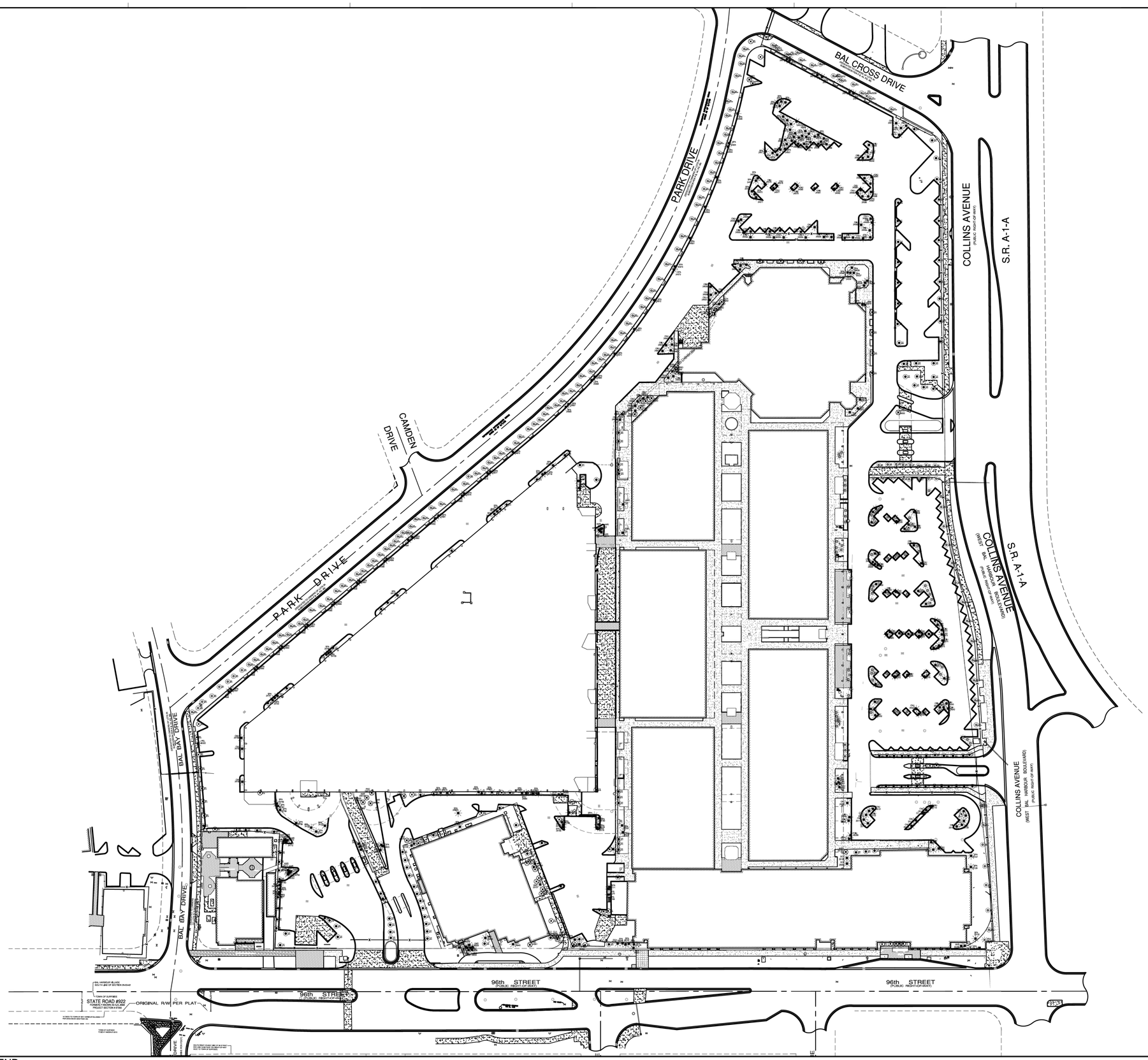

NOTES AND LEGEND

	TREES	PALMS	TREES	PALMS	TREES	PALMS	OFF-SITE TREES	OFF-SITE PALMS
EXISTING TO REMAIN	XXX XX	XXX XX	EXISTING TO BE RELOCATED XXX XX	XXX XX	EXISTING TO BE REMOVED XXX XX	XXX XX	XXX #DS-XX	XXX XX

0 25 50 100
SCALE: 1:50

Church by the Sea

CHURCH BY THE SEA BAL HARBOUR, FLORIDA

LEO A DALY
PLANNING ARCHITECTURE ENGINEERING INTERIORS
EST. 1915

1400 Centrepark Boulevard, Suite 500
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DPR: # AAC000734

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West Palm Beach, Florida 33401

Acoustical
TSG Design Solutions
1850 Forest Hill Blvd.
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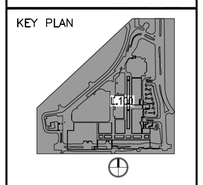
Kitchen
Cheney Brothers Equipment & Design
2061 Martin Luther King Jr. Blvd.
Riviera Beach, Florida 33404

Landscape Architect
Raymond Jungles Inc.
242 5th Street
Miami, FL 33130

KEY PLAN



REVISIONS

NO.	DESCRIPTION	DATE

FILE LOG

ACTIVITY	BY
Manager	PMT, BG
Design	
Draw	
Check	

STAMP

Landscape Architect:

FLORIDA LICENSE NO.
LC 0000258
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PAUL M. TWITTY
AR-0004307
DATE: November 12, 2014
ARB SubmittalL - 011/12/14

Project No.062-10027-001
Nov. 12, 2014

TREE DISPOSITION

L.000

S:\PROJECTS\12023_Bal Harbour Shops Expansion\20 DESIGN\24 WORKING\CAD\Sheets\12023_L_Tree Disposition-CIRS.dwg December 10, 2014 - 12:27pm CABEZAS
12/10/2014 12:27:41 PM CHRISTOPHER CABEZAS
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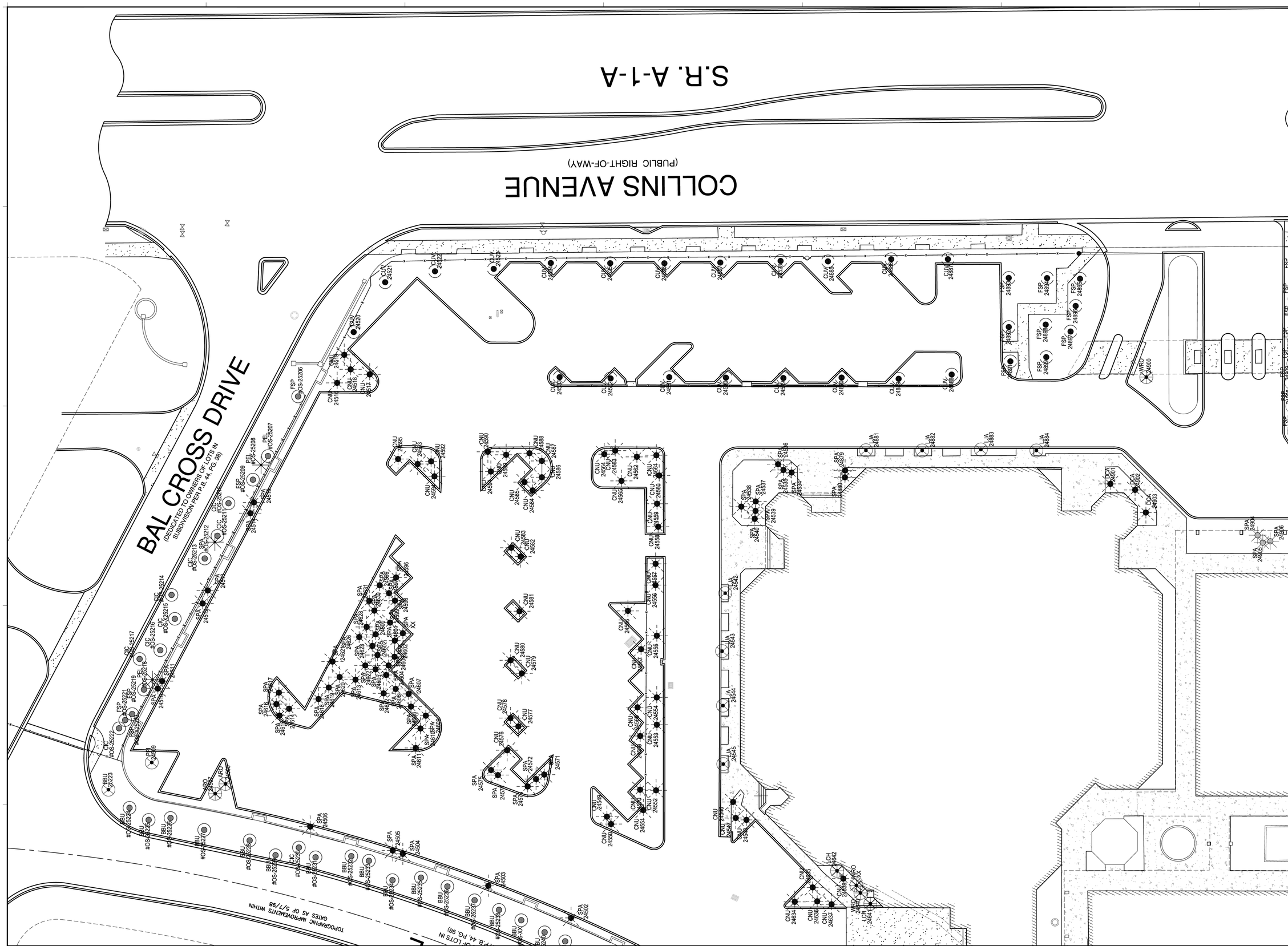

NOTES AND LEGEND

	TREES	PALMS
EXISTING TO REMAIN	XXX XX	XXX XX
EXISTING TO BE RELOCATED	XXX XX	XXX
EXISTING TO BE REMOVED	XXX XX	XXX XX
	OFF-SITE TREES	OFF-SITE PALMS
	XXX #OS-XX	XXX XX

0 8' 16' 32'
SCALE: 1/16" = 1'-0"

Church by the Sea

CHURCH BY THE SEA BAL HARBOUR, FLORIDA

LEO A DALY PLANNING ARCHITECTURE ENGINEERING INTERIORS EST. 1915

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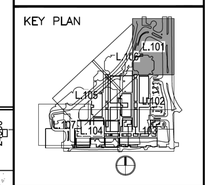
242 5th Street
Miami, FL 33130

KEY PLAN



REVISIONS

NO.	DESCRIPTION	DATE

FILE LOG

ACTIVITY	BY
Manager	PWT, BG
Design	
Draw	
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Landscape Architect:

FLORIDA LICENSE NO. LC 000258
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PAUL M. TWITTY
AR-0004307
DATE: November 12, 2014
ARB SubmittaIL – 011/12/14

Project No.062-10027-001
Nov. 12, 2014

TREE DISPOSITION

L.001

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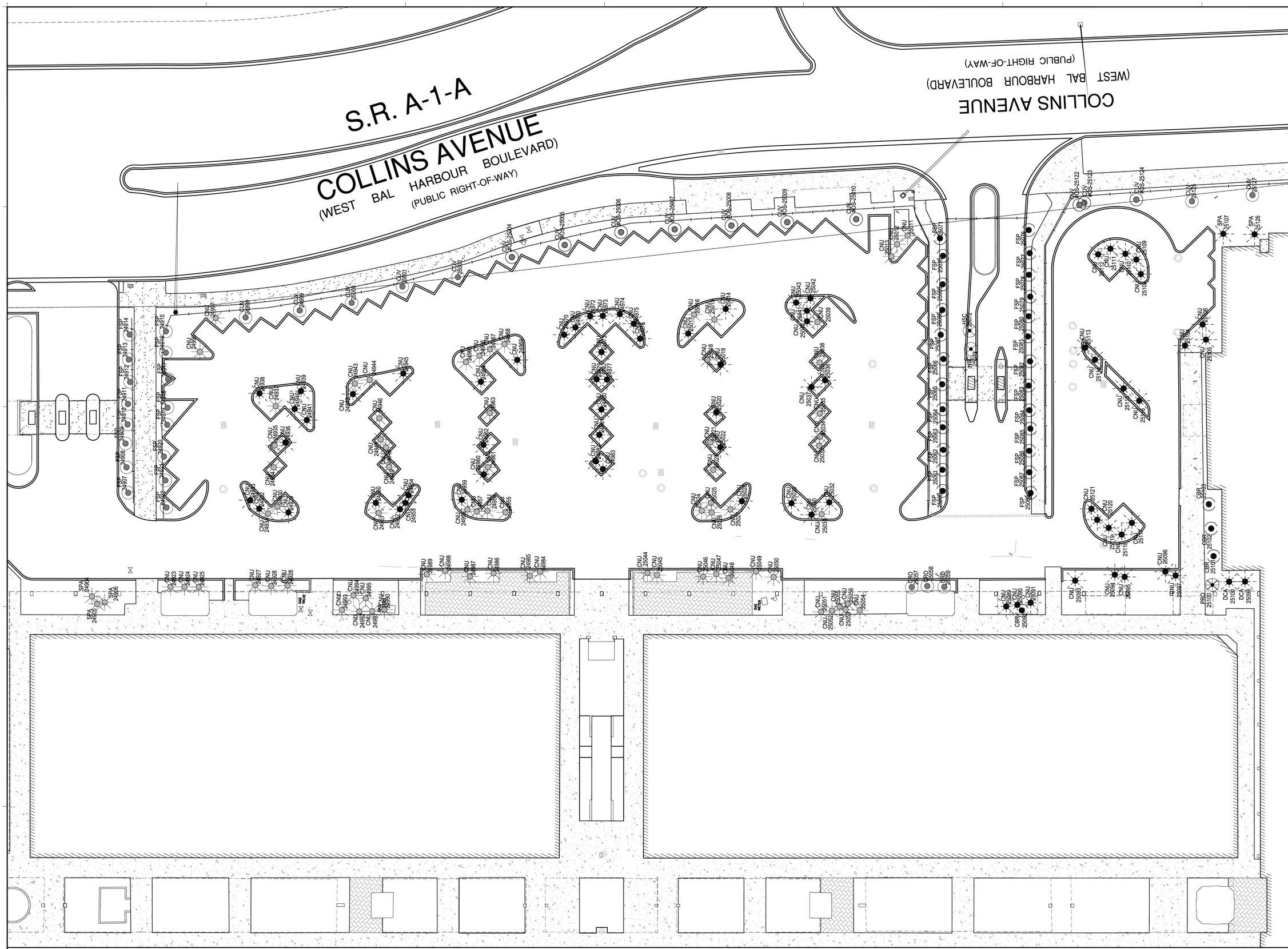
S:\PROJECTS\12023_Bal Harbour Shops Expansion\20 DESIGN\24 WORKING\CAD\Sheets\12023_L_Tree Disposition-CHTS.dwg December 10, 2014 - 12:28pm CABEZAS

12/10/2014 12:28:37 PM CHRISTOPHER CABEZAS



NOTES AND LEGEND

	TREES	PALMS	TREES	PALMS	TREES	PALMS	OFF-SITE TREES	OFF-SITE PALMS
EXISTING TO REMAIN	XXX XX	XXX XX	EXISTING TO BE RELOCATED XXX XX	XXX XX	EXISTING TO BE REMOVED XXX XX	XXX XX	XXX #DS-XX	XXX XX

0 8' 16' 32'
SCALE: 1/16" = 1'-0"

Church by the Sea

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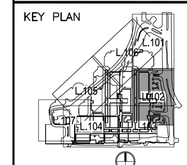
KEY PLAN



REVISIONS

NO.	DESCRIPTION	DATE

FILE LOG

ACTIVITY	BY
Manager	PWT, BG
Design	
Draw	
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Landscape Architect:

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AR-0004307
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Project No.062-10027-001
Nov. 12, 2014

TREE DISPOSITION

L.002

S:\PROJECTS\12023_Bal Harbour Shops Expansion\20 DESIGN\24 WORKING\DAD\Sheets\12023_L_Tree Disposition-CBTS.dwg December 10, 2014 - 12:29pm CCABEZAS
12/10/2014 12:29:58 PM CHRISTOPHER CABEZAS
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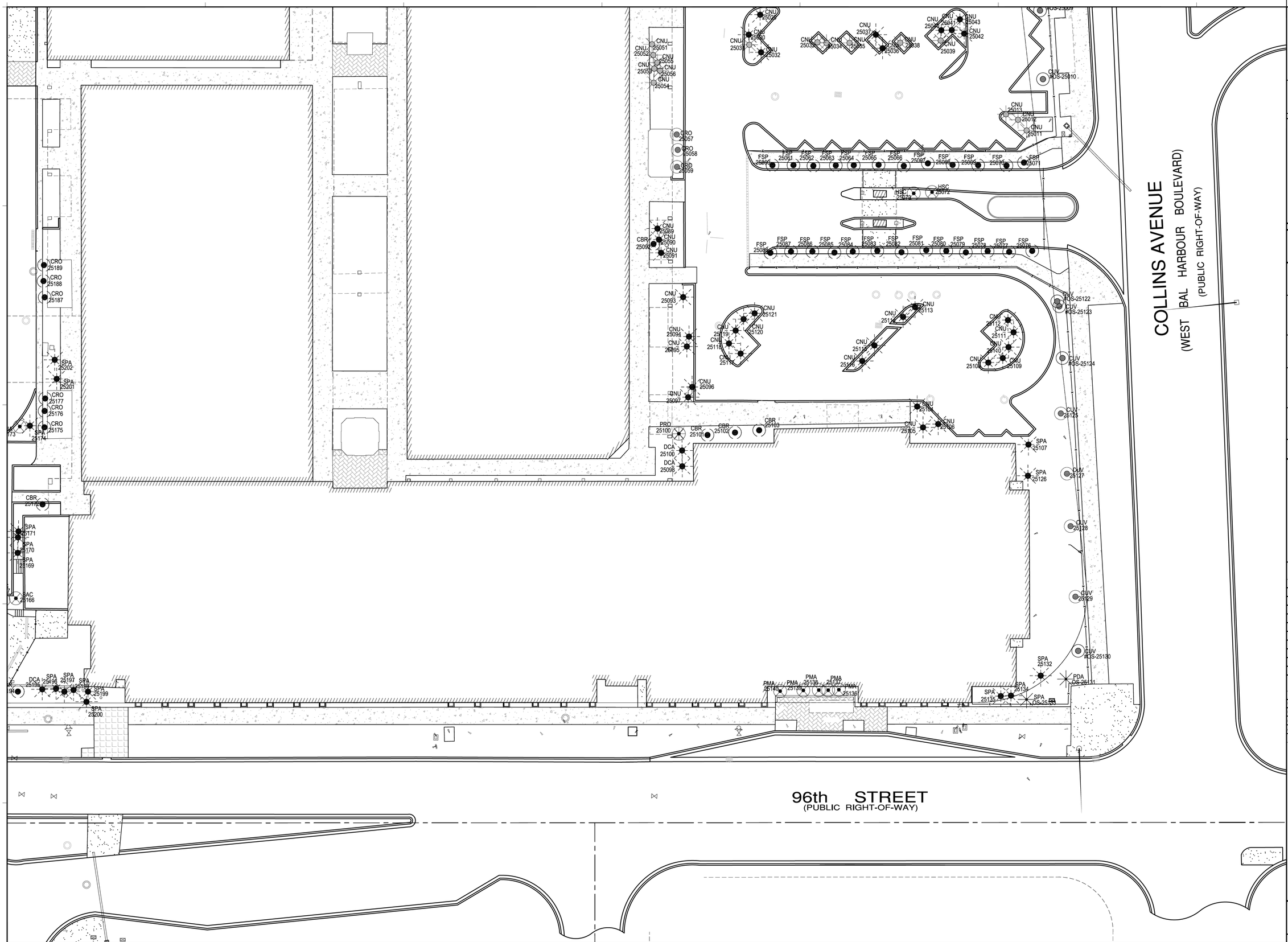

NOTES AND LEGEND

	TREES	PALMS
EXISTING TO REMAIN	XXX XX	XXX XX
EXISTING TO BE RELOCATED	XXX XX	XXX XX
EXISTING TO BE REMOVED	XXX XX	XXX XX
	OFF-SITE TREES	OFF-SITE PALMS
	XXX #OS-XX	XXX XX

SCALE: 1/16" = 1'-0"

Church by the Sea

CHURCH BY THE SEA BAL HARBOUR, FLORIDA

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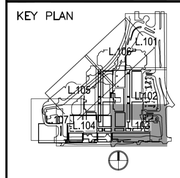
Miami, FL 33130

KEY PLAN



REVISIONS

NO.	DESCRIPTION	DATE

FILE LOG

ACTIVITY	BY
Manager	PWT, BG
Design	
Draw	
Check	

STAMP

Landscape Architect:

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PAUL M. TWITTY
AR-0004307
DATE: November 12, 2014
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Project No.062-10027-001
Nov. 12, 2014

TREE DISPOSITION

L.003

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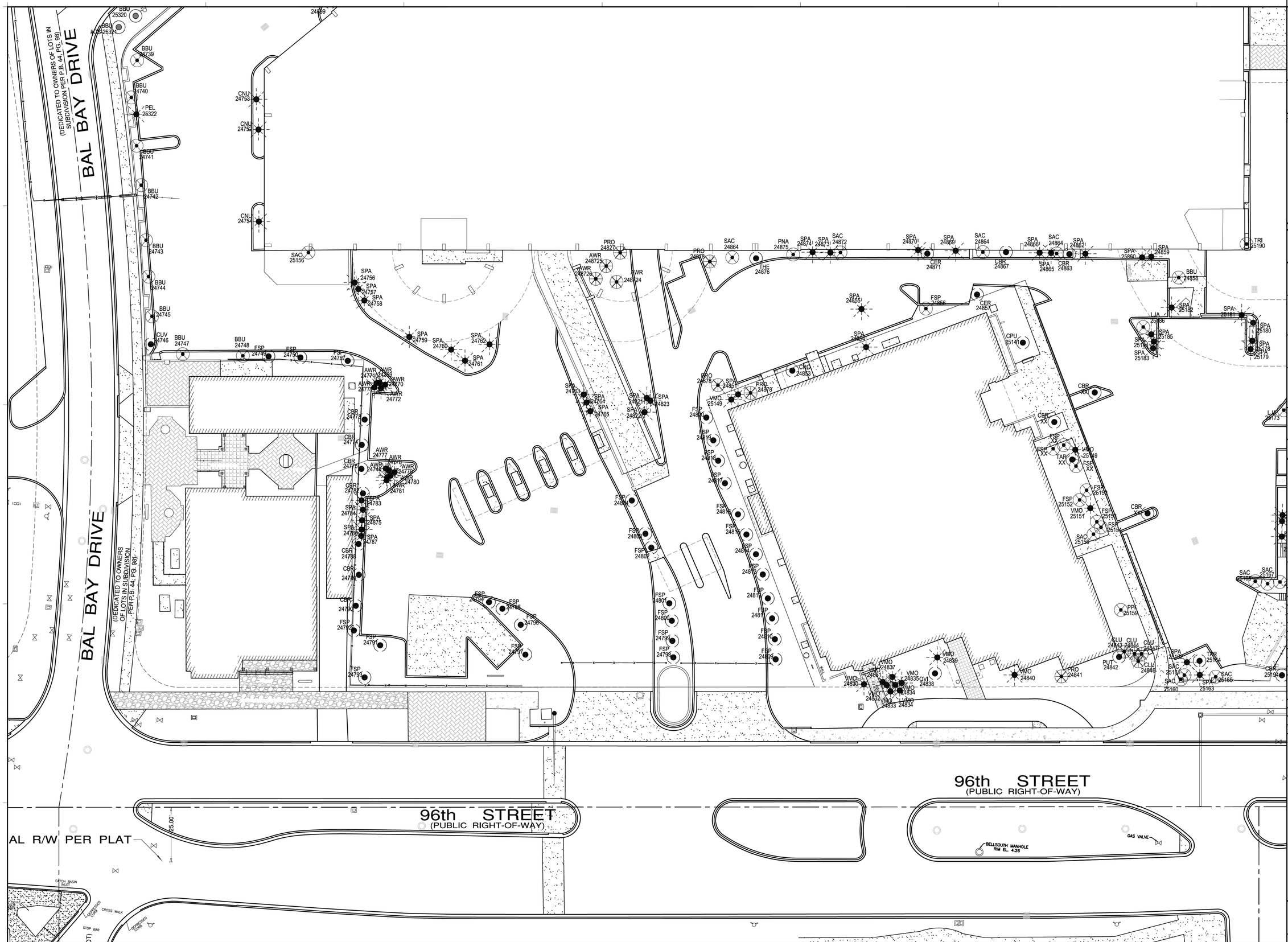
S:\PROJECTS\12023_Bal Harbour Shops Expansion\20 DESIGN\24 WORKING\CAD\Sheets\12023_L_Tree Disposition-CBTS.dwg December 10, 2014 - 12:34pm CABEZAS

12/10/2014 12:34:13 PM CHRISTOPHER CABEZAS



NOTES AND LEGEND

	TREES	PALMS	TREES	PALMS	TREES	PALMS	OFF-SITE TREES	OFF-SITE PALMS
EXISTING TO REMAIN	XXX XX	XXX XX	EXISTING TO BE RELOCATED XXX XX	XXX XX	EXISTING TO BE REMOVED XXX XX	XXX XX	XXX #DS-XX	XXX XX

0 8' 16' 32'
SCALE: 1/16" = 1'-0"

Church by the Sea

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KEY PLAN

REVISIONS

NO.	DESCRIPTION	DATE

FILE LOG

ACTIVITY	BY
Manager	PMT, BG
Design	
Draw	
Check	

STAMP

Landscape Architect:

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PAUL M. TWITTY
AR-0004307
DATE: November 12, 2014
ARB SubmittalL -
011/12/14

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Nov. 12, 2014

TREE DISPOSITION

L.004

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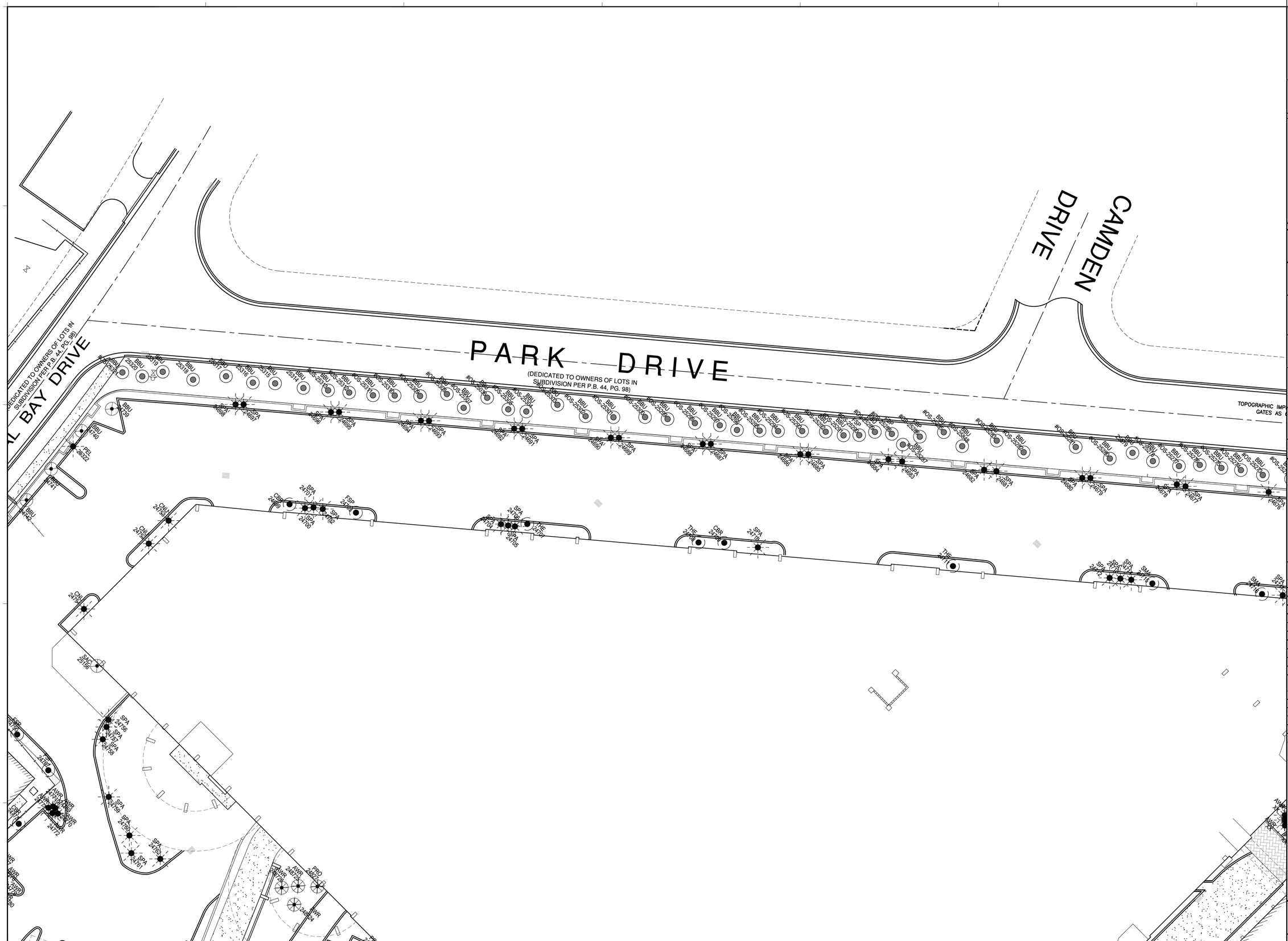
12/10/2014 12:35:08 PM CHRISTOPHER CABEZAS



NOTES AND LEGEND

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EXISTING TO REMAIN	XXX XX	XXX XX	EXISTING TO BE RELOCATED XXX XX	XXX XX	EXISTING TO BE REMOVED XXX XX	XXX XX	XXX #OS-XX	XXX XX

0 8' 16' 32'
SCALE: 1/16" = 1'-0"

Church by the Sea

CHURCH BY THE SEA BAL HARBOUR, FLORIDA

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Landscape Architect
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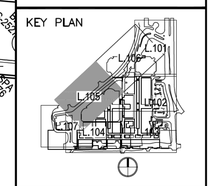
242 5th Street
Miami, FL 33130

KEY PLAN



REVISIONS

NO.	DESCRIPTION	DATE

FILE LOG

ACTIVITY	BY
Manager	PMT, BG
Design	
Draw	
Check	

STAMP

Landscape Architect:

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PAUL M. TWITTY
AR-0004307
DATE: November 12, 2014
ARB SubmittalL - 011/12/14

Project No.062-10027-001
Nov. 12, 2014

TREE DISPOSITION

L.005

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12/10/2014 12:36:11 PM CHRISTOPHER CABEZAS
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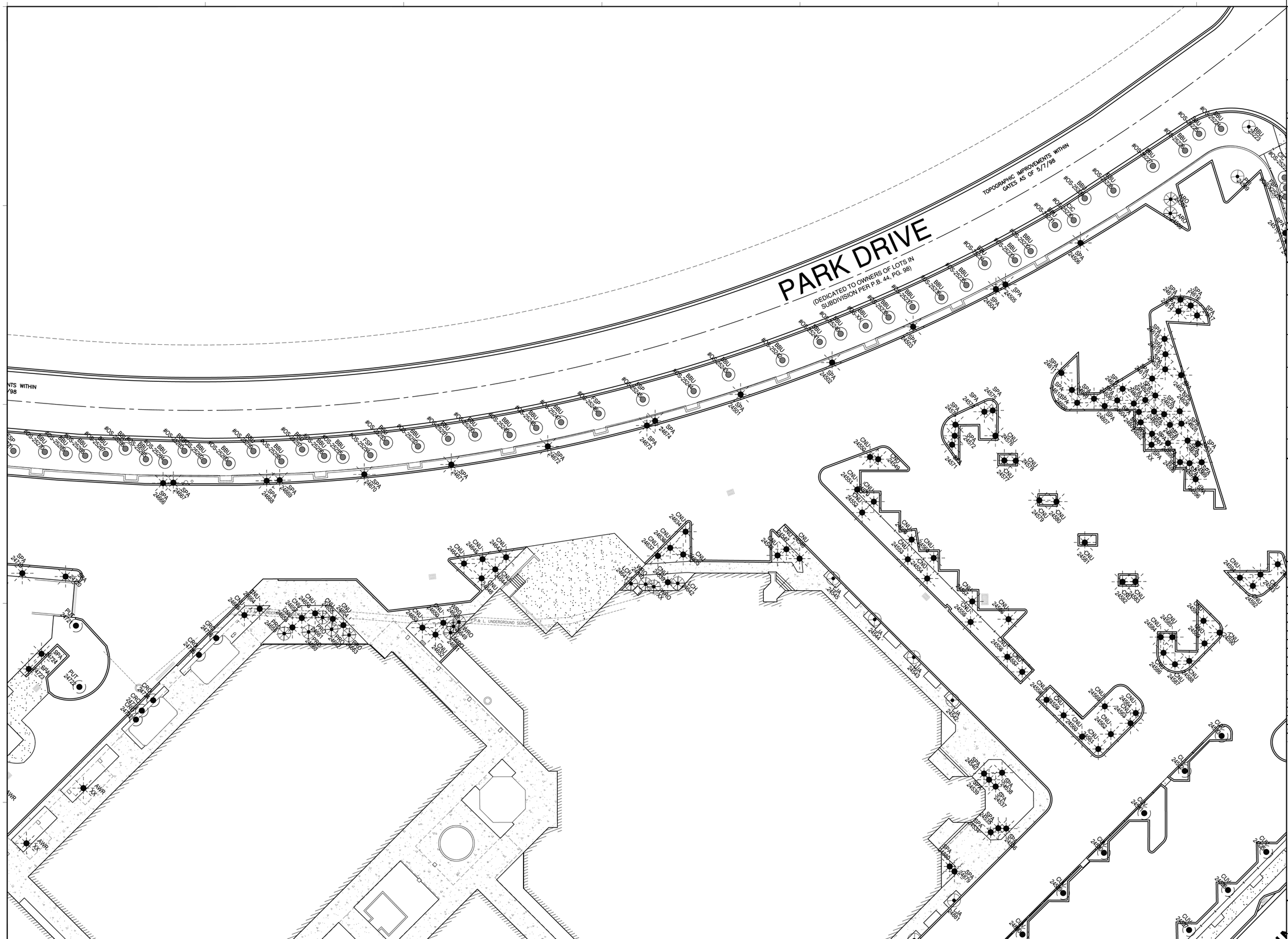

NOTES AND LEGEND

	TREES	PALMS
EXISTING TO REMAIN	XXX XX	XXX XX
EXISTING TO BE RELOCATED	XXX XX	XXX XX
EXISTING TO BE REMOVED	XXX XX	XXX XX
	OFF-SITE TREES	OFF-SITE PALMS
	XXX #DS-XX	XXX XX

0 8' 16' 32'
SCALE: 1/16" = 1'-0"

Church by the Sea

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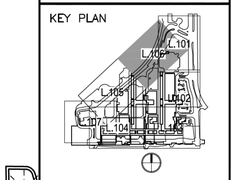
Landscape Architect
Raymond Jungles Inc.
242 5th Street
Miami, FL 33130

KEY PLAN



REVISIONS

NO.	DESCRIPTION	DATE

FILE LOG

ACTIVITY	BY
Manager	PWT, BG
Design	
Draw	
Check	

STAMP

Landscape Architect:

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PAUL M. TWITTY
AR-0004307
DATE: November 12, 2014
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Project No.062-10027-001
Nov. 12, 2014

TREE DISPOSITION

L.006

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12/10/2014 12:37:05 PM CHRISTOPHER CABEZAS
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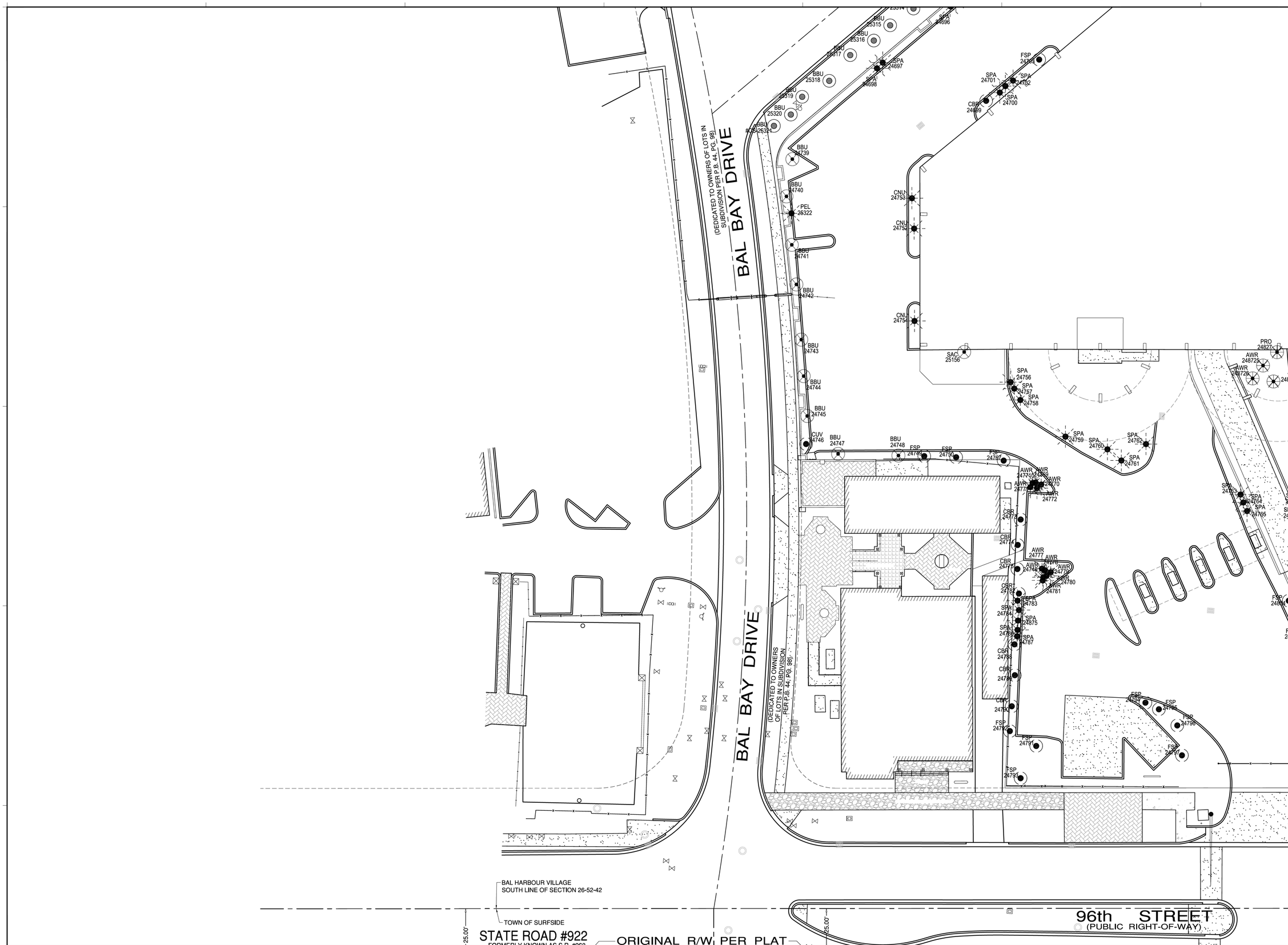

NOTES AND LEGEND

	TREES	PALMS
EXISTING TO REMAIN	XXX XX	XXX XX
EXISTING TO BE RELOCATED	XXX XX	XXX XX
EXISTING TO BE REMOVED	XXX XX	XXX XX
		OFF-SITE TREES: XXX #DS-XX
		OFF-SITE PALMS: XXX XX

0 8' 16' 32'
SCALE: 1/16" = 1'-0"

Church by the Sea

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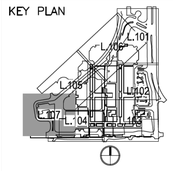

REVISIONS

NO.	DESCRIPTION	DATE

FILE LOG

ACTIVITY	BY
Manager	PMT, BG
Design	
Draw	
Check	

STAMP

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Project No.062-10027-001
Nov. 12, 2014

TREE DISPOSITION

L.007

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12/10/2014 12:38:02 PM CHRISTOPHER CABEZAS
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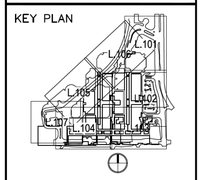
KEY PLAN



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FILE LOG

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Manager	PMT, BG
Design	
Draw	
Check	

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Project No.062-10027-001
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TREE DISPOSITION

L.008

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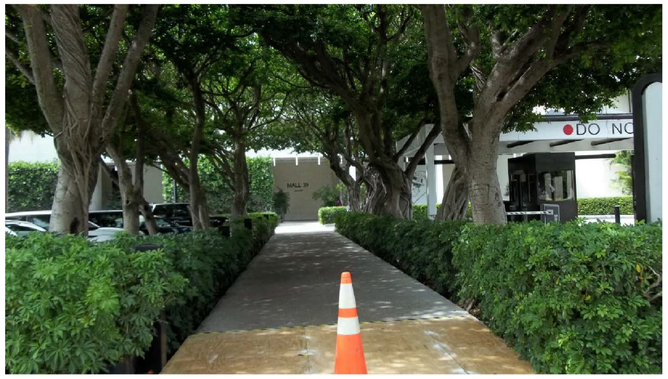
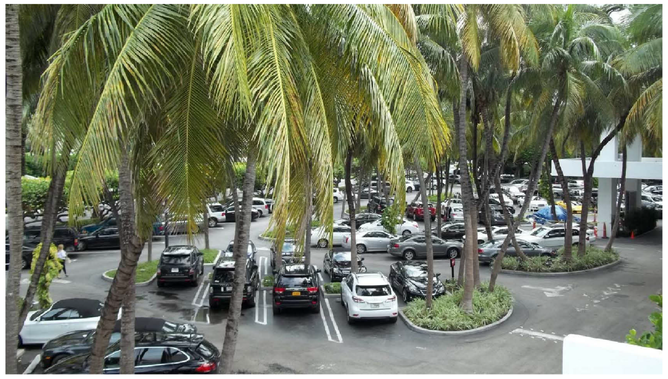
12/10/2014 12:54:28 PM JAMES PHILLIPS

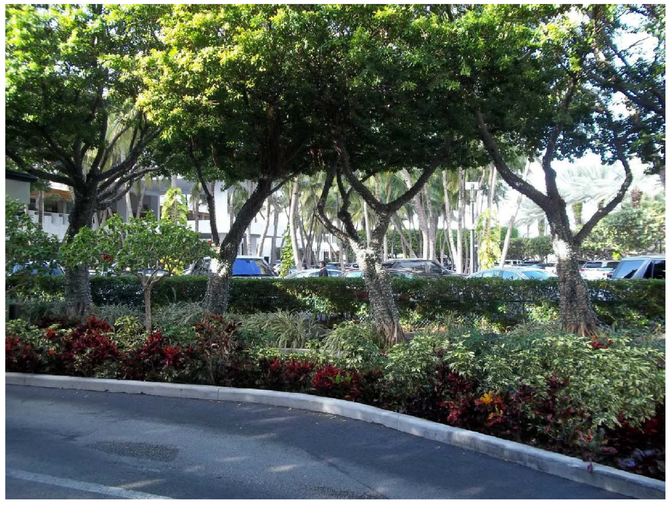
EXISTING COCONUT PALMS AT NEIMAN-MARCUS PARKING AREA TO BE RELOCATED



EXISTING FICUS AT ENTRANCE WALKWAY AT COLLINS AVENUE TO REMAIN



EXISTING COCONUT PALMS AT COLLINS AVENUE PARKING AREA TO BE RELOCATED



EXISTING FICUS AT SAKS FIFTH AVENUE PARKING AREA TO BE RELOCATED

EXISTING COCONUT PALMS AT GARAGE ACCESS DRIVE TO REMAIN

EXISTING COCONUT PALMS AT COLLINS AVENUE PARKING AREA TO BE RELOCATED

Church by the Sea

CHURCH BY THE SEA BAL HARBOUR, FLORIDA

LEO A DALY
PLANNING ARCHITECTURE ENGINEERING INTERIORS
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Kitchen
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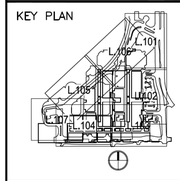
2061 Martin Luther King Jr. Blvd.
Riviera Beach, Florida 33404

Landscape Architect
Raymond Jungles Inc.
242 5th Street
Miami, FL 33130

KEY PLAN



REVISIONS

NO.	DESCRIPTION	DATE

FILE LOG

ACTIVITY	BY
Manager	PMT, BG
Design	
Draw	
Check	

STAMP

Landscape Architect:

FLORIDA LICENSE NO. LC 000258
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PAUL M. TWITTY
AR-0004307
DATE: November 12, 2014
ARB Submittal – 011/12/14

Project No.062-10027-001
Nov. 12, 2014

TREE DISPOSITION

L.009

S:\PROJECTS\12023_Bal Harbour Shops Expansion\20 DESIGN\24 WORKING\CAD\Sheets\12023_L_Tree Disposition-CORE.dwg December 10, 2014 - 12:38pm CCABEZAS
12/10/2014 12:38:45 PM CHRISTOPHER CABEZAS
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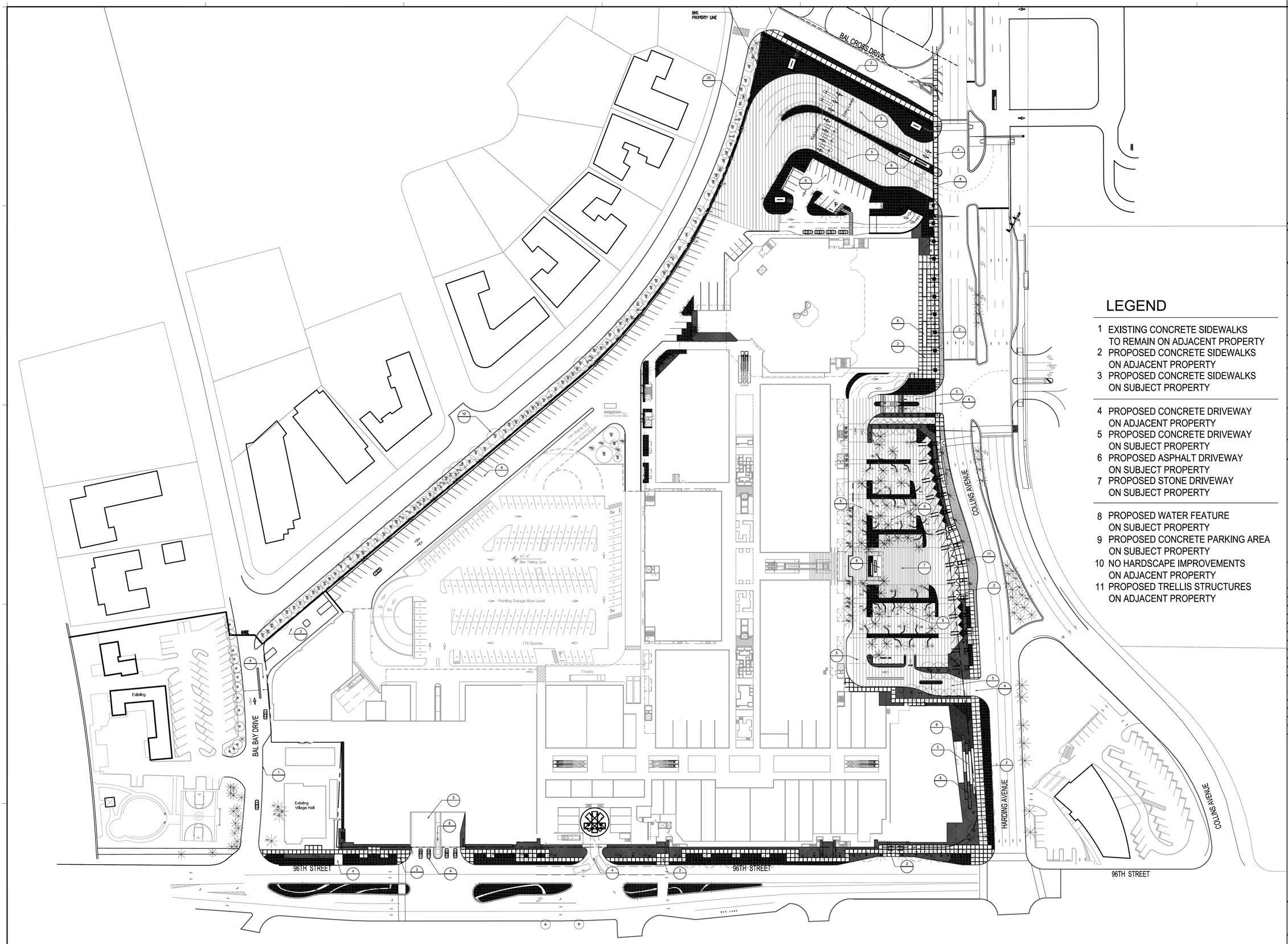

LEGEND

1 EXISTING CONCRETE SIDEWALKS TO REMAIN ON ADJACENT PROPERTY
2 PROPOSED CONCRETE SIDEWALKS ON ADJACENT PROPERTY
3 PROPOSED CONCRETE SIDEWALKS ON SUBJECT PROPERTY

4 PROPOSED CONCRETE DRIVEWAY ON ADJACENT PROPERTY
5 PROPOSED CONCRETE DRIVEWAY ON SUBJECT PROPERTY
6 PROPOSED ASPHALT DRIVEWAY ON SUBJECT PROPERTY
7 PROPOSED STONE DRIVEWAY ON SUBJECT PROPERTY

8 PROPOSED WATER FEATURE ON SUBJECT PROPERTY
9 PROPOSED CONCRETE PARKING AREA ON SUBJECT PROPERTY
10 NO HARDSCAPE IMPROVEMENTS ON ADJACENT PROPERTY
11 PROPOSED TRELLIS STRUCTURES ON ADJACENT PROPERTY

NOTES AND LEGEND

CANOPY: EXISTING — TREES, PALMS
EXISTING OFFSITE — PALMS
PROPOSED — TREES, PALMS
RELOCATED — TREES, PALMS
UNDERSTORY: GROUNDCOVER, SHRUBS, LAWN

0 25 50 100
SCALE: 1:50

Church by the Sea

CHURCH BY THE SEA BAL HARBOUR, FLORIDA

LEO A DALY PLANNING ARCHITECTURE ENGINEERING INTERIORS
EST. 1915
1400 Centrepark Boulevard, Suite 500
West Palm Beach, FL 33401 USA
Tel 561-688-2111 Fax 561-697-8040
DPR: # AAC000734

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ONM&J
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West Palm Beach, Florida 33401

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JLRD
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West Palm Beach, Florida 33401

Acoustical
TSG Design Solutions
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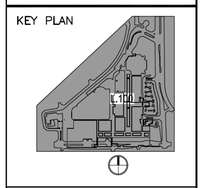

REVISIONS

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Draw	
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Landscape Architect:

FLORIDA LICENSE NO. LC 000258
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PAUL M. TWITTY
AR-0004307
DATE: November 12, 2014
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Project No.062-10027-001
Nov. 12, 2014

LANDSCAPE PLAN

L.100

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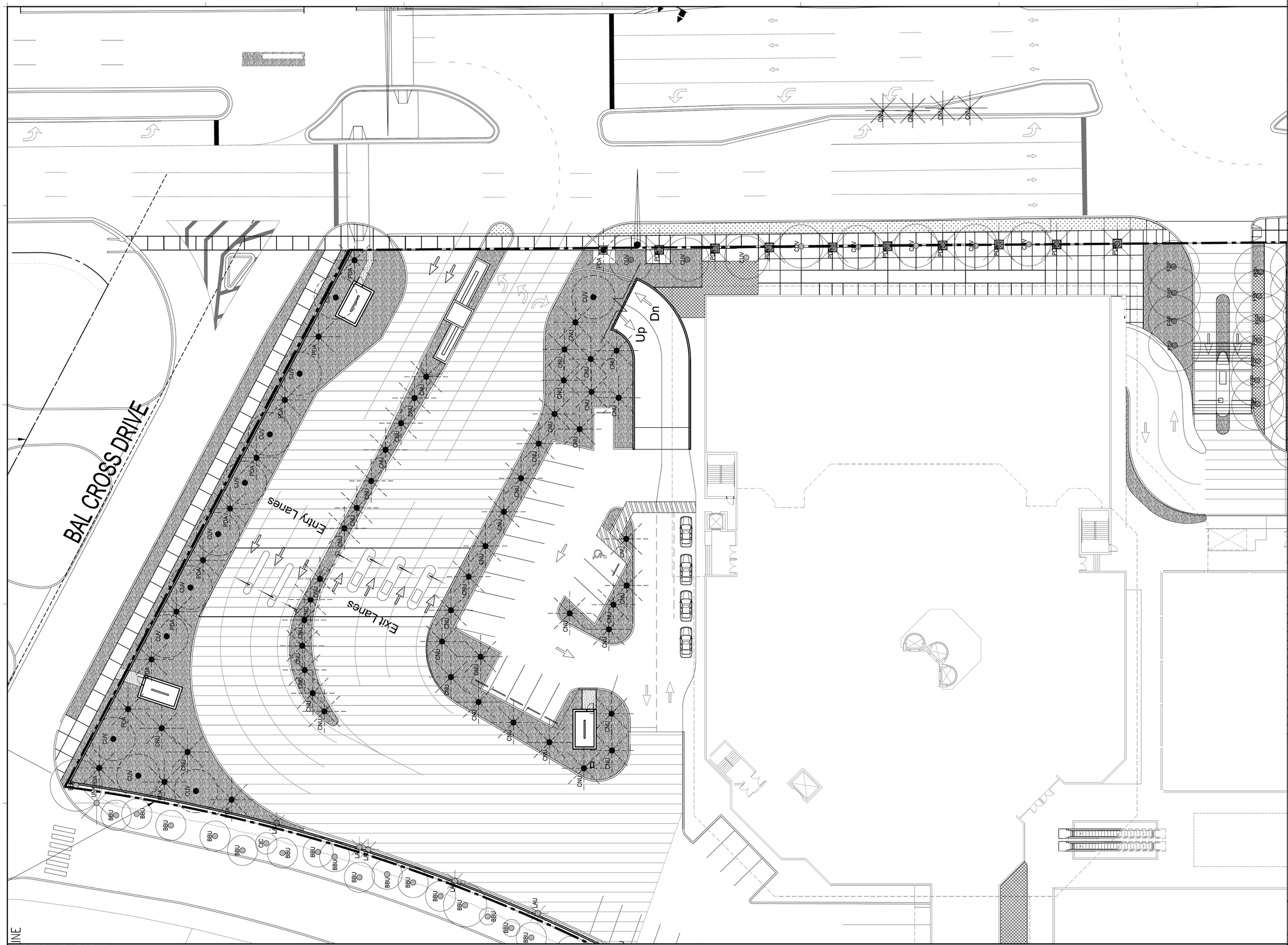

NOTES AND LEGEND

CANOPY: EXISTING — TREES, PALMS | EXISTING OFFSITE — PALMS | PROPOSED — TREES, PALMS | RELOCATED — TREES, PALMS

UNDERSTORY: GROUNDCOVER, SHRUBS, LAWN

0 8' 16' 32'
SCALE: 1/16" = 1'-0"

Church by the Sea

CHURCH BY THE SEA BAL HARBOUR, FLORIDA

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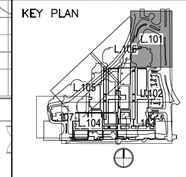

REVISIONS

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FILE LOG

ACTIVITY	BY
Manager	PWT, BG
Design	
Draw	
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STAMP

Landscape Architect:

FLORIDA LICENSE NO. LC 000258
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AR-0004307
DATE: November 12, 2014
ARB SubmittalIL – 011/12/14

Project No.062-10027-001
Nov. 12, 2014

LANDSCAPE PLAN ENLARGEMENT

L.101

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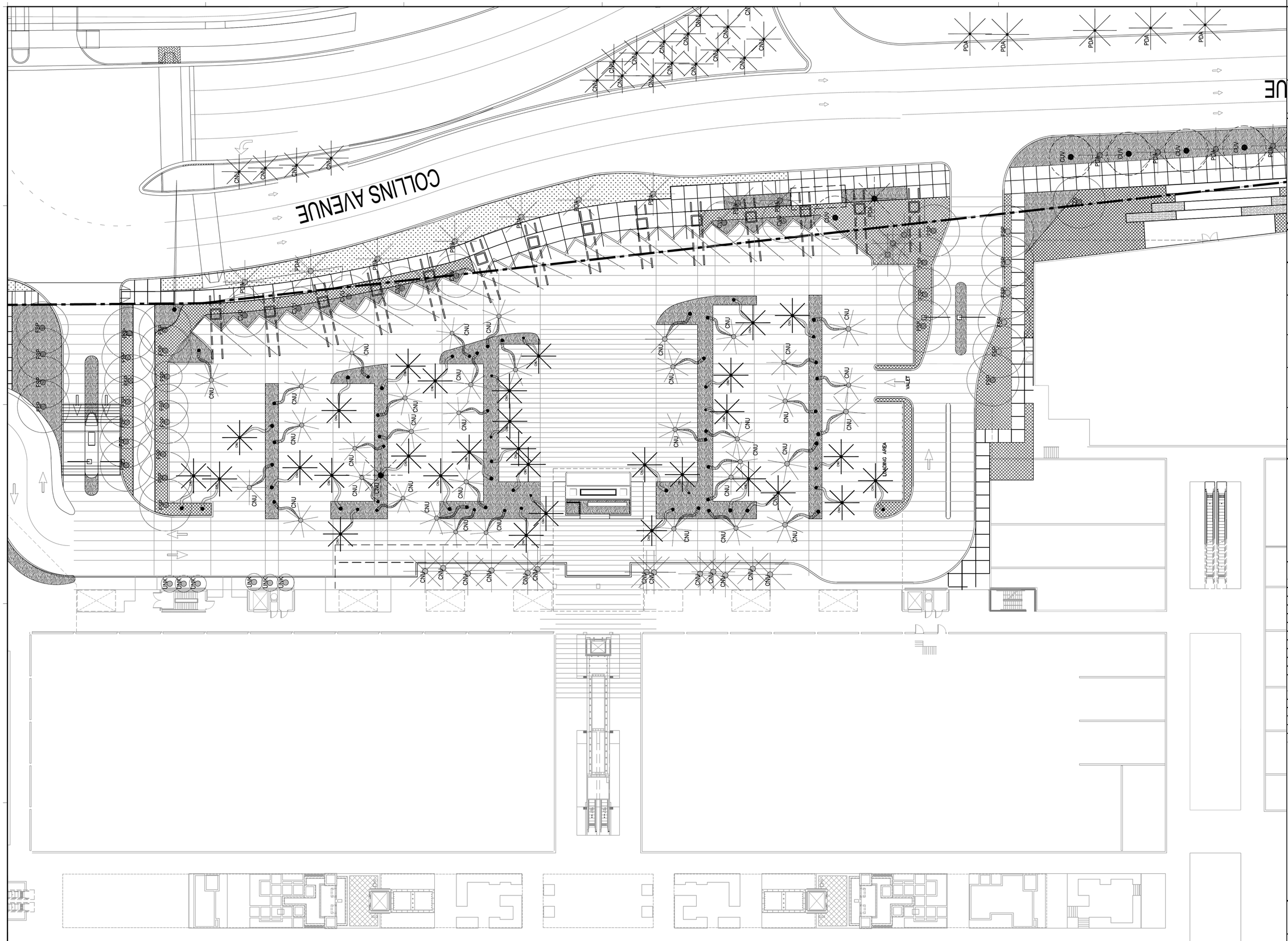

NOTES AND LEGEND

CANOPY:

EXISTING — TREES, PALMS

EXISTING OFFSITE — PALMS

PROPOSED — TREES, PALMS

RELOCATED — TREES, PALMS

UNDERSTORY: GROUNDCOVER, SHRUBS, LAWN

0 8' 16' 32'
SCALE: 1/16" = 1'-0"

Church by the Sea

CHURCH BY THE SEA BAL HARBOUR, FLORIDA

LEO A DALY PLANNING ARCHITECTURE ENGINEERING INTERIORS EST. 1915

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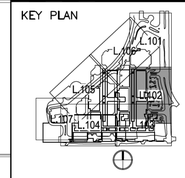
KEY PLAN



REVISIONS

NO.	DESCRIPTION	DATE

FILE LOG

ACTIVITY	BY
Manager	PMT, BG
Design	
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Landscape Architect:

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AR-0004307
DATE: November 12, 2014
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Project No.062-10027-001
Nov. 12, 2014

LANDSCAPE PLAN ENLARGEMENT

L.102

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12/10/2014 12:13:49 PM CHRISTOPHER CABEZAS

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NOTES AND LEGEND

CANOPY: EXISTING — TREES, PALMS

EXISTING OFFSITE — PALMS

PROPOSED — TREES, PALMS

RELOCATED — TREES, PALMS

UNDERSTORY: GROUNDCOVER, SHRUBS, LAWN

0 8' 16' 32'
SCALE: 1/16" = 1'-0"

Church by the Sea

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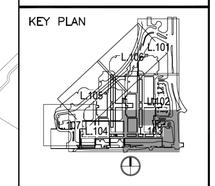
KEY PLAN



REVISIONS

NO.	DESCRIPTION	DATE

FILE LOG

ACTIVITY	BY
Manager	PMT, BG
Design	
Draw	
Check	

STAMP

Landscape Architect:

FLORIDA LICENSE NO.
LC 000258
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PAUL M. TWITTY
AR-0004307
DATE: November 12, 2014
ARB SubmittalL - 011/12/14

Project No.062-10027-001
Nov. 12, 2014

LANDSCAPE PLAN ENLARGEMENT

L.103

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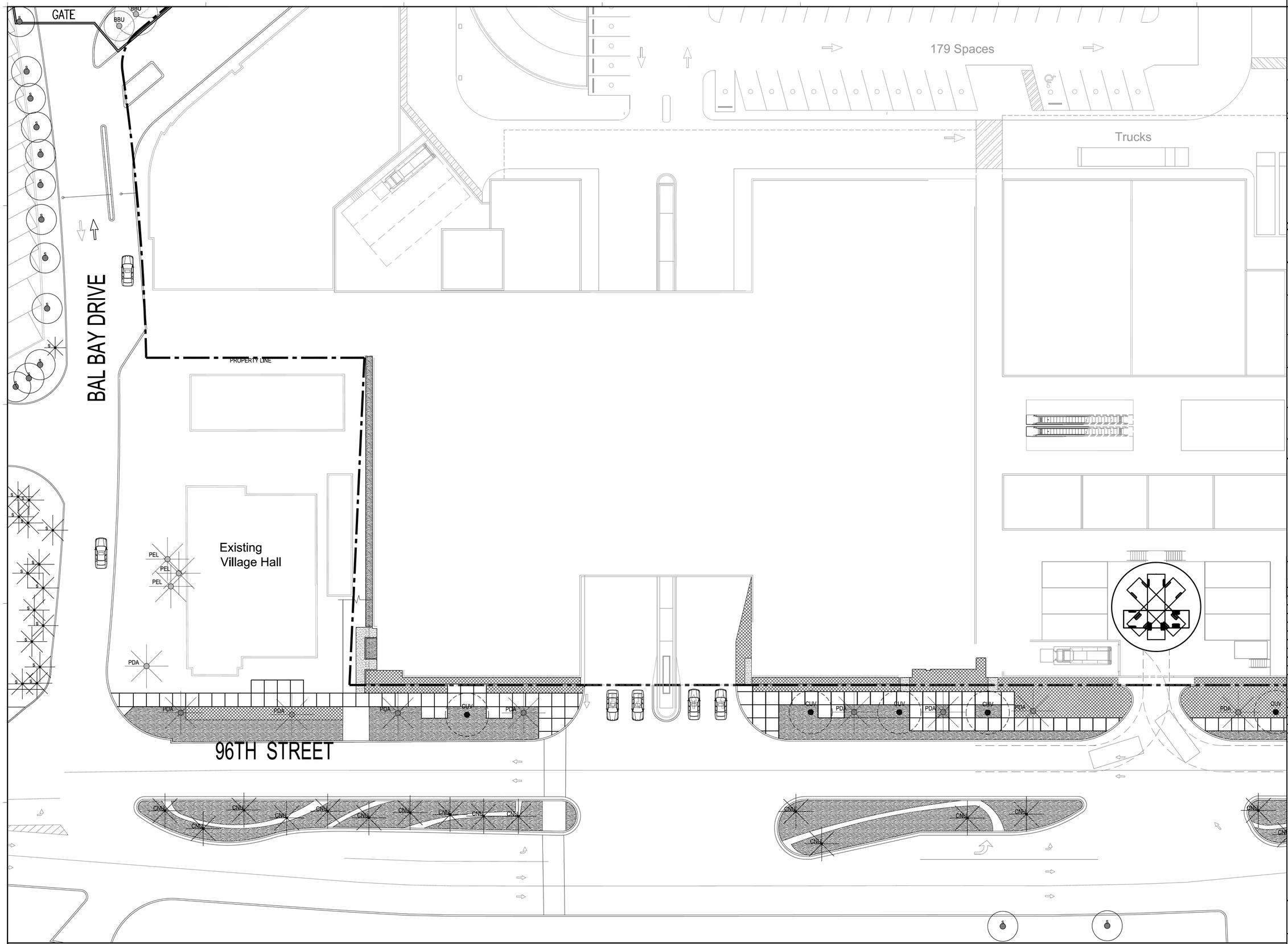

NOTES AND LEGEND

CANOPY: EXISTING — TREES, PALMS

EXISTING OFFSITE — PALMS

PROPOSED — TREES, PALMS

RELOCATED — TREES, PALMS

UNDERSTORY: GROUNDCOVER, SHRUBS, LAWN

SCALE: 1/16" = 1'-0" (0, 8', 16', 32')

Church by the Sea

CHURCH BY THE SEA BAL HARBOUR, FLORIDA

LEO A DALY
PLANNING ARCHITECTURE INTERIORS
EST. 1915
1400 Centrepark Boulevard, Suite 500
West Palm Beach, FL 33401 USA
Tel 561-688-2111 Fax 561-697-8040
DPR: # AAC000734

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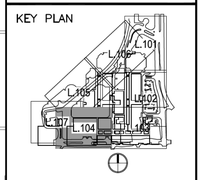
Riviera Beach, Florida 33404

Landscape Architect
Raymond Jungles Inc.
242 5th Street
Miami, FL 33130

KEY PLAN



REVISIONS

NO.	DESCRIPTION	DATE

FILE LOG

ACTIVITY	BY
Manager	PMT, BG
Design	
Draw	
Check	

STAMP

Landscape Architect:

FLORIDA LICENSE NO. LC 000258

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PAUL M. TWITTY
AR-0004307
DATE: November 12, 2014
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Project No.062-10027-001
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LANDSCAPE PLAN ENLARGEMENT

L.104

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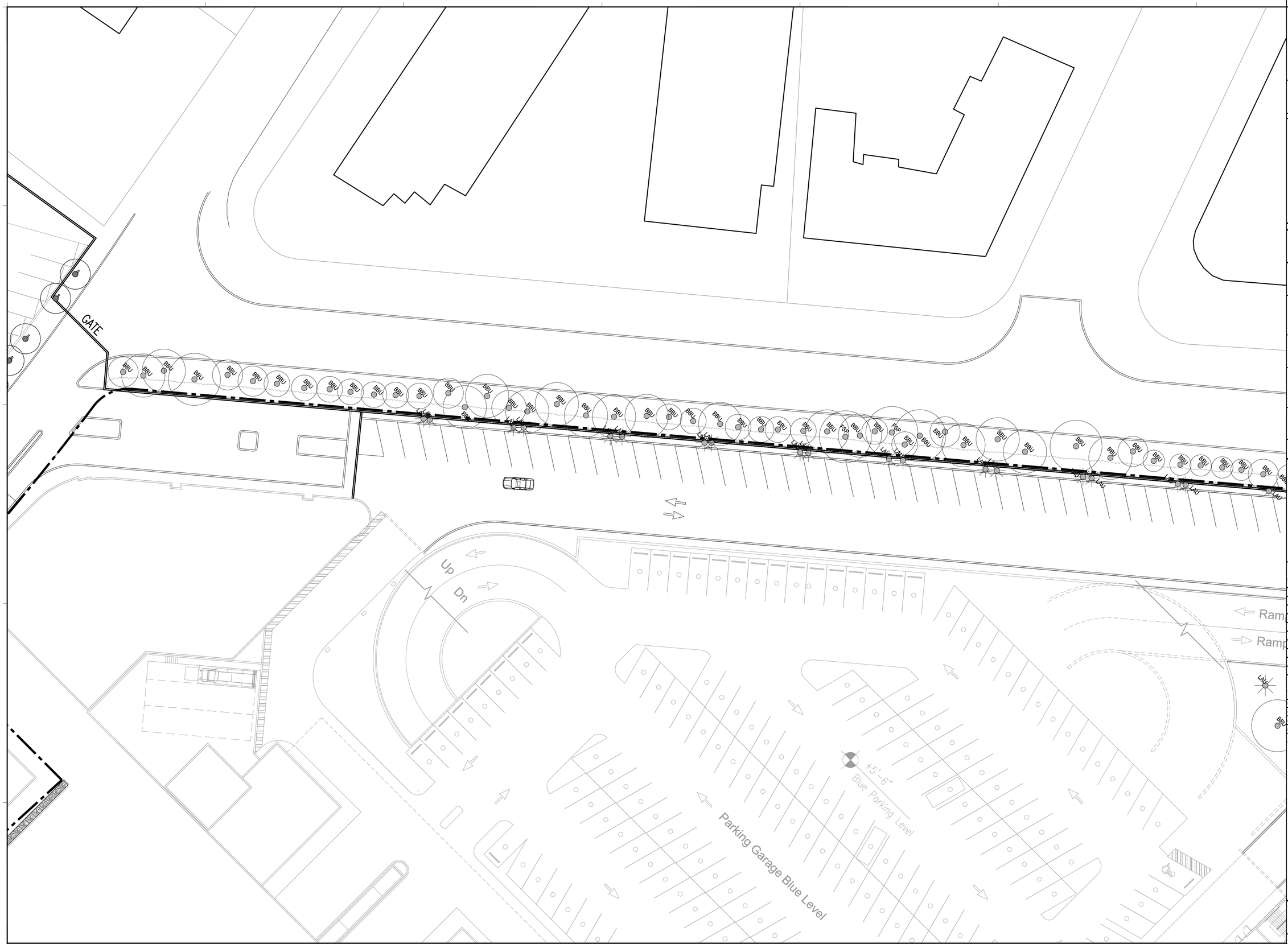

NOTES AND LEGEND

CANOPY:

EXISTING: TREES, PALMS

EXISTING OFFSITE: PALMS

PROPOSED: TREES, PALMS

RELOCATED: TREES, PALMS

UNDERSTORY: GROUNDCOVER, SHRUBS, LAWN

0 8' 16' 32'
SCALE: 1/16" = 1'-0"

Church by the Sea

CHURCH BY THE SEA BAL HARBOUR, FLORIDA

LEO A DALY
PLANNING ARCHITECTURE ENGINEERING INTERIORS
ESTD. 1915

1400 Centrepark Boulevard, Suite 500
West Palm Beach, FL 33401 USA
Tel 561-688-2111 Fax 561-697-8040
DPR: # AAC000734

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ONM&J
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West Palm Beach, Florida 33401

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West Palm Beach, Florida 33406

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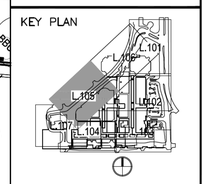
Riviera Beach, Florida 33404

Landscape Architect
Raymond Jungles Inc.
242 5th Street
Miami, FL 33130

KEY PLAN



REVISIONS

NO.	DESCRIPTION	DATE

FILE LOG

ACTIVITY	BY
Manager	PWT, BG
Design	
Draw	
Check	

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Landscape Architect:

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AR-0004307
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Project No.062-10027-001
Nov. 12, 2014

LANDSCAPE PLAN ENLARGEMENT

L.105

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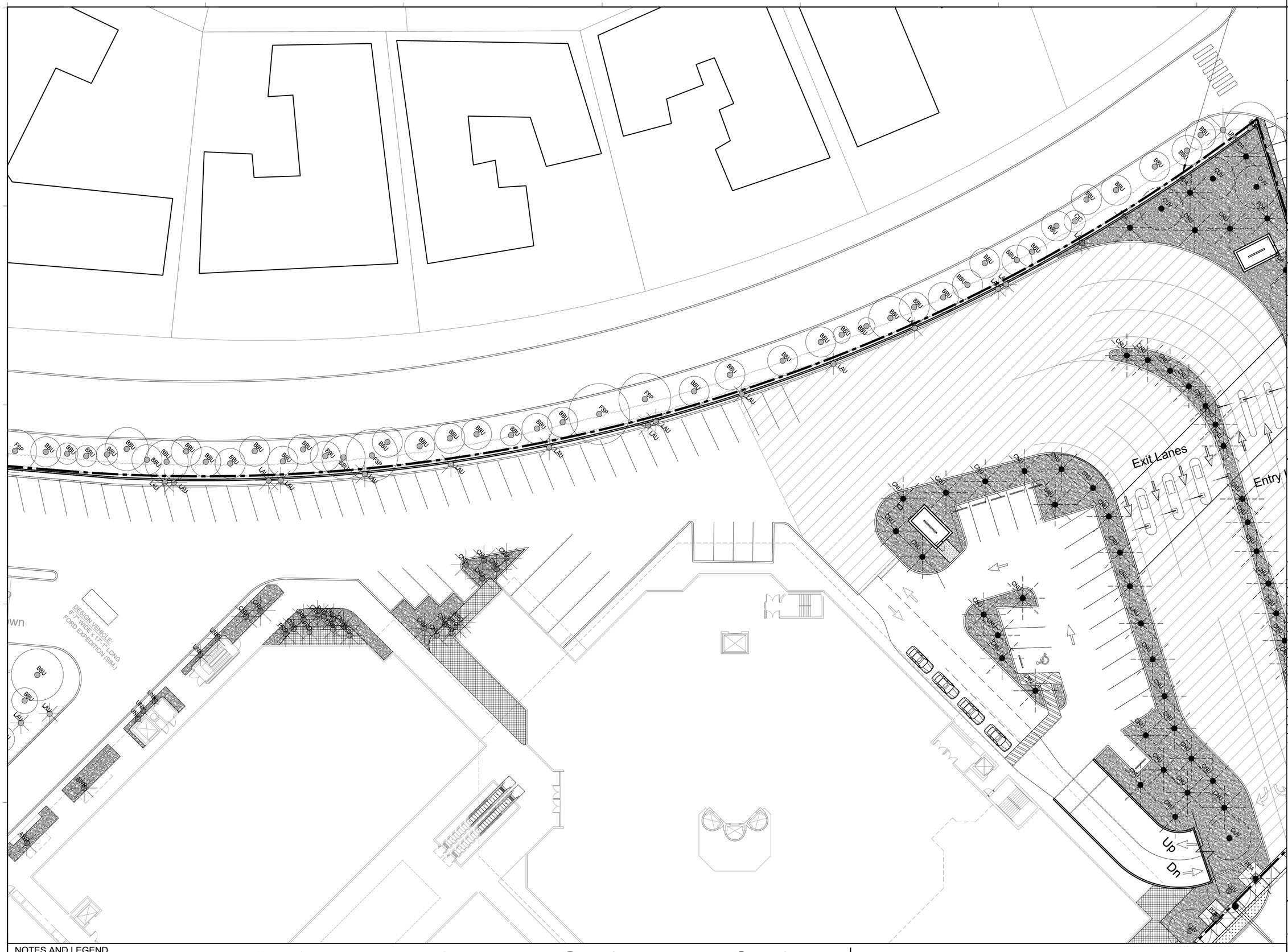

NOTES AND LEGEND

CANOPY: EXISTING — TREES, PALMS

EXISTING OFFSITE — PALMS

PROPOSED — TREES, PALMS

RELOCATED — TREES, PALMS

UNDERSTORY: GROUNDCOVER, SHRUBS, LAWN

0 8' 16' 32'
SCALE: 1/16" = 1'- 0"

Church by the Sea

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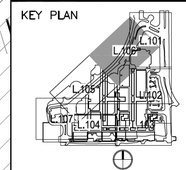
KEY PLAN



REVISIONS

NO.	DESCRIPTION	DATE

FILE LOG

ACTIVITY	BY
Manager	PMT, BG
Design	
Draw	
Check	

STAMP

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LANDSCAPE PLAN ENLARGEMENT

L.106

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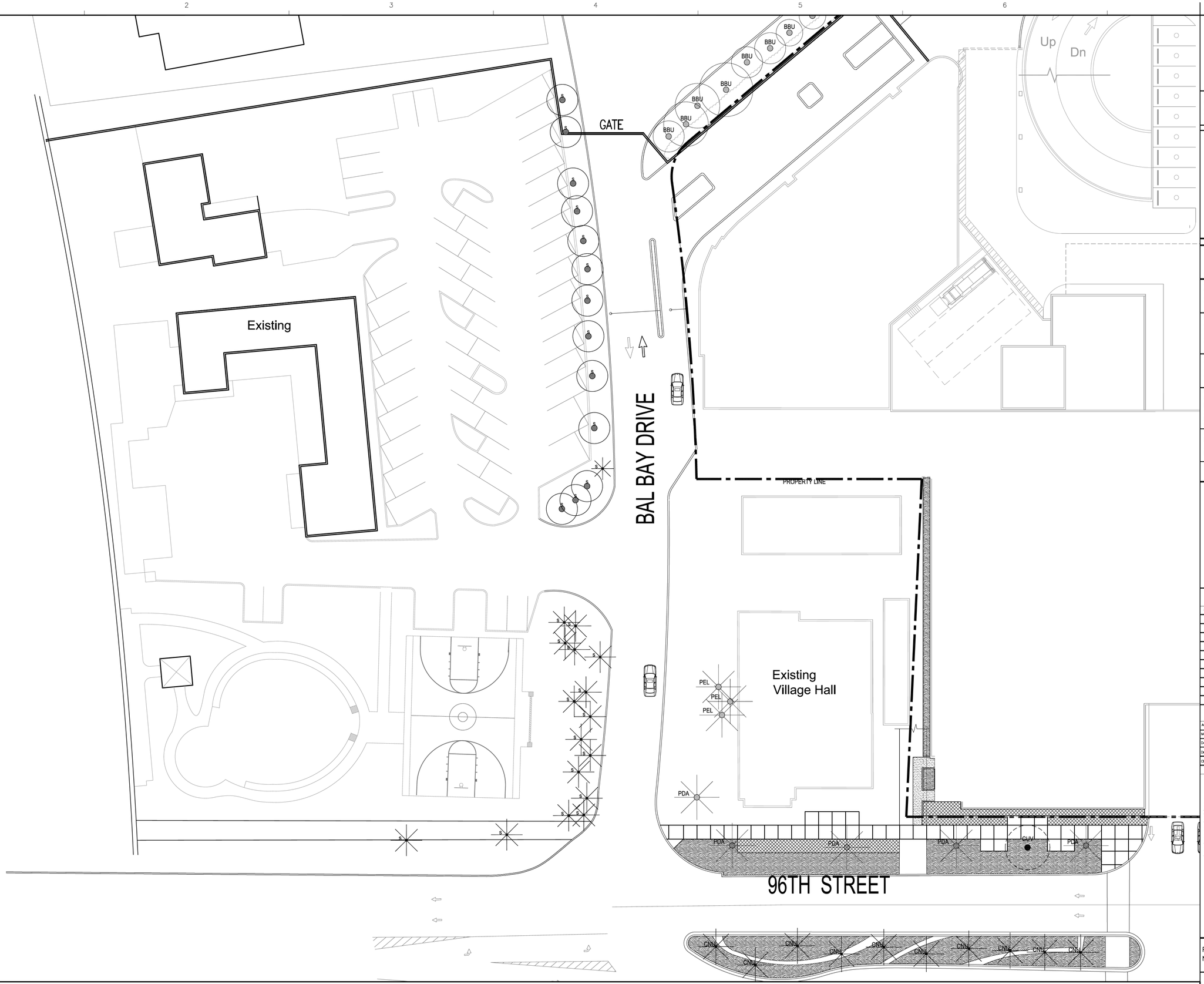

NOTES AND LEGEND

CANOPY: EXISTING — TREES, PALMS

EXISTING OFFSITE — PALMS

PROPOSED — TREES, PALMS

RELOCATED — TREES, PALMS

UNDERSTORY: GROUNDCOVER, SHRUBS, LAWN

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SCALE: 1/16" = 1'-0"

Church by the Sea

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Miami, FL 33130

KEY PLAN

REVISIONS

NO.	DESCRIPTION	DATE

FILE LOG

ACTIVITY	BY
Manager	PMT, BG
Design	
Draw	
Check	

STAMP

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LANDSCAPE PLAN ENLARGEMENT

L.107

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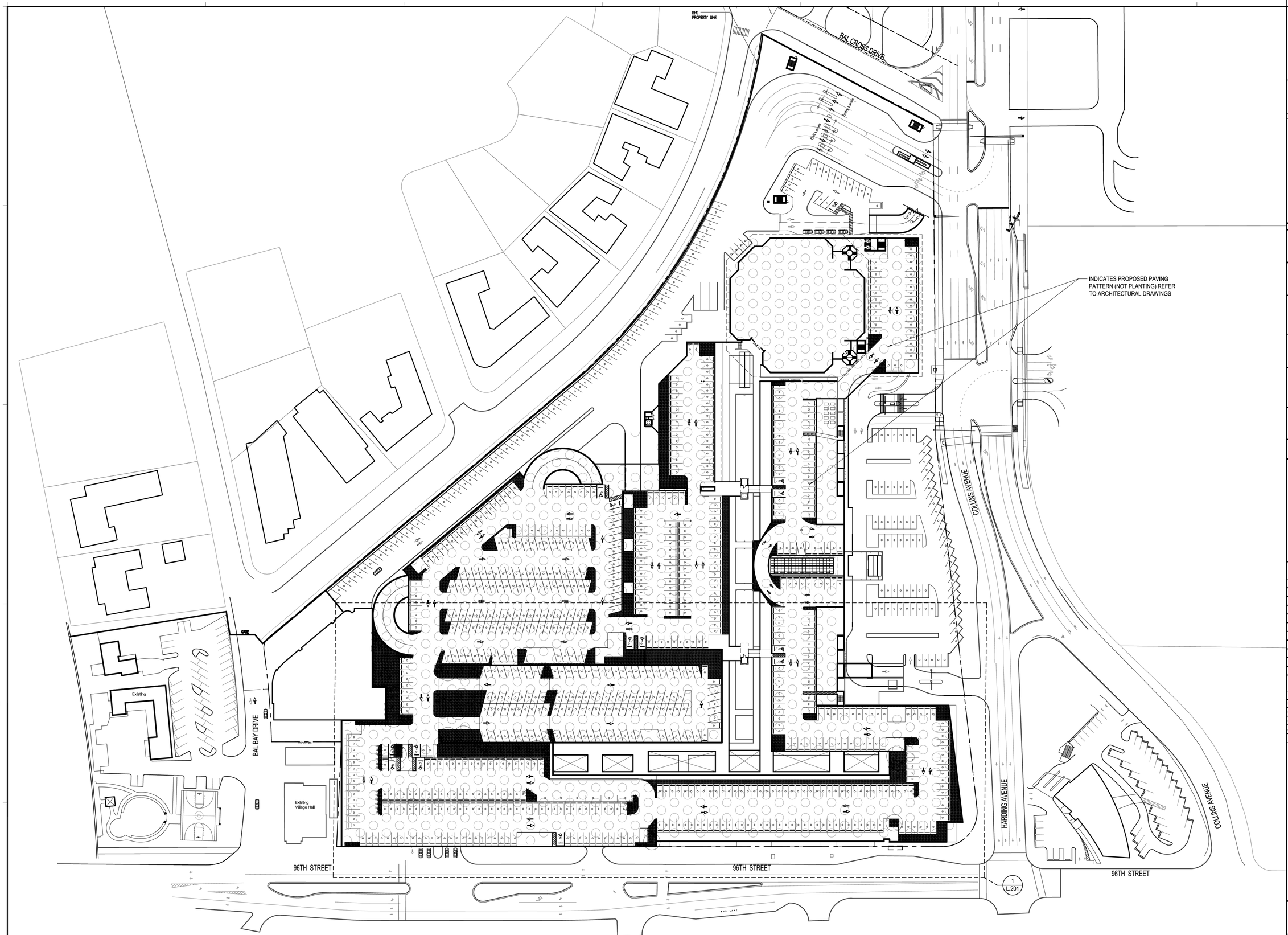

NOTES AND LEGEND

CANOPY: EXISTING — TREES, PALMS

EXISTING OFFSITE — PALMS

PROPOSED — TREES, PALMS

RELOCATED — TREES, PALMS

UNDERSTORY: GROUNDCOVER, SHRUBS, LAWN

0 25 50 100
SCALE: 1:50

Church by the Sea

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KEY PLAN

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ARB Submittal – 011/12/14

Project No.062-10027-001
Nov. 12, 2014

ROOFTOP LANDSCAPE PLAN

L.200

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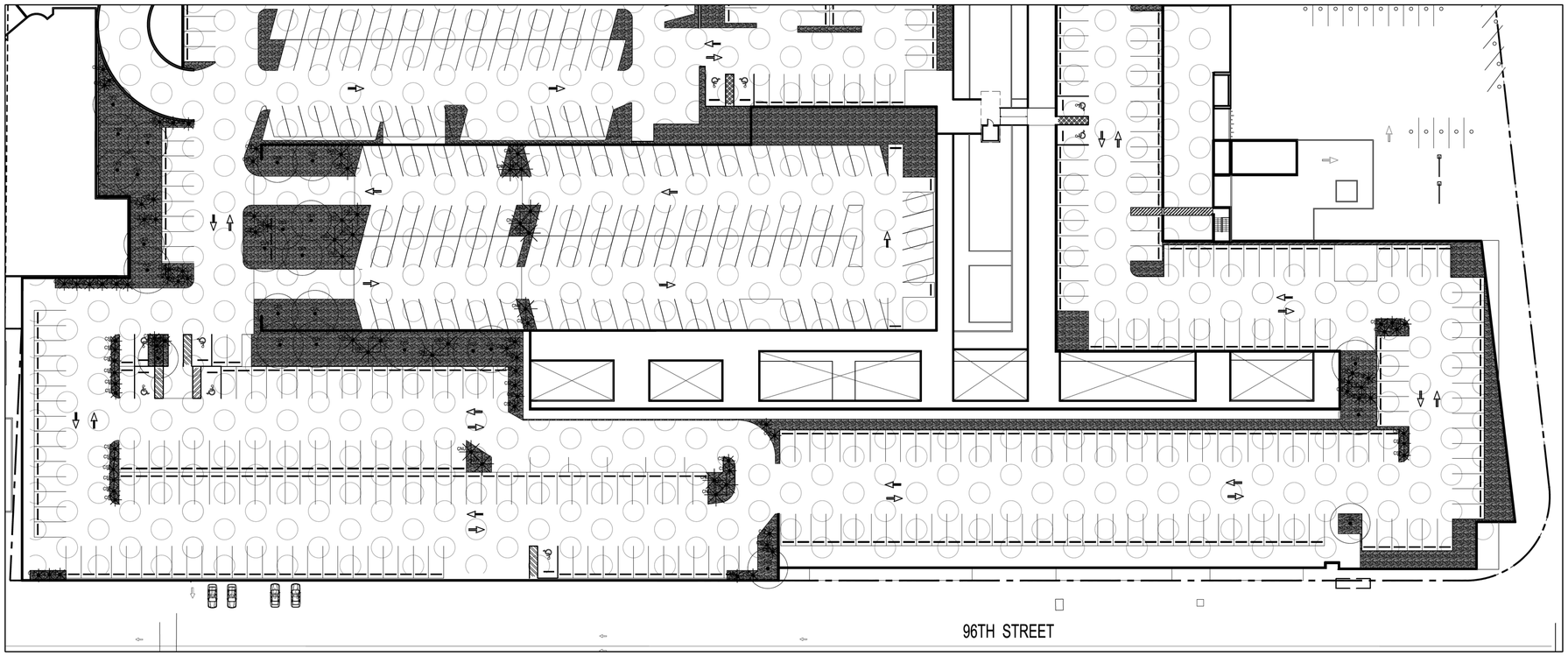

1 ROOF TOP ENLARGEMENT PLAN
Scale: 1/32" = 1'- 0"

NOTES AND LEGEND

CANOPY: EXISTING — TREES, PALMS
EXISTING OFFSITE — PALMS
PROPOSED — TREES, PALMS
RELOCATED — TREES, PALMS
UNDERSTORY: GROUNDCOVER, SHRUBS, LAWN

0 16' 32' 64'
SCALE: 1/32" = 1'- 0"

Church by the Sea

CHURCH BY THE SEA BAL HARBOUR, FLORIDA

LEO A DALY
PLANNING ARCHITECTURE ENGINEERING INTERIORS
EST. 1915

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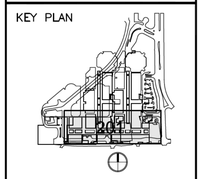
Kitchen
Cheney Brothers Equipment & Design
2061 Martin Luther King Jr. Blvd.
Riviera Beach, Florida 33404

Landscape Architect
Raymond Jungles Inc.
242 5th Street
Miami, FL 33130

KEY PLAN



REVISIONS

NO.	DESCRIPTION	DATE

FILE LOG

ACTIVITY	BY
Manager	PMT, BG
Design	
Draw	
Check	

STAMP

Landscape Architect:

FLORIDA LICENSE NO.
LC 000258
Not valid for construction unless signed in this box

PAUL M. TWITTY
AR-0004307
DATE: November 12, 2014
ARB SubmittalL – 011/12/14

Project No.062-10027-001
Nov. 12, 2014

ROOFTOP LANDSCAPE PLAN ENLARGEMENT

L.201

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GENERAL LANDSCAPE NOTES

1. LANDSCAPE CONTRACTOR SHALL BECOME FAMILIAR WITH THE SCOPE OF WORK AS WELL AS THE SITE, DIGGING CONDITIONS, AND ANY OBSTACLES PRIOR TO SUBMITTING A BID.
2. LANDSCAPE CONTRACTOR SHALL PROVIDE AN INSTALLATION SCHEDULE TO THE GENERAL CONTRACTOR AND LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL.
3. LANDSCAPE CONTRACTOR SHOULD VERIFY ALL ESTIMATED QUANTITIES OF MATERIAL SHOWN ON THE LANDSCAPE ARCHITECT'S DRAWINGS PRIOR TO SUBMITTING A BID.
4. PLANTING PLAN SHALL TAKE PRECEDENCE OVER PLANT LIST IN CASE OF DISCREPANCIES.
5. ALL PLANT MATERIAL SYMBOLS SHOWN ON LANDSCAPE PLANS SHALL BE CONSIDERED DIAGRAMMATIC AND SHOULD BE ADJUSTED IN THE FIELD BY LANDSCAPE CONTRACTOR TO AVOID ALL UTILITIES AND ALL OTHER OBSTRUCTIONS, AFTER CONSULTING THE LANDSCAPE ARCHITECT.
6. ALL SIZES SPECIFIED FOR PLANT MATERIAL ON THE PLAN AND PLANT LIST SHALL BE CONSIDERED MINIMUM.
7. ALL PLANT MATERIAL MUST MEET OR EXCEED THE SPECIFIED MINIMUM REQUIREMENTS FOR BOTH HEIGHT AND SPREAD.
8. ANY SPECIFIC REQUIREMENTS SUCH AS SPECIFIC SHAPE, CHARACTER, NUMBER OF TREE TRUNKS, PLANT SOURCE, TRANSPORTING, AND OR SPECIAL BRACING NOTED ON THE PLAN OR PLANT LIST, WILL REQUIRE APPROVAL AND OR COORDINATION WITH THE LANDSCAPE ARCHITECT.
9. NO CHANGE OR SUBSTITUTION SHALL BE MADE WITHOUT PRIOR APPROVAL OF THE LANDSCAPE ARCHITECT.
10. ALL MATERIAL SHALL BE SUBJECT TO AVAILABILITY AT TIME OF INSTALLATION. SUBSTITUTIONS MAY BE MADE AFTER CONSULTATION WITH THE LANDSCAPE ARCHITECT
11. ALL TREES, PALMS, SHRUBS AND GROUND COVERS SHALL BE GUARANTEED FOR A PERIOD OF 12 MONTHS FROM DATE OF FINAL ACCEPTANCE.
12. CHANGES MAY OCCUR DURING THE NORMAL COURSE OF IMPLEMENTATION. VERBAL CHANGE ORDERS WILL NOT BE HONORED. ANY CHANGES MUST BE SUBMITTED TO THE LANDSCAPE ARCHITECT IN WRITING AS A CHANGE ORDER TO BE REVIEWED AND APPROVED IN WRITING BY OWNER/CLIENT.
13. LANDSCAPE CONTRACTOR SHALL LOCATE AND VERIFY ALL UNDERGROUND UTILITIES OR STRUCTURES PRIOR TO DIGGING. LANDSCAPE CONTRACTOR SHALL REPAIR ALL DAMAGES TO UNDERGROUND UTILITIES, AND OR CONSTRUCTION CAUSED BY LANDSCAPE INSTALLATION, AT NO COST TO THE OWNER.
14. LANDSCAPE CONTRACTOR SHALL COORDINATE WITH THE GENERAL CONTRACTOR, THE REMOVAL OF ALL BUILDING CONSTRUCTION DEBRIS AND FOREIGN MATERIAL PRIOR TO INSTALLATION OF ANY PLANT MATERIAL.
15. SITE PREPARATION SHOULD INCLUDE THE ERADICATION AND REMOVAL OF ANY WEEDS OR GRASS, REMOVAL AND CLEAN UP OF ANY DEAD MATERIAL AND ROUGH AND FINISH GRADING PER SPECS AND OR LANDSCAPE PLANS.
16. FOR PLANT MATERIAL DESIGNATED TO BE REMOVED, THE ENTIRE ROOT SYSTEM SHALL BE DUG AND REMOVED FROM THE SITE.
17. ALL PLANT MATERIAL SHALL BE FLORIDA NO. 1 OR BETTER. FLORIDA DEPARTMENT OF AGRICULTURE GRADES AND STANDARDS, PARTS I & II, 1975, RESPECTIVELY.
18. ALL TREES SHALL BE STAKED IN A GOOD WORKMANLIKE MANNER, NO NAIL STAKING PERMITTED. (REFER TO BRACING NOTES AND PLANTING DETAILS)
19. AFTER REMOVAL OR RELOCATION OF EXISTING TREES AND PALMS, ALL REMAINING HOLES SHALL BE BACK FILLED AROUND AND UNDER ROOT BALL WITH WASHED BEACH SAND. SOD DISTURBED AREA. IF REQUIRED. ALL SHRUB BEDS TO BE INSTALLED WITH WASHED BEACH SAND. (SEE SPEC)
20. ALL TREES, PALMS, SHRUBS AND GROUND COVER PLANTS SHALL BE FERTILIZED AT INSTALLATION, WITH LONG LASTING FERTILIZER, ACCORDING TO MANUFACTURERS' RECOMMENDATIONS AND BASED ON EXISTING SOIL TEST.
22. ALL EXISTING PLANT MATERIAL TO REMAIN, SHALL BE PROTECTED DURING ALL CONSTRUCTION PHASES. ANY PLANT MATERIAL SCARRED OR DESTROYED DESIGNATED TO REMAIN MUST BE REPLACED AT THE CONTRACTOR'S EXPENSE WITH SIMILAR SPECIES SIZE AND QUALITY.
23. ALL TREES ON SOD AREA SHALL RECEIVE A HARDWOOD / PINE NEEDLE MULCH MIX RING 2' IN DIAMETER TYPICAL. MULCH TO BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PURCHASE AND/OR INSTALLATION.
24. ALL PLANTING AREAS SHALL BE MULCHED WITH SHREDDED ORGANIC MULCH TO A MINIMUM OF 3"; WITH THE EXCEPTION OF BEACH PLANTING. DO NOT USE CYPRESS OR RED MULCH.
25. ALL TREES SHALL HAVE 2" CALIPER AT D.B.H. MINIMUM FOR A 10' HEIGHT TREE, UNLESS NOTED OTHERWISE.
26. ALL 1 GALLON MATERIAL SHALL HAVE 12" SPREAD MINIMUM, ALL 3 GALLON MATERIAL TO HAVE 20-24" SPREAD MINIMUM.
27. ALL PLANTING AREAS WITHIN THE LIMITS OF WORK SHALL RECEIVE 100% COVERAGE BY AUTOMATIC IRRIGATION SYSTEM (DRIP PREFERRED) UNLESS OTHERWISE DIRECTED BY OWNER. SEE IRRIGATION PLANS FOR ADDITIONAL SPECIFICATIONS.
28. LANDSCAPE CONTRACTOR SHALL COORDINATE HIS WORK WITH ALL OTHER APPROPRIATE CONTRACTORS.
29. THE LANDSCAPE CONTRACTOR SHALL AT ALL TIMES KEEP THE JOB SITE CLEAN AND FREE FROM ACCUMULATION OF WASTE MATERIAL, DEBRIS, AND RUBBISH.
30. LANDSCAPE PLAN SHALL BE INSTALLED IN COMPLIANCE WITH ALL LOCAL CODES.
31. ON-SITE LAYOUT OF PLANT MATERIAL SHALL BE COORDINATED WITH LANDSCAPE ARCHITECT AT THE TIME OF INSTALLATION.
32. ALL PLANTS, MATERIALS, WORKMANSHIP, AND INVOICE APPROVAL ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT.
33. CONTRACTOR TO FLAG ALL PROPOSED TREE AND PALM LOCATIONS FOR LANDSCAPE ARCHITECT'S APPROVAL PRIOR TO INSTALLATION.
34. LANDSCAPE ARCHITECT TO APPROVE ALL SHRUB AND GROUNDCOVER PLANTING LOCATION AND LAYOUT PRIOR TO INSTALLATION.
35. CONTRACTOR SHALL PROVIDE DIGITAL PHOTOGRAPHIC DOCUMENTATION DURING INSTALLATION FOR LANDSCAPE ARCHITECT'S REVIEW, WEEKLY.
36. LANDSCAPE CONTRACTOR TO INSURE ALL PLANT MATERIAL IS INSTALLED AT THE CORRECT ELEVATION, REFER TO GRADING PLAN.
37. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN OR COORDINATE WITH THE IRRIGATION CONTRACTOR AND LANDSCAPING MAINTENANCE SERVICES ALL PLANTING INCLUDING WATERING, MOWING, MULCHING, WEED, AND PEST CONTROL UNTIL FINAL ACCEPTANCE BY THE LANDSCAPE ARCHITECT AND OWNER.
38. THESE DRAWINGS, DOCUMENTS, AND ALL CONTENTS ARE THE PROPERTY OF RAYMOND JUNGLES, INC. ALL RIGHTS ARE RESERVED. UNAUTHORIZED USE OR PRODUCTION, IN PART OR WHOLE, FOR ANY PURPOSE IS UNLAWFUL AND PROHIBITED EXCEPT BY EXPRESS WRITTEN CONSENT.

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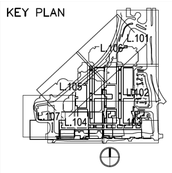

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LANDSCAPE NOTES

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12/10/2014 12:53:16 PM JAMES PHILLIPS