trades at the job site.
- (2) Palm frond tying shall be as set forth in the latest edition of the Florida Department of Agriculture's "Grades and Standards for Nursery Plants". tying palms shall be at the option of the Contractor. The Landscape Architect may direct the Landscape Contractor to untie Palm fronds to accommodate an owners "grand opening". The Contractor may retie the palm after the event. This untying will not affect the guarantee or represent an itional cost to the owne
- (3) To reduce head volume, Palm fronds may be taper trimmed by not more than one-third.
- (4) Palms with mechanical damage, such as from cables, chains, equipment and nails, shall be rejected.
- I. Chlorosis: The allowable level of Chlorosis in foliage shall be set forth in the latest edition of the Florida Department of Agriculture's "Grades and Standards for Nursery Plants J. Plant material shall not be accepted when the ball of earth
- surrounding its roots has been cracked, broken or otherwise
- K. Root pruning of plant material, when necessary, shall be done a minimum of 4 weeks, or for a period as determined by the Landscape Architect, prior to planting at the project.

I. Removal of Plant Materials

CALIPER

1 - 15"

1.5 - 1.75"

1.75 - 2"

2.5 - 3.5"

3.5 - 4"

4 - 45"

5 - 55"

5.5" or more

A. Sod shall be solid sod and shall be standard quality grade. Note: Quality grade shall be based on the standards of soc quality grades (premium, standard or commercial) as established by the Turf grass Producers Association of Florida inc. The sod shall be well matted with roots and of firm tough texture having a compact top growth and heavy root development. Sod shall be free of objectionable grassy and broad leaf weeds. Sod shall not accepted if it contains Bermuda Grass. Sod sections shall be strong enough to support when suspended vertically from a firm grasp on the upper 10% of the section. Sod shall not be harvested or transplanted when moisture content (excessively dry or wet) may advers affect its survival. Sod shall be relatively free of thatch, up to one half inch allowable (uncompressed

the soil embedded in the sod shall be a clean, earth, free of stones and debris. The sod shall have been mowed at least three times with a lawn mower with final mowing not more than seven days prior to the sod being cut for placement. The sod shall be provided in commercial pad sizes measuring not less than 12 inches by 24 inches and shall be live, fresh and uninjured at the time of placement. It shall be planted within 48 hours after being cut and shall be shaded and kept moist from the time it is cut until it is planted.

(1) All plant material to be removed shall be removed

as directed by the Landscape Architect.

J. Existing Plant Material to be Relocated:

completely, including the rootball, from the job or

(1) All existing plant material to be relocated shall be

root pruned a minimum of 4 weeks or for a period as

determined by the Landscape Architect prior to

(2) Rootball: Requirements for the measurement of minimum

the Florida Department of Agriculture's "Grades and

MIN. BALL DIA

Increase i

(3) Root pruning shall be accomplished by digging a trench

completely around the plant about 18 inches deep. All

(4) A mixture of good organic fertilizer and planting soil

exposed roots shall be cut off smoothly

(5) Plant material which is in soil of a loose texture.

which does not readily adhere to the root system

especially in the case of large plants or trees, shall

have the rootball wrapped in burlap and then wire, i

directed by the Landscape Architect. For wire, hog wire

shall be used and it shall be placed around the rootba

the tightened wire netting formed by the hog wire, so as

before before the plant is removed from the hole for

relocation. The wire shall be looped and tensioned

until the burlapped ball is substantially packaged by

to prevent disturbance of the loose soil around the

shall be used to refill the trench.

roots during handling.

proportion

MIN. BALL DEPTH

75% of dia.

65% of dia.

65% of dia.

65% of dia

65% of dia.

60% of dia

60% of dia

then decrease in

size diameter.

proportion for larger

60% of dia

up to 48",

Standards for Nursery Plants, Part 1 and Part 2", as

rootball diameter and depth shall comply with

requirements as set forth in the latest edition of

as directed by the Landscape Architect. The remaining

hole shall be filled with suitable material or planting soil

- A. The Landscape Architect may inspect trees, shrubs, and groundcover either at the place of growth or at the site before planting for compliance with the requirements for name, variety, size, and quality. The Landscape Architect retains the right to further inspect trees and shrubs for size and condition of balls and root system, insects, injuries, and latent defects, and try to reject unsatisfactory or defective material at any time during the progress of work The Landscape Contractor shall remove rejected trees or shrubs within 7 days from the project site.
- B. Responsibility for Assuring Quality Work: (1) The Contractor's Superintendent shall speak English and be well versed in Florida plant material, planting operations, Plan and Specification interpretation coordination with other contracts or service in the
- (2) All employees shall be competent and highly skilled in their particular job in order to properly perform the work assigned to them. The Contractor shall be esponsible for maintaining the quality of the material on the project.

project area and coordination between the nursery and

(3) The Contractor will comply with applicable Federal, State, County and local requirements governing landscape materials and work

C. Grade Standards

- (1) Plant material shall be Florida *1 or better as set forth in the latest edition of the Florida Department of Agriculture's Grades and Standards for Nursery Plants
- (2) All plant material will be subject to the approval of the Landscape Architect for quality, size and color. Plants lacking the compactness or proper proportions, plants which are weak or thin, and plants injured by close planting in nursery rows will not be accepted. Plant materials which have been cut back from larger grades to meet certain specification requirements will be
- (3) Plant material shall have normal, well developed branches and shall be vigorous plants, free from defects, decay, burns disfiguring roots, sun-scald injuries, abrasion of the bark, plant diseases, insect objectionable disfigurements.

A. All plant material, unless indicated otherwise, shall be installed with a planting soil composed of sandy loam (50% sand , and 50% muck) typical of the locality. The soil must be taken from ground that has never been stripped, with a slight acid reaction (5.5 to 6.5 ph) and without an excess of calcium or carbonate. Soil shall be delivered in a loose

- A. Potable, from municipal water supplies or other sources which are approved by a public health department
- A, Mulch shall be
- (1) "Floramulch"
- Fertilize with 8-2-12 palm fertilizer with micronutrients per manufacturer's recommendations.
- B. New and existing Shrubs, and Groundcover: Fertilize with 8-2-12 palm fertilizer with micronutrients at a rate of 1/2 lb. per 1000 SF of area.
- C. Annuals: Fertilize with Osmocote Sierra nd 14-14-14 or approved equal.
- composition and dry. Granular fertilizer shall be free lowing and delivered in unopened bags. All bags containers or boxes shall be fully labeled with the manufacturer's

A. Disposal of Trash: All debris and other objectionable

B. Excess Fill: All excess fill which results from the

Excess fill shall be disposed of as directed.

be thoroughly swept.

to person or property.

Completion and Final Acceptance:

on this final inspection.

material created through planting operation and landscape

construction shall be removed completely on a daily basis

paved areas including curbs and sidewalks which have been

strewn with soil, sod waste, fertilizer or other debris shall

installation of the project shall remain the property of the

All excess fill which the Owner does not want shall be

Owner and remain on the project at the option of the Owner.

removed and disposed of from the project at no additional

cost. No excess fill shall be removed or disposed of from

. Responsibility for Protection and Restoration of Property:

B. Protection Against Mechanical Damage: The Contractor's

she shall repair, restore and replace all property which

becomes damaged as a result of any negligence of the

A. Upon written notice from the Contractor of the presumptive

completion as defined below, of the entire project, the

will make an inspection within 48 hours after the written

contract Plans and Specifications, such inspection shall

constitute the final inspection. The Contractor shall be

Landscape Architect, along with other appropriate parties

notice. If all construction provided for and compensated b

the contract is found to be completed in accordance with the

notified in writing of final acceptance as of the date of the

B. If, however, the inspection mentioned in paragraph A, above,

necessary instructions or "punch lists". Upon correction

constitute the final inspection, provided the work has been

satisfactorily completed. In such event, the Owner or their

representative shall make the final acceptance and notify the

Contractor in writing of this final acceptance as of the sate

of work, another inspection will be made which shall

unsatisfactory, final acceptance shall not be given and the

Owner and/or Landscape Architect will give the Contractor the

discloses any work, in whole or in part, as being

Contractor or his or her employees in complying with these

The Contractor shall be responsible for all damage or injury

responsibility for protection against mechanical damage shall

warning signs and barricades as might be necessary and he or

include providing protection from vehicles and providing

the site until approved by the Owner or Landscape Architect

from the job or as directed by the Landscape Architect. Any

A. Delivery and Handling:

Delivery, Handling and Storage:

- (1) Movement of nursery stock shall comply with all Federal, State, and local laws, regulations, ordinances, codes, etc. (2) Protect during delivery to prevent damage to root ball
- or desiccation of leaves. Remove unacceptable plant materials immediately from the job site. Maintain and protect while stored at the site.
- (3) Transport materials on vehicles large enough to allow plants not to be crowded and damaged. Plats shall be covered to prevent wind damage during transit.

(1) Deliver sad on pallets with root sustem protected from exposure to wind and sun. Deliver sod in quantities capable of being installed within 48 hours of cutting.

- Submittals # Approvals A. Written request for approval to substitute a plant species or a plants designation (B4B, WB4B, CG etc.), type, grade, quality, size, quantity, etc. due to the non-availability of the material specified. Approval must be given by the Landscape Architect before the material is delivered and
- B. Any request for the approval of an equal shall be in writing Approval shall be given by the Landscape Architect before the material is delivered and installed on the project.

installed on the project. The Contractor must provide

written proof that the specified plant material is

- C. Submit three prints of shop drawings for any special conditions not covered in the details indicated. This shall be for approval by the Landscape Architect before they are
- D. if requested by the Owner or Landscape Architect submit a schedule of all specimen plant material and collected plant material indicating the sources or suppliers of these materials and their locations for approval by the Landscape Architect before they are delivered and installed on the project. Also, two color photographs of each different item showing different side views of the item shall be submitted with the schedule. Additional color photographs shall be submitted, if requested.
- E. If requested by the Owner or Landscape Architect, submit a letter indicating the sources or suppliers of all sod and the grade to be supplied for approval by the Landscape Architect

Staking and Guying:

- A. Staking and guying shall be the responsibility of the Landscape Contractors. Staking and guying shall not be attached directly to the plant material with nails. Also, the plant material with nails. Any method of staking and guying other than those indicated in the details, shall installation. Under no circumstances will approval be given
- B. The Contractor is responsible for performing all staking and guying in accordance with all applicable regulations, jurisdiction the project is located in.

A. New and existing Trees and Palms:

- D. Composition and Quality: All fertilizer shall be uniform in
- E. All fertilizer shall comply with the State of Florida

- battens used in staking and guying shall not be attached to receive approval from the Landscape Architect prior to their to allow the plunging, burying, or planting of trees or palms so that the top of the grade, in order to eliminate the need or requirement of staking or guying.
- ordinances and code requirements from the appropriate local

EXECUTION inspection:

A. Utilities (Above Ground and Underground): (1) The work area may have existing utilities, such as, but not limited to, irrigation, phone, electrical and storm sewer. The location of some of these existing utilities

C. Completion of the work shall mean the full and exact

corrective action.

to written acceptance.

C. Maintenance Prior to Final Acceptance:

compliance and conformity with the provisions expressed of

implied in the Plans and Specifications including any and all

"punch lists" which may be issued outlining certain items of

D. Final acceptance shall not be given until all construction

E. Final acceptance shall not be official until acknowledged in

F. The guarantee shall not begin until the day final acceptance

Certain responsibilities prior to Final Acceptance: The following

writing by the Owner or their representative.

is a partial list of certain responsibilities. It is not a

complete list, but only a summary of certain responsibilities

A. The Contractor is responsible for the entire project prior

B. The Contractor is responsible for safety on and off the job

(1) Maintenance shall begin immediately after each plant is

planted and continue until final acceptance.

(2) Plant maintenance shall include watering, mowing,

edging, pruning, weeding, cultivating, repair o

erosion, mulching, tightening and repairing of guys

stakes, braces, etc., replacement of sick or dead

plants, replacement of sod areas which do not become

established, resetting plants to proper grades or

ubright position, maintenance of the watering saucer

(3) immediately after planting, each plant shall be watered

acceptance. Refer to the heading "Watering", which is

(4) All plant material shall be weeded once a week. In the

prevalent to such as extent that they threaten plant

Landscape Architect. If necessary, the plant material,

mulch, sand and/or planting soil shall be replaced as

the expense of the Contractor.

event that weeds or other undesirable vegetation becomes

material, the weeds shall be removed as directed by the

needed to eliminate weeds or undesirable vegetation at

and the watering period shall continue until final

in Part 3 of these Specifications, for additional

litter removal, and all other care needed for proper

work which were found unsatisfactory or required completion or

provided for and contemplated by the contract is inspected and found to be completed in accordance with contract Plans

However, no guarantee is implied that the Plans are accurate or complete. It shall be the responsibility of the Contractor to verify the location of all such utilities, structures, etc., by hand excavation or other ippropriate measures before performing any work that could result in damage or injury to persons, utilities, structures or property. The Contractor shall make a thorough search of the site for utilities, structures, etc., before work is commenced in any particula (2) The Contractor shall take immediate steps to repair,

F. if requested by the Owner or Landscape Architect, submit a

and installed on the project.

the project.

the installation.

sample and analysis of all planting soil types for approval

H. If requested by the Owner or Landscape Architect, submit a

Architect before the material is delivered and installed on

guying methods to be used if the ones indicated in these

Specifications and on the Plans are not to be implemented.

The Landscape Architect will approve all shop drawings of

staking and guying methods before they are implemented in the

i. Submit three prints of shop drawing for all staking and

J. Submit in writing any hindrance to the owners routine

materials growth, or survival, that would affect the

maintenance or lack of, that may affect installed plant

K. Submit in writing any hindrance to the timely completion of

be required by, State , local or Federal Authorities.

L. Submit and Certificate of inspection of plant material as may

A. When the specifies plant designation (B4B, WB4B, CG etc.),

available, the Contractor shall submit a written request,

to the Landscape Architect, for a substitution along with

WB4B, CG, etc.), type grade, quality, size, quantity, etc.

of material is not available. The Landscape Architecture

type, grade, quality, size, quantity, etc. of a material is not

written, documented proof that the plant designation (B4B,

shall approve all substitutions before they are delivered and

installed. Do not deliver and install any material, which is

in writing and approved as a substitute by the Landscape

Architect. Also, ant changes, if any, to the contract amount

because of an approved substitute, shall be established in

writing between the Owner and the Contractor before the

material substitute is delivered and installed on the

anticipated to be a substitute, before it has been submitted

by the Landscape Architect before the material is delivered

sample and analysis of the mulch for approval by the Landscape

- replace, or restore all services to any utilities or other facilities which are disrupted due to his or her additional outside services which may be necessary to prosecute repairs on a continuous "around the cloc basis until services are restored. He or she shall also provide and operate any supplemental temporary services to maintain uninterrupted use of the facilities. All costs involved in the repairs and restoring disrupted service resulting from negligence on the part of the Contractor shall be borne by the Contractor and he or she shall be fully responsible for any and all claims
- (3) Should utilities, structures, etc., be encountered which interfere with the work, the Landscape Architect shall be consulted immediately in order for a decision to be made on the relocation of the work so it will clear the obstruction, if the obstruction cannot be relocated.
- (4) The Contractor shall not purposefully disrupt or disconnect any type of utility whatsoever without first obtaining the written permission of the Landscape Architect. Requests for disconnection must be in writing and received by the Landscape Architect at least 72 hours prior to the time of the requested interruption.

- A. Its shall be the responsibility of the Contractor to provide the final grading so the final level for planting areas conforms to surrounding grades and is at the proper elevation with relation to walks, paving, drain structures and other site conditions, unless indicated otherwise on the plans.
- B. Plant Area Next to Pavement: All planting areas next to pavement areas, such as, but not limited to, curbs, roads drives, walks, terraces, decks and slabs shall be set so that the TOP OF THE MULCH IS ! INCH BELOW THE TOP OF THE PAVEMENT AREA or as indicated otherwise on the plans.

A. Staking Plant Locations: Stake or mark plant material locations prior to plant hole excavation, based on information from the plans.

(5) Edge and mow sod once a week. PLANTING DETAILS

(6) Edge and weed all shrubs, groundcover and flower beds once a week. (7) Remove all litter once a week

- (8) Spraying and Dusting: Contractor shall do all seasonal spraying and/or dusting of all planting, as needed, for complete control of pests and diseases. The materials and methods shall be in accordance with the highest standard horticultural practices and as recommended by the County Agent, and approved by the Landscape
- (9) Sod: After the sod has been laid, tamped and top dressed, all areas and parts of area which fail to show uniform growth and health, shall be resodded, repeatedly if necessary, until all sodded areas are covered with a satisfactory lawn. Damage resulting from erosion, guillies, washouts, or other causes shall be repaired by lling with topsoil, tamping, refertilizing, and esodding by the Contractor at his or her expense.
- (10) Protection: Plant material shall be protected against trespassing and damage. If any plants become damaged or injured, they shall be treated or replaced as directed and in compliance with the Specifications at no additional cost. No work shall be done within or over planting areas or adjacent to plants without proper safequards and protection.
- (11) Keep sidewalks, curbs and gutters, driveways, parking areas, streets, terraces, decks, and pavers free o plant cuttings, debris and stains.
- removed within 3 working days and replaced before an inspection for completion will be scheduled. E. Survival and Conditions: The Contractor shall be responsible for the proper maintenance and the survival and condition of

D. Material rejected during the course of construction shall be

installed until final acceptance. F. Replacement: Replacement of plant material shall be the responsibility of the Contractor including the possible replacement of plant material resulting from removal by theft or vandalism or acts of negligence on the part of others. All plant material shall be alive and in good growing condition for each specific kind of plant at the time of

all landscape items from the time a landscape item is

G. Rating: The rating of plant material according to Florida Grades and Standards shall be equal to or better than called for on the Plans and in these Specifications at the time of

- A. The guarantee shall not begin until the day final written acceptance is given.
- B. All plant material, except sod, trees and paims, shall be guaranteed for a minimum of I year from the time of final acceptance. All sod shall be quaranteed for a minimum of 66 days from the time of final acceptance. All trees and palms
- are to be guaranteed for one year from the time of final C. The guarantee shall be null and void for plant material which is damaged or dies as a result of "Acts of God" limited to
- hail, freeze, lightning, and winds which exceed hurricane force, providing the plant was in a healthy growing condition prior to these "Acts of God"
- D. At the option of the Owner, and inspections may be made at the end of the guarantee period, but prior to the last day of the guarantee period.

A. The guaranteeing of a plant material shall be construes to mean within 3 calendar days if it is:

the minimum quality indicated in the Specifications.

- (1) Not in a healthy growing condition and thus renders it below the minimum quality indicted in the Specifications.
- (2) There is a question to its ability to survive after the end of the guarantee period that would render it below

- B. The 3 calendar days may be extended due to seasonal conditions, availability, preparation time such as root pruning, etc., only if approved by the Landscape Architect in advance. The extended time shall be negotiated between al parties concerned, but must receive final approval by the Landscape Architect.
- C. Size, Quality, and Grade:
- (1) Replacement plant material shall be one of the same species quality and grade as that of the plant to be replaced. The size of the replacement shall not necessarily be the same size as the original specified plant at its initial planting. The replacement shall be of equal size to the plant to be replaced at the time it has been determined that it must be replaced.

B. Spacing of Groundcover 4 Shrubs: The location of a planting bed (shrub or groundcover) next to another bed, walkway, structure, etc., shall have the plants along the perimeter spaced so that the plants can mature properly

without growing into the other bed, walkway, structure, etc

- C. The rootballs of B4B plants which cannot be planted immediately shall be covered with moist soil or mulch to insure protection from drying winds and sun. All plants shall be maintained as necessary until planting.
- D. Subsurface Conditions: Some or all work areas may be compacted and/or contain existing material such as limerock which may interfere with adequate vertical drainage and/or proper plant survival and growth and therefore removal of this material is part of the scope of work for the project. The Contractor shall be responsible for insuring adequate drainage in these areas and shall remove this existing material, as required, by such means as auguring, drilling or rototilling. If necessary, excavate to a depth beyond the required excavation depth for the plant hole, in order to insure proper vertical drainage necessary for plant survival and growth.
- E. Remove undesirable existing vegetation present on the project by use of chemicals and/or mechanical means which are acceptable to the Landscape Architect. Apply chemicals as recommended by the manufacturer. Exercise care to avoid any misuse of the chemicals which will cause detrimental residua conditions. Care shall also be used so that any final grades which have been established are not altered
- E Excavation of Plant Holes

- a. Excavation of plant holes shall be roughly culindrical in shape with the sides approximately vertical. The Landscape Architect reserves the right to adjust the size and shape of the plant hole and the location of the plant in the hole to pensate for unanticipated structures o unanticipated factors which are a conflict.
- b. The excavated material from the plant holes shall not be used to backfill around the plant material Such material shall be disposed of either on the project site or off the site, as directed by the Landscape Architect.

Groundcovers

A. General: The Contractor shall lay out on the ground the locations for the plants and outlines of areas to be planted and obtain approval of the Landscape Architect before excavation is begun. The Landscape Architect may adjust the location of specifies plant materials prior to planting.

However, if for some reason, the plant to be replaced is smaller than the size originally specifies, the replacement shall be at least equal to the originally

- (2) Replacements shall be guaranteed for a period equal to the originally specifies guarantee. This guarantee period shall begin at time of acceptable replacement.
- (3) Final payment to the Contractor shall not relieve he or she of the guarantee obligations.

Plan and Specification Interpretation:

A. On the Plans, figured dimensions shall govern over scaled dimensions. If any error or discrepancy is found in the Plans and Specifications, the Contractor shall refer the same to the Landscape Architect for an interpretation and decision in resolving conflicts between the Plans and Specifications, THE PLANS SHALL GOVERN over the Specifications. The Landscape Architect shall have the right to correct apparent errors or omissions in the Plans and Specification and to make such interpretations as he or she may deem necessary for the proper fulfillment of the intent of the Plans and Specifications.

Permits and Codes

- A. The Contractor shall procure all necessary permits to
- B. The Contractor is responsible for performing all work in accordance with all applicable regulations, ordinances and code requirements from the appropriate city, county, state and/or Federal jurisdiction the project is located in.

Changes and Additional Work:

A. The Contractor shall not start on any changes or additional work in the project until a written agreement setting forth the adjusted contract amount has been executed by the Owne and the Contractor. Any work performed on any changes or additional work prior to the execution of a written agreement may or may not be compensated for.

"Job Site, "Project Site Etc.":

A. The words "job site", "project site", "job", "project" and "site" shall be synonymous with one another when used in

Safety On and Off the Job Site:

A. In performing the scope of work, all safety on of off the job site shall be the sole responsibility of the Contractor. The Landscape Architect shall not be responsible for safety on or

- (1) All plants shall be set at the proper level so that after settlement, a normal or natural relationship between the crown of the plant and the surrounding ground surface exists. The plants shall be set vertically. After excavation of planting pits and prior to placement of the plant material, fill the planting pits with water. The plant hole shall be backfilled with opsoil mixture placed in layers around the roots or ball. Each layer shall be carefully tapped in place. When partially backfilled and compacted, the hole shall be filled with water and the soil allowed to settle around the roots± the ball ties shall be cut and at the burlap peel down 1/3 from the top of the rootball and cut or adjusted to prevent the formation of air pockets before applying the water. After the water has been absorbed the plant hole shall be filled with topsoil mixture and tapped to grade. Subsoil removed from tree pit shall not be mixed or used in any way with the topsoil
- (2) All sabal and queen palms shall be backfilled with clean thoroughly washed in during the planting operation.

(3) Water Saucer: A 4-inch high water saucer shall be

formed around the rim of each individual tree or palm pit and maintained in place. (4) Plant material of the shrub category and smaller must be handled by the ball only. Plant material too large for nand handling, if moved by winch or crane, must be

thoroughly protected from chain, rope, or cable marks.

Girdling, bark slippage, limb breakage and any other

damage that might occur by improper handling or

(5) All trees and palms shall be handled by both the trunk and rootball at the same time and not by the trunk only. Trunks shall be thoroughly protected.

removed from the container so as not to disturb the

(6) Container grown plant material shall be careful

- C. Sod
- (1) Soil Preparation: Within 24 hours prior to placing sod, prepare the soil in the following manner
- a. Uniformly apply formula 8-8-8 fertilizer over the area at a rate of 25 pounds per 1,000 square feet b. Remove stones and foreign matter over two inches in diameter from the top two inches of soil.
- c. Grade the sod areas so that the top of the sod will be at finished grade after rolling and tamping.

3" mulch ----— finished grade

Shrubs

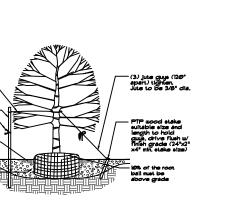
2" x 4" PTP wood blocking banded around trunk (not nailed) w/ triple layer burlap between trunk and blocking

Straight Trunk Palms

10% maximum of the root ball must be above grade

3" mulch

existing grade



NOTE: Stake all trees up to 2" cal. @ 2 per tree. Guy all trees larger than 2" All plastic nursery tape / flagging must be removed from all plants.

Trees

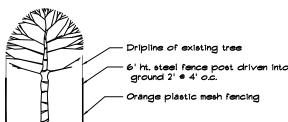
3/8" dia. jute guy

2" x 2" x 8' PTP stake

chartreuse survey flagging tape

no mulch within 6" of trunks

EXISTING TREE BARRIER DETAIL



The Landscape Architect's on site observations or inspections shall be only for the purpose of verifying that the Plans and Specifications are being implemented properly. The Landscape Architect's on site observations or inspections are not for safety on or off the job site.

- On Site Observations and Inspections
- $\ensuremath{\mathsf{A}}.$ The Contractor shall make requests for on site observations or inspections 48 hours in advance and they shall be in
- writing, if directed by the Landscape Architect. B. If an inspection is related to completion and final
- C. An inspections at the growing site does not preclude the right

acceptance, the request shall be made in writing 48 hours in

- of rejection at the project site. D. The fact that the Landscape Architect has not made an earl on site observation or inspections to discover faulty work of work omitted, or work performed which is not in accordance
- with the contract requirements, shall not bar the Landscape Architect from subsequently rejecting such work at a later E. The Landscape Architect's on site observations or inspections shall be only for the purpose of verifying that the Plans and Specifications are being implemented properly. The Landscape Architect's on site observations or inspections are nor

Plant Material

A. Plant material shall be nursery grown except:

from sources such as residences.

(1) Where specified as collected material (2) Where approved by the Landscape Architect for such plant material which is only available as a collected item

intended to take charge, direct, run or manage the

the scope of work indicated in these Specifications.

implementation o the Plans and Specifications or take

charge, organize or manage the Contractor while performing

- B. Except where another grade is specifically called for in the Plans, all plant material, including collected material if specified, shall be no less than Florida 4, or better, at the time of installation and final acceptance. Existing plant material to remain or to be relocated shall be excluded
- C. Habit of Growth: All plant material shall have a habit of growth that is normal for that species and shall be sound, healthy, vigorous and free from insects, plant diseases and

(2) Placing Sod:

- a. Place sod with staggered joints closely butted, tamped or rolled to an even surface to the required finished grade. Avoid continuous seams along lines of water flow in swales. Place sod in rows at right angles to slope.
- b. Water sod every day for a period of three weeks. c. Fertilize sod three weeks after planting with 12 pounds of 8-8-8 formula fertilizer per 1,000 square feet of lawn.
- d. No sod shall be used which is not certified as being free of the imported fire ant. Before any sod is brought to the site, furnish a written certificat of clearance from pest control officials of either State

a. It shall be the responsibility of the Contractor to

or Federal Department of Agriculture.

b. The Contractor shall completely maintain the sod until final acceptance by mowing or spraying as

replace any areas of sod that are not in healthy

D. Planting Beds (1) Spread six inches of topsoil mixture uniformly over the

entire planting area.

approved fill material.

- (2) Spread 50% organic fertilizer at a rate of 4 pounds per 1,000 square feet uniformly over the groundcover area. (3) Rotor mix, or by other approved method, to a depth of
- (4) Fine grade to remove all trash, rocks, and debris to
- (5) Regrade to finish grade before adding two inches mulch.

(6) Thoroughly water and firm the plants into the soil mixture

- (1) Areas to be mulched shall have existing weeds and vegetation removed, including root systems, before
- applying mulch. (2) Grades are to be uniform. Grade areas which are rough and uneven. Fill in voids and holes with planting soil or other

GENERAL NOTES

- 1. ALL PLANTS TO BE FLORIDA NO. 1 OR BETTER.
- 2. NO SUBSTITUTIONS WILL BE ACCEPTED WITHOUT PRIOR WRITTEN APPROVAL BY THE LANDSCAPE ARCHITECT 3. ALL LANDSCAPED AREAS TO RECEIVE 150% IRRIGATION COVERAGE BY AN AUTOMATIC, UNDERGROUND SPRINKLER SYSTEM EQUIPPED WITH A

4. QUANTITIES ON PLANT MATERIALS ARE FOR CONVENIENCE ONLY.

LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ALL PLANTS SHOWN LIST AND PLANTING PLANS, THE PLANS ARE TO OVERRIDE THE PLANT LIST IN ALL CASES, SOD QUANTITY IS TO BE DETERMINED BY CONTRACTOR PRIOR TO BIDDING

5. CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UNDERGROUND

- 6. CONTRACTOR IS RESPONSIBLE FOR FURNISHING ALL MATERIALS, TOOLS, EQUIPMENT, LABOR, AND PLANTS NECESSARY FOR THE PROPER PLANTING OF ALL TREES, SHRUBS GROUNDCOVERS, AND GRASS AS SHOUN ON LANDSCAPE ARCHITECT'S PLANTING PLANS.
- 1. ALL GROUNDCOVER BEDS TO ABUT PARKING, BUILDING, SIDEWALKS, ETC., IN A PERPENDICULAR LINE.
- 8. ALL TREES AND PALMS TO BE STAKED AND GUYED.
- 9. ALL PLANTED AREAS ARE TO BE MULCHED WITH "FLORAMULCH", 10. ALL PLANT MATERIAL TO BE BACKFILLED WITH 50% CLEAN MUCK AND II. GROUNDCOVER AND SHRUBS TO BE LAID OUT IN A UNIFORM AND

12. THE CONTRACTOR SHALL LAY OUT ON THE GROUND THE LOCATIONS FOR HE PLANTS AND OUTLINES OF AREAS TO BE PLANTED. THE CONTRACTOR SHALL OBTAIN APPROVAL FROM THE LANDSCAPE ARCHITECT BEFORE EXCAVATION BEGINS. THE LANDSCAPE ARCHITECT MAY ADJUST THE

LOCATION OF SPECIFIED PLANT MATERIALS PRIOR TO PLANTING

14. LANDSCAPING IN SAFE DISTANCE TRIANGLES SHALL BE MAINTAINED TO

PROVIDE UNOBSTRUCTED VISIBILITY AT A LEVEL BETWEEN 2' AND 8'

13. TREES AND PALMS TO BE GUARANTEED FOR ONE (1) YEAR, SHRUBS AND GROUNDCOVERS TO BE GUARANTEED FOR NINETY (90) DAYS AFTER FINAL WRITTEN ACCEPTANCE IS GIVEN BY OWNER OR LANDSCAPE ARCHITECT. CONTRACTOR IS RESPONSIBLE FOR PLANT MAINTENANCE UNTIL THE TIME OF WRITTEN ACCEPTANCE.

D. Measurement of Trees, Palms, Shrubs, and Groundcover:

a. Rootball: Requirements for the measurement of

minimum rootball diameter and depth shall comply

with the Florida Department of Agriculture's "Grades

and Standards for Nursery Plants, Part 1 and Part

MIN. BALL DIA.

Increase in

proportion

measured from finish grade and continue up to where

branches, limbs or fronds, which extend out beyond

E. Die-Back and Leaf Drop: plant material showing signs of die-

back of leaf-drop will not be accepted and must be removed

from the project immediately if so directed by the Landscape

toward leaf-drop or die-back must be root pruned early enough

Architect. Therefore, any plant material with tendencies

to provide a sound network of hair roots prior to relocation

F. Mechanical Destruction of Foliage: Mechanical destruction of

project. Loss of foliage caused by seasonal change will be

foliage resulting from root pruning shall not effect more

than 10% of the total foliage prior to planting on the

G. Spanish Moss: If Spanish Moss (Tillandsia usneoides) exists

on plant material, it shall be completely removed prior to

(1) Remove a minimum of fronds from the crown of the palms

to facilitate transporting and handling.

(3) The mulch shall be uniformly applied to a depth of

(1) Initially, water the plant material to develop uniform

(2) Provide continuous watering of plant material after

to establish plants. Water shall be applied as

plant type, the time of year, amount of rainfall and

watering shall begin after the plant is planted and

continue until final acceptance. All trees and palms

other environmental conditions it is exposed to. This

shall be watered, only during this period. Do not rely

required, without flooding areas beyond where water is

needed and/or over watering other landscape material.

shrubs, groundcover and sod may be watered by using the

on the irrigation system, if there is one, to achieve

this task, it cannot deliver the volume of water

irrigation system, if there is one hand water

(3) If there is no source for water available at the

means as a water truck or tank.

any pruning and thinning.

AND AUSTRALIAN PINE

project, such as a hose bib (s) or fire hydrant (s) if

responsible for supplying water for watering, by such

approved for use, then the Contractor shall be

(1) The amount of general pruning and thinning shall be

limited to the minimum necessary to remove dead or

loss of roots as a result of transplanting operations

(2) The Landscape Architect shall be contacted prior to

Landscape Architect may elect to be present during

(1) in the event that weeds or other undesirable vegetation

becomes prevalent to such an extent that they threater

plant material, they shall be removed as directed by the

Landscape Architect. This condition shall apply until

performing any major pruning and thinning. The

Pruning and thinning shall be done in such a manner as not to change the natural habit or shape of a plant.

necessary and the amount of water and frequency of

the root zone. Avoid erosion, puddling, and washing

planting in order to achieve optimum growth conditions

watering shall be based on the specific needs of each

approximately 3 inches, or other depth as indicated

trees and palms in sod areas and any other areas as

otherwise, over all shrub and aroundcover areas, around

coverage and deep water penetration to the full depth of

b. Height: The height of plant material shall be

parts of the plant, such as leaves, shoots,

the main mass of the plant.

planting on the project

indicated on the plans

soil away from the roots

during this period.

G. Pruning and Thinning:

H. Weeding:

H. Palme:

F. Watering:

the main mass of the plant uniformly ends. The

height shall not include any singular or isolated

MIN. BALL DEPTH

75% of dia

65% of dia.

65% of dia.

65% of dia

65% of dia.

60% of dia.

60% of dia.

60% of dia.

size diameter.

proportion for large

up to 48",

(1) Trees, Shrubs, and Groundcover

CALIPER

1,5 - 1,75"

5 - 55"

5.5" or more

- ABOVE FINISHED GRADE. 15. ALL PROHIBITED PLANT SPECIES (AS IDENTIFIED BY THE CITY, COUNTY, STATE) SHALL BE ERADICATED FROM THE SITE, THIS ICLUDES BUT IS NOT LIMITED TO MELALEUCA, BRAZILIAN PEPPER
- 17. ALL EXISTING AND NEWLY CREATED PLANTING BEDS TO BE CLEANED AND FREE OF WEEDS AND DEBRIS AND EXCAVATED AS REQUIRED TO FULFILL PLANTING SOIL REQUIREMENTS OF THE PLANTING DETAILS.

18. FILL HOLES WHERE EXISTING TREES OR PLANT MATERIAL HAVE BEEN

REMOVED TO PROVIDE LEVEL SURFACE WITH SURROUNDING AREA AND SOD OVER IF NEW PLANT BEDS ARE NOT TO BE INSTALLED. 19. ALL PLANTING BEDS THAT ARE ADJACENT TO PAYING ARE TO BE LOWER THAN THE ADJACENT PAYING, SO THAT RUNOFF (MULCH, SOIL) FROM THE BED DOES NOT RUN ONTO THE ADJACENT PAYING. 20. ALL PLANTING ISLANDS WITHIN THE PARKING LOT AREA MUST HAVE A MINIMUM

3' DEPTH OF SOIL EITHER FROM EXISTING SOIL PRESENT, IF OF GOOD QUALITY, TO PROMOTE PLANT GROWTH, OR OF REPLACEMENT SOIL (50% MUCK, 50% SAND). NO ROAD ROCK, SHELL ROCK, LIMESTONE, OR OTHER ROAD BASE MATERIAL SHALL BE PRESENT WITHIN PLANTING ISLANDS.

sheet title:

project number: 1517 03-03-17 1/8" = 1'-0"

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specifications

date: scale: drawn by: jcs

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