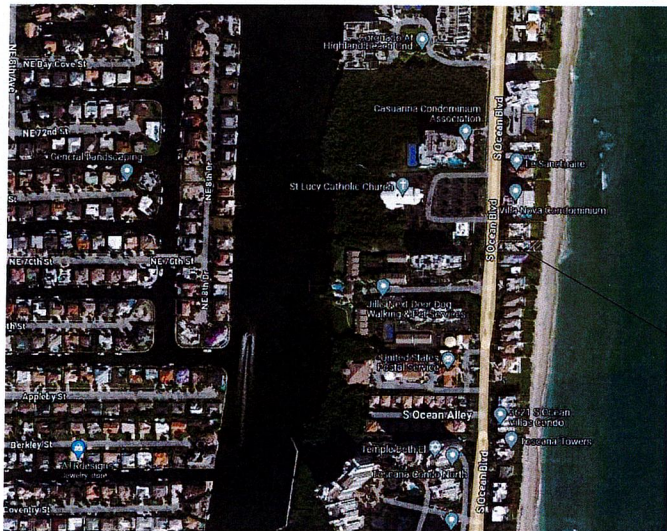


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HIGHLAND BEACH  
BUILDING DEPARTMENT



| A/C TABULATION           |         |
|--------------------------|---------|
| A/C - EXISTING 1st FLOOR | 2488 SF |
| A/C - EXISTING 2nd FLOOR | 2212 SF |
| A/C - EXISTING BASEMENT  | 931 SF  |
| A/C - PROPOSED 1st FLOOR | 132 SF  |
| A/C - PROPOSED 2nd FLOOR | 215 SF  |
| TOTAL                    | 5978 SF |

| NON A/C TABULATION          |         |
|-----------------------------|---------|
| EXIST. 2nd FLOOR TERRACE    | 124 SF  |
| EXIST. 3rd FLR MECH. ROOM   | 210 SF  |
| EXIST. GARAGE & MECH. CLOS. | 1415 SF |
| EXIST. MSTR. TERRAC         | 290 SF  |
| EXIST. OBSE. DECK           | 219 SF  |
| EXIST. OUTDOOR LIVING       | 290 SF  |
| NEW COVERED ENTRY           | 66 SF   |
| NEW GUEST BALCONY           | 21 SF   |
| TOTAL                       | 2634 SF |

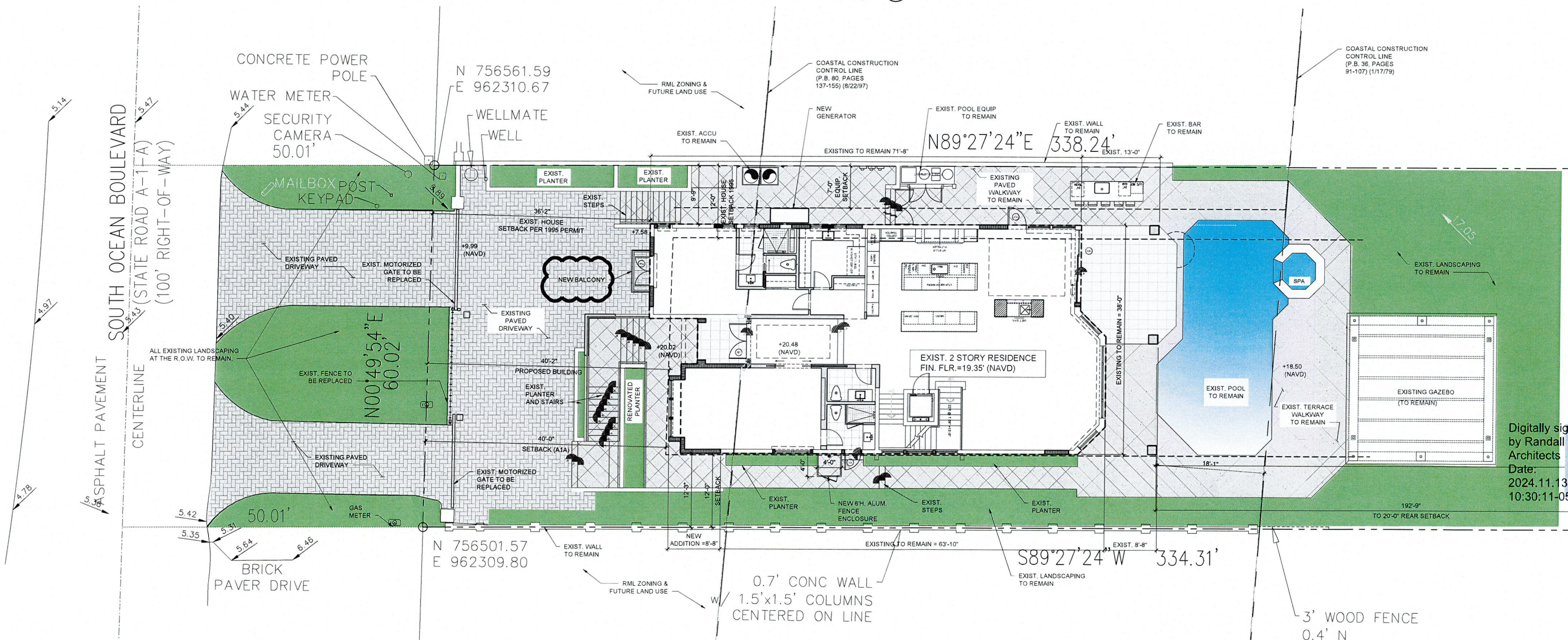
| SITE DATA  |                    |                      |
|--|--------------------|----------------------|
| ZONING: RML<br>FUTURE LAND USED: RESIDENTIAL MULTIPLE FAMILY LOW DENSITY |                    |                      |
|  | EXISTING           | REQUIRED             |
| LOT SIZE   | 18,158.52 S.F.     | 8,000 S.F. (MINIMUM) |
| LOT WIDTH  | 60'-0" (EXISTING)  | 80'-0" (MINIMUM)     |
| FRONT SETBACK  | 36'-3" (EXISTING)  | 40'-0" (A1A)         |
| SOUTH-SIDE SETBACK   | 12'-3" (EXISTING)  | 12'-0" (2-STORY)     |
| NORTH-SIDE SETBACK   | 9'-9" (EXISTING)   | 12'-0" (2-STORY)     |
| REAR SETBACK   | 192'-9" (EXISTING) | 20'-0"               |
| BUILDING HEIGHT  | 35'-0" (EXISTING)  | 35'-0"               |

| AREA CALCULATIONS                  |                |      |
|------------------------------------|----------------|------|
| USABLE SITE AREA                   | 18,158.52 S.F. | 100% |
| MAX ALLOWABLE LOT COVERAGE AT 30%  | 5,447.55 S.F.  | 30%  |
| EXISTING LOT COVERAGE              | 2,778 S.F.     | 15%  |
| PROPOSED ADDITION                  | 197 S.F.       | 1%   |
| EXISTING DRIVEWAY                  | 1,439 S.F.     | 8%   |
| EXISTING WALKWAY, POOL & POOL DECK | 3,216 S.F.     | 18%  |
| TOTAL IMPERVIOUS AREA              | 7,630 S.F.     | 42%  |

| IMPERVIOUS / PERVIOUS CALCULATIONS |                |      |
|------------------------------------|----------------|------|
| TOTAL SITE AREA                    | 18,158.52 S.F. | 100% |
| TOTAL IMPERVIOUS AREA              | 7,630 S.F.     | 42%  |
| TOTAL PERVIOUS AREA                | 10,528 S.F.    | 58%  |

\* REFER TO THE GREEN SPACE COLOR ON THE SITE PLAN FOR A GRAPHIC REPRESENTATION

LOCATION MAP  
NTS



SITE PLAN  
1/8" = 1'-0"

| REVISIONS             | BY | DATE     |
|-----------------------|----|----------|
| PERMIT SET            | KR | 12.19.23 |
| DEV'T ORDER SUBMITTAL | KR | 01.29.24 |
| DEV'T ORDER COMMENTS  | CL | 02.15.24 |
| DEV'T ORDER COMMENTS  | KR | 03.05.24 |
| CLIENT REVISION       | KR | 04.18.24 |
| CITY COMMENTS         | CM | 05.16.24 |
| OWNER REVISIONS       | CM | 06.06.24 |
| WINDOW COORDINATION   | CM | 07.30.24 |
| BALCONY SUBMISSION    | CM | 08.11.24 |

MASAREK RESIDENCE  
3515 SOUTH OCEAN BLVD.  
HIGHLAND BEACH, FLORIDA 33487

RANDALL STOFFT  
ARCHITECTS  
distinctive. inspirational. architecture.

Digitally signed  
by Randall Stofft  
Architects  
Date:  
2024.11.13  
10:30:11-05'00'



FL-001105 FIRM-AA003379

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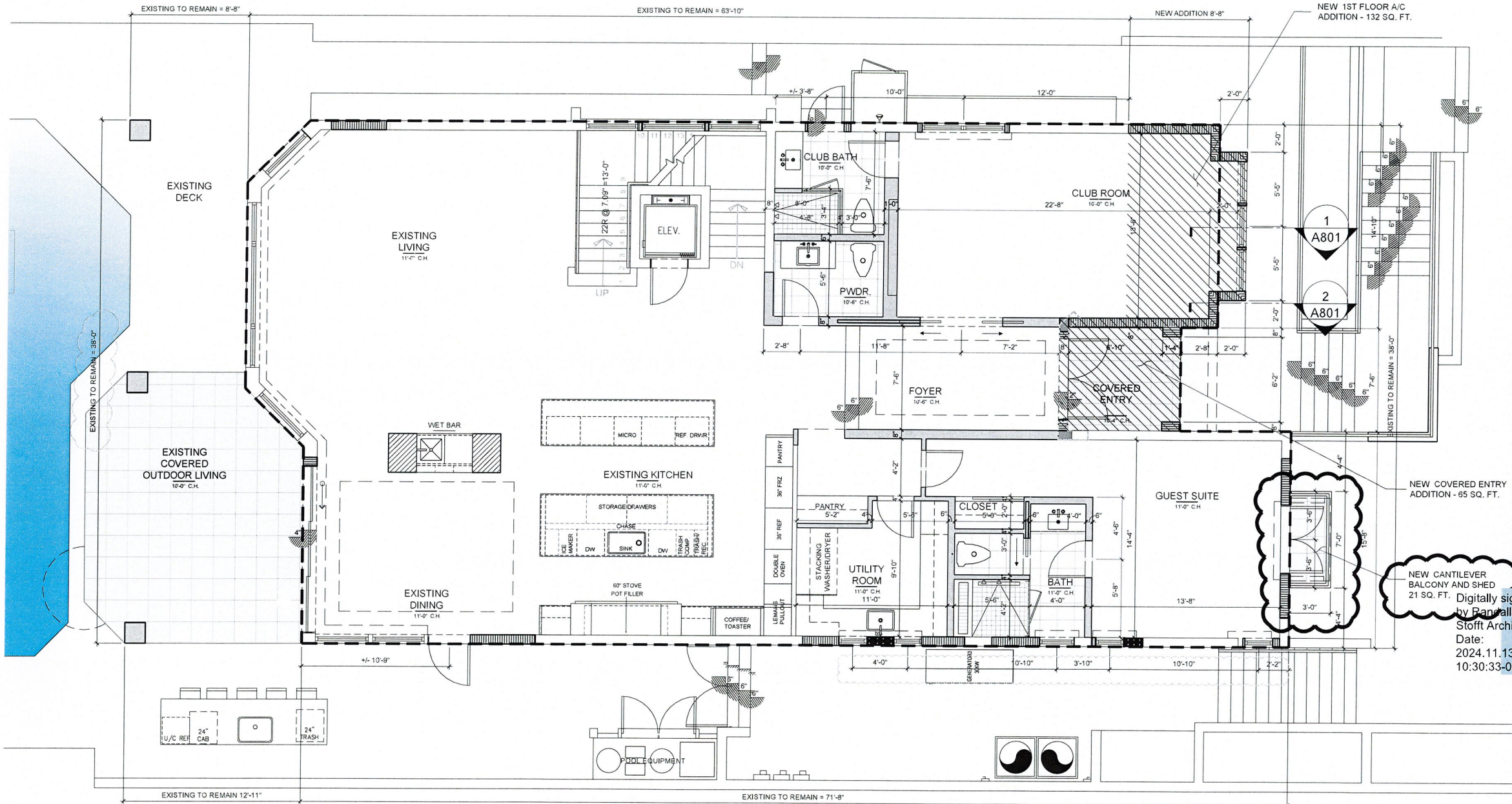
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| WALL LEGEND |                                    |
|-------------|------------------------------------|
|             | NEW MASONRY WALL                   |
|             | EXISTING CMU WALL TO REMAIN        |
|             | NEW NON-BEARING INTERIOR WALL      |
|             | EXISTING NON-BEARING INTERIOR WALL |

| AREA TABULATION                   |         |
|-----------------------------------|---------|
| A/C - EXISTING 1st FLOOR          | 2488 SF |
| A/C - PROPOSED 1st FLOOR ADDITION | 132 SF  |
|                                   | 2620 SF |
| AREA TABULATION                   |         |
| EXIST. OUTDOOR LIVING             | 290 SF  |
| NEW COVERED ENTRY                 | 65 SF   |
|                                   | 355 SF  |



1 1ST FLOOR DIMENSIONED PLAN  
1/4" = 1'-0"

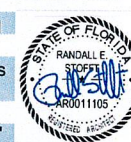
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RANDALL STOFFT  
ARCHITECTS  
distinctive. inspirational. architecture.

Job No. 2303012

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by Randall  
Stofft Architects  
Date:  
2024.11.13  
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A211b



| PROPOSED MATERIALS & PROFILES |   |
|-------------------------------|---|
| 011                           | STUCCO FINISH ON EXTERIOR CONC. WALL. COLOR TO BE CHANTILLY ICE |
| 012                           | H.B. ELEMENTS COVERED EXISTING COLUMNS - BLACK FRAME            |
| 013                           | ALUMINUM IMPACT RATED ENTRY DOOR                                |
| 014                           | IMPACT RATED ALUMN/GLASS DOOR- BLACK FRAME                      |
| 015                           | IMPACT RATED ALUMN/GLASS WINDOW - BLACK FRAME                   |
| 016                           | NATURAL STONE WALL CLADDING                                     |
| 017                           | NEW 42"H. ALUMINUM RAILING. DESIGN TO REJECT 4" SPHERE          |
| 018                           | IMPACT RATED GARAGE DOOR BY EDEN COAST- CHARCOAL GRAY FINISH    |
| 019                           | ALUMINUM SCREEN - CHARCOAL GRAY FINISH                          |
| 020                           | WALL MOUNTED LIGHT SCONCE                                       |
| 021                           | CONCRETE FLAT TILE ROOF, TYP. CHARCOAL GRAY                     |
| 022                           | DECORATIVE RAISED STUCCO BANDING                                |
| 023                           | EXISTING SPIRAL STAIR TO BE REFURBISHED                         |
| 024                           | RENOVATED CONCRETE STAIR STRUCTURE                              |
| 025                           | DECORATIVE SHUTTERS BY HB ELEMENTS - CHARCOAL GRAY FINISH       |
| 026                           | EXISTING ROOF STRUCTURE TO REMAIN                               |
| 027                           | NEW PRECAST FINIAL  |
| 028                           | NEW CONCRETE PARAPET EXTENSION                                  |
| 029                           | NEW SHED ROOF AND WOOD BRACKET                                  |
| 030                           | NEW CANTILEVER BALCONY  |



1 NEW PROPOSED FRONT ELEVATION  
3/16" = 1'-0"



2 PREVIOUS APPROVED FRONT ELEVATION  
3/16" = 1'-0"

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HIGHLAND BEACH  
BUILDING DEPARTMENT

PERMIT SET 12.19.23

| REVISIONS           | BY | DATE     |
|---------------------|----|----------|
| PERMIT SET          | KR | 12.19.23 |
| CITY COMMENTS       | CM | 05.16.24 |
| OWNER REVISIONS     | CM | 06.06.24 |
| WINDOW COORDINATION | CM | 07.30.24 |
| BALCONY SUBMISSION  | CM | 09.11.24 |
| CITY COMMENTS       | CM | 11.13.24 |

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HIGHLAND BEACH, FLORIDA 33487

RANDALL STOFFT  
ARCHITECTS  
distinctive. inspirational. architecture.

Job No. 2303012

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Randall Stoftt  
Architects  
Date: 2024.11.13  
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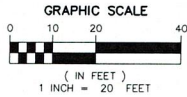


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A301b





SOUTH OCEAN BOULEVARD  
(STATE ROAD A-1-A)  
(100' RIGHT-OF-WAY)

ASPHALT PAVEMENT

CENTERLINE

CONCRETE POWER POLE

WATER METER

SECURITY CAMERA

MAILBOX POST-KEYPAD

TILE DRIVEWAY

FOUNTAIN

GAS METER

TILE DRIVEWAY

BRICK PAVEMENT DRIVE

1" DRAIN

BRICK PAVEMENT DRIVE AND PARKING AREA

0.4'x0.4' GATE

METAL MOTOR GATE POST

1"x1" GATE

MOTOR

PLANTER

0.7' CONC WALL

1.5'x1.5' COLUMNS CENTERED ON LINE

0.7' CONC WALL

FACE ON LINE

0.7' CONC WALL

FACE ON LINE

6' WOOD FENCE

FENCE ENDS 0.8' N

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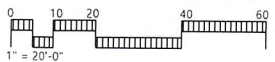
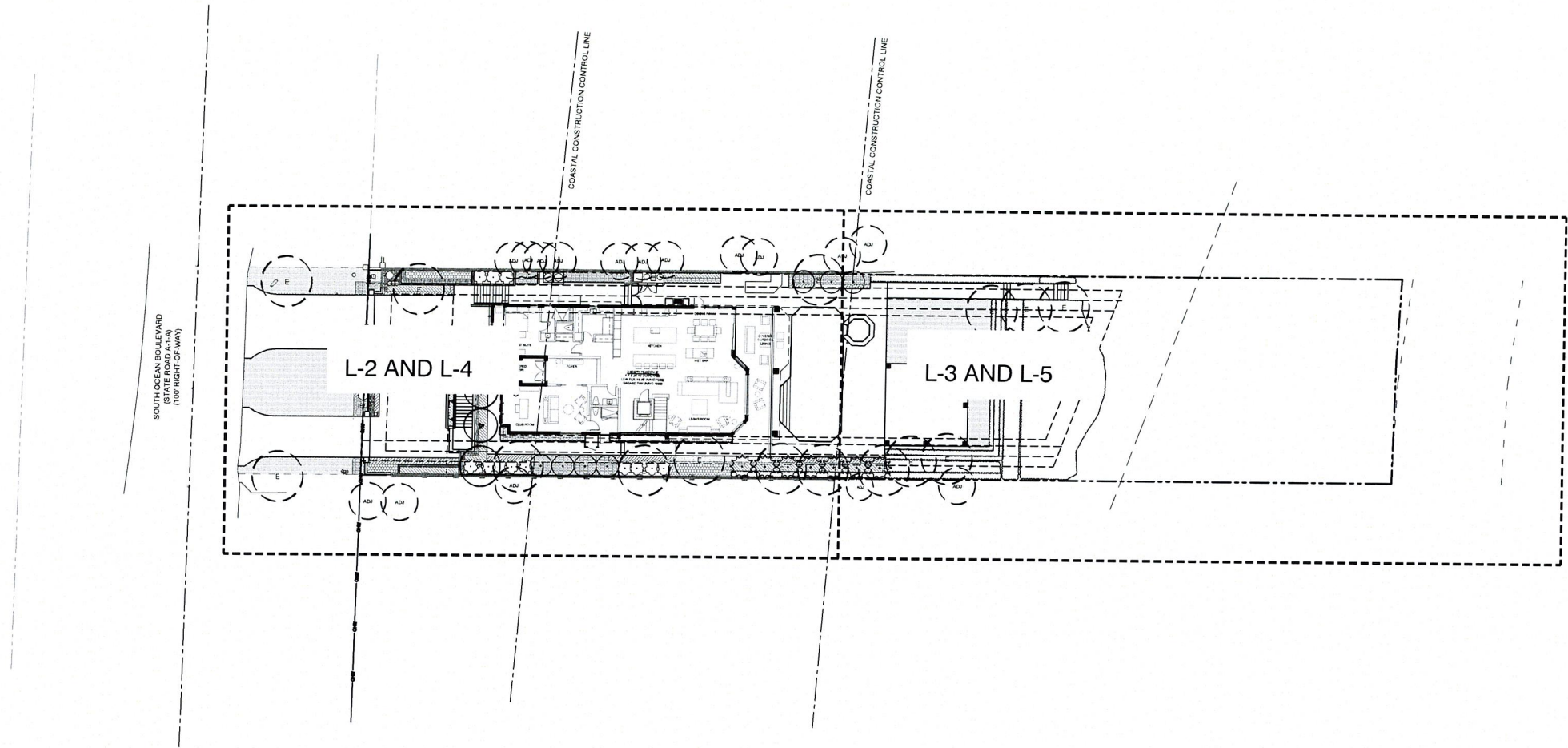
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| 2. FOR PERMIT | 10/22/24 |
| 3. FOR PERMIT |          |
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MASAREK RESIDENCE  
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HIGHLAND BEACH, FLORIDA 33487  
HIGHLAND BEACH, RML RESIDENTIAL LOW DENSITY

PLA<sup>TM</sup> DESIGN STUDIO

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STUDIO@PLADESIGNSTUDIO.COM T: OFFICE (561) 318-5556

Stephanie  
Portus

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Stephanie Portus  
Date: 2024.10.22  
14:55:58 -04'00'

Stephanie Portus FL Reg LA 6667215  
Beth Dawson FL Reg LA 6667273

|                |          |
|----------------|----------|
| project number | drawn by |
| 23-154         | LD/AM    |

sheet name

LANDSCAPE  
COVER  
SHEET

FOR PERMIT  
10/22/24

sheet number

L-1





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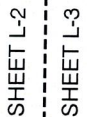
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Portus  
Date:  
2024.10.22  
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eg LA 6667215  
A 6667273

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LD/AM

L-2







|               |          |
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HIGHLAND BEACH, FLORIDA 33487

HIGHLAND BEACH, RML RESIDENTIAL LOW DENSITY

PLA<sup>TM</sup> DESIGN STUDIO

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STUDIO@PLADESIGNSTUDIO.COM T: OFFICE 561-315-5556

seal  
Stephanie Portus FL Reg LA 6667215  
Beth Dawson FL Reg LA 6667273  
project number  
23-154  
drawn by  
LD/AM  
sheet name

LANDSCAPE  
DISPOSITION  
PLAN

ISSUED  
02/13/25

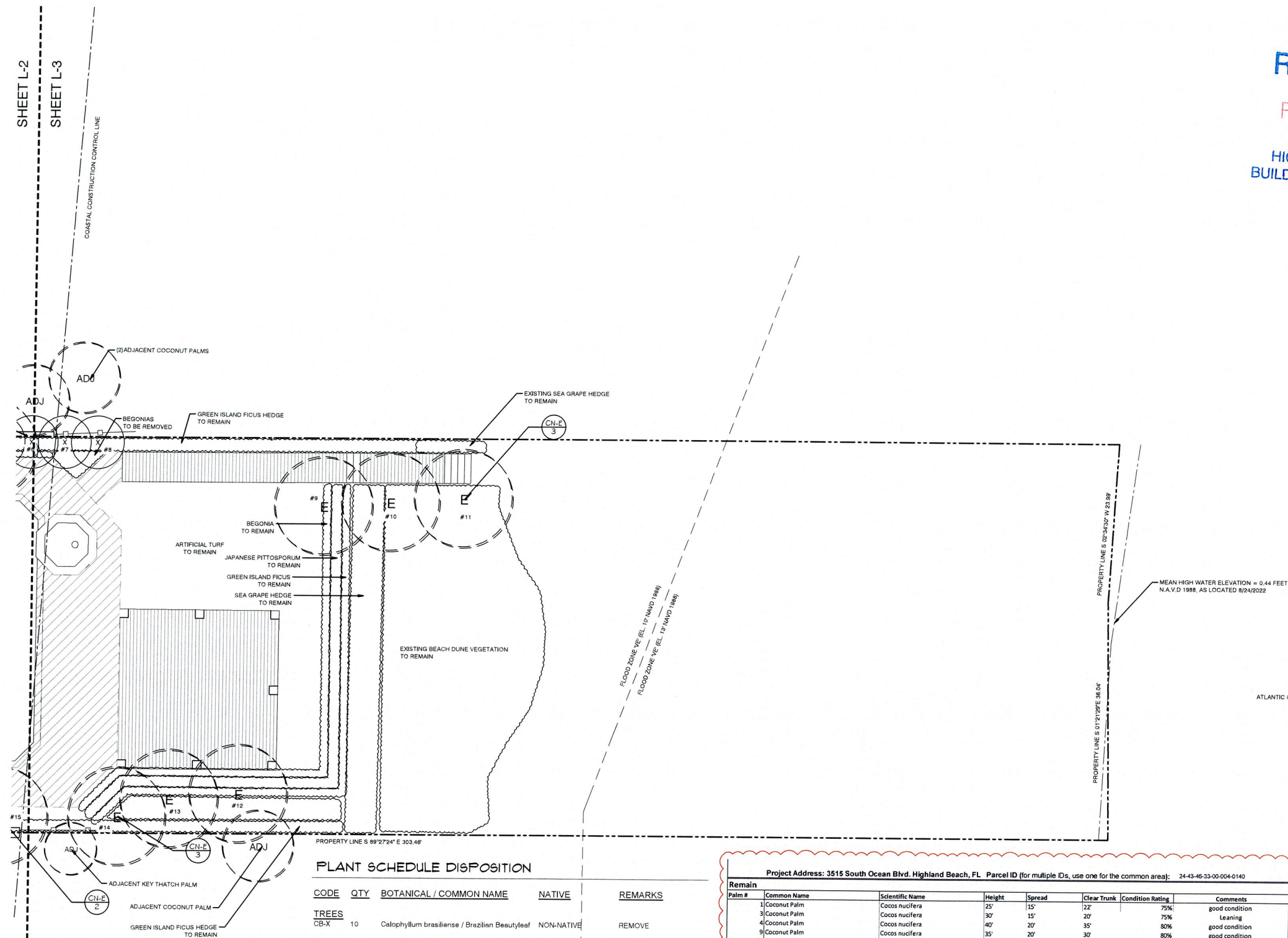
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HIGHLAND BEACH  
BUILDING DEPARTMENT



#### PLANT SCHEDULE DISPOSITION

| CODE              | QTY | BOTANICAL / COMMON NAME                        | NATIVE           | REMARKS              |
|-------------------|-----|--|------------------|----------------------|
| <b>TREES</b>      |     |  |                  |                      |
| CB-X              | 10  | Calophyllum brasiliense / Brazilian Beautyleaf | NON-NATIVE       | REMOVE               |
| <b>PALM TREES</b> |     |  |                  |                      |
| CH-R              | 1   | Chamaerops humilis / European Fan Palm         | FLORIDA FRIENDLY | EXISTING TO RELOCATE |
| CN-E              | 15  | Cocos nucifera / Coconut Palm                  | FLORIDA FRIENDLY | EXISTING TO REMAIN   |
| CN-X              | 1   | Cocos nucifera / Coconut Palm                  | FLORIDA FRIENDLY | REMOVE               |

| Project Address: 3515 South Ocean Blvd. Highland Beach, FL Parcel ID (for multiple IDs, use one for the common area): 24-43-46-33-00-004-0140 |                      |                          |        |        |             |                  |
|---|----------------------|--------------------------|--------|--------|-------------|------------------|
| <b>Remain</b>   |                      |                          |        |        |             |                  |
| Palm #  | Common Name          | Scientific Name          | Height | Spread | Clear Trunk | Condition Rating |
| 1   | Coconut Palm         | Cocos nucifera           | 25'    | 15'    | 22'         | 75%              |
| 3   | Coconut Palm         | Cocos nucifera           | 30'    | 15'    | 20'         | 75%              |
| 4   | Coconut Palm         | Cocos nucifera           | 40'    | 20'    | 35'         | 80%              |
| 9   | Coconut Palm         | Cocos nucifera           | 35'    | 20'    | 30'         | 80%              |
| 10  | Coconut Palm         | Cocos nucifera           | 30'    | 20'    | 25'         | 75%              |
| 11  | Coconut Palm         | Cocos nucifera           | 20'    | 15'    | 15'         | 60%              |
| 12  | Coconut Palm         | Cocos nucifera           | 35'    | 24'    | 25'         | 75%              |
| 13  | Coconut Palm         | Cocos nucifera           | 25'    | 15'    | 15'         | 75%              |
| 14  | Coconut Palm         | Cocos nucifera           | 45'    | 20'    | 38'         | 75%              |
| 15  | Coconut Palm         | Cocos nucifera           | 45'    | 20'    | 40'         | 65%              |
| 16  | Coconut Palm         | Cocos nucifera           | 40'    | 25'    | 25'         | 70%              |
| 17  | Coconut Palm         | Cocos nucifera           | 40'    | 25'    | 25'         | 70%              |
| 18  | Coconut Palm         | Cocos nucifera           | 40'    | 25'    | 25'         | 70%              |
| 25  | Coconut Palm         | Cocos nucifera           | 35'    | 15'    | 25'         | 75%              |
| 27  | Coconut Palm         | Cocos nucifera           | 35'    | 15'    | 22'         | 75%              |
| <b>Removal</b>  |                      |                          |        |        |             |                  |
| Tree #  | Common Name          | Scientific Name          | Height | Spread | DBH         | Condition Rating |
| 5   | Brazilian Beautyleaf | Callophyllum brasiliense | 15'    | 8'     | 2"          | 50%              |
| 6   | Brazilian Beautyleaf | Callophyllum brasiliense | 15'    | 8'     | 2"          | 50%              |
| 7   | Brazilian Beautyleaf | Callophyllum brasiliense | 15'    | 8'     | 2"          | 50%              |
| 8   | Brazilian Beautyleaf | Callophyllum brasiliense | 15'    | 8'     | 2"          | 50%              |
| 19  | Brazilian Beautyleaf | Callophyllum brasiliense | 15'    | 8'     | 2"          | 50%              |
| 20  | Brazilian Beautyleaf | Callophyllum brasiliense | 12'    | 5'     | 2"          | 50%              |
| 21  | Brazilian Beautyleaf | Callophyllum brasiliense | 12'    | 5'     | 2"          | 75%              |
| 22  | Brazilian Beautyleaf | Callophyllum brasiliense | 15'    | 8'     | 2"          | 75%              |
| 23  | Brazilian Beautyleaf | Callophyllum brasiliense | 15'    | 8'     | 2.5"        | 75%              |
| 24  | Brazilian Beautyleaf | Callophyllum brasiliense | 15'    | 8'     | 2"          | 75%              |
| <b>Relocation</b>   |                      |                          |        |        |             |                  |
| Palm #  | Common Name          | Scientific Name          | Height | Spread | Clear Trunk | Condition Rating |
| 2   | Coconut Palm         | Cocos nucifera           | 28'    | 12'    | 22'         | 45%              |
| <b>Relocation</b>   |                      |                          |        |        |             |                  |
| Palm #  | Common Name          | Scientific Name          | Height | Spread | Clear Trunk | Condition Rating |
| 26  | European Fan Palm    | Chamaerops humilis       | 25'    | 30'    | 20'         | 80%              |



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HIGHLAND BEACH  
BUILDING DEPARTMENT

SHEET L-4

SHEET L-5



| ISSUED FOR:   | DATE     |
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| 4.            |          |
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MASAREK RESIDENCE

3515 SOUTH OCEAN BLVD.  
HIGHLAND BEACH, FLORIDA 33487

HIGHLAND BEACH, RML RESIDENTIAL LOW DENSITY

PLA<sup>TM</sup> DESIGN  
STUDIO

2385 NW EXECUTIVE CENTER DR., STE 240, BOCA RATON, FL 33487  
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Stephanie Portus  
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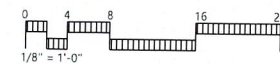
Stephanie Portus FL Reg LA 6667215  
Beth Dawson FL Reg LA 6667273  
project number 23-154  
sheet name LD/AM

LANDSCAPE  
PLAN

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10/22/24

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L-4



ASPHALT PAVEMENT

COASTAL CONSTRUCTION CONTROL LINE

COASTAL CONSTRUCTION CONTROL LINE

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Beth Dawson FL Reg. LA 6667273

project number  
23-154

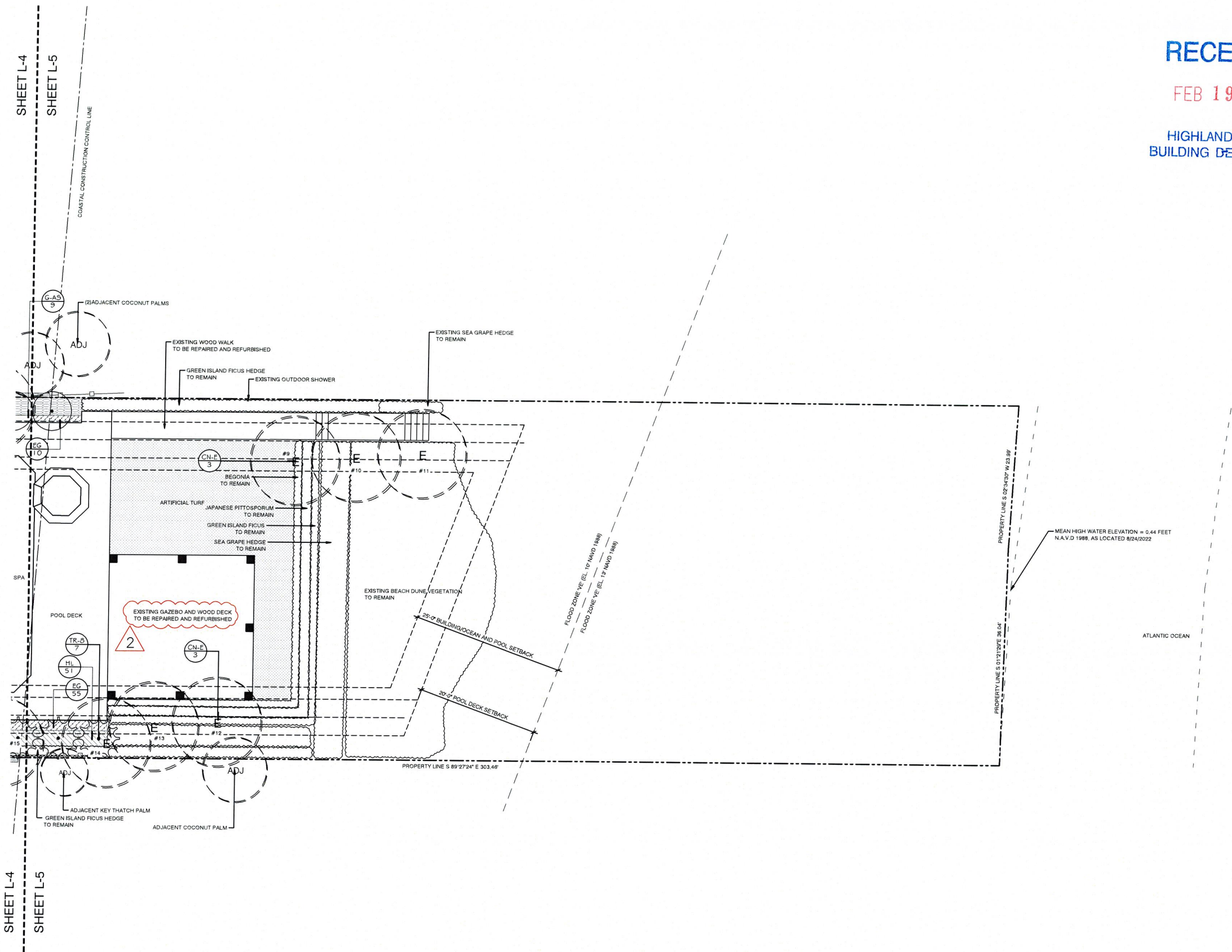
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PLANT SCHEDULE PROPOSED

| CODE               | QTY | BOTANICAL / COMMON NAME  | NATIVE           | CONTAINER   | HEIGHT     | SPREAD    | CALIPER  | REMARKS  |
|--------------------|-----|--|------------------|-------------|------------|-----------|----------|--|
| <b>TREES</b>       |     |  |                  |             |            |           |          |  |
| GS-14              | 7   | Garcinia speciosa / Garcinia                                     | FLORIDA FRIENDLY | B&B         | 14' HT     | 6' SPD    | 3" CAL   | FLORIDA NUMBER 1, STANDARD, FULL DENSE FOLIAGE, UPRIGHT, COMPACT GROWTH, MATCHING. |
| <b>PALM TREES</b>  |     |  |                  |             |            |           |          |  |
| CH-E               | 1   | Chamaerops humilis / European Fan Palm                           | FLORIDA FRIENDLY |             |            |           |          | EXISTING TO RELOCATE   |
| CN-E               | 15  | Cocos nucifera / Coconut Palm                                    | FLORIDA FRIENDLY |             |            |           |          | EXISTING TO REMAIN   |
| PE-20              | 2   | Pythosperma elegans / Alexander Palm                             | FLORIDA FRIENDLY | FIELD GROWN | 20' HT     | 10' SPD   |          | TRIPL. FULL HEAD, UNSCARRED TRUNK, MATCHING  |
| TR-8               | 7   | Thrinax radiata / Florida Thatch Palm                            | NATIVE           | FIELD GROWN | 8' HT      | 4'-5' SPD | NATIVE   | SINGLE, GRADE #1, FULL DENSE HEAD, GOOD COLOR                                      |
| <b>SHRUBS</b>      |     |  |                  |             |            |           |          |  |
| CG-4               | 5   | Clusia guttifera / Small-Leaf Clusia                             | FLORIDA FRIENDLY | 7G/14"      | 4' HT      | 3' W      |          | FULL TO BASE, LOW BRANCHING, DENSE INTACT FOLIAGE, NO VOIDS.                       |
| FP                 | 3   | Ficus pumila / Creeping Fig                                      | FLORIDA FRIENDLY | 1G/6"       | 6" HT      | 12" W     |          | FULL, DENSE FOLIAGE TO BASE, SHEAR TO 3' HT.                                       |
| PM-3               | 3   | Podocarpus macrophyllus 'Maki' / Shrubby Yew                     | FLORIDA FRIENDLY | 7G/14"      | 4' HT      | 18" W     |          | FULL, LOW BRANCHED, HEAVY, INTACT FRONDS.  |
| ZF                 | 12  | Zamia furfuracea / Cardboard Palm                                | FLORIDA FRIENDLY | 25G/21"     | 3'-4' HT   | 3'-4' W   |          |  |
| <b>SHRUB AREAS</b> |     |  |                  |             |            |           |          |  |
| CH-H               | 37  | Chrysobalanus icaco 'Horizontal' / Horizontal Cocoplum           | NATIVE           | 3G/10"      | 18" HT     | 18" W     | 24" o.c. | FULL, DENSE FOLIAGE TO BASE  |
| EG                 | 242 | Evolvulus glomeratus 'Blue Daze' / Brazilian Dwarf Morning Glory | FLORIDA FRIENDLY | 1G/6"       | 6"-8" HT   | 12" W     | 12" o.c. | FULL DENSE POTS, GOOD COLOR  |
| FM-G               | 199 | Ficus microcarpa 'Green Island' / Green Island Ficus             | NON-NATIVE       | 3G/10"      | 10" HT     | 14" W     | 18" o.c. | FULL DENSE FOLIAGE TO BASE   |
| G-AS               | 55  | Gaillardia x 'Arizona Sun' / Arizona Sun Blanket Flower          | FLORIDA FRIENDLY | 1G/6"       | 10"-12" HT | 10" W     | 12" o.c. | FULL DENSE POTS, GOOD COLOR  |
| HL                 | 129 | Hymenocallis latifolia / Spider Lily                             | FLORIDA FRIENDLY | 3G/10"      | 12" HT     | 12"-14" W | 18" o.c. | FLORIDA FANCY, DENSE FULL POT, INTACT LEAVES, GOOD COLOR.                          |
| IP-1               | 25  | Ipomoea pes-caprae / Railroad Vine                               | FLORIDA FRIENDLY | 1G/6"       | 10" HT     | 14" W     | 18" o.c. | FULL POT, DENSE FOLIAGE.   |

| MISC   | BOTANICAL NAME / COMMON NAME | QTY                      | REMARKS  |
|--------|------------------------------|--------------------------|--|
| BIO    | Bio Barrier-Typar or equal   | Verify LF in field       | PROVIDE BIO BARRIER ROOT CONTROL AT ROOTBALLS AS REQUIRED BY UTILITIES   |
| GRAVEL | Selected by client           | Verify quantity in field | PROVIDE MIN. 2" THICK APPLICATION PROVIDE OPTIONAL BLACK ALUMINUM EDGING ALONG LANDSCAPE BEDS-PERMALOC 'CLEAN LINE' OR EQUAL |
| MULCH  | Grade B+ Melaleuca Mulch     | Verify quantity in field | MINIMUM 3" DEPTH   |
| SOD    | 'Empire' Zoysia              | Verify SF in field       | MINIMUM 16"X24" PIECES, GRADED #1 OR BETTER, SEE LANDSCAPE SPECIFICATIONS SHEET  |

NOTES

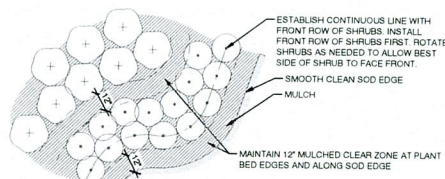
TREES OR PALMS PLANTED IN SOD SHALL HAVE MULCH RINGS TO PROTECT THEM FROM LAWN MAINTENANCE EQUIPMENT AND STRING TRIMMERS.

ALL PLANT MATERIAL SHALL BE FLORIDA #1 OR BETTER, AS DESCRIBED IN GRADES AND STANDARDS FOR NURSERY PLANTS, STATE OF FLORIDA, DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, TALLAHASSEE FLORIDA, LATEST EDITION.

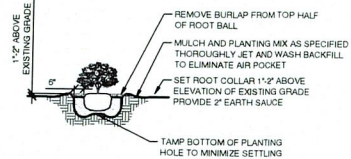
TO PROTECT AGAINST GANODERMA PALM FUNGUS, ALWAYS REMOVE ALL PALM STUMPS FROM PROPERTY.

PLA DESIGN STUDIO TO APPROVE STAKED LAYOUT OF ALL TREES AND PLANTING LAYOUT PRIOR TO INSTALLATION.

ALL IRRIGATION, IRRIGATION EQUIPMENT AND IRRIGATION BOXES TO BE CONCEALED.

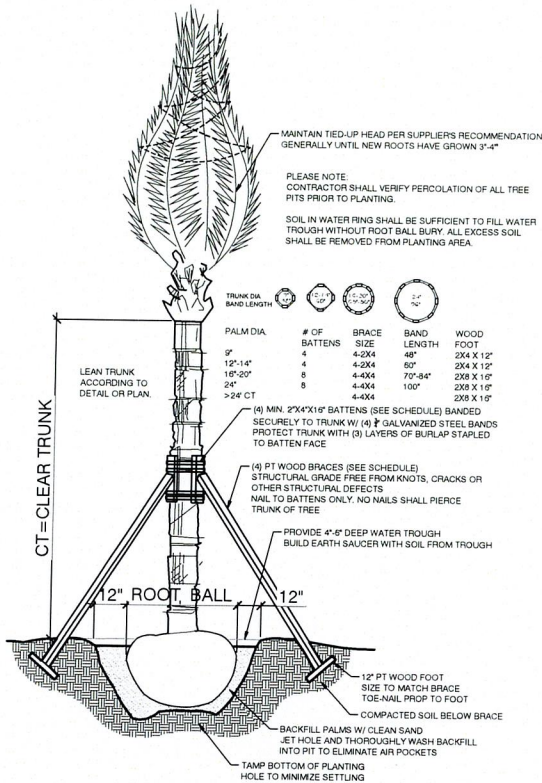


SHRUB/ GROUND COVER LAYOUT

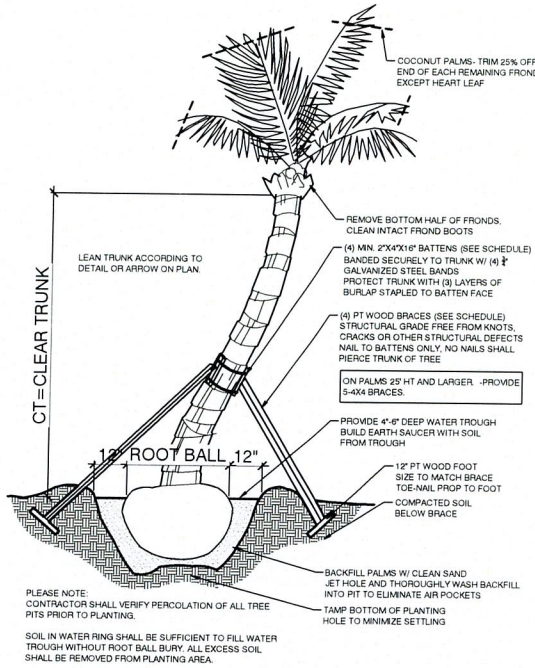


PLEASE NOTE:  
COMPLETELY REMOVE ALL SYNTHETIC MATERIALS

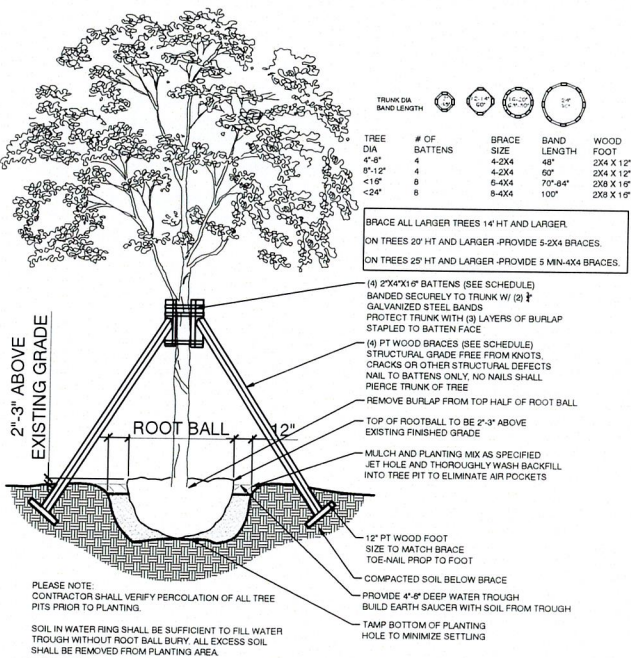
SHRUB/ GROUND COVER DETAIL



PALM PLANTING / BRACING DETAIL



CURVED PALM PLANTING DETAIL



TREE PLANTING BRACING DETAIL

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HIGHLAND BEACH  
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MASAREK RESIDENCE

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Stephanie Portus FL Reg LA 6667215  
Beth Dawson FL Reg LA 6667273

project number 23-154  
sheet name LD/AM

LANDSCAPE  
SCHEDULE  
AND DETAILS

FOR PERMIT  
10/22/24

sheet number

L-6



1.0 GENERAL

1.1 DESCRIPTION OF WORK:

- A. Extent of landscape development work is shown on the Drawings and in the related Schedules.
- B. The work consists of furnishing all plants, materials, equipment, necessary specialties and labor required for the installation of plant and other materials as shown on the Drawings and/or in the Specifications.
- C. Excavation, filling and grading required to establish elevations shown on the Drawings are not specified in this Section. Refer to earthwork Section.

1.2 REFERENCE PUBLICATIONS:

The following standards form a part of the Specifications:

- A. Florida Department of Agriculture "Grades and Standards for Nursery Plants", most recent edition.
- B. American Joint Committee on Horticultural Nomenclature "Standardized Plant Names Dictionary"
- C. The American Standard for Nursery Stock" (2004 edition).
- D. American National Standards Institute-ANSI
- ANSI A300 and ANSI Z60.1-most recent edition.
- E. Florida Friendly Best Management Practices for Protection of Water Resources by Green Industries, Florida Dept of Environmental Protection, Rev Dec 2008
- F. IFAS -Institute of Food and Agricultural Sciences, University of Florida. <http://hort.ufl.edu/woody/index.html>

1.3 INSTALLER - CONTRACTOR QUALIFICATIONS:

- A. The "Contractor" shall be State licensed and regularly engaged in the installation of living plant material. Labor crews shall be controlled and directed by a landscape foreman professionally trained and well versed in landscape installation, plant materials, reading blueprints and coordination between the job and nursery and shall be able to communicate with the Owner and the Landscape Architect.
- B. The Contractor shall be licensed and shall carry any necessary insurance and shall protect the Landscape Architect and Owner against all liabilities, claims or demands for injuries or damage to any person or property growing out of the performance of the work under this contract. All workers shall be covered by Workmen's Compensation Insurance.

1.4 SUBMITTALS: Refer to schedule of submittals.

1.5 COORDINATION:

- A. Coordinate and cooperate with other trades and contractors to enable the work to proceed as rapidly and efficiently as possible.
- B. Irrigation work shall normally precede plant installation Install trees, large B&B material, shrubs and ground cover plants before lawns are installed.
- C. Commencement of Work: Landscape Contractor shall notify Landscape Architect at least 7 days in advance of scheduled commencement of work. Landscape Contractor shall review plans and/or field layouts with Landscape Architect at least 2 days prior to installation or on the site as needed

- 1.6 INSPECTION OF SITE: Prior to the award of the contract, the Contractor shall acquaint himself with all site conditions. Should utilities or other improvements not shown on the Drawings be discovered during excavations, Contractor shall promptly notify the Landscape Architect or Owner for instructions as to further action. Failure to do so will make Contractor liable for any and all damage arising from his operations subsequent to discovery of such utilities not shown on Drawings.

1.7 PROTECTION OF EXISTING PLANTS AND SITE CONDITIONS:

- A. The Contractor shall provide, install and maintain the of necessary precautions to protect all persons and property, including the general public from harm or injury due to the work.
- B. The Contractor shall take precautions to protect existing site conditions. Should damage be incurred, the Contractor shall repair the damage to return the object or area to its original condition at no additional charge.
- C. Utility Locates: Regardless of utilities that may or may not be shown on the drawings, the Contractor shall be responsible to have utilities located in the area of work before the work commences. The Contractor shall also verify and comply with any requirements or clearances to plant materials that may be required of any Utility company.
- 1.8 CHANGES IN THE WORK: The Owner reserves the right to substitute, add or delete any material or work as the work progresses. Adjustment to the Contract Sum shall be approved by the Owner by a written Change Order, prior to execution. The Owner shall be given (2) week notice for the opportunity to review and approve all plant materials delivered to the job site prior to installation. When unit prices have been established, they shall prevail for all Contract Additions. For Contract Reductions, the Owner shall receive full credit, based on unit pricing, if changes are implemented prior to delivery of plant materials. If Owner changes are made prior to installation, Owner shall receive a credit for labor to install plants, less costs associated with purchase and delivery. The Landscape Architect assumes no financial or material responsibility for any changes made by, or on behalf of the the Owner.

1.9 OWNERS OBSERVATION:

- A. The Landscape Architect or Owner assumes no responsibility for the Contractor's means and methods in the execution of this contract beyond the observation to ensure, to the Owner's satisfaction, that the Design Intent of the Drawings and Specifications are being properly interpreted. This observation and checking will not relieve the Contractor of any responsibility for the performance of his work in accordance with the Drawings and the Specifications (including proper planting practices or other material or performance deficiencies).
- B. The Landscape Architect and Owner reserve the right to reject any portion of the work, material or workmanship which does not conform to the Contract Documents and Standard set forth herein.. Rejected work shall be removed and/or corrected by the Contractor, at his own expense, at the earliest possible time and prior to final payment.

1.10 PROJECT CONDITIONS:

- A. Familiarization with Overall Project Requirements: The Contractor shall review and become familiar with the Design and Work Intent of the proposed work related to the contractor's Work under this contract. The Contractor shall review the Drawings, Specifications, project/area access, contractor equipment access, existing and proposed utility locations, Irrigation Plans, Outdoor Lighting Plans, Paving Plans, Project Sequence and Timing plans, Town/HOA/ neighborhood requirements, etc.
- B. Obstructions: The Contractor shall exercise care in digging and other work so as not to damage existing work, including underground pipes, sprinklers, control cables and hydrants of watering systems. Should such overhead or underground obstruction be encountered while interfering with planting, the Landscape Architect shall be consulted for consideration of alternate locations of plants to clear such obstructions. The Contractor shall be responsible for the immediate repair of any damage caused by his work.
- C. After notice to proceed, the Contractor shall complete landscape work in a timely manner, as portions of site become available. Actual planting shall be performed only when weather and soil conditions are suitable in accordance with locally accepted practice.
- D. Contractor shall coordinate landscape and planting work with other trades, such as, the irrigation (sprinkler) installer, electrician, lighting installer, paving installer, and sod installer; Landscape installer shall coordinate to ensure that no plantings will interfere with the proper functioning of the sprinkler system. The Contractor shall point out to the Irrigation installer situations where minor adjustment or relocation or addition of sprinkler heads may be made for the planting as a whole. The Location of specimen plant materials, trees, palms and large shrubs shall prevail over irrigation head placement.

1.11 ACCEPTANCE:

- A. At the discretion of the Owner, early acceptance of the work may be obtained for progress payment of approved phases; or when the time between commencement of the work and substantial completion exceeds 90 days (at no fault of the contractor). Early acceptance shall be contingent upon a satisfactory inspection of the completed landscape work by the Landscape Architect and/or the Owner.
- B. Substantial Completion of the Work is the point in construction when the Work is sufficiently complete; in accordance with the Contract Documents; all related clean-up has been performed; and the Landscape Architect's provide an opinion that the Owner can utilize the work as intended.
- C. Final Completion is the completion of all work included in the Contract Documents except the Contractors responsibility to correct the work to the satisfaction of the Owner and the Landscape Architect. The Warranty Period and Maintenance period shall commence upon Final Acceptance.

1.12 WARRANTY PERIOD AND CORRECTION OF THE WORK:

- A. For a period of twelve months from the date of acceptance, all new plant materials except grass shall be alive and healthy, upright and in satisfactory growth for each specific kind of plant. There shall be no signs of nutrient deficiency, disease or insect infestations.
- B. Plants which are rejected shall be replaced or corrected within two weeks of rejection. Replacement material shall be the same species, size and quality as called for in the Contract. A new correction of the work period of twelve (12) months shall begin upon replacement and acceptance by the Landscape Architect of all replacement plants, this includes plants which are discovered at any time to have been planted at an improper depth.
- C. The installer shall repair damage to other plants or lawns that occurs during the plant replacement process at no cost to the Owner.
- D. Plants which have been approved and subsequently die or are damaged by washout, wind storm, traffic, vandalism, or demonstrable failure of the Owner to maintain after Substantial Completion of the Work is not covered in this correction of the work provision

2.0 PRODUCTS

2.1 MATERIALS LIST:

- A. Plant species and size shall conform with the Plant List and information noted on the Drawings.
- B. The quantities given in the Plant List are intended for the convenience and as a guide for the bidder and does not relieve the bidder of his responsibility to do a comprehensive plant take off from the Drawings. Information on the drawings control.

2.2 PLANT MATERIALS:

- A. All plant material shall be nursery grown unless otherwise noted. Plants shall be graded Florida No. 1 or better and shall be sized as outlined under Grades & Standards for Nursery Plants, State Plant Board of Florida. Coconut Palms shall be grown from certified seed.
- B. Collected material when specified or approved shall be in good health, free from disease, insect or weed infestation. Testing may be required at the discretion of the Landscape Architect and/or the Owner and shall be provided at no additional cost.
- C. Plants materials must equal or exceed the measurements specified in the plant list, which are the minimum acceptable sizes. Those plants specified as specimens are to be approved by the Landscape Architect before being brought to the site. Unless otherwise noted on the drawings, these plants shall be Florida Fancy.
- D. Height of plant materials shall be measured from the top of the ball to the top of the plant with branches (or fronds) in normal position. Their width shall be measured across the normal spread of the branches (or fronds). In cluster type palms the main trunk shall meet the height requirement and all other trunks shall be 3/4 or more of the required height unless otherwise noted on the drawings. Where symmetry is required, match plants used as nearly as possible to the satisfaction of the Landscape Architect.
- E. Plants that meet the height requirements, specified, but do not have the normal balance of height and spread typical for the respective plant, shall not be accepted.

B&B - field grown plant "balled and burlapped"

- Cal - caliper/diameter measured 6" (152.4 mm) above soil line. For trunks larger than 4" (88.4 mm) diameter, the caliper measurement shall be determined at 12" above soil line.
- CT - clear trunk measurement from top of ball to first branching.
- CW - clear wood, in palms the distance from soil line to lowest living frond leaf base.
- DBH - caliper or diameter measured 4 feet (1.22 meters) above soil line
- GW - Greywood, in palms, trunk and other foreign materials which might be a hindrance to planting
- OA - overall height from top of ball to top of current season's growth or last open frond in normal position in palms.

- Spd - spread or average distance across the average diameter of plant branching structure.
- G. Root packaging and Containers: Plant materials in containers shall have a well established root system and shall not be root bound. All plant materials not in containers shall be balled and burlapped and dug with a firm natural ball of earth. Balls shall be firmly wrapped with burlap or similar biodegradable material and bound with twine, cord or wire mesh. The minimum ball sizes will be in accordance with "Grades & Standards for Nursery Plants". No plant shall be accepted if the root ball has been cracked or broken. All containers and root balls shall be kept moist at all times. All plants which cannot be planted immediately on delivery shall be kept moist and protected from drying winds and sun.

H. Container Grown Plants: Plants grown in containers will be accepted as "B&B", providing that all other specifications are met. Container grown plants shall meet plant sizes as specified and shall be in good health and shall not be governed by container size. Minimum root balls of container grown material shall be no more than 25% less proportionately than that stated in latest edition of Florida "Grades & Standards" for nursery plants. Plants shall have been grown in the container for a max. of 2 years prior to installation and shall exhibit a fully developed root system throughout when removed from container. There shall be no girdling or circling roots exceeding 50% of the pot diameter and no root rot.

- I. Substitution: Plant substitution by the Contractor will be considered by Landscape Architect only upon submission of proof that the plant is not obtainable in the type and size specified. Should the specified plant indeed not be available, 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 owner approval.

- 2.3 PLANTING SOIL: Planting soil shall be free draining, sandy loam and shall contain a 5% minimum and up to a 15% maximum amount of decomposed organic matter. Planting soil shall be free of clay, stones, plants, roots and other foreign materials which might be a hindrance to planting operations or be detrimental to good plant growth. It shall have a pH between 6.0 and 7.0. Soil shall be delivered in a loose friable condition and applied in accordance with the planting specifications.
- 2.4 PEAT: Horticultural peat composed of not less than 60% decomposed organic matter by weight, on an oven dried basis. Peat shall be delivered to the site in a workable condition free from lumps.

2.5 WATER:

- A. Clean Water for planting will be available at the site and shall be provided by the Owner unless special provision is determined in the Contract Documents.
- B. Contractor shall determine the source and suitability of the Owner's water. In the event the water source is not suitable, the Owner shall be given written notice of such at least two weeks prior to the commencement of Work.

2.6 SOIL TESTING:

- A. Landscape Contractor shall provide testing of existing soils on Site for all soil types, including imported soils, in the planting area. No less than 2 representative samples shall be submitted to and tested by an independent professional testing lab for analysis and fertility recommendations.
- B. Soil Testing Lab - Call for Info, testing services, fees and Import permit. Micro-Macro International P 706-548-4557 F 706-548-4891 Web: [www.mmilabs.com](http://www.mmilabs.com) 183 Paradise Blvd, Suite 10B, Athens, Georgia, 30607

2.7 COMMERCIAL FERTILIZER AND PLANTING AMENDMENTS:

- A. Fertilizer and fertilization rates for the project shall be provided and applied based on the results of the soils test. Follow all Manufacturer's Label Rates and application recommendations.
- B. Commercial fertilizer shall be slow-release organic formulation containing nitrogen, phosphorus and potassium, not to exceed an analysis of 6-6-6. Nitrogen shall be not less than 50% water insoluble., inorganic nitrogen and shall not be derived from the sodium form of nitrate. Iron shall be in the chelated form, not be less than 2% and magnesium shall not be less than 2%. Fertilizers shall be in the form of granules or pellets in original containers, each bearing the manufacturer's ingredients and guaranteed analysis. Submit a copy of the Manufacturer's guaranteed analysis and proof of delivery to the Landscape Architect. Any fertilizer that becomes caked or otherwise damaged is unacceptable.
- C. Microbial Additives: Mycorrhizal and microbial additives shall provided as specified in the Schedule of Soil amendments. Contractor shall submit a copy of the manufacturer's label/ product use instructions that include all ingredients, guaranteed analysis and application rates. All supplements shall be supplied in fresh, unopened packaging prior to product expiration. Product that becomes caked or damaged is unacceptable and shall not be used.

2.8 MISCELLANEOUS LANDSCAPE MATERIALS:

- A. Mulch: Shredded hardwood mulch -grade "A" -verify color. Mulch shall not contain chunks larger than 1 inch (25.4 mm) in diameter, branches, stones or other foreign material that will prevent its eventual decay.
- B. Alternate Mulches: Pine Bark Nuggets - Jumbo size Pine Straw
- C. Gravel Mulch: Provide samples of all gravels to Landscape Architect for approval prior to ordering. Gravel shall be used only where specifically indicated on the plans of the size and type shown. Unless otherwise specified it shall be water-worn, hard, durable gravel, washed free of loam, sand, clay and other foreign substances. It shall be a minimum of 2" (44.2 mm) deep and shall be contained with gravel stops. It shall be a maximum of 1-1/2" (38.1 mm), a minimum of 3/4" (19 mm) and of a readily-available natural gravel color range.
- D. Braces: Provide braces, battens, stakes and deadman of sound new pressure-treated lumber, free of knot holes and other defects. Braces shall be pressure-treated 2x lumber (4x lumber where appropriate) and shall be secured to battens and stakes with a min of (2) -16D, dbI head galv. forming nails. Battens shall be 2x4 pressure treated lumber and padded with burlap. Battens shall be secured to tree trunks with 3/4" Stainless steel or galvanized banding. Stakes shall be pressure-treated 2x lumber and shall be driven to within 2" of the surrounding grade. All exposed ground-stakes shall be painted with a high-visibility, contrasting, fluorescent paint until twice and secured with adjustable knots. Stakes, trunks and stems shall be wrapped at least 1/2" (12.7 mm) (pieces), 1 part coarse sand and 50 pounds (1,862 kg) composted cow manure per cubic yard (76455 cubic meters). Mix in Osmocote fertilizer and micro-organisms at label rates, see 2.7C.
- E. Soil Mix: For Annual or seasonal color beds: 2 parts top soil 1 part fine pins bark mulch (1/2" (12.7 mm) pieces), 1 part coarse sand and 50 pounds (1,862 kg) composted cow manure per cubic yard (76455 cubic meters). Mix in Osmocote fertilizer and micro-organisms at label rates, see 2.7C.
- F. Planter Soil Mixture a loose, friable blend consisting of: 5 parts coarse sand, 2 parts peat humus or bagged topsoil and 3 parts pinebark. Mix in Osmocote fertilizer and microorganisms at label rates, see 2.7C.

3.0 EXECUTION

3.1 PREPARATION, SITE WORK AND COORDINATION:

- A. Grading: Contractor shall inspect the site to verify that finish grades (accurate within 2" (51 mm), have been established in accordance with Civil Engineer's Drainage Plan and the Landscape Architect's shaping and grading Plan or other job requirements prior to beginning any planting operations. Coordinate with Landscape Architect and General Contractor for release of areas before planting operations begin.
- B. Rough Grading and Shaping - Rough grading and bulk filling of site shall be the general responsibility of the General Contractor unless otherwise noted. Rough grade shall include placement and distribution of bulk fill material sufficient to generally be within 4" of final grade for landscape and within 2" of final grade for sod areas. Rough grades shall conform with the general intent of the drainage and grading plans. Rough grades may be field adjusted to allow for fill as generated by planting activities.
- C. Finish Grading - Finish and final grading shall be reviewed, approved and released by Landscape Architect or authorized Project Manager. Landscape Contractor shall notify LA/ Project Manager, in writing, 3 days before planting work in a given area is expected to commence. Finish Grades are the responsibility of the Landscape Contractor -including bog blading and leveling of open sod areas.

Finish grades of all planting areas shall be at 2' below pavement, after planting unless otherwise noted. Finish grades shall include any top soil and soil amendments as specified. If at any time the sub-grades are determined to be inadequate for proper design, the Project Manager should be given notification in writing.

- D. Top soils -The supply, placement and grading of Top soils shall be the responsibility of the Landscape Contractor unless otherwise determined in the Construction Documents.
- E. Irrigation-The Landscape Contractor shall coordinate with the Irrigation installer. Irrigation system shall be installed according to Irrigation Plans and Specifications with any necessary field adjustments to complement the Landscaping Plans. Spray zones for sod and planted areas as described shall have 105% head to head coverage, matched precipitation rates and uniform water distribution with equipment as outlined. Drip emitters shall be installed per schedule. Drip and spray irrigation shall be fully operational and accepted before any mulch, stone, short ground covers or sod is installed. Irrigation zones shall be operating and accepted by Landscape Architect and/or irrigation designer before areas will be released for final planting and/or mulching as noted above. In the event of conflicts with landscaping and irrigation pipes or emitters, the location of trees, palms, large shrubs and specimens shall prevail. Pipes and emitters shall be relocated/adjusted to eliminate conflict and allow for the proper function of equipment.
- F. Landscape Lighting - The Landscape Contractor shall closely coordinate with the Lighting installer. Outdoor and site lighting system shall be installed according to the Lighting Plans and Specifications, with any necessary field adjustments to complement the Landscaping Plans and Landscape lighting conduit shall be coordinated and installed in conjunction with irrigation trenching where ever suitable. Lighting conduit shall be installed and/or adjust AFTER major trees and palms are installed and before shrubs/ground covers are installed. In-ground fixtures or other work requiring excavation, must be installed before sod, stone mulch and landscape mulch are installed. Lighting stubs -ups/placements shall be reviewed approved and released by Landscape Architect before mulch, stone, ground covers or sod is installed.

- G. Mulch, Edging and Stone: Mulch-Before mulch of any kind is installed, Finish Grading, Operational Irrigation, Lighting conduit, in-ground fixtures and metal edging shall be in place and accepted and released by either Landscape Architect or General Contractor.
- H. Sod - Before sod of any kind will be installed, Finish Grading, Operational Irrigation, Lighting conduit, in-ground fixtures, metal edging and mulch shall be in place and accepted and accepted subject to review and acceptance by Landscape Architect. Landscape Architect is responsible for all fine grading before sod is installed.
- I. Removal of Rubbish: Any objectionable materials, such as construction debris be encountered during planting operations, they shall be promptly removed from the site by the landscape installer.

3.2 PROTECTION OF PLANTS:

- A. "Root Protection": All field grown trees, palms and plants shall be hand dug with sharp shovels or approved tree-saws. Backhoe-dug trees shall not be accepted. Roots shall be cleanly cut with sharp instruments. Balled and burlapped plants: plants designated "B&B" shall be dug with firm, moist earth of sufficient diameter and depth to encompass the fibrous and feeding root system, necessary for full recovery of plant. Balls shall be firmly wrapped with burlap or similar materials and bound with twine, cord or wire mesh. All collected plants shall be "B&B". Trees, palms and plants shall not be dug during periods of excessive heat or drought unless supplemental water is applied for at least 5-7 days in advance.
- B. Handling -Containerized plants shall be handled by their container w/ proper support given to all parts of plant to prevent damage. Trees and palms shall only be handled w/ padded slings rated for 10x the weight of carried load. Trunks shall be wrapped min. 2X prior to cinch loop. No chain, rope or unpadding webbing shall be used to handle trees and palms.
- C. Protection During Transporting: All plant material shall be protected from possible injury or breakage of branches. Provide all necessary splints, stakes, kraft paper wrapping and sleeves to secure and protect roots, stems and foliage of plant materials during shipment. All plants transported by open trucks or sea-containers shall be adequately covered to prevent windburn, drying or damage to plants.
- D. Protection After Delivery: Plants which cannot be planted immediately on delivery to the site shall be kept moist at all times and provided protection from the drying of wind and sun. All plants shall be kept moist as necessary until planted. Storage period shall not exceed 72 hours. In plants cannot be installed within 48 hours, they shall be "heeled-in" earth trench rows and maintained in healthy condition until final installation.
- E. Protection of Palms: A minimum number of fronds shall be removed from the crown of palm trees to facilitate moving/handling. Remaining fronds shall be tied and braced if required.
- F. Protection During Planting: Trees moved by winch or crane shall be thoroughly protected from chain marks, girdling or bark slippage by means of burlap, padding, wood battens or other approved methods.

- G. Plants that show symptoms of bark compression, girdling or bark slippage or other damage are unacceptable.
- H. Special Treatment and Handling: Sabal Palms (Cabbage Palms) shall be "hurricane cut" in the field prior to transport. Clear trunk shall be as specified after the minimum number of fronds have been removed. Sabal Palms shall be taken from moist, "black" growing areas. All burn marks on Sabal Palm trunks shall be removed. Collected or Field Dug Specimen Palms: All field dug palms, (except-Adonidia, Cocos, Phoenix, Washingtonia, Ptychosperma, Hypophorbe sp.) palms shall be root pruned 2' in advance of being lifted and moved. All palms shall be watered for 1 week prior to digging in the field. Heads shall have the lower 20% of fronds removed or as otherwise determined by Supplier. Heads shall be securely tied and secured before transporting. Heads shall remain tied-up until new root growth is visible or as otherwise determined by Supplier. All Palms shall have heads tied and braced during shipping & handling. Canary Date Palms shall have heads securely stabilized with 4x4 bud splints

3.3 PLANTING OPERATIONS:

- A. Layout: The location for plants and outlines of areas to be planted are indicated on the Drawings. All plant locations shall be laid out and flagged in the field by the Contractor to the satisfaction of the Landscape Architect before planting operations commence. The Contractor shall lay out the locations for plants and outlines of areas to be planted are indicated on the Drawings. All plant locations shall be laid out and flagged in the field by the Contractor to the satisfaction of the Landscape Architect before planting operations commence. The Contractor shall lay out the locations for plants and outlines of areas to be planted are indicated on the Drawings. All plant locations shall be laid out and flagged in the field by the Contractor to the satisfaction of the Landscape Architect before planting operations commence. The Contractor shall lay out the locations for plants and outlines of areas to be planted are indicated on the Drawings. 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FEB 19 2025

HIGHLAND BEACH  
BUILDING DEPARTMENT



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| ISSUED FOR:   | 06/27/24 |
| 1. FOR PERMIT | 10/22/24 |
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MASAREK RESIDENCE

3515 SOUTH OCEAN BLVD.  
HIGHLAND BEACH, FLORIDA 33487  
HIGHLAND BEACH, RML RESIDENTIAL LOW DENSITY

PLA<sup>TM</sup> DESIGN STUDIO

2385 NW EXECUTIVE CENTER DR., STE 240, BOCA RATON, FL 33431  
STUDIO@PLADESIGNSTUDIO.COM | OFFICE 561-318-5556

Stephanie Portus  
Digitally signed by Stephanie Portus  
Date: 2024.10.22 14:51:56 -04'00'

Stephanie Portus FL Reg LA 6667215  
Beth Dawson FL Reg LA 6667273

project number drawn by

23-154 LD

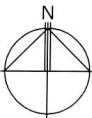
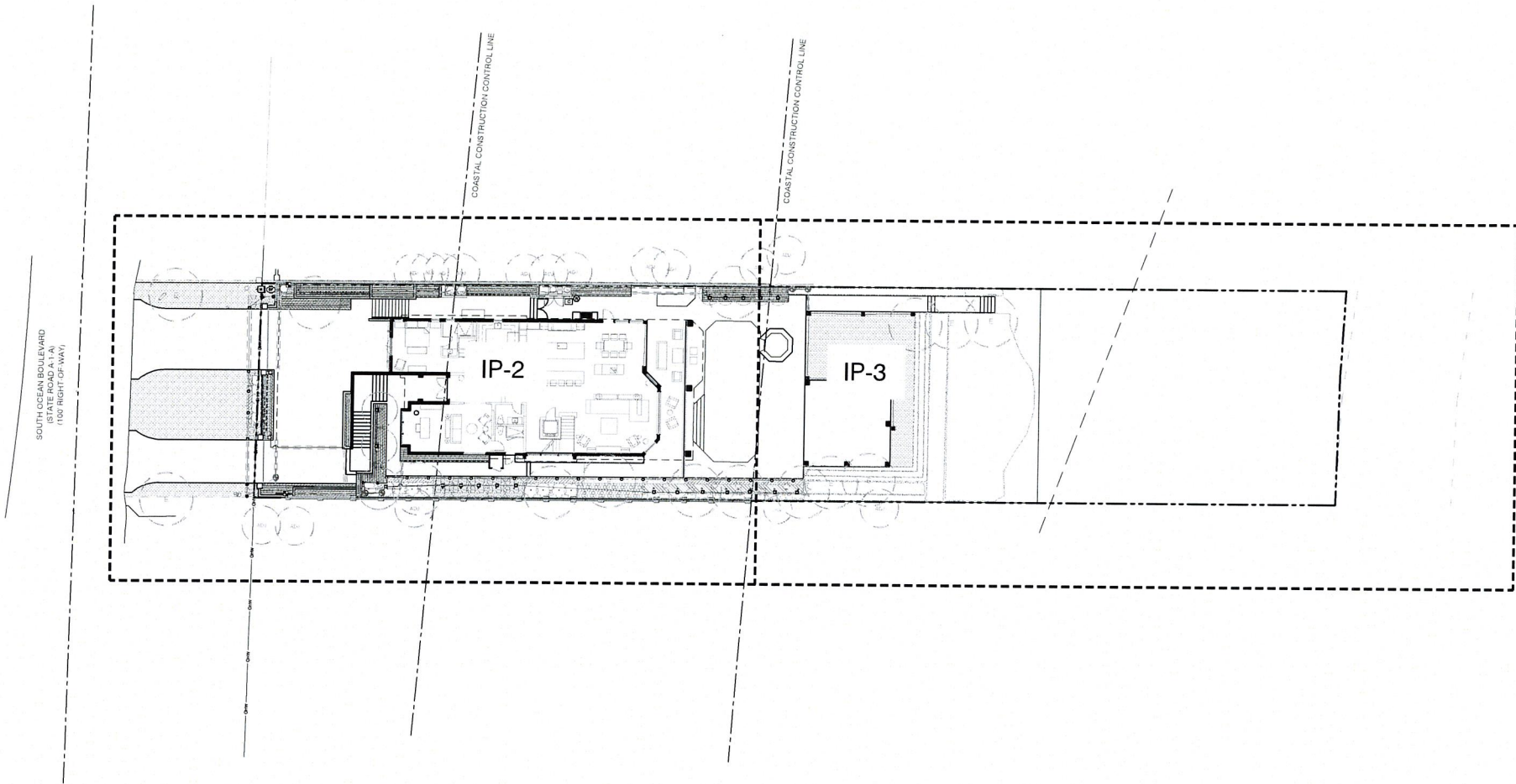
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IRRIGATION PLAN

FOR PERMIT  
10/22/24

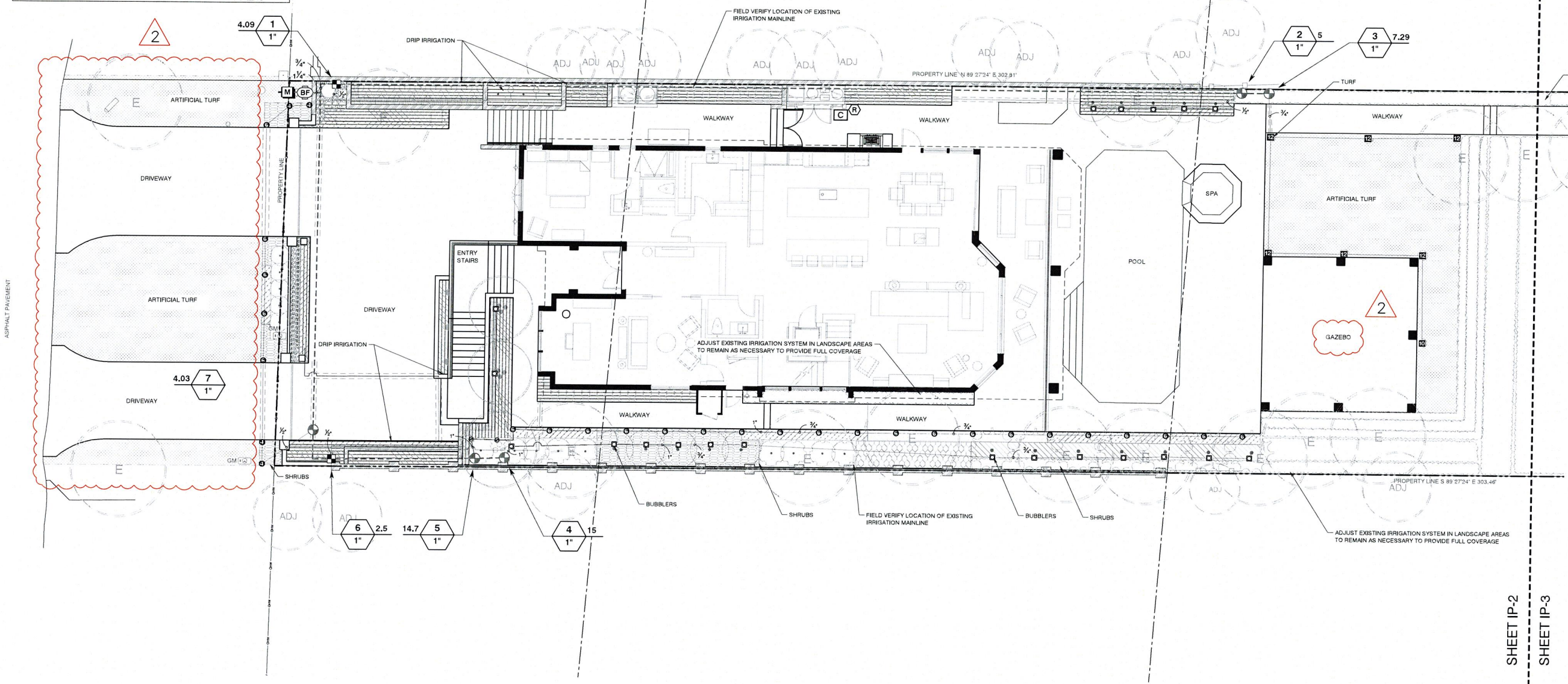
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IP-1





- NOTE:
1. MAIN LINE LOCATION IS SCHEMATIC.
  2. ANY LATERAL LINES SHOWN OFF PROPERTY ARE FOR CLARITY OF DRAWING PURPOSES ONLY. ALL LATERAL LINES SHALL BE INSTALLED WITHIN THE PROPERTY LINES.
  3. CONTROL WIRES TO BE INSTALLED WITHIN CONDUIT IN ALL AREAS AND SLEEVED UNDER HARDSCAPE AREAS.
  4. VALVES AND MAINLINE MUST BE INSTALLED WITHIN LANDSCAPE AREAS.
  5. PROVIDE 100% COVERAGE WITH 100% OVERLAP FOR ALL IRRIGATED AREA.
  6. IRRIGATION/SPRINKLER SYSTEMS MUST BE MIN. 1' (253MM) AWAY FROM BUILDING WALLS.
- SLEEVING:
1. ALL MAINLINE, LATERAL LINES, AND CONTROL WIRES UNDER HARDSCAPE AREAS SHALL BE INSTALLED IN SEPARATE SLEEVES.
  2. ALL SLEEVES SHALL BE A MINIMUM OF TWICE (2X) THE DIAMETER OF THE PIPE TO BE SLEEVED. NO SLEEVE SHALL BE SMALLER THAN 2 INCHES. SEE PLAN FOR PIPE SIZING.



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HIGHLAND BEACH  
BUILDING DEPARTMENT

SHEET IP-2

SHEET IP-3



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MASAREK RESIDENCE  
3515 SOUTH OCEAN BLVD.  
HIGHLAND BEACH, FLORIDA 33487  
HIGHLAND BEACH, RML RESIDENTIAL LOW DENSITY

PLA<sup>TM</sup> DESIGN  
STUDIO

Stephanie  
Portus

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Stephanie Portus FL Reg LA 6667215  
Beth Dawson FL Reg LA 6667273  
project number drawn by  
23-154 LD

IRRIGATION  
PLAN

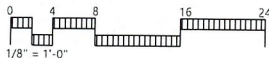
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IP-2

CALL SUNSHINE NO-CUTS 48 HOURS BEFORE YOU DIG. 1-800-432-4770.

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HIGHLAND BEACH  
BUILDING DEPARTMENT

VALVE SCHEDULE

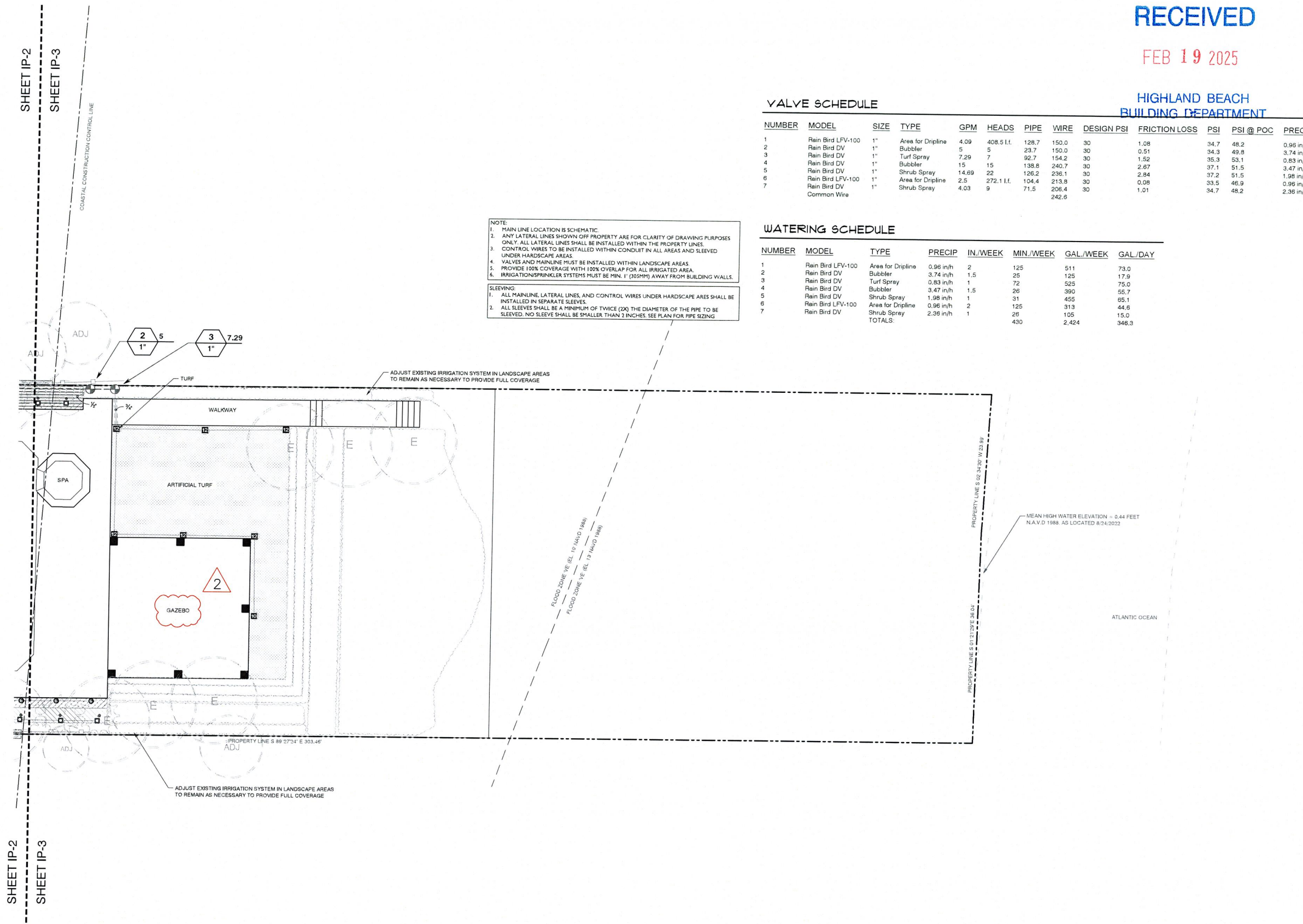
| NUMBER      | MODEL             | SIZE | TYPE              | GPM   | HEADS      | PIPE  | WIRE  | DESIGN PSI | FRICTION LOSS | PSI  | PSI @ POC | PRECIP    |
|-------------|-------------------|------|-------------------|-------|------------|-------|-------|------------|---------------|------|-----------|-----------|
| 1           | Rain Bird LFV-100 | 1"   | Area for Dripline | 4.09  | 408.5 I.F. | 128.7 | 150.0 | 30         | 1.08          | 34.7 | 48.2      | 0.96 in/h |
| 2           | Rain Bird DV      | 1"   | Bubbler           | 5     | 23.7       | 150.0 | 30    | 0.51       | 34.3          | 49.8 |           | 3.74 in/h |
| 3           | Rain Bird DV      | 1"   | Turf Spray        | 7.29  | 7          | 92.7  | 154.2 | 30         | 1.52          | 35.3 | 53.1      | 0.83 in/h |
| 4           | Rain Bird DV      | 1"   | Bubbler           | 15    | 15         | 138.8 | 240.7 | 30         | 2.87          | 37.1 | 51.5      | 3.47 in/h |
| 5           | Rain Bird DV      | 1"   | Shrub Spray       | 14.69 | 22         | 126.2 | 236.1 | 30         | 2.84          | 37.2 | 51.5      | 1.98 in/h |
| 6           | Rain Bird LFV-100 | 1"   | Area for Dripline | 2.5   | 272.1 I.F. | 104.4 | 213.8 | 30         | 0.08          | 33.5 | 46.9      | 0.96 in/h |
| 7           | Rain Bird DV      | 1"   | Shrub Spray       | 4.03  | 9          | 71.5  | 206.4 | 30         | 1.01          | 34.7 | 48.2      | 2.36 in/h |
| Common Wire |                   |      |                   |       |            |       | 242.6 |            |               |      |           |           |

WATERING SCHEDULE

| NUMBER  | MODEL             | TYPE              | PRECIP    | IN./WEEK | MIN./WEEK | GAL./WEEK | GAL./DAY |
|---------|-------------------|-------------------|-----------|----------|-----------|-----------|----------|
| 1       | Rain Bird LFV-100 | Area for Dripline | 0.96 in/h | 2        | 125       | 511       | 73.0     |
| 2       | Rain Bird DV      | Bubbler           | 3.74 in/h | 1.5      | 25        | 125       | 17.9     |
| 3       | Rain Bird DV      | Turf Spray        | 0.83 in/h | 1        | 72        | 525       | 75.0     |
| 4       | Rain Bird DV      | Bubbler           | 3.47 in/h | 1.5      | 26        | 390       | 55.7     |
| 5       | Rain Bird DV      | Shrub Spray       | 1.98 in/h | 1        | 31        | 455       | 65.1     |
| 6       | Rain Bird LFV-100 | Area for Dripline | 0.96 in/h | 2        | 125       | 313       | 44.6     |
| 7       | Rain Bird DV      | Shrub Spray       | 2.36 in/h | 1        | 28        | 105       | 15.0     |
| TOTALS: |                   |                   |           |          | 430       | 2,424     | 346.3    |

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  4. VALVES AND MAINLINE MUST BE INSTALLED WITHIN LANDSCAPE AREAS.
  5. PROVIDE 100% COVERAGE WITH 100% OVERLAP FOR ALL IRRIGATED AREA.
  6. IRRIGATION SPRINKLER SYSTEMS MUST BE MIN. 1' (303MM) AWAY FROM BUILDING WALLS.

- SLEEVING:
1. ALL MAINLINE, LATERAL LINES, AND CONTROL WIRES UNDER HARDSCAPE AREAS SHALL BE INSTALLED IN SEPARATE SLEEVES.
  2. ALL SLEEVES SHALL BE A MINIMUM OF TWICE (2X) THE DIAMETER OF THE PIPE TO BE SLEEVED. NO SLEEVE SHALL BE SMALLER THAN 2 INCHES. SEE PLAN FOR PIPE SIZING.



MASAREK RESIDENCE  
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HIGHLAND BEACH, FLORIDA 33487  
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Stephanie Portus FL Reg LA 6667215  
Beth Dawson FL Reg LA 6667273

project number  
23-154

drawn by  
LD

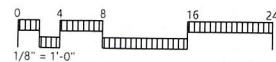
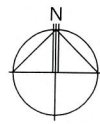
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IRRIGATION  
PLAN

FOR PERMIT  
10/22/24

sheet number

IP-3



CALL SUNSHINE NO-CUTS 48 HOURS BEFORE YOU DIG. 1-800-432-4770.

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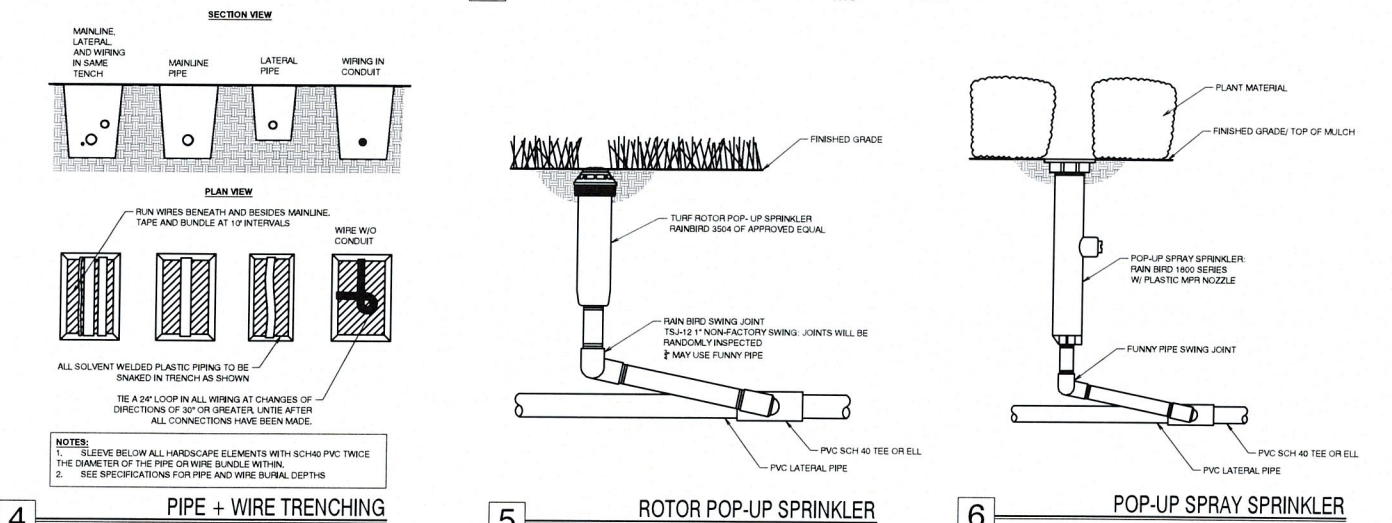
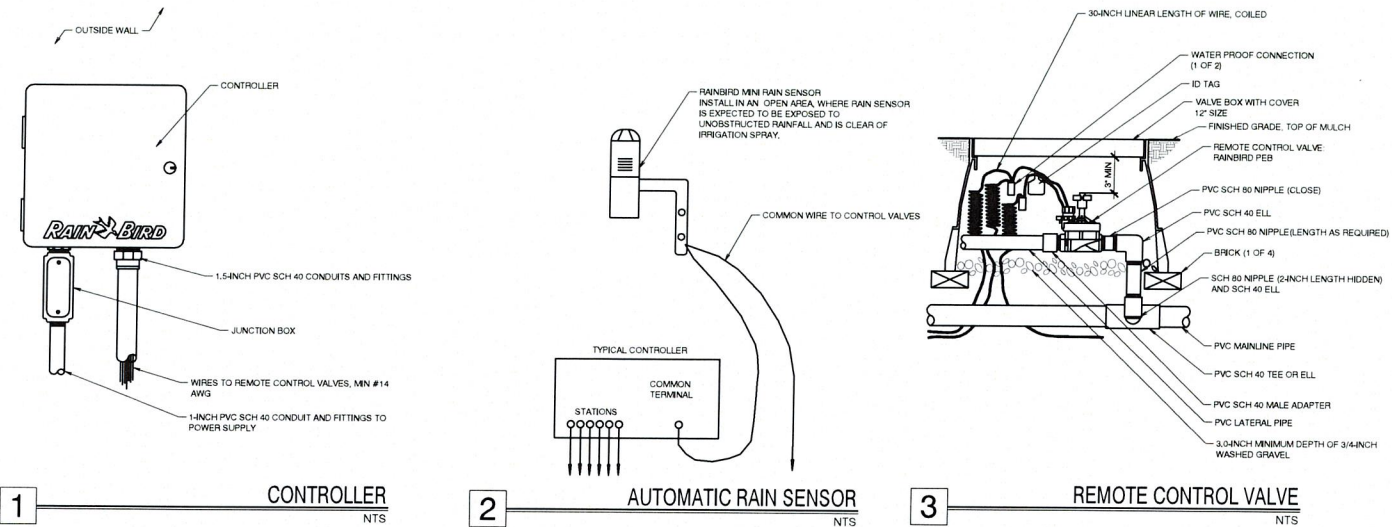
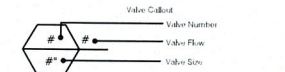
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HIGHLAND BEACH  
BUILDING DEPARTMENT

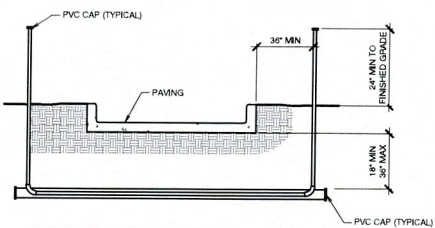
IRRIGATION SCHEDULE

| SYMBOL | MANUFACTURER/MODEL/DESCRIPTION  | QTY | PSI |
|--------|---|-----|-----|
|        | Rain Bird 1806 5 Series MPR<br>Turf Spray 6.0in. Pop-Up Sprinkler with Co-Molded Wiper Seal,<br>Side and Bottom Inlet. 1/2in. NPT Female Threaded Inlet.  | 2   | 30  |
|        | Rain Bird 1806 10 Series MPR<br>Turf Spray 6.0in. Pop-Up Sprinkler with Co-Molded Wiper Seal,<br>Side and Bottom Inlet. 1/2in. NPT Female Threaded Inlet. | 1   | 30  |
|        | Rain Bird 1806 12 Series MPR<br>Turf Spray 6.0in. Pop-Up Sprinkler with Co-Molded Wiper Seal,<br>Side and Bottom Inlet. 1/2in. NPT Female Threaded Inlet. | 6   | 30  |
|        | Rain Bird 1806 ADJ<br>Turf Spray 6.0in. Pop-Up Sprinkler with Co-Molded Wiper Seal,<br>Side and Bottom Inlet. 1/2in. NPT Female Threaded Inlet.           | 29  | 30  |
|        | Rain Bird 1812 5 Series MPR<br>Shrub Spray 12in. Pop-Up Sprinkler with Co-Molded Wiper Seal,<br>Side and Bottom Inlet. 1/2in. NPT Female Threaded Inlet.  | 2   | 30  |
|        | Rain Bird 1812 10 Series MPR<br>Shrub Spray 12in. Pop-Up Sprinkler with Co-Molded Wiper Seal,<br>Side and Bottom Inlet. 1/2in. NPT Female Threaded Inlet. | 1   | 30  |
|        | Rain Bird 1812 12 Series MPR<br>Shrub Spray 12in. Pop-Up Sprinkler with Co-Molded Wiper Seal,<br>Side and Bottom Inlet. 1/2in. NPT Female Threaded Inlet. | 6   | 30  |
|        | Rain Bird 1812 ADJ<br>Shrub Spray 12in. Pop-Up Sprinkler with Co-Molded Wiper Seal,<br>Side and Bottom Inlet. 1/2in. NPT Female Threaded Inlet.           | 29  | 30  |
|        | Rain Bird 1812-1400 Flood<br>Flood Bubbler 12in. popup  | 20  | 30  |

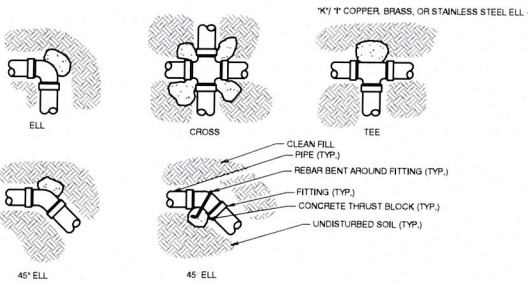
| SYMBOL | MANUFACTURER/MODEL/DESCRIPTION   | QTY        |
|--------|--|------------|
|        | Rain Bird LFV-100<br>1in. Low Flow DV Valve  | 2          |
|        | Rain Bird XFS-06-12<br>Area to Receive Dripline<br>XFS Sub-Surface Pressure Compensating Dripline w/Copper<br>Shield Technology, 0.6 GPH emitters at 12" O.C. Laterals spaced<br>at 12" apart, with emitters offset for triangular pattern. UV<br>Resistant. Specify XF insert fittings. | 680.6 l.f. |
|        | Rain Bird DV<br>Electric Remote Control Valve, Standard Configuration. Plastic<br>residential in 3/4in. or 1in.  | 5          |
|        | Watts U009 2"<br>Reduced Pressure Backflow Preventer   | 1          |
|        | Rain Bird Tm2-120V<br>12 station 120v model. Suitable for indoor or outdoor installations<br>Factory-installed outdoor-rated power cord. LNK WiFi ready  | 1          |
|        | Rain Bird RSD-Cex<br>Rain Sensing Device, conduit mount. With threaded adapter,<br>extension wire.   | 1          |
|        | METER<br>2" - DOMESTIC WATER METER   | 1          |
|        | Irrigation Lateral Line: PVC Class 160 SDR 26  | 686.2 l.f. |
|        | Irrigation Mainline: PVC Class 200 SDR 21  | 242.6 l.f. |
|        | Pipe Sleeve: Ductile Iron Pipe- Class 350  | 118.9 l.f. |



| DEPTH OF COVERAGE PER FLORIDA BUILDING CODE AMENDED APPENDIX F |                        |
|--|------------------------|
| FOR NONTRAFFIC AND NONCULTIVATED AREAS:                        |                        |
| PIPE DIAMETER  | MIN. DEPTH OF COVERAGE |
| 1/2" THROUGH 1 1/2"  | 6" - 12"               |
| 1 1/2" THROUGH 2"  | 12" - 18"              |
| 2 1/2" THROUGH 3"  | 18" - 24"              |
| 3" AND LARGER  | 24" - 36"              |
| FOR VEHICLE TRAFFIC AREAS:                                     |                        |
| PIPE DIAMETER  | MIN. DEPTH OF COVERAGE |
| 1/2" THROUGH 2 1/2"  | 18" - 24"              |
| 3" THROUGH 5"  | 24" - 30"              |
| 6" AND LARGER  | 30" - 36"              |



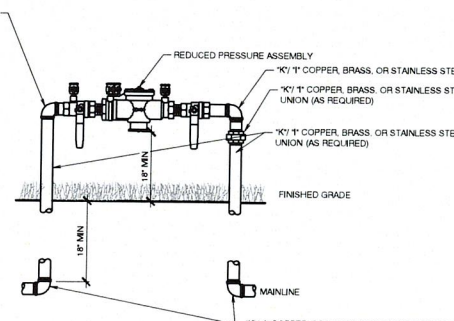
NOTES:  
1. ALL JOINTS TO BE SOLVENT WELDED AND WATER TIGHT.  
2. WHERE THERE IS MORE THAN ONE SLEEVE, EXTEND THE SMALLER SLEEVE TO 24 INCHES MINIMUM ABOVE FINISH GRADE.  
3. MECHANICALLY TAMP TO 95% PROCTOR.



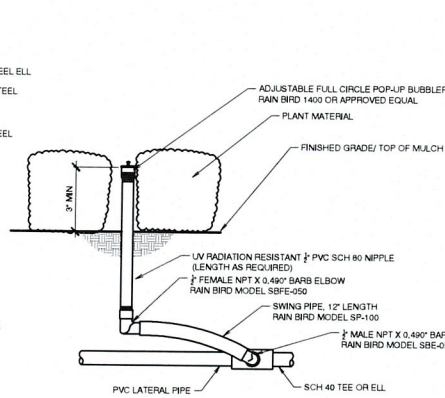
NOTES:  
1. SUPPLY LINES 3" IN DIAMETER AND LARGER SHALL RECEIVE CONCRETE THRUST BLOCKS.  
2. SEE SPECIFICATIONS FOR AMOUNT OF CONCRETE TO BE USED FOR THRUST BLOCK.

PLEASE NOTE:  
SUBSTITUTIONS ALLOWED WITH APPROVAL FROM CLIENT, IRRIGATION CONSULTANT, AND/ OR LANDSCAPE ARCHITECT. MUST BE APPROVED EQUAL. CONTRACTOR MUST COMPLY WITH FLORIDA BUILDING CODE AMENDED APPENDIX F.

- ALL MAINLINE, LATERAL LINE AND CONTROL WIRE CONDUIT UNDER PAVING SHALL BE INSTALLED IN SEPARATE SLEEVING. SLEEVES SHALL BE MIN. 2X DIAMETER OF PIPE TO BE SLEEVED.
- PIPE SIZES MUST MATCH AS SHOWN ON PLAN. NO SUBSTITUTION, WITHOUT APPROVAL, WILL BE ALLOWED. SUBSTITUTIONS FOR LARGER PIPES MAY BE APPROVED. ANY DAMAGED PIPES SHOULD BE REMOVED FROM THE SITE TO AVOID ACCIDENTAL USE.
- ALL IRRIGATION COMPONENTS SHOULD BE INSTALLED PER LOCAL IRRIGATION STANDARDS/ CODES.
- LOCATION OF BACKFLOW PREVENTER AND CONTROLLER TO BE CONFIRMED WITH CLIENTS.
- 120 VAC ELECTRICAL POWER SOURCE AT CONTROLLER LOCATION SHALL BE PROVIDED BY OTHERS.
- ALL SPRINKLER HEADS MUST BE SET PERPENDICULAR TO FINISHED GRADE, UNLESS OTHERWISE SPECIFIED.
- IRRIGATION CONTRACTOR MUST FLUSH AND ADJUST ALL SPRINKLER HEADS AND VALVES FOR OPTIMUM SPRAY AND MINIMAL OVERSPRAY. INSTALLER TO CONDUCT FINAL TESTING AND ADJUSTMENTS OF SYSTEM PRIOR TO ACCEPTANCE OF COMPLETION BY CLIENT.
- THIS DESIGN IS SCHEMATIC. ALL HEADS SHOULD BE PLACED IN PLANTING AREAS. ANY HEADS SHOWN IN PAVED AREAS ARE FOR CLARIFICATION PURPOSES ONLY.
- IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO FAMILIARIZE HIM/HERSELF WITH ALL GRADE CHANGES, UTILITY INTERFERENCE, WALLS, AND ANY POSSIBLE UNKNOWN OBSTRUCTIONS. ANY OBSTRUCTIONS SHOULD BE DIRECTED TO THE LANDSCAPE ARCHITECT TO UPDATE/ REISSUE PLANS.
- ALL IRRIGATION EQUIPMENT SHALL BE INSTALLED IN APPROVED VALVE BOXES WITH COVERS, PER MANUFACTURER SPECIFICATIONS UNLESS OTHERWISE SPECIFIED. ALL VALVES SHALL BE MARKED INDICATING CONTROLLER AND ZONE NUMBER WITH 1" HEAT BRAIDED LETTERS.
- ALL CONTROL WIRES SHALL BE INSTALLED IN PVC CONDUIT, MIN #14 AWG.
- IRRIGATION CONTRACTOR TO INSTALL CHECK VALVES ON ALL HEADS WHERE THE FINISHED GRADE EXCEEDS 4:1 SLOPE, WHERE POST VALVE SHUT OFF DRAINING OF IRRIGATION HEADS OCCURS OR AS DIRECTED BY CLIENT AND/ OR LANDSCAPE ARCHITECT.
- THE CONTRACTOR SHALL PROVIDE 1800 PCS AS NECESSARY TO REDUCE OR ELIMINATE OVERSPRAY ONTO PAVED AREAS.
- MAP OF IRRIGATION SYSTEM SHOULD BE KEPT IN READILY AVAILABLE LOCATION.
- IRRIGATION CONTRACTOR TO PROVIDE THE CLIENT WITH POST CONSTRUCTION DOCUMENTATION, INCLUDING BUT NOT LIMITED TO: AS-BUILTS, MAINTENANCE SCHEDULES, REPAIR RESOURCES, SYSTEM ADJUSTING METHODS ONCE PLANTING IS ESTABLISHED, SHUT OFF LOCATION, AND ALL OPERATIONAL MATERIAL FOR IRRIGATION CONTROLLER.
- ALL HEADS WITHIN A ZONE MUST BE MATCHED WITHIN 20% OF EACH OTHER.
- IF WATER SOURCE IS WELL WATER, A CONSTANT PRESSURE FLOW CONTROL DEVICE OF PRESSURE TANK IS REQUIRED TO MINIMIZE PUMP CYCLING.



NOTES:  
1. INSTALL PER MANUFACTURER SPECIFICATIONS.  
2. PROVIDE INSULATION AS REQUESTED/ REQUIRED BY MUNICIPALITY/ CLIENT.



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1. FOR PERMIT 06/27/24  
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MASAREK RESIDENCE  
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IRRIGATION  
SCHEDULE AND  
DETAILS

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sheet number  
IP-4