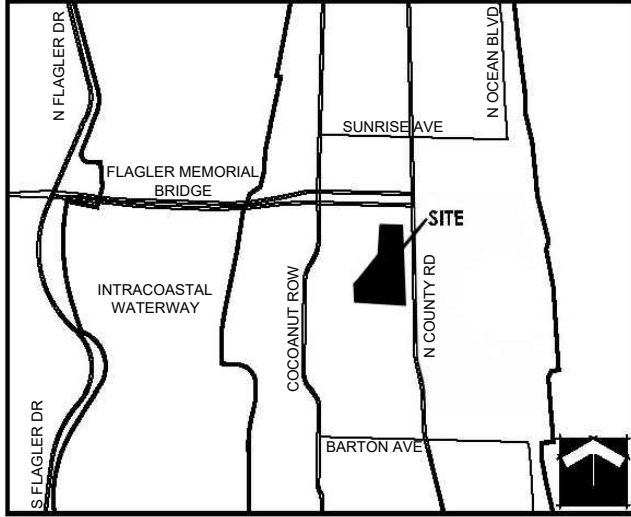


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Location Map



THE BREAKERS - PADEL COURTS

FINAL DROP-OFF

JULY 15, 2024

ARC - 24-0049
ZONING - 24-0027

LANDMARK PRESERVATION COMMISSION
AUG 21st, 2024

ARCOM MEETING DATE:
AUG 28th, 2024

TOWN COUNCIL:
AUG 14th, 2024 (Commercial/Multi-Family)
SEP 25th, 2024 (Single-Family)



VICINITY LOCATION MAP



PROJECT SCOPE:

NEW PADEL COURTS (2) ADDED TO THE APPROVED TENNIS COMPLEX



DRAWINGS LIST

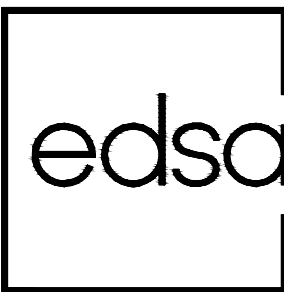
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L0-0-00	COVER	L0-0-10	CONSTRUCTION STAGING & TRUCK LOGISTICS PLAN	L3-4-02	HARDSCAPE DETAILS
L0-0-02	GENERAL NOTES	L0-0-11	KEY PLAN	L3-4-03	HARDSCAPE DETAILS
L0-0-03	PADEL COURTS ADJUSTMENTS	L1-0-01	DEMOLITION NOTES	L3-5-01	HARDSCAPE SCHEDULE
L0-0-04	ILLUSTRATIVE PLAN	L1-1-00	OVERALL SITE PREPARATION PLAN	L4-1-01	GRADING PLAN
L0-0-05	SITE PLAN	L1-1-01	SITE PREPARATION PLAN	L5-0-01	PLANTING NOTES
L0-0-06	EXISTING SITE IMAGES	L2-1-00	OVERALL LAYOUT PLAN	L5-1-00	OVERALL TREE PLAN
L0-0-07	EXISTING CONDITIONS PLAN	L2-1-01	LAYOUT PLAN	L5-1-01	TREE PLAN
L0-0-08	SURVEY P1	L3-1-00	OVERALL HARDSCAPE PLAN	L6-1-00	OVERALL SHRUB PLAN
L0-0-09	SURVEY P2	L3-1-01	HARDSCAPE PLAN	L6-1-01	SHRUB PLAN
		L3-2-01	HARDSCAPE SECTIONS	L6-4-01	PLANTING DETAILS
		L3-4-01	HARDSCAPE DETAILS	L6-4-02	PLANTING DETAILS
				L6-5-01	PLANTING SCHEDULE

PREPARED FOR:

THE BREAKERS PALM BEACH

2 S County Rd
Palm Beach, FL 33480

CONSULTANTS



PLANNING
LANDSCAPE ARCHITECTURE
URBAN DESIGN

1512 E. BROWARD BOULEVARD, SUITE 110
FORT LAUDERDALE, FLORIDA 33301 USA
TEL: 954.524.3330

Drawing name: G:\Teams\ECOP\S1\21067 - The Breakers\EDS\doc\06-SHEETS\067 - Padel Courts\L0-02 GENERAL NOTES.dwg L0-02 GENERAL NOTES Jun 26, 2024 5:13pm by ecalala

GENERAL NOTES:

- LOCATIONS, ELEVATIONS AND DIMENSIONS OF EXISTING UTILITIES, STRUCTURES AND OTHER FEATURES WERE PROVIDED TO EDSA AND ARE SHOWN ACCORDING TO THE BEST INFORMATION AVAILABLE AT THE TIME OF THE PREPARATION OF THESE CONTRACT DOCUMENTS. EDSA AND ANY OF THEIR CONSULTANTS SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND/OR COMPLETENESS OF THAT INFORMATION SHOWN HEREIN OR ANY ERRORS OR OMISSIONS RESULTING FROM SUCH.
- THE CONTRACTOR SHALL FIELD LOCATE, VERIFY AND FURTHER IDENTIFY THE LOCATIONS, ELEVATIONS AND DIMENSIONS OF ALL EXISTING UTILITIES, STRUCTURES AND OTHER FEATURES ABOVE AND BELOW GRADE AFFECTING ANY COMPONENT OF THE WORK CONTAINED IN THE CONTRACT DOCUMENTS PRIOR TO THE START OF ANY PHASE OF CONSTRUCTION. DISCREPANCIES, CONFLICTS, OR POTENTIAL DEVIATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNERS REPRESENTATIVE IN WRITING WITHIN 48 HOURS OF DISCOVERY. NO CLAIM FOR EXPENSES INCURRED BY THE CONTRACTOR DUE TO SUCH CONDITIONS WILL BE AWARDED IF WRITTEN NOTIFICATION IS NOT PROVIDED PRIOR TO THE START OF ANY PHASE OF CONSTRUCTION.
- DO NOT TAKE ADVANTAGE OF ANY APPARENT ERROR OR OMISSION DISCOVERED IN THE CONTRACT DOCUMENTS. IMMEDIATELY NOTIFY THE OWNERS REPRESENTATIVE OF ANY SUCH DISCOVERY. THE OWNERS REPRESENTATIVE WILL PROVIDE DIRECTION REGARDING ANY CORRECTION OR INTERPRETATION NECESSARY TO REFLECT THE DESIGN INTENT OF THE CONTRACT DOCUMENTS.
- ALL EXISTING SITE FACILITIES TO REMAIN SHALL BE PROTECTED FROM ANY DAMAGE THROUGHOUT ALL CONSTRUCTION PHASES. THE CONTRACTOR SHALL REPAIR ANY DAMAGE TO SAID FACILITIES THAT OCCURS DUE TO WORK PERFORMED BY THE CONTRACTOR CALLED FOR IN THE CONTRACT DOCUMENTS.
- ALL WORK SHALL COMPLY WITH THE CODES, STANDARDS, REGULATIONS, REQUIREMENTS AND ORDINANCES OF ANY GOVERNMENTAL AGENCY HAVING JURISDICTION OVER THE WORK. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO THE START OF CONSTRUCTION AND SCHEDULE ALL INSPECTIONS AND TESTING ACCORDING TO THE REQUIREMENTS OF SAID AGENCIES AND THE CONTRACT DOCUMENTS.
- THE CONTRACTOR SHALL COORDINATE ALL WORK WITH RELATED CONTRACTORS AND WITH THE GENERAL CONSTRUCTION OF THE PROJECT SO AS NOT TO IMPEDE THE PROGRESS OF THE WORK OF OTHERS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF THE PUBLIC AND ALL PERSONNEL ASSOCIATED WITH THE CONSTRUCTION OF THIS PROJECT. ALL SAFETY REGULATIONS REQUIRED BY APPLICABLE CODES, REGULATIONS AND RECOGNIZED LOCAL PRACTICES SHALL BE ENFORCED DURING THE CONSTRUCTION AND/OR MAINTENANCE OF THIS PROJECT.
- THE OWNERS REPRESENTATIVE SHALL HAVE THE RIGHT AT ANY STAGE OF THE OPERATION TO REJECT ALL WORK OR MATERIALS WHICH IN THEIR OPINION DO NOT MEET THE WITH THE REQUIREMENTS OF THE CONTRACT DOCUMENTS.
- ALL REQUIRED SEDIMENT AND EROSION CONTROL MEASURES INSTALLED AS PART OF THIS PROJECT SHALL REMAIN IN PLACE AND SHALL BE MAINTAINED IN GOOD CONDITION UNTIL CONSTRUCTION IS COMPLETE. SEE THE CIVIL ENGINEERING CONTRACT DOCUMENTS FOR ADDITIONAL REQUIREMENTS.
- EXISTING TREES DESIGNATED TO REMAIN SHALL BE PROTECTED BY BARRICADES ERECTED PRIOR TO COMMENCEMENT OF ANY SITE DEMOLITION, CLEARING, OR GRADING. SEE DEMOLITION/SITE CLEARING NOTES FOR ADDITIONAL REQUIREMENTS.
- THE CONTRACTOR SHALL REFER TO THE LANDSCAPE NOTES, SPECIFICATIONS AND THE CONTRACT DOCUMENTS PREPARED BY BUT NOT LIMITED TO ARCHITECTURAL, MEP, IRRIGATION, STRUCTURAL AND CIVIL ENGINEERING CONSULTANTS FOR ADDITIONAL REQUIREMENTS.

HARDSCAPE NOTES:

- PRIOR TO THE COMMENCEMENT OF HARDSCAPE CONSTRUCTION, THE CONTRACTOR SHALL VERIFY THE CONDITION AND COMPLETENESS OF ALL WORK PERFORMED BY OTHER CONTRACTORS WORKING ON THIS PROJECT IN RELATION TO THE WORK RESPONSIBILITIES DEPICTED IN THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL NOTIFY THE OWNERS REPRESENTATIVE IN WRITING OF ANY POTENTIAL DEVIATIONS WITHIN 48 HRS OF DISCOVERY. NO CLAIM FOR EXPENSES INCURRED BY THE CONTRACTOR DUE TO SUCH CONDITIONS WILL BE AWARDED IF WRITTEN NOTIFICATION IS NOT PROVIDED PRIOR TO THE START OF HARDSCAPE CONSTRUCTION.
- THE CONTRACTOR SHALL SURVEY, LAYOUT AND STAKE THE LOCATION OF ALL FOOTINGS, PIERS, WALLS, COLUMNS AND PAVEMENT FOR REVIEW BY THE OWNERS REPRESENTATIVE PRIOR TO COMMENCEMENT OF HARDSCAPE CONSTRUCTION. THE CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR ANY RECONSTRUCTION OF HARDSCAPE CONSTRUCTION RESULTING FROM UNAUTHORIZED CONSTRUCTION.
- THE CONTRACTOR SHALL PROVIDE SHOP DRAWINGS AND/OR FIELD MOCKUPS FOR ALL ITEMS LISTED ON THE FINISH SCHEDULE UNLESS SPECIFICALLY NOTED OTHERWISE. MOCKUPS SHALL BE SET UP IN A SECURED LOCATION ON THE SITE FOR REFERENCE AS DIRECTED BY THE OWNERS REPRESENTATIVE. MOCKUPS WILL REMAIN ON SITE UNTIL THE COMPLETION OF HARDSCAPE CONSTRUCTION.
- ANY REFERENCE IN THE HARDSCAPE CONSTRUCTION DOCUMENTS TO BRANDED PRODUCTS, PROCEDURES OR PATENTED PROCESSES ARE ASSUMED TO CARRY AN IMPLIED STATEMENT OF "OR APPROVED EQUAL" UNLESS SPECIFICALLY NOTED OTHERWISE WITH "NO SUBSTITUTIONS PERMITTED"
- THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES REQUIRED FOR THE SAFE EXECUTION AND COMPLETION OF THE WORK.
- THE CONTRACTOR SHALL VERIFY ALL MEASUREMENTS AT THIS SITE AND BE RESPONSIBLE FOR THE ACCURACY AND CORRECTNESS OF SAME.
- THE CONTRACTOR SHALL EMPLOY AS REQUIRED BY THE CONSTRUCTION DOCUMENTS AND/OR GOVERNING AUTHORITIES, A TESTING LABORATORY APPROVED BY THE OWNERS REPRESENTATIVE TO CONDUCT ALL TESTS NECESSARY TO ENSURE COMPLIANCE WITH THE CONTRACT DOCUMENTS, APPLICABLE STANDARDS AND CODES.
- WRITTEN DIMENSIONS, COORDINATES AND/OR ELECTRONIC FILES PREVAIL OVER SCALED DIMENSIONS. DO NOT SCALE FROM THE CONTRACT DOCUMENTS.
- REFER TO ARCHITECTURAL PLANS FOR ALL BUILDING DIMENSIONS.
- REFER TO CIVIL PLANS FOR OVERALL SITE LAYOUT/DIMENSIONS.
- HARDSCAPE DIMENSIONS ARE FROM THE FACE AND/OR CENTERLINE OF THE OBJECT AT 90 DEGREE ANGLES UNLESS NOTED OTHERWISE. ALL RADII AND CURVES ARE TO HAVE SMOOTH AND CONTINUOUS TRANSITIONS WITHOUT ABRUPT CHANGES OR BENDS.
- PAVER DIMENSIONS ARE NOMINAL. VERIFY ACTUAL PAVER DIMENSIONS PRIOR TO LAYOUT OF PAVER FIELDS.
- ALL REFERENCES TO "GRAY CONCRETE" SHALL MEAN NATURAL CONCRETE WITH NO COLOR ADDITIVE.
- INFORMATION ON STRUCTURAL REINFORCEMENT, ANCHORS, FASTENERS, FOUNDATIONS OR OTHER STRUCTURAL ELEMENTS SHOWN ON THE SITE HARDSCAPE DOCUMENTS RELATED TO WALLS, SLABS, STRUCTURES AND ALL CAST IN PLACE CONCRETE IS SHOWN FOR MATERIAL RELATIONSHIPS ONLY. REFER TO CONTRACT DOCUMENTS PREPARED BY BUT NOT LIMITED TO ARCHITECTURAL, MEP, STRUCTURAL AND CIVIL ENGINEERING CONSULTANTS FOR ACTUAL CONSTRUCTION DOCUMENTATION.
- CROSS SLOPE ON HARDSCAPE PAVEMENT SHALL NOT EXCEED 2%. RUNNING SLOPE SHALL NOT EXCEED 5% UNLESS NOTED OTHERWISE. SEE LANDSCAPE GRADING FOR ADDITIONAL REQUIREMENTS.
- SITE FURNISHINGS SHALL BE INSTALLED AS DETAILED IN THE CONSTRUCTION DOCUMENTS UNLESS NOTED OTHERWISE. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ANCHORING DETAILS WITH THE ITEM'S MANUFACTURER PRIOR TO PURCHASE/INSTALLATION.
- HARDSCAPE ON-STRUCTURE: SITE HARDSCAPE ELEMENTS FOR ALL PODIUM, ROOF LEVEL AND BUILDING RELATED SURFACES ARE SHOWN FOR MATERIAL RELATIONSHIP ONLY. REFER TO CONTRACT DOCUMENTS PREPARED BY BUT NOT LIMITED TO ARCHITECTURAL, MEP AND STRUCTURAL ENGINEERING CONSULTANTS FOR ACTUAL CONSTRUCTION DOCUMENTATION FOR ALL

HARDSCAPE NOTES:(cont.)

- ANCHORS, REINFORCING, WATERPROOFING, DRAINAGE FIXTURES, MATERIAL ATTACHMENTS, SETTING METHODS AND SLAB PENETRATIONS FOR PAVING, IRRIGATION, DRAINAGE AND ELECTRICAL FIXTURES.
- WATER FEATURES: SITE HARDSCAPE ELEMENTS SHOWN FOR FOUNTAINS, POOLS, SPA WATERFALLS AND OTHER WATER FEATURES ARE SHOWN FOR MATERIAL RELATIONSHIP ONLY. REFER TO CONTRACT DOCUMENTS PREPARED BY BUT NOT LIMITED TO ARCHITECTURAL, MEP, STRUCTURAL AND FOUNTAIN/POOL ENGINEERS FOR ACTUAL CONSTRUCTION DOCUMENTATION.
 - LIGHT FIXTURES: LIGHT FIXTURES ARE SHOWN FOR MATERIAL RELATIONSHIP AND ORIENTATION WITH HARDSCAPE/LANDSCAPE ELEMENTS ONLY. REFER TO CONTRACT DOCUMENTS PREPARED BY BUT NOT LIMITED TO ELECTRICAL ENGINEER FOR ACTUAL CONSTRUCTION DOCUMENTATION.

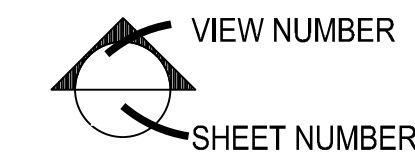
LANDSCAPE GRADING NOTES:

- LANDSCAPE GRADES ARE COMPLEMENTARY. REFER TO THE CIVIL ENGINEERING CONTRACT DOCUMENTS FOR ROUGH GRADING OF THE SITE, FINISH GRADES FOR ALL VEHICULAR PAVEMENT, BUILDINGS, DRAINAGE AND UTILITY STRUCTURES.
- PRIOR TO INITIATING LANDSCAPE GRADING THE CONTRACTOR SHALL INSPECT THE SITE TO CONFIRM THAT ROUGH GRADING AND DRAINAGE STRUCTURES HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CIVIL ENGINEERING CONTRACT DOCUMENTS. THE CONTRACTOR SHALL SUBMIT IN WRITING TO THE OWNERS REPRESENTATIVE ANY DISCREPANCIES BETWEEN THE CONTRACT DOCUMENTS AND FIELD CONDITIONS. THE OWNERS REPRESENTATIVE WILL PROVIDE DIRECTION REGARDING ANY CORRECTION OR INTERPRETATION NECESSARY TO RESOLVE ANY DISCREPANCIES.
- NUMEROUS UNDERGROUND UTILITIES, CONDUITS, SLEEVES AND UTILITY STRUCTURES ABOVE AND BELOW GRADE HAVE BEEN PREVIOUSLY INSTALLED. THE CONTRACTOR SHALL CONDUCT FINE GRADING TO AVOID DAMAGE TO THESE ELEMENTS.
- ALL PEDESTRIAN PAVEMENT AND LANDSCAPE AREAS SHALL BE GRADED TO POSITIVELY DRAIN AWAY FROM VERTICAL ELEMENTS INCLUDING BUT NOT LIMITED TO BUILDINGS, WALLS AND COLUMNS TOWARD AND INTO DRAINAGE STRUCTURES. LANDSCAPE AREAS SHALL BE SMOOTH AND EVEN IN TRANSITION AND VOID OF WATER HOLDING DEPRESSIONS.
- PROPOSED SPOT ELEVATIONS REPRESENT FINISHED PAVEMENT OR GROUND SURFACE GRADES UNLESS OTHERWISE NOTED. MAKE ALLOWANCES FOR PAVEMENT THICKNESS AND THE DEPTH OF PREPARED PLANTING SOIL WHERE APPLICABLE.
- THE CONTRACTOR SHALL NOT SUBSTANTIALLY VARY FINE GRADING FROM THE GRADING PLAN WITHOUT APPROVAL FROM THE OWNERS REPRESENTATIVE. THE OWNERS REPRESENTATIVE MAY ADJUST FINE GRADING SHOWN ON THE PLANS TO ACCOMMODATE UNFORESEEN FIELD CONDITIONS OR TO ACCOMPLISH DESIGN INTENT.
- PROTECT SITE FEATURES TO REMAIN, INCLUDING BUT NOT LIMITED TO BENCH MARKS, SURVEY CONTROL POINTS, EXISTING STRUCTURES AND PAVING FROM DAMAGE BY GRADING EQUIPMENT.
- MATCH PROPOSED PAVEMENT GRADES WITH EXISTING CONDITIONS TO REMAIN TO PROVIDE FLUSH INTERFACES WITH ABUTTING SURFACES.
- GRADES FOR SOD AREAS SHALL BE HELD ONE INCH (1") BELOW ADJACENT PAVEMENT GRADES TO ALLOW FOR INSTALLATION OF SOD.
- GRADES FOR PLANTING AREAS SHALL BE HELD TWO INCHES (2") BELOW ADJACENT PAVEMENT TO ALLOW FOR THE INSTALLATION OF PREPARED PLANTING SOIL, MULCH AND PLANT MATERIAL.
- FILL REQUIRED TO BRING THE SITE TO THE REQUIRED LINES AND FINISHED GRADES CONTAINED IN THE CONTRACT DOCUMENTS SHALL BE AS RECOMMENDED BY THE GEOTECHNICAL ENGINEER.
- FILL SHALL BE COMPACTED AS FOLLOWS:
 - UNDER PEDESTRIAN PAVEMENT: AS RECOMMENDED BY CIVIL/GEOTECHNICAL ENGINEER.
 - LANDSCAPE AREAS: COMPACT TOP TWELVE INCHES (12") BELOW SUBGRADE AND EACH LAYER OF BACKFILL OR FILL MATERIAL TO 80% MAXIMUM DRY DENSITY ACCORDING TO ASTM D698.
- CONTOURS FOR LANDSCAPE BERMS, MOUNDS AND SWALES SHALL BE SMOOTH CONTINUOUS ARCS VOID OF SURFACE IRREGULARITIES AND SHALL BLEND INTO SURROUNDING TERRAIN IN A NATURAL MANOR.
- ALL LANDSCAPE AREAS SHALL BE DRAGGED WITH A DRAG MAT TO BLEND IN SMALL IMPERFECTIONS AND ROUND OFF AND SHARP EDGES.
- FINE GRADE TOLERANCES FOR LANDSCAPE AREAS...PLUS OR MINUS (+/-) 0.04 FOOT (").
- FINE GRADE TOLERANCES FOR HARDSCAPE AREAS...PLUS OR MINUS (+/-) 0.02 FOOT(").
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR STABILIZING GRADES AND TO REPAIR AND CLEAN UP AREAS WHERE SETTLEMENT, WASHOUTS, EROSION OR OTHER GRADE CHANGES OCCUR UNTIL FINAL ACCEPTANCE.

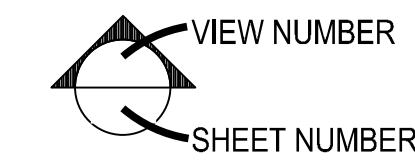
STANDARD ABBREVIATIONS:

ARCH	ARCHITECTURE	EW	EACH WAY	REQ'D	REQUIRED
ADA	AMERICANS WITH DISABILITIES ACT	FG	FINISHED GRADE	REV	REVISION
		FL	FLOW LINE	S	SOUTH
BC	BOTTOM OF CURB	FOC	FACE OF CURB	SF	SQUARE FOOT
BLDG	BUILDING	FT	FOOT (FEET)	SHT	SHEET
BOC	BACK OF CURB	FTG	FOOTING	SIM	SIMILAR
BR	BOTTOM OF RAMP	FFE	FINISHED FLOOR ELEVATION	SPECS	SPECIFICATIONS
BS	BOTTOM OF STEP	GALV	GALVINIZED	SS	STAINLESS STEEL
BW	BOTTOM OF WALL	GA	GAUGE	STD	STANDARD
B&B	BALLED AND BURLAPPED	GEN	GENERAL	SY	SQUARE YARD
BFP	BACKFLOW PREVENTER	H2O	WATER	SYM	SYMMETRICAL
CAL	CALIPER	HP	HIGH POINT	TOC	TOP OF COLUMN
CB	CATCH BASIN	HT	HEIGHT	TOPO	TOPOGRAPHY
CF	CUBIC FEET	HWL	HIGH WATER LINE	TR	TOP OF RAMP
CLR	CLEARANCE	ID	INSIDE DIAMETER	TYP	TYPICAL
CM	CENTIMETER	IN	INCH	TW	TOP OF WALL
CY	CUBIC YARD	INV	INVERT ELEVATION	TS	TOP OF STEP
CIP	CAST-IN-PLACE	LF	LINEAR FEET (FOOT)	TC	TOP OF CURB
CJ	CONSTRUCTION JOINT	LP	LOW POINT	VAR	VARIES
CL	CENTER LINE	MISC	MISCELLANEOUS	VOL	VOLUME
CMU	CONCRETE MASONRY UNIT	MAX	MAXIMUM	W	WEST
COORD	COORDINATE	MHW	MEAN HIGH WATER	WL	WATER LEVEL
CONT	CONTINUOUS	MIN	MINIMUM	YD	YARD DRAIN
DEG	DEGREE	NWL	NATURAL WATER LINE		
DIM	DIMENSION	NIC	NOT IN CONTRACT		
DTL	DETAIL	NTS	NOT TO SCALE		
DWG	DRAWING	N	NORTH		
DEMO	DEMOLITION	OD	OUTSIDE DIAMETER		
DIA	DIAMETER	OC	ON CENTER		
DI	DRAIN INLET	PLT	PLANTING AREA		
E	EAST	PL	PROPERTY LINE		
EL	ELEVATION	PT	PAINT		
ENG	ENGINEER	QTY	QUANTITY		
EXIST	EXISTING	R	RADIUS		
EJ	EXPANSION JOINT	RIM	RIM ELEVATION		
EQ	EQUAL	ROW	RIGHT-OF-WAY		
ESMT	EASEMENT	REINF	REINFORCE (D)		

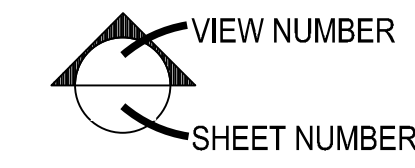
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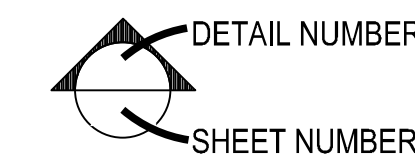
SECTION



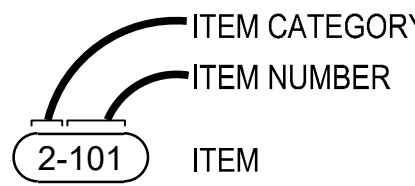
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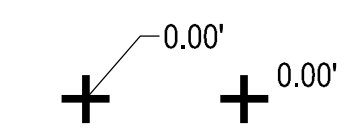
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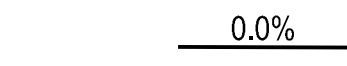
ENLARGEMENT PLAN



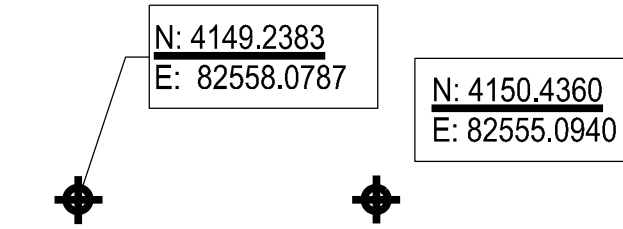
MATERIAL REFERENCE



PROPOSED ELEVATION



SLOPE PERCENTAGE & DIRECTION



COORDINATE



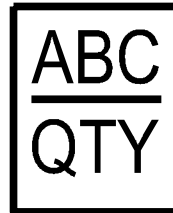
PROPERTY LINE



LIMIT OF WORK

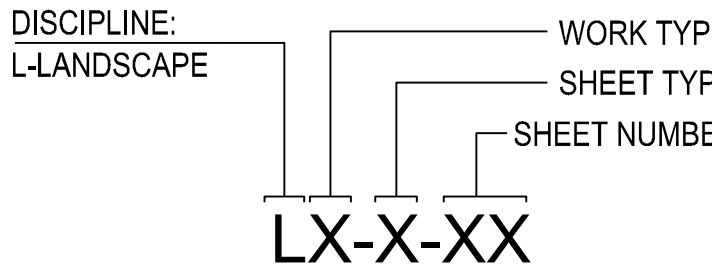


MATCHLINE

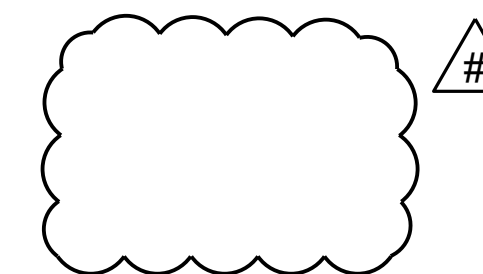


PLANT CODE

PLANT QUANTITY



SHEET NUMBERING SYSTEM:



REVISION CLOUD

Project Name

B

THE BREAKERS

PALM BEACH

-PADEL COURTS-

Client

THE BREAKERS

PALM BEACH

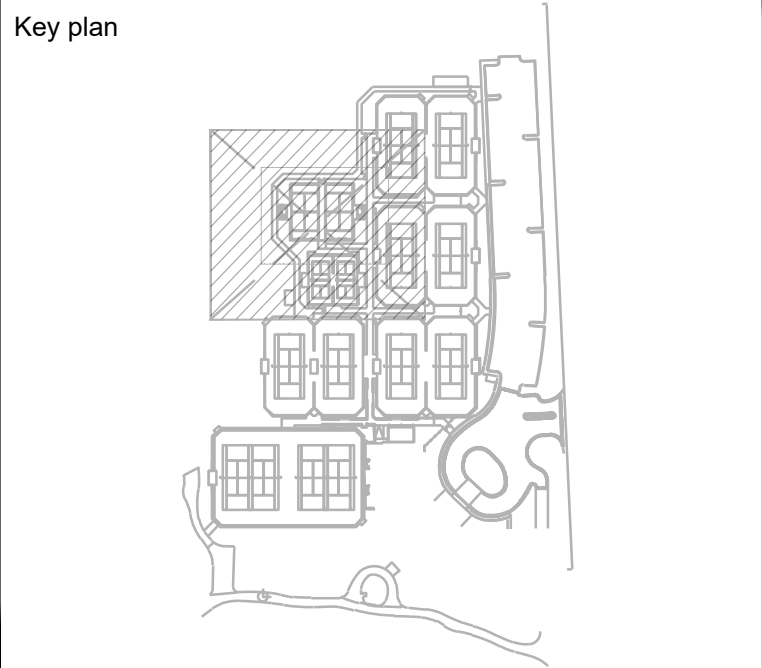
2 S County Rd
Palm Beach, FL 33480

edsa

PLANNING
LANDSCAPE ARCHITECTURE
URBAN DESIGN

1512 E. BROWARD BOULEVARD, SUITE 110
FORT LAUDERDALE, FLORIDA 33301 USA
TEL: 954.524.3330

Rev	Date	Issued for
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File Name	
Hearing Date	
Submittal Date	JULY 1, 2024
Designed By	CF
Drawn By	EC, CF
Approved / Checked By	CM
Project Number	121067

Seal

Project Number

Project Phase

PERMIT SET

Sheet Title

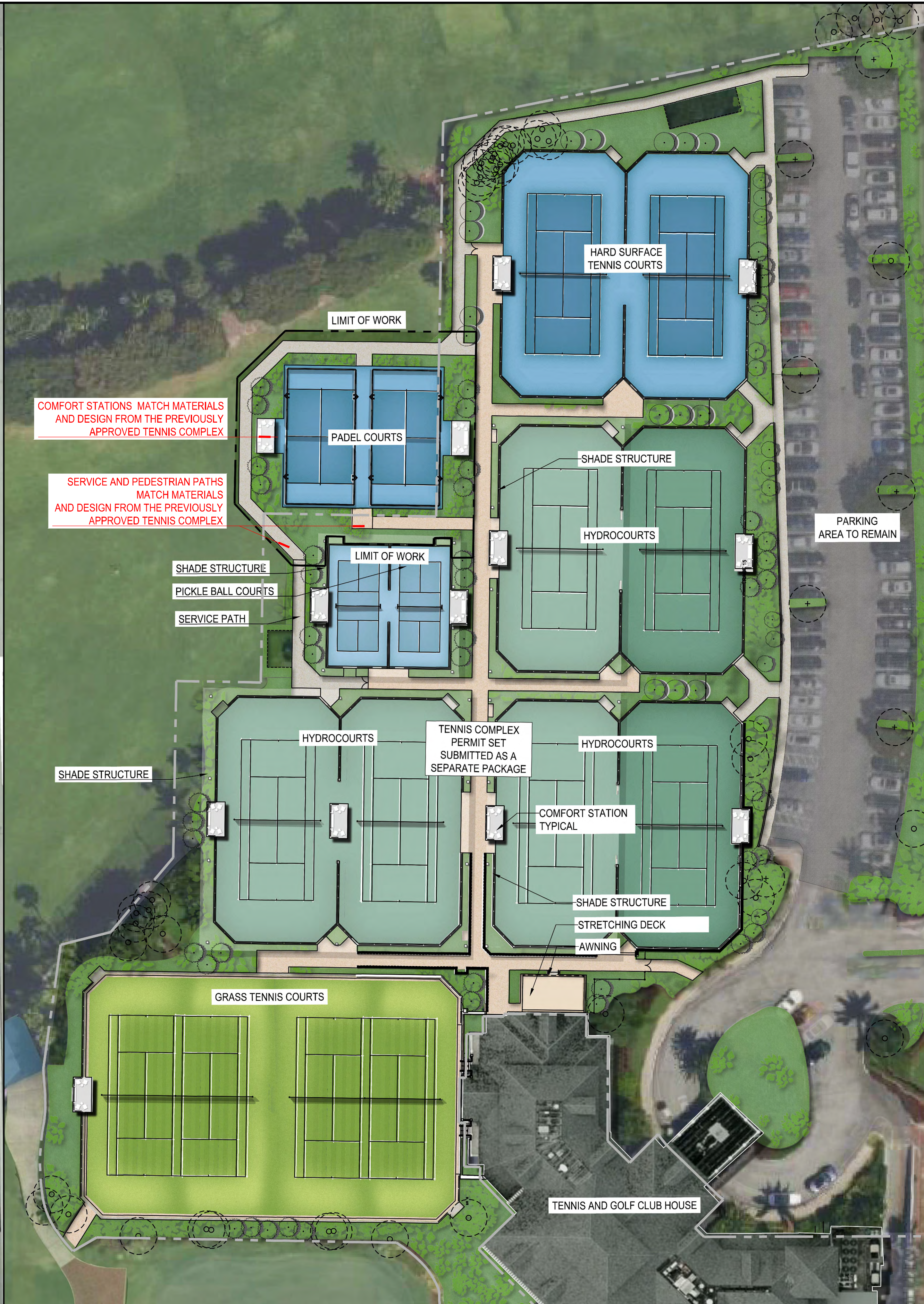
GENERAL NOTES

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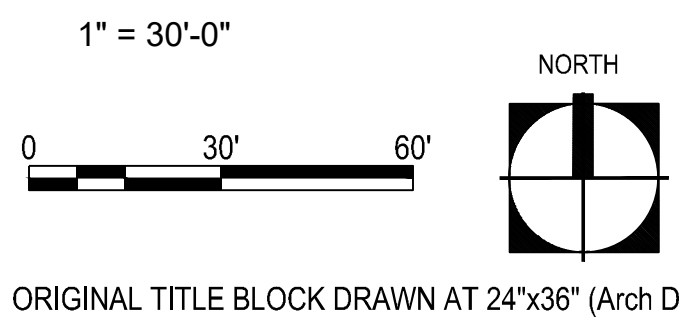
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1 PREVIOUSLY APPROVED TENNIS CENTER
SCALE - 1"=30'-0"



2 PADEL COURT ADDITION
SCALE - 1"=30'-0"



Project Name

THE BREAKERS
PALM BEACH

-PADEL COURTS-

Client

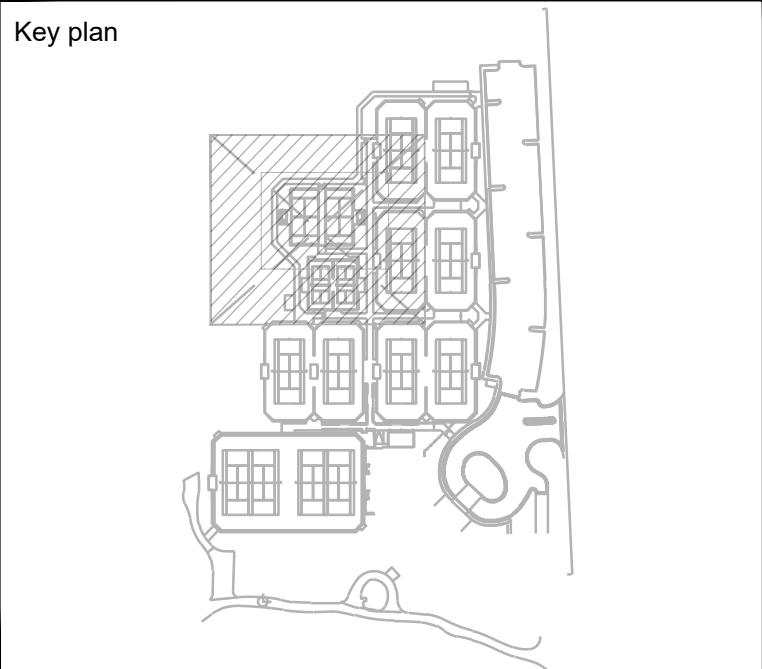
THE BREAKERS
PALM BEACH
2 S County Rd
Palm Beach, FL 33480

edsa

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TEL: 954.524.3330

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2		
3		



File Name	
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Submittal Date	JULY 1, 2024
Designed By	CF
Drawn By	EC, CF
Approved / Checked By	CM
Project Number	121067

Seal

Project Number

Project Phase

PERMIT SET

Sheet Title

**PADEL COURTS
ADJUSTMENTS**

Revision Number	Sheet Number
0	L0-0-03

Drawing name: G:\Teams\ECOPS\121067 - The Breakers\EDS\06-SHEETS\0067 - Padel Courts\00-04 ILLUSTRATIVE PLAN.dwg Jun 26, 2024 5:14pm by ecdala



Project Name

B

THE BREAKERS

PALM BEACH

-PADEL COURTS-

Client

THE BREAKERS

PALM BEACH

2 S County Rd

Palm Beach, FL 33480

edsa

PLANNING
LANDSCAPE ARCHITECTURE
URBAN DESIGN

1512 E. BROWARD BOULEVARD, SUITE 110
FORT LAUDERDALE, FLORIDA 33301 USA
TEL: 954.524.3330

Rev	Date	Issued for
1		
2		
3		

Key plan

File Name	
Hearing Date	
Submittal Date	JULY 1, 2024
Designed By	CF
Drawn By	EC, CF
Approved / Checked By	CM
Project Number	121067

Seal

Project Number

Project Phase

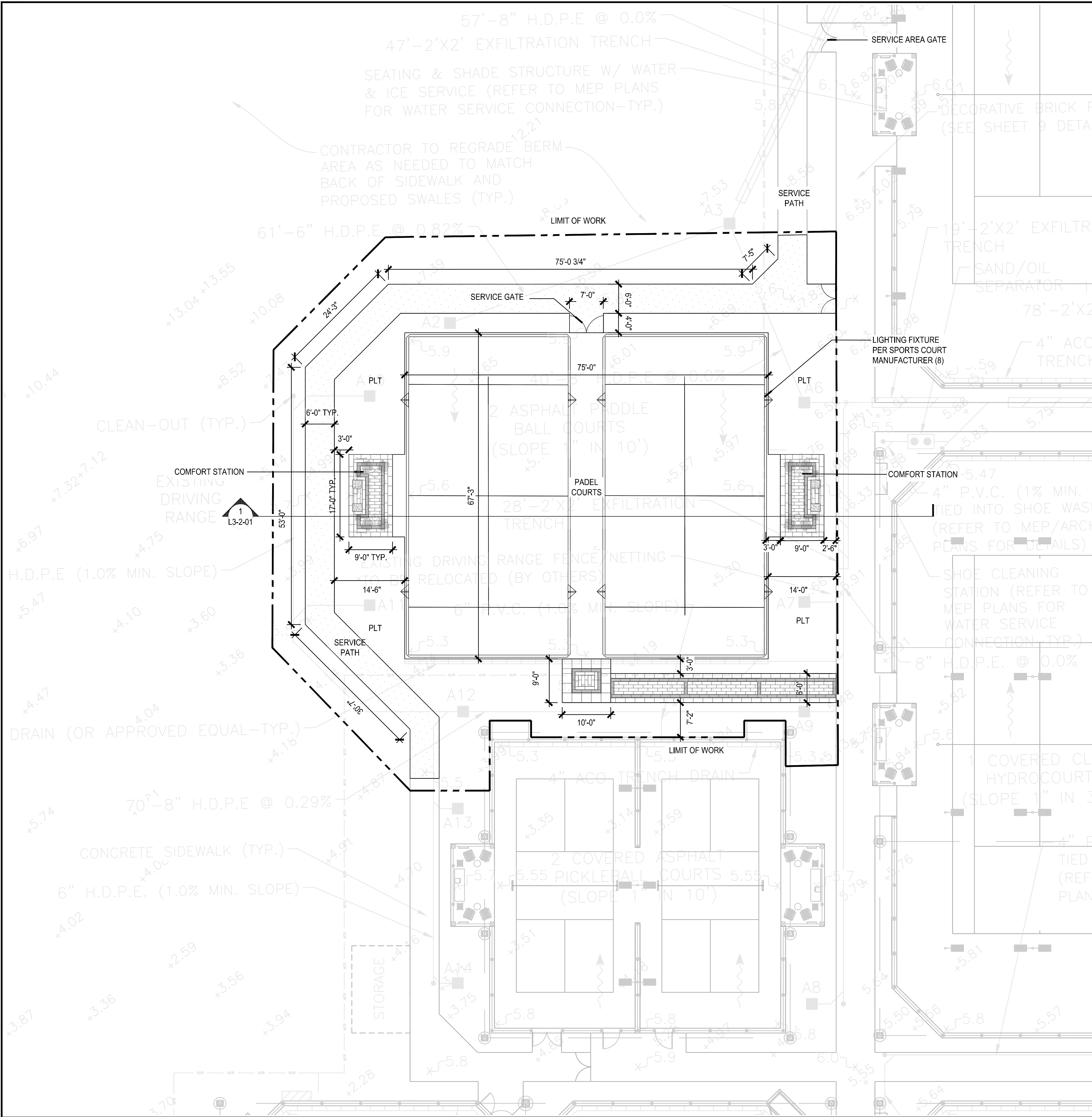
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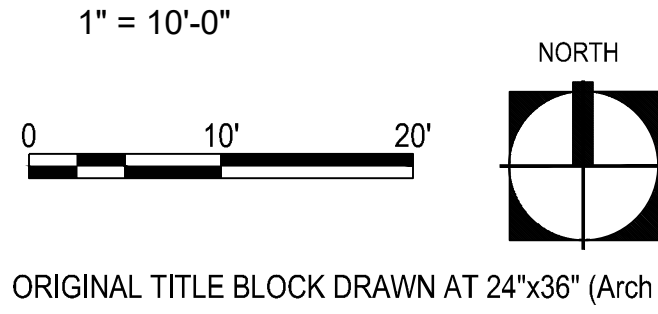
ILLUSTRATIVE PLAN

Revision Number	Sheet Number
0	L0-0-04

Drawing name: G:\Teams\ECPS\121067 - The Breakers\EDS\06-SHEETS\0067 - Padel Courts\00-05 SITE PLAN.dwg L0-0-04 SITE PLAN Jun 27, 2024 1:48pm by: ecabala



ZONING LEGEND			
PROPERTY ADDRESS:		2 S COUNTY RD, PALM BEACH, FL 33480	
	REQUIRED	EXISTING	PROPOSED
LOT SIZE (SQ FT)	20,000 SQ FT	N/C	11,850
LOT DEPTH	150 FT	N/C	N/C
LOT WIDTH	100 FT	N/C	N/C
LOT COVERAGE (SQ FT & %)	35%	0.4%	0.71%
ENCLOSED SQ FOOTAGE (1ST & 2ND FL., BASEMENT, ACCS. STRUCTURE, ETC.)	N/A	N/C	N/C
CUBIC CONTENT RATIO (CCR) (R-B ONLY)	N/A	N/A	N/A
FRONT YARD SETBACK (FT.)	30 FT	N/C	N/C
SIDE YARD SETBACK (1ST STORY) (FT.)	15 FT	N/C	N/C
SIDE YARD SETBACK (2ND STORY) (FT.)	15 FT	N/C	N/C
REAR YARD SETBACK (FT.)	15 FT	N/C	N/C
ANGLE OF VISION (DEG.)	N/A	N/A	N/A
BUILDING HEIGHT (FT.)	25 FT/2 STORIES	NONE	25 FT (LARGE SHADE STRUCTURE)
OVERALL BUILDING HEIGHT (FT.)	25 FT/2 STORIES	NONE	25 FT (LARGE SHADE STRUCTURE)
CROWN OF ROAD (COR) (NAVD)	N/A	N/C	N/C
MAX. AMOUNT OF FILL ADDED TO SITE (FT.)	N/A	N/A	N/A
FINISHED FLOOR ELEVATION (FFE) (NAVD)	N/C	N/C	N/C
ZERO DATUM FOR POINT OF MEAS. (NAVD)	N/C	N/C	N/C
FEMA FLOOD ZONE DESIGNATION	N/C	N/C	N/C
BASE FLOOD ELEVATION (BFE) (NAVD)	N/C	N/C	N/C
LANDSCAPE OPEN SPACE (LOS) (SQ FT & %)	N/A		
PERIMETER LOS (SQ FT & %)	N/A	N/A	N/A
FRONT YARD LOS (SQ FT & %)	N/A	N/C	N/C
LANDSCAPE LEGEND			
PROPERTY ADDRESS:		2 S COUNTY RD, PALM BEACH, FL 33480	
	REQUIRED	EXISTING TO REMAIN	PROPOSED
LIMIT OF WORK SIZE (SQ FT)			11,850
LANDSCAPE OPEN SPACE (LOS) (SQ FT AND %)			4,006 (34%)
PLANTING			3,396
	GRASS AREA		610
HARDSCAPE (LOS) (SQ FT AND %)			7,653 (65%)
NATIVE* TREES %			
NATIVE* PALMS %			100 (100%)
NATIVE* SHRUBS %	(35%)		1,148.5 (66%)
NATIVE* GROUNDCOVER/VINES %	(35%)		1,195 (71%)



Project Name

THE BREAKERS
PALM BEACH

-PADEL COURTS-

Client

THE BREAKERS
PALM BEACH

2 S County Rd
Palm Beach, FL 33480

ed

PLANNING
LANDSCAPE ARCHITECTURE
URBAN DESIGN

1512 E. BROWARD BOULEVARD, SUITE 110
FORT LAUDERDALE, FLORIDA 33301 USA
TEL: 954.524.3330

Rev	Date	Issued for
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

Key plan

File Name

Hearing Date

Submittal Date

JULY 1, 2024

Designed By

CF

Drawn By

EC, CF

Approved / Checked By

CM

Project Number

121067

Seal

Project Number

Project Phase

PERMIT SET

Sheet Title

SITE PLAN

Revision Number

0

Sheet Number

L0-0-05



NORTH VIEW OF GOLF COURSE



EAST VIEW OF GOLF COURSE TOWARDS TENNIS COURT



SOUTH VIEW OF GOLF COURSE

Project Name

B

THE BREAKERS

PALM BEACH

-PADEL COURTS-

Client

THE BREAKERS

PALM BEACH

2 S County Rd

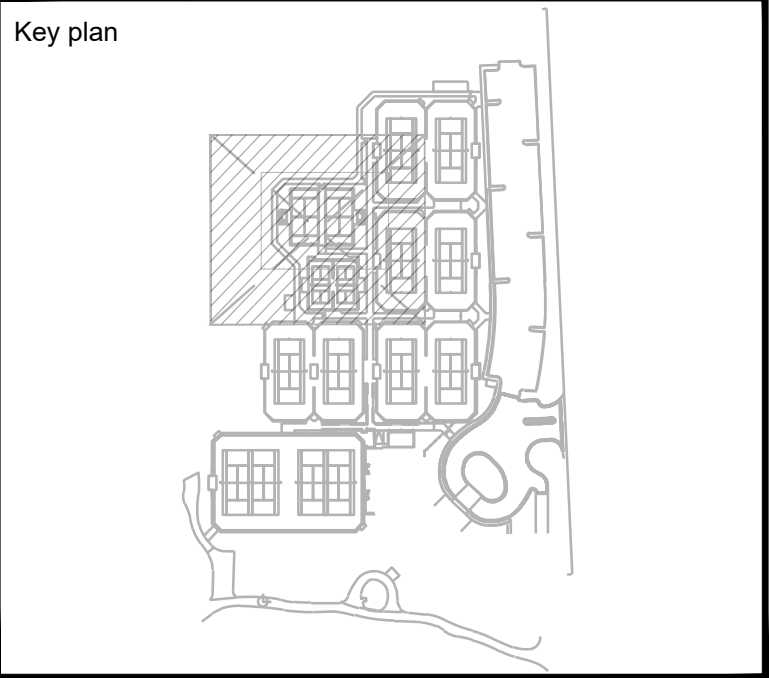
Palm Beach, FL 33480

edsa

PLANNING
LANDSCAPE ARCHITECTURE
URBAN DESIGN

1512 E. BROWARD BOULEVARD, SUITE 110
FORT LAUDERDALE, FLORIDA 33301 USA
TEL: 954.524.3330

Rev	Date	Issued for
△		
△		
△		



File Name	
Hearing Date	
Submittal Date	JULY 1, 2024
Designed By	CF
Drawn By	EC, CF
Approved / Checked By	CM
Project Number	121067



Project Number

Project Phase

PERMIT SET

Sheet Title

EXISTING SITE IMAGES

Revision Number

Sheet Number

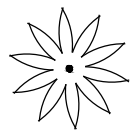
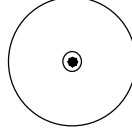
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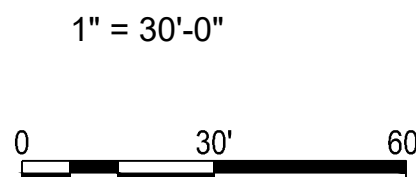
L0-0-06

Drawing name: G:\Teams\ECOPS\121067 - The Breakers\EDS\06-SHEETS\067 - Padel Courts\LO-0-07 EXISTING CONDITIONS PLAN.dwg Jun 26, 2024 5:14pm by: ecatala



EXISTING CONDITIONS	
	EXISTING
LIMIT OF WORK SIZE (SQ FT)	11,850 SQ FT
LANDSCAPE OPEN SPACE (LOS) (SQ FT AND %)	11,850 SQ FT (100%)
LAWN / TURF	11,850 SQ FT

-  EXISTING PALM
-  EXISTING TREE



ORIGINAL TITLE BLOCK DRAWN AT 24"x36" (Arch D)

Project Name



-PADEL COURTS-

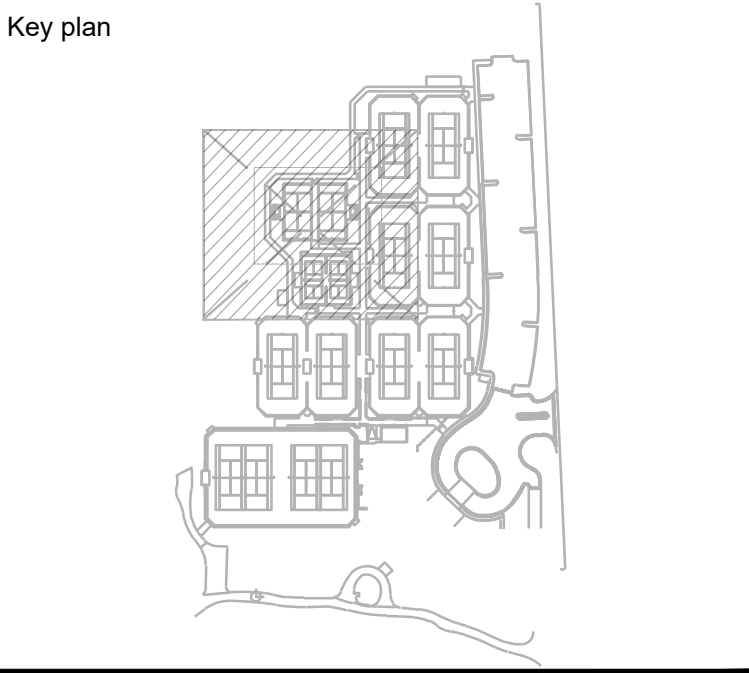
Client
**THE BREAKERS
PALM BEACH**
2 S County Rd
Palm Beach, FL 33480



PLANNING
LANDSCAPE ARCHITECTURE
URBAN DESIGN

1512 E. BROWARD BOULEVARD, SUITE 110
FORT LAUDERDALE, FLORIDA 33301 USA
TEL: 954.524.3330

Rev	Date	Issued for
△		
△		
△		




File Name	
Hearing Date	
Submittal Date	JULY 1, 2024
Designed By	CF
Drawn By	EC, CF
Approved / Checked By	CM
Project Number	121067

Seal

Project Number

Project Phase
PERMIT SET

Sheet Title
**EXISTING CONDITIONS
PLAN**

Revision Number	Sheet Number
 0	L0-0-07

DRIVING RANGE

CART PATH

PUTTING GREEN

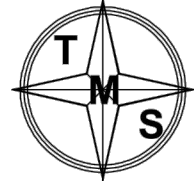
CLUB HOUSE
FINISH FLOOR ELEVATION
8.55 NAVD

SURVEYOR'S NOTES

1. THE SURVEY DEPICTED HEREIN IS CLASSIFIED AS A TOPOGRAPHIC SURVEY.
2. THE CONTROL SURVEY FOR THE SURVEY DEPICTED HEREON MEETS OR EXCEEDS A LINEAR CLOSURE OF 1 FOOT IN 10,000 FEET. THE EXPECTED USE OF SAID SURVEY IS FOR HIGH RISK COMMERCIAL.
3. UNDERGROUND APPARENT USE WAS NOT LOCATED BY THIS SURVEY.
4. TIMOTHY M. SMITH LAND SURVEYING, INC., LICENSED BUSINESS NUMBER LB-6865.
5. NO SEARCH OF THE PUBLIC RECORDS WAS MADE BY TIMOTHY M. SMITH LAND SURVEYING, INC., THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF TITLE INFORMATION.
6. SURVEY MAP AND COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL OF PROFESSIONAL SURVEYOR AND MAPPER TIMOTHY M. SMITH, FLORIDA CERTIFICATE NO. LS 004676.
7. ADDITIONS OR DELETIONS TO SURVEY MAP BY ANY OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY.
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12. ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 AND ARE BASED ON PALM BEACH COUNTY ENGINEERING DEPARTMENT BENCHMARK "BREAKERS" WITH A PUBLISHED ELEVATION OF 15.84.

TIMOTHY M. SMITH, P.S.M.
FLORIDA REGISTRATION NO. 4676
DATE OF SURVEY: 03/03/2022

TIMOTHY M. SMITH
LAND SURVEYING, INC.
4546 CAMBRIDGE STREET
WEST PALM BEACH, FL 33415
(561) 602-8160
LB #6865

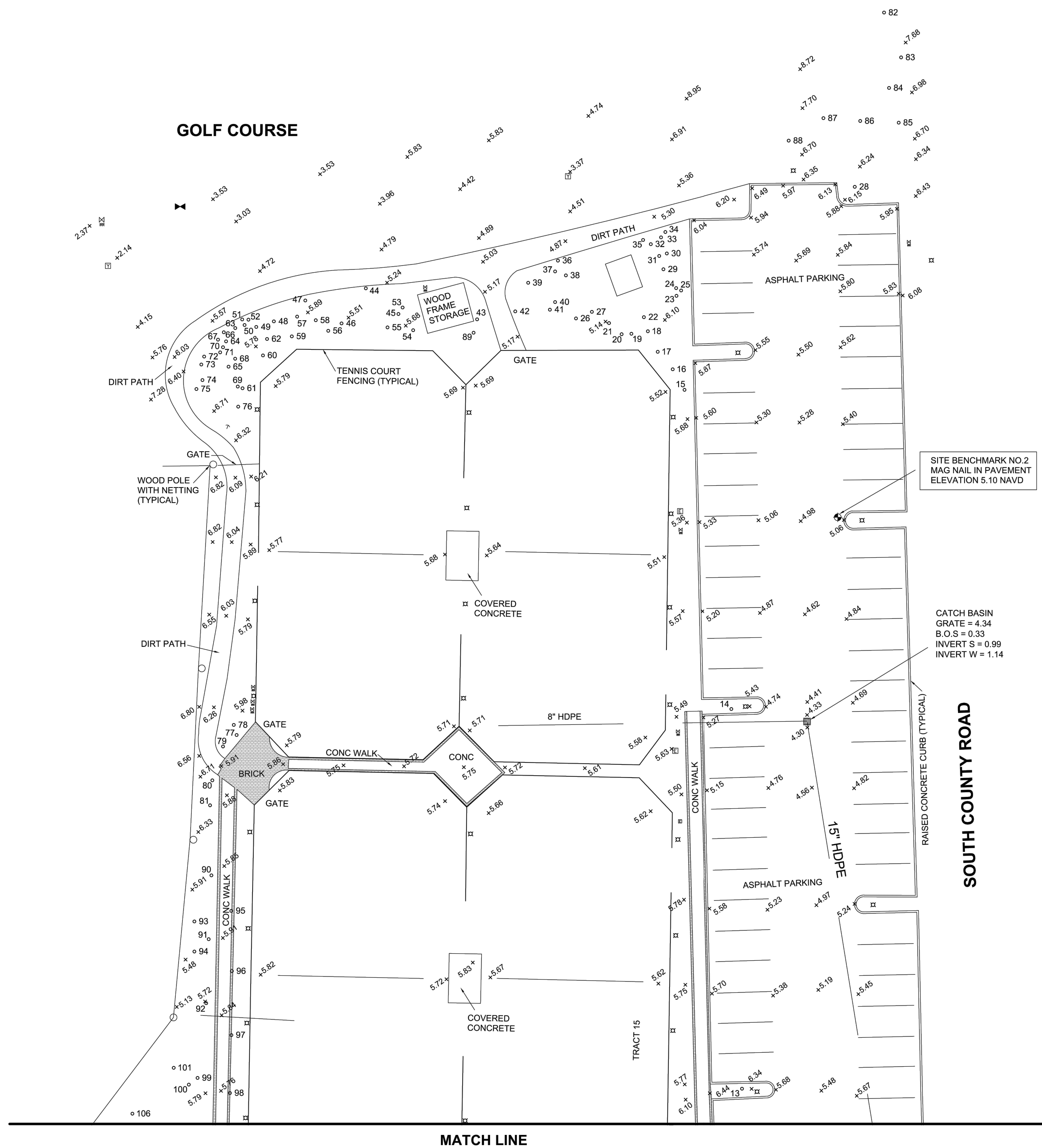
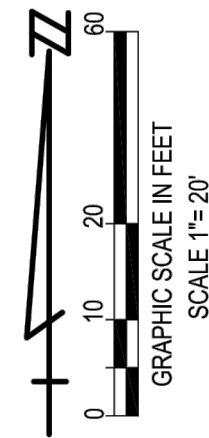


SPECIFIC PURPOSE SURVEY
THE BREAKERS
TENNIS CENTER

SHEET 1 OF 2
SCALE: 1"=20'
DATE: JANUARY 2022
DIRECTORY: BRAKTENN
FIELD BOOK: ELEC.
DWG NO.: BRAKTENN

TREE NUMBER	TREE TYPE	DIAMETER (INCHES)
1	COCONUT PALM	8
2	COCONUT PALM	8
3	COCONUT PALM	9
4	COCONUT PALM	8
5	COCONUT PALM	9
6	COCONUT PALM	8
7	COCONUT PALM	8
8	COCONUT PALM	8
9	COCONUT PALM	8
10	EXOTIC SHADE	14
11	DATE PALM	18
12	COCONUT PALM	8
13	OK	8
14	EXOTIC SHADE	18
15	COCONUT PALM	8
16	COCONUT PALM	9
17	COCONUT PALM	9
18	COCONUT PALM	8
19	COCONUT PALM	8
20	PALM	8
21	COCONUT PALM	8
22	ROYAL PALM	24
23	CABBAGE PALM	14
24	CABBAGE PALM	14
25	CABBAGE PALM	18
26	DATE PALM	24
27	BANYAN	100
28	EXOTIC SHADE	16
29	PALM	6
30	PALM	6
31	PALM	6
32	PALM	6
33	PALM	6
34	PALM	6
35	PALM	6
36	CABBAGE PALM	12
37	PALM	6
38	PALM	6
39	PALM	6
40	PALM	6
41	PALM	6
42	COCONUT PALM	10
43	COCONUT PALM	10
44	CABBAGE PALM	12
45	CABBAGE PALM	12
46	CABBAGE PALM	12
47	CABBAGE PALM	12
48	CABBAGE PALM	12
49	FANTAIL PALM	10
50	FANTAIL PALM	12
51	FANTAIL PALM	12
52	FANTAIL PALM	10
53	COCONUT PALM	10
54	COCONUT PALM	10
55	COCONUT PALM	10
56	COCONUT PALM	9
57	COCONUT PALM	10
58	COCONUT PALM	8
59	COCONUT PALM	10
60	COCONUT PALM	10
61	COCONUT PALM	10
62	COCONUT PALM	8
63	FANTAIL PALM	10
64	FANTAIL PALM	10
65	FANTAIL PALM	10
66	FANTAIL PALM	10
67	FANTAIL PALM	10
68	COCONUT PALM	8
69	COCONUT PALM	8
70	FANTAIL PALM	12
71	FANTAIL PALM	12
72	FANTAIL PALM	10
73	FANTAIL PALM	10
74	FANTAIL PALM	10
75	FANTAIL PALM	10
76	3 TRUNK SEAGRAPE	8
77	PALM	6
78	PALM	7
79	PALM	6
80	PALM	6
81	PALM	6
82	COCONUT PALM	14
83	COCONUT PALM	14
84	COCONUT PALM	12
85	COCONUT PALM	12
86	COCONUT PALM	12
87	COCONUT PALM	12
88	CABBAGE PALM	10
89	COCONUT PALM	10
90	PALM	6
91	PALM	6
92	PALM	6
93	PALM	6
94	PALM	8
95	PALM	6
96	PALM	6
97	PALM	6
98	PALM	6
99	BANYAN	60
100	CABBAGE PALM	12
101	CABBAGE PALM	12
102	CABBAGE PALM	12
103	CABBAGE PALM	10
104	CABBAGE PALM	10
105	CABBAGE PALM	10

106	CABBAGE PALM	10
107	PALM	6
108	PALM	6
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110	PALM	6
111	PALM	6
112	PALM	6
113	PALM	6
114	PALM	6
115	PALM	6
116	PALM	6
117	CABBAGE PALM	12
118	CABBAGE PALM	10
119	CABBAGE PALM	10
120	CABBAGE PALM	12
121	CABBAGE PALM	12
122	CABBAGE PALM	12
123	CABBAGE PALM	14
124	CABBAGE PALM	14
125	EXOTIC SHADE	12
126	EXOTIC SHADE	12
127	FANTAIL PALM	6
128	FANTAIL PALM	6
129	FANTAIL PALM	6
130	FANTAIL PALM	6
131	FANTAIL PALM	12
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133	FANTAIL PALM	6
134	FANTAIL PALM	12
135	FANTAIL PALM	12
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137	FANTAIL PALM	6
138	FANTAIL PALM	6
139	FANTAIL PALM	6
140	EXOTIC SHADE	12
141	FANTAIL PALM	6
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150	FANTAIL PALM	6
151	PALM	6
152	PALM	6
153	PALM	6
154	PALM	6
155	EXOTIC SHADE	12
156	FANTAIL PALM	6
157	FANTAIL PALM	6
158	FANTAIL PALM	6
159	PALM	6
160	FANTAIL PALM	12
161	FANTAIL PALM	12
162	FANTAIL PALM	10
163	PALM	6
164	FANTAIL PALM	12
165	FANTAIL PALM	12
166	FANTAIL PALM	10
167	FANTAIL PALM	12
168	FANTAIL PALM	12
169	FANTAIL PALM	12
170	ROYAL PALM	18
171	COCONUT PALM	10
172	PALM	6
173	PALM	6
174	PALM	6
175	PALM	6
176	PALM	10
177	PALM	10
178	PALM	10
179	ROYAL PALM	18
180	ROYAL PALM	18
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182	ROYAL PALM	16
183	ROYAL PALM	16
184	PALM	12
185	PALM	12
186	PALM	6
187	PALM	10
188	ROYAL PALM	16
189	ROYAL PALM	16
190	ROYAL PALM	16
191	PALM	8
192	PALM	12
193	DATE PALM	18
194	ROYAL PALM	16
195	ROYAL PALM	18
196	CABBAGE PALM	10
197	CABBAGE PALM	10
198	CABBAGE PALM	10
199	CABBAGE PALM	10
200	CABBAGE PALM	10
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202	FANTAIL PALM	8
203	FANTAIL PALM	8
204	FANTAIL PALM	8
205	PALM	10
206	CABBAGE PALM	8
207	PALM	6
208	PALM	12
209	PALM	6
210	PALM	6
211	DATE PALM	18
212	PALM	8
213	PALM	8
214	CABBAGE PALM	10
215	EXOTIC SHADE	10



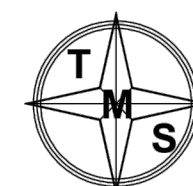
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TREE NUMBER	TREE TYPE	DIAMETER (INCHES)
1	COCONUT PALM	8
2	COCONUT PALM	8
3	COCONUT PALM	9
4	COCONUT PALM	8
5	COCONUT PALM	9
6	COCONUT PALM	8
7	COCONUT PALM	8
8	COCONUT PALM	8
9	COCONUT PALM	8
10	EXOTIC SHADE	14
11	DATE PALM	18
12	COCONUT PALM	8
13	OK	8
14	EXOTIC SHADE	18
15	COCONUT PALM	8
16	COCONUT PALM	9
17	COCONUT PALM	9
18	COCONUT PALM	8
19	COCONUT PALM	8
20	PALM	8
21	COCONUT PALM	8
22	ROYAL PALM	24
23	CABBAGE PALM	14
24	CABBAGE PALM	14
25	CABBAGE PALM	18
26	DATE PALM	24
27	BANYAN	100
28	EXOTIC SHADE	16
29	PALM	6
30	PALM	6
31	PALM	6
32	PALM	6
33	PALM	6
34	PALM	6
35	PALM	6
36	CABBAGE PALM	12
37	PALM	6
38	PALM	6
39	PALM	6
40	PALM	6
41	PALM	6
42	COCONUT PALM	10
43	COCONUT PALM	10
44	CABBAGE PALM	12
45	CABBAGE PALM	12
46	CABBAGE PALM	12
47	CABBAGE PALM	12
48	CABBAGE PALM	12
49	FANTAIL PALM	10
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79	PALM	6
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81	PALM	6
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83	COCONUT PALM	14
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123	CABBAGE PALM	14
124	CABBAGE PALM	14
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140	EXOTIC SHADE	12
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151	PALM	6
152	PALM	6
153	PALM	6
154	PALM	6
155	EXOTIC SHADE	12
156	FANTAIL PALM	6
157	FANTAIL PALM	6
158	FANTAIL PALM	6
159	PALM	6
160	FANTAIL PALM	12
161	FANTAIL PALM	12
162	FANTAIL PALM	12
163	PALM	6
164	FANTAIL PALM	12
165	FANTAIL PALM	12
166	FANTAIL PALM	10
167	FANTAIL PALM	10
168	FANTAIL PALM	12
169	FANTAIL PALM	12
170	ROYAL PALM	18
171	COCONUT PALM	10
172	PALM	6
173	PALM	6
174	PALM	6
175	PALM	6
176	PALM	10
177	PALM	10
178	PALM	10
179	ROYAL PALM	18
180	ROYAL PALM	18
181	ROYAL PALM	16
182	ROYAL PALM	16
183	ROYAL PALM	18
184	PALM	12
185	PALM	12
186	PALM	6
187	PALM	10
188	ROYAL PALM	16
189	ROYAL PALM	10
190	ROYAL PALM	16
191	PALM	8
192	PALM	12
193	DATE PALM	18
194	ROYAL PALM	16
195	ROYAL PALM	18
196	CABBAGE PALM	10
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207	PALM	6
208	PALM	6
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211	DATE PALM	18
212	PALM	8
213	PALM	8
214	CABBAGE PALM	10
215	EXOTIC SHADE	10

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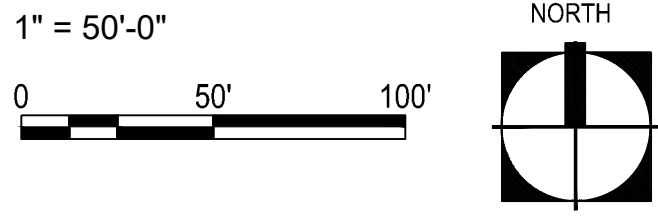
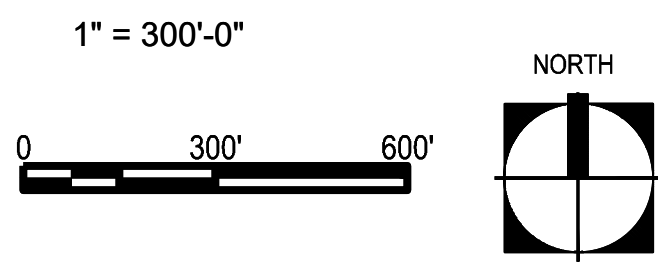
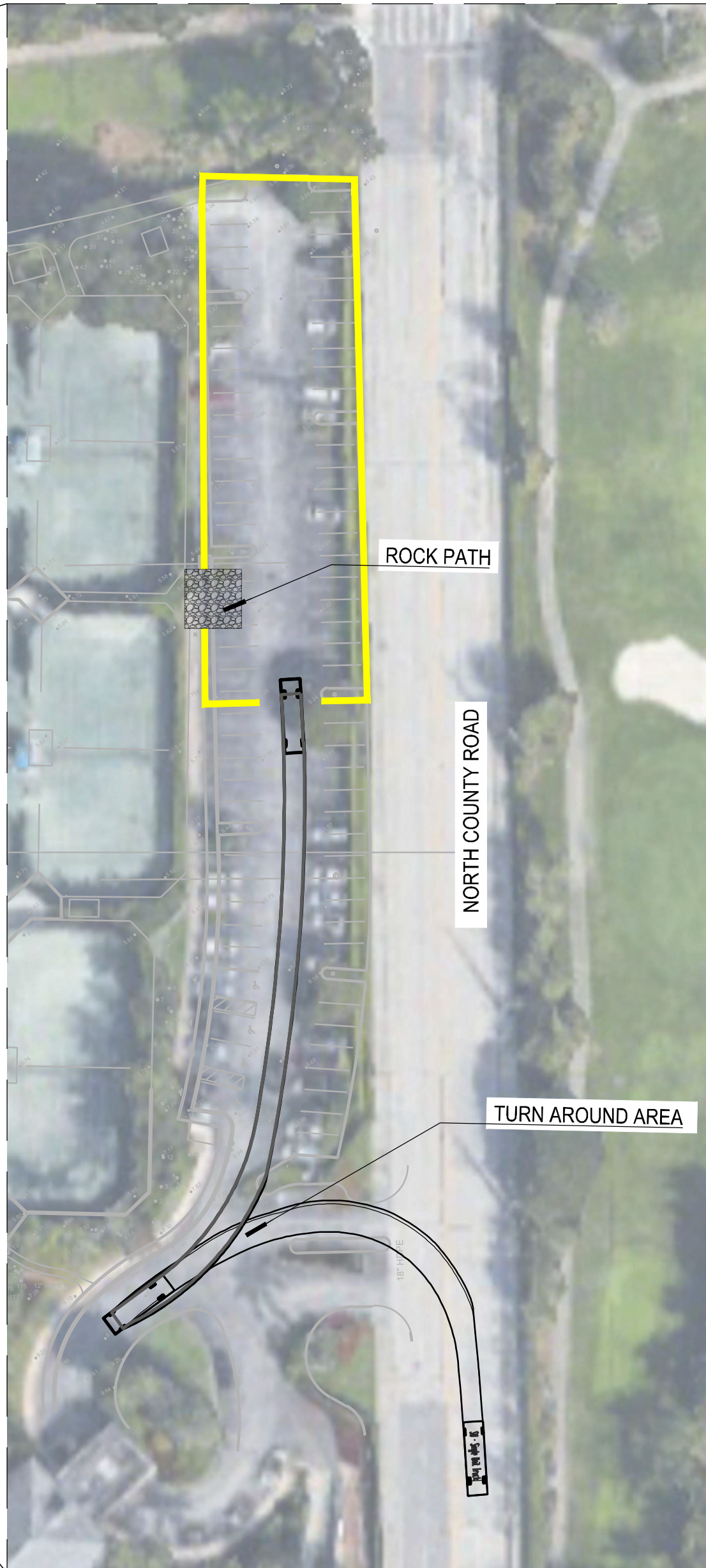
SPECIFIC PURPOSE SURVEY
THE BREAKERS
TENNIS CENTER

SHEET 2 OF 2
SCALE: 1"=20'
DATE: JANUARY 2022
DIRECTORY: BRAKTENN
FIELD BOOK: ELEC.
DWG NO.: BRAKTENN

Drawing name: G:\Teams\ECPS\121067 - The Breakers\EDS\06-SHEETS\067 - Padel Courts\04-10 CONSTRUCTION STAGING & TRUCK LOGISTICS PLAN.dwg Jun 26, 2024 5:15pm by: ecatala



- LEGEND:
- CONSTRUCTION TRUCK ROUTE
 - CONSTRUCTION STAGING & PARKING



ORIGINAL TITLE BLOCK DRAWN AT 24"x36" (Arch D)

Project Name

B

THE BREAKERS

PALM BEACH

-PADEL COURTS-

Client

THE BREAKERS

PALM BEACH

2 S County Rd

Palm Beach, FL 33480

edsa

PLANNING
LANDSCAPE ARCHITECTURE
URBAN DESIGN

1512 E. BROWARD BOULEVARD, SUITE 110
FORT LAUDERDALE, FLORIDA 33301 USA
TEL: 954.524.3330

Rev	Date	Issued for
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Key plan

File Name	
Hearing Date	
Submittal Date	JULY 1, 2024
Designed By	CF
Drawn By	EC, CF
Approved / Checked By	CM
Project Number	121067

Seal

Project Number

Project Phase

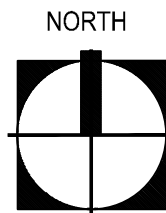
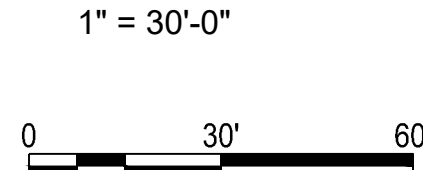
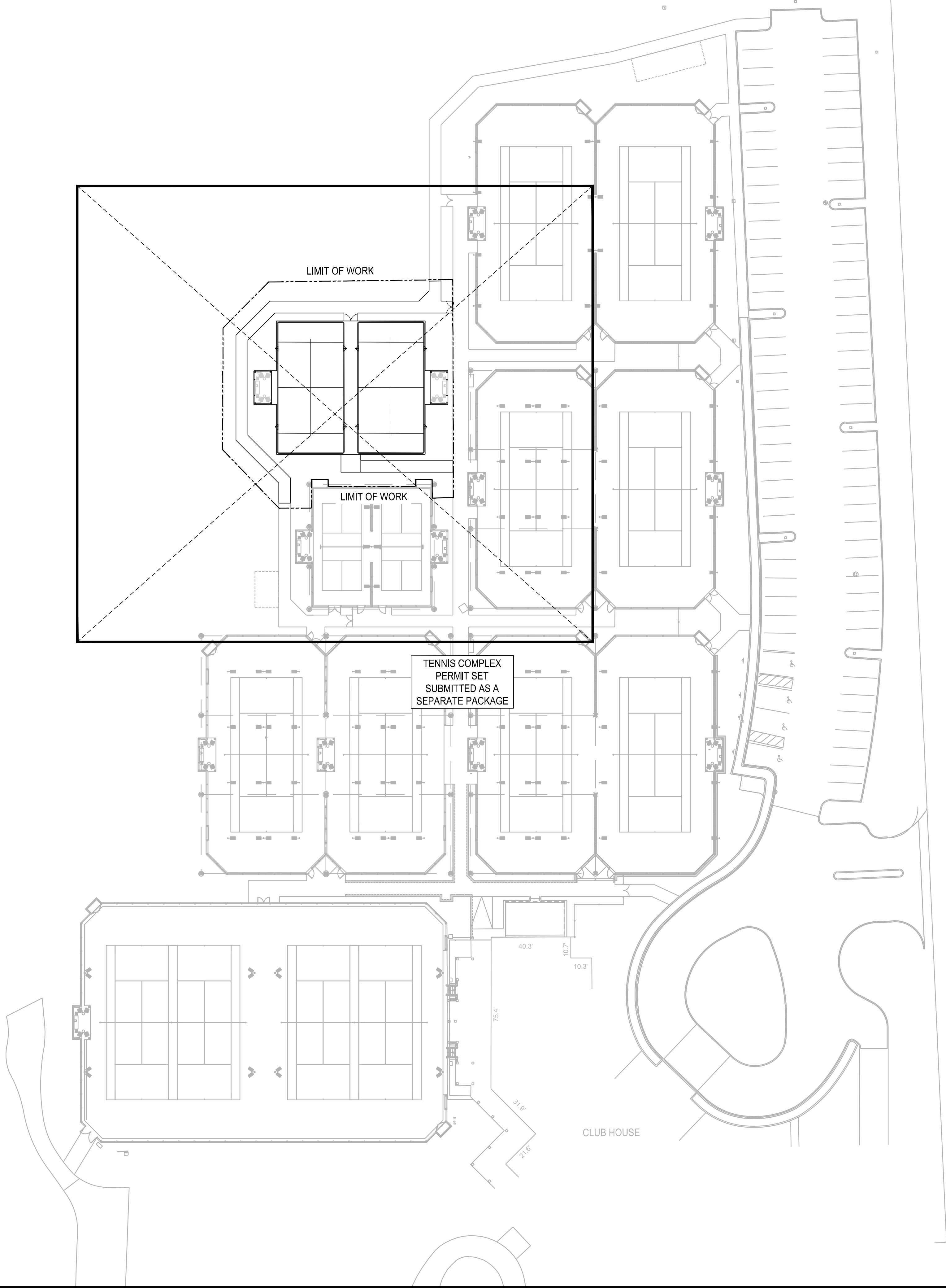
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Sheet Title

CONSTRUCTION STAGING
& TRUCK LOGISTICS PLAN

Revision Number	Sheet Number
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ORIGINAL TITLE BLOCK DRAWN AT 24"x36" (Arch D)

Project Name



-PADEL COURTS-

Client

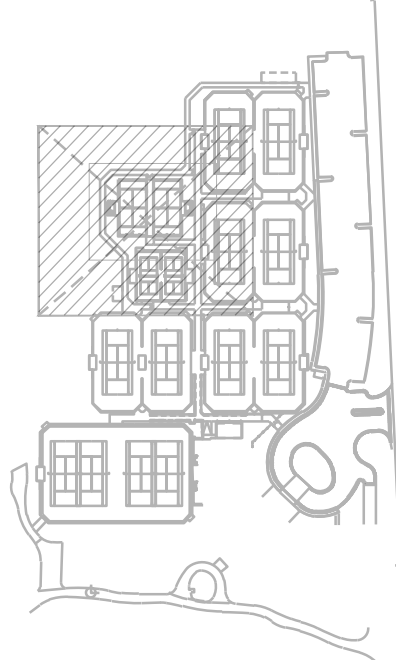
THE BREAKERS
PALM BEACH
2 S County Rd
Palm Beach, FL 33480



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Key plan



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Project Phase

PERMIT SET

Sheet Title

KEY PLAN

Revision Number	Sheet Number
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DEMOLITION / SITE CLEARING

GENERAL NOTES:

- PRIOR TO INITIATING DEMOLITION AND/OR SITE CLEARING THE CONTRACTOR SHALL PROVIDE FOR THE FOLLOWING:
 - ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL BE INSTALLED AND FULLY OPERATIONAL. SEE CIVIL ENGINEERING CONTRACT DOCUMENTS FOR REQUIREMENTS AND DETAILS.
 - ERECT BARRICADES TO PROTECT EXISTING TREES INDICATED TO REMAIN. SEE TREE PROTECTION REQUIREMENTS FOR ADDITIONAL REQUIREMENTS AND DETAILS.
 - COORDINATE WITH ALL UTILITY COMPANIES THAT MAY HAVE UTILITY SERVICES ON THIS SITE TO OBTAIN ALL PERMITS AS APPLICABLE. CONTRACTOR SHALL MAKE ALL ARRANGEMENTS AS REQUIRED T TAKE SUCH UTILITY SYSTEMS OUT OF SERVICE IF REQUIRED.
 - UTILITIES OUTSIDE OF HE LIMITS OF CONSTRUCTION ARE TO BE MAINTAINED AND OPERATIONAL THROUGHOUT ALL PHASES OF CONSTRUCTION.
 - OWNER RESERVES THE RIGHT TO SALVAGE ANY MATERIAL, FIXTURES OR EQUIPMENT FROM THE SITE PRIOR TO DEMOLITION.
 - ALL EXISTING SITE FACILITIES TO REMAIN SHALL BE PROTECTED FROM ANY DAMAGE THROUGHOUT ALL PHASES OF CONSTRUCTION. THE CONTRACTOR SHALL REPAIR ANY DAMAGE TO SAID FACILITIES THAT OCCURS DUE TO WORK PERFORMED BY THE CONTRACTOR CALLED FOR IN THE CONTRACT DOCUMENTS.

DEMOLITION / SITE CLEARING NOTES:

- THE CONTRACTOR SHALL PROVIDE AT LEAST 48-HOUR NOTICE TO ALL UTILITY COMPANIES PRIOR TO INITIATING DEMOLITION AND/OR SITE CLEARING TO PROVIDE FIELD LOCATES OF EXISTING UTILITIES.
- REMOVE IN THEIR ENTIRETY ALL BUILDINGS, PAVEMENTS, STRUCTURES, RUBBISH, DEBRIS, UTILITIES AND ALL OTHER APPURTENANCES WHICH ARE NECESSARY TO PERMIT THE PROPOSED CONSTRUCTION AS DESIGNATED ION THE CONSTURCITON DOCUMENTS.
- ALL VEGETATIVE GROWTH, TIMER AND BRUSH SHALL BE REMOVED TO A DEPTH OF 18 INCHES BELOW NATURAL GROUND OR DESIGN GRADE WHICHEVER IS LOWER.
- PAVEMENTS TO BE REMOVED SHALL BE SAW CUT TO ENSURE A CLEAN EDGE. CONCRETE PAVEMENT SHALL BE REMOVED TO THE NEAREST CONTROL JOINT WHERE APPLICABLE.
- ALL DELETERIOUS SUBSURFACE MATERIAL (I.E. MUCK, PEAT, BURIED DEBRIS) IS TO BE EXCAVATED AND REMOVED. EXCAVATED AREAS SHALL BE BACKFILLED WITH CLEAN BUILDERS SAND AND RETURNED TO NATURAL GROUND OR DESIGN GRADE.
- AFTER DEMOLITION / SITE CLEARING TILL/DISK ALL SURFACES TO A DEPTH OF SIX INCHES (6") AND REMOVE ANY REMAINING DELETERIOUS MATERIAL GREATER THAN 1 INCH (1") IN DIAMETER.
- SHOULD ANY HAZARDOUS MATERIALS BE ENCOUNTERED DURING DEMOLITION AND/OR SITE CLEARING THE CONTRACTOR SHALL CEASE WORK IMMEDIATELY IN THE AFFECTED AREA AND NOTIFY THE OWNERS REPRESENTATIVE FOR DIRECTION ON HOW TO PROCEED.
- ALL DEBRIS AND WASTE MATERIALS GENERATED BY DEMOLITION AND/OR SITE CLEARING ACTIVITIES SHALL BE DISPOSED OFF-SITE IN A LEGAL MANNER AT AN APPROVED DISPOSAL FACILITY. THE CONTRACTOR SHALL OBTAIN ALL PERMITS REQUIRED FOR THE HAULING AND DISPOSAL OF WASTE MATERIAL.

TREE/PALM PROTECTION NOTES:

- THE CONTRACTOR SHALL CALL FOR AND ATTEND AN INSPECTION OF EXISTING TREES/PALMS TO REMAIN WITH THE OWNERS REPRESENTATIVE PRIOR TO COMMENCING DEMOLITION AND/OR SITE CLEARING.
- ALL TREE/PALM PROTECTION SHALL COMPLY WITH ANSI A-300 STANDARDS FOR TREE CARE. ALL TREE CARE ACTIVITIES INCLUDING BUT NOT LIMITED TO CROWN PRUNING, FERTILIZING AND ROOT PRUNING SHALL BE CONDUCTED BY OR PREFORMED UNDER SUPERVISION OF AN ISA CERTIFIED ARBORIST. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND SHALL B EAR THE COST OF THE ARBORIST.
- ERECT TREE/PALM PROTECTION BARRICADES AS DETAILED IN THE CONTRACT DOCUMENTS. ALL BARRICADES SHALL BE PLACED A MINIMUM OF TEN FEET (10') CLEAR DISTANCE FROM THE FACE OF ANY PROTECTED TREE/PALM OR AS INDICATED BY EXISTING CODE OR ORDINANCES WHICHEVER IS GREATER. BARRICADES SHALL FULLY ENCLOSE ALL TREES/PALMS TO REMAIN.
- NOTHING SHALL BE PLACED INSIDE THE BARRICADES INCLUDING BUT NOT LIMITED TO CONSTRUCTION MATERIAL, MACHINERY, CHEMICALS, VEHICLES, OR SOIL DEPOSITS. ANY ACTIVITY THAT INVOLVES DISTURBING SOIL WITHIN THE BARRICADES SHALL BE DONE BY HAND OR LIGHT RUBBER WHEELED EQUIPMENT THAT WILL NOT COMPACT THE SOIL OR DAMAGE THE TREE/PALM ROOTS.
- ALL TREES SUBJECT TO ENCROACHMENT INTO THE DRIP LINE DUE TO PROPOSED CONSTRUCTION SHALL BE ROOT PRUNED EIGHTEEN INCHES (18") FROM THE EDGE OF SAID CONSTRUCTION.
 - ROOT PRUNING SHALL CONSIST OF DIGGING A TRENCH FORTY-EIGHT INCHES (48") DEEP BY SIX INCHES (6") WIDE EITHER BY HAND OR WITH A TRENCHING MACHINE DESIGNED FOR THIS PURPOSE. ALL ROOTS SHALL BE CLEAN CUT WITH NO SPLITS OR TEARS.
 - TRENCH SHALL BE FILLED WITH TOPSOIL (SEE LANDSCAPE NOTES) PLACED IN TWELVE INCH (12") LIFTS. EACH LIFT SHALL BE WATERED IN TO PREVENT AIR POCKETS.
- BARRICADES SHALL REMAIN IN PLACE FOR THE DURATION OF CONSTRUCTION OR AS DIRECTED BY THE OWNERS REPRESENTATIVE.
- PROTECTED TREES/PALMS DEEMED UNACCEPTABLE BY THE OWNERS REPRESENTATIVE AT THE PROJECT COMPLETION DUE TO DAMAGE, LACK OF PROTECTION OR NEGLIGENCE ON THE PART OF THE CONTRACTOR SHALL BE REMOVED IN THEIR ENTIRETY AND REPLACED WITH A COMPARABLE SPECIMEN AT NO ADDITIONAL COST TO THE OWNER.

PROTECT COORDINATION NOTES:

- THE CONTRACTOR SHALL COORDINATE AND SCHEDULE ALL WORK TO INTERFACE SMOOTHLY WITH OTHER WORK BEING PREFORMED ON OR ADJACENT TO THE SITE BY OTHER CONTRACTORS AND UTILITY COMPANIES.
- CONTRACTOR SHALL REFER TO THE HARDSCAPE NOTES, LANDSCAPE NOTES, SPECIFICATIONS AND THE CONTRACT DOCUMENTS PREPARED BY BUT NOT LIMITED TO ARCHITECTURAL, MEP, IRRIGATION, STRUCTURAL AND CIVIL ENGINEERING CONSULTANTS FOR ADDITIONAL REQUIREMENTS.

TREE / PALM RELOCATION

GENERAL NOTES:

- TREES/PALMS TO BE RELOCATED ARE DESIGNATED ON THE DRAWINGS OR AS IDENTIFIED BY THE OWNERS REPRESENTATIVE.
- THE CONTRACTOR SHALL CALL FOR AND ATTEND AN INSPECTION OF THE EXISTING CONDITIONS WITH THE OWNERS REPRESENTATIVE AT BOTH THE CURRENT AND PROPOSED LOCATIONS OF RELOCATIONS PRIOR TO COMMENCING WORK. THE CONTRACTOR SHALL SUBMIT A WRITTEN REPORT DOCUMENTING THE EXISTING CONDITIONS INCLUDING BUT NOT LIMITED TO PHOTOGRAPHS IDENTIFYING TREES/PALMS TO BE RELOCATED, POTENTIAL OBSTRUCTIONS AND IDENTIFICATION OF A PROPOSED MOVING ROUTE THAT AVOIDS AND PROTECTS OVERHEAD AND UNDERGROUND UTILITIES. THE REPORT WILL SERVE AS A REFERENCE POINT FOR MONITORING THE EXISTING CONDITIONS WHICH WILL BECOME THE RESPONSIBILITY OF THE CONTRACTOR TO KEEP INTACT.
- ALL TREE/PALM RELOCATIONS SHALL COMPLY WITH ANSI A-300 STANDARDS FOR TREE RELOCATIONS. ALL RELOCATION ACTIVITIES SHALL BE CONDUCTED BY OR PREFORMED UNDER THE SUPERVISION OF AN ISA CERTIFIED ARBORIST. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND SHALL BEAR THE COST OF THE ARBORIST.
- THE CONTRACTOR SHALL NOTIFY THE OWNERS REPRESENTATIVE 24 HOURS IN ADVANCE OF EACH RELOCATION TO ALLOW FOR OBSERVATION OF THE PROCEDURES.
- TREES/PALMS SHALL ONLY BE MOVED ONCE, WITHIN 24 HOURS OF THE PLANTS EXCAVATION. NO NURSERY OR HOLDING ARE MAY BE USED.

PREPARATION NOTES:

- TREES SIX INCH (6") CALIPER OR LESS AND PALMS OTHER THAN THOSE LISTED AS SPECIMEN PALMS MAY BE RELOCATED BY MECHANICAL MACHINERY AND DO NOT REQUIRE ROOT PRUNING. (SEE MECHANICAL RELOCATION)
- TREES/PALMS REQUIRING ROOT PRUNING SHALL HAVE THIS PREFORMED ACCORDING TO THE FOLLOWING SCHEDULE:
 - TREES FOURTEEN INCH (14") CALIPER AND LESS AND SPECIMEN PALMS3 MONTHS PRIOR TO RELOCATING.
 - TREES FIFTEEN INCH (15") TO TWENTY-EIGHT INCH (28") CALIPER.....6 MONTHS PRIOR TO RELOCATING.
 - TREES OVER TWENTY-EIGHT INCH (28") CALIPER.....9 MONTHS PRIOR TO RELOCATING.
- EQUIPMENT USED FOR ROOT PRUNING SHALL BE DESIGNED FOR THIS TASK AND SHALL PRODUCE CLEAN CUTS OF ROOTS WITHOUT DAMAGE TO THE RESULTING ROOT BALL.
- TREES SHALL HAVE A MINIMUM ROOT BALL SIZE OF TEN INCHES (10") PER ONE INCH (1") OF CALIPER. ROOT BALLS ARE TO BE FORMED SQUARE WITH EQUAL DISTANCE FROM THE TRUNK.
- SPECIMEN PALMS SHALL HAVE A MINIMUM ROOT BALL OF THIRTY-SIX INCHES (36") AND SHALL BE FORMED SQUARE WITH EQUAL DISTANCE FROM THE TRUNK.
- ROOT BALLS FOR TREES/PALMS SHALL BE FORMED BY DIGGING A TRENCH FORTY-EIGHT INCHES (48") DEEP AND SIX INCHES (6") WIDE EITHER BY HAND OR BY A TRENCHING MACHINE DESIGNED FOR THE PURPOSE.
- IF ROOT PRUNING HAS BEEN PERFORMED OUTSIDE OF THE SCOPE OF THIS CONTRACT THE CONTRACTOR SHALL CONFIRM IN WRITING WITH THE OWNERS REPRESENTATIVE THAT ROOT PRUNING HAS BEEN ACCOMPLISHED AS DESCRIBED ABOVE.

HAND DIGGING / RELOCATION NOTES:

- TREES/PALMS SHALL BE PRUNED AS DIRECTED BY THE ARBORIST PRIOR TO DIGGING.
- ALL ROOT BALLS SHALL BE THOROUGHLY SOAKED FOR SEVEN (7) DAYS PRIOR TO DIGGING.
- EXCAVATE TWELVE INCHES (12") OUTSIDE OF PREVIOUS ROOT PRUNING TO A DEPTH OF FORTY-EIGHT INCHES (48").
- ROOT BALLS SHALL BE UNDERCUT PRIOR TO LIFTING. DO NOT FORCE TREE/PALM FROM GROUND.
- TREES/PALMS SHALL BE LIFTED AND TRANSPORTED IN SUCH A MANNER AS TO AVOID DAMAGE TO BARK, LIMBS, TRUNKS OR FRONDS. SUPPORT CHAINS, STRAPS AND/OR CABLES SHALL BE PADDED AS REQUIRED. OWNERS REPRESENTATIVE RESERVES THE RIGHT TO REQUIRE DOWELING IN LIEU OF LIFTING BY STRAPS.
- EXCAVATE NEW PLANT PIT TWENTY-FOUR INCHES (24") WIDER THAN ROOT BALL AND TO A DEPTH THAT ALLOWS NEW ROOT BALL TO BE SITUATED THREE INCHES (3") ABOVE PROPOSED GRADE.
- ROTATE TREE/PALM PRIOR TO SETTING TO ACHIEVE BEST POSITIONING AS DIRECTED BY THE OWNERS REPRESENTATIVE.
- BACKFILL PLANTING PIT WITH PREPARED PLANTING SOIL (SEE LANDSCAPE NOTES/SPECIFICATIONS) IN TWELVE INCH (12") LIFTS THOROUGHLY DRENCHING EACH LIFT WITH WATER TO PREVENT AIR POCKETS.
- APPLY FERTILIZER, TRANSPLANT INOCULANTS AND ROOT STIMULANTS AS DIRECTED BY THE ARBORIST.
- TREES/PALMS SHALL BE STAKED AND MULCHED ACCORDING TO THE LANDSCAPE DETAILS.

MECHANICAL DIGGING / RELOCATION NOTES:

- TREES/PALMS SHALL BE PRUNED AS DIRECTED BY THE ARBORIST PRIOR TO DIGGING.
- TREE SPADES SHALL B E LARGE ENOUGH TO ENCOMPASS THE FIBROUS FEEDER ROOTS OF EACH PLANT. TREE SPADES USED TO RELOCATE TREES/ NON-SPECIMEN PALMS SHALL MEET THE FOLLOWING CRITERIA:
 - TREES UP TO THREE INCH (3") CALIPER.....FORTY-FOUR INCH (44") SPADE
 - TREES THREE INCH (3") TO FIVE INCH (5") CALIPER.....SIXTY INCH (60") SPADE
 - TREES UP TO EIGHT INCH (8") CALIPER AND NON-SPECIMEN PALMS.....NINETY INCH (90") SPADE
- USE SAME MACHINE TO DIG RECEIVING HOLE AND TO DIG TREE/PALM FOR TRANSPLANTING.
- TREE SPADES SHALL HAVE A MAXIMUM TOLERANCE OF TWO INCHES (2") BETWEEN BLADES AND SHALL BE MOUNTED TO A STABLE MACHINE CAPABLE OF SUPPORTING THE WEIGHT OF ALL RELOCATED MATERIAL.
- CENTER TREE/PALM IN THE SPADE WHEN DIGGING. CLEAN CUT ANY ROOTS PROTRUDING FROM THE DIGGING SPADE FLUSH WITH THE ROOT BALL BEFORE PLANTING.
- AFTER PLACING TREE/PALM IN RECEIVING HOLE IMMEDIATELY FILL ALL CREVICES/VOIDS WITH PREPARED PLANTING SOIL. (SEE LANDSCAPE NOTES/SPECIFICATIONS) THOROUGHLY DRENCH WITH WATER TO PREVENT AIR POCKETS.
- APPLY FERTILIZER, TRANSPLANT INOCULANTS AND ROOT STIMULANTS AS DIRECTED BY THE ARBORIST.
- TREES/PALMS TO BE STAKED AND MULCHED ACCORDING TO THE LANDSCAPE DETAILS.

TREE / PALM RELOCATION

POST PLANTING MAINTENANCE NOTES:

- DURING THE PROJECT WORK PERIOD PRIOR TO SUBSTANTIAL COMPLETION ACCEPTANCE, THE CONTRACTOR SHALL MAINTAIN ALL TRANSPLANTED TREES/PALMS.
- MAINTENANCE DURING THE PERIOD PRIOR TO SUBSTANTIAL COMPLETION ACCEPTANCE SHALL CONSIST OF WATERING, REMOVAL OF DEAD MATERIAL, REPAIRING AND/OR REPLACING STAKING, RESETTING PLANTS TO PROPER GRADES AND UPRIGHT POSITIONS AND APPLYING SUCH SPRAYS AS DIRECTED BY THE ARBORIST AS NECESSARY TO KEEP PLANT MATERIAL REASONABLY FREE OF DAMAGING INSECTS AND DISEASE.
- ALL RELOCATED TREES/PALMS SHALL BE IRRIGATED BY HAND OR TEMPORARY AUTOMATIC IRRIGATION SYSTEM UNTIL A PERMANENT IRRIGATION SYSTEM IS OPERATIONAL.
- IRRIGATION FOR TREES SHALL INCLUDE MIST HEADS AS DIRECTED BY ARBORIST.

SUBSTANTIAL COMPLETION ACCEPTANCE NOTES:

- UPON WRITTEN NOTICE FROM THE CONTRACTOR, THE OWNERS REPRESENTATIVE SHALL REVIEW THE WORK AND DETERMINE IF THE WORK IS SUBSTANTIALLY COMPLETE.
- FOR THE PURPOSE OF ACCEPTANCE, THE RELOCATED TREES/PALMS TO BE HEALTHY, VIGOROUS, UNDAMAGED AND EXHIBIT EVIDENCE OF ESTABLISHING NEW ROOTS.
- THE MINIMUM ALLOWABLE RATE OF SURVIVAL OF ALL RELOCATED MATERIAL SHALL BE 90%. DETERMINATION OF SURVIVABILITY SHALL BE MADE BY THE OWNERS REPRESENTATIVE AT THE COMPLETION.
- ANY TREE/PALM THAT IS DEEMED UNACCEPTABLE AS A PRODUCT OF NEGLIGENCE BY THE CONTRACTOR SHALL BE REPLACED WITH A COMPARABLE SPECIMEN AT NO ADDITIONAL COST TO THE OWNER.
- THE DATE OF SUBSTANTIAL COMPLETION SHALL BE THE DATE WHEN THE OWNERS REPRESENTATIVE ACCEPTS THAT ALL WORK RELATED TO THE TREE/PALM TRANSPLANTING IS COMPLETE.
- ALL TRANSPLANTED TREES/PALMS SHALL BE WARRANTED FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF WRITTEN NOTIFICATION OF SUBSTANTIAL COMPLETION FROM THE OWNERS REPRESENTATIVE. THE DATE OF SUBSTANTIAL COMPLETION MAY VARY FROM THE DATE OF SUBSTANTIAL COMPLETION FOR OTHER PORTION OF THE PROJECT.

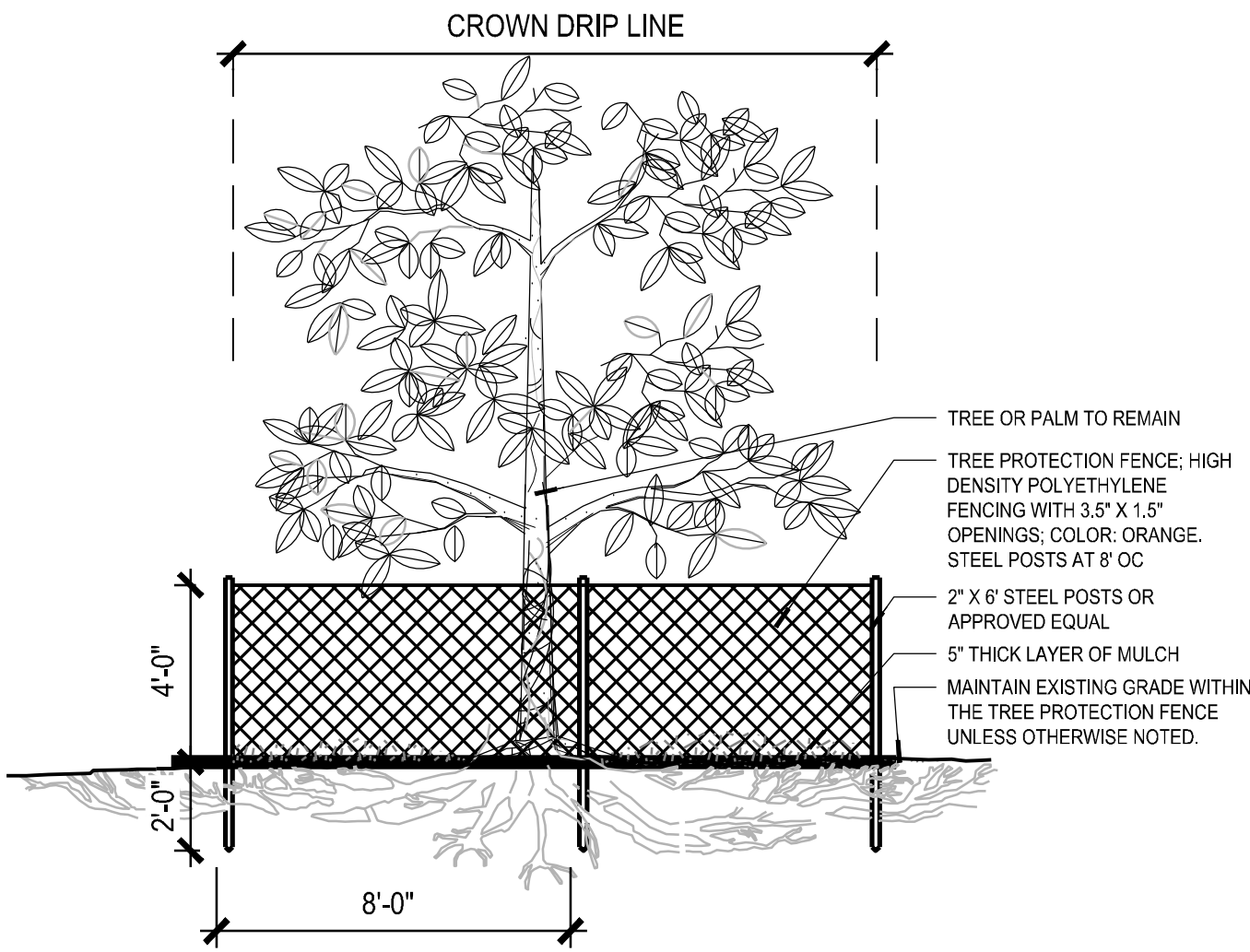
NOTE:

- NOTHING SHALL BE PLACED INSIDE THE BARRICADES INCLUDING BUT NOT LIMITED TO: CONSTRUCTION MATERIALS, MACHINERY, CHEMICALS, VEHICLES OR SOIL DEPOSITS.

IF THERE IS NO EXISTING IRRIGATION, SEE SPECIFICATIONS FOR WATERING REQUIREMENTS.

NO EQUIPMENT SHALL OPERATE INSIDE THE PROTECTIVE FENCING

BARRIERS TO REMAIN IN PLACE THROUGHOUT CONSTRUCTION AND SHOULD NOT BE REMOVED WITHOUT AUTHORIZATION



TREE PROTECTION FENCE
SCALE - NTS

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THE BREAKERS
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


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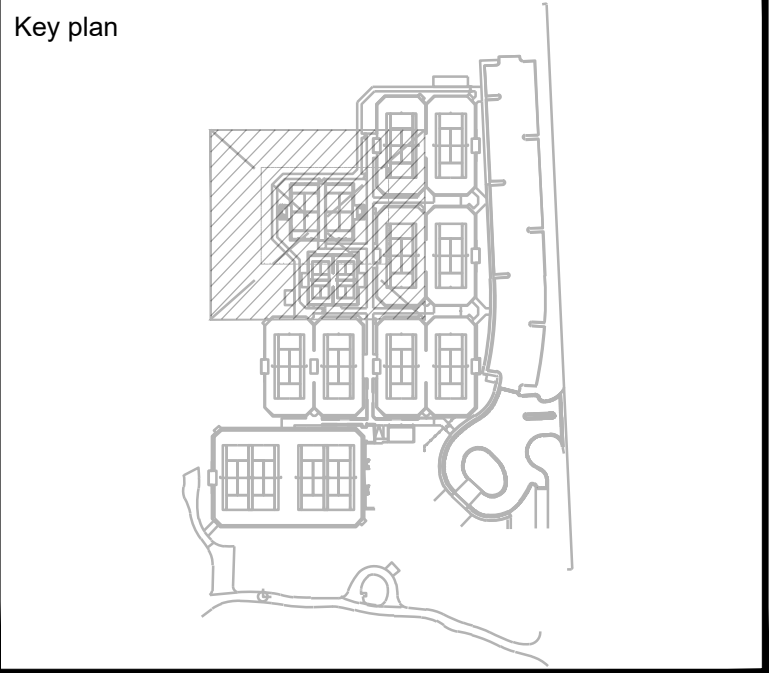
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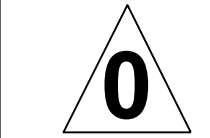
Project Number

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Sheet Title

DEMOLITION NOTES

Revision Number	Sheet Number
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