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428 CHILEAN AVENUE

Palm Beach,Florida

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PROJECT No. 22008

Addition to
428 Chilean Ave

428 Chilean Ave
Palm Beach, Fl 33480

HSB: 22-012
ZON: 22-121

OWNER

David Mooney
428 Chilean Ave
Palm Beach, Fl 33480

DISTRIBUTION	DATE
OWNER'S REVIEW	04/15/22
PRELIMINARY REVIEW	04/21/22
LANDMARK REVIEW	02/06/23
REVIEW COMMENTS	02/24/23

Scott D Brown
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Landscape Architectural Design
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vitalinicorazzini ARCHITECTS
300 Aragon Avenue, Suite 330 | Coral Gables, FL 33134
tel: 305.567.0602 | fax: 305.446.3197 |
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SHEET NO.
Cover

SHEET PLOTTED 2/23/2023 3:27 PM

428 Chilean Avenue, Palm Beach

Existing Trees & Palms

Number	BOTANICAL NAME	COMMON NAME	CALIPER	HEIGHT	SPREAD	ACTION	NOTES
1	Casuarina equisetifolia	Australian Pine	14"	20' CT		Remove	Leaning
2	Roystonea regia	Royal Palm	16"	12' & 14' GW		**Remain**	Triple
3	Sabal palmetto	Sabal Palm		18' CT		**Remain**	
4	Adonidia merrillii	Christmas Palm		12' & 14' GW		Remove	Triple
5	Strelitzia nicolai	White Bird of Paradise		12' Ht.		Remove	
6	Livistona chinensis	Chinese Fan Palm		8'-:2' CT.		Remove	8 Trunks
7	Adonidia merrillii	Christmas Palm				Remove	Triple
8	Adonidia merrillii	Christmas Palm				Remove	Triple
9	Strelitzia nicolai	White Bird of Paradise		12' Ht.		Remove	
:0	Ficus ssp.	Ficus	8"	20' Ht.		Remove	
:1	Ficus ssp.	Ficus	36"	30' Ht.	20' Spr.	Remove	
:2	Dypsis lutescens	Areca Palm		20' OAH.		Remove	
:3	Ficus ssp.	Ficus	10"	20' Ht.	8' Spr.	Remove	
:4	Ficus ssp.	Ficus	12"	20' Ht.	8' Spr.	Remove	
:5	Ficus ssp.	Ficus	8"	20' Ht.	8' Spr.	Remove	
:6	Ficus ssp.	Ficus	8"	20' Ht.	8' Spr.	Remove	
:7	Ficus ssp.	Ficus	36"	30' Ht.	20' Spr.	Remove	
:8	Dypsis lutescens	Areca Palm		16' Ht.	8' Spr.	Remove	
:9	Dypsis lutescens	Areca Palm		16' Ht.	8' Spr.	**Remain**	
20	Ficus ssp.	Ficus				Remove	
21	Dypsis lutescens	Areca Palm		16' Ht.	8' Spr.	**Remain**	
22	Dypsis lutescens	Areca Palm		16' Ht.	8' Spr.	Remove	
23	Dypsis lutescens	Areca Palm		16' Ht.	8' Spr.	**Remain**	
24	Dypsis lutescens	Areca Palm		24' Ht.	20' Spr.	**Remain**	
25	Dypsis lutescens	Areca Palm		16' Ht.	8' Spr.	Remove	
26	Dypsis lutescens	Areca Palm		16' Ht.	8' Spr.	Remove	
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28	Dypsis lutescens	Areca Palm		16' Ht.	8' Spr.	Remove	
29	Ficus aurea	Strangler Fig	36"	30' Ht.	25' Spr.	Remove	
30	Dypsis lutescens	Areca Palm		16' Ht.	8' Spr.	Remove	
31	Dypsis lutescens	Areca Palm		16' Ht.	8' Spr.	Remove	
32	Dypsis lutescens	Areca Palm		16' Ht.	8' Spr.	Remove	
33	Dypsis lutescens	Areca Palm		16' Ht.	8' Spr.	**Remain**	
34	Cocos nucifera	Coconut Palm	12"	24' CT.		Remove	
35	Dypsis lutescens	Areca Palm		16' Ht.	8' Spr.	Remove	
36	Cocos nucifera	Coconut Palm	8"	8' CT.		Remove	
37	Dypsis lutescens	Areca Palm		16' Ht.	8' Spr.	Remove	
38	Sabal palmetto	Sabal Palm	12"	24' CT.		**Remain**	
39	Roystonea regia	Royal Palm		25' GW		**Remain**	
40	Ficus benjamina	Ficus Tree	48"	40' Ht.	25' Spr.	**Remain**	
41	Ficus benjamina	Ficus Tree	36"	40' Ht.	25' Spr.	**Remain**	
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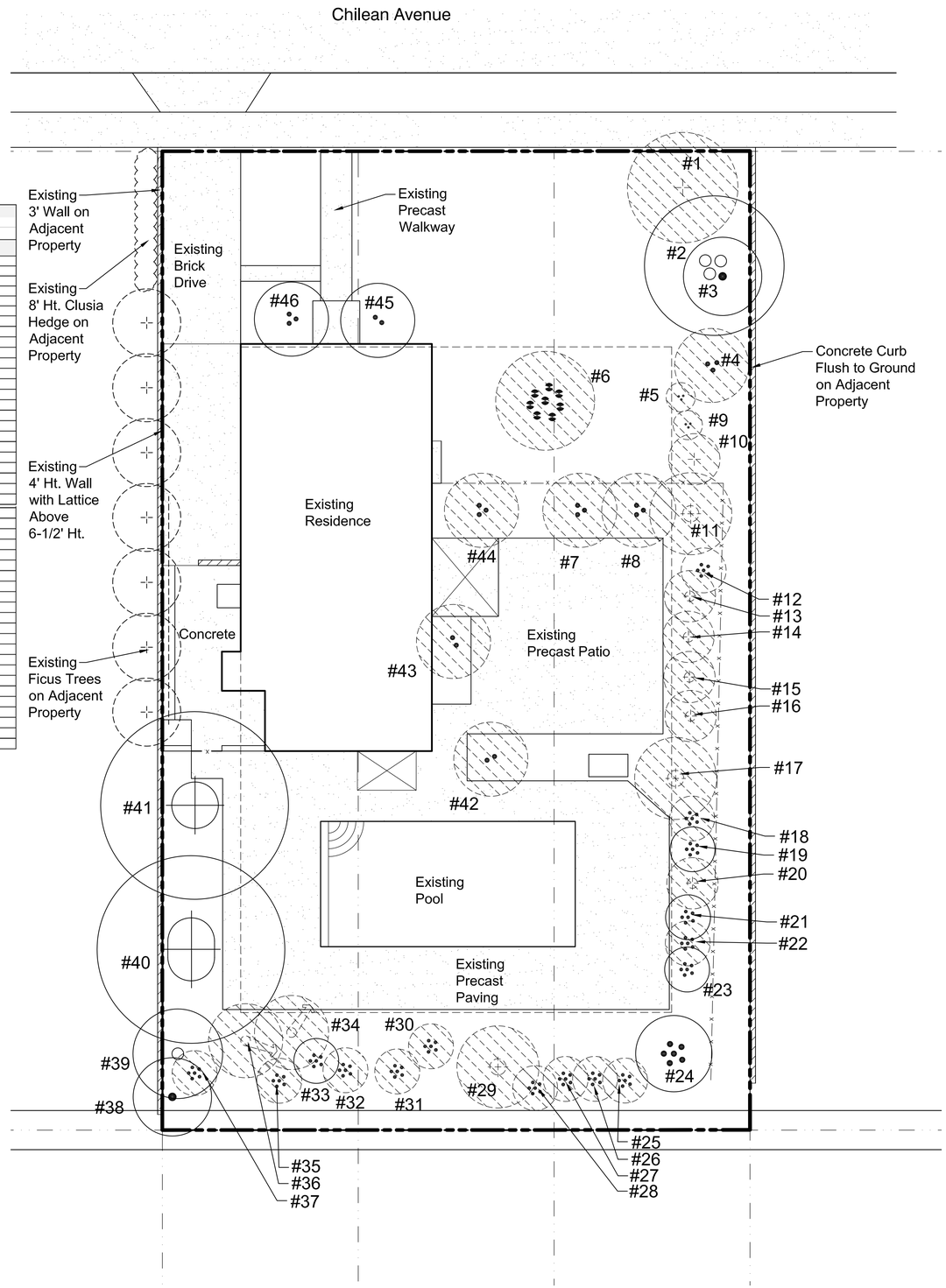
43	Livistona chinensis	Chinese Fan Palm		3' & 6' GW		Remove	Double
44	Adonidia merrillii	Christmas Palm				Remove	
45	Adonidia merrillii	Christmas Palm		14'-16' GW		**Remain**	Double
46	Adonidia merrillii	Christmas Palm		14'-16' GW		**Remain**	Triple



Note:
TWO EXISTING FICUS TREES, 48" & 36" CAL. TO REMAIN. ALL OTHER EXISTING FICUS HEDGES AND FICUS TREES AT 10", 12", 8", 8" AND 36" ARE TO BE REMOVED AS SHOEN ON THE TREE REMOVAL PLAN.

KEY

- #33 Existing Tree to Remain
- #4 Existing Palm to Remain
- #4 Existing Tree to be Removed
- #4 Existing Palm to be Removed

North

0 4 8 16 32

Scale: 1/8" = 1'-0"

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Existing Conditions - Plan

SHEET NO.
H 1.1

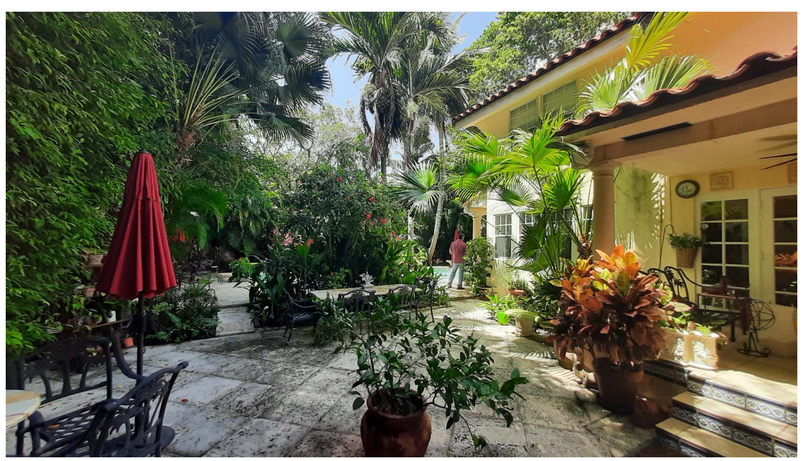
SHEET PLOTTED 2/23/2023 3:28 PM

1 - Existing Street View

2 - Front of Home

3 - Walkway to Side Yard

4 - Side Yard



5 - East Side yard

6 - East Side Yard

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Existing Conditions Photos

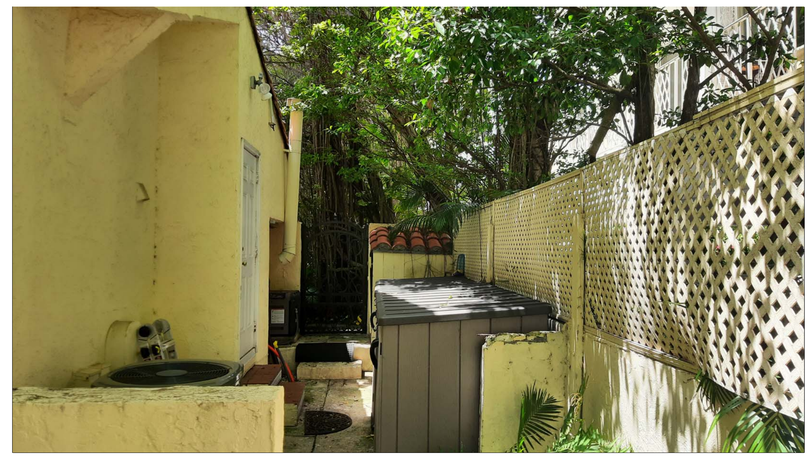
SHEET NO.
H 1.2

SHEET PLOTTED 2/7/2023 7:33 AM

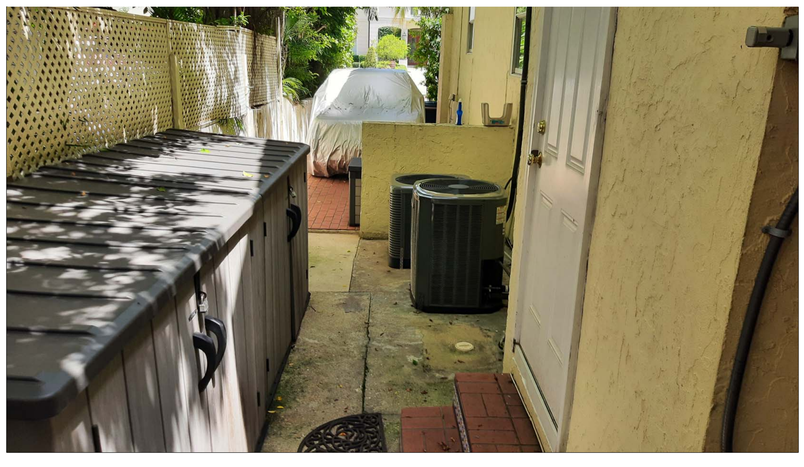
7 - Back Pool Patio

8 - Back Pool Patio

9 - Back House View



10 - West Side Yard



11 - West Side yard

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Existing Conditions Photos

SHEET NO.
H 1.3

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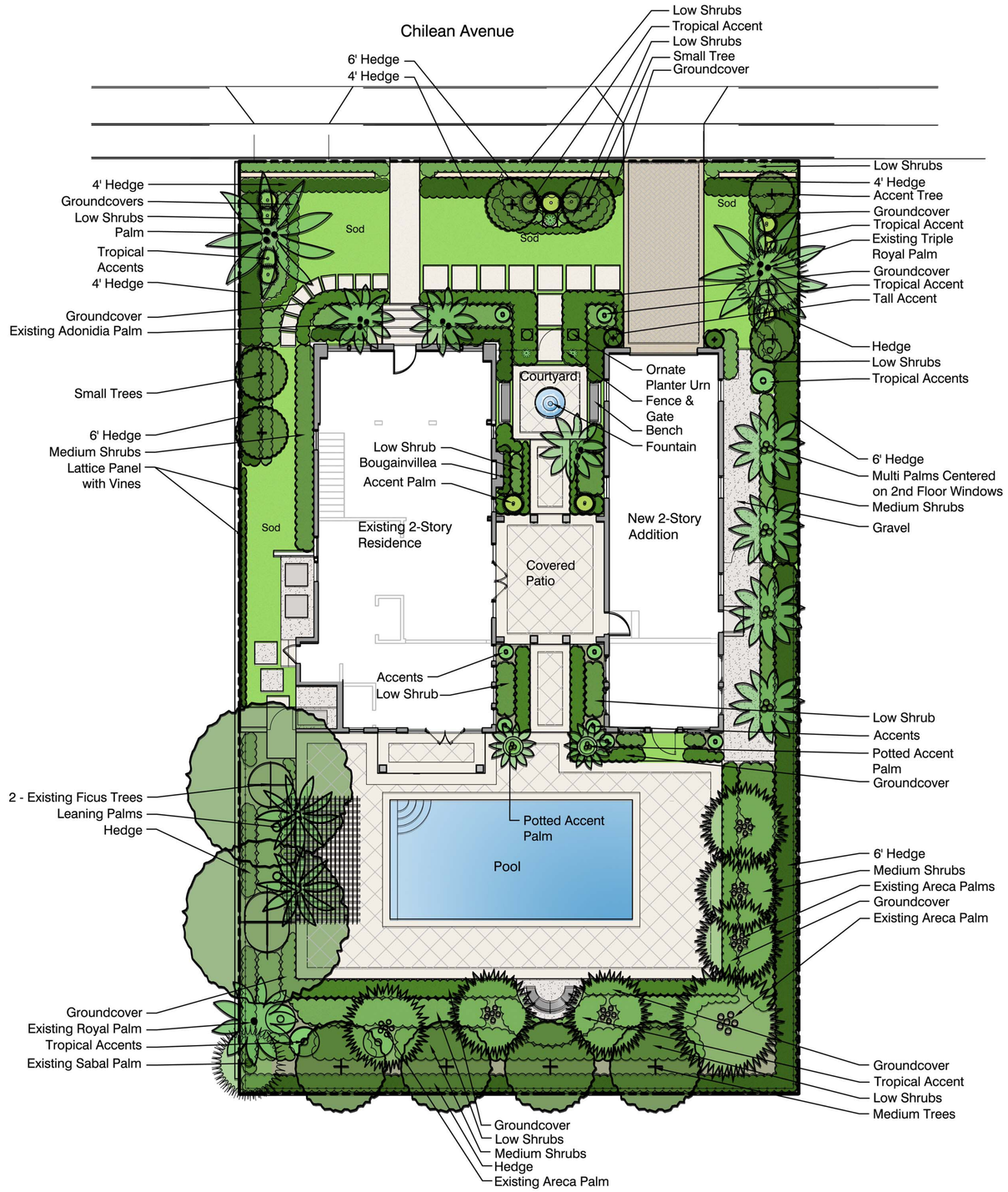

North

0 4 8 16 32

Scale: 1/8" = 1'-0"

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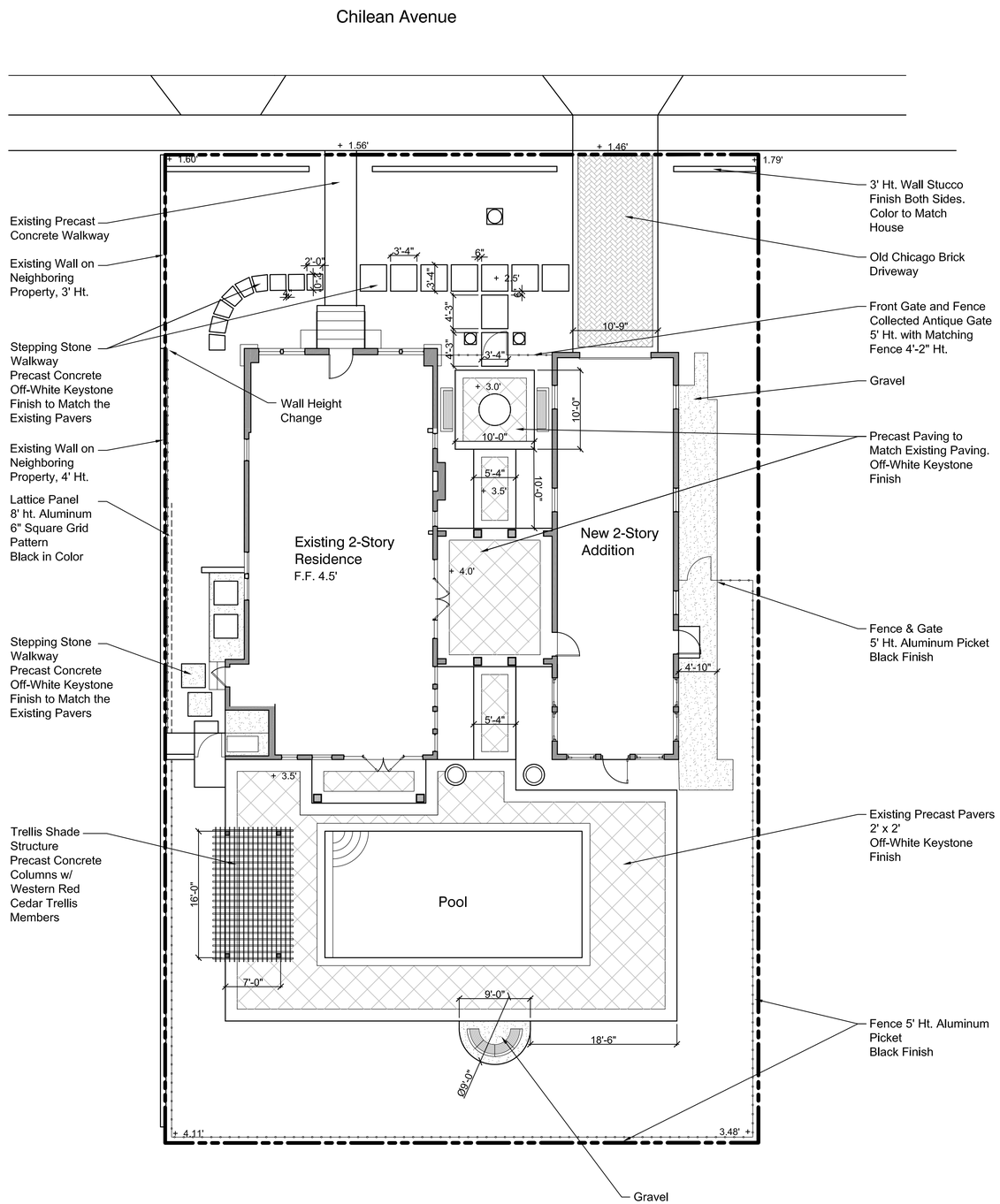
Preliminary Landscape Development Plan

SHEET NO.
H 2.1



North

0 4 8 16 32

Scale: 1/8" = 1'-0"

SHEET PLOTTED 2/8/2023 4:00 AM

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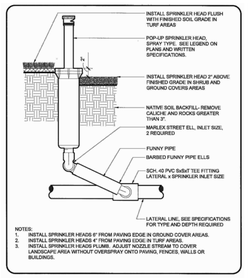
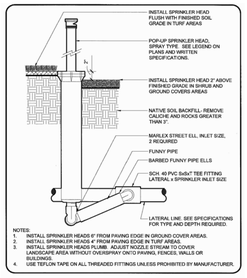
Hardscape Plan

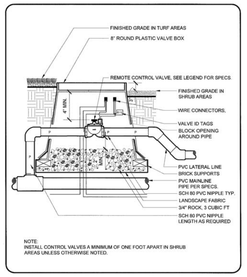
SHEET NO.
H 2.2



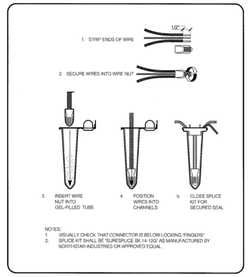
POP-UP SPRINKLER SPRAY TYPE 4" & 6"



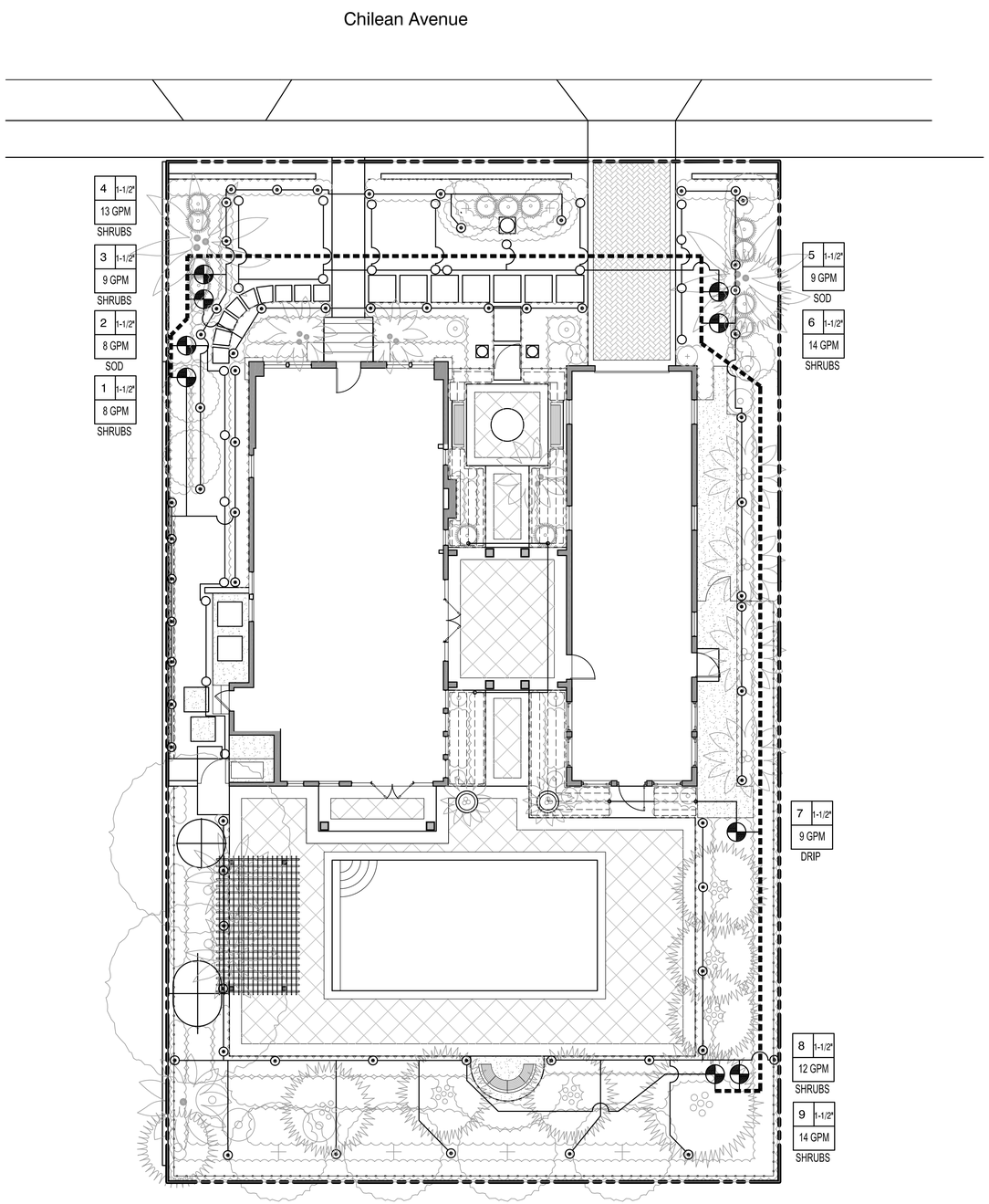
POP-UP SPRINKLER SPRAY TYPE 12"



CONTROL VALVE INSTALLED IN BOX



WIRE CONNECTOR



Irrigation Legend

- 6" Pop-ups
- 12" Pop-ups
- Shrub Riser
- Bubbler
- Netifim Drip Tubing
- Controller
- Valve
- Lateral Line
- Main Line
- 1" Meter

North

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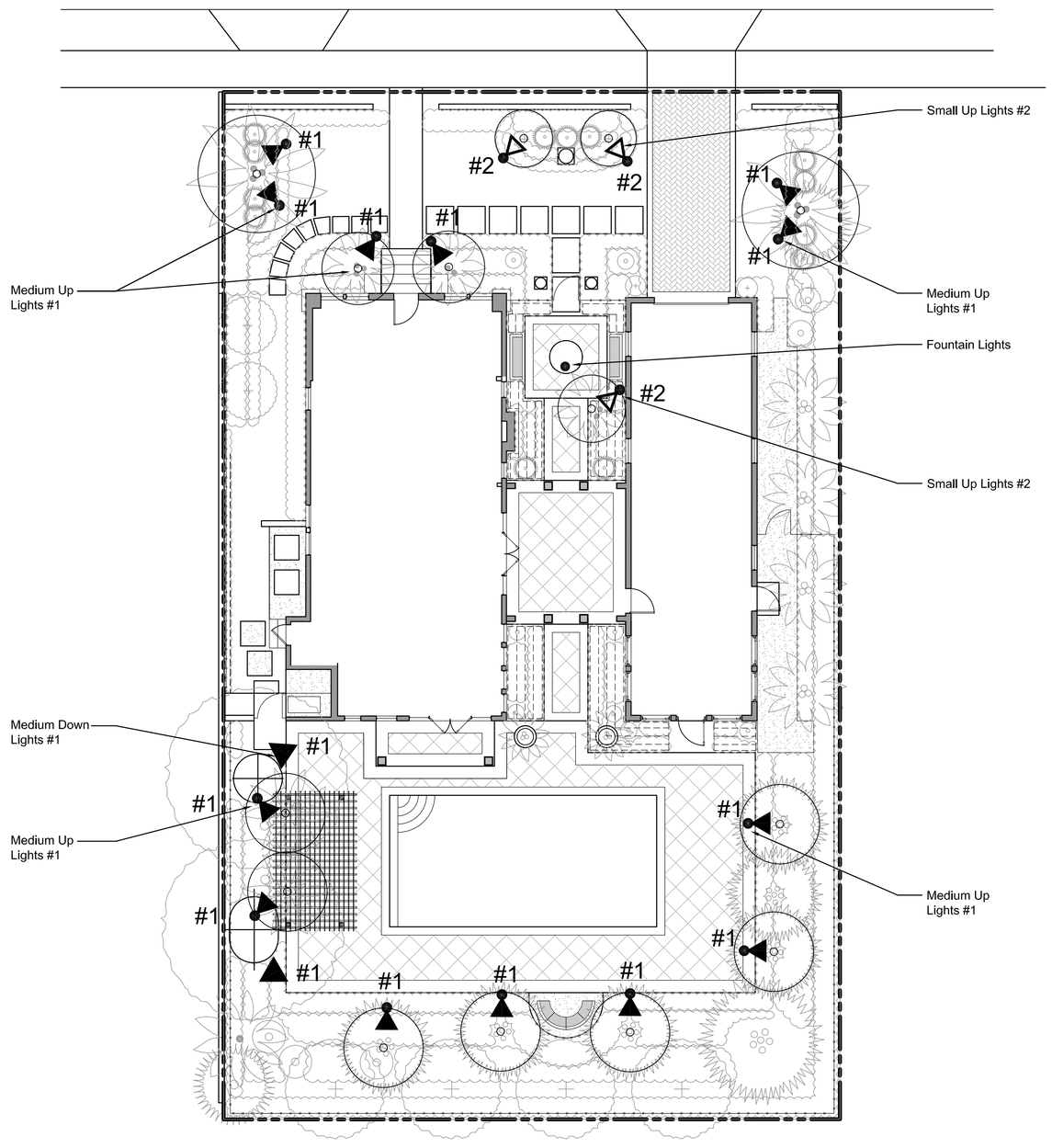
Irrigation Plan

SHEET NO.
H 2.3

Chilean Avenue



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Landscape Lighting Plan

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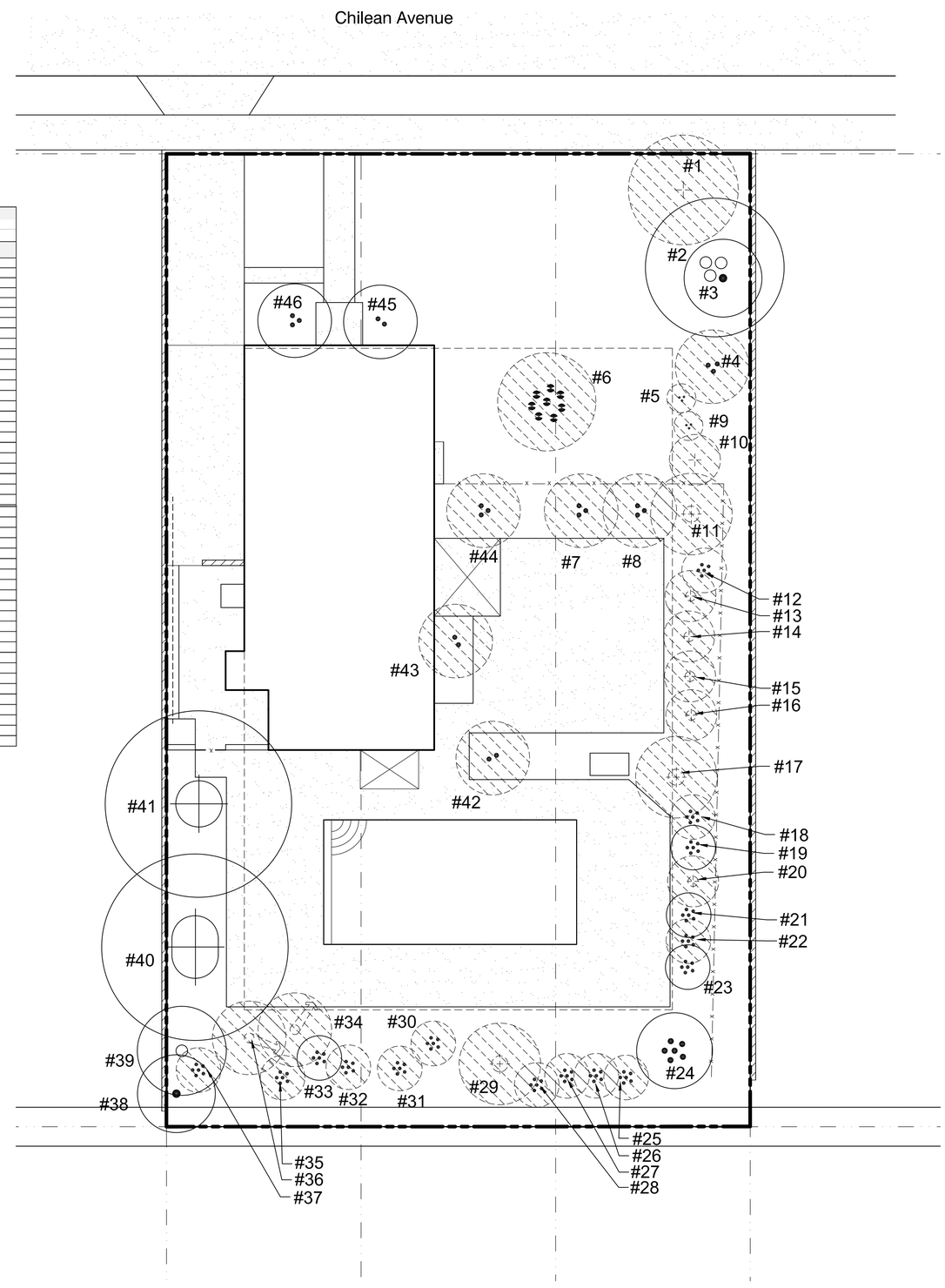

North

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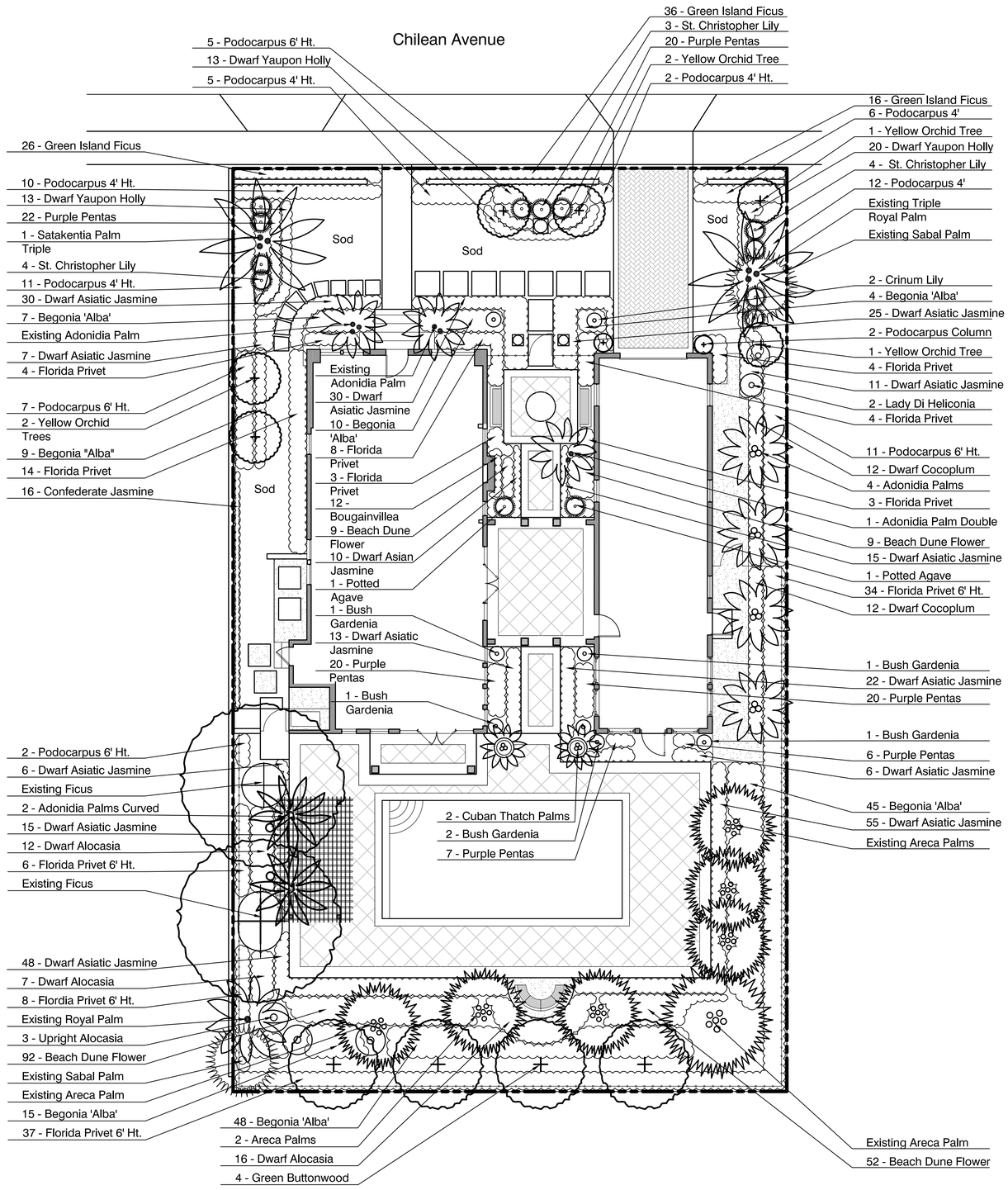
Tree Survey/
Disposition Plan

SHEET NO.
H 2.5



428 Chilean Avenue, Palm Beach Florida

Existing Trees and Palms

BOTANICAL NAME	COMMON NAME			QUANTITY	NATIVE
Adonidia merrillii	Christmas Palm			2	N
Dypsis lutescens	Areca Palm			5	N
Ficus benjamina	Ficus Tree			2	N
Roystonea regia	Royal Palm			2	y
Sabal palmetto	Sabal Palm			2	y

Trees and Palms

BOTANICAL NAME	COMMON NAME	SPECIFICATION	SPACING	QUANTITY	NATIVE
Adonidia merrillii	Christmas Palm	Single Curved Trunk, 10' GW, Full Crown	As Shown	2	N
Adonidia merrillii	Christmas Palm	Double, Curved Trunk, 10' GW, Full Crown	As Shown	1	N
Adonidia merrillii	Christmas Palm	Double, 10' GW, 16' OAH, Full Crown	As Shown	4	N
Bauhinia tomentosa	Yellow Orchid Tree	12' Ht. x 6' Spr., 2-1/2" cal., Full	As Shown	6	N
Coccothrinax fragrans	Cuban Thatch Palm	5' C.T., Full Crown, Planted in Pot	As Shown	2	N
Conocarpus erectus	Green Buttonwood	18' Ht. x 9' Spr, 3-1/2" cal., Full	As Shown	4	Y
Dypis lutescens	Areca Palm	16' Ht. x 8' Spr., Full	As shown	2	N
Satakentia liukiuensis	Satakentia Palm	Triple, 8' G.W., 14' O.a. ht.	As Shown	1	N

Shrubs

BOTANICAL NAME	COMMON NAME	SPECIFICATION	SPACING	QUANTITY	NATIVE
Agave	Agave		As shown	1	n
Alocasia	Dwarf Allocasia	16" O.A., #3, Full	24" o.c.	35	N
Alocasia potora	Upright Alocasia	8' ht x 4' spr. Full, Florida Fancy	As shown	3	N
Bougainvillea ssp	Bougainvillea	12' Ht. Trellis, attach to Wire Lattice	As shown	12	N
Crinum asiaticum	Crinum Lily	24" O.A., #7, Florida Fancy	As shown	2	N
Crinum jagus 'St. Christopher'	St. Christoph Lily	24" O.A., #7, Florida Fancy	As shown	11	N
Ficus Green Island Ficus	Green Island Ficus	12" -14" o.a. #3 full	14" o.c.	78	N
Forestiera segregatum	Florida Privet	4' Ht. x 18" Spr., #7, Full	24" o.c.	40	Y
Forestiera segregatum	Florida Privet	6' Ht. x 24" Spr., #7, Full, Florida Fancy	24" o.c.	83	Y
Gardenia jasminoides	Bush Gardenia	15 gal., 36" oa. ht., full, Florida Fancy	As shown	6	N
Heliconia psittacorum 'Lady Di'	Lady Di Heliconia		As shown	2	N
Podocarpus macrophyllus	Podocarpus Hedge	15 gal, 4' ht. x 18' spr., full	24" o.c.	46	N
Podocarpus macrophyllus	Podocarpus Hedge	6' ht. x 24" spr.	30" spr.	25	N
Podocarpus macrophyllus	Podocarpus Column	7' ht. x 30" spr., Florida Fancy	As shown	2	N

Groundcovers & Vines

BOTANICAL NAME	COMMON NAME	SPECIFICATION	SPACING	QUANTITY	NATIVE
Begonia odorata 'Alba'	Angel Begonia	#3, 14"-16" ht, full	24" o.c.	135	N
Chrysobalanus icaco 'Horizontalis'	Dwarf Cocoplum	14"-16" O.A., #3, Full	24" o.c.	24	Y
Helianthus debilis	Beach Dune Flower	12" o.a.	12" o.c.	186	Y
Ilex vomitoria	Dwarf Yaupon Holly	3 gal., 12" - 14" o.a.	18" o.c.	46	Y
Pentas lanceolata Purple	Purple Pentas	1 gal., 8"-10" o.a., full	12" o.c.	75	N
Trachelospermum asiaticum 'Minima'	Dwarf Asiatic Jamsnine	1 gal., 8" - 10" spr., full	12" o.c.	248	N
Trachelospermum jasminoides	Confederate Jasmine	8' Trellis, attach to Aluminum Lattice	24" o.c.	16	N

Miscellaneous Items

Lawn	St. Augustine 'Floratam'	Solid Sod

Native Vegetation Requirement

Lot Area	9,375 Sq. Ft.		
Green Space	9,375 Sq. Ft. X 25% = native coverage	10,55 sq. ft. Required	Required native sq. ft. 1,055

NATIVE PLANTS	Total	Total Natives	Percentage Provided
Trees	10	4	40.0%
Shrubs	346	123	35.5%
Groundcovers & Vines	730	256	35.0%

Note:
TWO EXISTING FICUS TREES, 48" & 36" CAL. TO REMAIN. ALL OTHER EXISTING FICUS HEDGES AND FICUS TREES AT 10", 12", 8", 8" AND 36" ARE TO BE REMOVED AS SHOEN ON THE TREE REMOVAL PLAN.

North

0 4 8 16 32

Scale: 1/8" = 1'-0"

PROJECT | No. 22008

Addition to 428 Chilean Ave

428 Chilean Ave
Palm Beach, Fl 33480

HSB: 22-012
ZON: 22-121

OWNER

David Mooney
428 Chilean Ave
Palm Beach, Fl 33480

DISTRIBUTION	DATE
OWNER'S REVIEW	04/15/22
PRELIMINARY REVIEW	04/21/22
LANDMARK REVIEW	02/06/23
REVIEW COMMENTS	02/24/23

Scott D Brown
Digitally signed by Scott D Brown
Date: 2023.02.23 17:19:52 -05'00'

LA Design
Landscape Architectural Design
8538 S.E. Sharon Street Hobe Sound, Florida 33455

vitalinicorazzini ARCHITECTS
300 Aragon Avenue, Suite 330 | Coral Gables, FL 33134
tel: 305.567.0602 | fax: 305.446.3197 |
www.vcmiami.com FL Registration AA26001654

Landscape Plan

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A. QUALITY ASSURANCE

1. DO NOT MAKE SUBSTITUTIONS: IF SPECIFIED LANDSCAPE MATERIAL IS NOT OBTAINABLE, SUBMIT PROOF OF NON-AVAILABILITY TO LANDSCAPE ARCHITECT, TOGETHER WITH PROPOSAL FOR USE OF EQUIVALENT MATERIAL. NO SUBSTITUTION OF PLANT MATERIAL, TYPE OR SIZES, WILL BE PERMITTED WITHOUT WRITTEN AUTHORIZATION FROM THE LANDSCAPE ARCHITECT. INTENDED SUBSTITUTIONS SHALL BE SPELLED OUT IN BID.
2. INSPECTION: THE LANDSCAPE ARCHITECT MAY INSPECT TREES AND SHRUBS WHETHER AT PLACE OF GROWTH OR AT SITE BEFORE PLANTING, FOR COMPLIANCE WITH REQUIREMENTS FOR GENUS, SPECIES, VARIETY, SIZE AND QUALITY. LANDSCAPE ARCHITECT RETAINS 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. REMOVE REJECTED TREES OR SHRUBS IMMEDIATELY FROM PROJECT SITE.
3. ALL PLANT MATERIAL SHALL CONFORM TO THE STANDARDS FOR FLORIDA #1 OR BETTER AS GIVEN IN "GRADES AND STANDARDS FOR NURSERY PLANTS," UNLESS OTHERWISE NOTED.
4. FURNISH BALLED AND BUR LAPPED (B&B) TREES, EXCEPT CONTAINER-GROWN PLANTS MAY BE FURNISHED IF INDICATED IN THE PLANT LIST.
5. REMOVE AND REPLACE TREES, SHRUBS OR OTHER PLANTS FOUND TO BE DEAD OR IN UNHEALTHY CONDITION DURING WARRANTY PERIOD. MAKE REPLACEMENTS DURING GROWTH SEASON FOLLOWING END OF WARRANT PERIOD. REPLACE TREES AND SHRUBS WHICH ARE IN DOUPTFUL CONDITION AT END OF WARRANTY PERIOD UNLESS, IN OPINION OF LANDSCAPE ARCHITECT, IT IS ADVISABLE TO EXTEND WARRANTY PERIOD FOR A FULL GROWING SEASON.
6. ANOTHER INSPECTION WILL BE CONDUCTED AT END OF EXTENDED WARRANTY PERIOD, IF ANY TO DETERMINE ACCEPTANCE OR REJECTION. ONLY ONE REPLACEMENT (PER TREE, SHRUB OR PLANT) WILL BE REQUIRED AT END OF WARRANTY PERIOD, EXCEPT FOR LOSSES OR REPLACEMENTS DUE TO FAILURE TO COMPLY WITH SPECIFIED REQUIREMENTS.

B. DELIVERY, STORAGE AND HANDLING

1. SOD: TIME DELIVERY SO THAT SOD WILL BE PLACED WITHIN 24 HOURS AFTER STRIPPING.
2. DELIVER TREES AND SHRUBS AFTER PREPARATIONS FOR PLANTING HAVE BEEN COMPLETED AND PLANT IMMEDIATELY. IF PLANTING IS DELAYED MORE THAN 6 HOURS AFTER DELIVERY, SET TREES AND SHRUBS IN SHADE, PROTECT FROM WEATHER AND MECHANICAL DAMAGE, AND KEEP ROOTS MOIST BY COVERING WITH MULCH, BURLAP OR OTHER ACCEPTABLE MEANS OF RETAINING MOISTURE.

C. SOIL AMENDMENTS

1. MULCH FOR TREES, SHRUBS, OR PLANTS: ORGANIC MULCH FREE FROM DELETERIOUS MATERIALS AND SUITABLE FOR TOP DRESSING OF TREES, SHRUBS OR PLANTS AND NOT TO BE WORKED INTO THE EXISTING SOIL, AND CONSISTING OF SHREDDED NON-CYPRESS MULCH OR APPROVED EQUAL, MOISTENED AT THE TIME OF APPLICATION TO PREVENT WIND DISPLACEMENT AND APPLIED OVER ALL SHRUBS AND GROUND COVER AREAS FOR A FULL 3" DEPTH.
2. COMMERCIAL FERTILIZER: FERTILIZER SHALL BE COMPLETELY ORGANIC; IT SHALL BE UNIFORM IN COMPOSITION, DRY AND FREEFLOWING. THIS FERTILIZER SHALL BE DELIVERED TO THE SITE IN THE ORIGINAL UNOPENED BAGS, EACH BEARING THE MANUFACTURER'S STATEMENT OF ANALYSIS, AND SHALL MEET 6% NITROGEN, 6% PHOSPHOROUS, 6% POTASSIUM REQUIREMENTS.
   A) FOR TREE PITS, SHRUB BEDS, AND GROUND COVER BEDS, BACKFILL MIXTURE SHALL CONSIST OF 2 PARTS EXISTING SOIL MIXED WITH 1 PART TOPSOIL AND 1 PART ORGANIC MATERIAL. ADD 10:6:4 SLOW RELEASE FERTILIZER WITH 35% - 80% NITROGEN DERIVED FROM NATURAL ORGANIC MATERIAL OR APPROVED EQUAL. BACKFILL MIX SHALL BE THOROUGHLY MIXED PRIOR TO PLANTING.
   B) A FOURTEEN PERCENT (14%) NITROGEN, FOURTEEN PERCENT (14%) PHOSPHOROUS AND FOURTEEN PERCENT (14%) POTASSIUM IS REQUIRED ON ALL TREES AND SHRUBS OVER 5'-0" IN HEIGHT (1/2 LB. PER 5'-0" OF SPREAD).
   C) AGRIFORM TABLETS WITH TWENTY PERCENT (20%) NITROGEN, TEN PERCENT (10%) PHOSPHOROUS, FIVE PERCENT (5%) POTASSIUM IN 21 GRAM SIZES SHALL BE APPLIED ALONG WITH THE FERTILIZER PROCESS (1 WITH 1 GAL. PLANTS, 2 WITH 3 GAL. PLANTS AND 2 TABLETS PER 1 INCH OF TREE TRUNK CALIPER.
   D) MAGNESIUM SULFATE SHALL BE APPLIED TO ALL PALMS AT INSTALLATION AT A RATE OF 1/2 LB. PER INCH OF TRUNK CALIPER. MANGANESE SHALL BE APPLIED AT THE SAME RATE.
3. POSITION PLANT IN THE HOLE. BACK FILL HALFWAY UP THE ROOTBALL. PLACE TABLET(S) BESIDE THE ROOT BALL ABOUT ONE INCH FROM ROOT TIPS. DO NOT PLACE TABLET(S) IN BOTTOM OF THE HOLE. COMPLETE BACKFILL, TAMP AND WATER.
4. FERTILIZE SABAL PALMS BY MIXING 10 POUNDS OF "MILORGANITE" ACTIVATED SEWAGE SLUDGE WITH CLEAN SAND.
5. FERTILIZE LAWNS. PROVIDE FERTILIZER WITH PERCENTAGE OF NITRGEN REQUIRED TO PROVIDE NOT LESS THAN ONE POUND OF ACTUAL NITROGEN PER 100 SQUARE FEET OF LAWN AREA AND NOT LESS THAN FOUR PERCENT PHOSPHORIC ACID AND TWO PERCENT POTASSIUM. PROVIDE NITROGEN IN A FORM THAT WILL BE AVAILABLE TO LAWN DURING INITIAL PERIOD OF GROWTH, AT LEAST 50 PERCENT OF NITROGEN TO BE ORGANIC FORM.

D. GRASS MATERIALS

1. PROVIDE STRONGLY ROOTED SOD, NOT LESS THAN 2 YEARS OLD, FREE OF WEEDS AND UNDESIRABLE NATIVE GRASSES AND MACHINE CUT TO PAD THICKNESS OF 3/4" (+/- 1/4") EXCLUDING TOP GROWTH AND THATCH NOT MORE THAN TWENTY-FOUR (24) HOURS PRIOR TO LAYING. PROVIDE ONLY SOD CAPABLE OF VIGOROUS GROWTH AND DEVELOPMENT WHEN PLANTED (VIABLE, NOT DORMANT).
2. PROVIDE SOD OF UNIFORM PAD SIZES WITH MAXIMUM 5% DEVIATION IN EITHER LENGTH OR WIDTH. BROKEN PADS OR PADS WITH UNEVEN ENDS WILL NOT BE ACCEPTABLE. SOD PADS INCAPABLE OF SUPPORTING THEIR OWN WEIGHT WHEN SUSPENDED VERTICALLY WITH FIRM GRASP ON UPPER 10% OF PAD WILL BE REJECTED.

E. MISCELLANEOUS LANDSCAPE MATERIALS

STAKES AND GUYS: PROVIDE STAKES AND DEADMEN OF SOUND NEW HARDWOOD, TREATED SOFTWOOD, OR REDWOOD, FREE OF KNOTHOLES AND OTHER DEFECTS. PROVIDE WIRE TIES AND GUYS OF 2-STRAND, TWISTED, PLIABLE GALVANIZED IRON WIRE NOT LIGHTER THAN 12 GRAMS WITH TURNBUCKLES OR GUY WIRES WITH WIRE TIGHTENING ARRANGEMENT. PROVIDE NOT LESS THAN 1/2" DIAMETER RUBBER OR PLASTIC HOSE, CUT TO REQUIRED LENGTHS AND OF UNIFORM COLOR, MATERIAL AND SIZE TO PROTECT TREE TRUNKS FROM DAMAGE BY WIRES. PROVIDE BRIGHTLY COLORED RIBBON TIED TO GUY WIRES AS A WARNING INDICATOR.

F. PREPARATION OF PLANTING SOIL

1. BEFORE MIXING PLANTING SOIL FOR USE IN PREPARING BACKFILL FOR PLANT PITS SHALL BE A FERTILE, FRIABLE AND NATURAL TOPSOIL, WITHOUT MIXTURE OF SUBSOIL MATERIALS, AND SHALL BE FREE FROM HEAVY CLAY,STONES, LIME, LUMPS, SHELLS, PLANTS, ROOTS OR OTHER FOREIGN MATERIAL.
2. MIX SPECIFIED SOIL AMENDMENTS AND FERTILIZERS WITH TOPSOIL AT RATES SPECIFIED. DELAY MIXING OF FERTILIZER IF PLANTING WILL NOT FOLLOW PLACING OF PLANTING SOIL WITHIN A FEW DAYS.
3. FOR PIT AND TRENCH TYPE BACKFILL, MIX PLANTING SOILS PRIOR TO BACKFILLING, AND STOCKPILE AT SITE.

G. PREPARATION FOR PLANTING LAWNS

1. LOOSEN SUBGRADE OF LAWN AREAS TO A MINIMUM DEPTH OF SIX INCHES. REMOVE STONES OVER 1-1/2 INCH IN ANY DIMENSION AND STICKS, ROOTS, RUBBISH, AND OTHER EXTRANEOUS MATTER. LIMIT PREPARATION TO AREAS, WHICH WILL BE PLANTED PROMPTLY AFTER PREPARATION.
2. SPREAD TOP SOIL TO MINIMUM DEPTH REQUIRED TO MEET LINES, GRADES AND ELEVATIONS SHOWN AFTER LIGHT SOILING AND NATURAL SETTLEMENT. ADD SPECIFIED SOIL AMENDMENTS AND MIX THOROUGHLY INTO UPPER SIX INCHES OF TOPSOIL.
3. MOISTEN PREPARED LAWN AREAS BEFORE PLANTING IF SOIL IS DRY. WATER THOROUGHLY AND ALLOW SURFACE MOISTURE TO DRY BEFORE PLANTING LAWNS. DO NOT CREATE A MUDDY SOIL CONDITION.
4. RESTORE LAWN AREAS TO SPECIFIED CONDITION IF ERODED OR OTHERWISE DISTURBED AFTER FINE GRADING AND PRIOR TO PLANTING.
5. PREPARATION ON UNCHANGED GRADES: WHERE LAWNS ARE TO BE PLANTED IN AREAS THAT HAVE NOT BEEN ALTERED OR DISTURBED BY EXCAVATING, OR STRIPPING OPERATIONS, PREPARE SOIL FOR LAWN PLANTING AS FOLLOWS;
   A) TILL TO A DEPTH OF NOT LESS THAN SIX INCHES, APPLY SOIL AMENDMENTS AND INITIAL FERTILIZERS AS SPECIFIED. REMOVE HIGH AREAS AND FILL IN DEPRESSIONS. TILL SOIL TO A HOMOGENOUS MIXTURE OF FINE TEXTURE FREE OF LUMPS, CLODS, STONES, ROOTS AND OTHER EXTRANEOUS MATTER.
   B) PRIOR TO PREPARATION OF UNCHANGED AREAS, REMOVE EXISTING GRASS, VEGETATION AND TURF. DISPOSE OF SUCH MATERIAL OUTSIDE OF OWNER'S PROPERTY. DO NOT TURN OVER SOIL BEING PREPARED FOR LAWNS.

H. PREPARATION OF PLANTING BEDS:

1. LOOSEN SUBGRADE OF PLANTING BED AREAS TO A MINIMUM DEPTH OF 6" USING A CULTIMULCHER OR SIMILAR EQUIPMENT. REMOVE STONES OVER 1-1/2" IN ANY DIMENSION, AND STICKS, STONES, RUBBISH AND OTHER EXTRANEOUS MATTER.
2. EXCAVATE PITS, BEDS, AND TRENCHES WITH VERTICAL SIDES AND WITH BOTTOM OF EXCAVATION SLIGHTLY RAISED AT CENTER TO PROVIDE PROPER DRAINAGE. LOOSEN HARD SUBSOIL IN BOTTOM OF EXCAVATION. IN AREAS AROUND PARKING AND ROADWAYS REMOVE EXCESS SHELL ROCK UP TO 3" FROM ROAD SURFACE AND BACKFILL WITH PLANTING SOIL.
3. DISPOSE OF SUBSOIL REMOVED FROM PLANTING EXCAVATIONS. DO NOT MIX WITH PLANTING SOIL OR USE AS BACKFILL.
4. FILL EXCAVATIONS FOR TREES AND SHRUBS WITH WATER AND ALLOW TO PERCOLATE OUT BEFORE PLANTING.

I. PLANTING TREES AND SHRUBS:

1. SET CONTAINER GROWN STOCK AS SPECIFIED FOR BALLED AND BURLAPPED STOCK EXCEPT CUT CANS ON 2 SIDES WITH AN APPROVED CAN CUTTER, REMOVE BOTTOMS OF WOODEN BOXES AFTER PARTIAL BACKFILLING SO AS NOT TO DAMAGE ROOT BALLS. PLANT ALL TREES AND PALMS 2" - 6" ABOVE FINISHED GRADE.
2. MULCH PITS, TRENCHES AND PLANTED AREAS: PROVIDE NOT LESS 3" THICKNESS OF SETTLED MULCH AND WORK INTO TOP OF BACKFILL AND FINISH LEVEL WITH ADJACENT FINISH GRADES.
3. EXCAVATE PITS OR TRENCH TO ONE AND ONE HALF (1-1/2) TIME DIAMETER OF BALLS OR CONTAINERS, OR ONE FOOT WIDER THAN SPREAD OF ROOTS AND THREE INCHES DEEPER THAN REQUIRED FOR POSITIONING AT PROPER HEIGHT. COMPACT A LAYER OF TOPSOIL IN BOTTOM BEFORE PLACING PLANTS. BACK FILL AROUND PLANTS WITH TOPSOIL, COMPACTED TO ELIMINATE VOIDS AND AIR POCKETS.
4. PRUNE, THIN OUT AND SHAPE TREES AND SHRUBS IN ACCORDANCE WITH STANDARD HORTICULTURAL PRACTICE. PRUNE TREES TO RETAIN REQUIRED HEIGHT AND SPREAD. UNLESS OTHERWISE DIRECTED BY LANDSCAPE ARCHITECT, DO NOT CUT TREE LEADERS, AND REMOVE ONLY INJURED OR DEAD BRANCHES FROM FLOWERING TREES, IF ANY. PRUNE SHRUBS TO RETAIN NATURAL CHARACTER AND NOT REMOVE MORE THAN 15 PERCENT OF BRANCHES.
5. GUY AND STAKE TREE IN THREE DIRECTIONS WITH GALVANIZED WIRE, THROUGH FLEXIBLE HOSE CHAFING GUARDS, WITH WOODEN STAKE ANCHORS IMMEDIATELY AFTER PLANTING.

J. SODDING NEW LAWNS

1. LAY SOD WITHIN 24 HOURS FROM TIME OF STRIPPING. DO NOT PLANT DORMANT SOD.
2. LAY SOD TO FORM A SOLID MASS WITH TIGHTLY FITTED JOINTS. BUTT ENDS AND SIDES OF SOD STRIPS; DO NOT OVERLAP. STAGGER STRIPS TO OFFSET JOINTS IN ADJACENT COURSES. WORK FROM BOARDS TO AVOID DAMAGE TO SUBGRADE OR SOD. TAMP OR ROLL LIGHTLY TO ENSURE CONTACT WITH SUBGRADE. WORK SIFTED SOIL INTO MINOR CRACKS BETWEEN PIECES OF SOD; REMOVE EXCESS TO AVOID SMOTHERING OF ADJACENT GRASS.
3. WATER SOD THOROUGHLY WITH A FINE SPRAY IMMEDIATELY AFTER PLANTING.

K. PLANTING GROUND COVER

1. DIG PIT AND BACKFILL WITH PLANTING SOIL. WORK SOIL AROUND ROOTS TO ELIMINATE AIR POCKETS AND LEAVE A LIGHT SAUCER INDENTATION AROUND PLANTS TO HOLD WATER. WATER THOROUGHLY AFTER PLANTING, TAKING CARE NOT TO COVER CROWNS OF PLANTS WITH WET SOILS.
2. SPACE PLANTS AS OTHERWISE INDICATED. DIG HOLES LARGE ENOUGH TO ALLOW FOR SPREADING OF ROOTS. COMPACT BACKFILL TO ELIMINATE VOIDS, AND LEAVE GRADE SLIGHTLY DISHED AT EACH PLANT.
3. MULCH AREAS BETWEEN GROUND COVER PLANTS; PLACE NOT LESS THAN 3" THICK AFTER SETTLED. LIFT PLANT FOLIAGE ABOVE MULCH.
4. DURING PERIODS OF HOT SUN AND WIND AT TIME OF PLANTING, PROVIDE PROTECTIVE COVER FOR SEVERAL DAYS.

L. MAINTENANCE

MAINTAIN LANDSCAPE WORK UNTIL THE LETTER OF FINAL ACCEPTANCE FROM THE LANDSCAPE ARCHITECT BY THE GENERAL CONTRACTOR. INCLUDE WATERING, WEEDING, CULTIVATING, RESTORATIONS OF GRADE, MOWING AND TRIMMING GRASS, PRUNING TREES AND SHRUBS, PROTECTION FROM INSECTS AND DISEASES, FERTILIZATION AND SIMILAR OPERATIONS AS NEEDED TO ENSURE NORMAL GROWTH AND GOOD HEALTH FOR LIVE PLANT MATERIAL.

M. GENERAL NOTES:

1. THE OWNER WILL SUPPLY ALL PROPOSED PLANT MATERIAL WITH 100% IRRIGATION (AUTOMATIC) COVERAGE (WITH 50% OVERLAP MINIMUM) WITHIN TEN DAYS OF INITIAL INSTALLATION. CITY WATER TO BE USED FOR IRRIGATION.
2. IN THE EVENT OF DISCREPANCY, THE PANTING PLAN SHALL TAKE PRECEDENCE OVER THE PLANT LIST.

N. CLEANUP AND PROTECTION

DURING LANDSCAPE WORK, KEEP PAVEMENTS CLEAN AND WORK AREA IN AN ORDERLY CONDITION. PROTECT LANDSCAPE WORK AND MATERIALS FROM DAMAGE DUE TO LANDSCAPE OPERATIONS, OPERATIONS BY OTHER CONTRACTORS AND TRADES AND TRESPASSERS. MAINTAIN PROTECTION DURING INSTALLATION AND MAINTENANCE PERIODS. TREAT, REPAIR OR REPLACE DAMAGED LANDSCAPE WORK AS DIRECTED.

O. INSPECTION AND ACCEPTANCE

1. WHEN LANDSCAPE WORK IS COMPLETED, INCLUDING MAINTENANCE, LANDSCAPE ARCHITECT WILL, UPON REQUEST, MAKE AN INSPECTION TO DETERMINE ACCEPTABILITY.
2. LANDSCAPE WORK MAY BE INSPECTED FOR ACCEPTANCE IN PARTS AGREEABLE TO LANDSCAPE ARCHITECT, PROVIDED WORK OFFERED FOR INSPECTION IS COMPLETE, INCLUDING MAINTENANCE.
3. WHERE INSPECTED LANDSCAPE WORK DOES NOT COMPLY WITH REQUIREMENTS, REPLACE REJECTED WORK AND CONTINUE SPECIFIED MAINTENANCE UNTIL RE-INSPECTED BY LANDSCAPE ARCHITECT AND FOUND TO BE ACCEPTABLE. REMOVE REJECTED PLANTS AND MATERIALS PROMPTLY FROM PROJECT SITE.

P. WARRANTY

1. WARRANTY PLANTS AGAINST UNHEALTHY CONDITION, EXCEPT AS MAY RESULT FROM NEGLECT BY OWNER, DAMAGE BY OTHERS, AND UNUSUAL PHENOMENA BEYOND INSTALLER'S CONTROL AS FOLLOWS:
   A. SHRUBS AND GROUNDCOVERS FOR A PERIOD OF NINETY (90) DAYS
   B. TREES & PALMS FOR ONE YEAR
2. REPLACE AT TIME REQUESTED BY THE OWNER OR LANDSCAPE ARCHITECT.

Q. CONTAINER GROWN STOCK:

1. ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANTS AND ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS OF GOOD QUALITY AND BE IN A HEALTHY GROWING CONDITION.
2. AN ESTABLISHED CONTAINER GROWN PLANT SHALL BE TRANSPLANTED INTO A CONTAINER AND GROWN IN THAT CONTAINER SUFFICIENTLY LONG ENOUGH FOR THE NEW FIBROUS ROOTS TO HAVE DEVELOPED SO THAT THE ROOT MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER.

R. PLANT MATERIALS:

1. PLANT SPECIES AND SIZE SHALL CONFORM TO THOSE INDICATED ON THE DRAWINGS. NOMENCLATURE SHALL CONFORM TO "STANDARDIZED PLANT NAMES", 1942 EDITION.
2. ALL NURSERY STOCK SHALL BE IN ACCORDANCE WITH "GRADES AND STANDARDS FOR NURSERY PLANTS PARTS I & II", LATEST EDITION PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES.
3. UNLESS SPECIFIED OTHERWISE, ALL PLANTS SHALL BE FLORIDA GRADE NUMBER 1 OR BETTER AS DETERMINED BY THE FLORIDA DIVISION OF PLANT INDUSTRY.
4. SPECIMEN MEANS AN EXCEPTIONALLY HEAVY, SYMMETRICAL TIGHTLY KNIT PLANT, SO TRAINED OR FAVORED IN ITS DEVELOPMENT THAT FIRST APPEARANCE IS UNQUESTIONABLE AND OUTSTANDINGLY SUPERIOR IN FORM, NUMBER OF BRANCHES, COMPACTNESS AND SYMMETRY.
5. ALL PLANTS SHALL BE FRESHLY DUG, SOUND, HEALTHY, VIGOROUS, WELL BRANCHED AND FREE OF DISEASE AND INSECT EGGS AND LARVAE AND SHALL HAVE ADEQUATE ROOT SYSTEMS.
6. TREES FOR PLANTING ROWS SHALL BE UNIFORM IN SIZE AND SHAPE.
7. ALL MATERIALS SHALL BE SUBJECT TO APPROVAL BY THE OWNER.
8. WHERE REQUIREMENTS ARE OMITTED FROM THE PLANT LIST, THE PLANTS FURNISHED SHALL BE NORMAL FOR THE VARIETY AND FLORIDA NUMBER 1.
9. PLANTS SHALL BE PRUNED PRIOR TO DELIVERY ONLY UPON THE APPROVAL OF THE OWNER.

S. MEASUREMENTS:

1. SHADE TREES:
   A) HEIGHT SHALL BE MEASURED FROM GROUND TO THE AVERAGE BRANCH HEIGHT OF CANOPY.
   B) SPREAD SHALL BE MEASURED TO THE END OF THE BRANCHING EQUALLY AROUND THE CROWN FROM THE CENTER OF THE TRUNK.
   C) MEASUREMENTS ARE NOT TO INCLUDE ANY TERMINAL GROWTH. SINGLE TRUNK TREES SHALL BE FREE OF "V" CROTCHES THAT COULD BE POINTS OF WEAK LIMB STRUCTURE OR DISEASE INFESTATION.
2. SHRUBS:
   A) HEIGHT SHALL BE MEASURED FROM THE GROUND TO THE AVERAGE POINT WHERE MATURE PLANT GROWTH STOPS.
   B) SPREAD SHALL BE MEASURED TO THE END OF BRANCHING EQUALLY AROUND THE SHRUB MASS.
   C) MEASUREMENT AREA NOT TO INCLUDE ANY TERMINAL GROWTH.
   D) TREE CALIPER SIZE SHALL BE MEASURED AT 6 INCHES ABOVE GRADE UP TO AND INCLUDING 4 INCH CALIPERS, AND 12 INCHES ABOVE GRADE FOR LARGER CALIPER TREES.
3. PALMS:
   A) CLEAR TRUNK (C.T.) - SHALL BE MEASURED FROM THE GROUND AT TIME OF INSTALLATION TO THE POINT WHERE THE MATURE AGED TRUNK JOINS THE IMMATURE OR GREEN PORTION OF THE TRUNK OR HEAD.
   B) OVERALL HEIGHT (O.A.) - SHALL BE MEASURED FROM THE GROUND AT THE TIME OF INSTALLATION TO THE AVERAGE FROND HEIGHT.
   C) PALMS WITH MARRED OR BURNED TRUNKS WILL NOT BE ACCEPTED.

END OF SECTION

NOTES:

1. ALL LAWN AND GRASSED AREAS NOTED AS "SOD" SHALL RECEIVE STENOTAPHRUM SECUNDATUM - ST. AUGUSTINE FLORITAM SOLID SOD AS REQUIRED.
2. ALL GROUNDCOVER AREAS, SHRUBS, AND TREE RINGS SHALL RECEIVE A MINIMUM OF 3" OF AN APPROVED COMMERCIAL GRADE CYPRESS MULCH AND PINE STRAW MULCH IF INDICATED ON THE LANDSCAPE PLANS.
3. ALL PLANT MATERIAL SHALL CONFORM TO THE STANDARDS FOR FLORIDA #1 OR BETTER AS GIVEN IN "GRADES AND STANDARDS FOR NURSERY PLANTS," UNLESS OTHERWISE NOTED.
4. THE OWNER WILL SUPPLY ALL PROPOSED PLANT MATERIAL WITH 100% IRRIGATION (AUTOMATIC) COVERAGE (WITH 50% OVERLAP MINIMUM) WITHIN TEN DAYS OF INITIAL INSTALLATION.
5. ALL PLANT HOLE BACKFILL TO BE A SANDY LOAM TOP SOIL. USE 2 PARTS OF EXISTING SOIL, 1 PART TOPSOIL AND 1 PART ORGANIC COMPOST FOR BACKFILL.
6. TABULARIZED FERTILIZER SHALL BE PROVIDED FOR ALL TREES, PALMS, AND SHRUBS AND SHALL BE EQUAL TO AGRIFORM PLANTING TABLETS (20-10-5) 21 GRAM, APPLIED IN CONFORMANCE WITH THE MANUFACTURER'S SPECIFICATIONS.
7. IN THE EVENT OF DISCREPANCY, THE PLANTING PLAN SHALL TAKE PRECEDENCE OVER THE PLANT LIST.
8. ALL PLANT MATERIAL AND CONSTRUCTION METHODS SHALL CONFORM TO ALL APPLICABLE LANDSCAPE ORDINANCES AND DESIGN GUIDELINES.
9. PLANT ALL TREES AND PALMS HIGH (2"-6") ABOVE FINISHED GRADE.
10. THE LANDSCAPE ARCHITECT MAY INSPECT TREES AND SHRUBS WHETHER AT PLACE OF GROWTH OR AT SITE BEFORE PLANTING, FOR COMPLIANCE WITH THE REQUIREMENTS FOR GENUS, SPECIES, VARIETY, SIZE AND QUALITY. LANDSCAPE ARCHITECT RETAINS 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. REMOVE REJECTED TREES OR SHRUBS IMMEDIATELY FROM PROJECT SITE.
11. NO SUBSTITUTIONS WILL BE ACCEPTABLE. IF SPECIFIED LANDSCAPE MATERIAL IS NOT OBTAINABLE, SUBMIT PROOF OF NON-AVAILABILITY TO LANDSCAPE ARCHITECT, TOGETHER WITH THE PROPOSAL FOR USE OF EQUIVALENT MATERIAL.
12. CONTRACTOR TO CONFIRM ANY UNDERGROUND UTILITY LOCATIONS.
13. PROVIDE ROOT BARRIER WHENEVER TREE IS CLOSER THEN 10' TO ANY UNDERGROUND

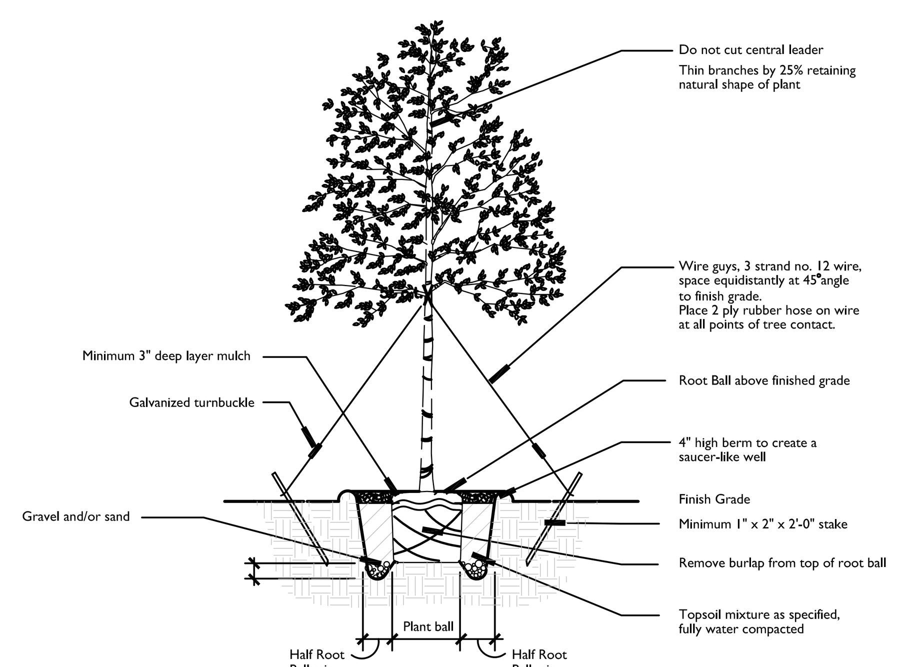
428 Chilean Avenue, Palm Beach Florida

BOTANICAL NAME	COMMON NAME	SPECIFICATION	SPACING	QUANTITY	NATIVE
Existing Trees and Palms					
Adonidia merrillii	Christmas Palm			2	N
Dypsis lutescens	Areca Palm			5	N
Ficus benjamina	Ficus Tree			2	N
Roystonea regia	Royal Palm			2	y
Sabal palmetto	Sabal Palm			2	y
Trees and Palms					
Adonidia merrillii	Christmas Palm	Single Curved Trunk, 10' GW, Full Crown	As Shown	2	N
Adonidia merrillii	Christmas Palm	Double, Curved Trunk, 10' GW, Full Crown	As Shown	1	N
Adonidia merrillii	Christmas Palm	Double, 10' GW, 16' OAH, Full Crown	As Shown	4	N
Bauhinia tomentosa	Yellow Orchid Tree	12' Ht. x 6' Spr., 2-1/2" cal., Full	As Shown	6	N
Coccothrinax fragrans	Cuban Thatch Palm	5' C.T., Full Crown, Planted in Pot	As Shown	2	N
Conocarpus erectus	Green Buttonwood	18' Ht. x 9' Spr, 3-1/2" cal., Full	As Shown	4	Y
Dypis lutescens	Areca Palm	16' Ht. x 8' Spr., Full	As shown	2	N
Satakentia liukiuensis	Satakentia Palm	Triple, 8' G.W., 14' O.a. ht.	As Shown	1	N
Shrubs					
Agave	Agave		As shown	1	n
Alocasia	Dwarf Allocasia	16" O.A., #3, Full	24" o.c.	35	N
Alocasia potora	Upright Alocasia	8' ht x 4' spr. Full, Florida Fancy	As shown	3	N
Bougainvillea ssp	Bougainvillea	12' Ht. Trellis, attach to Wire Lattice	As shown	12	N
Crinum asiaticum	Crinum Lily	24" O.A., #7, Florida Fancy	As shown	2	N
Crinum jagus 'St. Christopher'	St. Christoph Lily	24" O.A., #7, Florida Fancy	As shown	11	N
Ficus Green Island Ficus	Green Island Ficus	12" -14" o.a. #3 full	14" o.c.	78	N
Forestiera segregatum	Florida Privet	4' Ht. x 18" Spr., #7, Full	24" o.c.	40	Y
Forestiera segregatum	Florida Privet	6' Ht. x 24" Spr., #7, Full, Florida Fancy	24" o.c.	83	Y
Gardenia jasminioides	Bush Gardenia	15 gal., 36" oa. ht., full, Florida Fancy	As shown	6	N
Heliconia psittacorum 'Lady Di'	Lady Di Heliconia		As shown	2	N
Podocarpus macrophyllus	Podocarpus Hedge	15 gal, 4' ht. x 18' spr., full	24" o.c.	46	N
Podocarpus macrophyllus	Podocarpus Hedge	6' ht. x 24" spr.	30" spr.	25	N
Podocarpus macrophyllus	Podocarpus Column	7' ht. x 30" spr., Florida Fancy	As shown	2	N
Groundcovers & Vines					
Begonia odorata 'Alba'	Angel Begonia	#3, 14"-16" ht, full	24" o.c.	135	N
Chrysobalanus icaco 'Horizontalis'	Dwarf Cocoplum	14"-16" O.A., #3, Full	24" o.c.	24	Y
Helianthus debilis	Beach Dune Flower	12" o.a.	12" o.c.	186	Y
Ilex vomitoria	Dwarf Yaupon Holly	3 gal., 12" - 14" o.a.	18" o.c.	46	Y
Pentas lanceolata Purple	Purple Pentas	1 gal., 8"-10" o.a., full	12" o.c.	75	N
Trachelospermum asiaticum 'Minima'	Dwarf Asiatic Jamsnine	1 gal., 8" - 10" spr., full	12" o.c.	248	N
Trachelospermum jasminoides	Confederate Jasmine	8' Trellis, attach to Aluminum Lattice	24" o.c.	16	N
Miscellaneous Items					
Lawn	St. Augustine 'Floratam'	Solid Sod			

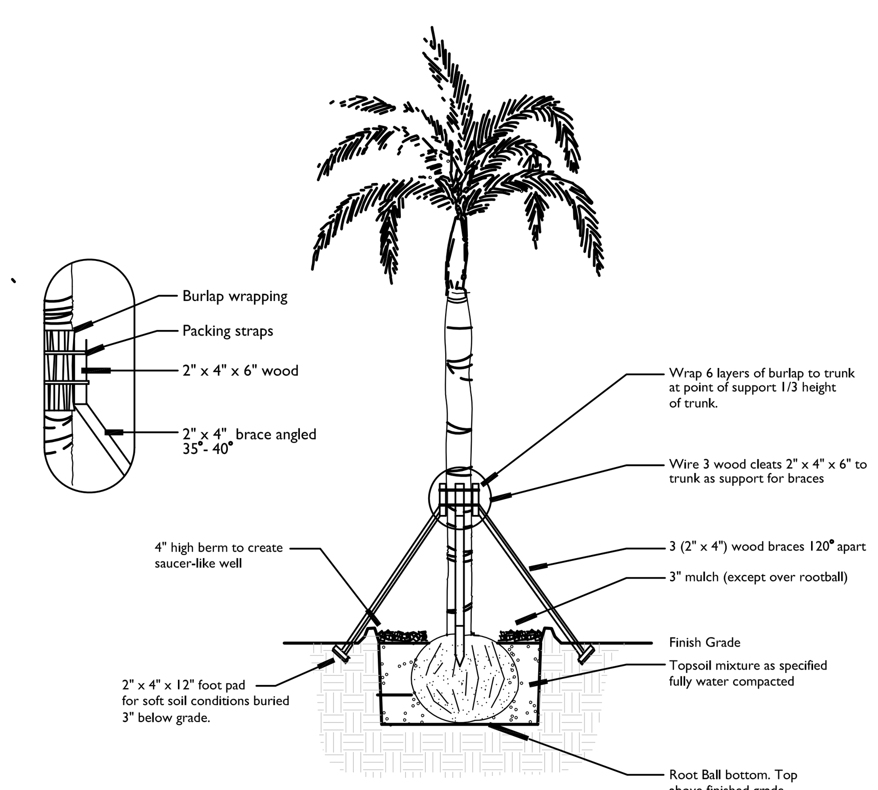
Native Vegetation Requirement

Lot Area	9,375 Sq. Ft.		
Green Space	9,375 Sq. Ft. X 25% = 10,55 sq. ft. Required native coverage		Required native sq. ft. 1,055
NATIVE PLANTS	Total	Total Natives	Percentage Provided
Trees	10	4	40.0%
Shrubs	346	123	35.5%
Groundcovers & Vines	730	256	35.0%

Note:
TWO EXISTING FICUS TREES, 48" & 36" CAL. TO REMAIN. ALL OTHER EXISTING FICUS HEDGES AND FICUS TREES AT 10", 12", 8", 8" AND 36" ARE TO BE REMOVED AS SHOEN ON THE TREE REMOVAL PLAN.



TYPICAL LARGE TREE PLANTING DETAIL
NOT TO SCALE



TYPICAL LARGE PALM PLANTING DETAIL
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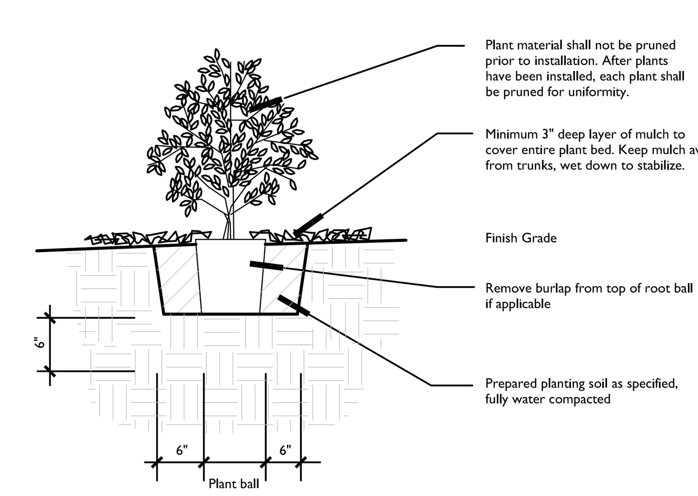

TYPICAL SHRUB PLANTING DETAIL
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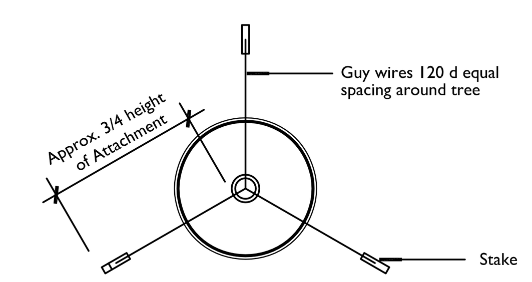

TYPICAL TREE GUYING DETAIL
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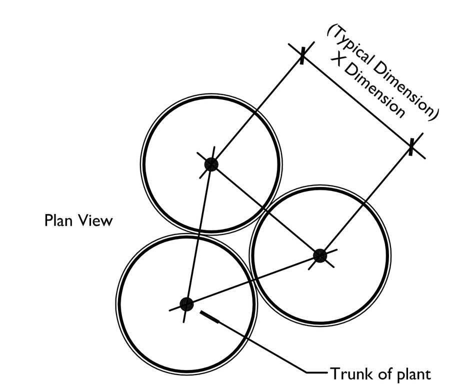

TYPICAL PLANT SPACING DETAIL
NOT TO SCALE

PROJECT | No. 22008

Addition to
428 Chilean Ave

428 Chilean Ave
Palm Beach, Fl 33480
HSB: 22-012
ZON: 22-121

OWNER

David Mooney
428 Chilean Ave
Palm Beach, Fl 33480

DISTRIBUTION	DATE
OWNER'S REVIEW	04/15/22
PRELIMINARY REVIEW	04/21/22
LANDMARK REVIEW	02/06/23
REVIEW COMMENTS	02/24/23

Scott D Brown
Digitally signed by Scott D Brown
Date: 2023.02.23 17:24:02 -05'00'

LA Design
Landscape Architectural Design
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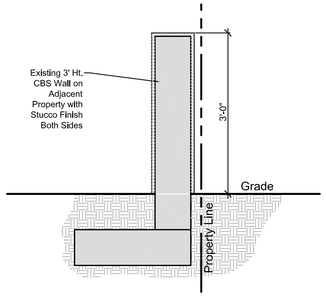
Landscape Specifications

SHEET NO.
H 3.2

SHEET PLOTTED 2/23/2023 3:30 PM



3' Ht. Wall Section
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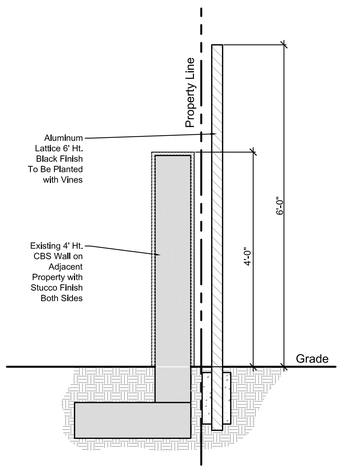
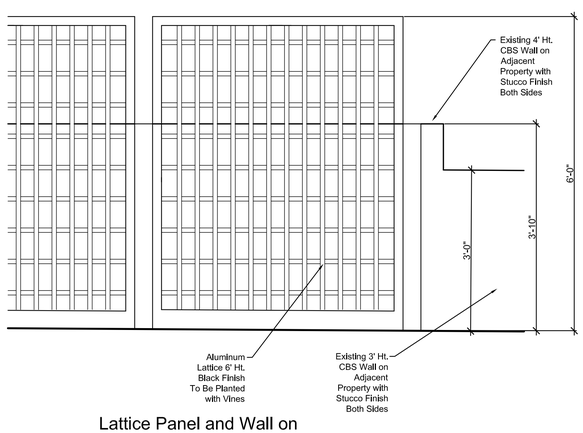
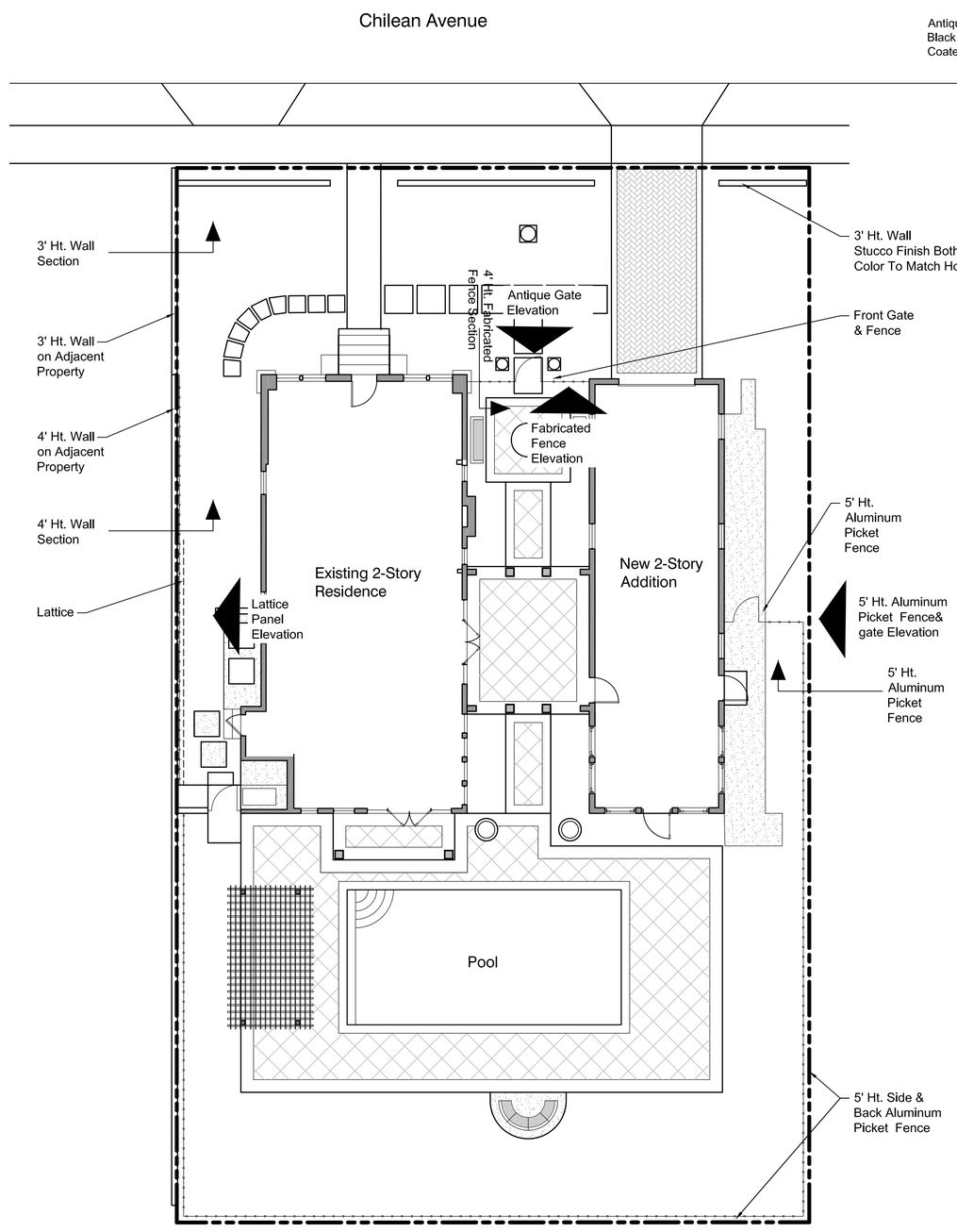
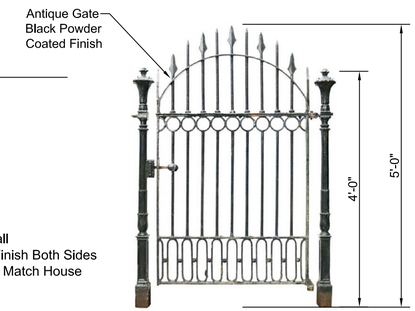


4' Ht. Wall with Lattice Section
Scale: 3/4" = 1'-0"

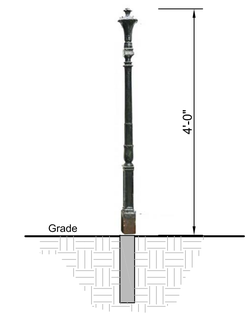


Lattice Panel and Wall on Adjacent Property Elevation
Scale: 3/4" = 1'-0"





Antique Gate at Center Courtyard
Not To Scale



Fabricated Fence Section
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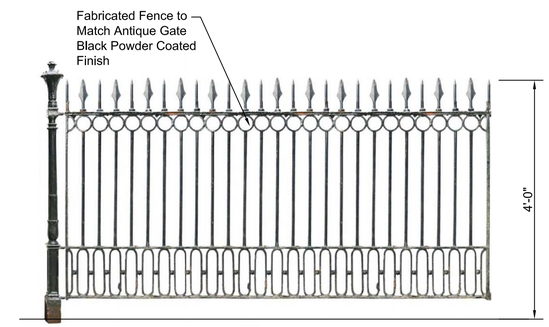

Fabricated Fence
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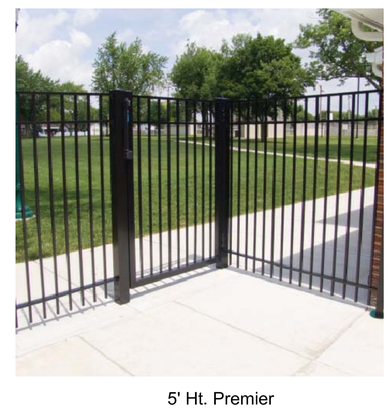
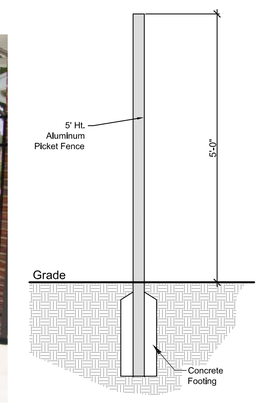


5' Ht. Premier Fence and Gate
Not To Scale



5' Ht. Aluminum Fence Section
Not To Scale

North

0 4 8 16 32
Scale: 1/8" = 1'-0"

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Fences, Walls & Gates Plan

SHEET NO.
H 6.1

SHEET PLOTTED 2/23/2023 4:03 PM

Project Data

APPLICABLE CODES:

ZONING CODE: PALM BEACH ZONING CODE
BUILDING CODE: FLORIDA BUILDING CODE 2020(FBC)
LIFE SAFETY CODE: FLORIDA FIRE PREVENTION CODE

NET LOT AREA:	9,375 SQ. FT.
BUILDING USE:	RESIDENTIAL

FINISHED FLOOR ELEVATION = 4.50' NAVD = 0'-0"

Setbacks & Height Requirements

FRONT	25'-0"	25'-0"	PBZC 134-948-5a
SIDE INTERIOR	10'-0"	10'-0"	PBZC 134-948-6a
REAR	15'-0"	XX'-XX"	PBZC 134-948-7a
MAXIMUM HEIGHT ALLOWABLE	23'-6" + 3 FT FOR FLAT ROOF	XX'-XX"	PBZC 134-948-8a

Landscaped Open Space Requirements

LANDSCAPE SPACE REQUIRED	45% x 9,375 SF = 4,218 SF	4,2,73 SF	

Lot Coverage Requirements

GROUND AREA COVERAGE MAIN STRUCTURE 30%	30% x 9,375 SF = 2,812.50 SF	2,304 SF	PBZC 134-948-9a

Parking Requirements

PARKING REQUIREMENTS	1	2	

Existing Residence Information

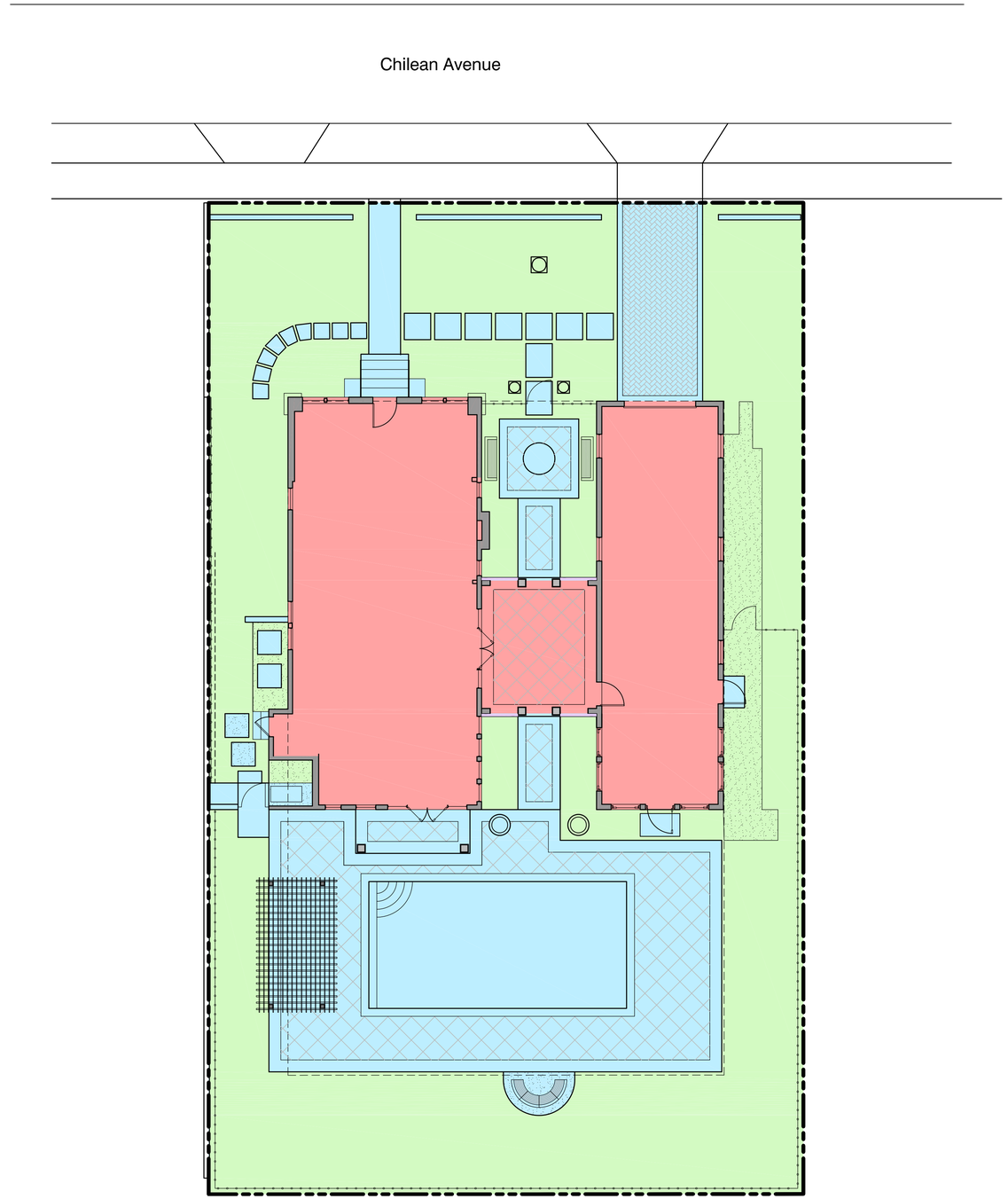
A/C AREA	2,426 SQ.FT.	951 SQ.FT.	3,377 SQ.FT.
NON CONDITIONED COVERED	- SQ.FT.	1,068 SQ.FT.	1,068 SQ.FT.
GROUND COVERAGE	1,473 SQ.FT.	1,068 SQ.FT.	2,541 SQ.FT.
NUMBER OF BEDROOMS	2	1	3

BUILDING 2,339 SF (25.0%)

HARDSCAPE 2,763 SF (29.4%)

LANDSCAPE/OPEN SPACE
4,273 SF (45.6%)

TOTAL 9,375 SF



North

0 4 8 16 32

Scale: 1/8" = 1'-0"

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Open Space Plan

SHEET NO.
H 4.1

SHEET PLOTTED 2/7/2023 7:40 AM

Street View Elevation (North)

Scale 3/16”=1’-0”

North Elevation (Front)

Scale 3/16”=1’-0”

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Color Renderings
Street View &
North (Front) Elevation

SHEET NO.
H5.1

Elevation / Section

Scale 3/16”=1’-0”

South Elevation (Rear)

Scale 3/16”=1’-0”

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Color Renderings
Section &
South (Rear) Elevation

SHEET NO.
H5.2

East Elevation (Left)

Scale 3/16"=1'-0"

West Elevation (Right)

Scale 3/16"=1'-0"

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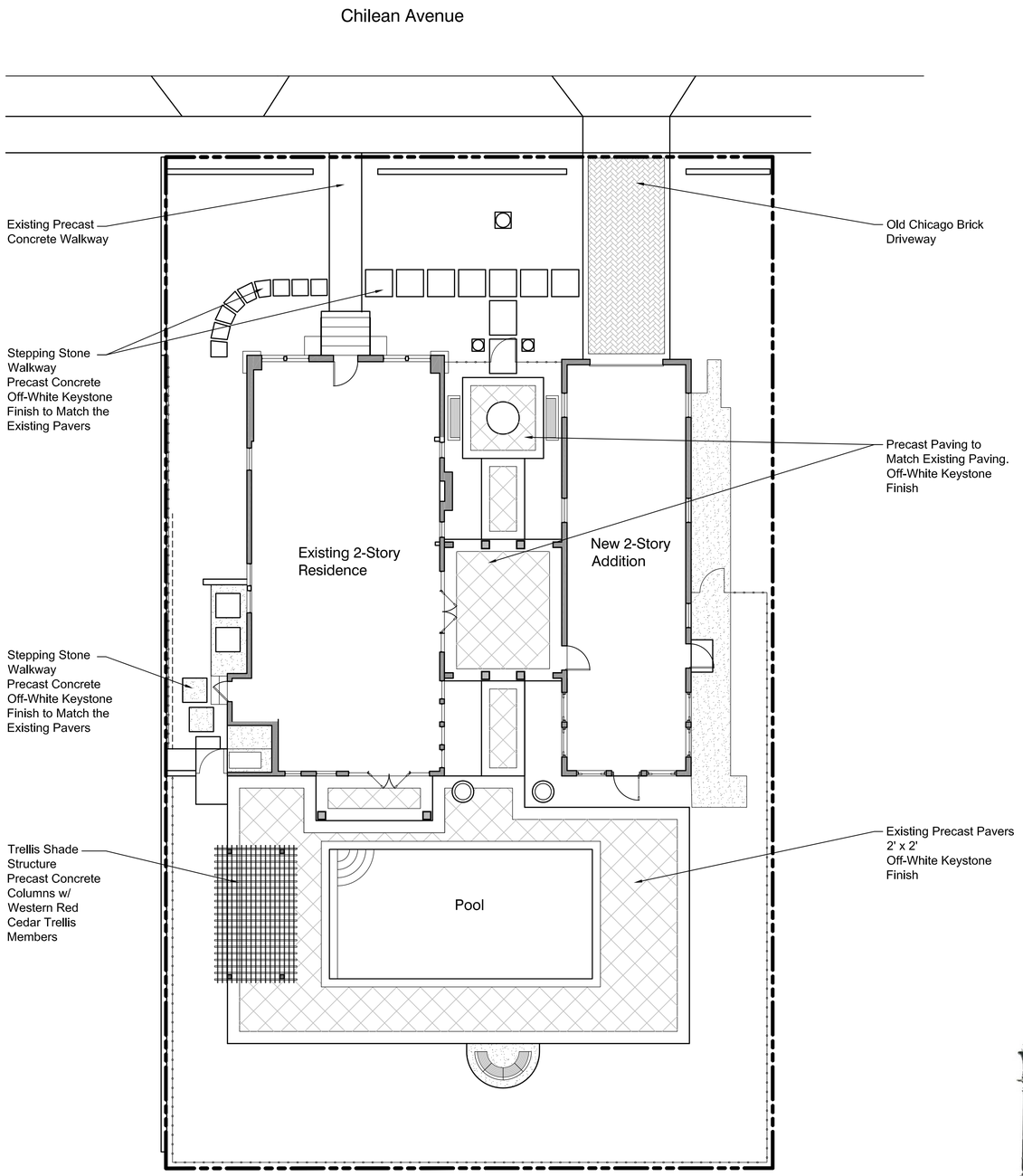
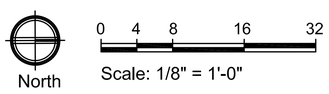
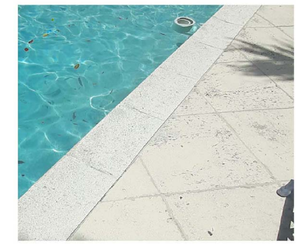
Color Renderings
East Elevation (Left) &
West Elevation (Right)

SHEET NO.
H5.3





Old Chicago Brick Driveway Herringbone pattern



Existing Precast concrete patio
Off white coquina finish

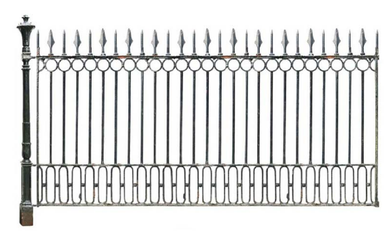
Herpel Precast concrete Paving
Off white to match the existing

Central courtyard precast concrete fountain
Off white coquina finish

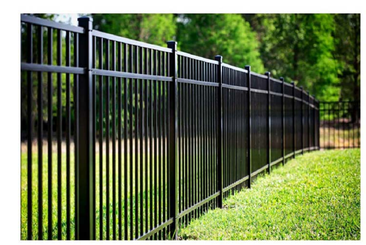
Central courtyard optional antique fountain bowl

Percast medetrial potted planters
off white coquina finish

Antique Gate for central courtyard
Black powercoated finish



Frabricated fence at central courtyard to match gate
Black powercoated finish



Preimeter aluminum fence and gate
Black powercoated finish

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Exterior Finishes Plan

SHEET NO.
H 7.1

SHEET PLOTTED 2/8/2023 12:41 PM