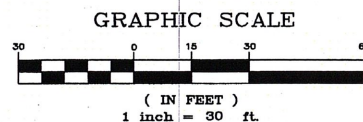


prepared by:
McLAUGHLIN ENGINEERING COMPANY (LB#285)
 1700 N.W. 64th STREET, SUITE 400
 FORT LAUDERDALE, FLORIDA 33309
 WEB: www.MECO400.com, EMAIL: INFO@MECO400.COM
 PHONE: (954) 763-7611

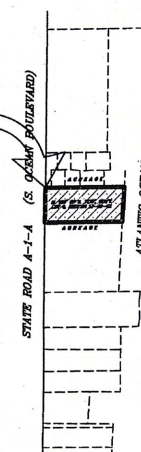


REDUCED
COPY NOT TO
SCALE

RECORD LAND SURVEY
THE N. 100' OF THE S. 1,170' OF
GOVERNMENT LOT 4,
SECTION 33-46-43
PALM BEACH COUNTY, FLORIDA

93 89 A21
N: 757103.7580
E: 962589.5740 /

THIS SURVEY

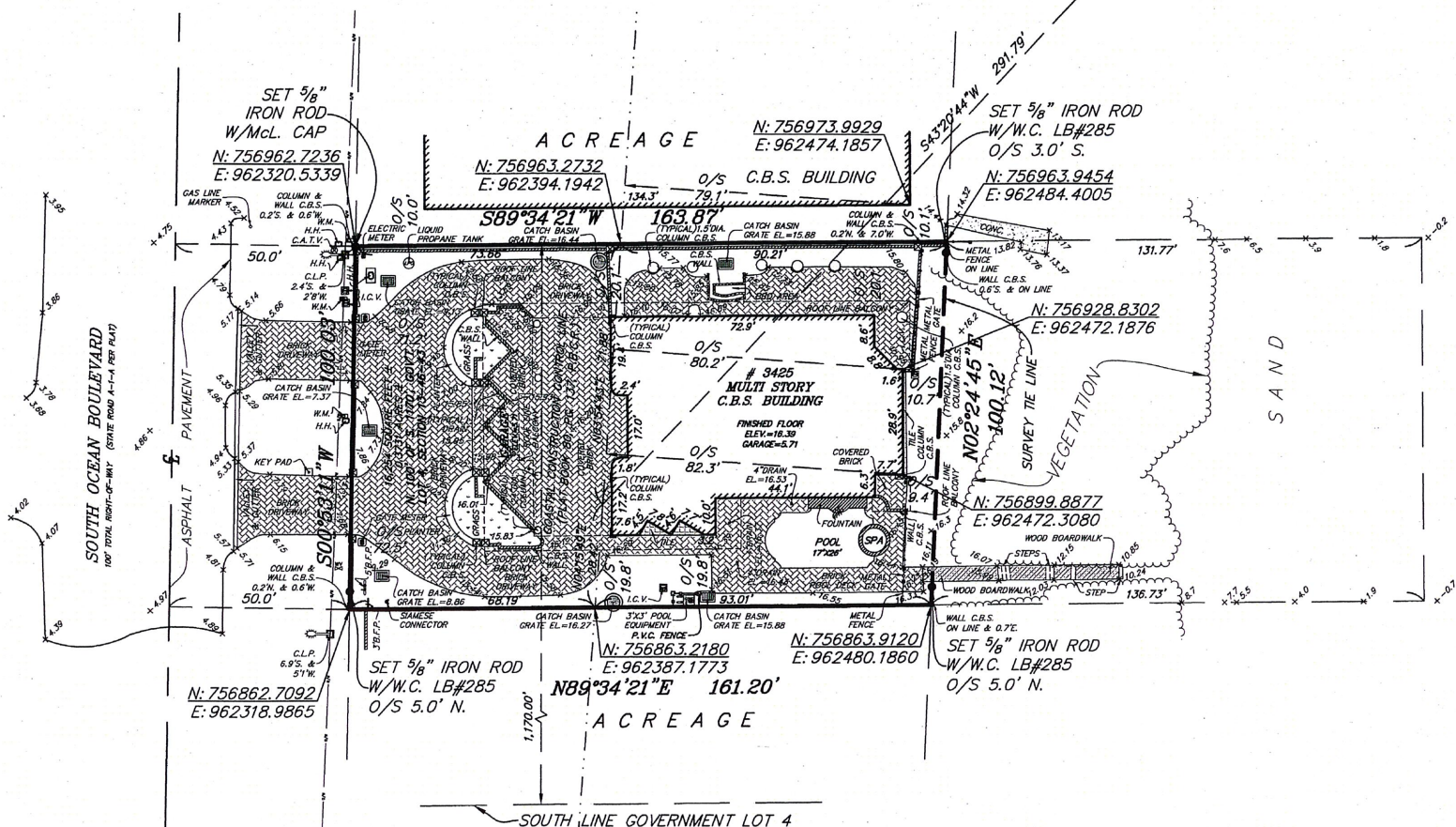


Location Sketch
Not To Scale

Legal Description

*The North 100 feet of the South 1,170 feet of Government Lot 4,
a portion of Section 33, Township 46 South, Range 43 East,
Palm Beach County, Florida.*

Said land situate, lying and being in the Town of Highland Beach, Palm Beach County, Florida and containing 16,254 square feet or 0.3731 acres, more or less.



NOTES:

- 1) This survey reflects all easements and rights-of-way, as shown on above referenced record plat(s). The subject property was not abstracted for other easements road reservations or rights-of-way of record by McLaughlin Engineering Company.
- 2) Underground improvements if any not located.
- 3) This drawing is not valid unless sealed with an authorized surveyors seal.
- 4) Boundary survey information does not infer Title or Ownership.
- 5) All iron rods 5/8", unless otherwise noted.
- 6) Reference Bench Mark: Palm Beach County Engineering Department, Bench Mark # A-1-A 9303 B12 Elevation= 20.167 (NAVD88).
- 6) Elevations shown refer to North American Vertical Datum (1988), and are indicated thus: 9.8', Elev. = 9.87
- 8) This property lies in Flood Zones "VE", Elev.=10.0 and 13.0 Per Flood Insurance Rate Map No. 12099C0989 F, Community Panel No. 125111. Dated: September 11, 2009.
- 9) Underground Utility locations shown hereon, if any, are based upon paint marks on the ground provided by others. McLaughlin Engineering Company did not confirm the accuracy of this data. The exact location of all utilities should be confirmed prior to design or construction.
- 10) Bearings shown hereon refer to an assumed datum and assume the East R/W line of S. Ocean Boulevard (State Road A-1-A) as South 00°53'11" West.
- 10) Elevations per North American Vertical Datum (1988) derived from National Geodetic Vertical Datum (1929) data and converted using U.S. Army Corps of Engineers software (Corpscon 6.0.1) obtained from <http://www.tech.army.mil/>

LEGEND

Δ = CENTRAL ANGLE (DELTA)
 A/C = AIR CONDITIONING
 A.K.A. = ALSO KNOWN AS
 A.L.P. = ALUMINUM LIGHT POLE
 ALTA = AMERICAN LAND TITLE ASSOCIATION
 A OR L = ARC LENGTH
 B.C.R. = BROWARD COUNTY RECORDS
 B.B. = BACK FILL PREVENTOR
 B.H. = BULKHEAD
 B. = BASE LINE
 B.O.S. = BOTTOM OF STRUCTURE
 C.A.T.V. = CABLE TV TERMINAL OR BOX
 CALC. = CALCULATED
 C.B.S. = CONCRETE, BLOCK AND STUCCO
 C.L. = CENTERLINE OF RIGHT-OF-WAY
 CH = CHORD
 CH.BRG. = CHORD BEARING
 C.C.L. = COASTAL CONSTRUCTION CONTROL LINE
 C.C.F. = CHAIN LINK FENCE
 C.I.P. = CONCRETE LIGHT POLE
 C.P.L.P. = CONCRETE POWER LIGHT POLE
 C.P.P. = CONCRETE POWER POLE
 CO. = COMPANY
 CONC. = CONCRETE
 C/O = CLEAN OUT
 D.B. = DEED BOOK
 DESC. = DESCRIPTION FROM FORMER DESCRIPTION
 DIA. = DIAMETER
 D.B.H. = DIAMETER AT BREAST HEIGHT
 ELEC. = ELECTRIC
 ELEV. OR EL. = ELEVATION
 F. = FEET
 F.H. = FIRE HYDRANT
 F.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION
 F.O.T.D. = FLORIDA INLAND NAVIGATION DISTRICT
 F/X/A. = FORMERLY KNOWN AS
 F.P.L. = FLORIDA POWER AND LIGHT CO.
 GAS = GAS VALVE
 G.V. = GREASE VALVE
 G.T.M. = GREASE TRAP MANHOLE
 H.H. = HAND HOLE
 I.C.V. = IRRIGATION CONTROL VALVE
 INVERT
 L.P.G. = LIQUID PROPANE GAS
 LB = LBS. WEIGHT
 LB. = LBS. WEIGHT
 M.A.G.N.E.T.I.C. = MAGNETIC
 M.D.C.R. = MIAMI DADE COUNTY RECORDS
 MEAS. = FIELD MEASURE
 M. = PARKING SPACES
 M.W.H. = MEAN HIGH WATER
 MISC. = MISCELLANEOUS
 M.L.P.(X) = METAL LIGHT POLE
 M. = MORE OR LESS
 MONITORING BELL
 NGS = NATIONAL GEODETTIC SURVEY
 NSPS = NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS
 NOV22B = NATIONAL GEODETTIC VERTICAL DATUM (1922)
 NA102B = NORTH AMERICA VERTICAL DATUM (1982)
 N.S.I.D. = NORTH SPRINGS IMPROVEMENT DISTRICT
 NO. = NUMBER
 O.D.B. = OFFICIAL RECORDS BOOK
 O/S = OFFSET
 O/W = OVERHEAD UTILITY LINES
 PG. = PAGE
 P.B. = PLAT BOOK
 P.B.C.R. = PALM BEACH COUNTY RECORDS
 P.C. = POINT OF CURVE
 P.C.D. = POLLUTION CONTROL DEVICE
 P.I. = POINT OF INTERSECTION
 P.I.V. = POST INDICATOR VALVE
 P.O.B. = POINT OF BEGINNING
 P.O.C. = POINT OF COMMENCEMENT
 P.R.C. = POINT OF REVERSE CURVE
 P.R.M. = PERMANENT REFERENCE MONUMENT
 R. = RADII
 R.C. = REINFORCED CONCRETE PIPE
 R/W = RIGHT-OF-WAY
 S.B.T. = SOUTHERN BELL TELEPHONE
 S.W. = SEWER VALVE
 S.H. = SEASONAL HIGH WATER LINE
 S.P. = STATE PLANE
 S.Q.T. = SQUARE FEET
 S.S. = SURVEY TIE LINE
 TAN. = TANGENT
 TAN.BRG. = TANGENT BEARING
 T.O.B. = TOP OF BAFFLE
 W. = WATER METER
 W. = WATER VALVE
 W.F. = WET FACE OF BULKHEAD
 W/F. = WET FACE OF CAP
 W.L.P. = WOOD STREET LIGHT POLE
 W.P.L. = WOOD POWER STREET LIGHT POLE
 W.P.P. = WOOD POWER POLE
 W/M.C. = WATKINS ENGINEERING CO. CAP
 W/M.C. = WITH WITNESS CAP # 285
 W. = HANDICAPPED PARKING SPACE
 V.A.L. = NON-VEHICULAR ACCESS LINE

CERTIFICATION

We hereby certify that this survey meets the "Standards of Practice" as set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5J-17.05 Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Dated at Fort Lauderdale, Florida, this 7th day of November, 2022.

McLAUGHLIN ENGINEERING COMPANY

JERALD A. McLAUGHLIN
Registered Land Surveyor No. 5269
State of Florida

FIELD BOOK NO. EFB, Print, GPS

JOB ORDER NO. V-7331

\\server2021\D\\Drive-Sync\\V7000s\\V7331\\V7331.dwg, I, 12/12/2022 1:09:43 PM
\\PRINTED BY KForce\\

FILE NO.: 22-2-

CHECKED BY:

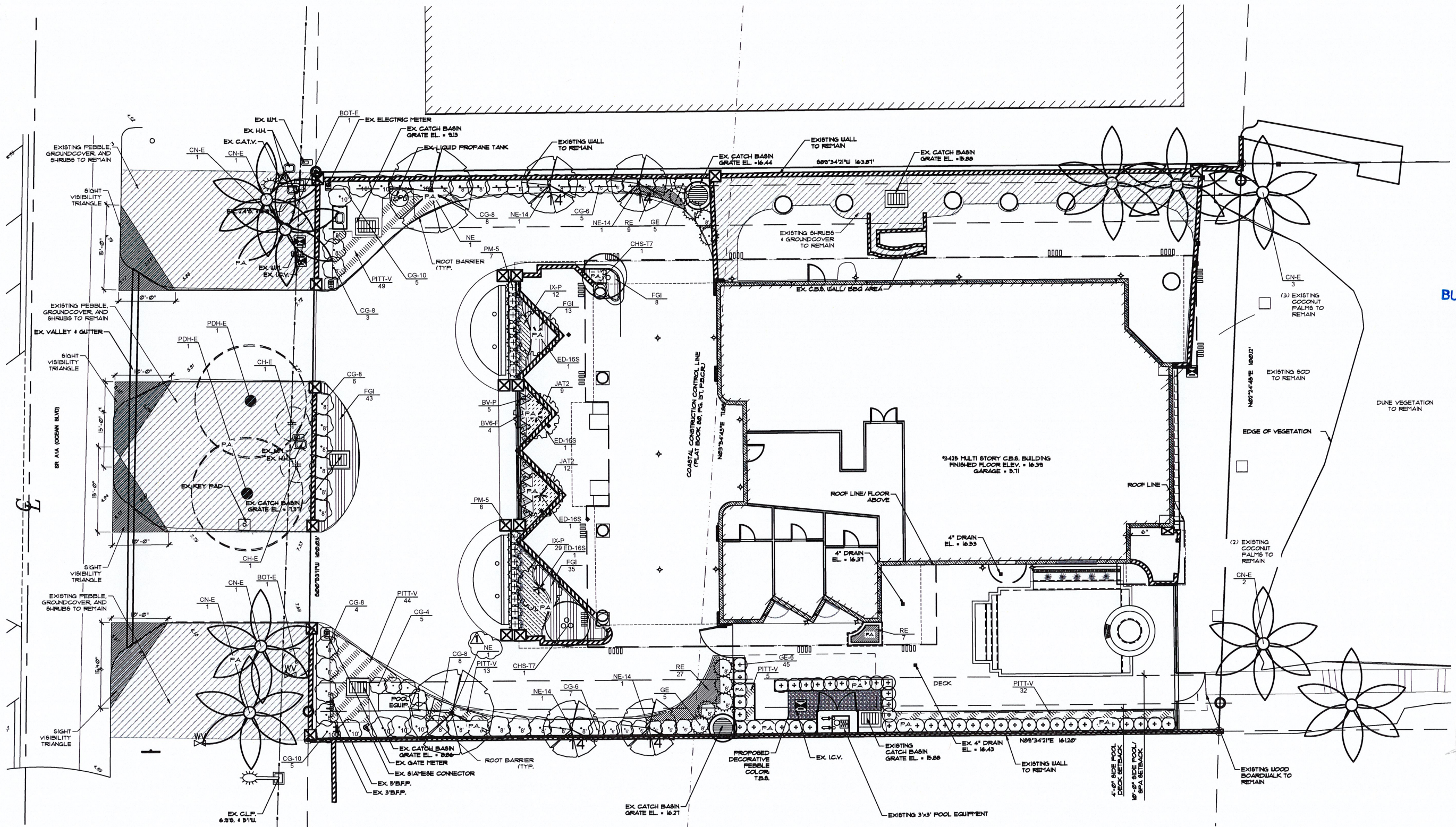
DRAWN BY: KT

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JUL 25 2023

HIGHLAND BEACH
BUILDING DEPARTMENT

Le Sanctuaire
3425 South Ocean Boulevard
Highland Beach, Florida



EXISTING PAVING		PROPOSED PAVING	
DRIVEWAY	3,022 S.F.	DRIVEWAY	3,022 S.F.
PORTE COCHERE/PARKING	2,092 S.F.	PORTE COCHERE/PARKING	2,080 S.F.
POOL DECK	1,585 S.F.	POOL DECK	1,114 S.F.
NORTH TERRACE	1,038 S.F.	NORTH TERRACE	1,038 S.F.
TOTAL PAVING AREA	7,737 S.F.	TOTAL PAVING AREA	7,234 S.F.

PROPERTY INFO:	
SITE AREA	18,254 S.F.
LAND USE	MULTI-FAMILY MED. DENSITY
ZONING CLASSIFIC.	RMM

PROPOSED LANDSCAPE	
EXISTING PRESERVATION AREA	5,041 S.F.
EXISTING L/S TO REMAIN	2,827 S.F.
PROPOSED LANDSCAPE	1,749 S.F.
TOTAL LANDSCAPE AREA	8,886 S.F.
EXISTING SOD	2,012 S.F.
PERIMETER TREES REQUIRED	6
PERIMETER TREES PROVIDED	6
OTHER TREES PROVIDED	3
TOTAL TREES =	9
EXISTING PALMS TO REMAIN	15
PALMS PROVIDED	2
TOTAL PALMS =	17

CAUTION: PLEASE NOTE

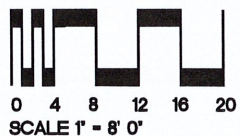
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01/13/2023 Rev. Per Comments
06/14/2023 REVISED
05/02/2023 Rev. Per Comments
02/28/2023 FOR SUBMITTAL
02/17/2023 PROGRESS REVIEW
ISSUE HISTORY
COMM NO. 22031A
PROJ MGR: KDW
DRAWN BY: AMH, EL
CHECKED BY: KW

DRAWING TITLE:
**PROPOSED
LANDSCAPE
PLAN**

Sheet
L-1



NOTE: ALL TREES SHALL BE FLORIDA #1

PROPOSED LANDSCAPE SCHEDULE (EXCEPT WHERE INDICATED "EXISTING TO REMAIN")

PLANT SCHEDULE PLANT SCHEDULE								
DT	TREES ED-16S	BOTANICAL / COMMON NAME Elaeocarpus decipiens / Japanese Blueberry-Standard Full Dense Heads, PROVIDE PHOTOS TO LANDSCAPE ARCHITECT FOR APPROVAL	CONT B & B	CAL. IN. 3"	SIZE 14'	SPREAD 5'-6'	QTY 4	
DT	NE	Noronhia emarginata / Madagascar Olive Full Dense Heads, Straight Unscarred Trunks, MATCHING, PROVIDE PHOTOS TO LANDSCAPE ARCHITECT FOR APPROVAL	B & B	4"	16'-20' O.A.	10'-12'	2	
DT	NE-14	Noronhia emarginata / Madagascar Olive Full Head, Intact Fronds, Undamaged, Clean Trunk	Containerized	3"	14' OA	6'	4	
DT	EXISTING TO REMAIN CH-E	BOTANICAL / COMMON NAME Chamaerops humilis / Mediterranean Fan Palm EXISTING TO REMAIN	CONT EXISTING TO REMAIN	CAL. IN.	SIZE	SPREAD	QTY 2	
DT	CN-E	Cocos nucifera / Coconut Palm EXISTING TO REMAIN	EXISTING TO REMAIN				9	
DT	BOT-E	Hyophorbe lagenicaulis / Bottle Palm EXISTING TO REMAIN	EXISTING TO REMAIN				2	
	PDH-E	Phoenix dactylifera 'Medjool' / Medjool Date Palm EXISTING TO REMAIN	EXISTING TO REMAIN				2	
DT	PALMS CHS-T7	BOTANICAL / COMMON NAME Chamaerops humilis cerifera / Silver Mediterranean Fan Palm - Triple Full, Dense Foliage, Silver, Staggered Heights, Triple	CONT B & B	CAL. IN.	SIZE 3' HT.	SPREAD 8'	QTY 2	
	SHRUBS CG-10	BOTANICAL / COMMON NAME Clusia guttifera / Small Leaf Clusia Dense foliage, full to base	CONT Containerized	HEIGHT 10' OA	SPREAD 4'-5'	NATIVE	QTY 10	
DT, N	CG-4	Clusia guttifera / Small Leaf Clusia Dense Foliage, Full To Base	Containerized	4'	3'		5	
DT, N	CG-6	Clusia guttifera / Small Leaf Clusia Full, Dense Foliage To Base	Containerized	6'	36"		12	
DT, N	CG-8	Clusia guttifera / Small Leaf Clusia Dense foliage, full to base	Containerized	7'-8' OA	4'-5'		29	
DT	GE	Garcinia spicata / Mangosteen Full, Dense Foliage To Base	45 Gal.	8'	3'-4'		10	
DT	GE-6	Garcinia spicata / Mangosteen Full, Dense Foliage To Base, Multi	Containerized	5'-6' OA	2'-3'		45	
DT	PM-5	Podocarpus macrophyllus maki / Shrubby Yew Full dense foliage to base, shear to 4' OA	Containerized	6'	2'-3'		15	
DT	VINES BV-P	BOTANICAL / COMMON NAME Bougainvillea 'Purple' / 'Purple' Bougainvillea Vine Vine on Trellis, Min 4 Runners, Remove from Trellis and Drape over Railing	CONT Containerized	HEIGHT 5'-6'	SPREAD 24"	NATIVE	QTY 5	
DT	BV6-F	Bougainvillea 'Fuschia' / 'Fuschia' Bougainvillea Vine Full dense foliage to base, min. 5 runners, Remove from Trellis and Drape over Railing	Containerized	5'-6' OA	24"		4	
DT	SHRUB AREAS FGI	BOTANICAL / COMMON NAME Ficus microcarpa 'Green Island' / Green Island Ficus Full, Dense Foliage To Base	CONT Containerized	HEIGHT 18"	SPREAD 18"	NATIVE	SPACING 18" o.c.	QTY 99
	IX-P	Ixora taiwanensis 'Dwarf Pink' / Dwarf Pink Ixora Full dense foliage to base, in bloom, available from Black Olive East	3 Gal.	24"	24"		18" o.c.	41
DT	JAT2	Liriope muscari / Lily turf Full, Dense Foliage To Base	Containerized	18"	18"		18" o.c.	21
DT	PITT-V	Pittosporum tobira 'Variegata' / Variegated Pittosporum Full, Dense Foliage	3 gal	14"	16"		18" o.c.	143
	RE	Russelia equisetiformis 'Coral' / Coral Firecracker Plant Full, Dense Pots	3 gal	12"-14"	16-18"		16" o.c.	43

MULCH - 'B' GRADE CYPRESS MULCH - verify c.y. in field
ROOT BARRIER - 36" deep Bio Barrier or equal - as shown on plans
N = NATIVE
DT = DROUGHT TOLERANT

CAUTION: PLEASE NOTE

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HIGHLAND BEACH
BUILDING DEPARTMENT

Le Sanctuaire
3425 South Ocean Boulevard
Highland Beach, Florida

 07/13/2023 Rev. Per Comments
06/14/2023 REVISED
05/01/2023 Rev. Per Comments
02/28/2023 FOR SUBMITTAL
02/17/2023 PROGRESS REVIEW
ISSUE HISTORY
COMM NO. 22031A
PROJ MGR: KDW
DRAWN BY: AMH, EL
CHECKED BY: KW

DRAWING TITLE:
PROPOSED
LANDSCAPE
SCHEDULE

Sheet

L-2

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HIGHLAND BEACH
BUILDING DEPARTMENT

NOTE:
PER SEC. 30-33, ALL HARDSCAPE
CHANGES SHOWN ON THESE PLANS
ARE NOT PART OF THE MAJOR
MODIFICATION SITE PLAN
APPROVAL.

NOTE:
PER SEC. 30-33, ALL HARDSCAPE
CHANGES SHOWN ON THESE PLANS
ARE NOT PART OF THE MAJOR
MODIFICATION SITE PLAN
APPROVAL.

REFER TO VENDORS FOR ALL INSTALLATION
MATERIALS AND PROCEDURES/FOLLOW ALL
MANUFACTURERS INSTALLATION INSTRUCTIONS

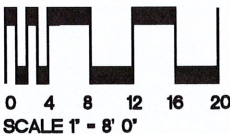
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BY A STRUCTURAL ENGINEER
VERIFY WITH STRUCTURAL ENGINEER
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Highland Beach, Florida



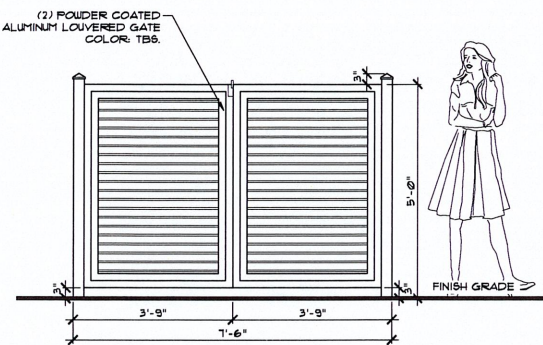
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**PROPOSED
HARDSCAPE
LAYOUT**
Sheet
H-1

06/09/2023 Rev. Per Comments
05/02/2023 Rev. Per Comments
02/18/2023 For Submittal
02/11/2023 FOR REVIEW
ISSUE HISTORY
COMM NO. 22031A
PROJ MGR: KDW
DRAWN BY: AMH, EL
CHECKED BY: KDW

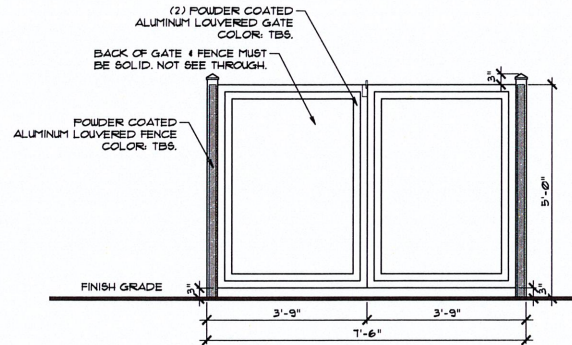
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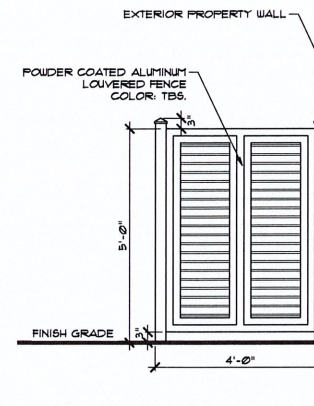
HIGHLAND BEACH
BUILDING DEPARTMENT



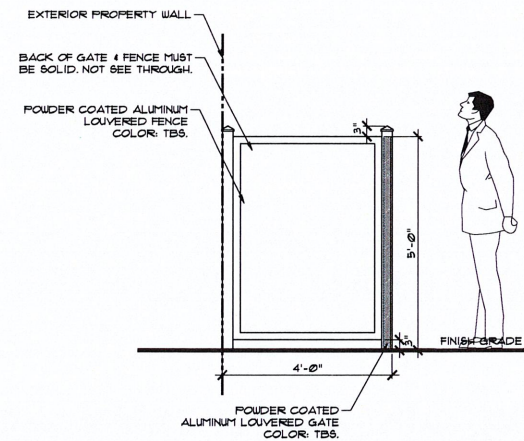
① ————— Decorative Gate Elevation
1/2"=1'



② ————— Decorative Gate Elevation
1/2"=1'

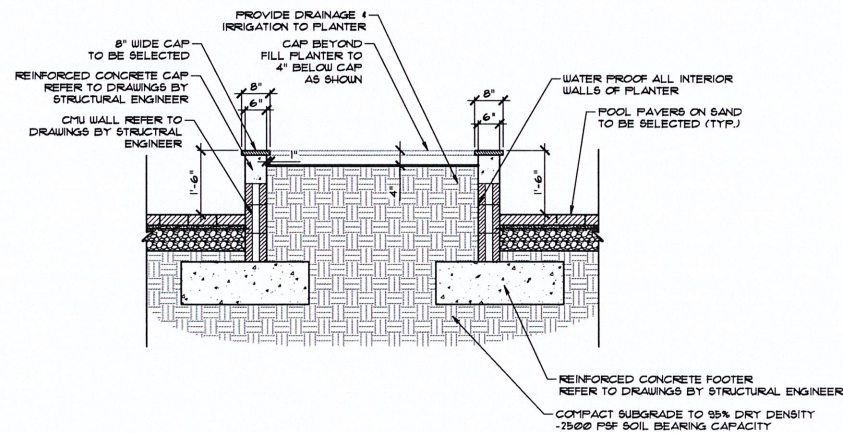


③ ————— Decorative Fence Elevation
1/2"=1'

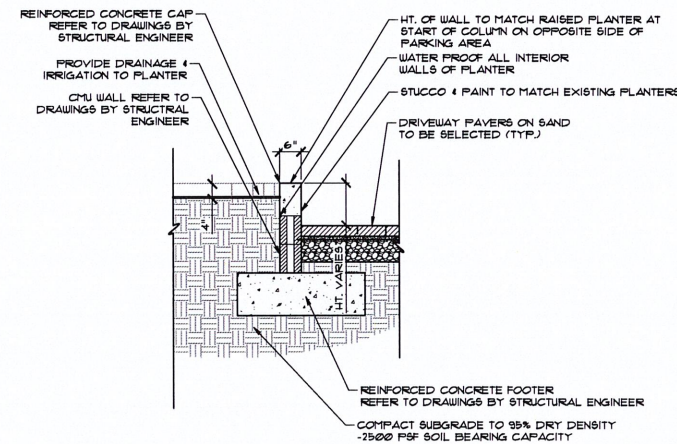


④ ————— Decorative Fence Elevation
1/2"=1'

NOTE:
SECTIONS AND ELEVATIONS
SHOWN ARE FOR ILLUSTRATIVE
PURPOSES ONLY.



⑤ ————— Pool Deck Raised Planter
1/2"=1'



⑥ ————— Parking Area Raised Planter
1/2"=1'

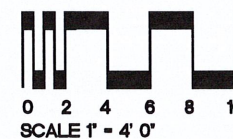
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PRIOR TO CONSTRUCTION

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MATERIALS AND PROCEDURES/FOLLOW ALL
MANUFACTURERS INSTALLATION INSTRUCTIONS

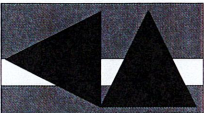
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DRAWING TITLE:
**HARDSCAPE
DETAILS**
Sheet
H-2

06/02/2023 Rev. Per Comments
05/02/2023 Rev. Per Comments
02/18/2023 For Submittal
02/11/2023 FOR REVIEW
ISSUE HISTORY
COMM NO. 22031A
PROJ MGR: KDW
DRAWN BY: EL
CHECKED BY: KDW

Le Sanctuaire
3425 South Ocean Boulevard
Highland Beach, Florida



LANDSCAPE ARCHITECTURE

101 8E 2nd Avenue, Second Floor
Delray Beach, Florida 33444
t: 561-243-1333
f: 561-243-1334

Krent L. Wieland, FL Reg LA 1039
Cert. of Authorization LC26000275

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HIGHLAND BEACH
BUILDING DEPARTMENT

Le Sanctuaire
3425 South Ocean Boulevard
Highland Beach, Florida

Handwritten signature/initials

06/29/2023 Rev. Per Comments
05/02/2023 Rev. Per Comments
02/10/2023 For Submittal
02/10/2023 FOR REVIEW
ISSUE HISTORY
COMM NO. 22031A
PROJ MGR: KDW
DRAWN BY:
CHECKED BY: KDW

DRAWING TITLE:
HARDSCAPE SPECIFICATIONS

Sheet

H-3

1000 - GENERAL NOTES

- The Contractor shall visit the site prior to bidding. All bids shall include any notification required to accommodate the site conditions. The Contractor shall notify the Landscape Architect of any additional work not outlined or allowed for in the Construction Documents prior to submission of bids. No change orders will be issued for existing conditions or the failure of the Contractor to observe them.
- Commencement of Work: All Contractors shall notify the Landscape Architect at least seven (7) days in advance of the intended Commencement of Work.
- Contractor shall review plans and/or field layouts with Landscape Architect at least 1 (two) days prior to installation or on site as needed.
- Contractor shall coordinate with Landscape Architect, Owner, and other job contractors to smoothly implement the project. The Landscape Architect, as directed by the Owner, may facilitate coordination efforts on behalf of the Owner to minimize implementation conflicts.
- The Landscape Architect reserves the right to visit the job site to review and observe all work and job progress at any time.
- The Landscape Architect/Owner shall be notified of any additional work or change in implementation methods not allowed for in the Construction Documents, prior to implementation of such work. The Contractor shall submit Change Orders for all work deemed as additional to Contract. Owner shall approve all changes to Scope of Work and adjustments to Contract Price prior to implementation of any changes to Scope of Work. At Owner's request, the Landscape Architect may review any invoices or applications for payment. FINAL APPROVAL OF PAYMENT AND PAYMENT AMOUNT IS THE SOLE RESPONSIBILITY OF OWNER.
- Contractor shall secure all permits required for the work from any state or local departments, utility companies or jurisdiction affected by the work. The Contractor shall have permits "in hand" prior to starting work. The Landscape Architect, and/or Owner shall bear no responsibility for work performed without permits. The Contractor shall be responsible for all changes to work, at no additional cost to Owner, as a result of unauthorized work prior to receipt of permit.
- Contractor shall verify location of existing utilities and services and provide protection during construction. Any utilities damaged during site work operation shall be repaired at Contractor's expense.
- The Contractor shall submit samples of materials and finishes to the Landscape Architect for approval prior to ordering and installation.
- The term "Contractor" shall expressly apply to any "Sub-Contractor" directly involved with the work. Sub-Contractors shall bear responsibility to the General Contractor for compliance with the requirements and conditions as specified in the Construction Documents.
- These documents are intended to convey overall form and finish of the design intent only. Contractors and Sub-Contractors are responsible for installing all products and performing all work in accordance with manufacturers' instructions and following all applicable sections of the CSI, ASTM, and/or other AIA/ASA recognized trade agency. The Landscape Architect shall bear no responsibility for Contractor's or Sub-Contractors' methods of work.

1050 - GENERAL DESIGN DATA

- This project has been designed based on the 7th Edition Florida Building Code 2019 and ASCE 7-16.
- Concrete reinforcing steel: ASTM A638 grade 60, Fy = 60 KSI.
- Concrete Materials and Placement: ACI 308-1 Edition.
- Structural steel: ~ ASTM A36 unless otherwise indicated.
- Structural steel for tubes: ASTM A500, 46KSI.
- Bolts: ASTM A325, threaded rod: A307
- Stainless Steel Bolts: 304 or 316 Alloy ASTM F-959-02.
- Stainless Steel Wire for Concrete Reinforcement: 304 or 316 Alloy ASTM A302-01.
- Structural wood and timber: ~ S-P F = 1200 PSI min.
- Soil bearing pressures: Foundations are designed on the assumption of a minimum soil bearing value of 2500 PSF. It shall be the Owner's responsibility to ensure that the actual soil bearing value equals or exceeds this minimum. If the soil bearing value is less than 2500 PSF, the Owner shall be responsible to notify the project Engineer and to provide suitable foundation soils, compacted to bearing values as prescribed.

Design Load: Must be in accordance with 7th Edition Florida Building Code 2019 and ASCE 7-16.

2000 - GENERAL SITE UTILITIES AND SLEEVING

- Contractor shall verify location of existing utilities and services and provide protection measures during construction. Any utilities damaged during the work operation shall be repaired at Contractor's expense.
- Contractor shall verify location of proposed utilities and services with respect to proposed or existing landscaping. Proposed plant material locations shall take precedence when determining underground utilities. Avoid all areas expected to encounter encounter tree roots of large plant materials and provide the clearances necessary to install all proposed materials.
- Contractor, at his Own expense, shall relocate or adjust any utilities, piping, etc. that interferes with the installation of plant materials in their designated location.
- All sleeving shall be a 2" x 4" dia. SCH 40 PVC pipe as needed. Where possible sleeving should be stacked or girded to minimize space requirements.
- Contractor shall be responsible to provide at least three (3) sleeves for irrigation electrical service and drainage to each planting area and/or related plant surrounded or isolated by paving.
- Contractor shall be responsible to provide at least two (2) sleeves 1-1/2" dia irrigation and drainage to each pedestal or base to receive a planter pot.
- Sleeves shall have a minimum depth of 36" unless otherwise determined by electrician or irrigation Contractor. The end of the sleeve shall extend at least 2" beyond the pavement, footing or base rock.
- Locate sleeves in accessible corners or along edges of pavements. Avoid directing sleeves toward or through the center of planting areas where large root balls are indicated.
- Irrigation pipe/control line sleeves shall not be shared with electrical or utility service sleeves. Verify irrigation sleeve location with Irrigation Designer/Contractor.
- All sleeving under roadways shall be reviewed and approved by Owner's Civil Engineer.

2310 - GRADING NOTES

- Contractor shall verify all existing grades in the field and report any discrepancies immediately to the Landscape Architect for decision.
- All fill for berming and planting brought to the site shall be clean, friable sandy loam of slightly acid to neutral pH. All fill shall be free from sticks, rocks, nails, sod and other debris. Sod below all areas to be bermed shall be removed or killed with an approved herbicide prior to installation of fill.
- Remove all road base, shell rock, nail, coral rock, and rubble 30" minimum below finish grade for all new planting areas and tree pits. Backfill with suitable soil as approved by Landscape Architect. Maintain existing grade at the drip line of existing trees to remain.
- Grade surfaces to assure positive drainage from all structures and to prevent ponding of surface drainage. All ponding shall be corrected prior to landscaping.
- New earthwork shall blend smoothly into existing grades.
- Pitch evenly between spot grades. All paved areas must pitch to drain at minimum of 1/8" per foot (1%). Any discrepancies not allowing this to occur shall be reported to the Landscape Architect prior to continuing work.
- Rough grade of site fill shall be provided in-place by Owner to +/- 6" of finish grades.
- Finish Grade +/- 4" one inch (0.200")
- Fill shortfalls shall be reported to Owner immediately. Owner shall provide fill within 7 days of written notice by Contractor.
- Excess fill shall be reported to Owner. Contractor shall stock-pile excess fill in areas to be determined by Owner. Owner shall have stock piles removed.
- Contractor shall be responsible to maintain finish grades and correct all erosion until area is accepted by Owner. Contractor shall remove all soil run-off from adjacent lakes, pavements, walks, etc. as established by others.
- No equipment shall be used within the canopy 'drip-line' of existing trees. Maintain existing grade at drip-line of existing trees.

CAUTION: PLEASE NOTE

Contractor shall secure all permits required for the work from any state or local departments, utility companies or jurisdiction affected by the work. The Contractor shall have permits "in hand" prior to starting work. The Landscape Architect and/or Owner shall bear no responsibility for work performed without permitted drawings. The Contractor shall be responsible for all changes to Work, at no additional cost to Owner, as a result of unauthorized work prior to receipt of permit.

2630 - DRAINAGE AND PIPING NOTES

- MATERIALS:
 - Drainage pipe specified as CPT N-12 shall be corrugated high density polyethylene tubing with smooth wall interior. Corrugated polyethylene tubing shall conform to ASTM F-405, ASTM F-661 and Manufacturer's recommendations. Pipe shall be by Advanced Drainage Systems (ADS) Inc. or approved equal.
 - Drainage pipe specified as PVC shall be Schedule 40, Schedule 80 or C-300 polyvinyl chloride pipe as indicated on the drawings.
 - Deck Drains: ND-5 polyethylene grate
 - Planter Drains: ND-5, Ayrton Grate
 - In-line Drains: PVC body with cast iron grate manufactured by Advanced Drainage Systems (ADS) Inc. or approved equal.
 - Catch Basins: PVC body with cast iron grate manufactured by Advanced Drainage Systems (ADS) Inc. or approved equal.
 - Sub-surface strip drainages: "AdvancedEDGE" corrugated high density polyethylene strip channel manufactured by Advanced Drainage Systems (ADS) Inc. or approved equal, wrapped with geotextile.
 - Sub-surface French drainage: silt perforated N-12 corrugated high density polyethylene pipe manufactured by Advanced Drainage Systems (ADS) Inc. or approved equal, wrapped with geotextile.
- All thermo-plastic pipe shall be installed in accordance with ASTM D-1331, Standard Practice for Underground Installation of Thermoplastic Pipe for Sewers and other Gravity Flow Applications.
- All pipe shall be placed in a dry trench. Contractor shall provide adequate equipment for the removal of stone, surface or subsurface water which may accumulate in the trenches or excavated area so that it will be dry for work required.
- All bedding shall consist of clean granular material. Unavailable material such as rock, rocks, and debris shall be removed and replaced with suitable material and compacted.
- The pipe shall be supported for its entire length with appropriate compacted granular material under the haunches.
- The backfill shall consist of clean granular material. Unavailable material such as rock, rocks, and debris shall not be placed in the trench.
 - All backfilling of storm drainage pipe shall be compacted in 12" lifts of clean granular material to a density of not less than 95% of the maximum density as determined by ASTM D-155.
 - Location of drainage structures shall govern pipe runs. Pipe lengths may have to be adjusted to accomplish construction as shown.
 - All angular/directional invert orientations are approximate. Contractor shall determine and verify all pipe, invert, and structure alignments in accordance with the Layout plan and Manufacturer's specifications.
 - All elevations shall refer to NGVD. Contractor shall verify all existing elevations and report any discrepancies to the Landscape Architect prior to installation of work.
- Contractor shall verify all rim and invert elevations to provide positive drainage flow to the pipes outlet. All drain pipe shall have a 0.25 min fall unless otherwise noted.
- All pipe connections shall be made with manufacturer approved couplings, couplings, or fittings. All connections shall be gasketed and/or glued to be watertight, impervious by roots, and resistant to sediment infiltration. All gasketed pipe connections shall be gasketed and wrapped with three (3) layers of approved joint tape installed in accordance with manufacturer's recommendations.
- All in-line connections to main line shall be made with T-fittings installed to facilitate downstream flow.
- Contractor shall be responsible for sizing roof drain downspouts and connecting to overflow structure/placed 6" min below floor of Building Provide 2" min overflow air-gap at downspout / drainage connection.
- All connections to common utility structures shall be made in accordance to methods as approved by the Project Civil Engineer.
- All piping routes shall be installed so as not to interfere with placement of structures, utilities, and trees with large root balls. Any deviation from the layout plan shall require written approval from the Landscape Architect before installation.

2830 - SEGMENTAL MASONRY RETAINING WALLS

- General: The Work covered in this section includes furnishing of labor, materials, equipment and incidentals for the construction and installation of segmental masonry retaining walls (SRW) as shown on the Construction Drawings and described by the Contract Specifications. The Work included in this section consists of, but is not limited, to the following:
 - Excavation and foundation preparation for the retaining wall.
 - Placement of the footing (leveling pad) for the wall facing units.
 - Placement of the modular block wall facing units.
 - Placement of drainage materials.
 - Placement and completion of fill and retained soils.
 - Finish grading within 5' feet below and above wall.
 - Clean-up and removal of debris from Job site.
- Related Work:
 - Section - Drainage
 - Section - Grid Reinforcement
- Reference Standards:
 - ASTM C149 - Sampling and Testing Concrete Masonry Units
 - ASTM C149 - Solid Load Bearing Concrete Masonry Units
 - ASTM C1312-91 - Standard Specification for Segmental Retaining Wall Units
 - National Concrete Masonry Association (NCMA) Test 2-4 - Specification for Segmental Retaining Wall Units
 - Manufacturer's Installation Guide - (most recent issue) and all technical references included therein.
- Submittals:
 - Submit the following in accordance with General Conditions:
 - Manufacturer's Literature, including installation manual.
 - Shop Drawings showing soil report data, retaining wall design, wall heights, geosynthetic reinforcement layout and drainage provisions. Shop drawings shall be signed and sealed by a registered Engineer licensed in the state of the wall installation.
 - Samples - Finish (3) Units in the color and face pattern as specified.
 - Furnish a 12" x 12" sample of geosynthetic reinforcement as specified.
 - Test Reports from an independent laboratory stating moisture absorption and compressive strength properties of the concrete wall units when tested in accordance with ASTM C140.
 - Foundation soil shall be excavated or filled and compacted to grades and dimensions as shown on the Construction Drawings or as directed by Landscape Architect. If elevations shown finished exposed surfaces only, Contractor shall provide excavation of adequate dimension accommodate all subgrade, foundation and leveling pad requirements to construct the finished grade as shown in the Construction Documents.
- The leveling pad material shall be placed and compacted crushed stone along the grades and dimensions as shown on the Construction Docs. The leveling pad shall be 6" min thickness.
- The bottom row of retaining wall modules shall be placed on the prepared leveling pad. Care shall be taken to ensure that the wall modules are properly aligned, level and in complete contact with the base materials.
- Wall modules above the bottom course shall be placed such that all bearing surfaces cleanly mate and provide the design batter of the wall face. Contractor shall check the level of wall modules with each lift to ensure that no gaps are formed between successive lifts that affect the alignment of the wall and the position of grid reinforcement. Check vertical face of installed units to verify design batter is maintained.
- Drainage: Install drain tiles at lowest elevation possible to maintain gravity flow of water to outside of retained zone. Drainage pipe shall daylight to an approved outfall area or structure.
- Drainage aggregate shall consist of clean 3/4" angular rock. Fill all voids between, within and behind wall units with drainage aggregate. A minimum of 12" of drainage aggregate shall be placed behind wall units.
- Drainage aggregate shall be separated from adjacent soils with an approved geo-fabric.
- Install reinforcement grids in accordance with Engineer's drawings and Geosynthetic's Manufacturer's recommendations. Infill soils for reinforcement grids shall be as specified by Engineer. Infill soils shall be placed in 6" lifts and compacted to 95% Standard Proctor. Compact with hand operated equipment. No heavy equipment shall be allowed within 4' of wall or 1/2' of wall height, whichever is greater.
- Retained soils shall be placed behind Infill soils in 6"-8" maximum lifts. Retained soils shall be compacted to a density of 95% min. of Std. Proctor.
- Top two courses (including Capstone) shall be secured with an exterior rived concrete construction adhesive as recommended by manufacturer.
- Five grade all slopes away from wall faces at not more than 1:10 (10%) slope for a distance equal to height of wall unless design indicates otherwise.

3100 - CONCRETE NOTES

- MATERIALS: Normal weight concrete (45 PCF)
 - 28-day compressive strength:

Sidewalks	2500 PSI
Foundations and Paving Slabs	3000 PSI
Columns, beams, and slabs	4000 PSI
 - All patio slabs shall have fiber reinforcement.
 - Concrete slump (in inches) shall be as follows:

Massive sections, pavements, and slabs	Minimum 3"	Maximum 6"
Heavy slabs, beams, walls <td>3"<td>6"</td></td>	3" <td>6"</td>	6"
Thin walls, columns <td>3-1/2"<td>6"</td></td>	3-1/2" <td>6"</td>	6"
 - Minimum concrete cover shall be:

Slab: 3/4"	Beams and columns: 1-1/2"
Exposed unprotected concrete: 1-1/2" <td>Formed concrete below grade: 3"</td>	Formed concrete below grade: 3"
Formed concrete below grade: 3" <td>Formed concrete below grade: 3"</td>	Formed concrete below grade: 3"
 - Placing drawings and bar lists shall conform to ACI's "Manual of Standard Practice" for Detailing Reinforced Concrete Structures" (ACI 318-88)
 - Details of concrete reinforcement shall be in accordance with "The Manual of Standard Practice for Reinforced Concrete Construction" as published by the Concrete Reinforcing Steel Institute unless otherwise indicated.
 - Concrete construction techniques shall conform to the "Specifications for Structural Concrete for Buildings" (ACI 308-84).
 - Reinforcement shall be carefully placed, rigidly supported and well tied with bar supports and spacers.
 - Adequate vertical and horizontal shoring shall be provided to safely support all construction loads.
 - All openings in concrete slabs or walls over 12" square shall have one (1) 5" x 5'-0" diagonal bar in each corner in the center of the slab or wall.
 - Reinforcing steel in footings or pile caps shall be assembled as mats with bars equally spaced and wired together at each intersection before concrete is placed.
 - Dowel column and wall reinforcing to footing or pile cap with same size and number of dowels as vertical bars above.
 - Dowels shall be hooked "L" at bottom and shall be lapped 48 bar diameters with the column or wall reinforcing above.
 - Concrete columns shall be tied columns unless otherwise indicated.
 - Provide 660 L & 414 UWF in slabs on grade unless otherwise indicated.
 - Reinforcing in concrete walls shall be continuous-lap bars 48 diameters. Horizontal bar laps shall be staggered.
 - Slab Expansion Joints: Form isolation joints of pre-formed joint-filler strips abutting concrete curbs, catch basins, manholes, inlets, structures, walls and all other fixed objects and where indicated wall expansion joints. Refer to engineering drawings.
 - Control Joints: Form weakened plane contraction joints, sectioning concrete into areas as indicated. Construct contraction joints for a depth equal to at least one-fourth of the concrete thickness as follows:
 - Grooved Joints: Form contraction joints after initial floating by grooving and finishing each edge with a groover tool to a radius of 3/8" and as indicated on the drawings. Remove all grooving of contraction joints after applying surface finish. Eliminate all groover marks in the concrete surface.
 - Saw cut joints: not allowed
 - Joints Spacing: as follows and as indicated on the drawings:

4" thick slabs - 6' o.c. max	6" thick slabs - 8' o.c. max
Add two feet (2') to spacing if fiber mix is used.	
- Edging: Tool edges of pavements, gutters, curbs and joints in concrete after initial floating with an edger tool to a radius of 1/2" min. or as indicated on the drawings. Repeat edge tooling after applying surface finish. Eliminate edger marks in the concrete surface.
- Slab Surface Finish: verify finish with drawings. All slabs and walkways shall receive a non-skid light broom finish unless otherwise specified. Finish shall be uniform and consistent over entire surface. Finish surface shall be free of blemishes, tool marks and defects.
- Fiber Reinforcement: Synthetic fibers shall be fibrillated or nonfibrillated polypropylene fibers engineered and designed for use in concrete pavements complying with ASTM C1116, Type III, 1/2 to 1 inch (19-25mm) long. Admin at not less than 1 lb per cu yd and as recommended by Engineer or manufacturer.

4220 - CONCRETE UNIT MASONRY

- MATERIALS:
 - Concrete masonry 28-day compressive strength of individual units (test area) 5000 PSI. Masonry units shall conform to ASTM C90.
 - "Mortar" type M or S ASTM C270. Mortar test shall be taken twice weekly or more often as required by the architect-engineer.
 - Masonry grout shall conform to ASTM C416.
- Reinforced concrete masonry construction shall conform to the "Building Code Requirements for Concrete Masonry Structures" (ACI 530)
- Vertical cells to be grouted shall have vertical alignment sufficient to maintain a clear, unobstructed continuous cell.
- Clean out openings shall be provided at the bottom of grouted cells at each lift. Cleanouts shall be sealed after cleaning and inspection, and before grouting.
- Reinforcing steel shall be lapped 48 bar diameter minimum where spliced and shall be either separated by one bar diameter or wired together.
- Masonry walls shall cure at least twenty-four (24) hours before grouting.
- When grouting is stopped for one (1) hour or longer, the grout shall be stopped 1-1/2" below the top of the uppermost unit.
- Grout shall be placed in lifts not to exceed 8"-0" maximum.
- Vertical wall reinforcing shall be doweled to footing below and to beam above.
- Provide two (2) #4 G.R. reinforcing wires every second course in exterior walls.
- Beams and lintels, unless otherwise shown, shall have 8" min. bearing at each end.
- Masonry shall be anchored to supporting beams and columns unless otherwise noted. Masonry units laid to concrete shall be supported by dovetail anchors spaced at 16" or with an equivalent system.
- Masonry walls shall be braced to resist lateral loads until adequate bracing is provided by the other components of the structure.
- Masonry grout shall be mixed with sufficient water to give a fluid consistency without segregation of materials.

2100 - EROSION CONTROL

- Once grading operations are completed, all disturbed areas within or outside of the limits of work shall be stabilized by fine grading and seeding or mulching.
- All erosion control measures are to be installed prior to any site disturbance or construction activities.
- All sediment will be prevented from entering any storm drainage system through the use of silt fences, straw bales, geotextiles, geotextiles and other applicable methods.
- The Contractor shall be responsible for mitigating all sediment leaving the site and taking appropriate corrective measures. Sediment control measures shall be in working order after each day.

4720- CAST STONE

- General: This section includes all labor, equipment and materials to provide and install the Cast Stone shown on the Architectural drawings and as described in this specification.
 - Architectural Cast stone - White Portland cement based (Type I or II) concrete. Texture and color shall be as specified by Architect. Refer to Finish schedule.
 - Contractor shall furnish shop drawings, colors and material samples of all profiles or alternates to Landscape Architect for approval prior to ordering stone.
- Related Sections - Refer to sections as applicable:
 - Section - Foundation and Grout
 - Section - Masonry Assemblies
 - Section - Reinforcing Unit Masonry Assemblies
 - Section - Joint Sealers
- References: Standards shall comply with the requirements and recommendations of the Cast Stone Institute (CSI) Technical Manual (Current Edition), ASTM C1364 Standard Specification for Cast Stone
- Cast stone fabricator and installer shall use clean, uncontaminated sources of cement, aggregate, mixing equipment and water for all products, grouts, and installation practices. All cast stone shall be white Portland cement based and achieve a minimum compressive strength of 3000 psi upon delivery to job-site.
- Cast stone shall have integral color pigments with additional soda color as specified.
- Architectural cast stone members shall be suitably reinforced with synthetic fibers (ASTM C116, Type 3), welded wire fabric (ASTM A82) where applicable wet-cast units) Ferroc Dripe (ASTM A651/A651M) or deformed stainless steel (type 302 or 304). Ferrous reinforcements shall not be used in wet or submerged conditions or within 3 miles of the ocean (salt atmosphere) climatic conditions. Epoxy coated steel shall be required when cover is less than 1-1/2". Welded wire fabric shall not be used in dry cast products.
- Ferrous reinforcements, where permitted, shall be oil and rust free and embedded with a minimum of 3" of concrete cover unless otherwise specified otherwise by engineer.
- All coping, trim, mounds, wall caps, brackets, cladding, etc. (excluding horizontal flatwork) shall be anchored in place with corrosion-resistant building stone fasteners. All vertical cladding and columns shall be designed in compliance with local building codes. Refer to unadorned and seismic standards in CSI Manual section C1/C25,C27,C35 and C41 and the ACI 318 and ACI 308.
- All metal structural elements to be clad shall be primed with at least two coats of zinc-rich primer and sealed or protected from rain after water infiltration.
- Cast stone products, gours and trim-nests used in wet, submerged or salt conditions shall be latex or polymer modified to reduce porosity and moisture absorption.
- Set all stones prior to setting in full mortar bed unless otherwise detailed.
- Set stones 1/8" or less within plane of adjacent units.
- All finish pointing grout shall match the cast stone color unless otherwise specified.
- Grout joints shall be consistent and uniform: 1/4" min or 3/4" maximum width joints shall be tooled flush or slightly concave as specified. Raised joints shall be pointed and tooled as specified.

- All borders, trim, and molding spurs shall consist of equal, uniformly sized pieces. Silvers or unadorned joint spacing is unacceptable. All corner stones shall be solid castings. Hilar joints shall be permitted only where specified. All coping / trim shall terminate or return with appropriately cast pieces. Exposed cut, or broken ends are unacceptable.
- Finished surface shall be clean and free of defects, such as, tool marks, chips, cracks, blemishes or stains. All grout stains shall be removed within 24 hours of application. Acids shall not be used to clean finished surfaces or unless specified.
- All horizontal walking surfaces shall have a skid resistant finish wet or dry. Fill all pores and cavities of natural stone as specified.
- Sand-set stones shall be a minimum of 2" thick and tightly butted. Jointed gaps not to exceed 1/8" - Refer to Section 7100 - Laid paving for sand-set applications.
- All stone cutting shall be done in designated staging areas. Protect all adjacent plant materials, soils and finish surfaces from dust, debris, and construction activity. Dispose of any waste materials in suitable containers away from planting areas. Contractor shall be responsible to remove all content contaminated soil from the site and replace with clean, approved fill.
- Stone shall be patched, cleaned and free of chips, blemishes and defects. All cleaners shall be used in accordance with manufacturers specification. Protect all adjacent plant materials, soils and finish surfaces from runoff from spray of all cleaners.
- All cast stone shall be finished with a clear, penetrating no-build sealer unless otherwise specified. Submit sealer manufacturer's literature to Architect for approval. No sealer shall be applied until repair, cleaning, inspection and acceptance are completed.

2700 - GENERAL PAVING NOTES

- Verify all paving materials, patterns and finishes with Owner and Landscape Architect.
- Concrete Unit Pavers: Contractor shall provide a minimum 5' x 5' sample of the specified color blend for each paver pattern specified prior to ordering materials for the job. The paver sample shall be reviewed and approved by the Landscape Architect and Owner for final approval and possible reworking of the color mix.
- Cast Stone - Contractor shall verify all colors and finishes in writing prior to ordering materials. Contractor shall furnish samples of the specified material, profiles and finishes whenever specific manufacturer's are NOT specified. Substitutions will not be allowed unless approved prior to ordering by the Owner and Landscape Architect.
- Concrete: All concrete products (including cast stone) shall have a minimum compressive strength of 3000 psi or greater as specified. All cast in place concrete shall have:
 - Subgrade: All pavement or foundation subgrade shall be compacted to meet the density requirements as determined by drawings in accordance with the AASHTO T-99 Specification. Subgrade shall extend 12 inches beyond the proposed edge of pavement. All stumps, rocks and other deleterious material encountered in the preparation of the subgrade shall be removed to a depth of 3" below the finish pavement grade and from within 8 feet of edge of pavement. If the subgrade is required to be stabilized, the Contractor shall refer to plans prepared by a registered Civil Engineer.
 - Base: All pavement bases to receive vehicular traffic shall be designed by a Civil Engineer retained by Owner and/or Contractor. All approved linerrock base material shall be compacted to not less than 98% per AASHTO T-99 specifications.

9500 - PAINT AND FINISHES

- All paint finishes shall receive 100% coverage with a primer / water base coat suitable for the substrate material and application. All paint finishes shall extend a minimum of 2" below grade where applicable.
- All surfaces or substrates shall be etched, scarified, pH neutralized and cleaned. Remove all loose or flaking material. Fill or repair all surface defects to match adjacent surface finish or specified texture. Prepare surface according to paint manufacturer's recommendation.
- Masonry and concrete walls shall receive a coat of masonry primer paint. Brucco / masonry shall cure for at least 28 dry days prior to application.
- Finish paint shall consist of high-grade latex 100% acrylic paint unless otherwise specified (ie. Sherwin Williams or eq.) Finish paint application shall consist of a minimum of one coat of finish paint. Follow application instructions as recommended by the Manufacturer unless otherwise noted.
- Each paint coat shall cure for at least one (1) full dry day prior to the application of the subsequent coat.
- All paints shall have the maximum allowable recommended alkalidead additive.
- Contractor shall provide 4" x 4" paint sample panels on site for review and approval by the Owner and / or Landscape Architect.
- All metal shall receive a two coats of corrosion resistant primer appropriate for the material: Unpainted Steel, Iron / ferrous metals - red oxide oil-based primer or approved eq.
- Final finish shall be subject to visual or other inspections. Entire surface shall be repainted if undercut, or primer is visible.

6050 - OUTDOOR CARPENTRY

- MATERIALS:
 - Pressure-treated (PT) lumber:

Finishing	southern yellow pine (SYP) 250 CCA (min. retention)
Paints and superstructure	5 SYP, 54S, 080 CCA
Decking, posts and railings	5 SYP, 54S, 080 CCA
 - Untreated red cedar (SRC) rough saw lumber and dimensional boards
 - Exotic wood cladding - Plantation grown Teak, "Rau-lope" - other species to be determined.
 - Recycled Plastic Board (RPB) UV resistant, high density polyethylene (HDPE) dimensional boards. Manufactured by Cyclic-Plastics, Inc. OR EQ. P.O. Box 46, Westbury, N. 46381 Ph: 371-384-4336
 - Metal fasteners: hot-dipped galvanized steel, stainless steel, or eq.
 - Connection plates: 304 stainless steel plates, galvanized steel "Simpon" ties
- Dimensional and structural products shall be uniform and free of cracks, splits, checks, loose knots or other defects degrading the weatherability, strength and appearance of the product.
- Contractor shall verify all colors and finishes with Landscape Architect. Submit samples of each specified RPB for approval prior to ordering.
- All structures shall be anchored into walls and square to base. Structures shall be designed in accordance with windloads and local codes.
- Wood products shall not be embedded or restrained on masonry structures or enclosures without adequate clearances and drainage.
- Pressure-treated (PT) wood sub-structures shall be thru-bolt connected with hot-dipped galvanized bolts or eq. Stainless steel bolts and fasteners shall be used as noted. All fastening nails, connector plates, ties, etc. shall be hot dipped galvanized steel unless otherwise specified. Refer to engineer's fastener schedule for size and spacing.
- All bolted overhead connections shall be countersunk, sealed and plugged with similar wood plugs or approved finish material.
- In overhead or exposed conditions, all wood shall be liberally bedded in silicone sealant or eq. bedding material to isolate wood contact from metal plates, anchor bolts, fasteners or masonry members. Externally caulked joints are not an acceptable substitute for proper bedding.
- All deckings, railings or finish surfaces shall be free of splits, checks, splinters, loose knots, pitch pockets, pith hearts or other defects. All joints and connections shall be tight and clean. Round-over or ease all edges unless otherwise specified.
- All fasteners on decking, railings and finish surfaces shall be counter-sunk flush or 1/16" below finish surface.
- All decorative wood assemblies shall receive at least one coat of primer, stain or seal prior to assembly. Finish coat or touch-up all final assemblies or structures according to finish schedule.
- All wood steps shall have 3 min. 3/8" wide traction grooves routed into the outer 1/3 of the tread surface.

1300 - FOUNTAIN AND POOL NOTES

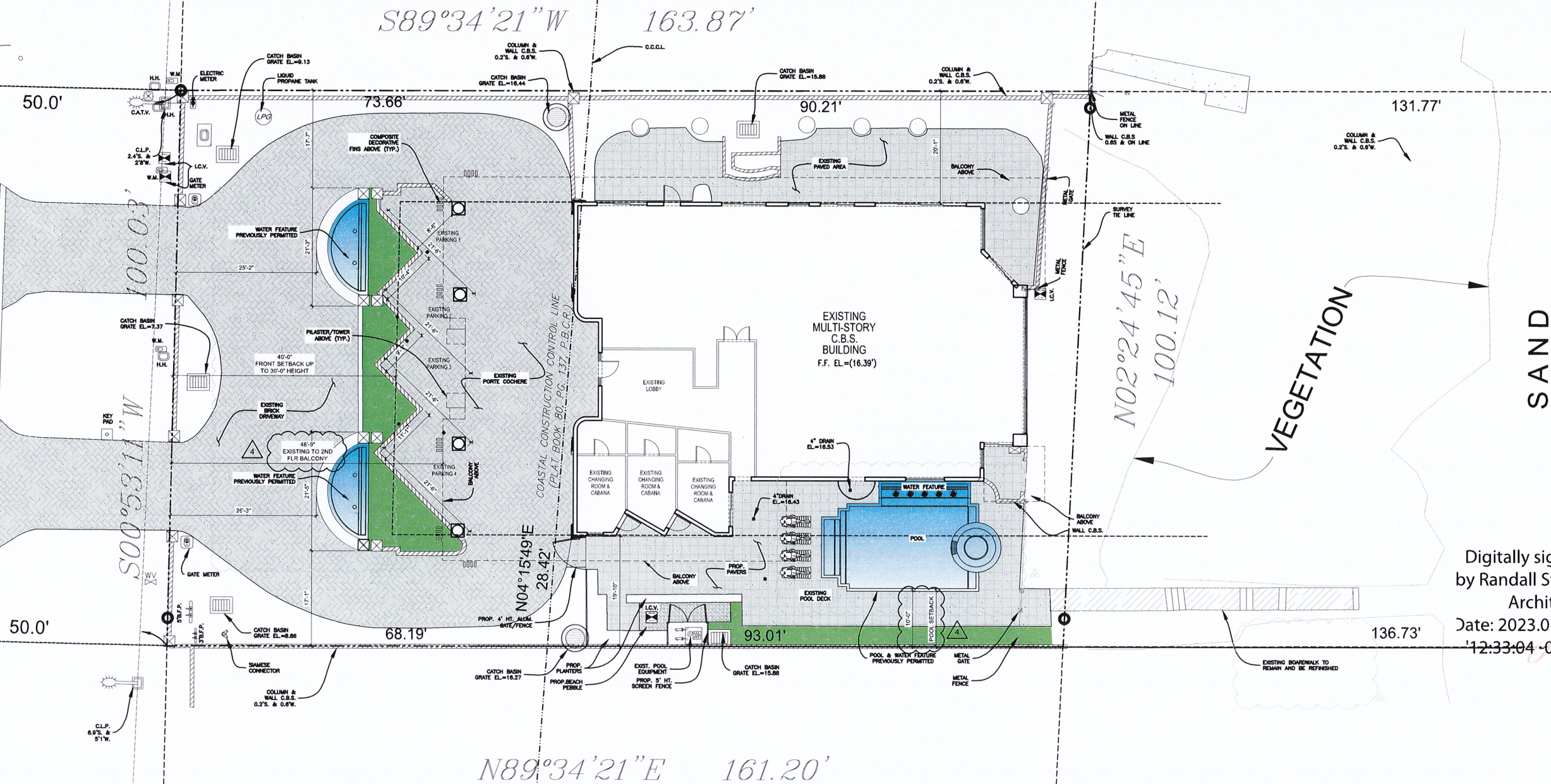
- Foundation mechanical, electrical and hydraulic systems shall consist of commercial grade pool / fountain equipment as specified by the approved fountain consultant. (listed below) to provide a complete feature fountain system that operates to the performance standard as specified on the Plans. Fountain Consultant:
 - The Equipment List shall include, but not necessarily limited to the following items: pumps, piping and fittings, auto-fill, overflow, fillers, skimmers, manifolds, filters, controls and control boxes, light fixtures, etc. Fountain Pool equipment shall be specified on fountain consultant's drawings. Substituted equipment shall be approved only with written authorization by Owner and/or Landscape Architect prior to installation.
 - All pool / fountain shells, structures, basins, bowls, etc. shall be engineered and constructed in accordance with all applicable codes and standards by the installer, manufacturer or supplier. The installer's engineer shall furnish a Wind Load Certification Letter as required by the building official and copy the Owner and Landscape Architect when applicable.
 - All work shall be performed in a workman-like manner and shall conform with all applicable national, state and local regulations.
- The Contractor shall submit shop / engineering drawings for all shells, structures and operating systems to the Landscape Architect for review and approval prior to construction. Contractor shall notify Landscape Architect to review all molds and casting patterns at a 75% completion level prior to receiving final approval.
- All pool shells and water vessels shall be receive a water-proofing membrane, plaster finish or equivalent. The Contractor shall be responsible for inspecting and accepting all shells, bowls, basins, stones and other decorative items. Waterproof both sides of all walls subject to negative hydrostatic pressure. Waterproofing material shall be compatible with bonding qualities of substrate and applied decorative finishes.
- All fastenings, pipe, plumbing and reinforcing shall be of non-corrosive materials suitable for a chlorine environment.
- Contractor shall verify that all fixtures, tiles, finishes and grouts are suitable for a pool and/or chlorine environment. All water proof grout shall be certified with a non-releasable acrylic based elastomeric sealant. All water proofing materials shall be compatible with the intended use. Adhik shall be Acrybond manufactured by the Lambert Corp or eq. and used in accordance with manufacturer's directions.
- Stone fabricator shall coordinate with Fountain Consultants and contractors to determine necessary clearances and allowances for fountain equipment and structural elements.
- Contractor shall provide all structures, plumbing equipment, hook-ups, services, and adjustments necessary to provide a complete and fully operational fountain system.
- Fountain mechanical / equipment installer shall include a minimum 1 year warranty for all equipment, including any necessary field service and/or adjustments.
- All spas shall have a "Bather accessible" spa cutoff timer within 10' of Spa.
- All electrical work shall conform to the most recent National Electric Code.
- All reinforcing steel and metal within 5' of pool shall be grounded with a 10 insulated solid copper wire per code. Bonding shall be in accord with NEC 680-22.
- Water supply and sewer (if required) shall be furnished by Owner.

16500 - LANDSCAPE LIGHTING NOTES

- All wiring, fixtures and installations shall conform to all applicable national, state and local codes and standards for electrical applications.
- Contractor shall verify all panel sources, switching locations, and controls with the Project Architect/Engineer. Contractor shall provide shop drawings for electrical circuits in conjunction with the Owner's Electrical Engineer as needed.
- Typical outdoor electrical service shall consist of ground fault interrupted (GFI) circuits or outlets mounted in approved weather-proof bell boxes. Outlet heights shall be 12" above finish grades and at least 24" from the edge pavement in planted areas. All conduit / direct burial wire shall be at least 18" below finish grade or deeper as required by code.
- Where applicable, the Contractor shall allow for recessed or surface mounted applications with the approval of the Project Architect.
- Contractor shall meet with landscape architect in field to review electrical and utility coordination issues. Electrical conduit and wire shall avoid soil and tree features and trees having large root masses. The Contractor shall be responsible for reviewing and understanding the Planting Plan and avoiding utility conflicts wherever possible.
- Electrical service connection and meter (as needed) shall be provided by Owner.
- All fixtures in road -rights-of-way shall have shields to conceal the light source from on-coming traffic. All lighting shall be aimed away from on-coming traffic.
- All up-light fixtures shall be set-back a minimum of four (4') feet from the edge of all walks and pavements.
- Contractor shall stake all fixture locations for review by Landscape Architect prior to setting conduit, J-boxes and/or penna-pots.
- Contractor shall take into consideration the fixtures location with respect to existing plant material. If existing plant material will block the light path, the Landscape Architect shall be called for an alternate location.
- Contractor shall make final adjustments to fixture location, lamping and aiming subject to review by Landscape Architect in night-time light test.
- All fixtures within ten (10') feet of water shall connect to GFCI circuits in accordance with the electric code. Fixtures other than line voltage (120V) shall not be located within 10' feet of water. No electrical or lighting fixtures shall be within 5' feet of the water's edge.

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

ASPHALT PAVEMENT



LEGAL DESCRIPTION:
THE NORTH 100 FEET OF THE SOUTH 1,170 FEET OF
GOVERNMENT LOT 4, A PORTION OF SECTION 53,
TOWNSHIP 46 SOUTH, RANGE 43 EAST, PALM
BEACH COUNTY, FLORIDA.
SAID LAND SITUATE, LYING AND BEING IN THE
TOWN OF HIGHLAND BEACH, PALM BEACH COUNTY,
FLORIDA AND CONTAINING 16,254 SQUARE FEET
OR 0.3731 ACRES, MORE OR LESS.

PROJECT DATA
ZONING: RMF
FUTURE LAND USE DESIGNATION: MULTIPLE-FAMILY
MEDIUM DENSITY MFM
LOT SIZE: 16,254 SF (0.3731 ACRES)

PROJECT DATA			
ZONING: RMF	FUTURE LAND USE: RMF	MULTIPLE-FAMILY MEDIUM DENSITY (MFM)	
- SITE AREA			
- BUILDING FOOTPRINT AREA	16,254 S.F.	100%	
- HARDSCAPE	4,070 S.F.	25%	
- EXIST. DRIVEWAY	3,022 S.F.		
- EXIST. PORTE-COCHERE	2,092 S.F.		
- EXIST. POOL DECK	1,585 S.F.		
- EXIST. NORTH TERR.	1,038 S.F.		
- PROP. FOUNTAINS	180 S.F.		
- USABLE OPEN SPACE	3,950 S.F.	26%	
- EXIST. HEIGHT	41'-5"		
- NO. OF DWELLING UNITS	4 UNITS		
SETBACKS			
	REQUIRED	EXISTING	
FRONT	40' UP TO 30'H + 1' EA. 2'H INCREASE	40'-3"	
LEFT-SIDE	20' UP TO 30'H + 1' EA. 2'H INCREASE	19'-10"	
RIGHT-SIDE	20' UP TO 30'H + 1' EA. 2'H INCREASE	20'-1"	
REAR (OCEAN)	DETERMINED BY DDEP		

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HIGHLAND BEACH
BUILDING DEPARTMENT

SITE PLAN SUBMISSION 11-29-22

3425 S. OCEAN EXTERIOR
3425 S OCEAN BLVD UNIT
HIGHLAND BEACH, FL 33487

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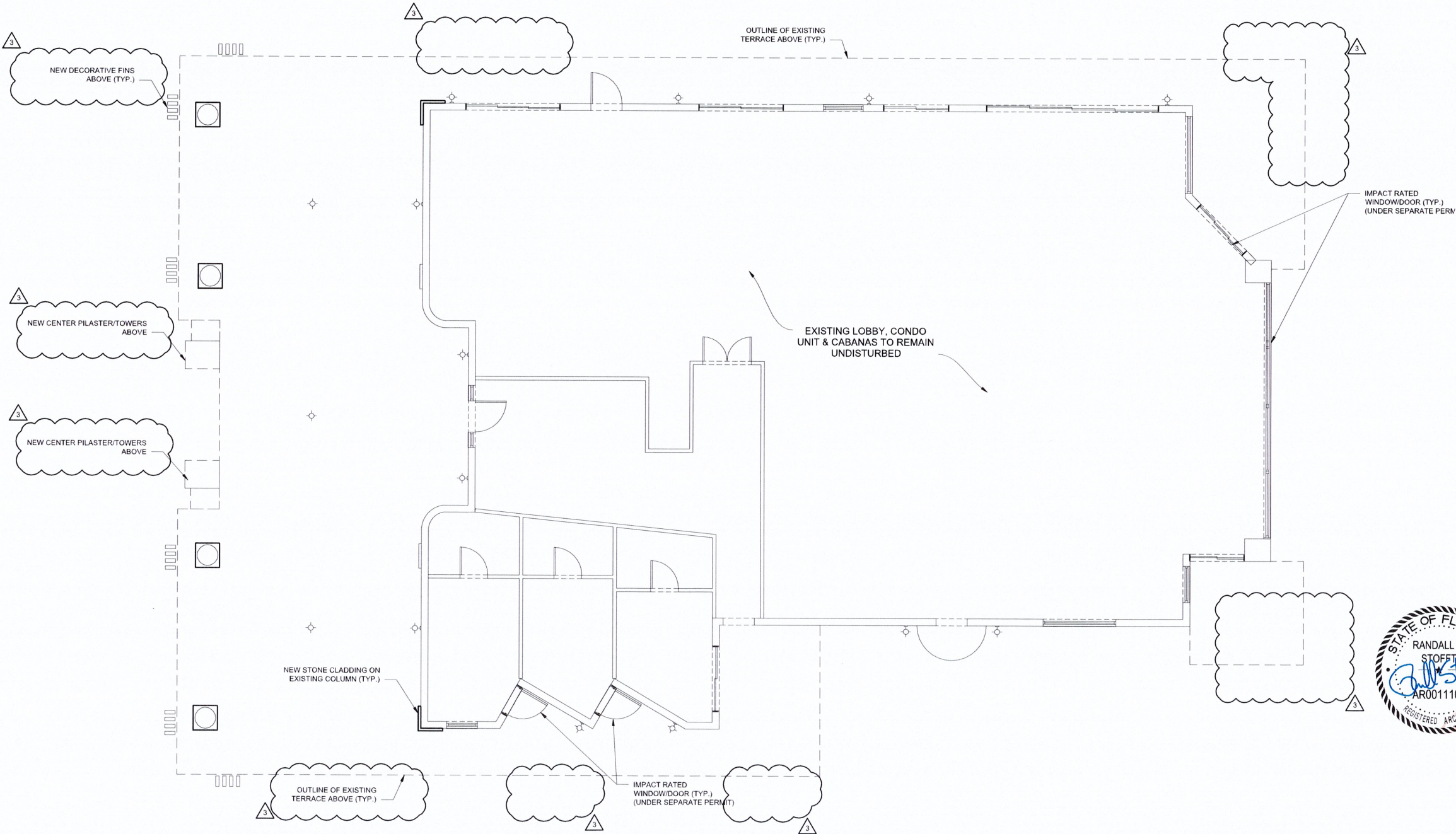
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1

PROPOSED FIRST FLOOR PLAN

3/16"=1'-0"

A211

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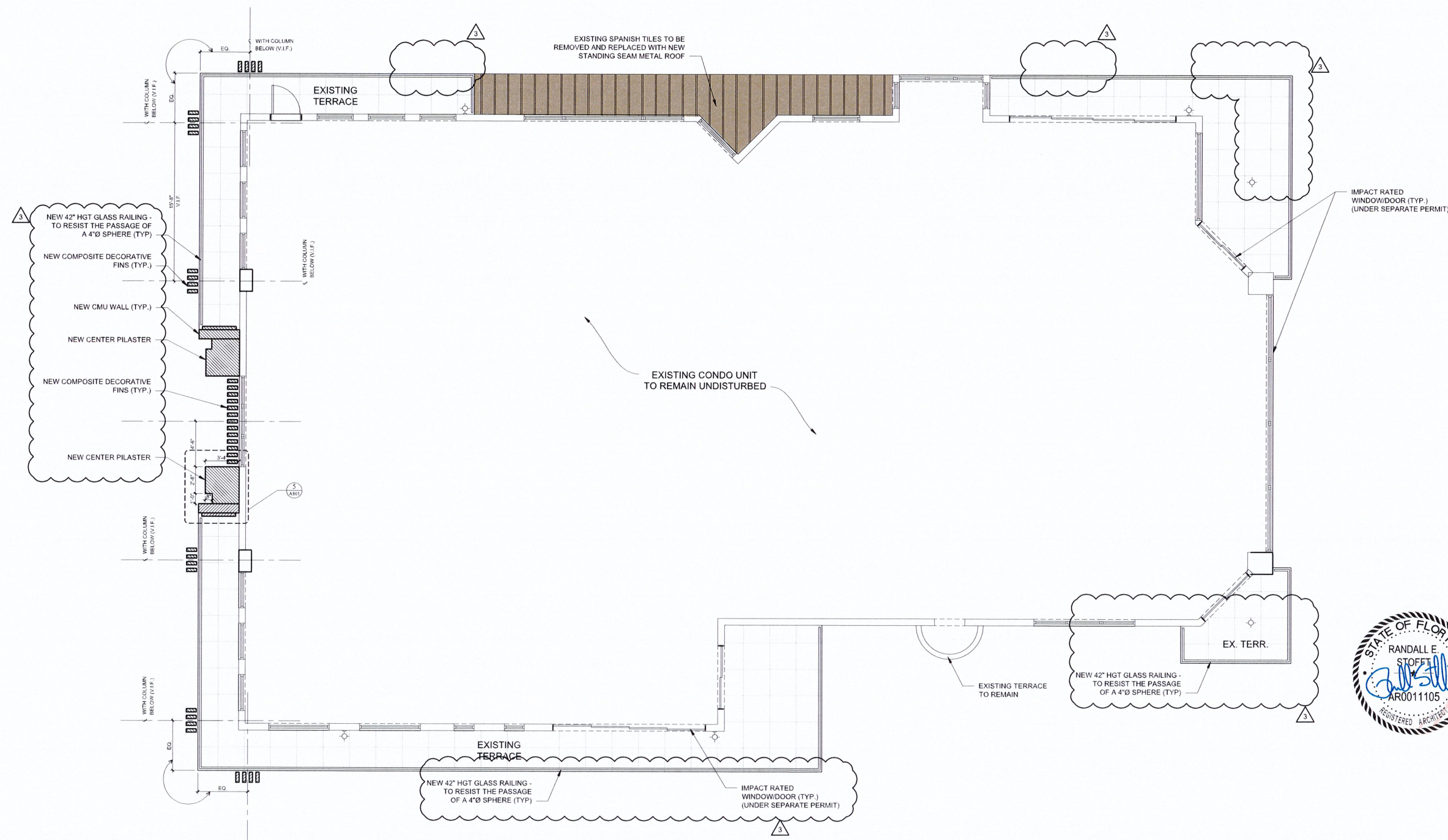
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A212



1 PROPOSED SECOND FLOOR PLAN
3/16"=1'-0"

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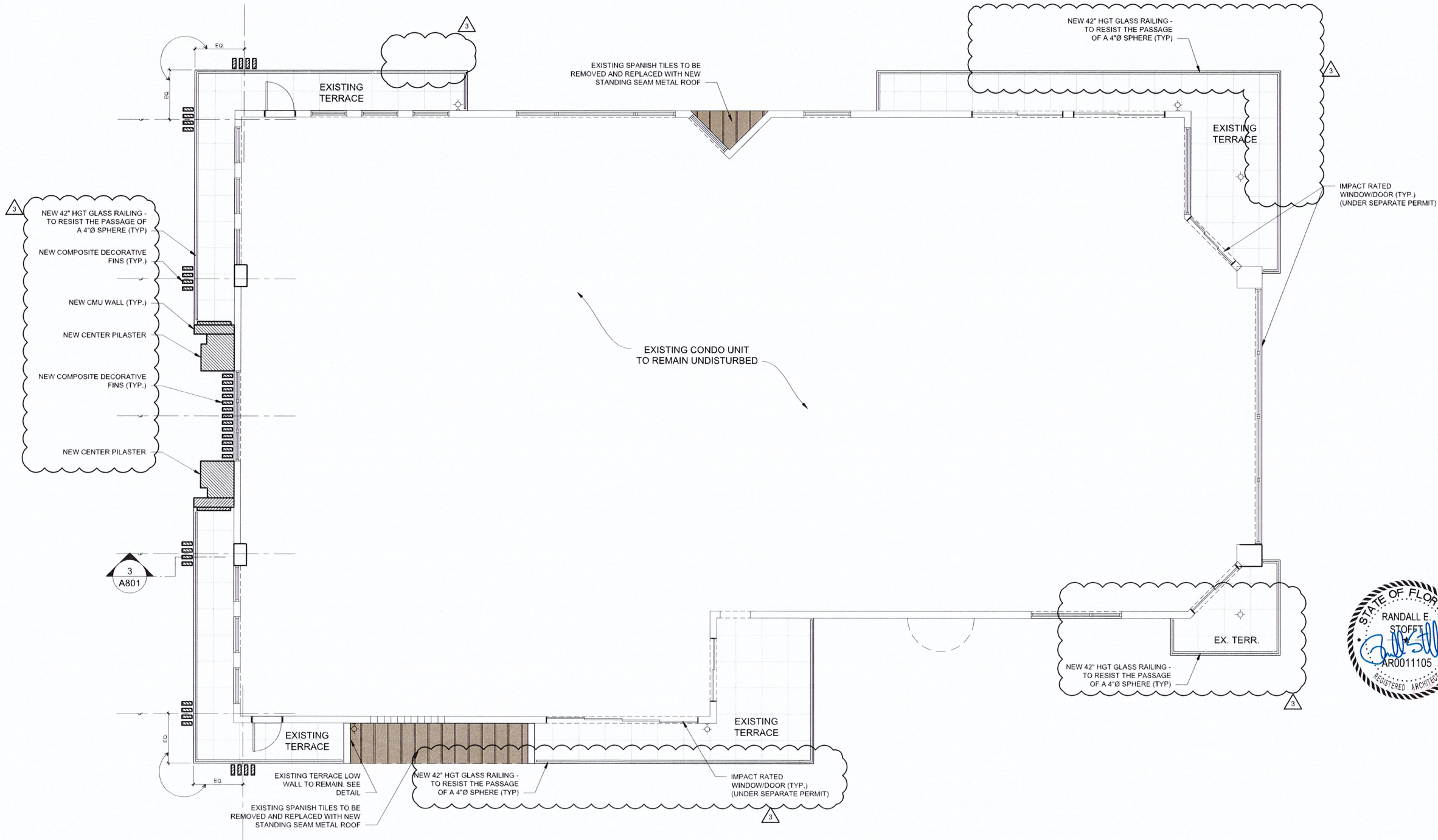
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A213



1

PROPOSED THIRD FLOOR PLAN
3/16"=1'-0"

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△ SITE PLAN REV. COMMIT	KPRCL	06.13.23

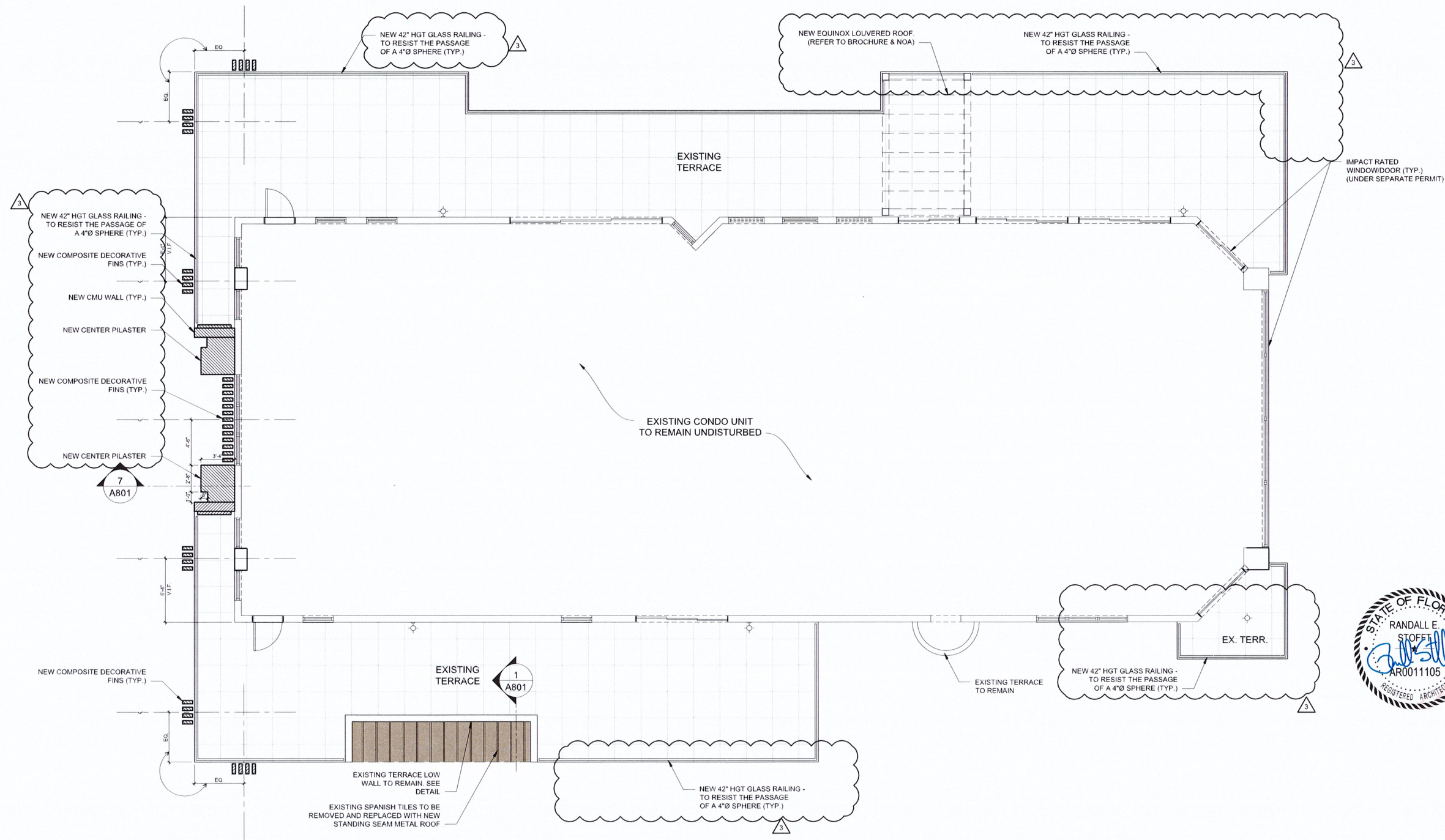
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A214



1

PROPOSED FOURTH FLOOR PLAN

3/16"=1'-0"

MATERIALS & PROFILES	
010	CMU PARAPET
011	BUILT-UP ROOF CRICKET
012	COMPOSITE DECORATIVE FINS
013	CENTER PILASTER/TOWERS FINISHED W/ CALACATTA MARBLE
014	NEW STANDING SEAM METAL ROOFING
015	IMPACT RATED WINDOW/DOOR (UNDER SEPARATE PERMIT)
016	ARCHITECTURAL FEATURE WALL/EYEBROW
017	EQUINOX LOUVERED ROOF SYSTEM
018	42" HOT GLASS HANDRAIL- TO RESIST THE PASSAGE OF A 4"Ø SPHERE
019	CENTER PIERS FINISHED W/ CHISELED LIME STONE
020	MODERN OUTDOOR LINEAR WALL LAMP/SCONCE
021	WATER FEATURE/WATERFALL
022	VERTICAL LIVE WALL
023	CUSTOM MODERN ENTRANCE DOOR W/ SIDELITES
024	METAL GARAGE LIFT GATE
025	SQUARED OFF PORTE COCHERE OPENING
026	METAL GARAGE LIFT GATE
027	GLASS BLOCKS WINDOWS TO REMAIN
028	EXISTING BALCONY LOW WALL TO REMAIN SEE DETAIL



1 PROPOSED FRONT ELEVATION (WEST)
3/16"=1'-0"

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A301

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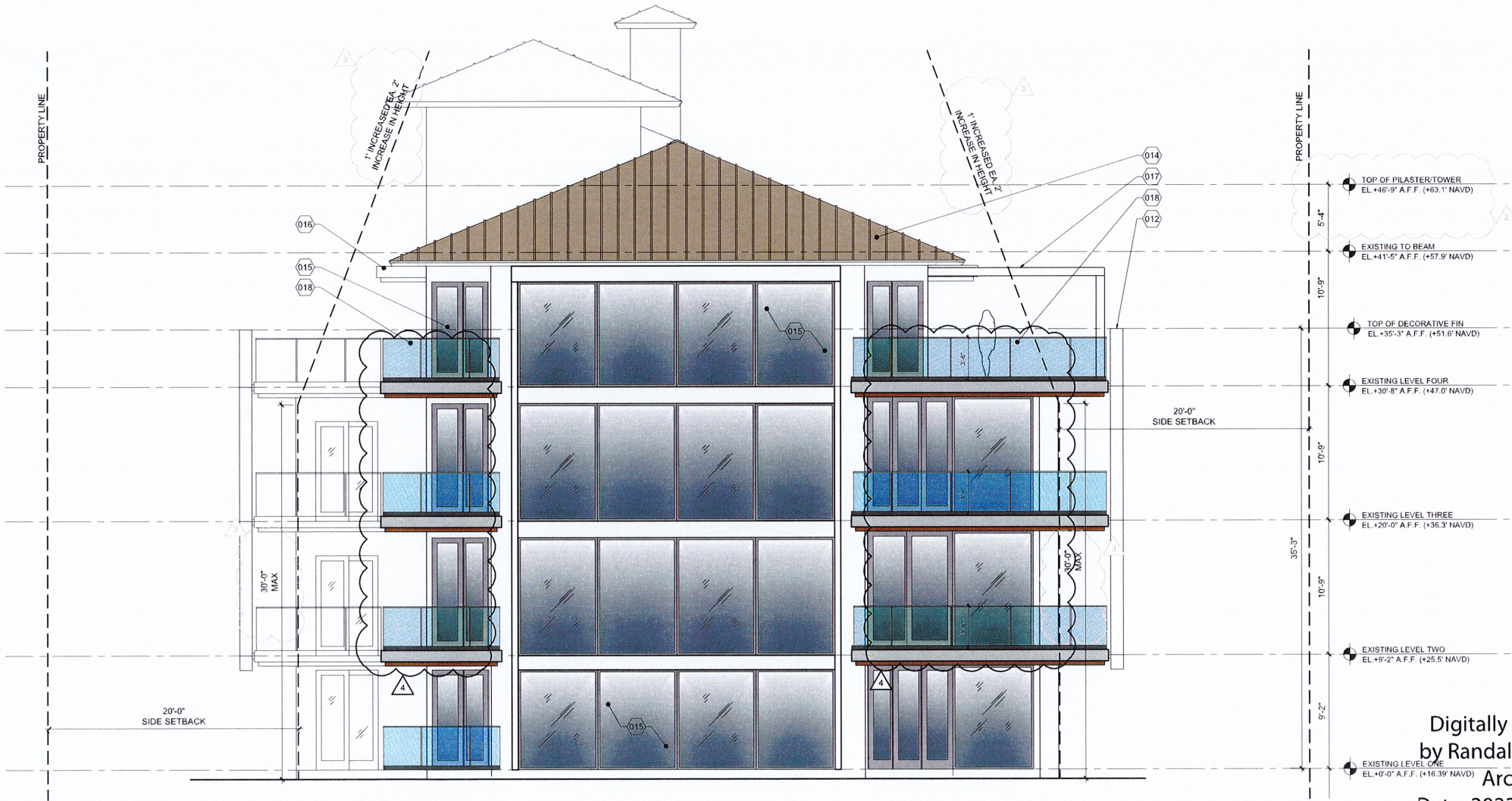
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△ SITE PLAN	KPRCL	01.17.23
△ SITE PLAN REV. COMMIT	KPRCL	05.05.23
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MATERIALS & PROFILES	
010	CMU PARAPET
011	BUILT-UP ROOF CRICKET
012	COMPOSITE DECORATIVE FINS
013	CENTER PILASTER/TOWERS FINISHED W/ CALACATTA MARBLE
014	NEW STANDING SEAM METAL ROOFING
015	IMPACT RATED WINDOW/DOOR (UNDER SEPARATE PERMIT)
016	ARCHITECTURAL FEATURE WALL/EYEBROW
017	EQUINOX LOUVERED ROOF SYSTEM
018	42" HGT GLASS HANDRAIL- TO RESIST THE PASSAGE OF A 4" Ø SPHERE
019	CENTER PIERS FINISHED W/ CHISELED LIME STONE
020	MODERN OUTDOOR LINEAR WALL LAMP/SCONCE
021	WATER FEATURE/WATERFALL
022	VERTICAL LIVE WALL
023	CUSTOM MODERN ENTRANCE DOOR W/ SIDELITES
024	METAL GARAGE LIFT GATE
025	SQUARED OFF PORTE COCHERE OPENING
026	METAL GARAGE LIFT GATE
027	GLASS BLOCKS WINDOWS TO REMAIN SEE DETAIL
028	EXISTING BALCONY LOW WALL TO REMAIN SEE DETAIL



2 PROPOSED REAR ELEVATION (EAST)
3/16"=1'-0"

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Architects
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010	CMU PARAPET
011	BUILT-UP ROOF CRICKET
012	COMPOSITE DECORATIVE FINS
013	CENTER PILASTER/TOWERS FINISHED W/ CALACATTA MARBLE
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026	METAL GARAGE LIFT GATE
027	GLASS BLOCKS WINDOWS TO REMAIN
028	EXISTING BALCONY LOW WALL TO REMAIN. SEE DETAIL



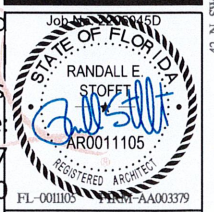
1 PROPOSED LEFT-SIDE ELEVATION (NORTH)
3/16"=1'-0"

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3425 S OCEAN BLVD UNIT
HIGHLAND BEACH, FL 33487

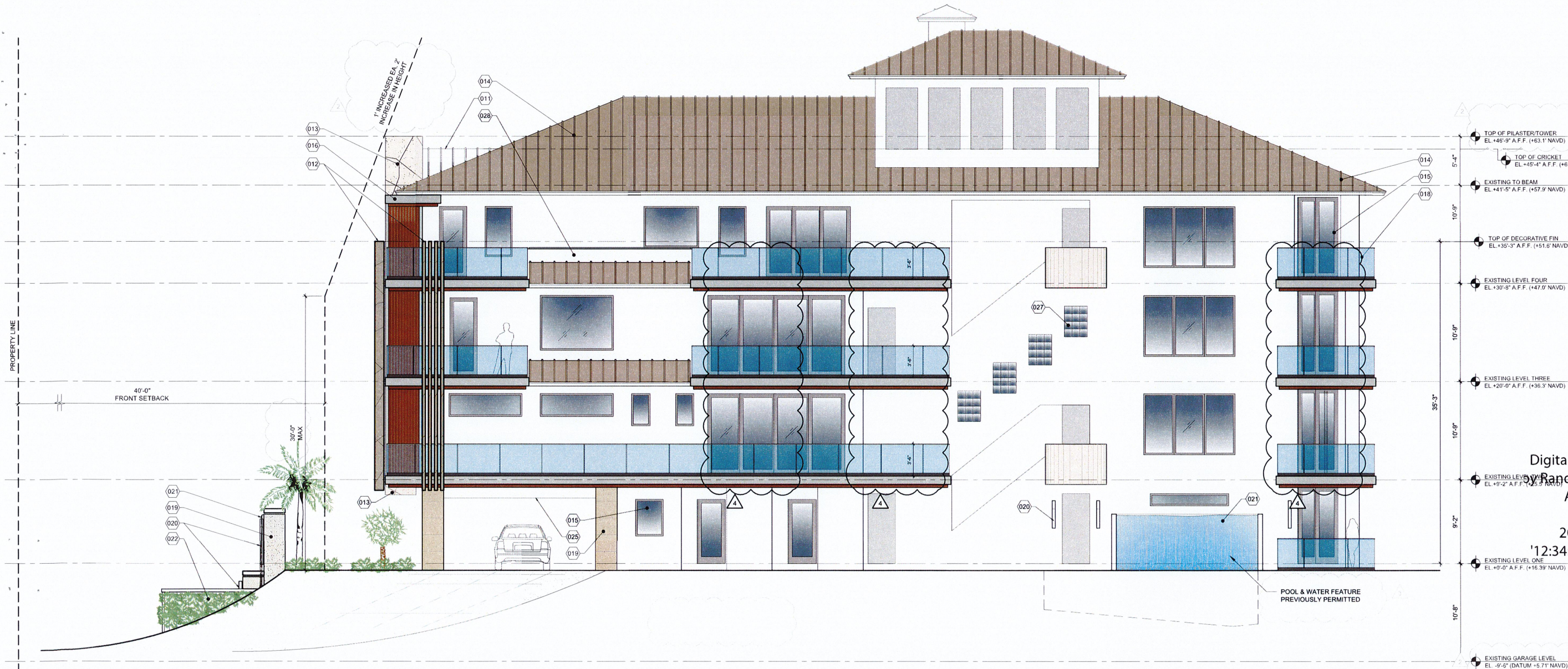
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STATE OF FLORIDA
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FL-0011105-2003379

A304

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1 PROPOSED RIGHT-SIDE ELEVATION (SOUTH)
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