



Development Services Department

BOARD ACTION REPORT – APPEALABLE ITEM

Project Name:	220-226 N Swinton Avenue
Project Location:	220-226 N Swinton Avenue, Old School Square Historic District
Request:	Certificate of Appropriateness (2019-252)
Board:	Historic Preservation Board
Meeting Date:	October 2, 2019

Board Action:

Approved the Certificate of Appropriateness (2019-252), by a vote of 5-0 for the property located at **220-226 N Swinton Avenue, Old School Square Historic District** by finding that the request and approval thereof is consistent with the Comprehensive Plan and meets the criteria set forth in LDR Sections 2.4.6(H)(5), subject to the following conditions:

1. That the proposed wall be reduced to 8' in height.

Project Description:

The subject property is situated on the west side of North Swinton Avenue between NE 2nd Street and NE 3rd Street, within the Locally and Nationally designated Old School Square Historic District and contains 2 historic structures that are joined by a unity-of-title. The structure situated on the 220 N. Swinton Avenue property is a 1940 wood frame vernacular residence, and the structure situated on the 226 N Swinton Avenue is a 1920 Mission Style residence. Both are contributing structures within the district. The structure at 226 N. Swinton Avenue originally consisted of a 1,490 sq. ft. contributing, one-story, Mission Revival style single-family residence along with a 250 sq. ft. contributing, Frame Vernacular accessory garage circa 1920's. On January 28, 2004, a fire occurred within the structure damaging the wall and ceiling finishes as well as damaging the structural integrity of the roof framing which required repair and replacement.

At its meeting of December 15, 2004, the Historic Preservation Board approved a COA (2005-027) for a two-story, 1,888 square foot addition to the south side of the contributing structure. Prior to the COA submittal and review, the interior and roof of the subject structure were damaged by fire which resulted in the demolition of the majority of the interior as well as repairs to the roof and electrical systems of the dwelling. A building permit was then issued for the reconstruction of the damaged interior. A subsequent revision (2006-053) to the original COA approval was approved administratively on December 2, 2005 which included a covered porch on the rear elevation. In 2007, an Ad Valorem Tax Exemption application was subsequently reviewed and approved by HPB.

The request before the board is for approval of a Certificate of Appropriateness for the construction of a new pagoda style gazebo in the southwest corner of the property, construction of an arbor in the northwest corner of the property, installation of new water features with decorative stones/boulders, and construction of a new wall and gate to the sides and rear (west) of the property located on 226 N Swinton Avenue.

Board Comments:

The Board comments were supportive.

Public Comments:

There were no public comments.

Associated Actions: All required actions were taken.

Next Action: HPB action is final unless appealed by the City Commission.



DEVELOPMENT SERVICES

BUILDING | HISTORIC PRESERVATION | PLANNING & ZONING
100 NW 1ST AVENUE, DELRAY BEACH, FLORIDA 33444
(561) 243-7040

HISTORIC PRESERVATION BOARD STAFF REPORT

220-226 N Swinton Avenue

Meeting	File No.	Application Type
October 2, 2019	2019-252	Certificate of Appropriateness

REQUEST

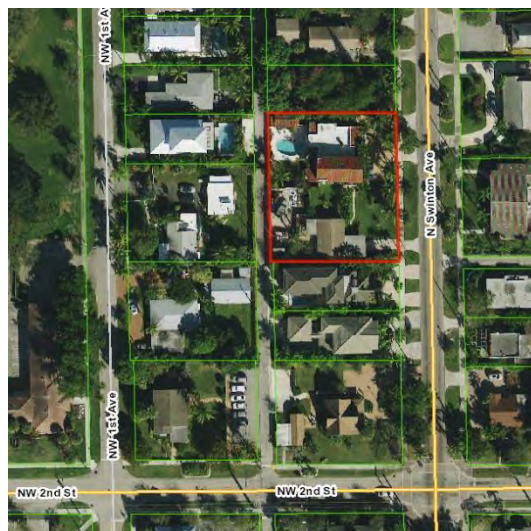
The item before the Board is for consideration of a Certificate of Appropriateness (2019-252) request associated with the construction of an accessory structure on a contributing property located at **220-226 N Swinton Avenue, Old School Square Historic District**, pursuant to LDR Sections 2.4.6(H). Specifically, the request includes: construction of a new pagoda style gazebo in the southwest corner of the property, construction of an arbor in the northwest corner of the property, installation of new water features with decorative stones/boulders, and construction of a new wall and gate.

GENERAL DATA

Agent: Don Murakami, Murakami Landscape Architects
Owner/Applicant: Frank Rozzo
Location: 220 & 226 N Swinton Avenue
PCN: 12-43-46-17-49-08-0051
Property Size: 0.45 Acres
Zoning: OSSHAD (Old School Square Historic Arts District)
Historic District: Old School Square Historic District
FLUM: OMU (Other Mixed Use)
Adjacent Zoning:

- OSSHAD (North)
- OSSHAD (East)
- OSSHAD (West)
- OSSHAD (South)

Existing Land Use: Residential
Proposed Land Use: Residential



BACKGROUND INFORMATION & ITEM DESCRIPTION

The subject property is situated on the west side of North Swinton Avenue between NE 2nd Street and NE 3rd Street, within the Locally and Nationally designated Old School Square Historic District and contains 2 historic structures that are joined by a unity-of-title. The structure situated on the 220 N. Swinton Avenue property is a 1940 wood frame vernacular residence, and the structure situated on the 226 N Swinton Avenue is a 1920 Mission Style residence. Both are contributing structures within the district. The structure at 226 N. Swinton Avenue originally consisted of a 1,490 sq. ft. contributing, one-story, Mission Revival style single-family residence along with a 250 sq. ft. contributing, Frame Vernacular accessory garage circa 1920's. On January 28, 2004, a fire occurred within the structure damaging the wall and ceiling finishes as well as damaging the structural integrity of the roof framing which required repair and replacement.

At its meeting of December 15, 2004, the Historic Preservation Board approved a COA (2005-027) for a two-story, 1,888 square foot addition to the south side of the contributing structure. Prior to the COA submittal and review, the interior and roof of the subject structure were damaged by fire which resulted in the demolition of

the majority of the interior as well as repairs to the roof and electrical systems of the dwelling. A building permit was then issued for the reconstruction of the damaged interior. A subsequent revision (2006-053) to the original COA approval was approved administratively on December 2, 2005 which included a covered porch on the rear elevation. In 2007, an Ad Valorem Tax Exemption application was subsequently reviewed and approved by HPB.

The request before the board is for approval of a Certificate of Appropriateness for the construction of a new pagoda style gazebo in the southwest corner of the property, construction of an arbor in the northwest corner of the property, installation of new water features with decorative stones/boulders, and construction of a new wall and gate to the sides and rear (west) of the property located on 226 N Swinton Avenue.

REVIEW AND ANALYSIS

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.

Future Land Use Element Objective A-4: The redevelopment of land and buildings shall provide for the preservation of historic resources. The objective shall be met through continued adherence to the City's Historic Preservation Ordinance and the following policies:

Policy A-4.1: Prior to approval or recommending approval of any land use or development application for property located within a historic district or designated as a historic site, the Historic Preservation Board must make a finding that the requested action is consistent with the provisions of Section 4.5.1 of the Land Development Regulations relating to historic sites and districts and the "Delray Beach Historic Preservation Design Guidelines."

The proposal is for the construction of accessory structures and garden improvements to the side and rear of the property without proposing a significant change or addition to the historic site. The proposal will be consistent with the Comprehensive Plan.

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

Pursuant to LDR Section 4.5.1(E), Development Standards, 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.

Pursuant to LDR Section 4.5.1(E)(5) - Standards and Guidelines: a historic site, building, structure, improvement, or appurtenance within a historic district shall only be altered, restored, preserved, repaired, relocated, demolished, or otherwise changed in accordance with the Secretary of the Interior's Standards for Rehabilitation, and the Delray Beach Historic Preservation Design Guidelines, as amended from time to time.

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 2

The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

Standard 3

Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

Standard 4

Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

Standard 5

Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.

Standard 6

Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

Standard 7

Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

Standard 8

Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

Standard 9

New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its 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 proposal does not include modification to any of the existing historic structures and is an improvement project that will make a change to the site environment via the construction of new accessory structures and garden features. The proposal will not harm nor cause the removal of any historic materials on site.

Standards 9 & 10: the proposal involves the construction of new accessory structures that will be incorporated within the rear yard of the property. The proposed garden with waterfall features, pagoda, walkways, and arbor additions are to be created for the private use of the resident.

In reference to accessory structures, the Delray Beach Historic Preservation Design Guidelines states:

An accessory structure is defined as a structure that is located on the same lot as the principal building, but that is generally smaller and that is non-habitable. The most common example of an accessory structure is a detached garage that is associated with a residence. Other examples include, but are not limited to, tool sheds and pool equipment enclosures.

It is recommended that new accessory structures should complement the principle building and should be located to either the rear or the side of the principle building. Accessory structures should not block any portion of the front façade of the principle building.

The architectural style of the main structure is Mission Revival and the style of the new gazebo is a Chinese pagoda. While the proposed accessory gazebo structure introduces a new architectural style that is not compatible with Mission Style, it is an accessory garden feature that will not be visible from the public right-of-way as it will be situated behind a proposed perimeter wall. The new masonry perimeter wall is proposed on the south side of the existing residence and incorporates a “moon gate” or a quatrefoil shaped opening in the wall. The quatrefoil feature will be complimentary to the Mission Style residence, as this decorative element has been seen in the Spanish style of architecture. It also provides a connection between the Mission Revival style home and the Chinese pagoda, as the decorative quatrefoil element is also seen in Asian influenced architecture. A wooden accessory arbor structure is proposed to be attached to the rear accessory garage and does not obstruct any of the principle building in any way as it is to the rear of the main structure.

Pursuant to LDR Section 4.5.1(E)(7) - Visual Compatibility Standards: 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.

- a) **Height:** 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) **Front Facade Proportion:** 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) **Rhythm of Solids to Voids:** 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) **Rhythm of Buildings on Streets:** 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) **Relationship of Materials, Texture, and Color:** 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) **Roof Shapes:** 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) **Scale of a Building:** 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:
 - a. 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:
 - b. 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) **Directional Expression of Front Elevation:** 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.
- l) **Architectural Style:** 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.
- m) **Additions to individually designated properties and contributing structures in all historic districts:** Visual compatibility shall be accomplished as follows:
 - 1. Additions shall be located to the rear or least public side of a building and be as inconspicuous as possible.
 - 2. Additions or accessory structures shall not be located in front of the established front wall plane of a historic building.
 - 3. Characteristic features of the original building shall not be destroyed or obscured.
 - 4. Additions shall be designed and constructed so that the basic form and character of the historic building will remain intact if the addition is ever removed.
 - 5. Additions shall not introduce a new architectural style, mimic too closely the style of the existing building nor replicate the original design but shall be coherent in design with the existing building.
 - 6. Additions shall be secondary and subordinate to the main mass of the historic building and shall not overwhelm the original building.

Relationship of Materials, Texture, and Color: 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.

With regard to the materials used for the pagoda, the structure uses similar materials seen in Mission Style architecture. Traditionally, Chinese pagodas use authentic materials such as wood and tile and Spanish revival architecture typically uses the same. Specifically, the pagoda can be seen to share a similar connection to the Spanish revival architecture as both use a similar barrel type tile roofing material as well as a sloped roof pitch. The quatrefoil doorway proposed on the wall also connects the two architectural styles with the use of rounded archlike elements. There are also similarities in the architectural styles relating to the use of columns. However, the overall design, including the roof and color palette of the proposed accessory structure is still visually incompatible when compared to the main structure. As previously noted, the accessory pagoda style gazebo is proposed as a part of the garden improvement and will be hidden from public view behind the proposed masonry wall.

Pursuant to LDR Section 4.6.5(C) – Height Restrictions - Walls, fences, and hedges located in a required front yard or street side yard shall not exceed six feet in height. Walls, fences, or hedges located in a required interior side or rear yard shall not exceed eight feet in height.

The proposed wall masonry wall is situated in the side yard and will range in height from 6' to 8'8" where the gate is proposed, exceeding the height restrictions. An added condition of approval is that the proposed wall be reduced to 8' in height in order to comply with the code requirements for height.

ALTERNATIVE ACTIONS

- A. Move to continue with direction
- B. Approve the Class II Site Plan Modification and Certificate of Appropriateness (2019-252) for property located at **220-226 N Swinton Avenue, Old School Square Historic District**, by adopting the findings of fact and law contained in the staff report and finding the request and approval thereof meets the criteria set forth in Land Development Regulations Sections 2.4.6(H).
- C. Approve the Class II Site Plan Modification, Landscape Plan, and Certificate of Appropriateness (2019-252) for property located at **220-226 N Swinton Avenue, Old School Square Historic District**, by adopting the findings of fact and law contained in the staff report and finding the request and approval thereof meets the criteria set forth in Land Development Regulations Sections 2.4.6(H), subject to conditions
 - 1. That the proposed wall be reduced to 8' in height.
- D. Deny the Class II Site Plan Modification, Landscape Plan, and Certificate of Appropriateness (2019-252) for educational landscape improvement located at **220-226 N Swinton Avenue, Old School Square Historic District**, by finding the request and approval thereof does not meet the criteria set forth in Land Development Regulations Sections 2.4.6(H).

PUBLIC AND COURTESY NOTICES

☒ Courtesy Notices are not applicable to this request

☒ Public Notices are not required for this request.

☒ Agenda was posted on (September 25, 2019),
5 working days prior to meeting.

FRANK ROZZO
SECRET-MEMORIAL GARDEN

220 & 226 N. Swinton Avenue
Delray Beach, FL 33444

LANDSCAPE PLANS for COA Submittal
(Certificate of Appropriateness Application, Historic
Preservation Board)

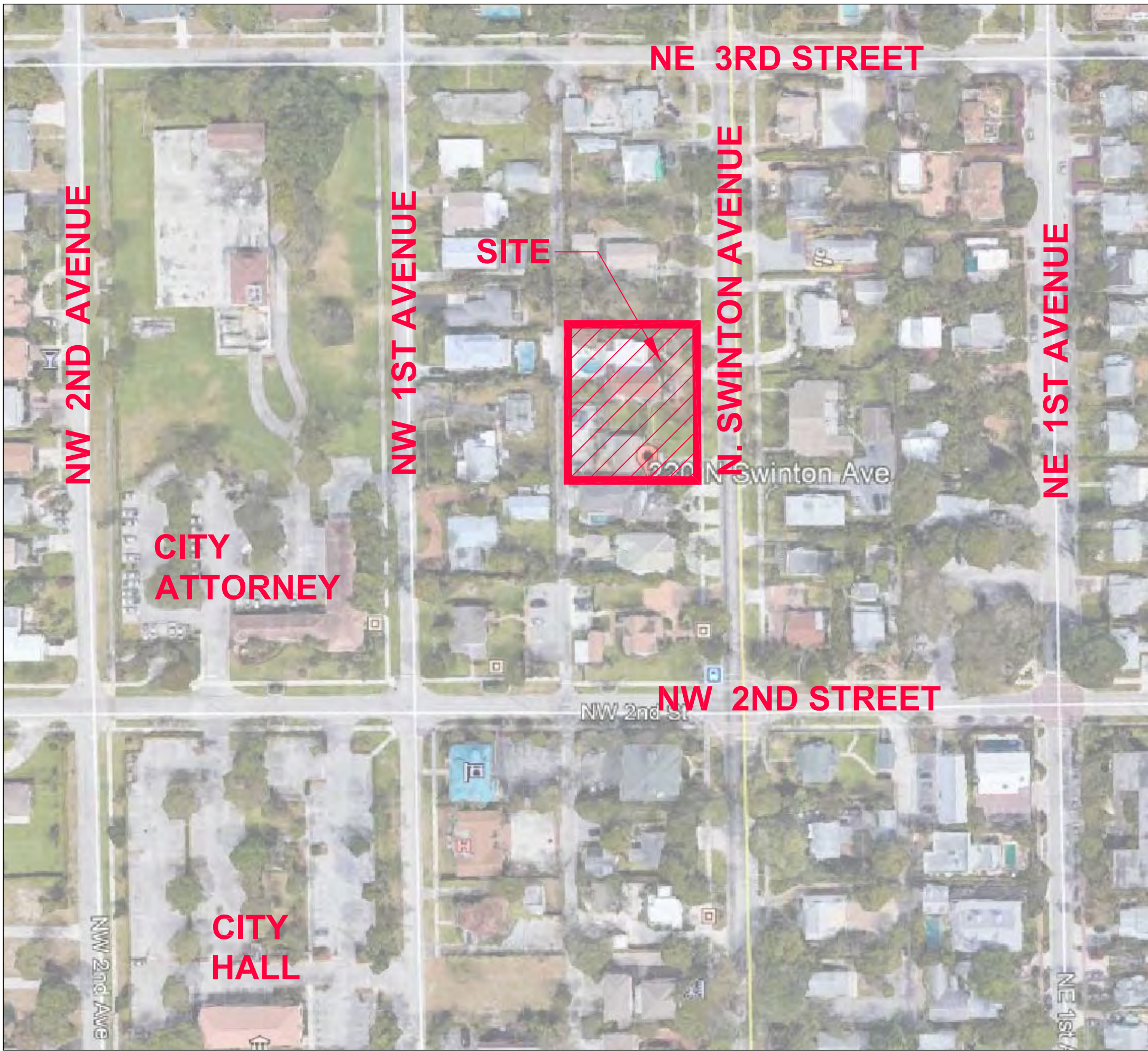
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- PH-1
- PH-2
- SP-1
- D-1
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- D-3
- L-1
- L-2
- L-3
- L-4
- E-1
- PR-1
- PR-2
- SU-1
- Exhibit
- Cover Sheet
- Existing Building Photographs
- Existing Rear and Side Yard Photographs
- Secret-Memorial Garden Site Plan
- Pagoda Details
- Arbor & Moon Gate Details, Image
- Pagoda Character Image
- Garden Landscape Plan
- Plant Notes, Details and Specifications
- Plant Images
- Existing Trees and Palms
- Landscape & Site Lighting
- Project Data
- Project Data
- Composite Survey Plan
- Survey, prepared by O’Brien, Suiter & O’Brian, Inc.,
June 21, 2019

Murakami Landscape Architects

326 NE 1st Avenue
Delray Beach, FL 33444
561 213 7229 cell
561 276 7750 office
Don@MLandscape.net

Submittal Date: July 24th, 2019
Revisions: September 12, 2019



Location Plan
Not To Scale

FRANK ROZZO
SECRET-MEMORIAL GARDEN
220 & 226
N. Swinton Avenue
Delray Beach, FL 33444

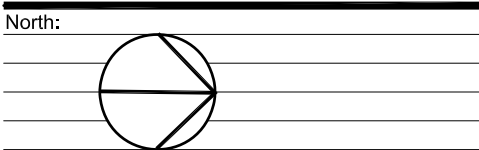
OWNER:
Frank Rozzo

COA -
Certificate of
Appropriateness Application,
Historic Preservation Board



MURAKAMI
LANDSCAPE ARCHITECTS
326 NE 1st Avenue Delray Beach, Florida 33444-3804
561 276 7750
FAX 561 276 7046

Revision: SEPTEMBER 12, 2019



Scale: NO SCALE

Job Number:

Project Name:

Drawing Name:

Checked By:

Date: JULY 24, 2019, COA SUBMITTAL

Sheet Title

COVER SHEET

Sheet Number

C-1



G



H



I



J



F



E



A



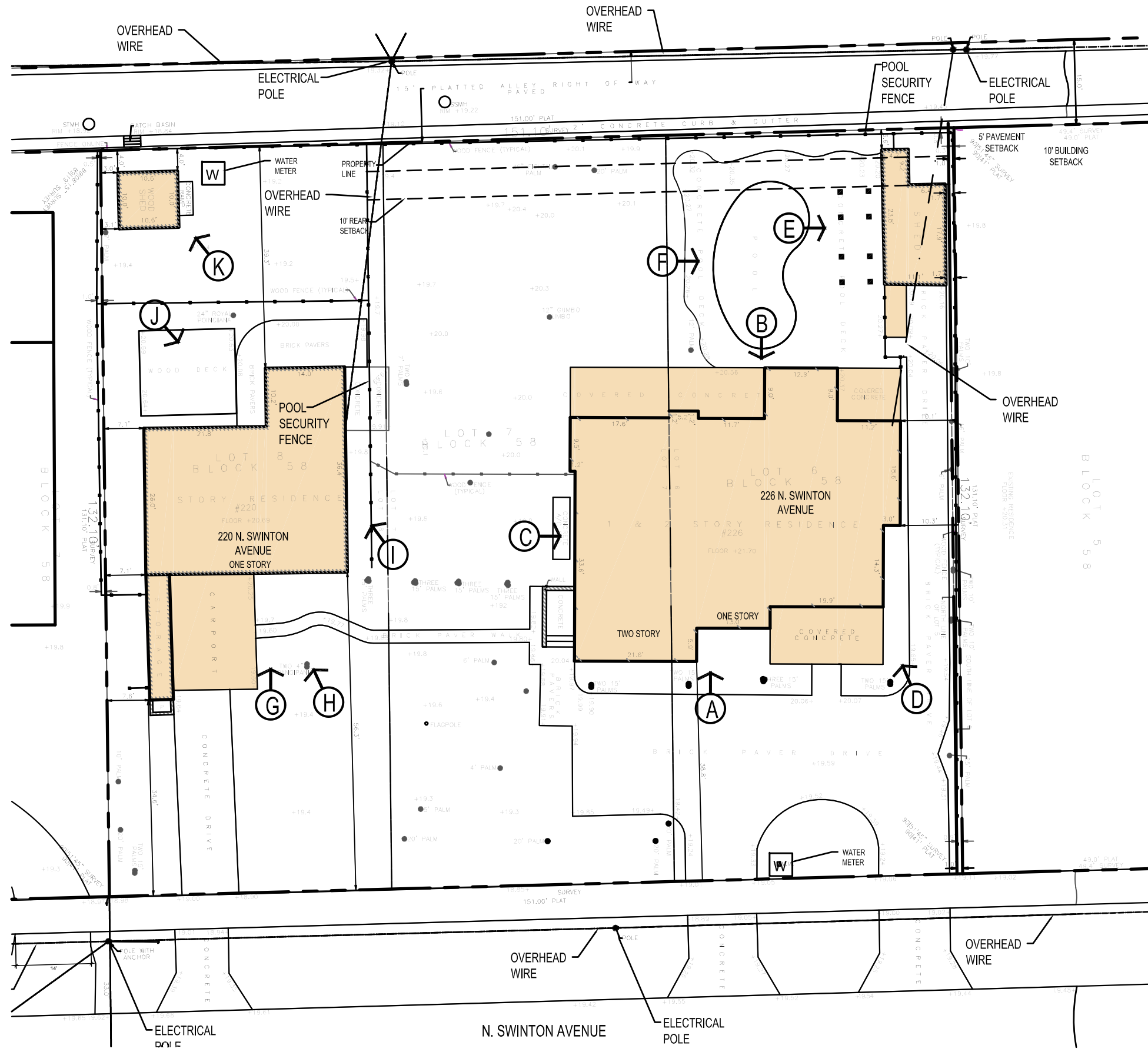
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C



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EXISTING BUILDING PHOTOGRAPHS

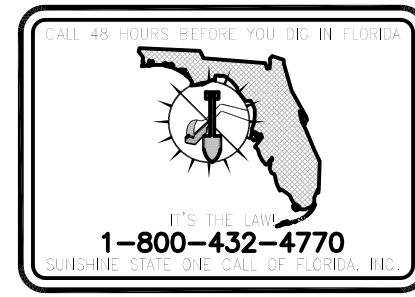
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FRANK ROZZO
SECRET-MEMORIAL
GARDEN
220 & 226
N. Swinton Avenue
Delray Beach, FL 33444

OWNER:
Frank Rozzo

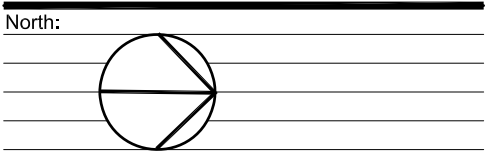
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LANDSCAPE ARCHITECTS

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Revision: SEPTEMBER 12, 2019



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Drawing Name:

Checked By:

Date: JULY 24, 2019, COA SUBMITTAL

Sheet Title

EXISTING
BUILDING
PHOTOGRAPHS

Sheet Number

PH-1



E



F



G



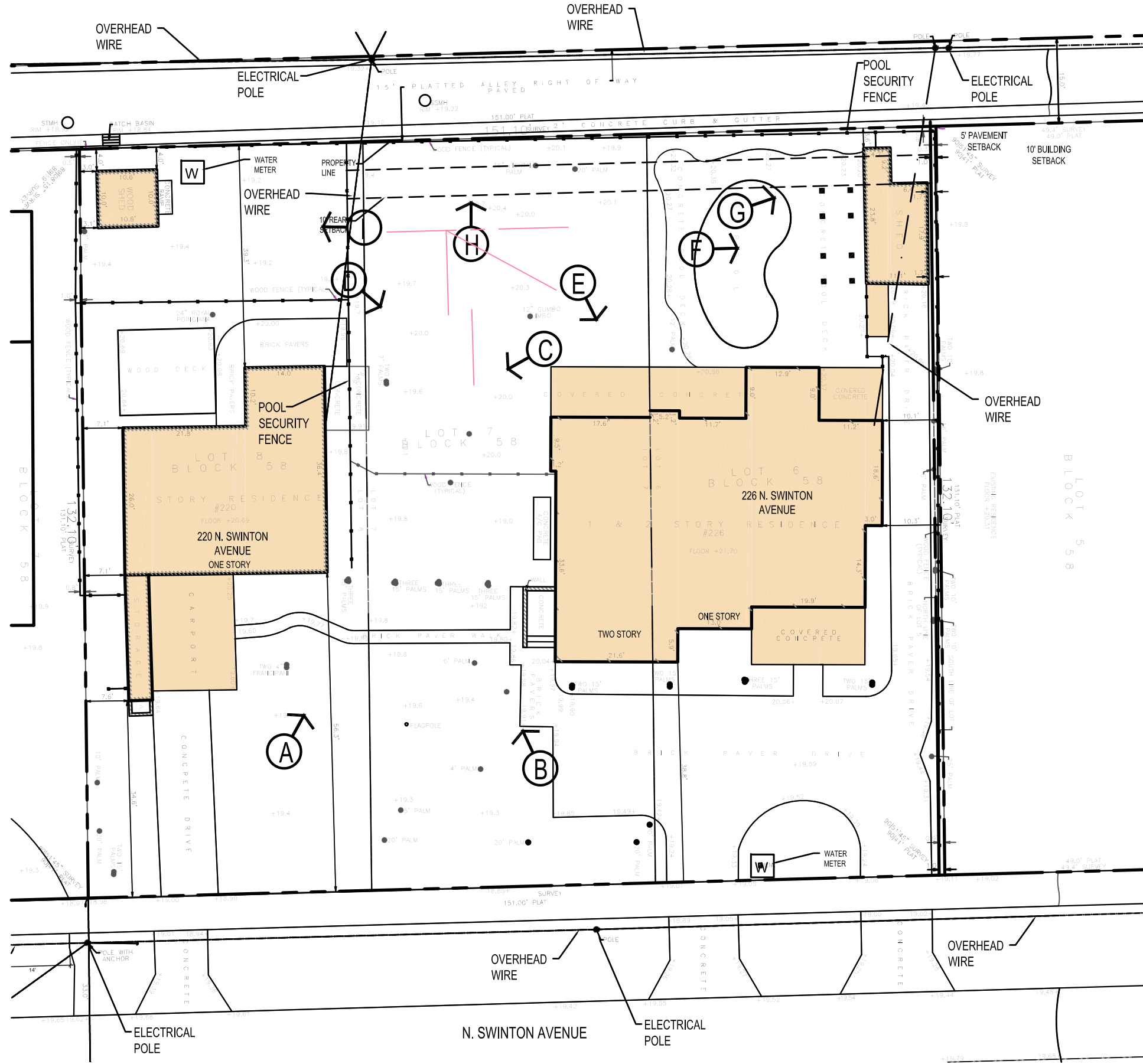
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EXISTING BUILDING PHOTOGRAPHS

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Google Aerial



B



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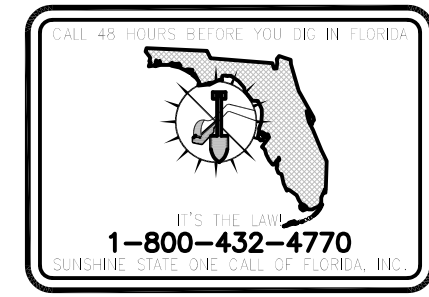
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FRANK ROZZO SECRET-MEMORIAL GARDEN

220 & 226
N. Swinton Avenue
Delray Beach, FL 33444

OWNER:
Frank Rozzo

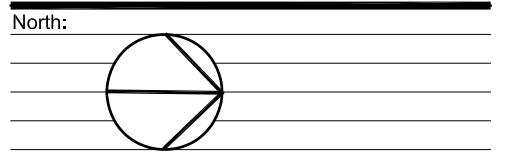
COA -
Certificate of
Appropriateness Application,
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MURAKAMI LANDSCAPE ARCHITECTS

326 NE 1st Avenue Delray Beach, Florida 33444-3804
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Revision: SEPTEMBER 12, 2019



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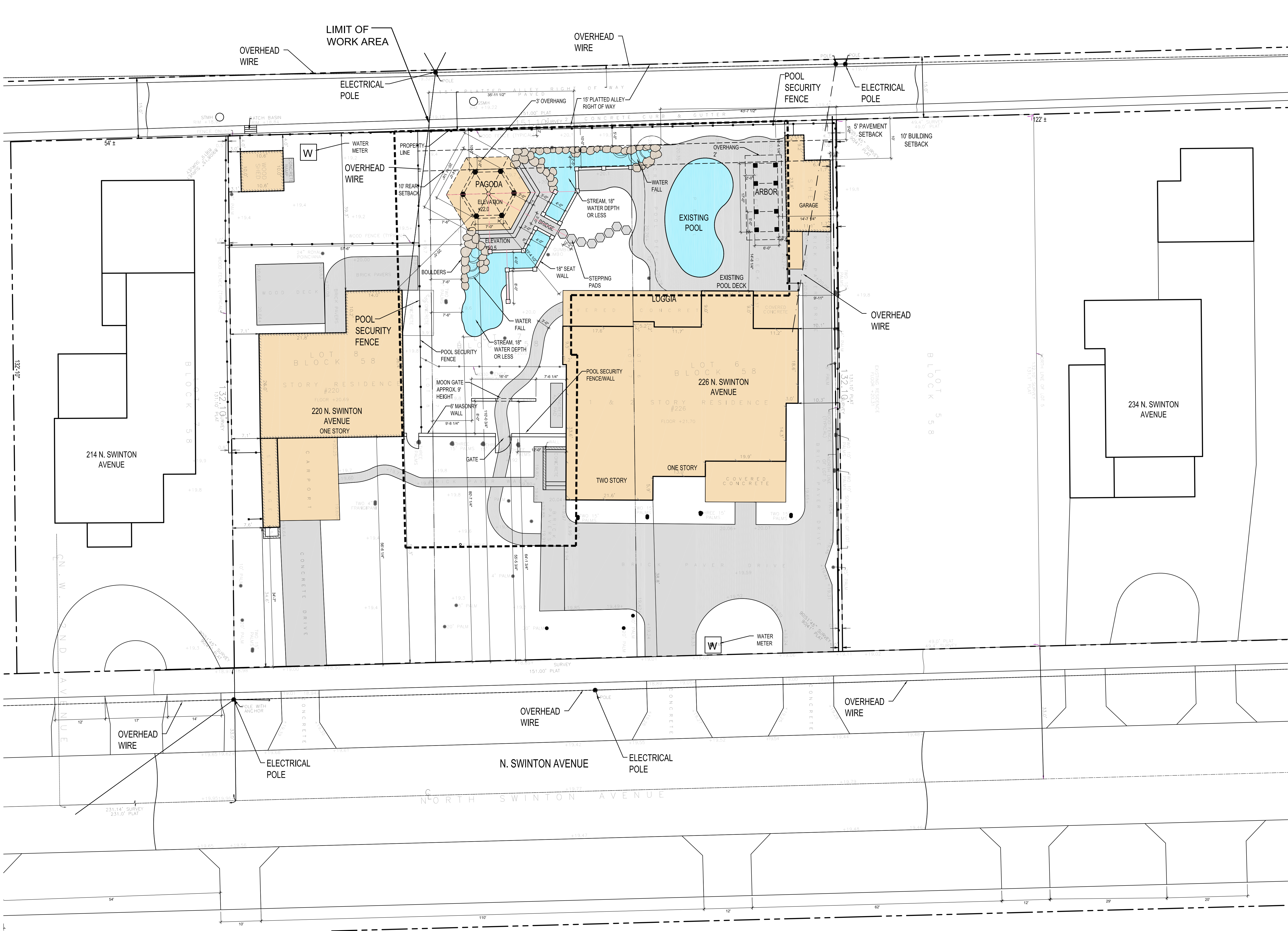
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Sheet Title

EXISTING REAR & SIDE YARD PHOTOGRAPHS

Sheet Number

PH-2



FRANK ROZZO
SECRET-MEMORIAL
GARDEN
220 & 226
N. Swinton Avenue
Delray Beach, FL 33444

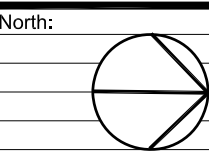
OWNER:
Frank Rozzo

COA -
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MURAKAMI
LANDSCAPE ARCHITECTS
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Revision: AUGUST 14, 2019
SEPTEMBER 12, 2019



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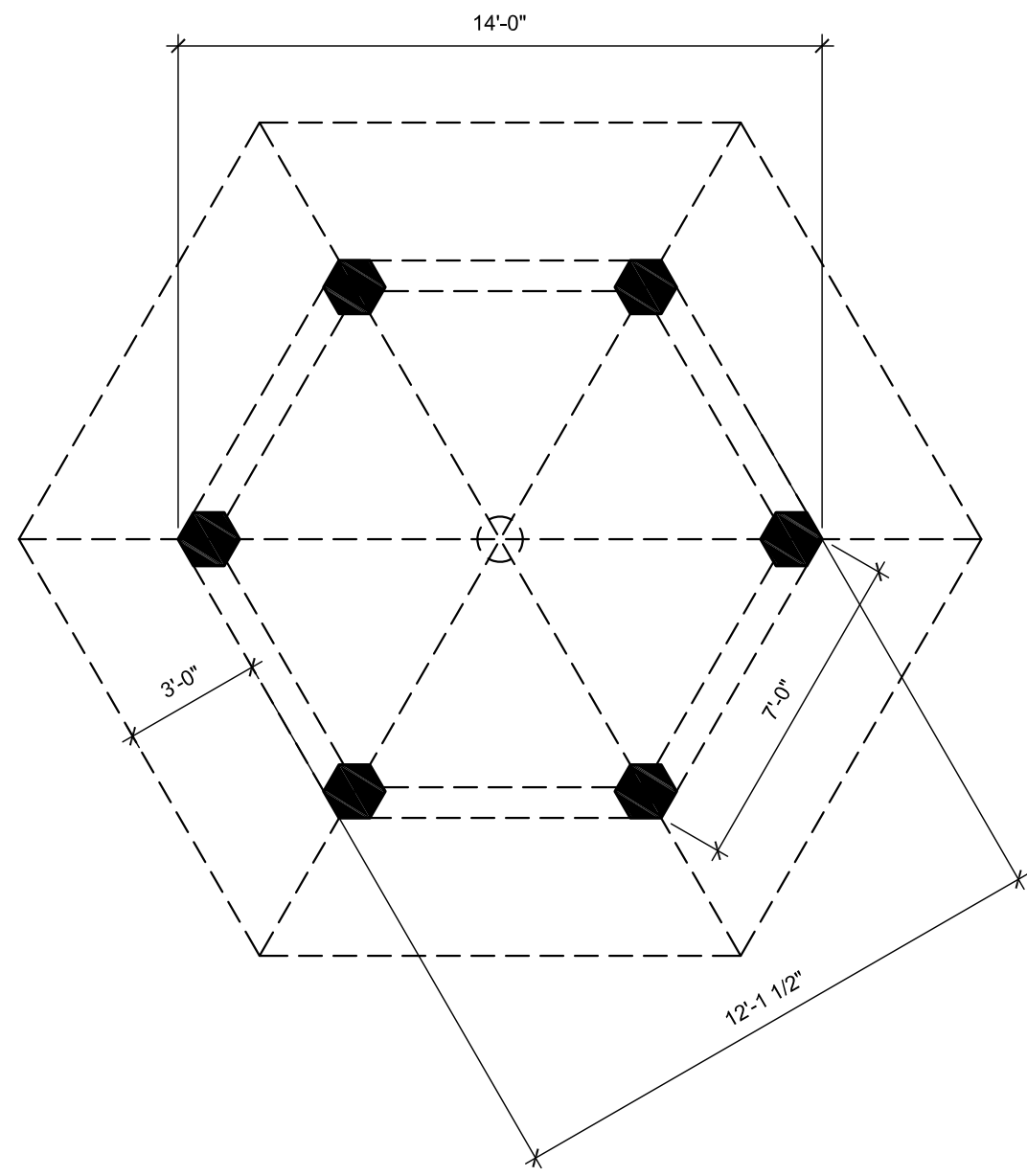
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**SECRET/
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GARDEN
SITE PLAN**

Sheet Number

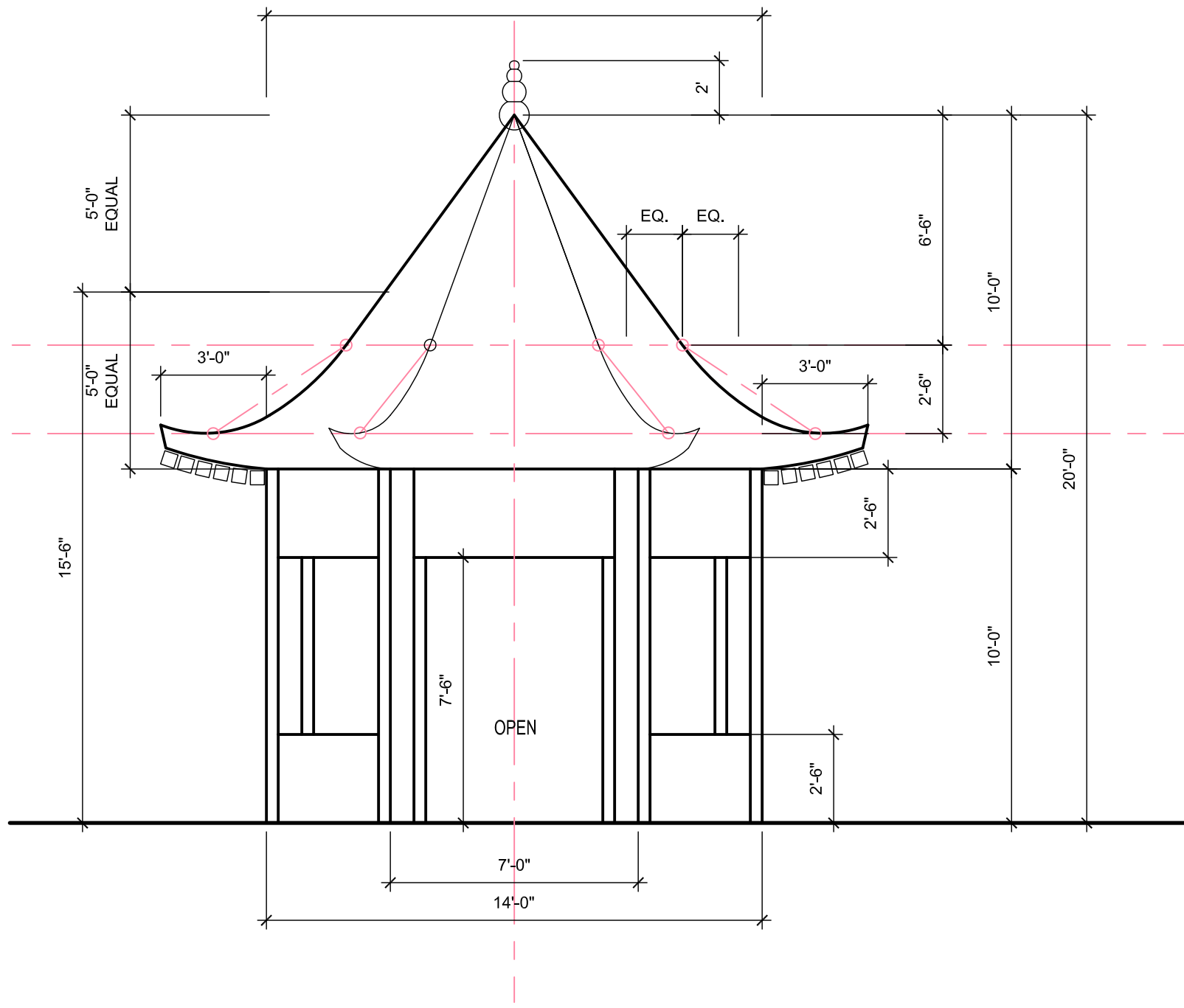
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PAGODA PLAN

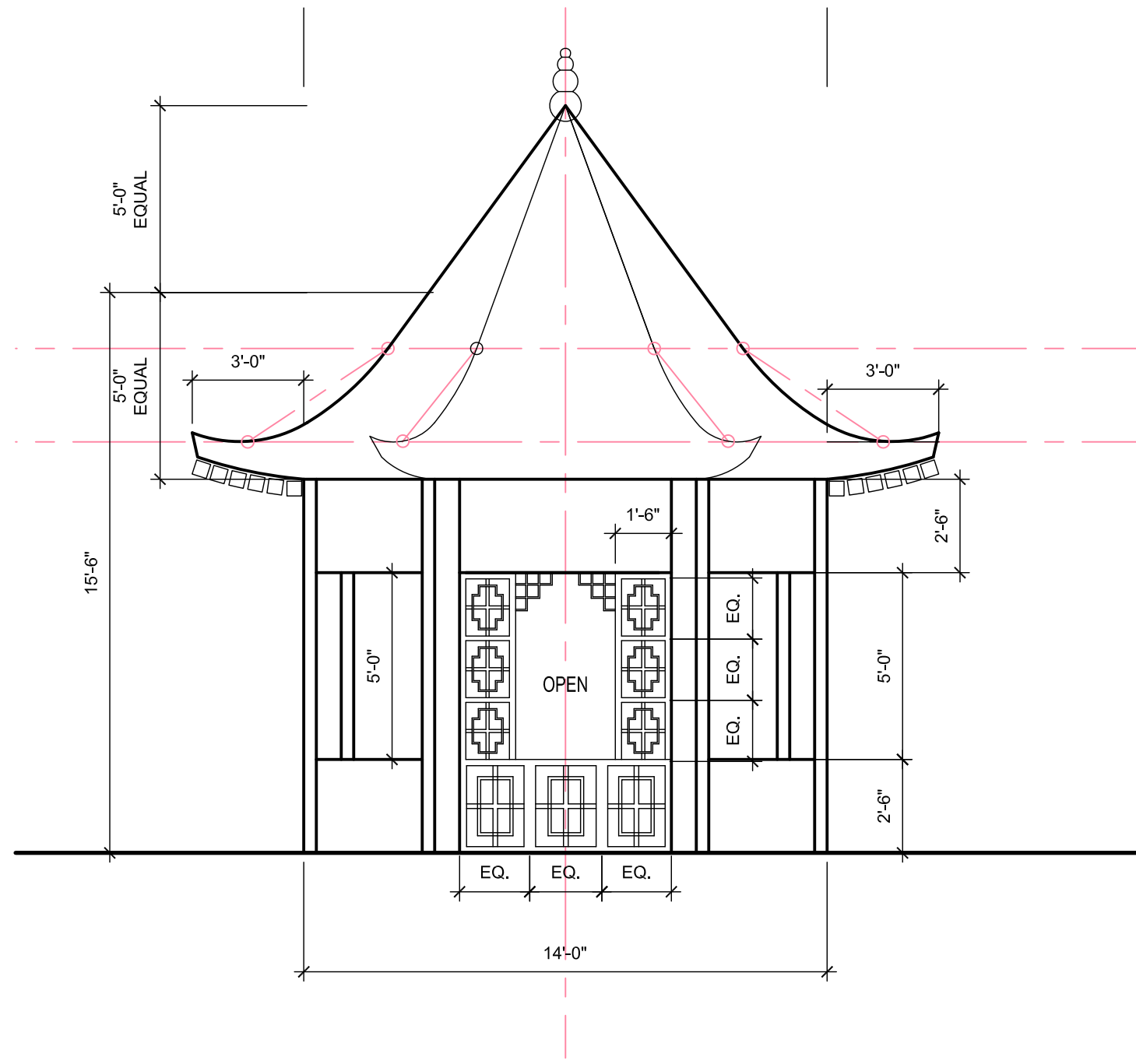
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PAGODA FRONT ELEVATION

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3
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PAGODA SIDE ELEVATION

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4
D1

PAGODA IMAGE

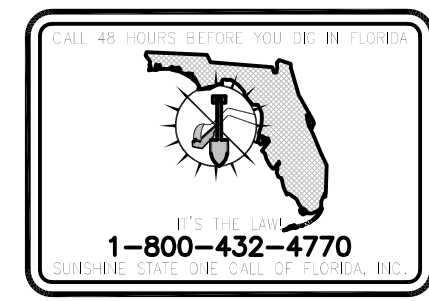
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FRANK ROZZO
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220 & 226
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OWNER:
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COA -
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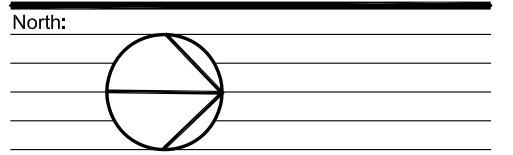


MURAKAMI

LANDSCAPE ARCHITECTS

326 NE 1st Avenue Delray Beach, Florida 33444-3804
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Revision: AUGUST 14, 2019
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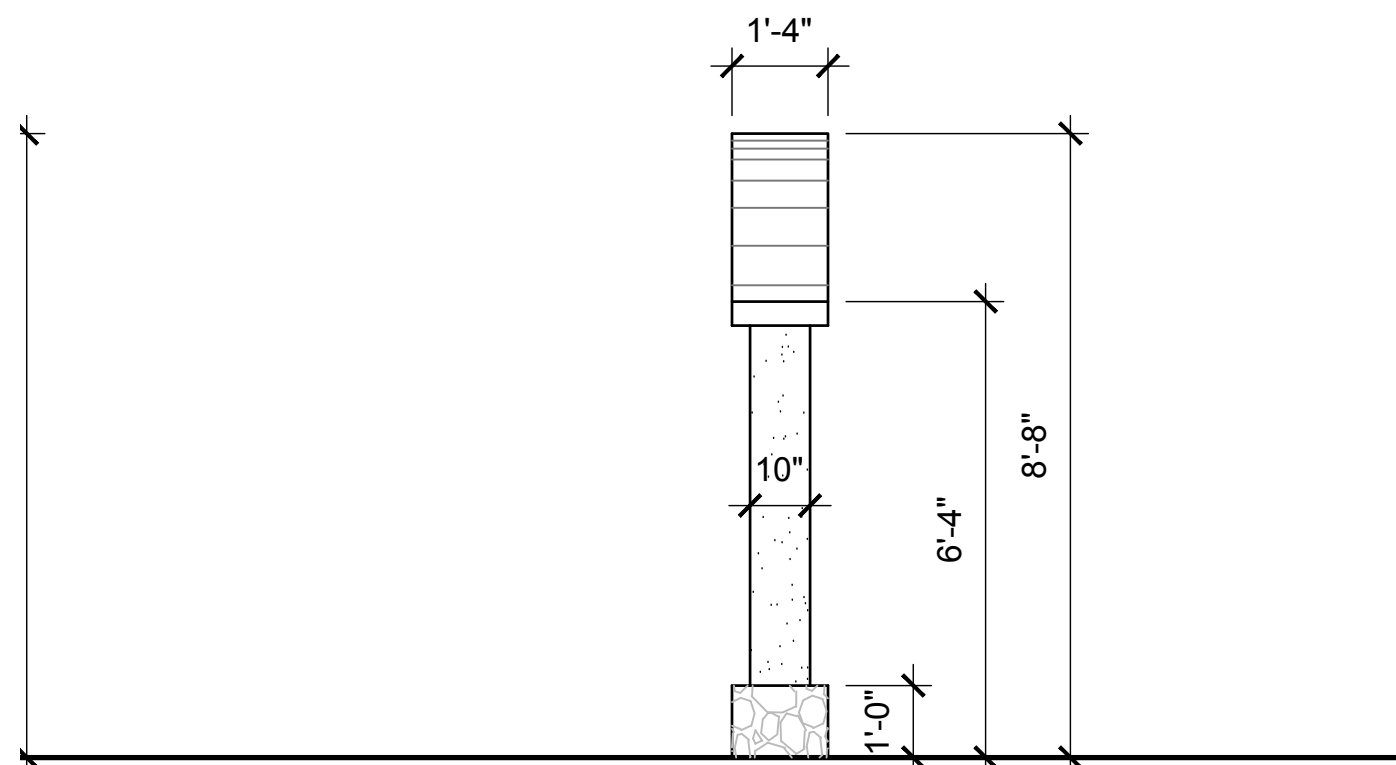
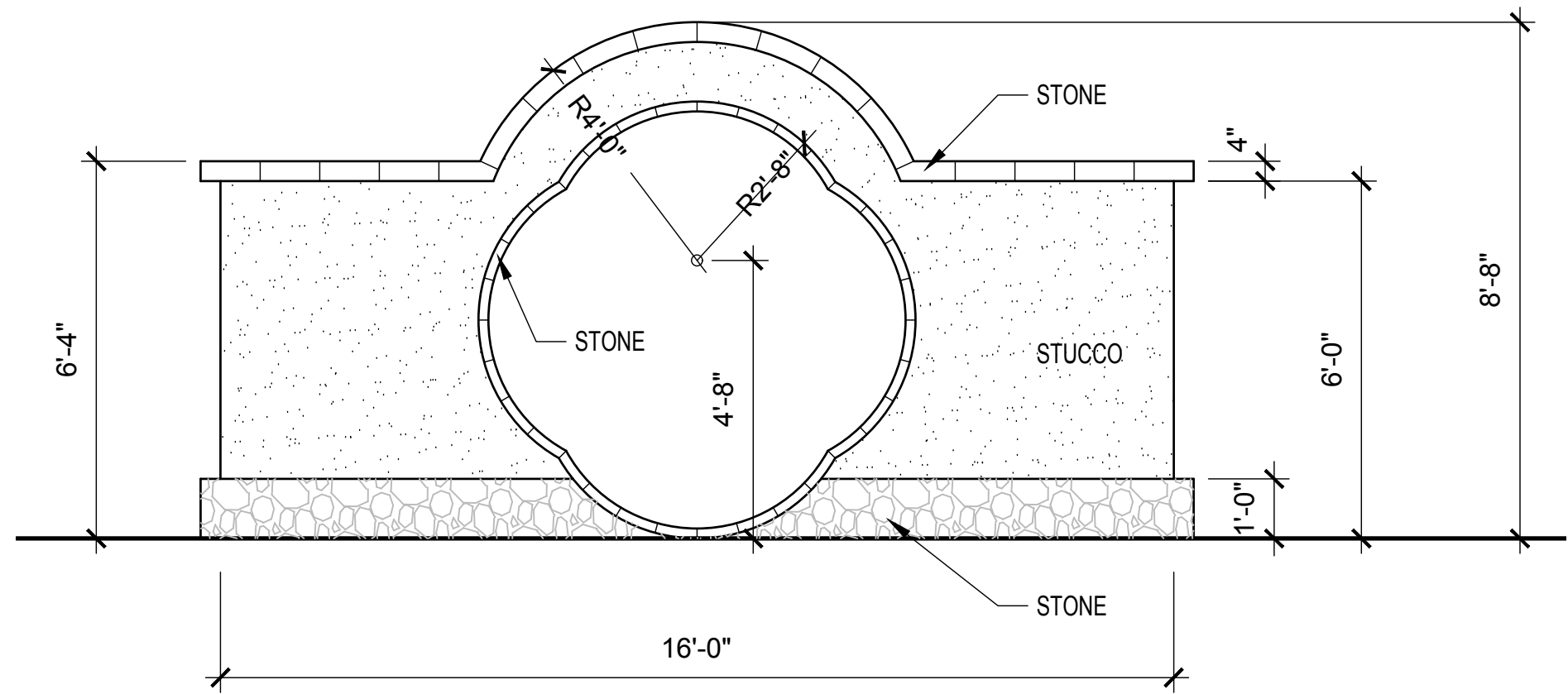
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Sheet Title

PAGODA
DETAILS

Sheet Number

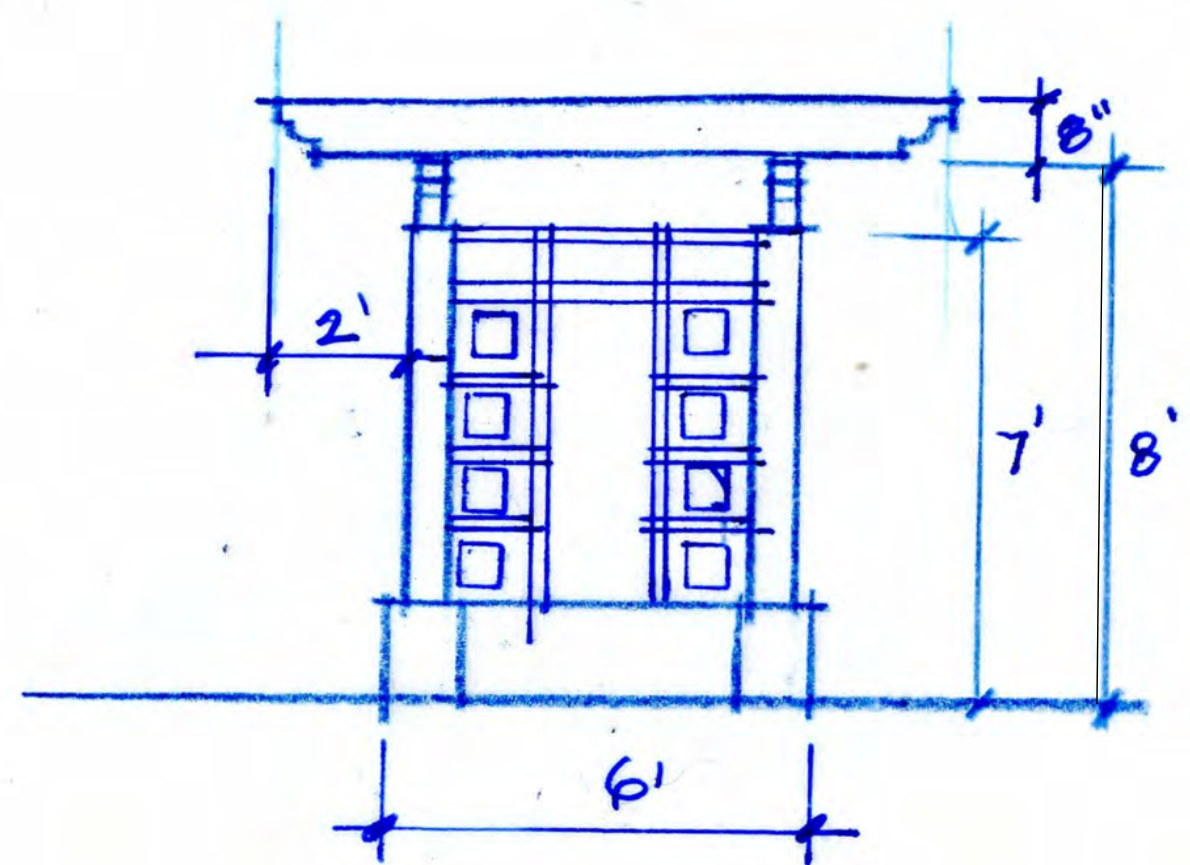
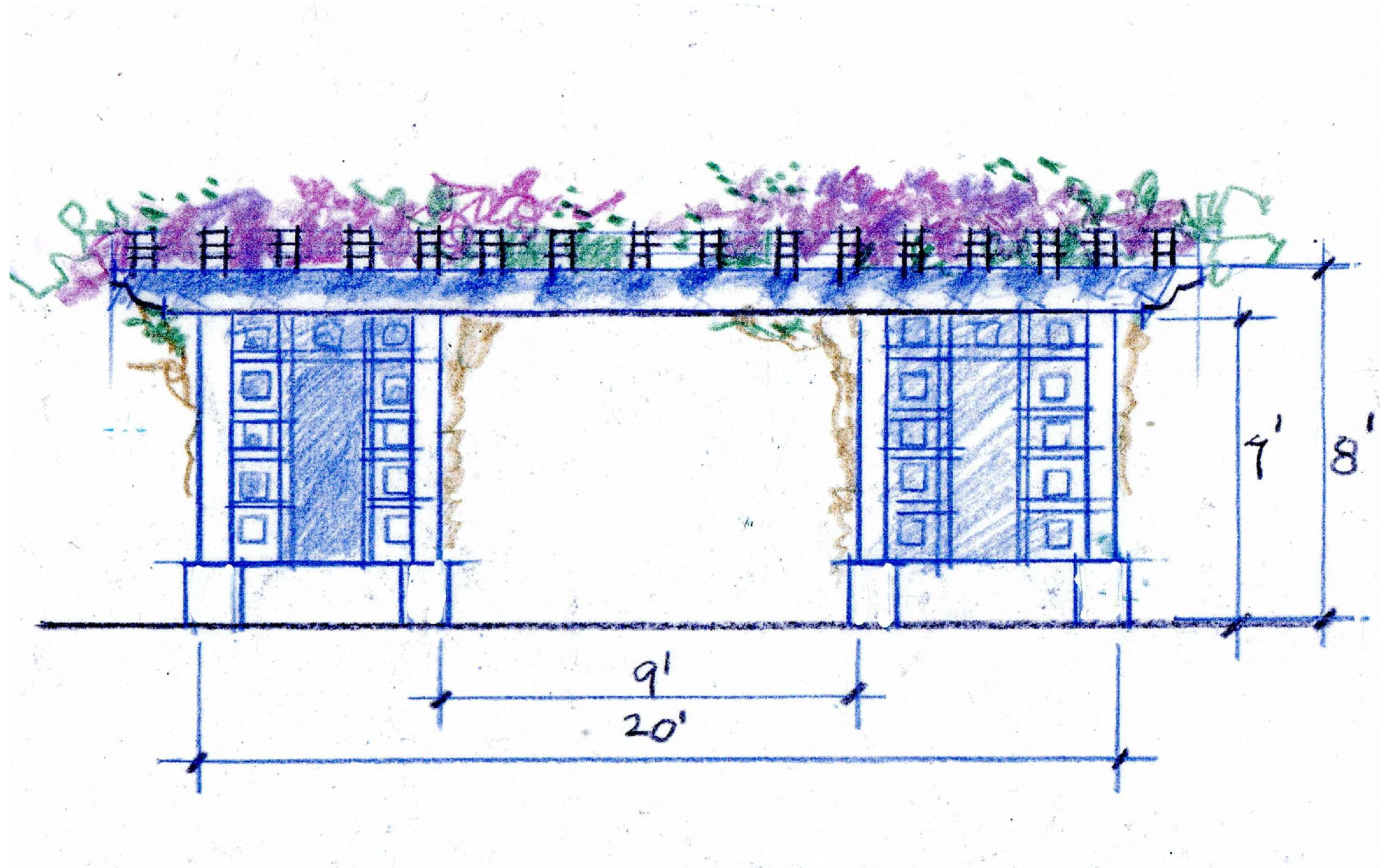
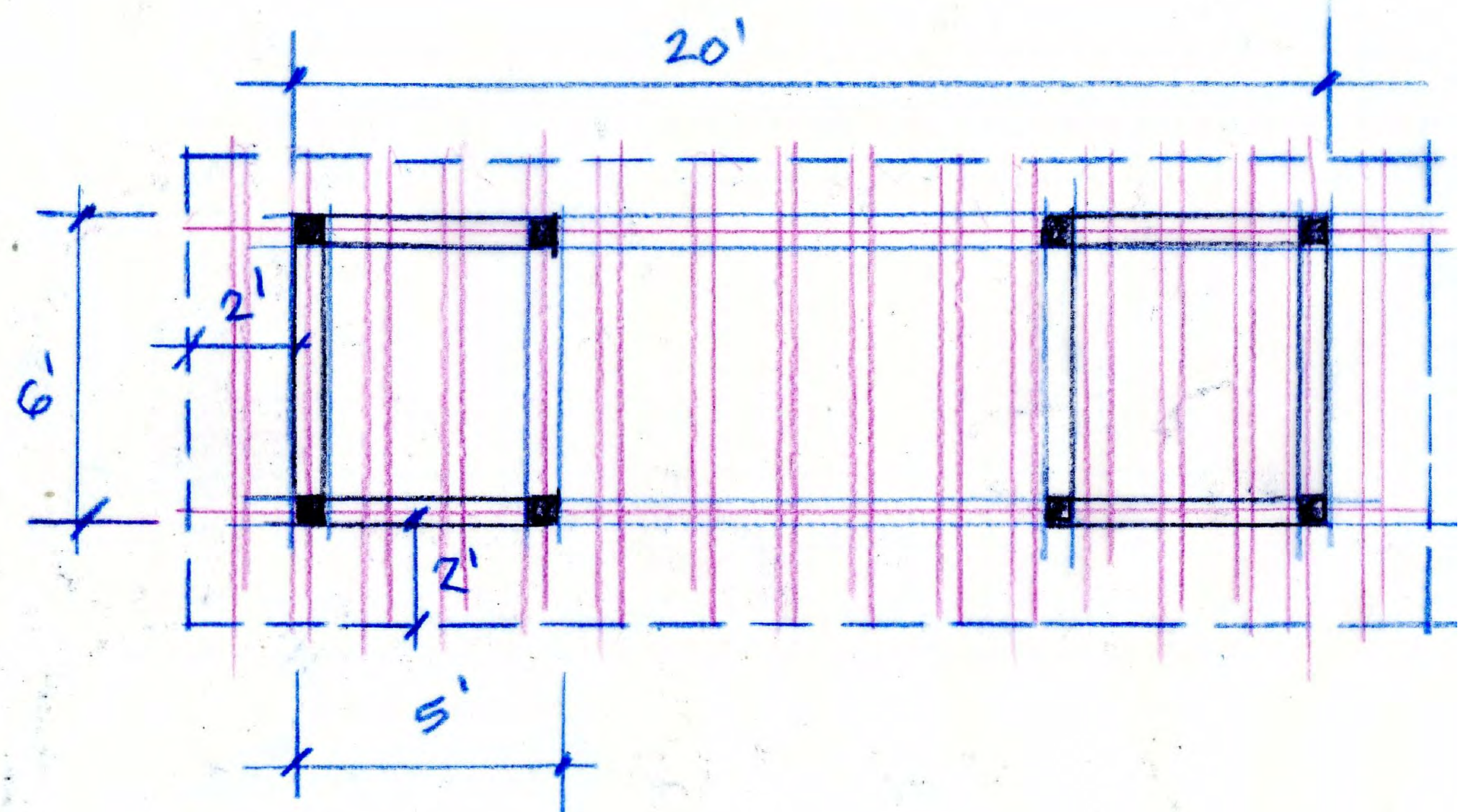
D-1



1
D2
MOON GATE FRONT ELEVATION
Scale: 3/8"=1'-0"

2
D2
MOON GATE SIDE ELEVATION
Scale: 3/8"=1'-0"

3
D2
MOON GATE IMAGE
Scale: 3/8"=1'-0"



4
D2
ARBOR PLAN
Scale: 3/8"=1'-0"

5
D2
ARBOR FRONT ELEVATION
Scale: 3/8"=1'-0"

6
D2
ARBOR SIDE ELEVATION
Scale: 3/8"=1'-0"

FRANK ROZZO
SECRET-MEMORIAL
GARDEN
220 & 226
N. Swinton Avenue
Delray Beach, FL 33444

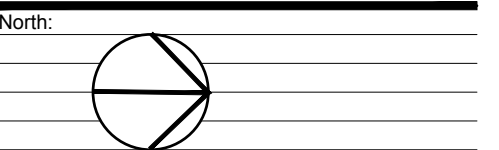
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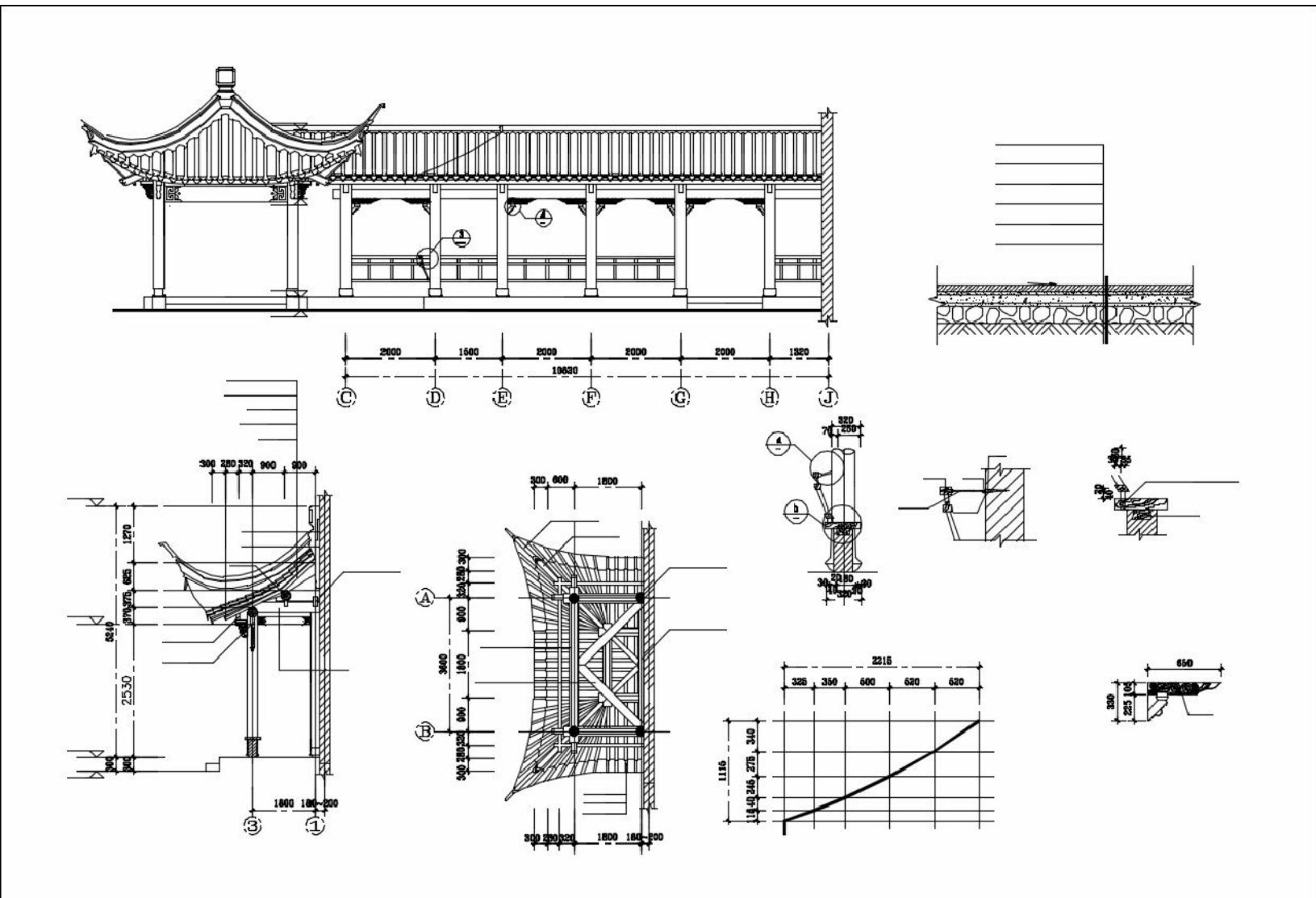
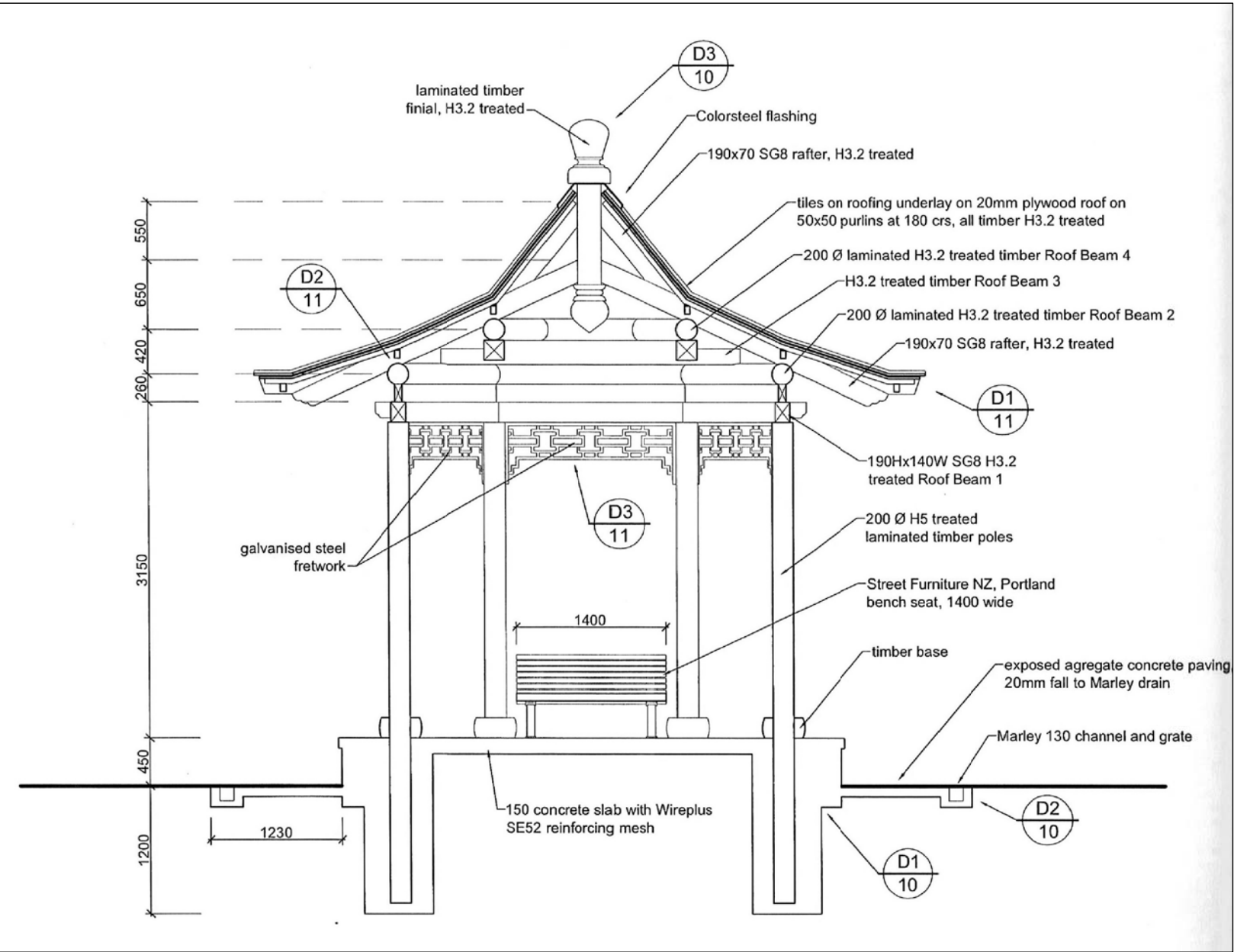
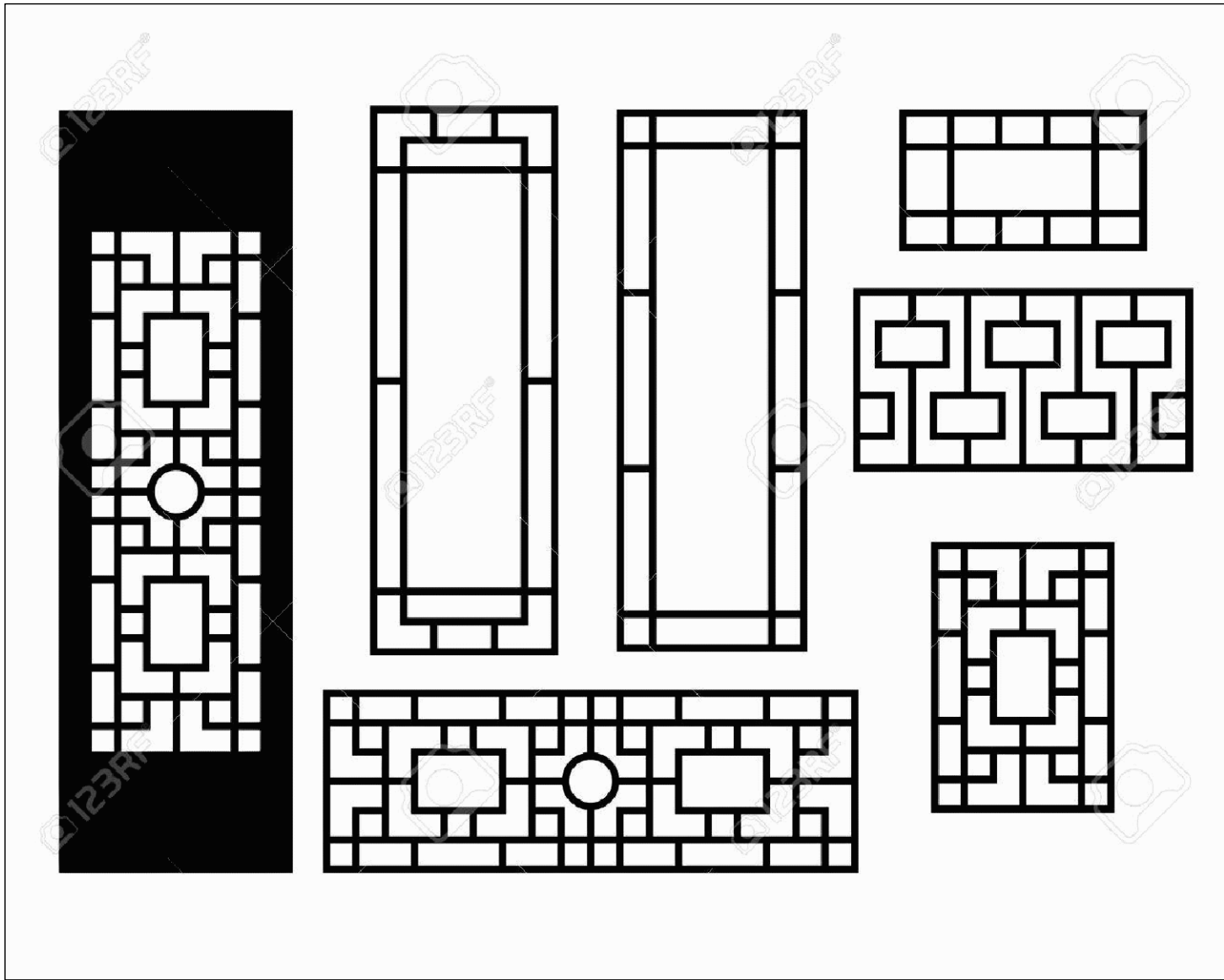
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**ARBOR & MOON
GATE DETAILS**

Sheet Number

D-2

Sh: 6 of 16
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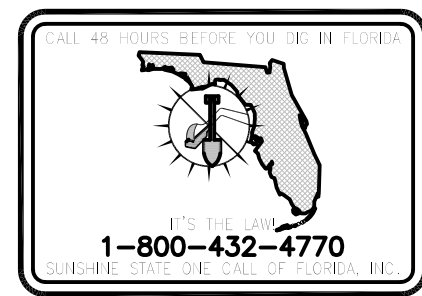


FRANK ROZZO
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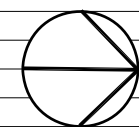


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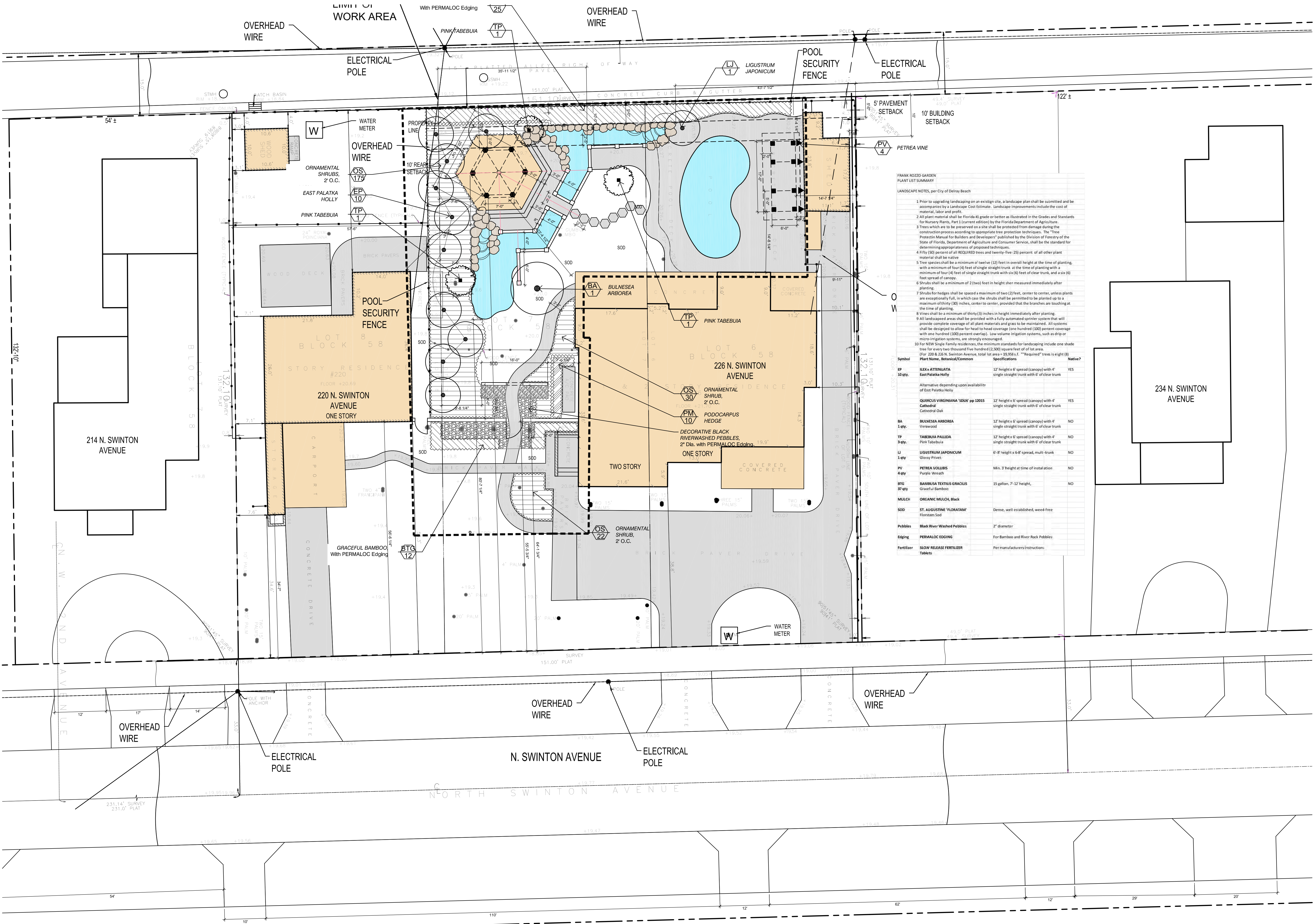
PAGODA
CHARACTER
IMAGE

Sheet Number

D-3

Sh. 7 of 16

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FRANK ROZZO GARDEN
PLANT LIST SUMMARY

LANDSCAPE NOTES, per City of Delray Beach

1 Prior to upgrading landscaping on an existing site, a landscape plan shall be submitted and be accompanied by a Landscape Cost Estimate. Landscape improvements include the cost of material, labor and profit.

2 All plant material shall be Florida #1 grade or better as illustrated in the Grades and Standards for Nursery Plants, Part 1 (current edition) by the Florida Department of Agriculture.

3 Trees which are to be preserved on a site shall be protected from damage during the construction process according to appropriate tree protection techniques. The "Tree Protection Manual for Builders and Developers" published by the Division of Forestry of the State of Florida, Department of Agriculture and Consumer Service, shall be the standard for determining appropriateness of proposed techniques.

4 Fifty (50) percent of all REQUIRED trees and twenty-five (25) percent of all other plant material shall be native.

5 Tree species shall be a minimum of twelve (12) feet in overall height at the time of planting, with a minimum of four (4) feet of single straight trunk at the time of planting with a minimum of four (4) feet of single straight trunk with six (6) feet of clear trunk, and a six (6) foot spread of canopy.

6 Shrubs shall be a minimum of two (2) feet in height when measured immediately after planting.

7 Shrubs for hedges shall be spaced a maximum of two (2) feet, center to center, unless plants are exceptionally full, in which case the shrubs shall be permitted to be planted up to a maximum of thirty (30) inches, center to center, provided that the branches are touching at the time of planting.

8 Vines shall be a minimum of thirty (3) inches in height immediately after planting.

9 All landscaped areas shall be provided with a fully automated sprinkler system that will provide complete coverage of all plant materials and grass to be maintained. All systems shall be designed to allow for head to head coverage (one hundred (100) percent coverage with one hundred (100) percent overlap). Low volume irrigation systems, such as drip or micro-irrigation systems, are strongly encouraged.

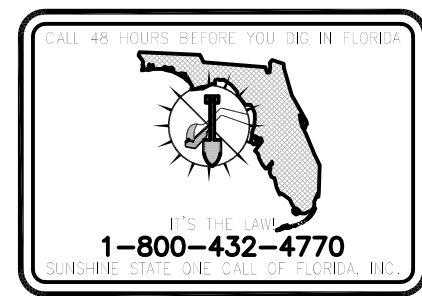
10 For NEW Single Family residences, the minimum standards for landscaping include one shade tree for every two thousand five hundred (2,500) square feet of lot area.
(For 220 & 226 N. Swinton Avenue, total lot area = 19,958 s.f. "Required" trees is eight (8).

Symbol	Plant Name, Botanical/Common	Specifications	Native?
EP 10 qty.	ILEX x ATENLATA East Palatka Holly	12" height x 6" spread (canopy) with 4" single straight trunk with 6' of clear trunk	YES
Alternative depending upon availability of East Palatka Holly			
QU 3 qty.	QUERCUS VIRGINIANA "SOLN" pp 12015 Cathedral Oak	12" height x 6" spread (canopy) with 4" single straight trunk with 6' of clear trunk	YES
BA 1 qty.	BULNESEA ARBOREA Verawood	12" height x 6" spread (canopy) with 4" single straight trunk with 6' of clear trunk	NO
TP 3 qty.	TABEBUIA PALLIDA Pink Tabebuia	12" height x 6" spread (canopy) with 4" single straight trunk with 6' of clear trunk	NO
LJ 1 qty.	LIGUSTRUM JAPONICUM Glossy Privet	6'-8" height x 6'-8" spread, multi-trunk	NO
PV 4 qty.	PETREA VOLLUBIS Purple Wreath	Min. 3' height at time of installation	NO
BTG 37 qty.	BAMBUSA TEXTILIS GRACILIS Graceful Bamboo	15 gallon, 7-12' height,	NO
MULCH	ORGANIC MULCH, Black		
SOD	ST. AUGUSTINE "FLORATAM" Floristam Sod	Dense, well established, weed-free	
Pebbles	Black River Washed Pebbles	2" diameter	
Edging	PERMALOC EDGING	For Bamboo and River Rock Pebbles	
Fertilizer	SLOW RELEASE FERTILIZER Tablets	Per manufacturers instructions	

FRANK ROZZO
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220 & 226
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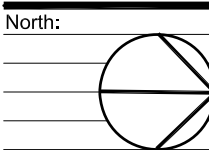
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GARDEN
LANDSCAPE
PLAN

Sheet Number

L-1

PLANTING SPECIFICATIONS

I. SCOPE

THE WORK INCLUDES FURNISHING ALL PLANS, MATERIALS, EQUIPMENT, AND LABOR NECESSARY FOR PLANTING OF PLANT MATERIALS INDICATED ON THE DRAWINGS AND IN THESE SPECIFICATIONS.

II. PLANT MATERIALS

A. PLANT LIST

A LIST OF PLANT MATERIALS IS INCLUDED WITHIN THESE DRAWINGS.

B. QUANTITIES

1. QUANTITIES NECESSARY TO COMPLETE THE PLANTING ARE INDICATED WITHIN THESE DRAWINGS.

2. THE CONTRACTOR SHALL NOT BE RELIEVED OF THE RESPONSIBILITY OF OBTAINING SPECIFIED MATERIALS IN ADVANCE IF SPECIAL GROWING CONDITIONS OR OTHER ARRANGEMENTS MUST BE MADE IN ORDER TO SUPPLY SPECIFIED MATERIALS.

3. PLANT QUANTITIES ARE PROVIDED ONLY FOR THE CONVENIENCE OF LANDSCAPE CONTRACTOR. IN ALL CASES, THE PLANS SHALL HAVE PRECEDENCE OVER THE PLANT LIST IN QUANTITY AND AREA COVERAGE. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR CHECKING THE PLANS FOR PLANT QUANTITIES, AND AREA CALCULATIONS.

C. QUALITY AND SIZE

1. PLANTS SHALL HAVE A HABIT OF GROWTH THAT IS NORMAL FOR THE SPECIES AND SHALL BE HEALTHY, VIGOROUS, AND EQUAL FOR EXCEED THE MEASUREMENTS SPECIFIED IN THE PLANT LIST. WHICH ARE MINIMUM ACCEPTABLE SIZES. THEY SHALL BE MEASURED BEFORE PRUNING WITH BRANCHES IN NORMAL POSITION. ANY NECESSARY PRUNING SHALL BE DONE AT THE PLACE OF GROWTH PRIOR TO TRANSPORTING. REQUIREMENTS FOR MEASUREMENTS, BRANCHING, GRADING, QUALITY, BAILING AND BURLAPPING OR PLANTS IN THE PLANT LIST SHALL FOLLOW THE FLORIDA GRADES AND STANDARDS FOR NURSERY STOCK, FOR FLORIDA NO. 1 OR BETTER, AS OUTLINED IN THE GRADES AND STANDARDS FOR NURSERY PLANTS, PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES. PLANTS THAT MEET THE REQUIREMENTS SPECIFIED, BUT DO NOT HAVE THE NORMAL BALANCE OF HEIGHT AND SPREAD TYPICAL FOR THE RESPECTIVE PLANT, SHALL NOT BE ACCEPTED.

2. ALL PLANT MATERIAL SHALL BE FLORIDA NO. 1 GRADE OR BETTER AS GIVEN IN THE CURRENT GRADES AND STANDARDS FOR NURSERY PLANTS, PREPARED BY THE STATE OF FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES.

3. TREE CALIPER (TRUNK DIAMETER) SHALL BE MEASURED AT A POINT WHICH IS AT LEAST FOUR AND ONE-HALF (4 1/2) FEET (DBH) ABOVE EXISTING GRADE LEVEL OR AS DICTATED BY CITY/COUNTY OR OTHER REGULATING AGENCY TO CONFORM WITH CODE REQUIREMENTS. THE MOST RESTRICTIVE CRITERIA FOR CALIPER MEASUREMENT SHALL APPLY. IF THERE ARE ANY QUESTIONS OR CONFLICTS IN THE CODE, NOTIFY LANDSCAPE ARCHITECT IMMEDIATELY FOR RESOLUTION.

4. PALM CALIPER SHALL BE MEASURED AS REQUIRED BY APPLICABLE JURISDICTIONAL CODES (DBH OR OTHERWISE)

5. ALL PLANT MATERIALS SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LANDSCAPE ARCHITECT AT PLACE OF GROWTH AND UPON DELIVERY FOR CONFORMITY TO SPECIFICATIONS.

6. ALL PLANTS SHALL BE TRUE TO SPECIES AND VARIETY AND SHALL CONFORM TO MEASUREMENTS SPECIFIED EXCEPT THAT PLANTS LARGER THAN SPECIFIED MAY BE USED IF APPROVED BY THE LANDSCAPE ARCHITECT. NO PLANTS SHALL BE ACCEPTED MEASURING LESS THAN ANY OF THE SPECIFIED REQUIREMENTS.

7. UNLESS OTHERWISE NOTED, ALL PLANTS SHALL BE EXCEPTIONALLY HEAVY, SYMMETRICAL, TIGHTLY KNIT, AND SO TRAINED OR FAVORED IN DEVELOPMENT AND APPEARANCE AS TO BE SUPERIOR TO FORM, NUMBER OF BRANCHES, CONNECTNESS, AND SYMMETRY.

D. SUBSTITUTIONS

SUBSTITUTIONS WILL BE PERMITTED ONLY UPON AUTHORIZATION BY THE LANDSCAPE ARCHITECT. REPLACEMENT SHALL BE OF THE NEAREST EQUIVALENT ON AVAILABLE SIZE AND VARIETY OF THE PLANT HAVING THE SAME ESSENTIAL CHARACTERISTICS WITH AN EQUITABLE ADJUSTMENT OF CONTRACT PRICE. SHOULD THE LANDSCAPE ARCHITECT DEEM IT APPROPRIATE AND SUBSTITUTE PLANT MATERIAL OTHER THAN THAT SPECIFIED, IT SHALL BE ACCOMPLISHED AS LONG AS THE UNIT PRICE OF THE SUBSTITUTED ITEM DOES NOT EXCEED THE BID ITEM BEING REPLACED.

III. PLANTING

A. LAYOUT

1. LOCATION FOR PLANTS AND OUTLINES OF AREAS TO BE PLANTED AS INDICATED ON THE PLAN. WHERE CONSTRUCTION OR UTILITIES BELOW GROUND OR OVERHEAD ARE ENCOUNTERED OR WHERE CHANGES HAVE BEEN MADE IN THE CONSTRUCTION, NECESSARY ADJUSTMENTS WILL BE APPROVED BY THE LANDSCAPE ARCHITECT.

2. ALL TREE LOCATIONS SHALL BE STAKED BY THE CONTRACTOR AND APPROVED BY THE LANDSCAPE ARCHITECT BEFORE BEGINNING INSTALLATION OR WORK. ALL PLANTS AND PLANT LOCATIONS SHALL BE APPROVED IN FIELD BY THE LANDSCAPE ARCHITECT PRIOR TO PLANTING.

B. GRADING

1. CONTRACTOR SHALL VERIFY EXISTING GRADES AND DRAINAGE PATTERNS AND SHALL COORDINATE ALL GRADING, PARTICULARLY MEANDING, WITH THE LANDSCAPE ARCHITECT. ALL NEW GRADING SHALL HAVE SMOOTH TRANSITIONS INTO EXISTING CONDITIONS.

2. GENERAL CONTRACTOR TO BRING ROUGH FINISH GRADE TO WITHIN 3" OF THE TOP OF WALK OR CURB GRADE. LANDSCAPE CONTRACTOR SHALL BE REQUIRED TO FILL AND GRADE TO 2" BELOW TOP OF WALK OR CURB IN ALL PLANTING AREAS. FINISH GRADE IN PLANTING AND SOD AREAS IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR. CONTRACTOR SHALL BE RESPONSIBLE FOR CALCULATING FILL AND PLANTING SOIL QUANTITIES NECESSARY TO COMPLY WITH THIS NOTE.

3. THE CONTRACTOR WILL CONSTRUCT EARTH BERMS IN THE LOCATIONS AND CONFIGURATIONS INDICATED ON THE PLANTING PLANS TO TOPSOIL SUPPLIED BY THE CONTRACTOR. EARTH BERMS SHALL BE COMPACTED TO SUCH A DEGREE THAT THEY SUPPLY A STABLE PLANTING SITE CAPABLE OF SUPPORTING TREES, SHRUBS, GROUND COVERS, VINES, AND LAWNS. ALL ROUGH AND FINISH GRADING OF EARTH BERMS SHALL ALSO BE THE RESPONSIBILITY OF THE CONTRACTOR. IN THE VICINITY OF EACH EARTH BERM THE CONTRACTOR SHALL REGRADE AS NECESSARY TO BLEND EACH EARTH BERM INTO THE GENERAL CONTRACTOR'S SUBRODING FINISH GRADE. THE CONTRACTOR SHALL INSURE THAT HIS WORK DOES NOT INTERRUPT ESTABLISHED DRAINAGE PATTERNS. FINAL GRADE OR EARTH BERMS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO PLANTING, SODDING, OR SEEDING OPERATIONS.

4. THE CONTRACTOR SHALL COMPACT TOPSOIL WITH A ROLLER IMPARTING NO MORE THAN 2.5 LBS. PER SQUARE INCH. THE TOPSOIL SHALL BE ROLLED TWICE, THE FIRST PASS IS TO BE PERPENDICULAR TO THE SECOND. ANY IRREGULARITIES IN THE SURFACE RESULTING FROM TOPSOILING OR OTHER OPERATIONS SHALL BE CORRECTED IN ORDER TO PREVENT THE FORMATION OF DEPRESSIONS OR WATER POCKETS.

5. IMMEDIATELY PRIOR TO ANY TURF OR GROUND COVER WORK, THE CONTRACTOR WILL FINE GRADE THE TOPSOIL TO A SMOOTH, EVEN SURFACE ASSURING POSITIVE DRAINAGE OF NO LESS THAN 1 % TURF WILL BE FLUSH TO THE TOP OF ADJACENT SIDEWALKS OR CURBS.

C. SOIL PREPARATION

1. TOPSOIL TO BE USED FOR SOIL MIXTURE SHALL BE CLEAN, FERTILE, WELL-DRAINED AND OF UNIFORM QUALITY FREE OF CLAY, STONES, WEEDS, ROOTS AND FOREIGN DEBRIS. TOPSOIL TO BE APPROVED BY THE LANDSCAPE ARCHITECT. STANDARD PLANTING MIX SHALL BE COMPRISED OF 60/40 MIX (SAND/LOESS MIX).

AMENDMENTS SHALL BE ADDED TO PLANTING MIX PER SOIL TESTS. THE PH SHALL BE MAINTAINED AT 6.5 TO 7.5. THE SOIL SHALL BE IN A RELATIVELY DRY STATE AND MIXED THOROUGHLY BY HAND OR ROTARY MIXER. ALL PLANTING SHALL BE COATED WITH AN APPROVED WEED KILLER ACCORDING TO THE MANUFACTURER'S SPECIFICATIONS.

2. ALL PLANTS TO RECEIVE 30 LBS FORMULA 21 GRAMS AGROFORM PLANTING TABLETS OR WOODACE 18 GRAM BRICKETTES (14-3 FORMULA) AND SHALL BE EVENLY DISTRIBUTED IN PLANT PITS DEEPER THAN 4 INCHES. RATES OF APPLICATION AND DIRECTIONS SHALL BE IN ACCORDANCE TO MANUFACTURER'S SPECIFICATIONS.

D. SETTING TREES

1. CONTRACTOR SHALL VERIFY ALL EXISTING FACILITIES AND UNDERGROUND CONDITIONS PRIOR TO BEGINNING EXCAVATIONS OF TREE PITS AND PLANT BEDS.

2. UNLESS OTHERWISE SPECIFIED, ALL TREES SHALL BE PLANTED IN PITS, CENTERED, AND SET ON SIX INCHES (6") OF COMPACTED TOPSOIL. TOPSOIL TO SUCH DEPTHS THAT THE FINISHED GRADE LEVEL OF THE PLANT AFTER SETTLEMENT SHALL BE THE SAME AS THAT AT WHICH THE PLANT WAS GROWN. THEY SHALL BE PLANTED UPRIGHT AND FACED TO GIVE THE BEST APPEARANCE OR RELATIONSHIP TO GRADING. PLANTING SOIL SHALL BE PLACED AND COMPACTED THOROUGHLY AND SHALL BE SETTLED BY WATERING. NO FILLING AROUND TRUNKS WILL BE PERMITTED. AFTER THE GROUND SETTLES, ADDITIONAL SOIL SHALL BE FILLED INTO THE LEVEL OF THE FINISHED GRADE, ALLOWING THREE INCHES (3") OF MULCH TO FORM A SHALLOW SAUCER AROUND EACH PLANT.

3. LANDSCAPE CONTRACTOR IS RESPONSIBLE TO TEST EACH TREE PLANTING PIT FOR DRAINAGE AND ASSURE GOOD PERCOLATION PRIOR TO PLANTING TREES AND PALMS.

E. PRUNING-NEW PLANT MATERIAL

REMOVE DEAD AND BROKEN BRANCHES FROM ALL PLANT MATERIAL. PRUNE TO RETAIN NATURAL GROWTH HABIT OR INDIVIDUAL PLANTS WITH AS MUCH HEIGHT AND SPREAD AS PRUNE TO NAA STANDARDS.

F. STAKING TREES

1. TREES SHALL BE STAKED WITHIN 24 HOURS AFTER EACH IS INSTALLED. AFTER 14 HOURS THE LANDSCAPE ARCHITECT WILL PROHIBIT ANY FURTHER PLANTING UNTIL ALL INSTALLED TREES ARE STAKED. SUCH STORAGE WILL NO WAY ALTER THE CONTRACTOR'S COMPLETION DATE.

2. STAKING OF TREES IS TO BE USED BY THE CONTRACTOR, WHO WILL BE RESPONSIBLE FOR MATERIAL REMAINING PLUMB AND STRAIGHT FOR ALL GIVEN CONDITIONS THROUGH THE GUARANTEE PERIOD.

3. STAKE ALL TREES UNDER THREE INCH (3") CALIPER WITH TWO (2) 8" STEEL T-POST TREE STAKES. LOCATE FIRST STAKE OPPOSITE FIRST. STAKES SHALL BE AS CLOSE TO MAIN TRUNK AS IS PRACTICAL, AVOIDING ROOT INJURY, AND DRIVEN AT LEAST EIGHTEEN INCHES (18") INTO FIRM GROUND.

4. THE TREE TO STAKES USING APPROVED TREE TIES. THES SHALL BE LOCATED MIDWAY WITHIN TREE CROWN OR AT A LOCATION APPROXIMATELY TWO-THIRDS (2/3) OF THE OVERALL HEIGHT OF THE TREE. LOCATE TIE JUST ABOVE MAJOR SIDE BRANCH IN ORDER TO DETER SLIPPAGE AND FASTEN TO STAKE. SECURE SECOND TIE OPPOSITE FIRST AT TREE AND FASTEN TO OPPOSITE STAKE.

G. GUYING TREE

1. GUY ALL TREES GREATER THAN THREE INCHES (3") IN CALIPER IN THREE (3) DIRECTIONS WITH TWO (2) STRANDS OF NO.12 GALVANIZED WIRE ATTACHED TO ANCHORS DRIVEN BELOW GRADE. WHEN SECURING WIRES TO TREES, COVER ALL WIRES WHICH MAY COME IN CONTACT WITH ANY PART OF THE TREE WITH NEW 3/4" DIAMETER BLACK PLASTIC TUBING. PLACE GUYS NOT LESS THAN 1.5 HEIGHT OF TREE ABOVE GROUND. PLACE ANCHORS SO THAT GUYS ARE EQUALLY SPACED AND AT 45 DEGREE ANGLES TO HORIZON. KEEP GUYS TAUGHT UNTIL PROJECT COMPLETION. SECURE A RIBBON OF FLOURESCENT FLAGGING TAPE AT MIDPOINT OF EACH GUY WIRE.

2. NO NAILS OR ANY OTHER FASTENERS SHALL DIRECTLY PENETRATE THE BARK AND TRUNK OF THE TREE.

H. MULCH

ALL INDIVIDUAL TREE, PALM AND SHRUB PITS AND BEDS SHALL BE MULCHED WITH A MINIMUM THREE INCH (3") LAYER OF GRADE A, SHREDDED CYPRRESS MULCH.

I. SOD

1. SOD SHALL BE ST. AUGUSTINE "FLORATAM", UNLESS OTHERWISE SPECIFIED, SOLID AND FREE OF WEEDS, LAID WITH ALTERNATING AND BUTTING JOINTS. ALL SODDED AREAS ARE TO BE HAND RAKED BEFORE SOD IS INSTALLED. ROCKS, STICKS, DEBRIS, AND HUMPS ARE TO BE ELIMINATED. SOD SHALL BE LAID TO THE EDGE OF PAVEMENT IN RIGHT-OF-WAY AND INSTALLED WITHIN 48 HOURS OF BEING CUT.

2. ALL NEWLY SODDED AREAS SHALL BLEND AND MATCH WITH EXISTING SODDED AREAS SO AS TO PRODUCE A SMOOTH, UNIFIED LAWN. THE LANDSCAPE ARCHITECT SHALL APPROVE FINAL GRADES PRIOR TO INSTALLATION OF LAWN.

IV. MAINTENANCE

MAINTENANCE SHALL BEGIN IMMEDIATELY AFTER EACH PLANT IS PLANTED AND SHALL CONTINUE UNTIL ALL PLANTING HAS PASSED FINAL INSPECTION AND ACCEPTANCE. MAINTENANCE SHALL INCLUDE WATERING, WEEDING, CULTIVATING, REMOVAL OF DEAD MATERIAL, RESETTling PLANTS TO PROPER GRADES OR UPRIGHT POSITION AND RESTORATION OF THE PLANTING SAUCER AND ANY OTHER NECESSARY OPERATIONS. PROPER PROTECTION TO LAWN AREAS SHALL BE PROVIDED AND ANY DAMAGE RESULTING FROM PLANTING OPERATIONS SHALL BE REPAIRED PROMPTLY.

V. INSPECTION AND ACCEPTANCE

A. INSPECTION

INSPECTION OF WORK TO DETERMINE COMPLETION OF CONTRACT, EXCLUSIVE OF THE POSSIBLE REPLACEMENT OF PLANTS, WILL BE MADE BY THE OWNER AND/OR LANDSCAPE ARCHITECT AT THE CONCLUSION OF ALL PLANTING AND AT THE WRITTEN REQUEST OF THE CONTRACTOR.

B. ACCEPTANCE

AFTER INSPECTION, THE CONTRACTOR WILL BE NOTIFIED BY THE OWNER OF THE ACCEPTANCE OF ALL WORK OF PLANTING, EXCLUSIVE OF THE POSSIBLE REPLACEMENT OF PLANTS SUBJECT TO GUARANTEE OR IF THERE ARE ANY DEFICIENCIES OR THE REQUIREMENT FOR COMPLETION OF THE WORK.

VI. GUARANTEE AND REPLACEMENT

A. GUARANTEE

1. ALL NEW PLANT MATERIALS SHALL BE GUARANTEED OF ACCEPTANCE AND SHALL BE ALIVE AND IN SATISFACTORY CONDITION AND GROWTH FOR EACH SPECIFIC KIND OF PLANT AT THE END OF THE GUARANTEE PERIOD.

2. ALL TREES AND PALMS PLANTED SHALL BE FULLY WARRANTED BY THE CONTRACTOR AND WILL BE HEALTHY AND IN A FLOURISHING CONDITION OF ACTIVE GROWTH ONE (1) YEAR (365 CALENDAR DAYS) FROM DATE OF FINAL ACCEPTANCE.

3. ALL SHRUBS, GROUND COVERS, VINES AND SOD SHALL BE FULLY WARRANTED FOR NINETY (90) CALENDAR DAYS UNDER THE SAME CONDITIONS.

B. REPLACEMENT

1. AT THE END OF THE GUARANTEE PERIOD, ANY PLANT REQUIRED UNDER THIS CONTRACT THAT IS DEAD OR NOT IN SATISFACTORY GROWTH AS DETERMINED BY THE LANDSCAPE ARCHITECT, SHALL BE REMOVED FROM THE SITE AND REPLACED WITHIN FIFTEEN (15) DAYS WITH NO EXTRA COST TO OWNER.

2. ALL REPLACEMENTS SHALL BE PLANTS OF THE SAME KIND AND SIZE AS SPECIFIED IN THE PLANT LIST. THEY SHALL BE FURNISHED AND PLANTED AS SPECIFIED HEREIN. THE COST SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

C. MATERIALS AND OPERATIONS

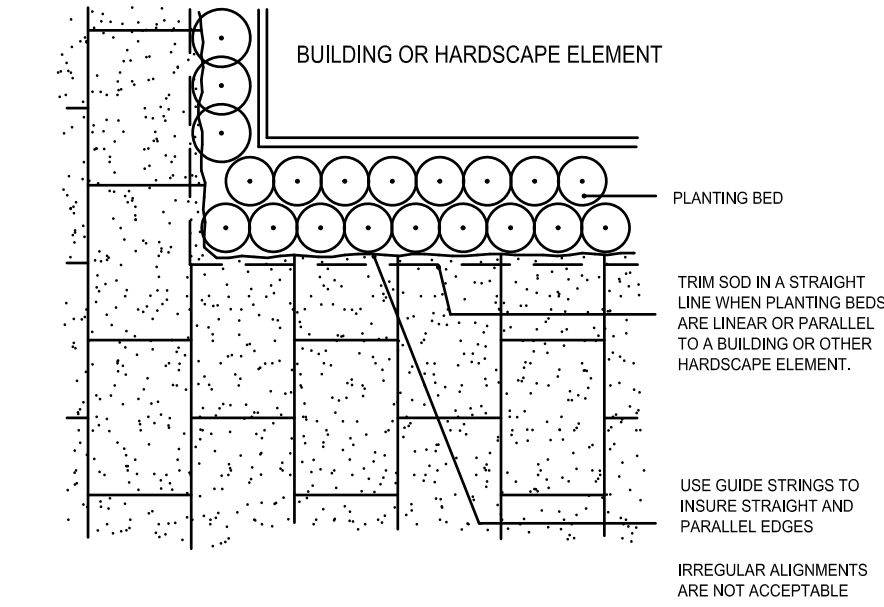
1. CONTRACTOR SHALL SCHEDULE AND ATTEND A PRE-CONSTRUCTION CONFERENCE WITH REPRESENTATIVES OF THE OWNER, THE LANDSCAPE ARCHITECT, AND THE ARCHITECT BEFORE COMMENCING WORK.

2. ALL LANDSCAPING SHALL BE INSTALLED IN A SOUND, WORKMANLIKE MANNER AND ACCORDING TO ACCEPTED GOOD PLANTING PROCEDURES AS PRESCRIBED BY THE AMERICAN SOCIETY OF LANDSCAPE ARCHITECTS.

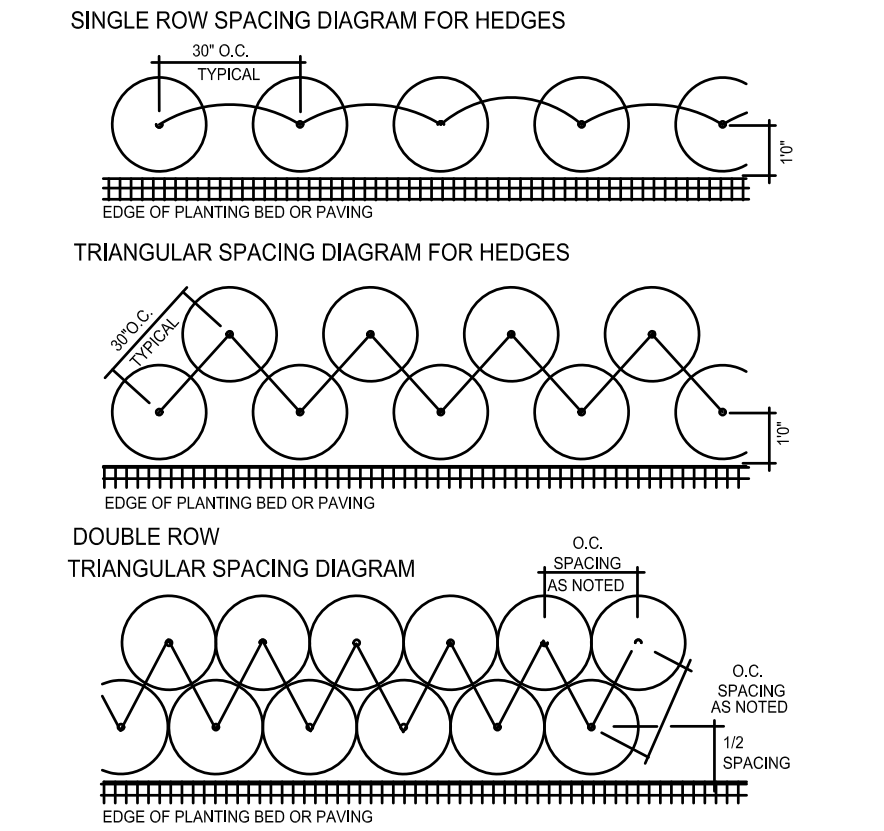
VII. CARE AND MAINTENANCE SCHEDULE

A. THE CONTRACTOR SHALL FURNISH THE OWNER WITH A WRITTEN AND DETAILED DESCRIPTION FOR THE CARE AND MAINTENANCE OF ALL PLANT MATERIAL AT THE TIME OF FINAL INSPECTION. THE OWNER AGREES TO EXECUTE THE INSTRUCTIONS FOR SUCH CARE AND MAINTENANCE.

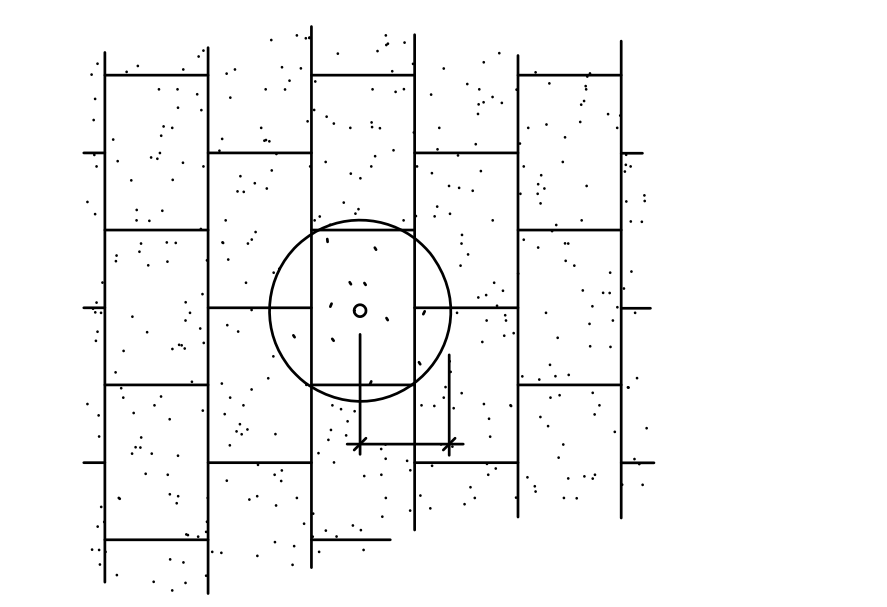
B. ALL LANDSCAPING SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION AND SHALL BE KEPT FREE FROM REFUSE AND DEBRIS. MAINTENANCE SHALL INCLUDE WATERING, WEEDING, MOWING, FERTILIZING, TREATING, MULCHING, PRUNING, REMOVAL/ REPLACEMENT OF DEAD OR DISEASED TREES AND REMOVAL OF REFUSE AND DEBRIS ON A REGULAR BASIS SO AS TO PRESENT A NEAT AND WELL-KEPT APPEARANCE AT ALL TIMES.



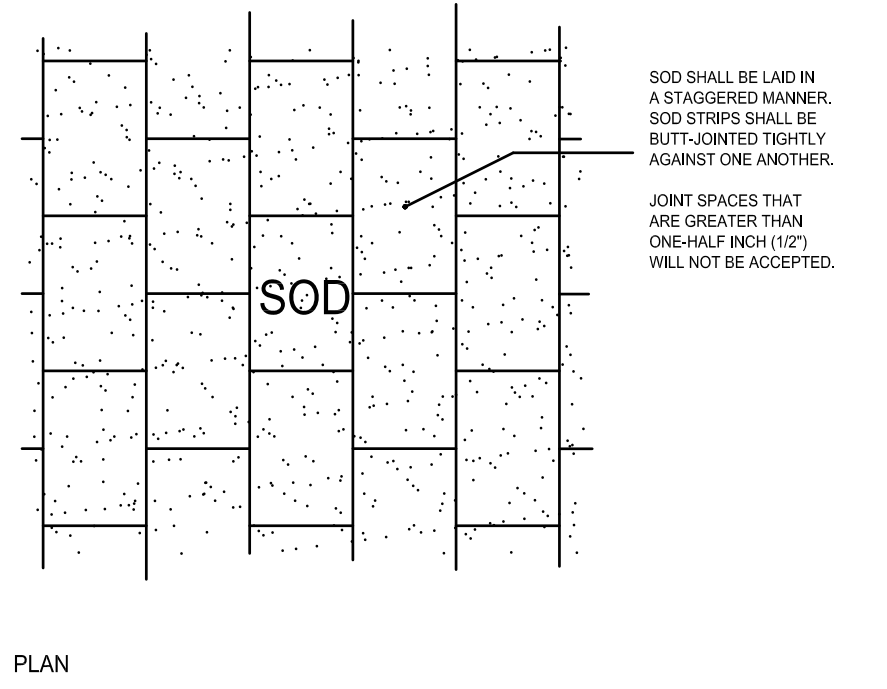
PLAN
SOD TRIMMING - LINEAR SHRUB BEDS
NOT TO SCALE



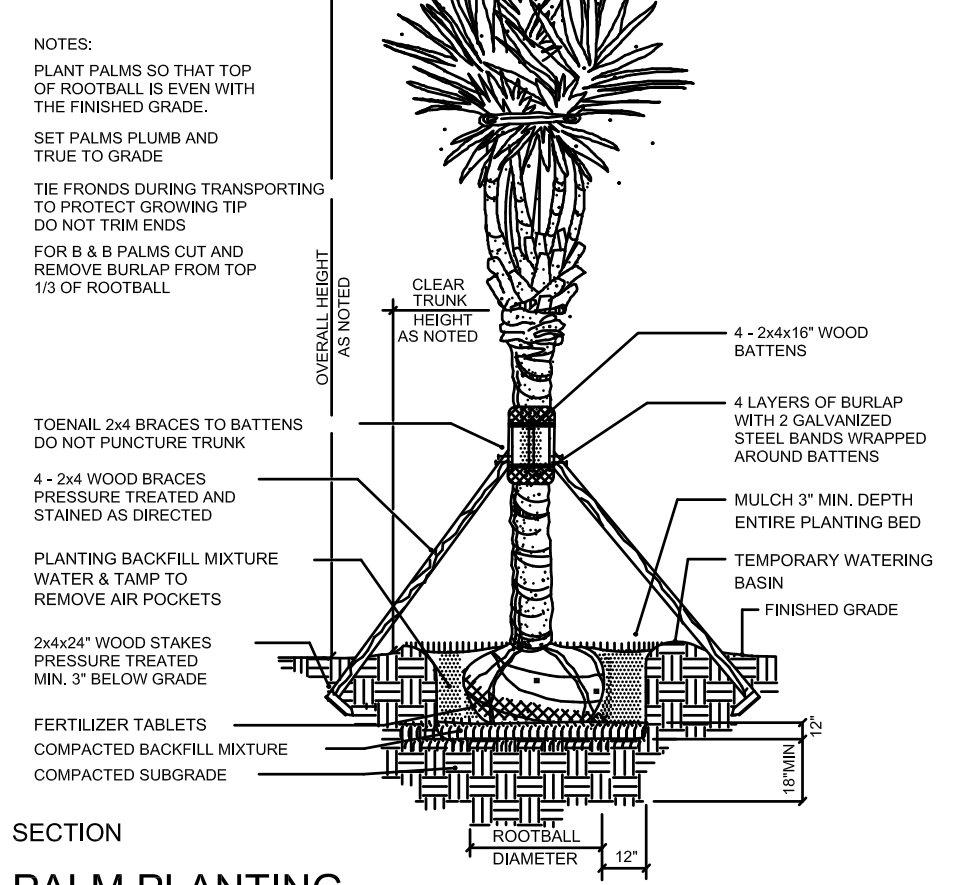
PLAN
SHURB/PLANT SPACING DIAGRAMS
NOT TO SCALE



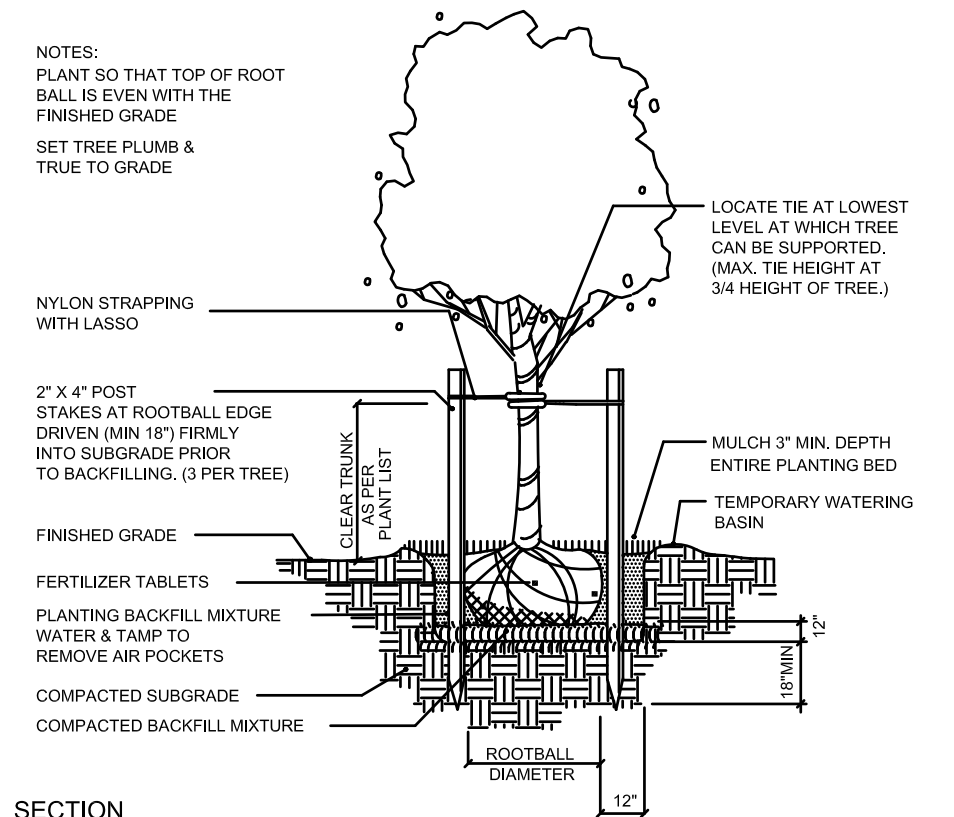
SECTION
TREE RING
NOT TO SCALE



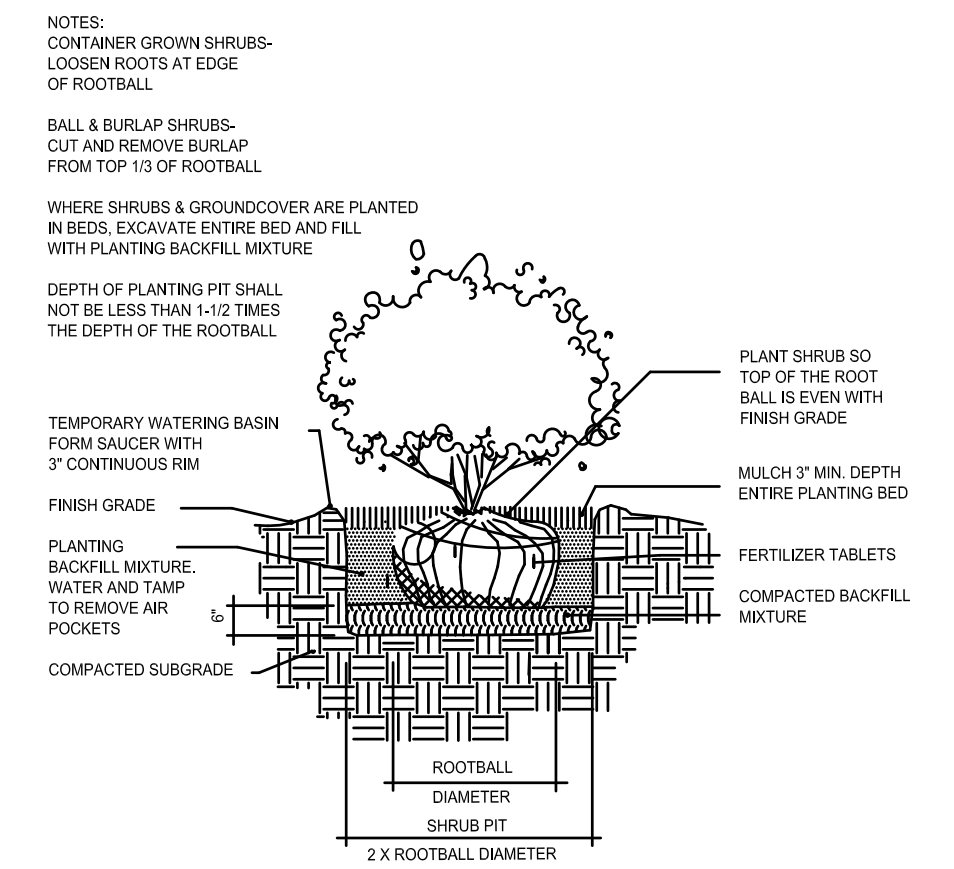
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SECTION
PALM PLANTING
NOT TO SCALE



SECTION
TREE PLANTING/STAKING
NOT TO SCALE [TO 3" CALIPER]

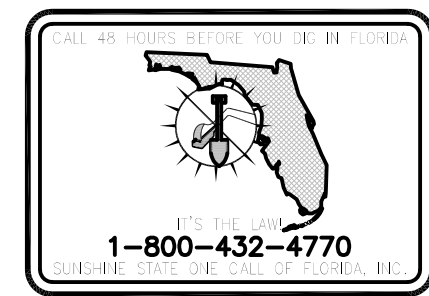


SECTION
SHRUB PLANTING
NOT TO SCALE

FRANK ROZZO
SECRET-MEMORIAL
GARDEN
220 & 226
N. Swinton Avenue
Delray Beach, FL 33444

OWNER:
Frank Rozzo

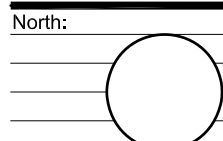
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Job Number:

Project Name:

Drawing Name:

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Date: JULY 24, 2019, COA SUBMITTAL

Sheet Title

PLANT NOTES,
DETAILS &
SPECIFICATIONS

Sheet Number

L-2

Per LRD 4.6.16(C)(1)(b)4 "Contain a Statement of Intent as to the method and coverage of irrigation". Per LRD 4.6.16(F) Irrigation Requirements: "All landscaped areas shall be provided with a fully automated sprinkler system that will provide complete coverage of all plant materials and grass to be maintained. All systems shall be designed to allow for head-to-head coverage (one hundred (100) percent coverage with one hundred (100) percent overlap)".



ILEX X ATTENUATA
East Palatka Holly



QUERCUS VIRGINIANA
'SDLN'pp12015 Cathedral
Cathedral Oak



BULNESIA ARBOREA
Verawood



TABEBUIA PALLIDA
Pink Tabebuia



BAMBUSIA TEXTILIS GRACILIS
Graceful Bamboo



PETREA VOLUBILIS
Purple Wreath

FRANK ROZZO
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North:

Scale: NO SCALE

Job Number:

Project Name:

Drawing Name:

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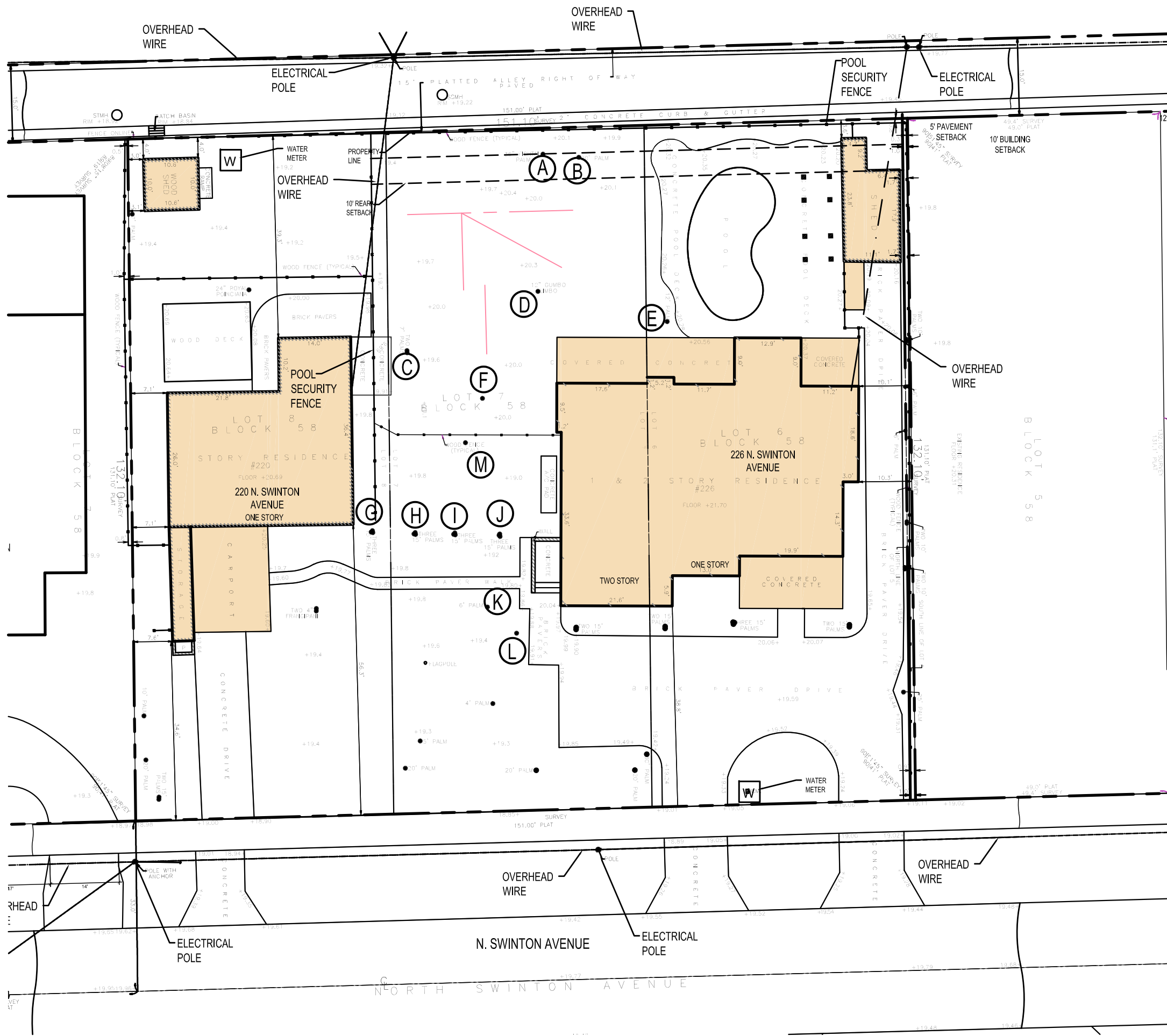
Date: JULY 24, 2019, COA SUBMITTAL

Sheet Title

PLANT IMAGES

Sheet Number

L-3



 **EXISTING TREES & PALMS**
SCALE: 1"=20'-0" 0 20 40 50

TABULAR SUMMARY

Existing Trees and Palms, Relocation and/or Remove and Destroy

NOTE: Most all existing trees and palms shall be relocated in the front yard of 220 and 226 N. Swinton Avenue, and field located to fit with the existing landscape and to create a cohesive landscape. Most of the plant material are palms and esthetically, work best in the front yard, rather than in an Asian inspired private garden.

Reference	Tree/Palm	Size	
A	CARYOTA MITIS Fishtail Palm	36" width cluster	Remain in place, if possible. Otherwise, remove and destroy
B	COCOS NUCIFERA Coconut Palm	20' overall	Relocate if possible, otherwise, remove and destroy
C	ADONIDIA MERRILLII Christmas Palm	7' overall height	Relocate to front yard
D	BURSERA SIMARUBA Gumbo Limbo	12' diameter	Relocate to front yard
E	DYSPIS DECARYI Triangle Palm	12' height overall	Relocate to front yard
F	PLUMERIA OBTUSA Plumeria	6' overall height	Relocate to front yard
G	ADONIDIA MERRILLI, triple Triple Christmas Palm	15' ht. overall	Relocate to front yard
H	ADONIDIA MERRILLI, triple Triple Christmas Palm	15' ht. overall	Relocate to front yard
I	ADONIDIA MERRILLI, triple Triple Christmas Palm	15' ht. overall	Relocate to front yard
J	ADONIDIA MERRILLI, triple Triple Christmas Palm	15' ht. overall	Relocate to front yard
K	ADONIDIA MERRILLI Christmas Palm	6' ht. overall	Relocate to front yard
L	COCOS NUCIFERA Coconut Palm	10' overall	Relocate to front yard
M	COCOS NUCIFERA Coconut Palm	10' overall	Relocate to front yard



A Fishtail Palm



B Coconut Palm



C Manilla Palm



D Gumbo Limbo



E Triangle Palm



F Plumeria



G, H, I, J Manilla Palm



K Manilla Palm



L Coconut Palm



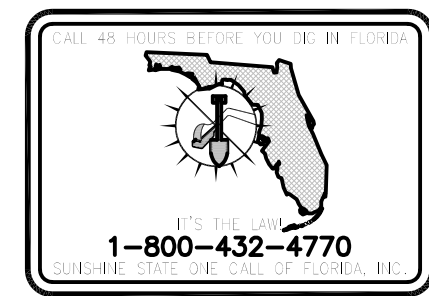
M Coconut Palm

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SECRET-MEMORIAL
GARDEN

220 & 226
N. Swinton Avenue
Delray Beach, FL 33444

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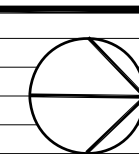


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North:



Scale: 1"=20'

Job Number:

Project Name:

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Sheet Title

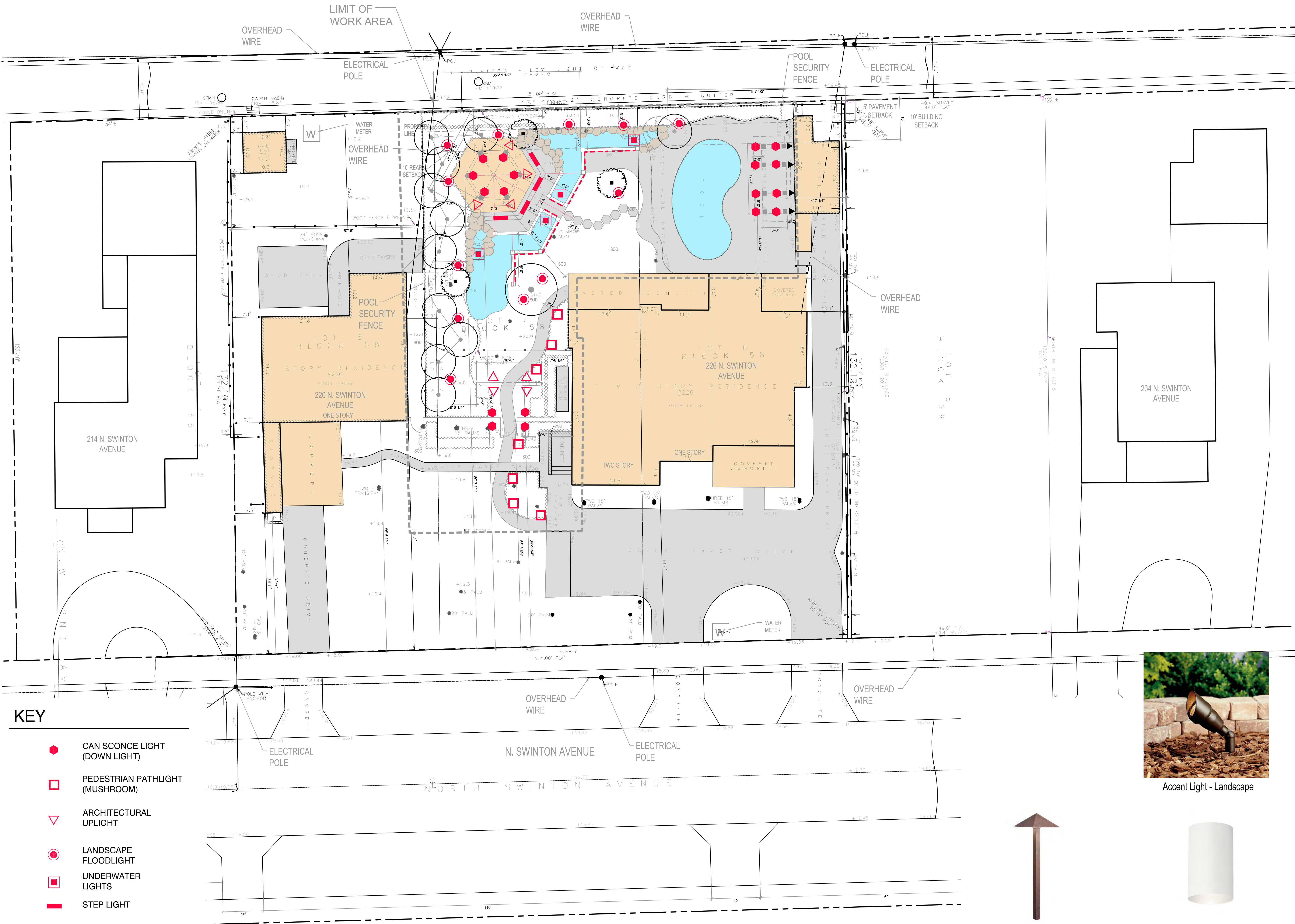
EXISTING TREES
& PALMS

Sheet Number

L-4

Sht. 11 of 16

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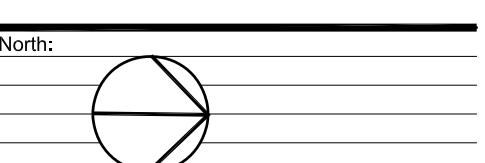
FRANK ROZZO
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GARDEN
220 & 226
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Scale: 1"=10'-0"
Job Number:
Project Name:
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Date: JULY 24, 2019, COA SUBMITTAL
Sheet Title



Accent Light - Landscape

LANDSCAPE & SITE LIGHTING PLAN

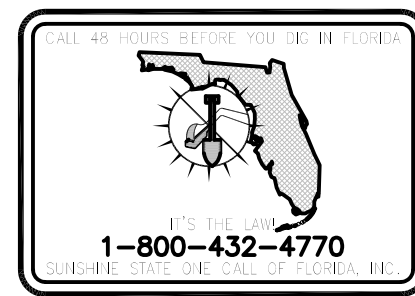
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E-1

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SECRET-MEMORIAL
GARDEN
220 & 226
N. Swinton Avenue
Delray Beach, FL 33444

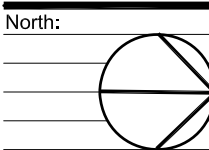
OWNER:
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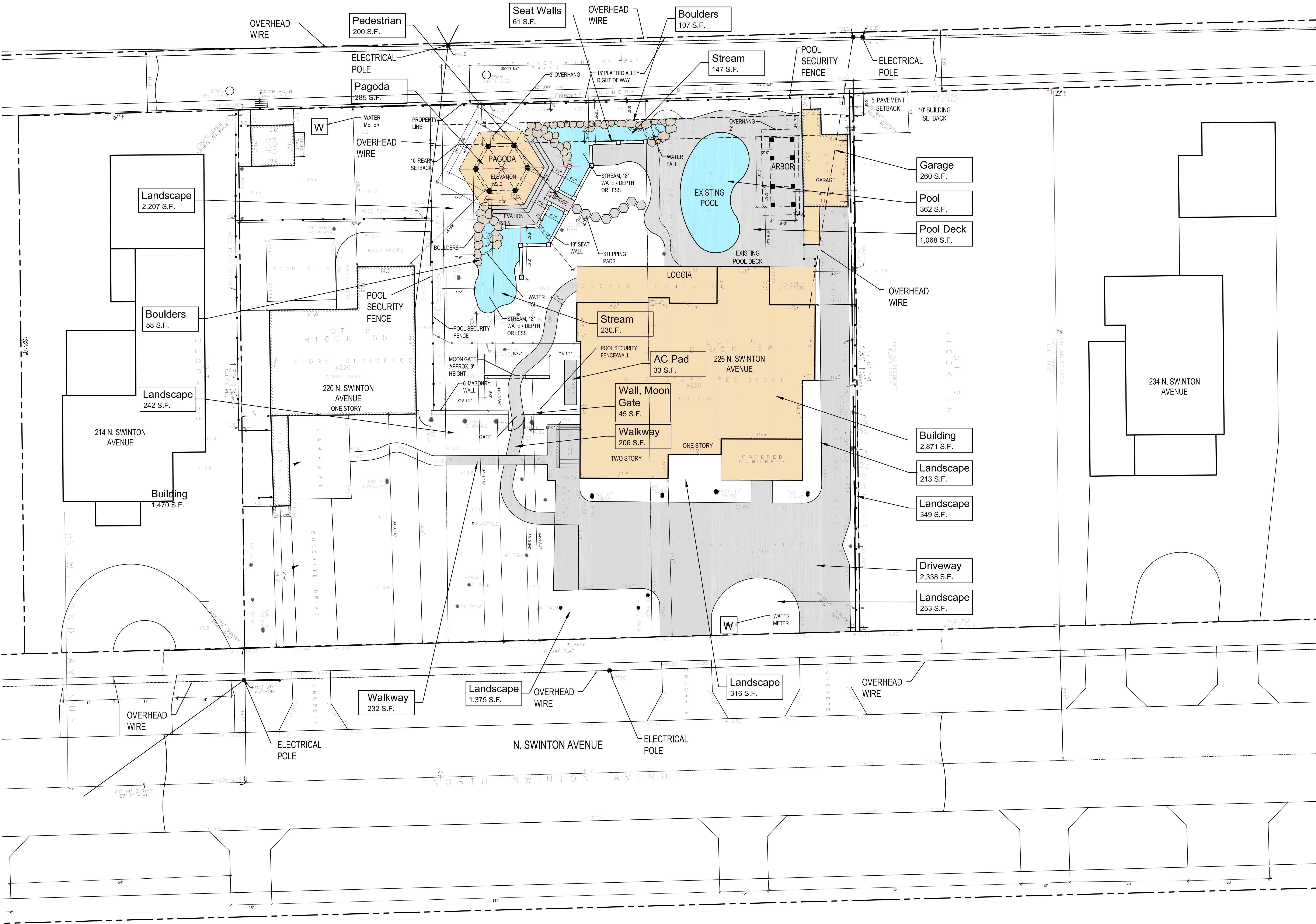
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Job Number:
Project Name:
Drawing Name:
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Date: JULY 24, 2019, COA SUBMITTAL

Sheet Title

PROJECT DATA

Sheet Number

PR-1



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N. Swinton Avenue
Delray Beach, FL 33444

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Project Name:

Drawing Name

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Date: JULY 24, 2019, COA SUBMITTAL

Sheet Title

Sheet Number

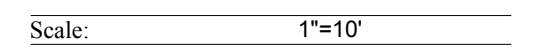
Sht. 14 of 16
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Project Name: _____

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Sheet Title

Sheet Number: _____

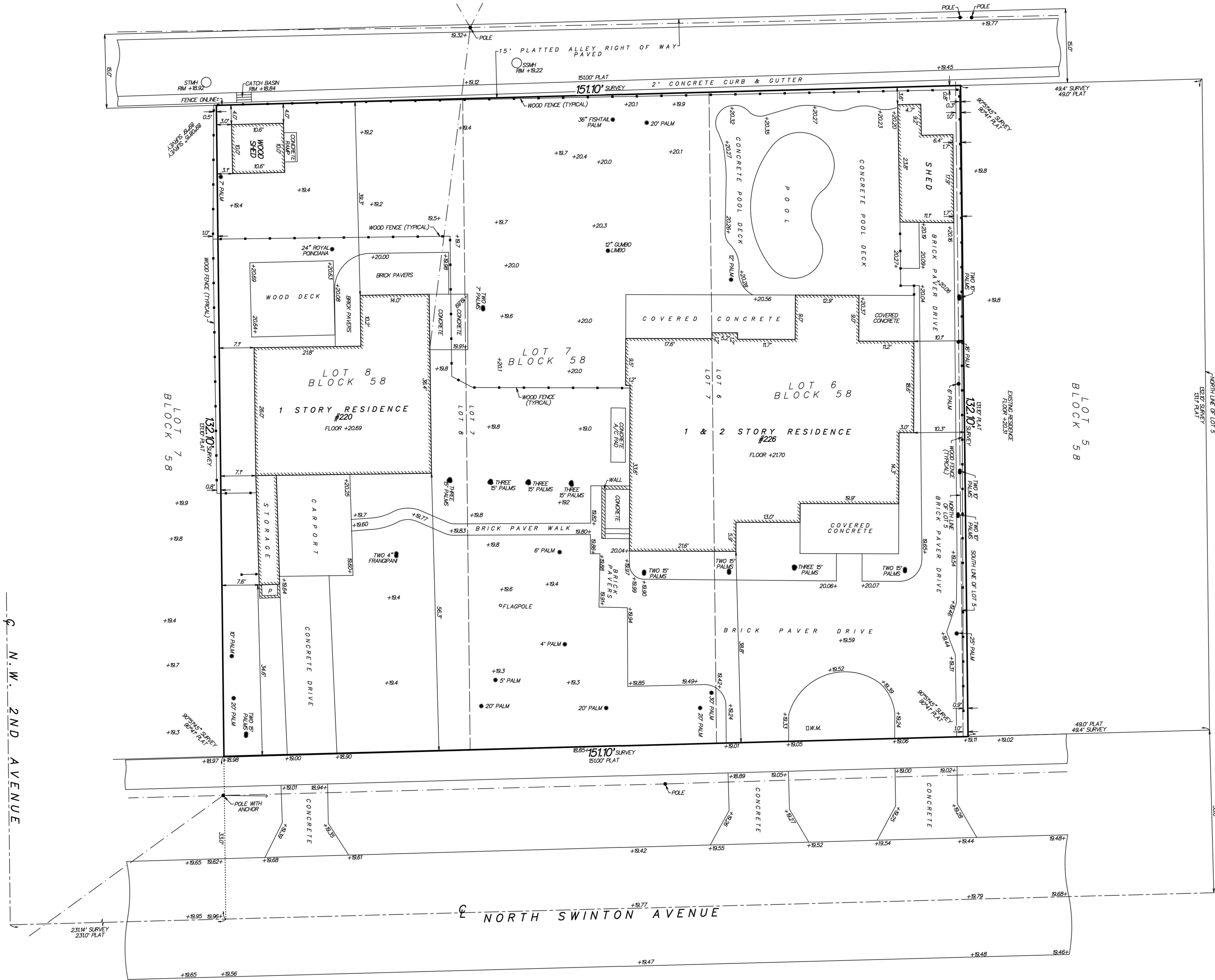
Discussion

S11-1

001

Sht. 15 of 16

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SURVEYOR'S REPORT/LEGEND:

C = CENTERLINE
W.M. = WATER METER
— = OVERHEAD UTILITY LINES

FLOOD ZONE: X
COMMUNITY PANEL NO. 125102 0979
MAP NO. 12099C0979
SUFFIX: F
EFFECTIVE DATE: OCTOBER 05, 2016

ALL DIMENSIONS SHOWN BASED ON STANDARD U.S. FOOT

THIS SURVEY MEETS THE CLOSURE OF 1 FOOT PER 10,000 FEET AS REQUIRED FOR COMMERCIAL HIGH RISK PROPERTY

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

NO TITLE WAS REVIEWED OR SEARCH OF THE PUBLIC RECORDS WAS MADE IN REGARD TO EASEMENTS THAT MAY AFFECT SUBJECT PARCEL

NO SUBSURFACE SEARCH WAS MADE FOR UTILITIES OR UNDERGROUND FOOTERS

DESCRIPTION:

THE SOUTH 10 FOOT OF LOT 5 AND ALL OF LOTS 6, 7 AND 8, BLOCK 58, METCALF'S SUBDIVISION OF BLOCKS 50 AND 58, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, PAGE 47, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

MAP OF AS-BUILT AND TOPOGRAPHIC SURVEY

SITE ADDRESS: 220 & 226 N. SWINTON AVENUE
DELRAY BEACH, FLORIDA 33444
PARCEL CONTROL NO. 12-43-46-17-49-058-0051

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 30-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

Paul D. Engle
PAUL D. ENGLE
SURVEYOR & MAPPER #5708

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

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

DATE OF SURVEY JUNE 21, 2019	PAGE NO. 25	SCALE: 1" = 10'	ORDER NO.: 19-21ab
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FRANK ROZZO
SECRET-MEMORIAL GARDEN
220 & 226
N. Swinton Avenue
Delray Beach, FL 33444

OWNER:
Frank Rozzo

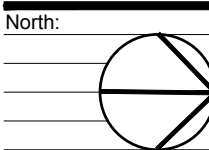
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Scale: 1"=10'

Job Number:

Project Name:

Drawing Name:

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Date: JULY 24, 2019, COA SUBMITTAL

Sheet Title

EXISTING TREES & PALMS

Sheet Number

EXHIBIT SHEET

220-226 N Swinton Ave.

WRITTEN ANALYSIS ON HOW THE PROPOSED ASIAN INSPIRED STRUCTURE WILL BE VISUALLY COMPATIBLE WITH THE EXISTING MEDITERRANEAN REVIVAL STYLE OF ARCHITECTURE ON THE MAIN STRUCTURE:

1. The Chinese pagoda IS **NOT COMPATIBLE** with the existing Mediterranean Revival Style.
2. However, it should be noted that this is an accessory structure, a garden structure.
3. It is **not** a major or minor addition to the existing Mediterranean Revival Style structure.
4. As an accessory garden structure, the Chinese Pagoda is not any more or less compatible as a children's play equipment might be, or a tennis court, or a basketball hoop, or a sculpture. A children's play equipment is not compatible...it did not exist in the era of the Mediterranean Revival Style structure and a play equipment would be totally acceptable and approved.
5. We are not altering in any form to the main contributing structure. 0%
6. Swimming pool fences shall be provided to meet code, as well as height limitations. There are no side street conditions.
7. There are no garage or carports additionally proposed.
8. There are no additional parking requirements and vehicular circulation, carports, garages and driveways remained unaltered.
9. No additional parking is proposed.
10. No alterations are proposed to the existing buildings.
11. No parking is additionally proposed.
12. No relocation is proposed, other than existing plant material
13. Nothing is being demolished.
14. Photo documentation is provided. Please refer to Sheets PH-1 and PH-2
15. Visual Compatibility:
 - a. The Pagoda is located in the rear yard and significantly away from the front setback.
 - b. The Pagoda is a hexagonal shape (plan), 14' in width, and 20' in overall height, with a finial of 2' in height.
 - c. The Principal Building is 30' in height
 - d. Mean Roof height does not exceed 18'
 - e. Proportion, openings, voids, solids, rhythm, materials, roof shape are all proportionate to the canons of a traditional and historic Chinese Pagoda and is in good taste and timeless in design. It is an open air garden structure, a retreat pavilion, an oasis.
 - f. The scale of the Pagoda is totally in harmony with the overall scale and massing of the existing structures and overall disposition/siting of all elements. The Pagoda is not an overbearing, ponderous structure. It is a class structure, as a sculpture, set in a natural garden setting. An secret garden, a place to find solace and nature.
 - g. The Pagoda is Asian inspired but fully in context in the garden landscape, with streams, waterfalls and ample visual screening to prevent visually pollution and to maintain privacy and a retreat/haven.
 - h. The Pagoda in the context of what is prominently visible in the City of Delray and within blocks of the subject proposal include the Sculptural Pylons at I-95 and Atlantic Boulevard, the metalwork gateway to Pineapple Grove, the multitude of murals, good or bad, scattered throughout downtown, of dubious artistic merit, in some

cases, buildings painted as “art” (recent red graphic building, located on the south side of Atlantic Blvd.) or Bedner’s, to bring attention to itself. Finally, a bright red “contemporary structure” at the north end of Bankers Row, as well as a blue metal sculpture in the public parking area.

- i. All of these “anomalies” can be viewed as “non-compatible” if assessed in the old-town neighborhood image of Delray Beach, of an earlier vintage. Or it could be interpreted as art and culture and vitality and youthfulness and fun and good.
- j. As such, and in context with examples provided, the Asian Inspired structure is art, sculpture, a positive thing rather than negative, a beautifully crafted structure backed by hundreds of years of tradition, if not thousands. It is as marvelous addition to a garden, well designed and secluded and private. It will not be visible from without. The roof is dark green tile. It will blend with the landscape. It will also be screened extensively from the main structure.
- k. A well designed garden is never NOT COMPATIBLE. Nature blends with everything. In fact, nature, landscape and screening solves many ugly and unsightly problems. Nature is forgiving. Nature never goes out of style. A garden can last for decades, generations.
- l. This is an amazing garden, which the City should be proud of endorsing.
- m. This garden is infinitely better than a construction storage yard, I personally think. But design is subjective. I keep my fingers crossed.

CSP-260

CSP-100

BM

CSP-80

BM

CSP-85

BM

Natural Stone Pavement

CW-55

HC-189

HC-189

saybrook sage

HC-114

1307

CW-55

Low
Seat
Wall

Pagoda
Roof

Arbor,
Moon
Gate,
Walls

Base,
Pagoda

220-226 N. Suenton Ave