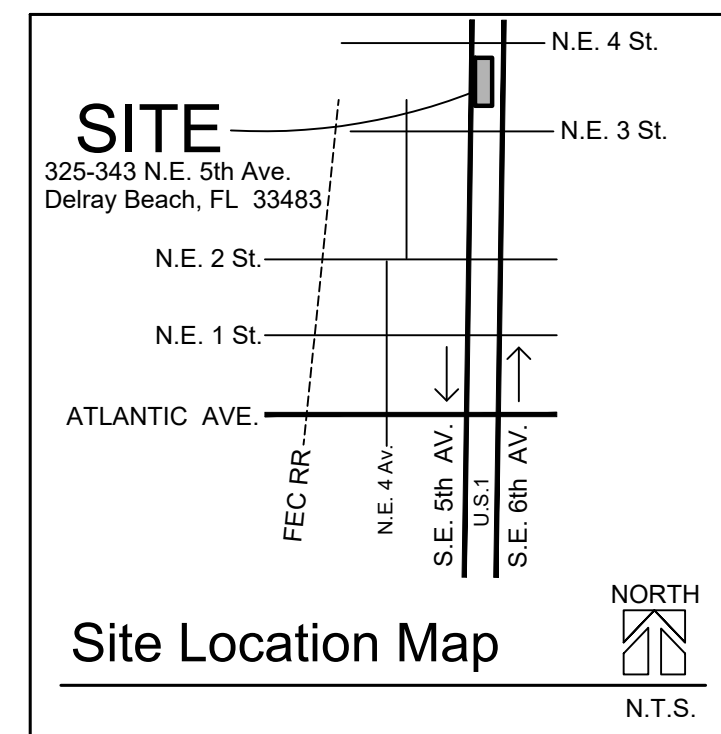
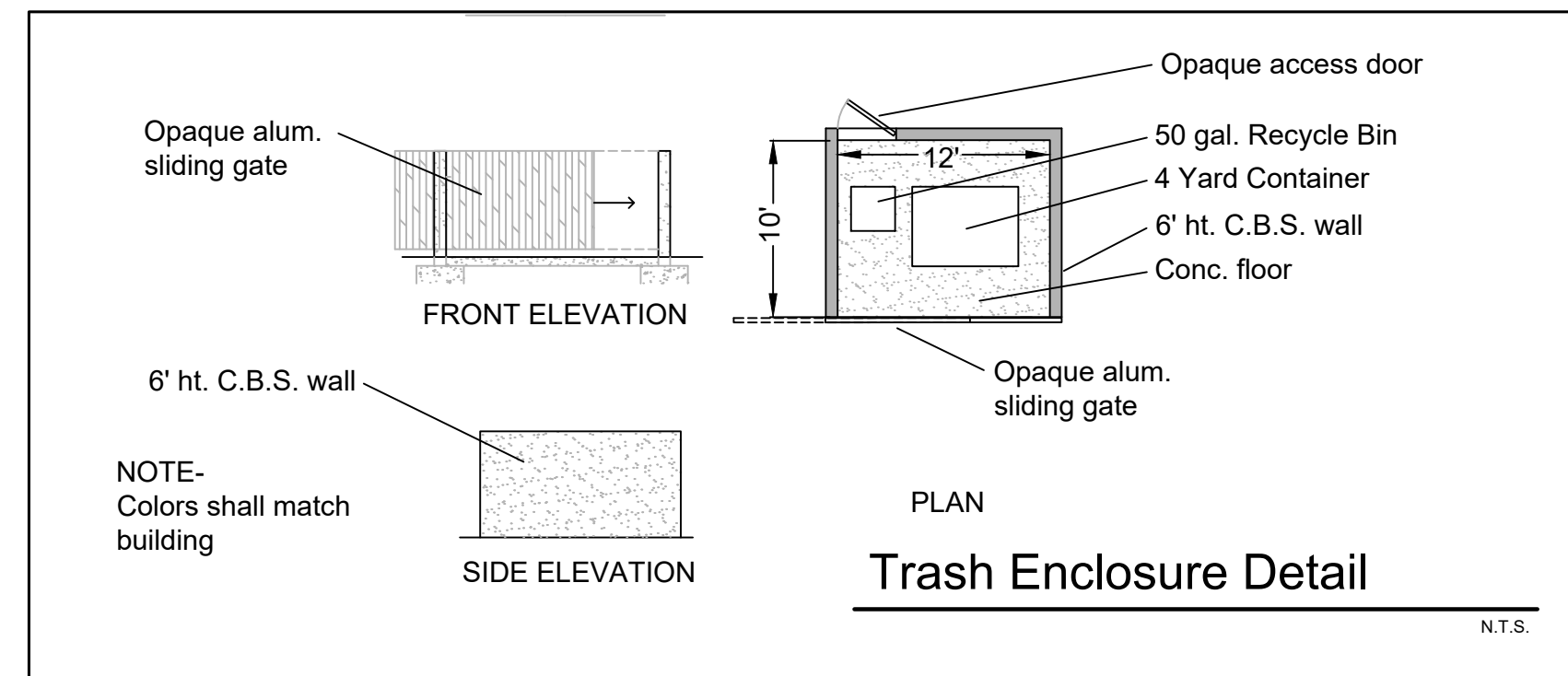
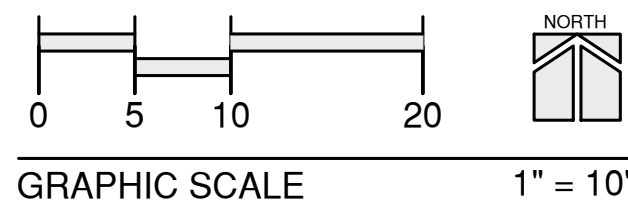


Site Plan



Land Description

LOTS 18, 19 AND 20, LESS THE WEST 10 FEET THEREOF,
BLOCK 105, HIGHLAND PARK, DELRAY BEACH,
ACCORDING TO THE PLAT THEREOF AS RECORDED IN
PLAT BOOK 2, PAGE 79, PUBLIC RECORDS OF PALM
BEACH COUNTY, FLORIDA.

Property Development Regulations CBD Zoning District

ZONING DISTRICT	MIN. LOT SIZE (S.F.)	MIN. LOT WIDTH (FT.)	MIN. LOT DEPTH (FT.)	MIN. LOT FRONTAGE (FT.)	FRONT SETBACK	SIDE STREET SETBACK	SIDE INTERIOR SETBACK	REAR SETBACK	MAXIMUM BUILDING HEIGHT (FT)
REQUIRED	2,000 sf	20'	0	0	10'/15'	n.a.	0'	10'	54'
PROVIDED	18,439 sf	149.92'	123.00'	149.92'	10'	n.a.	0'	62.90'	30.5' (mid roof)

Site Tabulations

Total GROSS Site Area	18,739 sf	0.43 ac	
Prop. 2' Alley Dedication	300 sf	0.007 ac	
Total NET Site Area	18,439 sf	0.423 ac	100%
Total Impervious Area Building area, vehicular use, sidewalks, planters, patios, etc.	15,956sf	0.366 ac	86.53%
Total Pervious Area	2,483 sf	0.057 ac	13.47%

Parking Tabulations

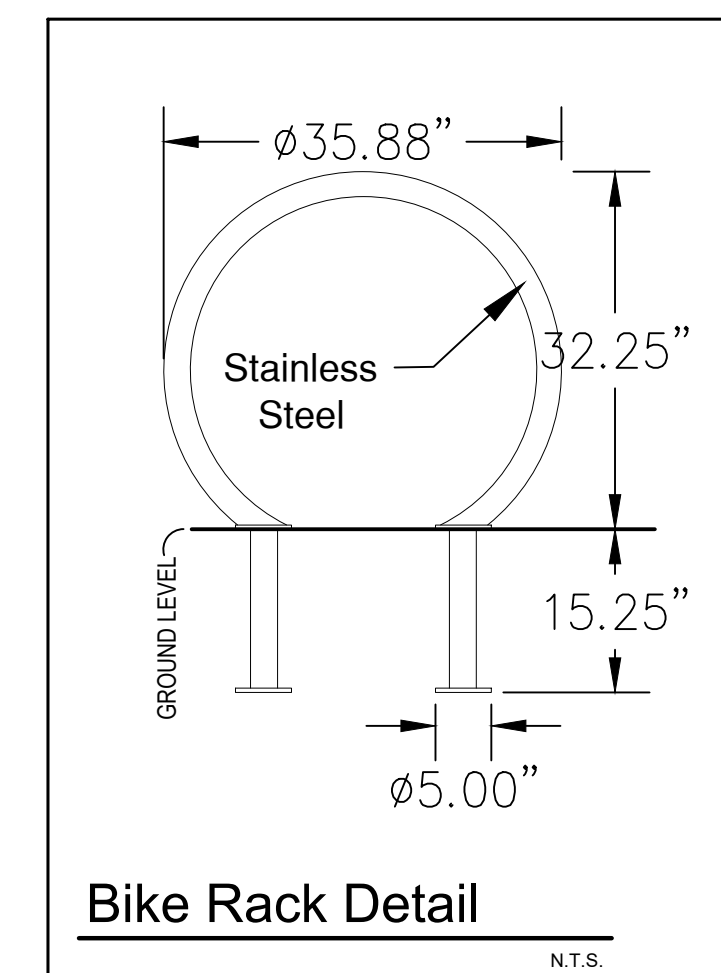
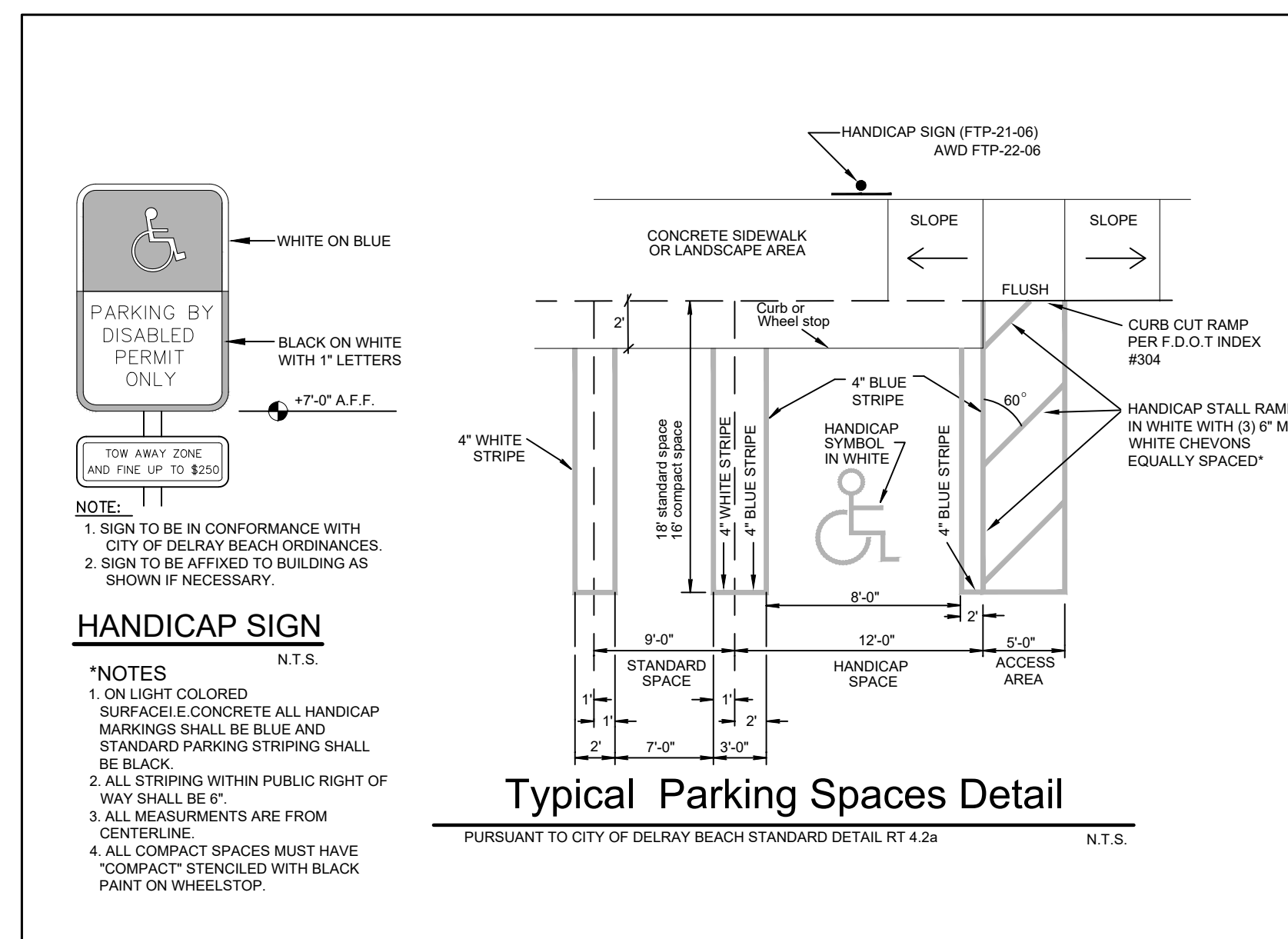
9.975 s.f. net office / 500 Alternative Fuel Spaces =3% of required (1 required)	20 spaces required
TOTAL REQUIRED SPACES	20 spaces
TOTAL SPACES PROVIDED	22 spaces*
	19 standard spaces
	3 compact spaces
	<i>*(Inc. 1 alt. fuel space)</i>

Bicycle Parking Spaces

Required - 1 space per 2,000 s.f. net office
9,975 s.f. / 2000 = 5 spaces required
6 spaces provided

Site Notes

1. Existing Land Use - CC (Commercial Core)
2. Proposed Land Use - Same
3. Existing Zoning - CBD (Central Business District)
4. Proposed Zoning - Same
5. Existing Use - Office, commercial, vacant
6. Proposed Use - Office
7. All new utilities on site shall be placed underground
8. Water, sewer, electric, telephone, & cable television existing at site.
9. See architectural plans for perimeter fence & sliding gate details.

[illegible]

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Boca Raton, Florida 33433
561-910-0330

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Urban Planning ♦ Landscape Architecture

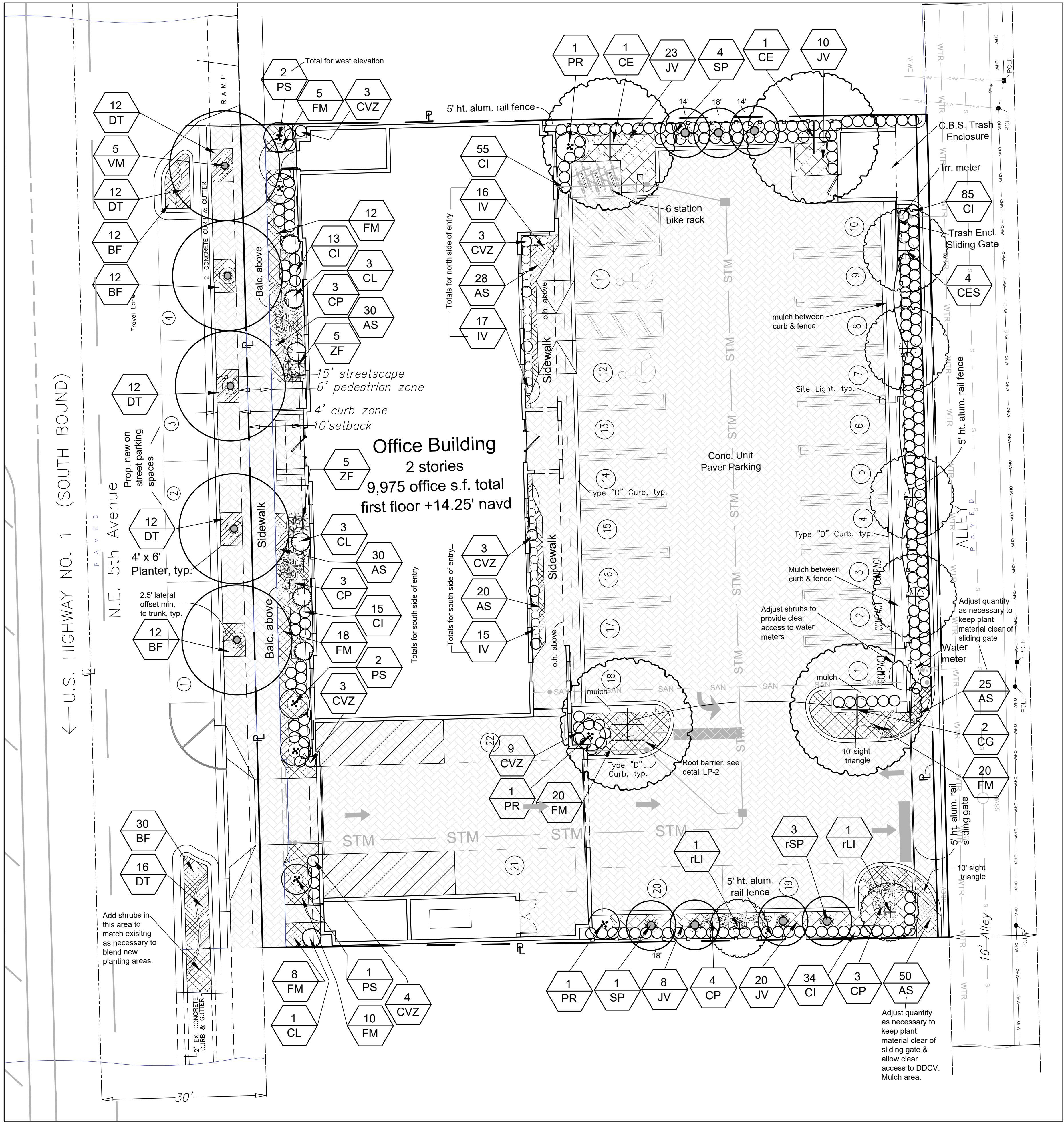
Site Plan

Spice Office Building

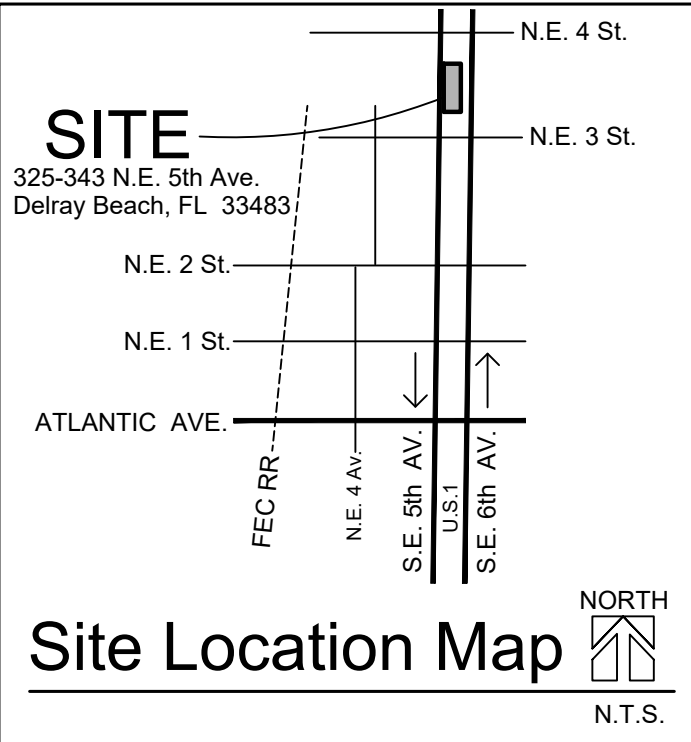
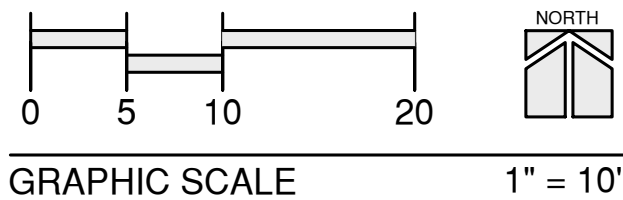
Delray Beach Florida

Date	02-10-2020
Scale	As Noted
PN#	1290

Drawing No.
SP-1
OF 1



Landscape Plan



Plant Key

Quantity	Plan Symbol	Botanic Name / Common Name Specification	Degree of Drought Tolerance	Tree or Palm Replacement Value @ 1:1
183	AS	Asparagus densiflorus "Myers" / Foxtail Asparagus Fern 10-12" spr., 15" o.c.	VERY	
66	BF	Bulbine frutescens / Orange Bulbine 12-15" o.a., 15" o.c.	VERY	
2	CE*	Conocarpus erectus / Green Buttonwood 16' ht. x 6' spr., 4'd.b.h., 6' c.t.	VERY	
4	CES*	Conocarpus erectus var. sericeus / Silver Buttonwood 12' ht. x 5' spr., full and dense, min. 3 trunks, trim to 5' c.t.	VERY	4
2	CG	Caesalpinia granadillo / Bridalveil Tree 16' ht. x 6' spr., 4'd.b.h., 6' c.t., matched in character	VERY	
202	CI*	Chrysobalanus icaco "Red Tip" / Red Tip Cocoplum 20" ht. x 12-15" spr., 24" o.c.	VERY	
7	CL	Clusia guttifera / Small Leaf Clusia 4' ht. x 3' spr., full to ground	VERY	
13	CP	Crinum procerum splendens / Purple Procerum Lily 36" o.a., full	VERY	
25	CVZ	Codiaeum variegatum "Zanzibar" / Zanzibar Croton 30" ht. x 24" spr., full to ground	VERY	
64	DT	Dianella tasmanica "Variegata" / White Striped Tasman Flax Lily 12-15" o.a., 15" o.c.	VERY	
93	FM	Ficus microcarpa "Green Island" / Green Island Fig 15" spr., full, 24" o.c.	VERY	
48	IV*	Ilex vomitoria "Schillings Dwarf" / Dwarf Yaupon 12-15" o.a./, 24" o.c.	VERY	
61	JV	Jasminum volubile / Wax Jasmine 15" o.a., full, 24" o.c.	VERY	
3	PR	Phoenix roebelenii / Dwarf Date Palm 5-6' o.a., double staggered ht. trunks	VERY	
5	PS	Pythosperma schefferi / Scheffer's Palm 8-10' ht. o.a., min. 4 main trunks, trim fronds to clear bldg.	MOD	
2	rLI	Lagerstroemia indica / Crape Myrtle relocated from adjacent right of way planters	VERY	
3	rSP*	Sabal palmetto / Cabbage Palm relocated from adjacent right of way planters	VERY	
5	SP*	Sabal palmetto / Cabbage Palm c.t. as noted on plan	VERY	3 palms
5	VM	Veitchia montgomeryana / Montgomery Palm 14' g.w., matched heavy trunks	VERY	
10	ZF*	Zamia floridana / Coontie 18-20" o.a., full	VERY	

* = Native to Florida
Abbreviations:
c.t. - clear trunk
g.w. - grey wood
ht. - height
o.c. - on-center spacing
o.a. - overall
spr. - spread

PLANT KEY NOTES
1. The Contractor is responsible to verify all plant quantities and report any discrepancies to the Landscape Architect.
2. Drought tolerance noted is per SFWMD (May 2003) "Waterwise" South Florida Edition or University of Florida IFAS Extension Service, as applicable.

Removal & Mitigation Summary

Trees & Palms on site and in adjacent r/w - 13
Tree & Palms to relocate - 5
Trees & Palms to Remove - 8

Trees
Rating Quant.
0-49% 4 (1:1 replacement)
Replaced by this plan = 4 trees
Notes - 1. Schefflera not counted for replacement
2. See Landscape Plan for replacement trees

Palms
Rating Quant.
0-49% 3 (1:1 replacement)

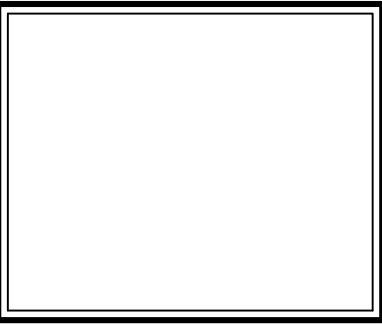
NOTES
1. All prohibited plant species shall be eradicated from the development site and reestablishment of prohibited species shall not be permitted.
2. Any trees or shrubs placed within water, sewer, or drainage easements shall conform to the City of Delray Beach Standard Details; LD 1.1 & LD 1.2., see LP-2.

Revisions	Revised by	Revised date
10/16/20	SET	10/16/20
10/19/20	SET	10/19/20
07/14/20	SET	07/14/20
04/29/20	SET	04/29/20

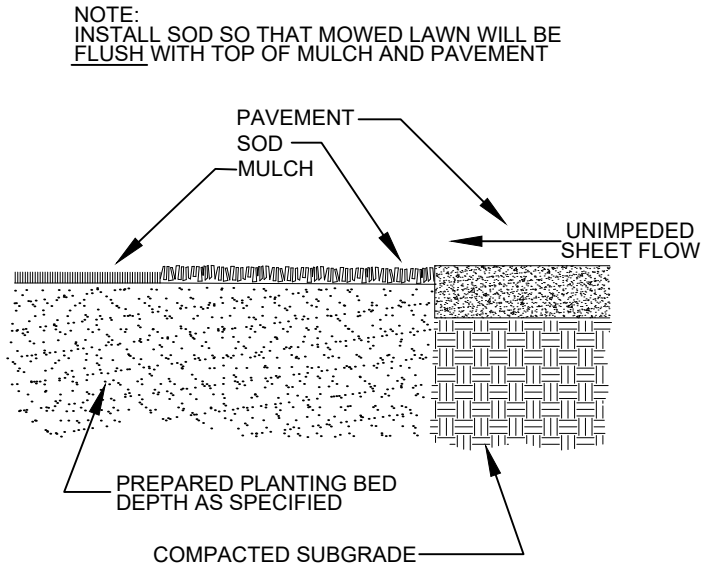
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Landscape Plan
Spice Office Building
Delray Beach
Florida

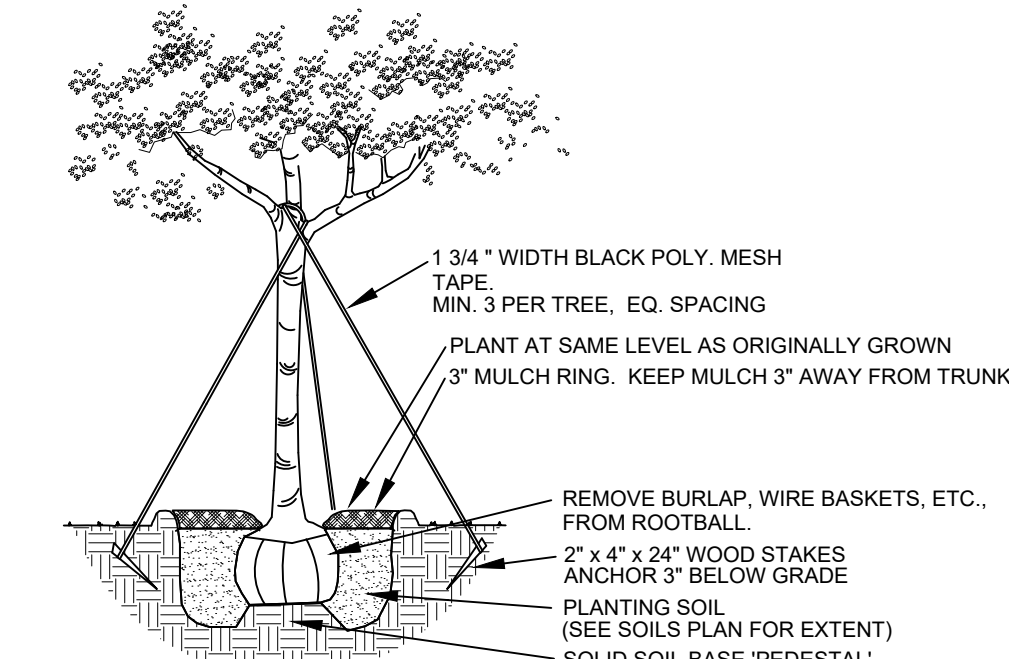
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Scale	As Noted
PN#	1290



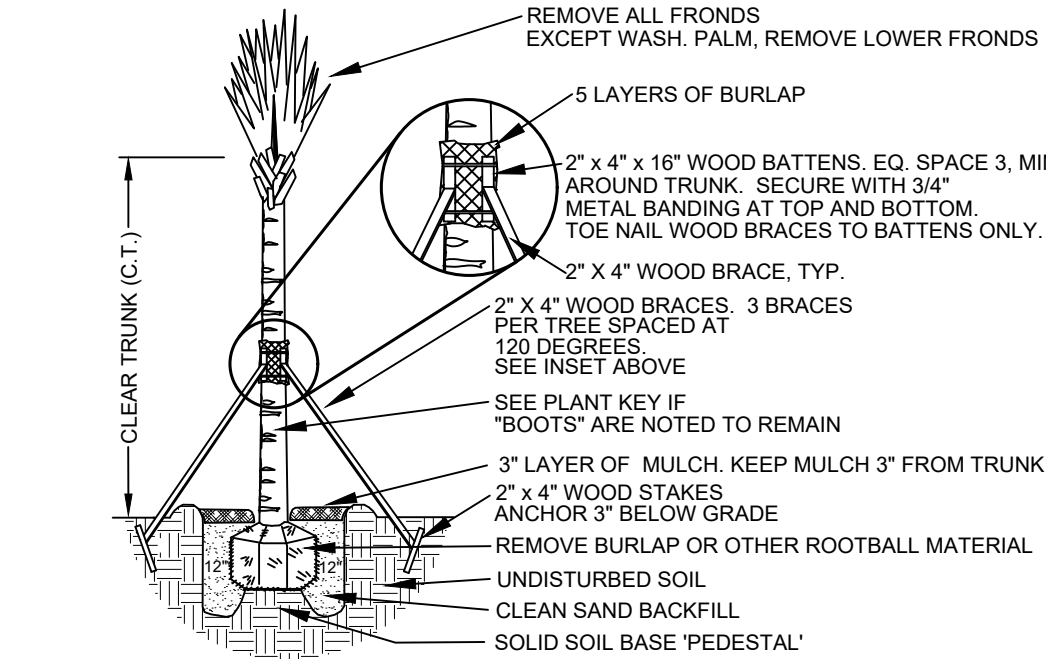
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LP-1
OF 2



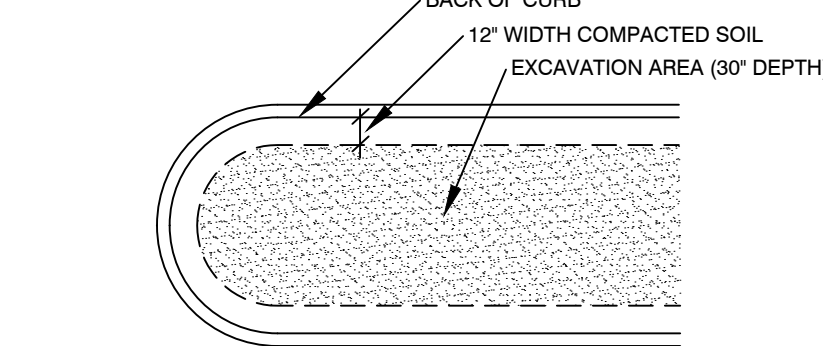
SOD / MULCH INSTALLATION
NOT TO SCALE



TREE PLANTING DETAIL
NOTE: MULTI-TRUNK TREE PLANTING SIMILAR.
RELOCATED TREES SIMILAR
NOT TO SCALE

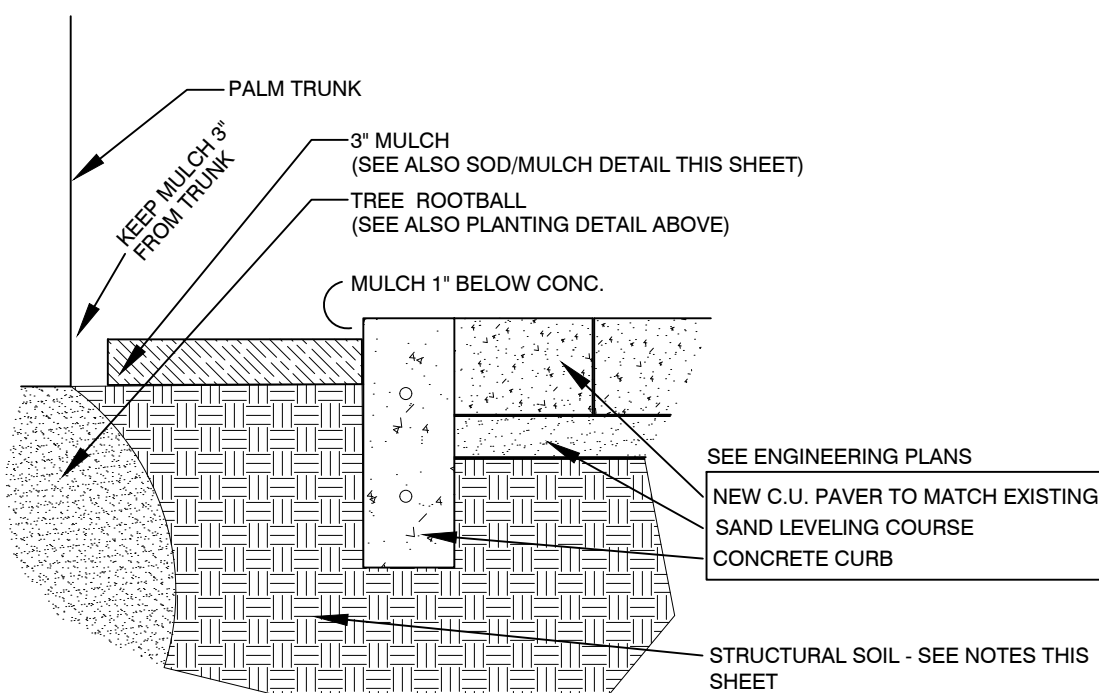


CABBAGE PALM PLANTING DETAIL
NOTE: PALMS WITH NAILS DRIVEN INTO TRUNKS ARE NOT ACCEPTABLE.
RELOCATED PALMS SIMILAR
NOT TO SCALE

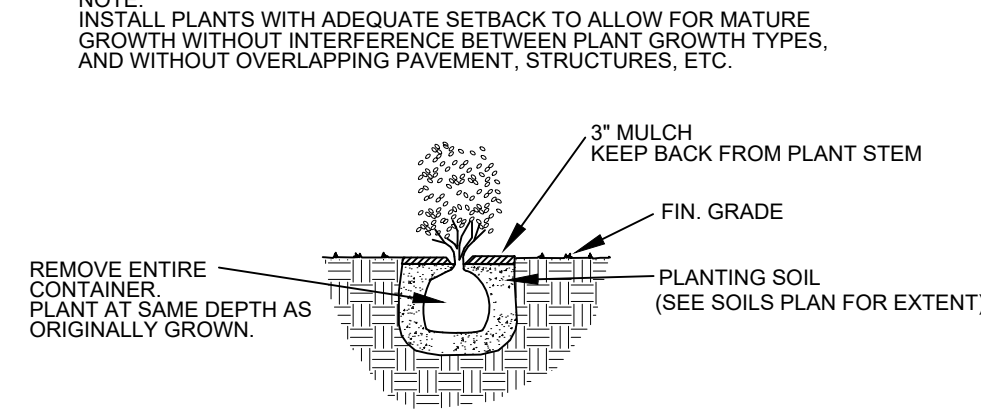


- NOTE
- Existing native soil within all landscape islands, interior landscape strips and perimeter landscape strips, adjacent to vehicular use areas, shall be excavated down to a depth of thirty (30) inches below existing grade, except for a 12" buffer from the inside of curb or pavement.
 - A suitable planting soil mixture of fifty/fifty (50/50), sixty/forty (60/40) (sand/topsoil) or as otherwise indicated by the Registered Landscape Architect, shall either be backfilled in place of the native soil or efficiently mixed with the native soil to create an optimum environment for successful root development.
 - If native soil is to be mixed, it shall first be screened to remove rocks and debris larger than one-half (1/2) inch in diameter prior to mixing.
 - All properties under this section shall be required to have an open landscape bed inspection prior to backfilling to insure the thirty (30) inch depth has been met. [City of Delray Beach Amd. Ord. 6-12 2/21/12]

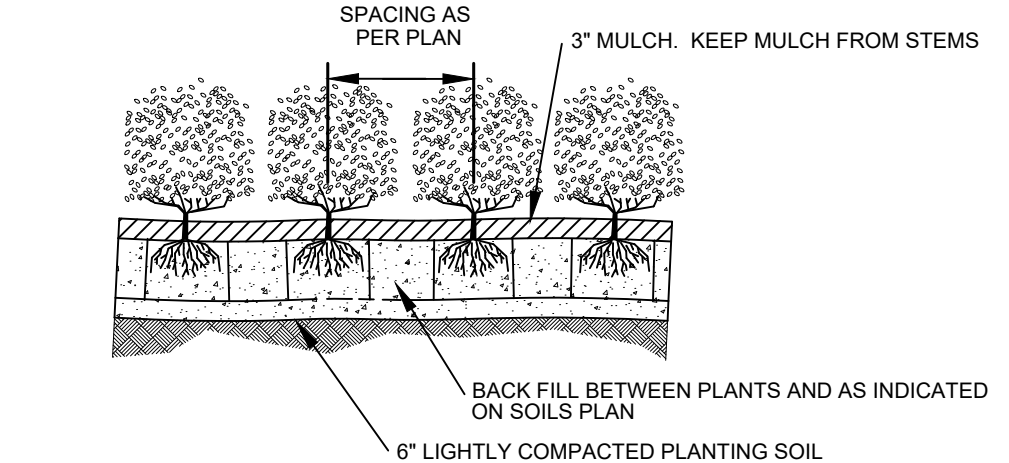
LANDSCAPE SOIL REPLACEMENT AREAS
NOT TO SCALE
WITHIN OR ADJACENT TO VEHICULAR USE AREAS



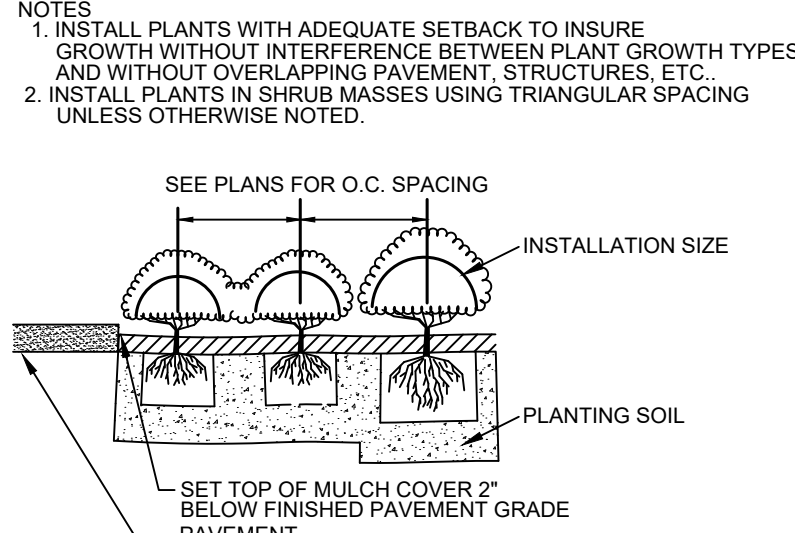
Street Planter Detail
NOT TO SCALE



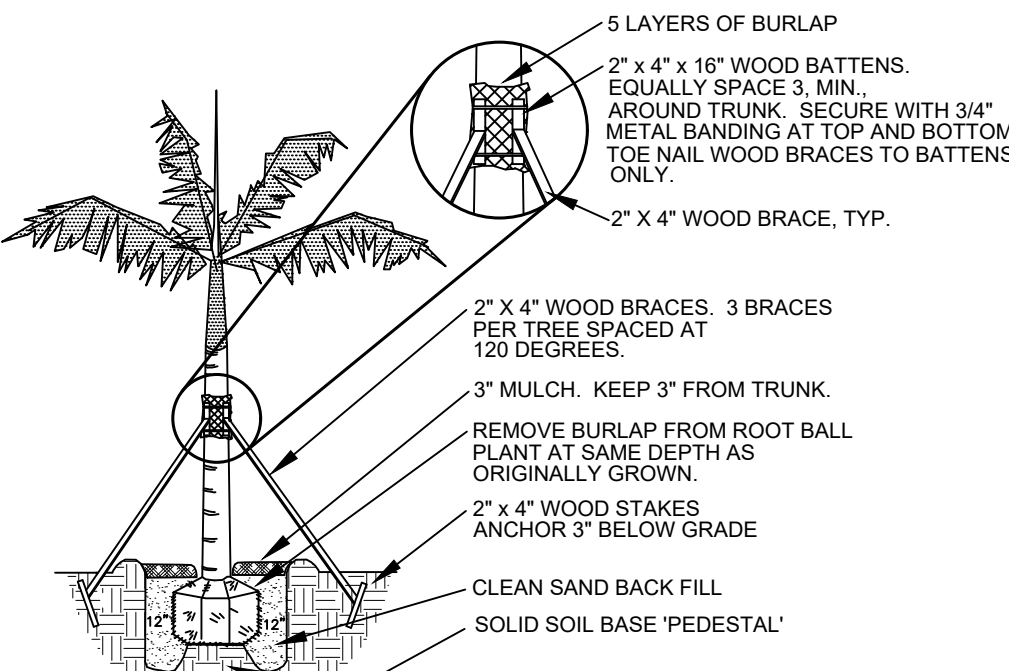
SHRUB PLANTING DETAIL
NOT TO SCALE



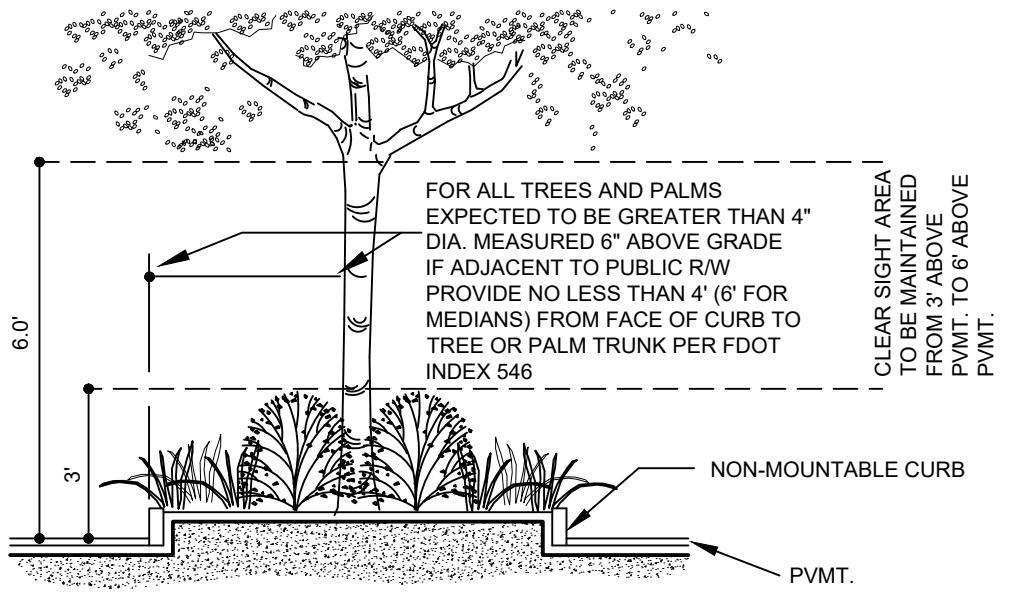
SHRUB MASS PLANTING
NOT TO SCALE



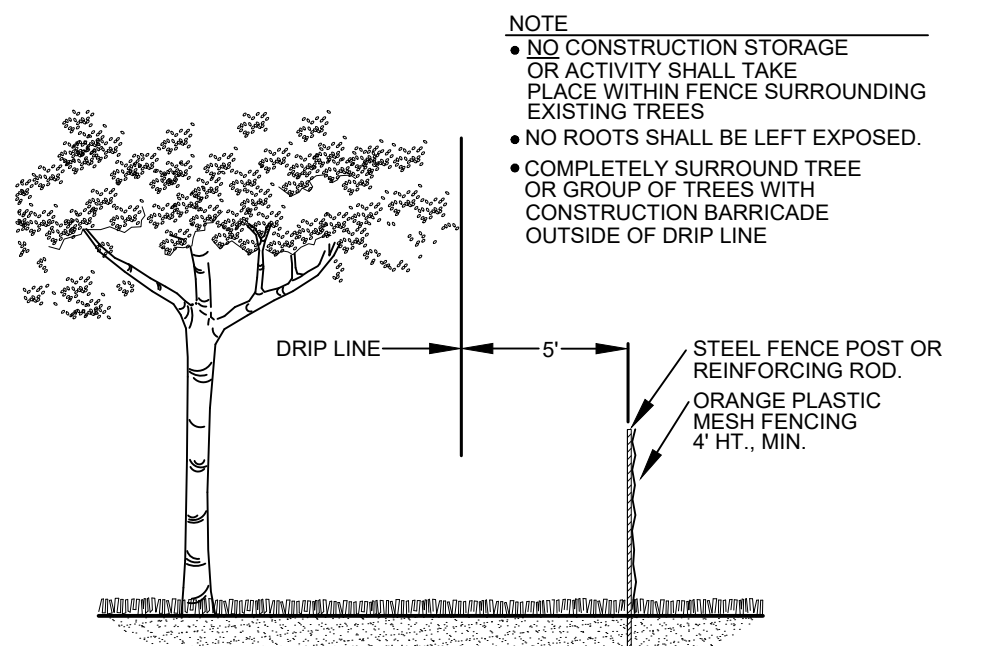
SHRUB SPACING
NOT TO SCALE



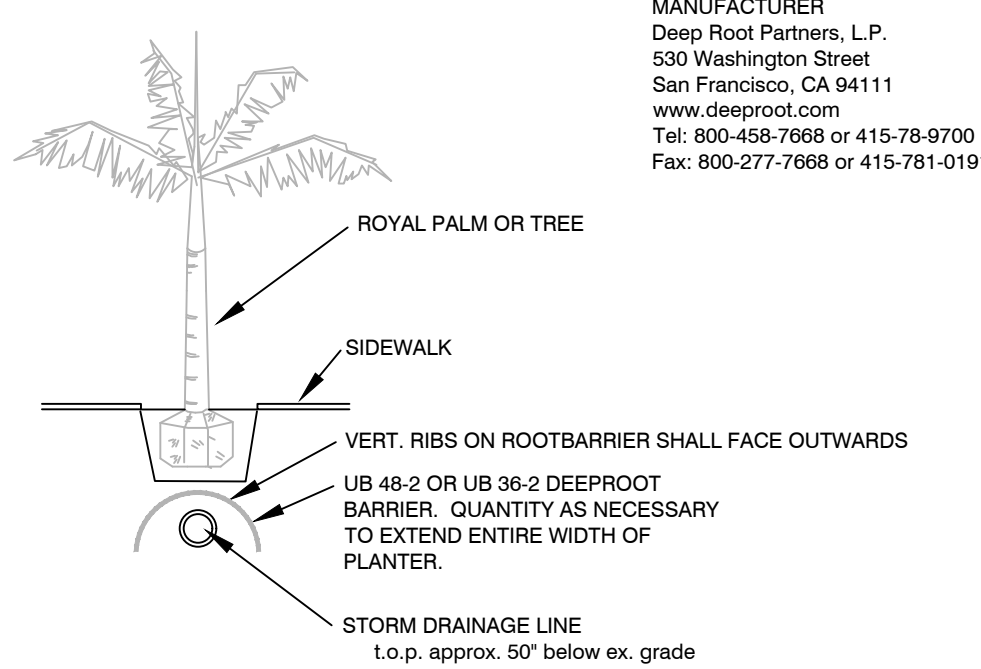
PINNAE LEAF TYPE PALM PLANTING DETAIL
NOT TO SCALE



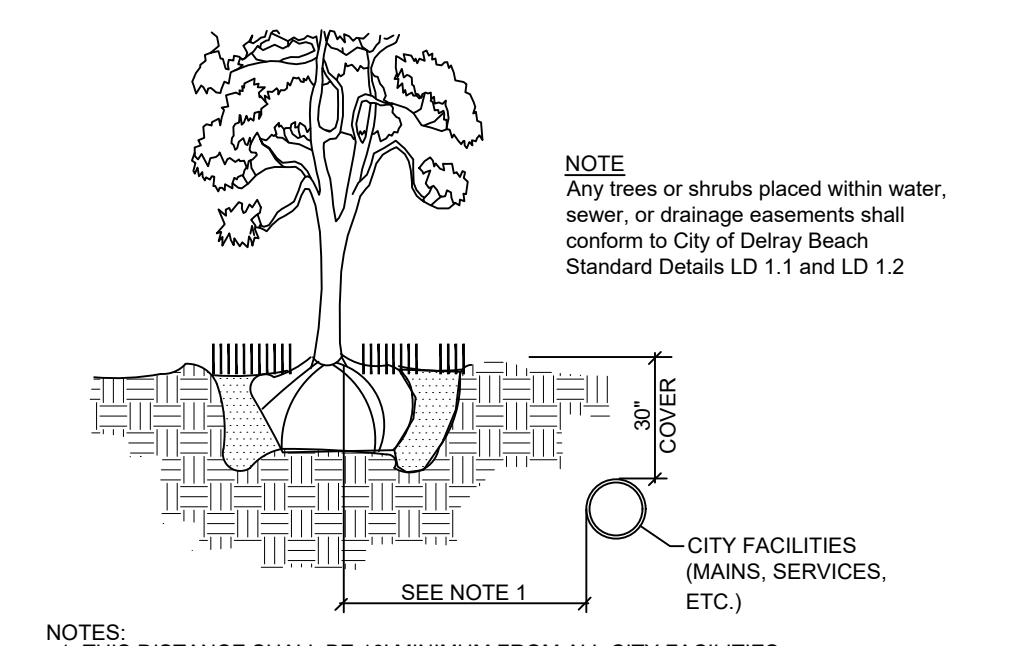
SECTION CLEAR SIGHT AREA WITHIN SIGHT TRIANGLE AND HORIZONTAL CLEARANCE
NOT TO SCALE



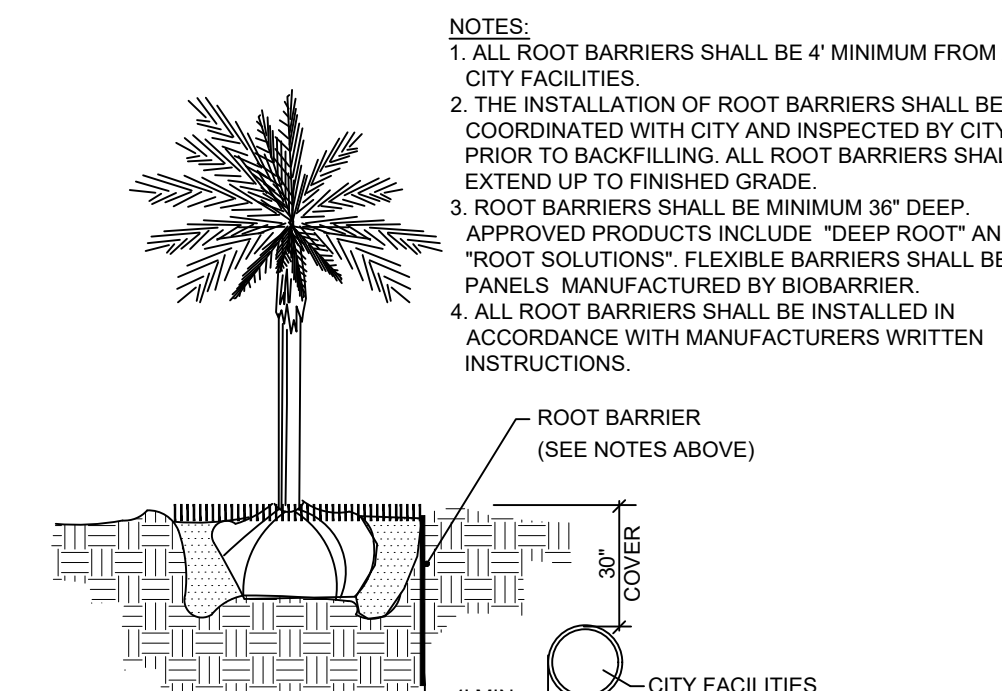
TEMPORARY CONSTRUCTION BARRICADE
NOT TO SCALE



PLANTING TREES ON TOP OF STORM DRAINAGE
NOT TO SCALE



TYPICAL TREE WITHOUT ROOT BARRIER LD 1.2
City of Delray Beach Standard Detail LD1.2



TYPICAL TREE WITH ROOT BARRIER LD 1.1
City of Delray Beach Standard Detail LD1.1

Structural Soil

STRUCTURAL SOIL SHALL BE USED UNDER ALL SIDEWALK AREAS WITHIN 15' OF TREE/PALM PLANTINGS. CONTRACTOR SHALL SUBMIT MANUFACTURER'S SPECIFICATION PRIOR TO INSTALLATION.

GENERAL STRUCTURAL SOIL SPECIFICATION

- At least 50% of sand-size particles should be greater than 220 µm (M50 should be >220µm).
- D60/D10 < 2.5 where:
D60= sieve size through which 60% of sand passes
D10= sieve size through which 10% of sand passes
- Less than 4% (by weight) of soil is of clay-size particles. Clay size particle content should not be less than 2% or Cation Exchange Capacity of the mix.
- The soil mix should contain less than 1% of particles > 2mm.
- Organic matter content must be less than 5% (by weight).

NOTE

- Structural soil shall be used under all sidewalk pavement (concrete pavers, etc.) within 15' of trees/palms.
- Structural soil shall be at a min. 24" depth in these areas.

Commercial Landscape Tabulations

A. TOTAL LOT AREA 18,439 s.f.	K. TOTAL INTERIOR SHADE TREES REQUIRED 6 (1/125)
B. STRUCTURES, PARKING WALKWAYS, DRIVES, ETC. 15,494 s.f.	L. TOTAL INTERIOR SHADE TREES PROVIDED 4
C. TOTAL PERVIOUS LOT AREA 2,945 s.f.	M. TOTAL L.F. SURROUNDING PARKING OR VEHICULAR USE AREA 250 l.f.
D. AREA OF SHRUBS & GROUNDCOVERS REQUIRED 884 s.f. (30% of "C")	N. TOTAL NUMBER OF PERIMETER TREES REQUIRED 10 (250/25)
E. AREA OF SHRUBS & GROUNDCOVERS PROVIDED 2,945 s.f.	O. TOTAL NUMBER OF PERIMETER TREES PROVIDED 10 (incl. 6 cabbage palms @3:1)
F. NATIVE VEGETATION REQUIRED 221 s.f. (25% of "D")	P. TOTAL NUMBER OF EX. TREES TO BE SAVED ON SITE 0
G. NATIVE VEGETATION PROVIDED 988 s.f.	Q. TOTAL NUMBER OF NATIVE TREES REQUIRED 8 (50% of total required trees) (K+N x 0.5)
H. TOTAL PAVED VEHICULAR USE AREA 7,209 s.f.	R. TOTAL NUMBER OF NATIVE TREES PROVIDED 10 (incl. 6 cabbage palms @3:1)
I. TOTAL INTERIOR LANDSCAPE AREA REQUIRED 721 s.f. (10% of "H")	S. TOTAL NUMBER OF OF TREES ON PLAN PROVIDED 16
J. TOTAL INTERIOR LANDSCAPE AREA PROVIDED 733 s.f.	

Standard Landscape Notes

- All landscape and specifications shall meet or exceed the minimum requirements as provided by the City of Delray Beach Land Development Code.
- All planting material shall meet or exceed Florida Grade #1 as specified in Grades and Standards for Nursery Plants, current edition.
- All sizes shown for plant material on the plan are to be considered as minimums. All plant material must meet or exceed these minimum requirements for both height and spread. Any other requirements for specific shape or effect as noted on the plan will also be required for acceptance.
- Landscape shall be placed to edge of abutting ROW, canals, lakes or other lands.
- All mechanical equipment, air conditioning, irrigation pump stations and equipment, fpl transformers, pool pumps, etc. must be screened on three (3) sides by landscape shrubs. Note: the quantity of screening shrubs may be in addition to the required number of shrubs as provided in the code calculation table. All screening shrubs shall be planted for proper operation of equipment being screened and/or per the requirements of the utility as necessary.
- Guying/staking practices shall not permit nails, screws, wires, etc. to penetrate outer surfaces of trees, palms or other planted material. Trees, palms and plant material will be rejected due to this practice.
- Burlap material, wire cages, plastic/canvas straps, etc. must be cut and removed for the top one-half (1/2) depth of the root ball. Trees and shrubs grown in grow bags or grow bag type material must have such material removed entirely prior to planting the tree or shrub.
- All plant material shall be free of pests, insects, disease, weeds, etc.
- All plant material shall be planted at the proper depths, as originally grown and/or so the top of the root ball is flush or slightly above finished grade immediately after planting. All trees should provide trunk taper when properly planted at the correct planting depth.
- All plant material shall be watered in at time of planting to eliminate air pockets in the root zone area.
- Upon completion of work, the site shall be cleared of all debris, superfluous materials, and equipment caused by this permit.
- All landscaped areas shall be provided with an underground fully automatic irrigation system using pop-up sprinklers. System shall provide 100% coverage with a 75% overlap (minimum) using rust-free water, except any preserved areas remaining in natural state. A rain sensor device or switch shall be installed that will override the irrigation system when adequate rainfall has occurred. Water shall not be directed and/or provided onto impervious surfaces and/or be designed or installed to throw water over an impervious surface such as a sidewalk, etc. Hours of operation for all irrigation systems shall be limited to 5:00 p.m. to 8:00 a.m. only or as may be further restricted by South Florida Water Management District or other jurisdictional agency.
- All plant material and work shall be guaranteed for one-year from date of final job acceptance. During the one year guarantee, any plant material that dies or is in an unhealthy condition shall be replaced with the same plant type at least equal to the size and quality originally specified. The replacement material shall also be guaranteed for one year from the date of its installation. The guarantee will be null and void if plant material is damaged or killed by lightning, hurricane force winds, hail or freeze.
- The landscape contractor is responsible for verifying there are not conflicts with above or below ground utilities prior to commencing landscape installation. Notify owner if conflicts exist.
- Any trees to remain shall be pruned in such a way to promote proper horticultural and natural tree growth.
- All trees and palms placed closer than 10' from underground utilities shall receive root barrier. See detail this sheet.
- Ground covers shall be spaced as noted or to insure ground cover within 6 months of planting.
- Place sod on smooth sod bed. Remove any rocks and other debris prior to sodding. Sod shall be placed so there are no gaps or voids between pieces. On slopes place sod at 90° to slope direction. Stake sod or otherwise ensure its establishment on slopes.
- Mulch shall be eucalyptus or melaleuca mulch. All trees in sod areas are to have a 30" ring covered with a 3" layer of mulch. Cover all shrub beds with a 3" layer of mulch. Mulch shall not touch tree, palm or shrub trunks or stems.
- All plant material shall be fertilized with a tablet form balanced fertilizer containing minor elements. Follow manufacturer's recommendations for rates. sod areas shall be fertilized with a granular form balanced fertilizer with minor elements following manufacturer's recommendations for rates.
- Planting soil shall be a mix of 1/3 native soil, 1/3 clean sand & 1/3 peat as shown on the planting plan. If native soil is unacceptable, contact landscape architect.
- Reinforced concrete curbing at least 6" in height shall be provided around all landscape islands and as a separator between all landscape areas that are adjacent to vehicular use areas unless such curbing will interfere with the drainage the drainage.
- The landscape irrigation system shall utilize reclaimed water, when available and where allowed by Florida Statutes, from one master meter located at the property line. Coordinate location and service with the City of Delray Beach Public Utilities Department.



Call 811 or visit sunshine811.com two full business days before digging to have buried facilities located and marked.

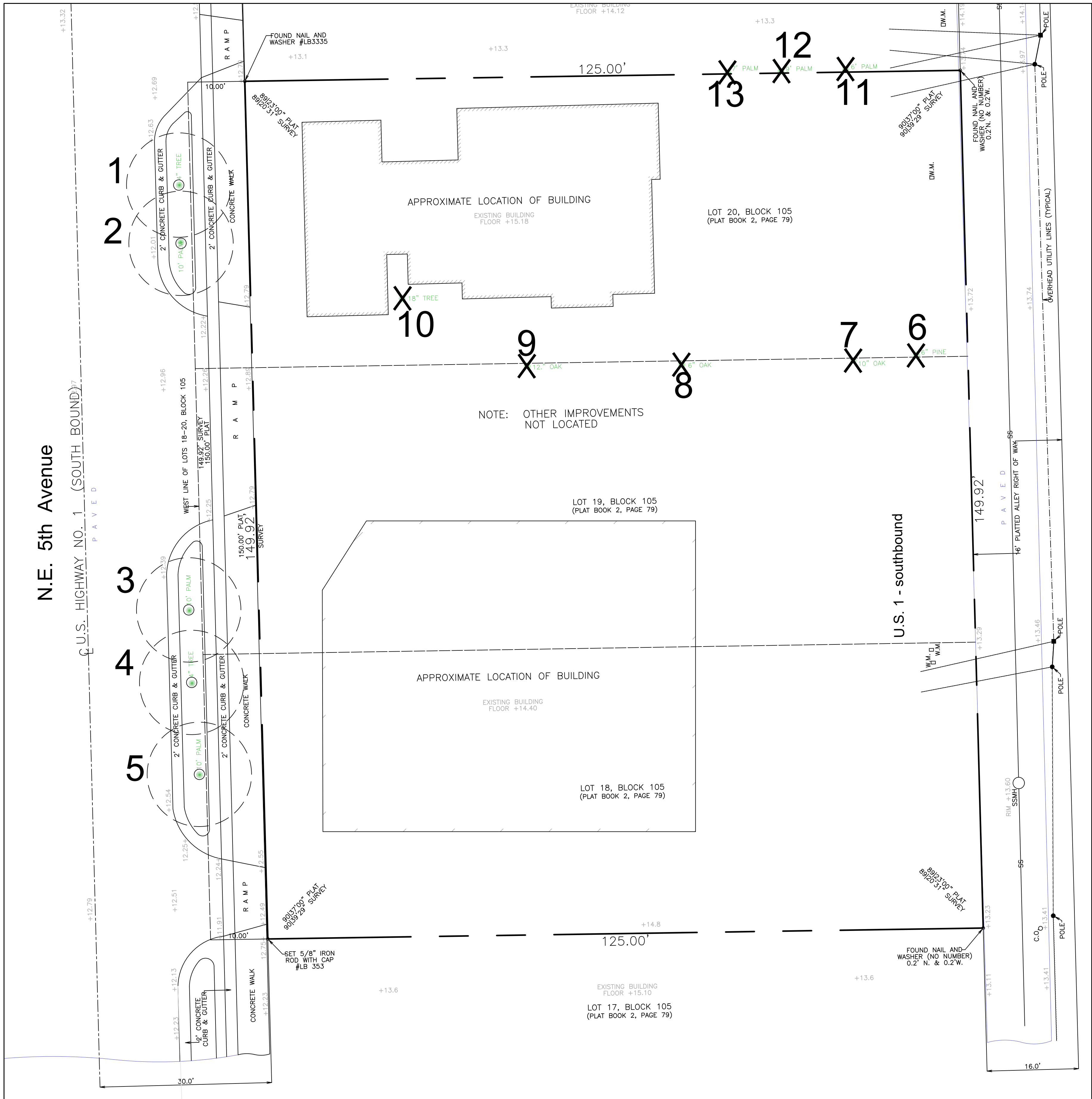
Check positive response codes before you dig!

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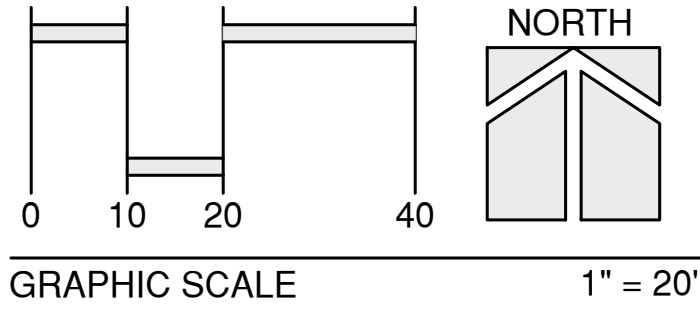
Landscape Plan & Details
Spice Office Building
Delray Beach
Florida

Date 02-10-2020
Scale As Noted
PN# 1290

Drawing No.
LP-2
OF 2



Existing Tree Location Plan



Plan Key

Plan #

00

Tree or Palm to be RELOCATED

X Tree or Palm to be REMOVED

Tree List

TREE #	BOTANICAL NAME	COMMON NAME	DBH (INCHES)	HEIGHT (FEET)	CANOPY (FEET)	%	DISPOSITION
1	Lagerstroemia indica	Crape Myrtle	4"	12'	4.5'	58%	Relocate
2	Sabal palmetto	Sabal palm	-	11'	-	55%	Relocate
3	Sabal palmetto	Sabal palm	-	16'	-	55%	Relocate
4	Lagerstroemia indica	Crape Myrtle	4"	12'	4.5'	58%	Relocate
5	Sabal palmetto	Sabal palm	-	12'	-	55%	Relocate
6	Araucaria heterophylla	Norfolk Island Pine	6"	15'	Tapered	40%	Remove
7	Quercus laurifolia	Laurel Oak tree	11"	15'	11'	38%	Remove
8	Quercus laurifolia	Laurel Oak tree	5"	8'	8'	18%	Remove
9	Quercus laurifolia	Laurel Oak tree	12"	12'	14'	19%	Remove
10	Schefflera actinophylla	Umbrella tree	12"	9'	4'	22%	Remove
11	Syagrus romanzoffiana	Queen palm	-	5'	-	20%	Remove
12	Syagrus romanzoffiana	Queen palm	-	8'	-	15%	Remove
13	Syagrus romanzoffiana	Queen palm	-	7'	-	20%	Remove

See Landscape Plan for new locations, planting details, and notes.

Not part of replacement calculation

Removal & Mitigation Summary

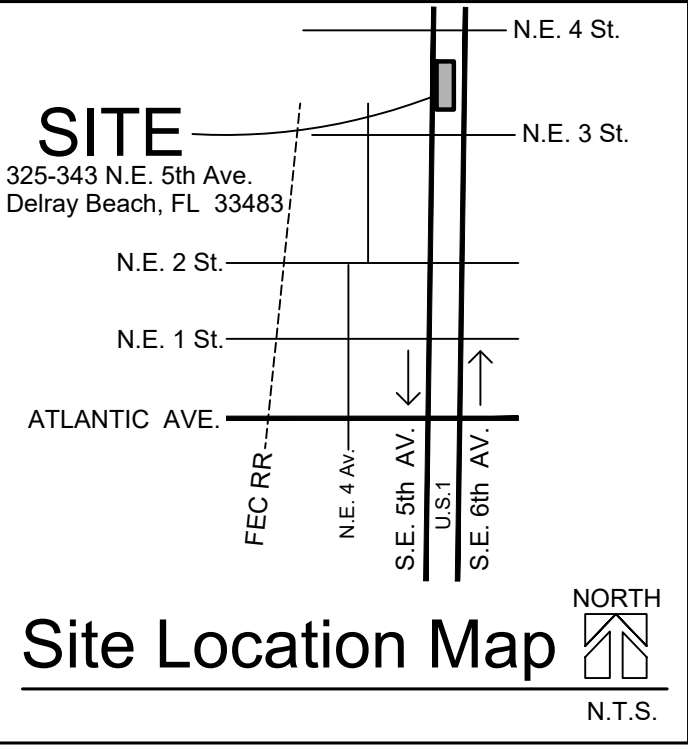
Trees & Palms on site and in adjacent r/w - 13
Tree & Palms to relocate - 5
Trees & Palms to Remove - 8

Trees
Rating 0-49% Quant. 4 (1:1 replacement)
Replaced by this plan = 4 trees
Notes - 1. Schefflera not counted for replacement
2. See Landscape Plan for replacement trees

Palms
Rating 0-49% Quant. 3 (1:1 replacement)

NOTE

This Tree Disposition Plan is based on a "Map of As-Built Survey" prepared by O'brien, Suiter, & O'brien, Inc. dated rev. 11-12-2019 and A Tree Survey Assessment prepared by James LaGette, Certified Arborist, dated 11-25-2019.



Tree Disposition Plan
Spice Office Building
Delray Beach
Florida

Date 02-10-2020
Scale As Noted
PN# 1290

Drawing No.
TD-1
OF 1

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Revisions	Change trees & Palms #1-5 to relocate	SET	10-19-20

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Call before you dig.