

THE FOLLOWING ITEMS ARE FROM OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY;
COMMITMENT NUMBER: 1423295; COMMITMENT DATE: JULY 4, 2023 AT 11:00 P.M.

ITEM	RECORDING DATA	DESCRIPTION	APPLIES?	PLOTTED?
6.	PB 25, PG 97	PLAT MATTERS	YES	YES
7.	PB 24, PG 158	PLAT MATTERS	NO	NO
8.	ORB 31155, PG 64	CONDOMINIUM DECLARATION	YES	NO
9.	ORB 110, PG 511	DECLARATION	NOT AVAILABLE	
10.	ORB 110, PG 511	DECLARATION	NOT AVAILABLE	
11.	ORB 198, PG 142	EASEMENT	YES	NO

LEGAL DESCRIPTION:
Lot 19, Block 1, *Bel Lido*,
according to the plat
thereof as recorded in Plat
Book 25, Page 97, Public
Records of Palm Beach
County, Florida.
now known as
All of Ressler Townhomes, a
Condominium, according to
The Declaration of
Condominium recorded in
O.R. Book 31155, Page 64,
and all exhibits and
amendments thereof, Public
Records of Palm Beach
County, Florida.

TWO STORY
MULTY-FAMILY
BUILDING #4310
F.F.ELEV.: 7.11'(NAVD'88)
LOT 18 - BLK 1
BEL LIDO
P.B. 25 - PG. 97

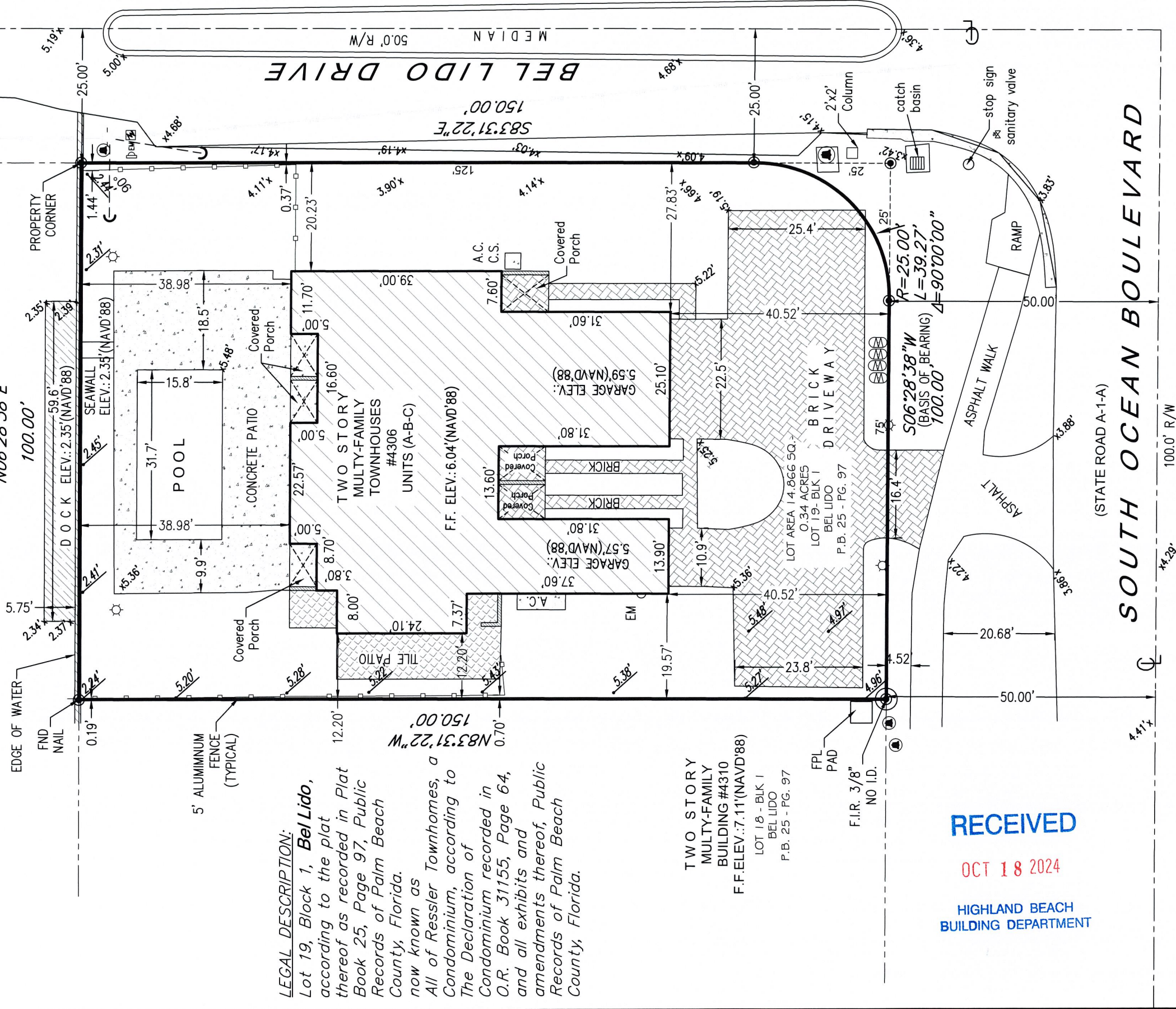
CERTIFIED TO:
EDWARDS DANIEL



1 inch = 20 ft.



CANAL
100' R/W CANAL
N06°28'38"E
100.00'



SYMBOL	
IRRIGATION CONTROL VALVE	CONCRETE UTILITY POLE
CATCH BASIN	BACKFLOW PREVENTER
WATER METER	SANITARY MANHOLE
UTILITY POLE	OVERHEAD WIRE LINE (OHW)
LIGHT POLE	CHAIN LINK FENCE (C.L.F)
FIRE HYDRANT	WOOD FENCE (W.F)
CABLE BOX	METAL FENCE (M.F)
ELECTRIC BOX	PLASTIC FENCE (P.F)
TELEPHONE BOX	WIRE FENCE (W.F)
WATER VALVE	TOP OF BANK (T.O.B)

NOTES/REVISIONS	
1	CONCRETE UTILITY POLE
2	BACKFLOW PREVENTER
3	SANITARY MANHOLE
4	OVERHEAD WIRE LINE (OHW)
5	CHAIN LINK FENCE (C.L.F)
6	WOOD FENCE (W.F)
7	METAL FENCE (M.F)
8	PLASTIC FENCE (P.F)
9	WIRE FENCE (W.F)
10	TOP OF BANK (T.O.B)

BENCHMARK OF ORIGIN: PALM BEACH COUNTY BENCHMARK "SPOCK"
ELEVATION: 11.282'(NAVD'88)

SURVEY NOTES:
LOCATIONS ARE LIMITED TO VISIBLE IMPROVEMENTS ONLY AS SHOWN HEREON. LANDS SHOWN HEREON
WERE NOT ABSTRACTED BY THE SURVEYOR FOR EASEMENTS, RIGHT-OF-WAYS OF RECORD, OTHER
RESTRICTIONS OR RESERVATIONS. DESCRIPTIONS PROVIDED BY CLIENT, OR THEIR REPRESENTATIVE. ALL
DOCUMENTS ARE RECORDED IN SAME COUNTY AS PROPERTY LOCATION UNLESS OTHERWISE NOTED.
ROOF OVERHANGS NOT LOCATED. SURVEY MEETS ACCURACY STANDARD FOR SUBURBAN SURVEYS (1
FOOT IN 7500 FEET). ELEVATIONS SHOWN HEREON ARE REFERENCED TO NAVD'88, UNLESS OTHERWISE
NOTED.
BASELINE LAND SURVEY LLC DOES NOT EMPLOY A CERTIFIED ARBORIST ON STAFF AND, AS SUCH, NO
GUARANTEE OF THE EXACT IDENTIFICATION OF TREES SHOWN HEREON CAN BE MADE. A CERTIFIED
ARBORIST SHOULD BE CONSULTED FOR CONCLUSIVE IDENTIFICATION OF TREES SHOWN HEREON.

LEGEND
P.B.C.R. = PALM BEACH COUNTY RECORDS
A.E. = ANCHOR EASEMENT
B.M. = BENCHMARK
B.W. = BOUNDARY WALL
D. = DITCH
E. = ELEVATION
F. = FOUND
F.I.R. = FOUND IRON ROD
F.M. = FOUND METAL
F.N. = FOUND NAIL AND DISC
F.O. = FOUND OBJECT
L.B. = LICENSED SURVEY BUSINESS
L.M. = LAKE MAINTENANCE EASEMENT
L.N. = LAKE NOT IDENTIFIABLE
N/A = NOT APPLICABLE
O/L = ON LINE
P.B. = PLAT BOOK
P.G. = PAGE
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF CURVATURE
P.P.M. = PERMANENT REFERENCE MONUMENT
R. = RADIUS
R/W = RIGHT OF WAY
U.E. = UTILITY EASEMENT
ISACA = ITS SUCCESSORS AND/OR ASSIGNS
ATMA = AS THEIR INTEREST MAY APPEAR
NAVD'88 = NATIONAL GEODETIC VERTICAL DATUM OF 1929
NAD'83 = NORTH AMERICAN VERTICAL DATUM OF 1983
BLK = BLOCK
FND = FOUND
F.N. = FOUND NAIL
L.M. = LAKE MAINTENANCE EASEMENT

MAP OF BOUNDARY SURVEY	
COMMUNITY PANEL #	SCALE: 1" = 20'
125111-0989-F	BASE FLOOD EL:
	6.0'(NAVD'88)
DATE OF FIRM:	DRAWN BY: S.G.
10/05/2017	CHECKED BY: J.E.K.
PROPERTY ADDRESS:	BASE OF BEARING: W R/W LINE OF S OCEAN BOULEVARD,
4306 S. OCEAN BLVD (A-B-C), HIGHLAND BEACH, FLORIDA, 33407	SAYD LINE HAVING AN ASSUMED BEARING OF S06°28'38"W

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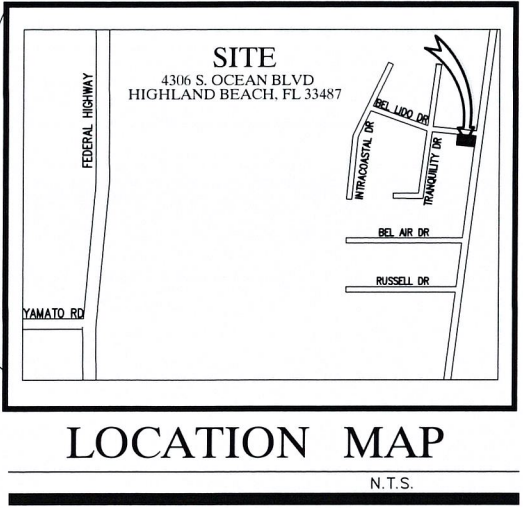
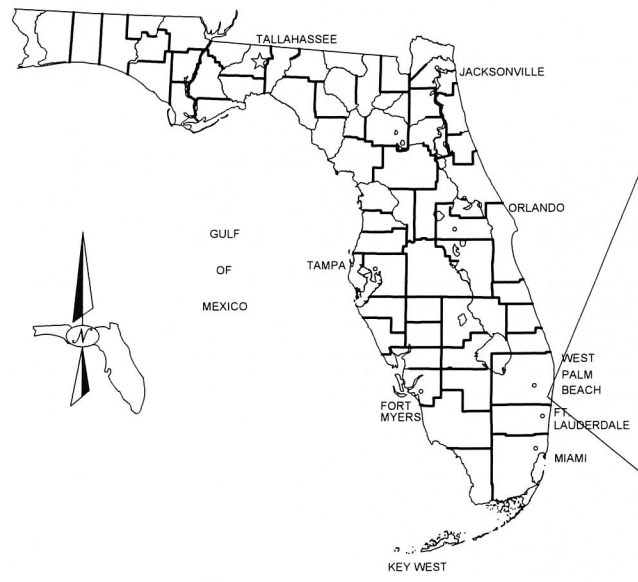
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EDWARDS DUPLEX
4306 S. OCEAN BLVD
HIGHLAND BEACH, FL 33487
PROPOSED DUPLEX
CIVIL SITE PLAN PACKAGE

RECEIVED
OCT 18 2024
HIGHLAND BEACH
BUILDING DEPARTMENT



SHEET

DESCRIPTION

CS	Cover Sheet
PP-1	Pollution Prevention Plan & Details
PD-1	General Notes Plan
PD-1A	Demolition Plan
PD-2	Paving & Grading Plan
PD-2A	Drainage Plan
PD-3	Pavement, Marking & Signage Plan
PD-4 to PD-5	Paving & Grading & Drainage Details
WS-1	Water Distribution, Sanitary Sewer and Utility Plan
WS-2,WS-3	Water Distribution, & Sanitary Sewer Details

REV	BY
07/02/24	JUB
DATE	BY
REV PER CITY COMMENTS	
REVISIONS	
FILE NAME	10771ENG.dwg

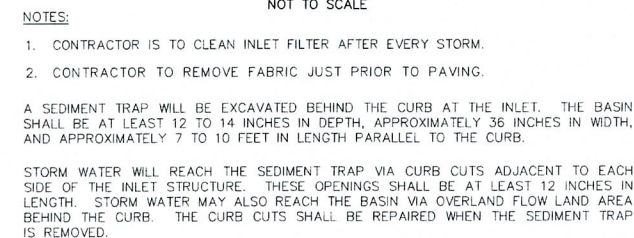
CAULFIELD & WHEELER, INC.
LANDSCAPE ARCHITECTURE - SURVEYING
7900 GLADES ROAD, SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561) 392-1991 / FAX (561) 750-1452

EDWARDS DUPLEX
COVER SHEET
4306 S. OCEAN BLVD
HIGHLAND BEACH, FLORIDA 33487

DATE	04/16/24
DRAWN BY	JRH
F.B. / PG.	----
SCALE	NTS

MATTHEW V. KAHN
PROFESSIONAL ENGINEER
LICENSE NO. 82227
STATE OF FLORIDA
FOR THE FIRM -
DATE

JOB # 10771
SHT NO.
CS
OF 12 SHEETS



INLET FILTER DETAIL

FENCE POST
(WOOD OR STEEL)

FABRIC

2'-0" MIN.

1'-0"

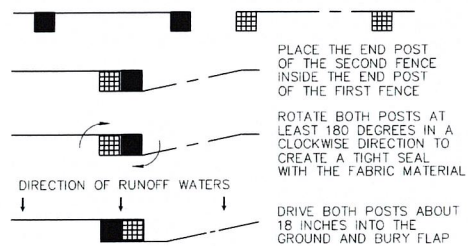
4"

4"

RUNOFF

6" 4" WIDE & 4" DEEP
TRENCH, BURY BOTTOM
OF FABRIC, AND
CHOR W/COMPACTED
BACKFILL MATERIAL

SILT FENCE SECTION
NOT TO SCALE



ATTACHING TWO SILT FENCES
NOT TO SCALE

SILT FENCE INSTALLATION DETAIL
(SHEET 2 OF 2)

1. THE INTENT OF EROSION CONTROL MEASURES INDICATED GRAPHICALLY ON PLANS IS TO PROVIDE A BARRIER TO CONTAIN SILT AND SEDIMENT ON THE PROJECT SITE. THIS REPRESENTATION IS PROVIDED FOR THE CONVENIENCE OF THE CONTRACTOR. THE TEST OF EROSION CONTROL EFFECTIVENESS IS NOT TO BE DETERMINED BY ADHERENCE TO THE REPRESENT SET FORTH ON THE DRAWINGS AND SPECIFICATIONS, BUT BY MEETING THE REGULATIONS SET FORTH BY THE AUTHORITY HAVING JURISDICTION OVER WATER QUALITY CONTROL AND OTHER SEDIMENTATION RESTRICTION REQUIREMENTS IN THE REGION.
2. APPROVED EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY CLEARING GRADING, EXCAVATION, FILLING, OR OTHER LAND DISTURBANCE ACTIVITIES, EXCEPT THOSE OPERATIONS NEEDED TO INSTALL SUCH MEASURES.
3. INSPECTION OF ALL EROSION CONTROL MEASURES SHALL BE CONDUCTED WEEKLY, OR AFTER EACH RAINFALL EVENT, REPAIR, AND/OR REPLACEMENT OF SUCH MEASURES SHALL BE MADE PROMPTLY, AS NEEDED.
4. KEEP UST WITHIN TOLERABLE LIMITS BY SPRINKLING OR OTHER ACCEPTABLE MEANS.
5. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES MAY BE REQUIRED IF DEEMED NECESSARY BY ONSITE INSPECTION.
6. FAILURE TO PROPERLY INSTALL AND MAINTAIN EROSION CONTROL PRACTICES SHALL RESULT IN CONSTRUCTION BEING HALTED.
7. DRAINAGE INLETS SHALL BE PROTECTED BY FILTER AND GRADED ROCK AS PER INLET PROTECTION DETAIL.
8. ANY ACCESS ROUTES TO SITE SHALL BE BASED WITH CRUSHED STONE, WHERE PRACTICAL.
9. EROSION CONTROL MEASURES ARE TO BE MAINTAINED UNTIL PERMANENT GROUND COVER IS ESTABLISHED.
10. WHENEVER FEASIBLE, NATURAL VEGETATION SHALL BE RETAINED AND PROTECTED.
11. ALL WORK IS TO BE IN COMPLIANCE WITH THE RULES AND REGULATIONS SET FORTH BY THE STATE OF FLORIDA, DEPARTMENT OF ENVIRONMENTAL PROTECTION AND THE CITY OF DELRAY BEACH.
12. DISCHARGE FROM Dewatering OPERATIONS SHALL BE RETAINED ONSITE IN A CONTAINMENT AREA.

EROSION CONTROL NOTES DETAIL

EXTRA STRENGTH FILTER FABRIC NEEDED WITHOUT WIRE MESH SUPPORT

FOR ADDITIONAL STRENGTH FILTER FABRIC MATERIAL CAN BE ATTACHED TO A 6-INCH (MAX.) MESH WIRE SCREEN WHICH HAS BEEN FASTENED TO THE POSTS

STEEL OR WOOD POST

FLOW

10 FT. MAX. SPACING WITH WIRE SUPPORT FENCE
6 FT. MAX. SPACING WITHOUT WIRE SUPPORT FENCE

NOTES:

1. THE HEIGHT OF A SILT FENCE SHALL NOT EXCEED 36 INCHES.
2. THE FILTER FABRIC SHALL BE PURCHASED IN A CONTINUOUS ROLL CUT TO THE LENGTH OF THE BARRIER TO AVOID THE USE OF JOINTS.
3. POSTS SHALL BE SPACED A MAXIMUM OF 10 FEET APART AT THE BARRIER LOCATION AND DRIVEN SECURELY INTO THE GROUND A MINIMUM OF 12 INCHES. WHEN EXTRA STRENGTH FABRIC IS USED WITHOUT THE WIRE SUPPORT FENCE, POST SPACING SHALL NOT EXCEED 6 FEET.
4. A TRENCH SHALL BE EXCAVATED APPROXIMATELY 4 INCHES WIDE AND 4 INCHES DEEP ALONG THE LINE OF POSTS AND UPSLOPE FROM THE BARRIER.
5. WHEN STANDARD STRENGTH FILTER FABRIC IS USED, A WIRE MESH SUPPORT FENCE SHALL BE FASTENED SECURELY TO THE UPSLOPE SIDE OF THE POSTS USING HEAVY DUTY WIRE STAPLES AT LEAST 1 INCH LONG, THE WIRES, OR HOG RINGS. THE WIRE SHALL EXTEND INTO THE TRENCH A MINIMUM OF 2 INCHES AND SHALL NOT EXTEND MORE THAN 36 INCHES ABOVE THE ORIGINAL GROUND SURFACE.
6. THE STANDARD STRENGTH FILTER FABRIC SHALL BE STAPLED OR WIRED TO THE FENCE, AND 8 INCHES OF THE FABRIC SHALL BE EXTENDED INTO THE TRENCH. THE FABRIC SHALL NOT EXTEND MORE THAN 36 INCHES ABOVE THE ORIGINAL GROUND SURFACE.
7. THE TRENCH SHALL BE BACKFILLED AND THE SOIL COMPACTED OVER THE FILTER FABRIC.
8. ALL PROJECTS REQUIRE SUBMITTAL OF POLLUTION PREVENTION PLAN (PPP).
9. ALL PROJECTS 1 AC. OR MORE MUST SUBMIT NOTICE OF INTENT (NOI) TO FDEP.

SILT FENCE INSTALLATION DETAIL

SITE
4306 S. OCEAN BLVD
HIGHLAND BEACH, FL 33487

FEDERAL HIGHWAY

YAMATO RD

INTRACOASTAL DR

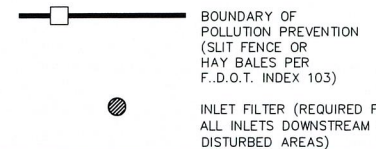
BEL LAGO DR

TRANQUILITY DR

BEL AIR DR

RUSSELL DR

LEGEND

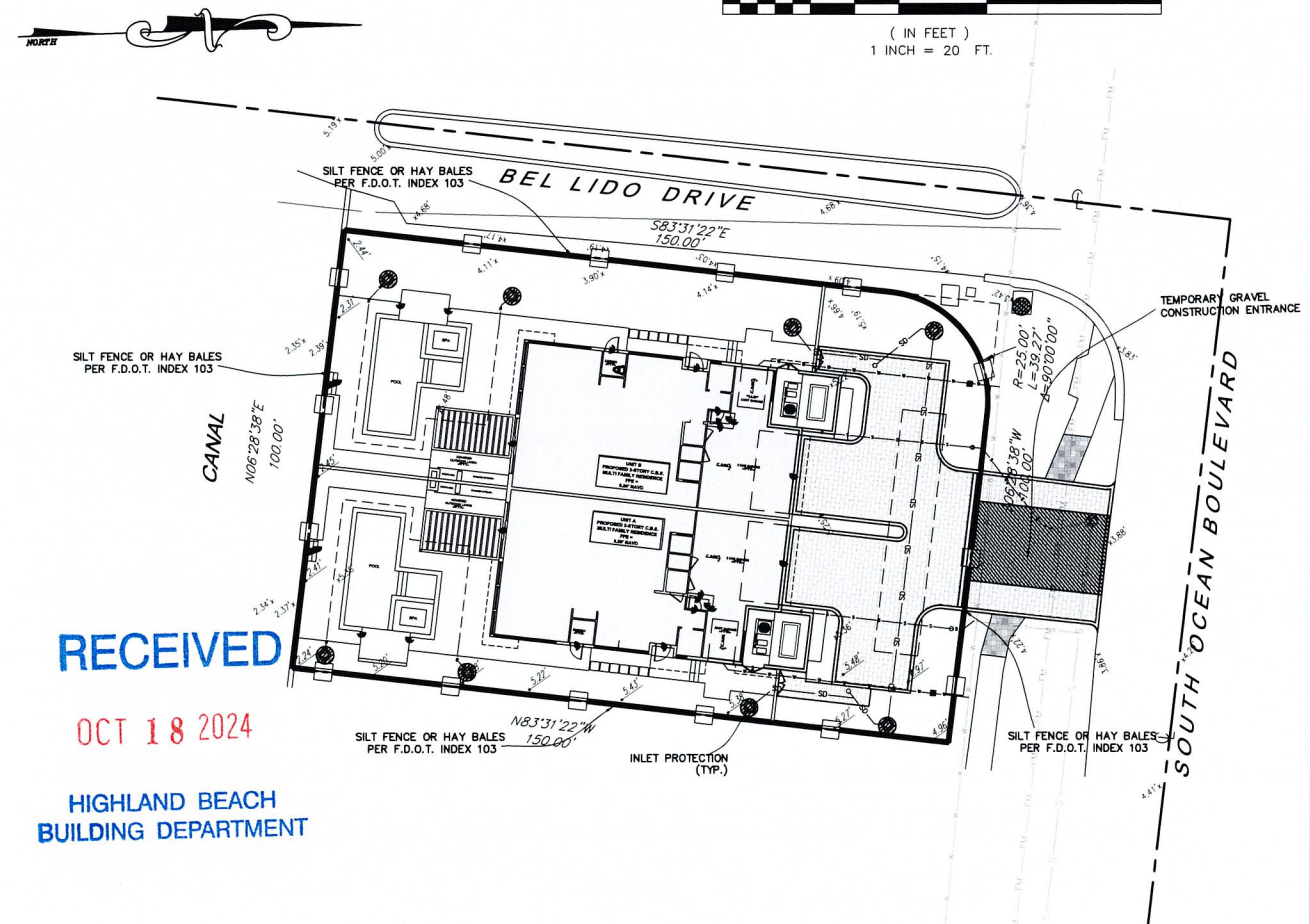
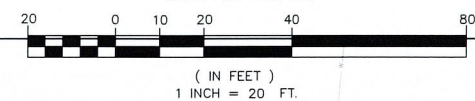


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GRAPHIC SCALE



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OCT 18 2024

HIGHLAND BEACH
BUILDING DEPARTMENT

POLLUTION PREVENTION DETAIL



CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE – SURVEYING
7900 GLADES ROAD – SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)–392–1991 / FAX (561)–750–1452

**EDWARDS DUPLEX
PROPOSED
POLLUTION PREVENTION PLAN AND DETAILS
4306 S. OCEAN BLVD
HIGHLAND BEACH, FLORIDA 33487**

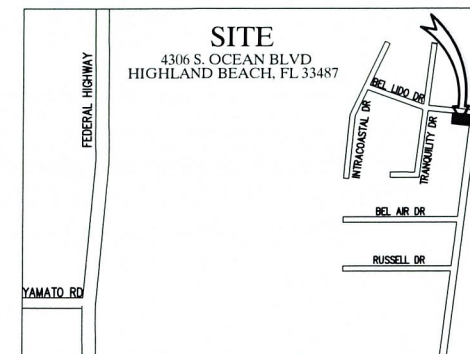
DATE	04/16/24
DRAWN BY	JRH
S.B. / PG.	----
SCALE	1" = 20'

Digitally signed by Matthew V Kahn
Date: 2024.02.22 13:34:45
UTC
Adobe Acrobat version
2024.012.20091

MATTHEW V. KAHN
PROFESSIONAL ENGINEER
LICENSE NO. 82227
STATE OF FLORIDA
FOR THE FIRM -
STATE

JOB # 10771
HT.NO.
PP-1
DE 12 SHEETS

HIGHLAND BEACH
BUILDING DEPARTMENT

[illegible]

Caulfield & Wheeler, Inc.
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE - SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1391 / FAX (561)-750-1452

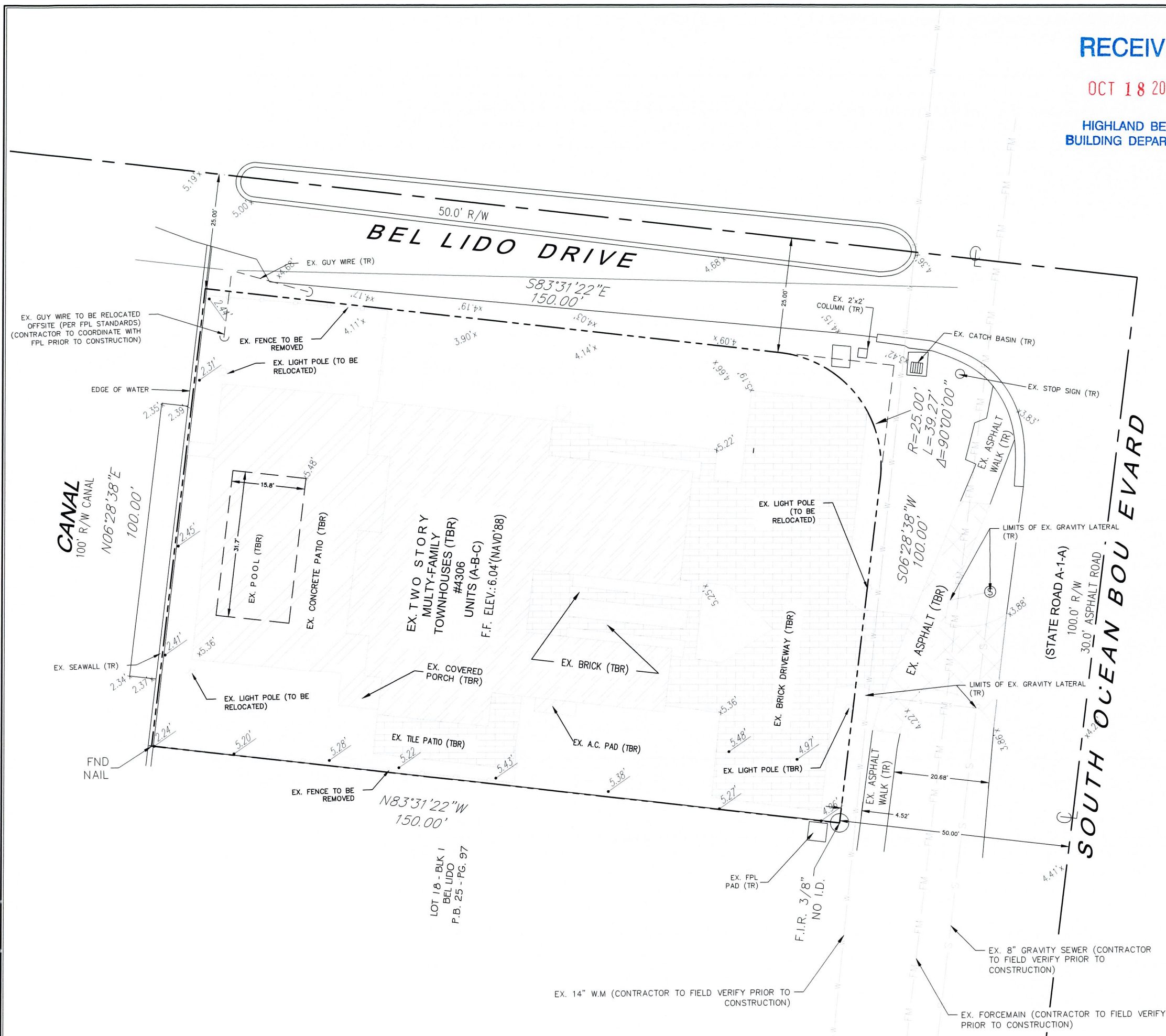
EDWARDS DUPLEX
PROPOSED
DEMOLITION PLAN
4306 S. OCEAN BLVD
HIGHWAY AND BEACH ELEVATIONS 33487

DATE	04/16/20
DRAWN BY	JR
F.B./ PG.	----
SCALE	1" = 10'

Digitally signed by
Matthew V Kahn
Date: 2024.07.02 11:48
-0400
c:CN=Matthew V Kahn,
O=Matthew V Kahn

MATTHEW V. KAHN
PROFESSIONAL ENGINEER
LICENSE NO. 8222
STATE OF FLORIDA
- FOR THE FIRM -
DATE

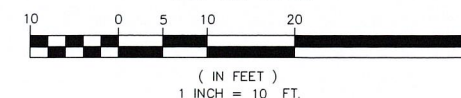
JOB # 10771
SHT. NO.
PD-1A
OF 12 SHEETS



NOTE:
ELEVATION ARE SHOWN IN NAVD
CONVERSION NAVD+1.55 = NGVD



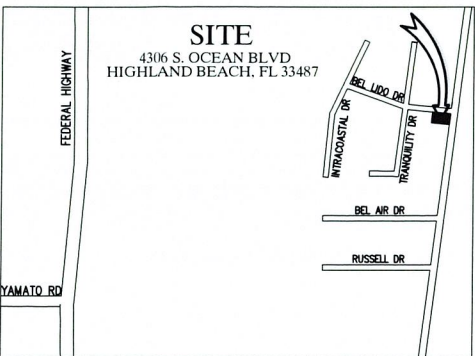
GRAPHIC SCALE



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BUILDING DEPARTMENT



LEGEND

- PROPERTY/ROW LINE
- SD PROPOSED DRAINAGE PIPE
- PROPOSED YARD DRAIN
- EXISTING GRADE
- PROPOSED GRADE
- MATCH EXISTING GRADE
- PROPOSED WATER LINE
- EXISTING WATER LINE
- PROPOSED SANITARY SEWER LINE
- EXISTING SANITARY SEWER LINE
- PROPOSED ELECTRIC LINE
- EXISTING OVERHEAD LINE
- PROPOSED TELEPHONE/CABLE LINE
- EXISTING TELEPHONE/CABLE LINE
- PROPOSED GAS LINE
- EXISTING GAS LINE
- PROPOSED BUILDING
- PROPOSED PAVERS
- PROPOSED ASPHALT SIDEWALK

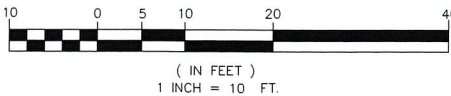
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GRAPHIC SCALE



CAULFIELD & WHEELER, INC.

CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE - SURVEYING
BOCA RATON, FLORIDA 33433
PHONE (561) 392-1391 / FAX (561) 750-1452

EDWARDS DUPLEX
PROPOSED PAVING
& GRADING PLAN
4306 S OCEAN BLVD
HIGHLAND BEACH, FLORIDA 33487

DATE 04/16/24
DRAWN BY JRH
F.B / PG
SCALE 1" = 10'

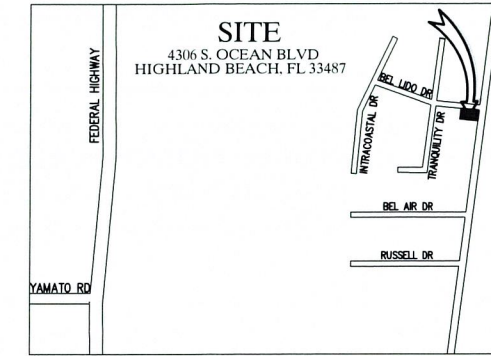
MATTHEW V. KAHN
PROFESSIONAL ENGINEER
LICENSE NO. 82227
STATE OF FLORIDA
- FOR THE FIRM -
DATE

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SHT NO.
PD-2
OF 12 SHEETS

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OCT 18 2024

HIGHLAND BEACH
BUILDING DEPARTMENT



LEGEND

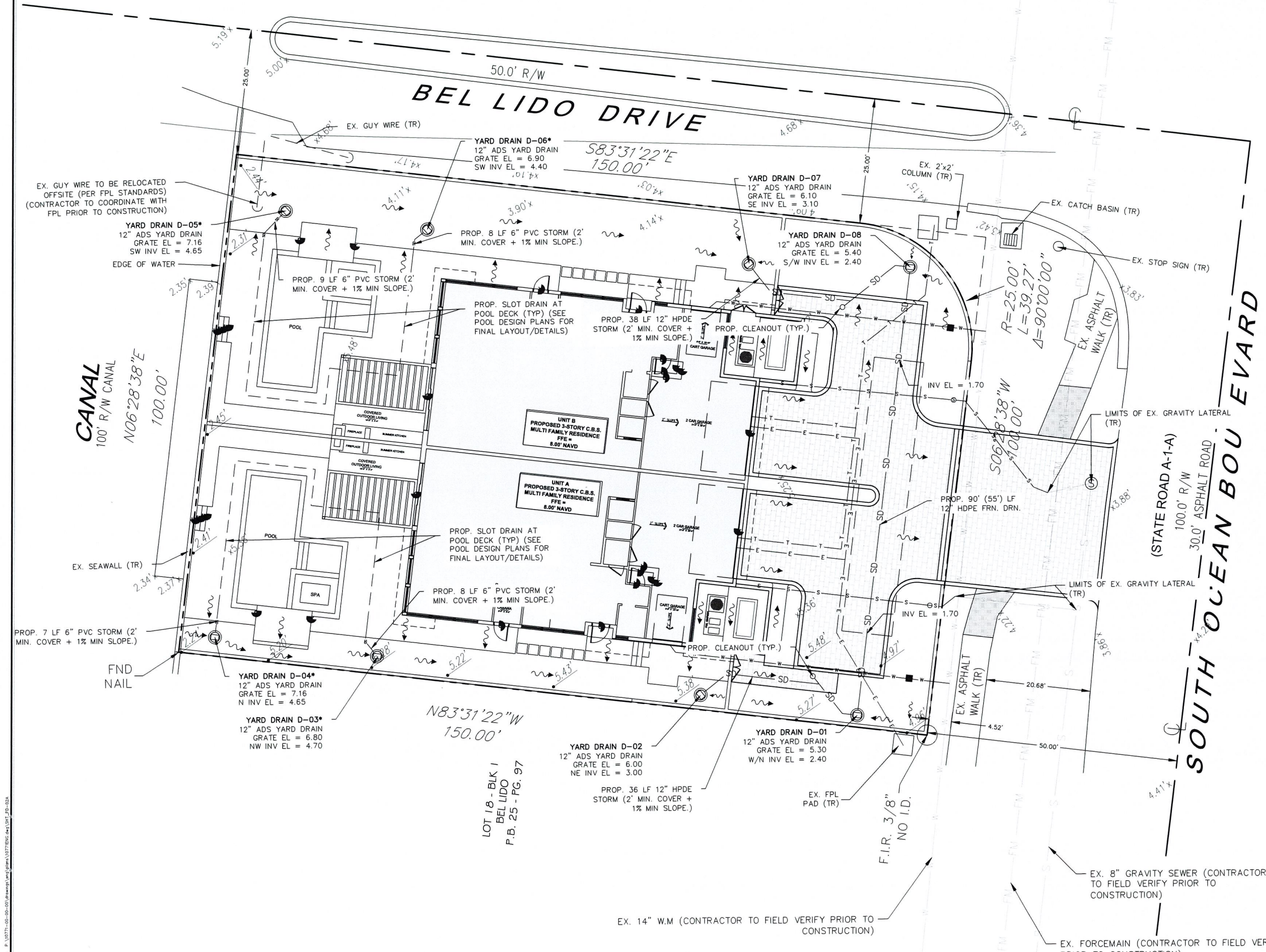
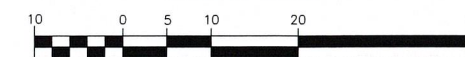
- PROPERTY/ROW LINE
- SD PROPOSED DRAINAGE PIPE
- PROPOSED YARD DRAIN
- EXISTING GRADE
- PROPOSED GRADE
- MATCH EXISTING GRADE
- PROPOSED WATER LINE
- EXISTING WATER LINE
- PROPOSED SANITARY SEWER LINE
- EXISTING SANITARY SEWER LINE
- PROPOSED ELECTRIC LINE
- EXISTING OVERHEAD LINE
- PROPOSED TELEPHONE/CABLE LINE
- EXISTING TELEPHONE/CABLE LINE
- PROPOSED GAS LINE
- EXISTING GAS LINE
- PROPOSED BUILDING
- PROPOSED PAVERS
- PROPOSED ASPHALT SIDEWALK

NOTE:
ELEVATION ARE SHOWN IN NAVD
CONVERSION NAVD+1.55 = NGVD

* PLEASE SEE SPECIAL YARD
DRAIN DETAIL



GRAPHIC SCALE



EDWARDS DUPLEX
PROPOSED
DRAINAGE PLAN
4306 S. OCEAN BLVD
HIGHLAND BEACH, FLORIDA 33487

DATE 04/16/24
DRAWN BY JRH
F.B. / PG. ---
SCALE 1" = 10'

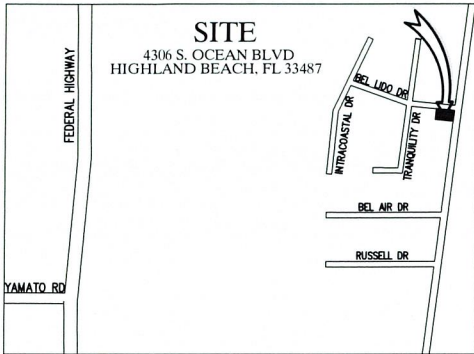
MATTHEW V. KAHN
PROFESSIONAL ENGINEER
LICENSE NO. 82227
STATE OF FLORIDA
FOR THE FIRM
DATE

JOB # 10771
SHT NO.
PD-2A
OF 12 SHEETS

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HIGHLAND BEACH
BUILDING DEPARTMENT



LEGEND

- PROPERTY/ROW LINE
- SD PROPOSED DRAINAGE PIPE
- PROPOSED YARD DRAIN
- EXISTING GRADE
- PROPOSED GRADE
- MATCH EXISTING GRADE
- PROPOSED WATER LINE
- EXISTING WATER LINE
- PROPOSED SANITARY SEWER LINE
- EXISTING SANITARY SEWER LINE
- PROPOSED ELECTRIC LINE
- EXISTING OVERHEAD LINE
- PROPOSED TELEPHONE/CABLE LINE
- EXISTING TELEPHONE/CABLE LINE
- PROPOSED GAS LINE
- EXISTING GAS LINE
- PROPOSED BUILDING
- PROPOSED PAVERS
- PROPOSED ASPHALT SIDEWALK

NOTE:
ELEVATION ARE SHOWN IN NAVD
CONVERSION NAVD+1.54 = NGVD



GRAPHIC SCALE



(IN FEET)
1 INCH = 10 FT.

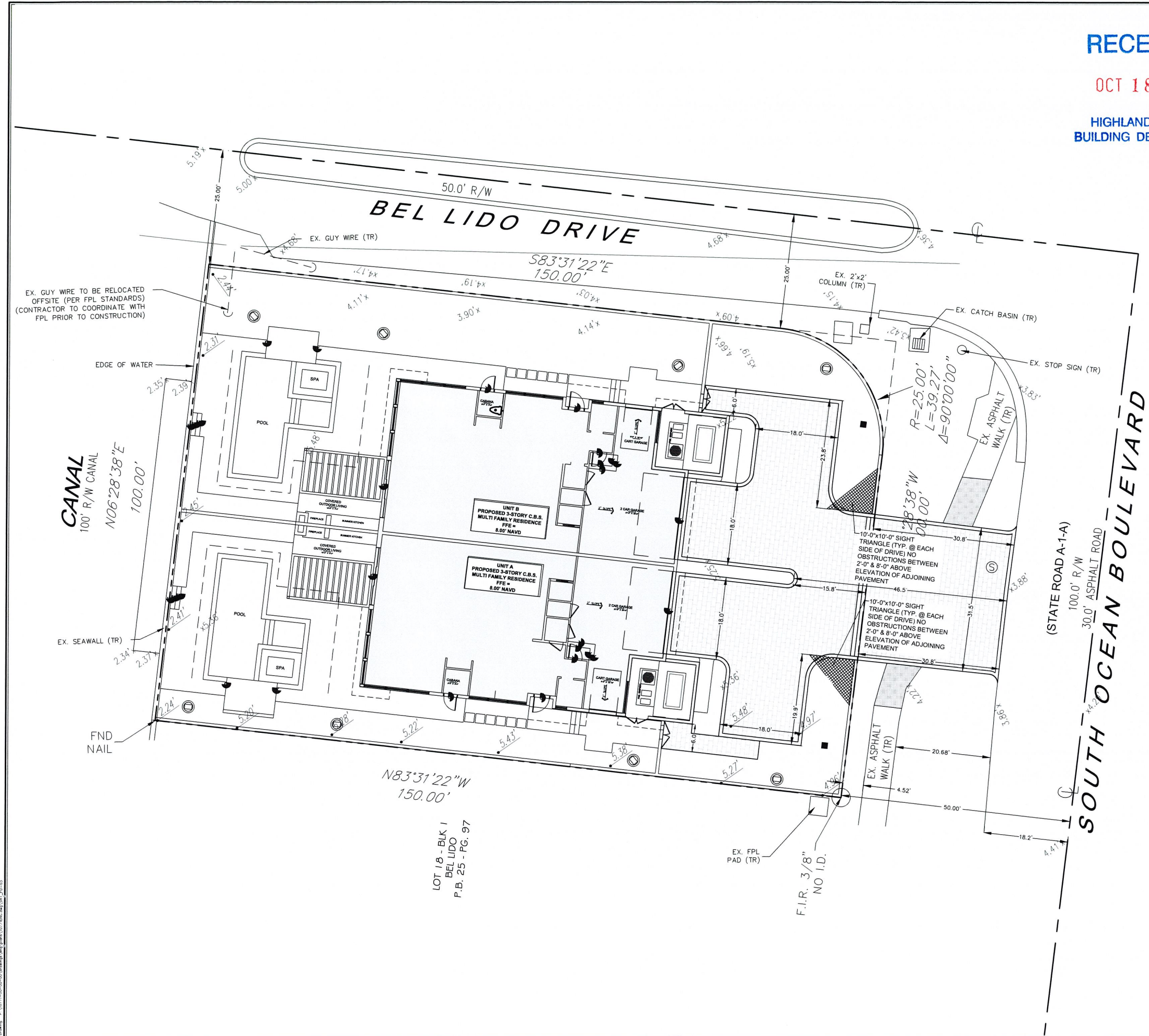
CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING - SURVEYING
LANDSCAPE ARCHITECTURE - SITE 100
9900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561) 392-1991 / FAX (561) 750-1452

**EDWARDS DUPLEX PROPOSED
PAVEMENT, MARKING & SIGNAGE PLAN**
4306 S. OCEAN BLVD
HIGHLAND BEACH, FLORIDA 33487

DATE 04/16/24
DRAWN BY JRH
F.B. / PG. ---
SCALE 1" = 10'

MATTHEW V. KAHN
PROFESSIONAL ENGINEER
LICENSE NO. 82227
STATE OF FLORIDA
FOR THE FIRM -
DATE

JOB # 10771
SHEET NO.
PD-3
OF 12 SHEETS



OCT 18 2024

HIGHLAND BEACH
BUILDING DEPARTMENT

DATE 07/02/24
REV PER CITY COMMENTS
FILE NAME 10771-ENG.dwg

CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE - SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
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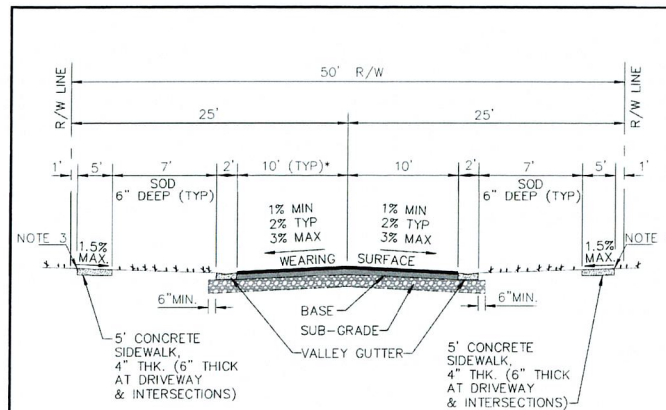


EDWARDS DUPLEX
PROPOSED PAVING,
GRADING & DRAINAGE DETAILS
4306 S OCEAN BLVD
HIGHLAND BEACH, FL 33478

DATE 04/16/24
DRAWN BY JRH
FB / PG. ---
SCALE N/A

MATTHEW V. KAHN
PROFESSIONAL ENGINEER
LICENSE NO. 82227
STATE OF FLORIDA
FOR THE FIRM ---
DATE

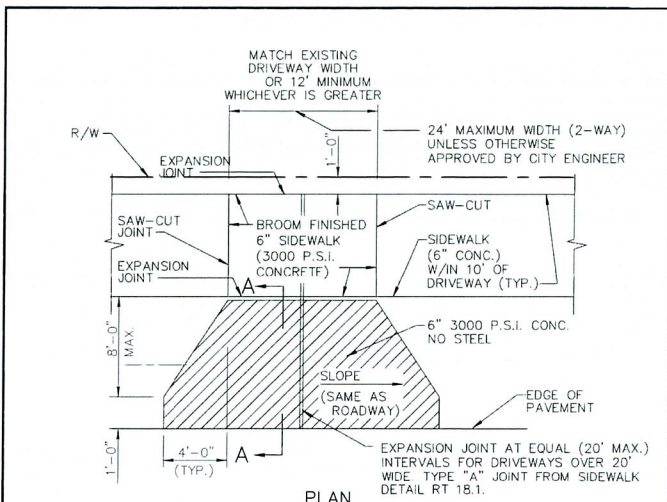
JOB # 10771
SHT NO.
PD-4
OF 12 SHEETS



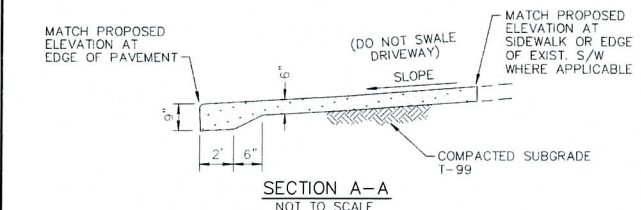
PAVEMENT SPECIFICATIONS	
WEARING SURFACE	3" TYPE S-III (2 LIFTS) AFTER COMPACTION SEE NOTE 2
BASE	8" LIMEROCK OR 10" CRUSHED CONCRETE COMPACTED TO 98% MAX. DENSITY PER AASHTO T-180. PRIME & TACK COAT PER FDOT SECTION 300.
SUBGRADE	12" STABILIZED (75 P.S.I. FBV) AND COMPACTED TO 98% MAX. DENSITY PER AASHTO T-180.

- NOTE:**
- VARIATION FROM MATERIAL SPECIFICATIONS WILL BE CONSIDERED ON A CASE BY CASE BASIS BY THE CITY ENGINEER.
 - 2ND LIFT SHALL NOT BE PAVED UNTIL CONSTRUCTION VEHICLES AND EQUIPMENT HAVE COMPLETED WORK.
 - IN UNDEVELOPED LOCATION, ELEVATION TO BE SET EQUAL TO ROADWAY CROWN. IN PREVIOUSLY DEVELOPED AREAS, MATCH EXISTING GRADES.
- * LANE WIDTHS MUST BE APPROVED BY CITY ENGINEERING PRIOR TO DESIGN.

CITY of DELRAY BEACH
PUBLIC WORKS DEPARTMENT
434 SOUTH SWINTON AVENUE, DELRAY BEACH, FLORIDA 33444
TYPICAL 50' R/W SECTION WITH VALLEY GUTTER
DATE: 09-15-2021
RT 1.0

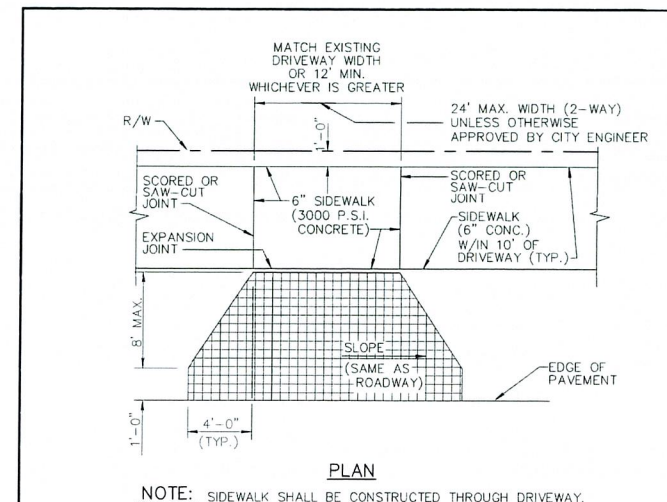


NOTE: SIDEWALK SHALL BE CONSTRUCTED THROUGH DRIVEWAY PER DETAILS 18.0 AND 18.1.

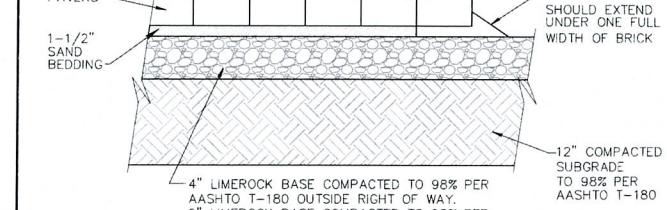


NOTE: ALL SIDEWALKS WITH CENTRAL BUSINESS DISTRICT SHALL BE A MINIMUM WIDTH OF 8'.

CITY of DELRAY BEACH
PUBLIC WORKS DEPARTMENT
434 SOUTH SWINTON AVENUE, DELRAY BEACH, FLORIDA 33444
CONCRETE DRIVEWAY APRON
DATE: 09-15-2021
RT 23.0

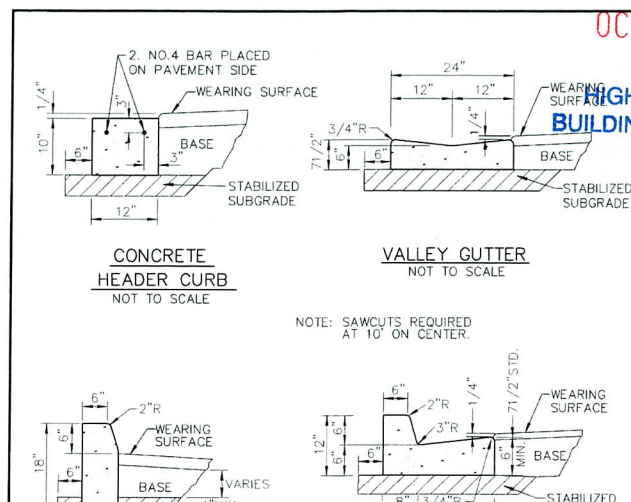


NOTE: SIDEWALK SHALL BE CONSTRUCTED THROUGH DRIVEWAY.

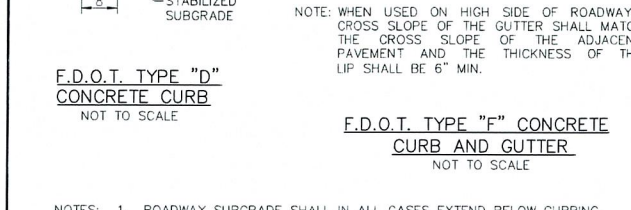


NOTE: ALL SIDEWALKS WITH CENTRAL BUSINESS DISTRICT SHALL BE A MINIMUM WIDTH OF 8'.

CITY of DELRAY BEACH
PUBLIC WORKS DEPARTMENT
434 SOUTH SWINTON AVENUE, DELRAY BEACH, FLORIDA 33444
PAVER BRICK DRIVEWAY APRON
DATE: 09-15-2021
RT 28.0

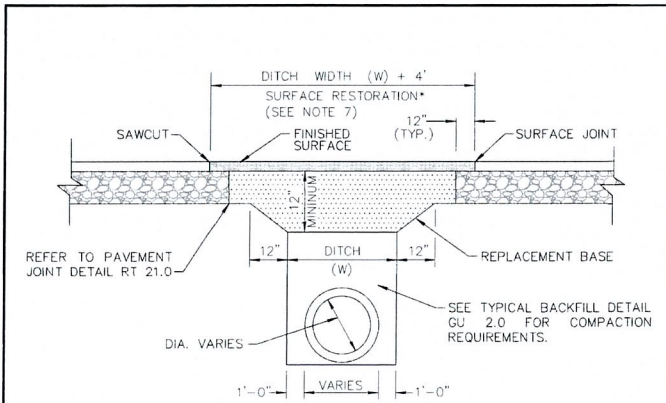


NOTE: SAWCUTS REQUIRED AT 10' ON CENTER.



NOTE: WHEN USED ON HIGH SIDE OF ROADWAYS, CROSS SLOPE OF THE GUTTER SHALL MATCH THE CROSS SLOPE OF THE ADJACENT PAVEMENT AND THE THICKNESS OF THE LIP SHALL BE 6" MIN.

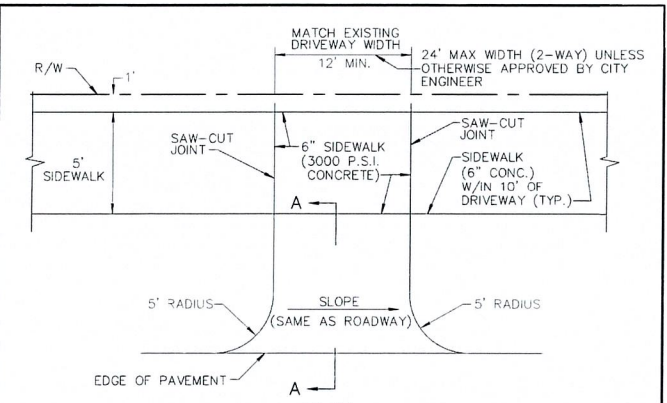
CITY of DELRAY BEACH
PUBLIC WORKS DEPARTMENT
434 SOUTH SWINTON AVENUE, DELRAY BEACH, FLORIDA 33444
CURB AND GUTTER SECTIONS
DATE: 09-15-2021
RT 19.0



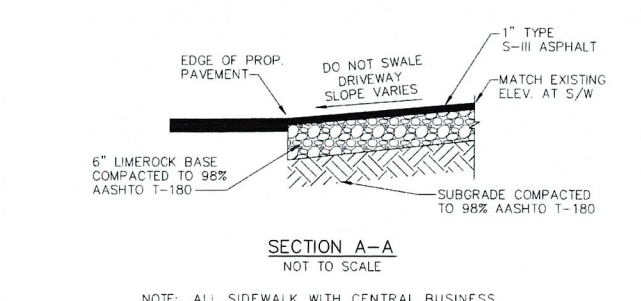
NOTE: SIDEWALK SHALL BE CONSTRUCTED THROUGH DRIVEWAY.

- REPLACEMENT BASE TO BE AT MIN. 12" THICK.
- BASE MATERIAL SHALL BE PLACED IN TWO LIFTS AND EACH LIFT COMPACTED TO 98% MAXIMUM DENSITY PER AASHTO T-180 (MAX. LIFT THICKNESS = 6").
- 24" EXCAVATABLE FLOWABLE FILL MIN. 100 P.S.I. MAY BE USED IN LIEU OF 12" BASE.
- ASPHALT CONCRETE PAVEMENT JOINTS SHALL BE MECHANICALLY SAWED.
- ALL DISTURBED PAVEMENT MARKINGS SHALL BE RESTORED IN ACCORDANCE WITH CITY STANDARDS.
- SURFACE MATERIAL SHALL BE S-III ASPHALTIC CONCRETE (THICKNESS SHOULD BE TWICE THE THICKNESS OF THE ADJACENT EXISTING ASPHALT).
- ANY PAVEMENT CUTS SHALL BE COLD PATCHED AT END OF EACH WORKING DAY TO FACILITATE UNHINDERED TRAFFIC FLOW.
- ROADWAYS SHALL BE MILLED AND RESURFACED 50' IN EACH DIRECTION AT TIME OF PAVEMENT REPAIR THE SURFACE RESTORATION SHALL EXTEND 50' IN EACH DIRECTION.

CITY of DELRAY BEACH
PUBLIC WORKS DEPARTMENT
434 SOUTH SWINTON AVENUE, DELRAY BEACH, FLORIDA 33444
PAVEMENT REPAIR DETAIL
DATE: 09-15-2021
GU 1.0

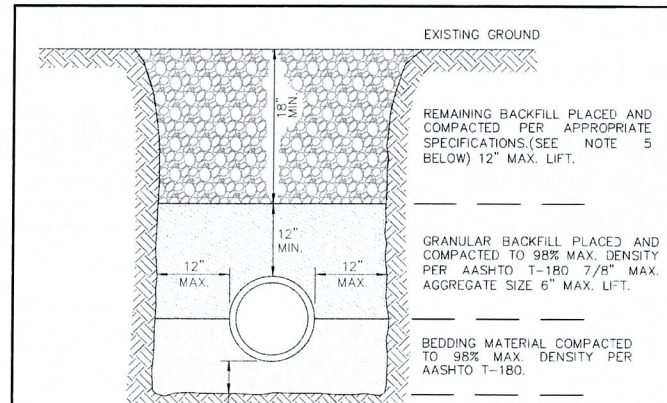


NOTE: SIDEWALK SHALL BE CONSTRUCTED THROUGH DRIVEWAY.



NOTE: ALL SIDEWALKS WITH CENTRAL BUSINESS DISTRICT SHALL BE A MINIMUM WIDTH OF 8'.

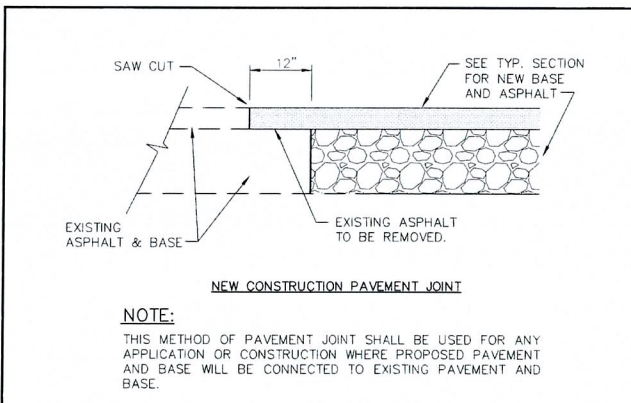
CITY of DELRAY BEACH
PUBLIC WORKS DEPARTMENT
434 SOUTH SWINTON AVENUE, DELRAY BEACH, FLORIDA 33444
ASPHALT DRIVEWAY APRON
DATE: 09-15-2021
RT 24.0



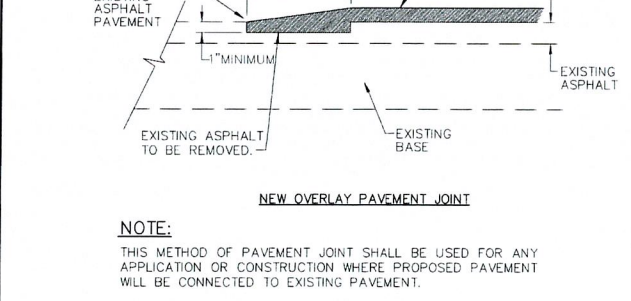
NOTE: SIDEWALK SHALL BE CONSTRUCTED THROUGH DRIVEWAY.

- NOTES:**
- UNUSABLE IN-SITU MATERIALS SUCH AS MUCK, DEBRIS AND LARGE ROCKS SHALL BE REMOVED OFF SITE AND DISPOSED IN A PROPER LANDFILL; BEDDING MATERIAL AND BACKFILL CONSISTING OF WASHED AND GRADED LIMEROCK 3/8" - 7/8" SIZING.
 - THE PIPE AND/OR STRUCTURE SHALL BE FULLY SUPPORTED FOR ITS ENTIRE LENGTH WITH APPROPRIATE BACKFILL UNDER THE PIPE HAUNCHES.
 - THE PIPE AND/OR STRUCTURE SHALL BE PLACED IN A DRY TRENCH.
 - BACKFILL SHALL BE FREE OF UNSUITABLE MATERIAL SUCH AS LARGE ROCK, MUCK, AND DEBRIS.
 - COMPACT BACKFILL TO 98% DENSITY UNDER PAVEMENT AND TO 95% DENSITY ELSEWHERE (AASHTO T-180).
 - COMPACTION AND DENSITY TESTS SHALL BE COMPLETED DURING BACKFILL OPERATIONS, CONTRACTORS NOT FOLLOWING THIS PROCEDURE, FOR WHATEVER REASONS, SHALL BE REQUIRED TO RE-EXCAVATE THE AREA IN QUESTION, DOWN TO THE BEDDING MATERIAL, THEN BACKFILL FOLLOWING THE ABOVE PROCEDURES.

CITY of DELRAY BEACH
PUBLIC WORKS DEPARTMENT
434 SOUTH SWINTON AVENUE, DELRAY BEACH, FLORIDA 33444
TYPICAL BACKFILL DETAIL
DATE: 09-15-2021
GU 2.0

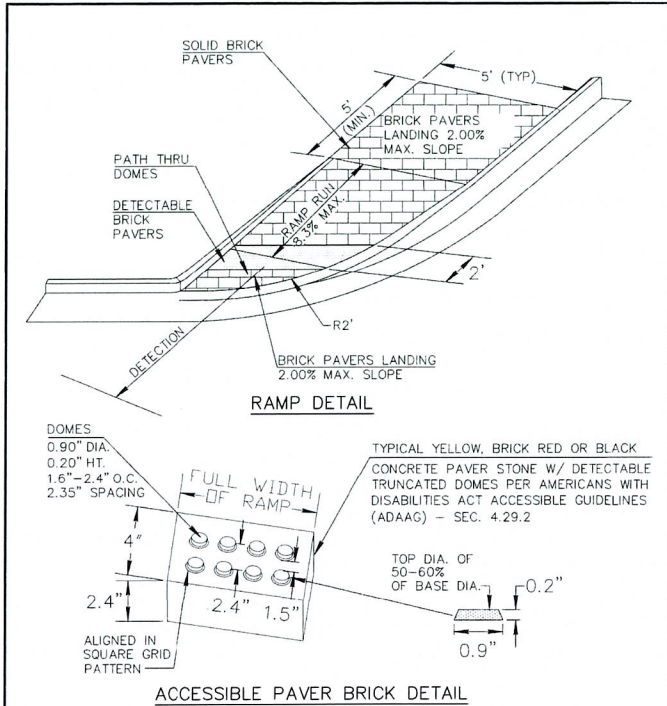


NOTE: SIDEWALK SHALL BE CONSTRUCTED THROUGH DRIVEWAY.



NOTE: ALL SIDEWALKS WITH CENTRAL BUSINESS DISTRICT SHALL BE A MINIMUM WIDTH OF 8'.

CITY of DELRAY BEACH
PUBLIC WORKS DEPARTMENT
434 SOUTH SWINTON AVENUE, DELRAY BEACH, FLORIDA 33444
PAVEMENT JOINT DETAIL
DATE: 09-15-2021
RT 21.0

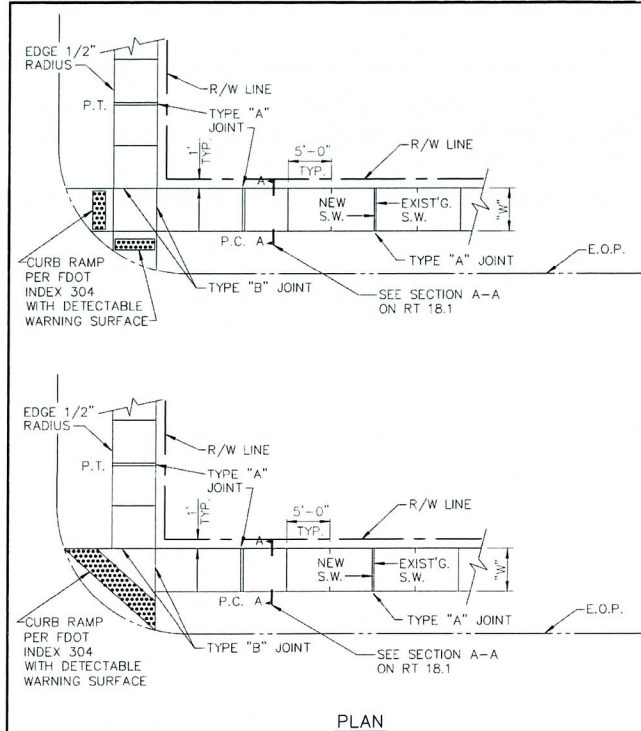


1. IN ADDITION TO CURB RAMPS TRUNCATED DOMES ARE REQUIRED AT ALL AREAS OF PERIL NOT REQUIRED AT RESIDENTIAL DRIVEWAYS CROSSINGS OR CUT-THROUGH REFUGE ISLANDS LESS THAN 6' IN LENGTH.

CITY of DELRAY BEACH
PUBLIC WORKS DEPARTMENT
434 SOUTH SWINTON AVENUE, DELRAY BEACH, FLORIDA 33444

DETECTABLE WARNING RAMP IN PAVER SIDEWALK TYPICAL DETAIL

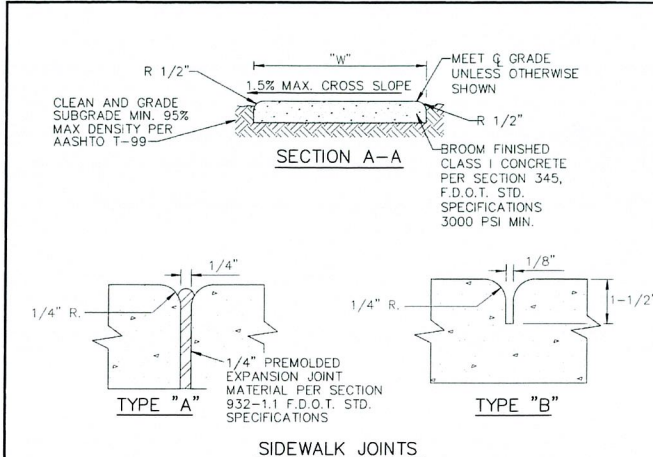
DATE: 08-15-2021
RT 29.0



CITY of DELRAY BEACH
PUBLIC WORKS DEPARTMENT
434 SOUTH SWINTON AVENUE, DELRAY BEACH, FLORIDA 33444

SIDEWALK CONSTRUCTION DETAIL

DATE: 08-15-2021
RT 18.0



- NOTE:**
1. ALL SIDEWALKS SHALL BE CONSTRUCTED THRU DRIVEWAYS.
 2. ALL SIDEWALKS SHALL INCLUDE ADA COMPLIANT RAMPS @ INTERSECTIONS.
 3. ALL SIDEWALKS SHALL INCLUDE CROSS SLOPE AND RUNNING SLOPE IN ACCORDANCE WITH ADA REQUIREMENTS.
 4. CURB RAMP DETECTABLE WARNING SURFACE SHALL EXTEND THE FULL WIDTH OF THE RAMP AND 24" DEEP.

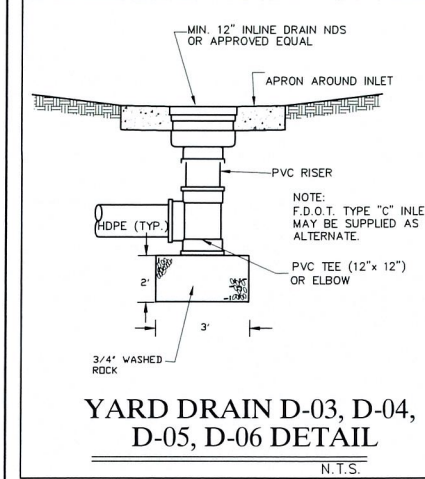
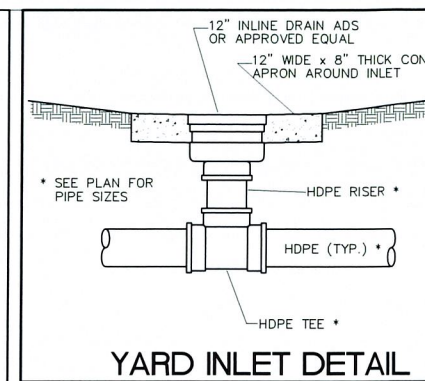
TABLE OF SIDEWALK THICKNESS - "T"	
GENERAL AREAS	4"
WITHIN 10' OF CROSS-STREETS, AT DRIVEWAYS & OTHER AREAS	6", 9" @ E.O.P.
TABLE OF SIDEWALK WIDTHS - "W"	
SINGLE-FAMILY AREAS	5'
MULTI-FAMILY AREAS	5'
OTHER AREAS AS SPECIFIED BY THE CITY ENGINEER.	

TABLE OF SIDEWALK JOINTS	
TYPE	LOCATION
"A"	P.C. AND P.T. OF CURVES JUNCTION OF EXISTING & NEW SIDEWALKS & EVERY 30'
"B"	5'-0" CENTER TO CENTER ON SIDEWALKS SCORED DURING PLACEMENT OR SAWCUT WITHIN 24 HOURS OF PLACEMENT.
"A"	WHERE SIDEWALK ABUTS CONCRETE CURBS, DRIVEWAYS, AND SIMILAR STRUCTURES.

CITY of DELRAY BEACH
PUBLIC WORKS DEPARTMENT
434 SOUTH SWINTON AVENUE, DELRAY BEACH, FLORIDA 33444

SIDEWALK CONSTRUCTION

DATE: 08-15-2021
RT 18.1



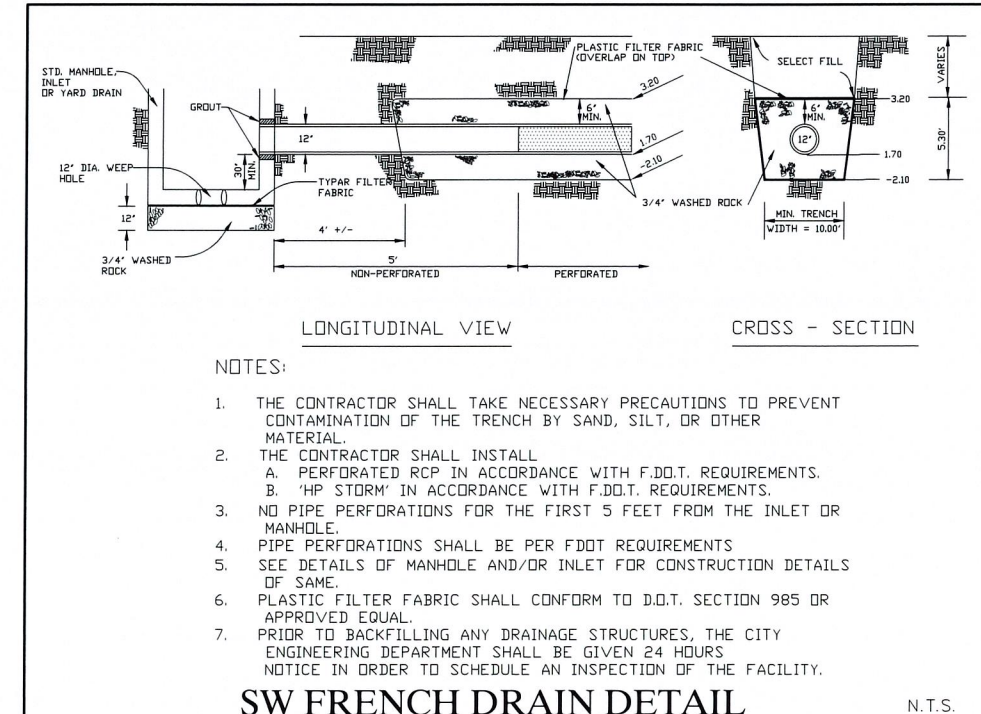
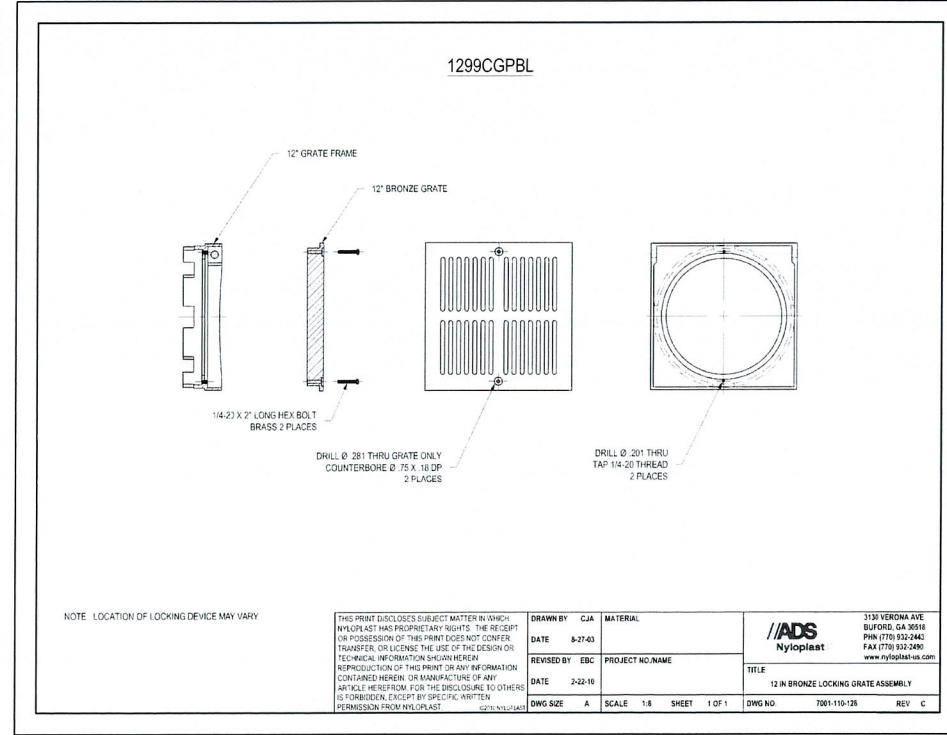
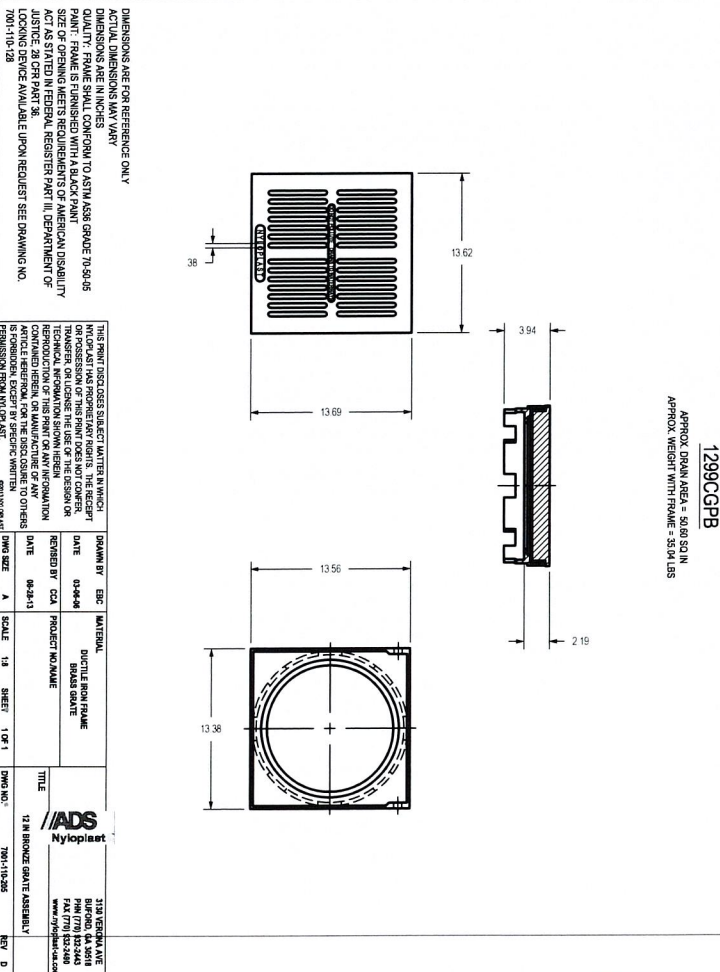
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OCT 18 2024

HIGHLAND BEACH BUILDING DEPARTMENT

REV	PER	CITY COMMENTS	DATE	BY
07/02/24				BY

CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE - SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1091 / FAX (561)-750-1452



- NOTES:**
1. THE CONTRACTOR SHALL TAKE NECESSARY PRECAUTIONS TO PREVENT CONTAMINATION OF THE TRENCH BY SAND, SILT, OR OTHER MATERIAL.
 2. THE CONTRACTOR SHALL INSTALL
 - A. PERFORATED RCP IN ACCORDANCE WITH F.D.O.T. REQUIREMENTS.
 - B. 'HP STORM' IN ACCORDANCE WITH F.D.O.T. REQUIREMENTS.
 3. NO PIPE PERFORATIONS FOR THE FIRST 5 FEET FROM THE INLET OR MANHOLE.
 4. PIPE PERFORATIONS SHALL BE PER FDOT REQUIREMENTS
 5. SEE DETAILS OF MANHOLE AND/OR INLET FOR CONSTRUCTION DETAILS OF SAME.
 6. PLASTIC FILTER FABRIC SHALL CONFORM TO D.O.T. SECTION 985 OR APPROVED EQUAL.
 7. PRIOR TO BACKFILLING ANY DRAINAGE STRUCTURES, THE CITY ENGINEERING DEPARTMENT SHALL BE GIVEN 24 HOURS NOTICE IN ORDER TO SCHEDULE AN INSPECTION OF THE FACILITY.

SW FRENCH DRAIN DETAIL

N.T.S.

EDWARDS DUPLEX
PROPOSED PAVING,
GRADING & DRAINAGE DETAILS
4306 S OCEAN BLVD
HIGHLAND BEACH, FL 33478

DATE: 04/16/24
DRAWN BY: JRH
F.B. / PG. ---
SCALE: N/A

MATTHEW V. KAHN
PROFESSIONAL ENGINEER
LICENSE NO. 82227
STATE OF FLORIDA
FOR THE FIRM -

JOB # 10771
SHT NO.
PD-5
OF 12 SHEETS

Drawings: P:\10771-05-00-00\Drawings\1077105-00-00.dwg, 10/17/2024, 10:17:00 AM, JKH

CANAL

N06°28'38"E
100.00'

BEL LIDO DRIVE

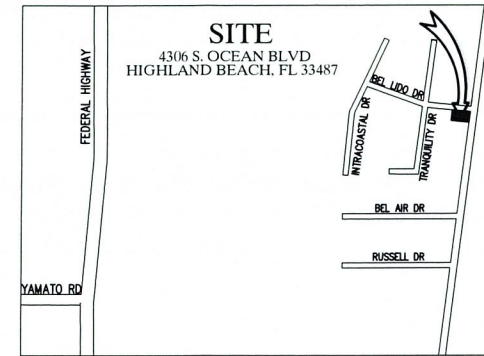
S83°31'22"E
150.00'

N83°31'22"W
150.00'

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OCT 18 2024

HIGHLAND BEACH
BUILDING DEPARTMENT



LEGEND

- SD PROPOSED DRAINAGE PIPE
- PROPOSED YARD DRAIN
- EXISTING GRADE
- PROPOSED GRADE
- MATCH EXISTING GRADE
- W PROPOSED WATER LINE
- EXISTING WATER LINE
- S PROPOSED SANITARY SEWER LINE
- EXISTING SANITARY SEWER LINE
- E PROPOSED ELECTRIC LINE
- EXISTING OVERHEAD LINE
- T PROPOSED TELEPHONE/CABLE LINE
- EXISTING TELEPHONE/CABLE LINE
- G PROPOSED GAS LINE
- EXISTING GAS LINE

- PROPOSED BUILDING
- PROPOSED PAVERS
- PROPOSED ASPHALT SIDEWALK

NOTE:
ELEVATION ARE SHOWN IN NAVD
CONVERSION NAVD+1.55 = NGVD

Call 48 hours
before you dig

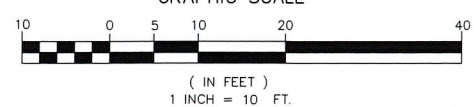
It's the Law!
1-800-432-4770

Sunshine State One Call of Florida, Inc.

FDOT OPEN CUT RESTORATION REQUIREMENTS:

1. BASE MATERIAL (LIME ROCK ONLY) IS 15-1/2" IN DEPTH AND SHALL BE STEP-CUT AT 8" V : 12" H, AFTER FIRST LIFT.
2. ENSURE BASE ROCK TOP LIFT IS BLENDED WITH EXISTING BASE MATERIAL; AND ASPHALT IS STRAIGHT CUT A MINIMUM OF 18" FROM BLENDED BASE ROCK (ALONG PERIMETER).
3. REPLACE STRUCTURAL ASPHALT (MATCH EXISTING THICKNESS BUT NO LESS THAN 3") WITH SP 12.5 TLC (WITH RUBBER).
4. RUN TRAFFIC ON PERMANENT PATCH FOR 30 DAYS PRIOR TO MILLING AFFECTED LANES AND INSTALL TEMPORARY PAINT STRIPES, MARKINGS AND RPM'S, IF APPLICABLE.
5. MILL (1-5/8") 50' EITHER SIDE OF THE PERMANENT ASPHALT PATCH AND REPLACE WITH FC-12.5 TLC (WITH RUBBER) OF THE AFFECTED LANE(S).
6. RETURN MILLINGS TO PB OPERATION YARD, AT PERMITTEE'S EXPENSE OR AS DIRECTED BY THE LOCAL RESIDENT OPERATIONS ENGINEER OR DESIGNEE.

GRAPHIC SCALE



CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE - SURVEYING
7900 GLADES ROAD - SUITE 100
PECA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452

EDWARDS DUPLEX
PROPOSED WATER DISTRIBUTION,
SANITARY SEWER & UTILITY PLAN
4306 S. OCEAN BLVD
HIGHLAND BEACH, FLORIDA 33487

DATE 04/16/24
DRAWN BY JKH
F.B. / PG. ---
SCALE 1"= 10'

MATTHEW V. KAHN
PROFESSIONAL ENGINEER
LICENSE NO. 82227
STATE OF FLORIDA
FOR THE FIRM -
DATE

JOB # 10771
SHT NO
WS-1
OF 12 SHEETS

PRESSURE PIPE NOTES:

- FOR PIPE SIZES 4"-8" THERE SHALL BE 30" MINIMUM COVER FROM FINISHED GRADE TO TOP OF PIPE. FOR PIPE SIZE 10" AND LARGER THERE SHALL BE 36" MINIMUM COVER.
- DUCTILE IRON PIPE (DIP) FOR FORCE MAINS SHALL BE CLASS 350 WITH 401 EPOXY LINING IN ACCORDANCE WITH AWWA C550.
- DUCTILE IRON PIPE (DIP) FOR WATER MAINS SHALL BE CLASS 350 IN ACCORDANCE WITH AWWA C151 (ANSI A21.51), AND SHALL HAVE AN INTERNAL LINING OF CEMENT MORTAR IN ACCORDANCE WITH AWWA C104/ A21.4.
- C-900 PVC PRESSURE PIPE MAY BE USED IN LIEU OF DIP WATER MAIN WITH METAL TAPE AND WIRE ABOVE THE PIPE.
- ALL FITTINGS FOR FORCE MAIN SHALL BE CLASS 350 DUCTILE IRON WITH MECHANICAL JOINTS AND 401 EPOXY LINING.
- WATER MAIN VALVES 12 INCHES AND SMALLER SHALL BE RESILIENT-SEAL WEDGE GATE VALVES IN ACCORDANCE WITH AWWA C509. WATER MAIN VALVES LARGER THAN 12 INCHES SHALL BE BUTTERFLY VALVES IN ACCORDANCE WITH AWWA C504. SEWAGE FORCE MAIN VALVES SHALL BE RESILIENT-SEAL PLUG VALVES IN ACCORDANCE WITH AWWA C571.
- ALL TRENCHING, PIPE-LAYING, BACKFILL, PRESSURE TESTING, AND DISINFECTION MUST COMPLY WITH CITY AND LOCAL GOVERNMENTAL REGULATIONS AND STANDARDS.
- WATER AND FORCE MAINS SHALL BE PIGGED A MINIMUM OF TWO TIMES, AND ADDITIONALLY, IF REQUIRED BY ENGINEER OF RECORD, AS WELL AS, PRESSURE TESTED FOR A PERIOD OF NOT LESS THAN TWO HOURS AT 150 PSI IN ACCORDANCE WITH ANSI/AWWA C600 LATEST STANDARDS. ALLOWABLE LEAKAGE SHALL BE DETERMINED AS FOLLOWS:

$$L = \frac{SD\sqrt{P}}{148,000}$$

WHERE:
 L = ALLOWABLE LEAKAGE (GALLONS PER HOUR)
 S = PIPE LENGTH (FEET)
 D = NOMINAL DIAMETER OF PIPE (INCHES)
 P = AVERAGE TEST PRESSURE (PSI)
- RESTRAINTS SHALL BE PROVIDED AT ALL FITTINGS AS SHOWN ON PP 2.0 AND 2.1
- PRIOR TO ANY TESTING UNDER FUTURE PAVEMENT, ROCK SHALL BE FINISHED & PRIMED OR 1ST LIFT OF ASPHALT PLACED.
- PIG SIZE SHALL BE PIPE DIAMETER PLUS 2" OR NEXT LARGER DIAMETER.
- NO PROPOSED STRUCTURES SHALL BE INSTALLED WITHIN A HORIZONTAL DISTANCE OF 10- FEET FROM ANY EXISTING OR PROPOSED WATER OR FORCE MAINS.
- LINE STOPS SHALL BE INSTALLED A MINIMUM OF 3 PIPE LENGTHS FROM LOCATION OF PIPE REMOVED AND PROVIDE NECESSARY JOINT RESTRAINTS.

MINIMUM LENGTHS OF PIPE (FT) TO BE RESTRAINED

FITTING TYPE	PIPE SIZE									
	4"	6"	8"	10"	12"	16"	20"	24"		
90° HORIZ. BEND	14	20	25	30	35	45	54	62		
45° HORIZ. BEND	6	8	11	13	15	19	22	26		
22.5° HORIZ. BEND	3	4	5	6	7	9	11	12		
11.25° HORIZ. BEND	1	2	3	3	4	4	5	6		
90° VERT. OFFSET	UPPER BEND	55	79	103	125	147	189	228	266	
	LOWER BEND	22	38	49	59	69	88	106	123	
45° VERT. OFFSET	UPPER BEND	22	32	42	51	60	77	93	109	
	LOWER BEND	10	14	19	23	28	35	43	50	
22.5° VERT. OFFSET	UPPER BEND	7	12	17	21	26	34	42	49	
	LOWER BEND	2	4	6	8	10	14	17	21	
11.25° VERT. OFFSET	UPPER BEND	3	4	6	9	11	15	19	22	
	LOWER BEND	1	1	1	2	3	5	7	8	
PLUG (DEAD END)	32	45	59	70	83	107	129	151		
INLINE VALVE	32	45	59	70	83	107	129	151		
TEE (BRANCH RESTRAINT)	4" X 8"	23								
	6" X 8"	21	35							
	8" X 8"	18	34	47						
	10" X 8"	16	32	46	58					
	12" X 8"	13	30	44	57	69				
	16" X 8"	7	26	41	55	67	90			
	20" X 8"	1	21	38	52	65	88	109		
REDUCER (LARGER PIPE RESTRAINT)	24" X 8"	1	16	34	49	62	86	108	129	
	6" X 8"	23								
	8" X 8"	38	25							
	10" X 8"	57	43	24						
	12" X 8"	72	60	44	41					
	16" X 8"	99	90	78	75	45				
	20" X 8"	123	116	107	105	81	45			
	24" X 8"	146	140	132	131	111	82	45		

RESTRAIN PIPE ONE BELL PAST MINIMUM DISTANCE

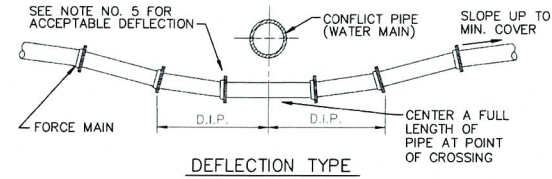
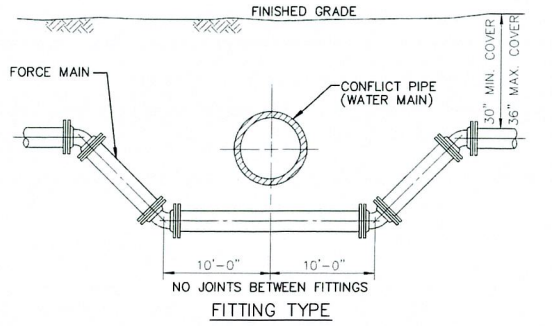
NOTES:

- THE DATA IN THE PREVIOUS TABLE IS BASED UPON THE FOLLOWING INSTALLATION CONDITIONS:
 SOIL TYPESAND
 TEST PRESSURE150 PSI, 200 PSI FOR PIPES LARGER THAN 24"
 DEPTH OF BURY3'
 TRENCH TYPE3'
 SAFETY FACTOR1.5
 VERTICAL OFF-SET3'
 MINIMUM PIPE LENGTHS
 ALONG TEE RUN5'
- THE RESTRAINED PIPE LENGTHS APPLY TO DUCTILE IRON PIPE AND PVC PIPE.
- ALL JOINTS BETWEEN UPPER AND LOWER BENDS SHALL BE RESTRAINED.
- RESTRAINED PIPE LENGTHS FOR VALVES APPLY TO PIPE ON BOTH SIDES OF VALVES
- THE PREVIOUS TABLE SHALL SERVE AS A GENERAL DESIGN GUIDE ONLY. IT IS THE ENGINEER OF RECORD'S RESPONSIBILITY TO JUSTIFY AND DOCUMENT ANY DEVIATIONS FROM THE PIPE LENGTHS SPECIFIED IN THE PREVIOUS TABLE.
- SOURCES: EBAA IRON RESTRAINT LENGTH CALCULATION PROGRAM FOR PVC PIPE, RELEASE 3.1 (LATEST EDITION) AND DIPRA RESTRAINT FOR DUCTILE IRON PIPE, RELEASE 3.2 (LATEST EDITION).
- RESTRAINED JOINTS SHALL EXTEND ONE JOINT BEYOND MINIMUM LENGTH REQUIRED.

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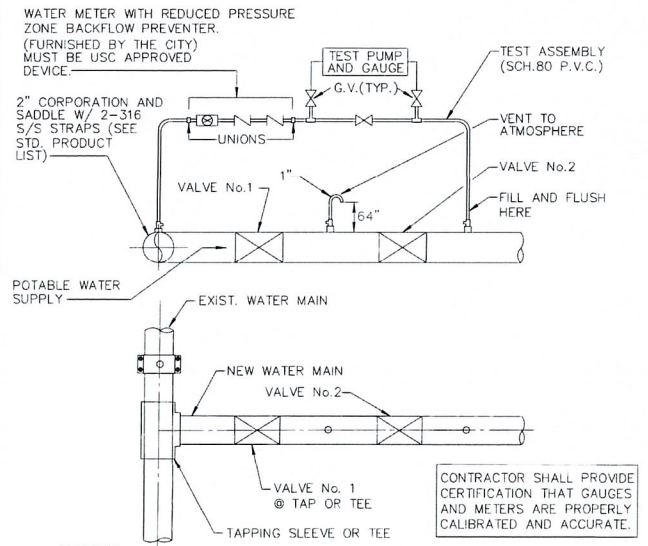
OCT 18 2024

HIGHLAND BEACH
BUILDING DEPARTMENT



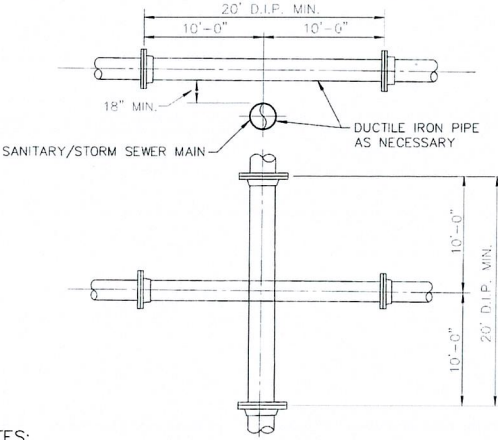
NOTES:

- THERE SHALL BE IN ALL CASES A MINIMUM OF 18" VERTICAL SEPARATION BETWEEN WATER MAINS AND FORCE MAINS.
- WHEREVER POSSIBLE WATER MAINS SHALL PASS OVER FORCE MAINS OR STORM SEWERS.
- FITTINGS SHALL BE RESTRAINED WITH MECHANICAL JOINT RESTRAINTS.
- THE DEFLECTION TYPE CROSSING IS PREFERRED.
- DO NOT EXCEED 75% OF MANUFACTURERS RECOMMENDED MAXIMUM JOINT DEFLECTION.
- REFER TO TYPICAL RESTRAINING DETAIL PP 2.0 AND 2.1



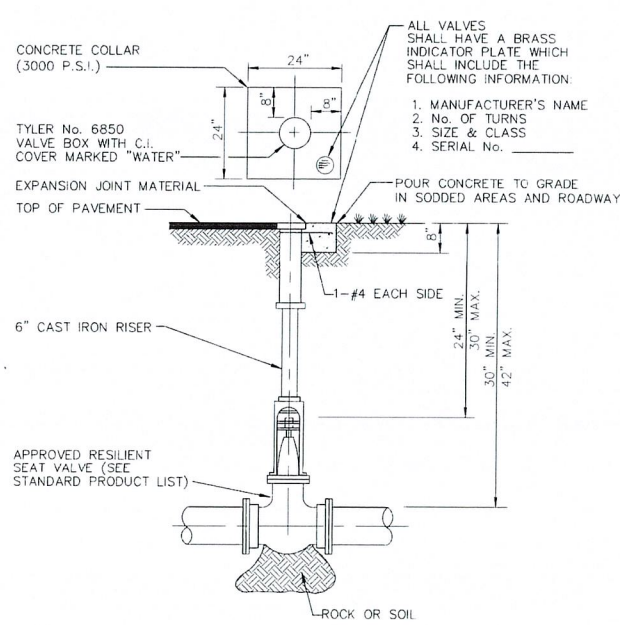
NOTES:

- BOTH VALVES SHALL BE KEPT CLOSED UNTIL FILLING, FLUSHING, AND BACTERIOLOGICAL TESTING IS COMPLETED AND APPROVED.
- GAUGE AND RISER TO BE REMOVED AFTER PRESSURE TEST.
- CITY SHALL BE NOTIFIED BEFORE FILLING AND FLUSHING.
- AFTER RELEASE FROM THE HEALTH DEPARTMENT, BOTH VALVES TO BE LEFT OPEN WITH VALVE BOX INSTALLED ON BOTH VALVES.
- PRESSURE TEST PUMP MAY CONNECT TO SERVICE LINE, FIRE HYDRANTS OR BLOWOFF. NO EXTRA TAPS ARE PERMITTED SOLELY FOR TESTING PURPOSES UNLESS PRECEDING ARE NOT PRESENT IN TEST SECTION.
- TAPPING SADDLE OR SLEEVE (PER CURRENT CITY PRODUCT LIST) IS REQUIRED ON EXISTING MAIN.
- SETUP FOR ALL DOUBLE VALVE CONNECTIONS TO INCLUDE ATMOSPHERE VENTS AS SHOWN ABOVE.
- OUTLET ON VENT TO ATMOSPHERE A MINIMUM 24" ABOVE EXISTING GRADE.



NOTES:

- STORM AND SANITARY SEWERS CROSSING UNDER WATER MAINS SHALL BE LAID TO PROVIDE A MINIMUM VERTICAL DISTANCE OF 18 INCHES BETWEEN THE INVERT OF THE UPPER PIPE AND THE CROWN OF THE LOWER PIPE. WHERE THIS MINIMUM SEPARATION CANNOT BE MAINTAINED, THE CROSSING SHALL BE ARRANGED SO THAT THE SEWER PIPE JOINTS AND WATER MAIN JOINTS ARE EQUIDISTANT FROM POINT OF CROSSING WITH NO LESS THAN (10) FEET BETWEEN ANY TWO JOINTS AND BOTH PIPES SHALL BE D.I.P. AND THE MINIMUM VERTICAL SEPARATION SHALL BE 6 INCHES. WHERE THERE IS NO ALTERNATIVE TO SEWER PIPES CROSSING OVER A WATER MAIN, THE CRITERIA FOR MINIMUM 18" VERTICAL SEPARATION BETWEEN LINES AND JOINT ARRANGEMENT, AS STARTED ABOVE, SHALL BE REQUIRED AND BOTH PIPES SHALL BE CLASS 350 D.I.P. IRRESPECTIVE OF SEPARATION. D.I.P. IS NOT REQUIRED FOR STORM SEWERS.
- MAINTAIN (10) FEET HORIZONTAL DISTANCE BETWEEN WATER MAIN AND STORM OR SANITARY SEWER MAIN, AS A MINIMUM.
- FORCE MAIN CROSSING WATER MAIN SHALL BE LAID TO PROVIDE A MINIMUM VERTICAL DISTANCE OF 18 INCHES BETWEEN THE OUTSIDE OF THE FORCE MAIN AND THE OUTSIDE OF THE WATER MAIN WITH WATER MAIN CROSSING OVER FORCE MAIN.
- SEWER SERVICE LATERALS SHALL CROSS UNDER WATERMAINS WITH A MINIMUM VERTICAL SEPARATION OF EIGHTEEN (18) INCHES. IF EIGHTEEN (18) INCHES VERTICAL SEPARATION CANNOT BE MAINTAINED, THEN THE WATERMAIN SHALL BE D.I.P. AND THE SANITARY LATERAL C-900 SDR18 OR BETTER AND THE MINIMUM SEPARATION SHALL BE SIX (6) INCHES.
- WHEN IT IS NOT POSSIBLE FOR THE WATER MAIN TO CROSS OVER THE SEWER SERVICE LATERAL A MINIMUM VERTICAL SEPARATION OF AT LEAST TWELVE (12) INCHES MUST BE MAINTAINED. THE WATERMAIN SHALL BE D.I.P. AND THE SEWER LATERAL SHALL BE C-900 SDR-18 OR BETTER.

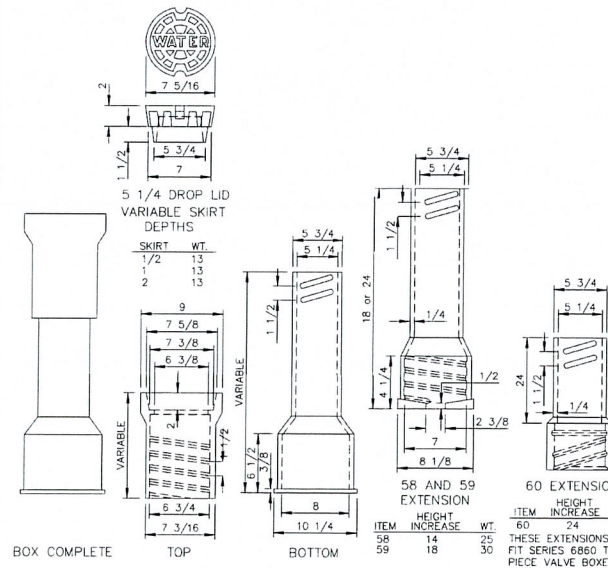


NOTES:

- WHEN VALVE IS DEEPER THAN 30" AN EXTENSION WITH UNIVERSAL JOINT SHALL BE REQUIRED TO BRING OPERATING NUT 24"-30" BELOW FINISHED GRADE. EXTENSION BOLTS & NUTS SHALL BE 316 STAINLESS STEEL. A 316 STAINLESS STEEL CENTERING PLATE SHALL ALSO BE REQUIRED.
- AT DEAD END OR WHERE MAIN LINES CHANGE DIRECTION, VALVES SHALL BE RESTRAINED USING MECHANICAL JOINT RESTRAINTS, TIE RODS, OR OTHER RESTRAINT APPROVED BY UTILITIES DEPARTMENT (NO THRUST BLOCKS ALLOWED).

ITEM	BOX COMPLETE EXTENSION IN INCHES	WT.	TOP SECTION W/LID		BOTTOM		PIECES PER PKG.
			LENGTH	WT.	LENGTH	WT.	
461-S	19-22	60	10	35	15	25	
462-S	27-32	70	10	35	24	35	
562-S	27-37	80	16	45	24	35	20
563-S	33-43	85	16	45	30	40	20
564-S	39-50	90	16	45	36	45	20
662-S	36-52	105	26	65	30	40	20
664-S	39-60	110	26	65	36	45	20
666-S	51-71	135	26	65	48	70	20
668-S	62-82	145	26	65	60	80	20

**MAY BE FURNISHED IN TWO PIECES SCREWED TOGETHER TO MAKE THE LENGTH REQUIRED.



NOTE: LOCKING LIDS WILL NOT BE ACCEPTED.

CAULFIELD & WHEELER, INC.
ENGINEERING SURVEYING
LANDSCAPE ARCHITECTURE
7900 GLADES ROAD, SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-592-1991 / FAX (561)-750-1452
FILE NAME: 10771-ENG.dwg

EDWARDS DUPLEX
PROPOSED WATER DISTRIBUTION &
SANITARY SEWER DETAILS
4306 S OCEAN BLVD
HIGHLAND BEACH, FL 33478

DATE 04/16/24
DRAWN BY JRH
F.B. / PG. ---
SCALE N/A

MATTHEW V. KAHN
PROFESSIONAL ENGINEER
LICENSE NO. 82227
STATE OF FLORIDA
FOR THE FIRM -
DATE

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SHT NO
WS-2
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HIGHLAND BEACH
BUILDING DEPARTMENT

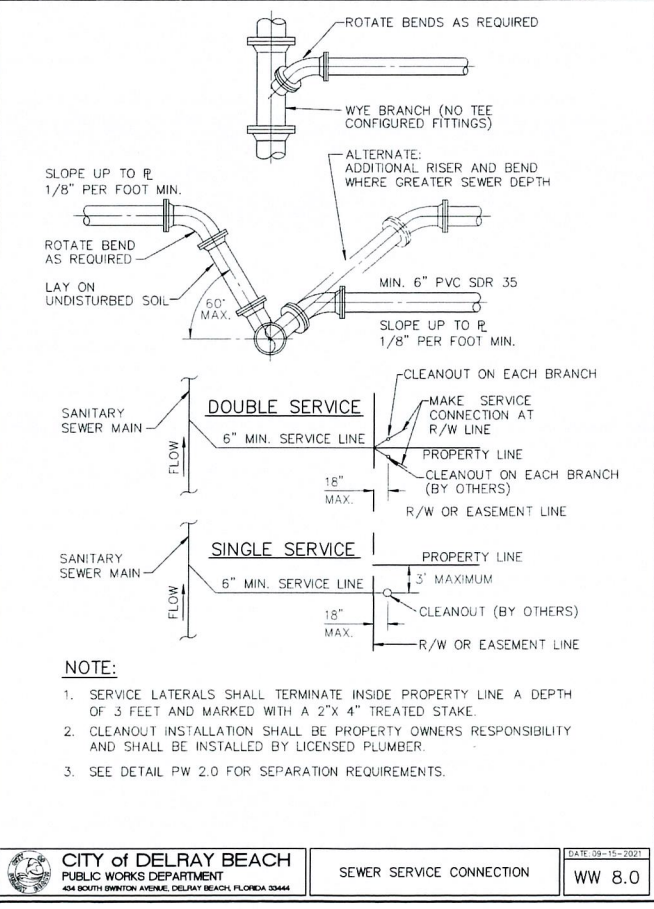
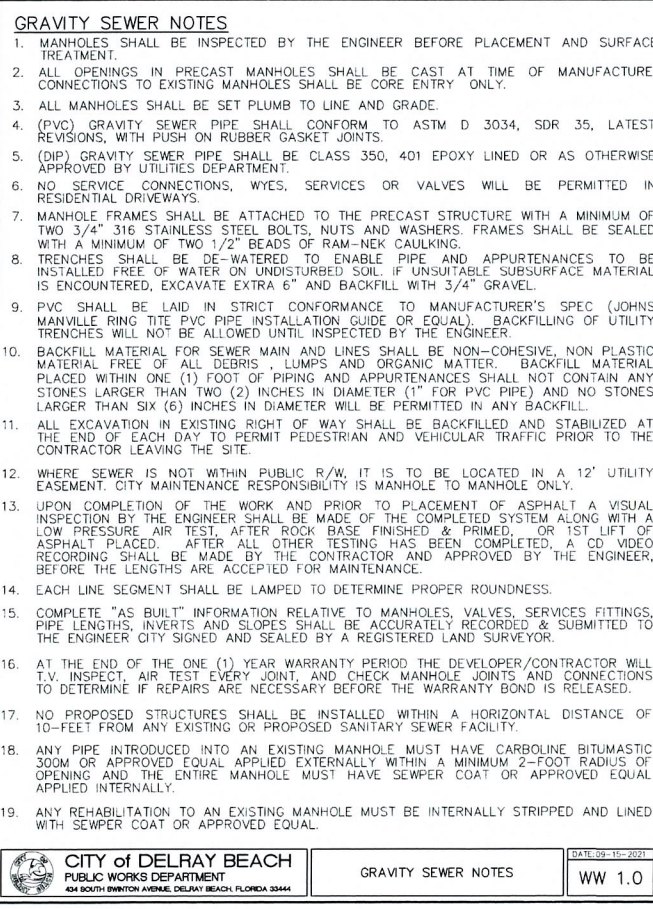
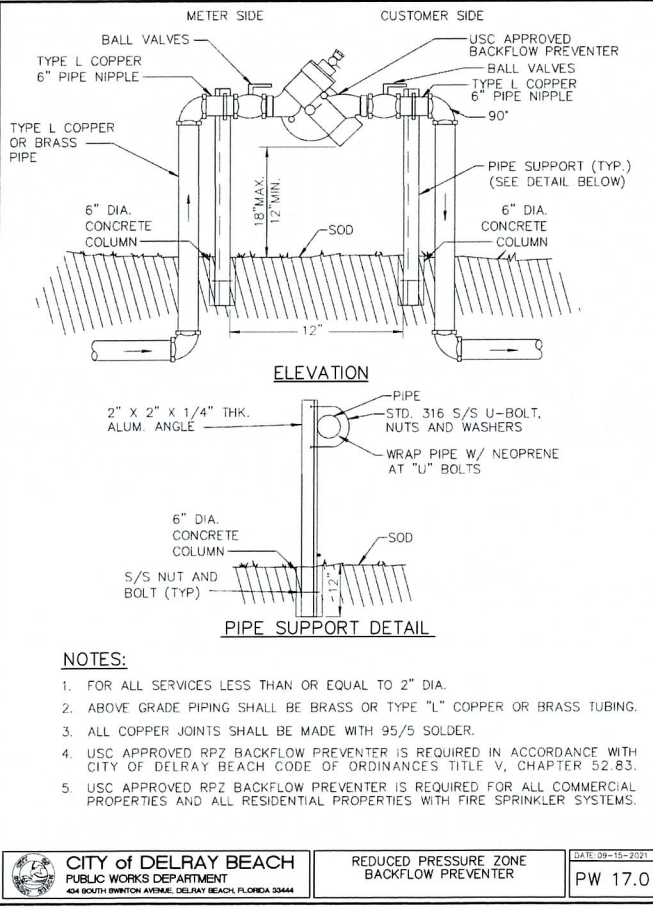
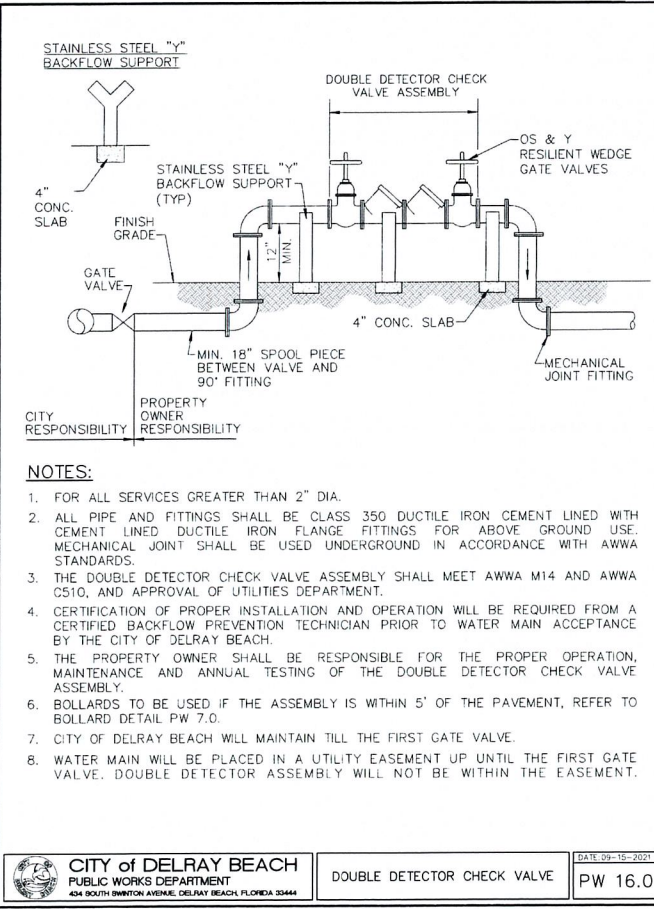
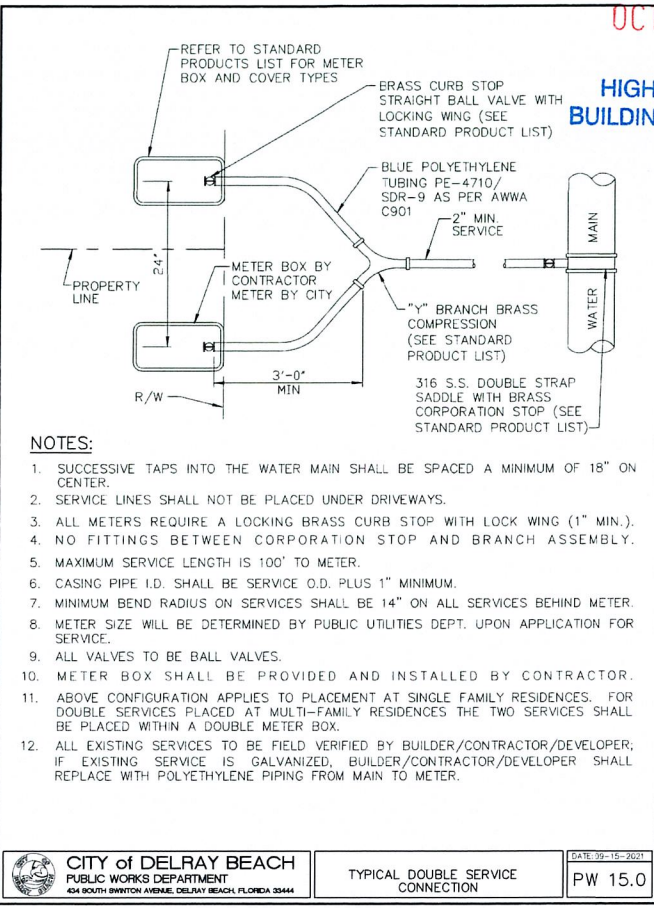
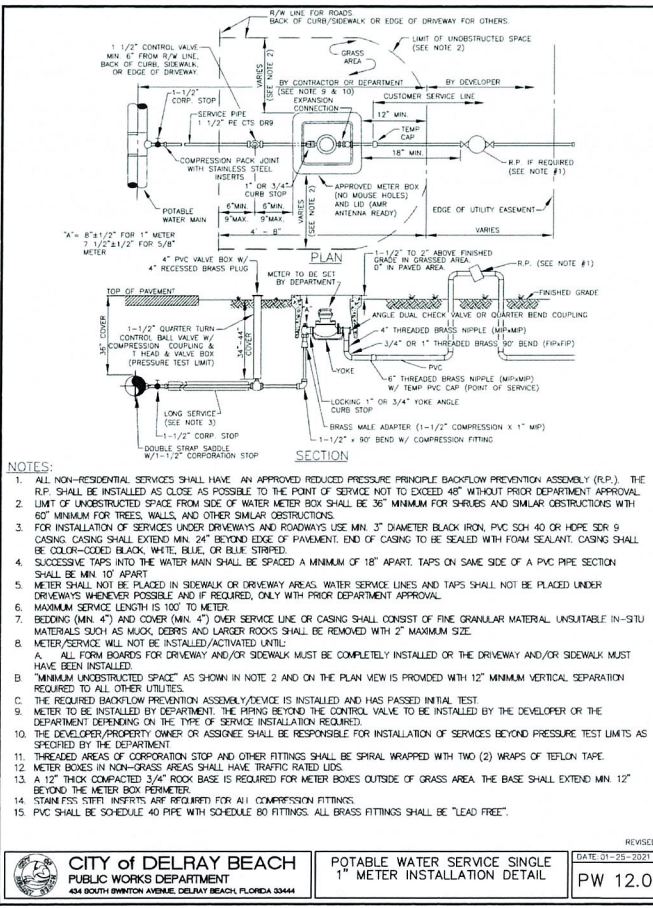
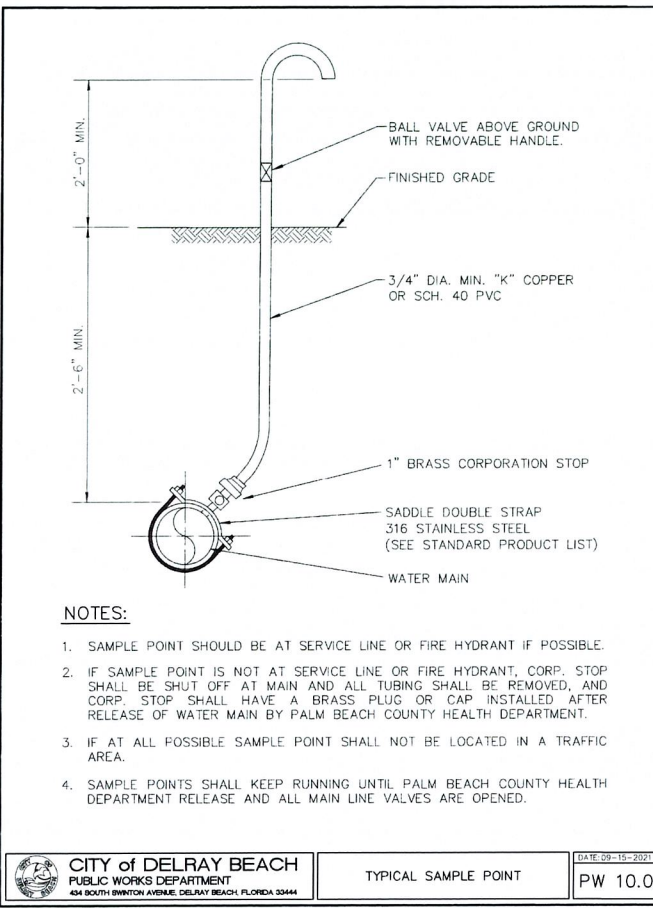
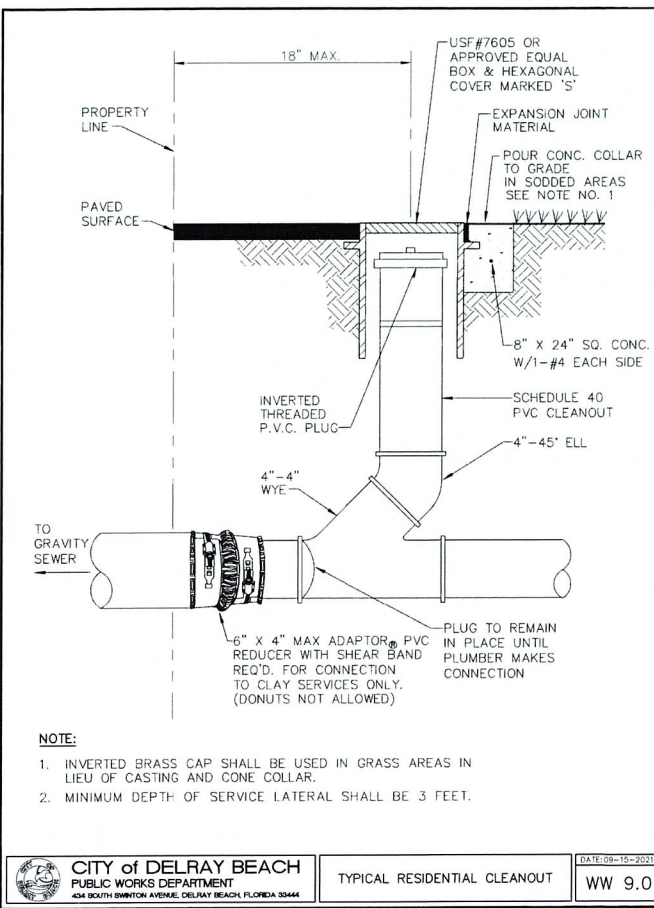
CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE - SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561) 392-9991 / FAX (561) 750-1452

EDWARDS DUPLEX
PROPOSED WATER DISTRIBUTION &
SANITARY SEWER DETAILS
4306 S OCEAN BLVD
HIGHLAND BEACH, FL 33478

DATE 04/16/24
DRAWN BY JRH
F.B./PG. ---
SCALE N/A

MATTHEW V. KAHN
PROFESSIONAL ENGINEER
LICENSE NO. 82227
STATE OF FLORIDA
FOR THE FIRM -

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HIGHLAND BEACH
BUILDING DEPARTMENT



4306 S OCEAN BLVD. HIGHLAND BEACH, FL.



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

MAY 29, 2024

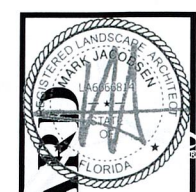


ILLUSTRATED LANDSCAPE PLAN

D.S. BOCA - LANDSCAPE ARCHITECT

RECEIVED
OCT 18 2024
HIGHLAND BEACH
BUILDING DEPARTMENT


DSBoca
design studio boca
landscape architects
and planners
LC - 0000396
2300 Corporate Blvd. NW, Suite 214
Boca Raton, Florida 33431
Ph: 561.955.8623
Fax: 561.362.4749
email: landscapearchitect@dsboca.com



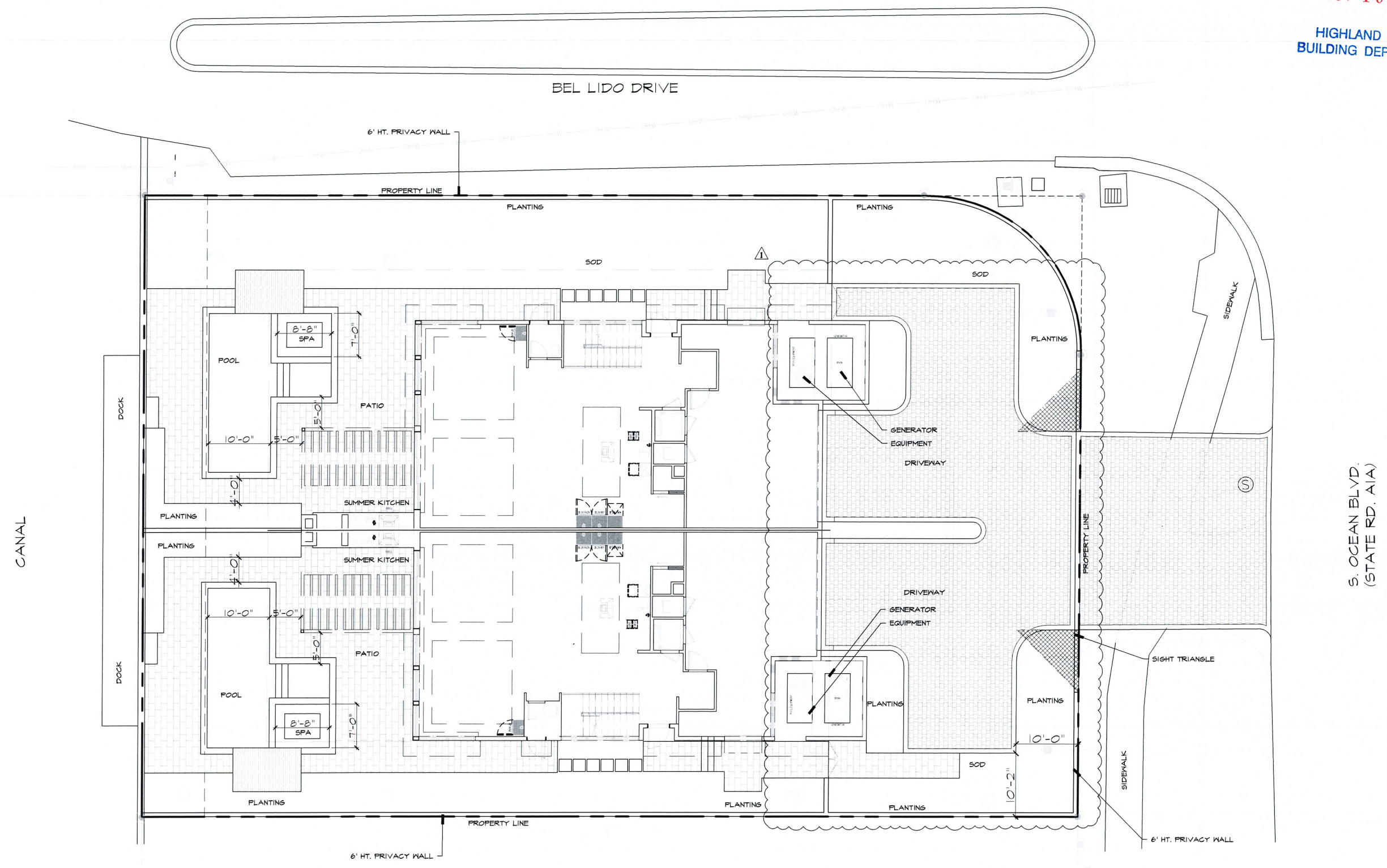
4306 S OCEAN BOULEVARD
HIGHLAND BEACH, FL
HARDSCAPE PLAN


REVISIONS:	
1	05-28-2024 Revision
2	08-13-2024 Revision

FEBRUARY 2, 2024
DATE
M.S.
DRAWN BY:
M.J.
APPROVED BY:

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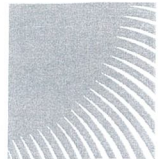



SCALE: 1/8" = 1' - 0"

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BUILDING DEPARTMENT



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4306 S OCEAN BOULEVARD
HIGHLAND BEACH, FL
LANDSCAPE PLAN

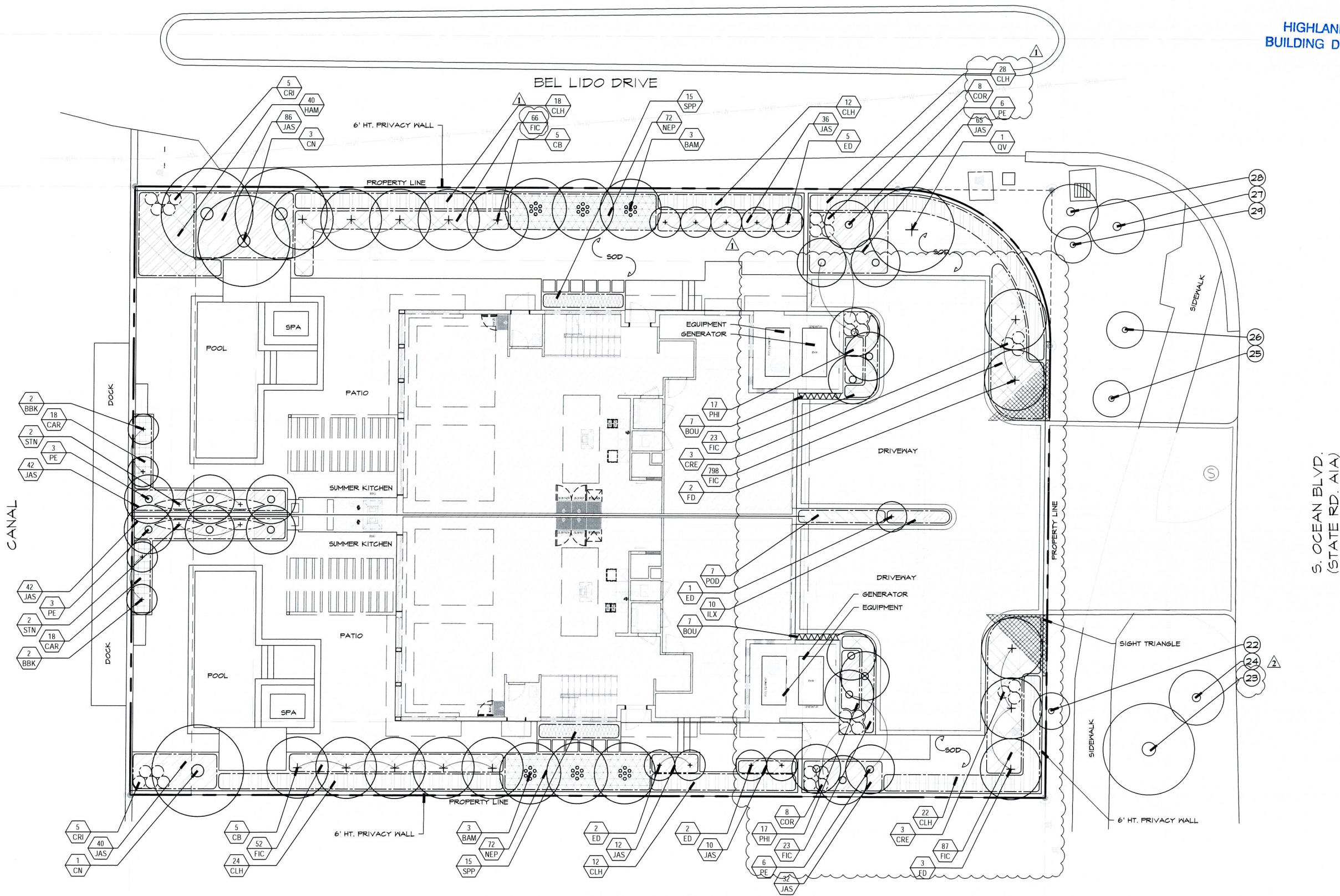
REVISIONS:	
05-28-2024	Revision
08-13-2024	Revision

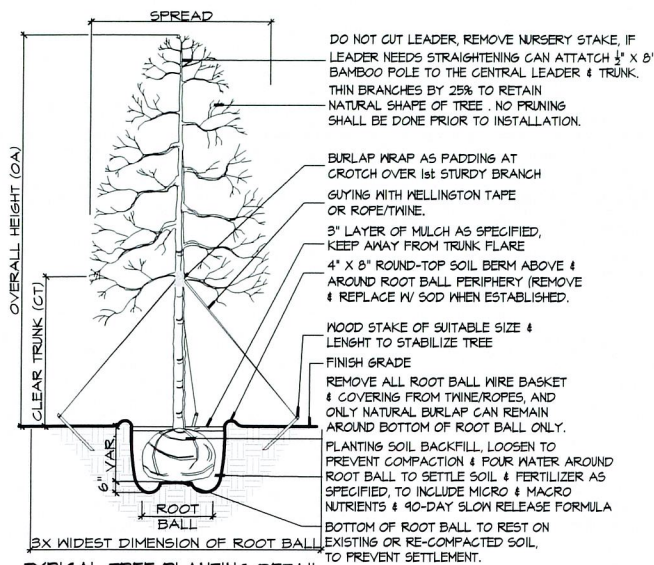
FEBRUARY 2, 2024
DATE
M.S.
DRAWN BY:
M.J.
APPROVED BY:

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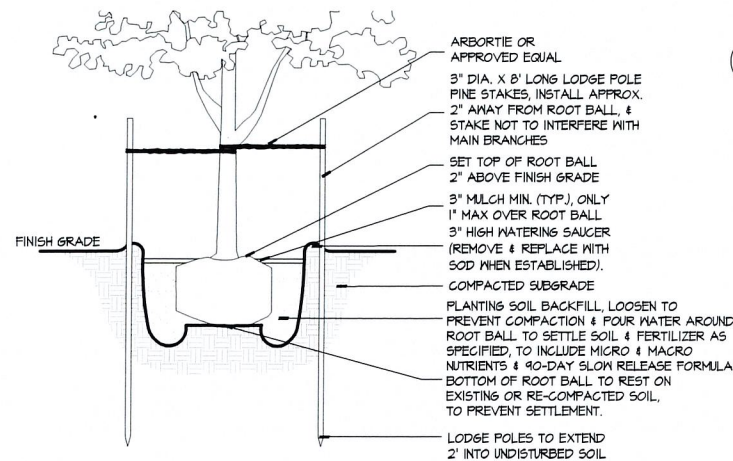


SCALE: 1/8" = 1' - 0"

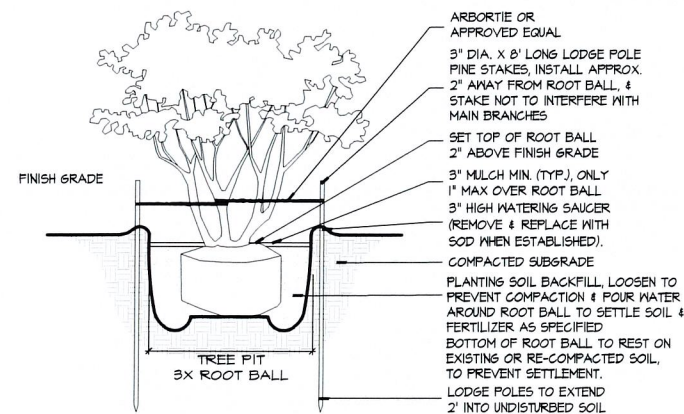




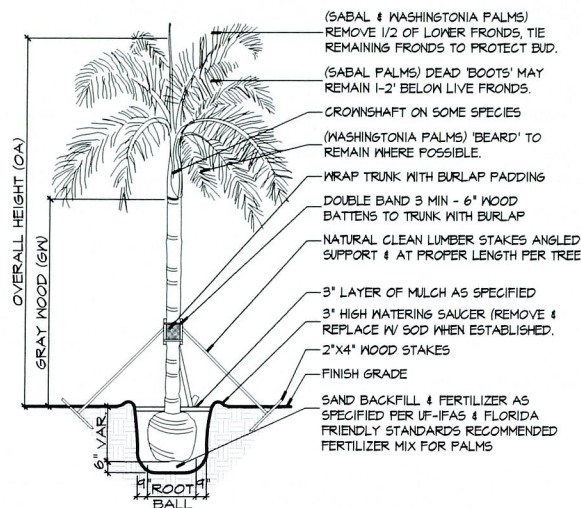
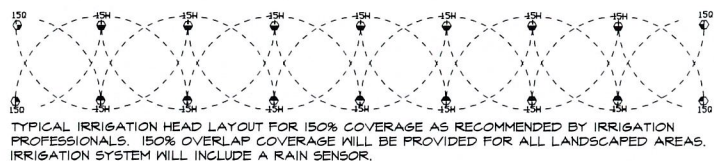
TYPICAL TREE PLANTING DETAIL



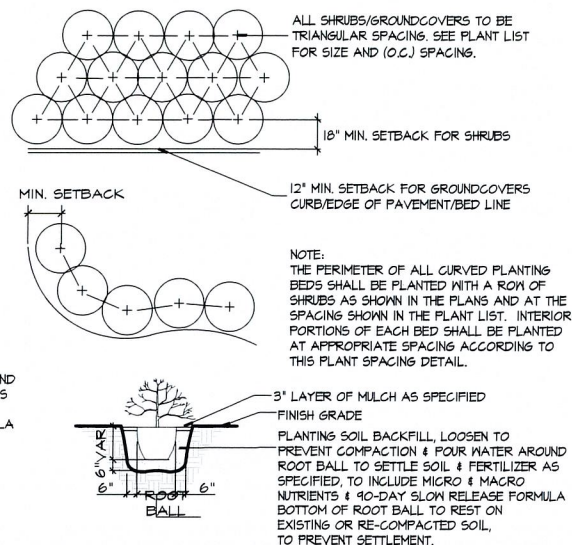
SMALL TREE PLANTING DETAIL



MULTI TRUNK TREE PLANTING DETAIL



TYPICAL PALM PLANTING DETAIL



TYPICAL SHRUB PLANTING DETAIL

PLANT LIST												
TREES AND PALMS												
KEY	QTY. TOTAL	LP-1	BOTANICAL/COMMON NAME	HEIGHT	SPREAD	CAL.	CLEAR TRK.	SPA.	REMARKS	NATIVE	DROUGHT TOLERANCE	
CB	10	10	CALOPHYLLUM BRASILIENSE BRAZILIAN BEAUTYLEAF	14'	7'	3"			FULL CANOPY		MODERATE	
CN	4	4	COCOS NUCIFERA 'GREEN MALAY' GREEN MALAYAN COCONUT PALM	10' OF WOOD 15' OF WOOD					FEET OF WOOD SHOWN ON PLANS, FULL HEADS		HIGH	
ED	10	10	ELAEOCARPUS DECIPENS JAPANESE BLUEBERRY	8'		1.5"	3'		CONE SHAPE FULL TO BASE		MODERATE	
FD	5	5	FILICLIUM DECIPENS JAPANESE FERN TREE	14'	8'	3"	5-8'		FULL CANOPY		HIGH	
PE	18	18	PTYCHOSPERMA ELEGANS ALEXANDER PALM	16-18' O.A.					FULL HEADS		MODERATE	
QV	1	1	QUERCUS VIRGINIANA LIVE OAK	14-16'	7-8'	3-4"	5-8'		FULL CANOPY	X	HIGH	
SHRUBS AND GROUND COVER												
KEY	QTY. TOTAL	LP-1	BOTANICAL/COMMON NAME	HEIGHT	SPREAD	CAL.	CLEAR TRK.	SPA.	REMARKS	NATIVE	DROUGHT TOLERANCE	
BAM	6	6	BAMBUSA TEXTILIS VAR. GRACILIS SLENDER WEAVER BAMBOO	14-16'	4-5'				FULL TO BASE MULTI-STEM		HIGH	
BBK	4	4	BOUGAINVILLEA 'BARBARA KARST' BOUGAINVILLEA	5-6'	2-3'				TREE STANDARD PURPLE		HIGH	
BOU	14	14	BOUGAINVILLEA 'BARBARA KARST' BARBARA KARST PURPLE BOUGAINVILLEA	4-5' LONG RUNNERS					TRELLIS GROWN		HIGH	
CAR	36	36	CARISSA MACROCARPA 'EMERALD BLANKET' NATAL PLUM 'EMERALD BLANKET'	10-12"	10-12"			18" O.C.	FULL CONT.		HIGH	
CLH	116	116	CLUSIA GUTTIFERA 'HEDGE' SMALL LEAF CLUSIA HEDGE	4-5'	20-22"		FULL TO BASE	2" O.C.	FULL CONT.		HIGH	
COR	16	16	CORYLINE FRUTICOSA TI PLANT	24"	18"		FULL TO BASE		MULTI 7 GAL.		MODERATE	
CRE	6	6	CRINUM AUGUSTUM 'QUEEN EMMA' CRINUM LILY 'QUEEN EMMA'	30"	30"						MODERATE	
CRI	10	10	CRINUM ASIATICUM CRINUM LILY	30"	30"				FULL CLUMP		MODERATE	
FIC	330	330	FICUS MICROCARPA 'GREEN ISLAND' GREEN ISLAND FICUS SHRUB	16"	16"			18" O.C.	FULL CONT. 7 GAL.		MODERATE	
HAM	40	40	HAMELIA PATENS FIREBUSH	18"	18"			2" O.C.	FULL CONT.	X	HIGH	
ILX	10	10	ILEX VOMITORIA 'NANA' DWARF YAUPO	12"	12"			18" O.C.	FULL CONT.	X	HIGH	
JAS	365	365	JASMINUM VOLUBILE WAXLEAF JASMINE	18"	18"			18" O.C.	FULL CONT.		MODERATE	
NEP	144	144	NEPHROLEPIS EXALTATA BOSTON FERN	16"	16"			18" O.C.	FULL CONT.	X	HIGH	
PHI	34	34	PHILODENDRON SELLOUM SPLIT-LEAF PHILODENDRON	16-18"	16-18"			18" O.C.	FULL CLUMP 7 GAL.		MODERATE	
POD	7	7	PODOCARPUS MACROPHYLLUS 'HEDGE' JAPANESE YEW COLUMN	4-5'	24"		FULL TO BASE	2" O.C.	FULL CONT. 25 GAL.		MODERATE	
SPP	30	30	SPATHOGLOTTIS PLICATA GROUND ORCHID	18"	18"			18" O.C.	FULL CLUMP MULTI-STEM		MODERATE	
STN	4	4	STRELITZIA NICOLAI WHITE BIRD OF PARADISE	10-12'	6-8'				FULL CLUMP		HIGH	

XERISCAPE DROUGHT & NATIVE TOLERANT TREES & PALMS (PALMS AT 3:1):

XERISCAPE DROUGHT & NATIVE TOLERANT SHRUBS & GROUND COVER:

33	1	1	100%
1172	1	194	100%

MISCELLANEOUS

- Sod to be St. Augustine sod. Accept where other type of sod is specified.
- Planting soil - 1/2 cu. yd. per tree and 4" depth at all hedges and mass planting beds.
- Sand - Palms to be planted in clean sand; 1/2 cu. yd. per palm.
- Mulch - 3" depth of shredded "dark brown" hybrid mulch B grade or better at all hedges and mass planting beds.

GENERAL NOTES

- All sod to be Stenotaphrum secundatum 'Flor-tam', St. Augustine solid sod.
- Any previous area to remain that is disturbed by construction and not indicated on landscape plans to have shrubs or groundcovers shall be sodded.
- All plant materials shall conform to Florida No.1 or better, and follow the standards and inspection procedures, as stated in "Florida Grades and Standards for Nursery Plants", Latest Edition: July 2022, State of Florida Department of Agriculture, Tallahassee.
- All trees shall be properly guyed and staked at the time of planting to ensure proper establishment.
- by using Wellington tapokopelwine with burlap as padding and to avoid damage of using wire or rubber hose pieces.
- The planting soil for all planting areas shall be composed of a 70:30 mix for sand and loam with up to 10% organic matter. The minimum soil depth shall be four inches in all hedges and mass planting beds and 1/2 cu. yd. per tree. Palms to be planted in clean sand.
- Three inches minimum of shredded "dark brown" hybrid mulch shall be installed around each tree and palm and throughout mass planting beds, the use of Cypress mulch is strongly discouraged.
- Irrigation system to provide 100% coverage to landscaped areas with 50% overlap. Irrigation to be an automatic system with a rain gauge/moisture sensor shut-off.
- For trees designated for preservation, protective barriers shall be in place prior to the start of any construction and shall remain in place until development is completed and the Planning and Zoning Division has authorized their removal.
- The relocation of any tree and necessary tree pruning must conform to ANSI A-300 Standards for Maintenance of Trees and Woody Plants, as well as the per the current UF-IFAS and ISA specifications and standards.
- In case of discrepancies, planting plan takes precedence over plant list.

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OCT 18 2024

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4306 S OCEAN BOULEVARD
HIGHLAND BEACH, FL
PLANTING DETAILS & PLANT LIST

REVISIONS:
05-28-2024 Revision

FEBRUARY 2, 2024
DATE
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M.J.
APPROVED BY:

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LP-2

GENERAL PLANTING SPECIFICATIONS:

1. Scope:

The work includes furnishing all plants, materials, equipment and labor necessary for planting of plant materials indicated on the drawings and in these specifications. A list of plants is attached to these specifications.

2. Plant Materials & Protection:

All plant materials shall be Florida Grade No.1 or better for all landscape plants, following standards and inspection procedures stated in the most recent edition of Florida Grades and Standards for Nursery plants, July 2022.

- Spread (or Sp.): Indicates average spread to midpoint of current season's growth.

- Height (or Ht.): Indicates overall height from top of ball to midpoint of current season's growth.

- C.T.: Indicates clear trunk measurement from top of ball to first branching (see tree & Palm Planting Diagrams)

- Meter of Wood (or Meter of Hard Grey Wood): Indicates measurement of Palms from top of ball to top of solid trunk before start of frond stalks or green "boots". (See

B. Planting Diagram)
All quantities indicated on the plant list are intended as a guide for the bidders and does not relieve the bidder of his responsibility to do a comprehensive plant take off. Should a discrepancy occur between the bidder's take off and the plant list quantity, the Architect/Landscape Architect is to be notified for clarification prior to the submission of bids.

C. Quality and Sizes:
Plants shall have a habit of growth that is normal for the species and shall be healthy, vigorous and equal or exceed the measurements specified in the plant list, which are the minimum acceptable sizes. Plants shall be measured with branches in normal position. Pruning (Section IV.J) should not reduce acceptable size and shape of tree, and should be done after acceptance of Architect/Landscape Architect. Requirements for measurements, branching, grading, quality, balling and burlapping of plants in the plant list, and all plant materials shall be Florida Grade No.1 or better for all landscape plants, following standards and inspection procedures stated in the most recent edition of Florida Grades and Standards for Nursery plants, July 2022. Plants that meet the requirements specified, but do not have the normal balance of height and spread typical for the respective plant, shall not be accepted. All plant material to be healthy, pest and disease free.

D. Substitution:
Plant substitution requests by the Contractor will be considered by the Architect/Landscape Architect only upon submission of proof that any plant is not obtainable in the type or size specified. The Landscape Architect shall determine the nearest equivalent replacement in an obtainable size and variety. The unit price of the substitute item shall not exceed the bid item replaced, without approval of the Owner. Any substitutions shall be submitted to the city for review and approval prior to being delivered and installed by contractor.

E. Protection of Plants:
1. Root Protection

A. Balled and Burlapped Plants (B & B) shall be dug with natural balls of earth of sufficient diameter and depth to encompass the fibrous and feeding root system necessary for full recovery of the plant. Balls shall be firmly wrapped with burlap or similar materials and bound with twine, cord, or wire mesh. All collected plants shall be balled and burlapped. Plants grown in containers will be accepted as B & B, providing that all other specified requirements are met. Container grown plants shall meet plant sizes as specified on the plant list and on the plans, and shall not be governed by container sizes. Minimum root balls or container grown material shall be no more than 25% less proportionately in size than that stated in the most recent edition of "Florida Grades & Standards" for nursery plants (and refer to these standards and specifications for corrective root ball shaving). These plants shall have been grown in the container for a maximum of two years prior to installation and shall exhibit a fully developed root system when removed from the container. Required removal of root ball covering and materials, such as ropes/twine, and wire baskets, upon time of installation, and only natural burlap can remain at the bottom of root ball.

2. Protection During Transporting:
All plant material shall be protected from possible bark injury or breakage of branches. All plants transported by open trucks shall be adequately covered to prevent windburn, drying or damage to plants.

3. Protection After Delivery:
Plants which cannot be planted immediately upon delivery to the site shall be covered with moist soil, mulch, or other protection from the drying of wind and sun. All plants shall be watered as necessary until accepted. Storage period shall not exceed seventy-two (72) hours.

4. Protection of Palms:
Only a minimum of fronds shall be removed from the crown of the palm trees to facilitate moving and handling. Clear trunk (C.T.) shall be as specified after the minimum of fronds have been removed. Coconut palms shall be "hard" trees grown in marl or sand. Sabal palm buds shall be tied with a biodegradable cord to be left in place until the tree is well established in its new location. All palms shall be triple braced, with battens and natural burlap padding around trunk under braces, and staked with new, clean lumber angled to support, per length & size suitable to tree height & to resist tree displacement. Refer to UF-IFAS details, recommendations, and specifications.

5. Protection During Planting:
Trees moved by winch or crane shall be thoroughly protected from chain marks, gridding or bark slippage by means of other approved methods.

3. Materials:

A. Fertilizer: Shall be South Florida fertilizer mix, organic fertilizer containing nitrogen, phosphoric acid and potash in equal percentages, 8-6-12 with both macro and micro nutrient, 40 day slow-release formula, and per UF-IFAS standards and Florida Friendly Landscaping recommendations, and manufacturer specifications.

Nitrogen shall be not less than 50 % from organic source. Inorganic chemical nitrogen shall not be derived from the sodium form of nitrate. Fertilizers shall be delivered to the site in unopened original containers, each bearing the manufacturer's guaranteed analysis. Any fertilizer that becomes caked or otherwise damaged shall not be acceptable.

The following shall be sterilized, certified and free of seed:

B. Planting Soil: Planting soil shall be a 70:30 sand to loam mix, and shall contain a 10% max. amount of decomposed organic matter, and follow UF-IFAS standards and Florida Friendly Landscaping recommendations. Planting soil shall be free from clay, stones, plants, roots, and other foreign materials which might be a hindrance to planting operations or be detrimental to good plant growth and shall be delivered in a loose friable condition and applied in accordance with the planting specifications and details.

C. Mulch: Mulch material to be per UF-IFAS standards and Florida Friendly Landscaping recommendations, shredded pine mulch B grade or better, "walk-on" grade, coarse, ground, with 25% or less volume of fine particles $\frac{3}{8}$ " or less in size, and 20% or less volume of particles $\frac{1}{2}$ " or less in size. Any pieces larger than 8" long visible on the surface after installation to be removed. Mulch moistened at time of installation to prevent wind displacement.

D. Drainage Stone (when applicable): Drainage stone shall be gravel or crushed stone reasonably free of sharp edges - $\frac{1}{2}$ "-1 $\frac{1}{2}$ " in diameter - as required in the bottom of raised planters.

E. Filter Fabric:(when applicable): Filter fabric, as required between gravel and soil in planters to be Densit "Filter-fabric" (800)888-9669 or equal.

4. Planting Operations:

A. Soil Preparation:
All existing soil and new fill/berms, and modified soil shall follow standard UF-IFAS specifications and details.

B. Layout:
Location for plants and outlines of areas to be planted are indicated on the drawings. All plant locations shall be staked in the field by the Contractor, to the satisfaction of the Architect/Landscape Architect. Where construction or utilities below ground or overhead are encountered or where changes have been made in the construction, necessary adjustments will be approved by the Architect/ Landscape Architect.

C. Excavation for Planting:
Excavation of holes shall extend to the required sub-grades as specified hereunder. Plant pits shall be circular in outline and shall have a profile which conforms to the "Typical Tree & Palm Planting Details"(attached). The minimum depth of plant pits specified below shall be measured from the finishing grade. Shrub planting beds shall be "bed-prepared" and not "pit-prepared".

D. Balled and Burlapped Plants:
After final setting, loosen wrappings of balled and burlapped plants and roll wrappings back from top of ball, leaving ball unbroken. Remove all root ball covering and materials such as rope/twine and wire, and only natural burlap can remain at the bottom of root ball.

E. Container Grown Plants:
Container grown plants shall, when delivered, have sufficient root growth to hold earth intact when removed from container. They shall not be root bound. Containers shall be removed to prevent damage to plant or root system according to diagrams (attached). Plant pits for container materials shall be formed flat on the bottom to avoid air pockets at the bottom of root balls.

F. Pit Sizes:
Minimum diameter (Width) and depth of planting pits for balled and burlapped, and container grown plants shall be as follows:

-Diameter-Trees: 18" greater than diameter of ball or spread of roots.
-Diameter-Shrubs: 6" greater than diameter of ball or spread of roots.
-Depth-Trees and Shrubs: 4" greater than depth of ball or roots to provide 4" of topsoil backfill under the root ball. (Large, heavy trees and shrubs shall sit directly on excavated pit bottom to prevent settlement)
-Depth-Vines and Ground Covers: Pits shall be large enough for adequate planting.

G. Backfilling:
When pit has been excavated as specified in Paragraph IV-C, the pit shall be backfilled with material as specified in Paragraph III. A, B, C, D, and IV. B and shown in the Typical Tree and Shrub diagrams (attached).

H. Setting Trees and Shrubs:
Unless otherwise specified, all trees and shrubs shall be planted in pits, centered and set on four inches (4") of compacted topsoil to such depths that the finished grade level of the plant after settlement shall be the same as that at which the plant was grown. They shall be planted upright and faced to give the best appearance or relationship to adjacent structures. No burlap shall be pulled out from under the balls. Platforms, wire and surplus binding from top and sides of the balls shall be removed. All broken or frayed roots shall be cut off cleanly. Soil shall be placed and compacted thoroughly avoiding injury and shall be settled by watering. No filling around trunks will be permitted. After the ground settles, additional soil shall be filled in, to the level of the finished grade, allowing for three inches (3") of mulch. Form a shallow saucer around each plant by placing a ridge of soil along the edge of the plant pit.

I. Setting Palms:
All palms shall be planted in sand, thoroughly washed in during planting operations and with a shallow saucer depression left at the soil line for future waterings. Saucer areas shall be top-dressed two inches (2") deep with topsoil raked and left in a neat, clean manner.

J. Pruning - New Plant Material:
Remove dead and broken branches from all plant material. Prune to retain typical growth habit of individual plants with as much height and spread as is practicable. Trees shall not be pole-d or topped. Remove trimmings from site. Tree pruning shall be accomplished in accordance with standards established by the expected reference for tree pruning: "ANSI A300 Standards for Maintenance of Trees and Woody Plants" as well as per the current UF-IFAS and ISA specifications and details.

K. Guying Trees:
Tree guying shall be accomplished in accordance with standards established in the most recent edition of Florida Grades & Standards for Nursery Plants" and UF-IFAS and ISA specifications and details. Tree guying to be flat woven rope or twine material, $\frac{3}{4}$ " wide with 900 lb. break strength, color to be green, product to be ArborTie manufactured by Deep Root Partners,LP., or approved equal. Place untreated wood anchors so that guys are equally spaced and at 45 degree angles to horizon. Keep guys tight until project completion. Stakes to be lodge pole clean lumber free of knots, and of diameters and lengths appropriate to size of plant as required to adequately support the plant. Natural burlap padding to be used around tree trunk for any ties, battens, braces, and no wire or riprap material to be used to not cause harm to the tree.

L. Mulching:
All trees and shrub beds shall be mulched immediately after planting to a three inch (3") depth. Prevent wind displacement of mulch by thoroughly wetting down.

M. Excess Excavated Soil:
Excess excavated soil shall be disposed of by the Contractor at no additional expense to the Owner, at Owner's discretion.

N. Relocated Material (when applicable):
Existing material shown on the plan to be relocated shall be root-pruned as far ahead of time as necessary to move them safely, and shall be protected and treated as new material, as previously specified. Planting shall be in accord with these specifications.

O. Disposition of Existing Material:
All existing plant material not shown as remaining or relocated shall be removed from the site at no additional cost to the Owner, at Owner's discretion.

5. Sod

A. Soil:
The Landscape Contractor shall submit a unit price per cubic yard for the supply and distribution of planting soil as herein before specified, to be applied at a depth of one inch (1"), to all areas receiving sod. (The use of this one inch (1") of soil shall be at the discretion of the Architect/Landscape Architect after evaluation of the existing soil on the site.)

B. Grades:
It shall be the responsibility of the Landscape Contractor to finish (fine) grade all landscape areas, eliminating all bumps, depressions, sticks, stones and other debris to the satisfaction of the Architect/Landscape Architect.

C. The sod shall be as called for on the landscape plans. Sod shall be of firm tough texture, having a compact growth of grass with good root development, and shall contain no weeds or any other objectionable vegetation. The soil embedded in the sod shall be good earth, free from stones and debris and all sod shall be free from fungus, vermin and other diseases.

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

E. Solid sod shall be laid with closely abutting joints with a tamped or rolled, even surface. It shall be the responsibility of the Contractor to bring the sod edge in a neat, clean manner to the edge of all paving and shrub areas. If, in the opinion of the Architect/Landscape Architect, top-dressing is necessary after rolling, clean sand will be evenly applied over the entire surface and thoroughly washed in.

6. Clean-up:

Any soil, pest or similar material which has been brought onto any paved areas shall be removed promptly, keeping these areas clean as the work progresses. Upon completion of the planting, all excess soil, stones and debris which has not been previously cleaned up shall be removed from the site or disposed of as directed by the Architect/Landscape Architect.

7. Maintenance:

A. Maintenance shall begin immediately after each plant is planted and shall continue until all planting has passed final inspection and acceptance by the Owner. Maintenance shall include watering, weeding, cultivating, removal of dead materials, resetting plants to proper grades or upright position and restoration of the planting saucer and any other necessary operations. Proper protection to lawn areas and existing plant materials shall be provided and any damage resulting from planting operations shall be repaired promptly.

B. The Contractor shall deep-water all trees and shrubs for a period of ninety (90) days after planting. In the event an irrigation system is operable, Contractor shall see that adequate water is supplied for that period.

8. Inspection and Acceptance:

A. Inspection:
Inspection of work to determine completion of contract, exclusive of the possible replacement of plants, will be made by the Owner and/or Landscape Architect at the conclusion of all planting and at the written request of the Contractor.

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

9. Guarantee and Replacement:

A. Guarantee:
The Contractor shall furnish a written guarantee warranting all materials, workmanship and plant materials, for a period specified in the General Conditions of Project Specifications. All plant materials shall be alive and in satisfactory condition and growth for each specific kind of plant at the end of the one-year guarantee period. Where vandalism is agreed by the Architect/Landscape Architect as the cause for replacement, the Contractor shall not be responsible for replacement during the guarantee after final acceptance. See General Conditions of Project Specifications for additional guarantee information.

B. Replacement:
During the one-year guarantee period, any plant required under this contract that is dead or not in satisfactory condition, as determined by the Architect/Landscape Architect, shall be replaced within two weeks of notification by the Architect/Landscape Architect. The Contractor shall be responsible for the full replacement cost of plant materials.

C. Material and Operations:
All replacements shall be plants of the same kind and size as specified in the plant list. They shall be furnished and planted as specified herein.

10. Care and Maintenance Schedule:

A. The Contractor shall furnish the Owner's Maintenance staff with a written and detailed description for the care and maintenance of all plant materials and irrigation systems at the time of final inspection. Contractor will also provide a one year Landscape Maintenance Contract to take affect after Substantial Completion of the project. It will be in the Owner's discretion to accept or reject this contract.

B. Landscaping shall be maintained in a good condition so as to present a healthy neat an orderly appearance at least equal to the original intallation and shall be kept free from refuse and debris.

11. Permits and Regulations:

A. The Contractor shall give all notices and comply with all laws, ordinances, rules and regulations bearing on the conduct of this work as drawn and specified.

12. Protection of Work and Property:

A. The Contractor shall continuously maintain adequate protection of all his work from damage and theft and shall protect the Owner's property from injury and loss arising in connection with this contract, making good any such loss or injury or damage except where caused by Owner or his agents. He shall adequately provide and maintain passageways, guard fences, lights and other protections required by public authority according to State, Federal and local ordinances.

B. The Contractor shall provide protection for existing trees and other plant material as designated by drawings, by Owner's representative or by local authorities. Such protection shall consist of fencing or such devices as will prevent harm to material from excavation, breakage, chemical or other types of damage.

C. A competent superintendent, foreman or workman capable of reading drawings and acting on behalf of the Contractor shall be kept on the work during its progress.

13. Changes in The Work:

A. The Contractor shall conduct a soil survey of the site to determine the need for any additives to overcome conditions not met by normal planting soil requirements. A report of any problems shall be submitted to the Owner and the Architect/Landscape Architect for approval prior to installation, along with a cost break-down of additional services needed.

B. The Contractor shall advise the Owner and Landscape Architect of any special site conditions (high water table, light or soil conditions, etc.) that might require change of plant material or adjustment to finish elevation shown. The Owner will approve any changes thus determined.

14. Landscape Architect:

A. The Landscape Architect is the author of the design and agents for its execution. When his services are used by the Owner for supervision, he shall act impartially between the Owner and Contractor and shall have authority to reject all work and materials which do not conform to the contract. All decisions of the Landscape Architect shall be final.

The Contractor shall remove from the site all materials considered not up to specifications by the Landscape Architect and replace with suitable materials.

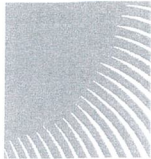
15. Obstructions:

A. The Contractor shall acquaint himself with the existence and location of all surface and subsurface structures, utilities and installations before commencing any work, and shall avoid any disturbance or damage to them throughout the course of the work. Repairs to any utilities, subsurface structures and installations and surface obstructions damaged by the Contractor shall be at the Contractor's own time and expense.

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BUILDING DEPARTMENT



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4306 S OCEAN BOULEVARD

HIGHLAND BEACH, FL

PLANTING SPECIFICATIONS

REVISIONS:

FEBRUARY 2, 2024

DATE

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APPROVED BY:

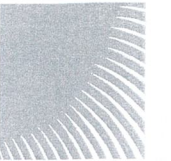
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4306 S OCEAN BOULEVARD
HIGHLAND BEACH, FL
IRRIGATION PLAN

REVISIONS:
05-28-2024 Revision

FEBRUARY 2, 2024
DATE
M.S.
DRAWN BY:
M.J.
APPROVED BY:

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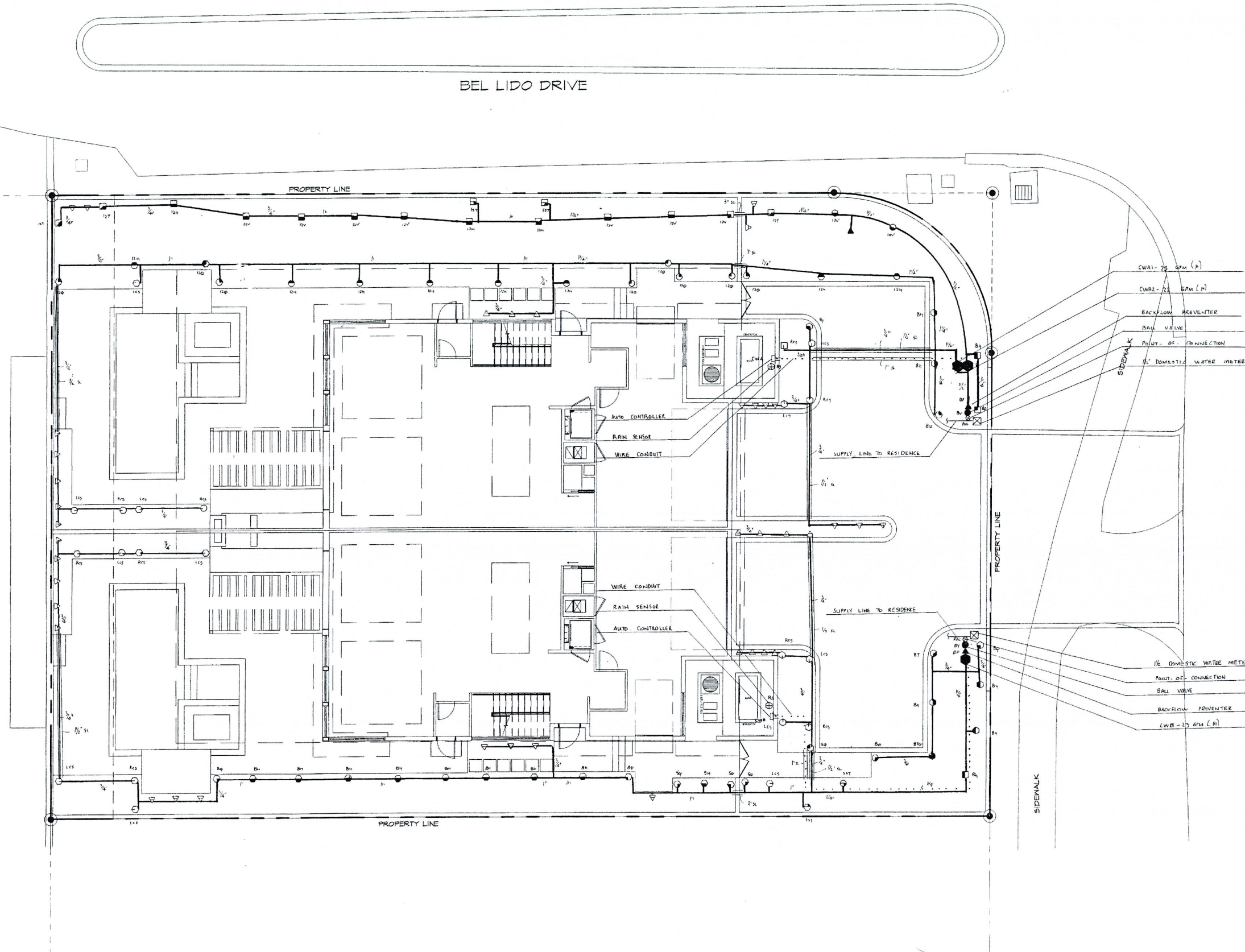


SCALE: 1/8" = 1' - 0"

CANAL

BEL LIDO DRIVE

S. OCEAN BLVD.
(STATE RD. A1A)



LEGEND				
SYMBOL	MODEL NO.	DESCRIPTION	* EST. QTY.	UNIT
▲	1404	RAINBIRD ADJ. FLOOD BUBBLER	01	---
▲	PABS-SO-OTR	RAINBIRD ADJ. SPRAY BUBBLER	03	03
▲	PABS-SO-HLF	RAINBIRD ADJ. SPRAY BUBBLER	17	13
■	PABS-80	RAINBIRD ADJ. SHRUB SPRAY	01	---
■	PABS-8H	RAINBIRD ADJ. SHRUB SPRAY	01	01
■	PABS-12V	RAINBIRD ADJ. SHRUB SPRAY	07	---
■	PABS-12T	RAINBIRD ADJ. SHRUB SPRAY	03	---
■	PABS-12H	RAINBIRD ADJ. SHRUB SPRAY	03	---
■	PABS-15RCS	RAINBIRD ADJ. SHRUB SPRAY	01	---
■	PABS-15SST	RAINBIRD ADJ. SHRUB SPRAY	02	---
○	1806-80	RAINBIRD ADJ. POP-UP SPRAY (6")	---	01
○	1806-10V	RAINBIRD ADJ. POP-UP SPRAY (6")	01	---
○	1806-12V	RAINBIRD ADJ. POP-UP SPRAY (6")	01	---
○	1806-12H	RAINBIRD ADJ. POP-UP SPRAY (6")	06	---
○	1806-15SST	RAINBIRD ADJ. POP-UP SPRAY (6")	---	01
○	1812-50	RAINBIRD ADJ. POP-UP SPRAY (12")	01	04
○	1812-5H	RAINBIRD ADJ. POP-UP SPRAY (12")	---	01
○	1812-80	RAINBIRD ADJ. POP-UP SPRAY (12")	01	03
○	1812-8T	RAINBIRD ADJ. POP-UP SPRAY (12")	---	01
○	1812-8H	RAINBIRD ADJ. POP-UP SPRAY (12")	02	11
○	1812-8T0	RAINBIRD ADJ. POP-UP SPRAY (12")	---	01
○	1812-120	RAINBIRD ADJ. POP-UP SPRAY (12")	04	---
○	1812-12H	RAINBIRD ADJ. POP-UP SPRAY (12")	02	---
○	1812-15RCS	RAINBIRD ADJ. POP-UP SPRAY (12")	03	05
○	1812-15LCS	RAINBIRD ADJ. POP-UP SPRAY (12")	05	07
○	1812-15SST	RAINBIRD ADJ. POP-UP SPRAY (12")	---	01
●	100 PEB	RAINBIRD 1" SOLENOID VALVE	02	01
□	ESP-4ME	RAIN BIRD AUTOMATIC CONTROLLER	01	01
□	RSD-BE-X	RAIN BIRD RAIN SENSOR	01	01
▽	765 (1 1/2")	FEBCO PRESSURE VACUUM BREAKER	01	01
NOT SHOWN	#14 AWG	PAIGE THIN WIRE	AS REQUIRED	
NOT SHOWN	SCH 40 GALVANIZED STEEL		AS REQUIRED	
NOT SHOWN	SCH 40 PVC		AS REQUIRED	
---	MAIN SLEEVES			
---	SPRINKLER RISERS			
---	PVC FITTINGS			
---	WIRE CONDUIT			
---	TYPE 1120 PVC LATERALS		AS REQUIRED	
---	SDR 26, CLASS 160 (1" AND LARGER)			
---	SDR 21, CLASS 200 (3/4")			
●	BV	BALL VALVE	01	01
●	BV	VALVE BOXES	03	02
○	LOC	GROUNDING LOCATION	01	01
○	LOC	POINT-OF-CONNECTION	01	01
---	---	SUPPLY LINE TO RESIDENCE	EXISTING	
---	---	1 1/2" DOMESTIC WATER METER	EXISTING	

NOTE: ABOVE QUANTITIES ARE FOR COMPARISON ONLY. CONTRACTOR SHALL VERIFY PRIOR TO SUBMITTING BID.

ZONE SUMMARY CHART

CWA STA NO.	VALVE	SPRINKLER TYPE	VALVE SIZE	WATER DEMAND	RUN *TIME	WEEKLY USAGE
1	CWA1	SPRAY	1"	25 GPM	40 MIN/WK	1000 GAL/WK
2	CWA2	SPRAY	1"	22 GPM	40 MIN/WK	880 GAL/WK
3-4	SPARE				80 MIN/WK	1,880 GAL/WK
CWB STA NO.	VALVE	SPRINKLER TYPE	VALVE SIZE	WATER DEMAND	RUN *TIME	WEEKLY USAGE
1	CWB1	SPRAY	1"	22 GPM	40 MIN/WK	880 GAL/WK
2-4	SPARE				40 MIN/WK	880 GAL/WK

* APPROXIMATE RUN TIME TO APPLY 1 IN/WK

IRRIGATION NOTES & SPECIFICATIONS

AUTOMATIC IRRIGATION SYSTEM
WATER DEMAND / ZONE
PRESSURE REQUIRED
REFER TO PLAN
1 1/2" DOMESTIC WATER METER
50 PSI

GENERAL

IRRIGATION SHALL BE INSTALLED IN ACCORDANCE WITH LOCAL CODES, CONTRACT DRAWINGS, CONTRACT SPECIFICATIONS, AND APPENDIX "F" OF THE SOUTH FLORIDA BUILDING CODE.

IRRIGATION DESIGN BASED ON "LANDSCAPE PLAN" DATED FEBRUARY 2, 2024. CONTRACTOR SHALL REFER TO THIS PLAN TO COORDINATE SPRINKLER LOCATIONS AND PIPE ROUTING WITH NEW AND EXISTING PLANT LOCATIONS.

THIS IRRIGATION PLAN SHALL BE USED AS A GUIDE ONLY. THIS IRRIGATION SHALL BE INSTALLED TO MATCH ON SITE CONDITIONS AND TO OVERCOME THE INHERENT INACCURACIES THAT RESULT WHEN DESIGNING FROM BASE PLANS SCALED AT 1" = 8'.

THIS SITE SHALL BE IRRIGATED WITH 2 INDEPENDENT SYSTEMS. THE WATER SOURCE FOR EACH SYSTEM SHALL BE DOMESTIC WATER FOR EACH UNIT. THE LOCATION OF THE POINT-OF-CONNECTION TO THE SUPPLY FOR EACH UNIT SHALL BE SELECTED ON SITE.

BACKFLOW PREVENTION SHALL BE INSTALLED TO MEET LOCAL CODE REQUIREMENTS FOR CROSS CONNECTION CONTROL. A PRESSURE VACUUM BREAKER HAS BEEN SPECIFIED PER SYSTEM.

IRRIGATION HAS BEEN DESIGNED AS A TYPICAL BLOCK VALVE TYPE USING RAINBIRD SPRAY SPRINKLERS, IN-LINE VALVES, AND AN ESP CONTROL SYSTEM. RAIN SENSORS SHALL BE INSTALLED TO CONSERVE WATER.

CONTRACTOR IS ADVISED TO STUDY THE PLANS FOR ADDITIONAL INFORMATION AND TO VISIT THE SITE TO BECOME FAMILIAR WITH EXISTING CONDITIONS.

TO ENSURE PROPER OPERATION, PRESSURE REQUIRED, SOURCE SIZE, VALVE SIZE, ZONE CAPACITIES, SPRINKLER SPACING, PIPE AND WIRE SIZES, INSTALLATION NOTES AND DETAILS, AND SPECIFICATIONS SHALL BE FOLLOWED AS SHOWN.

PIPING

PIPE ROUTING IS SCHEMATIC ONLY AND SHALL BE ADJUSTED FOR ON SITE CONDITIONS. PIPE SHALL BE INSTALLED TO MINIMIZE DAMAGED TO THE ROOT SYSTEMS OF EXISTING TREES.

PIPE SHALL BE INSTALLED IN ACCORDANCE WITH LOCAL CODES AND PIPE MANUFACTURER'S INSTRUCTIONS.

PIPE ROUTED UNDER HARDSCAPED AREAS SHALL BE SLEEVED IN SCH 40 PVC. EACH SLEEVE SHALL (1) BE BURIED TO A MINIMUM DEPTH OF 18", (2) BE TWO PIPE SIZES LARGER THAN THE CARRIER PIPE, AND (3) EXTEND 3' BEYOND HARDSCAPED AREA. CONTRACTOR SHALL VERIFY THE SIZE, DEPTH AND LOCATION OF ALL EXISTING SLEEVES.

PIPE INSTALLED ABOVE GRADE FOR EACH BACKFLOW PREVENTER SHALL BE SCH 40 GALVANIZED STEEL. ALL OTHER PIPE AND FITTINGS SHALL BE TYPE 1120 PVC MAIN LINE AND FITTINGS SHALL BE SCH 40 LATERALS SIZED 1" AND LARGER SHALL BE SDR 26, CLASS 160. LATERALS SIZED 3/4" SHALL BE SDR 21, CLASS 200.

PIPE SIZED TO LIMIT FLOW VELOCITIES TO 5 FEET/SECOND AND TO LIMIT FRICTION LOSS IN THE PIPING NETWORK.

PIPE SHALL BE INSTALLED AT SUFFICIENT DEPTH BELOW GROUND TO PROTECT IT FROM HAZARD SUCH AS VEHICULAR TRAFFIC OR ROUTINE OCCURRENCES WHICH OCCUP IN THE NORMAL USE AND MAINTENANCE OF THE PROPERTY. DEPTHS OF COVER SHALL MEET OR EXCEED SCS CODE 430-BD. REFER TO THE APPLICABLE DETAIL FOR ADDITIONAL INFORMATION.

BACKFILL SHALL BE OF SUITABLE MATERIAL, FREE OF ROCKS, STONES, AND OTHER DEBRIS THAT WOULD DAMAGE IRRIGATION SYSTEM COMPONENTS.

EACH BACKFLOW PREVENTER SHALL BE INSTALLED IN ACCORDANCE WITH LOCAL CODES AND SHALL BE LOCATED TO BE CONCEALED FROM VIEW.

A BALL VALVE SHALL BE INSTALLED IN EACH SYSTEM FOR ISOLATION. EACH VALVE SHALL BE TO LINE SIZE AND INSTALLED IN A VALVE BOX. POROUS MATERIAL SHALL BE INSTALLED PER BOX TO PROMOTE DRAINAGE.

SPRINKLERS

SPRINKLER LOCATIONS ARE SCHEMATIC ONLY AND SHALL BE ADJUSTED FOR LANDSCAPING, FENCES, SITE LIGHTING, PREVAILING WIND, MOUNDING, ETC., TO ENSURE PROPER COVERAGE WITH MINIMAL UNDESIRABLE OVERTHROW. A PRIME OBJECTIVE SHALL BE TO ELIMINATE OVERTHROW ONTO PAVEMENT, SIDEWALKS, AND THE RESIDENCE.

SPRINKLERS SHALL BE RAINBIRD 1800 SERIES. SIX INCH POP-UP TYPE SHALL BE INSTALLED IN AREAS LANDSCAPED WITH SOD AND MULCH. TWELVE INCH POP-UP TYPE SHALL BE INSTALLED IN AREAS LANDSCAPED WITH GROUND COVER AND LOW SHRUBS. SHRUB HEADS SHALL BE INSTALLED IN AREAS LANDSCAPED WITH TALL SHRUBS, AND BUBBLERS SHALL BE INSTALLED IN NARROW LANDSCAPED AREAS.

POP-UP TYPE LOCATED IN SOD, MULCH, AND GROUND COVERS SHALL BE INSTALLED ON FLEXIBLE SWING JOINTS CONSISTING OF THICKWALLED POLY PIPE 1/2" AND INSERT ELBOWS.

POP-UP TYPE LOCATED IN SHRUBS SHALL BE INSTALLED ON 1/2" SCH 40 PVC RISERS TO A HEIGHT SO SPRINKLERS ARE CONCEALED FROM VIEW EXCEPT DURING USE.

SHRUB TYPE AND BUBBLERS SHALL BE INSTALLED ON 1/2" SCH 40 PVC RISERS. SHRUB HEADS SHALL BE INSTALLED AT A STANDARD HEIGHT OF 6' ABOVE PLANTS AND SHALL BE INSTALLED WITHIN PLANTS TO BE CONCEALED FROM VIEW. BUBBLERS SHALL BE INSTALLED AT THE BASE OF TALL SHRUBS FOR LOW LEVEL WATERING. RISERS SHALL BE PAINTED FLAT BLACK TO BE LESS VISIBLE.

EACH SPRAY HEAD SHALL BE EQUIPPED WITH THE APPROPRIATE SPRAY NOZZLE.

ADJUSTMENT FEATURES OF SPRINKLERS SPECIFIED SHALL BE UTILIZED TO INSURE PROPER COVERAGE WITH MINIMAL UNDESIRABLE OVERTHROW. LOW ANGLE, FLAT SPRAY, AND ADJUSTABLE ARC NOZZLES SHALL BE USED TO MINIMIZE OVERTHROW.

SPRINKLERS LOCATED ADJACENT TO HARDSCAPED AREAS SHALL BE INSTALLED AWAY FROM HARDSCAPED AREAS TO MINIMIZE OVERTHROW AND THE CHANCE OF DAMAGE BY VEHICLES, PEDESTRIANS, AND LAWN MAINTENANCE PERSONNEL. AS A GENERAL RULE, 6" POP-UP SPRAY HEADS SHALL BE INSTALLED IN 4", SHRUB HEADS AND 12" POP-UP SPRAY HEADS SHALL BE INSTALLED IN 12".

CONTROL SYSTEM

A RAIN BIRD ESP SERIES ELECTRIC CONTROL SYSTEM SHALL BE INSTALLED. ONE 4 STATION CONTROLLER SHALL ACTIVATE 2 SOLENOID VALVES IN SYSTEM "A" AND ONE 4 STATION CONTROLLER SHALL ACTIVATE 1 SOLENOID VALVE IN SYSTEM "B". RAIN SENSORS SHALL BE INSTALLED TO CONSERVE WATER.

CONTROLLERS SHALL BE INSTALLED IN ACCORDANCE WITH LOCAL CODES AND MANUFACTURER'S INSTRUCTIONS. PROPER GROUNDING EQUIPMENT SHALL BE PROVIDED.

CONTROLLER LOCATIONS SHALL BE APPROVED BY THE OWNER'S REPRESENTATIVE. A 120 VAC ELECTRIC SOURCE IS REQUIRED PER LOCATION.

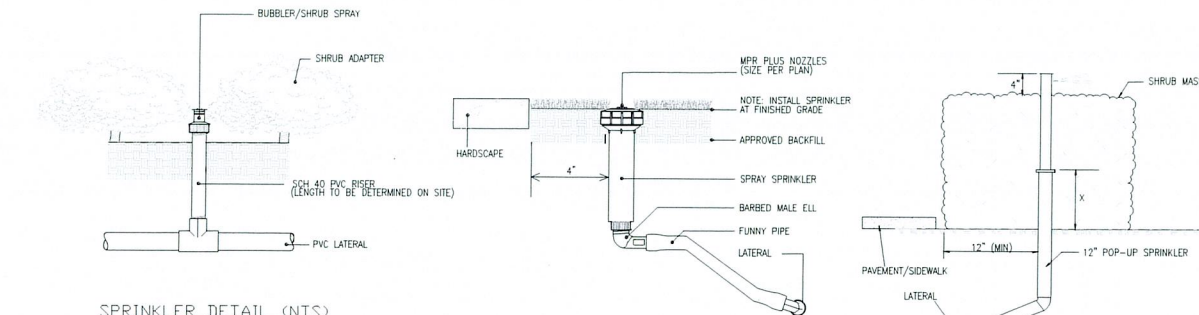
CONTROL LINES FROM EACH AUTOMATIC CONTROLLER TO IN-LINE AUTOMATIC VALVES SHALL BE #14 AWG THIN TYPE WHICH SHALL BE (1) INSTALLED IN ACCORDANCE WITH LOCAL CODES, (2) INSTALLED IN WIRE CONDUIT, (3) BURIED TO A MINIMUM DEPTH OF 15". SPLICES SHALL BE MADE WATERPROOF USING APPROVED METHODS.

AUTOMATIC VALVE LOCATIONS ARE SCHEMATIC ONLY AND SHALL BE ADJUSTED FOR ON SITE CONDITIONS. EACH VALVE SHALL BE INSTALLED IN A VALVE BOX. A MINIMUM OF ONE CUBIC FOOT OF GRAVEL SHALL BE PROVIDED PER BOX TO PROMOTE DRAINAGE.

WATER CONSERVATION EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS. THE RAIN SENSOR SHALL BE PLACED ON A STATIONARY STRUCTURE, MINIMUM OF 5' CLEARANCE FROM OTHER OUTDOOR EQUIPMENT, FREE AND CLEAR OF ANY TREE CANOPY OR OTHER OVERHEAD OBSTRUCTION, AND ABOVE THE HEIGHT OF SPRINKLER COVERAGE.

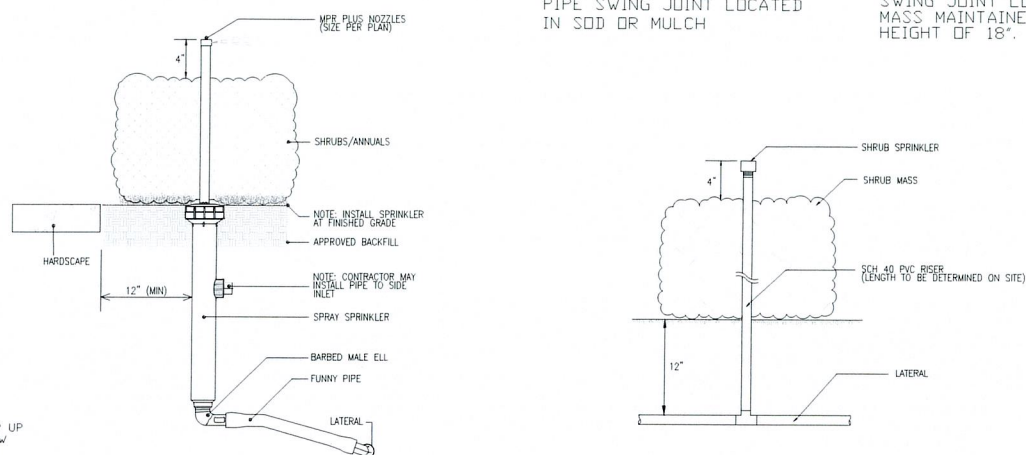
TIMING AND PRECIPITATION

TIMING OF EACH STATION SHALL BE SET IN THE FIELD TO MATCH LOCAL REQUIREMENTS. REFER TO ZONE SUMMARY CHART FOR RECOMMENDED RUN TIMES TO APPLY 1.0 INCHES/WEK.



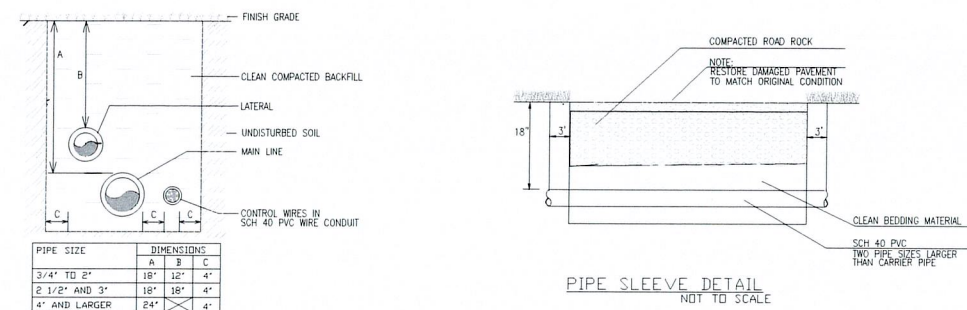
SPRINKLER DETAIL (NTS)

BUBBLER/SHRUB SPRAY
INSTALLED AT THE BASE OF
PLANTS FOR LOW LEVEL
WATERING



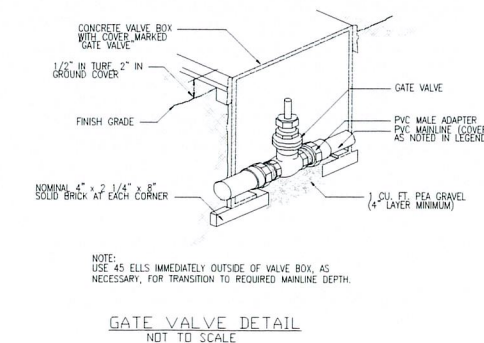
SPRINKLER DETAIL (NTS)

12" POP-UP SPRAY ON POLY PIPE SWING
JOINT LOCATED IN PLANTS MAINTAINED TO
A MAXIMUM HEIGHT OF 8".



TRENCHING DETAIL (NTS)

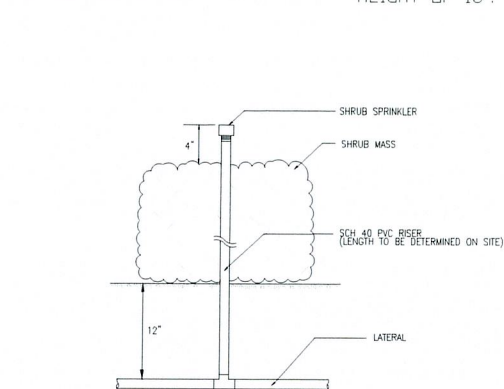
NON-TRAFFIC AREAS



GATE VALVE DETAIL

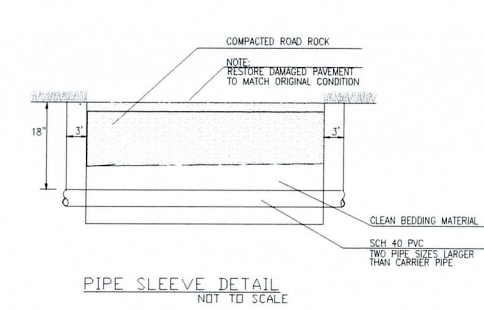
NOT TO SCALE

SPRINKLER DETAIL (NTS)
POP-UP SPRAY ON POLY
PIPE SWING JOINT LOCATED
IN SOD OR MULCH



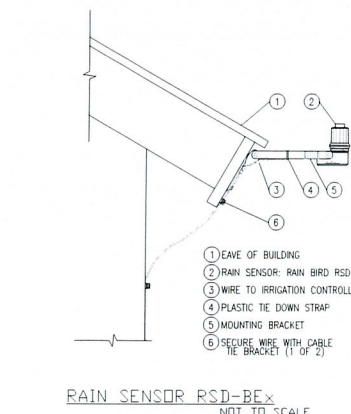
SPRINKLER DETAIL (NTS)

SHRUB SPRAY ON RISER AT
INTERIOR LOCATION IN
PLANT MASS.



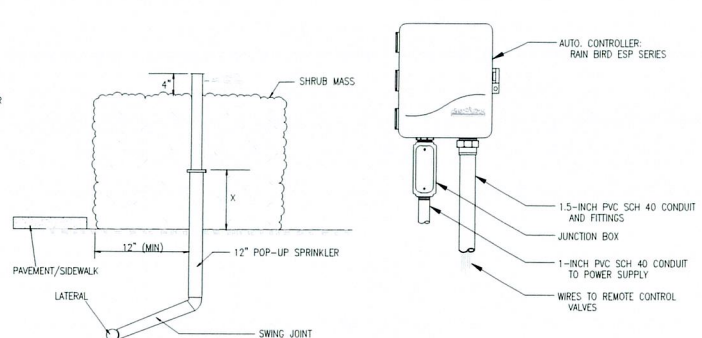
PIPE SLEEVE DETAIL

NOT TO SCALE



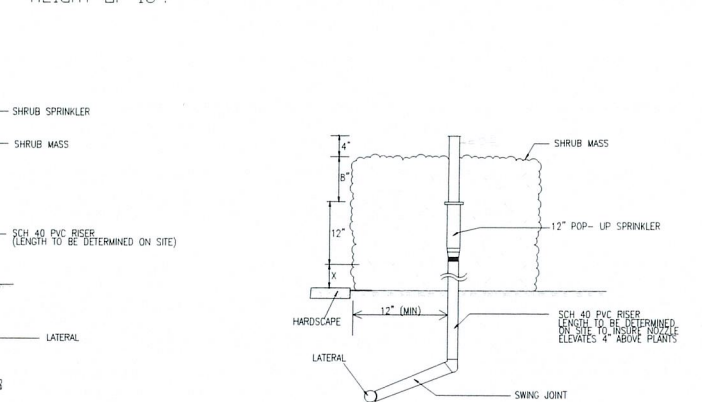
RAIN SENSOR RSD-BE-X

NOT TO SCALE



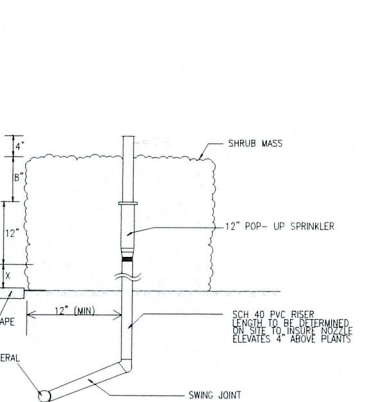
SPRINKLER DETAIL (NTS)

12" POP-UP INSTALLED ON PVC
SWING JOINT LOCATED IN PLANT
MASS MAINTAINED TO A MAXIMUM
HEIGHT OF 18".



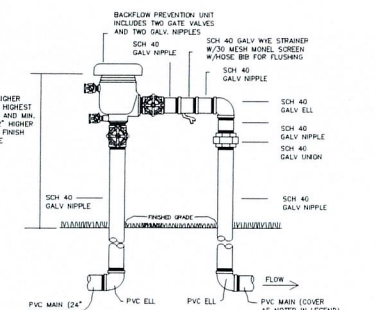
ESP AUTOMATIC CONTROLLER

NOT TO SCALE



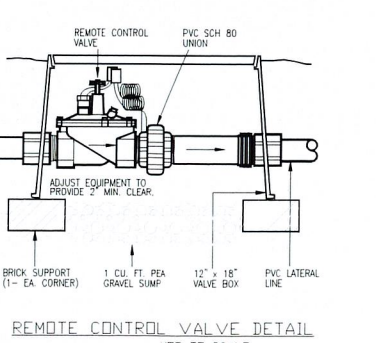
SPRINKLER DETAIL (NTS)

12" POP-UP ON PVC SWING
JOINT WITH RISER LOCATED IN
PLANT MASS MAINTAINED TO A
MINIMUM HEIGHT OF 24".



PRESSURE VACUUM BREAKER

NOT TO SCALE



REMOTE CONTROL VALVE DETAIL

NOT TO SCALE



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4306 S OCEAN BOULEVARD
HIGHLAND BEACH, FL
IRRIGATION SPECIFICATIONS & DETAILS

REVISIONS:
05-28-2024 Revision

FEBRUARY 2, 2024

DATE

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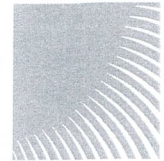
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4306 S OCEAN BOULEVARD
HIGHLAND BEACH, FL
TREE DISPOSITION PLAN

REVISIONS:
05-28-2024 Revision

FEBRUARY 2, 2024

DATE

M.S.

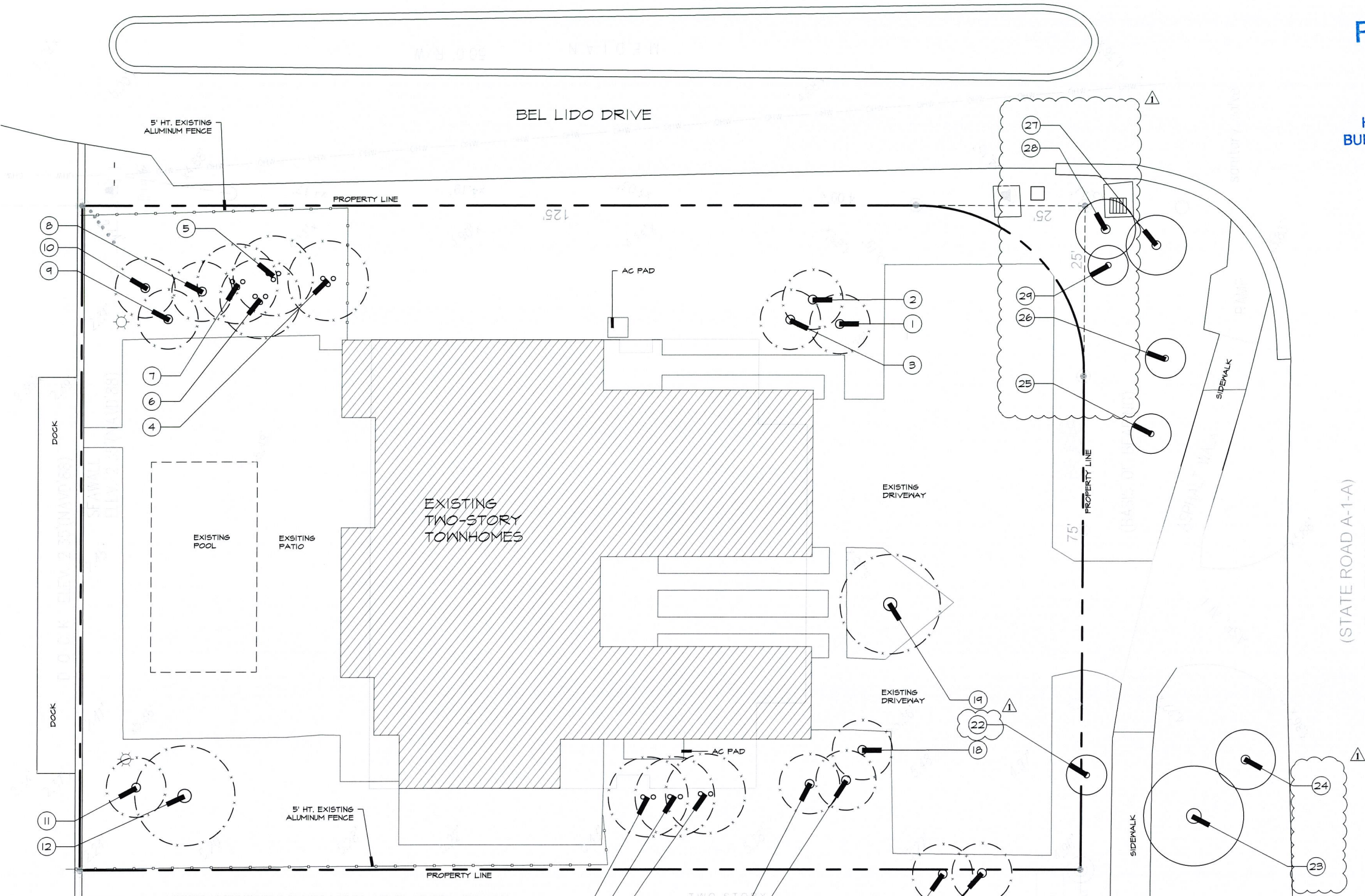
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TD-1



TREE DISPOSITION PLAN EDWARDS DUPLEX RESIDENCES								
NUMBER	COMMON NAME	BOTANICAL NAME	DBH	HEIGHT	SPREAD	CONDITION & REMARKS	NATIVE	DISPOSITION
1	CABBAGE PALM	SABAL PALMETTO	9"	35'	7'	GOOD / FAIR	X	REMOVE
2	CABBAGE PALM	SABAL PALMETTO	10"	25'	7'	GOOD / FAIR	X	REMOVE
3	CABBAGE PALM	SABAL PALMETTO	12"	25'	7'	GOOD / FAIR	X	REMOVE
4	ADONIDIA PALM TRIPLE	ADONIDIA MERRILLI	5" (x3)	14-18'	5-6'	GOOD / FAIR / NEED FERTILIZER		REMOVE
5	ADONIDIA PALM TRIPLE	ADONIDIA MERRILLI	8" (x3)	14-18'	5-6'	GOOD / FAIR / NEED FERTILIZER		REMOVE
6	ADONIDIA PALM TRIPLE	ADONIDIA MERRILLI	5" (x3)	14-18'	5-6'	GOOD / FAIR / NEED FERTILIZER		REMOVE
7	ADONIDIA PALM TRIPLE	ADONIDIA MERRILLI	6" (x3)	14-18'	5-6'	GOOD / FAIR / NEED FERTILIZER		REMOVE
8	CABBAGE PALM	SABAL PALMETTO	10"	20'	6-7'	FAIR / MECHANICAL CUT ON TRUNK	X	REMOVE
9	CABBAGE PALM	SABAL PALMETTO	9"	28'	6-7'	GOOD / FAIR	X	REMOVE
10	CABBAGE PALM	SABAL PALMETTO	11"	22'	6-7'	GOOD / FAIR	X	REMOVE
11	CABBAGE PALM	SABAL PALMETTO	10"	25'	6'	GOOD / FAIR	X	REMOVE
12	BISMARCK PALM	BISMARCKIA NOBILIS	18"	40'	30'	GOOD / FAIR / NEED FERTILIZER		REMOVE
13	ADONIDIA PALM DOUBLE	ADONIDIA MERRILLI	6" (x2)	16-18'	5-6'	GOOD / FAIR / NEED FERTILIZER		REMOVE
14	ADONIDIA PALM DOUBLE	ADONIDIA MERRILLI	5" (x2)	16-18'	5-6'	GOOD / FAIR / NEED FERTILIZER		REMOVE
15	ADONIDIA PALM DOUBLE	ADONIDIA MERRILLI	6" (x2)	16-18'	5-6'	GOOD / FAIR / NEED FERTILIZER		REMOVE
16	CABBAGE PALM	SABAL PALMETTO	11"	20'	6'	GOOD / FAIR	X	REMOVE
17	CABBAGE PALM	SABAL PALMETTO	9"	15'	6'	GOOD / FAIR	X	REMOVE
18	CABBAGE PALM	SABAL PALMETTO	11"	20'	6'	GOOD / FAIR	X	REMOVE
19	BISMARCK PALM	BISMARCKIA NOBILIS	18"	40'	30'	GOOD / FAIR / NEED FERTILIZER		REMOVE
20	CABBAGE PALM	SABAL PALMETTO	9"	20'	6'	GOOD / FAIR	X	REMOVE
21	CABBAGE PALM	SABAL PALMETTO	9"	25'	6'	GOOD / FAIR	X	REMOVE
22	ADONIDIA PALM	ADONIDIA MERRILLI	5"	12'	5'	GOOD / FAIR / NEED FERTILIZER - FOOT R.O.W.		REMAIN
23	ROYAL PALM	ROYSTONIA ELATA	16"	45'	10'	FAIR / NEED FERTILIZER - FOOT R.O.W.		REMAIN
24	MONTGOMERY PALM	VEITCHIA ARECINA	7"	28'	7'	GOOD / FAIR / NEED FERTILIZER - FOOT R.O.W.		REMAIN
25	ADONIDIA PALM	ADONIDIA MERRILLI	6"	15'	5'	GOOD / FAIR / NEED FERTILIZER - FOOT R.O.W.		REMAIN
26	ADONIDIA PALM	ADONIDIA MERRILLI	6"	15'	5'	GOOD / FAIR / NEED FERTILIZER - FOOT R.O.W.		REMAIN
27	CABBAGE PALM	SABAL PALMETTO	9"	25'	7'	FAIR / MECHANICAL CUT ON TRUNK - FOOT R.O.W.	X	REMAIN
28	CABBAGE PALM	SABAL PALMETTO	7"	15'	5'	FAIR / MECHANICAL CUT ON TRUNK - FOOT R.O.W.	X	REMAIN
29	THATCH PALM	THRINAX RADIATA	5"	10'	4'	FAIR / NEED FERTILIZER - FOOT R.O.W.	X	REMAIN

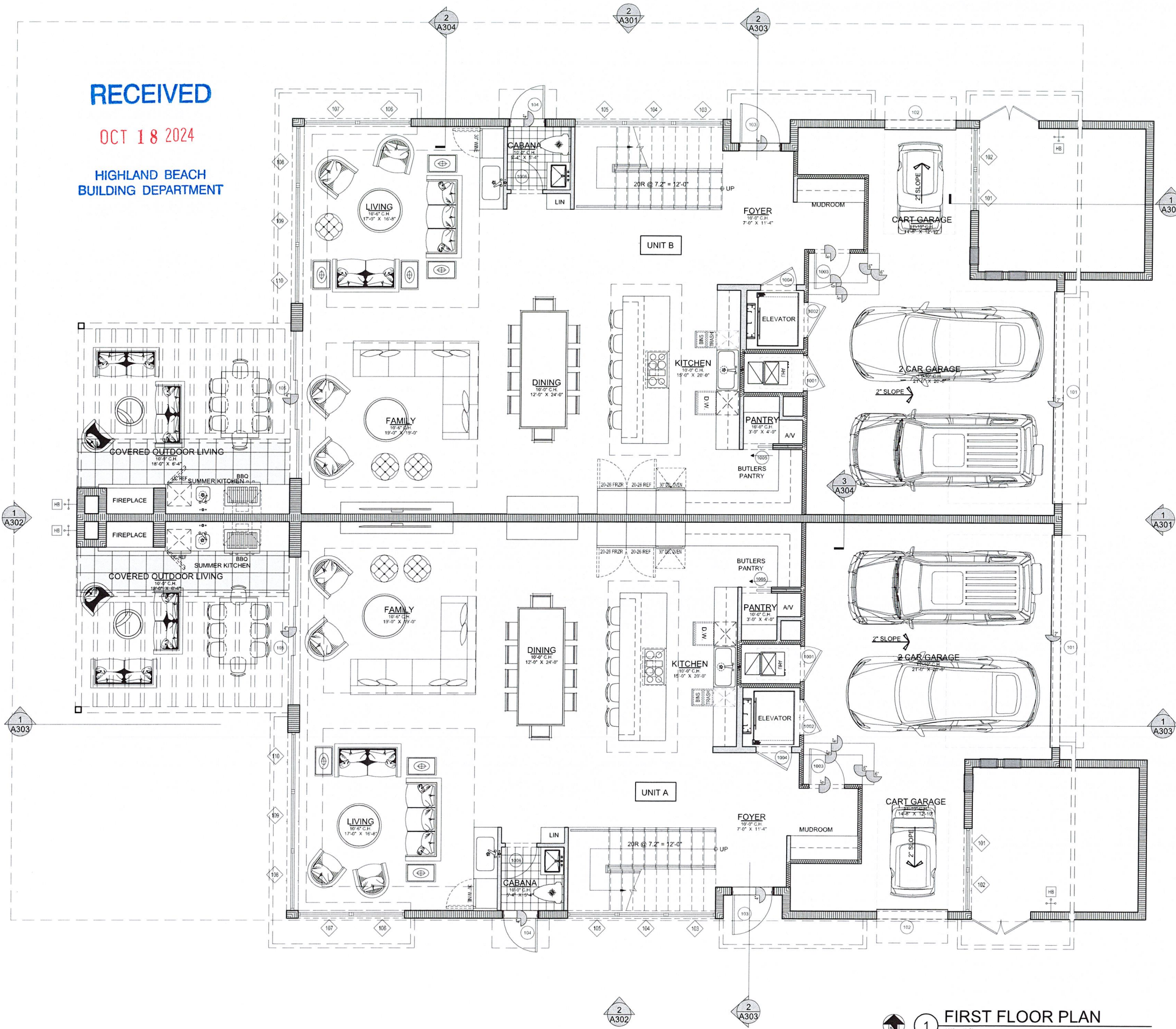


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- GARAGE NOTES:**
1. THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND ATTIC AREA BY NOT LESS THAN 1/2" GYP. BOARD APPLIED TO THE GARAGE SIDE.
 2. THE GARAGE SHALL BE SEPARATED FROM ALL HABITABLE ROOMS ABOVE THE GARAGE BY NOT LESS THAN 5/8" TYPE 'X' GYP. BOARD APPLIED TO THE GARAGE SIDE.
 3. DUCT WORK WHICH PENETRATES THE WALLS BETWEEN THE GARAGE AND THE RESIDENCE SHALL BE CONSTRUCTED OF A MIN. OF NO. 26 GAUGE SHEET METAL OR OTHER APPROVED MATERIAL. ALL OTHER PENETRATIONS TO BE PROTECTED AROUND THE OPENING BY AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME AND PRODUCTS OF COMBUSTION.
 4. INTERIOR SIDE OF GARAGE EXTERIOR CMU WALLS TO BE SKIM COAT STUCCO. ALL OTHER WALLS TO BE PAINTED GYP. BOARD AS NOTED ABOVE.
 5. PROVIDE MIN. R-11 BATT INSULATION IN STUD WALL CAVITY FOR WALLS SEPARATING GARAGE FROM INTERIOR AIR CONDITIONED SPACE.
 6. GARAGE TO BE EITHER MECHANICALLY VENTILATED OR VENTILATED W/ THE USE OF OPENINGS IN THE CMU W/ RODENT SCREENS. SEE VENTILATION CALCULATIONS THIS SHEET.

**2-CAR GARAGE VENTILATION
CALCULATIONS PER 2023
FBC-MECHANICAL**

VENTILATION PER SECTION 403.3, TABLE 403.3.1.1:

OCCUPANCY : 2-CAR GARAGE (566 S.F.)

CFM/ CAR: 100 CFM

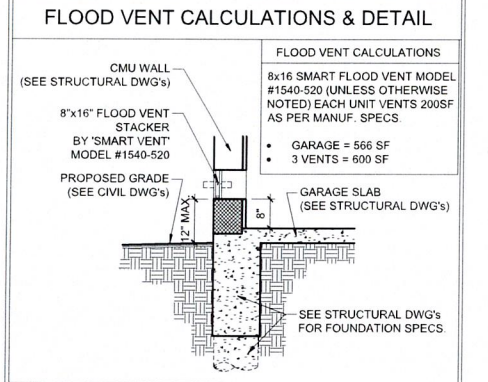
OF CARS: 2

CFM REQUIRED: 2 x 100 = 200 CFM

WIND @ 3 MPH = 264 FT/MIN

200 CFM/ 264 FT/MIN = 0.76 S.F. VENTILATION REQ'D

0.76 S.F. x 144 SQ. IN. = 109.09 SQ. IN. VENTILATION REQ'D



UNIT A / B - A/C AREA CALCULATION	
A/C - 1ST FLOOR	1488 SF
A/C - 2ND FLOOR	1956 SF
A/C - 3RD FLOOR	1773 SF
	5217 SF

UNIT A / B - NON A/C AREA CALCULATION	
2 CAR GARAGE	619 SF
COVERED OUTDOOR LIVING	120 SF
LAKE TERRACE	194 SF
OCEAN TERRACE	60 SF
UPPER LAKE TERRACE	123 SF
UPPER OCEAN TERRACE	250 SF
	1365 SF

UNIT A / B - TOTAL AREA CALCULATION	
2 CAR GARAGE	619 SF
A/C - 1ST FLOOR	1488 SF
A/C - 2ND FLOOR	1956 SF
A/C - 3RD FLOOR	1773 SF
COVERED OUTDOOR LIVING	120 SF
LAKE TERRACE	194 SF
OCEAN TERRACE	60 SF
UPPER LAKE TERRACE	123 SF
UPPER OCEAN TERRACE	250 SF
	6583 SF

UNIT A / B - LOT COVERAGE AREA CALCULATION	
2 CAR GARAGE	619 SF
A/C - 1ST FLOOR	1488 SF
COVERED OUTDOOR LIVING	120 SF
	2227 SF

LOT SIZE: 14,866 S.F.

LOT COVERAGE: 30% MAX (4,459 S.F.)

PROPOSED: 30% (UNIT A + B = 4,454 S.F.)

1 FIRST FLOOR PLAN
1/4" = 1'-0"

TOWN D.O.A. SET 04-19-24

REVISIONS	BY	DATE
1. FLOOR PLAN	TSP	01.19.24
2. FLOOR PLAN	TSP	03.04.24
3. TOWN DCA COMMENTS	TSP	05.24.24
4. TOWN DCA COMMENTS	TSP	06.13.24

MULTI-FAMILY RESIDENCE
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FLORIDA

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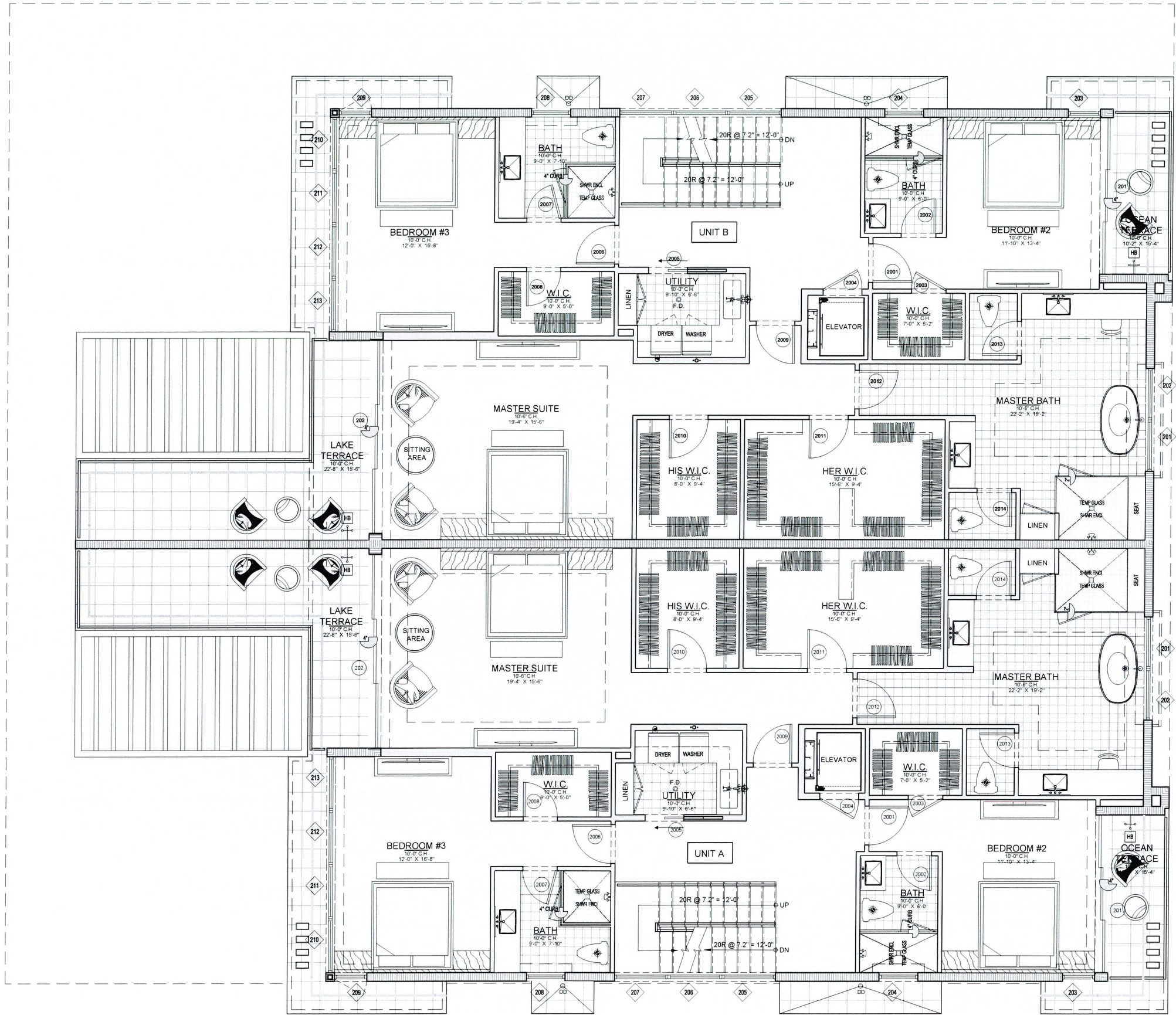
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A201



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BUILDING DEPARTMENT

TOWN D.O.A. SET 04-19-24

REVISIONS	BY	DATE
FLOOR PLAN	TJP	01.19.24
FLOOR PLAN	TJP	03.04.24
TOWN D.O.A. COMMENTS	TJP	05.24.24
TOWN D.O.A. COMMENTS	TJP	08.13.24

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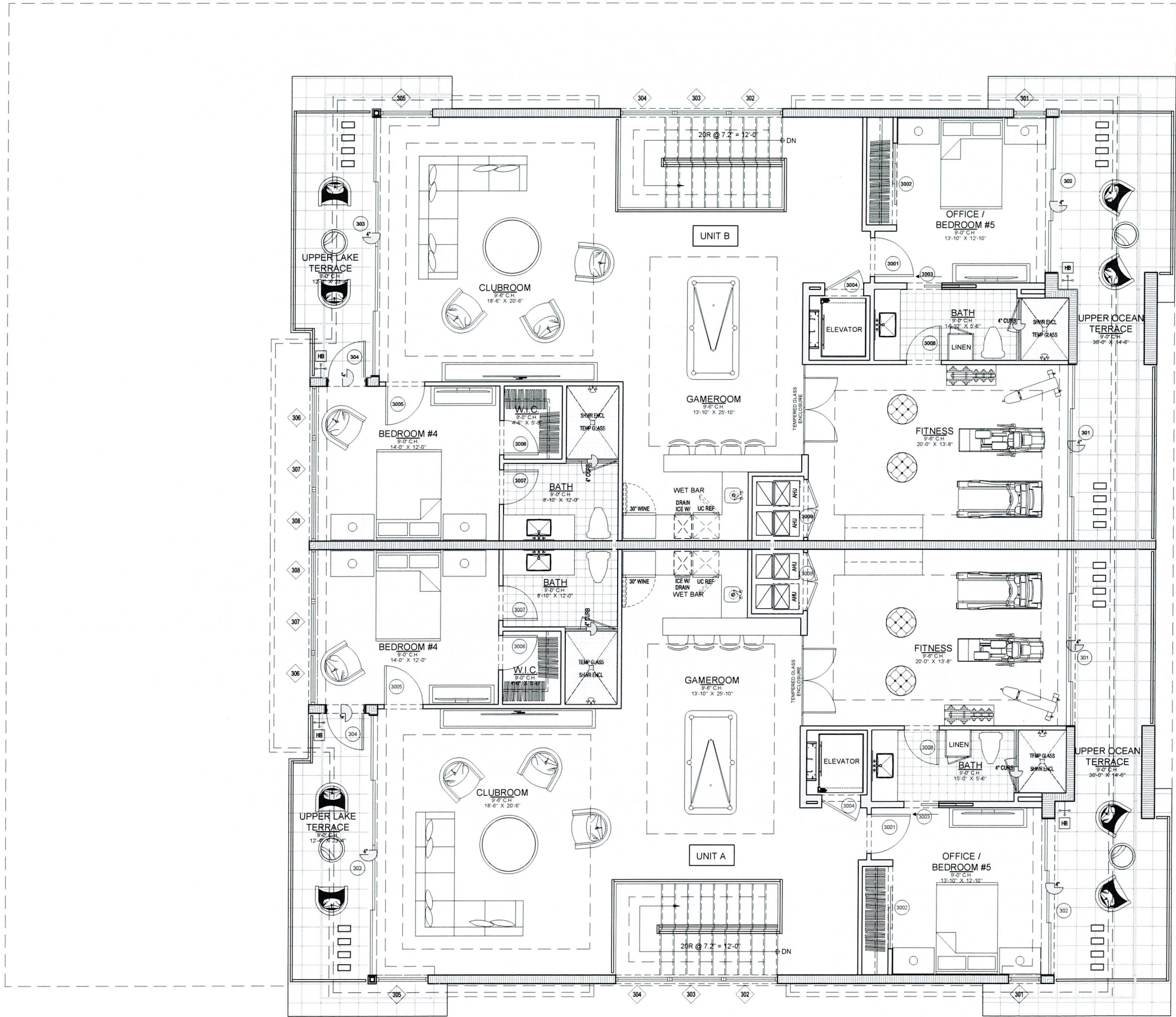
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COUNTY OF DADE
RANDALL STOFFT
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A202

1 SECOND FLOOR PLAN
1/4" = 1'-0"



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REVISIONS	BY	DATE
1	T.P.	01/19/24
2	T.P.	03/04/24
3	T.P.	05/24/24
4	T.P.	08/13/24

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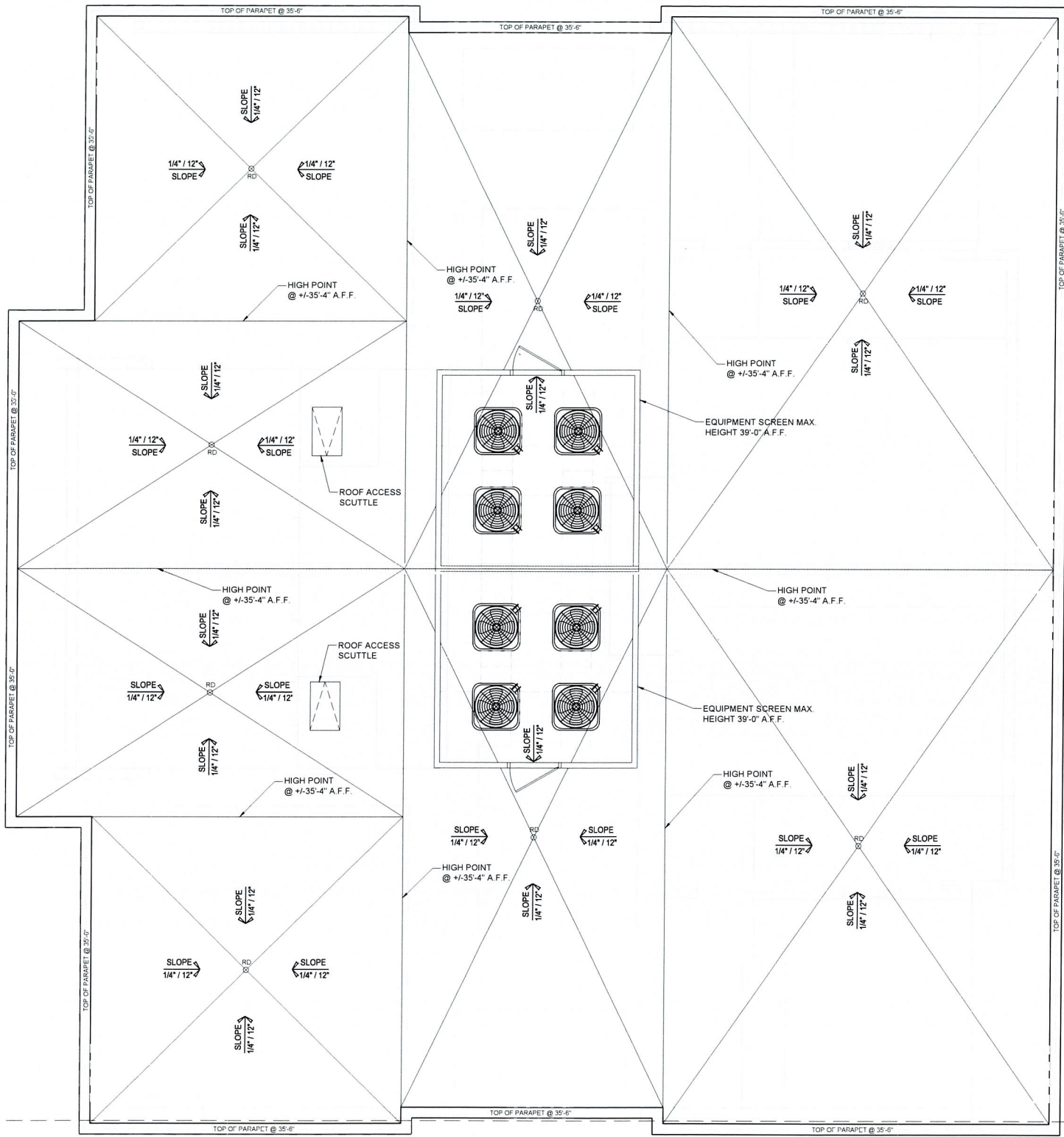


1

THIRD FLOOR PLAN

1/4" = 1'-0"

A203



TYPICAL ROOF NOTES

1. THIS ROOF PLAN IS FOR GRAPHIC INFORMATION ONLY (I.E. RIDGE LINES, TIE BEAM HEIGHTS, OVERALL DIMENSIONS, ETC...)
2. G.C. SHALL CONFIRM ALL STRUCTURAL COLUMNS AND BEAM SIZE, LOCATION AND REINFORCEMENT WITH STRUCTURAL ENGINEER'S DRAWINGS PRIOR TO CONSTRUCTION
3. G.C. TO VERIFY POSITIVE SLOPE AT FINISHED FLOOR TO ENSURE PROPER DRAINAGE AT ALL TERRACES, COVERED ENTRY, OUTDOOR LIVING SPACES, BALCONY'S AND GARAGE
4. G.C. TO PROVIDE SUCRASEAL INSULATION AT THE UNDERSIDE OF ALL ROOF SLABS INCLUDING GARAGES, TERRACES AND BALCONIES IF APPLICABLE.
5. REFER TO STRUCTURAL DRAWINGS FOR EXACT LOCATION OF COLUMNS AND ADDITIONAL INFORMATION.
6. REFER TO THE REFLECTED CEILING PLAN FOR ALL HEIGHTS, DIMENSIONS AND CEILING DETAILS.
7. G.C. TO COORDINATE ARCHITECTURAL DRAWINGS WITH INTERIOR DESIGN DRAWINGS FOR EXACT DIMENSION AND CEILING DESIGN.
8. SEE TYPICAL WALL SECTIONS FOR TYPICAL ROOF CONSTRUCTION

LOW SLOPE ROOF SPECIFICATIONS

ALL LOW SLOPE ROOF DECKS ARE TO HAVE ADHERED PVC ROOFING MEMBRANE SYSTEM (80 MIL. MIN.) ISO INSULATION BOARD TO PROVIDE POSITIVE DRAINAGE TO ROOF DRAINS WITH A MIN. 1/4" PER FOOT SLOPE. ROOFING MEMBRANE INSTALLED PER MANUFACTURER'S SPECIFICATIONS WITH A 20 YEAR WARRANTY.

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TOWN DGA COMMENTS	TJP	05 24 24
TOWN DGA COMMENTS	TJP	08 13 24

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A204



1 ROOF PLAN
1/4" = 1'-0"

TOWN D.O.A. SET 04-19-24

Y:\Delray\Projects\MULTI-FAMILY\2310065 EDWARDS- 4306 S OCEAN BLVD\SHEDFILES\EDWARDS_A204.dwg 8/22/2024 4:36:52 PM

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1 FRONT RENDERING (EAST)
1/4" = 1'-0"



2 REAR RENDERING (WEST)
1/4" = 1'-0"

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HIGHLAND BEACH
BUILDING DEPARTMENT

TOWN D.O.A. SET 04-19-24

REVISIONS	BY	DATE
1 FLOOR PLAN	TJP	01-19-24
2 FLOOR PLAN	TJP	03-04-24
3 TOWN D.O.A. COMMENTS	TJP	05-24-24
4 TOWN D.O.A. COMMENTS	TJP	08-13-24

MULTI-FAMILY RESIDENCE
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FLORIDA

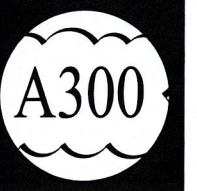
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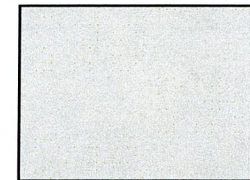
1 FRONT ELEVATION (EAST)
1/4" = 1'-0"



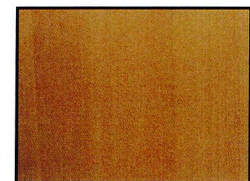
2 SIDE ELEVATION (NORTH)
1/4" = 1'-0"



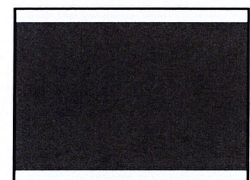
STONE VENEER CLADDING -
SAW CUT CORAL ON GRID



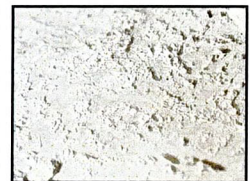
SMOOTH STUCCO FINISH
SW ZIRCON 7667



WOOD CLADDING / CEILING
SOFFITS / DECORATIVE FINS
CLEAR CEDAR



DOORS AND WINDOWS
FRAMES - DARK GRAY



SITE WALLS -
OOLITE STONE CLADDING



HARDSCAPE
AFAMIA
WHITE STONE

TOWN D.O.A. SET 04-19-24

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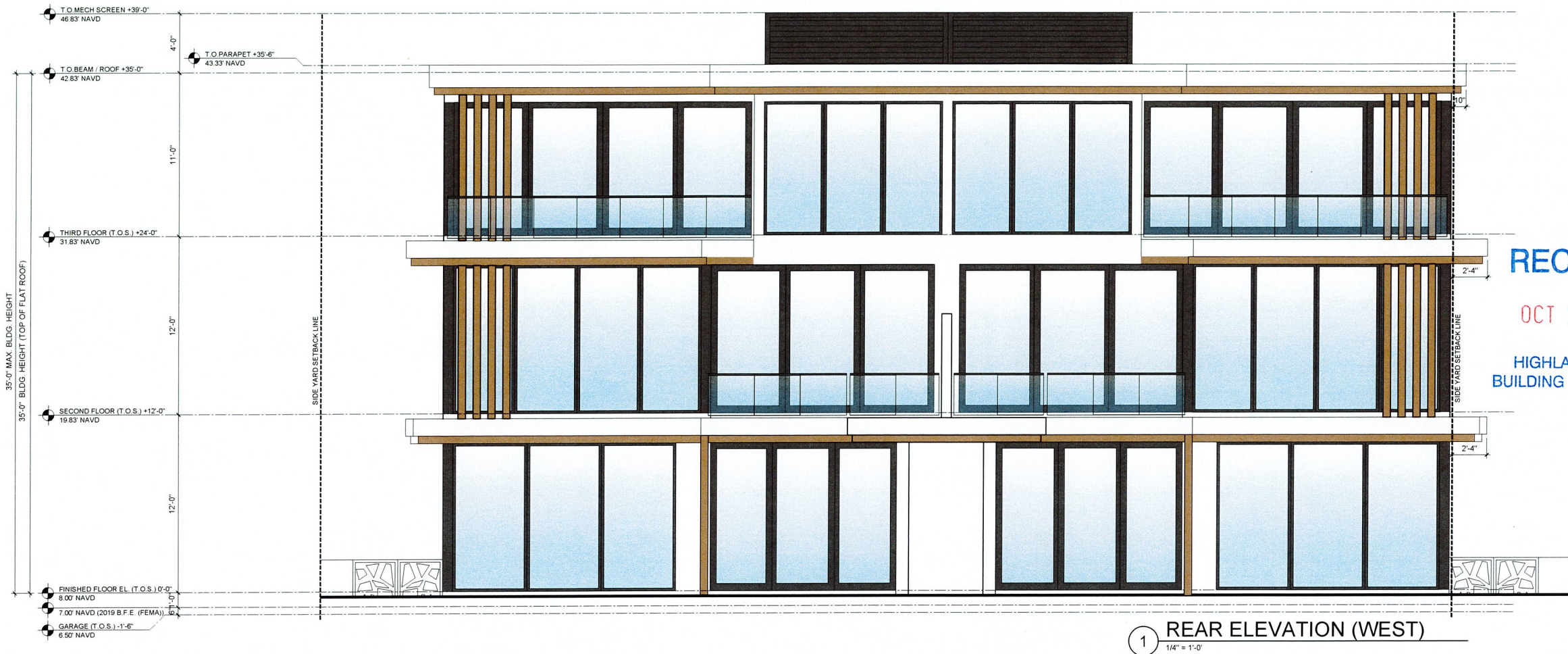
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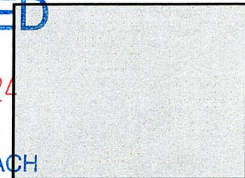
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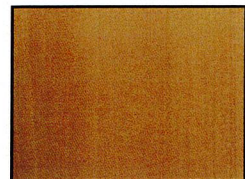
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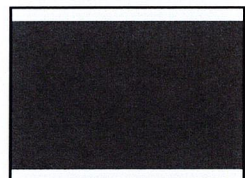
STONE VENEER CLADDING -
SAW CUT CORAL ON GRID



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SITE WALLS -
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