

ABBREVIATIONS

Table of abbreviations and their corresponding full names, including terms like ABOVE, ADJUSTABLE, APPROX., etc.

SINGLE FAMILY RESIDENCE

DESIGN PARAMETERS

BUILDING CLASSIFICATION: TWO STORY SINGLE FAMILY RESIDENCE. CODE EDITIONS: Florida Building Code (FBC) 2023, National Electrical Code (NEC) 2020.

REVISIONS table with columns for revision number, description, and date.



PROJECT TEAM

ARCHITECT: RANDALL STOFFT ARCHITECTS. GENERAL CONTRACTOR: B.L.T.E. PROPERTY DEVELOPMENT. CIVIL ENGINEER: CAULFIELD & WHEELER.

RESIDENTIAL CODE INFORMATION

ALL RESIDENTIAL CONSTRUCTION SHALL COMPLY WITH SEVEN VOLUMES OF THE FLORIDA BUILDING CODE 2023 EDITION. THE CODE IS COMPILED WITH THE LATEST EDITION OF THE NATIONAL ELECTRICAL CODE ADOPTED BY REFERENCE.

DRAWING INDEX

Table listing drawing sheets and their titles, including COVER SHEET, SURVEY, PAVING, GRADING & DRAINAGE PLAN, etc.

CONSTRUCTION NOTES, SPECIFICATIONS AND GENERAL REQUIREMENTS

ARCHITECT'S STATUS: A. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR AND WILL NOT HAVE CONTROL OR CHARGE OF CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES...

EARTH WORK: A. PERFORM ALL WORK IN CONFORMANCE WITH THE FINAL SOILS. COMPACTION AND GEOLOGICAL REPORTS. B. FOUNDATIONS SHALL BE MONOLITHIC OR SPREAD FOOTINGS BASED ON A SOIL BEARING CAPACITY OF 2000 S.F.F.

TRUSSES: A. THE TRUSS LAYOUT SHOWN ON CONSTRUCTION DOCUMENTS IS SCHEMATIC IN NATURE. HOWEVER, THE SUPPORTING SUPERSTRUCTURE HAS BEEN DESIGNED UNDER THE ASSUMPTION THAT THE FRAMING SCHEME SHOWN WILL CLOSELY PARALLEL THE FINAL TRUSS MFG. LAYOUT.

ROUGH CARPENTRY: A. ALL BEAMS INSTALLED WITH CROWN UP UNLESS OTHERWISE NOTED. CANTILEVERED BEAMS SHALL BE INSTALLED WITH CROWN DOWN. B. 3" MINIMUM BEARING BY BEAMS AND GIRDERS ON MASONRY OR CONCRETE.

TIMBER: A. STRUCTURAL TIMBER TO BE SOUTHERN PINE #2 (MIN) STRESS GRADE LUMBER OR APPROVED EQUAL. THE MIN. ALLOWANCE PROPERTIES ARE AS FOLLOWS: FB = 1,150 PSI FV = 80 PSI E = 1,500,000 PSI AND PRESSURE TREATED FOR USE AGAINST CONCRETE AND MASONRY.

CUSTOM RESIDENCE 4301 TRANQUILITY DR. HIGHLAND BEACH, FLORIDA

RANDALL STOFFT ARCHITECTS distinctive, inspirational, architecture.

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HIGHLAND BEACH BUILDING DEPARTMENT

Job No. 2404038. Details signed by Randall E. Stofft.

FL-000105 FIRM-AA003379. A001

TOWN D.O.A. SET 02-27-26

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- SITE PLAN GENERAL NOTES:**
- G.C. TO COORDINATE THE REMOVAL OF EXISTING VEGETATION AS REQUIRED.
  - ALL DOORS & WINDOWS PROVIDING DIRECT ACCESS FROM THE HOME SHALL MEET THE RESIDENTIAL POOL SAFETY ACT.
  - ALL SCREEN DOORS ARE TO BE SELF LATCHING AND SELF CLOSING. LATCH MECHANISM SHALL BE MOUNTED @ 54"
  - ALARMS SHALL ALSO BE INSTALLED ON SCREEN DOORS. G.C. TO VERIFY THAT ALL EXISTS TO THE BACKYARD MEET SWIMMING POOL SAFETY ACT.
  - G.C. TO VERIFY ALL EXISTING CONDITIONS ON SITE PRIOR TO COMMENCEMENT OF CONSTRUCTION. NOT ALL EXISTING CONDITIONS ARE NECESSARILY SHOWN ON THIS PLAN.
  - SEE SURVEY FOR ALL EXISTING EASEMENTS AND RESTRICTIONS.
  - REFER TO LANDSCAPE ARCHITECT'S DRAWINGS FOR INFORMATION ON THE HARDSCAPE AND POOL. ALL WATER RELATED FEATURES UNDER SEPARATE PERMIT SUBMITTAL (BY OTHERS).
  - REFER TO SITE DRAINAGE PLAN BY CIVIL ENGINEER FOR PROPOSED SITE-ELEVATIONS, GRADING, ETC.
  - DOCK WORK UNDER SEPARATE PERMIT SUBMITTAL (BY OTHERS).

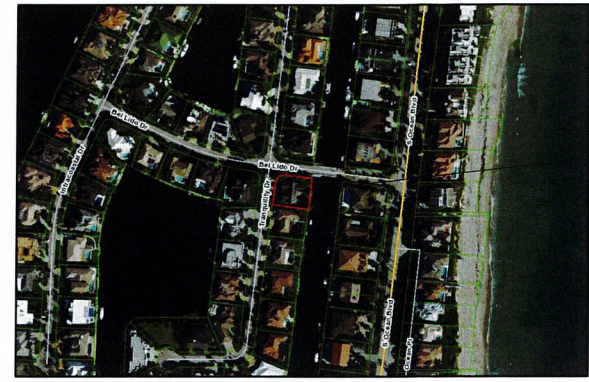
**RESIDENTIAL CODE INFORMATION**

ALL RESIDENTIAL CONSTRUCTION SHALL COMPLY WITH SEVEN VOLUMES OF THE FLORIDA BUILDING CODE 2023 EDITION. THE CODE IS COMPILED WITH THE LATEST ADDITION OF THE NATIONAL ELECTRICAL CODE ADOPTED BY REFERENCE. THE NATIONAL ELECTRICAL CODE IS REFERENCED STANDARD NFPA-70.

**RESIDENTIAL POOL SAFETY ACT - CHAPTER 45 OF THE FBC RESIDENTIAL 2023**

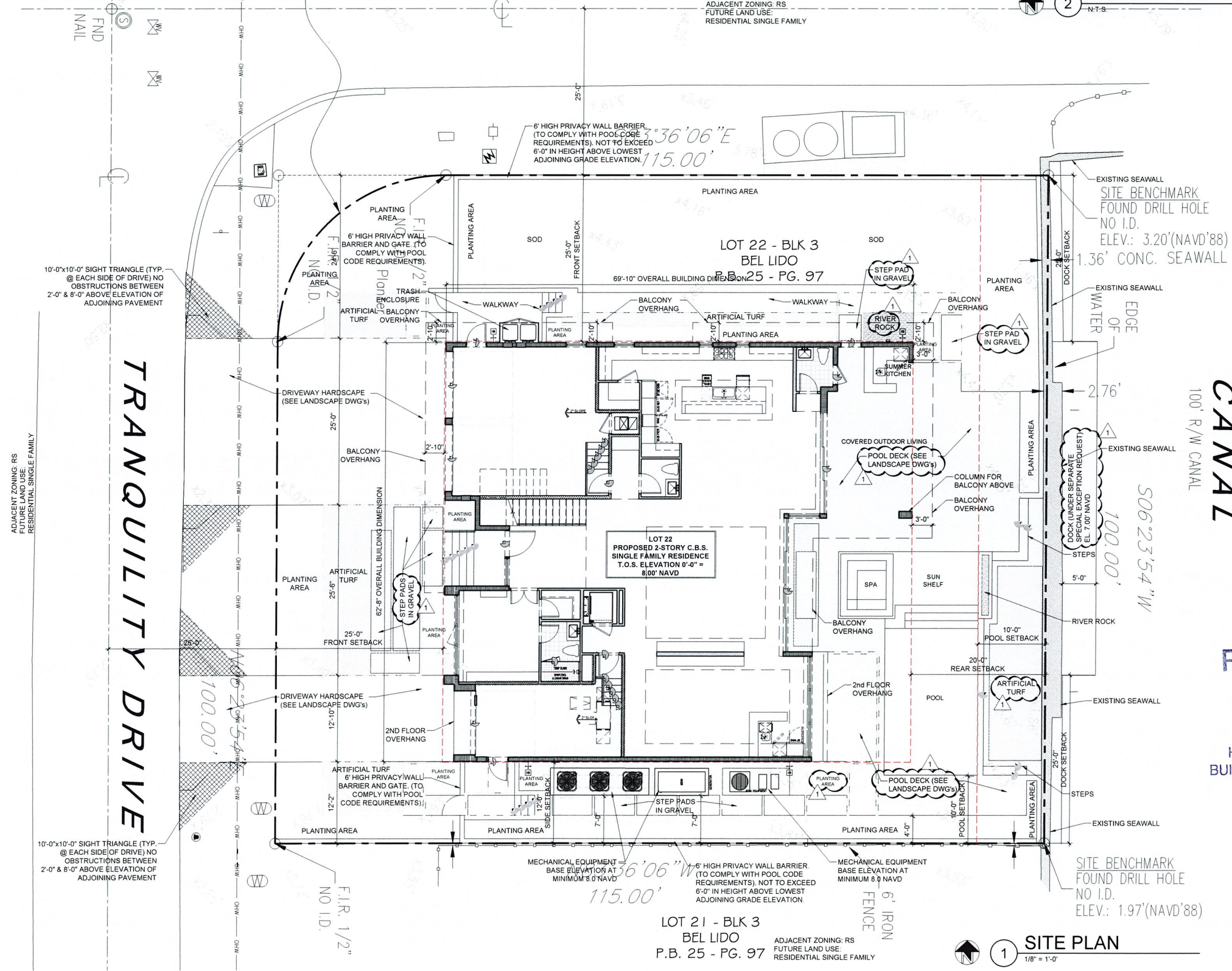
- ALL DOORS AND WINDOWS PROVIDING DIRECT ACCESS FROM THE HOME SHALL MEET THE RESIDENTIAL POOL SAFETY ACT R4501.17-19.
- ALL SCREEN DOORS ARE TO BE SELF LATCHING AND SELF CLOSING. LATCH MECHANISM SHALL BE MOUNTED AT 54" A.F.F.
- ALARMS SHALL BE INSTALLED ON DOORS.
- THE G.C. IS TO VERIFY THAT ALL ACCESS TO THE POOL AREA MEET THE SWIMMING POOL SAFETY ACT.
- ALL SITE WALLS TO COMPLY WITH THE RESIDENTIAL POOL SAFETY ACT.

	ZONING (RS)	
	REQUIRED	PROPOSED
MAXIMUM DENSITY	4.35 UNITS / ACRE	1.0 UNIT
MINIMUM LOT AREA	10,000 SF. MIN. PER UNIT	+/- 11,500 SF. EXIST.
MINIMUM LOT WIDTH	80 FT.	100 FT.
FUTURE LAND USE	RESIDENTIAL SINGLE FAMILY	
FRONT SETBACK	25 FT. MIN.	25 FT.
SIDE SETBACK	12 FT. MIN.	12 FT.
REAR SETBACK	20 FT. MIN.	20 FT.
SIDE CORNER SETBACK	25 FT. MIN.	25 FT.
FLOOD ZONE	AE (2019 EL. 7 FT. NAVD)	
FINISH FLOOR ELEV.	8.00' NAVD	
STRUCTURE HEIGHT	35 FT. MAX.	28'-10"
PARKING	2 PER UNIT	3 MIN.



2 VICINITY MAP  
N.T.S.

**BEL LIDO DRIVE**



LOT 21 - BLK 3  
BEL LIDO  
P.B. 25 - PG. 97  
ADJACENT ZONING: RS  
FUTURE LAND USE:  
RESIDENTIAL SINGLE FAMILY

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

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REVISIONS	BY	DATE
1	TOWN D.O.A. COMMENTS	TP 04.09.26

**CUSTOM RESIDENCE**  
4301 TRANQUILITY DR.  
HIGHLAND BEACH, FLORIDA

**RANDALL STOFFT ARCHITECTS**  
distinctive. inspirational. architecture.

Job No. 2404038  
Digitally signed by Randall E. Stofft  
DN: cn=Randall E. Stofft, o=Randall E. Stofft Architects, P.A., c=Florida, C=US  
Date: 2026.05.18 09:27:16-0400

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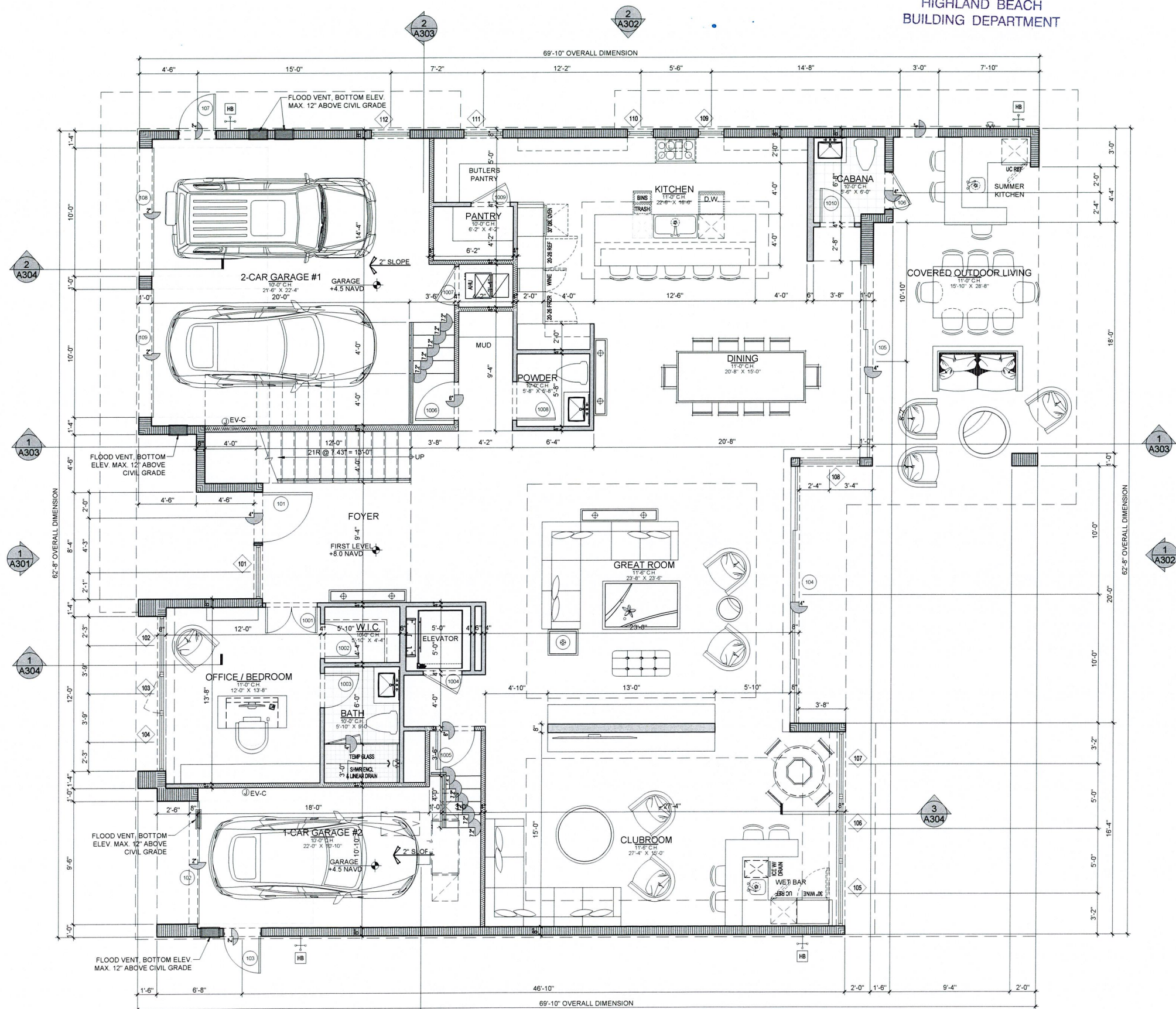
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**GARAGE NOTES:**

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.

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

**VENTILATION PER SECTION 403.3, TABLE 403.3.1.1:**

OCCUPANCY : 2-CAR GARAGE (505 S.F.)  
1-CAR GARAGE (256 S.F.)

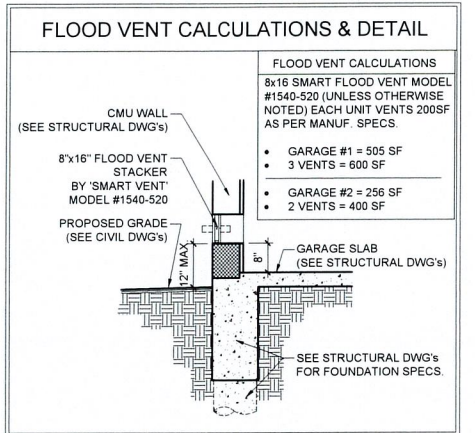
CFM/ CAR: 100 CFM

# OF CARS:  
CFM REQUIRED: 2 X 100 = 200 CFM  
CFM REQUIRED: 1 X 100 = 100 CFM

WIND @ 3 MPH = 264 FT/MIN

200 CFM/ 264 FT/MIN = 0.76 S.F. VENTILATION REQ'D  
100 CFM/ 264 FT/MIN = 0.38 S.F. VENTILATION REQ'D

0.76 S.F. X 144 SQ. IN. = 109.09 SQ. IN. VENTILATION REQ'D  
0.38 S.F. X 144 SQ. IN. = 54.72 SQ. IN. VENTILATION REQ'D



**A/C AREA CALCULATION**

A/C - 1ST FLOOR	2417 SF
A/C - 2ND FLOOR	3219 SF
<b>TOTAL</b>	<b>5636 SF</b>

**NON A/C AREA CALCULATION**

1 CAR GARAGE	285 SF
2 CAR GARAGE	571 SF
COVERED LOUNGE TERRACE	102 SF
COVERED MASTER TERRACE	266 SF
COVERED OUTDOOR LIVING	483 SF
COVERED TERRACE	169 SF
<b>TOTAL</b>	<b>1876 SF</b>

**TOTAL AREA CALCULATION**

1 CAR GARAGE	285 SF
2 CAR GARAGE	571 SF
A/C - 1ST FLOOR	2417 SF
A/C - 2ND FLOOR	3219 SF
COVERED LOUNGE TERRACE	102 SF
COVERED MASTER TERRACE	266 SF
COVERED OUTDOOR LIVING	483 SF
COVERED TERRACE	169 SF
<b>TOTAL</b>	<b>7512 SF</b>

TOWN D.O.A. SET 02-27-26

**CUSTOM RESIDENCE**  
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HIGHLAND BEACH, FLORIDA

**RANDALL STOFFT ARCHITECTS**  
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A201

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

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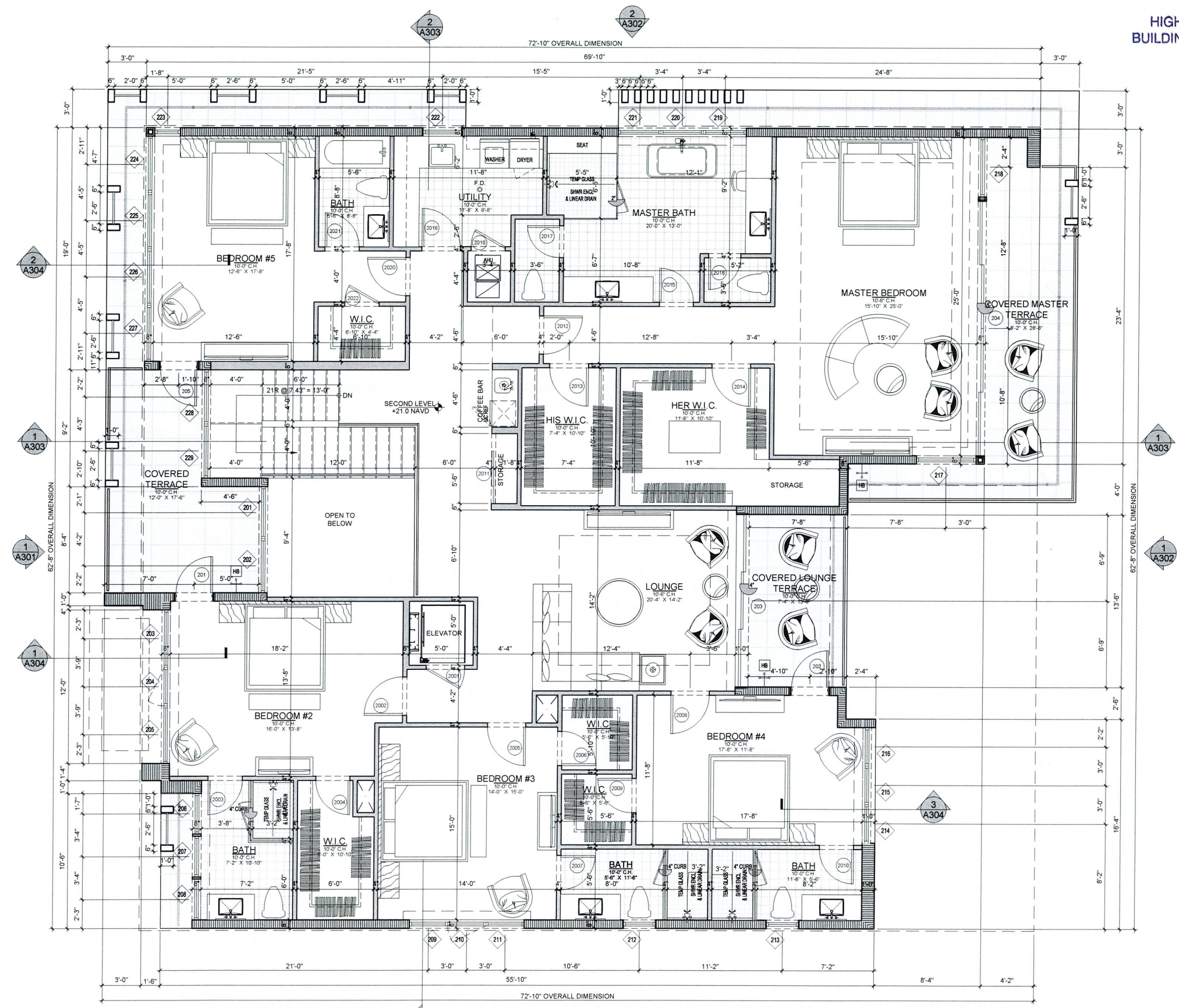
Job No. 2404038

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**A202**



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

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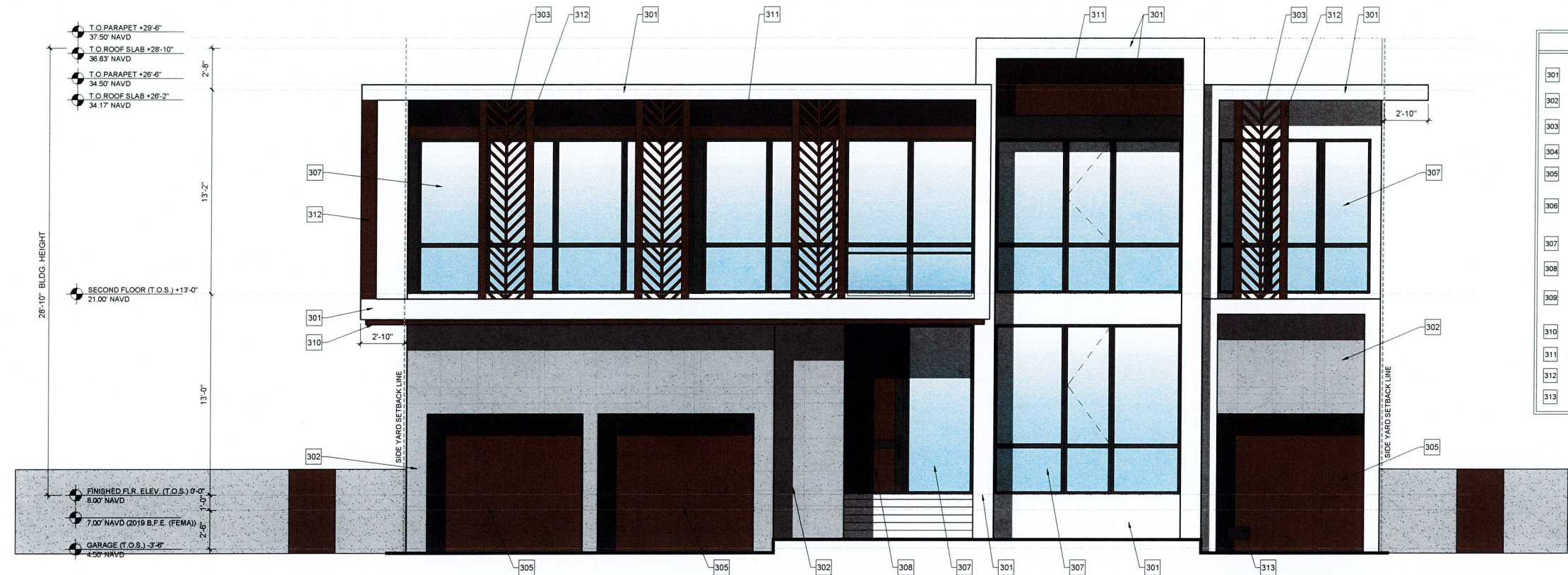
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**A301**

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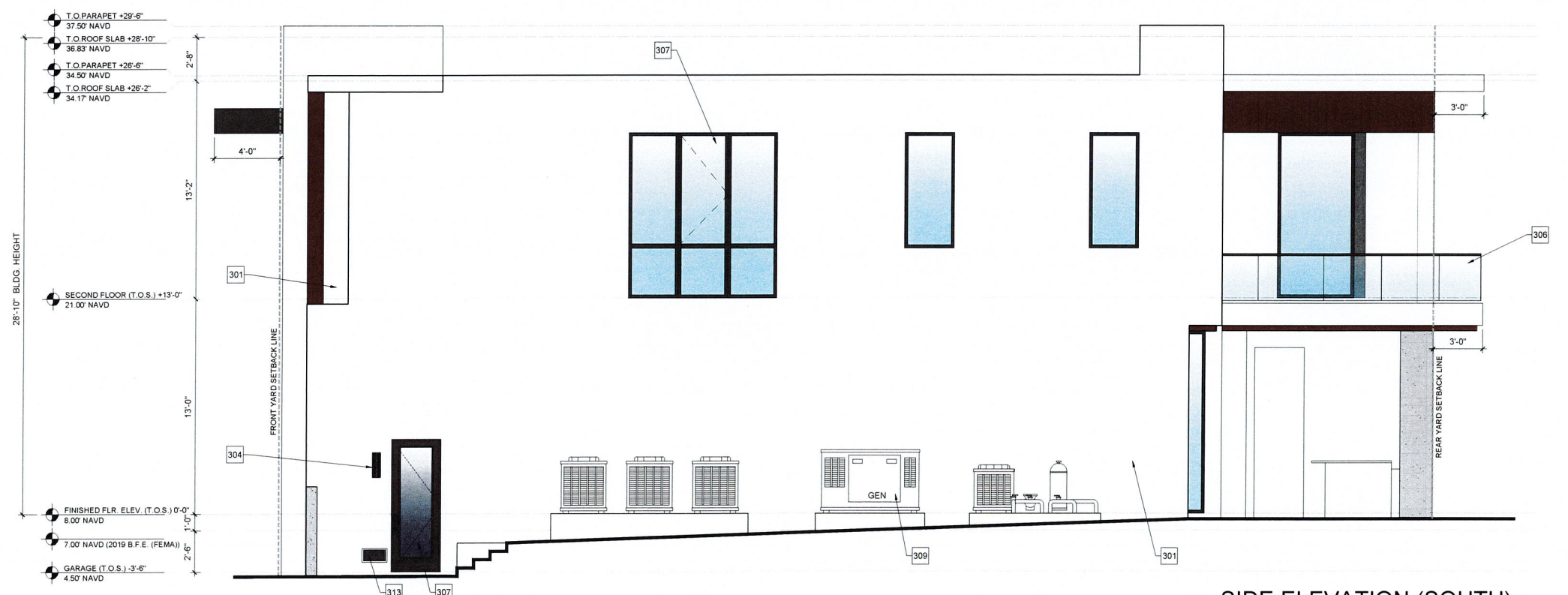


1 FRONT ELEVATION (WEST)  
 1/4" = 1'-0"

**KEY NOTE LEGEND**

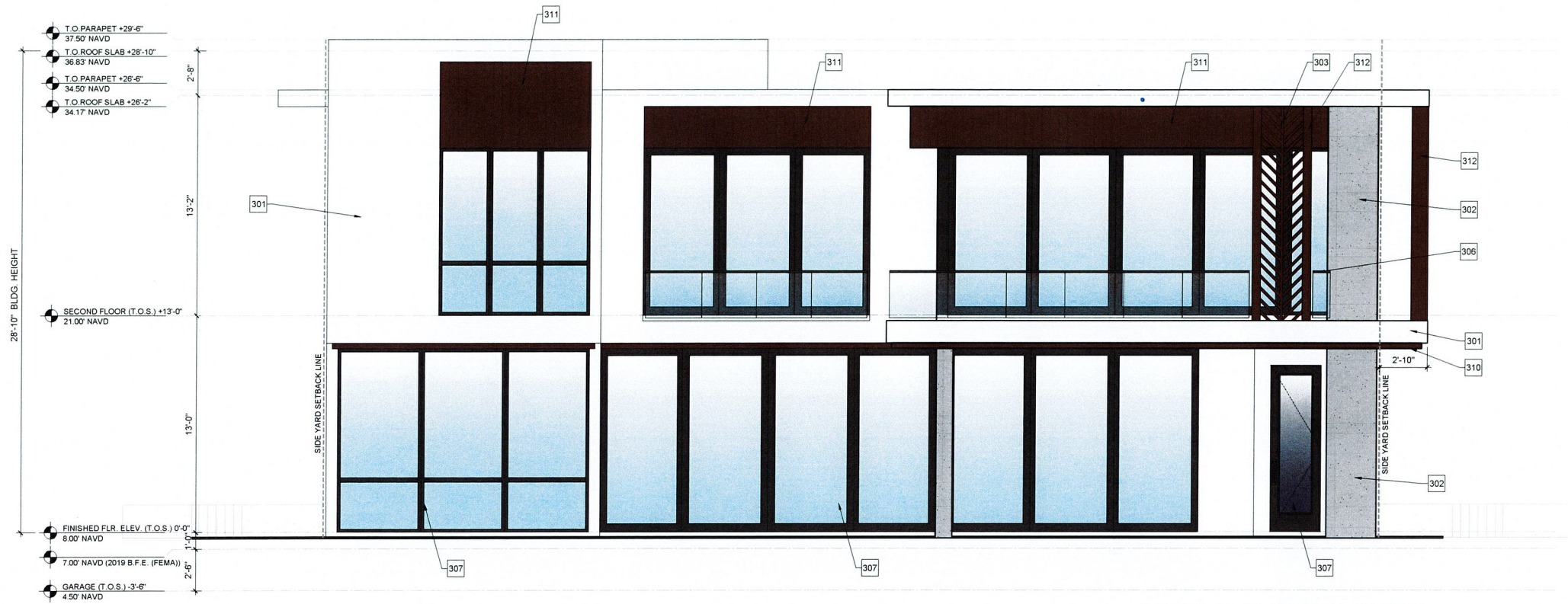
301	SMOOTH SAND COAT STUCCO FINISH (SAMPLE TO BE APPROVED BY ARCHITECT)
302	STONE VENEER SAW CUT CORAL ON GRID, FULLY ADHERED CLADDING, REF. ARCHITECT FOR SPECIFICATIONS
303	CUSTOM POWDER COAT ALUMINUM SCREEN - PROVIDE SHOP DRAWINGS
304	DECORATIVE LIGHT FIXTURE
305	COMPOSITE WOOD CLAD, IMPACT RATED GARAGE DOOR - SEE DOOR SCHEDULE
306	36" HIGH TEMPERED AND LAMINATED GLASS & ALUMINUM GUARDRAIL SYSTEM BUILT SUCH THAT A 4" SPHERE CANNOT PASS THROUGH ANY POINT. RAILING TO SUPPORT 200 LB. LATERAL FORCE (SEE SHOP DRAWINGS)
307	ALUMINUM FRAME IMPACT WINDOW / DOOR SYSTEM - REFER TO WINDOW AND DOOR SCHEDULE ON SHEET A901
308	WOOD CLAD IMPACT ENTRY DOOR, TO BE APPROVED BY ARCHITECT
309	EMERGENCY GENERATOR (BEYOND), TOP OF CONCRETE PAD TO BE +1'-0" ABOVE BASE FLOOD ELEVATION (FEMA COMPLIANT). SEE STRUCTURAL DWG'S FOR CONCRETE PAD DETAILS.
310	EXTERIOR CEILING SOFFITS (HB ELEMENTS), NICKEL JOINT OR EQUAL (SAMPLE TO BE APPROVED BY ARCHITECT)
311	COMPOSITE WOOD CLADDING SYSTEM
312	DECORATIVE ALUMINUM TUBE, FINISH TO MATCH WOOD CLADDING - PROVIDE SHOP DRAWINGS
313	FLOOD VENT

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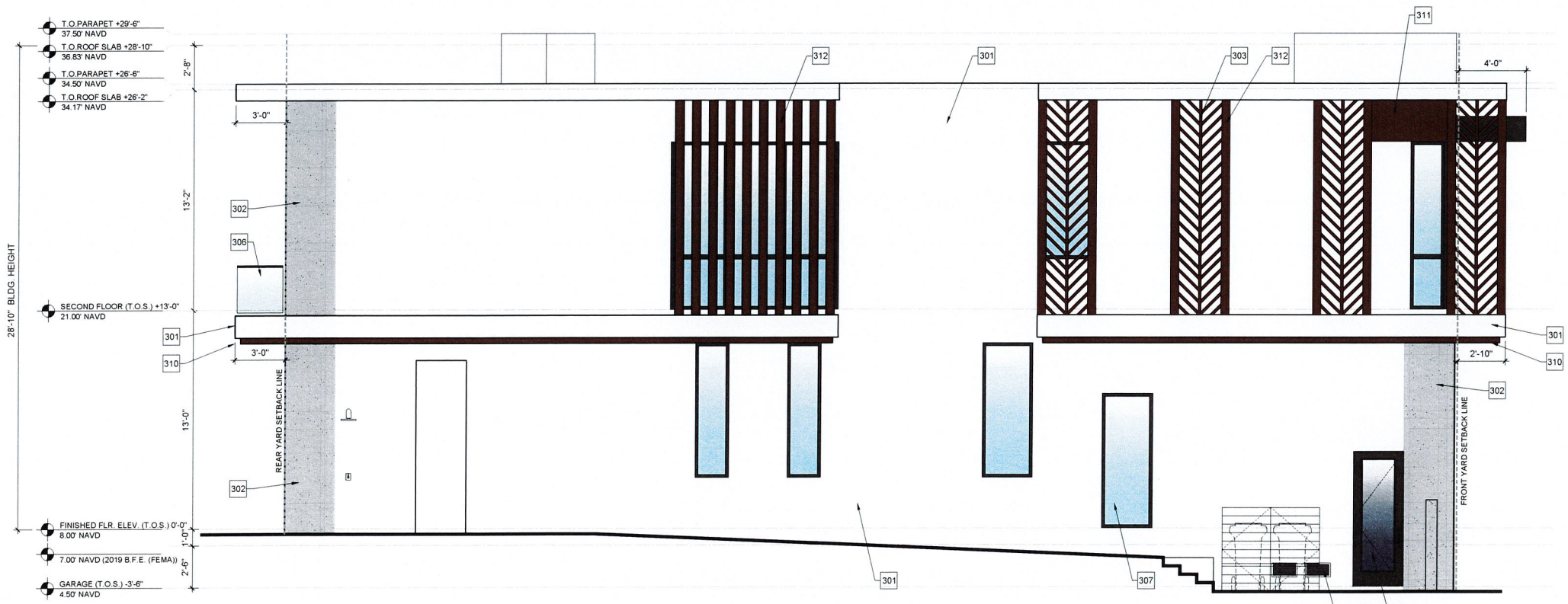


2 SIDE ELEVATION (SOUTH)  
 1/4" = 1'-0"

	
STONE VENEER CLADDING - SAW CUT CORAL ON GRID	DOORS AND WINDOWS FRAMES - DARK GRAY
	
SMOOTH STUCCO FINISH SW ZIRCON 7667	SITE WALLS - OOLITE STONE CLADDING
	
WOOD CLADDING / CEILING SOFFITS / DECORATIVE FINIS	HARDSCAPE AFAMIA WHITE STONE



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



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

REVISIONS		
NO.	DESCRIPTION	DATE
1	TOWN DCA COMMENTS	04 09 26

KEY NOTE LEGEND		
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**LEGAL DESCRIPTION**

LOT 22, BLOCK 3, "BEL LIDO", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 25, PAGE 97, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SAID LANDS SITUATE IN THE CITY OF BOCA RATON, PALM BEACH COUNTY, FLORIDA, AND CONTAIN 11500 SQ FT, MORE OR LESS.

**NOTES**

1. THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. NO SEARCH OF THE PUBLIC RECORDS WAS PERFORMED OR REFERENCED IN THE PREPARATION OF THIS SURVEY.
3. ALL EASEMENTS SHOWN HEREON ARE PER THE RECORD PLAT(S) UNLESS OTHERWISE INDICATED.
4. THERE HAVE BEEN NO UNDERGROUND IMPROVEMENTS LOCATED IN CONNECTION WITH THIS SURVEY, EXCEPT AS SHOWN.
5. BEARINGS SHOWN HEREON ARE BASED ON THE RECORD PLAT.
6. ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 AND WERE DETERMINED FROM REDUNDANT GPS OBSERVATIONS TIED TO THE FDOT FPNR
7. PROPERTY ADDRESS: 4301 TRANQUILITY DR, BOCA RATON, FL 33487
8. FLOOD INFORMATION IS AS FOLLOWS:

COMMUNITY NUMBER : 125111  
 PANEL NUMBER : 0989  
 DATE OF FIRM INDEX : 12/20/2024  
 ZONE : AE  
 BASE FLOOD ELEVATION : 7

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**ABBREVIATIONS**

- A/C = AIR CONDITIONER
- ALUM. = ALUMINUM
- B.C.R. = BROWARD COUNTY RECORDS
- BRKN. = BROKEN
- CB = CATCH BASIN
- C.B.S. = CONCRETE BLOCK & STUCCO
- CLF = CHAIN LINK FENCE
- CONC. = CONCRETE
- Δ = DELTA (CENTRAL ANGLE)
- D.E. = DRAINAGE EASEMENT
- ELEV. = ELEVATION
- F.F. = FINISHED FLOOR
- FND = FOUND
- GAR. = GARAGE
- INV. = INVERT
- IP. = IRON PIPE
- IR = IRON ROD
- IRC = IRON ROD & CAP
- L = ARC LENGTH
- L.M.E. = LAKE MAINTENANCE EASEMENT
- MON. = MONUMENT
- N/D = NAIL AND DISC
- P.B. = PLAT BOOK
- P.B.C.R. = PALM BEACH COUNTY RECORDS
- PG. = PAGE
- PROP. = PROPOSED
- R = RADIUS
- R/W = RIGHT-OF-WAY
- SQ. = SQUARE
- STY. = STORY
- TYP. = TYPICAL
- U.E. = UTILITY EASEMENT

**LEGEND**

- W WATER SERVICE
- E ELECTRIC SERVICE
- T TELEPHONE BOX
- C CABLE TV BOX
- D DRAINAGE MANHOLE
- S SANITARY MANHOLE
- W/W WATER VALVE
- S SIGN
- FIRE HYDRANT
- ▣ CATCH BASIN
- LIGHT POLE
- WOOD UTILITY POLE
- CONCRETE UTILITY POLE
- ⊖ CLEAN OUT
- ⊕ CENTERLINE
- ×0.00' EXISTING ELEVATION

**SURVEYOR'S CERTIFICATION**

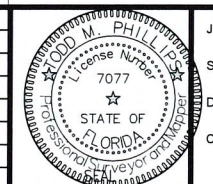
I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON COMPLIES WITH STANDARDS OF PRACTICE AS CONTAINED IN CHAPTER 5J-17.051, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND THAT SAID SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION.

TODD M. PHILLIPS  
 SURVEYOR AND MAPPER  
 FLORIDA LICENSE NO. LS7077

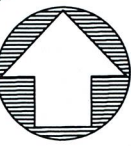
DATE OF LAST FIELD WORK: MARCH 4, 2026

**TODD PHILLIPS**  
 Digitally signed by TODD PHILLIPS  
 Date: 2026.04.06 10:51:02 -04'00'

NO.	DATE	BY	CK'D	REVISION
1				



JOB NO.	26-191
SCALE	1" = 20'
DRAWN	CT
CHECKED	TMP
SHEET	1 OF 1



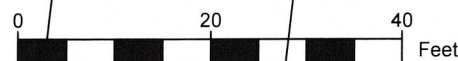
TRANQUILITY DRIVE

BELL LIDO DRIVE

LOT 22, BLOCK 3  
 BEL LIDO  
 (P.B. 25, PG 97)

1 STORY BUILDING  
 F.F. 6.18' NAVD  
 GAR. F.F. = 5.98' NAVD

LOT 21  
 BLOCK 3



**PHILLIPS**  
 SURVEYING & MAPPING

1181 S ROGERS CIRCLE STE 10  
 BOCA RATON, FL 33487  
 Certificate of Authorization LB8240  
 Tel: (561) 757-5111  
 www.psmsurvey.com

**BOUNDARY/TOPOGRAPHIC SURVEY**  
 4301 TRANQUILITY DR, BOCA RATON, FL 33487



# DRAINAGE AND RETENTION CALCULATIONS

COMPUTE THE INCREASE OF RUNOFF FOR A 10-YEAR, 3-DAY STORM EVENT:

3-DAY RAINFALL AMOUNT: 13.00

PROJECT AREAS:

	EXISTING CALC.	PROPOSED
PROJECT AREA	11366 SF	11366 SF
BUILDINGS	3187 SF	3278 SF
PAVED AREAS	2017 SF	5850 SF
SOD/LANDSCAPE AREAS	6162 SF	2238 SF

EXISTING CONDITIONS:

$$\text{RUNOFF} = \frac{[13.00 - 0.2(4.43)]^2}{[13.00 + 0.8(4.43)]^2} = \frac{146.73}{16.55} = 8.87$$

$$\text{VOLUME} = \frac{8.87 \times 11366}{12} = 8398 \text{ CF}$$

PROPOSED CONDITIONS:

$$\text{RUNOFF} = \frac{[13.00 - 0.2(1.61)]^2}{[13.00 + 0.8(1.61)]^2} = \frac{160.73}{14.29} = 11.25$$

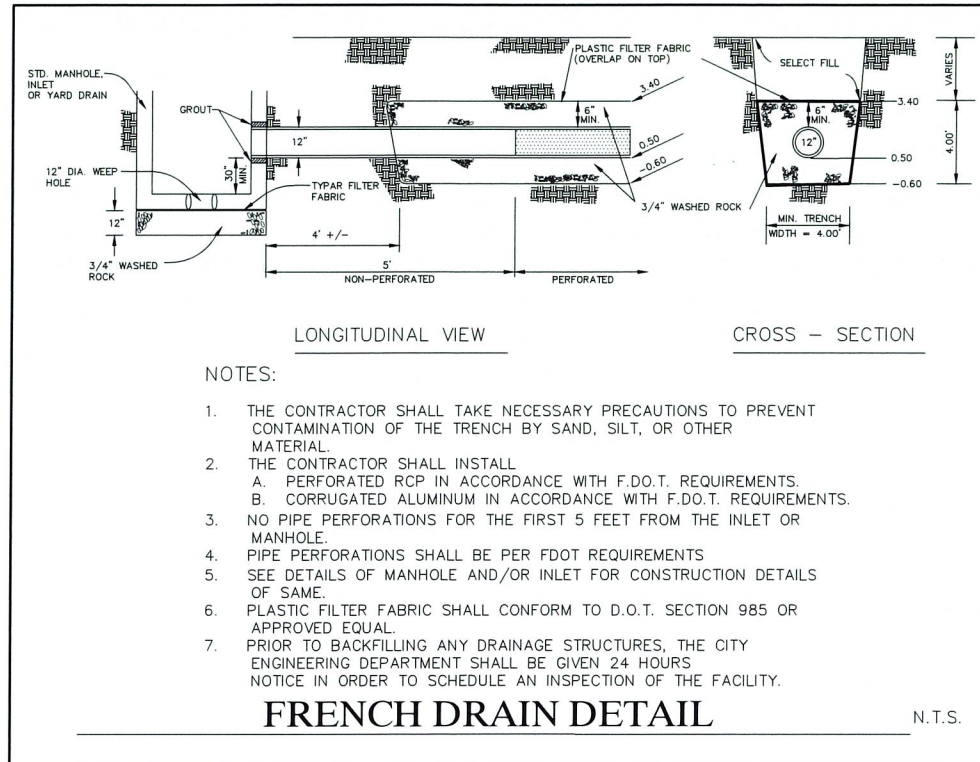
$$\text{VOLUME} = \frac{11.25 \times 11366}{12} = 10654 \text{ CF}$$

INCREASE IN RUNOFF:

$$\text{INCREASE} = 10654 - 8398 = 2256 \text{ CF}$$

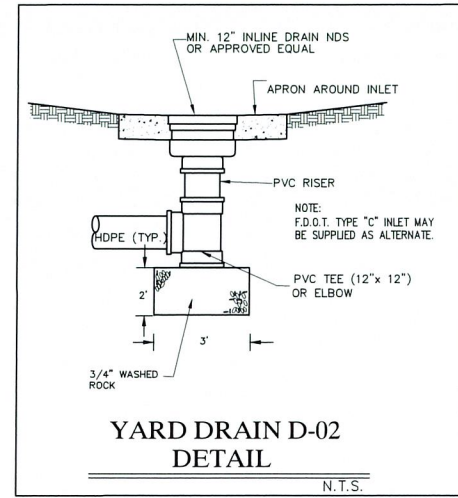
TOTAL EXFILTRATION TRENCH STORAGE PROVIDED = 2377 CF

100 YEAR, 3 DAY STORM VOLUME INCREASE OF 2256 CF IS ACCOMMODATED BY THE PROPOSED EXFILTRATION TRENCH WHICH PROVIDE 2377 CF OF STORAGE TOTAL



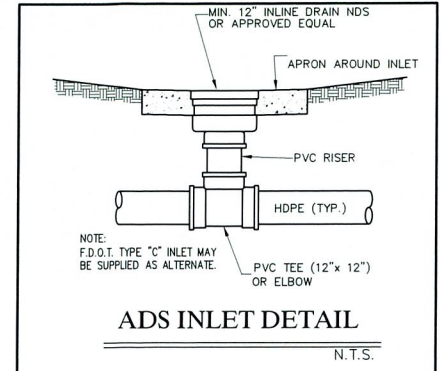
## FRENCH DRAIN DETAIL

N.T.S.



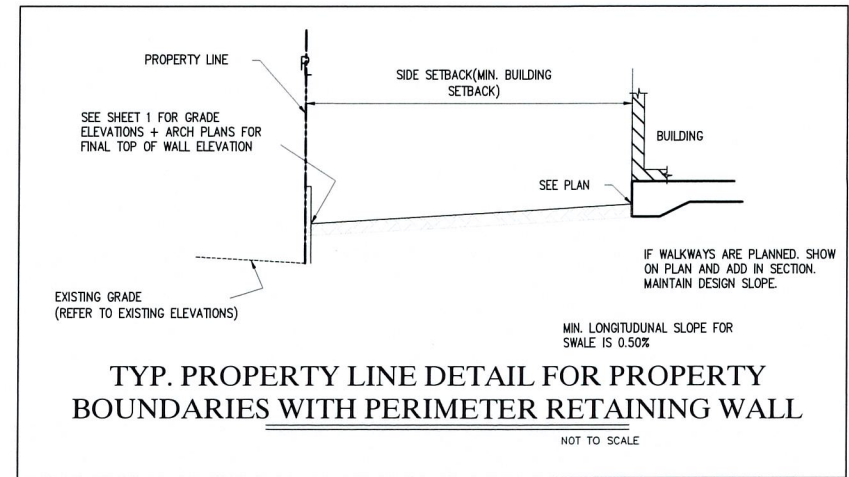
## YARD DRAIN D-02 DETAIL

N.T.S.



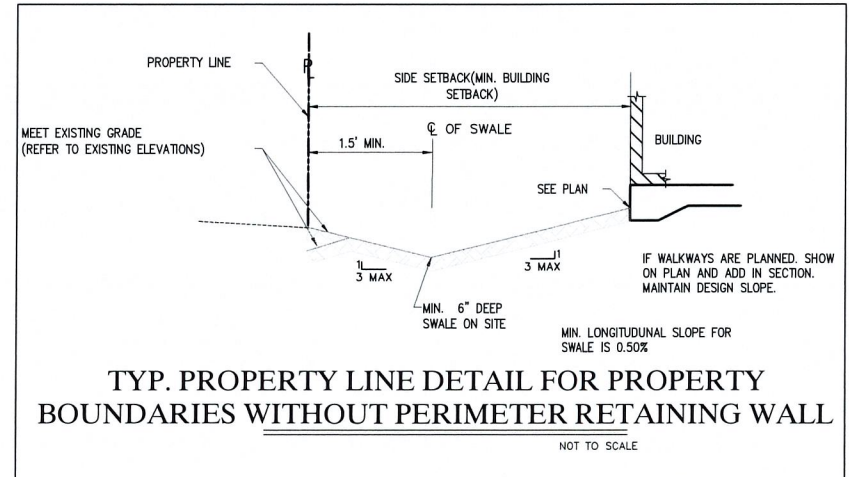
## ADS INLET DETAIL

N.T.S.



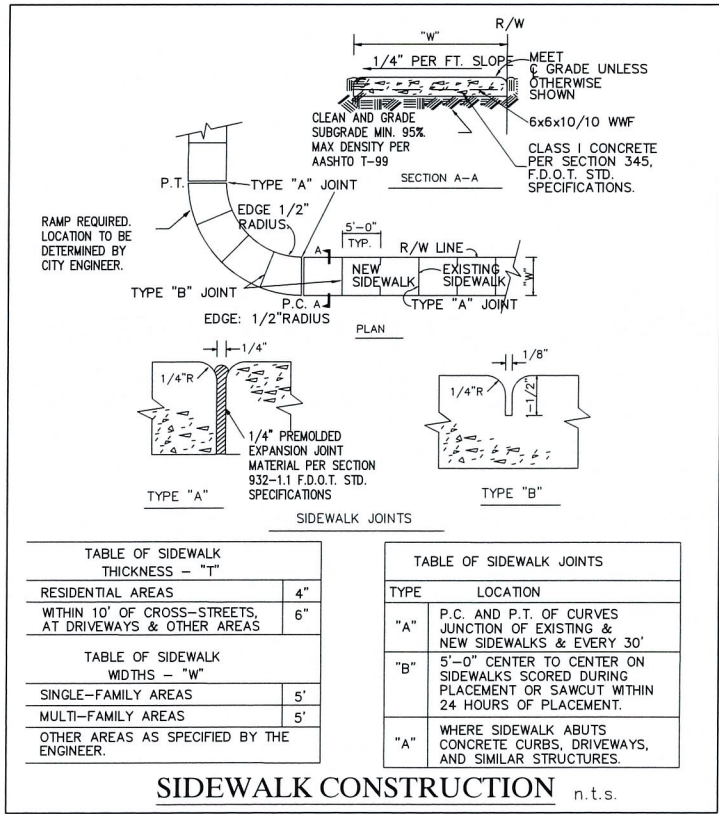
## TYP. PROPERTY LINE DETAIL FOR PROPERTY BOUNDARIES WITH PERIMETER RETAINING WALL

NOT TO SCALE



## TYP. PROPERTY LINE DETAIL FOR PROPERTY BOUNDARIES WITHOUT PERIMETER RETAINING WALL

NOT TO SCALE



## SIDEWALK CONSTRUCTION

n.t.s.

TABLE OF SIDEWALK THICKNESS - "T"	
RESIDENTIAL AREAS	4"
WITHIN 10' OF CROSS-STREETS, AT DRIVEWAYS & OTHER AREAS	6"

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.

TABLE OF SIDEWALK WIDTHS - "W"	
SINGLE-FAMILY AREAS	5'
MULTI-FAMILY AREAS	5'
OTHER AREAS AS SPECIFIED BY THE ENGINEER.	



**CAULFIELD & WHEELER, INC.**  
Consulting Engineers, Surveyors & Mappers  
7900 Glades Road, Suite 100  
Boca Raton, Florida 33434 (561) 392-1991

### Stormwater Calculations

PROJECT: **4301 Tranquility Drive**  
DATUM: **ft-NAVD (ft-NAVD or ft-NGVD)**

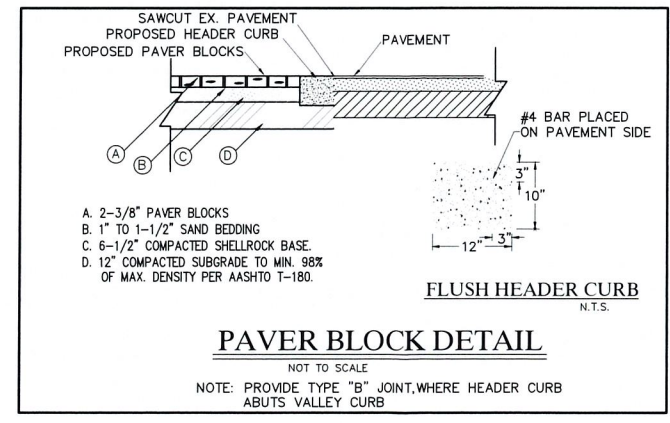
LAND-USE	
TOTAL SITE AREA:	11366 SF
BUILDING AREA:	3278 SF
PAVEMENT AREA:	5850 SF
POOL AREA:	0.00 SF
WATERSURFACE AREA:	0.00 SF
LAKE BANK AREA:	0.00 SF
PERVIOUS AREA (DRY DET):	0.00 SF
PERVIOUS AREA (DRY DET BANK):	0.00 SF
PERVIOUS AREA (MISC):	2238.00 SF
GROUNDWATER EL.:	0.50 ft-NAVD
AVERAGE GROUND EL.:	4.00 ft-NAVD
DEPTH TO GROUNDWATER:	3.50 ft.
COMPACTED SOIL STORAGE:	8.18 in.
"S" VALUE:	1.61 --
CURVE NUMBER, CN:	86.13 --

SIDE YARD EXFILTRATION 1	
F.D. PIPE DIA.:	12.00 in.
F.D. PIPE INVERT EL.:	0.50 ft-NAVD
F.D. TOP OF TRENCH EL.:	3.40 ft-NAVD
F.D. BOTTOM OF TRENCH EL.:	-0.60 ft-NAVD
AVG. GROUND (OR WEIR) EL.:	3.60 ft-NAVD
F.D. TRENCH WIDTH, W:	4.00 ft.
F.D. TRENCH HEIGHT:	4.00 ft.
DEPTH TO GROUNDWATER, H <sub>1</sub> :	3.10 ft.
UNSATURATED TRENCH DEPTH, D <sub>1</sub> :	2.90 ft.
SATURATED TRENCH DEPTH, D <sub>2</sub> :	1.10 ft.
HYDRAULIC CONDUCTIVITY, K:	8.54E-04 cfs/ft <sup>2</sup> /ft-head
TOTAL LENGTH OF PROPOSED F.D., L:	25 LF
F.D. TREATMENT VOLUME PROVIDED, V:	2377 CF
$V = L [K(H_1W + 2H_2D_1 - D_1^2 + 2H_2D_2) + (1.39 \times 10^{-4})W D_1]$	

TREATMENT REQUIREMENTS	
1" OVER TOTAL AREA:	947.17 CF
% IMPERVIOUS:	72%
2.5" x IMPERVIOUS:	1.81 in.
2.5" x IMPERVIOUS x SITE AREA:	1712.70 CF
TREATMENT VOLUME REQ'D:	1712.70 CF
DRY PRETREATMENT VOL. REQ'D:	473.58 CF
DRY DETENTION	
DRY DETENTION BOTTOM EL.:	ft-NAVD
DRY DETENTION BOTTOM AREA:	SF
DRY DETENTION TOP EL.:	ft-NAVD
DRY DETENTION TOP AREA:	SF
DRY DETENTION VOLUME PROVIDED:	0.00 CF

TREATMENT PROVIDED	
DRY DETENTION VOLUME PROVIDED:	0.00 CF
F.D. TREATMENT VOLUME PROVIDED:	2377 CF
TOTAL TREATMENT VOLUME PROVIDED:	2377 CF

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MAY 19 2026  
HIGHLAND BEACH  
BUILDING DEPARTMENT



## PAVER BLOCK DETAIL

NOT TO SCALE

NOTE: PROVIDE TYPE "B" JOINT WHERE HEADER CURB ABUTS VALLEY CURB

REV	DATE	BY
04/08/26 <td>JUB <td></td> </td>	JUB <td></td>	
03/06/26 <td>JUB <td></td> </td>	JUB <td></td>	
	DATE	

**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

**4301 TRANQUILITY DRIVE**  
PAVING, GRADING & DRAINAGE DETAILS  
**HIGHLAND BEACH, FL**

DATE	12/05/24
DRAWN BY	JUB
F.B. / PG	---
SCALE	N.T.S.

**MATTHEW V. KAHN**  
PROFESSIONAL ENGINEER  
LICENSE NO. B2227  
STATE OF FLORIDA  
FOR THE FIRM -

JOB #	11008
SHT. NO.	2
OF 3 SHEETS	







ISSUED FOR:  
 1. SUBMISSION  
 2.  
 3.  
 4.  
 5.  
 6.  
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 9.  
 10.

**PLAN NOTES**  
 PA = PLANTING AREA  
 PROVIDE IRRIGATION AND DRAINAGE  
 ARTIFICIAL TURF  
 PROVIDE HYDROCHILL FOR COOLING EFFECT IN LAWN AREAS. PROVIDE ALUMINUM EDGING WHERE TURF IS NOT BOUNDED BY HARDSCAPE.  
**LEGEND**  
 X XX' PROPOSED GRADES PLA  
 (X) GRADES BY CIVIL ENG  
 (A.A.) EXISTING SITE GRADES

**RECEIVED**  
**MAY 19 2026**  
 HIGHLAND BEACH  
 BUILDING DEPARTMENT

4301 TRANQUILITY  
 4301 TRANQUILITY DRIVE,  
 HIGHLAND BEACH, FLORIDA, 33487  
 TOWN OF HIGHLAND BEACH, RS- SINGLE FAMILY

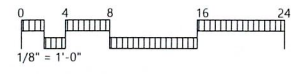
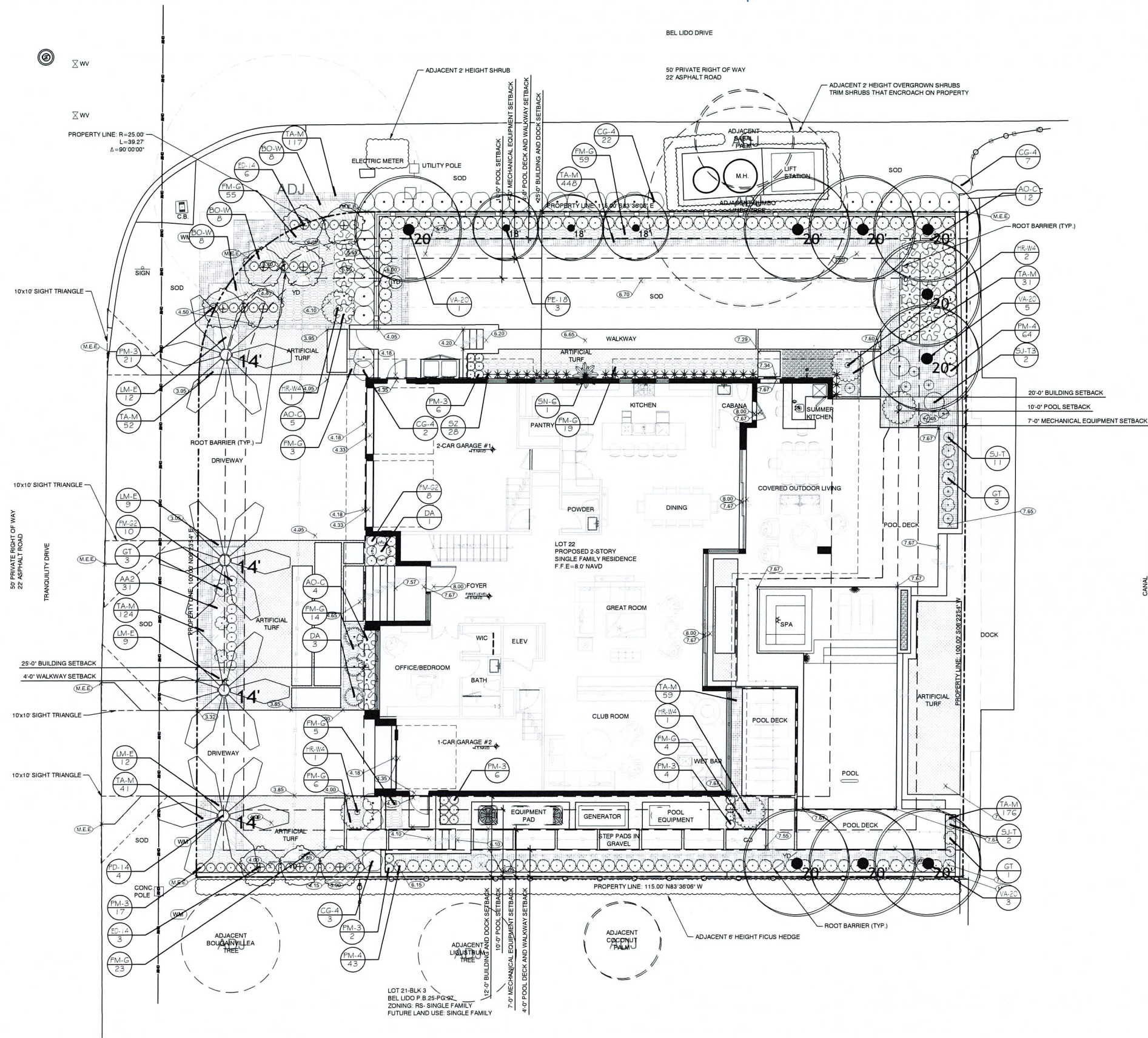
**PLA DESIGN STUDIO**  
 2385 NW EXECUTIVE CENTER DR., STE 240, BOCA RATON, FL 33431  
 STUDIO@PLADESIGNSTUDIO.COM | OFFICE: 561.318.5256

**Stephanie Portus** Digitally signed by Stephanie Portus  
 Date: 2026.03.09  
 16:15:33  
 project number: 24-126  
 sheet name: BD/LD

**LANDSCAPE PLAN**

**REVISION 03/09/26**

**L-2**



**PLANT SCHEDULE PROPOSED**

CODE	QTY	BOTANICAL / COMMON NAME	NATIVE	CONTAINER	HEIGHT	SPREAD	CALIPER	REMARKS
<b>TREES</b>								
ED-14	9	Elaeocarpus decipiens / Japanese Blueberry Tree	FLORIDA FRIENDLY	100G/36"	14' HT	6' SPD	3" CAL	GRADE#1. STANDARD/TREE FORM. DENSE, SYMMETRICAL CROWN. STRAIGHT TRUNK. NO VOIDS. 4" CT. MATCHING.

CODE	QTY	BOTANICAL / COMMON NAME	NATIVE	CONTAINER	HEIGHT	WIDTH	REMARKS
<b>PALM TREES</b>							
PD-14	4	Phoenix dactylifera 'Medjool' / Medjool Date Palm	FLORIDA FRIENDLY	B&B	14' CT	16' SPD	FLORIDA FANCY. STRAIGHT, UNSCARRED TRUNK. FULL HEAD. HEAVY CALIPER. MATCHING.
PE-18	3	Ptychosperma elegans / Alexander Palm Single	FLORIDA FRIENDLY	B&B	18' HT	10' SPD	SINGLE. FULL HEAD. STRAIGHT, UNSCARRED TRUNK. MATCHING.
VA-20	9	Veitchia arecina / Montgomery Palm Single	FLORIDA FRIENDLY	B&B	20' HT	16' SPD	SINGLE. FULL HEAD. STRAIGHT UNSCARRED TRUNK.

CODE	QTY	BOTANICAL / COMMON NAME	NATIVE	CONTAINER	HEIGHT	WIDTH	REMARKS
<b>SHRUBS</b>							
AG-C	21	Alocasia odora 'California' / Dwarf Elephant Ear	NON-NATIVE	3G/10"	2' HT	1.5' W	FULL. LOW BRANCHED. INTACT LEAVES. GOOD COLOR. SHADE GROWN.
CG-4	34	Clusia guttifera / Small-Leaf Clusia	FLORIDA FRIENDLY	7G/14"	4' HT	3' W	FULL TO BASE. LOW BRANCHING. DENSE INTACT FOLIAGE. NO VOIDS.
DA	4	Dracaena arborea / Tree Dracaena	FLORIDA FRIENDLY	25G/21"	5' HT		SINGLE. FULL SYMMETRICAL HEAD. UNSCARRED TRUNKS. SUBMIT PHOTO
FM-G2	18	Ficus microcarpa 'Green Island' / Ficus Green Island	NON-NATIVE	7G/14"	2' HT	18" W	FULL. DENSE FOLIAGE TO BASE. SHEAR TO 3" HT
GT	7	Gardenia taitensis / Tahitian Gardenia	FLORIDA FRIENDLY	7G/14"	2'-3' HT	2' W	FULL DENSE FOLIAGE TO BASE. INTACT LEAVES.
HR-W4	5	Hibiscus rosa-sinensis 'White' / Weeping White Hibiscus Standard	FLORIDA FRIENDLY	25G/21"	4' HT	3'-4' W	GRADE #1. STANDARD. STRAIGHT TRUNK. FULL DENSE SYMMETRICAL FOLIAGE. NO VOIDS. MATCHING.
PM-4	106	Podocarpus macrophyllus 'Maki' / Shrubby Yew	FLORIDA FRIENDLY	15G/17"	4'-5' HT	24" W	FULL. DENSE FOLIAGE TO BASE. SHEAR TO 4" HT.
PM-3	56	Podocarpus macrophyllus 'Maki' / Shrubby Yew	FLORIDA FRIENDLY	7G/14"	3'-4" HT	18" W	FULL. DENSE FOLIAGE TO BASE. SHEAR TO 3" HT.
SZ	28	Sansevieria zeylanica / Mother-in-law Tongue	NON-NATIVE	7G/14"	3' HT	18" W	PARTIALLY SHADE GROWN. FULL DENSE POT. INTACT LEAVES.
SJ-T3	2	Setissa japonica / Snowrose	NON-NATIVE	25G/21"	3' HT	3' W	TOPIARY GLOBE. FULL DENSE FOLIAGE. NO VOIDS.
SJ-T	13	Setissa japonica / Snowrose	NON-NATIVE	7G/14"	18" HT	18" W	TOPIARY GLOBE. FULL DENSE FOLIAGE. NO VOIDS.
SN-6	1	Strelitzia nicolai / Giant White Bird of Paradise	FLORIDA FRIENDLY	15G/17"	6' HT	4'-5' W	FULL DENSE FOLIAGE. LOW BRANCHED. INTACT LEAVES. 4-6 PPP. SHADE GROWN.

CODE	QTY	BOTANICAL / COMMON NAME	NATIVE	CONTAINER	HEIGHT	WIDTH	SPACING	REMARKS
<b>SHRUB AREAS</b>								
AA2	31	Annuals / White Annuals	NON-NATIVE	4" POT	6" HT	6" W	12" o.c.	WHITE FLOWERS. FULL POTS. BLOOMING. TO BE SELECTED BY OWNER AT TIME OF INSTALL.
BO-W	24	Begonia odorata 'Alba' / Giant White Angel Begonia	FLORIDA FRIENDLY	3G/10"	18" HT	18" W	24" o.c.	FULL DENSE POTS. LOW BRANCHING. INTACT LEAVES. GOOD COLOR. SHADE GROWN.
FM-G	186	Ficus microcarpa 'Green Island' / Green Island Ficus	NON-NATIVE	3G/10"	16" HT	14" W	18" o.c.	FULL DENSE FOLIAGE TO BASE.
LM-E	42	Liriope muscari 'Emerald Goddess' / Liriope	FLORIDA FRIENDLY	1G/6"	12" HT	10" W	18" o.c.	FULL DENSE POTS. GOOD COLOR.
TA-M	1,036	Trachelospermum asiaticum 'Minima' / Minima Jasmine	FLORIDA FRIENDLY	1G/6"	6"-8" HT	8" W	10" 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+ Cypress 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**

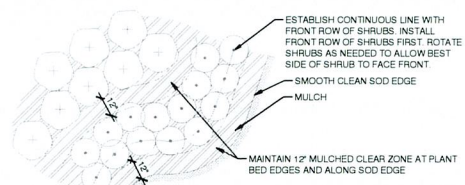
TREES OR PALMS PLANTED IN SOD SHALL HAVE MULCH RINGS TO PROTECT THEM FROM LAWN MAINTENANCE EQUIPMENT AND STRING TRIMMERS.

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.

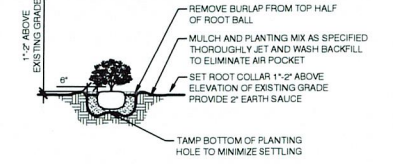
TO PROTECT AGAINST GANODERMA PALM FUNGUS, ALWAYS REMOVE ALL PALM STUMPS FROM PROPERTY.

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

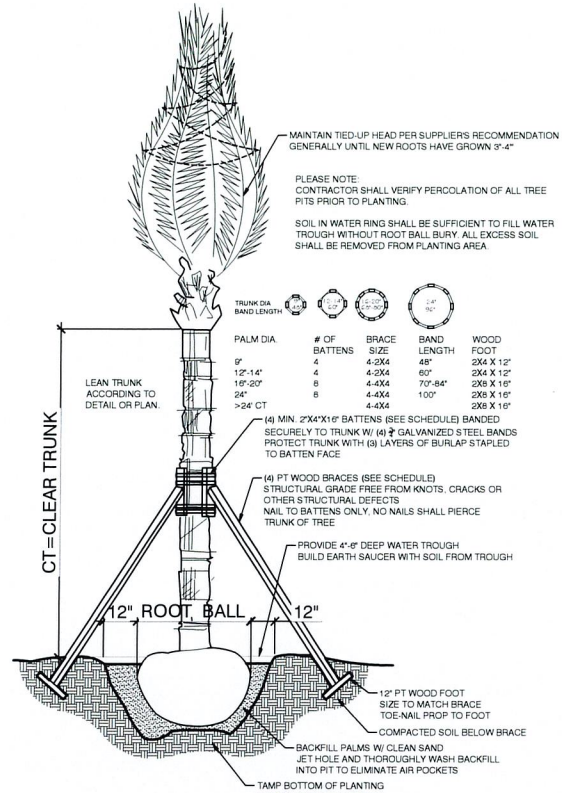
ALL IRRIGATION, IRRIGATION EQUIPMENT AND IRRIGATION BOXES TO BE CONCEALED.



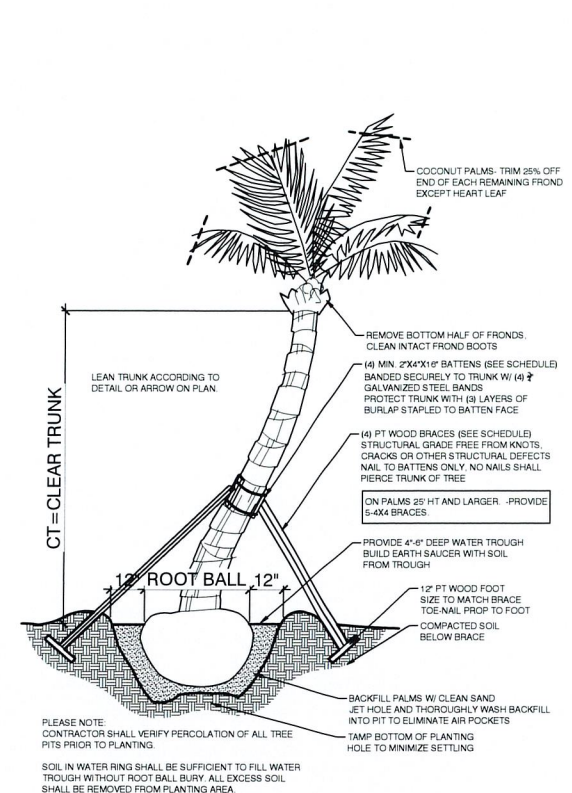
**SHRUB/ GROUND COVER LAYOUT**



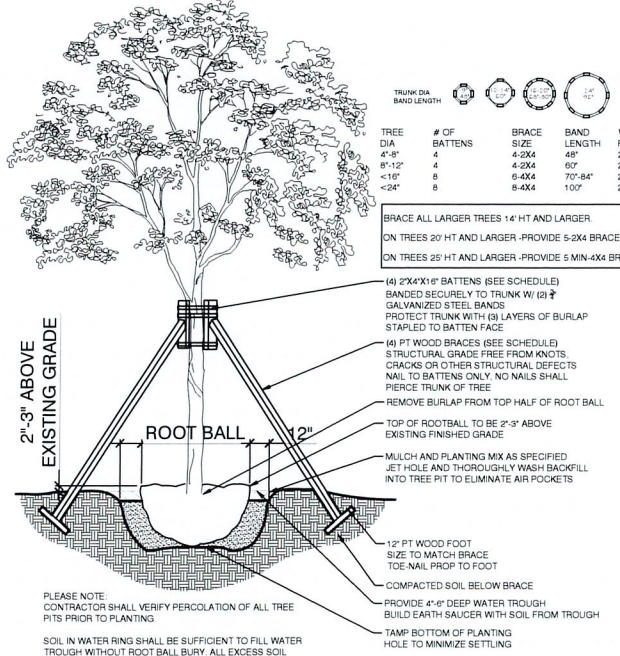
**SHRUB/ GROUND COVER DETAIL**



**PALM PLANTING / BRACING DETAIL**



**CURVED PALM PLANTING DETAIL**



**TREE PLANTING BRACING DETAIL**

RECEIVED

MAY 19 2026

HIGHLAND BEACH BUILDING DEPARTMENT

ISSUED FOR: 02/25/26  
 1. SUBMISSION  
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4301 TRANQUILITY  
 4301 TRANQUILITY DRIVE  
 HIGHLAND BEACH, FLORIDA, 33487  
 TOWN OF HIGHLAND BEACH, RS- SINGLE FAMILY

PLA DESIGN STUDIO  
 2800 W. PALM BEACH BLVD. SUITE 100  
 WEST PALM BEACH, FLORIDA 33411  
 TEL: 561.833.1234  
 FAX: 561.833.1235  
 WWW.PLADESIGNSTUDIO.COM | OFFICE: 561.833.1234

Stephanie Portus  
 Digitally signed by Stephanie Portus  
 Date: 2026.03.09 16:07  
 -04'00'  
 24-126 BD/LD

LANDSCAPE SCHEDULE AND DETAILS  
 REVISION 03/09/26

L-3

## 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:

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

### 1.3 INSTALLATION - 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 smoothly 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 found 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 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 by any utility company.

**1.8 CHANGES IN THE WORK:** The Owner reserves the right to substitute, add or delete any material or work in the work. 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 Contractor complies with the Drawings and Specifications are being properly followed. The 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 Construction Work to be installed to the Contractor's Work including but not limited to Civil engineering and Drainage Plans, Architectural layouts, 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 which interferes with planting, the Landscape Architect shall be consulted for consideration for alternate locations of plants or 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 adjustments or relocation or addition of sprinkler heads may be most beneficial 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 Contractor's 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. Test 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 branches (or fronds) in 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.

**F.** Abbreviations on the Drawings are as follows:

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

**Spd** - spread of water 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, mature trunk from ground to base of the green crown shaft.

**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.

**R.** 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 materials 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 specified requirements are met. Container grown plants shall meet plant sizes as specified on the plant list and on the Drawings, and shall not be governed by container sizes. 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 root circumference.

**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 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 fees and import permit. Micro-Macro International P 706-548-4557 F 706-548-4891 Web: www.mmlilabs.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 20-6-6. 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 delivered to the site unopened 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 information and 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.** Gravel Mulch: Pine Bark Nuggets - Jumbo size. Pine Straw Alternate Mulches: 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.

**C.** Braces, Battens and Stakes-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, dth 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 substantial completion. Braces and stakes shall be repainted a dark walnut brown stain unless otherwise noted. Stakes and braces shall be placed within mulch beads and oriented away from walking areas.

**D.** Guys and Anchors: Provide one of the following: 1) wire guys shall be two- strand, twisted, pliable galvanized iron wire not lighter than 12 gauge. Provide new hose cut to required lengths to protect tree trunks from damage by wires. Hose shall be not less than 1/2" (12.7 mm) dia. 2) Woven Polyethylene Webbing -shall be min 2" wide. Trunks and stems shall be wrapped at least twice and secured with adjustable knots. Stakes per Sec C. above.

**E.** Soil Mix for Annual or seasonal color beds: 2 parts top soil, 1 part fine pine bark mulch (1/2" (12.7 mm) pieces), 1 part coarse sand and 50 pounds (1,8662 kg) composted cow manure per cubic yard (7,6455 cubic meters). Mix in Oscocote fertilizer and micro-organisms at label rates, see 2.7C.

**F.** Planter Soil Mixture:a loose friable blend composed of 1 part top soil, 2 parts peat humus or bagged topsoil and 3 parts pinebark.Mix in Oscocote 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 Engineers 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 filing 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 - Final 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 box 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 other determined in the Construction Documents.

**E.** Irrigation-The Landscape Contractor shall closely 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 emitters shall be installed in conjunction with any mulch, stone, short ground covers or sod are installed. Irrigation zones shall be operating and accepted by Landscape Architect and/or irrigation designer before areas will be released for finish 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 and field adjustments to complement the Landscaping Plans. 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 stub-ups/placements shall be reviewed approved and released by Landscape Architect before mulch,stone, ground covers or sod are installed.

**G.** Mulch, Edging and Stone Mulch-Before mulch of any kind is installed, Finish Grading, Final Grading, 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 by Landscape Architect. As noted above, landscape contractor is responsible for all fine grading subject to review and acceptance by Landscape Architect, before sod is installed.

**I.** Removal of Rubbish: Any objectionable materials, such as stones/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-spade. 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 unless stems and foliage of plant materials during shipment. All plants 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 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, moist 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-Aronia,Cocos,Phoenix,Washingtonia,Ptychosperma,Hypophorbe sp.) palms shall be root pruned for 2 months in advance of being lifted and moved. All palms shall be watered for 1week prior to digging in the field. Heads shall have the lower 50% 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 use instructions for handling and care 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,painted/flagged in field by the Contractor,to the satisfaction of the Landscape Architect before planting operations commence.In general all trees,palms and accent plants shall be laid out, planted and approved by the Landscape Architect prior to the layout of shrubs/ground covers.Notify Landscape Architect and Owner for directions if site conditions requires the erection of soil over existing roots or where construction or utilities below ground or overhead are encountered, or where changes have been made in the construction - DO NOT PROCEED - Any necessary adjustments will be directed by the Landscape Architect.

**B.** Clearances: Shrub/hedge material shall be planted a min. of 30" (0.75 m) away from wall or other obstructions (including parking stops). Groundcover (1 gal or less) material (except sod) shall be planted 16" (10.41 m) away from pavement or edging unless otherwise noted. Vines shall be attached with copper wire to brass screws in lead anchors to walls. Make minor adjustments as may be required.

**C.** All planting holes shall have straight vertical sides and flat horizontal bottoms.The diameter of a hole shall not be less than twice the diameter of the root ball or 24 inches (609.6 mm) greater than the root ball,whichever is smaller. The depth of a hole shall not be deeper than the root ball. The bottoms of planting holes shall be tamped to minimize settling.

**D.** Contractor shall confirm that all planting holes are free draining and percolate water.If hardpan,compacted soils,clay or rock are encountered,immediately notify Landscape Architect to determine remedial measures.

**E.** Backfill and Soil Amendments-Backfill shall be clean, fine granular loamy soil unless otherwise noted. All palms shall be backfilled w/ salt-free sand. Clumpy or rocky soils shall be screened or replaced w/ appropriate material prior to backfilling. Refer to soil report recommendation for fertilizer type/rates. Additionally, Mycorrhizae and soil bacteria shall be added at the manufacturer's recommended rates (see 2.7c). The following minimum rates of soil mix apply; 1/2 cubic yard per tree and 1cubic yard per 50 shrubs.

**F.** All plants shall be handled and installed in accordance w/ the Construction Documents and best appropriate horticultural practice. Trees and shrubs, except as otherwise specified, shall be set in the proper size of planting pit so that the top surface of the Root Collar/root ball will be 1"-2" above the final grade. Verify adequate percolation of the planting hole. Set plants straight and plumb unless otherwise noted. Select trees, palms and accents shall be leaned, oriented or faced as determined by Landscape Architect or as shown on the drawing.

**G.** B&B plants are set with bottom1/3 of planting pit backfilled w/ existing site soil. Remove burlap,rope,wires,etc. from any trunk and top surface of balls. Do not remove burlap from underneath.All remaining wrapping material shall be biodegradable. No material shall encircle the trunk. Complete backfilling w/ native soil (or specified soil mix) and water thoroughly to remove voids. After planting has been completed,form a trough around each plant extending to the limits of the pit. Some wire wrapping and bundling may remain to maintain the integrity of the root ball. Review removal requirements in advance with landscape architect.

**H.** Container Grown Plants: Shall, when delivered, have sufficient root growth to hold earth intact when removed from container and shall not be root bound. Plant pits for container materials shall be formed flat on the bottom to avoid air pockets at the bottom of root balls. Containers shall be removed carefully to prevent damage to plant or root system.

## 3.0 EXECUTION CONT.

**I.** Remediation of Root defects - The Contractor shall inspect all plant material for root defects including but not limited to: root-bound containers; circling roots; girdling roots; sub grade, embedded root collars; adventitious roots; etc. All Root Collars shall be exposed and visible at the time of planting. Plants with two (2) or more girdling roots; plants from root-bound containers; or plants with circling roots greater than 1/2" in diameter shall be rejected and replaced at the Contractor's expense. Plants with minor root defects shall be trimmed with clean, sanitized, sharp tools according to proper horticultural practice prior to planting. Plants shall be well watered prior to, and after, root trimming procedures. Plants that die as a result of root pruning are considered excessively defective and shall be replaced at Contractor's expense.

**External Circling Roots** - shear off outer 1"-2" of rootball circumference

**Internal Circling Roots** - radial cuts to interrupt circle, remove 2" min section of root.

**Girdling Roots**-cut and remove the 2' min section of the girdling root at the surface.

**Root Knots** - Refer to information- refer to University of Florida- IFAS Website

<http://hort.ufl.edu/woody/index.html>

**For Root management**-Refer to <http://hort.ufl.edu/woody/roots.html>

**J.** Setting Trees and Shrubs: Unless otherwise specified, all trees and shrubs shall be planted in pits, centered to such depths that the finished grade level of the Root Collar, after settlement, shall be the same as, or slightly above, that at which the plant was originally grown. They shall be planted upright and faced to give the best appearance or relationship to adjacent structures. The Contractor shall be responsible to raise and re-set all plant materials where root collars are found below finish grade at their own expense.

Along slopes, a soil terrace shall be formed so that the top of the Root Collar is level with existing grade on the up-slope side. No burlap shall be pulled out from under the balls. Tree boxes, platforms, wire, lifting loops and surplus binding from top and sides of the balls, shall be removed. Some wire or binding may remain if tight and necessary for rootball integrity. Any broken and frayed roots shall be cut off cleanly. Backfill soil shall be placed and tamped thoroughly and shall be settled by watering. No filling around trunks or on top of root balls will be permitted. After the backfill settles, additional soil shall be filled in to the level of the finished grade allowing for 2" (44.1 mm) of mulch. Form a shallow saucer around each plant by digging a trough of soil along the edge of the plant pit. This trough shall be 3"-4" (75 mm) deep. Specimen trees and Palms shall be equipped with supplemental irrigation (bubblers).

**K.** 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 watering.

**L.** Backfilling: When the plant pit has been excavated as specified above and the plant has been set, the pit shall be backfilled with clean soil mix. All backfill shall be watered thoroughly to settle and consolidate soil and eliminate voids. Provide a shallow trough around the outside of the rootball for water retention. Tops of all rootballs shall be left exposed and free of soil backfill materials. Do not distribute any excess soil in any existing planted bed.

**M.** Pruning: Remove dead/broken branches from all plant material. Thin out internal branching and prune to retain typ. growth habit of individual species with as much height and spread as is practicable. Make all pruning cuts with a sharp instrument next to branch collar to ensure elimination of stubs.Headback" or "Hat Rack" cuts, right angle to line of growth, will not be permitted.

**N.** Guying and Staking: Guy and stake all trees, including palms, immediately after planting. Trees less than1 1/2" (38.1 mm) in caliper shall be staked with vertical wood or metal stakes along the trunk. Stakes shall be driven through the root ball and embed 12" min. into sub-grade. Attach tree trunk to the stake with a rope or nylon strap to avoid chaffing. Tie firmly, but not tightly to the stake. Stake shall be cut off at least 12" below the top of the plant. Trees 1 1/2" (38.1 mm) in caliper and greater but less than 12' OA shall be guyed in 3 directions with double strands of No.12 galvanized wire (or rated woven polyethylene webbing) attached to approved stakes or anchors driven flush with grade. When securing wires to trees, cover all wires which may come in contact with any part of tree with new rubber hose. Place guys and braces not less than 1/3 of the height of tree above finished grade and above substantial limbs inch (25.4 mm) in diameter or more. Ground Stakes shall be clearly marked with high contrast fluorescent paint. Trees over 12' OA shall be braced with new lumber per staking detail. Provide stained where noted. "Ground Stakes" shall be clearly marked with high contrast fluorescent paint.

**O.** Staking and Bracing: When staking palms and broadleaf trees, no nails or fasteners shall directly penetrate the trunks. Wood battens: 12"-16" min(304-406 mm) min. length; separated from trunk by burlap; attached to the trunk of the trees with galvanized or stainless steel metal banding. Stakes and braces shall be clearly marked and can only be nailed to the wooden battens. Alternate methods of guying or staking may be employed with the prior approval by Landscape Architect. Ground Stakes shall be clearly marked w/ high contrast fluorescent paint.

**P.** Mulching: All trees and shrub beds shall be mulched immediately after acceptance of the planting bed by the Landscape Architect. Mulch shall be applied to a 3" (76.2 mm) depth, with a mulch as specified. Prevent wind displacement of mulch by thoroughly wetting down. Do not apply any mulch against stems and trunks of

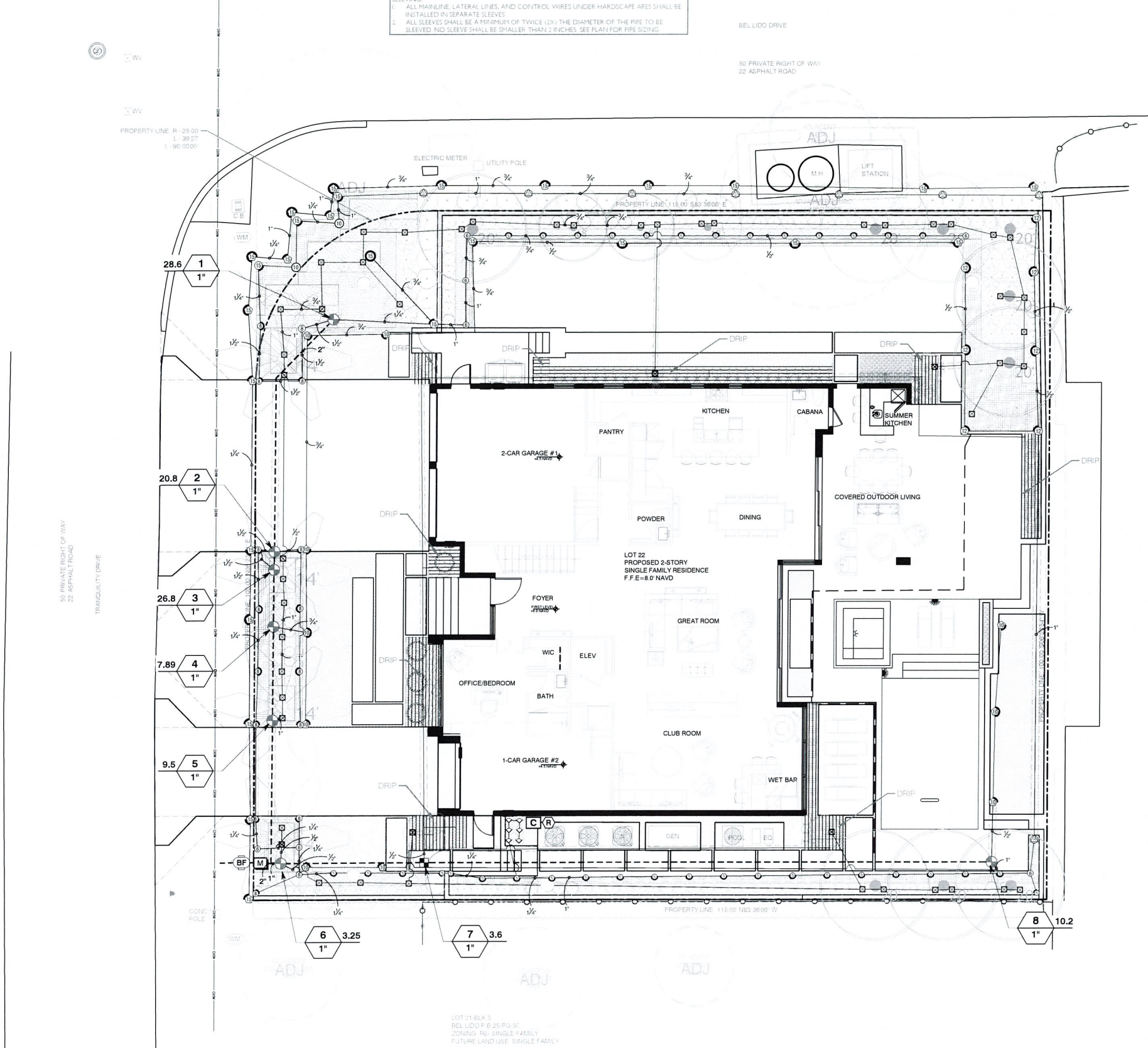
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HIGHLAND BEACH BUILDING DEPARTMENT

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03/09/26  
ISSUED FOR:  
1. SUBMISSION  
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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' (25MM) 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.



IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
	Rain Bird 1806 10 Series MPR Turf Spray 6.0in. Pop-Up Sprinkler with Co-Molded Wiper Seal. Side and Bottom Inlet. 1/2in. NPT Female Threaded Inlet.	10	30
	Rain Bird 1806 15 Series MPR Turf Spray 6.0in. Pop-Up Sprinkler with Co-Molded Wiper Seal. Side and Bottom Inlet. 1/2in. NPT Female Threaded Inlet.	22	30
	Rain Bird 1812 15 Strip Series Shrub Spray 12in. Pop-Up Sprinkler with Co-Molded Wiper Seal. Side and Bottom Inlet. 1/2in. NPT Female Threaded Inlet.	8	30
	Rain Bird 1812 5 Series MPR Shrub Spray 12in. Pop-Up Sprinkler with Co-Molded Wiper Seal. Side and Bottom Inlet. 1/2in. NPT Female Threaded Inlet.	35	30
	Rain Bird 1812 8 Series MPR Shrub Spray 12in. Pop-Up Sprinkler with Co-Molded Wiper Seal. Side and Bottom Inlet. 1/2in. NPT Female Threaded Inlet.	14	30
	Rain Bird 1812 12 Series MPR Shrub Spray 12in. Pop-Up Sprinkler with Co-Molded Wiper Seal. Side and Bottom Inlet. 1/2in. NPT Female Threaded Inlet.	7	30
	Rain Bird 1812 15 Series MPR Shrub Spray 12in. Pop-Up Sprinkler with Co-Molded Wiper Seal. Side and Bottom Inlet. 1/2in. NPT Female Threaded Inlet.	5	30
	Rain Bird 1812 ADJ Shrub Spray 12in. Pop-Up Sprinkler with Co-Molded Wiper Seal. Side and Bottom Inlet. 1/2in. NPT Female Threaded Inlet.	11	30
	Rain Bird 1812-1400 Flood Flood Bubbler 12in. pop-up	51	30
	Rain Bird RWS-M-B-C 1400 Series Mini Root Watering System with 4in. diameter x 18in. long with locking grate, semi-rigid mesh tube and Rain Bird 1401 0.25 GPM or 1402 0.5 GPM bubbler as indicated. With Check Valve.	6	20
	Rain Bird LFV-100 1in. Low Flow DV Valve	1	
	Area to Receive Dripline		
	Rain Bird XFS-06-12 XFS Sub-Surface Pressure Compensating Dripline w/Copper Shield Technology. 0.6 GPH emitters at 12" O.C. Laterals spaced at 12" apart, with emitters offset for triangular pattern. UV Resistant. Specify XF insert fittings.	375.1 lf	
	Rain Bird DV Electric Remote Control Valve, Standard Configuration. Plastic residential in 3/4in. or 1in..	7	
	Febco 825YA 1" Reduced Pressure Backflow Preventer	1	
	Rain Bird TM2-8-120V 8 station 120v model. Suitable for indoor or outdoor installations. Factory-installed outdoor-rated power cord. LNK WiFi ready	1	
	Rain Bird RSD-CEX Rain Sensing Device, conduit mount. With threaded adapter, extension wire.	1	
	EXISTING METER	1	
	1" EXISTING WATER METER	1	
	Irrigation Lateral Line: PVC Class 160 SDR 26	1,780 lf	
	Irrigation Mainline: PVC Class 200 SDR 21	194.2 lf	
	Pipe Sleeve: Ductile Iron Pipe- Class 350	248.1 lf	
	Valve Callout		
	Valve Number		
	Valve Flow		
	Valve Size		

4301 TRANQUILITY  
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TOWN OF HIGHLAND BEACH, RS- SINGLE FAMILY

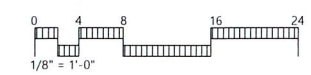
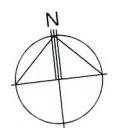
PLA DESIGN STUDIO

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24-126  
sheet name  
BD/LD

IRRIGATION PLAN

REVISED 03/09/26



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HIGHLAND BEACH BUILDING DEPARTMENT

- 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 INCLUDING 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.

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4301 TRANQUILITY  
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PLA DESIGN STUDIO  
 2185 NW EXECUTIVE CENTER DR. #11-240, BECAHATON, FL 33411  
 STUDIO@PLADESIGNSTUDIO.COM | OFFICE: 561.518.5286

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 Stephanie Portus  
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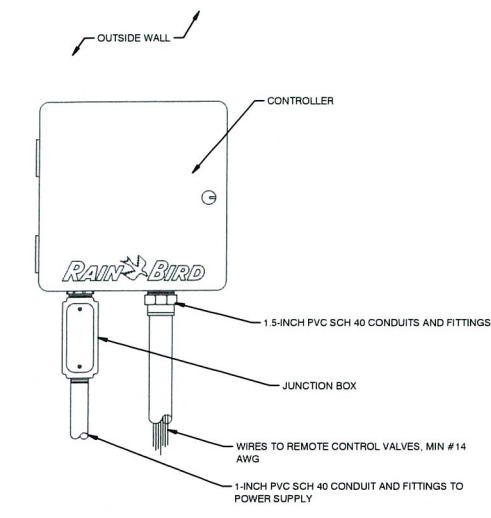
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IRRIGATION SCHEDULES AND DETAILS

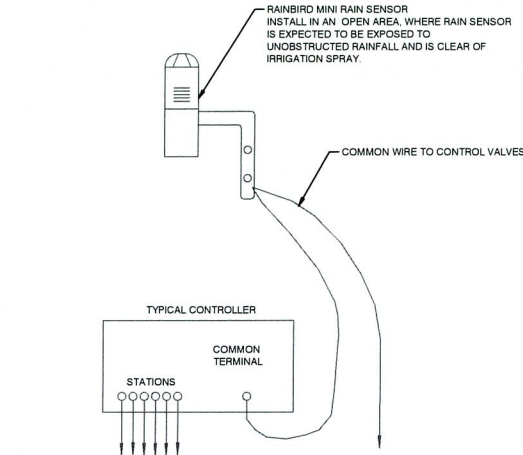
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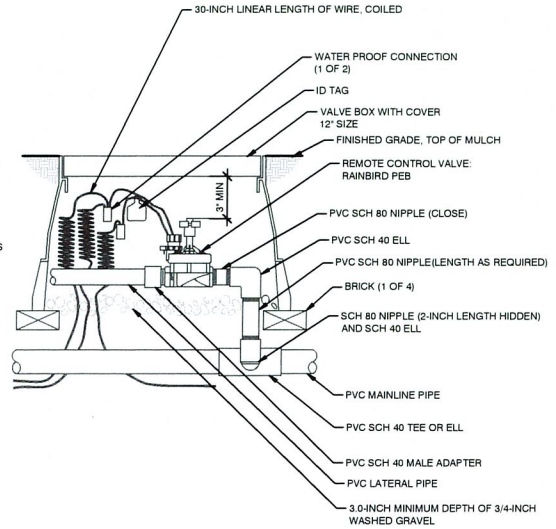
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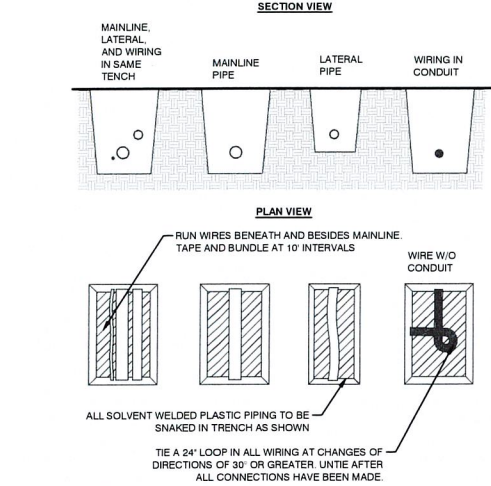
1 CONTROLLER NTS



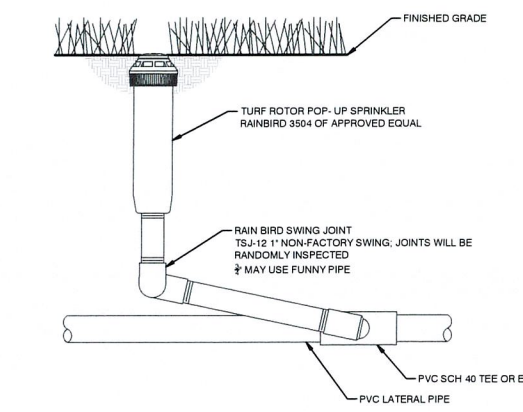
2 AUTOMATIC RAIN SENSOR NTS



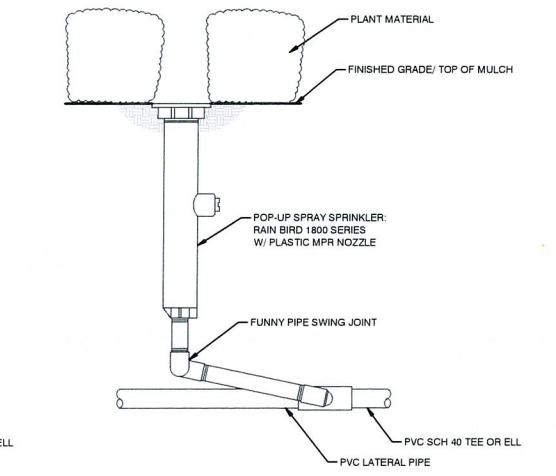
3 REMOTE CONTROL VALVE NTS



4 PIPE + WIRE TRENCHING NTS



5 ROTOR POP-UP SPRINKLER NTS



6 POP-UP SPRAY SPRINKLER NTS

VALVE SCHEDULE

NUMBER	MODEL	SIZE	TYPE	GPM	HEADS	PIPE	WIRE	DESIGN PSI	FRICTION LOSS	PSI	PSI @ POC	PRECIP
1	Rain Bird DV	1"	Shrub Spray	28.61	35	279.6	203.0	30	1.29	37.5	44.3	1.9 in/h
2	Rain Bird DV	1"	Shrub Spray	20.84	51	352.2	165.9	30	2.82	36.0	40.9	1.4 in/h
3	Rain Bird DV	1"	Turf Spray	26.79	18	220.7	163.2	30	2.98	39.0	43.8	0.98 in/h
4	Rain Bird DV	1"	Turf Spray	7.89	9	171.1	155.0	30	2.98	36.8	37.3	0.58 in/h
5	Rain Bird DV	1"	Bubbler	9.5	38	252.1	141.4	30	2.75	36.6		1.02 in/h
6	Rain Bird DV	1"	Bubbler	3.25	13	129.9	119.3	30	0.7	34.3		1.0 in/h
7	Rain Bird LFW-100	1"	Area for Dripline	3.6	375.1 lf	237.3	98.6	30	1.01	34.6	34.8	0.97 in/h
8	Rain Bird DV	1"	Turf Spray	10.24	5	136.9	98.6	30	2.96	36.8	38.5	0.59 in/h
							Common Wire		194.2			

WATERING SCHEDULE

NUMBER	MODEL	TYPE	PRECIP	IN / WEEK	MIN / WEEK	GAL / WEEK	GAL / DAY
1	Rain Bird DV	Shrub Spray	1.9 in/h	1.5	48	1,373	196
2	Rain Bird DV	Shrub Spray	1.4 in/h	1.5	65	1,355	194
3	Rain Bird DV	Turf Spray	0.98 in/h	1	61	1,634	233
4	Rain Bird DV	Turf Spray	0.58 in/h	1	103	813	116
5	Rain Bird DV	Bubbler	1.02 in/h	1.5	66	636	119
6	Rain Bird DV	Bubbler	1.0 in/h	1.5	91	296	42.3
7	Rain Bird LFW-100	Area for Dripline	0.97 in/h	2	124	446	63.8
8	Rain Bird DV	Turf Spray	0.59 in/h	1	102	1,044	149
TOTALS:					682	7,798	1,114

DEPTH OF COVERAGE PER FLORIDA BUILDING CODE AMENDED APPENDIX F

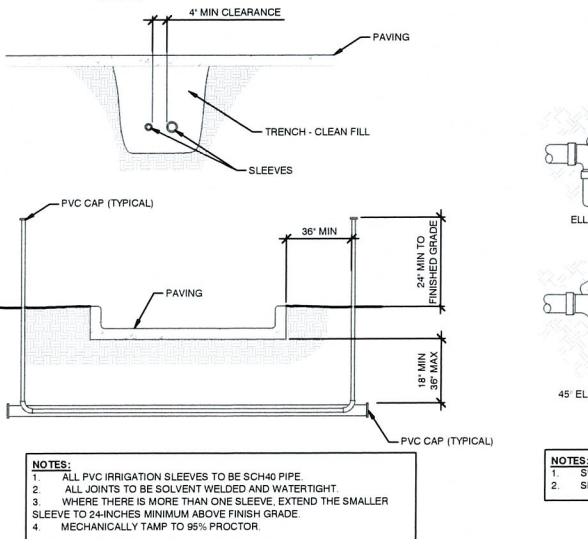
FOR NONTRAFFIC AND NONCULTIVATED AREAS:

PIPE DIAMETER	MIN. DEPTH OF COVERAGE
1/2" THROUGH 1 1/2"	6" - 12"
1 1/2" THROUGH 2"	12" - 18"
2" THROUGH 3"	18" - 24"
6" AND LARGER	24" - 36"

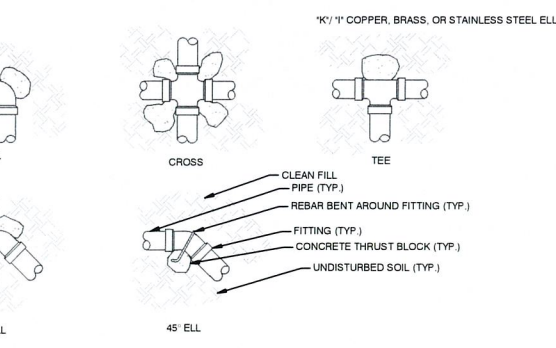
FOR VEHICLE TRAFFIC AREAS:

PIPE DIAMETER	MIN. DEPTH OF COVERAGE
1/2" THROUGH 2 1/2"	18" - 24"
3" THROUGH 5"	24" - 30"
6" AND LARGER	30" - 36"

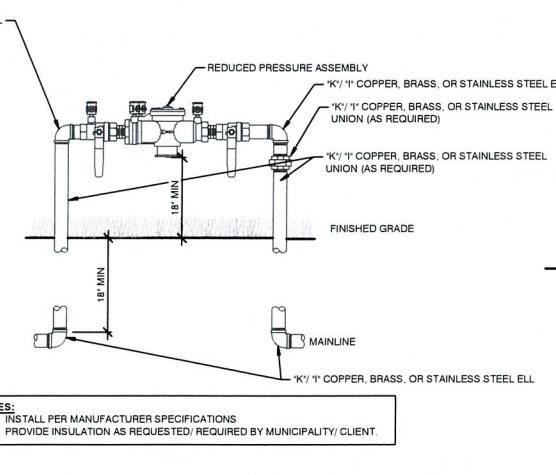
7 DEPTH OF PIPE COVERAGE NTS



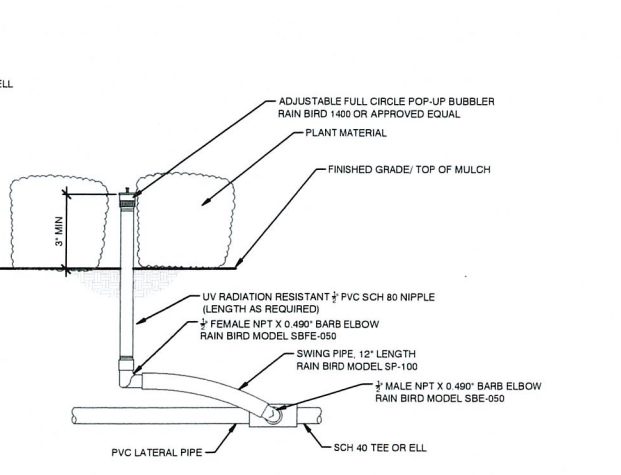
8 SLEEVING NTS



9 THRUST BLOCKS NTS



10 BACK FLOW PREVENTOR NTS



11 BUBBLERS NTS

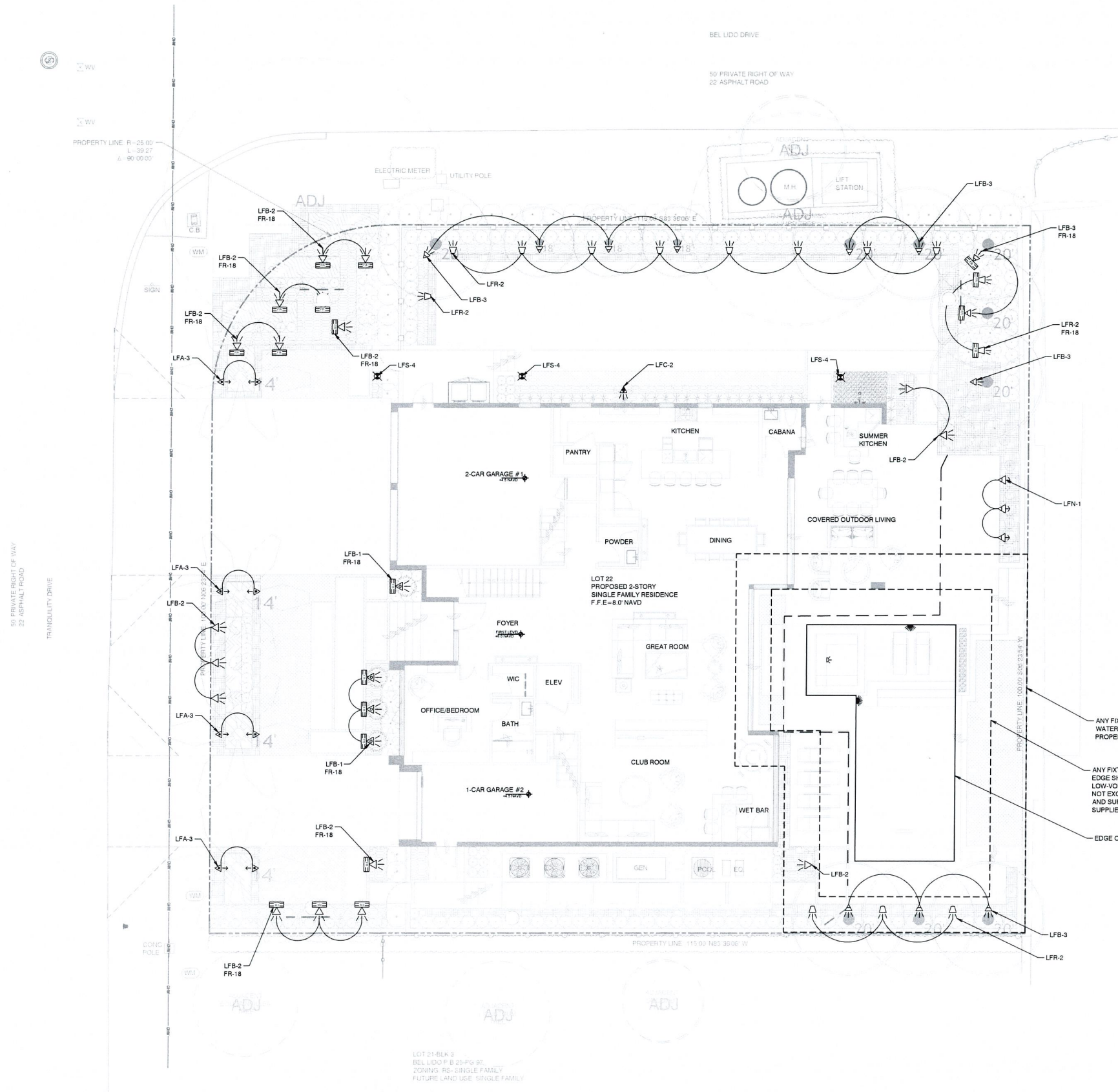
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BUILDING DEPARTMENT



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**LIGHTING SCHEDULE LIGHTING**

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	Watts	Beamsread
	LFA-3 KICHLER 16018 SPOT	12W	15 DEGREE
	LFB-1 KICHLER 16019 FLOOD	5.25W	35 DEGREE
	LFB-2 KICHLER 16019 FLOOD	8.5W	35 DEGREE
	LFB-3 KICHLER 16019 FLOOD	12W	35 DEGREE
	LFC-2 KICHLER 16020 WIDE FLOOD	8.5W	60 DEGREE
	LFR-2 KICHLER 16026 MINI WALL WASH	5W	6x5 NEMA
	LFS-4 12V TWO ARM PATH LIGHT	11.5W	N/A
	FR-18 KICHLER FIXED RISER 1552CBR	N/A	N/A
	LFR-1 KICHLER 15484 MR11 ACCENT LIGHT	4W	40 DEGREE

ANY FIXTURE PLACED WITHIN 10 FEET OF WATER'S EDGE SHALL BE EQUIPPED WITH PROPER GFCI TO BE IN COMPLIANCE WITH CODE

ANY FIXTURE PLACED WITHIN 5 FEET OF POOL WATER'S EDGE SHALL BE LOW-VOLTAGE LUMINAIRES NOT REQUIRING GROUNDING, NOT EXCEEDING THE LOW VOLTAGE CONTACT LIMIT, AND SUPPLIED BY LISTED TRANSFORMERS OR POWER SUPPLIES THAT COMPLY WITH 680.23(A)(2)

EDGE OF WATER

PLA DESIGN 4301 TRANQUILITY  
STUDIO 4301 TRANQUILITY DRIVE  
HIGHLAND BEACH, FLORIDA, 33487  
TOWN OF HIGHLAND BEACH, RS- SINGLE FAMILY

Stephanie Portus

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LANDSCAPE  
LIGHTING  
PLAN

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03/09/26

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LOW VOLTAGE LIGHTING NOTES:  
SUBMITTALS- CONTRACTOR SHALL SUBMIT MANUFACTURER'S CUT SHEETS OF ALL SPECIFIED FIXTURES, CONTROLS, LAMPING AND SPECIALTY EQUIPMENT. CONTRACTOR'S SUBMITTAL SHALL ALSO SHOW CIRCUITING, FIXTURE AND TRANSFORMER LOCATIONS FOR THE OUTDOOR LIGHTING, SOUND AND COMMUNICATION SYSTEMS. VERIFY ALL CODES, MANUFACTURER'S INSTRUCTIONS AND ALL CLEARANCES PRIOR TO INSTALLATION.

- ALL WIRING, FIXTURES AND INSTALLATIONS SHALL CONFORM TO THE NEC (NATIONAL ELECTRIC CODE, MOST RECENT ADOPTED VERSION) AND ALL APPLICABLE STATE/LOCAL CODES FOR ELECTRICAL APPLICATIONS.
- CONTRACTOR SHALL VERIFY ALL PANEL SOURCES, SWITCHING LOCATIONS AND CONTROLS WITH PROJECT ARCHITECT/ENGINEER. CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR ELECTRICAL CIRCUITS IN CONJUNCTION WITH THE OWNER'S ELECTRICAL ENGINEER AS NEEDED.
- TRANSFORMERS, IN GENERAL, SHALL BE PAVED IN ABOVE GROUND, INCONSPICUOUS, ACCESSIBLE LOCATIONS. CONTRACTOR SHALL STAKE OUT AND REVIEW TRANSFORMER LOCATIONS WITH LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. TRANSFORMER LOCATION SHALL NOT INTERFERE WITH THE DESIGN PLACEMENT OF PLANTS, HARDSCAPE OR OTHER LANDSCAPE FEATURES.
- TOTAL FIXTURE WATTAGE SHALL NOT EXCEED 80% OF TRANSFORMER CAPACITY.
- VERIFY MANUFACTURER'S RECOMMENDATION FOR MAXIMUM ALLOWABLE DISTANCE BETWEEN TRANSFORMERS AND FIXTURES. GENERALLY, THE LONGEST WIRE RUN SHALL NOT EXCEED 80 FEET FROM A TRANSFORMER.
- PATH LIGHTS SHALL BE SECURELY MOUNTED ON WATERPROOF, IN GROUND J-BOXES OR APPROVED MOUNTING POSTS. IN GROUND -BOXES SHALL BE ANCHORED IN CONCRETE BASES WHERE FIXTURE STABILITY IS INADEQUATE.
- FIXTURE MOUNTS SHALL BE APPROVED FOR VOLTAGE APPLICATION AND WET LOCATIONS AS DICTATED BY THE NEC.
- ALL UNDERGROUND LOW VOLT WIRING AND CABLE SHALL BE PLACED IN CONDUIT. CONDUIT SHALL BE GLUED AND GENERALLY WATER TIGHT.
- CONDUIT ENTERING IN GROUND VAULTS AND FIXTURE HOUSINGS SHALL BE SEALED TO PREVENT MOISTURE ENTRY TO THE CONDUIT.
- IN GROUND FIXTURES SHALL HAVE WEEPS OR DRAINAGE MATERIAL TO REMOVE ACCUMULATED MOISTURE AND CONDENSATION.
- ALL LOW-VOLT WIRE CONNECTIONS SHALL BE MADE WITH SILICONE FILLED WIRE NUTS INSIDE WEATHER RESISTANT ENCLOSURES.
- LAMP CONTACTS SHALL BE COATED WITH CORROSION RESISTANT, DIE-ELECTRIC GREASE PRIOR TO INSTALLATION.
- CONTRACTOR SHALL REVIEW NIGHT-TIME OPERATION, LAMPING AND AIMING WITH LANDSCAPE ARCHITECT. CONTRACTOR SHALL INCLUDE AN ALLOWANCE FOR LABOR AND MATERIALS TO RE-LAMP 20% OF THE FIXTURES TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT AND OWNER AT NO ADDITIONAL COST TO OWNER
- CONTRACTOR SHALL PROVIDE THE OWNER WITH AT LEAST (2) ADDITIONAL LAMPS OF EACH TYPE.
- CONTRACTOR SHALL PROVIDE THE OWNER WITH AS-BUILT DRAWINGS, OWNER'S MANUALS, LAMPING SCHEDULE, OPERATING INSTRUCTIONS AND WARRANTIES FOR THE LIGHTING SYSTEM, CONTROLS AND FIXTURES.
- LOW VOLTAGE FIXTURES SHALL NOT BE INSTALLED WITHIN 10' OF A SWIMMING POOL UNLESS APPROVED BY THE LOCAL BUILDING CODE. LIGHTING BETWEEN 5' AND 10' FROM THE WATER'S EDGE SHALL BE 120V AND INSTALLED ON A GFCI PROTECTED CIRCUIT.

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LIGHTING SCHEDULE LIGHTING

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	DETAIL	Material	Finish	Mounting	Options	Lamp	Watts	Color Temp	Beamspread	Accessories
↕	LFA-3 KICHLER 16018 SPOT	8		CAST BRASS	(CBR) CENTENNIAL BRASS	(G/S) 8" IN-GROUND STAKE	N/A	INTEGRATED LED	12W	2700K	15 DEGREE	N/A
↕	LFB-1 KICHLER 16019 FLOOD	4		CAST BRASS	(CBR) CENTENNIAL BRASS	(G/S) 8" IN-GROUND STAKE	N/A	INTEGRATED LED	5.25W	2700K	35 DEGREE	N/A
↕	LFB-3 KICHLER 16019 FLOOD	17		CAST BRASS	(CBR) CENTENNIAL BRASS	(G/S) 8" IN-GROUND STAKE	N/A	INTEGRATED LED	8.5W	2700K	35 DEGREE	N/A
↕	LFB-2 KICHLER 16019 FLOOD	12		CAST BRASS	(CBR) CENTENNIAL BRASS	(G/S) 8" IN-GROUND STAKE	N/A	INTEGRATED LED	12W	2700K	35 DEGREE	N/A
↕	LFC-2 KICHLER 16020 WIDE FLOOD	1		CAST BRASS	(CBR) CENTENNIAL BRASS	(G/S) 8" IN-GROUND STAKE	N/A	INTEGRATED LED	8.5W	2700K	60 DEGREE	N/A
↕	LFR-2 KICHLER 16026 MINI WALL WASH	14		CAST BRASS	(CBR) CENTENNIAL BRASS	(G/S) 8" IN-GROUND STAKE		INTEGRATED LED	5W	2700K	6x5 NEMA	N/A
↕	LFS-4 12V TWO ARM PATH LIGHT	3		BRASS	CENTENNIAL BRASS (CBR)	8" IN-GROUND STAKE		N/A	11.5W	N/A	N/A	N/A
↕	FR-18 KICHLER FIXED RISER 1552CBR	19		BRASS	(CBR) CENTENNIAL BRASS	18" HEIGHT		N/A	N/A	N/A	N/A	N/A
↕	LFN-1 KICHLER 15484 MR11 ACCENT LIGHT	3		CAST BRASS	(CBR) CENTENNIAL BRASS	(G/S) 8" IN-GROUND STAKE	INTEGRATED LED	INTEGRATED LED	4W	2700K	40 DEGREE	N/A

TOTAL LIGHTS: 62  
TOTAL FIXTURES: 81

VENDOR LIST:  
ILLUMINATION OF FLORIDA  
TIMOTHY SALORPEK  
561-733-9300  
TIMOTHY@ILLUMINATIONFL.COM

**Product Specifications & Ordering Guide**

12V LED Small Accent with VLO	12V LED Large Accent with VLO
<p>1. Item Number for Order</p> <p>16018</p>	<p>2. Item Number for Order</p> <p>30</p>

Example: 16018 CBR 30

Visit Kichler.com/VLOaccent

**12V Two Arm Path Light with LED Lamp** 15844

PROJECT: [ ] ORDER INFO: [ ]

OVERVIEW: The Double Arm path light has a clean, modern design that makes it a perfect addition to any outdoor space. The fixture is made of cast brass and is finished with a clear, protective coating. It features a clean and modern design with a clear and modern finish.

FEATURES:

- Two, adjustable arms
- Full, adjustable beam spread
- 12V LED lamp
- 18" height
- Cast brass construction
- Clear, protective coating

Specifications:

- Height: 22" (559mm)
- Length: 6" (152mm)
- Weight: 3.57 lbs (1.62kg)
- Material: Cast Aluminum
- Finish: Clear
- Mounting: 1/2" x 1/2" x 1/2"

Includes Accessories:

- 12V LED Power Pack
- 12V LED Lamp
- 12V LED Lamp

Notes:

- Fixtures are made of cast brass and are finished with a clear, protective coating.
- Fixtures are made of cast brass and are finished with a clear, protective coating.

Finish Options:

- CBR - Centennial Brass
- AZT - Antique Zinc
- BKT - Black
- WHT - White

**12V Male and Female Riser 18" Centennial Brass** 1512CBR

SPECIFICATIONS:

- Material: Cast Brass
- Finish: Clear
- Height: 18"
- Width: 1.5"
- Weight: 1.5 lbs

Product/Ordering Information:

- SKU: 1512CBR
- UPC: 781502151200

Finish Options:

- Centennial Brass

**Accent Light Spot & Flood Light 12V** 15484CBR

SPECIFICATIONS:

- Material: Cast Brass
- Finish: Clear
- Height: 4"
- Width: 2.25"
- Weight: 1.05 lbs

Product/Ordering Information:

- SKU: 15484CBR
- UPC: 781502154840

Finish Options:

- Centennial Brass

**VLO 12V LED Mini Wall Wash**

Specifications:

- Material: Cast Brass
- Finish: Clear
- Height: 4.5"
- Width: 3.5"
- Weight: 1.05 lbs

Product/Ordering Information:

- SKU: 15484CBR
- UPC: 781502154840

Finish Options:

- Centennial Brass

LFA-3, LFB-1, LFB-2, LFB-3, LFC-2

LFS-4

FR-18

LFN-1

LFR-2

4301 TRANQUILITY  
4301 TRANQUILITY DRIVE  
HIGHLAND BEACH, FLORIDA, 33487  
TOWN OF HIGHLAND BEACH, RS- SINGLE FAMILY

PRPLA DESIGN STUDIO

Stephanie Portus

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