

FINAL PLAN SET
OCTOBER 16, 2024 LPC

Royal Poinciana Way

Royal Poinciana Way
Palm Beach, FL

SHEET INDEX

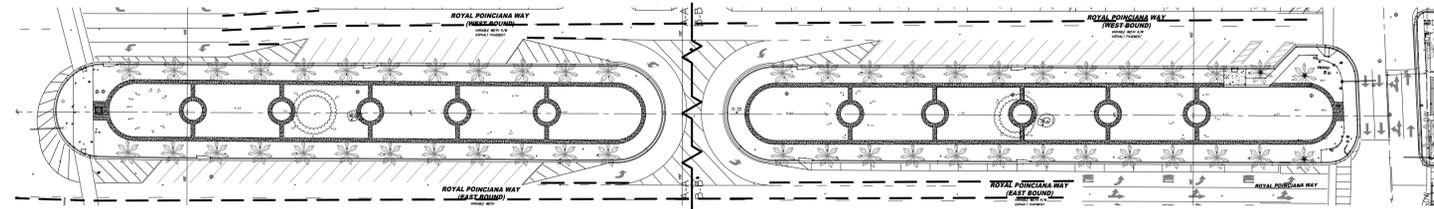
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SMI

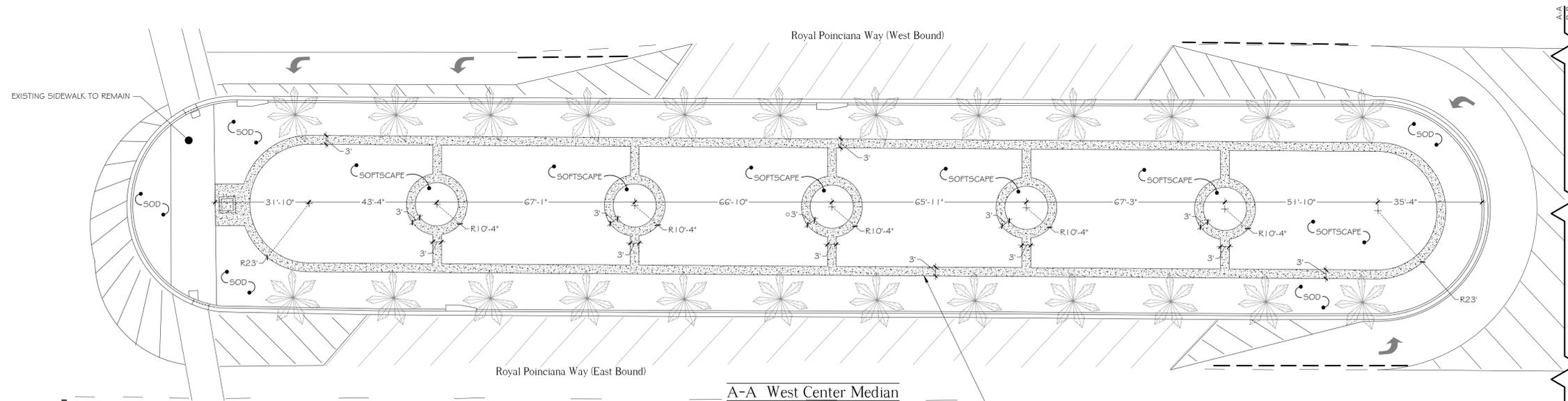
LANDSCAPE ARCHITECTURE
140 Royal Palm Way, Suite #206, Palm Beach, Florida 33480
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FL registration #223

FIELD VERIFY ALL DIMENSIONS

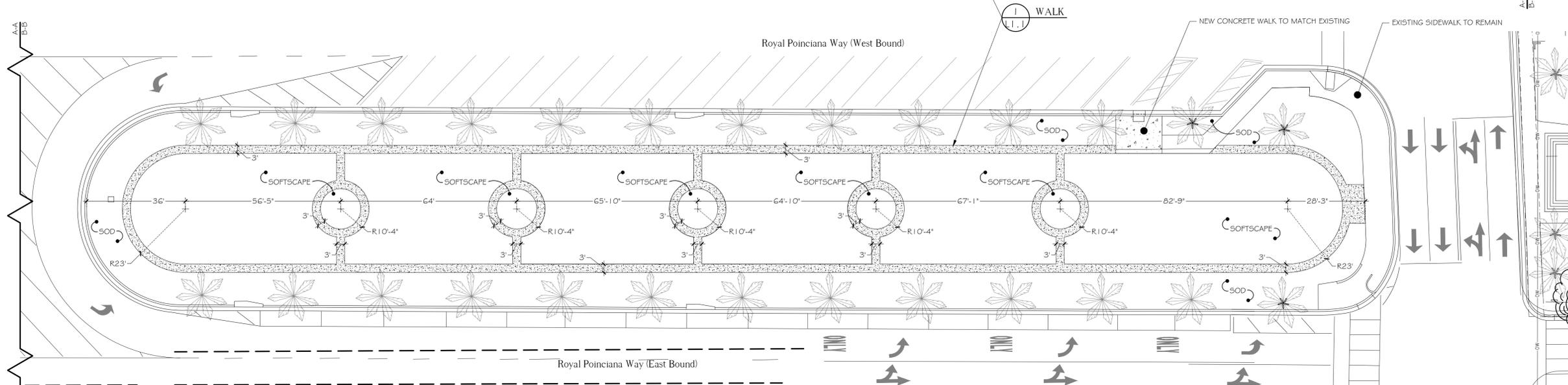
ANY/ALL TRACK DRAINS, TRENCH DRAINS AND DRAIN GRATES TO BE CAST IRON UNLESS OTHERWISE SPECIFIED BY SMI



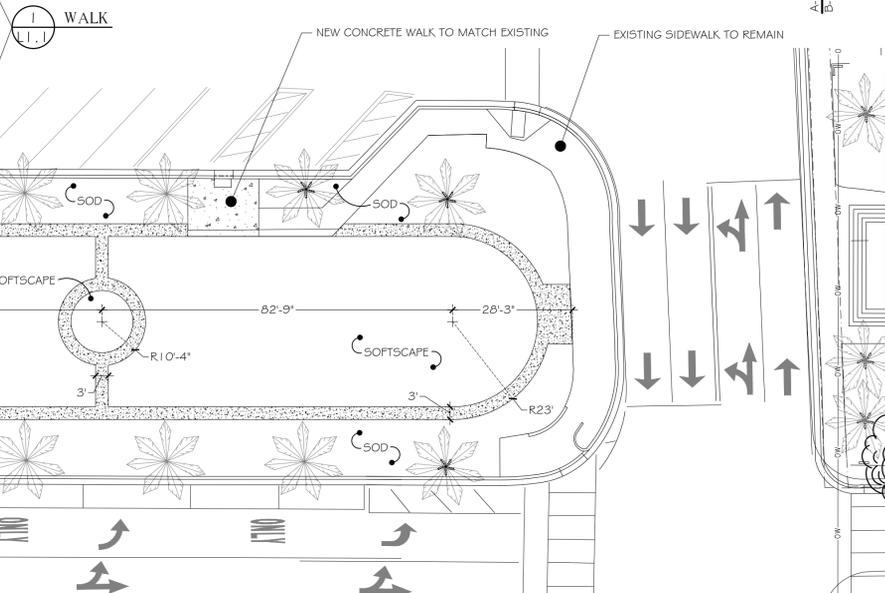
SITE MAP
1/64" = 1'-0"



A-A West Center Median
1" = 20'-0"



B-B EAST CENTER MEDIAN
1" = 20'-0"



WALK DETAIL
SCALE: 1" = 1'-0"

- ABBREVIATIONS KEY
- DIA = DIAMETER
 - DR = DOMINICAN REPUBLIC
 - HS = HARDSCAPE
 - HT = HEIGHT
 - LA = LANDSCAPE ARCHITECT
 - LS = LANDSCAPE
 - MAX = MAXIMUM
 - MIN = MINIMUM
 - SMI = SMI LANDSCAPE ARCHITECTURE
 - TBD = TO BE DETERMINED
 - TC = TERRA COTTA
 - THK = THICK
 - TYP = TYPICAL

- GRADING
- BOS = BOTTOM OF STEPS
 - ELEV = ELEVATION
 - FFE = FINISHED FLOOR ELEVATION
 - TOS = TOP OF STEPS
 - TOW = TOP OF WALL

SMI TO APPROVE LAYOUT OF ALL HARDSCAPE MATERIAL PRIOR TO INSTALLATION

Survey By: AVIROM & ASSOCIATES, INC. Job # 10194-44

Royal Poinciana Way

Royal Poinciana Way
Palm Beach, FL



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NOTE:
-FOOTINGS FOR ALL STRUCTURES TO BE AT LEAST 3 BELOW GRADE TO ALLOW FOR PLANTINGS / ROOT BALLS

3	10.16.2024	Landmarks Presentation
2	09.20.2024	Submittal
1	06.13.2024	Path Detail Revision

REVISIONS	DATE	DESCRIPTION
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Landmarks

SMI

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FL registration #LA 13000223

TITLE		
Site Plan		
SCALE	PROJECT NUMBER:	
AS NOTED	1524	
DATE:	PRJCT MNGR:	CHECKED:
10.16.2024	CFV	.
SEAL	DRAWING NO.	
	L1.1	
	SHEET 1 OF 1	

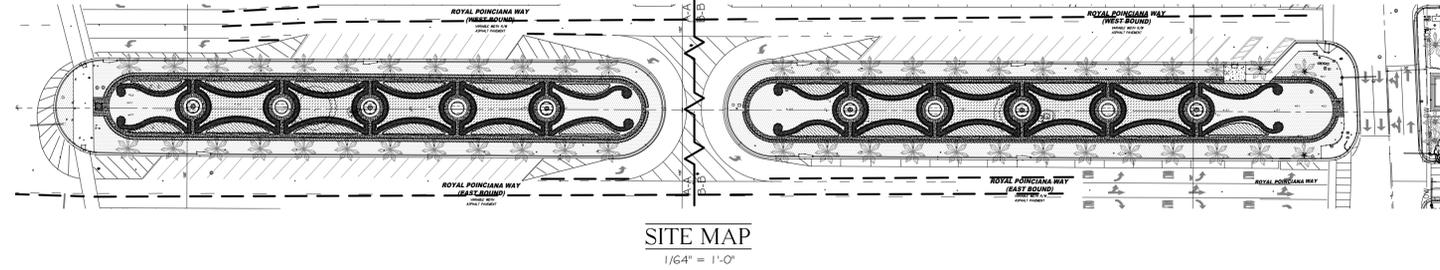


Know what's below
Call before you dig

FIELD VERIFY ALL DIMENSIONS

- ABBREVIATIONS KEY**
 DIA = DIAMETER
 DR = DOMINICAN REPUBLIC
 FTB = FULL TO BASE
 HS = HARDSCAPE
 HT = HEIGHT
 LA = LANDSCAPE ARCHITECT
 LS = LANDSCAPE
 MAX = MAXIMUM
 MIN = MINIMUM
 OC = ON CENTER
 SMI = SMI LANDSCAPE ARCHITECTURE
 SPP = SPECIMEN
 STD = STANDARD
 TBD = TO BE DETERMINED
 TC = TERRA COTTA
 THK = THICK
 TRL = TRULISED
 TYP = TYPICAL
- GRADING**
 BOS = BOTTOM OF STEPS
 ELEV = ELEVATION
 FFE = FINISHED FLOOR ELEVATION
 TOS = TOP OF STEPS
 TOW = TOP OF WALL

NOTE: ALL EXISTING ROYALS TO REMAIN



ANY ALL TRACK DRAINS, TRENCH DRAINS AND DRAIN GRATES TO BE CAST IRON UNLESS OTHERWISE SPECIFIED BY SMI

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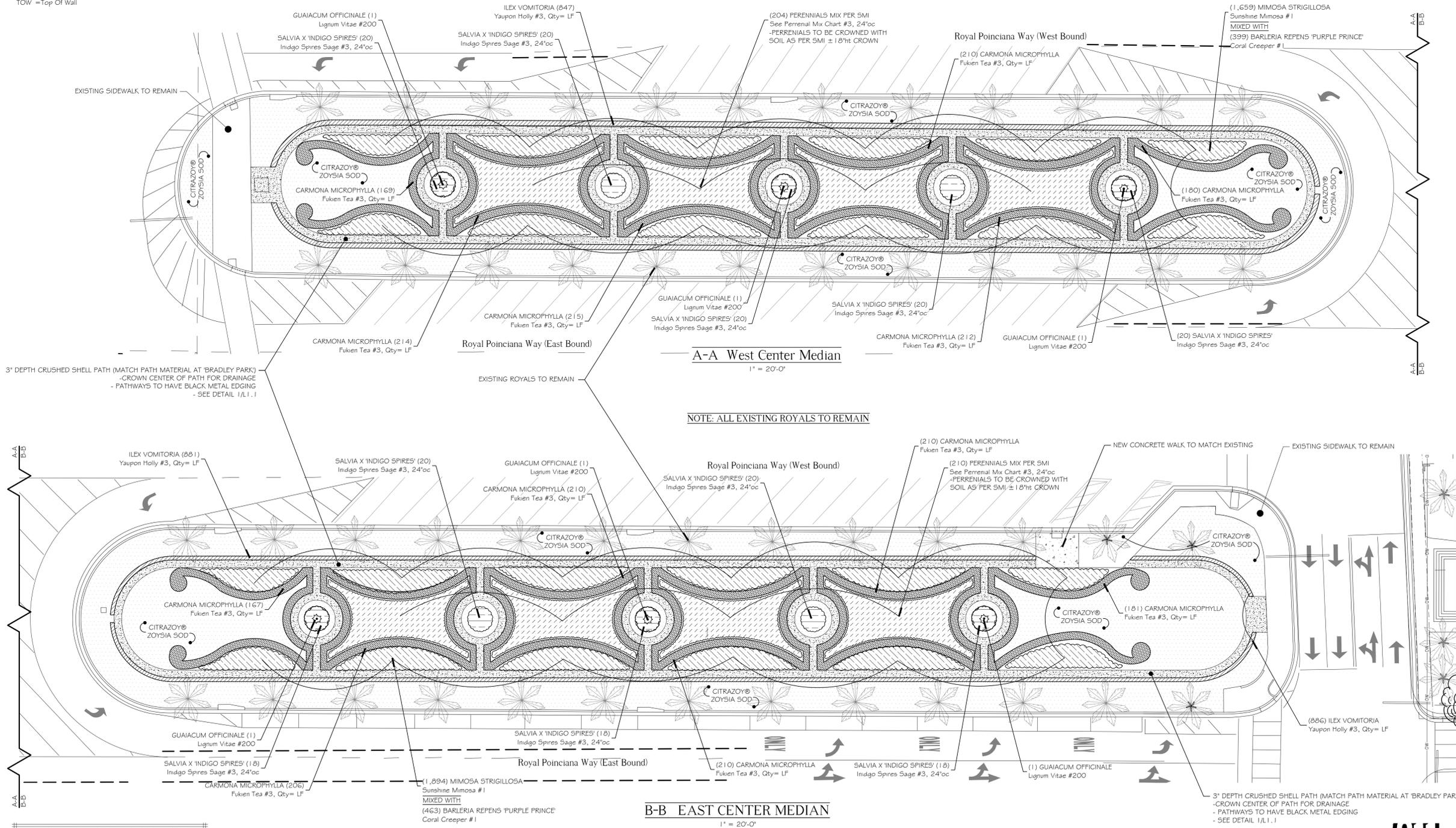
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TITLE Planting Plan		
SCALE 1/32" = 1'-0"	PROJECT NUMBER 1524	
DATE 10.16.2024	PRJCT MNGR CFV	CHECKED .
SEAL	DRAWING NO. L2.1 SHEET 1 OF 3	



SMI TO APPROVE STAKED LAYOUT OF ALL TREES AND PLANTING LAYOUT PRIOR TO INSTALLATION

ALL IRRIGATION, IRRIGATION EQUIPMENT AND IRRIGATION BOXES TO BE CONCEALED

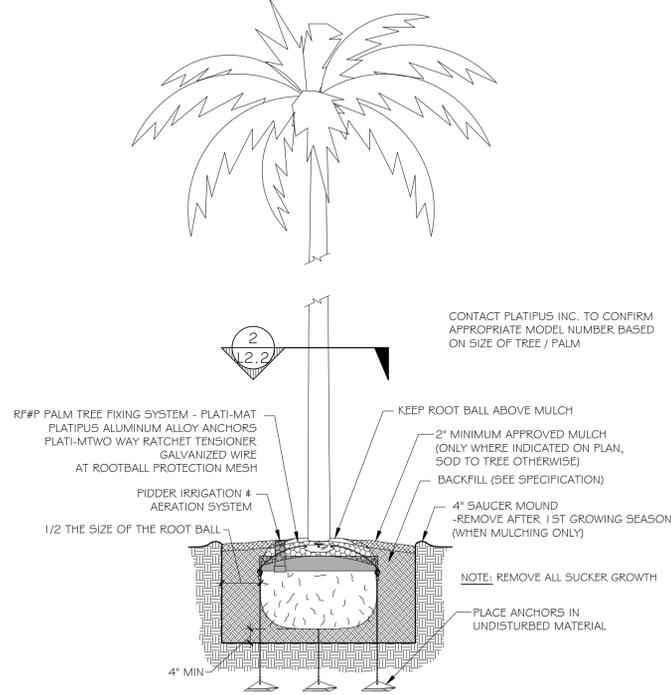
ALL PLANTING BEDS ABUTTING LAWN TO HAVE METAL EDGE BORDER



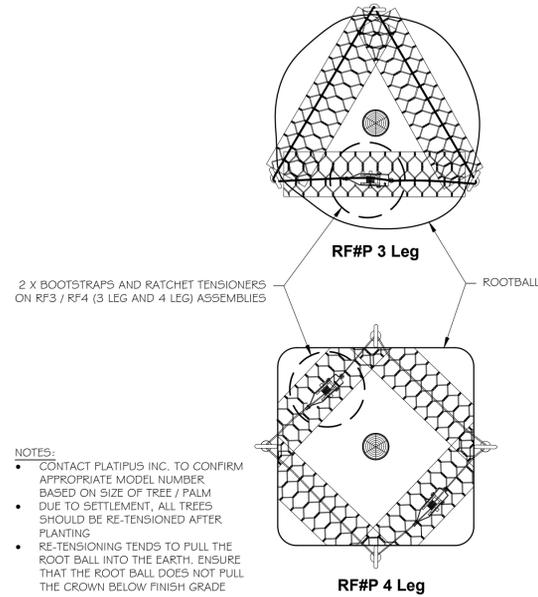
FIELD VERIFY ALL DIMENSIONS

ANY/ALL TRACK DRAINS, TRENCH DRAINS AND DRAIN GRATES TO BE CAST IRON UNLESS OTHERWISE SPECIFIED BY SMI

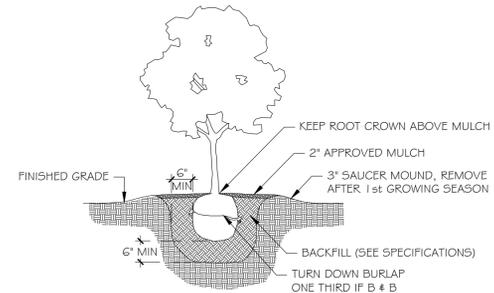
SMI TO APPROVE STAKED LAYOUT OF ALL TREES AND PLANTING LAYOUT PRIOR TO INSTALLATION
ALL IRRIGATION, IRRIGATION EQUIPMENT AND IRRIGATION BOXES TO BE CONCEALED
ALL PLANTING BEDS TO HAVE STEEL EDGE BORDER



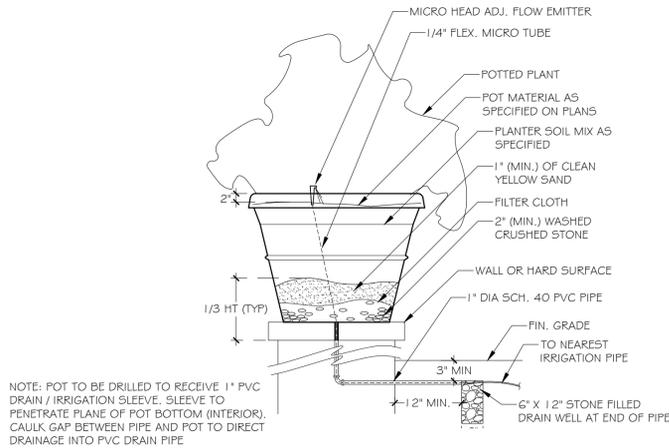
1 PLATIPUS TREE ANCHORING DETAIL
SCALE: NOT TO SCALE



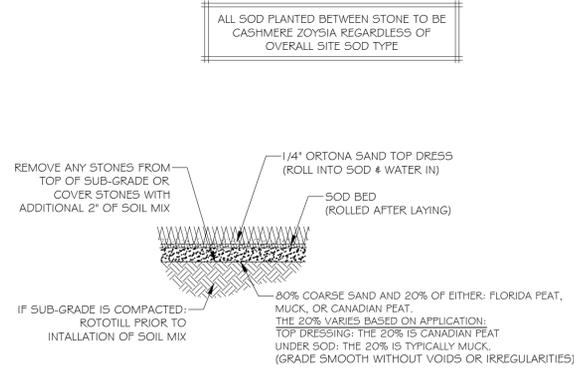
2 PLATIPUS ROOTBALL BOOTSTRAP DETAIL
SCALE: NOT TO SCALE



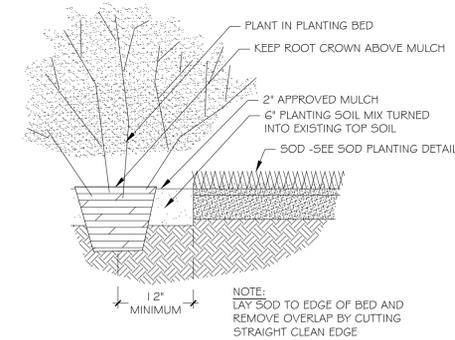
3 SHRUB PLANTING DETAIL
SCALE: NOT TO SCALE



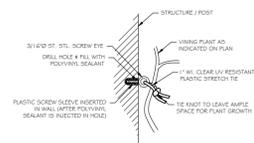
4 POTTED PLANT DETAIL
SCALE: NOT TO SCALE



5 SOD PLANTING DETAIL
SCALE: 1/2\"/>

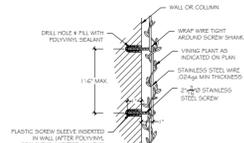


6 PLANTING BED DETAIL
SCALE: NOT TO SCALE

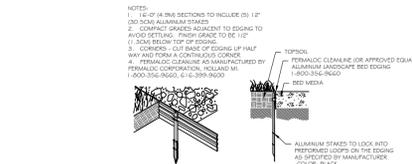


PIN TO WALL

7 VINE SUPPORT DETAIL
SCALE: NOT TO SCALE



WIRE TO WALL



8 PLANT BED EDGING DETAIL
SCALE: NTS

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FL registration #LA 13000223

TITLE		
Planting Details		
SCALE NOT TO SCALE	PROJECT NUMBER 1524	
DATE 10.16.2024	PRJCT MNGR CFV	CHECKED .
SEAL	DRAWING NO.	
	L2.2 SHEET 2 OF 3	



FIELD VERIFY ALL DIMENSIONS

PLANTING SPECIFICATIONS

PLEASE FURNISH FLORIDA CERTIFIED LANDSCAPE CONTRACTORS (FLC) REGISTRATION NUMBER WITH PROPOSAL.

GENERAL CONDITIONS

SCOPE

1. THE WORK INCLUDED IN THESE SPECIFICATIONS SHALL CONSIST OF THE FURNISHING OF ALL LABOR, TOOLS, MATERIALS, PERMITS, ETC., NECESSARY FOR THE EXECUTION OF THE WORK AS HEREIN SPECIFIED AND SHOWN ON THE DRAWINGS.
2. THE LANDSCAPE CONTRACTOR SHALL INSTALL ALL MATERIAL IN ACCORDANCE WITH SOUND NURSERY PRACTICE AND SHALL PERFORM MAINTENANCE AND WATERING UNTIL FINAL COMPLETION AND ACCEPTANCE BY THE LANDSCAPE ARCHITECT.

EXAMINATION OF DRAWINGS AND SITE

1. THE LANDSCAPE CONTRACTOR SHALL EXAMINE THE SITE AND FULLY ACQUAINT HIMSELF WITH ALL OF THE EXISTING CONDITIONS IN ORDER THAT NO MISUNDERSTANDING MAY AFTERWARDS ARISE AS TO THE CHARACTER OR AS TO THE EXTENT OF THE WORK TO BE DONE, AND LIKEWISE, IN ORDER TO ADVISE AND ACQUAINT HIMSELF WITH ALL PRECAUTIONS TO BE TAKEN IN ORDER TO AVOID INJURY TO PERSONS OR PROPERTY OF ANOTHER. NO ADDITIONAL COMPENSATION WILL BE GRANTED BECAUSE OF ANY UNUSUAL DIFFICULTIES THAT MAY BE ENCOUNTERED IN THE EXECUTION OR MAINTENANCE OF ANY PORTION OF THE WORK. ANY DISCREPANCIES OR OMISSIONS OR DOUBTS AS TO MEANING SHALL BE COMMUNICATED TO THE LANDSCAPE ARCHITECT, WHO WILL MAKE ANY INTERPRETATIONS HE/SHE DEEMS NECESSARY.

PLANT LIST

1. ANY DISCREPANCY BETWEEN THE PLANT LIST AND THE DRAWINGS SHALL BE CONSIDERED AS CORRECT ON THE DRAWINGS.

PROTECTION OF PUBLIC AND PROPERTY

1. THE LANDSCAPE CONTRACTOR SHALL PROTECT ALL MATERIALS AND WORK AGAINST INJURY FROM ANY CAUSE AND SHALL PROVIDE AND MAINTAIN ALL NECESSARY GUARDS FOR THE PROTECTION OF THE PUBLIC. HE SHALL BE HELD RESPONSIBLE FOR ANY DAMAGE OR INJURY TO A PERSON OR PROPERTY WHICH MAY OCCUR AS A RESULT OF HIS FAULT OR NEGLIGENCE IN THE EXECUTION OF THE WORK.
2. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN WORKMAN'S COMPENSATION, COMPREHENSIVE GENERAL LIABILITY INSURANCE (\$1,000,000) AND PROPERTY DAMAGE INSURANCE (\$1,000,000.00). A COPY OF THE CERTIFICATE OF INSURANCE MUST BE FURNISHED TO OWNER.

GUARANTEE

1. THE GUARANTEE PERIOD FOR ALL MATERIAL SHALL BEGIN AFTER FINAL APPROVAL BY LANDSCAPE ARCHITECT.
2. ALL MATERIAL EXCEPT SOD SHALL BE GUARANTEED FOR ONE YEAR PROVIDED IT RECEIVES PROPER MAINTENANCE (AS PRESCRIBED BY THE LANDSCAPE CONTRACTOR) BY THE OWNER AND IS NOT DAMAGED OR DESTROYED BY HURRICANES OR OTHER CAUSES BEYOND THE CONTRACTOR'S CONTROL.
3. IT IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO BRING TO THE ATTENTION OF THE LANDSCAPE ARCHITECT THE OWNERS NEGLIGENCE TO PROVIDE PROPER CARE OF THE MATERIAL.
4. ALL REPLACEMENT COST OF GUARANTEED MATERIAL, INCLUDING EQUIPMENT, AND LABOR, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR

AWARD OF CONTRACT

1. ONLY UNIT PRICE-INSTALLED BIDS FOR THE WORK WILL BE ACCEPTABLE. HOWEVER, THE OWNER RETAINS THE RIGHT TO DELETE PORTIONS OF THE WORK FROM THE CONTRACT AND/OR AWARD SEPARATE CONTRACTS FOR PHASES OF THE PROJECT. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY AND ALL BIDS WHEN SUCH REJECTIONS ARE IN THE INTEREST OF THE OWNER.

EXECUTION OF THE WORK

1. THE LANDSCAPE CONTRACTOR SHALL HAVE HIS LABOR CREWS CONTROLLED AND DIRECTED BY A LANDSCAPE FOREMAN WELL VERSED IN PLANT MATERIALS, PLANTING, READING OF BLUEPRINTS AND COORDINATION BETWEEN JOB AND NURSERY IN ORDER TO EXECUTE INSTALLATION RAPIDLY AND CORRECTLY.

WATER

1. WATER SOURCE SHALL BE FURNISHED BY THE OWNER.
2. IT IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO COORDINATE HIS WORK WITH IRRIGATION CONTRACTOR.
3. ALL PLANT MATERIAL INSTALLED PRIOR TO THE INSTALLATION OF THE IRRIGATION SYSTEM SHALL BE WATERED WITH A TEMPORARY SYSTEM BY THE LANDSCAPE CONTRACTOR.

GRADING

1. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SUBGRADE OF LANDSCAPE AREAS UNLESS OTHERWISE SPECIFIED. THE TERM SUBGRADE SHALL BE DEFINED AS 4"-6" BELOW FINISH GRADE UNLESS OTHERWISE NOTED ON PLANS.

2. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FINISHED AND FINE GRADING WITHIN PLANTER BEDS AND THE FILLING OF PLANTER BOXES. THE LANDSCAPE CONTRACTOR SHALL REMOVE ALL EXCESS SOIL AND DEBRIS ACCUMULATED DURING HIS WORK.

3. THE SOD CONTRACTOR SHALL BE RESPONSIBLE FOR FINISH GRADE IN ALL SODDED AREAS. SEE SPECIFICATIONS RELATING TO SPECIES GROWERS.

DIGGING

1. THE LANDSCAPE CONTRACTOR SHALL EXERCISE CARE IN DIGGING AND OTHER WORK SO AS NOT TO DAMAGE EXISTING WORK, INCLUDING UNDERGROUND AND OVERHEAD PIPES AND CABLES. SHOULD SUCH UNDERGROUND AND OVERHEAD OBSTRUCTIONS BE ENCOUNTERED WHICH INTERFERE WITH PLANTING, THE LANDSCAPE ARCHITECT OR THE OWNER'S AUTHORIZED REPRESENTATIVE SHALL BE CONSULTED AND WILL ADJUST THE LOCATION OF PLANTS TO CLEAR SUCH OBSTRUCTION OR MOVE THE OBSTRUCTION.

2. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE IMMEDIATE REPAIR OF ANY DAMAGE CAUSED BY HIS WORK.

PLANTING PITS

1. EXCAVATE CIRCULAR PITS WITH VERTICAL SIDES FOR ALL PLANTS, EXCEPT FOR HEDGES AND PLANTS SPECIFICALLY DESIGNATED TO BE PLANTED IN BEDS. DIAMETER OF PITS OF TREES AND SHRUBS SHALL BE AT LEAST 1/3 LARGER THAN THE DIAMETER OF THE BALL.

2. EXCAVATE PLANTING PITS AND PLANTING BEDS, PREPARE FINE SUBGRADE THROUGHOUT ALL PITS AND BEDS, AND PLACE THE PLANTS TO BE PLANTED FOR APPROVAL BY LANDSCAPE ARCHITECT BEFORE INSTALLATION.

PRUNING

1. REMOVE DEAD AND BROKEN BRANCHES FROM ALL PLANT MATERIAL IMMEDIATELY. PRUNE TO RETAIN TYPICAL GROWTH HABIT OF INDIVIDUAL PLANTS WITH AS MUCH HEIGHT AND SPREAD AS IS PRACTICAL.
2. HEDGE MATERIALS TO BE PULLED IN, TIED AND TRIMMED TO VERTICAL AFTER INSTALLATION, WITH A FINISHED APPEARANCE UNLESS OTHERWISE NOTED.

TREE BRACING AND GUYING

1. LARGE TREES AND PALMS SHALL BE BRACED WITH CYPRESS POLES OR CLEAN LUMBER. BRACES SHALL BE PAINTED MATTE GREEN FINISH.
2. SMALL TREES SHALL BE GUYED IN THREE DIRECTIONS WITH THREE STRANDS OF NO. 12 GALVANIZED WIRE ATTACHED TO ANCHORS DRIVEN BELOW GRADE. WIRES WHICH COME IN CONTACT WITH THE TREE ARE TO BE ENCASED IN RUBBER HOSE.

PLANT MATERIALS

1. NOMENCLATURE: PLANT NAMES SHALL CONFORM TO THE NAMES GIVEN IN HORTUS III AND IN STANDARDIZED PLANT NAMES, 2001, LATEST EDITION, PREPARED BY THE AMERICAN JOINT COMMITTEE ON HORTICULTURAL NOMENCLATURE. NAMES OF VARIETIES NOT INCLUDED THEREIN, CONFORM GENERALLY WITH NAMES ACCEPTED IN THE NURSERY TRADE.

2. QUALITY: PLANTS SHALL HAVE A HABIT OF GROWTH THAT IS NORMAL FOR THE SPECIES AND SHALL BE SOUND, HEALTHY, VIGOROUS AND FREE FROM INSECT PESTS, PLANT DISEASES AND INJURIES. TREES SHALL BE HEAVILY BRANCHED, OR IN PALMS HEAVILY LEAFED. REQUIREMENTS FOR THE MEASUREMENT, BRANCHING GRADING, QUALITY, BALLING AND BURLAPPING OF PLANTS IN THE PLANT LISTS GENERALLY FOLLOW THE CODE OF STANDARDS CURRENTLY RECOMMENDED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC., AND THE AMERICAN STANDARD FOR NURSERY STOCK. PLANT MATERIAL SHALL BE GRADED AS SPECIFIED ON THE DRAWINGS.

GRADES SHALL CONFORM TO GRADES AND STANDARDS FOR NURSERY STOCK, STATE PLANT BOARD OF FLORIDA. PALMS WITH MARRIED OR BURNED TRUNKS WILL NOT BE ACCEPTED. PLANTS WITH BROKEN, DAMAGED OR INSUFFICIENT BALLS WILL BE REJECTED. ALL PLANTS SHALL BE FLORIDA FANCY.

3. SUBSTITUTIONS WILL BE PERMITTED ONLY UPON WRITTEN APPROVAL BY THE LANDSCAPE ARCHITECT.

PLANTING SOIL

SOIL BY 'ATLAS SOIL' OR APPROVED ALTERNATE

ALL PLANTING AREAS SHALL BE CLEANED OF ALL PLANT AND MATERIAL TWO WEEKS PRIOR TO INSTALLATION OF SOIL FOR REMOVAL OF ANY WEEDS.

GROUND COVER BEDS -REMOVE 6" OF EXISTING SOIL AND FILL WITH 4" OF 82TO MIX 4 TILL/MIX INTO EXISTING SOIL.

SHRUB BEDS -REMOVE 6" OF EXISTING SOIL AND FILL WITH A MIX OF 50% APPROVED SOIL 4 50% EXISTING SOIL.

TREE PITS -REMOVE SOIL IN THE AMOUNT OF 1/2 LARGER THAN THE BALL OF THE TREE AND REPLACE WITH A MIX OF 50% APPROVED SOIL 4 50% EXISTING SOIL.

PALMS -REMOVE SOIL IN THE AMOUNT OF 1/2 LARGER THAN THE BALL OF THE PALM AND REPLACE WITH APPROPRIATE SOIL AND CLEAN YELLOW SAND FREE OF WEEDS.

SOIL SPECS FOR PLANTING BEDS:

ATLAS PEAT 4 SOIL 82TO MIX
 20% can peat
 25% flt peat
 40% pine bark
 15% granite

SOIL SPECS FOR TREES AND LARGE SHRUBS:

SMILA SOIL MIX (APPROVED SOIL)
 50% Pinebark
 40% Florida Peat
 10% Coarse Sand
 10lbs Dolomite per/Yard
 18.5lbs TurfPro per/Yard
 25 pounds Nutricote 18/6/8-360 P/Yard optional.

1. SOLE SOURCE - FROM ATLAS PEAT 4 SOIL INC., P.O. BOX 3867, BOYNTON BEACH, FLORIDA, 33424-3867, (561) 734-7300

PLANTING SOIL NOT MEETING THESE REQUIREMENTS WILL NOT BE ACCEPTED.

1. SOIL FOR PLANTING TREES, SHRUBS AND GROUND COVER SHALL BE SMILA SOIL UNLESS OTHERWISE SPECIFIED ON THE DRAWINGS.

2. IT SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO REMOVE ANY EXCESS SOIL AND DEBRIS FROM THE SITE. REFER TO THE GRADING PLAN AND GRADING SPECIFICATIONS.

3. LANDSCAPE ARCHITECT MAY REQUEST SOIL ANALYSIS FOR THE TESTING OF PLANTING SOIL UTILIZED BY THE SELECTED LANDSCAPE CONTRACTOR.

MULCH

ALL MULCH FOR THE PROJECT SHALL BE ATLAS GROW. MULCH SHALL BE APPLIED 2" IN TREES AND PALMS AS SPECIFIED, AND ALL PLANTING BEDS, HEDGE AND SHRUBS. KEEP CROWN OF ROOT BALL ABOVE MULCH. SOLE SOURCE - FROM ATLAS PEAT 4 SOIL INC., P.O. BOX 3867, BOYNTON BEACH, FLORIDA, 33424-3867, (561) 734-7300

SUBMIT BAG TO LANDSCAPE ARCHITECT FOR APPROVALS.

FERTILIZER

1. TREES USE ONE 21 GRAM AGRIFORM PLANTING TABLET PER 1/2" TRUNK DIAMETER. SPACE EQUALLY AROUND AT 2/3 DEPTH OF BALL.

2. SHRUBS: AGRIFORM PLANTING TABLETS SHALL BE APPLIED PER THE MANUFACTURERS SUGGESTED APPLICATION RATES.

3. SOD USE FERTILIZER AS PER BELOW WITH TRACE ELEMENTS APPLIED AT THE RATE OF 15 LBS. PER 1000 SQ. FT. PRIOR TO LAYING SOD.

4. POWDERED MYCCHORIZAE MIX; DIE HARD, PLANT HEALTH CARE OR EQUAL) AND LIQUID B-THRIVE (OR EQUAL) SHOULD BE ADDED TO ALL TREES, SHRUBS AND GROUND COVER PLANTING BEDS AS PER MANUFACTURERS DIRECTIONS.

5. ALL TREES, SHRUBS, GROUND COVER AND SOD TO USE LESCO 13-3-13 FERTILIZER AS PER MANUFACTURERS SPECIFICATIONS

SABAL PALMS

1. SABAL PALMS SHALL HAVE A MINIMUM TRUNK DIAMETER OF 12" MEASURED 2' ABOVE GROUND.

HEDGES

1. THE LANDSCAPE CONTRACTOR SHALL PROVIDE FULL MATERIAL TO PRODUCE A SOLID SCREEN FROM THE TOP OF HEDGE TO THE BASE OF HEDGE.

2. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE TO ADD FILLERS TO THE HEDGE AS NEEDED TO PRODUCE A SOLID FULL TO BASE (F.T.B.), SCREEN TO BE INCLUDED IN THE CONTRACTED PRICE.

3. PLANT MATERIAL WITH WEAK OR THIN FOLIAGE WILL NOT BE ACCEPTED.

VINES

1. MATERIALS 4 INSTALLATION OF VINE SUPPORTS SHALL BE INCLUDED IN UNIT COST OF VINE SPECIFIED

SODDING

1. THE LANDSCAPE CONTRACTOR SHALL SOD ALL AREAS INDICATED AND NOTED ON THE DRAWINGS.

2. NO SODDING SHALL OCCUR UNTIL ALL AREAS TO BE SODDED ARE CLEARED OF ANY ROUGH GRASS, WEEDS, AND DEBRIS, THE GROUND BROUGHT TO AN EVEN GRADE AND SPECIFIED AMENDMENTS HAVE BEEN ADDED. SEE DETAILS FOR SPECIFIC AMENDMENTS AS PER SOD TYPE. ALL SODDED AREAS WILL BE TREATED WITH 'ROUNDUP' HERBICIDE PER MANUFACTURER'S SPECIFICATIONS AT LEAST TEN DAYS PRIOR TO SOD INSTALLATION.

3. THE SOD SHALL BE FIRM, TOUGH TEXTURE, HAVING A COMPACTED GROWTH OF GRASS WITH GOOD ROOT DEVELOPMENT. IT SHALL CONTAIN NO NOXIOUS WEEDS, OR ANY OTHER OBJECTIONABLE VEGETATION, FUNGUS, INSECTS OR DISEASE. PREPARATION OF AREAS SHALL BE PERFORMED WELL ENOUGH IN ADVANCE TO ALLOW SUFFICIENT TIME TO WORK PROPERLY. THE SOIL EMBEDDED IN THE SOD SHALL BE GOOD, CLEAN EARTH, FREE FROM STONES AND DEBRIS. THE SOD SHALL BE FREE FROM FUNGUS, VERMIN, AND OTHER DISEASES.

4. BEFORE BEING CUT AND LIFTED, THE SOD SHALL HAVE BEEN MOWED AT LEAST THREE TIMES WITH A LAWN MOWER, WITH THE FINAL MOWING NOT MORE THAN SEVEN DAYS BEFORE THE SOD IS CUT. THE SOD SHALL BE CAREFULLY CUT INTO UNIFORM DIMENSIONS.

5. SOLID SOD SHALL BE LAID WITH CLOSELY ABUTTING JOINTS WITH A TAMPED OR ROLLED EVEN SURFACE.

6. WATERING SHALL BE ACCOMPLISHED UNTIL ACCEPTANCE OF THE WORK BY THE LANDSCAPE ARCHITECT.

7. MAINTENANCE OF MATERIAL SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR UNTIL FINAL APPROVAL OF LANDSCAPE ARCHITECT.

8. IT SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO BRING THE SOD EDGE IN A NEAT, CLEAN MANNER TO THE EDGE OF ALL PAVING AND SHRUB AREAS.

9. SEE PLANS FOR DETAILS. RE: SOD VARIETIES

10. FOR SOD, APPLY DEPTH OF SOIL AS PER PLANTING DETAILS PAGE. REMOVE ANY STONES FROM TOP OF SUB-GRADE OR COVER STONES WITH ADDITIONAL 2" OF SOIL MIX.

11. ALL SOD AREA SHALL BE TREATED WITH 'ROUND UP' TWO WEEKS PRIOR TO INSTALLATION FOR REMOVAL OF ANY EXISTING OBJECTIONABLE PLANTS. DOSAGE AND APPLICATION PER MANUFACTURERS SPECIFICATIONS.

CLEAN UP

1. THE LANDSCAPE CONTRACTOR SHALL AT ALL TIMES KEEP THE PREMISES FREE FROM ACCUMULATIONS OF WASTE MATERIALS OR RUBBISH CAUSED BY HIS EMPLOYEES OR WORK. HE SHALL LEAVE ALL PAVED AREAS "BROOM CLEAN" WHEN COMPLETED WITH THE WORK.

2. MARKS AND DAMAGE TO EXISTING PAVING MATERIALS SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.

ALL PALMS, TREES, AND LARGE SPECIMEN PLANTS SHALL BE STAKED BY THE LANDSCAPE CONTRACTOR FOR LA APPROVAL OF LAYOUT AND LOCATIONS PRIOR TO INSTALLING SAME.

TREE STAKE PAINT FORMULA:

BEHR PREMIUM PLUS EXT FLAT -ACCENT BASE (4670)
 COLORANT OZ 48 96
 D THALO GREEN 01 09 1
 C YELLOW OXIDE 02 04 0
 B LAMP BLACK 01 00 0

SUBMIT SAMPLE

TO PROTECT AGAINST GANODERMA PALM FUNGUS ALWAYS REMOVE ALL PALM STUMPS FROM PROPERTY - STUMPS ACT AS HOSTS TO THIS DESTRUCTIVE LONG LIVED FUNGUS.

ANY/ALL TRACK DRAINS, TRENCH DRAINS AND DRAIN GRATES TO BE CAST IRON UNLESS OTHERWISE SPECIFIED BY SMI

ANY/ALL TRACK DRAINS, TRENCH DRAINS AND DRAIN GRATES TO BE CAST IRON UNLESS OTHERWISE SPECIFIED BY SMI

PLANT SCHEDULE				
All plants to be Florida Fancy				
QTY	BOTANICAL NAME	COMMON NAME	SIZE	NATIVE/NON
TREES				
6	Guaiacum officinale	Lignum Vitae	#200	Native
QTY	BOTANICAL NAME	COMMON NAME	SIZE	NATIVE
SHRUBS				
2,384	Carmona microphylla	Fukien Tea	#3, Qty= LF	Not Native
1,733	Ilex vomitoria	Yaupon Holly	#3, Qty= LF	Native
SHRUB AREAS				
1,610	Perennials Mix Per SMI	See Perennial Mix Chart	#3, 24"oc	Not Native
198	Salvia x Indigo Spires'	Indigo Spires Sage	#3, 24"oc	Not Native
GROUND COVERS				
862	Barleria repens 'Purple Prince'	Coral Creeper	#1	Not Native
3,553	Mimosa strigillosa	Sunshine Mimosa	#1	Native
26,921 sf	Zoysia x CitraZoy'	CitraZoy® Zoysia sod	sod	

PERENNIAL MIX			
104	Barleria Cristata	Philippine Violet	#3, 24" oc
104	Dietes Vegeta	African Iris	#3, 24" oc
104	Salvia Coccinea	Scarlet Sage	#1, 24" oc
405	Pentalinon Luteum	Wild Allamanda	#3, 24" oc
405	Pentas Lanceolata	White Graffiti Star Cluster	#1, 24" oc
405	Wrihtia Antidysenterica	Asian Snow Jasmine	#3, 24" oc

Royal Poinciana Way

Royal Poinciana Way
Palm Beach, FL

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NOTE:
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3	10.16.2024	Landmarks Presentation
2	09.20.2024	Submittal
1	06.13.2024	Path Detail Revision

DATE	DESCRIPTION
REVISIONS	

Landmarks

SMI

LANDSCAPE ARCHITECTURE
 140 Royal Palm Way, Suite #206, Palm Beach, Florida 33480
 Telephone: 561-655-9006 Fax: 561-655-9007
 eMail: Office@smila.net www.smila.net
 FL registration *LA 13000223

TITLE		
Planting Specifications		
SCALE	PROJECT NUMBER:	
NONE	1524	
DATE:	PRJCT MNGR:	CHECKED:
10.16.2024	CFV	.
SEAL	DRAWING NO.	
	L2.3	
	SHEET 3 OF 3	

SMI TO APPROVE STAKED LAYOUT OF ALL TREES AND PLANTING LAYOUT PRIOR TO INSTALLATION

ALL IRRIGATION, IRRIGATION EQUIPMENT AND IRRIGATION BOXES TO BE CONCEALED
 SMI TO APPROVE LOCATIONS OF ANY / ALL IRRIGATION BOXES

ALL PLANTING BEDS TO HAVE STEEL EDGE BORDER



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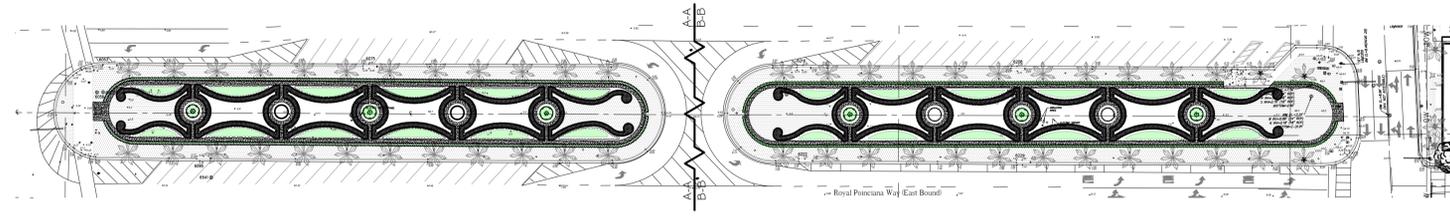
3	10.16.2024	Landmarks Presentation
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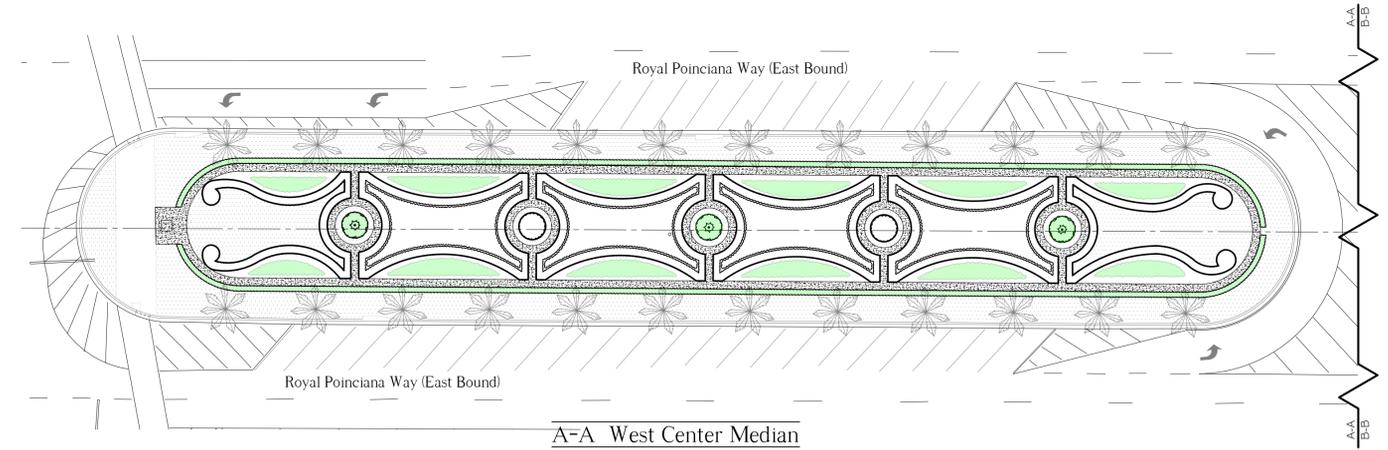
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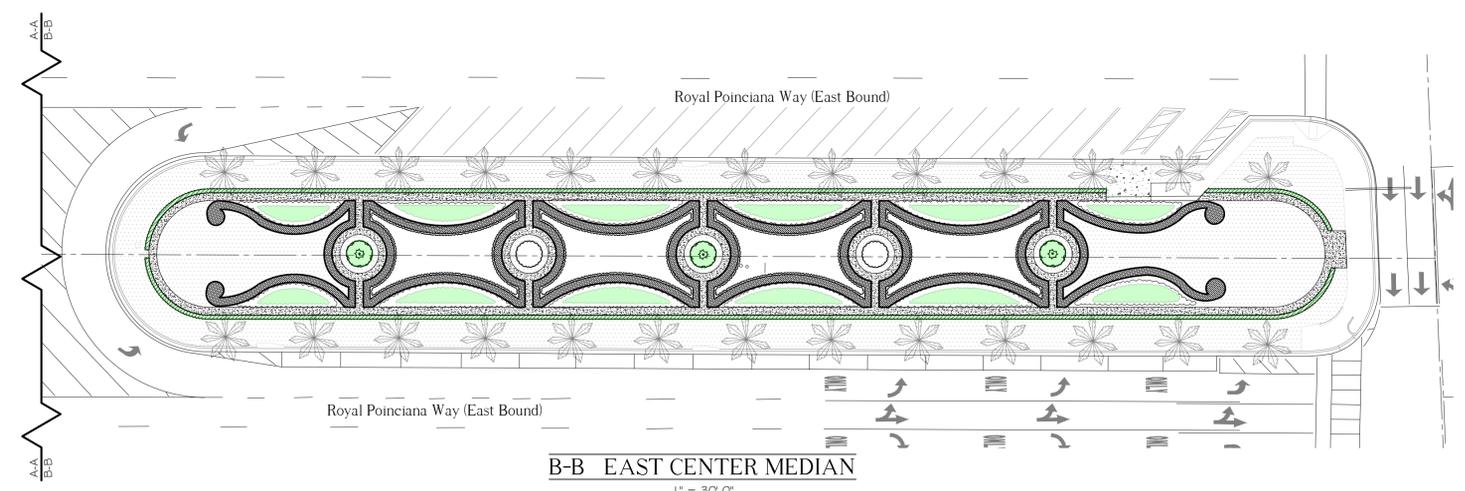
TITLE		
Native Calculations		
SCALE	PROJECT NUMBER:	
1" = 30'-0"	1524	
DATE:	PRJCT MNGR:	CHECKED:
10.16.2024	CFV	.
SEAL	DRAWING NO.	
	N-1 SHEET 1 OF 1	



SITE MAP
1/64" = 1'-0"



A-A West Center Median
1" = 30'-0"



B-B EAST CENTER MEDIAN
1" = 30'-0"

Newly planted native plant material

- ABBREVIATIONS KEY
DIA = DIAMETER
DR = DOMINICAN REPUBLIC
HS = HARDSCAPE
HT = HEIGHT
LA = LANDSCAPE ARCHITECT
LS = LANDSCAPE
MAX = MAXIMUM
MIN = MINIMUM
SMI = SMI LANDSCAPE ARCHITECTURE
TBD = TO BE DETERMINED
TC = TERRA COTTA
THK = THICK
TYP = TYPICAL

- GRADING
BOS = BOTTOM OF STEPS
ELEV = ELEVATION
FFE = FINISHED FLOOR ELEVATION
TOS = TOP OF STEPS
TOW = TOP OF WALL

LANDSCAPE ARCHITECT TO APPROVE
LAYOUT OF ALL HARDSCAPE MATERIAL
PRIOR TO INSTALLATION



Town of Palm Beach
Planning Zoning and Building
360 S County Rd
Palm Beach, FL 33480
www.townofpalmbeach.com

Line #	Property Address	REQUIRED	PROPOSED
1	Royal Palm Way, Palm Beach, FL 33480		
2	Lot Area (sq. ft.):	100% (63,994 sf)	
3			
4	Landscape Open Space (LOS) (Sq Ft and %)		57% (36,567 sf)
5	LOS to be altered (Sq Ft and %)	N/A	
6	Perimeter LOS (Sq Ft and %)	N/A	
7	Front Yard LOS (Sq Ft and %)	N/A	
8	Native Trees %	30% (number of trees)	100% (6)
9	Native Shrubs & Vines %	30% (number of shrubs & vines)	45% (5,286)
10	Native Groundcover %	30% (groundcover area)	42% (26,921 sf)

To determine qualifying native vegetation use either:
[the Institute for Regional Conservation Natives for Your Neighborhood FL Statewide Plant List](#)
OR
[the Florida Native Plant Society Native Plants for Your Area List](#)
Note: Modification of >50% of existing landscape/greenscape are subject to minimum native plant requirements and must submit a landscape and irrigation plan for review.
This table shall be included on the landscape species index sheet as prepared by a licensed landscape architect and landscape openspace data shall be incorporated on to corresponding zoning legend.
See Ord. 003-2023 REV BF 20230727



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Surrounding Property Map - Royal Poinciana Way.



East



East



West



West



North



North



North



North



South



South

Royal Poinciana Way

Royal Poinciana Way
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TITLE Existing Conditions		
SCALE NONE	PROJECT NUMBER 1524	
DATE 10.16.2024	PRJCT MNGR CFV	CHECKED .
SEAL	DRAWING NO. EX-1 SHEET 1 OF 1	





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FL registration #LA 13000223

TITLE		
Rendering Isometric		
SCALE	PROJECT NUMBER:	
NTS	1524	
DATE:	PRJCT MNGR:	CHECKED:
10.16.2024	CFV	.
SEAL	DRAWING NO.	
	R-1	
	SHEET 1 OF 2	



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Rendering Overview

SCALE	PROJECT NUMBER:	
NTS	1524	
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10.16.2024	CFV	.
SEAL	DRAWING NO.	
	R-2	
	SHEET 2 OF 2	

