

CURRENT PHOTO



CONCEPTUAL RENDERING



DESIGN PROFESSIONALS

ARCHITECT:



AA26003251-IB26001745 Mauricio Salazar AR97987 (Florida) ARC.000406806 (Colorado) LEED AP, BD+C

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772.834.1357

brandon@las-fl.com

LANDSCAPE ARCHITECT:

CIVIL ENGINEER: PILLAR CONSULTANTS Jeffrey Sannon 5230 South University Drive, Suite 104 Davie, FL 33328 954.680.6533 jeffrey@pillarconsultants.com

CODE COMPLIANCE & GENERAL PROJECT DATA

Building Codes: The work in these documents shall be done in accordance with:

- Florida Building Code 2020
 Florida Building Code 2020: Existing Building
 Florida Building Code 2020: Residential
- Florida Building Code 2020: Plumbing,
- Florida Building Code 2020: Mechanical National Electric Code (NEC) 2023
- Local ordinances: Broward County Local ordinances: Town of Hollywood & Historic Preservation Board

19,841 square feet

Level III, per 2020 FBC Existing Building

Type III-B, per 2020 FBC 602 2 total floors. Type of Construction: **Building Stories:**

records of Broward County, Florida.

All other applicable federal codes.

Occupancy Classification: Level of Alteration:

Zoning Designation: Lot Area:

LEGAL DESCRIPTION

Lot 16, 17, 18, and 19, of the Town of Hollywood, according to the

plat thereof, as recorded in Plat Book 1, at Page 21, of the public

INDEX OF DRAWINGS

A1.0 Cover Sheet & General Notes

A1.1

A1.2 Site Plan A1.3 **Zoning Diagrams** Site Plan with Aerial Photo (ROW dimensions)
Driveway Dimensions & Setbacks

Floor Diagrams with Setbacks Existing First Floor Plan (Demolition)

Existing First Floor Finish Floor Elevations (FFE) Blagra Existing Second Floor Plan (Demolition) A2.2 A2.3 Existing Roof Plan (Demolition)

A2.4 Proposed First Floor Plan A2.5 Proposed Second Floor Plan Proposed Roof Plan A2.6

A3.1 East Elevations (Existing and Proposed) North Elevations (Existing and Proposed) West Elevations (Existing and Proposed)
South Elevations (Existing and Proposed) A3.3 A3.4

A3.5 Conceptual Renders A4.1 Property Photos

CIVIL SHEETS Street Profile & Photos - 15th Avenue A4.3 Street Profile & Photos - Tyler Street Erosion Control Plan Paving, Grading and Drainage Plan

LANDSCAPE SHEETS

Landscape Plan, Notes, Data & Plant Schedule Existing Tree Plan & Data

Plant Photos

General Notes & Details

PROJECT SCOPE OF WORK

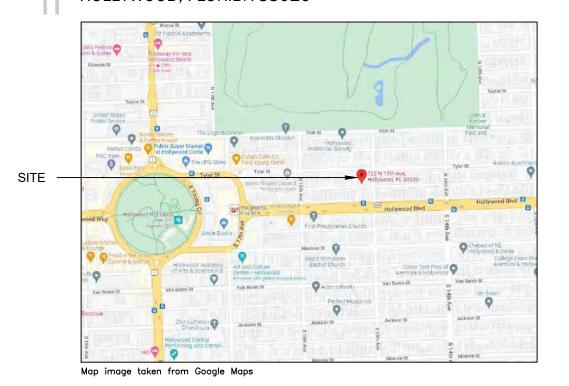
This project is classified as a Level III-Alteration, per 2020 Florida Building Code - Existing Building.

The property consists of an existing two-story residence with attached garage, with approximately 5,090 square feet of AC area and 482.2 square feet two-car garage. The proposed scope of work includes an addition and interior renovation. The addition scope includes a two-story addition (approximately 379.2 square feet) that infills an existing courtyard and continues above an existing single-story portion. The proposed area of the residence will be 5,469 square feet.

The interior renovation scope includes upgrades to the kitchen, bathrooms, MEP infrastructure, finishes, new impact resistant exterior doors & windows, new balcony, and new roof tiles. General improvements to the overall property also include a new pool/deck, new landscape & irrigation, and an upgraded driveway.

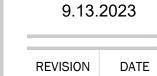
LOCATION MAP

HOLLYWOOD, FLORIDA 33020



COVER SHEET & GENERAL NOTES

SUBMITTAL DATE









Survey shown here is for reference only. See attached signed/sealed copies.

BOUNDARY SURVEY

N.T.S.

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DARCHITECTURE

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S001745
Wsolparchitecture.com

2 NORTH 15 AVENUE
HOLLYWOOD, FLORIDA 33020

HISTORIC PRESERVATION BOARD SUBMITTAL SET

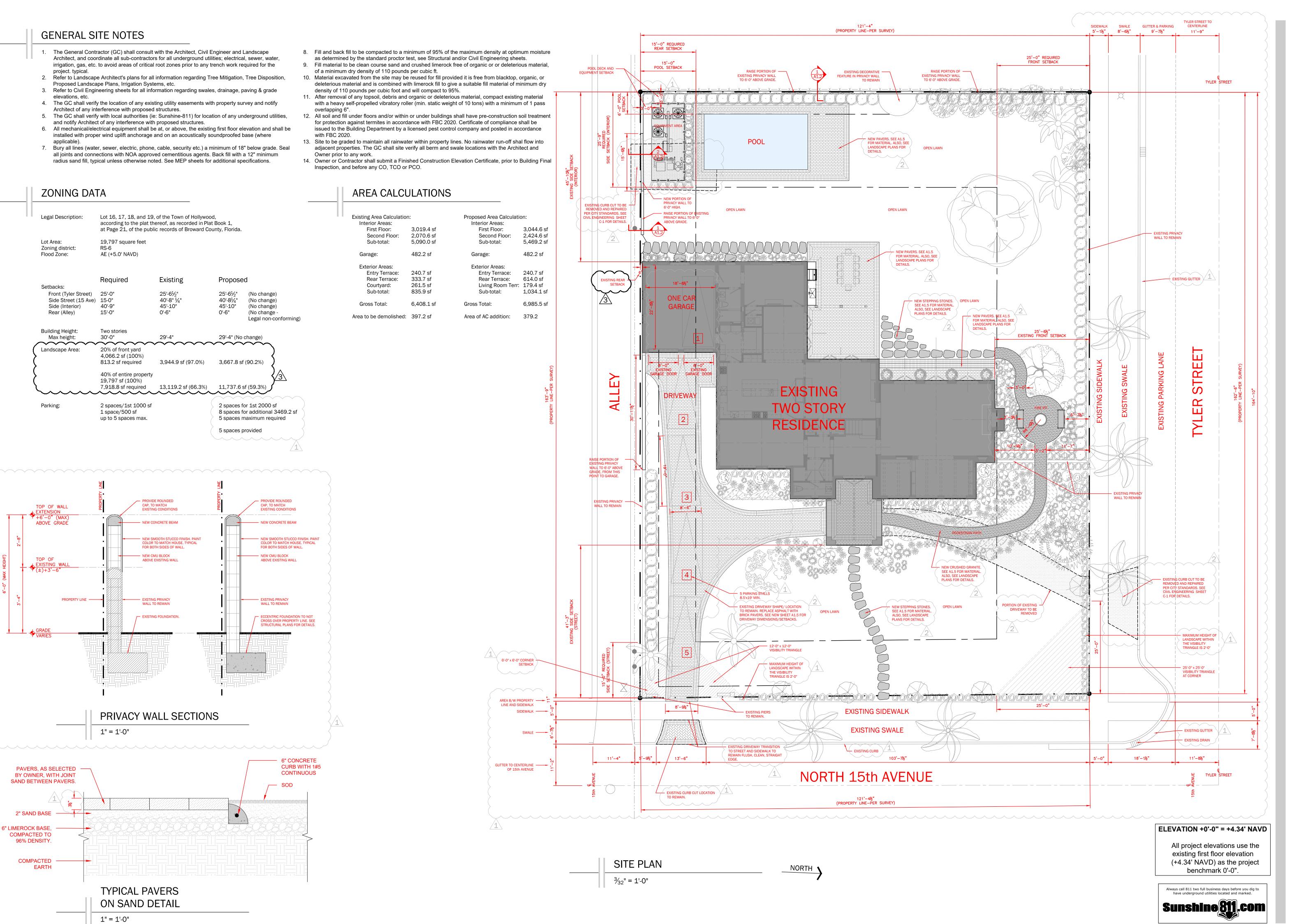
BOUNDARY

SUBMITTAL DATE 9.13.2023

EVISION DATE

HPB COMMEN 11.2.2023

A1.1



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NORTH 15 , HOLLYWOOD, FLORIDA

HISTORIC PRESERVATION BOARD SUBMITTAL SET BOARD MEETING ON 11.14.2023

SITE PLAN

SUBMITTAL DATE 9.13.2023

REVISION DATE

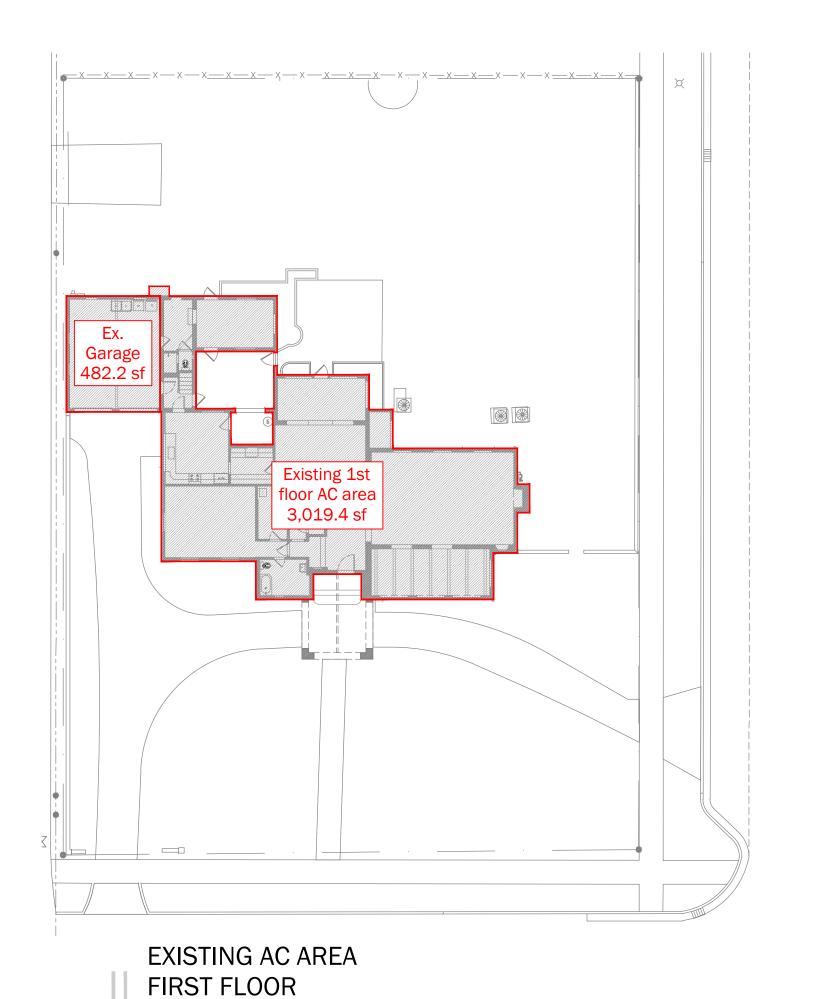
HPB COMMENTS
10.20.2023

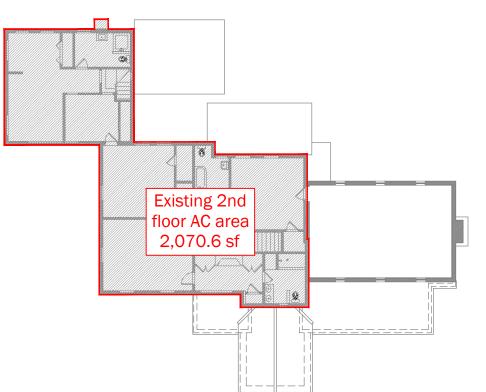
VARIANCE 11.2.2023

HPB COMMENTS 11.14.2023

11.14.2023

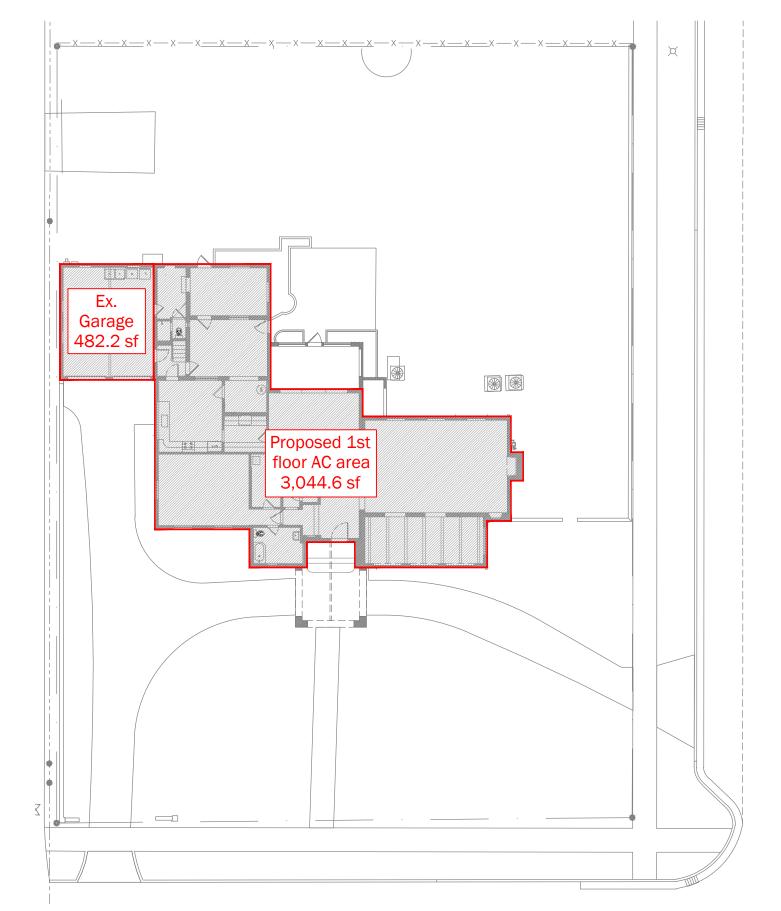
A1.2

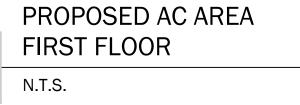


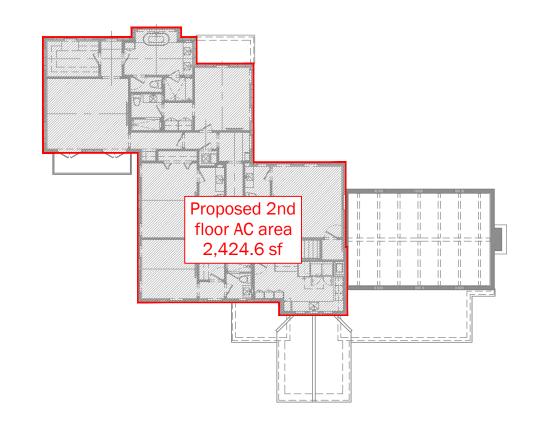


EXISTING A	AC AREA
FIRST FLOOR	3,019.4 SF
SECOND FLOOR	2,070.6 SF
TOTAL	5,090.0 SF

EXISTING AC AREA SECOND FLOOR N.T.S.

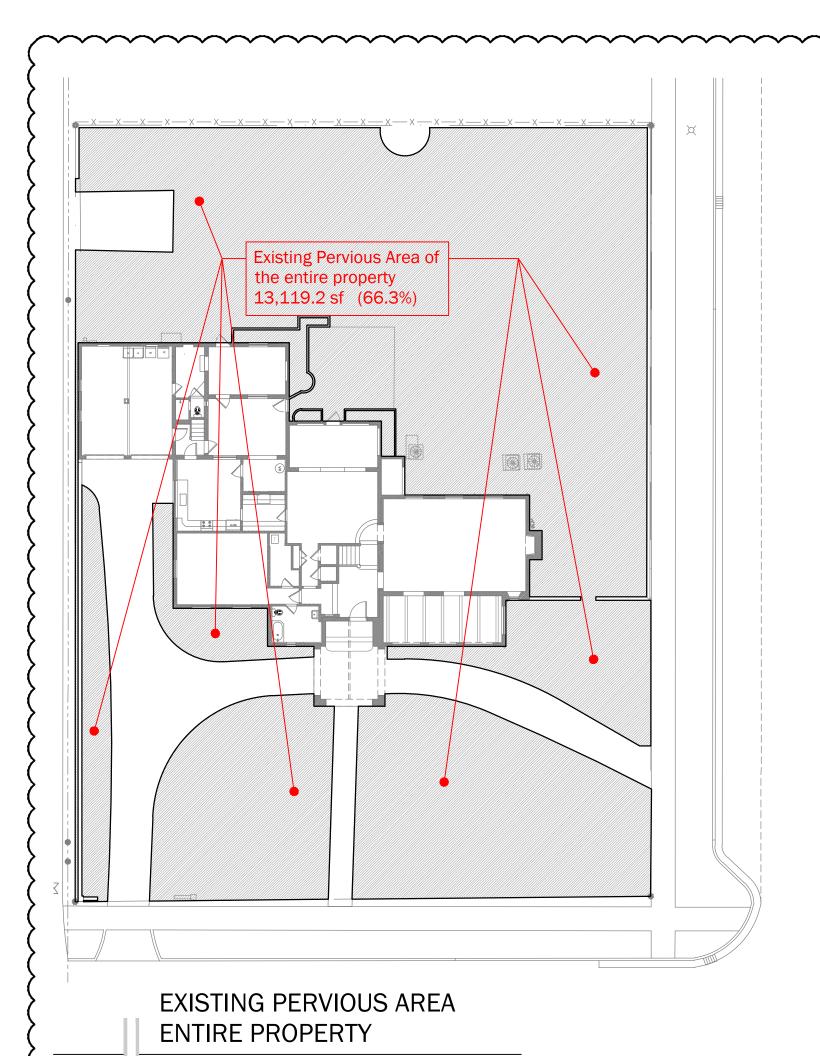






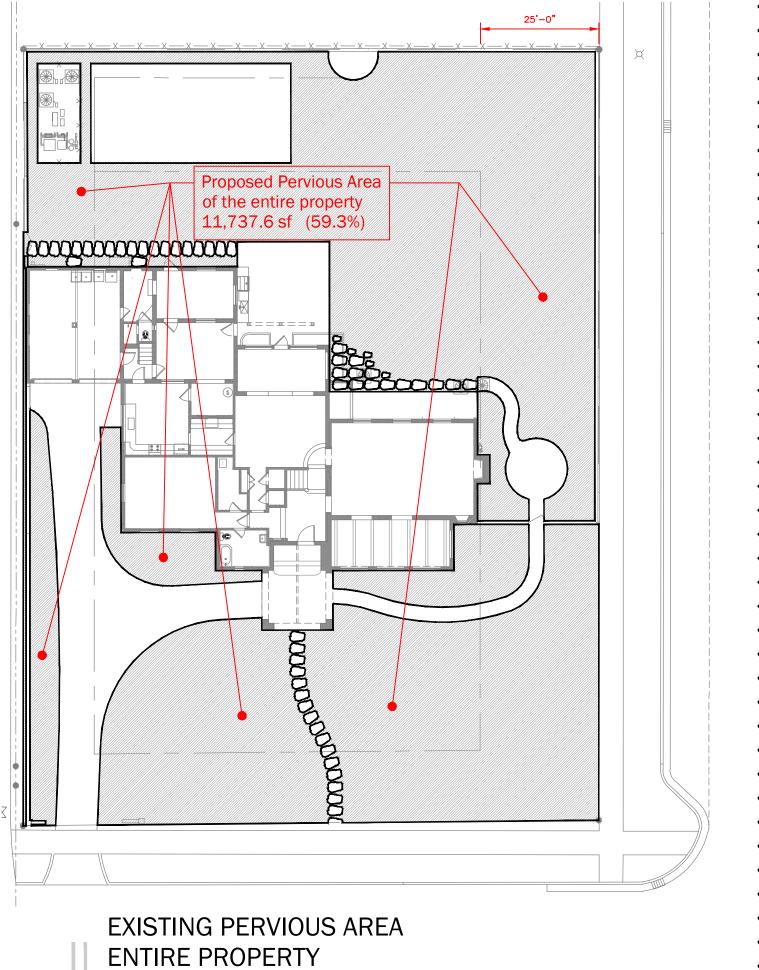
PROPOSED AC AREA				
FIRST FLOOR	3,044.6 SF			
SECOND FLOOR	2,424.6 SF			
TOTAL	5,469.2 SF			

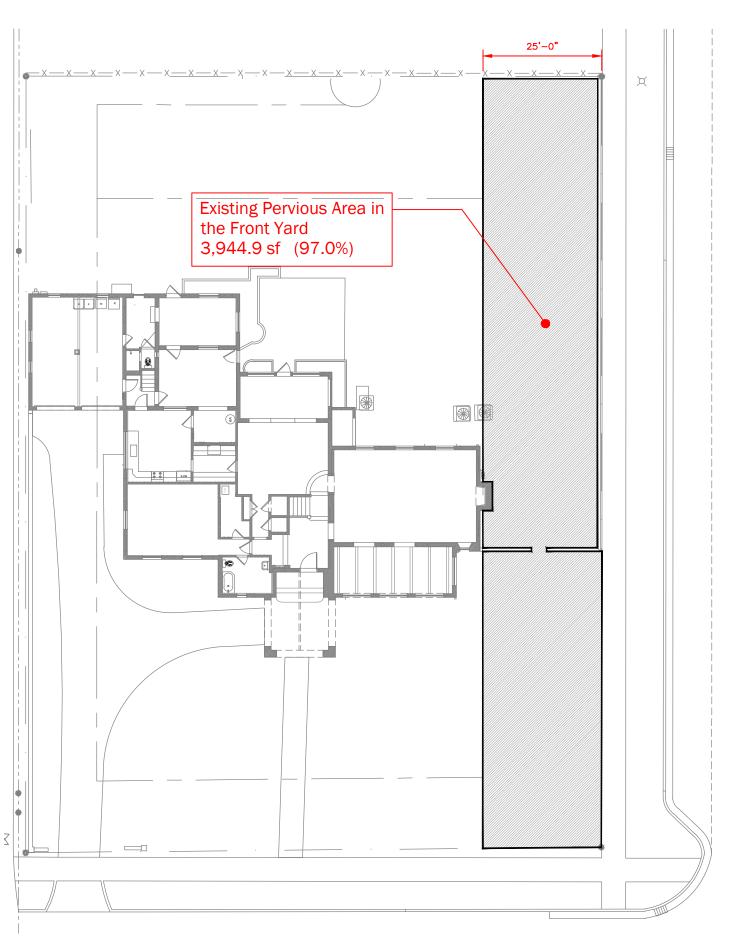
PROPOSED AC AREA SECOND FLOOR N.T.S.

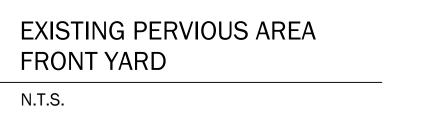


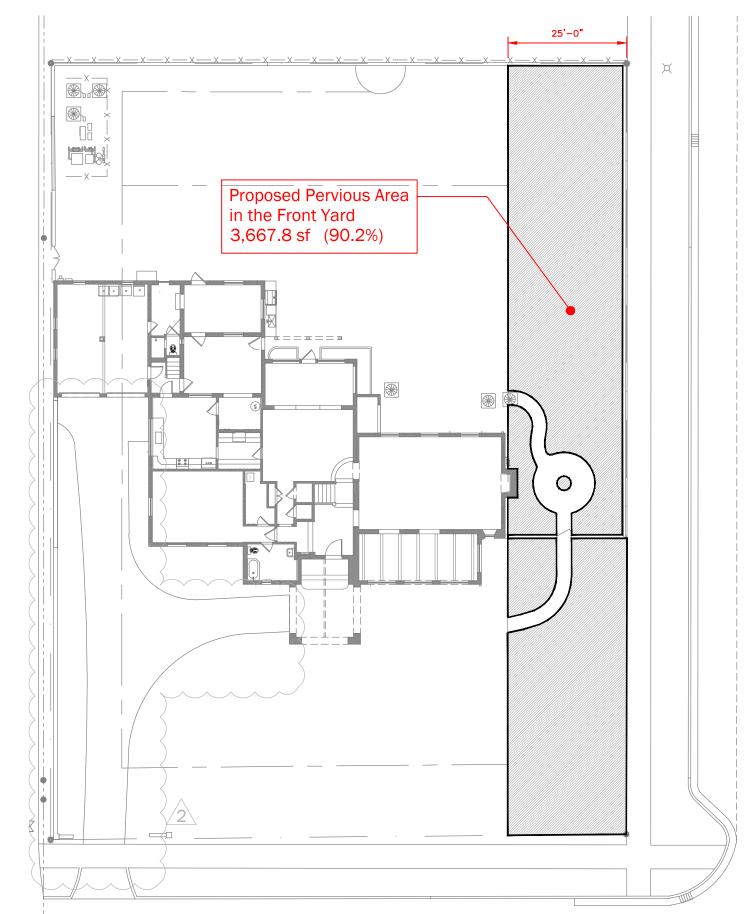
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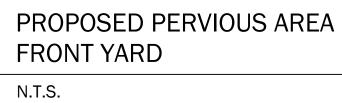
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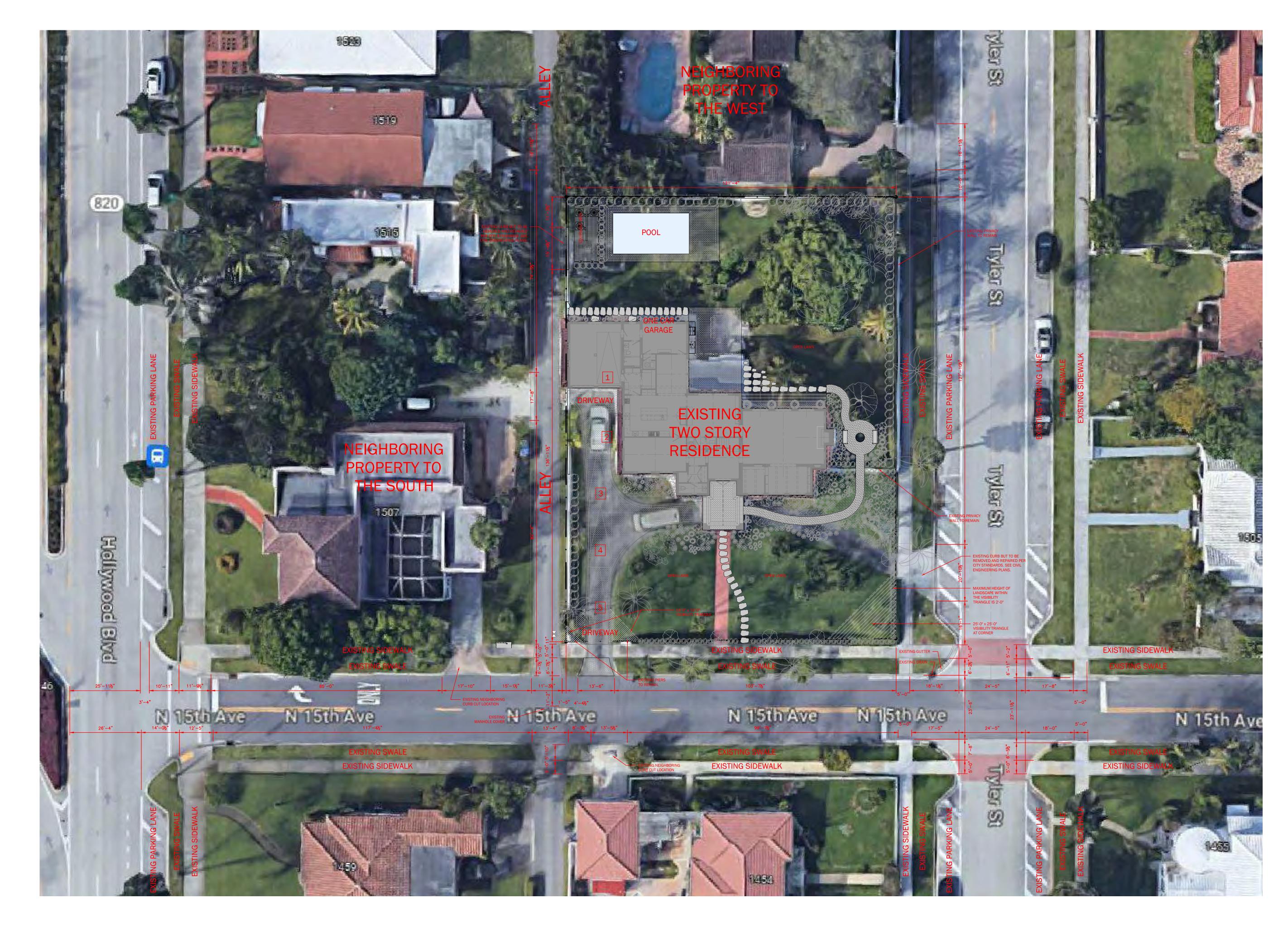
AR97987 (Florida) ARC.00406806 (Colorado)

ZONING DIAGRAMS

SUBMITTAL DATE 9.13.2023

REVISION DATE

NORTH \

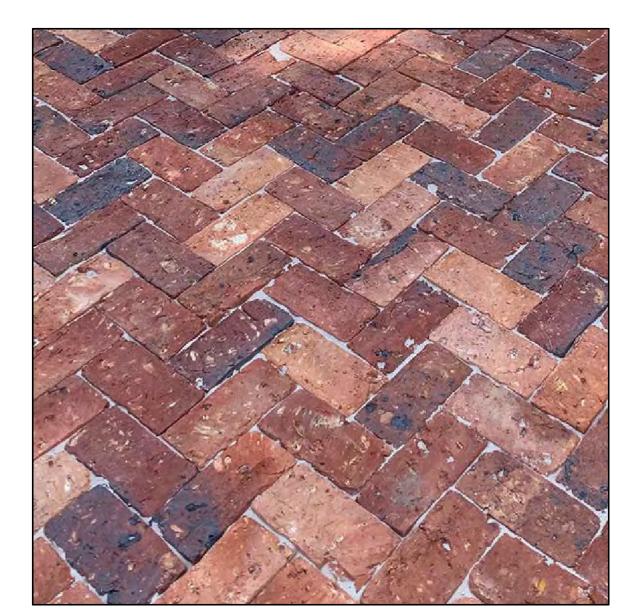




Paths: Cut Florida cap rock stepping stones Various sizes



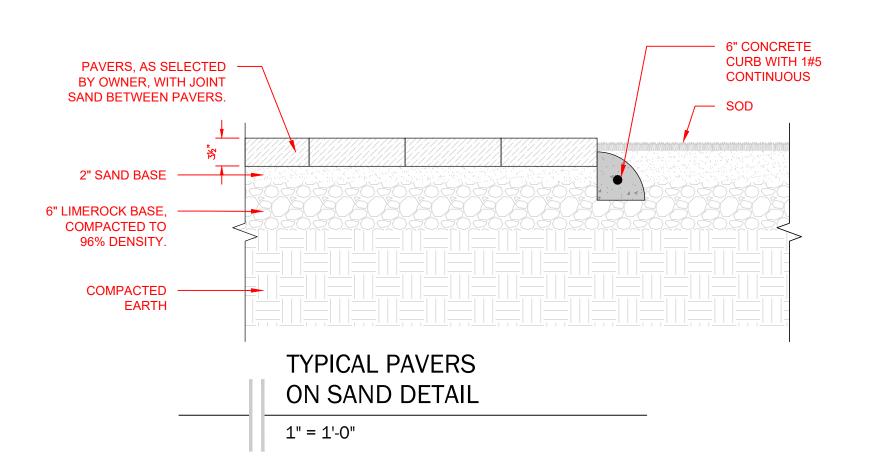
Crushed granite for pedestrian paths

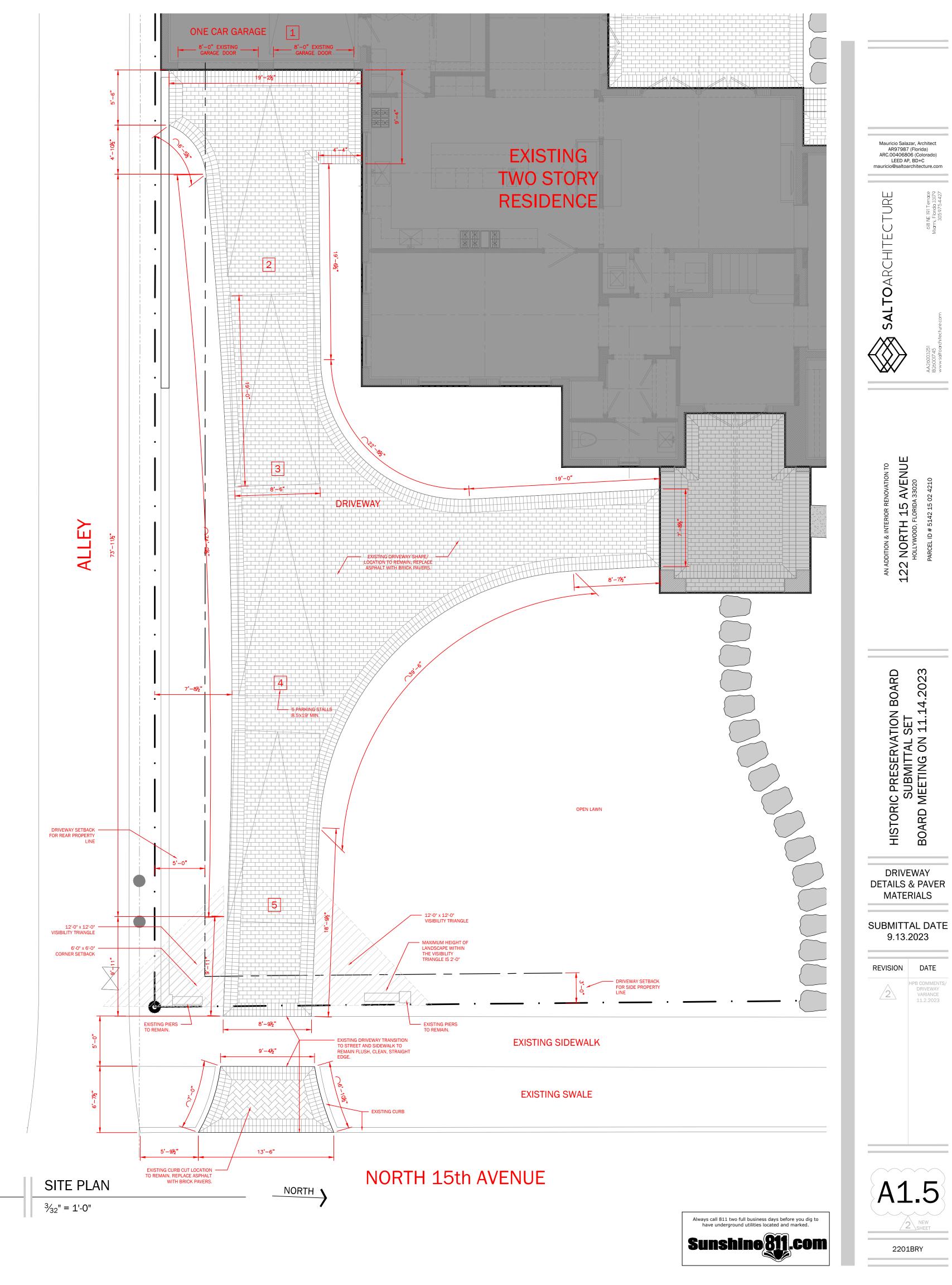


Driveway: Colombian clay pavers 4" wide x 8" long x $3\frac{1}{2}$ " thick

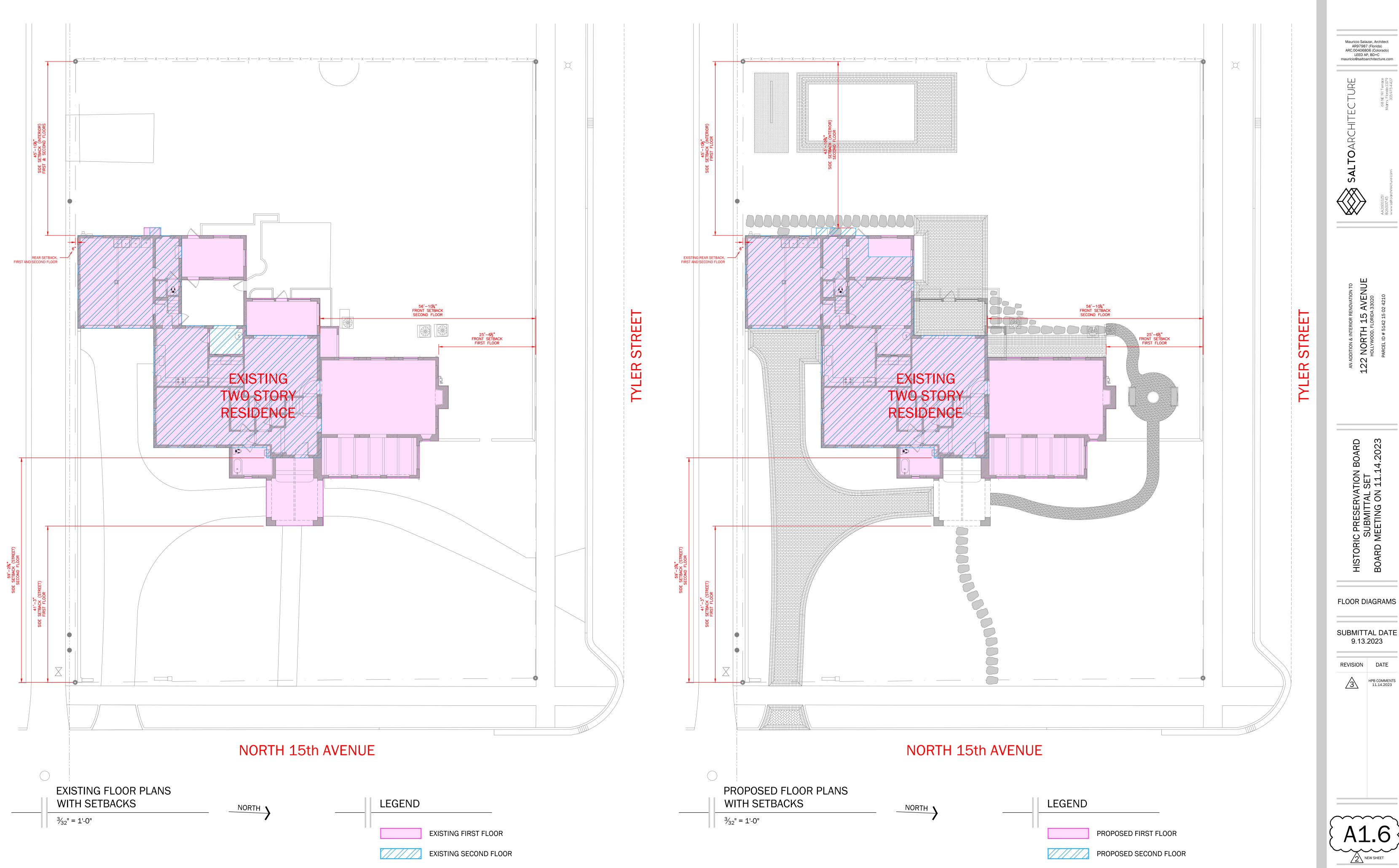


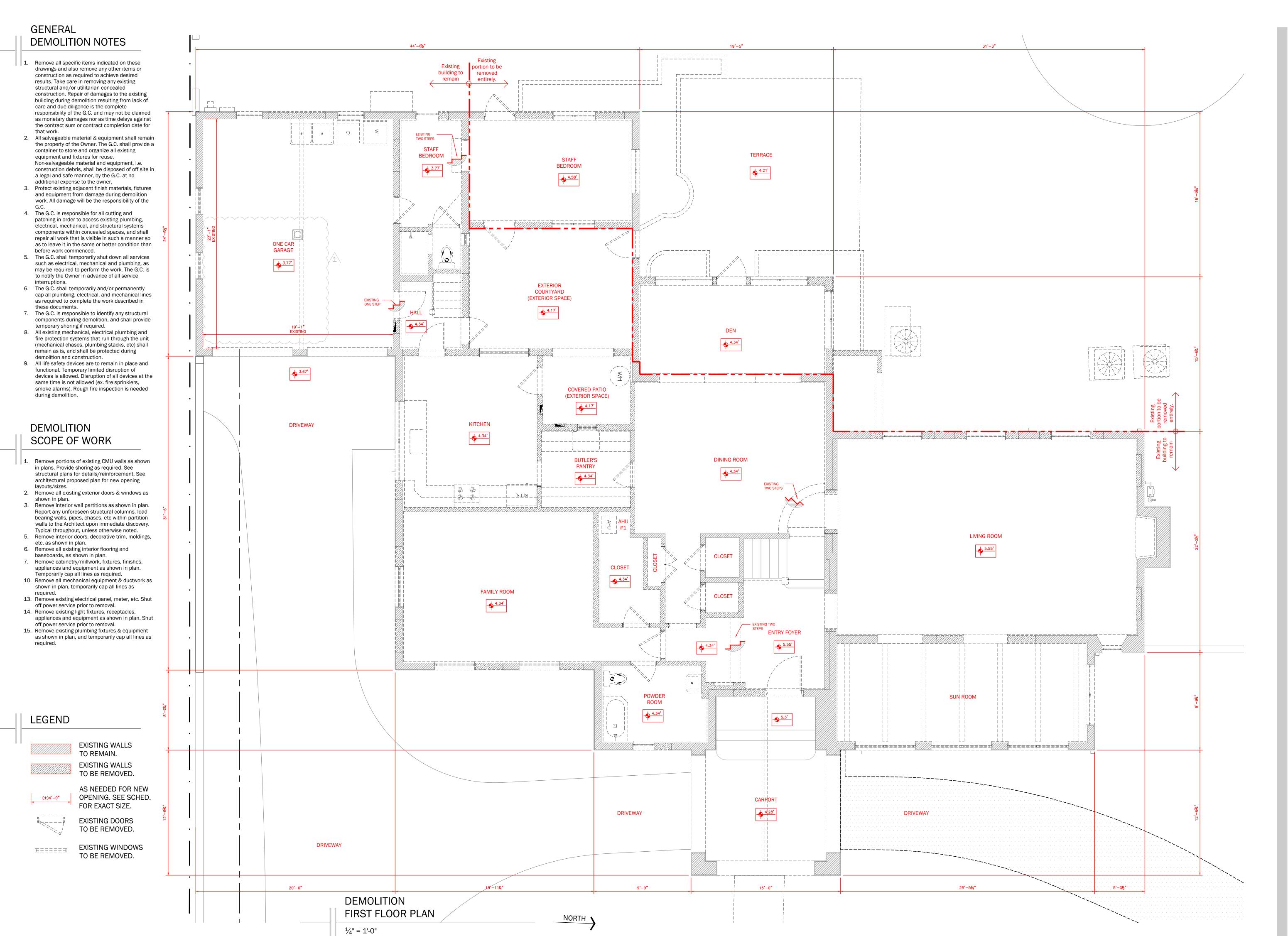
Pool Deck: Crushed granite for pedestrian paths 4" wide x 8" long x $1\frac{1}{2}$ " thick





9.13.2023





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N ADDITION & INTERIOR RENOVATION TO 22 NORTH 15 AVENUE HOLLYWOOD, FLORIDA 33020

HISTORIC PRESERVATION BOARD SUBMITTAL SET BOARD MEETING ON 11.14.2023

DEMOLITION FIRST FLOOR PLAN

SUBMITTAL DATE 9.13.2023

HPB COMMENTS 10.20.2023

HPB COMMENTS 11.2.2023

A2.1

2 ADDED FLOOF ELEVATIONS



Entry Foyer towards Stairs/Living Room. Stairs and Living Room are at the same elevation



PHOTO 2: Hallway in front of Powder Room towards Entry Foyer. South side of the first floor is 2 steps down from the Entry Foyer.



PHOTO 3: Closeup Hallway in front of Powder Room towards Entry Foyer. South side of the first floor is 2 steps down from the Entry Foyer.



PHOTO 4: Living Room towards Sun Room. Living Room and Sun Room are at the same elevation



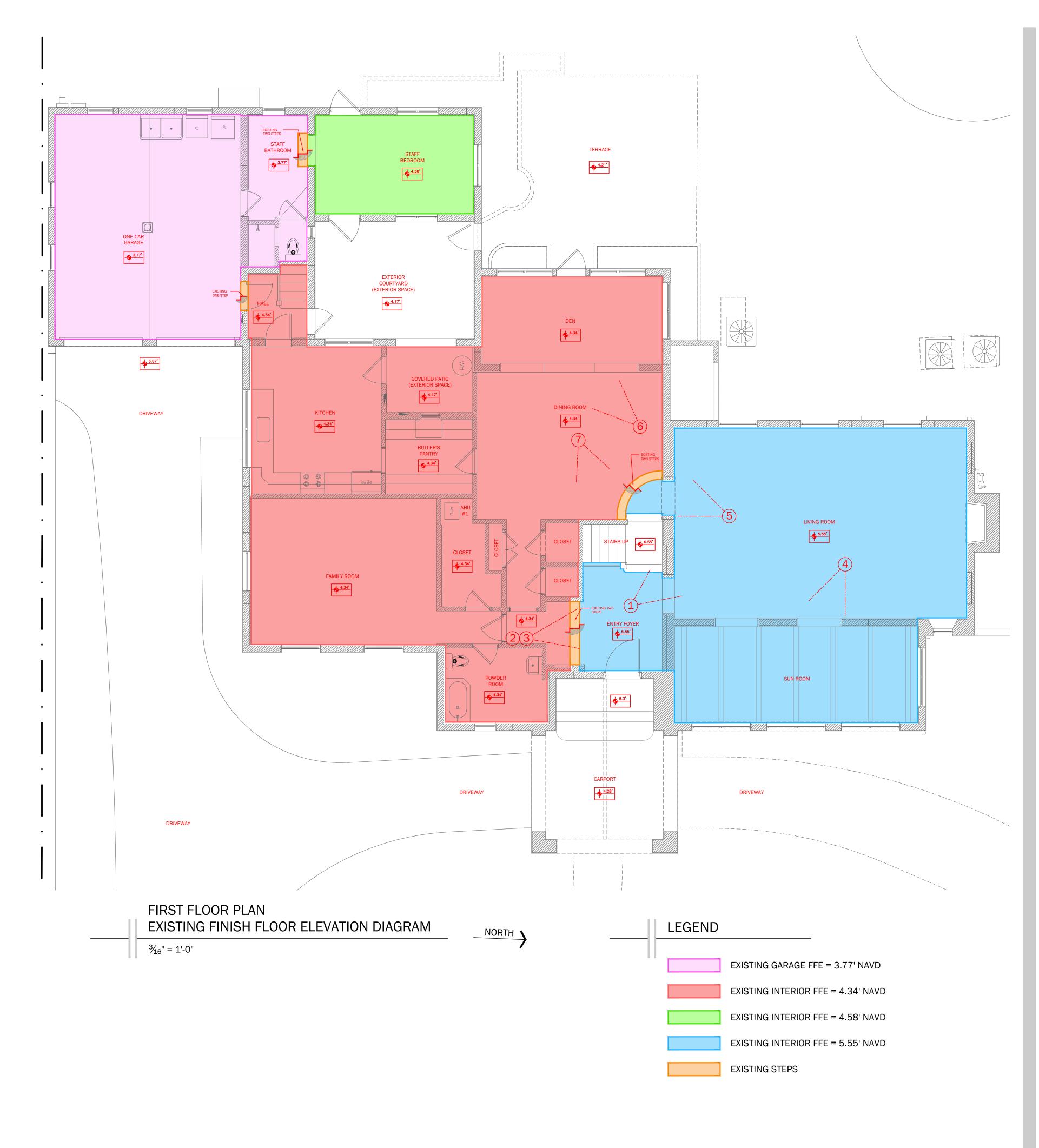
PHOTO 5: Living Room towards Dining Room. Dining Room is 2 steps down from the Living Room



PHOTO 6: Dining Room towards Den. Dining Room and Den are at the same elevation.



PHOTO 7: Dining Room towards Stairs/Living Room. Dining Room is 2 steps down from the Stairs/Living Room.



AN ADDITION & INIEMAN...

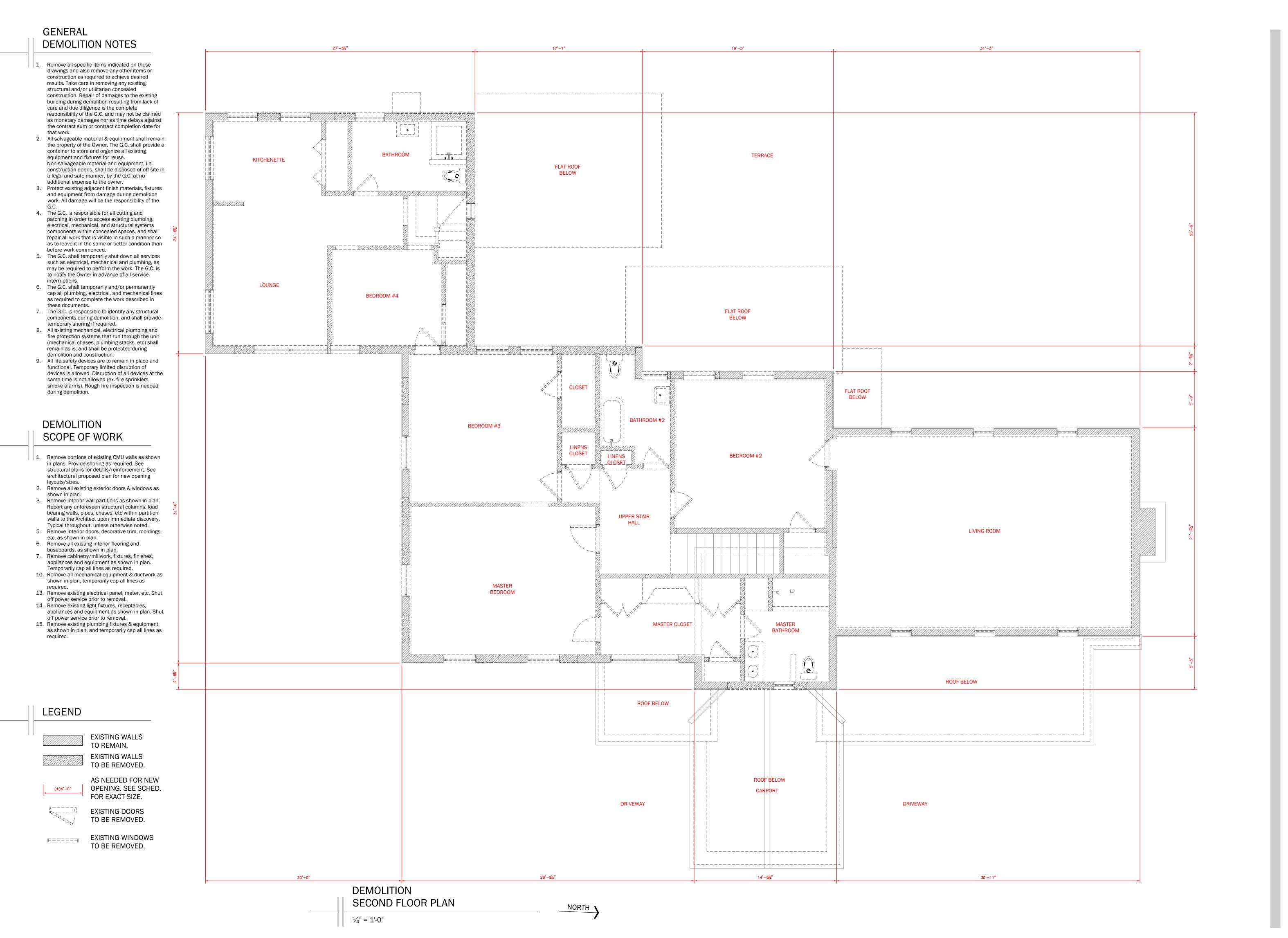
122 NORTH 15 AVENUE
HOLLYWOOD, FLORIDA 33020

FIRST FLOOR PLAN FINISH FLOOR **ELEVATIONS**

SUBMITTAL DATE 9.13.2023

REVISION DATE





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NORTH 15 AVENUE
HOLLYWOOD, FLORIDA 33020

HISTORIC PRESERVATION BOARD SUBMITTAL SET

DEMOLITION SECOND FLOOR PLAN

SUBMITTAL DATE 9.13.2023

REVISION DATE

A2.2

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VENUE 3020 4210

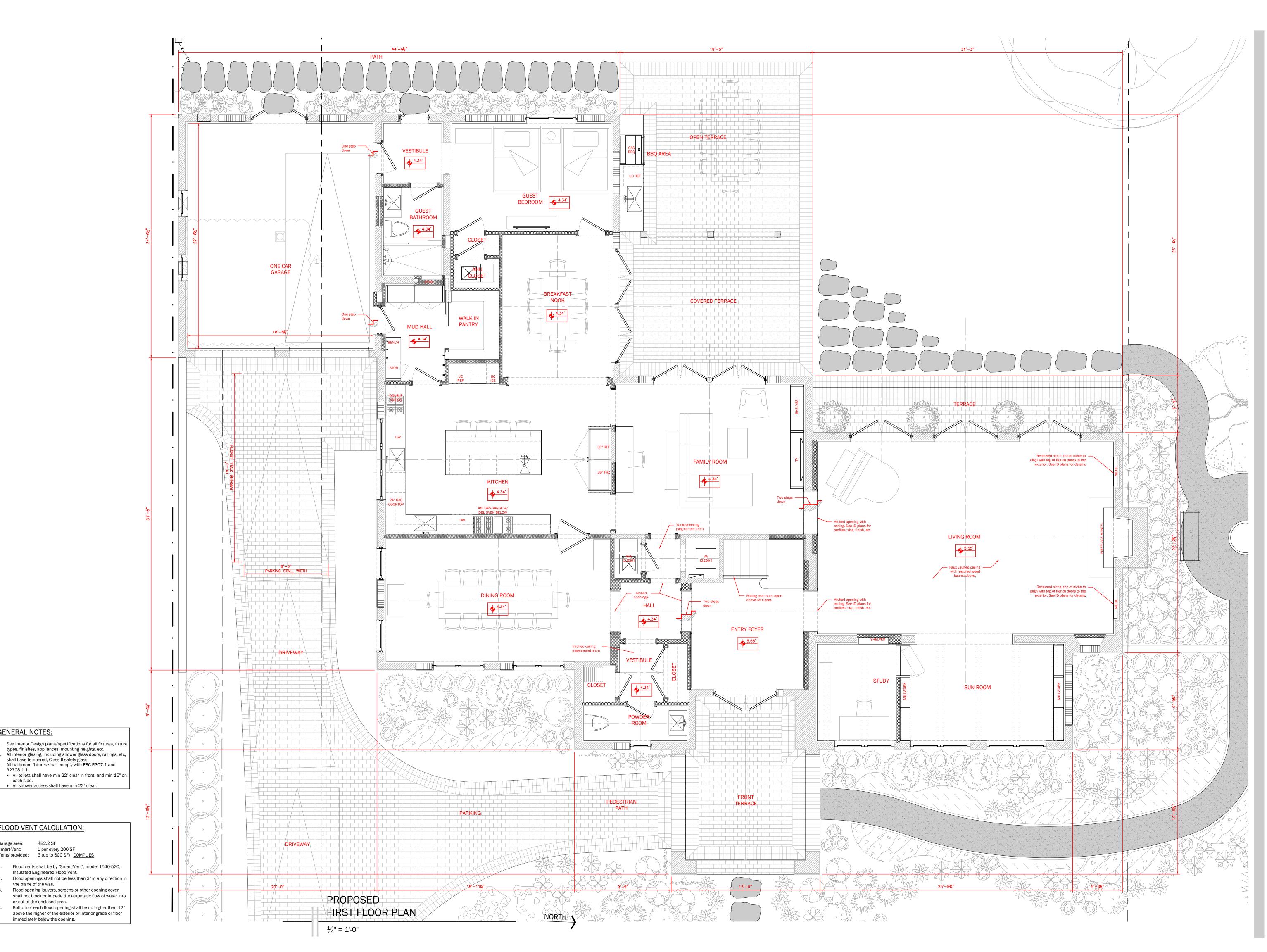
> HISTORIC PRESERVATION BOARD SUBMITTAL SET BOARD MEETING ON 11.14.2023

DEMOLITION ROOF PLAN

SUBMITTAL DATE 9.13.2023

REVISION DATE

42.3



GENERAL NOTES:

R2708.1.1

each side.

All shower access shall have min 22" clear.

FLOOD VENT CALCULATION:

Smart-Vent: 1 per every 200 SF

the plane of the wall.

or out of the enclosed area.

immediately below the opening.

Vents provided: 3 (up to 600 SF) COMPLIES

Insulated Engineered Flood Vent.

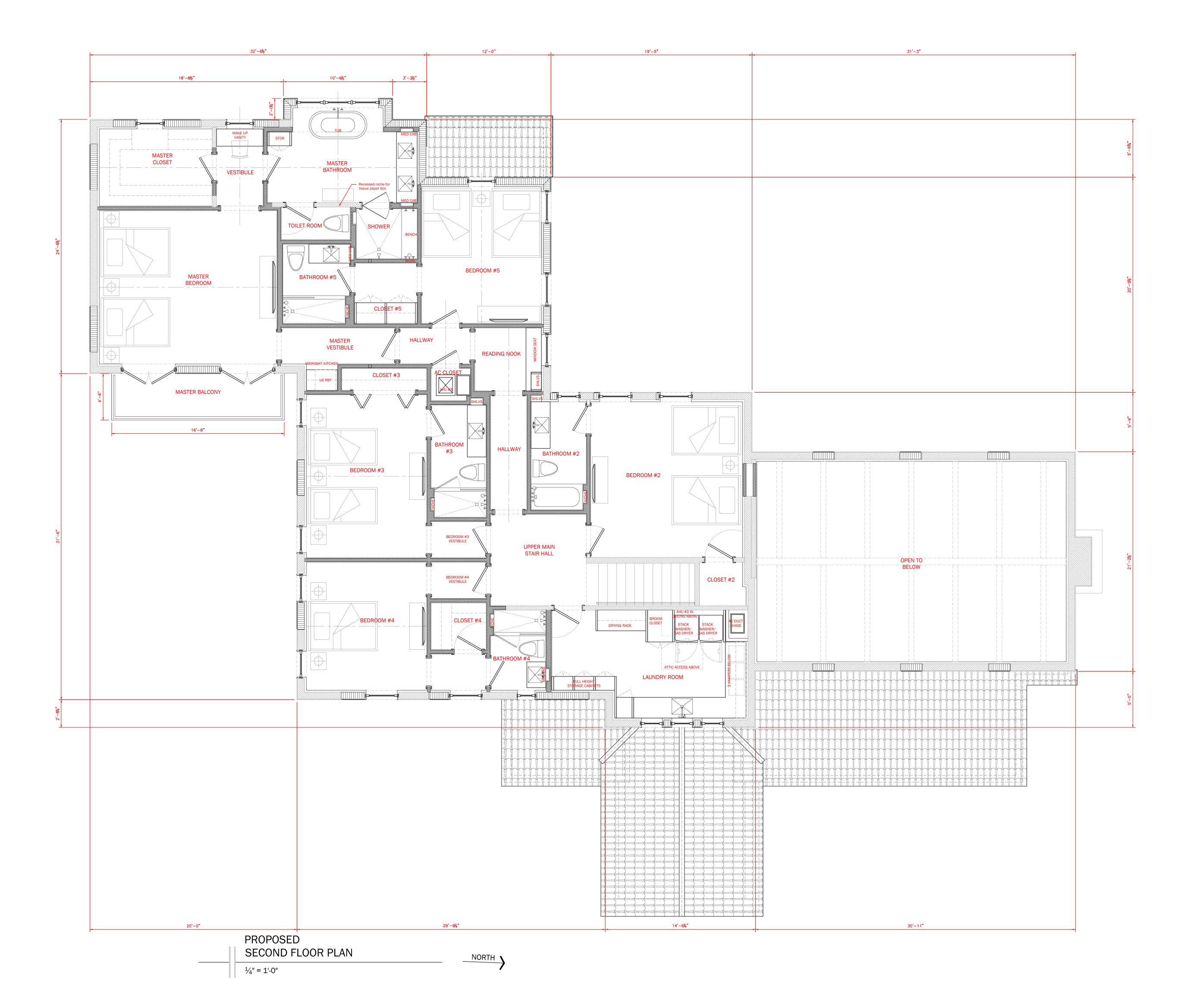
Garage area: 482.2 SF

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PROPOSED FIRST FLOOR PLAN

SUBMITTAL DATE 9.13.2023

REVISION DATE



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HISTORIC PRESERVATION BOARD SUBMITTAL SET BOARD MEETING ON 11.14.2023

PROPOSED
SECOND
FLOOR PLAN
SUBMITTAL DATE

9.13.2023

REVISION DATE

A2.5

½" = 1'-0"

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AN ADDITION & INTERIOR RENOVATION TO L22 NORTH 15 AVENUE HOLLYWOOD, FLORIDA 33020

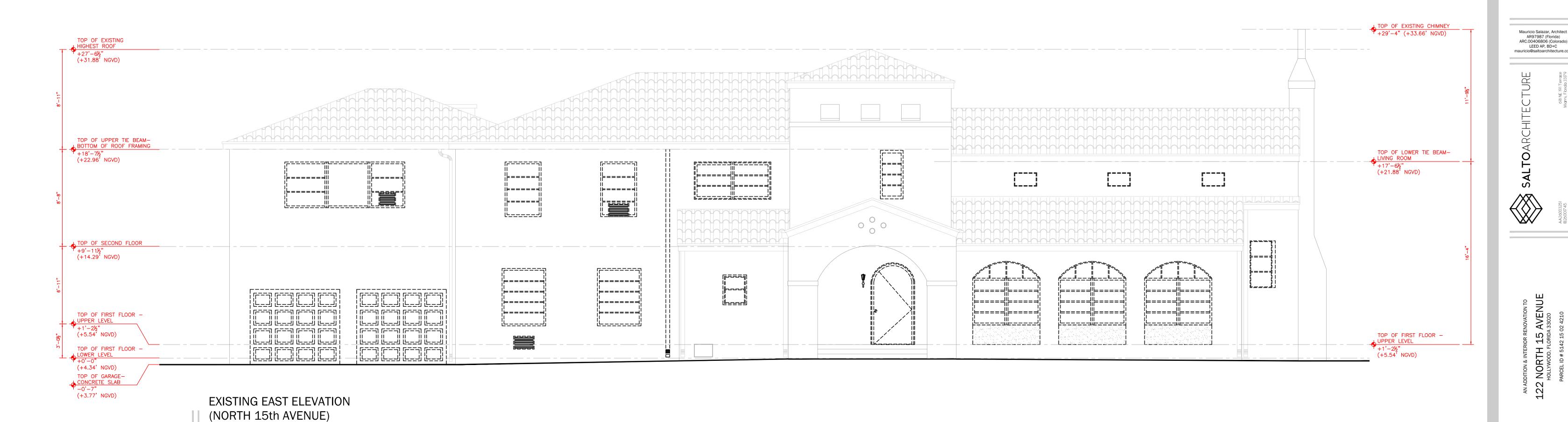
HISTORIC PRESERVATION BOAR SUBMITTAL SET BOARD MEETING ON 11.14.202

PROPOSED ROOF PLAN

SUBMITTAL DATE 9.13.2023

REVISION DATE

A2.6





PROPOSED EAST ELEVATION

(NORTH 15th AVENUE)

 $\frac{1}{4}$ " = 1'-0"

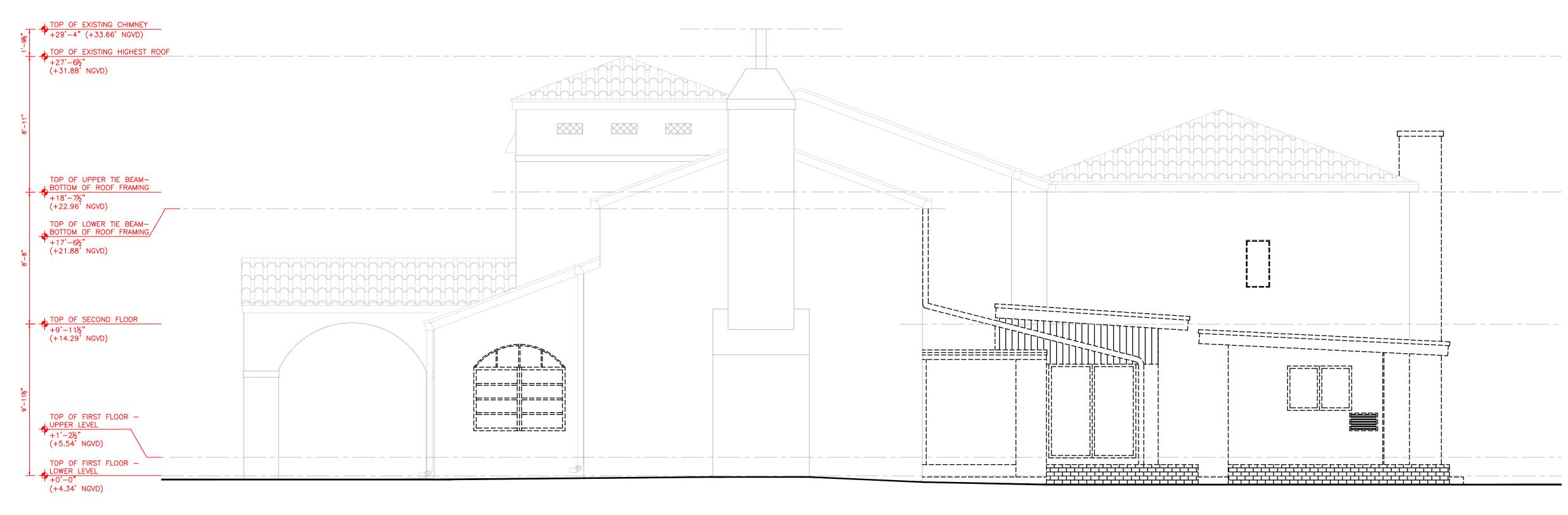
A3.1

EXISTING &

PROPOSED

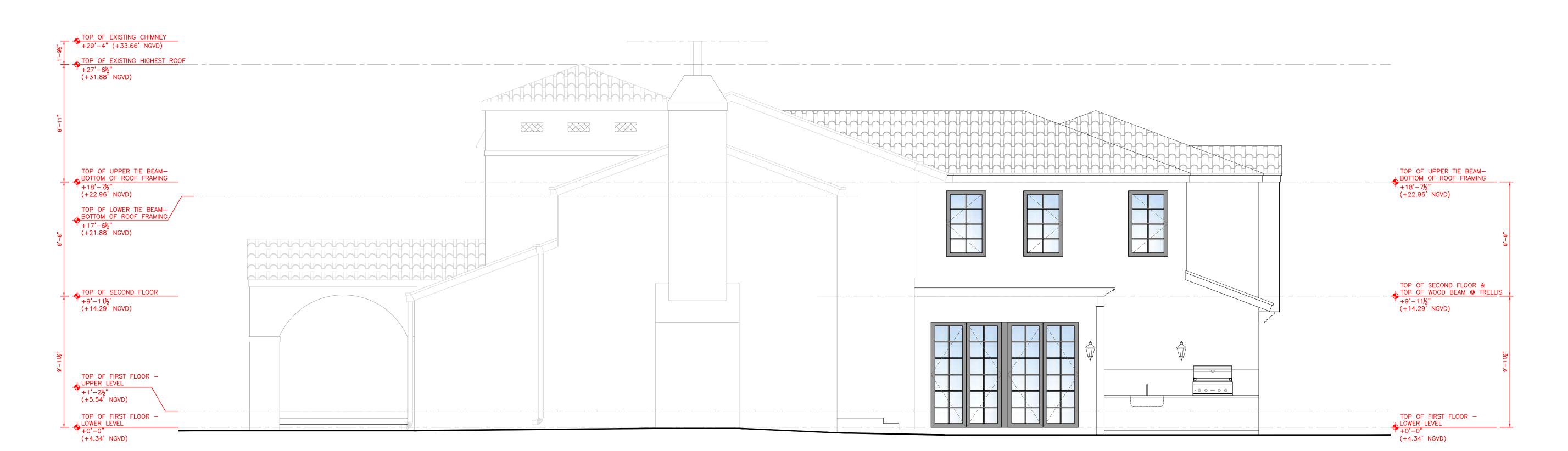
EAST ELEVATION

SUBMITTAL DATE 9.13.2023



EXISTING NORTH ELEVATION
(TYLER STREET)

1/4" = 1'-0"



PROPOSED NORTH ELEVATION
(TYLER STREET)

1/4" = 1'-0"

A3.2

2201BRY

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ADDITION & INTERIOR RENOVATION TO

NORTH 15 AVENUE
HOLLYWOOD, FLORIDA 33020

HISTORIC PRESERVATION BOARD SUBMITTAL SET BOARD MEETING ON 11.14.2023

EXISTING &
PROPOSED
NORTH ELEVATION

9.13.2023

SUBMITTAL DATE

REVISION DATE

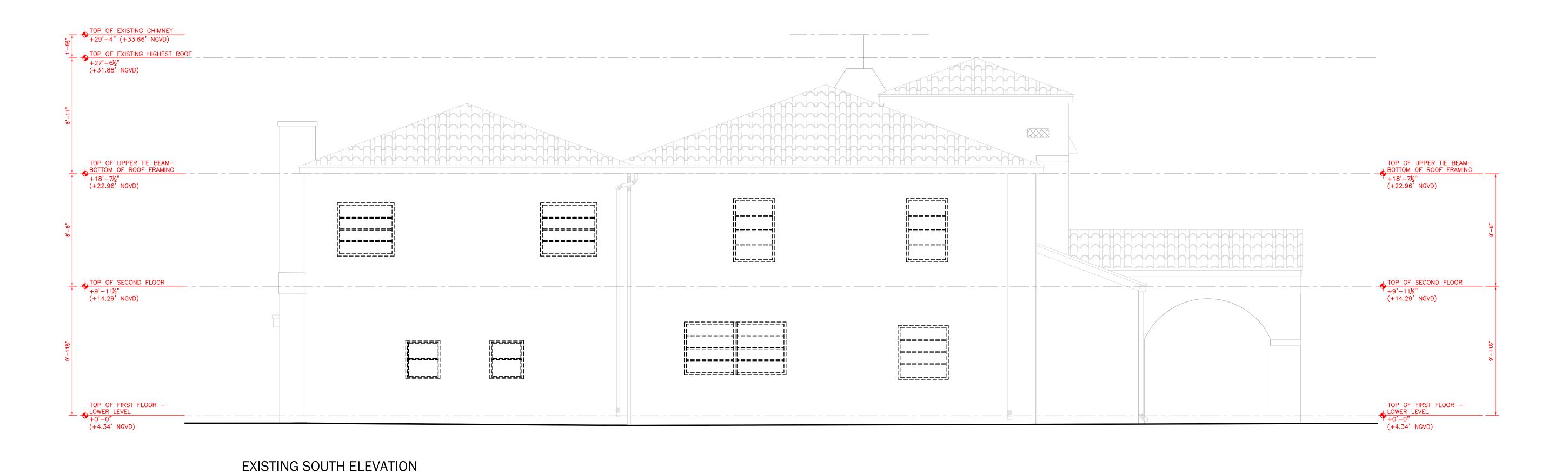




PROPOSED WEST ELEVATION

1/4" = 1'-0"

EXISTING WEST ELEVATION





PROPOSED SOUTH ELEVATION
(ALLEY)

1/4" = 1'-0"

(ALLEY)

 $\frac{1}{4}$ " = 1'-0"

A3.4

2201BRY

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SALTOARCHITECTURE

INTERIOR RENOVATION TO

TH 15 AVENUE

OD, FLORIDA 33020

HISTORIC PRESERVATION BOARD SUBMITTAL SET

EXISTING &
PROPOSED
SOUTH ELEVATION

SUBMITTAL DATE 9.13.2023

REVISION DATE







CONCEPTUAL RENDER OF VIEW FROM NORTHEAST CORNER



CONCEPTUAL RENDER OF VIEW FROM NORTHEAST CORNER

Conceptual renders for visual reference only. Refer to elevation sheets for accuracy.

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RCHITECTURE

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AN ADDITION & INTERIOR RENOVATION TO S22 NORTH 15 AVENUE HOLLYWOOD, FLORIDA 33020

HISTORIC PRESERVATION BOARD SUBMITTAL SET BOARD MEETING ON 11.14.2023

CONCEPTUAL RENDERS

SUBMITTAL DATE 9.13.2023

REVISION



A3.5









SUBMITTAL DATE







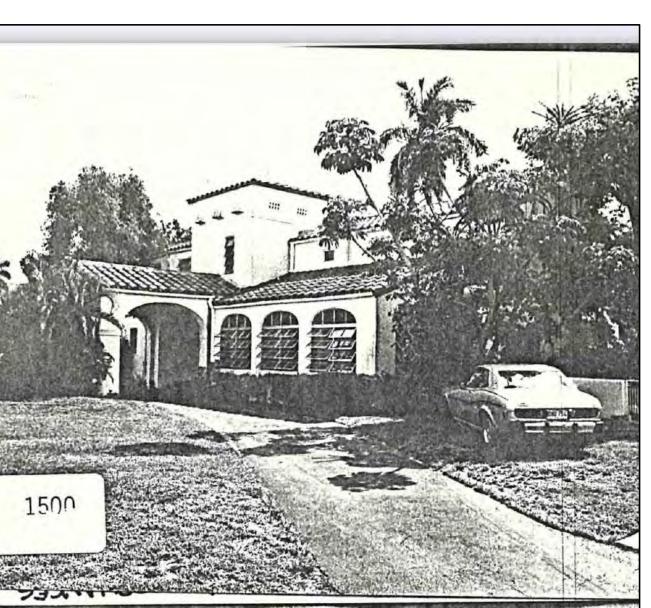


PHOTOS OF SUBJECT PROPERTY





A4.1









View from North 15th Avenue



View from Driveway facing west

View from Sidewalk facing west.



View from Driveway facing west



View from Front Yard facing west





View from Front Yard facing west

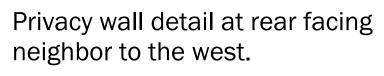


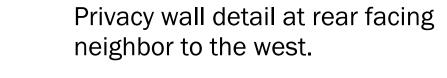




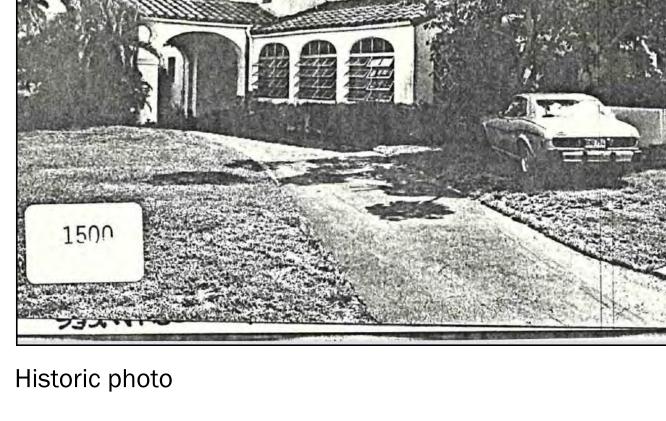


View from Sidewalk facing south. Existing decorative pier at Driveway.





View from Front Yard facing west







View from North 15th Avenue



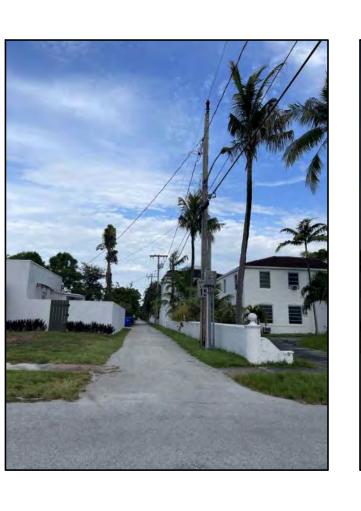














North 15th Avenue between Hollywood Blvd and Alley

















North 15th Avenue between Alley and Tyler Street - Subject property



HOLLYWOOD BLVD











TYLER STREET





1505 TYLER STREET

North 15th Avenue between Tyler Street and alley to the north



STREET PROFILE NORTH 15th AVENUE, FACING WEST ۸ / ۵

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ALTOARCHITECTURE

NORTH 15 AVENUE
HOLLYWOOD, FLORIDA 33020
PARCEL ID # 5142 15 02 4210

HISTORIC PRESERVATION BOARE SUBMITTAL SET ROARD MFFTING ON 11 14 202

NORTH 15th AVE: PHOTOS & STREET PROFILE

SUBMITTAL DATE 9.13.2023

REVISION DATE













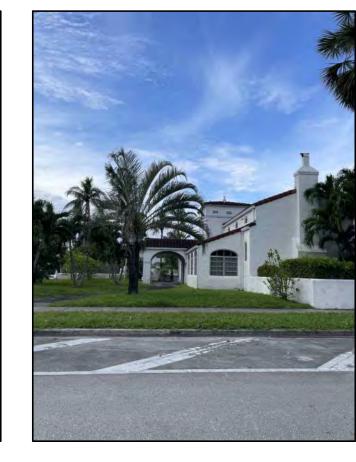


Tyler Street, east of North 15th Avenue

















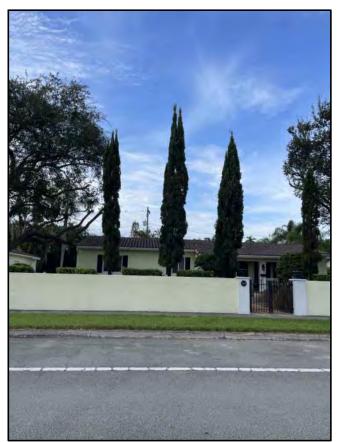
Intersection of Tyler Street and North 15th Street, moving west along Tyler Street - Subject property











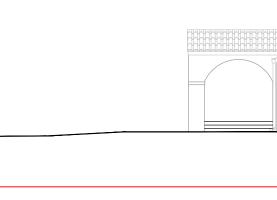






Tyler Street, west of North 15th Avenue









STREET PROFILE
TYLER STREET, FACING SOUTH

3**alto**architecture

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2000745

122 NORTH 15 AVENUE
HOLLYWOOD, FLORIDA 33020
PARCEL ID # 5142 15 02 4210

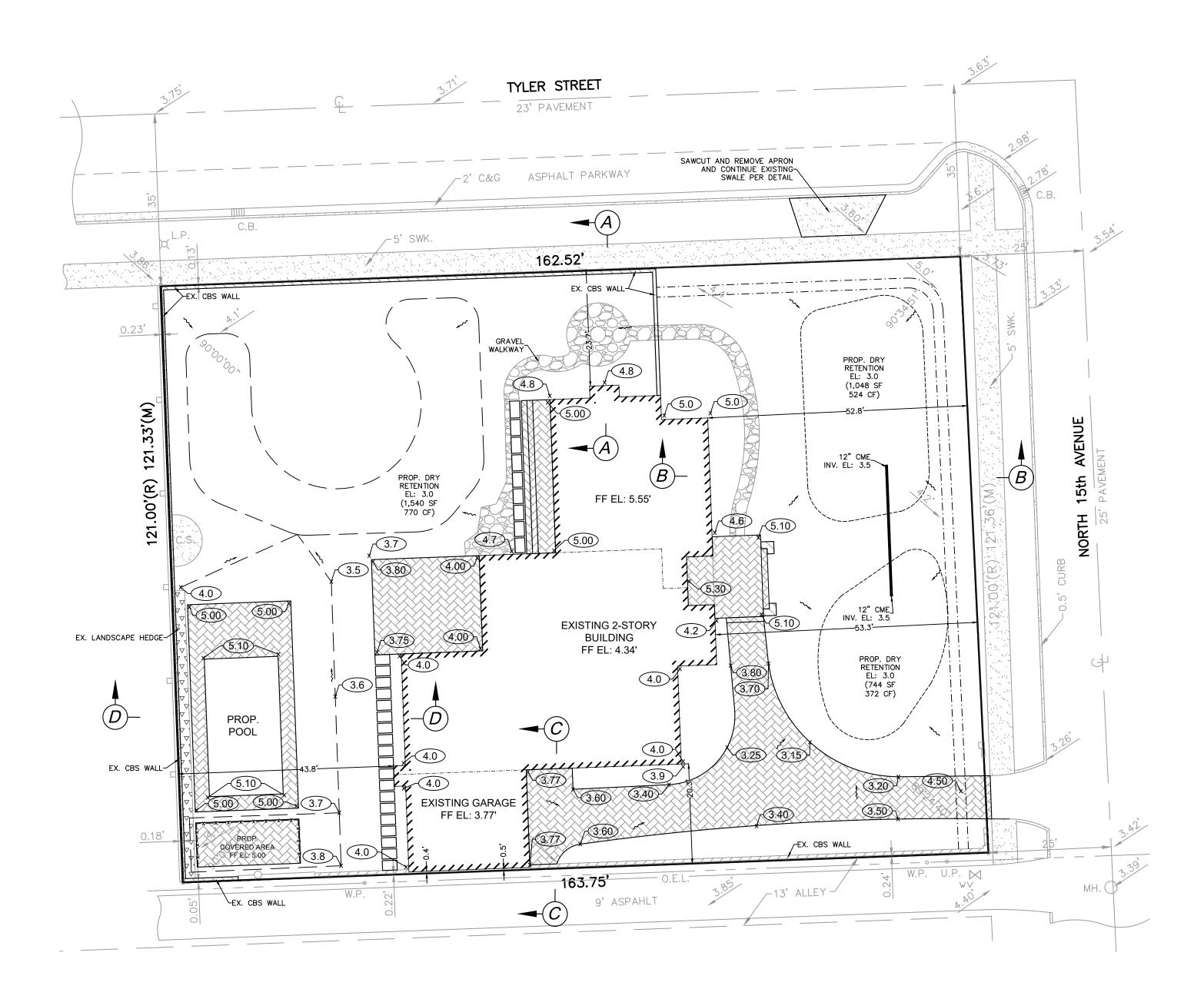
HISTORIC PRESERVATION BOARD SUBMITTAL SET

TYLER STREET:
PHOTOS &
STREET PROFILE

SUBMITTAL DATE 9.13.2023

REVISION DATE

A4 3



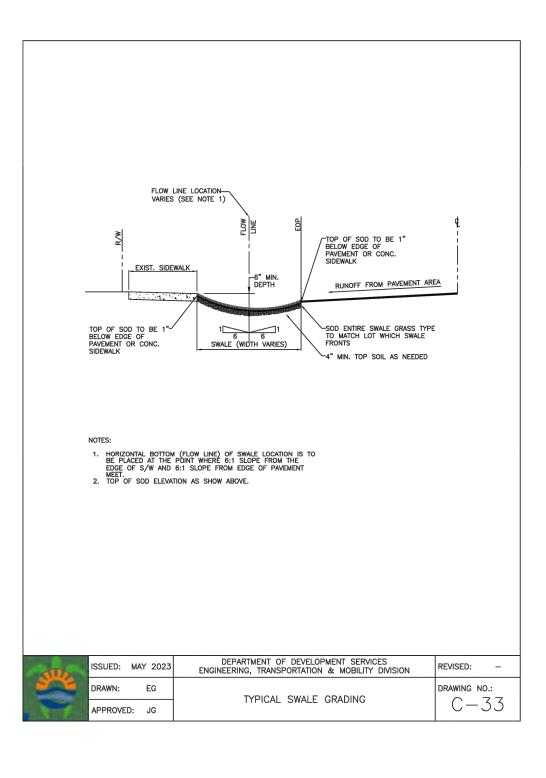
LAND DESCRIPTION

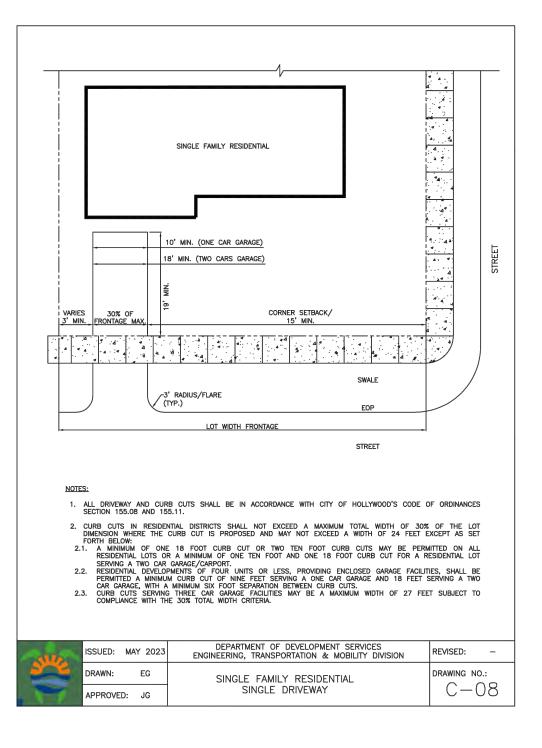
LOTS 17, 18 & 19, BLOCK 76, OF THE TOWN OF HOLLYWOOD, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 21, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SAID LAND CONTAINS 19,797 SF (0.45 AC)

NOTES:

1. CONTRACTOR TO CALL SUNSHINE ONE (811) FOR LOCATES TO FIELD VERIFY LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION STARTING.





LEGEND:

BROWARD COUNTY RECORDS DADE COUNTY RECORDS PLAT BOOK

OFFICIAL RECORDS BOOK RIGHT-OF-WAY

DRAINAGE EASEMENT

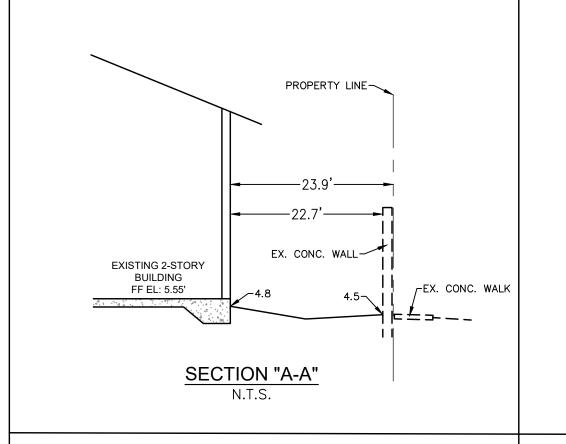
CENTRAL BROWARD WATER CONTROL DISTRICT FIRE HYDRANT

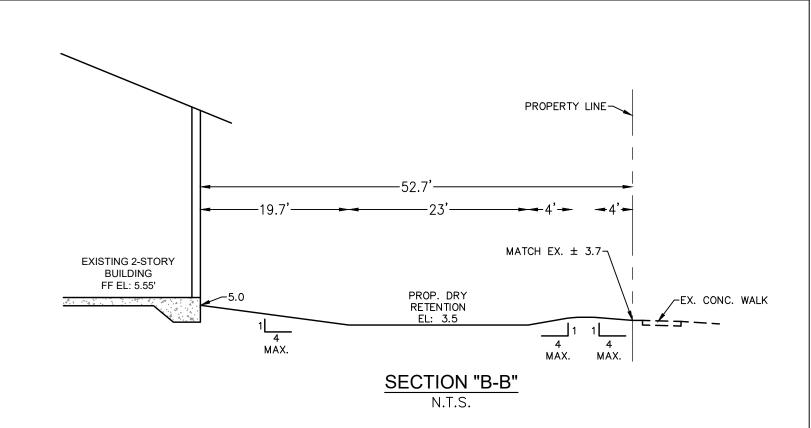
GATE VALVE WATER METER SANITARY SEWER MANHOLE CATCH BASIN EXISTING ELEVATION PROPOSED ELEVATION FLOW DIRECTION

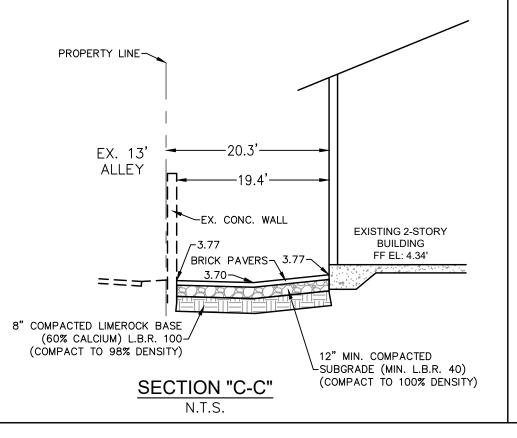
TRAFFIC SIGN

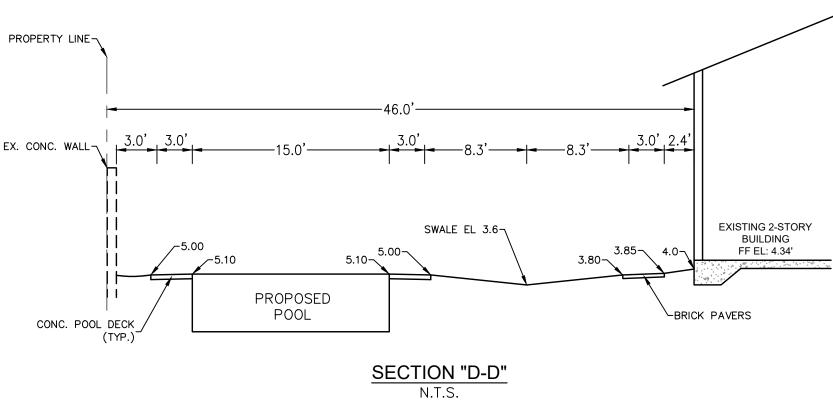
LOCATION MAP

N.T.S.









SITE DATA:

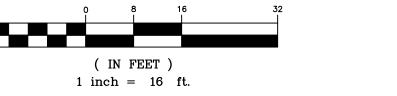
TOTAL AREA: 19,797 SF (0.45 AC) 100% PERVIOUS AREA: 12,356 SF (0.28 AC) 62.4% IMPERVIOUS AREA: 7,441 SF (0.17 AC) 37.6%

WATER QUALITY:

RETAIN 2.5" IMPERVIOUS AREA OR 1" OVER ENTIRE AREA 2.5"/12" X 7,441 SF = 1,550.21 CF $1"/12" \times 19,797 \text{ SF} = 1,650 \text{ CF}$ RETAIN 1,650 CF IN DRY RETENTION (SWALE) STORAGE IN DRY RETENTION AREAS: REQUIRED = 1,650 CF

PROVIDED = 1,668 CF

TOTAL STORAGE REQUIRED = 1,650 CF TOTAL STORAGE PROVIDED = 1,666 CF 1,666 CF > 1,650 CF



GRAPHIC SCALE

THE ELEVATIONS AS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 1988).

THE CONVERSION FROM NGVD 1929 ELEVATIONS TO NAVD 1988 ELEVATIONS IS MINUS 1.51 FEET AT THIS LOCATION THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY JEFFEY M. SANON, P.E. ON DATE SHOWN ON STAMP. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES

SHEET TITLE PAVING GRADING & DRAINAGE PLAN CONSULT PILL

REVISIONS

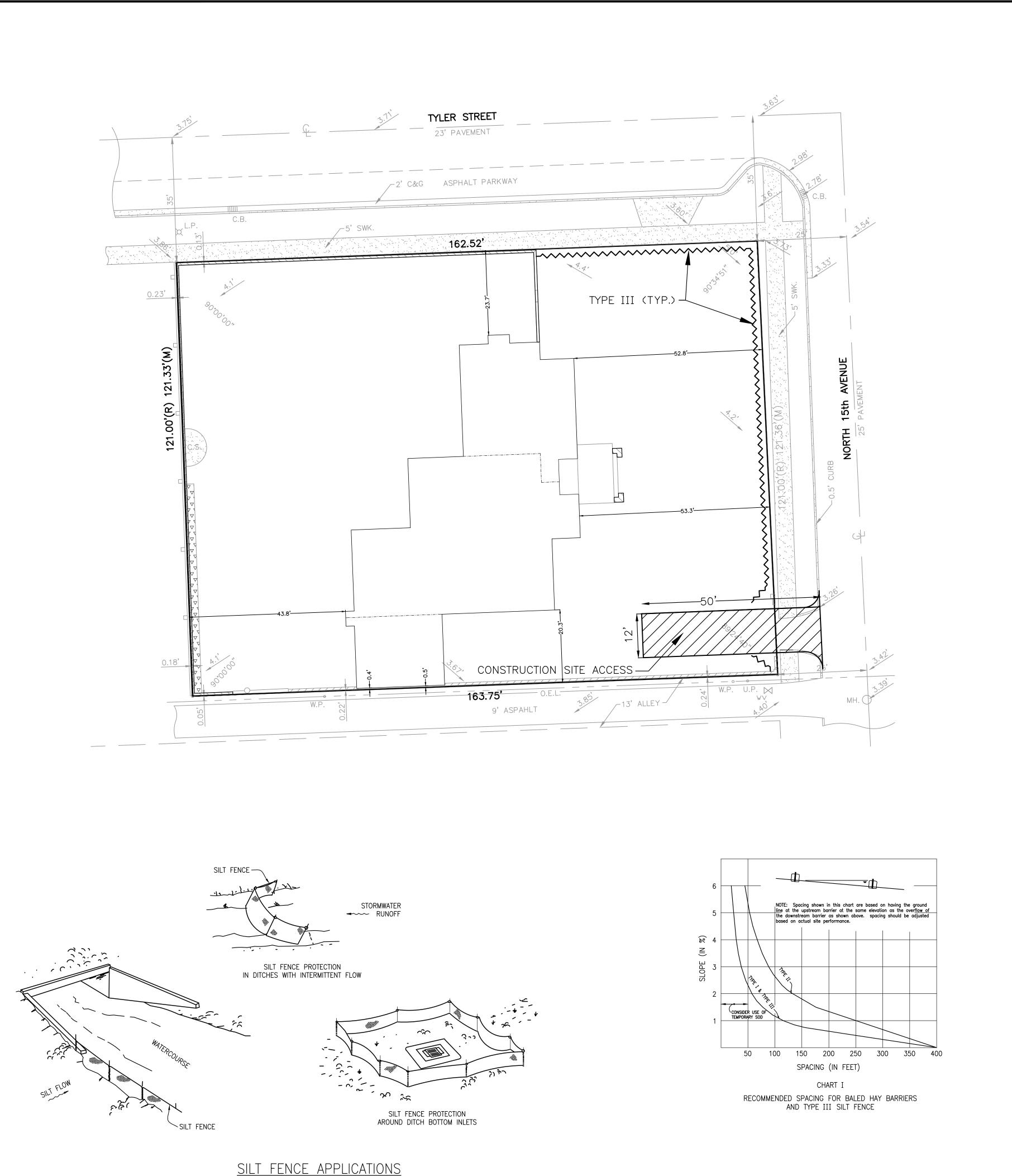
TE RESIDENCE V 15TH AVENUE OF HOLLYWOOD

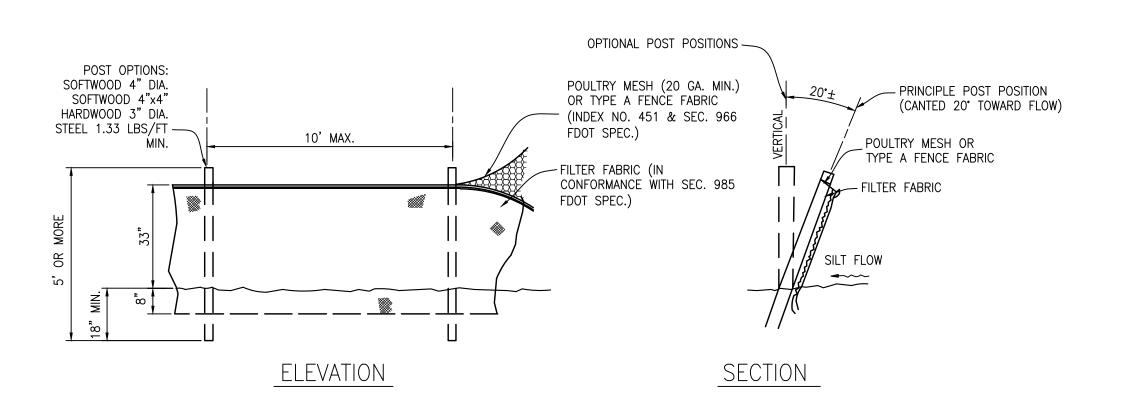
PRIVA 7

SCALE: 1"=16' DATE: 08/17/23

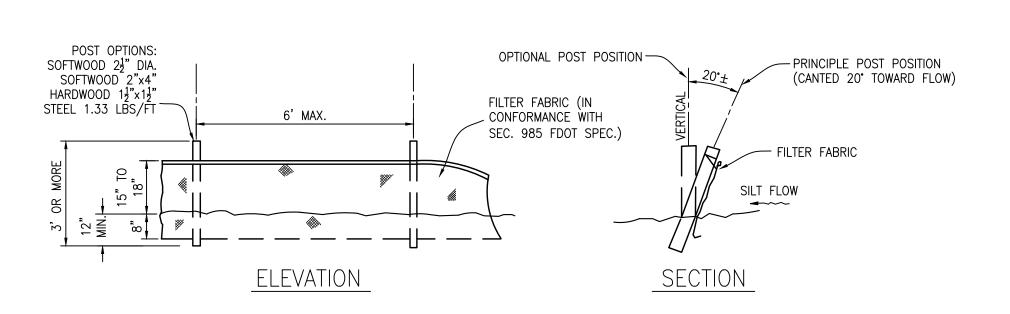
DRAWN BY: JMP SHEET No.

23066

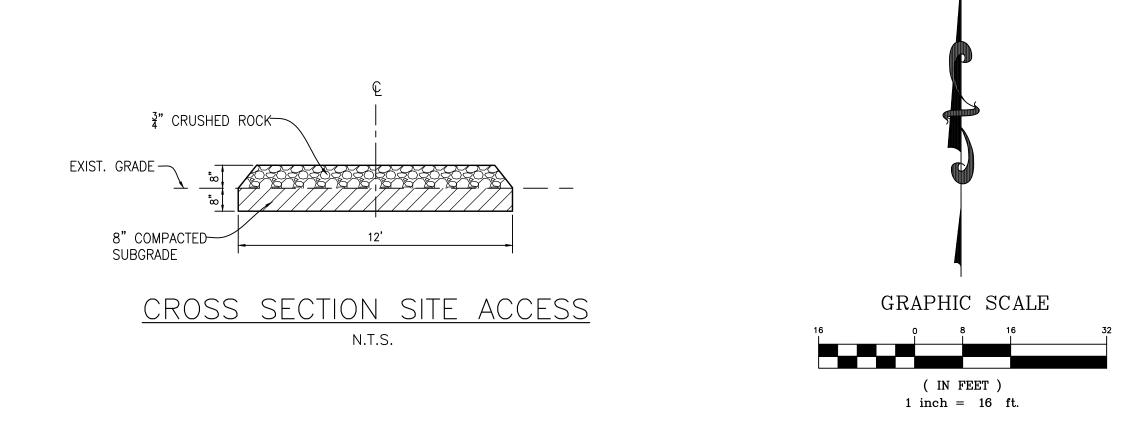




TYPE IV SILT FENCE



TYPE III SILT FENCE



NOTES FOR SILT FENCES

- 1. TYPE III SILT FENCE TO BE USED AT MOST LOCATIONS. WHERE USED IN DITCHES, THE SPACING FOR TYPE III SILT FENCE SHALL BE IN ACCORDANCE WITH CHART 1, SHEET 1.
- 2. TYPE IV SILT FENCE TO BE USED WHERE LARGE SEDIMENT LOADS ARE ANTICIPATED. SUGGESTED USE IS WHERE FILL SLOPE IS 1:2 OR STEEPER AND LENGTH OF SLOPE EXCEEDS 25 FEET. AVOID USE WHERE THE DETAINED WATER MAY BACK INTO TRAVEL LANES OR OFF THE RIGHT OF WAY.
- 3. DO NOT CONSTRUCT SILT FENCES ACROSS PERMANENT FLOWING WATERCOURSES. SILT FENCES ARE TO BE AT UPLAND LOCATIONS AND TURBIDITY BARRIERS USED AT PERMANENT BODIES OF WATER.
- 4. WHERE USED AS SLOPE PROTECTION, SILT FENCE IS TO BE CONSTRUCTED ON 0% LONGITUDINAL GRADE TO AVOID CHANNELIZING RUNOFF ALONG THE LENGTH OF THE FENCE.
- 5. SILT FENCE TO BE PAID FOR UNDER THE CONTRACT UNIT PRICE FOR STAKED SILT FENCE, (L.F.).

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY JEFFREY M. SANON, P.E. ON DATE SHOWN ON STAMP. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY **ELECTRONIC COPIES**

POLLUTION/EROSION CONTROL DETAIL SEE F.D.O.T. INDEX 102 SHEETS 1 & 3 OF 3

SHEET TITLE **EROSION CONTROL PLAN**

|| SCALE: 1"=16' DATE: 08/17/23 DRAWN BY: JMP

SHEET No. ER-1

PRIVA 122 N

REVISIONS

CONSULTANTS, INC

23066

Landscape Data:

Single Family Districts (RS)	Required	Provided
Perimeter Landscape	6 Trees	6 Trees
One 12' street tree per 50 linear feet or portion thereof, of street frontage of property wherein said improvements are proposed.	(283.88' / 50')	(See Plant Schedule)
Open Space	6 Trees	6 Trees
A minimum of 20% of the required front yard area shall be landscaped pervious open space. All pervious areas are to be sodded or landscaped with living plant material such as ground cover and/or shrubs.	(5,622 SF)	(See Plant Schedule)
One tree per 1,000 sq. ft. (including any fraction) of front yard area.		
Minimum Tree Sizes		
Shade trees: 2" DBH/ 12' height.		
Palm trees: 8' of GW or CT.		
Native Requirements	7 Trees	10 Trees
A minimum of 60% of required trees and 50% of required shrubs must be native species.		

Landscape Notes:

- Alternative plant species for required landscape may be permitted subject to review and approval by the City of Hollywood Planning Department prior to installation.
- All prohibited exotic or invasive species shall be removed from the entire site prior to the issuance of a Certificate of Occupancy.
- All required landscaping shall be installed prior to the issuance of a Certificate of Occupancy.
- No Cypress Mulch is to be used on site. Eucalyptus or Melaleuca Mulch is to be used in a 3" consistent layer in all planting beds.
- Enhanced landscaping beyond minimum requirements will conform to all applicable sections of the City of Hollywood Landscape Manual.
- This plan has been designed to meet the tree planting requirements contained within the FPL document entitled 'Plant the Right Tree in the Right Place' and City of Hollywood Landscape Manual.
- For existing or proposed utilities, no tree shall be planted where it could, at mature height conflict with overhead power lines.
- Tree species shall be selected as to minimize conflicts with existing or proposed utilities.
- See engineer's plans for all underground & overhead utilities and field locate all prior to installation; contact Landscape Designer/Owner regarding any conflicts.
- All site drainage by others.
- Landscape adjacent to vehicular traffic to be maintained to preserve sight line visibility.
- -Tree Relocation Note: Do not relocate without obtaining permit from the City of Hollywood. Existing tree(s) to be relocated require root pruning by a qualified professional prior to relocation. If the tree(s) does not survive after relocation and is dead or in poor health at time of final inspection, mitigation will be required through payment into the tree preservation fund, equal to \$350 per every 2" tree mitigation owed.
- -Irrigation Note: Per Article 9: 9.4(4): Irrigation. All landscaped areas shall receive 100% coverage by means of an automatic sprinkler system designed and constructed in accordance with the City of Hollywood Code of Ordinances, the Florida Building Code, State Law, and the regulations of the South Florida Water Management District. Failure to maintain or disconnection of the irrigation system shall be a violation of these regulations.

Plant Schedule:

Plant Schedule:					
ACCENT TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	NATIVE
CLM	4	Citrus x limon 'Meyer'	Meyer Lemon	5G, 4` HT, Grafted, SP	No
CSE	7	Cupressus sempervirens	Italian Cypress	CG, 10° HT X 1.5° SPR, FTB, SP	No
MITIGATION TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	NATIVE
EFM	4	Eugenia foetida	Spanish Stopper	FG, 12' HT x 6' SPR, 2" DBH, SP, MATCH	Yes
SP-M	4	Sabal palmetto	Sabal Palm	FG, 8'-12- CT, HVY C, SP	Yes
CODE TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	NATIVE
EFC	4	Eugenia foetida	Spanish Stopper	FG, 12' HT x 6' SPR, 2" DBH, SP, MATCH	Yes
LN-C	1	Lagerstroemia indica `Natchez`	Natchez Crape Myrtle	FG, 12` HT, 2" DBH MIN, STD, SP	No
OE	1	Olea europaea	European Olive	100G, 12` HT, 4" DBH, MULTI, SP	No
RELOCATED & EXISTING TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	NATIVE
CN-E	4	Cocos nucifera 'Green Malayan'	Existing Coconut Palm	Existing to Remain	No
DDE	1	Dypsis decaryi	Existing Triangle Palm	Existing to Remain	No
LC	1	Livistona chinensis	Existing Chinese Fan Palm	Existing to Remain	No
MI	1	Mangifera indica	Existing Mango	Existing to Remain	No
RR-E	1	Roystonea regia	Existing Royal Palm	Existing to Remain	Yes
SPE	1	Sabal palmetto	Relocated Sabal Palm	Relocated on Site	Yes
STREET TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	NATIVE
RO-S	5	Roystonea regia	Florida Royal Palm	FG, 8° CT, SGL, SP	Yes
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	NATIVE
BUD	4	Buddleja davidii	Butterfly Bush	3G, 18" OA, F	No
CER	14	Conocarpus erectus	Green Buttonwood	15G, 6' HT x 3' SPR, F, SP	Yes
DIA	35	Dianella tasmanica 'Variegata'	Variegated Flax Lily	1G, 18" OA, F	No
EUS	8	Eugenia spp.	Eugenia Topiary Sphere	7G, 30" OA, SPHERE, F, SP	No
_AL	86	Lavandula 'Ana Luisa'	English Lavender	1G, 12" OA, F	No
MUH	25	Muhlenbergia capillaris	Pink Muhly Grass	3G, 24" OA, F	Yes
PIR	95	Pimenta racemosa	Bay Rum	25g, 6' HT x 3' SPR, FTB, SP	No
POM	37	Podocarpus macrophyllus	Podocarpus	7G, 4` HT, FTB	No
PMP	126	Podocarpus macrophyllus 'Pringles'	Dwarf Podocarpus	3G, 18" OA, F,	No
ROL	9	Rondeletia leucophylla	Panama Rose	3G, 24" OA, F,	No
SIS	52	Salvia x 'Indigo Spires'	Indigo Spires Sage	1G, 12" OA, F	No
VOD	23	Viburnum obovatum 'Densa'	Dwarf Walter's Viburnum	3G, 24" OA, SP	Yes
VINE/ESPALIER	QTY	BOTANICAL NAME	COMMON NAME	SIZE	NATIVE
3BK	2	Bougainvillea 'Barbara Karst'	Bougainvillea	15G, 6' HT, TRL, F, SP	No
FIP	3	Ficus pumila	Creeping Fig	1G, F, 10" runners STK	No
TJC-1	2	Trachelospermum jasminoides 'Confederate'	Confederate Jasmine	15G, 8' HT, TRL, F, AS	No
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	NATIVE
ERS	196	Eragrostis spectabilis	Purple Lovegrass	1G, 12" OA, F,	Yes
PHN	91	Phyla nodiflora	Frogfruit	1G, 6" HT x 10" SPR, F	Yes



Project Team

Landscape Architect:

LANDSCAPE
ARCHITECTURAL
SERVICES, LLC

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Proposed Ren

STREET

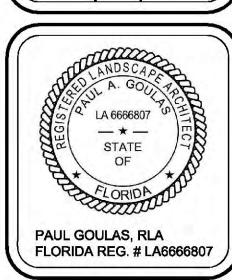
Revisions

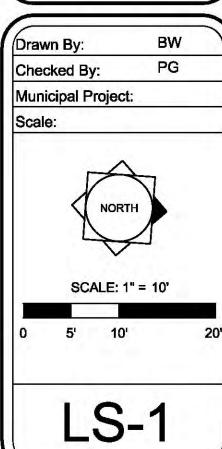
Date Init. Description

08.23.23 BW Initial Submittal

10.19.23 BW Revised per Comments

11.08.23 BW Comments





Existing Tree List:

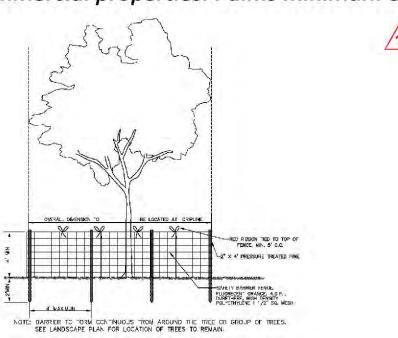
Existing Trees to Remain:	Existing Trees to be Removed:
1. Cocos nucifera, Coconut Palm, 11" DBH, 35' Height, 15' Spread	6. Adonidia merrillii, Christmas Palm, 6" DBH, 15' Height, 10' Spread
2. Roystonea regia, Royal Palm (Poor), 6" DBH, 8' Height, 5' Spread	7. Cordia Boissieri, White Geiger (Poor), 6" DBH, 15' Height, 10' Spread
3. Mangifera indica, Mango, 25" DBH, 50' Height, 45' Spread	8. Adonidia merrillii, Christmas Palm Double, 5" DBH, 10' Height, 15' Spread
4. Cocos nucifera, Coconut Palm, 10" DBH, 35' Height, 15' Spread	9. Adonidia merrillii, Christmas Palm Double, 6" DBH, 10' Height, 15' Spread
5. Livistona chinensis, Chinese Fan Palm, 7" DBH, 10' Height, 15' Spread	10. Cordia Boissieri, White Geiger, 8" DBH, 20' Height, 20' Spread
11. Cocos nucifera, Coconut Palm, 9" DBH, 30' Height, 10' Spread	12. Adonidia merrillii, Christmas Palm Double, 5" DBH, 7' Height, 5' Spread
13. Cocos nucifera, Coconut Palm, 11" DBH, 30' Height, 10' Spread	14. Adonidia merrillii, Christmas Palm Double, 5" DBH, 7' Height, 5' Spread
22. Dypsis decaryi, Triangle Palm, 15" DBH, 15' Height, 10' Spread	15. Adonidia merrillii, Christmas Palm Double, 7" DBH, 25' Height, 10' Spread
	16. Veitchia spp., Veitchia Palm Species, 6" DBH, 15' Height, 5' Spread
Politica Paris is to Bull and a	17. Roystonea regia, Royal Palm (Poor), 13" DBH, 15' Height, 10' Spread
Existing Trees to be Relocated:	18. Roystonea regia, Royal Palm (Dead), 9" DBH, 10' Height, 10' Spread
23. Sabal palmetto, Sabal Palm, 15" DBH, 25' Height, 10' Spread	19. Adonidia merrillii, Christmas Palm Triple, 6" DBH, 10' Height, 5' Spread
	20. Adonidia merrillii, Christmas Palm Triple, 5" DBH, 10' Height, 5' Spread
	21. Adonidia merrillii, Christmas Palm Triple, 7" DBH, 10' Height, 10' Spread
	24. Adonidia merrillii, Christmas Palm Multi, 5" DBH, 20' Height, 15' Spread
	25. Roystonea regia, Royal Palm (Dead), 7" DBH, 10' Height, 10' Spread

Tree Mitigation Data:

Trees Removed	Replacement Provided
6. Adonidia merrillii, Christmas Palm,	(1) Palm Tree
6" DBH, 15' Height, 10' Spread	(See Mitigation Trees listed in Plant Schedule, LS-1)
7. <i>Cordia Boissieri,</i> White Geiger (Poor), 6" DBH, 15' Height, 10' Spread	(3) 2" DBH Trees (See Mitigation Trees listed in Plant Schedule, LS-1)
8. <i>Adonidia merrillii</i> , Christmas Palm Double,	(1) Palm Tree
5" DBH, 10' Height, 15' Spread	(See Mitigation Trees listed in Plant Schedule, LS-1)
9. Adonidia merrillii, Christmas Palm Double,	(1) Palm Tree
6" DBH, 10' Height, 15' Spread	(See Mitigation Trees listed in Plant Schedule, LS-1)
10. <i>Cordia Boissieri,</i> White Geiger,	(1) 2" DBH Tree + \$1050 Payment to City Tree Fund
8" DBH, 20' Height, 20' Spread	(\$350 per 2" DBH = 6" / 2" x \$350 = \$1050)
12. Adonidia merrillii, Christmas Palm Double,	(1) Palm Tree
5" DBH, 7' Height, 5' Spread	(See Mitigation Trees listed in Plant Schedule, LS-1)
14. Adonidia merrillii, Christmas Palm Double,	\$350 Payment to City Tree Fund
5" DBH, 7' Height, 5' Spread	(\$350 per Palm)
15. Adonidia merrillii, Christmas Palm Double,	\$350 Payment to City Tree Fund
7" DBH, 25' Height, 10' Spread	(\$350 per Palm)
16. <i>Veitchia spp.</i> , Veitchia Palm Species,	\$350 Payment to City Tree Fund
6" DBH, 15' Height, 5' Spread	(\$350 per Palm)
17. <i>Roystonea regia</i> , Royal Palm (Poor),	\$350 Payment to City Tree Fund
13" DBH, 15' Height, 10' Spread	(\$350 per Palm)
18. <i>Roystonea regia</i> , Royal Palm (Dead), 9" DBH, 10' Height, 10' Spread	Exempt from Mitigation (Dead Palm)
19. <i>Adonidia merrillii</i> , Christmas Palm Triple,	\$350 Payment to City Tree Fund
6" DBH, 10' Height, 5' Spread	(\$350 per Palm)
20. Adonidia merrillii, Christmas Palm Triple,	\$350 Payment to City Tree Fund
5" DBH, 10' Height, 5' Spread	(\$350 per Palm)
21. Adonidia merrillii, Christmas Palm Triple,	\$350 Payment to City Tree Fund
7" DBH, 10' Height, 10' Spread	(\$350 per Palm)
24. <i>Adonidia merrillii</i> , Christmas Palm Multi,	\$350 Payment to City Tree Fund
5" DBH, 20' Height, 15' Spread	(\$350 per Palm)
25. <i>Roystonea regia</i> , Royal Palm (Dead), 7" DBH, 10' Height, 10' Spread	Exempt from Mitigation (Dead Palm)

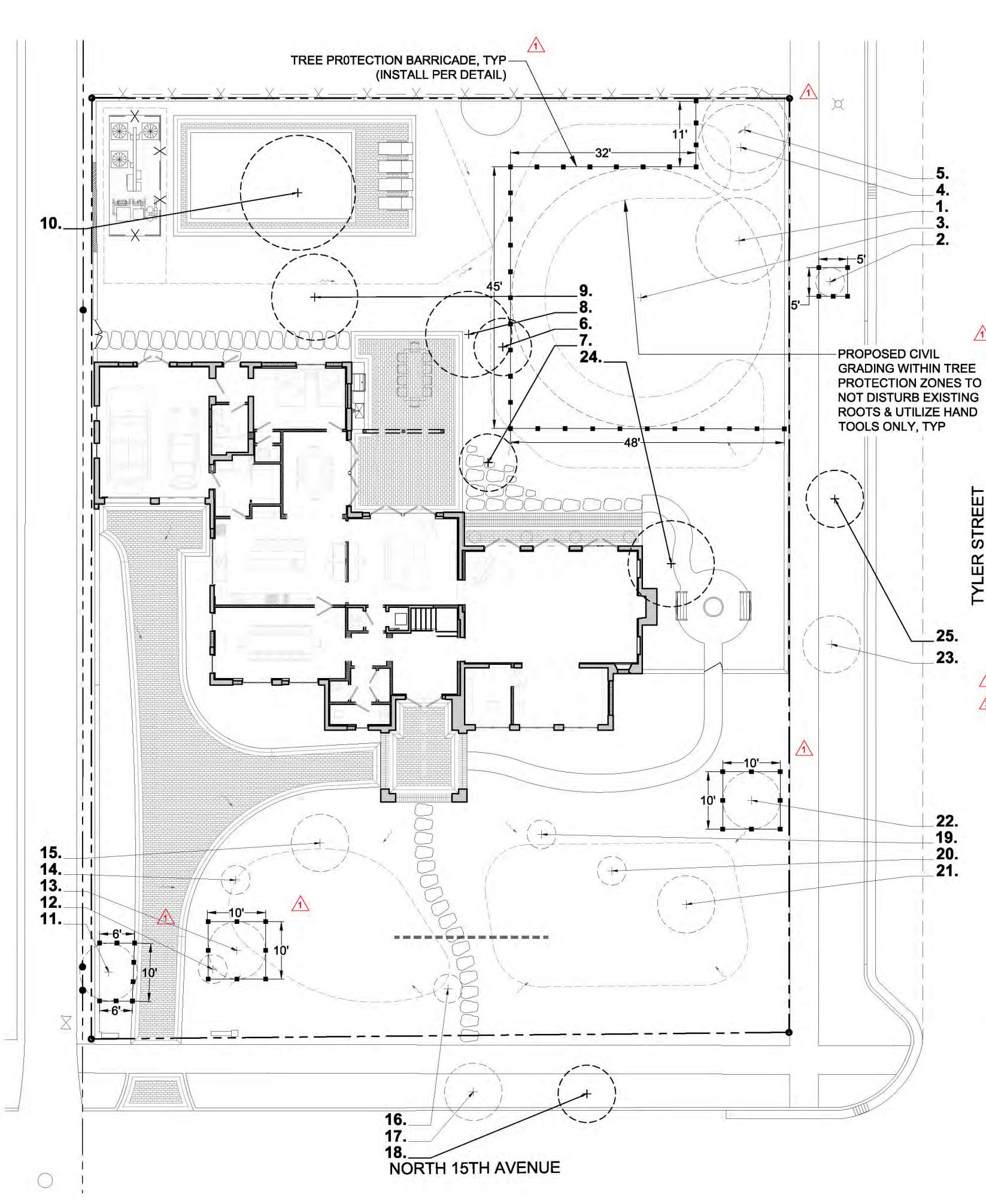
A total of (4) 2" DBH Trees and (4) 8' CT Palm Trees planted onsite for mitigation. The remaining mitigation owed, a total of (6) DBH inches and (8) Palm Trees to be satisfied through a Payment Contribution to the City Tree Fund. \$350 owed per 2" DBH / Palm. Total Payment Owed: \$3,850.

^{*}Note: All replacement trees minimum of twelve (12) feet in height when planted on private property and twelve (12) feet when planted on swales and commercial properties. Palms minimum 8' clear trunk.



TREE PROTECTION BARRICADE

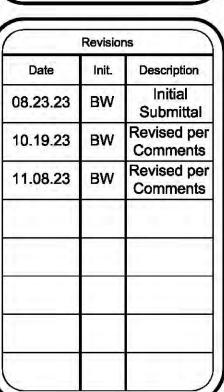
NOTES:
1- SEE PLAN FOR FENCE ALIGNMENT.
3- NO PRUNING SHALL BE PERFORMED EXCEPT BY APPROVED ARBORIST.
4- NO EQUIPMENT SHALL OPERATE INSIDE THE PROTECTIVE FENCING INCLUDING DURING FENCE INSTALLATION AND REMOVAL.



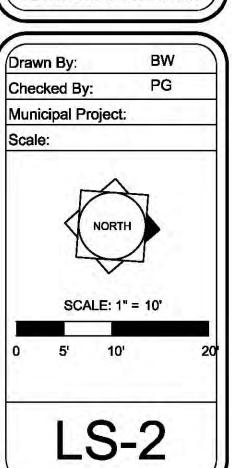


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Information









Project Team

Landscape Architect:

LANDSCAPE
ARCHITECTURAL
SERVICES, LLC

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Paul Goulas | Owner
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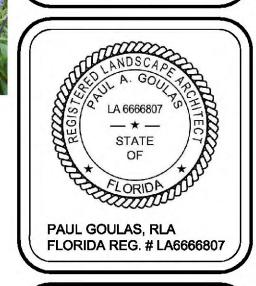
Revisions

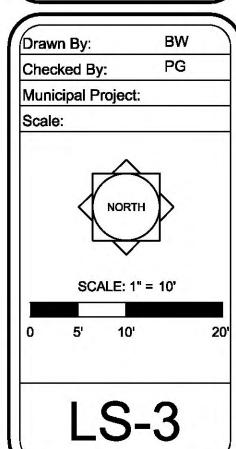
Date Init. Description

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10.19.23 BW Revised per Comments

11.08.23 BW Comments





PART 1: GENERAL CONDITIONS

1.01 SCOPE: A. The landscape contract includes the supplying and planting of all trees, shrubs, vines, and ground cover together with all necessary labor, equipment, tools and materials needed for the successful completion, execution and maintenance of the landscape plans.

1.02 AGENCY STANDARDS:

A. Grades and standards of plant materials to be used shall be true to name, size, condition and graded Florida #1 or better as stated in: Grades and Standards of Florida Plant Materials published by the State of Florida Department of Agriculture, Tallahassee, Florida.

1.03 SITE EXAMINATION:

A. The Landscape Contractor shall personally examine the site and fully acquaint him/herself with all of the existing conditions in order that no mis-understanding may afterwards arise as to the character or extent of the work to be performed, and additionally, in order to acquaint him/herself with all precautions to be taken in order to avoid injury to property or persons. No additional compensation will be granted because of any unusual difficulties which may be encountered in the execution or maintenance of any portion of the work.

1.04 ERRORS AND OMISSIONS:

A. The plant list is a part of the drawings and is furnished as a convenience. The plant list indicates the name, size and quantities of specific plant materials as called for and is located on the drawings. The Landscape Contractor is responsible for his/her own quantity count, and any discrepancy between drawings and plant list shall be considered as correct on the drawings.

- B. The Landscape Contractor shall not take advantage of errors or omissions in the specifications or contract drawings. Full instruction will be given if such errors are discovered. Upon the discovery of any discrepancies in, or omissions from the drawings or documents, or should the Landscape Contractor be in doubt as to their meaning, the Landscape Architect shall be notified and will determine the actions necessary to each query.
- C. If plans and specifications are found to disagree after the contract is awarded, the Landscape Architect shall be the judge as to which was intended.

1.05 EXECUTION OF THE WORK:

A. The Landscape Contractor shall have his labor crews controlled and directed by a Foreman well versed in plant materials, planting methods, reading blueprints, and coordination between job and nursery in order to execute installation correctly and in a timely manner.

B. The Landscape Contractor shall provide a competent English-speaking Foreman on the project at all times, who shall be fully authorized as the Contractor's agent on the work. The Superintendent shall be capable of reading and thoroughly understanding the Plans, Specifications and other Contract Documents. If the Superintendent is deemed

incompetent by the Landscape Architect, he (the superintendent) shall be immediately replaced. C. The Landscape Contractor shall be available for any meetings with the Owner and/or Landscape Architect during implementation of the job. Any additional work or changes required as a result of failure to communicate with the Owner or Landscape Architect during implementation

1.06 PROTECTION OF PUBLIC AND PROPERTY:

will be the responsibility of the Landscape Contractor.

A. The Landscape Contractor shall protect all materials and work against injury from any cause and shall provide and maintain all necessary safeguards for the protection of the public. He shall be held responsible for any damage or injury to persons or property which may occur as a result of his fault or negligence in the execution of the work, i.e. damage to underground pipes or cables.

1.07 CHANGES AND EXTRAS:

A. The Contractor shall not start work on any changes or "extras" in the project until a written agreement setting forth the adjusted prices has been executed by the Owner and the Contractor. Any work performed on changes or "extras" prior to execution of a written agreement may or may not be compensated for by the Owner at his discretion.

1.08 GUARANTEE:

A. The Landscape Contractor shall furnish a written guarantee warranting all materials, workmanship and plant materials, except sod, for a period of ONE (1) YEAR from the time of completion and acceptance by the Landscape Architect and Owner. Sod shall be guaranteed to 90 calendar days after acceptance by the Landscape Architect and Owner. All plant material shall be alive and in satisfactory condition and growth for each specific kind of plant at the end of the guarantee period. The guranteeing of plant material shall be construed to mean complete and immediate replacement with plant material of the same variety, type, size, quality and grade as that of the originally specified material. During the guarantee period it shall be the Landscape Contractor's responsibility to immediately replace any dead or unhealthy material as determined by the Landscape Architect. The guarantee will be null and void if plant material is damaged by lightning. hurricane force winds, or any other acts of God, as well as vandalism or lack of proper maintenance.

B. At the end of the specified guarantee period, any plant required under this contract that is dead or not in satisfactory condition, as determined by the Landscape Architect, shall be replaced. The Landscape Contractor shall be responsible for the full replacement cost of plant materials for the first replacement and share subsequent replacement (s) costs equally with the Owner, should the replacement plant fail to survive.

1.09 CARE AND MAINTENANCE:

A. The Landscape Contractor shall be responsible for the care and maintenance of all plant materials and irrigation when applicable until final acceptance by the Owner or Landscape Architect.

B. The Owner agrees to execute the instructions for such care and maintenance.

A. It shall be the responsibility of the Landscape Contractor to protect all persons from injury and to avoid property damage. Adequate warning devices shall be placed and maintained during the progress of the work.

B. It shall be the contractor's responsibility to conform to all local, state, and federal safety laws and codes including the Federal Occupational Safety And Health Act (O.S.H.A.) .

1.11 CONTRACTOR QUALIFICATION:

A. The Owner may require the apparent contractor (s) to qualify him/herself to be a responsible entity by furnishing any or all of the following documentary data: A financial statement showing assets and liabilities of the company current to date. A listing of not less than (3) completed projects of similar scope and nature. Permanent name and address of place of business.

The number of regular employees of the organization and length of time the

organization has been in business under the present name. 1.12 INSURANCE AND BONDING: A. The contractor (s) shall submit proof of insurance for this job for the time period that the work is

done. The minimum amount of insurance shall be \$300,000.00 per person and \$300,000.00 per aggregate or as required by owner and agreed to in the contract. The successful bidder shall be required to have this coverage in effect before beginning work on the site.

B. The Owner shall have the right to require the Contractor to furnish bonds covering faithful performance of the Contract and payment obligations arising thereunder as stipulated in bidding requirements or specifically required in the Contract

Documents on the date of execution of the Contract.

1.13 PERMITS AND CERTIFICATES: A. All contractors shall secure and pay for all permits and certificates required for his/her

PART 2: MATERIALS

2.01 PLANT MATERIALS: A. A complete list of plants is shown on the drawings, including a schedule of quantities, sizes, and such other requirements deemed necessary. In the event discrepancies occur, the specifications on the drawings shall govern.

B. Substitutions: Substitutions of plant materials or changes in size or spacing of materials will be permitted ONLY upon written authorization by the Owner or the Landscape Architect. If plant material is not of sufficient size to meet applicable codes, a letter of variance from the appropriate agency must be obtained by the Contractor prior to issuance of any change order. If material of smaller size is to be accepted, the quantity of material shall be increased, at no additional cost to the Owner, to meet the intent of the drawings.

C. All plant materials shall have a habit of growth that is normal for the species and shall be healthy, vigorous and equal to or exceed the measurements specified in the plant list, which are the minimum acceptable sizes. Plants shall be measured before pruning with branches in normal position. Any necessary pruning shall be done at the time of planting.

D. All plant materials shall be nursery grown, unless otherwise noted, Florida #1 or better and shall comply with all required inspections, grading standards and plant regulations as set forth by the Florida Department of Agriculture's Grades and Standards for Nursery Plants, most current addition and Grades and Standards for Nursery Plants, most current addition.

Plants that do not have the normal balance of height and spread typical for the respective plant shall not be acceptable

F. The Landscape Contractor shall install each plant to display its best side. Adjustments may be required if plants are not installed properly and/or approved by the Landscape Architect at no additional cost to owner.

2.02 INSPECTION

A. The Landscape Architect and Owner may inspect trees and shrubs at place of growth or at site before planting, for compliance with requirements for genus, species, variety, size and quality. The Landscape Architect and Owner retain the right to further inspect trees and shrubs for size and condition of balls and root systems, insects, injuries and latent defects, and to reject unsatisfactory or defective material at any time during progress of work. Rejected plant materials shall be immediately removed from project site.

2.03 PROTECTION OF PLANT MATERIALS:

A. Balled and burlapped plants (B & B) shall be dug with firm natural balls of earth of sufficient diameter and depth to encompass the fibrous and feeding root system necessary for full recovery of the plant. Balls shall be firmly wrapped with burlap similar materials and bound with cord, rope, or wire mesh. All collected plants shall be balled and burlapped.

B. Plants with broken, damaged or insufficient rootballs will be rejected.

C. All plant material shall be protected from possible bark injury or breakage of branches. All plants transported by open trucks shall be adequately covered to prevent windburn, drying or

D. Plants which cannot be planted immediately on delivery to the site shall be covered with moist soil, mulch or other protection from the drying of wind and sun. All plants shall be watered as necessary by the Landscape Contractor until planted.

A. All plant materials shall be stored on the site in designated areas, specified by the

B. No plant material shall be stored longer than seventy-two (72) hours unless approved by by Landscape Architect and/or owner.

C. The Landscape Architect reserves the right to reject any plant materials not in conformance with these specifications.

D. All rejected material shall be immediately removed from the site and replaced with

2.05 PROTECTION DURING PLANTING:

acceptable material at no cost to the Owner.

Landscape Architect or Owner's agent.

A. Trees moved by winch or crane shall be thoroughly protected from chain marks, girdling or bark slippage by means of burlap, wood battens or other approved methods. Battens shall NOT be attached to the tree with nails.

2.06 PLANTING SOIL:

A. Planting soil for all plantings shall consist of existing native soil and shall be free of debris, roots, clay, stones, plants or other foreign materials which might be a hindrance to planting operations or be detrimental to good growth.

A. Commercial fertilizer shall comply with the state fertilizer laws. Nitrogen shall not be less than 40% from organic source. Inorganic chemical nitrogen shall not be derived from the sodium form of nitrate. Fertilizers shall be delivered to the site in unopened original containers, each bearing the manufacturer's guaranteed analysis. Any fertilizer that becomes caked or otherwise damaged

B. Thoroughly mixed 3 lbs. of commercial fertilizer

to each cubic yard of planting soil.

C. Tabletized fertilizer shall be Agriform planting tablets 20-10-5 formula, 21 gram or equal. All trees and shrubs shall be fertilized with tabletized fertilizer as follows. While backfilling plant holes, fertilizer tablets shall be equally spaced and placed adjacent to the ball mid-way in depth in accordance with the following rates:

> gallon container 1 table 3 gallon container 2 tablets 5 gallon container 3 tablets 5 tablets

Large tubs, wire baskets, grow bags, and balled and burlapped material shall have 1 tablet for each 1/2 inch of trunk diameter (measured 3 feet from ground) or for each foot of height or spread of The Landscape Architect reserves the right to inspect and review the application of fertilizer.

2.08 MULCH:

PART 3: EXECUTION

A. Mulch material shall be clean, dry, free of weeds, seeds and pests, moistened at the time of application to prevent wind displacement. Cypress &/or Red mulch is prohibited

B. All trees and shrub beds shall receive 3" mulch immediately after planting and

thoroughly watered. or as required by local jusidiction. Apply 2" max on tree & palm rootballs, keep away from free & palm trunks

A. The Landscape Contractor shall exercise care in digging and other work so as not to damage existing work, including overnead wires, underground pipes and cables and the pipes and hydran of watering systems. Should such overhead or underground obstructions be encountered which interfere with planting, the Owner shall be consulted and contractor will adjust the location of plants to clear such obstruction. The Contractor shall be responsible for the immediate repair of any damage

3.02 GRADING:

caused by his work.

A. Grading for drainage, swales, etc. to within 4 inches of the finished grade to be provided by others.

B. It shall be the responsibility of the Landscape Contractor to provide the final grading during the course of landscape installation so as to bring sod and planting areas to their proper elevations in relation to walks, paving, drain structures, and other site conditions. The site grading plan must be checked prior to installation of sod to insure that drainage and other conditions will NOT be modified.

3.03 PLANTING:

A. Planting shall take place during favorable weather conditions.

The Contractor shall call for utility locates and ascertain the location of all utilities and easements so proper precautions can be taken not to damage or encroach on them.

C. Tree Planting shall be located where it is shown on the plan. No planting holes shall be dug until the proposed locations have been staked on the ground by the Contractor.

D. Excavation of holes shall extend to the required subgrades as specified on the planting diagrams located in the planting plans. Plant pits shall be circular in outline and shall have a profile which conforms to the aforementioned "Tree and Shrub Planting Diagrams".

A representative number of planting pits (a minimum of one in every 25 feet throughout the entire site) shall be tested for proper drainage. See Landscape Plan for complete testing methods and requirements.

F. Planting pits shall be excavated to the following dimensions and refilled with a mixture of (1/2) planting soil (1/2) existing native soil]; 1 Gallon material (1 gal.): 12" x 12" x 12" min.

3 Gallon material (3 gal.): 20" x 20" x 18" min. Lerio material (7 gal.): 30" x 30" x 24" min.

Field grown material and trees: 1-1/2 times width of ball and depth of ball plus 12" min.

G. No planting or laying of sod shall be initiated until the area has been cleaned of existing sod or other plant materials, rough grass, weeds, debris, stones etc. and the ground has been brought to an even grade, with positive drainage away from buildings and towards drain inlets and swales and approved by Landscape Architect or owner's rep.

Each plant shall be planted in an individual hole as specified for trees, shrubs, and vines. 1. All plants shall be set to ultimate finished grade. No filling will be permitted around trunks or stems. All ropes, wire, stakes, etc., shall be removed from sides and top of the ball and removed from hole before filling in.

- J. All flagging ribbon shall be removed from trees and shrubs before planting.
- K. Excess excavation (fill) from all holes shall be removed from the site, at no additional expense to
- L. All palms shall be backfilled with sand, thoroughly washed in during planting operations and with a shallow saucer depression left at the soil line for future waterings. Saucer areas shall be topdressed two (2") inches deep with topsoil raked and left in a neat, clean manner.

3.04 PRUNING:

A. Remove dead and broken branches from all plant material. Prune to retain typical growth habit of individual plants with as much height and spread as possible in a manner which will preserve the

- Make all cuts with sharp instruments flush with trunk or adjacent branch, in such a manner as to insure elimination of stubs. Cuts made at right angles to line of growth will not be permitted.
- Trees shall not be poled or topped.
- D. Remove all trimmings from site.

3.05 GUYING:

A. All trees over six (6') feet in height shall, immediately after setting to proper grade, be guyed with three sets of two strands, No. 12 gauge malleable galvanized iron, in tripod fashion. See Detail.

B. Wires shall not come in direct contact with the tree but shall be covered with an approved protection device

at all contact points. Wires shall be fastened in such a manner as to avoid pulling crotches apart.

D. Stake & Brace all treess larger than 12' oa. See detail. Stakes shall be 2" x 2" lumber of sufficient length to satisfactorily support each tree.

E. Turnbuckles for guying trees shall be galvanized or cadmium plated and shall be of adequate size and strength to properly maintain tight guy wires.

3.06 WATER:

A. Each plant or tree shall be thoroughly watered in after planting. Watering of all newly installed plant materials shall be the responsibility of the Landscape Contractor until final acceptance by the

B. See General Notes of Landscape Plan for water source.

walks, paving and wood borders to allow for building turf.

3.07 SOD:

The Landscape Contractor shall sod all areas indicated on the drawings.

B. It shall be the responsibility of the Landscape Contractor to fine grade all landscape areas, eliminating all bumps, depressions, sticks, stones, and other debris.

C. The sod shall be firm, tough texture, having a compacted growth of grass with good root development. It shall contain no noxious weeds, or any other objectionable vegetation, fungus, insects, or disease. The soil embedded in the sod shall be good clean earth, free from

D. Before being cut and lifted, the sod shall have been mowed at least three times with a lawn mower, with the final mowing not more than seven days before the sod is cut. The sod shall be carefully cut into uniform dimensions.

E. 6-6-6 fertilizer with all trace elements is to be applied at the rate of 40 lbs. per 1,000 sq. ft. prior

F. Solid sod shall be laid with closely abutting, staggered joints with a tamped or rolled, even surface. G. The finished level of all sod areas after settlement shall be one (1") inch below the top of abutting

H. If in the opinion of the Landscape Architect, top dressing is necessary after rolling, clean yellow sand will be evenly applied over the entire surface and thoroughly washed in.

A. The Landscape Contractor shall remove all vegetation and rocks larger than (1") in diameter from areas to be seeded, scarify the area, then apply fertilizer at a rate of 500 lbs. per acre.

B. Application: Argentine Bahia Grass seed - 200 Pounds per acre mixed with common hulled Bermuda seed - 30 lbs. per acre. All other seed mixtures shall be applied per the manufacturer's instructions

C. Roll immediately after seeding with a minimum 500 pound roller, then apply straw mulch at the rate of 2,500 pounds per acre.

D. Apply fertilizer at the rate of 150 lbs. per acre 45-60 days after seeding.

3.09 CLEANING UP: A. The contractor shall at all times keep the premises free from accumulations of waste materials or rubbish caused by his employees or work. He shall leave all paved areas "broom clean" when completed with his work.

3.10 MAINTENANCE:

A. Maintenance shall begin immediately after each plant is installed and shall continue until all planting has been accepted by the Owner or Landscape Architect. Maintenance shall include watering, weeding, removal of dead materials, resetting plants to proper grades or upright positions, spraying, restoration of planting saucer and/or any other necessary

B. Proper protection to lawn areas shall be provided and any damage resulting from planting operations shall be repaired promptly.

C. Replacement of plants during the maintenance period shall be the responsibility of the Contractor, excluding vandalism or damage on the part of others, lighting, or hurricane force winds, until final

D. In the event that weeds or other undesirable vegetation become prevalent, it shall be the Contractor's responsibility to remove them.

E. Trees or other plant material which fall or are blown over during the maintenance period will be reset by the Contractor at no additional expense to the Owner, the only exception being hurricane

3.11 COMPLETION, INSPECTION AND ACCEPTANCE:

A. Completion of the work shall mean the full and exact compliance and conformity with the provisions expressed or implied in the Drawings and in the Specifications, including the complete removal of all trash, debris, soil or other waste created by the Landscape Contractor.

B. 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 request of the Landscape Contractor.

C. All plant material shall be alive and in good growing condition for each specified kind of plant at the time of acceptance. The rating of each plant according to Florida Grades and Standards shall be equal to or better than that called for on the plans and in these Specifications at the time of final inspection and acceptance.

D. After inspection, the Landscape Contractor will be notified by the Owner of the acceptance of all plant material and workmanship, exclusive of the possible replacement of plants subject to

DRAINAGE TESTING/DRAINAGE CHANNEL REQUIREMENTS

PRIOR TO PLANTING ALL PLANTING PITS SELECTED FOR TESTING

SHALL BE TESTED IN THE FOLLOWING MANNER A. DIG EACH PLANTING PIT TO THE MINIMUM SPECIFIED SIZE.

B. FILL PLANTING PIT WITH TWELVE INCHES (12") OF WATER. IF THE WATER LEVEL DROPS FOUR (4") OR MORE WITHIN FOUR (4) HOURS, THE DRAINAGE IS SUFFICIENT AND A DRAINAGE CHANNEL IS NOT REQUIRED IF THE WATER LEVEL DROPS LESS THAN FOUR INCHES (4") WITHIN THE FOUR (4) HOUR PERIOD, A DRAINAGE CHANNEL IS REQUIRED.

C. WHERE REQUIRED, THE DRAINAGE CHANNEL MUST EXTEND DOWN THROUGH THE NON POROUS SOIL AND INTO POROUS SOIL. (SEE DETAIL)

D. ALL MATERIAL REMOVED FROM THE DRAINAGE CHANNEL SHALL BE DISCARDED.

FINISHED GRADE 2"

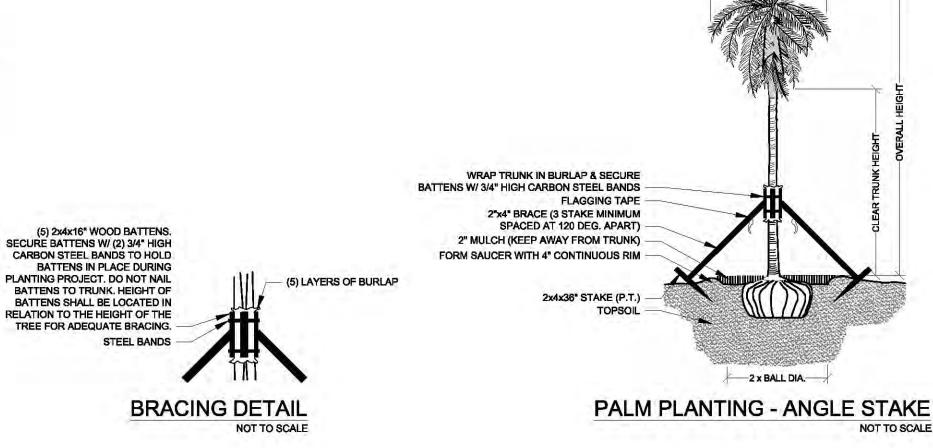
BELOW ADJACENT

PAVEMENT

EXISTING SOIL

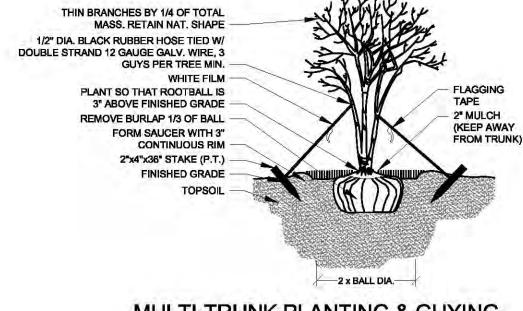
TOPSOIL

E. WHEN BACKFILLING PLANTING PITS WITH PLANTING MIXTURE, CARE MUST BE TAKEN TO KEEP THE CONSISTENCY OF THE SOIL MIX THE SAME THROUGHOUT THE PLANTING PIT AND DRAINAGE CHANNEL





DRAINAGE TESTING DETAIL



MULTI-TRUNK PLANTING & GUYING

DRAINAGE TESTING/DRAINAGE CHANNEL REQUIREMENTS.

PRIOR TO PLANTING, ALL PLANTING PITS SELECTED FOR TESTING SHALL BE TESTED IN THE FOLLOWING MANNER.

TOPSOIL

ROOTBALL

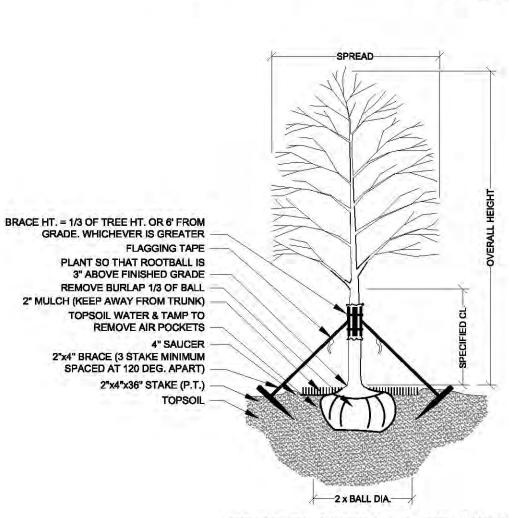
6" DIA. DRAINAGE DETAIL

A. DIG EACH PLANTING PIT TO THE MINIMUM SPECIFIED SIZE. FILL PLANTING PIT WITH TWELVE INCHES (12") OF WATER, II THE WATER LEVEL DROPS FOUR (4") OR MORE WITHIN FOUR 4) HOURS, THE DRAINAGE IS SUFFICIENT AND A DRAINAGE CHANNEL IS NOT REQUIRED. IF THE WATER LEVEL DROPS LESS THAN FOUR INCHES (4") WITHIN THE FOUR (4) HOUR PERIOD, A DRAINAGE CHANNEL IS REQUIRED.

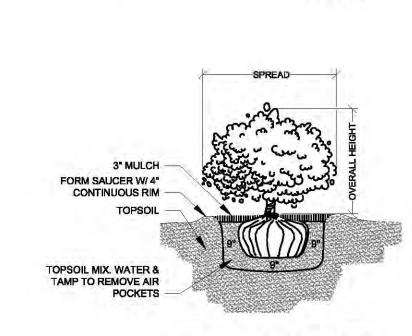
WHERE REQUIRED, THE DRAINAGE CHANNEL MUST EXTEND DOWN THROUGH THE NON POROUS SOIL AND INTO POROUS SOIL. (SEE DETAIL)

SOIL MIX THE SAME THROUGHOUT THE PLANTING PIT AND

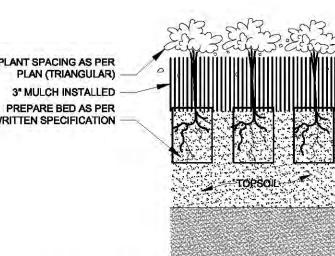
D. ALL MATERIAL REMOVED FROM THE DRAINAGE CHANNEL SHALL BE DISCARDED WHEN BACKFILLING PLANTING PITS WITH NATIVE TOPSOIL CARE MUST BE TAKEN TO KEEP THE CONSISTENCY OF THE



TREE PLANTING & STAKING



SHRUB PLANTING NOT TO SCALE



GROUNDCOVER PLANTING DETAIL

Project Team Landscape Architect: LANDSCAPE ARCHITECTURAL SERVICES, LLC Brandon White | Owner 772-834-1357 | brandon@las-fl.com Paul Goulas | Owner 772-631-8400 | paul@las-fl.com 1708 SE Joy Haven Street Fort St. Lucie, Fl. 34983 Architect: SALTO ARCHITECTURE Mauricio Salazar, Architect 618 NE 191 Terrace Miami, FL 33179 305-975-4427

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Revisions Initial 08.23.23 BW Submittal Revised pe 10.19.23 BV Comments Revised per 11.08.23 BW Comments



BW Drawn By: PG Checked By: Municipal Project: Scale: NORTH SCALE: 1" = NTS 0

FENCE, MIN. 5" 0.0.

4 PRESSURE TREATED PIN

NOT TO SCALE

FLJORECENT ORANGE, A.C.P.J. DURETHERE, HIGH DENSITY POLYETHY ENE 1 1/2" SQ. VESH

NOTE: BARRIER TO FORM CONTINUOUS FROM ARCUND THE TREE OR GROUP OF TREES SEE LANDSCAPE PLAN FOR LOCATION OF TREES TO REMAIN.

4- NO EQUIPMENT SHALL OPERATE INSIDE THE PROTECTIVE FENCING INCLUDING DURING

TREE PROTECTION BARRICADE

3- NO PRUNING SHALL BE PERFORMED EXCEPT BY APPROVED ARBORIST

NOTES:

1- SEE LANDSCAPE PLAN FOR FENCE ALIGNMENT.

FENCE INSTALLATION AND REMOVAL

TOP OF ROOT

BARRIER 1" ABOVE

FINISHED GRADE

24" MIN DEPTH

ROOT BARRIER.

1- ROOT BARRIER SHALL BE "DEEPROOT UB-24 OR APPROVED EQUAL. 2- ROOT BARRIER SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS

SPECIAL APPLICATIONS ROOT BARRIER DETAIL

PLANT SPACING AS PER PREPARE BED AS PER CURB WRITTEN SPECIFICATION 29" MIN DEPTH ROOT BARRIER (SEE SPEC.) TAMP SOIL ADJACENT TO ROOT BARRIERS TO STABILIZE SO THAT IRRIGATION FLOWS DIRECTLY THROUGH THE ROOT BALL.