

PLANNING AND ZONING BOARD
Regular Meeting
November 30, 2022
6:30 pm
247 Edwards Lane / Palm Beach Shores, FL 33404

Chairman Jerald Cohn
Vice Chairman Tim Blash

Member Kevin Banks
Member Tony Lembo
Member Steve Smith
Alternate Member Tom Martin
Alternate Member Weston Gracida

Town Attorney Mitty Barnard
Josh Nichols, Zoning Official
Rob Rennebaum, Engineer
Town Clerk Jude M. Goudreau

PUBLIC PARTICIPATION MAY OCCUR REMOTELY

<https://townofpalmbeachshores.my.webex.com/townofpalmbeachshores.my/j.php?MTID=m5b2b90a852438aff766d474ec06f0d2f>

Meeting number: 2632 023 0575 Password: 1130 or Join by phone +1-408-418-9388 United States Toll
Access code: 2632 023 0575

1. CALL TO ORDER:

- a. Pledge of Allegiance
- b. Roll call

2. APPROVAL OF MEETING AGENDA: (Additions, substitutions, deletions)

3. CONSENT AGENDA:

Approval of the October 26, 2022, Local Planning Agency Meeting Minutes.
Approval of the October 26, 2022, Planning and Zoning Board Meeting Minutes.

4. ACTION ITEMS:

- a. **SPM22-11/AAR22-11**, Kannega Glades LLC, Owner of 123 Ocean Avenue 101, requests Site Plan Modification and Architectural and Aesthetic Review to demolish the existing building and construct an 88,841 square foot, 6-story building with twenty-four (24) upscale residential units with associated depressed/underground parking, pool and pool deck, and associated landscaping on the property.

5. PUBLIC COMMENT:

6. DISCUSSION ITEMS:

- a. Discussion of code revision to address pool dewatering (*by Chairman Jerald Cohn*)

7. ADJOURNMENT:

PLEASE TAKE NOTICE AND BE ADVISED, that if any interested person desires to appeal any decision made by the Planning & Zoning Board with respect to any matter considered at this meeting or hearing, such interested person will need a record of the proceedings, and for such purpose may need to insure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is based. The meeting/hearing will be continued from day to day, time to time, place to place, as may be found necessary during the aforesaid meeting.

IN ACCORDANCE WITH THE PROVISIONS OF THE AMERICANS WITH DISABILITIES ACT (ADA), THIS DOCUMENT CAN BE MADE AVAILABLE IN AN ALTERNATE FORMAT (LARGE PRINT) UPON REQUEST AND SPECIAL ACCOMMODATIONS CAN BE PROVIDED UPON REQUEST WITH THREE (3) DAYS ADVANCE NOTICE. FOR HEARING ASSISTANCE: If any person wishes to use a hearing device, please contact the Town Clerk.

PLANNING AND ZONING BOARD
sitting as
LOCAL PLANNING AGENCY (LPA)
MINUTES
October 26, 2022

1. CALL TO ORDER

The meeting was called to order at 8:32 p.m., immediately following the Planning and Zoning Board meeting, by Chairman Jerald Cohn. The meeting was held in the Commission Chambers of Town Hall located at 247 Edwards Lane, Palm Beach Shores, FL 33404.

Town Clerk Jude Goudreau called the roll, and those present were Chairman Jerald Cohn, Vice Chair Tim Blash, and Members Kevin Banks, Tony Lembo, and Steve Smith. Also present were the Town Attorney Mitty Barnard, Zoning Official Josh Nichols, and Town Engineer Rob Rennebaum.

2. APPROVAL OF MEETING AGENDA: (Additions, substitutions, deletions)

MOTION: Vice Chairman Tim Blash made a motion to approve the meeting agenda.

SECOND AND VOTE: Member Kevin Banks seconded the motion, which passed unanimously by those present.

3. MISCELLANEOUS BUSINESS:

a. ORDINANCE NO. O-4-22

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF PALM BEACH SHORES, FLORIDA, AMENDING CHAPTER 78. VEGETATION. AT ARTICLE III. LANDSCAPING., SECTION 78-77.1. – DESIGN GUIDELINES. TO REQUIRE ADDITIONAL LANDSCAPING TO BE PLACED AT FIFTEEN FOOT INTERVALS AGAINST LONGER EXPANSES OF BUILDING WALLS WITH LITTLE ARCHITECTURAL DETAIL AND NO REQUIRED PRIVACY SCREENING TREES TO BREAK UP THE WALLS FOR MULTI-STORY STRUCTURES IN ALL ZONING DISTRICTS; PROVIDING THAT EACH AND EVERY OTHER SECTION AND SUBSECTION OF CHAPTER 78 SHALL REMAIN IN FULL FORCE AND EFFECT AS PREVIOUSLY ADOPTED; PROVIDING A CONFLICTS CLAUSE, A SEVERABILITY CLAUSE AND AUTHORITY TO CODIFY; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

MOTION: Member Kevin Banks made a motion to approve Ordinance No. O-4-22 as drafted.

SECOND AND VOTE: Member Tony Lembo seconded the motion, which passed unanimously by those present.

4. PUBLIC COMMENT: None

5. ADJOURNMENT:

MOTION, SECOND AND VOTE: The meeting was adjourned at 8:36 p.m.

APPROVED this ____ day of _____, 2022.

ATTEST:

Jude Marie Goudreau, Town Clerk

Jerald Cohn, Chairman

(Seal)

**PLANNING AND ZONING BOARD
REGULAR MEETING
MINUTES
October 26, 2022**

1. CALL TO ORDER

The meeting was called to order at 6:30 p.m. by Chairman Jerald Cohn. The meeting was held in the Commission Chambers of Town Hall located at 247 Edwards Lane, Palm Beach Shores, FL 33404.

Town Clerk Jude Goudreau called the roll, and those present were Chairman Jerald Cohn, Vice Chairman Tim Blash, Member Steven Smith, Member Tony Lembo, and Member Kevin Banks. Also present were the Town Attorney Mitty Barnard and Zoning Official Josh Nichols.

2. APPROVAL OF MEETING AGENDA: (Additions, substitutions, deletions)

MOTION: Member Kevin Banks made a motion to approve the meeting agenda as written.

SECOND AND VOTE: Vice Chairman Tim Blash seconded the motion, which passed unanimously by those present.

3. CONSENT AGENDA:

Approval of the August 24, 2022, Planning and Zoning Board Meeting Minutes.

Approval of the August 24, 2022, Local Planning Agency Meeting Minutes.

Approval of the October 13, 2022, Planning and Zoning Board Meeting Minutes.

MOTION: Member Kevin Banks made a motion to approve the consent agenda as written.

SECOND AND VOTE: Vice Chairman Tim Blash seconded the motion, which passed unanimously by those present.

4. ACTION ITEMS:

- a. **SPM22-10/AAR22-10**, Benjamin Sharfi 2002 Trust, Owner of 142 Lake Drive A, requests Site Plan Modification and Architectural and Aesthetic Review to combine two existing condominium units, add a new 186 sq. ft. single story addition to the existing dockmaster facility, replace existing covered entry and drop-off roof canopies and other modifications to existing railings and canopies on the property.

Josh Miron, Attorney for the applicant and Stewart Granfield, Architect for the applicant were present and sworn in by Town Attorney, Mitty Barnard. Discussion ensued with Member Kevin Banks questioning why the parking agreement was part of the application. He questioned how or why it impacted the application. He would also like to add a condition that prior to permit issuance a construction schedule is submitted to the building department for review. Member Steven Smith questioned the ownership of the condos if they were individually owned, or one company owned them. Member Tony Lembo questioned the Property ownership. There was no public comment on this item.

Motion: Member Steven Smith made a motion to approve SPM22-10/AAR22-10 with the following conditions:

1. Yard areas/site to be graded to ensure that no stormwater runoff flows to adjacent properties;
2. Applicant to provide the Town with a copy of the recorded Reciprocal Driveway Easement and Shared Parking Agreement prior to building permit issuance.
3. Applicant shall revise plans to reflect required flat roof concealment per Pf. 7.3; and
4. Prior to issuance of a building permit the finished floor elevation shall be updated on all supporting documentation and plans as applicable to comply with FEMA requirements for base flood elevation and/or provide proof of flood proofing to the Town.

Second and Vote: Vice Chairman Tim Blash seconded the motion. Motion passed unanimously.

- b. **VAR22-02**, Kannega Glades LLC, Owner of 123 Ocean Avenue 101, requests Variance Review to allow for 1) a variance from Pf. 8.7 to allow for 29.4 foot front yard setback where Town Code requires 40 feet, a variance of 10.6 feet; 2) a variance from Pf. 8.9 to allow for 21.8 foot rear yard setback where Town Code requires 70 feet, a variance of 48.2 feet; 3) a variance from Pf. 8.8 to allow for 15 foot side yard setbacks where Town Code requires 18 feet for each story over two stories, a variance of 3 feet; and 4) a variance from Pf. 8.5 to allow for 39.1% lot coverage where the maximum allowed by Code is 24% for a six-story building, a variance of 15.1%.

Charles Millar, Senior Project Manager and Tony Escandari, Architect were present for the applicant. Both were sworn in and gave a PowerPoint presentation of the project and answered the boards and public questions. There were no public comments on this agenda item.

Motion: Member Tony Lembo made a motion to recommend approval of VAR22-02 to Commission with the following condition:

1. The Applicant shall revise the Development Application to correct the tabular data for accuracy.

Second and Vote: Member Kevin Banks seconded the motion. Motion passed unanimously.

- c. **SPM22-11/AAR22-11**, Kannega Glades LLC, Owner of 123 Ocean Avenue 101, requests Site Plan Modification and Architectural and Aesthetic Review to demolish the existing building and construct an 88,841 square foot, 6-story building with twenty-four (24) upscale residential units with associated depressed/underground parking, pool and pool deck, and associated landscaping on the property.

Charles Millar, Senior Project Manager and Tony Escandari, Architect were present for the applicant. Attorney Mitty Barnard swore the applicants and staff in. There was a lengthy discussion regarding parking/parking spaces, landscaping, prices of the units/number of units, drainage, type of trees, height of trees, landscaping, easement agreement, drainage agreement, and conditions the board feels must be met. Rob Rennebaum and Josh Nichols provided additional information and feedback regarding conditions that would need to be met before permit or CO is issued. The Town Clerk announced there was a letter submitted by Carol Whalen opposing the project.

Motion: Member Kevin Banks made a motion to table the item to the time certain date of November 30, 2022 at 6:30pm.

Second and Vote: Vice Chairman Tim Blash seconded the motion. Motion passed unanimously.

5. **PUBLIC COMMENT:** Pat O'Hara commented on the hard work of the P&Z Board Volunteers. Dave Stevens also provide comment.

6. **DISCUSSION ITEMS:**

7. **ADJOURNMENT:**

MOTION, SECOND AND VOTE: Member Kevin Banks moved to adjourn the meeting with Member Tony Lembo seconding the motion, which passed unanimously. The meeting was adjourned at 8:32 p.m.

APPROVED this ____ day of _____, 2022.

ATTEST:

Jude Marie Goudreau, Town Clerk

Jerald Cohn, Chairman

(Seal)



Lobby Area	04 one bedroom units.
2nd.- 6th. Floor	20 units with 3 bedrooms
Total:	20+04=24 units
Parking provided with 03 ADA parking	
Required.	44.
Provided	48 underground & 3 above ground

DRAWING INDEX	
G-000	COVER SHEET
A-001	BASEMENT
A-002	SITE PLAN (1ST FLOOR PLAN)
A-003	2ND - 6TH FLOOR PLAN
A-004	ROOF PLAN
A-005	SECTIONS
A-006	ELEVATION
A-007	ELEVATION



5755 DUPREE DRIVE
ATLANTA, GA. 30327 404.503.5000



D'Antonio International

Issue Dates:	
#	DATE
	ISSUE
	2022.03.10
	2022.09.11

Project:

Condominium
Complex

123 S Ocean Ave.
Palm Beach Shores,
Florida 33404

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SCHEMATIC DESIGN


Sheet Title:

COVER SHEET

Job Number:	22008	G-000
Scale:	1/8" = 1'-0"	
Drawn:		
Checked:		
Date:	2022.09.11	

NOT RELEASED FOR
CONSTRUCTION

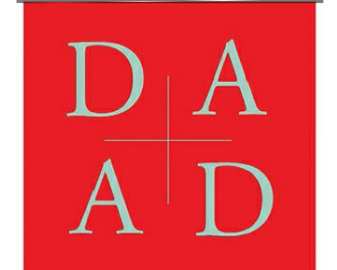


 **BASEMENT**
SCALE: 1/8" = 1'-0"
(49 CAR PARKING) ALL CARS HAVE ELECTRIC CHARGING

EV CHARGING FOR ALL CARS



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ATLANTA, GA. 30327 404.503.5000



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Condominium Complex

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Florida 33404

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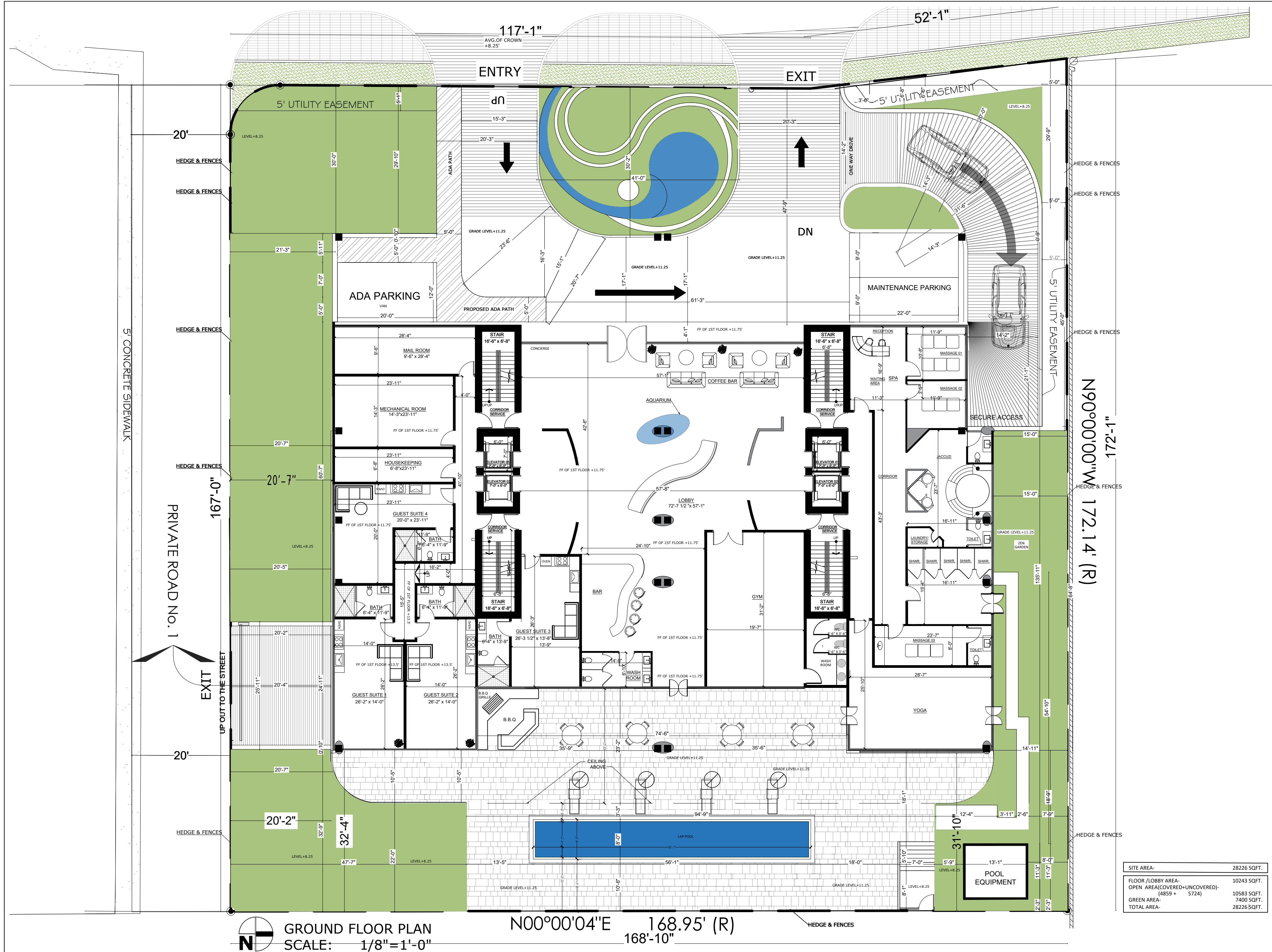
Sheet Title:

BASEMENT

Job Number:	22008
Scale:	1/8" = 1'-0"
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Checked:	
Date:	2022.09.11

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A-101



GROUND FLOOR PLAN
SCALE: 1/8"=1'-0"

N00°00'04"E 168.95' (R)
168'-10"

SITE AREA-	28226 SQFT.
FLOOR /LOBBY AREA-	10243 SQFT.
OPEN AREA(COVERED+UNCOVERED)-	4859 + 5724
GREEN AREA-	10583 SQFT.
TOTAL AREA-	7400 SQFT.

PFVS

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ATLANTA, GA. 30327 404.503.5000

DAD

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Florida 33404

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SCHEMATIC DESIGN

Sheet Title:

SITE PLAN
(1ST FLOOR PLAN)

Job Number:	22008	A-102
Scale:	1/8" = 1'-0"	
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Checked:		
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DATE
2022.03.10
2022.09.11

Project:

Condominium Complex

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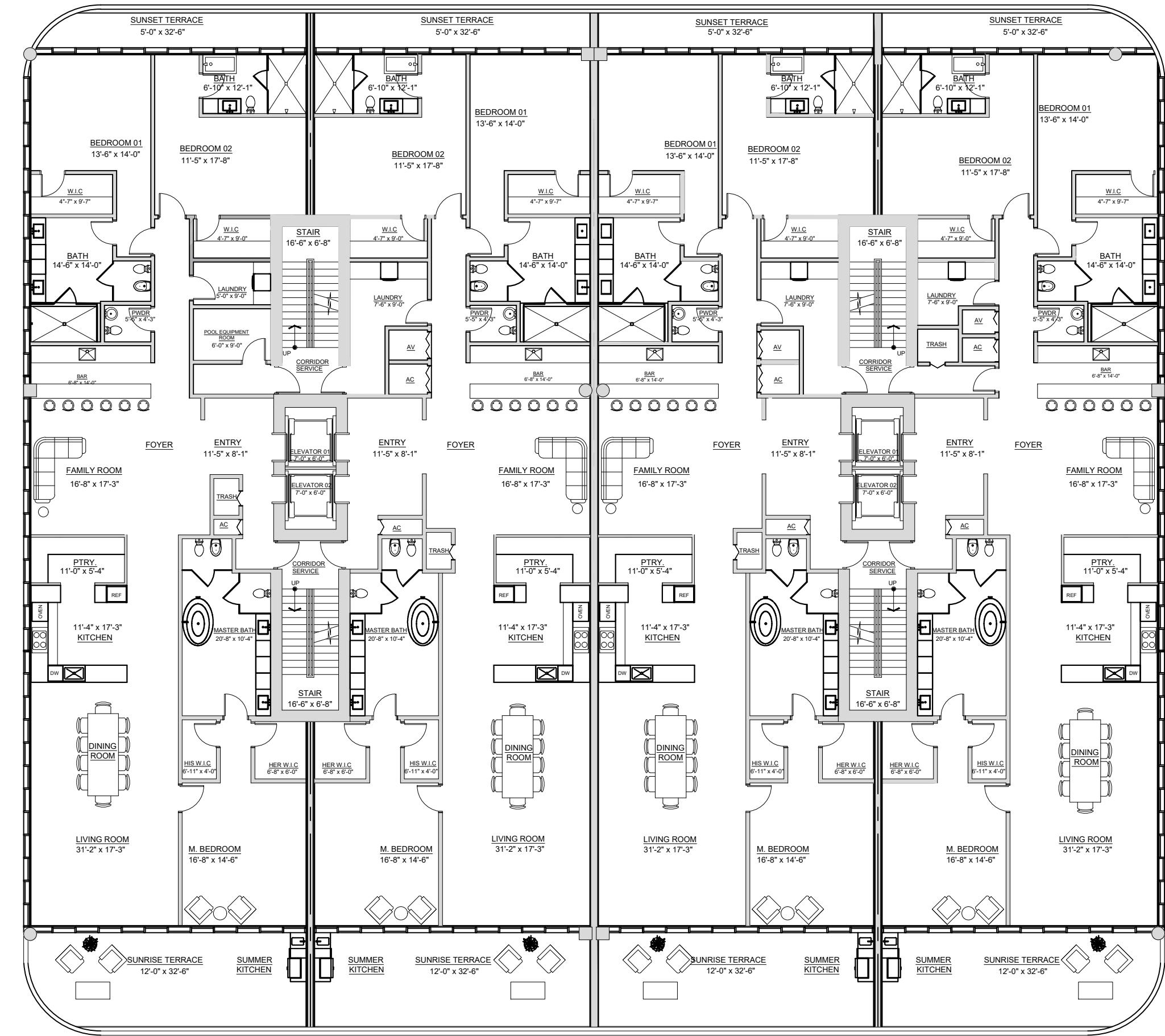
Sheet Title:

2ND -6TH
FLOOR PLAN

Job Number: 22008
Scale: 1/8" = 1'-0"
Drawn:
Checked:
Date: 2022.09.11

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CONSTRUCTION

A-103



2ND -6TH FLOOR PLAN
SCALE: 1/8"=1'-0"

A-104

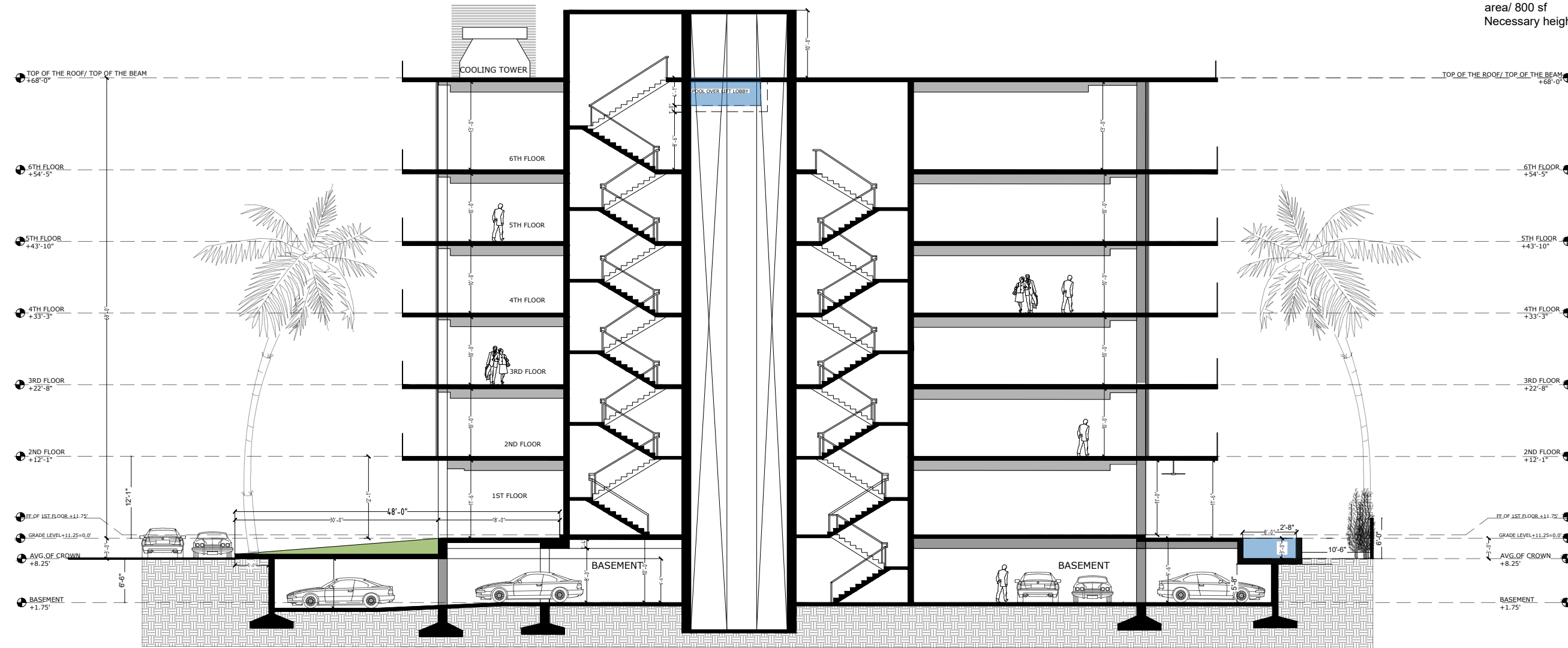


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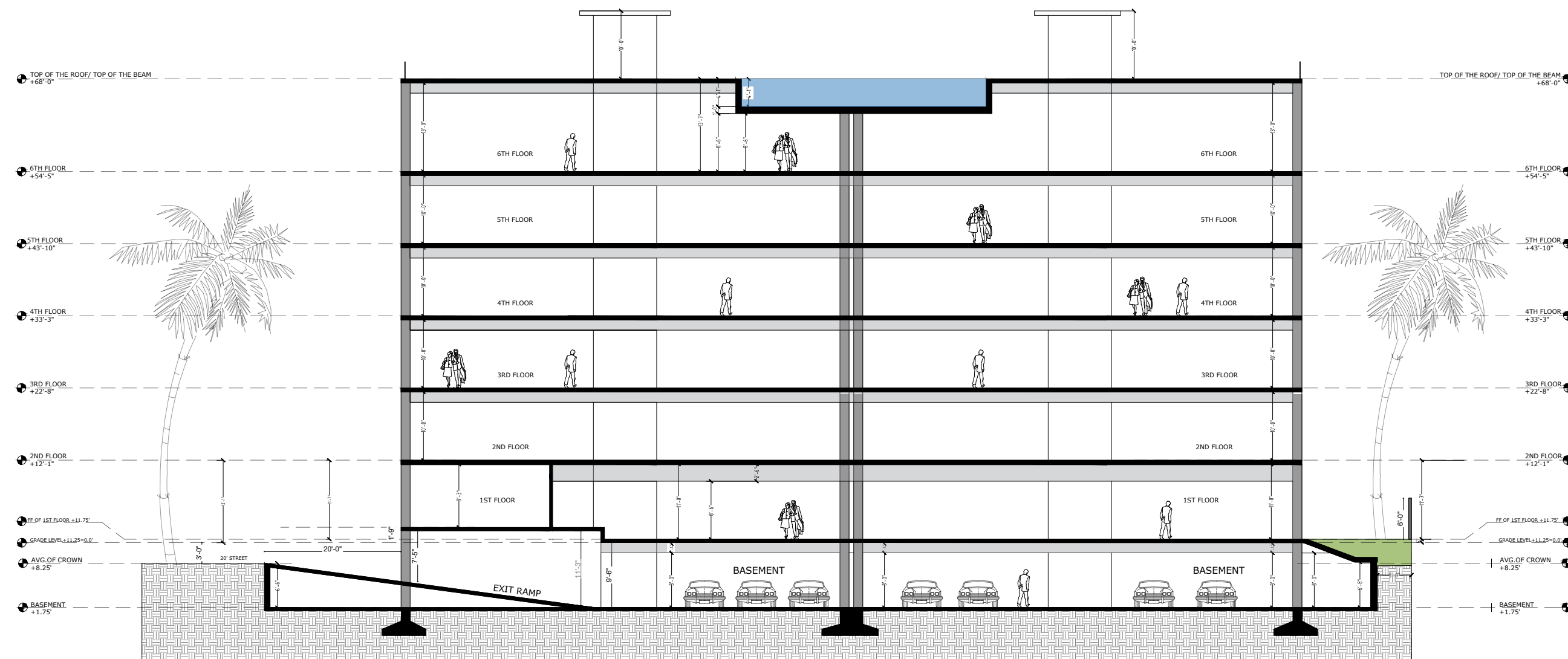


D'Antonio International

PROJECT ELEVATION DATA	REQUIRED/ALLOWED	PROVIDED
Average Mean Elevation/ Crown of the Road		8.25 NAVD 88
Grade Elevation.		11.25 NAVD 88
First Floor Elevation	Grade Plus 1/2 Ft.	11.75 NAVD 88
Building Height	68 Ft. From grade	68 Ft.
Roof Structures pf. 8.3.e	5% of total roof area/ 800 sf Necessary height	800 SF 10 ft+/-



SECTION OF THE BUILDING: 01
SCALE: $\frac{3}{32}$ "=1'-0"



SECTION OF THE BUILDING: 02
SCALE: $\frac{3}{32}$ "=1'-0"

Issue Dates:	
#	DATE
	ISSUE
	2022.03.10
	2022.09.11

Project:

Condominium Complex

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SCHEMATIC DESIGN

Sheet Title:

SECTIONS

Job Number:	22008
Scale:	$\frac{1}{8}$ " = 1'-0"
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Checked:	
Date:	2022.09.11

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A-105



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ISSUE

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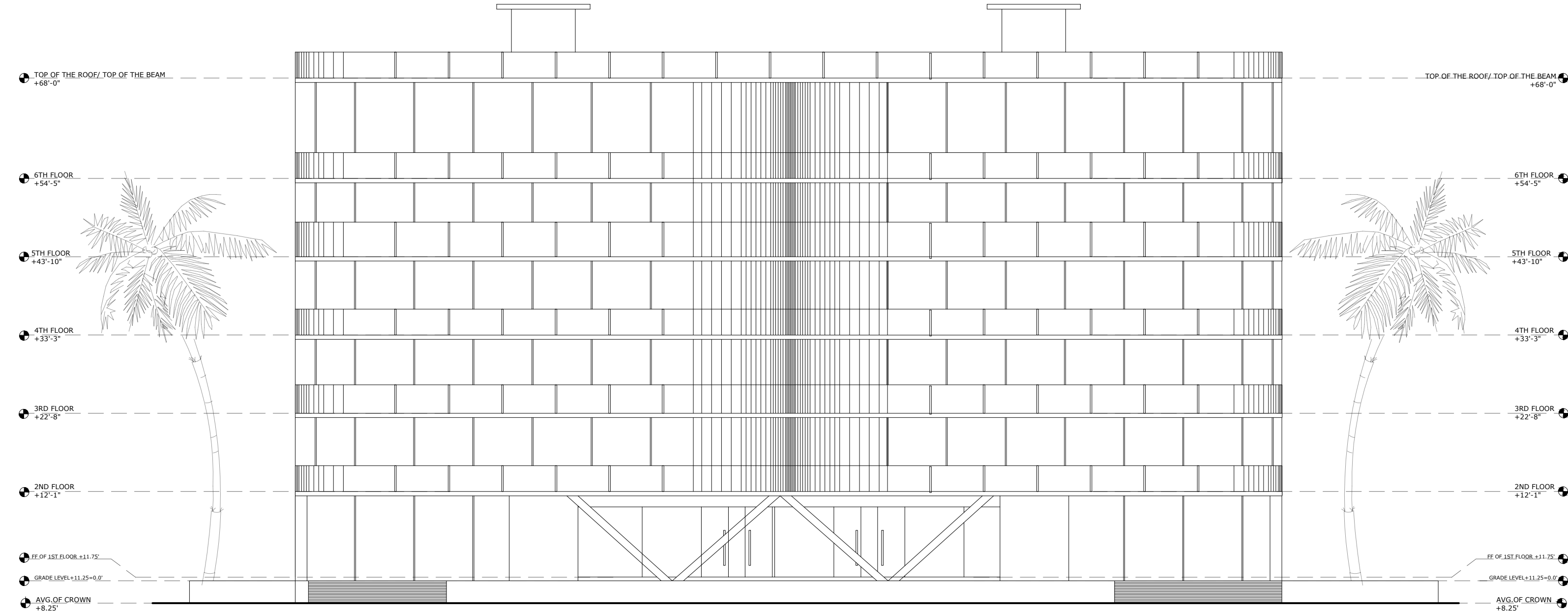
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ELEVATION

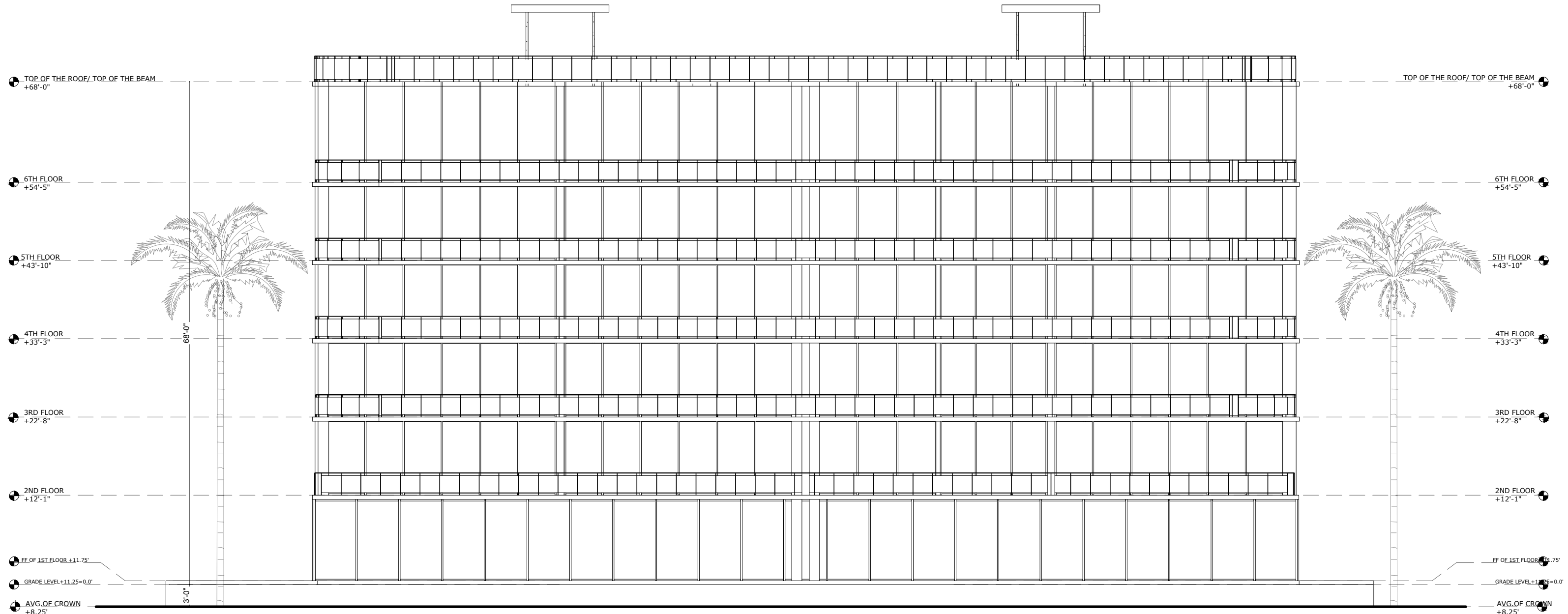
Job Number: 22008
Scale: 1/8" = 1'-0"
Drawn:
Checked:
Date: 2022.09.11

NOT RELEASED FOR
CONSTRUCTION

A-106



FRONT/WEST ELEVATION
SCALE: 1/8" = 1'-0"



EAST ELEVATION
SCALE: 1/8" = 1'-0"



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ATLANTA, GA. 30327 404.503.5000



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Issue Dates:
DATE
ISSUE

2022.03.10
2022.09.11

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Florida 33404

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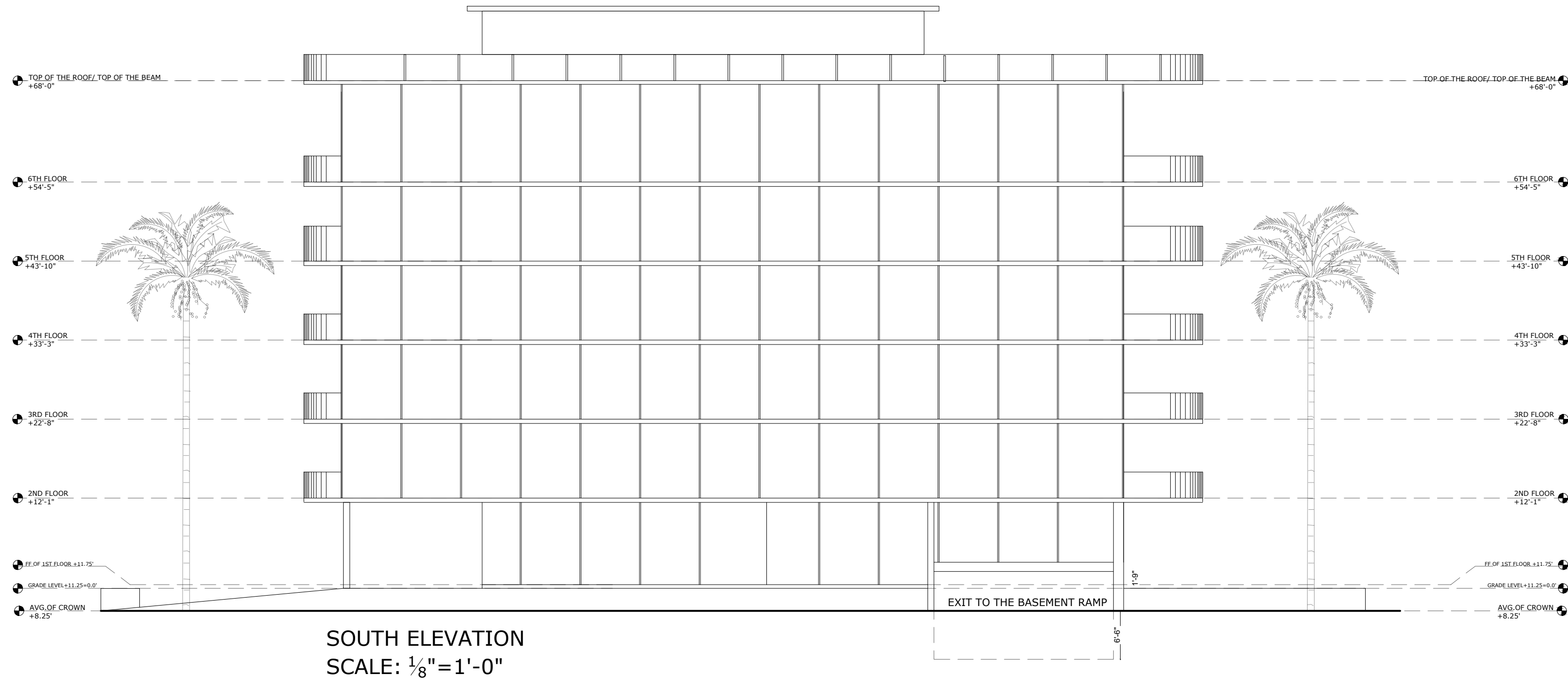
Sheet Title:

ELEVATION

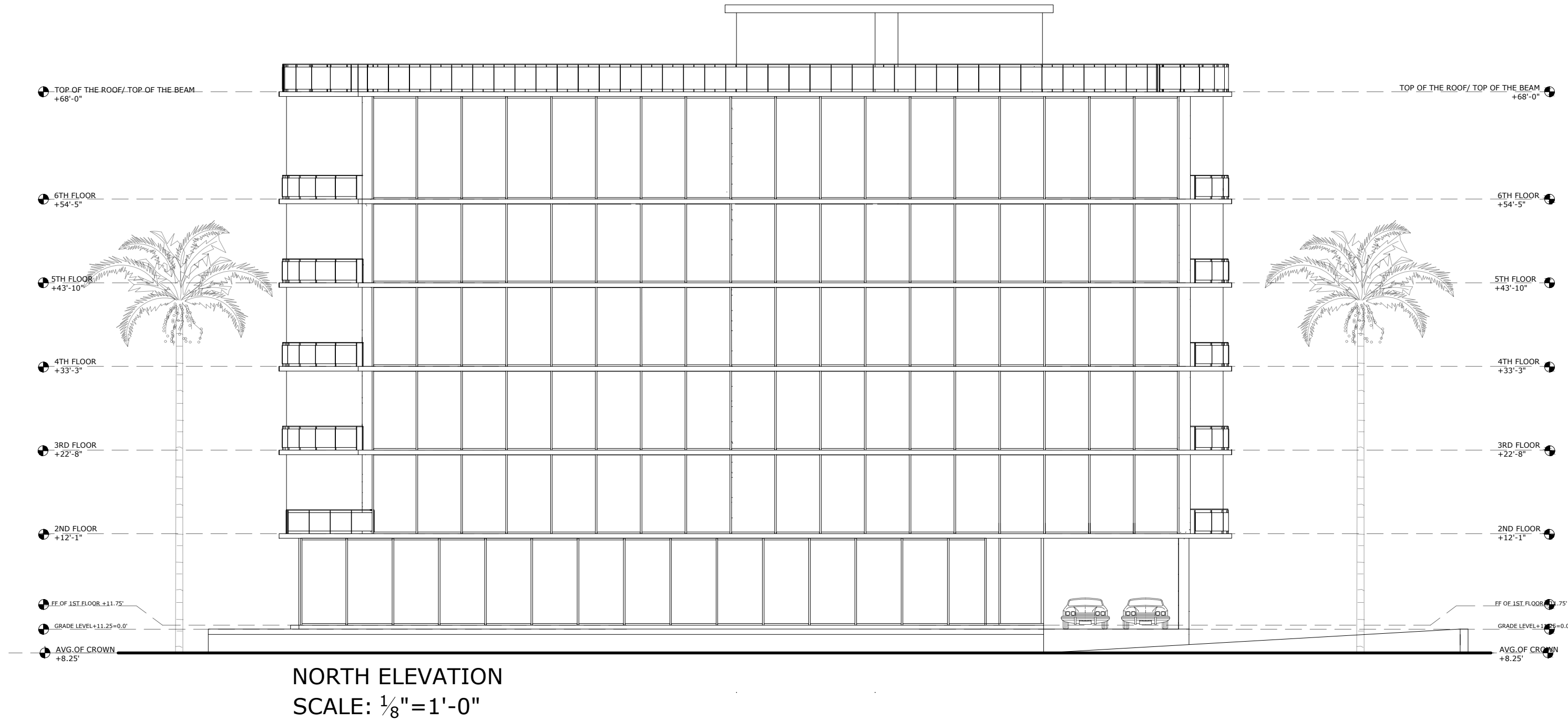
Job Number: 22008
Scale: 1/8" = 1'-0"
Drawn:
Checked:
Date: 2022.09.11

NOT RELEASED FOR
CONSTRUCTION

A-107



SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



NORTH ELEVATION
SCALE: 1/8" = 1'-0"

LANDSCAPE NOTES

- THE CONTRACTOR SHALL REVIEW ARCHITECTURE/ENGINEERING PLANS TO BECOME THOROUGHLY FAMILIAR WITH SURFACE AND SUBSURFACE UTILITIES.
- THE PLANT QUANTITIES SHOWN ON THE LANDSCAPE CONTRACT DOCUMENTS ARE FOR THE CONVENIENCE OF THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES AND REPORTING ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT FOR CLARIFICATION PRIOR TO CONTRACT AWARD AND COMMENCEMENT OF WORK.
- ALL INSTALLATION OF PLANT MATERIAL SHALL COMPLY WITH APPLICABLE JURISDICTIONAL CODES. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS ASSOCIATED WITH THIS WORK.
- PRIOR TO PLANTING INSTALLATION, THE CONTRACTOR SHALL CONFIRM THE AVAILABILITY OF ALL THE SPECIFIED PLANT MATERIALS. SUBMIT DATED PHOTOGRAPHS OF TREE MATERIAL AND SPECIMEN PLANT MATERIAL TO THE OWNER'S REPRESENTATIVE FOR REVIEW.
- ALL PLANT MATERIAL SIZES SPECIFIED ARE MINIMUM SIZES. CONTAINER SIZE SHALL BE INCREASED IF NECESSARY TO PROVIDE OVERALL PLANT SIZE SPECIFIED.
- IF PLANT MATERIAL DOES NOT COMPLY WITH THE REQUIREMENTS AS SPECIFIED HEREIN, THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REJECT SUCH PLANTS AND REQUIRE THE CONTRACTOR TO REPLACE REJECTED WORK AND CONTINUE SPECIFIED MAINTENANCE UNTIL REINSPECTED AND FOUND TO BE ACCEPTABLE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR STABILITY AND PLUMB CONDITION OF ALL TREES AND SHRUBS, AND SHALL BE LEGALLY LIABLE FOR ANY DAMAGE CAUSED BY INSTABILITY OF ANY PLANT MATERIALS. STAKING OF TREES OR SHRUBS SHALL BE DONE IN ACCORDANCE WITH PLANS AND SPECIFICATIONS.
- THE CONTRACTOR SHALL INSURE ADEQUATE VERTICAL DRAINAGE IN ALL PLANT BEDS AND PLANTERS. IF INADEQUATE VERTICAL DRAINAGE IS ENCOUNTERED, THE CONTRACTOR SHALL SUBMIT RECOMMENDATIONS FOR PROVIDING ADEQUATE DRAINAGE TO THE OWNER'S REPRESENTATIVE.
- PEG SOD ON SLOPES GREATER THAN 3:1.
- THE CONTRACTOR SHALL ENGAGE A QUALIFIED TREE SURGEON WHO HAS SUCCESSFULLY COMPLETED TREE PROTECTION AND TREE TRIMMING WITH FIVE YEARS OR MORE EXPERIENCE TO PERFORM THE FOLLOWING WORK:
 - REMOVE BRANCHES FROM TREES THAT ARE TO REMAIN, IF REQUIRED, AS DIRECTED BY OWNER'S REPRESENTATIVE.
 - PERFORM INITIAL PRUNING OF BRANCHES AND STIMULATION OF ROOT GROWTH WHERE REMOVED TO ACCOMMODATE NEW CONSTRUCTION.
 - PERFORM TREE REPAIR WORK FOR DAMAGE INCURRED BY NEW CONSTRUCTION.
- CONTRACTOR SHALL PROVIDE TEMPORARY IRRIGATION SYSTEM FOR RELOCATED TREES.
- CONTRACTOR SHALL PROTECT EXISTING VEGETATION TO REMAIN AS SHOWN ON DRAWINGS OR BY MEANS APPROVED BY THE OWNER'S REPRESENTATIVE.
- CONTRACTOR TO CLEAN, PRUNE, AND SHAPE EDGES OF EXISTING VEGETATION AS DIRECTED BY OWNER'S REPRESENTATIVE. CREATE SMOOTH BED LINES AROUND EXISTING VEGETATION.
- CONTRACTOR SHALL FIELD-ADJUST LOCATION OF PLANT MATERIAL PRIOR TO INITIATING INSTALLATION FOR THE REVIEW AND APPROVAL OF OWNER'S REPRESENTATIVE.
- ALL PLANT MATERIAL SHALL BE IN FULL AND STRICT ACCORDANCE WITH FLORIDA NO. 1 GRADE, ACCORDING TO THE "GRADES AND STANDARDS FOR NURSERY PLANTS" PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES.
- ALL PLANTING BEDS SHALL BE TOP-DRESSED WITH A 3" LAYER OF PINE BARK MULCH (FINES). CONTRACTOR TO SUBMIT SAMPLE FOR APPROVAL. ALL TREES SHALL HAVE A 3" THICK, 24" RADIUS (FROM THE TRUNK) MULCH RING PLACED AROUND THE BASE OF THE TRUNK.
- SHRUB AND GROUNDCOVER BED QUANTITIES ARE INDICATED ON THE PLANT LIST. PLANT ACCENT SHRUBS AND TREES AS SHOWN ON THE LANDSCAPE PLANTING PLANS WHEN INDIVIDUAL PLANTS ARE DELINEATED.
- PALM HEIGHTS, AS INDICATED ON THE PLANTS, REFER TO CLEAR TRUNK (C.T.), GRAY WOOD (G.W.), OR OVERALL HEIGHT (O.A.) AS SPECIFIED ON THE PLANT LIST.
- CONTRACTOR SHALL COORDINATE ALL PLANTING WORK WITH IRRIGATION WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL HAND WATERING AS REQUIRED TO SUPPLEMENT IRRIGATION WATERING AND RAINFALL.
- CONTRACTOR SHALL BE RESPONSIBLE FOR HAND WATERING IN ALL PLANTING AREAS, REGARDLESS OF THE STATUS OF EXISTING OR PROPOSED IRRIGATION.
- CONTRACTOR SHALL REGRADE ALL AREAS DISTURBED BY PLANT REMOVAL, RELOCATION, AND/OR INSTALLATION WORK.
- CONTRACTOR SHALL REPLACE (BY EQUAL SIZE AND QUALITY) ANY AND ALL EXISTING PLANT MATERIAL DISTURBED OR DAMAGED BY PLANT REMOVAL, RELOCATION, AND/OR INSTALLATION WORK.
- MAINTENANCE SHALL BEGIN AFTER EACH PLANT HAS BEEN INSTALLED AND SHALL CONTINUE UNTIL THE DATE OF SUBSTANTIAL COMPLETION. MAINTENANCE INCLUDES WATERING, PRUNING, WEEDING, MULCHING, REPLACEMENTS OF SICK OR DEAD PLANTS, AND ANY OTHER CARE NECESSARY FOR THE PROPER GROWTH OF THE PLANT MATERIAL.
- UPON COMPLETION OF ALL LANDSCAPING, AN INSPECTION FOR SUBSTANTIAL COMPLETION OF THE WORK SHALL BE HELD. THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE FOR SCHEDULING THE INSPECTION AT LEAST SEVEN (7) DAYS PRIOR TO THE ANTICIPATED INSPECTION DATE.
- THE CONTRACTOR SHALL SUBMIT WRITTEN GUARANTEE OR SURVIVABILITY OF ALL PLANT MATERIAL FOR A PERIOD OF ONE (1) YEAR FROM DATE OF SUBSTANTIAL COMPLETION.
- CONTRACTOR MUST APPROVE ALL GRADED AREAS PRIOR TO THE COMMENCEMENT OF PLANTING.
- PLANT PHOTOGRAPHS: CONTRACTOR SHALL PROVIDE REPRESENTATIVE PHOTOGRAPHS OF ALL PLANT MATERIALS SPECIFIED OVER 7 GALLONS IN SIZE WITH A MEASURING ROD INCLUDED IN THE PHOTOGRAPH. AT OWNER'S OPTION, CONTRACTOR MAY BE REQUIRED TO COORDINATE WITH OWNER TAGGING TRIPS TO VIEW ALL LARGER PLANT MATERIALS.
- ALL CERTIFICATES, REPORTS, AND SAMPLES SHALL BE SUBMITTED BY THE CONTRACTOR TO THE OWNER A MINIMUM OF TWO WEEKS PRIOR TO THE INSTALLATION OF ANY OF THE MATERIALS. CONTRACTOR SHALL NOT BEGIN WORK UNTIL ALL SUBMITTALS HAVE BEEN APPROVED BY THE OWNER. SUBMITTALS REQUIRED BUT NOT LIMITED TO THE FOLLOWING:
 - EXISTING SOIL ANALYSIS AND SAMPLE
 - PREPARED SOIL ANALYSIS AND SAMPLE
 - MULCH SAMPLE
 - EROSION CONTROL FABRIC SAMPLE AND PRODUCT SHEET
 - PRE- AND POST-EMERGENCE HERBICIDE
 - WEED ERADICATION TREATMENT FOR LAWN GRASS
 - FOLIAR SPRAY FERTILIZER(S)
 - PLANT SAMPLES AND/OR PHOTOGRAPHS
 - DRAINAGE GRAVEL SAMPLE
 - LIST OF PERSONNEL, QUALIFICATIONS, AND SCHEDULE
 - GUYING METHODOLOGIES
 - LEAF ANTI-DESICCANT SPRAY
 - MAINTENANCE MANUAL
 - SOIL SEPARATOR SAMPLE AND PRODUCT SHEET
 - ADS PIPE PRODUCT CUT SHEETS
 - FLUID APPLIED MEMBRANE WATERPROOFING FOR LANDSCAPE POTS

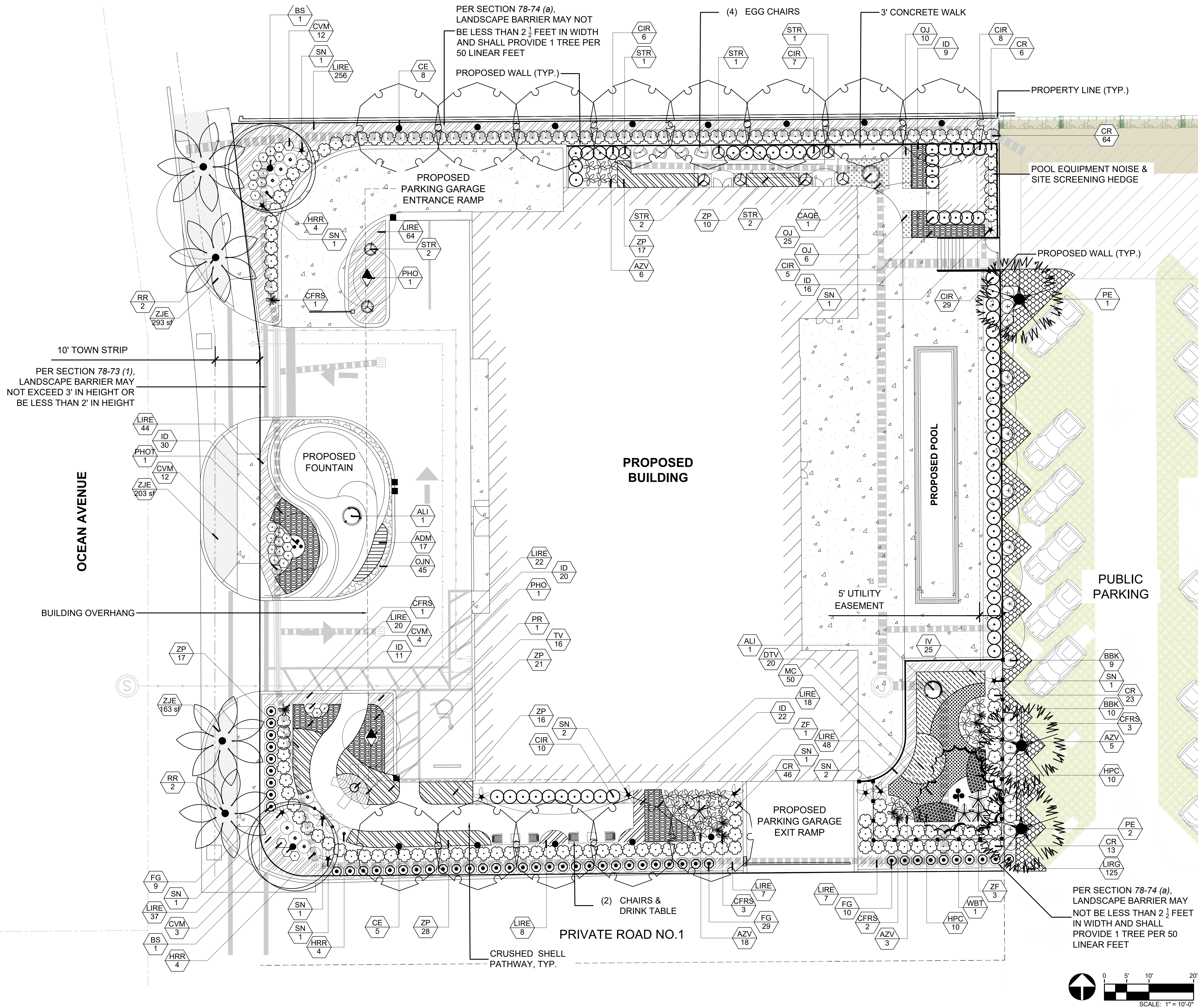
SOILS

- THE CONTRACTOR SHALL BEAR ALL COSTS OF TESTING OF SOILS, AMENDMENTS, ETC. ASSOCIATED WITH THE WORK. SEE BELOW FOR ADDITIONAL TESTING REQUIREMENTS.
- THE CONTRACTOR SHALL PROVIDE SOIL TEST REPORTS OF EXISTING SOIL CONDITIONS AT SELECTED LOCATIONS WITHIN THE PROJECT AREA AT TEST SITES APPROVED BY THE OWNER. SOIL TEST REPORTS SHALL ALSO BE SUPPLIED TO THE OWNER.
- PROVIDE A CHEMICAL ANALYSIS REPORT OF EACH INDIVIDUAL SAMPLE TO COVER THE FOLLOWING:
 - PERCENTAGE OF ORGANIC MATTER; PERCENTAGE OF SAND, SILT, AND CLAY CONTENT; SALINITY; AND PH.
 - MINERAL NUTRIENTS, INCLUDING CONCENTRATIONS OF NITROGEN, PHOSPHORUS, POTASSIUM, CALCIUM, AND MAGNESIUM.
 - FURNISH DATA ON POTENTIAL HAZARDS OR IMPEDIMENTS TO PLANT GROWTH FROM SALINITY, SODIUM, BORON, OR IMPAIRED SOIL STRUCTURE.
 - PERCOLATION RATE.

- PROVIDE RECOMMENDATIONS FOR ORGANIC MATERIALS, FERTILIZERS, AND OTHER MATERIALS FOUND NECESSARY TO AMEND THE SPECIFIED PLANTING MIX FOR OPTIMUM PLANT GROWTH.
- PRESCRIBE A BACKFILL MIX OR MIXES, AS APPROPRIATE, TO BE EMPLOYED IN THE PLANTING OF ALL PLANTS FOR THE PROJECT IF SOILS TEST REPORTS INDICATE INADEQUACIES IN THE SPECIFIED PLANTING MIX.
- IF SO DIRECTED BY THE OWNER, PROVIDE LABORATORY TESTING AND EVALUATIONS OF STOCKPILES OF PREPARED BACKFILL, AND MAKE RECOMMENDATIONS FOR CORRECTIVE MEASURES.
- PERIODIC SAMPLING AND LABORATORY TESTING OF PREPARED LANDSCAPE PLANTING AREAS TO ASSURE COMPLIANCE WITH RECOMMENDATIONS AND REQUIREMENTS OF THE CONTRACT DOCUMENTS MAY BE REQUESTED. AREAS OF TESTING AND QUANTITY OF TESTS SHALL BE AS DIRECTED BY THE OWNER.
- THE SOIL TEST REPORTS WITH THE DATES AND THE TEST SITE LOCATIONS CLEARLY MARKED SHALL BE SUBMITTED TO THE OWNERS REPRESENTATIVE PRIOR TO ANY PLANTING.
- THE CONTRACTOR SHALL PROVIDE AN APPROVED PLANTING SOIL MIXTURE FOR ALL PLANT MATERIAL.
- TOPSOIL - PROVIDE TOPSOIL THAT IS:
 - NATURE SURFACE SOIL FROM WELL-DRAINED AREAS, FERTILE, FRIABLE, AND FREE OF WEEDS, TYPICAL OF PRODUCTIVE, CULTIVATED TOPSOILS OF THE LOCALITY.
 - NOT EXCESSIVELY ACID OR ALKALINE (PH 5.5 TO 7.0), NOR CONTAINING TOXIC SUBSTANCES.
 - WITHOUT ADMIXTURE OF SUB-SOIL AND REASONABLY FREE OF CLAY, STONES, STUMPS, ROOTS, OR OTHER SIMILAR SUBSTANCES ONE INCH (1") OR MORE IN DIAMETER OR ANY OTHER OBJECT WHICH MAY BE A HINDRANCE TO THE FINISH-GRADING OPERATION.
 - ACCEPTABLE TOPSOIL FROM THE SITE AND ANY IMPORTED SOIL USED ON THE PROJECT SHALL BE A NATURAL, FERTILE, FRIABLE SOIL POSSESSING CHARACTERISTICS REPRESENTATIVE OF A WELL-DRAINED AREA IN FLORIDA.
 - ACCEPTABLE SOIL FROM THE SITE MAY BE SUBSTITUTED FOR TOPSOIL AND/OR SAND, BASED UPON THE RESULTS OF THE LABORATORY ANALYSIS.
- PREPARED PLANTING MIX:
 - SOIL USED FOR PLANTING SHALL BE FREE FROM STICKS, ROOTS, STONES, OR OTHER EXTRANEOUS MATERIAL DETRIMENTAL OR INJURIOUS TO PLANTS. PARTICULAR CARE SHOULD BE TAKEN TO REMOVE PIECES OF MORTAR, CEMENT, WOOD, AND OTHER SIMILAR REMAINS OF CONSTRUCTION FROM ALL PLANTING AREAS.
 - SOIL USED FOR PLANTING MIX SHALL BE AS FOLLOWS: $\frac{1}{2}$ APPROVED TOPSOIL, $\frac{1}{4}$ FLORIDA PEAT, AND $\frac{1}{4}$ CLEAN D.O.T. SAND. MATERIAL MIXING OF THE BACKFILL MIX WILL BE OUT OF THE PIT OR BED BY APPROVED MECHANICAL METHODS. THE RESULTANT SHALL BE AN EVEN MIXTURE WHICH SHALL BE HAND-SHOVELED INTO PLACE.
 - PLANTING SOIL MIX TO BE PLACED AS A GROWING MEDIUM FOR ALL ANNUALS: $\frac{1}{2}$ CLEAN, COARSE-GRAINED SAND, $\frac{1}{4}$ APPROVED FLORIDA PEAT, $\frac{1}{8}$ FINE-MILLED COMPOSTED PINE BARK, $\frac{1}{8}$ VERMICULITE.
- AT THE CONTRACTOR'S EXPENSE, SAMPLES OF EXISTING ON-SITE SOILS WILL BE SUBMITTED TO A CERTIFIED TESTING LABORATORY, FOR ANALYSIS AS TO THE SUITABILITY OF THE PLANTING MIX SPECIFIED ABOVE TO OBTAIN A PH OF 5.5 TO 6.5. THE FINDINGS, TOGETHER WITH ANY RECOMMENDATIONS FOR AMENDING THE SPECIFIED PLANTING MIX SHALL BE REVIEWED AND APPROVED BY THE OWNER PRIOR TO DELIVERY AND INSTALLATION OF PLANT MATERIALS AT THE JOB.
 - AT THE CONTRACTOR'S EXPENSE, SOIL AMENDMENTS SHALL BE ADDED TO ANY SOIL USED FOR PLANTING AND IN PLANTING BEDS, AND PLANTING PITS IN THE AMOUNT AND MANNER PRESCRIBED BY A SOIL ANALYSIS. RESULTS FROM SOIL ANALYSIS AND A LIST OF THE PRESCRIBED AMENDMENTS SHALL BE PRESENTED TO THE OWNER PRIOR TO INCORPORATING INTO THE SOIL.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ADEQUATE ACCEPTABLE SOIL TO PREPARE THE PLANTING MIXTURE. THE CONTRACTOR IS RESPONSIBLE FOR SUPPLYING AND MIXING SOIL AMENDMENTS AND MOVING THE PLANTING TO THE PLANT PITS AND BEDS.
- FERTILIZER FOR LAWNS: SLOW-RELEASE, GRANULAR OR PELLETTED FERTILIZER CONSISTING OF 50 PERCENT (50%) WATER-INSOLUBLE NITROGEN, PHOSPHORUS, AND POTASSIUM IN THE FOLLOWING COMPOSITION:
 - NITROGEN, PHOSPHORUS, AND POTASSIUM IN AMOUNTS RECOMMENDED IN SOIL REPORTS FROM A QUALIFIED SOIL-TESTING AGENCY.
- FERTILIZER FOR TREES, SHRUBS, AND GROUNDCOVERS: FERTILIZER SHALL BE AGRIFORM 21 GRAM TABLETS. SLOW-RELEASE, 20-15-5 ANALYSIS. FERTILIZER TABLETS SHALL BE INSERTED INTO THE SOIL, EVENLY DISTRIBUTED AROUND THE ROOTBALL, AT A DEPTH APPROXIMATELY EQUAL TO ONE-HALF THE DEPTH OF THE ROOTBALL. QUANTITIES PER PLANT ARE AS FOLLOWS:
 - 1 GALLON PLANTS - 1 TABLET
 - 3 GALLON PLANTS - 2 TABLETS
 - 5 GALLON PLANTS - 3 TABLETS
 - 7 GALLON PLANTS - 4 TABLETS
 - 10 GALLON PLANTS - 5 TABLETS
 - 15 GALLON PLANTS - 7 TABLETS
 - STANDARD TREES - 4 TABLETS PER INCH OF CALIPER
 - MULTI-TRUNK TREES - 2 TABLETS PER FOOT OF HEIGHT
- PEAT/HUMUS - PROVIDE PEAT/HUMUS CONSISTING OF:
 - PEAT SHALL CONSIST OF NINETY-PERCENT (90%) ORGANIC PEAT AND SHALL BE SUITABLE FOR HORTICULTURAL PURPOSES.
 - PEAT SHALL BE BROWN IN COLOR, CLEAN, LOW IN CONTENT OF MINERAL AND WOODY MATERIAL, PH 4 TO 5, AND SHALL BE SHREDDED INTO PARTICLES NOT LARGER THAN ONE-HALF INCH ($\frac{1}{2}$ ") IN DIAMETER.
 - PEAT SHALL CONTAIN NO MORE THAN THIRTY-FIVE PERCENT (35%) MOISTURE AND THE ASH CONTENT NOT EXCEED TEN PERCENT (10%) AND FREE FROM WEEDY GRASSES, SEDGES, RUSHES, OR MINERAL MATTER HARMFUL TO PLANT GROWTH.
- MULCH FOR PLANTING AREAS: AS DESIGNATED ON THE DRAWINGS
- DOMESTIC LIMESTONE:
 - GROUND LIMESTONE CONTAINING NOT LESS THAN EIGHTY-FIVE PERCENT (85%) OF TOTAL CARBONATE AND GROUND TO SUCH A SIZE THAT FIFTY PERCENT (50%) WILL PASS THROUGH A 100-MESH SIEVE AND NINETY PERCENT (90%) WILL PASS THROUGH A 200-MESH SIEVE.
 - COARSER MATERIALS WILL BE ACCEPTABLE, PROVIDED THE SPECIFIED RATES OF APPLICATION ARE INCREASED PROPORTIONATELY ON THE BASIS OF QUANTITIES PASSING THE 100-MESH SIEVE.
- ALUMINUM SULFATE: SHALL BE A RECOGNIZED MANUFACTURER'S STANDARD COMMERCIAL GRADE.
- ANTI-DESICCANT: "WILT-PRUF", "DOWWAX", "FOILGARD", OR OWNER-APPROVED. EQUIVALENT DELIVERED IN MANUFACTURER'S CONTAINERS.
- STAKES FOR GUYING TREES: AS DETAILED ON THE DRAWINGS.
- TREE WRAPPING: FIRST-QUALITY, HEAVY-WATERPROOF CREPE PAPER MANUFACTURED FOR TREE WRAPPING.

123 S. OCEAN AVENUE
LANDSCAPE PLAN
WEST PALM BEACH, FL

L:\2022\22003757 - 123 South Ocean Avenue Design (Atwell)\07 LANDSCAPE ARCHITECTURE\CD CD-003 SHEETS\077-CD-PLANTING PLAN.dwg 11/17/2022 aymond.spezz



LANDSCAPE LEGEND & NOTES

- PROPERTY LINE
--- MATCHLINE
- ⊕ EXISTING TREE TO BE PRESERVED
- XX # PLANT CODE
PLANT QUANTITY

- NOTES:
- SEE L311 FOR FULL PLANT SCHEDULE
 - ALL LANDSCAPING REQUIREMENTS ARE IN ACCORDANCE WITH CHAPTER 78 - VEGETATION OF PALM BEACH SHORES, FL LAND DEVELOPMENT CODE (LDC).

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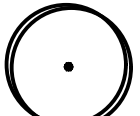
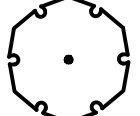
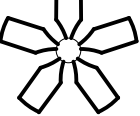



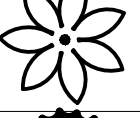




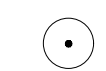






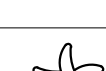


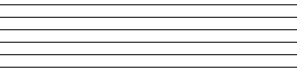
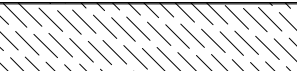
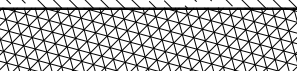
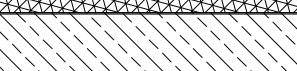
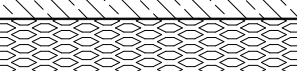








123 S. OCEAN AVENUE
LANDSCAPE PLAN
WEST PALM BEACH, FL

PROJECT NO : 22003757
DATE : 11/17/2022
DRAWN: RCL
REVIEWED: RCL

REVISIONS	
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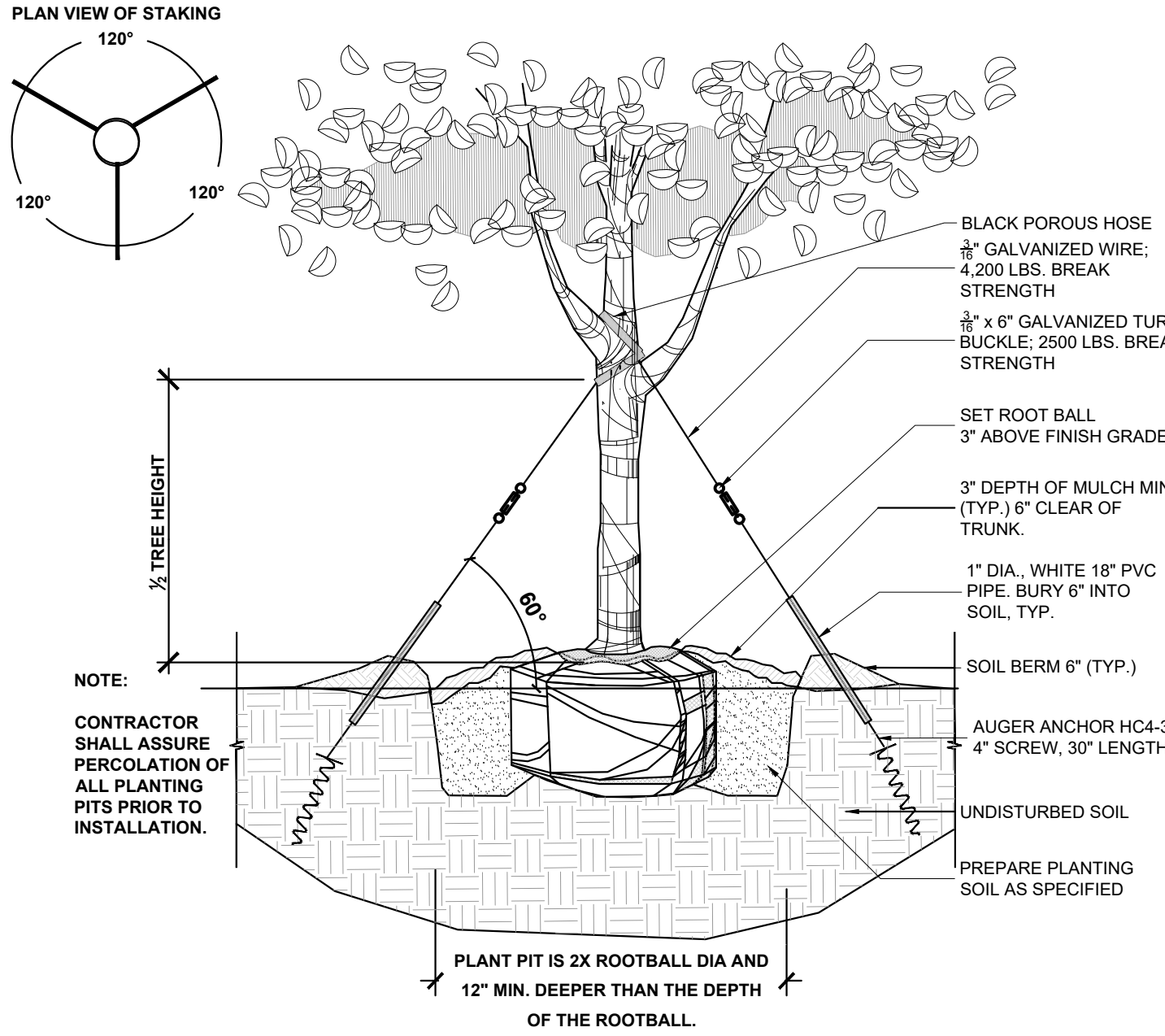
LANDSCAPE PLAN

L310

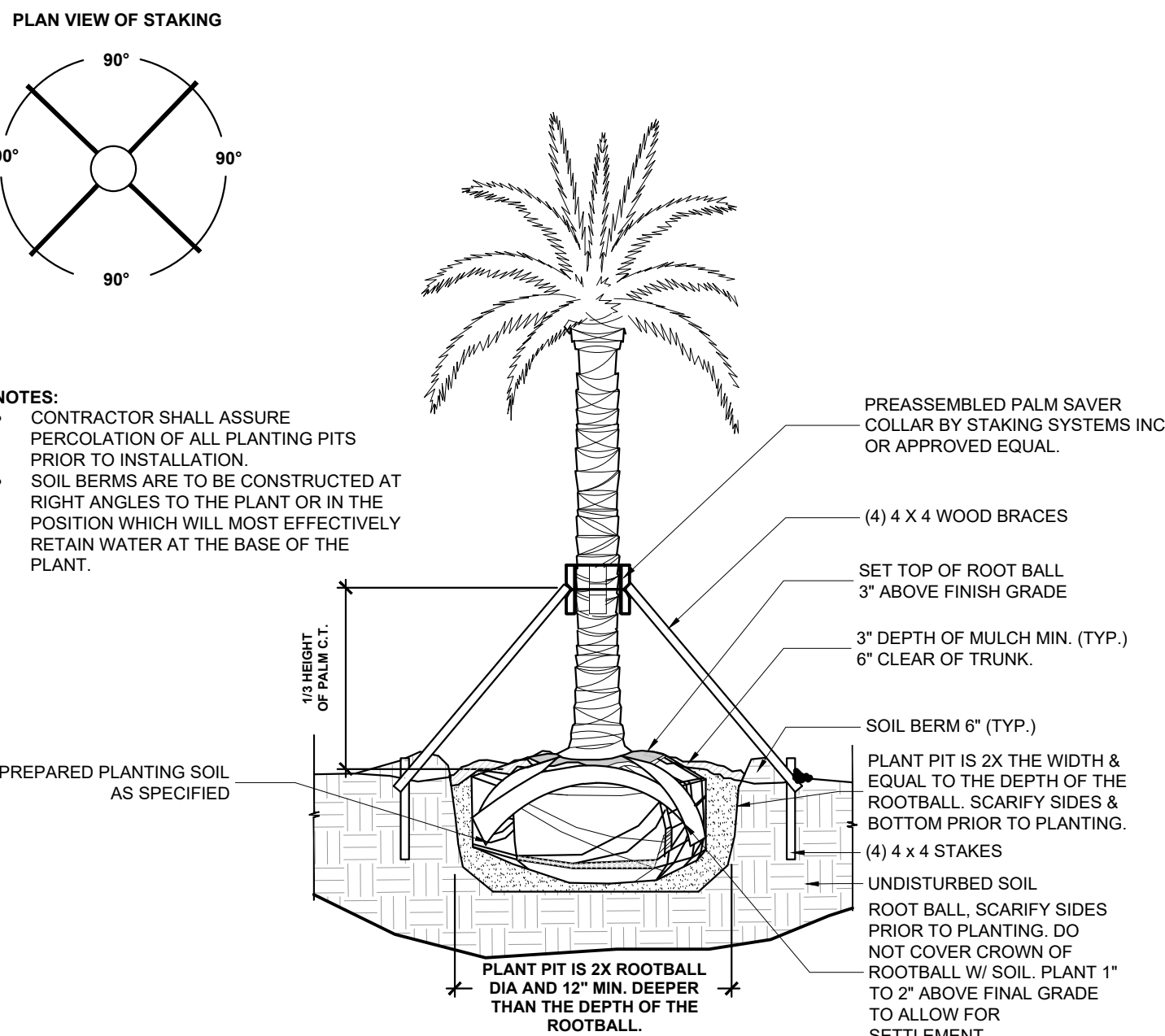
PLANT SCHEDULE									
TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CALIPER	HT	SPD	REMARKS
	BS	2	BURSERA SIMARUBA	GUMBO LIMBO	F.G. / B & B	6" CAL	18'-20' HT.	10'-12' SPD.	FULL, STANDARD, SPECIMEN, DENSE SYMMETRICAL STRUCTURE
	CE	13	CONOCARPUS ERECTUS	GREEN BUTTONWOOD	F.G. / B & B	3"-4" CAL	14'-16' HT.	4'-6' SPD.	FULL, DENSE, HEAVY, SYMMETRICAL APPEARANCE, SPECIMEN QUALITY, 4' C.T.
	PR	1	PLUMERIA RUBRA	RED FRANGIPANI	15 GAL	N/A	6-8' HT.	4'-5' SPD.	SINGLE LEADER, , SYMMETRICAL APPEARANCE
PALM TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CALIPER	HT	SPD	REMARKS
	PHO	2	PHOENIX ROEBELENI	DOUBLE PYGMY DATE PALM	B & B	N/A	7'-8' HT.	4'-6' SPD.	HEAVY, DOUBLE TRUNK, SPECIMEN QUALITY, SYMMETRICAL FOLIAGE
	PHOT	1	PHOENIX ROEBELENI 'TRIPLE'	TRIPLE PYGMY DATE PALM	B & B	N/A	7'-8' HT.	4'-6' SPD.	HEAVY,TRIPLE TRUNK, SPECIMEN QUALITY, SYMMETRICAL FOLIAGE
	PE	3	PTYCHOSPERMA ELEGANS	SOLITARE/ALEXANDER PALM	B & B	N/A	12'-14' HT.	N/A	SINGLE TRUNK, FULL, SYMMETRICAL APPEARANCE, SPECIMEN QUALITY
	RR	4	ROYSTONEA REGIA	ROYAL PALM	F.G. / B & B	N/A	8-10' GW HT.	N/A	FULL HEAVY HEADS, HEAVY TRUNKS, MATCHED APPEARANCE, SPECIMEN QUALITY
	WBT	1	WODYETIA BIFURCATA 'TRIPLE'	TRIPLE FOXTAIL PALM	B & B	N/A	14'-16' HT.	N/A	FULL, DENSE, HEAVY TRIPLE TRUNK, SYMMETRICAL APPEARANCE
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE			
	ALI	2	ALCANTAREA IMPERIALIS	IMPERIAL BROMELIAD	7 GAL	24" OA.			
	AZV	32	ALPINIA ZERUMBET 'VARIEGATA'	VARIEGATED SHELL GINGER	7 GAL	36" OA.			
	BBK	19	BOUGAINVILLEA 'BARBARA KARST'	BARBARA KARST BOUGAINVILLEA	7 GAL	3'-4' OA.			FULL, DENSE, LOW BRANCHED, TRELLISED IN POT SYMMETRICAL APPEARANCE
	CIR	65	CHRYSOBALANUS ICACO 'RED TIP'	RED TIP COCOPLUM	7 GAL	36" HT. X 24" SPD.			FULL, LOW BRANCHED, DENSE FOLIAGE
	CR	152	CLUSIA ROSEA	PITCH APPLE	7 GAL	36" HT. X 24" SPD.			FULL, DENSE, LOW BRANCHED, SYMMETRICAL APPEARANCE
	CVM	31	CODIAEUM VARIEGATUM 'MAMMY'	MAMMY CROTON	3 GAL	24" HT.			FULL, DENSE, BUSH, LOW BRANCHED, SYMMETRICAL APPEARANCE, 3PPP
	CFRS	10	CORDYLINE FRUTICOSA 'RED SISTER'	RED SISTER TI PLANT	3 GAL	24" HT.			FULL, LOW BRANCHED, SHADE GROWN
	CAQE	1	CRINUM AUGUSTUM 'QUEEN EMMA'	QUEEN EMMA CRINUM LILY	7 GAL	36" OA.			FULL, SPECIMEN QUALITY, SYMMETRICAL APPEARANCE
	FG	48	FICUS MICROCARPA 'GREEN ISLAND'	GREEN ISLAND INDIAN LAUREL FIG	25 GAL	4-5' HT.			FULL, DENSE, LOW BRANCHED, SYMMETRICAL APPEARANCE
	HRR	12	HIBISCUS ROSA-SINENSIS 'TEQUILA'	RED TROPICAL HIBISCUS	7 GAL	3-4' HT.			FULL, DENSE, LOW BRANCHED, SYMMETRICAL APPEARANCE
	SN	12	STRELITZIA NICOLAI	GIANT / WHITE BIRD OF PARADISE	7 GAL	4-5' HT.			FULL, MULTI-STEM, SYMMETRICAL APPEARANCE, SPECIMEN QUALITY, SHADE GROWN
	STR	9	STRELITZIA REGINAE	ORANGE BIRD OF PARADISE	7 GAL	36" HT.			FULL, DENSE, MULTI-STEM, SYMMETRICAL APPEARANCE, SPECIMEN QUALITY, SHADE GROWN
	ZF	4	ZAMIA FURFURACEA	CARDBOARD PALM	7 GAL	3'-4' OA.			FULL, LOW BRANCHED, SYMMETRICAL APPEARANCE, SPECIMEN QUALITY
SHRUB AREAS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	SPACING		
	ADM	17	ASPARAGUS DENSIFLORUS 'MYERSII'	FOXTAIL ASPARAGUS FERN	3 GAL	18" OA.	18" O.C.		FULL, DENSE, LOW BRANCHED, SYMMETRICAL APPEARANCE
	DTV	20	DIANELLA TASMANICA 'VARIEGATA'	VARIEGATED FLAX LILY	3 GAL	24" O.A.	24" O.C.		FULL, DENSE, SYMMETRICAL APPEARANCE
	HPC	20	HAMELIA PATENS 'COMPACTA'	DWARF FIREBUSH	3 GAL	24" O.A.	24" O.C.		FULL, DENSE, LOW BRANCHED, SYMMETRICAL APPEARANCE
	IV	25	ILEX VOMITORIA	YAUPON HOLLY	3 GAL	18" OA.	24" O.C.		FULL, DENSE, LOW BRANCHED, SYMMETRICAL APPEARANCE
	ID	108	IXORA TAIWANENSIS 'DWARF RED'	DWARF IXORA	3 GAL	24" O.A.	24" O.C.		FULL, DENSE, LOW BRANCHED, SYMMETRICAL APPEARANCE
	LIRG	125	LIRIOPE MUSCARI 'EVERGREEN GIANT'	EVERGREEN GIANT LIRIOPE	1 GAL	18" OA.	24" O.C.		FULL, DENSE, SYMMETRICAL APPEARANCE
	MC	50	MUHLENBERGIA CAPILLARIS	PINK MUHLY GRASS	3 GAL	24" O.A.	24" O.C.		FULL, DENSE, LOW BRANCHED, SYMMETRICAL APPEARANCE
	ZP	109	ZAMIA PUMILA	COONTIE	7 GAL	18" OA.	24" O.C.		FULL, DENSE, LOW BRANCHED, SYMMETRICAL APPEARANCE
GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	SPACING		
	LIRE	531	LIRIOPE MUSCARI 'EMERALD GODDESS	EMERALD GODDESS LIRIOPE	1 GAL	18" O.A.	18" O.C.		FULL, DENSE, SYMMETRICAL APPEARANCE
	OJ	41	OPHIPOGON JAPONICUS	MONDO GRASS	1 GAL	12" O.A.	18" O.C.		FULL, DENSE, SYMMETRICAL APPEARANCE
	OJN	45	OPHIPOGON JAPONICUS 'NANUS'	DWARF MONDO GRASS	1 GAL	12" OA.	12" O.C.		FULL, DENSE, SYMMETRICAL APPEARANCE
	TV	16	TULBAGHIA VIOLACEA	SOCIETY GARLIC	1 GAL	18" HT.	18" O.C.		FULL, DENSE, SYMMETRICAL APPEARANCE
SOD/SEED	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	SPACING		
	ZJE	659 SF	ZOYSIA JAPONICA 'EMPIRE'	EMPIRE ZOYSIA GRASS	SOD	SOLID PANELS			3" CUT SOD, FULL MATT, UNIFORM EDGES, CERTIFIED WEED FREE

LANDSCAPE NOTES:

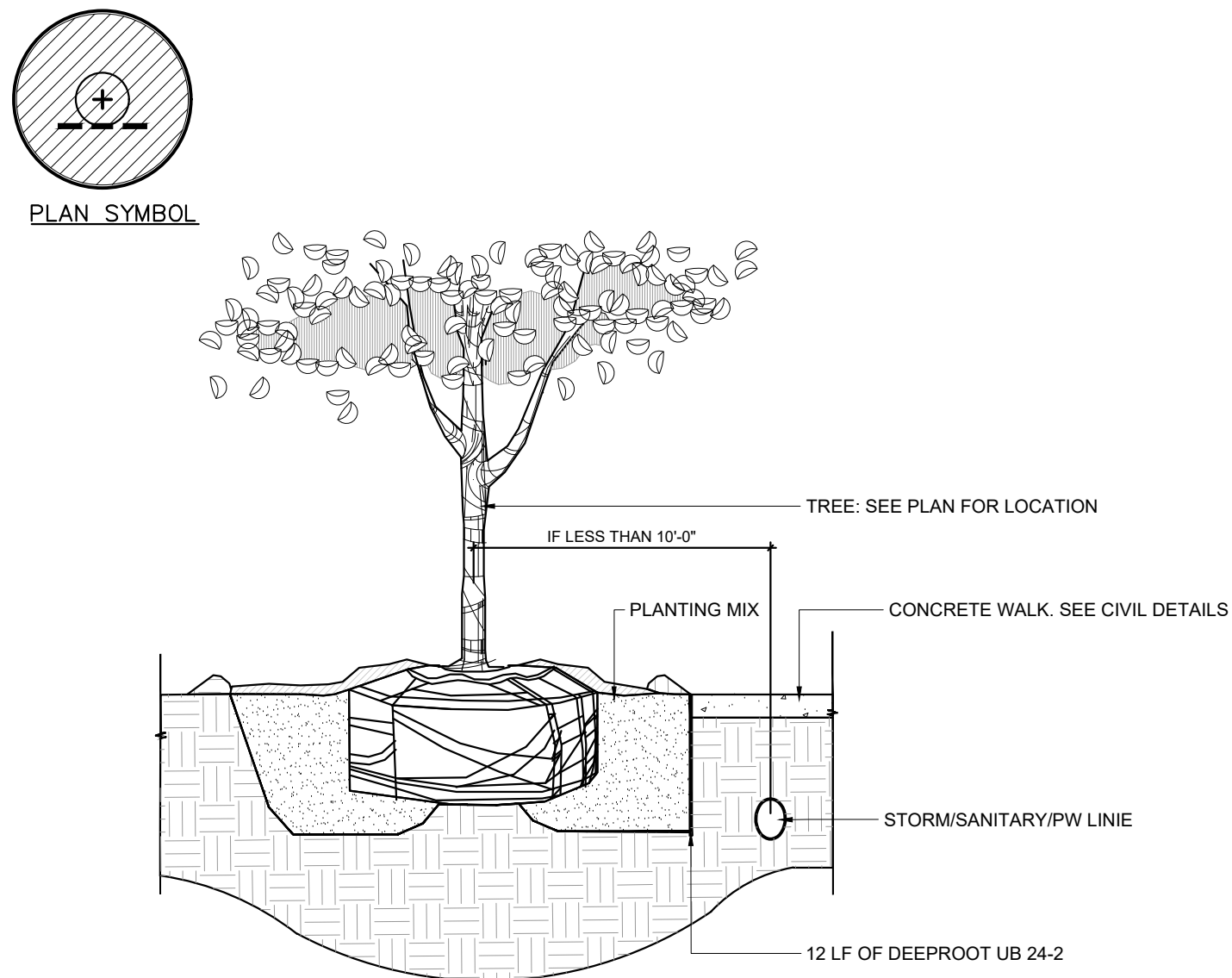
- ALL LANDSCAPE MATERIAL TO BE FLORIDA GRADE #1 OR BETTER QUALITY
- ALL LANDSCAPED AREAS ARE TO RECEIVE A MINIMUM OF 4" OF TOPSOIL.
- ALL PLANT MATERIAL SHALL BE HEALTHY, VIGOROUS, AND FREE OF PESTS AND DISEASE.
- ALL MATERIALS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE, DURING, AND AFTER INSTALLATION.
- ALL TREES MUST BE GUYED OR STAKED AS SHOWN IN THE DETAILS.
- ALL PLANTING AREAS SHALL BE COMPLETELY MULCHED AS SPECIFIED.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF THE WORK. LOCATIONS OF EXISTING BURIED UTILITY LINES SHOWN ON THE PLANS ARE BASED UPON BEST AVAILABLE INFORMATION AND ARE TO BE CONSIDERED APPROXIMATE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR 1) TO VERIFY THE LOCATIONS OF UTILITY LINES ADJACENT TO THE WORK AREA 2) TO PROTECT ALL UTILITY LINES DURING THE CONSTRUCTION PERIOD 3) TO REPAIR ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCURS AS A RESULT OF THE CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS BEFORE PRICING THE WORK.
- CONTRACTOR SHALL BE RESPONSIBLE FOR DELIVERY SCHEDULE AND PROTECTION BETWEEN DELIVERY AND PLANTING TO MAINTAIN HEALTHY PLANT CONDITIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR FULLY MAINTAINING (INCLUDING BUT NOT LIMITED TO: WATERING, SPRAYING, MULCHING, FERTILIZING, ETC.) ALL OF THE PLANT MATERIALS AND LAWN FOR THE WARRANTY PERIOD.
- ANY PLANT MATERIAL WHICH IS DISEASED, DISTRESSED, DEAD, OR REJECTED (PRIOR TO SUBSTANTIAL COMPLETION) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE AND MEETING ALL PLANT LIST SPECIFICATIONS.
- THE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANT MATERIAL FOR WARRANTY PERIOD. THE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS DURING THE NORMAL PLANTING SEASON.
- STANDARDS SET FORTH IN "AMERICAN STANDARD FOR NURSERY STOCK" REPRESENT GUIDELINE SPECIFICATIONS ONLY AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL.
- ALL LANDSCAPING SHALL BE INSTALLED ACCORDING TO SOUND NURSERY PRACTICES, AND SHALL BE FLORIDA NO. 1 OR BETTER AS GIVEN IN "GRADES AND STANDARDS FOR NURSERY PLANTS, PARTS I AND II," STATE OF FLORIDA, DEPARTMENT OF AGRICULTURE.
- ALL INVASIVE / EXOTIC SPECIES AND PROHIBITED TREE SPECIES SHALL BE REMOVED FROM SITE, INCLUDING ROOT BALLS TO THE EXTENT POSSIBLE WITH NO DAMAGE TO ADJACENT EXISTING TREES.
- ALL LANDSCAPE AREAS WILL BE PROVIDED WITH PERMANENT AUTOMATIC IRRIGATION SYSTEM.
- TREE SUPPORT MATERIALS ARE TO BE REMOVED FROM EACH TREE ONCE IT IS "ESTABLISHED" (AS APPROVED BY THE LANDSCAPE ARCHITECT).
- ALL PLANT SPECIFICATIONS IN THE PLANT SCHEDULE SHALL BE CONSIDERED THE MINIMUM ALLOWABLE SPECIFICATIONS. CONTRACTOR SHALL PROCURE PLANT MATERIALS AND UPSIZE AS NECESSARY TO MEET THE MOST STRINGENT SPECIFICATION. CONTRACTOR SHALL SOD ALL LIMITS OF DISTURBANCE, INCLUDING ANY DISTURBANCE WITHIN RIGHT-OF-WAY, WITH BAHIA (PASPALUM NOTATUM), 100% FREE OF DISEASE, WEEDS, INSECTS, AND DEBRIS.



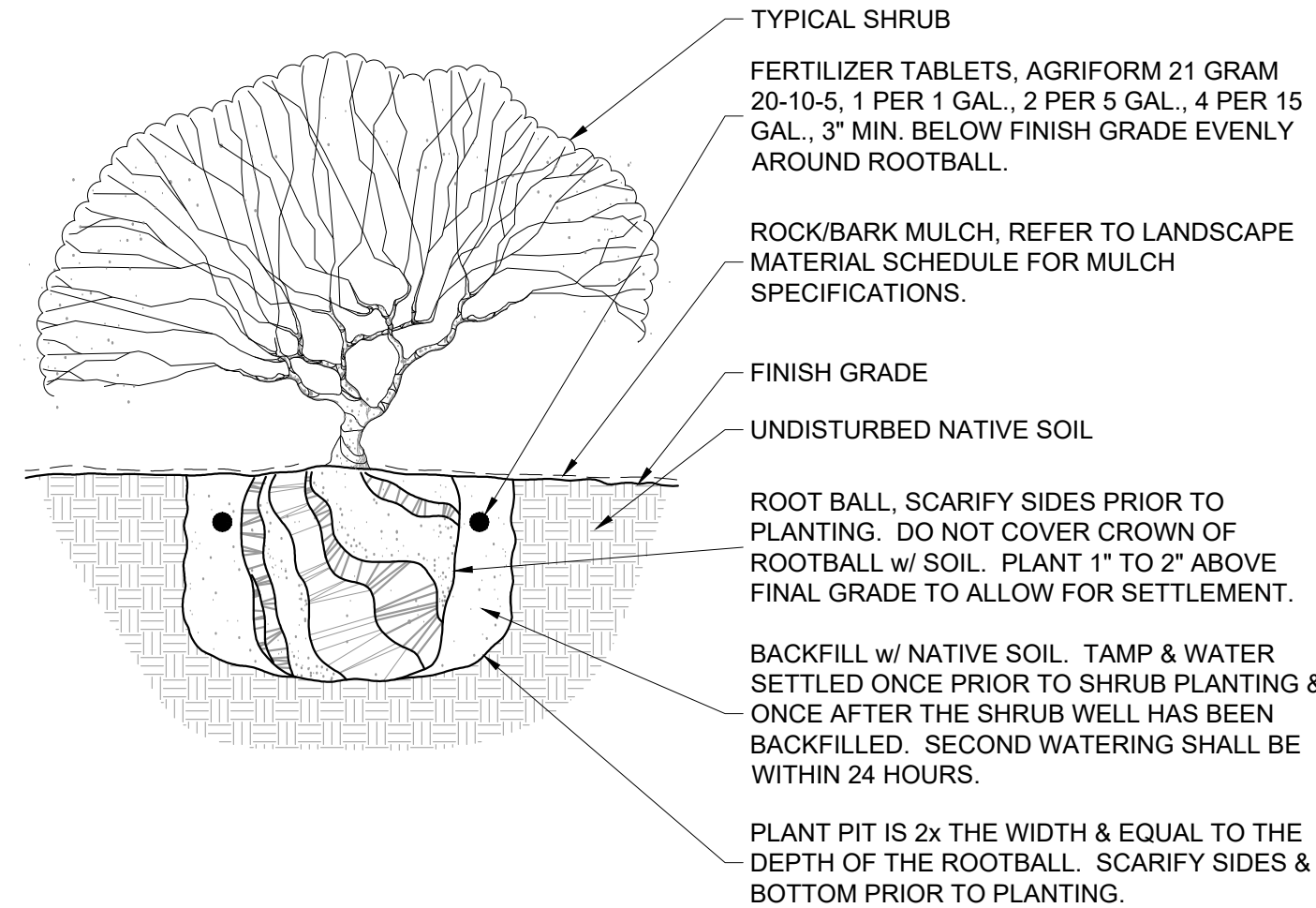
1 CANOPY TREE BETWEEN 3 AND 7 INCHES
SCALE: 3/8" = 1'-0"



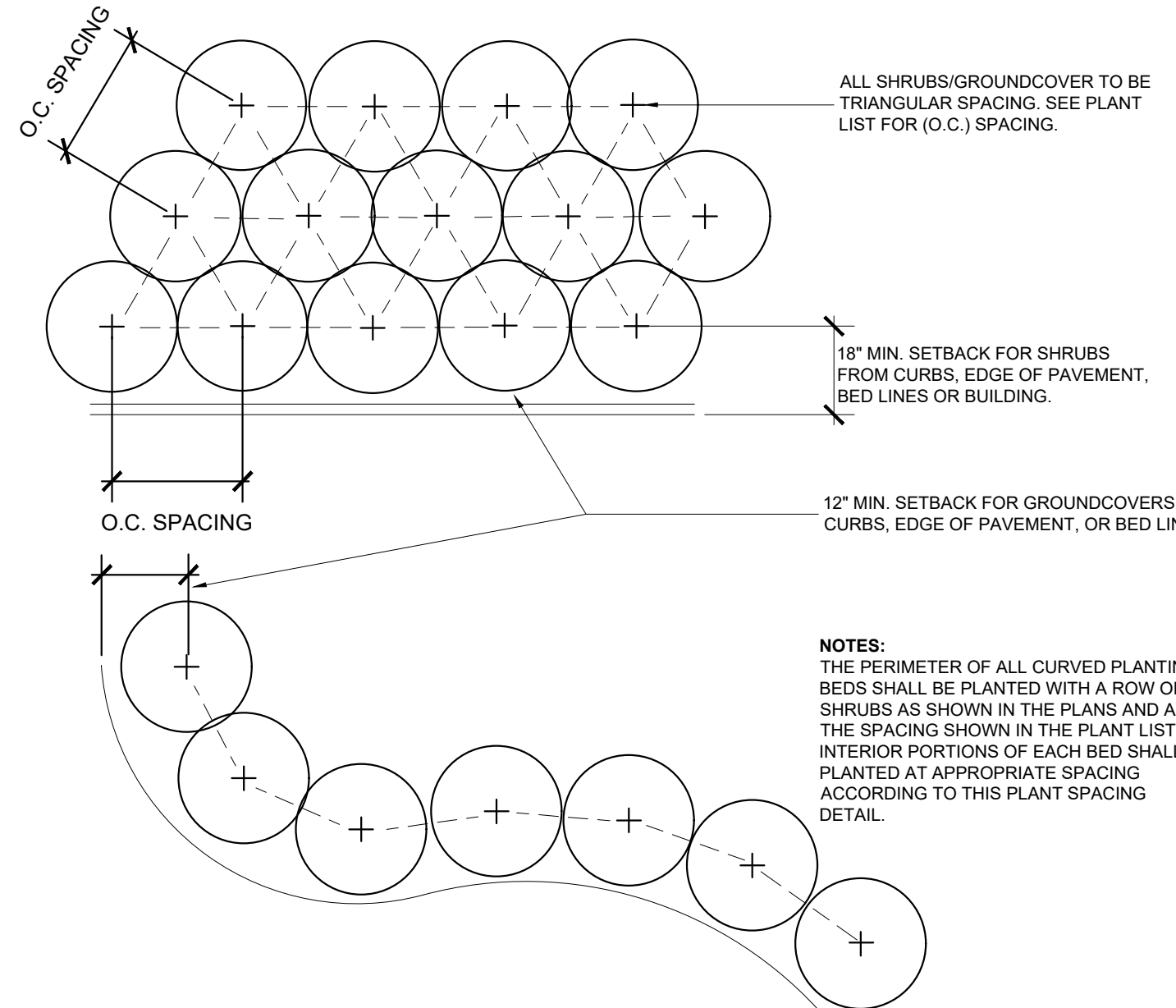
2 SPECIMEN PALM PLANTING
SCALE: 3/8" = 1'-0"



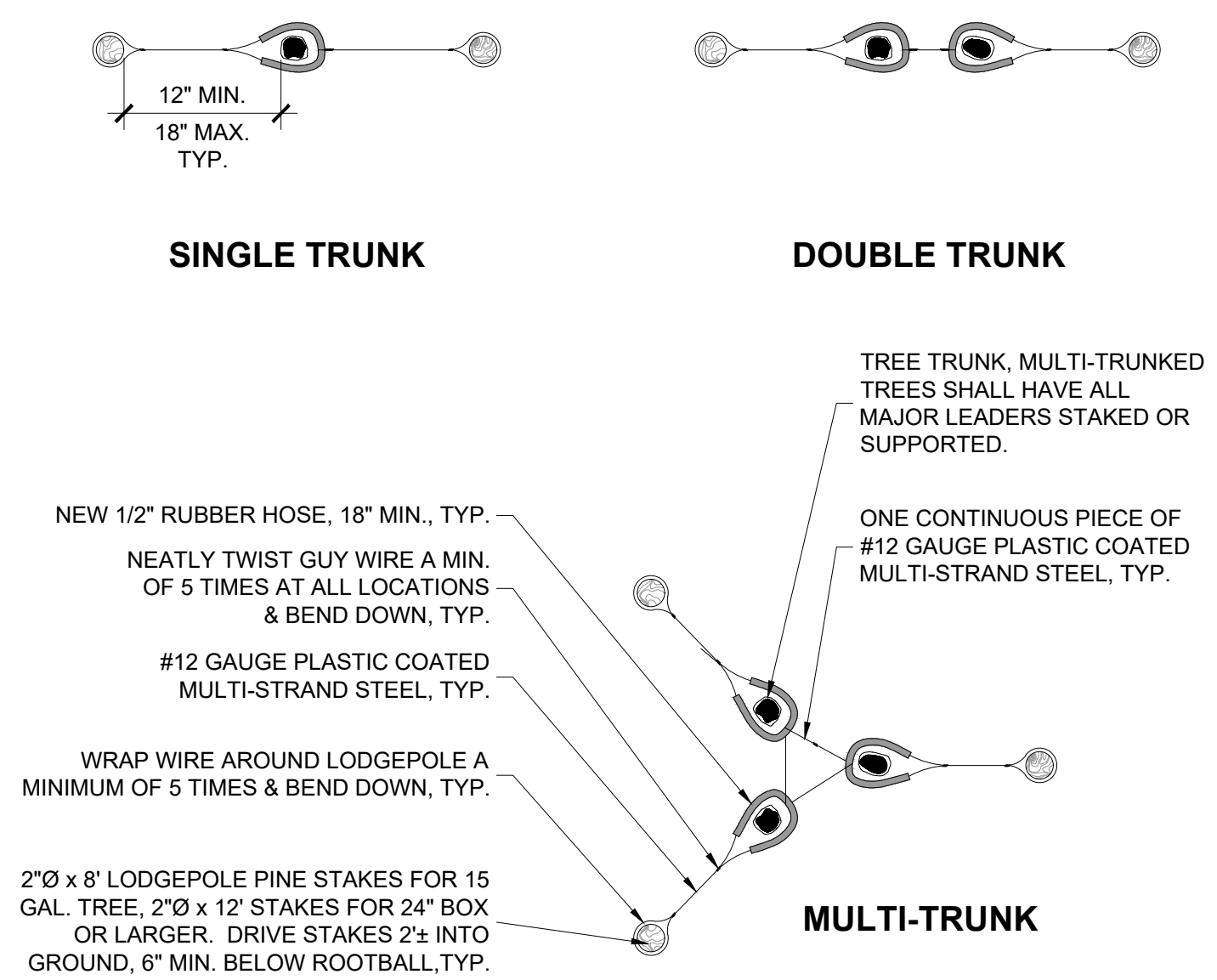
3 ROOT BARRIER
SCALE: 3/8" = 1'-0"



4 SHRUB PLANTING
SCALE: NTS



5 SHRUB AND GROUNDCOVER SPACING
SCALE: 3/8" = 1'-0"



6 TREE STAKING
SCALE: NTS