For Staff Use Only

City of Riviera Beach		Date: Case Number:			
	nmunity Development Department	Project Title:			
600 W. Blue Heron Boulevard Riviera Beach, Florida 33404		Fee Paid: Notices Mailed:			
Phone: (561) 845-4060		1 st Hearing: 2 nd Hearing:			
	c : (561) 845-4038	Publication Dates (if required)			
UNIFORM LAND USE APPLICATION (Please attach separate sheet of paper for required additional information) Complete appropriate sections of Application and sign.					
	Name of Property Owner(s):	MERA SHURES LLC			
APPLICANT		JORTH ROAD, BOYNTON BEACH, FL 33435-3238			
	Property Address: 3%6 EA	ST BLUE HERON BLYD., PIVIERA BEACH			
PP	Name of Applicant (if other than owner): SEVEN VINES HOLDINGS, INC.			
<	Home: () — N 1 —	Work: (Sb) 625-9443 Fax: (Sb) 625-5689			
	E-mail Address: KEN @	SKHOLDINGS, COM			
PL	EASE ATTACH LEGAL DESC				
	Future Land Use Map Designation:	Current Zoning Classification: IHC-PUD: INTET HARBOR GR (CRA)			
	Square footage of site: 14, 819 SF Property Control Number (PCN): 56-43-42-28-00-003-0090				
	Type and gross area of any existing non residential uses on site: VACANT SITE				
	Gross area of any proposed structure: 4,500 5 F				
≥	Is there a current or recent use of the property that is/was in violation of City Ordinance? [] Yes No				
OPERTY	If yes, please describe:				
PRO	Have there been any land use applications concerning all or part of this property in the last 18 months? [] Yes [X] No				
	If yes, indicate date, nature and applicant's name:				
	Briefly describe use of adjoining prope				
		South: Blue HERON BlyO BRIDGE & SERVICE ROAD			
		East: INTEACOASTAL WATERWAY			
		West: MARINA GRANDE LONDO PANKING STRUCTURE			
	Requested Zoning Classification:	NO CHANGE FIZOM BYISTING ZONING.			
REZONE	Is the requested zoning classification contiguous with existing?				
	Is a Special Exception necessary for your intended use? [] Yes [No				
	Is a Variance necessary for your intend	led use? [] Yes [No			

JSE	Existing Use: YLCANT LAMD	Proposed Use: RESTAUILANT	
TURE LAND U	Land Use Designation: MIKED USE	Requested Land Use: DOWYCOWN MIXED USE	
	Adjacent Land Uses: North: RESIDENTIAL (CONDO)	South: Blue HERON BlyD. BRIDGE /SERVICE POAD	
	East: 1 C W	West: PARKING GAILINGE FOR CONDO Blog.	
F	Size of Property Requesting Land Use Change:	- Nu/A -	

	Describe the intended use requiring a Special Exception:	
	Provide specific LDR ordinance section number and page number:	
	How does intended use meet the standards in the Land Development Code?	
	Demonstrate that proposed location and site is appropriate for requested use:	
NOIL	Demonstrate how site and proposed building(s) have been designed so they are compatible with adjacent uses and neighborhoods:	
AL EXCEPTION	Demonstrate any landscaping techniques to visually screen use from adjacent uses:	
SPECIAL	Demonstrate what is proposed to reduce the impact of any potential hazards, problems, public nuisances generated by use:	
	Demonstrate how utilities and other service requirements of the use can be met:	
	Demonstrate how the impact of traffic generated will be handled:	
	On-site:	
	Off-Site:	
	Other:	

	Describe the Variance sought:
VARIANCE	Demonstrate that the Variance is needed to overcome a hardship caused by the unique physical conditions of the site:
	Specify the minimum Variance requirements including: height, lot area, size of structure, size of yard, setback, buffer or open space:
	Other:

Describe proposed development:

WATERFRONT RESTAURANT

Demonstrate that proposed use is appropriate to site:

HISTORICAL USE OF PROPERTY WAS

A FORMER RESTAURANT (CRAB POT)

Demonstrate how drainage and paving requirement will be met: DRAINAGE WILL BE MET USING EXFILTRATION TRENCH & A PIDED DRAINAGE SYSTEM TO THE FOOT DRAINAGE EYSTEM ON THE SERVICE ROAD. PARKING DRIVE AISTE AREAS WILL BE PLAVED.

Demonstrate any landscaping techniques to visually screen use from adjacent uses: THE SITE IS ALROADY SCREENED ALONG THE NORTH SIDE (CONDO TOWER) & WEST SIDE (PARKING STRUCTURE NO SCREENING IS PROPOSED FOR WATERFRONT, & SOUTH SIDE IS SCREENED BY ELEVATED BRIDGEEMBANKMENT.

Demonstrate what is proposed to reduce the impact of any potential hazards, problems, public nuisances generated by use:
PROJECT (S BEING RE-DEVELOPED INTO SAME USE & PREVIOUSLY ON SITE. TRAFFIC IMPACT WILL
BE NO HORE THAN PREVIOUSLY THERE, & IMPROVED PEDESTRIAN BONTER ACCESS IS AMTICIPATED.

Demonstrate how utilities and other service requirements of the use can be met:

IZOPOSED USE MEETS CONCUERENCY.

Demonstrate how the impact of traffic generated will be handled:

On-site:

PLAN

SEE ATTACHED TRAFFIC STATEMENT

Off-site:

COMMUNICATION TOWER CO-LOCATION REQUIREMENTS:

- · Three sets of signed and sealed Construction documents, elevations and all equipment shelters, cabinets, Coax, telephone and power conduits identified. These plans will then be used to obtain the Building Permit.
- Antenna manufacture cut sheets including antenna size and shape.
- Zoning map of area with site clearly marked.
- Photos of existing building or tower and surrounding uses.
- Letter of non-interference and FCC compliance from applicant's Radio Frequency Professional.
- Map of surrounding carrier existing locations in all directions with type i.e. Guyed, Self-Support, Monopole, Roofton,
- Letter of structural capacity and building code compliance.
- Notes on plan or letter demonstrating floor area coverage not in excess of restrictions
- Provide Photo Enhancements of proposal.
- Statement that proposal is in compliance with Environmental Regulations prior to permit issue.

Confirmation of Information Accuracy

hereby certify that the information on this application is correct. The information included in this application is for use by the City of Riviera Beach in processing my request. False or misleading information may be punishable by a fine of up to five hundred dollars (\$500.00) and imprisonment of up to thirty (30) days and may result in the summary denial of this application.

SEVEN KINGS HOIDINGS INC.

BY: RNHONDE GRAZIOTTO, PRES.

Det 3, 2016

Signature

AGENT AUTHORIZATION FORM

Owner(s) of Recor	rd: RIVIERA SHORES U.C., BY ANDREW PODRAY, AMBR	_
STATE OF FLORI COUNTY OF PAL BEFORE ME		_
record of the follow	uly sworn upon oath and personal knowledge say(s) that they are the owner(s) ving described real property: 56-43-42-28-00-003-0090	of
	of which is: 386 East Blue HERON Blvo., BIVIERA BEACH, FL	_
and that we hereby		
Name:	SEYEN LINGS HOLDINGS, INC & ITS DESIGNEES	
Address:	630 MAPLEWOOD DRIVE, SUITE 100	
	JUPITER, FL 33458	
Telephone:	(SLI) 625-9443	
	agent, to file applications and papers with the City of Riviera Beach, and at any Hearing regarding my (our) interest.	to
	(Seal)	
	Asken Robert Hilly Mente (Seal)	
	(Seal)	
Sworn to and subs	day of September 2016. All My Comm. Expires My Comm. Expires November 2, 2018 FF 173555	
Uniform Land Use Application	TO OF FLORING OF THE OF	4

CRAB POT SITE

Riviera Beach, FL

SITE PLAN APPLICATION NARRATIVE

The subject site was previously occupied by the Crab Pot, a waterfront restaurant that had been on its site since roughly the middle of the last century. The Crab Pot consisted of about 6,000 square feet, and approximately 14 on-site parking spaces with the balance of any parking historically derived from parking under the adjacent Blue Heron Blvd. bridge and along the service road.

Due in part to the significant damage arising from the 2004 / 2005 hurricane season, the Crab Pot was demolished in 2005, with the then-intent of constructing Inlet Tower, what was to be a 20-story residential condominium building (1 unit per floor). However, with the downturn in the economy and the condominium market collapse the proposed plan proved unfeasible and was abandoned. The site remains currently vacant.

The property is currently owned by Riviera Shores LLC. The Applicant is Seven Kings Holdings, Inc., who has a long term lease with the landowner.

The site itself is comprised of a total of 14,819 square feet (0.34 acres) of land, located in Flood Zone A7, with a minimum elevation of 8' NGVD resulting in a regulatory mandated finish floor elevation of 9' NGVD. Current Land Use / Zoning on the property Downtown Mixed Use / Downtown — General (from the City) and IHC-PUD: Inlet Harbor Center (CRA) respectively. No change from the current Land Use / Zoning designations are being requested.

The Applicant believes this application is fully compliant with the various City Land Development Code for the building.

Relative to concurrency, attached is:

- A traffic statement noting the site is within the City's TCEA, and is therefore in compliance with the Countywide TPS. An application has been filed with the Palm Beach County Traffic Engineering Department for review and approval;
- A City of Riviera Beach Utility District Letter of Capacity for the site;

As a non-residential project school concurrency is not applicable.

Since the demolition of the Crab Pot:

• FDOT has grassed over former paved areas adjacent to the site, while also erecting fencing under the Blue Heron bridge to disallow any random parking;

- The adjacent 20-story Marina Grande condominium towers were completed, which
 occupy the north side of the property;
- The adjacent 7-story Marina Grande parking structure and recreational facility occupies the west property line; and
- In conjunction with its construction, the above adjacent Marina Grande property (north and west property lines) had installed a fence / wall / landscaping buffer on the Marina Grande property facing this site.

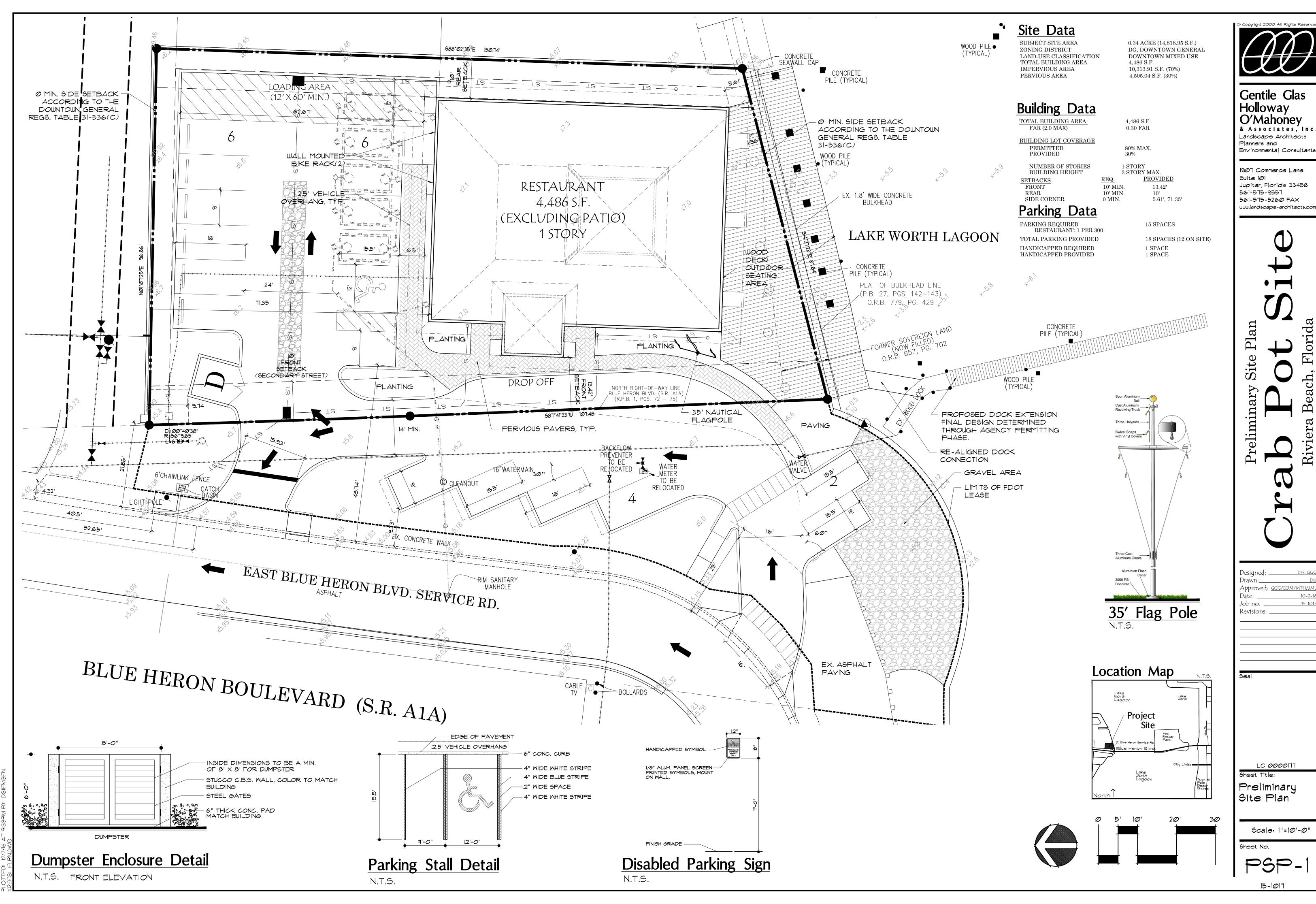
In addition to the above referenced adjoining properties, the subject parcel is bounded on the east by the Intracoastal Waterway, and on the south by the Blue Heron Blvd. service road.

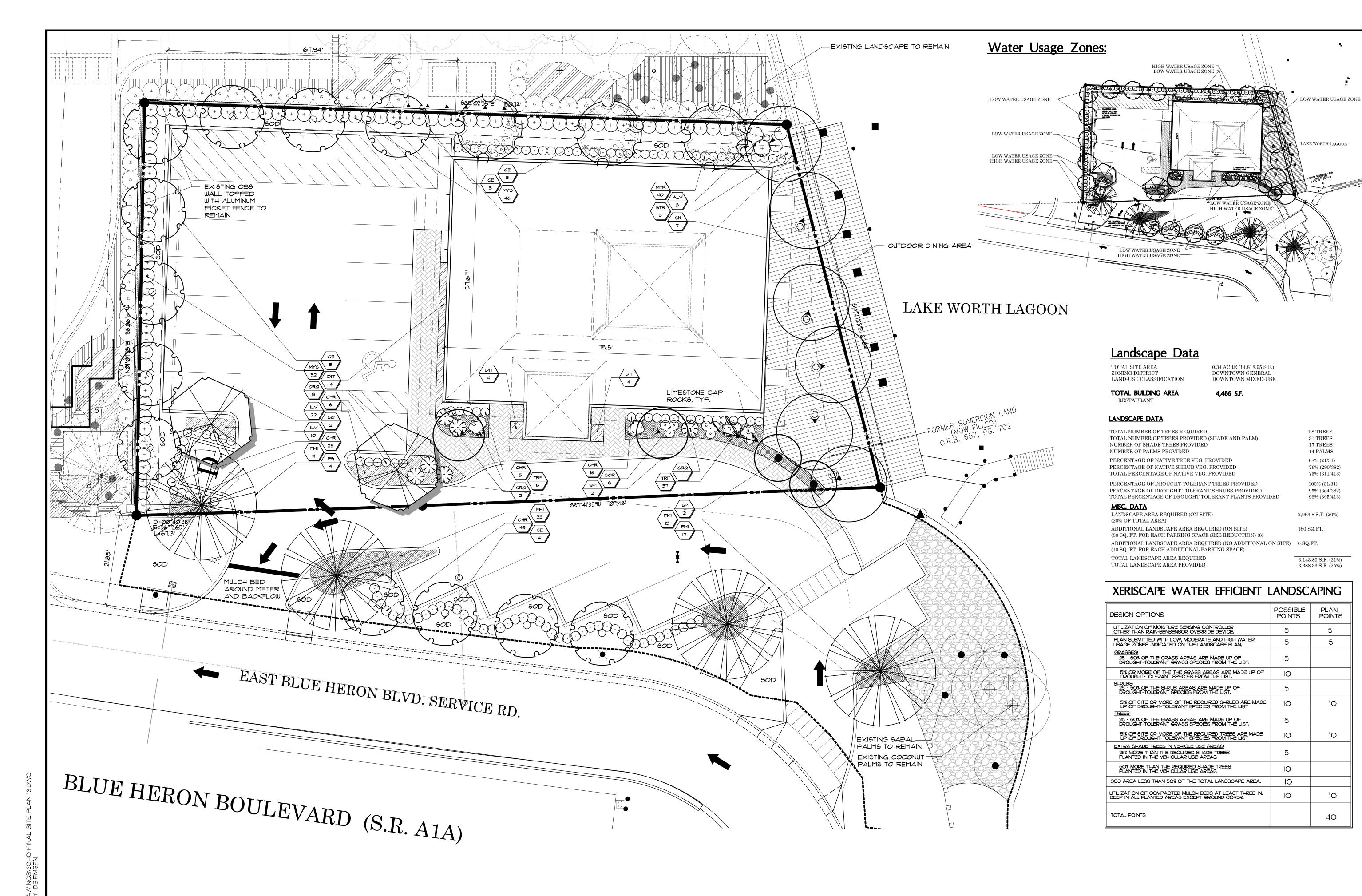
This application is for the City's approval of a roughly 4,500 square foot, one-story waterfront restaurant with seating for a minimum of 150 patrons. Parking consists of both on-site parking (12 on-site parking spaces), and immediately adjacent "off-site" parking in the form of a lease arrangement with FDOT (6 parking spaces), owner of the southerly adjacent ROW for the public service road on which the site faces. Preliminary discussions with FDOT have yielded an informal approval of the submitted site plan and willingness for the land owner to enter into a lease agreement for the shown parking. Formal application to the FDOT has been made concurrent with this City application. FDOT has further indicated any such final lease arrangement will be conditioned upon the City's approval of the submitted site plan.

While the submitted plans include a site plan data sheet showing compliance with the City Land Development Code, a summary of compliance with the Building Standards are as follows:

- The building is a one-story building as defined by the ULDC and complies with Section 31-535(a).
- Ground story of commercial is ten feet to 18 feet tall per Section 31-535(a)(2).
- Roof top equipment is shielded from ground view by placing on the roof per Section 31-535(a)(9). Given the height of the proposed building (one story) and the heights of the surrounding buildings (seven stories plus) shielding the visual impact from adjacent buildings is not possible.
- As a single story structure, the project complies with Section 31-535(a)(10).
- A significant portion of the building's south façade is open air as well and thus meets requirements of Section 31-535(f)(1).
- The nature of the overall design (open structure) does not generally include windows. However, those windows and doors that do occur do include muntins, with limited use of circular windows per Section 31-535(f)(2).
- An expression line has been included in the building design to respond to Sections 31-535(f)(4)) and 31-536(4)a.

- The existing characteristics of the site do not meet any of the standard design nor location criteria referred to in section 29-65. The site is located on a one-way service road and therefore it cannot comply with any of the standard design examples shown in the code. The applicant has designed the subject site to comply with all interior and parking landscape requirements of Section 31-536(b)(3)a.1.
- Due to the existing conditions of the site, particularly the wide distance between the property line and existing pedestrian walk parallel to the existing service road, a combined 8' pedestrian walk cannot be accommodated per Section 31-536(b)(3)a.2. The applicant does propose a pedestrian connection from the proposed building and outdoor dining area to the existing public right-of-way that shall comply with ADA accessibility requirements as well as surface treatment.
- Front setback area has been designed to incorporate pedestrian circulation to the main building entry and outdoor dining area while incorporating complimentary landscape elements without obstructing views of the restaurant use in accord with Section 31-536(b)(3)a.3.
- Due to grade differences facing the south elevation to the ROW it is unsafe to comply
 with Section 31-536(b)(3)b. However, the proposed building has used a Storefront
 type of entrance with a "faux" entrance doors facing the south ROW, and the building
 entrance feature as a whole facing the ROW in an attempt to satisfy this appearance
 criteria.
- The proposed building complies with using at least one of the allowed frontage types, in this case a Storefront per Sections 31-536(b)(3)c and 31-537(a).
- The applicant has provided a continuous maintained hedge to screen the view of the on-site parking from the right-of-way. Additionally, shade trees have been incorporated in this area as required under Section 31-536(b)(4)b.
- The adjacent residential site to the side and rear have an existing 6' wall and fence combination. The adjacent use to the west side is a parking garage and to the north (rear) is the side of a 20 story condo building. The adjacent buffer is heavily landscaped; however, the Applicant proposes to supplement landscape material where screening may need to be increased from the actual residential units such as from a window into the subject property to address those requirements of Section 31-536(b)(4)c.







Gentile Glas Holloway O'Mahoney

& Associates, Inc. Landscape Architects Planners and Environmental Consultants

1907 Commerce Lane Suíte 101 Jupiter, Florida 33458 561-575-9557 561-575-5260 FAX

www.2GHO.com

Designed:	DSS
Drawn:	DSS
Approved: _	GGG/EOM/MTH
Date:	10-3-16
Job no	15-1017
Revisions:	12-2-16

LC 0000177

Landscape Development Plan

Scale: 1"=10'-0"

P_

POINT AT WHICH SPECIFED TREE SPREAD IS MEASURED THÍN BRANCHES BY 1/3 TOTAL MASS— RETAIN NATURAL FORM. NO PRUNING Details SHALL BE DONE PRIOR TO INSTALLATION AND SHALL BE APPROVED BY LANDSCAPE SECURE BATTENS W/ 2-3/4" HIGH CARBON POINT AT WHICH O.A. HEIGHT IS STEEL BANDS TO HOLD BATTENS IN PLACE ARCHITECT POINT AT WHICH SPECIFIED OVERALL MEASURED DURING PLANTING PROJECT, DO NOT NAIL TREE HEIGHT IS MEASURED INSTALL TREE FROG TREE STAKING-BATTENS TO PALM, HEIGHT OF BATTENS CABBAGE PALMS TO BE PRODUCT AS SPECIFIED BY THE SHALL BE LOCATED IN RELATION TO THE - WEBBING TO BE REMOVED AT END OF SLICK & HURRICANE CUT MFG. OR APPROVED EQUAL. 3/4" HEIGHT OF THE PALM FOR ADEQUATE WARRANTY PERIOD BY LANDSCAPE POLYPROPYLENE WEBBING, LOOP BRACING, STEEL BANDS SHALL NOT TOUCH CONTRACTOR, BRACING MAY BE WEBBING THRU CROTCH OF LOWER TIE FRONDS W/BURLAP TO TRUNK OF TREE. MODIFIED FOR URBAN CONDITIONS BRANCES AND EXTEND 12" PROTECT BUD ALTERNATIVE BRACING SYSTEM TO BE $\frac{2.4}{}$ BEYOND TRUNK, FASTEN BUCKLE APPROVED BY LANDSCAPE AND SLIDE TOWARDS ANCHOR TO ARCHITECT. TREES OVER 3.5" CALIPER STEEL BAND TO USE PALM STAKINGDETAIL, BRACING ├─ 6 (2"×4"×16") tree caliper size shall be 🛚 — MUST BE VISIBLE & SAFE FOR MEASURED AT 6" ABOVE GRADE UP WOODBATTENS PEDESTRIANS POINT AT WHICH C.T. OR B.T. TO \$ INCL, 4" CAL, AND 12" ABOVE PROVIDE 4 WEBBING STRAPS SPACED -5 LAYERS OF BURLAF GRADE FOR LARGER CALIPER TREES AT 90° APART POINT AT WHICH CW. OR GW. · SAFETY FLAGS (TYP.) HEIGHTS ARE MEASURED FOLD BACK TOP 1/2 OF BURLAP ALL BRACING TO BE REMOVED AT END OF - ROOT BALL SLIGHTLY ABOVE FINISH NO SCRAPED OR SCARRED TRUNKS -REMOVE ALL SYNTHETIC BURLAP WARRANTY PERIOD BY LANDSCAPE GRADE, 10% MAXIMUM, DO NOT PILE CUT WIRE BASKETS BELOW TOP CONTRACTOR BRACING MAY BE MODIFIED MINIMUM 4 (2 × 4) WOOD BRACES SOIL ON TOP OF ROOTBALL. HALF OF ROOT BALL FOR URBAN CONDITIONS, ALTERNATIVE NAIL INTO BATTENS W/200 NAILS - 3" EARTH RING FOR WATER BRACING SYSTEM TO BE APPROVED BY SPACED AT A MINIMUM OF 90° FERTILIZE AS PER WRITTEN COLLECTION WITH GENTLY LANDSCAPE ARCHITECT 3" SLOPING SIDES SAFETY FLAGS (TYP.) ROOT BALL SLIGHTLY ABOVE FOLD BACK TOP 1/2 OF BURLAP FINISH GRADE, 10% MAXIMUM. FINISH GRADE REMOVE ALL SYNTHETIC BURLAP DO NOT PILE SOIL ON TOP ANCHOR (TYP.) CUT WIRE BASKETS BELOW TOP OF ROOTBALL. HALF OF ROOT BALL EXISTING SUBGRADE MULCH TYPE AND THICKNESS IN SPECIFICATION. DO NOT PLACE BACKFILL MIXTURE FÍNÍSH GRADE MULCH AGAINST TRUNK OF TREE EARTH RING FOR WATER COMPACTED MOUND OF EXISTING SUBGRADE COLLECTION WITH GENTLY BACKFILL MİXTURE 2×4 ANCHOR STAKE SLOPING SIDES BRACE INTO VİRGİN SOIL. PLANT PIT TO BE 2.5 TIMES THE DIAMETER OF THE PLANT BALL TOE NAIL INTO ANCHOR MULCH TYPE AND THICKNESS IN FERTILIZE AS PER SPECIFICATION. DO NOT PLACE Tree Planting Detail $_{ m N.T.S.}$ WRITTEN SPECS. MULCH AGAINST TRUNK OF TREE BACKFILL MIXTURE PLANT PIT TO BE 2.5 TIMES THE Tree Planting 1" To 3.5" Cal COMPACTED MOUND OF DIAMETER OF THE PLANT BALL BACKFILL MIXTURE Palm Planting Detail N.T.S Tree Planting Over 3.5" Cal SIOBARRIER AT ROADWAY, CURB, SIDEWALK 2.7: FERTILIZATION: EDGE, PIPE AND TREE PIT ALL UTILITY PIPES WILL BE PROTECTED WITH ROADWAY/ ROOT BARRIER PER THE REQUIREMENTS OF SIDEWALK THE MUNICIPALITY. BIOBARRIER ORapproved equal ROOT BARRIER WILL NEVER BE USED FOR SOIL BACKFILL MORE THAN 30% OF THE EXPANDED CIRCUMFERENCE OF THE ROOT BALL, ROOT BARRIER WILL NOT BE USED BETWEEN THE *NOTE: CONTRACTOR SHALL FOLLOW MFG'S, DETAILED TREE PIT AND THE STRUCTURAL SOIL. INSTRUCTIONS FOR ACTUAL INSTALLATION PROCEDURES Tree Root Barrier Plan N.T.S.

Tree Root Barrier Section N.T.S

MULCH TYPE AND THICKNESS

ÎN SPECIFICATION, DO NOT

PLACE MULCH AGAINST

- 3" EARTH RING FOR WATER

_FINISH GRADE

- EXISTING SUBGRADE

ERTILIZE AS PER WRITTEN SPECS.

BACKFILL MIXTURE: 1/2 PARENT

BACKFILL MIXTURE OF 1/3 SAND,

1/3 TOPSOIL, 1/3 PEAT HUMUS.

MATERIAL COMBINE WITH

TRUNK OF SHRUB

COLLECTION

EQUIDISTANT SPACING OF HEADS. MIN. -

SHORT HEAD

SHORT HEAD

Typical Cabbage Palm Layout N.T.S.

8'-10' SEPERATION ON ALL PLANES

TRUNKS TO CURVE OR LEAN OUT -

DIRECTION OF CURVED TRUNK

AND IN CENTER OF CLUSTER

STRAIGHT TRUNK PALMS

CAN BE SLIGHTLY TILTED

CURVED TRUNK PALM

OF CURVE AND DEGREE)

HEADS PERPENDICULAR TO

THE GROUND. USE A VARIETY

OF CURVED TRUNKS (I.E. AREA

STRAIGHT TRUNKS TYP, TALLEST

AWAY FROM CLUSTER TO ALLOW SUN

1EDIUM HEA

CONTINUOUS MULCH BED

ACCESS TO HEAD

WHEN PLANTED

3-7' O.C.

POINT AT WHICH SPECIFED

PLANT PIT TO BE 2 TIMES THE

DIAMETER OF THE PLANT BALL

Shrub & Ground Cover Planting Detail N.T.S.

POINT AT WHICH SPECIFIED OVERALL

REMOVE PAPER, PLASTIC, OR METAL

SHRUB HEIGHT HEIGHT IS MEASURED

CONTAINER THAT MAY BE AROUND

ROOT. IF BALLED & BURLAPPED,

REMOVE ONLY TOP 1/2 OF BURLAP

GROUNDCOVER: KEEP

4" BACKFILL MIXTURE

BACKFILL MIXTURE

COMPACTED MOUND OF

MULCH AWAY FROM PLANTS

SHRUB SPREAD IS MEASURED

Specifications - Exterior Plants

1.4: QUALITY ASSURANCE:

SOIL ANALYSIS SHALL BE CONDUCTED BY THE LANDCAPE CONTACTOR PRIOR TO APPLICATION OF ANY SOIL AMENDMENTS, FERTILIZERS AND BACKFILL MIXTURES. THE LANDSCAPE CONTACTOR SHALL USE A QUALIFIED SOIL TESTING LABORATORY

THE RESULT OF THE SOIL TESTS SHALL BE SUBMITTED TO THE OWNER AND LANDSCAPE ARCHITECT FOR REVIEW PRIOR TO THE APPILCATION OF SAID MATERIALS. ADJUSTMENTS TO THE SOIL AMENDENTS MAY BE MADE UPON CONSULTAION WITH THE OWNER AND THE LANDSCAPE ARCHITECT.

1.5: DELIVERY, STORAGE AND HANDLING

PRUNING OF TREES SHALL BE DONE ON SITE AFTER PLANTING FOR DAMAGED LIMBS OR AS DIRECTED TO IMPROVE OVERALL PLANT APPEARANCE. DO NOT REMOVE MORE THAN 15% OF BRANCHES. PRUNING METHODS SHALL FOLLOW STANDARD HORTICULTURAL PRACTICES USING APPROPRIATE TOOLS. LOPPING, SHEARING OR TOPPING OF PLANT MATERIAL WILL BE GROUNDS FOR REJECTION. DAMAGED, SCARRED, FRAYED, SPLIT OR SKINNED BRANCHES, LIMBS OR ROOTS TO BE PRUNED BACK TO LIVE WOOD. THE CENTRAL LEADER OR BUD SHALL BE LEFT INTACT UNLESS SEVERELY DAMAGED.

PRUNE SHRUBS TO REMOVE DAMAGED BRANCHES, IMPROVE NATURAL SHAPE, THIN OUT STRUCTURE AND REMOVE NOT MORE THAN 15% OF BRANCHES.

1.6: WARRANTY:

WARRANT ALL PLANT MATERIAL FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF FINAL ACCEPTANCE AGAINST DEATH AND UNHEALTHY CONDITION, EXCEPT AS MAY RESULT FROM NEGLECT BY OWNER. DAMAGE BY OTHERS AND UNUSUAL PHENOMENA BEYOND CONTRACTOR'S CONTROL. REPLACEMENTS SHALL BE MADE WITH COMPATIBLE SIZE AND QUALITY OF MATERIAL AT A TIME REQUESTED OR ACCEPTABLE BY THE OWNER OR LANDSCAPE ARCHITECT. PLANT MATERIAL REJECTED DURING THE COURSE OF CONSTRUCTION SHALL BE REMOVED WITHIN FIVE (5) WORKING DAYS AND REPLACED BEFORE THE FINAL INSPECTION FOR COMPLETION WILL BE SCHEDULED. WARRANTY ON REPLACEMENT PLANTS SHALL BE 1 YEAR FROM THE DATE OF FINAL ACCEPTANCE OF THE REPLACEMENTS. ANY DAMAGE TOLANDSCAPE, SODDED OR SEEDED AREAS DURING REPLACEMENT OF PLANT MATERIAL SHALL BE CORRECTED BY THE LANDSCAPE CONTRACTOR.

1.7: MAINTENANCE SERVICE:

MAINTENANCE AND GENERAL CLEAN UP SHALL BE PERFORMED DAILY. MAINTENANCE SHALL INCLUDE BUT NOT BE LIMITED TO WATERING. WEEDING, CULTIVATING, RESTORATION OF GRADE, REMOVAL OF LITTER. MOWING, PRUNING, RESETTING SETTLED PLANTS, REMOVING, REPAIRING OR REPLACING STAKES AND GUYS. PROTECTION FROM INSECTS AND DISEASES. FERTILIZATION AND SIMILAR OPERATIONS AS NEEDED TO ENSURE NORMAL GROWTH AND HEALTHY PLANT MATERIAL. MAINTENANCE SHALL BEGIN AFTER EACH PLANT IS PLANTED AND SHALL CONTINUE FOR NINETY (90) DAYS FROM THE DATE OF FINAL ACCEPTANCE.

1.8: QUANTITIES, LOCATION AND SUBSTITUTIONS:

THE QUANTITIES OF PLANT MATERIALS SHOWN ON PLANS SHALL TAKE PRECEDENCE OVER THE PLANT QUANTITIES ON THE PLANT LIST. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO ADJUST THE NUMBER AND LOCATIONS OF THE DESIGNATED TYPES AND SPECIES OF PLANTS TO BE USED AT ANY OF THE LOCATIONS SHOWN. THE OWNER SHALL RECEIVE A CREDIT OR DEBIT FOR THE UNIT PRICE OF THE PLANT MATERIAL. NO SUBSTITUTION OF PLANT MATERIAL TYPES, SPECIFICATIONS OR SIZES WILL BE PERMITTED WITHOUT WRITTEN AUTHORIZATION FROM THE LANDSCAPE ARCHITECT. THE OWNER AND/OR LANDSCAPE ARCHITECT RESERVES THE RIGHT TO NOT ACCEPT PLANT MATERIAL THAT DOES NOT, IN THE OPINION OF THE OWNER AND/OR LANDSCAPE ARCHITECT, MEET THE SPECIFICATIONS HEREIN.

2.1: PLANT MATERIAI

PROVIDE SIZES AND SPECIFICATIONS OF PLANTS AS SHOWN ON PLANS OR LISTED ON PLANT LIST. ALL TREES, PALMS, SHRUBS, GROUND COVERS AND OTHER PLANTS SHALL CONFORM TO THE STANDARD OF FLORIDA NO. 1 OR BETTER AS GIVEN IN THE LATEST EDITION OF GRADES AND STANDARDS FOR NURSERY PLANTS BY FLORIDA DEPARTMENT OF AGRICULTURE, PART I AND II. PLANT MATERIAL SHALL ALSO CONFORM TO THE AMERICAN ASSOCIATION OF NURSERYMEN, INC. (ANSI) BULLETIN Z 60.1 - 1990 AND AS REVISED.

SPECIMEN PLANTS SHALL BE FLORIDA FANCY OR BETTER AND SHALL CONFORM TO THE LITERATURE STANDARDS LISTED ABOVE.

TOP SOIL:

TOPSOIL SHALL BE FRIABLE FERTILE SOIL WITH REPRESENTATIVE CHARACTERISTICS OF AREA SOILS. IT SHOULD BE FREE OF HEAVY CLAY, SILT, STONE, EXCESS LIME, SHELL ROCK, PLANT ROOTS, WEEDS. DEBRIS OR OTHER FOREIGN MATTER. IT SHALL NOT CONTAIN NOXIOUS PLANT GROWTH (SUCH AS BERMUDA, TORPEDO OR NUT GRASS). IT SHALL TEST BETWEEN THE PH RANGE OF 5.0 TO 7.0 UNLESS OTHERWISE SPECIFIED AND CONTAIN NO TOXIC RESIDUE OR SUBSTANCES THAT WOULD ENDANGER PLANT 3.2: SODDING: GROWTH. IF TOPSOIL IS NOT AVAILABLE ON SITE, IT SHALL BE IMPORTED FROM LOCAL SOURCES WITH SIMILAR SOIL CHARACTERISTICS TO THAT FOUND AT PROJECT SITE. OBTAIN TOPSOIL ONLY FROM NATURALLY, WELL-DRAINED SITES WHERE TOPSOIL OCCURS IN A DEPTH NOT LESS THAN 4".

2.5: INORGANIC SOIL AMENDMENTS:

SAND SHALL BE CLEAN, SALT-FREE AND CONTAINING NO EXTRANEOUS MATTER.

SOIL CONDITIONER SHALL BE AXIS "REGULAR" CALCINATED DIATOMACEOUS EARTH, MFG. BY EP MINERALS, LLC, APPLIED AT 10% BY VOLUME. CONTACT AMS, INC., 866-546-3722 FOR LOCAL DISTRIBUTOR. SOIL CONDITIONER SHALL CONTAIN THE FOLLOWING PROPERTIES:

OPALINE SILICA (SiO2)	90%
POROSITY	82%
ABSORPTION (ASTM F-726)	114%
PORE SIZE	0.1-1.0 MICROI
рН	7
CEC	27

2.6: ORGANIC SOIL AMENDMENTS

PEAT HUMUS SHALL BE DECOMPOSED PEAT WITH NO IDENTIFIABLE FIBERS OR IF AVAILABLE, MUCK MAY BE SUBSTITUTED AND SHALL BE FREE FROM STONES, EXCESSIVE PLANT ROOTS, DEBRIS OR OTHER FOREIGN MATTER. MUCK SHALL NOT BE OVERLY SATURATED WITH WATER.

PROVIDE FERTILIZER UNIFORM IN COMPOSITION, DRY, AND IN A FREE FLOWING CONDITION FOR APPLICATION BY SUITABLE EQUIPMENT, AND DELIVER IN UNOPENED BAGS OR CONTAINERS, EACH FULLY

FERTILIZE TREES, SHRUBS AND GROUND COVERS WITH "MILORGANITE" OR AN APPROVED COMPLETE FERTILIZER. APPLY "MILORGANITE" IN A CIRCLE AROUND THE PLANT BEFORE MULCHING. DO NOT TOUCH THE PLANT WITH THE FERTILIZER. WATER IN FERTILIZER AFTER MULCHING. APPLY MILORGANITE" FERTILIZER AT THE FOLLOWING RATE:

5.00 LBS. OR 14.5 CUPS / PALMS 3.00 LBS. OR 8.70 CUPS / 12-16' MATERIAL 2.00 LBS. OR 5.80 CUPS / 8-12- MATERIAL 0.69 LBS OR 2.00 CUPS / 6-8' MATERIAL 0.19 LBS OR 1/2 CUP / 3 GAL. MATERIAL 0.10 LBS. OR 1/4 CUP / 1 GAL MATERIAL

MULCH TO BE APPLIED TO ALL PLANTING BEDS, 3" THICK MIN. PINE STRAW MULCH SHALL BE APPLIED ONLY TO THOSE AREAS AS INDICATED ON THE PLAN. APPLY 6" FLUFFED, 2-3" THICK AFTER COMPACTION.

2.10:PLANTING SOIL MIX:

BACKFILL MIXTURE: 1/2 PARENT SOIL, 1/2 MIXTURE (1/3 SAND, 1/3 TOPSOIL, 1/3 PEAT HUMUS).

3.1: PLANTING BED ESTABLISHMENT

PREPARATION: PRIOR TO THE INSTALLATION OF PLANTS, THE SITE SHALL BE FREE OF WEEDS, GRASS, SOD, DEBRIS, ROCKS OR OTHER MATERIAL MAKING THE SITE UNPLANTABLE. FOR FINAL ACCEPTANCE ALL PLANTED AREAS SHALL BE WEED FREE.

FINISH GRADING: THE LANDSCAPE CONTRACTOR SHALL COORDINATE THE INSTALLATION AND GRADING OF TOPSOIL, IF NECESSARY, WITH THE GENERAL CONTRACTOR, TO INSURE THE SITE IS AT FINISH GRADE PRIOR TO INSTALLING PLANTS.

3.2: PLANTING TREES

LAYOUT PLANTS ACCORDING TO LANDSCAPE PLANS. IF A CONFLICT ARISES AS TO THE LOCATION, SPACING OR OTHER CONFLICT, CONTACT THE LANDSCAPE ARCHITECT IMMEDIATELY.

EXCAVATE PIT TO TWO AND ONE-HALF (2 1/2) TIMES THE DIAMETER OF TREE BALL AND NOT LESS THAN 6 DEEPER. COMPACT A LAYER OF BACKFILL MIXTURE IN PIT TO LOCATE COLLAR OF PLANT PROPERLY IN A SLIGHTLY DISHED FINISH GRADE. BACKFILL AROUND BALL WITH BACKFILL MIXTURE, COMPACTED TO ELIMINATE VOIDS AND AIR POCKETS, WATERING THOROUGHLY AS LAYERS ARE PLACED. BUILD 3" HIGH BERM OF SOIL BEYOND EDGE OF EXCAVATION. APPLY FERTILIZER AS SPECIFIED AND THEN MULCH WITH THE TYPE AND THICKNESS SPECIFIED ON PLANT LIST.

GUY AND STAKE TREES, LESS THAN 3.5" IN CALIPER, IN FOUR DIRECTIONS WITH "ARBORBRACE" NYLON TREE GUYING KIT WITH HARDENED NYLON ANCHOR AND 3/4" 800 LB. POLYPROP UV WEBBING, MODEL (ATG-R) OR APPROVED EQUAL. STAKE TREES IMMEDIATELY AFTER PLANTING. FOR MULTI-TRUNK PLANT MATERIAL, ATTACH GUYS TO FOUR (4) LARGEST LIMBS, CARE MUST BE TAKEN NOT TO MAKE GUYS TOO TIGHT. FOR TREES 3.5" IN CALIPER AND OVER, TREES MUST BE STAKED WITH WOOD 2X4 METHOD. FOLLOW PALM STAKING DETAIL FOR REQUIREMENTS. THE LANDSCAPE ARCHITECT RESERVES THE RIGH TO ELIMINATE GUYING OR STAKING. THE OWNER SHALL RECEIVE A CREDIT OR DEBIT FOR THE UNIT PRICE OF THE GUYING OR STAKING. THE LANDSCAPE CONTRACTOR SHALL REMOVE BRACING IN ONE YEAR.

3.2: PLANTING SHRUBS:

EXCAVATE PITS OR TRENCH TWO (2) TIMES DIAMETER OF BALLS OR CONTAINERS, AND 3" DEEPER THAN REQUIRED FOR POSITIONING AT PROPER HEIGHT. COMPACT A LAYER OF BACKFILL MIXTURE IN BOTTOM BEFORE PLACING PLANTS. CONTAINER GROWN MATERIALS SHALL BE PLANTED WITH 48 HOURS AFTER DELIVERY TO SITE. PLACE PLANT IN PIT AND BACKFILL AROUND PLANTS WITH BACKFILL MIXTURE, COMPACTED TO ELIMINATE VOIDS AND AIR POCKETS. WATER THOROUGHLY AS LAYERS ARE PLACED. FORM A 3" HIGH BERM OF SOIL BEYOND THE EDGES OF EXCAVATION. APPLY FERTILIZER AS SPECIFIED AND THEN MULCH WITH THE TYPE AND THICKNESS SPECIFIED ON PLANT LIST.

3.4: PLANTING GROUNDCOVERS

LOOSEN SUBGRADE TO DEPTH OF 4" IN AREAS WHERE TOPSOIL HAS BEEN STRIPPED, AND SPREAD BACKFILL MIXTURE.

SPACE PLANTS AS OTHERWISE INDICATED. DIG HOLES LARGE ENOUGH TO ALLOW FOR SPREADING OF ROOTS. COMPACT BACKFILL TO ELIMINATE VOIDS, AND LEAVE GRADE SLIGHTLY DISHED AT EACH PLANT. WATER THOROUGHLY. APPLY FERTILIZER AS SPECIFIED AND THEN MULCH WITH THE TYPE AND THICKNESS SPECIFIED ON PLANT LIST, LIFTING PLANT FOLIAGE ABOVE MULCH. MULCH SHALL BE SPREAD BEFORE PLANTING PLANTS IN POTS LESS THAN 1 GALLON SIZE (4", LINERS, ETC.).

<u>Specifications - Lawns and Grasses</u>

PRODUCTS:

SOD SHALL MEET AMERICAN SOD PRODUCES ASSOCIATION STANDARDS FOR NURSERY GROWN SOD FOR THICKNESS OF CUT, PAD SIZE, STRENGTH OF SECTIONS, MOISTURE CONTENT AND THATCH. SOD SHALL BE GUARANTEED TO BE UNIFORM IN COLOR, LEAF TEXTURE, AND SHOOT DENSITY AND FREE OF WEEDS, DISEASE, FUNGUS, INSECTS OR OTHER IMPERFECTIONS AND SUFFICIENTLY KNITTED TO SUSTAIN GROWTH SOD SHALL BE MOWED FOR FINAL ACCEPTANCE.

2.3: FERTILIZER:

FERTILIZE TURF AREAS WITH TYPE 1 FERTILIZER, COMPLYING WITH THE STATE FERTILIZER LAWS. THE FERTILIZER SHALL BE CHEMICALLY DESIGNATED WITH 12-8-8. PROVIDE AT LEAST 50% OF THE PHOSPHORIC ACID FROM NORMAL SUPER PHOSPHATE OR AN EQUIVALENT SOURCE PROVIDING A MINIMUM OF TWO UNITS OF SULFUR. THE AMOUNTS OF SULFUR AND ALL OTHER CHEMICAL SHALL BE INDICATED ON THE QUANTITATIVE ANALYSIS CARD ATTACHED TO THE UNOPENED BAG.

LAWN PREPARATION:

LOOSEN SUBGRADE TO DEPTH OF 4" AND GRADE WITH TOPSOIL PROVIDED ON SITE OR IMPORTED TO FINISH DESIGN ELEVATIONS. ROLL PREPARED LAWN SURFACE. WATER THOROUGHLY, BUT DO NOT CREATE MUDDY SOIL CONDITION.

FERTILIZE SOIL AT THE RATE OF APPROXIMATELY 10 LBS. PER 1000 S.F. SPREAD FERTILIZER OVER THE AREA TO RECEIVE GRASS BY USING AN APPROVED DISTRIBUTION DEVICE CALIBRATED TO DISTRIBUTE THE APPROPRIATE QUANTITY. DO NOT FERTILIZE WHEN WIND VELOCITY EXCEEDS 15 M.P.H. THOROUGHLY MIX FERTILIZER INTO THE TOP 2" OF TOPSOIL

SOD TYPE SPECIFIED ON PLANT LIST SHALL BE MACHINE STRIPPED NOT MORE THAN 24 HOURS PRIOR TO

LAY SOD STRIPS WITH TIGHT JOINTS, DO NOT OVERLAP. STAGGER STRIPS TO OFFSET JOINTS IN ADJACENT COURSES. WORK SIFTED SOIL MIX INTO MINOR CRACKS BETWEEN PIECES OF SOD AND REMOVE EXCESS SOIL DEPOSITS FROM SODDED AREAS. SOD ON SLOPES GREATER THAN 3:1 SHALL BE STAKED IN PLACE. ROLL OR TAMP LIGHTLY AND WATER THOROUGHLY WITH A FINE SPRAY IMMEDIATELY AFTER PLANTING.

Landscape Certificatoin

LANDSCAPE CERTIFICATION: THE LANDSCAPE ARCHITECT SHALL PROVIDE FINAL CERTIFICATION TO THE OWNER AND MUNICIPALITY THAT PLANTS ARE INSTALLED PER THE DESIGN PLAN, DETAILS AND SPECIFICATIONS. ANY CHANGES TO THE PLAN WILL NEED TO HAVE THE LANDSCAPE ARCHITECT APPROVAL PRIOR TO INSTALLATION. CONFORMITY TO FLORIDA GRADE #1 IN THE ROOT BALL REQUIRES THE LANDSCAPE ARCHITECT TO INSPECT TREES PRIOR TO INSTALLATION AT THE SITE. IT IS THE RESPONSIBILITY OF THE OWNER/GENERAL CONTRACTOR/LANDSCAPE CONTRACTOR FOR ORGANIZING INSPECTIONS OF PLANT MATERIAL PRIOR TO INSTALLATION.

General Notes:

SOD TO BE ST. AUGUSTINE

ALL PLANTING AREAS SHALL RECEIVE 100% COVERAGE FROM A FULLY AUTOMATIC IRRIGATION SYSTEM EQUIPPED WITH A RAIN SENSOR.

ALL CONSTRUCTION DEBRIS & HARDPAN TO BE REMOVED FROM PLANTING BEDS TO A DEPTH OF 30"

UTILITES:

ABOVE AND BELOW GROUND UTILITIES SHALL BE VERIFIED AND LOCATED BY THE LANDSCAPE CONTRACTOR PRIOR TO COMMENCING WORK IN THE PROJECT AREA. IF UTILITY PLANS ARE AVAILABLE, THE CONTRACTOR SHALL EXAMINE THEM AND BRING ANY AND ALL CONFLICTS TO THE ATTENTION OF THE OWNER AND/OR LANDSCAPE ARCHITECT. WHEN WORKING IN AN AREA WHERE KNOWN UTILITIES EXIST. UTILITY LOCATIONS MAY NEED TO BE STAKED BY A SURVEYOR OR THE UTILITY COMPANIES. THE CONTRACTOR HAS THE OPTION TO CONTACT 811TO SCHEDULE LOCATION OF THE UTILITIES WHICH SUBSCRIBE TO THEIR SERVICE.



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Approved: GGG/EOM/MTI Date: 15-1017 Job no. Revisions:

Designed:

Drawn:

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Not to Scale

Sheet No.