

1. FRONT YARD PLANTING AND LANDSCAPE LIGHTING IMPROVEMENTS
2. NEW SOUTH WEST SIDE YARD PEDESTRIAN GATE
3. NEW SOUTH EAST SIDE YARD EGRESS AND SERVICE GATE
4. NEW EAST SIDE YARD WOOD FENCE
5. NEW FPL TRANSFORMER PAD AND TRANSFORMER AT NORTHEAST END AT FARREY LANE
7. NEW NORTH EAST FENCE ENCLOSURE TO CONCEAL NEW FPL TRANSFORMER
8. NEW NORTH EAST FIRE EGRESS AND SERVICE GATE

1. SOUTH EAST SIDEYARD EGRESS AND SERVICE GATE FACING THE STREET, PROPOSED TO BE 7' HT. OVERALL FROM EXISTING GRADE, WHERE 7' HT. FROM CROWN OF ROAD IS REQUIRED.
2. 120'-10" OF EAST SIDE YARD WOOD FENCE BETWEEN NEIGHBORING PROPERTIES, PROPOSED TO BE 8' HT. OVERALL FROM EXISTING GRADE, WHERE 7' HT. FROM CROWN OF ROAD IS REQUIRED.
3. NORTH EAST FIRE EGRESS AND SERVICE GATE, AND TRANSFORMER ENCLOSURE FACING FARREY LANE, PROPOSED TO BE 7' HT. OVERALL FROM EXISTING GRADE, WHERE 7' HT. FROM CROWN OF ROAD IS REQUIRED.

SHEET #	SHEET TITLE
L-0.00	COVER SHEET
L-0.01	SITE SURVEY
L-1.00	OVERALL SITE PLAN
L-1.01	ENLARGED HARDSCAPE PLAN
L-1.02	ENLARGED HARDSCAPE LAYOUT PLAN
L-1.03	ENLARGED HARDSCAPE PLAN
L-1.04	ENLARGED HARDSCAPE PLAN
L-2.00	HARDSCAPE DETAILS
L-2.01	HARDSCAPE DETAILS
L-2.02	HARDSCAPE REFERENCE IMAGES
L-3.00	TREE DISPOSITION PLAN
L-3.01	LANDSCAPE PLAN
L-3.11	GENERAL PLANTING NOTES AND DETAILS
L-3.12	LANDSCAPE REFERENCE IMAGES
L-3.13	FRONT LANDSCAPE ILLUSTRATION ELEVATION
L-4.00	LANDSCAPE LIGHTING PLAN

1. GENERAL CONTRACTOR, SUBCONTRACTORS, AND INSTALLERS SHALL CROSS REFERENCE ARCH. DWGS., ENGINEERING DWGS., AND LANDSCAPE DWGS., THROUGHOUT THE IMPLEMENTATION TO ENSURE THE DESIGN INTENT IS MET. ANY DISCREPANCIES SHALL BE NOTED AND BROUGHT TO THE GENERAL CONTRACTOR'S ATTENTION.
2. SEE CIVIL AND ARCHITECTURE DRAWINGS FOR F.F.E & SURFACE DRAINAGE
3. SEE MEP AND CIVIL DRAWINGS FOR IRRIGATION CONNECTIONS.
4. SEE STRUCT. ENG. DRAWINGS FOR STRUCTURAL COMPONENTS.
5. SEE ELECTRICAL ENG. DRAWINGS FOR LANDSCAPE LIGHTING WIRING.
6. ALL WORK, MATERIALS, AND EQUIPMENT UTILIZED IN THIS PROJECT SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE GOVERNING ZONING & BUILDING CODE, MANUFACTURER'S RECOMMENDATIONS, AND SPECIFICATIONS.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR VISITING SITE PRIOR TO BIDDING IN ORDER TO FAMILIARIZE THEMSELVES WITH ALL EXISTING CONDITIONS AFFECTING THE WORK, INCLUDING BUT NOT LIMITED TO PRIVATE AND PUBLIC UTILITIES, ON AND OFF SITE, ACCESS ROADS, AND OTHER SUPPORT FACILITIES.
8. CONTRACTOR MUST NOTIFY LANDSCAPE ARCHITECT IMMEDIATELY OF ANY UNEXPECTED OR UNKNOWN CONDITIONS OR DISCREPANCIES IN THE DRAWINGS AND CONTRACT DOCUMENTS, AS WELL AS ANY ERRORS OR OMISSIONS ON THE DRAWINGS PRIOR TO PROCEEDING WITH THE WORK OR SHOP FABRICATION.
9. CONTRACTOR SHALL PREPARE AND MAINTAIN ALL CONSTRUCTION AREAS, AS WELL AS SURROUNDING AREAS FREE OF DEBRIS OR HAZARDOUS EQUIPMENT AT ALL TIMES.

AFF	ABOVE FINISH FLOOR	OA	OVERALL PLAN
ARCH	ARCHITECT	P.L.	PROPERTY LINE
CONC	CONCRETE	PLNT	PLANTING
DWGS	DRAWINGS	STRUCT	STRUCTURE / STRUCTURAL
EL	ENLARGED PLAN	TB	TOP OF BENCH
ENG	ENGINEER	TG	TOP OF GRADE
EXST	EXISTING	TPW	TOP OF PLANTER WALL
FFE	FINISH FLOOR ELEVATION	TW	TOP OF WALL
HSCP	HARDSCAPE	TYP	TYPICAL
LA	LANDSCAPE ARCHITECT	VIF	VERIFY IN FIELD
LSCP	LANDSCAPE	CL	CENTER LINE
ML	MATCH LINE	ML	MONUMENT LINE

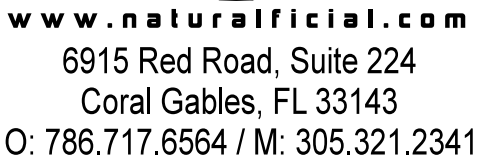
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PROJECT NAME

COVER SHEET



Peter Anselmo
R.L.A. FL# 6667221

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DATE _____

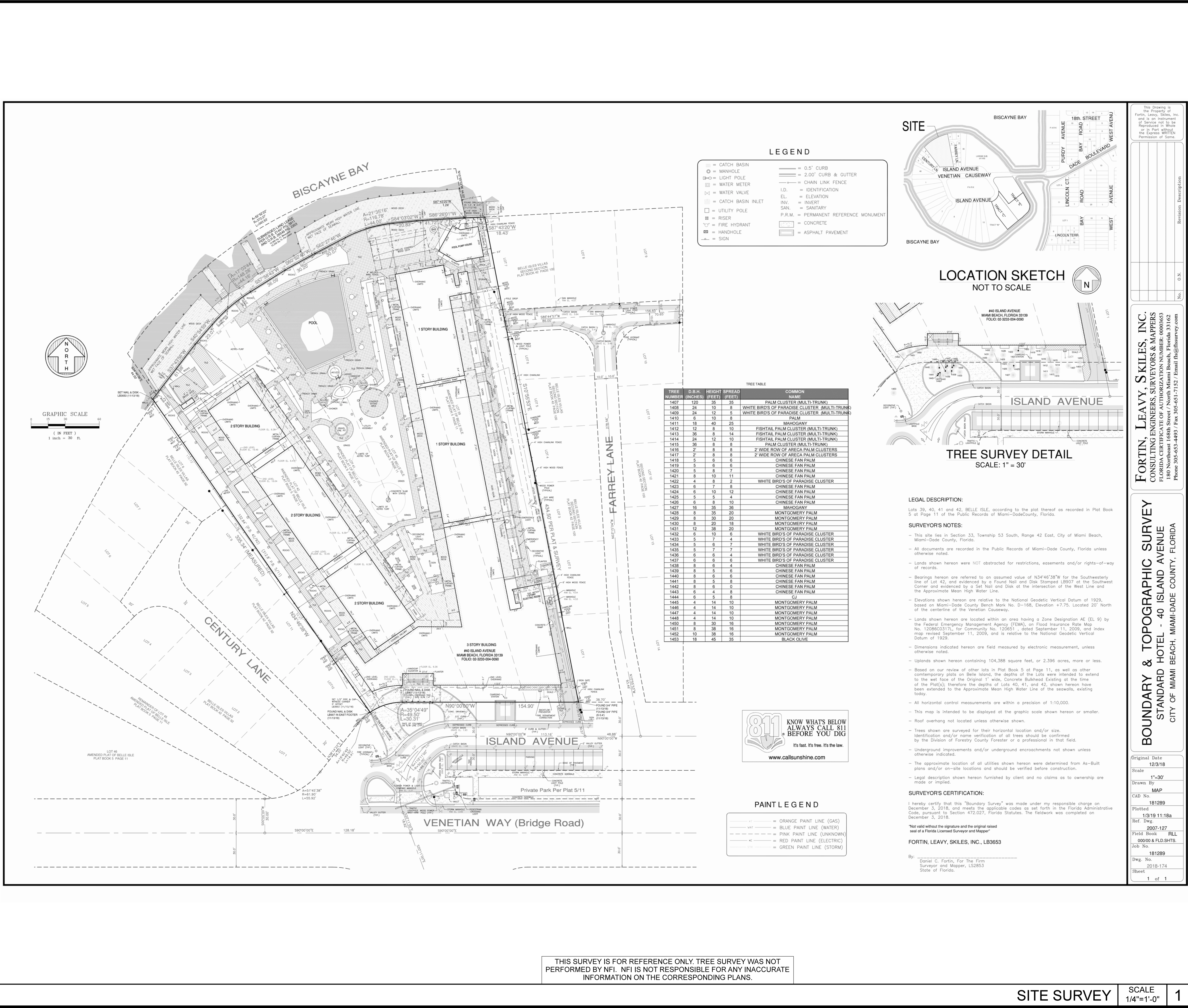
2019.03.08
SHEET NUMBER

L-0.00

SCALE
N/A

1

KEY PLAN



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The Standard

PROJECT NAME

THE STANDARD
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SITE SURVEY



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Peter Anselmo
R.L.A. FL# 6667221

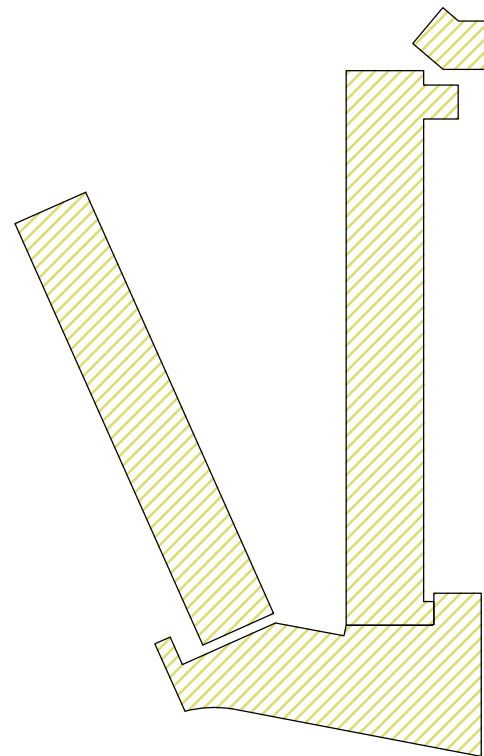
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KEY NOTES



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SHEET NUMBER

L-0.01

SITE SURVEY

SCALE
1/4"=1'-0"

1

KEY PLAN

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OVERALL SITE PLAN



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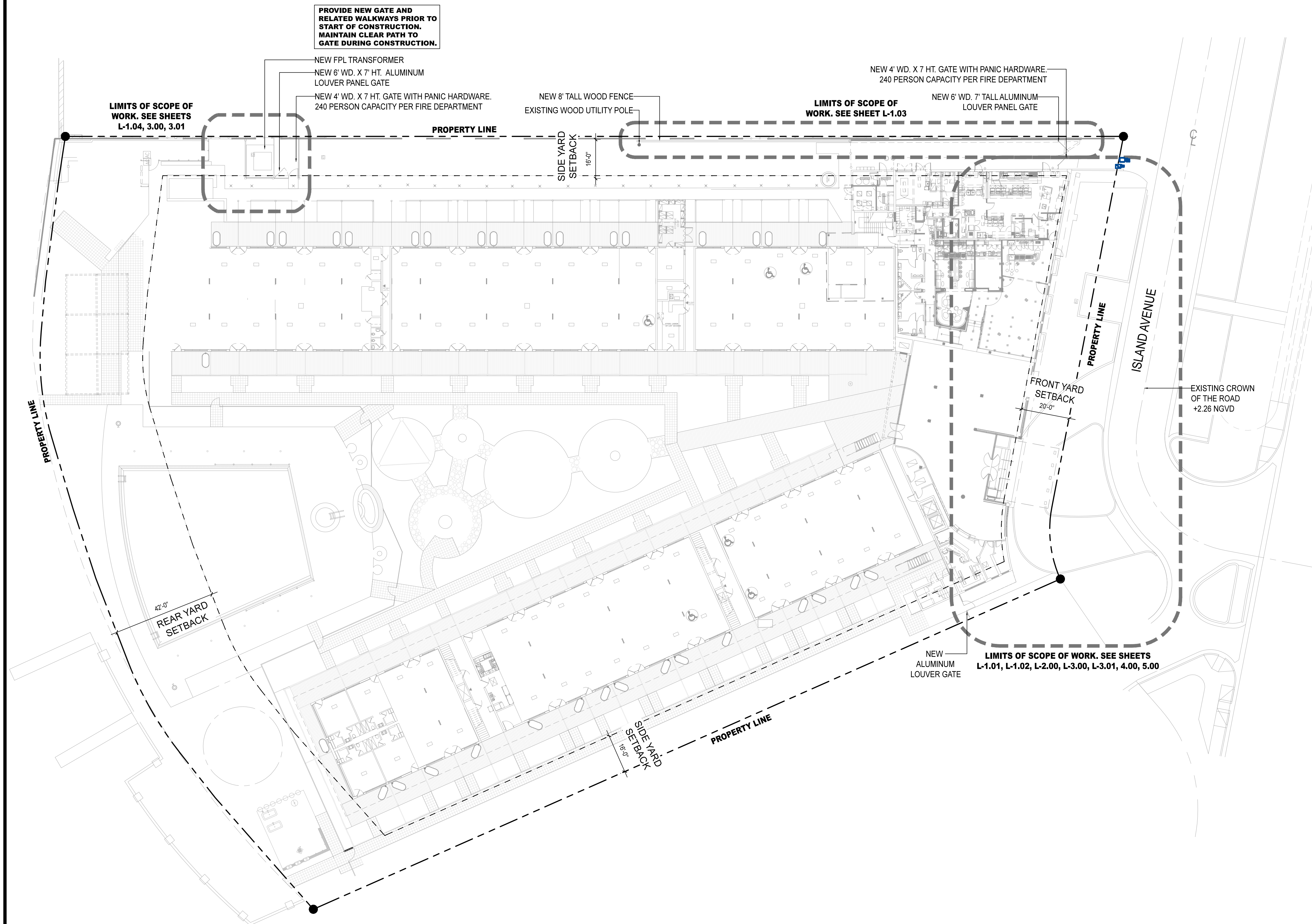
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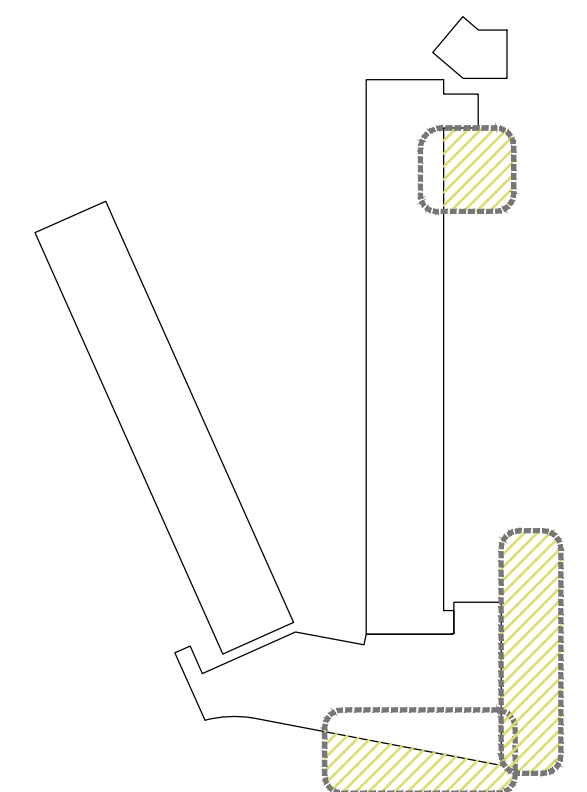
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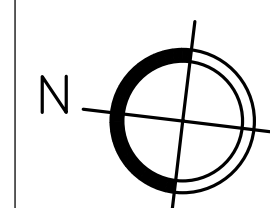
KEY NOTES



01 OVERALL SITE PLAN
1"=20'-0"



LIMITS OF SCOPE
OF WORK



OVERALL SITE PLAN

SCALE
1"=20'-0"

1

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ENLARGED HARDSCAPE PLAN



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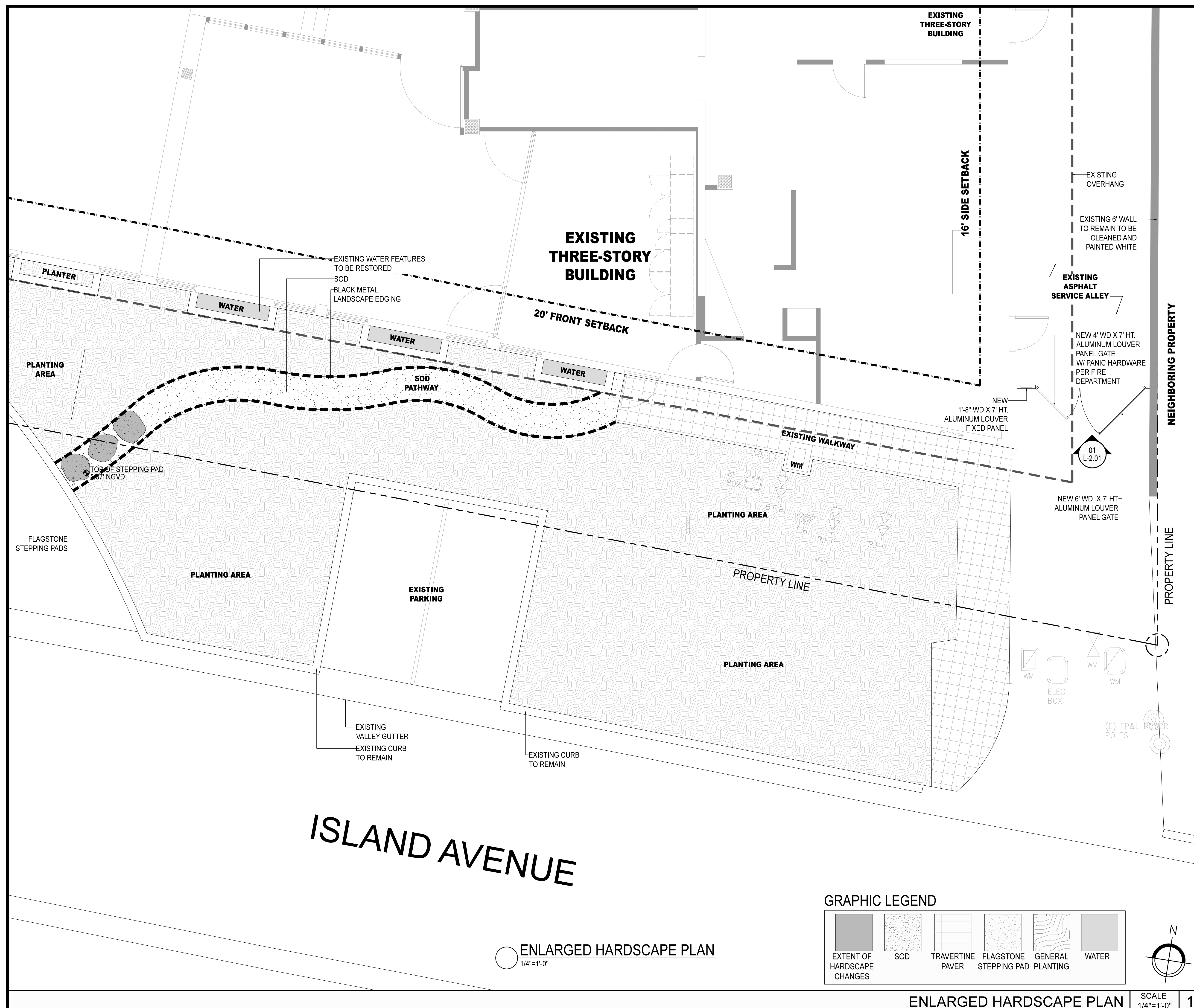
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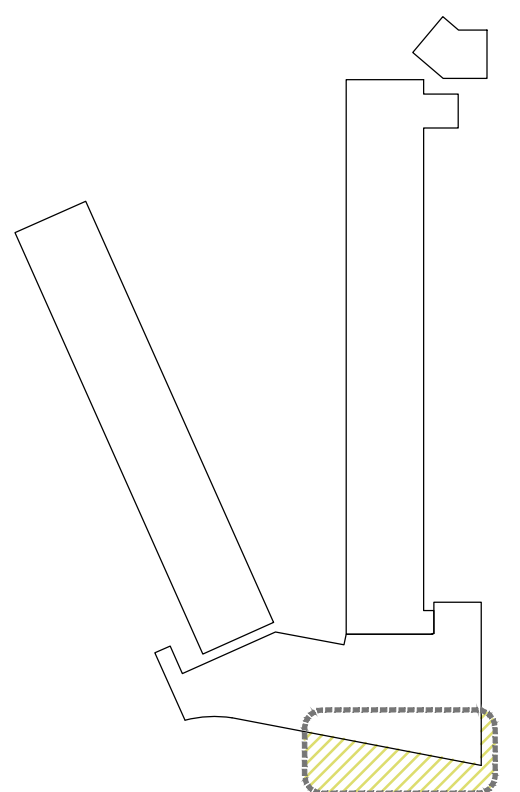
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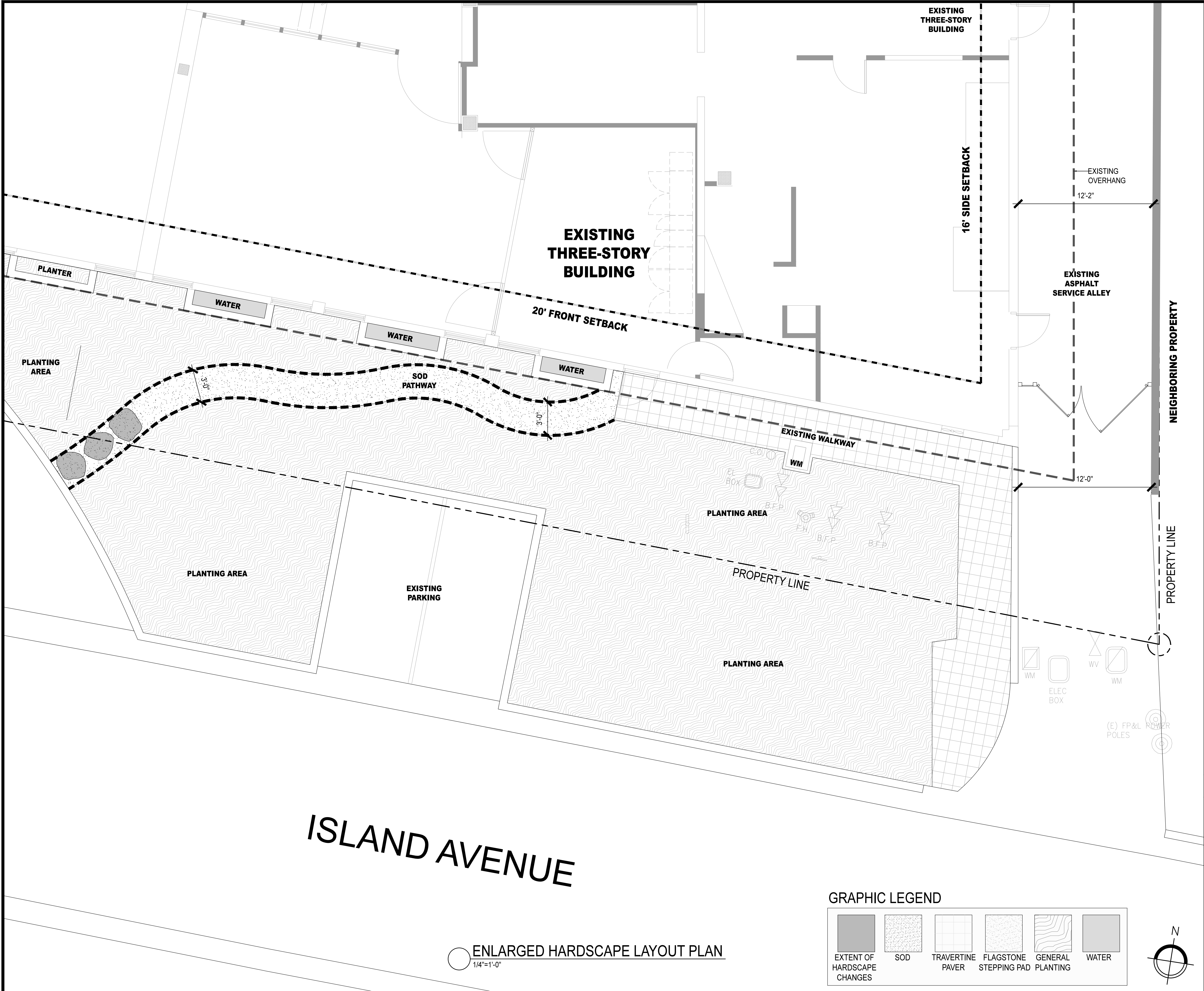


KEY PLAN

ENLARGED HARDSCAPE PLAN

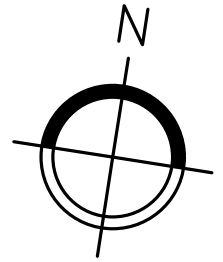
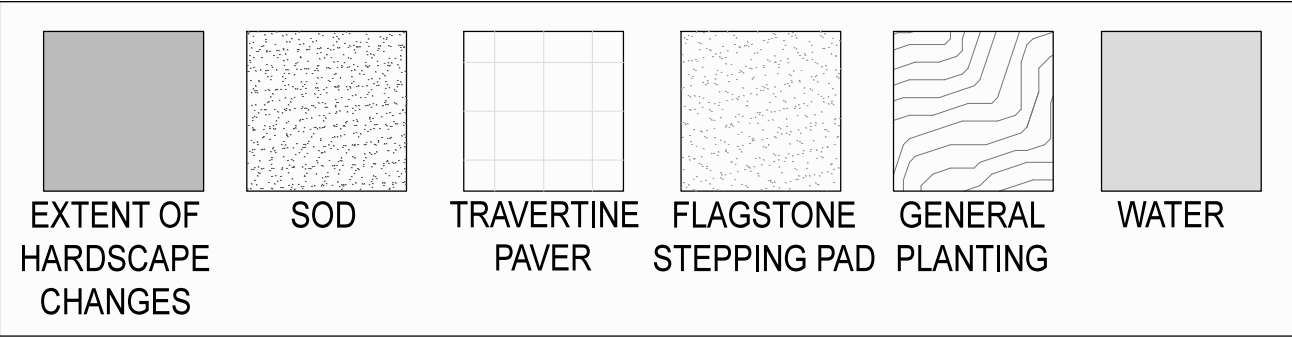
SCALE
1/4"=1'-0"

1



ENLARGED HARDSCAPE LAYOUT PLAN
1/4"=1'-0"

GRAPHIC LEGEND



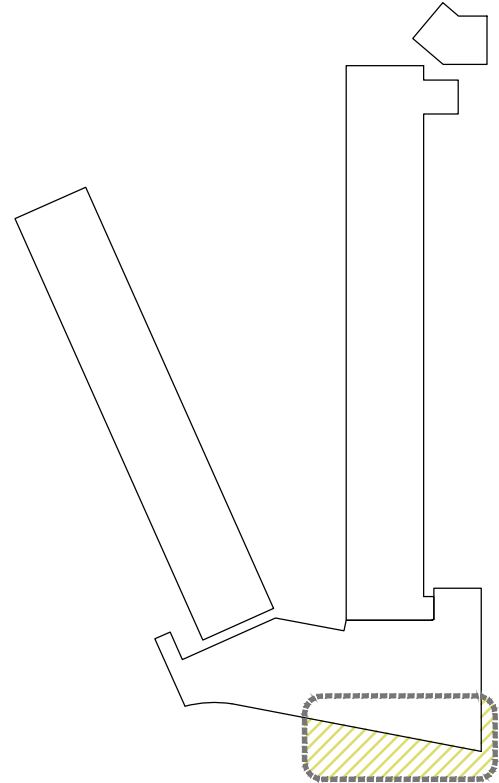
ENLARGED HARDSCAPE LAYOUT PLAN

SCALE
1/4"=1'-0"

1

KEY NOTES

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KEY PLAN

Summit 7d

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ENLARGED
HARDSCAPE
LAYOUT
PLAN



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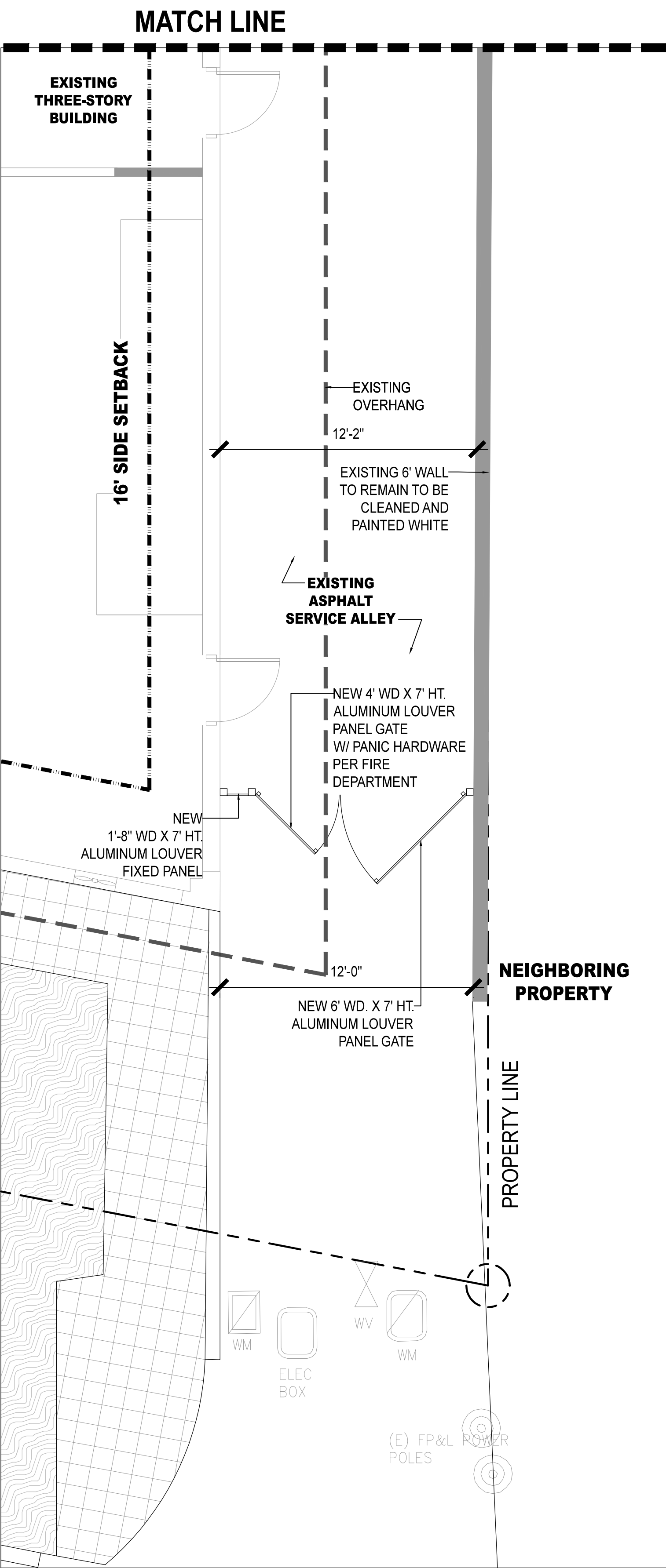
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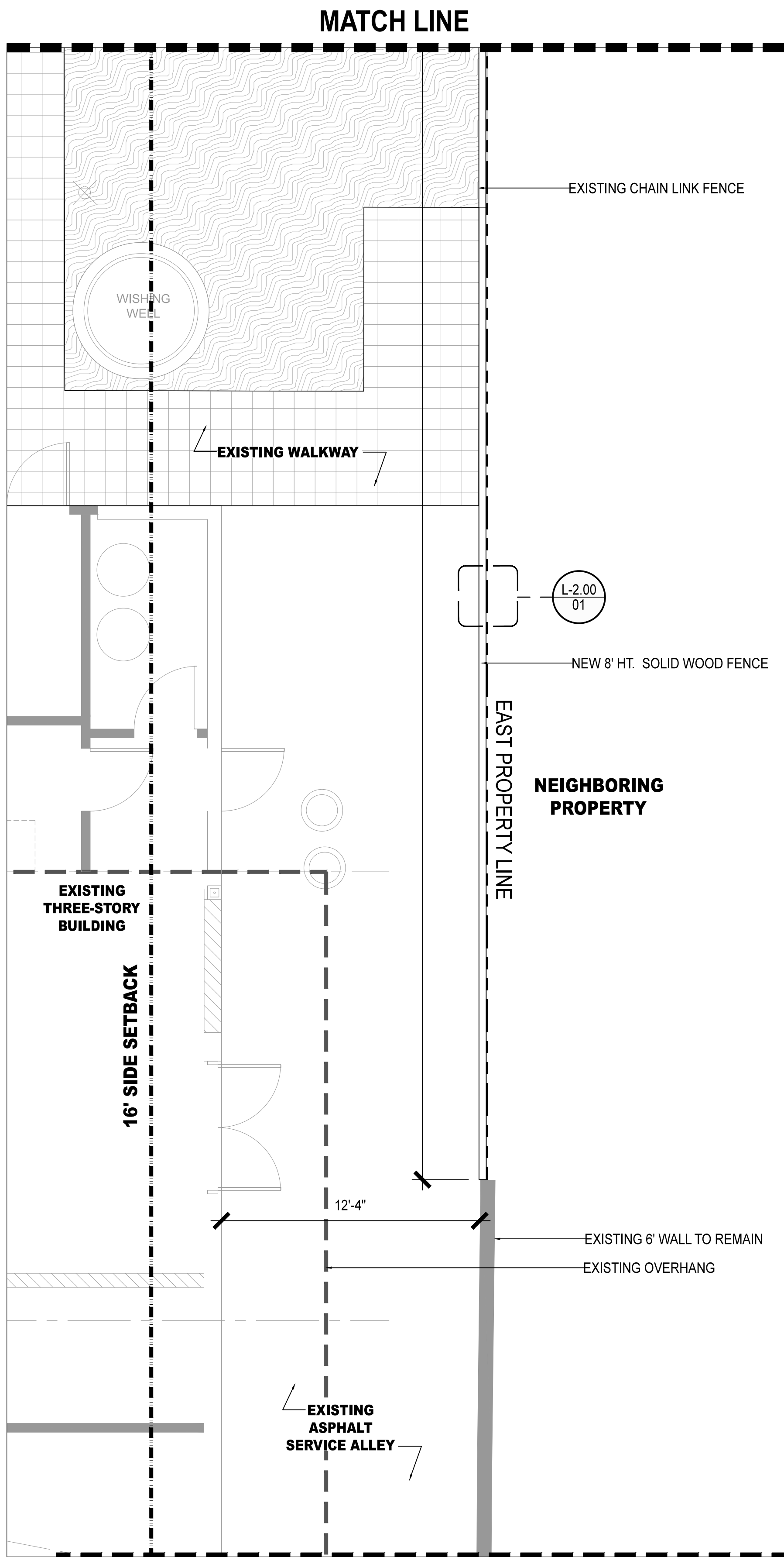
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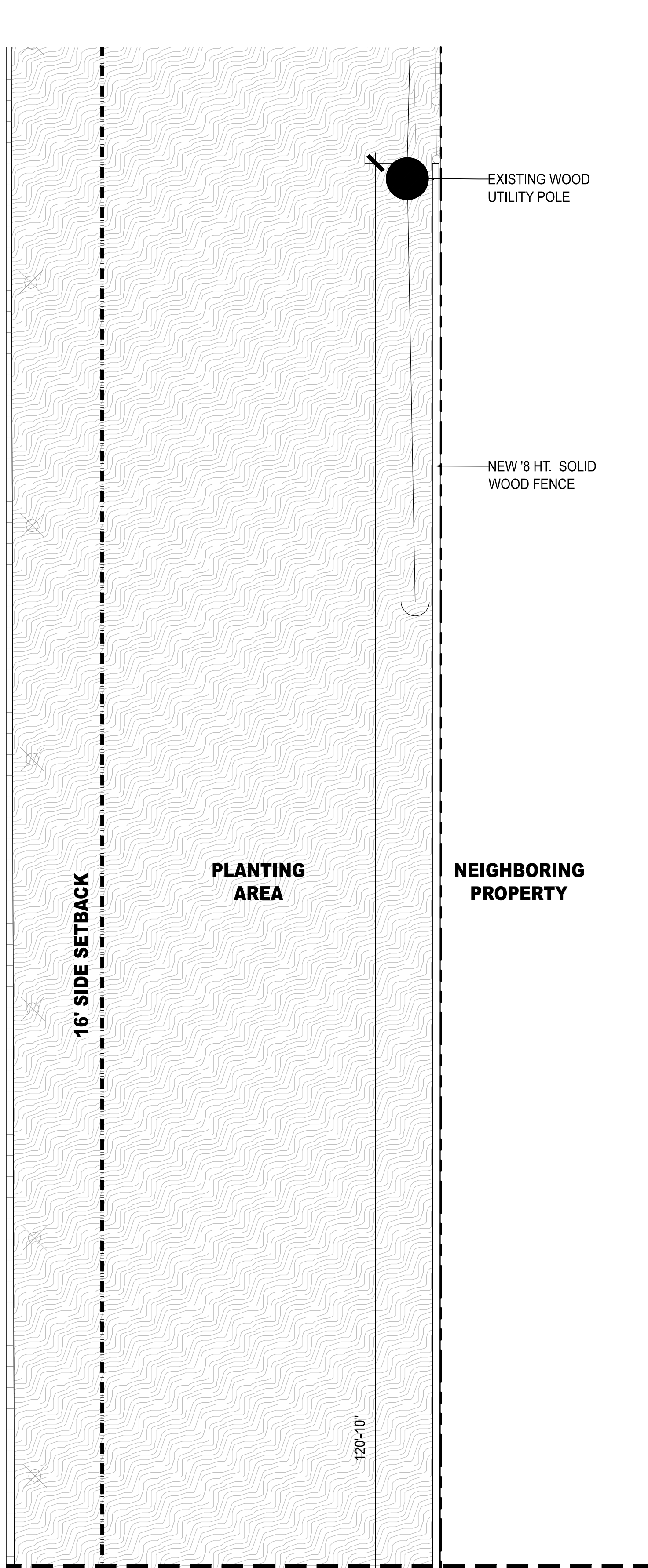
L-1.02



01 ENLARGED SERVICE ALLEY GATE PLAN
1/4"=1'-0"

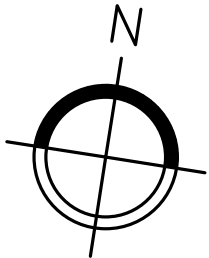
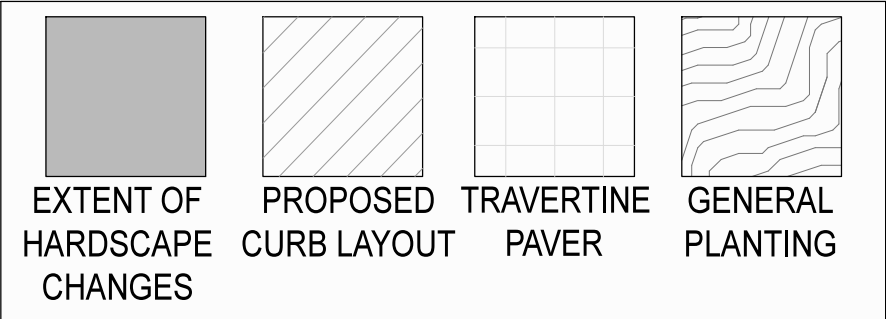


02 EAST PROPERTY LINE FENCE PLAN
1/4"=1'-0"



03 EAST PROPERTY LINE WOOD FENCE EXTENSION
1/4"=1'-0"

GRAPHIC LEGEND



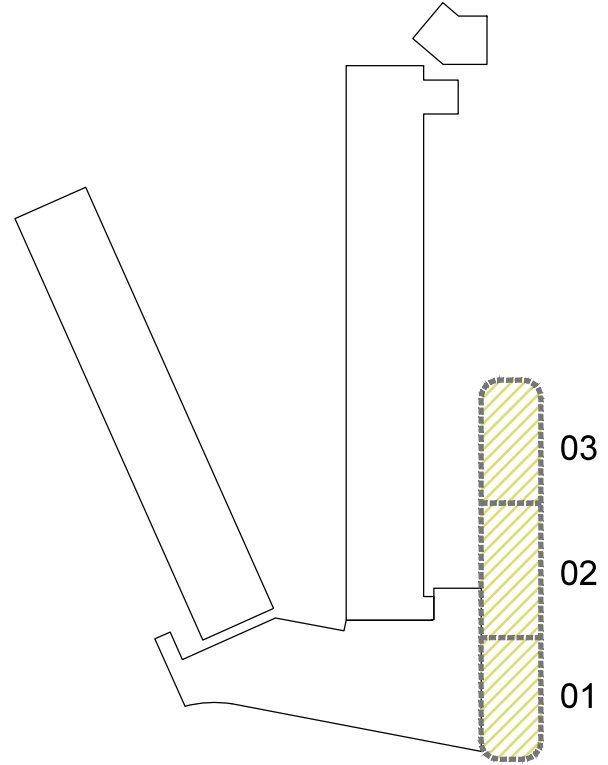
ENLARGED HARDSCAPE PLAN

SCALE
1/4"=1'-0"

1

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KEY NOTES



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ENLARGED
HARDSCAPE
PLAN



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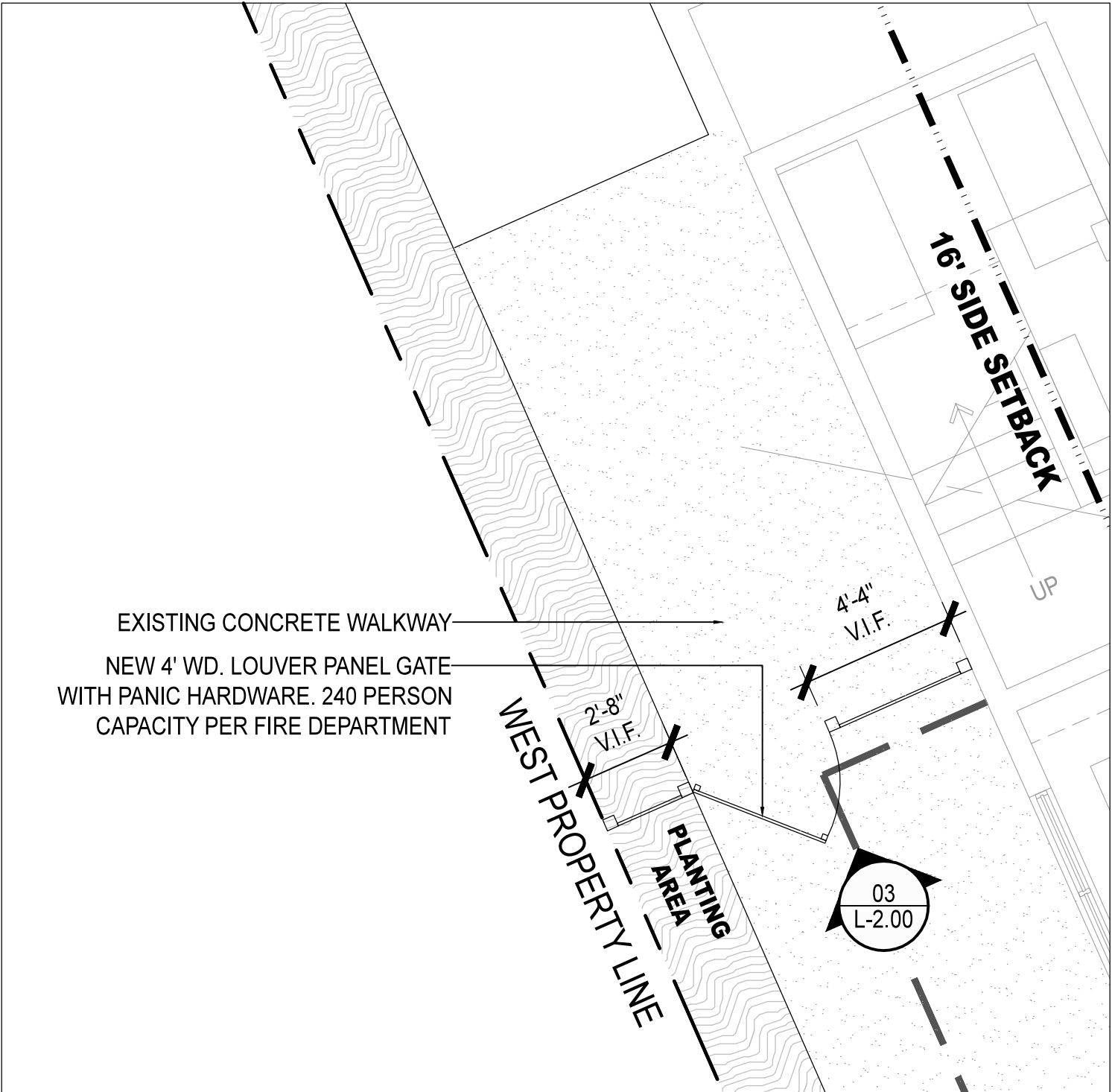
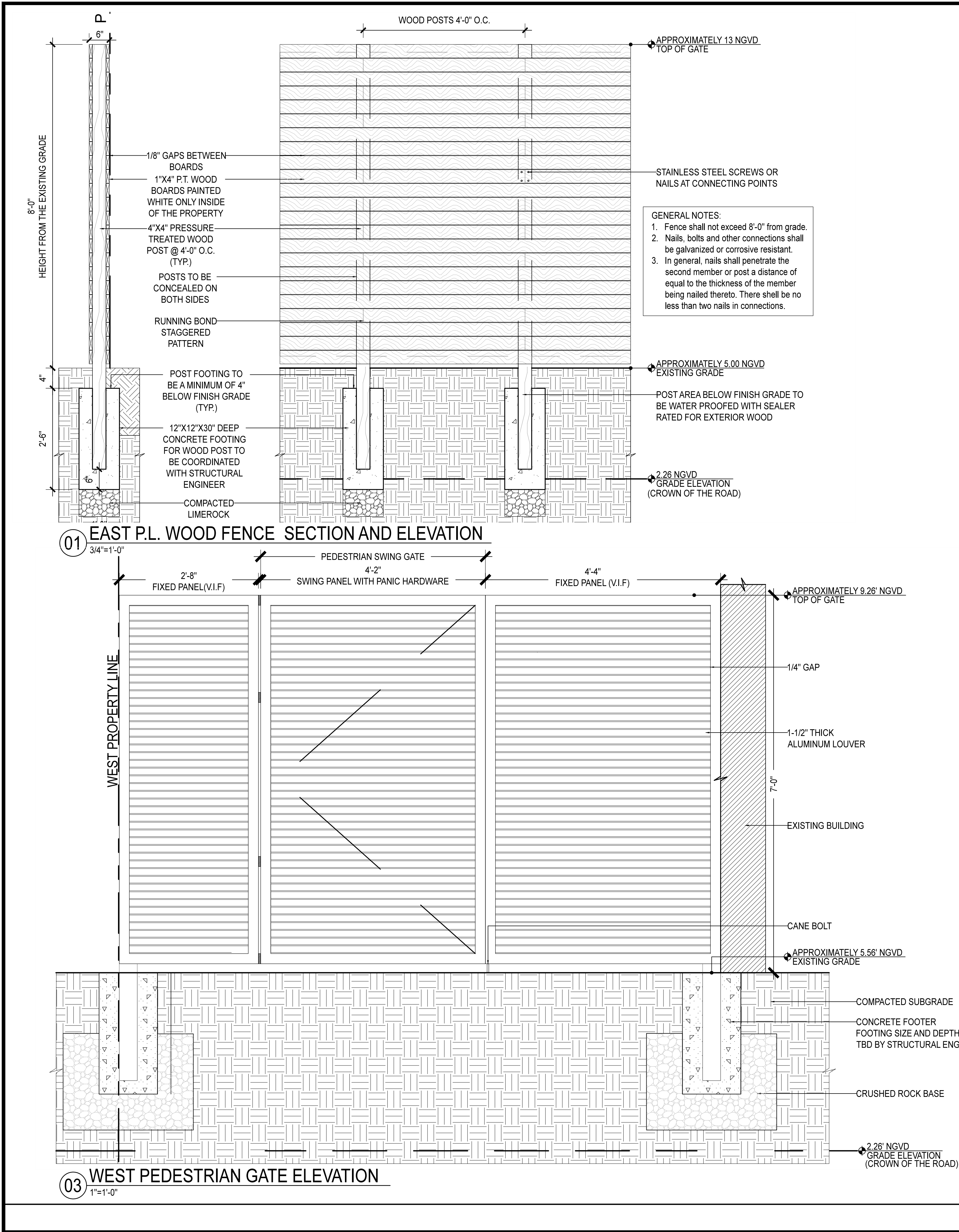
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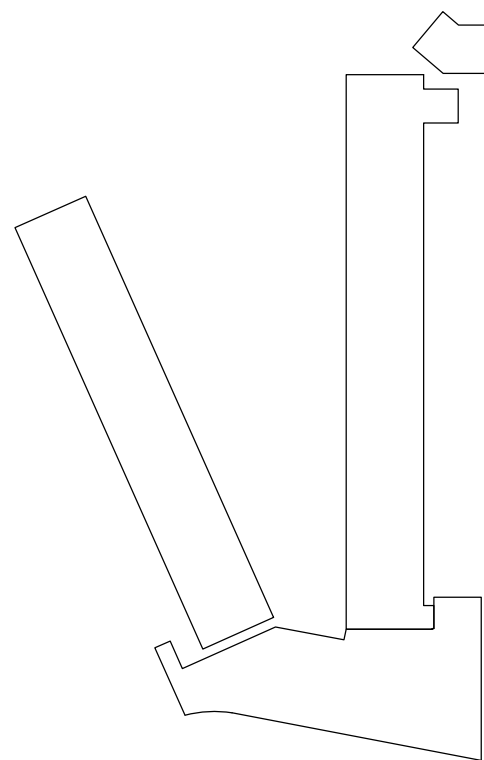
KEY PLAN

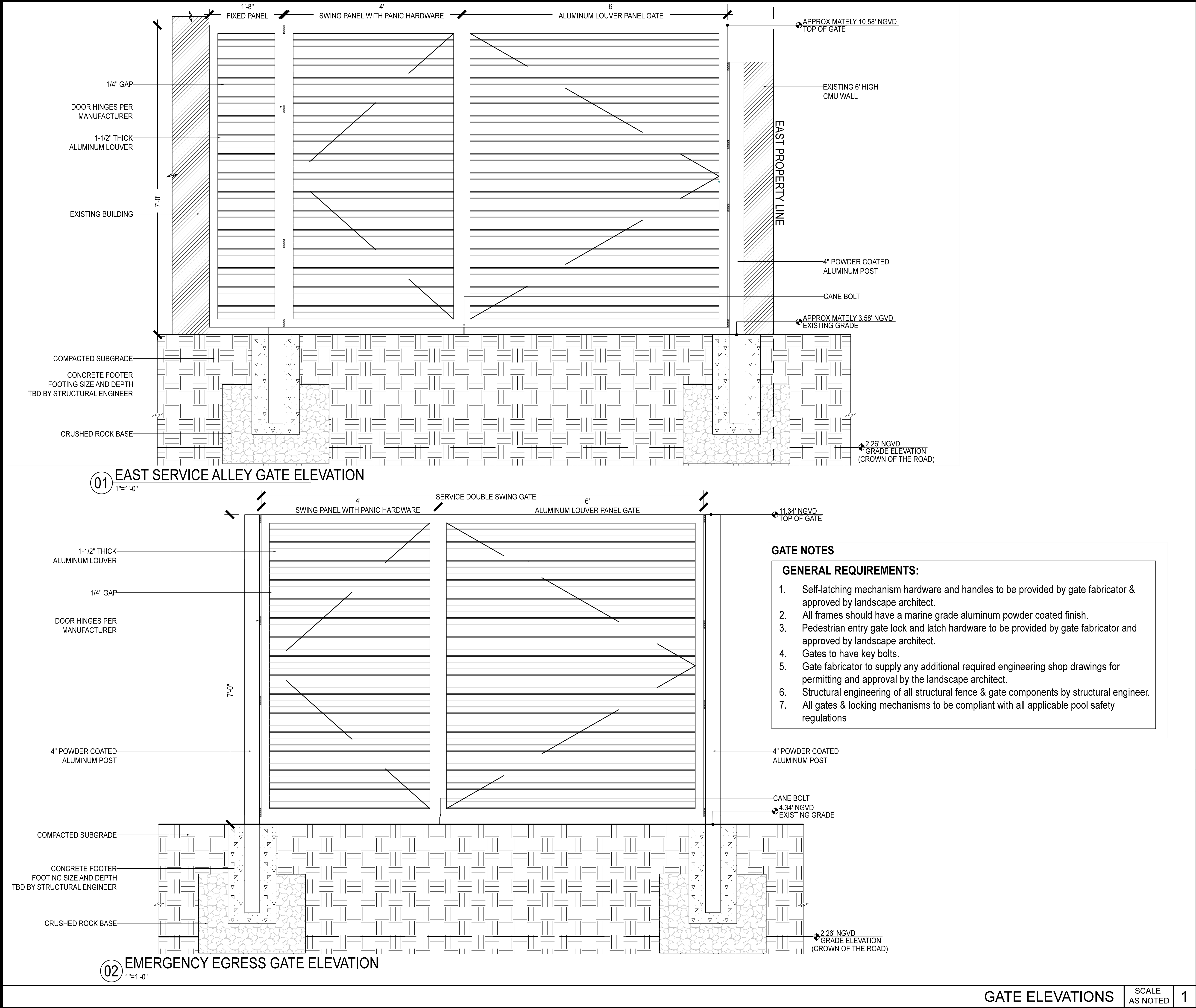


02 WEST PEDESTRIAN GATE PLAN VIEW
1/8"=1'-0"

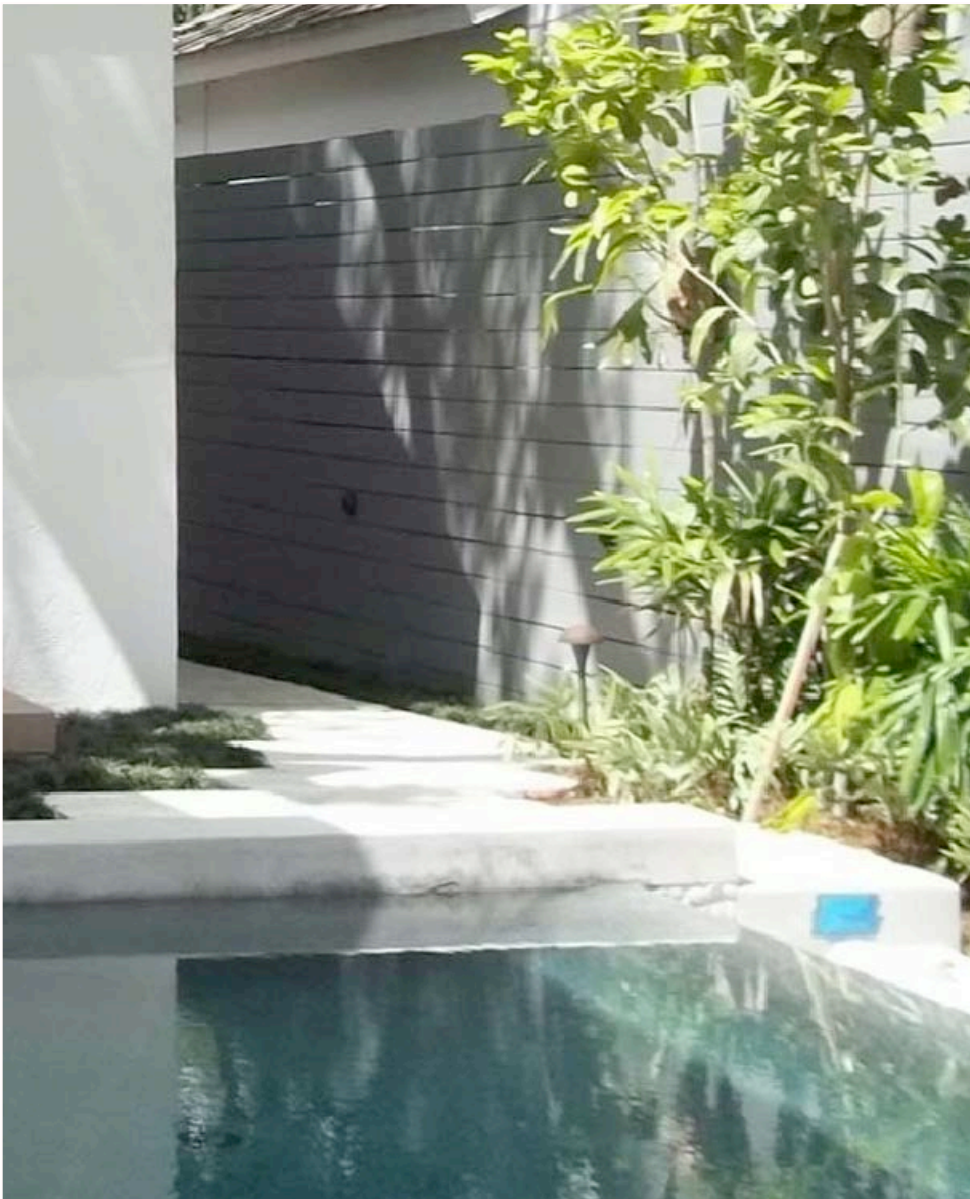
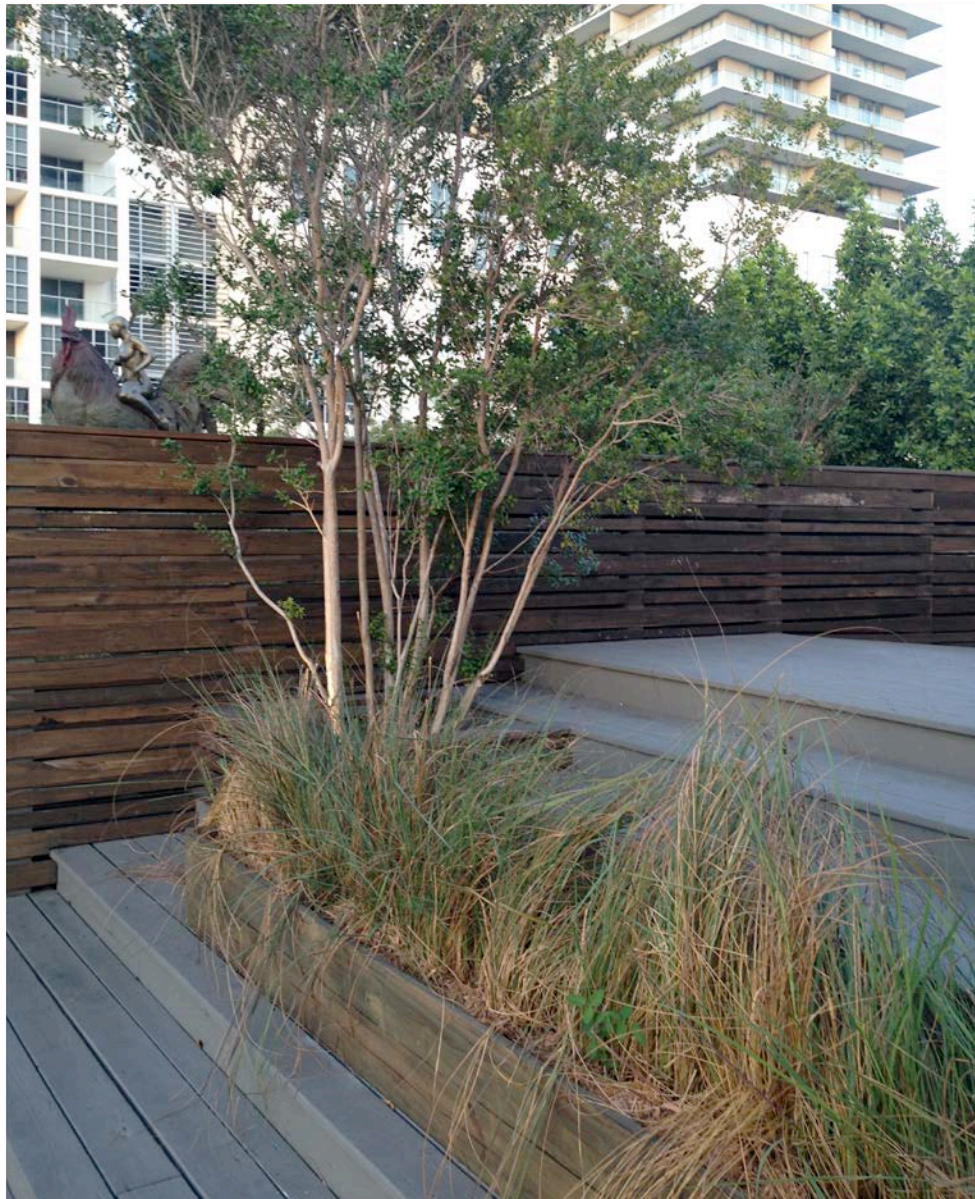
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WOOD FENCES



ALUMINUM LOUVER GATES



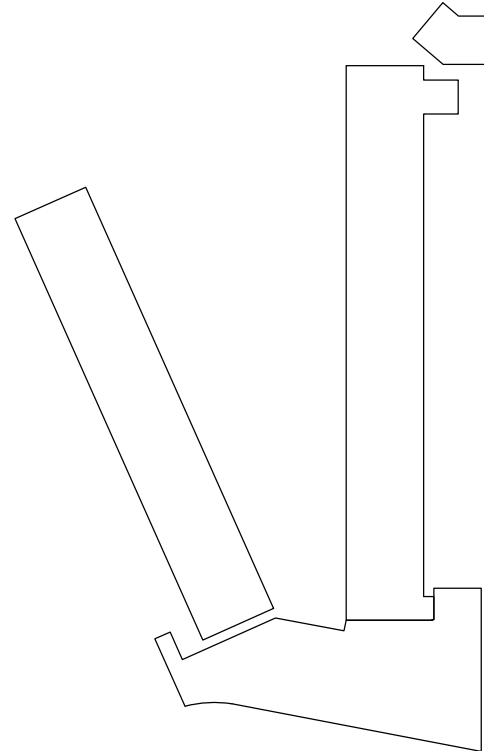
WALKWAY MATERIALS



Limerock Pathway



Travertine Pavers



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KEY NOTES

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HARDSCAPE
REFERENCE
IMAGES



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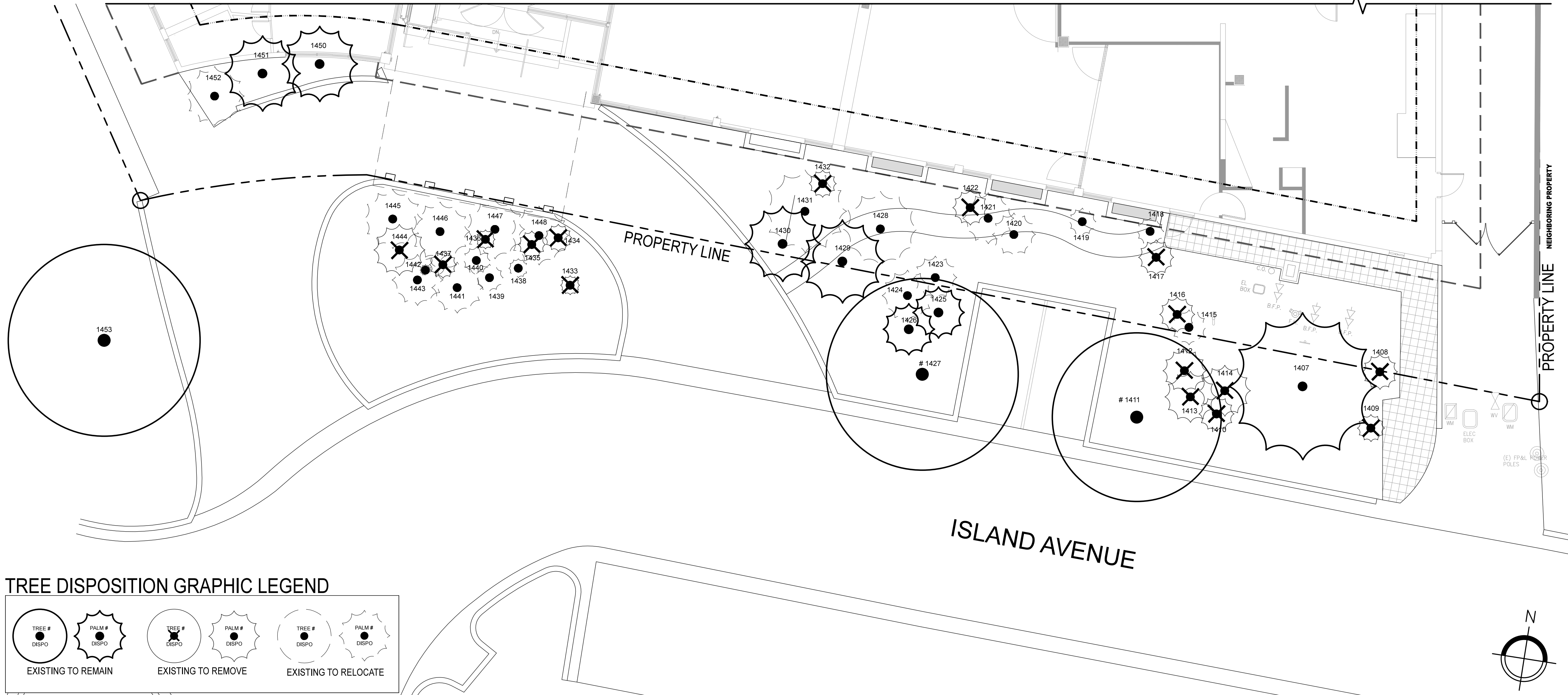
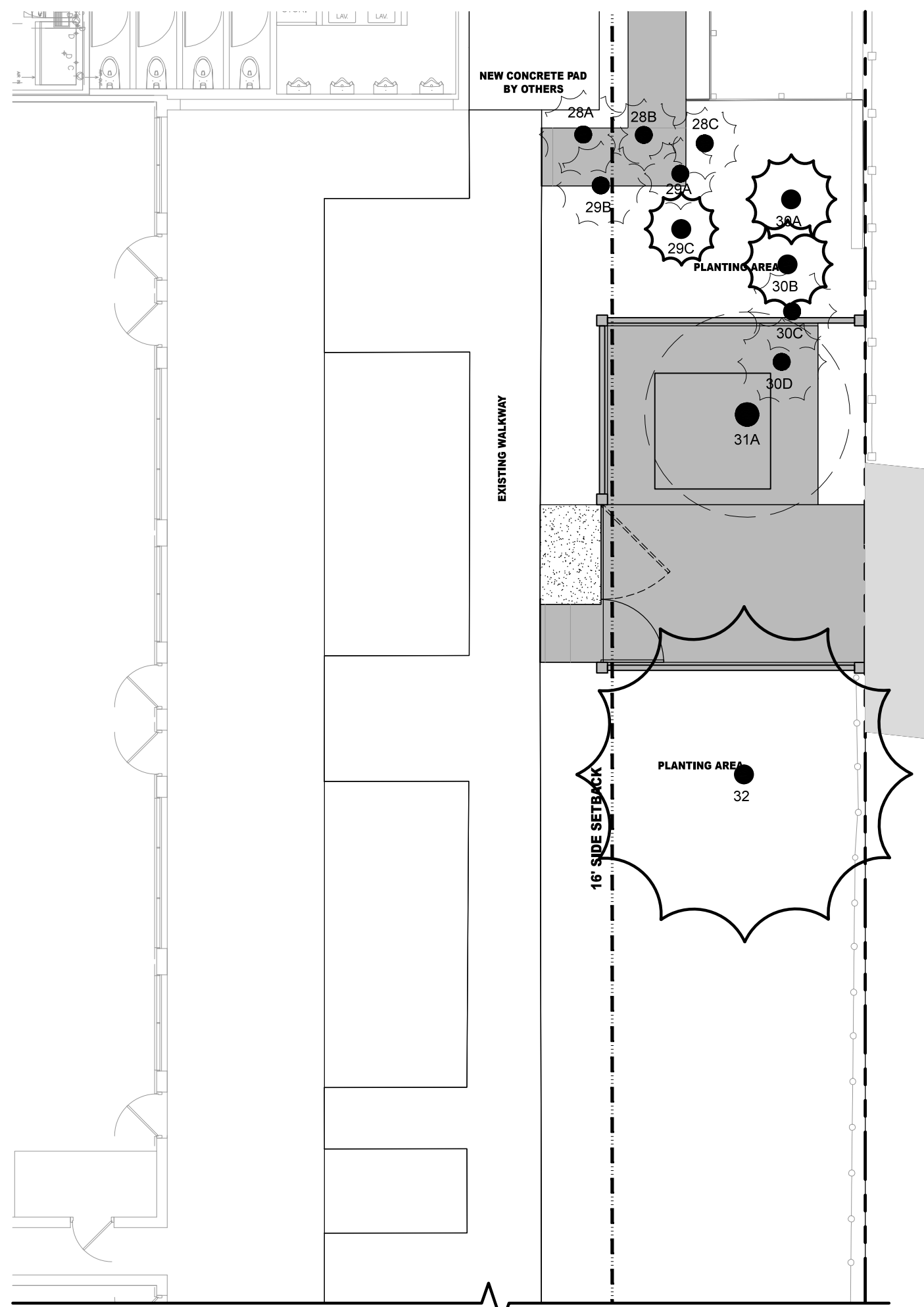
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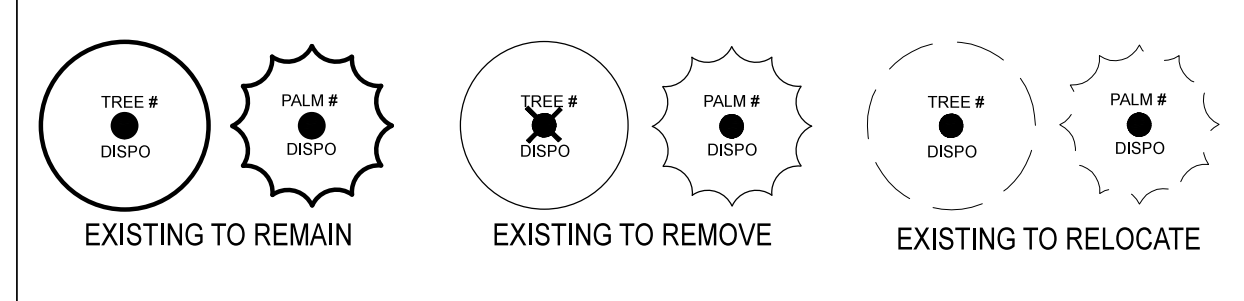
2019.03.08
SHEET NUMBER

THE STANDARD TREE DISPOSITION LIST: 2019.02.13										
KEY #	BOTANICAL NAME	COMMON NAME	SIZE	DISPOSITION					CONDITION	
				HT. (FT.)	SPD. (FT.)	DBH. (IN.)	REMAIN	REMOVE		RELOCATE ON SITE
TREES FROM CURRENT SURVEY DATED: 01/04/19										
1,407	<i>Phoenix reclinata</i>	Senegal Date Palm (Multi-Trunk)	35'	35'	120"		X			Good
1,408	<i>Strelitzia nicolai</i>	White Bird of Paradise	10'	8'	24"			X		Good
1,409	<i>Strelitzia nicolai</i>	White Bird of Paradise	12'	5'	24"			X		Good
1,410		Palm	10'	8'	6"			X		Good
1,411	<i>Swietenia mahagoni</i>	Mahogany Tree	40'	25'	18"		X			Good
1,412	<i>Caryota mitis</i>	Fishtail Palm (Multi-Trunk)	8'	10'	12"			X		Good
1,413	<i>Caryota mitis</i>	Fishtail Palm (Multi-Trunk)	8'	14'	36"			X		Good
1,414	<i>Caryota mitis</i>	Fishtail Palm (Multi-Trunk)	12'	10'	24"			X		Good
1,415	<i>Thrinax radiata</i>	Florida Thatch Palm (Multi-Trunk)	8'	8'	36"				X	Good
1,416	<i>Dypsis lutescens</i>	Areca Palm (Cluster)	8'	8'	6"			X		Good
1,417	<i>Dypsis lutescens</i>	Areca Palm (Cluster)	8'	8'	24"			X		Good
1,418	<i>Thrinax radiata</i>	Florida Thatch Palm	6'	6'	24"				X	Good
1,419	<i>Thrinax radiata</i>	Florida Thatch Palm	6'	6'	5"				X	Good
1,420	<i>Thrinax radiata</i>	Florida Thatch Palm	8'	7'	5"				X	Good
1,421	<i>Thrinax radiata</i>	Florida Thatch Palm	10'	11'	5"				X	Good
1,422	<i>Strelitzia nicolai</i>	White Bird of Paradise	8'	2'	8"			X		Good
1,423	<i>Thrinax radiata</i>	Florida Thatch Palm	7'	8'	4"				X	Good
1,424	<i>Thrinax radiata</i>	Florida Thatch Palm	10'	12'	6"				X	Good
1,425	<i>Thrinax radiata</i>	Florida Thatch Palm	5'	4'	6"		X			Good
1,426	<i>Thrinax radiata</i>	Florida Thatch Palm	8'	10'	5"		X			Good
1,427	<i>Swietenia mahagoni</i>	Mahogany Tree	35'	36'	6"		X			Good
1,428	<i>Veitchia montgomeryana</i>	Montgomery Palm	35'	20'	16"				X	Good
1,429	<i>Veitchia montgomeryana</i>	Montgomery Palm	30'	20'	8"		X			Good
1,430	<i>Veitchia montgomeryana</i>	Montgomery Palm	20'	18'	8"		X			Good
1,431	<i>Veitchia montgomeryana</i>	Montgomery Palm	38'	20'	8"				X	Good
1,432	<i>Strelitzia nicolai</i>	Giant White Bird of Paradise	10'	6'	12"			X		Good
1,433	<i>Strelitzia nicolai</i>	White Bird of Paradise	7'	4'	6"			X		Good
1,434	<i>Strelitzia nicolai</i>	White Bird of Paradise	6'	7'	5"			X		Good
1,435	<i>Strelitzia nicolai</i>	White Bird of Paradise	7'	7'	5"			X		Good
1,436	<i>Strelitzia nicolai</i>	White Bird of Paradise	6'	4'	5"			X		Good

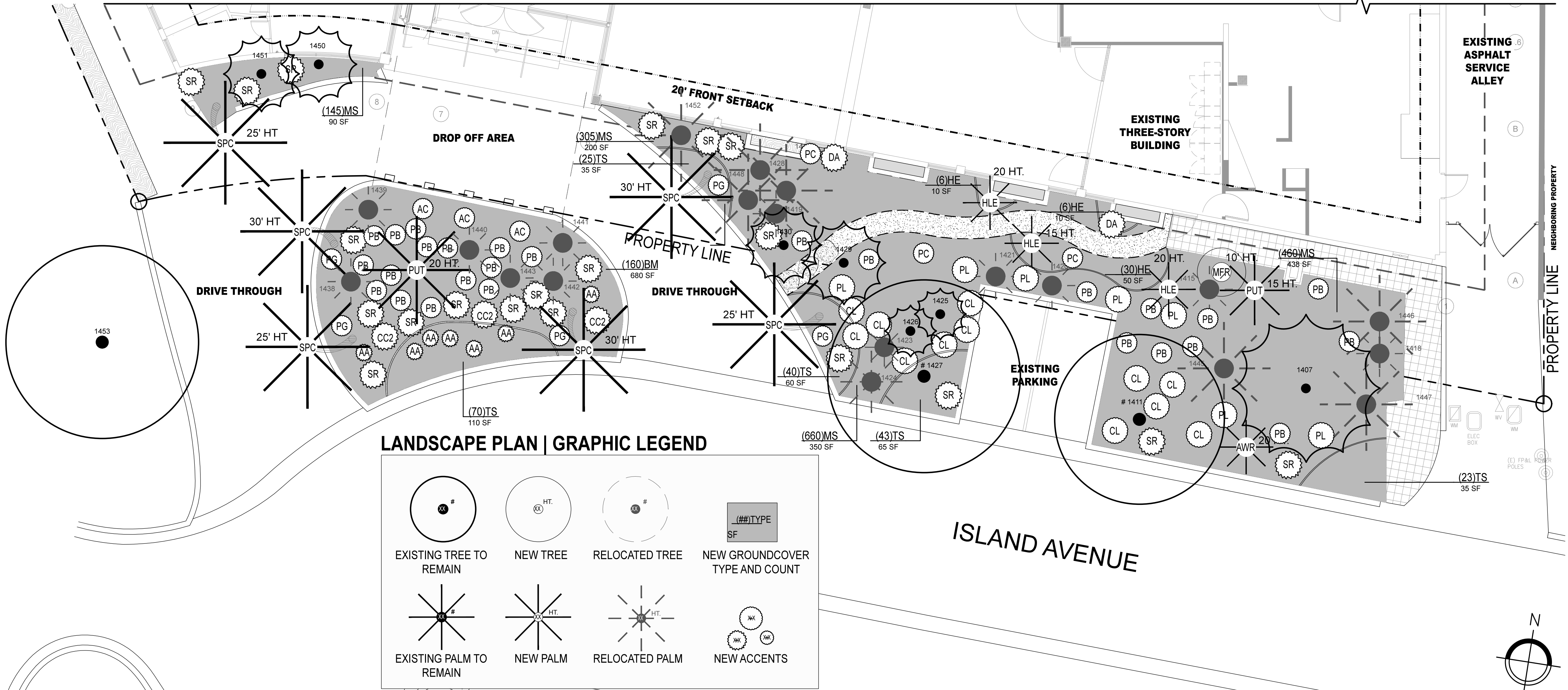
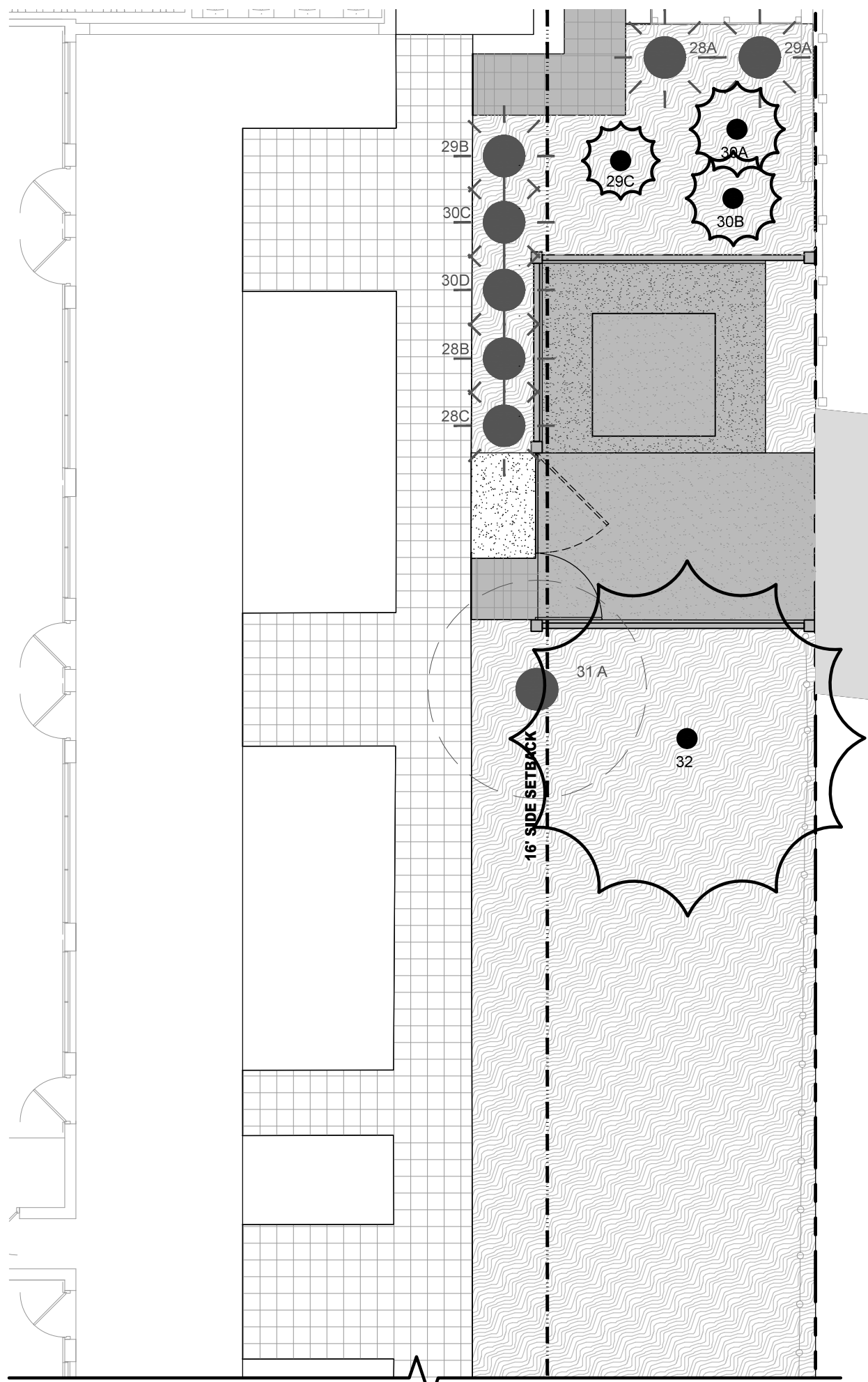
KEY #	BOTANICAL NAME	COMMON NAME	SIZE	DISPOSITION					CONDITION	
				HT. (FT.)	SPD. (FT.)	DBH. (IN.)	REMAIN	REMOVE		
1,437	<i>Strelitzia nicotai</i>	White Bird of Paradise	6'	5'	6"			X	Good	
1,438	<i>Thrinax radiata</i>	Florida Thatch Palm	6'	4'	6"				Good	X
1,439	<i>Thrinax radiata</i>	Florida Thatch Palm	5'	5'	8"				Good	X
1,440	<i>Thrinax radiata</i>	Florida Thatch Palm	6'	5'	8"				Good	X
1,441	<i>Thrinax radiata</i>	Florida Thatch Palm	5'	8'	8"				Good	X
1,442	<i>Thrinax radiata</i>	Florida Thatch Palm	6'	0'	8"				Good	X
1,443	<i>Thrinax radiata</i>	Florida Thatch Palm	4'	8'	6"				Good	X
1,444		C.J.	5'	8'	6"			X	Good	
1,445	<i>Veitchia montgomeryana</i>	Montgomery Palm	14'	10'	4"				Good	X
1,446	<i>Veitchia montgomeryana</i>	Montgomery Palm	14'	10'	4"				Good	X
1,447	<i>Veitchia montgomeryana</i>	Montgomery Palm	14'	10'	4"				Good	X
1,448	<i>Veitchia montgomeryana</i>	Montgomery Palm	14'	10'	4"				Good	X
1,450	<i>Veitchia montgomeryana</i>	Montgomery Palm	30'	16'	8"		X		Good	
1,451	<i>Veitchia montgomeryana</i>	Montgomery Palm	38'	16'	8"		X		Good	
1,452	<i>Veitchia montgomeryana</i>	Montgomery Palm	38'	16'	10"				Good	X
1,453	<i>Buaya bucceras</i>	Shady Lady Black Olive	45'	35'	18"		X		Good	
TREES FROM PREVIOUS SURVEY DATED: 06/06/16										
28A	<i>Veitchia merillii</i>	Christmas Palm	8'	5'	4'				Good	X
28B	<i>Veitchia merillii</i>	Christmas Palm	8'	5'	4'				Good	X
28C	<i>Veitchia merillii</i>	Christmas Palm	8'	5'	4'				Good	X
29A	<i>Veitchia merillii</i>	Christmas Palm	5'	5'	4'				Good	X
29B	<i>Veitchia merillii</i>	Christmas Palm	5'	5'	4'				Good	X
29C	<i>Veitchia merillii</i>	Christmas Palm	5'	5'	4'		X		Good	
30A	<i>Veitchia merillii</i>	Christmas Palm	20'	10'	8"		X		Good	
30B	<i>Veitchia merillii</i>	Christmas Palm	20'	10'	8"		X		Good	
30C	<i>Veitchia merillii</i>	Christmas Palm	20'	10'	8"				Good	X
30D	<i>Veitchia merillii</i>	Christmas Palm	20'	10'	8"				Good	X
31A	<i>Coccoloba diversifolia</i>	Pigeon plum	15'	15'	4"				Good	X
32	<i>Phoenix Hybrid Cluster</i>	Date Palm Cluster	25'	25'	1'		X		Good	
SUMMARY										
Total Number of Trees / Palms to Remain on Site: 16										
Total Number of Trees / Palms to Relocate On Site: 26										
Total Number of Trees / Palms to Remove: 16										



TREE DISPOSITION GRAPHIC LEGEND



THE STANDARD MIAMI GROUND PLANT LIST									
QTY	ABRV.	BOTANICAL NAME	COMMON NAME	SPECIFICATIONS	FL. NATIVE		DROUGHT TOLERANT		CANOPY MITIGATION CREDIT (SQ.FT.)
TREES					YES	NO	YES	NO	
1	MFR	<i>Myrcianthes fragrans</i>	Simpson Stopper	10'-12' HT Min. multi	X		X		200
2	PUT	<i>Pandanus utilis</i>	Screw Pine	Specimen (1) @ 20' HT., (1) @ 15' HT.		X	X		
PALMS									
1	AWR	<i>Acoelorrhaphe wrightii</i>	Paurotis Palm (cluster)	20' HT.	X		X		
3	HF	<i>Howea forsteriana</i>	Kentia Palm	25G.		X	X		
3	HLE	<i>Heterospathe elata</i>	Sagisi Palm	(1) @ 15', (2) @ 20'		X	X		field grown / collected specimens
6	SPC	<i>Sabal palmetto</i>	Sabal Palm (Character)	(3) @ 25' Ht., (3) @ 30' Ht.	X		X		
SHRUBS									
7	PL	<i>Psychotria ligustrifolia</i>	Bahama Coffee	7G		X	X		
20	SR	<i>Serenoa repens</i> 'Silver Form'	Silver Saw Palmetto	(4) @ 15G., (9) @ 25G.	X		X		
ACCENTS									
7	AA	<i>Agave angustifolia</i> 'Marginata'	Caribbean Agave	7G.		X	X		
3	AC	<i>Anthurium cubense</i>	Bird's Nest Anthurium	7G.		X	X		
12	CL	<i>Crinum spp.</i>	Crinum Lily	15G.		X	X		
3	CC2	<i>Cycas circinalis</i>	Queen Sago	25G.		X	X		
2	DA	<i>Dracaena arborea</i>	Same	8' HT.		X	X		
26	PB	<i>Philodendron bipinnatifidum</i>	Split Leaf Philodendron	7G		X		X	
3	PC	<i>Philodendron congo</i> 'Green'	Green Congo Philodendron	7G		X		X	
5	PG	<i>Philodendron giganteum</i>	Giant Philodendron	7G		X		X	
GROUNDCOVERS									
42	HE	<i>Homalomena</i>	Emerald Gem Plant	3G @ 15" O.C		X	X		
1,570	MS	<i>Microsorium scolopendrium</i>	Wart Fern	3G @ 15" O.C.	X		X		
160	BM	<i>Philodendron</i> 'Burlie Marx'	Same	3G @ 24" O.C.		X			
276	TS	<i>Tradescantia spathacea</i> 'Dwarf'	Dwarf Oyster Plant	3G @ 15" O.C	X		X		
SUPPLEMENTAL									
TBD		Pine needle mulch (for planting beds)			Volume T.B.D. by Landscape Contractor				
520 S.F.		Lime Rock & Shell Mix	75% of 3/8" Lime Rock & 25% of 0.25"-0.75" Small Shell		Volume T.B.D. by Landscape Contractor				
TBD		Planting Top Soil			Volume T.B.D. by Landscape Contractor				
TBD		Fertilizer for initial plant installation			Amount T.B.D. by Landscape Contractor				



GROUND LEVEL LANDSCAPE PLAN

SCALE
1/8"=1'-0"

1

KEY PLAN

Summit 7d

40 Island Ave
Miami Beach
Florida 33139

THE USE OF THESE DESIGNS, DRAWINGS, SPECIFICATIONS, AND/OR CALCULATIONS IS RESTRICTED TO THE ORIGINAL PURPOSE FOR WHICH THEY WERE PREPARED AND FURNISHED TO THE HOLDER. OWNERSHIP OF THIS DOCUMENT AND ALL INFORMATION OR DESIGNS CONTAINED HEREIN REMAINS WITH SUMMIT 7 D. REUSE OR OTHER PUBLICATION BY ANY METHOD IS PROHIBITED EXCEPT WITH THE WRITTEN PERMISSION OF SUMMIT 7 D.

The Standard

PROJECT NAME

THE STANDARD
MIAMI BEACH
Spa Remodel
40 Island Ave
Miami Beach
Florida 33139

GROUND LEVEL
LANDSCAPE
PLAN



www.naturalofficial.com
6915 Red Road, Suite 224
Coral Gables, FL 33143
O: 786.717.6564 / M: 305.321.2341

Peter Anselmo
R.L.A. FL# 6667221

DRAWN BY: PS

CHECKED BY: PA

ISSUED FOR

DATE

KEY NOTES

NOTE: REFERENCE TO PLAN FOR
NUMBERING OF RELOCATED TREES

NOTE: LANDSCAPE DESIGNER TO APPROVE
ON-SITE LAYOUT PRIOR TO
IMPLEMENTATION

TO THE BEST OF OUR KNOWLEDGE,
THESE PLANS COMPLY WITH ALL
APPLICABLE BUILDING AND ZONING CODES.

FINAL
SUBMITTAL

2019.03.08
SHEET NUMBER

L-3.01

GENERAL PLANTING NOTES AND SPECIFICATIONS:

GENERAL

1. EXISTING TREES DESIGNATED TO REMAIN SHALL BE PROTECTED DURING ALL CONSTRUCTION PHASES. ANY TREES OR SHRUBS SCARRED OR DESTROYED DESIGNATED TO REMAIN WILL BE REPLACED AT THE CONTRACTORS EXPENSE, WITH SIMILAR SPECIES, SIZE AND QUALITY.
2. EXISTING TREES DESIGNATED TO BE STORED OFF-SITE, SHALL BE PROTECTED AND CARED FOR ACCORDINGLY TO INDUSTRY STANDARD. ANY TREES OR SHRUBS SCARRED OR DESTROYED WILL BE REPLACED AT THE CONTRACTORS EXPENSE, WITH SIMILAR SPECIES, SIZE AND QUALITY.
3. LANDSCAPE CONTRACTOR SHALL BECOME FAMILIAR WITH ALL UNDERGROUND UTILITIES OR STRUCTURES PRIOR TO DIGGING. LANDSCAPE CONTRACTOR SHALL REPAIR ALL DAMAGE TO UNDERGROUND UTILITIES, AND/OR CONSTRUCTION CAUSED BY UTILITY DAMAGE, AT NO COST TO THE OWNER.
4. ALL PLANT MATERIALS SHALL BE GUARANTEED FOR A PERIOD OF 12 MONTHS AFTER DATE OF SUBSTANTIAL COMPLETION.
5. LANDSCAPE CONTRACTOR SHALL VERIFY ALL ESTIMATED QUANTITIES OF MATERIAL SHOWN ON THE DRAWINGS PRIOR TO SUBMITTING HIS BID. PLANTING PLAN TO TAKE PRECEDENCE OVER PLANT LIST.
6. EXISTING PLANT MATERIAL NOT SHOWN ON THE PLAN AND IN CONFLICT WITH NEW PLANTING SHALL BE EVALUATED AT THE TIME OF NEW PLANTING INSTALLATION BY THE LANDSCAPE ARCHITECT.
7. ALL BUILDING CONSTRUCTION MATERIAL AND FOREIGN MATERIAL SHALL BE REMOVED FROM PLANTING AREAS AND REPLACED WITH 80/20 MIX FILL SOIL, OR AS PER SPECIFICATIONS. ALL ISLANDS IN PARKING LOTS AND AROUND BUILDINGS, SHALL BE EXCAVATED TO A DEPTH OF 3 MIN. AND REPLACED WITH 80/20 PLANT MIX, OR AS PER SPECIFICATIONS.
8. ALL PLANT MATERIAL SYMBOLS SHOWN ON LANDSCAPE PLAN SHALL BE CONSIDERED DIAGRAMMATIC AND SHOULD BE ADJUSTED IN THE FIELD BY CONTRACTOR TO AVOID ALL UTILITIES AND ALL OTHER OBSTRUCTIONS AFTER CONSULTING THE LANDSCAPE ARCHITECT.
9. ALL SIZES SHOWN FOR PLANT MATERIAL ON THE PLAN ARE TO BE CONSIDERED MINIMUM. ALL PLANT MATERIAL MUST MEET OR EXCEED THESE MINIMUM REQUIREMENTS FOR BOTH HEIGHT AND SPREAD. ANY OTHER REQUIREMENTS FOR SPECIFIC SHAPE, EFFECT, OR COLOR NOTED ON THE PLAN SHALL ALSO BE REQUIRED FOR ACCEPTANCE. ALL TREES TO HAVE SINGLE TRUNK, UNLESS OTHERWISE NOTED ON THE PLANS OR PLANT LIST.
10. SITE PREPARATION SHALL INCLUDE THE ERADICATION AND REMOVAL OF ANY WEEDS, GRASS, AS WELL AS CLEAN-UP OF ANY DEAD MATERIAL AND FINISH GRADING AS PER THE SPECS.
11. THE LANDSCAPE CONTRACTOR SHALL AT ALL TIMES KEEP THE JOB SITE CLEAN AND FREE FROM ACCUMULATION OF WASTE MATERIAL, DEBRIS, AND RUBBISH.
12. THE LANDSCAPE CONTRACTOR SHALL EXERCISE CAUTION TO PROTECT ANY NEW HARDSCAPE CONSTRUCTION OR IRRIGATION. ANY DAMAGE SHALL BE REPLACED OR REPIRSED TO THE ORIGINAL STATE BY THE LANDSCAPE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
13. ALL PLANT MATERIAL TO BE FLORIDA #1 OR BETTER, AS DEFINED BY THE FLORIDA DEPARTMENT OF AGRICULTURES' CODES AND STANDARDS FOR NURSERY PLANTS PART I AND II.
14. MULCH ALL PLANTING AREAS WITH SHREDDED ORGANIC MULCH TO A MINIMUM DEPTH OF 2" WITH THE EXCEPTION OF BEACH PLANTING.
15. ALL PLANTING AREAS WITHIN LIMIT OF WORK SHALL BE 100% FULLY IRRIGATED. THE IRRIGATION CONTRACTOR AWARD THE BID SHALL COMPLY WITH THE PROPOSED IRRIGATION DESIGN.
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19. MULCH SHALL NOT BE APPLIED WITHIN 6" OF ANY TREE OR PALM TRUNKS THAT ARE INSTALLED OR INCORPORATED INTO THE PROJECT FOR BROWN TREES/PALMS PLEASE. UTILIZE AMERICAN GROW PREMIUM PINEBARK BROWN SHREDDED MULCH OR A CITY APPROVED ALTERNATIVE.
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HANDLING AND TRANSPORTATION

1. TREES/PALMS SHALL BE PROPERLY HANDLED DURING EXCAVATION, MOVING, STORAGE, RELOCATION, AND REPLANTING. DO NOT SCAR OR OTHERWISE DAMAGE TRUNKS AND BRANCHES, AND AVOID BREAKING LIMBS, BRANCHES AND PRUNDS. DAMAGE TO TREE/PALM MAY BE CAUSE FOR ITS REJECTION, AND MAY REQUIRE MITIGATION REPLACEMENT BY THE CONTRACTOR.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR THE MANUAL WATERING OF ALL RELOCATED TREES/PALMS DURING MAINTENANCE PERIOD, UNTIL FINAL ACCEPTANCE OF ALL WORK BY THE LANDSCAPE ARCHITECT AND/OR CLIENT.
3. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING AND MAINTAINING TREE/PALM PROTECTION. INSTALL BARRICADE OF GALVANIZED WELDED WIRE FABRIC OR PLASTIC MESH TO ENCOMPASS THE DRIP LINE OF THE TREE/PALM. BARRICADE SHALL BE PLUMB, TAUT, AND STURDY. BARRICADE TO BE LEFT UP AND MAINTAINED UNTIL DIRECTED TO REMOVE BY LANDSCAPE ARCHITECT.

TREE PROTECTION MATERIALS

1. POSTS: 2"x2" WOOD.
2. ACCESS: PROVIDE HINGED LATCHING GATE.
3. AERATION PIPE: RIGID PVC PERFORATED DRAINPIPE, 3 INCH DIAMETER X 4 FEET LONG, WITH PERFORATED CAP FILL WITH WASHED PEA GRAVEL.

WARRANTY

1. LANDSCAPE CONTRACTOR SHALL PROVIDE A MINIMUM OF ONE (1) YEAR GUARANTEE FOR ALL RELOCATED TREES/PALMS AFTER FINAL ACCEPTANCE BY LANDSCAPE ARCHITECT AND/OR CLIENT.
2. LANDSCAPE CONTRACTOR SHALL REMOVE COMPLETELY AND DISPOSE OF OFF-SITE, ANY RELOCATED TREE/PALM THAT FAILS TO THRIVE AS DETERMINED BY THE LANDSCAPE ARCHITECT.
3. FOR ANY RELOCATED TREE/PALM REMOVED DUE TO ITS FAILURE TO THRIVE, LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACING AND INSTALLING WITH A SPECIMEN OF EQUAL OR GREATER SPECIFICATION OF ORIGINAL. REPLACEMENT MATERIAL SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PROCUREMENT PREPARATION OR INSTALLATION.

TREE / PALM RELOCATION NOTES

1. VERIFY AND INSURE ALL TREES/PALMS IDENTIFIED ON THE CONSTRUCTION DRAWINGS AND THOSE TAGGED IN THE FIELD CORRESPOND AS TO NUMBER AND DESCRIPTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT IMMEDIATELY PRIOR TO PREPARATION.
2. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR TREE/PALM PROTECTION OF ALL VERIFIED MATERIAL. INSTALL BARRICADE OF GALVANIZED WELDED WIRE FABRIC OR PLASTIC MESH TO ENCOMPASS THE DRIP LINE OF THE TREE/PALM. BARRICADE TO BE REMOVED UPON COMPLETION OF BACKFILLING.
3. TREE ROOT BALL SHALL BE ROOT PRUNED 50% EQUALLY AROUND TREE 60 DAYS PRIOR TO TRANSPLANT. THE REMAINING 50% TO BE PRUNED 30 DAYS PRIOR TO TRANSPLANTING.
4. PALMS TO BE RELOCATED MAY BE IMMEDIATELY RELOCATED AFTER DIGGING.
5. ROOTS TO BE PRUNED WITH CLEAN, SHARP TOOLS. ROOTS ONE (1) INCH AND LARGER IN DIAMETER SHALL BE NEATLY AND CLEANLY CUT WITH A HAND SAW OR OTHER APPROVED CUTTING IMPLEMENT.
6. LANDSCAPE CONTRACTOR TO APPLY MYCORRHIZA APPLICATION TO ROOTS DURING ROOT PRUNING AND DIGGING OPERATIONS. ALL PRUNING TO BE REVIEWED AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PRUNING.
7. DEAD WOOD, CROSSING BRANCHES, AND GENERAL CANOPY PRUNING SHALL BE PERFORMED OR DIRECTED BY AN ISA OR ASCA CERTIFIED ARBORIST IN ACCORDANCE WITH THE LATEST VERSION OF THE ANSI A300 PRUNING STANDARDS AND GOOD HORTICULTURAL PRACTICES IMMEDIATELY AFTER COMPLETION OF ROOT PRUNING OF EACH SPECIMEN TO BE RELOCATED. ALL PRUNING TO BE REVIEWED AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PRUNING.
8. ROOT BALL SIZE TABLE:
(NOTE: ROOT BALL SIZES SHALL EXCEED MINIMUM STANDARDS SET FORTH IN GRADES AND STANDARDS FOR NURSERY PLANTS, PART II, PALMS AND TREES, FLORIDA DEPARTMENT OF AGRICULTURE.)

1. LANDSCAPE CONTRACTOR SHALL PROVIDE A MINIMUM OF ONE (1) YEAR GUARANTEE FOR ALL RELOCATED TREES/PALMS AFTER FINAL ACCEPTANCE BY LANDSCAPE ARCHITECT AND/OR CLIENT.
2. LANDSCAPE CONTRACTOR SHALL REMOVE COMPLETELY AND DISPOSE OF OFF-SITE, ANY RELOCATED TREE/PALM THAT FAILS TO THRIVE AS DETERMINED BY THE LANDSCAPE ARCHITECT.
3. FOR ANY RELOCATED TREE/PALM REMOVED DUE TO ITS FAILURE TO THRIVE, LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACING AND INSTALLING WITH A SPECIMEN OF EQUAL OR GREATER SPECIFICATION OF ORIGINAL. REPLACEMENT MATERIAL SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PROCUREMENT PREPARATION OR INSTALLATION.

TREE/PALM CALIPER	MINIMUM ROOT BALL DIAMETER
1" - 1 1/2"	16"
1 1/2" - 1 3/4"	20"
1 3/4" - 2"	24"
2" - 2 1/2"	28"
2 1/2" - 3 1/2"	32"
3 1/2" - 4"	36"
4" - 4 1/2"	40"
4 1/2" - 5"	44"
5" - 5 1/2"	48"

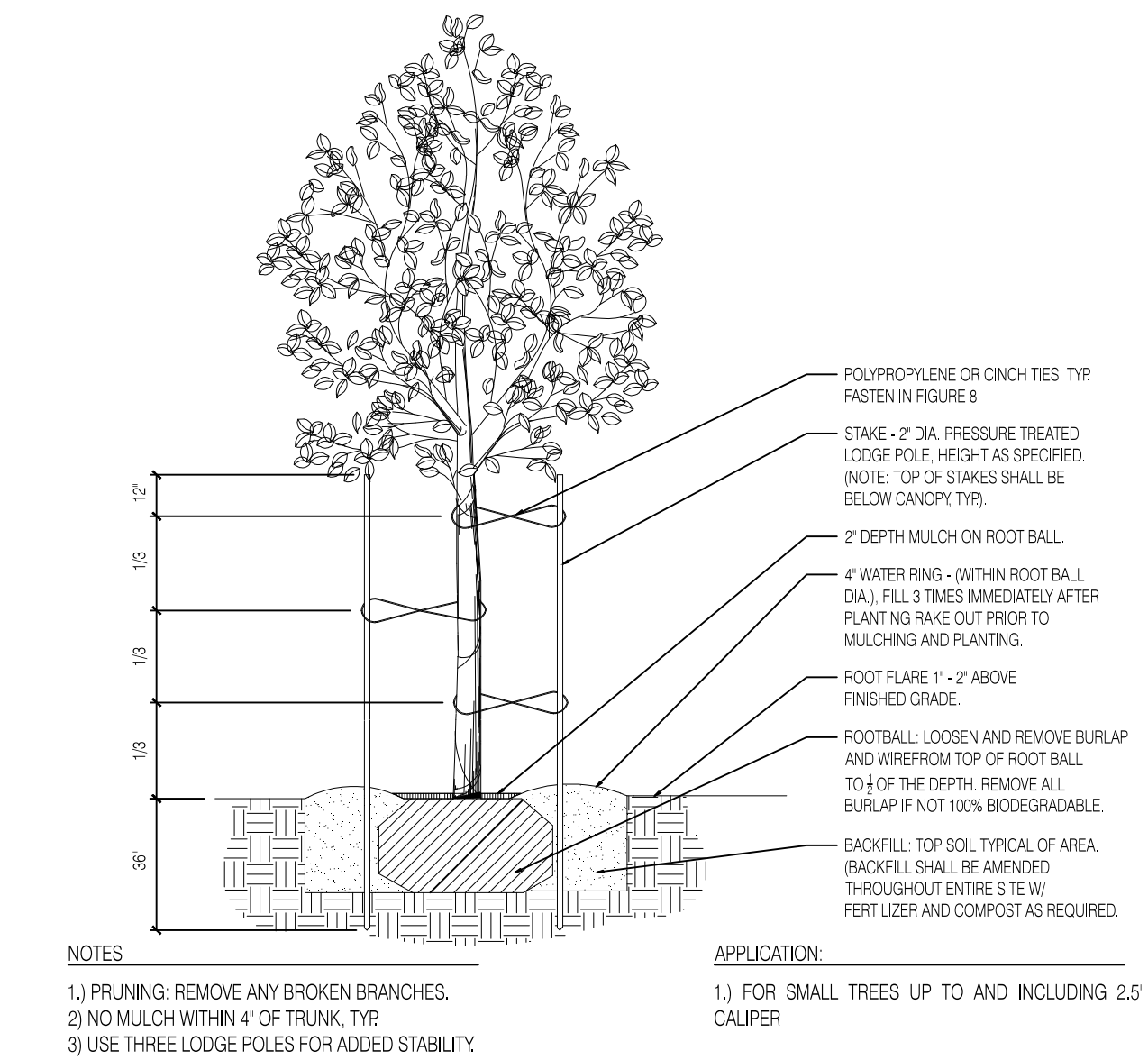
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- THE ROOT BALL OF LARGER CALIPER SIZES SHALL BE INCREASED PROPORTIONALLY AT THREE (3) INCHES OF ROOT BALL DIAMETER FOR EVERY INCREASE OF ONE (1) INCH IN CALIPER OR FRACTION THEREOF.
9. MAINTAIN COMPACT ROOT BALLS. ROOT BALLS SHALL BE COMPLETELY ENCLOSED WITHIN A BURLAP COVERING OR STRETCH WRAP AS COMMONLY USED WITHIN THE HORTICULTURAL INDUSTRY IN TWO COMPLETE LAYERS (THICKNESS).
 10. ALL TREES TO BE FLOODED FOR FIVE (5) DAYS PRIOR TO TRANSPLANT.
 11. ALL PITS TO BE FILLED THE SAME DAY AND WITH CLEAN FILL IN 18 INCH LIFTS/LAYERS. EACH THEN COMPACTED BEFORE A SUBSEQUENT 18" LIFTLAYER IS PLACED. REPEAT UNTIL BACKFILLS FLUSH WITH SURROUNDING GRADE.
 12. CORRECT ALL PROBLEMS RELATED TO SETTLEMENT, EROSION, OR OTHER DISTRESS OF EXCAVATED/BACKFILLED PIT FROM WHICH TREE/PALM HAS BEEN REMOVED, INCLUDING THE COMPLETE AND THOROUGH REMOVAL OF ALL RESIDUAL ROOTS, STUMPS AND PORTIONS AND PARTS THEREOF.
 13. RESTORE THE SURFACE WITH MATERIAL TO MATCH ADJACENT AREAS. MATERIAL TO BE APPROVED BY LANDSCAPE ARCHITECT. CONTRACTOR TO PROVIDE A MINIMUM ONE YEAR WARRANTY ON SETTLING AND PLANT MATERIAL.
 14. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ALL MATERIAL INCLUDING BUT NOT LIMITED TO BACKFILL MATERIAL, PROTECTION FENCING, FLAGGING, ROOT BALL BURLAP OR SHRINK WRAP.

INSTALLATION

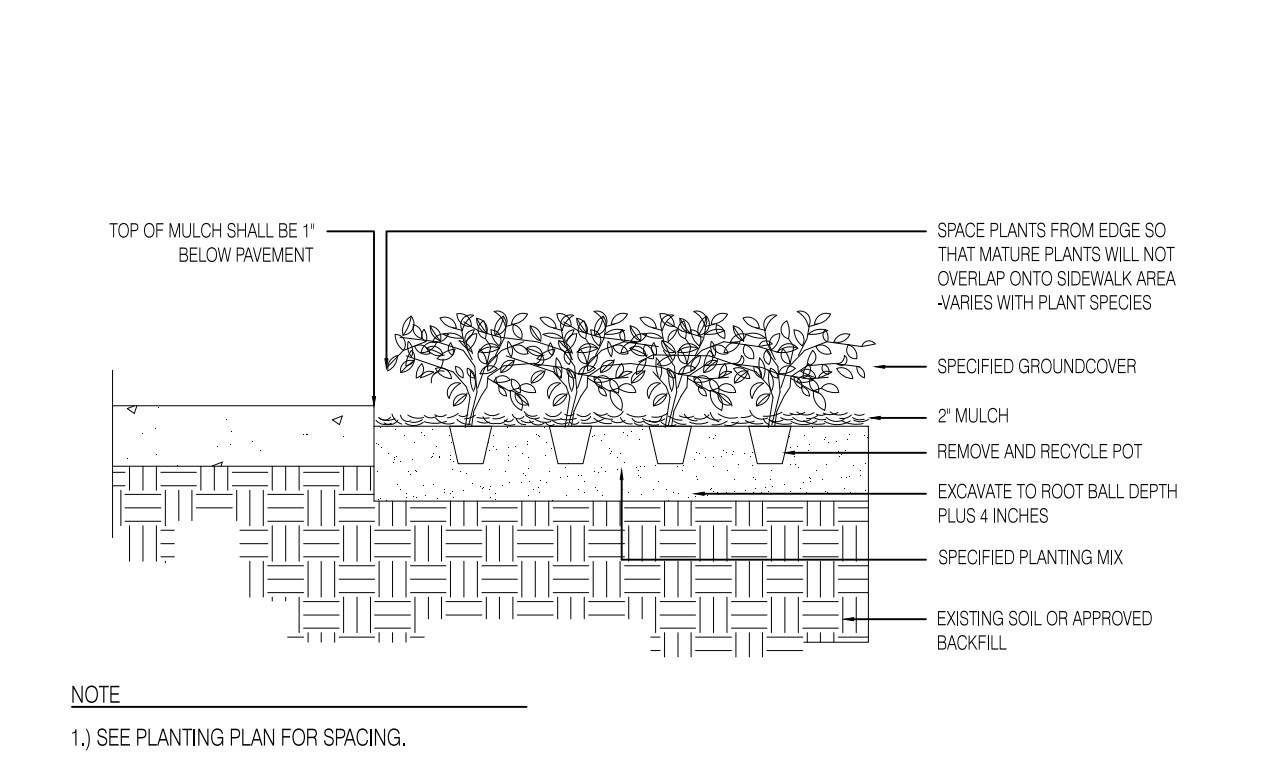
1. VERIFY ALL UNDERGROUND CONSTRUCTIONS OR OBSTRUCTION (UTILITIES, SEPTIC SYSTEMS, ETC.) ARE IDENTIFIED, LOCATED AND CLEARLY MARKED AS APPROPRIATE PRIOR TO EXCAVATION OF PLANTING PITS FOR RELOCATED TREES AND PALMS. ANY UNKNOWN OBJECTS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT IMMEDIATELY PRIOR TO INSTALLING AND BACKFILLING.
2. LANDSCAPE CONTRACTOR TO FLAG ALL PROPOSED PLANT LOCATIONS FOR LANDSCAPE ARCHITECT'S APPROVAL PRIOR TO INSTALLATION.
3. PLANTING PITS SHALL BE A MINIMUM OF TWO (2) TIMES LARGER IN DIAMETER AND ONE AND A HALF (1-1/2) TIMES LARGER IN DEPTH THAN THE ROOT BALL. ROUGHEN SIDES AND BOTTOM OF PIT.
4. AFTER EACH PLANTING PIT IS EXCAVATED, PLACE SUFFICIENT PLANTING MIX IN BOTTOM OF EXCAVATION, AND SEAT PLANT INSURING TOP OF ROOT BALL IS FLUSH WITH IMMEDIATELY ADJACENT FINAL OR PROPOSED GRADE.

1. LANDSCAPE CONTRACTOR SHALL PROVIDE A MINIMUM OF ONE (1) YEAR GUARANTEE FOR ALL RELOCATED TREES/PALMS AFTER FINAL ACCEPTANCE BY LANDSCAPE ARCHITECT AND/OR CLIENT.
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5. LANDSCAPE CONTRACTOR TO INSURE ALL PLANT MATERIAL IS INSTALLED AT THE CORRECT ELEVATION. REFER TO HARDSCAPE PLANS AND CIVIL ENGINEERS GRADING PLANS FOR PROPOSED SITE ELEVATIONS.
6. LANDSCAPE CONTRACTOR TO INSURE ALL ROOT FLARES ARE EXPOSED.
 7. CENTER EACH RELOCATED TREE/PALM IN ITS PLANTING PIT AND BACKFILL WITH SPECIFIED PLANTING MIX.
 8. PLACE PLANTING MIX IN 12 INCH LIFTS/LAYERS AROUND ROOT BALL AND COMPACT UNTIL ALL VOIDS ARE FILLED WITH COMPACTED PLANTING MIX.
 9. BUILD SOIL SAUCER OF MOUNDED EXCAVATED SOIL AROUND PERIMETER OF EACH PLANTING PIT TO FORM WATERING BASIN. MULCH TO A DEPTH OF 2".

1 TREE PROTECTION DETAIL
SCALE: N.T.S



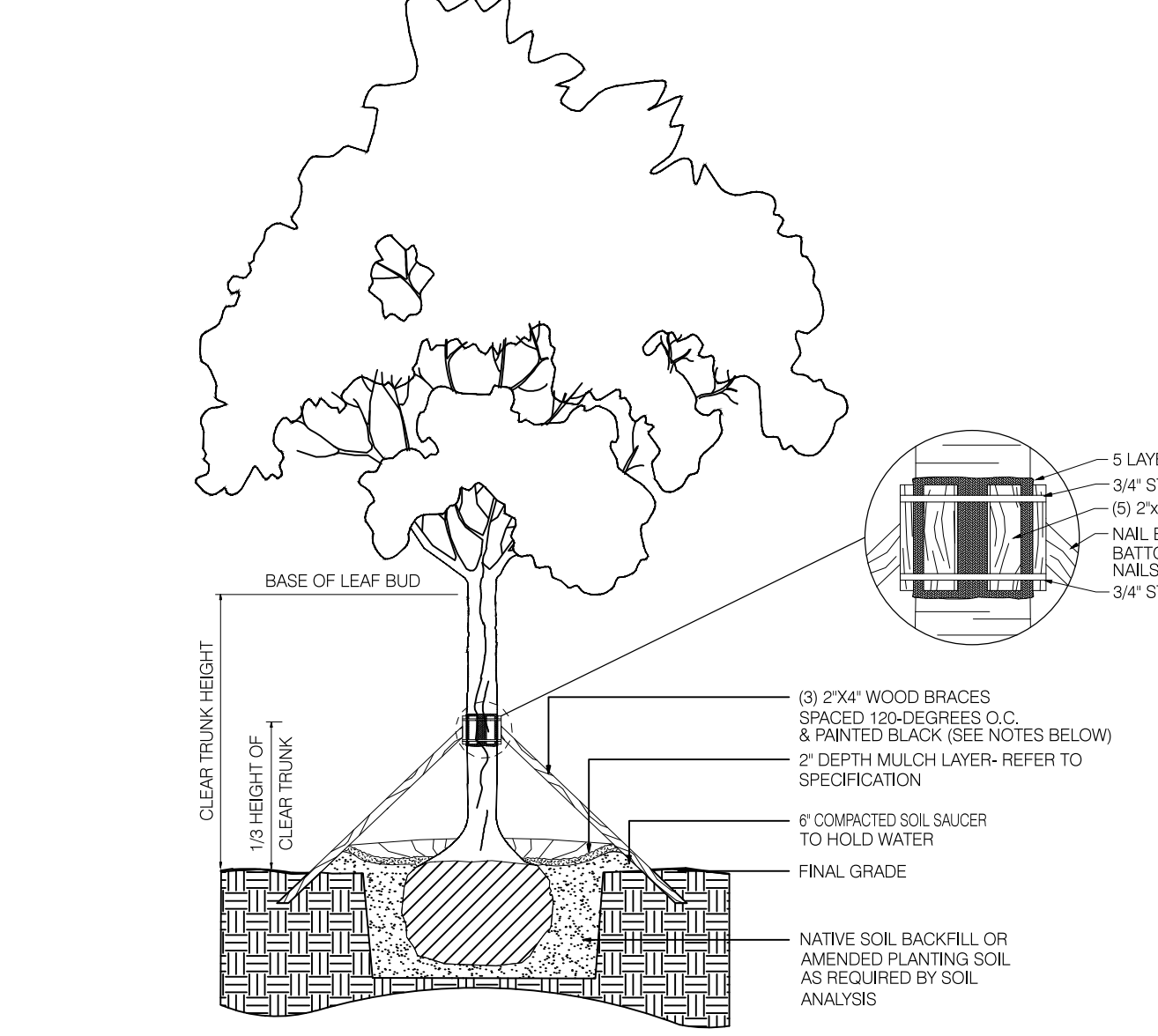
4 SMALL TREE PLANTING AND STAKING DETAIL
SCALE: N.T.S



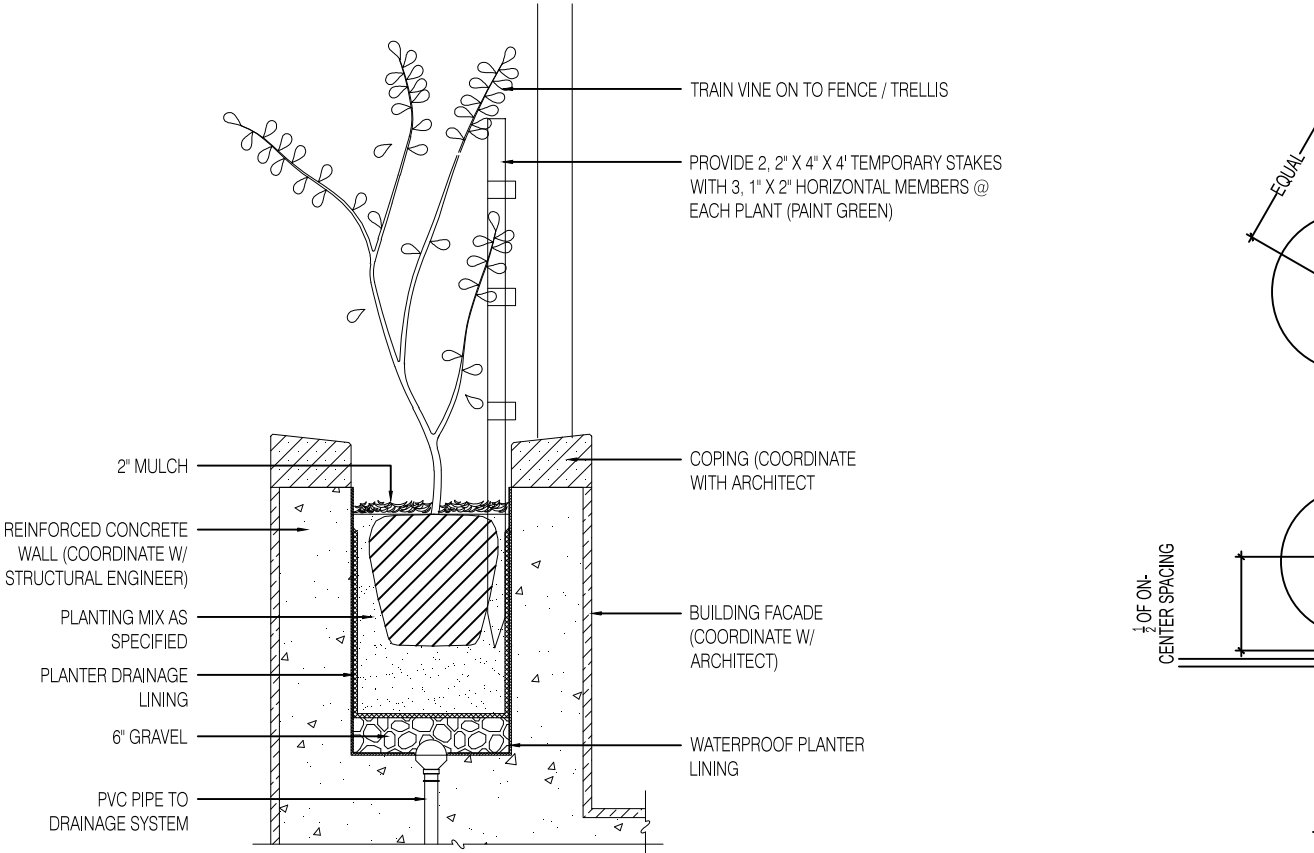
7 GROUNDCOVER PLANTING DETAIL
SCALE: N.T.S



2 MEDIUM TREE PLANTING & STAKING DETAIL
SCALE: N.T.S



5 LARGE TREE PLANTING AND STAKING DETAIL
SCALE: N.T.S



TREES



(PUT) *Pandanus utilis*
Screw Pine



(MF) *Myrcianthes fragans*
Simpson Stopper

PALMS



(AWR) *Acoelorrhaphe wrightii*
Paurotis Palm (cluster)



(SPC) *Sabal palmetto*
Sabal Palm (character)



(HEL) *Heterospathe elata*
Sagisi Palm

SHRUBS



(SR) *Sereona repens* 'Silver Form'
Silver Saw Palmetto



(PA) *Psychotria ligustrifolia*
Bahama Wild Coffee

ACCENTS



(RC) *Philodendron Congo* 'Green'
Same

ACCENTS



(AA) *AAgrave angustifolia* 'Marginata'
Caribbean Agave



(AC) *Anthurium cubense*
Bird's Nest Anthurium



(CL) *Crinum* spp.
Crinum Lily



(DA) *Dracaena arborea*
Same



(CC2) *Cycas circinalis*
Queen Sago

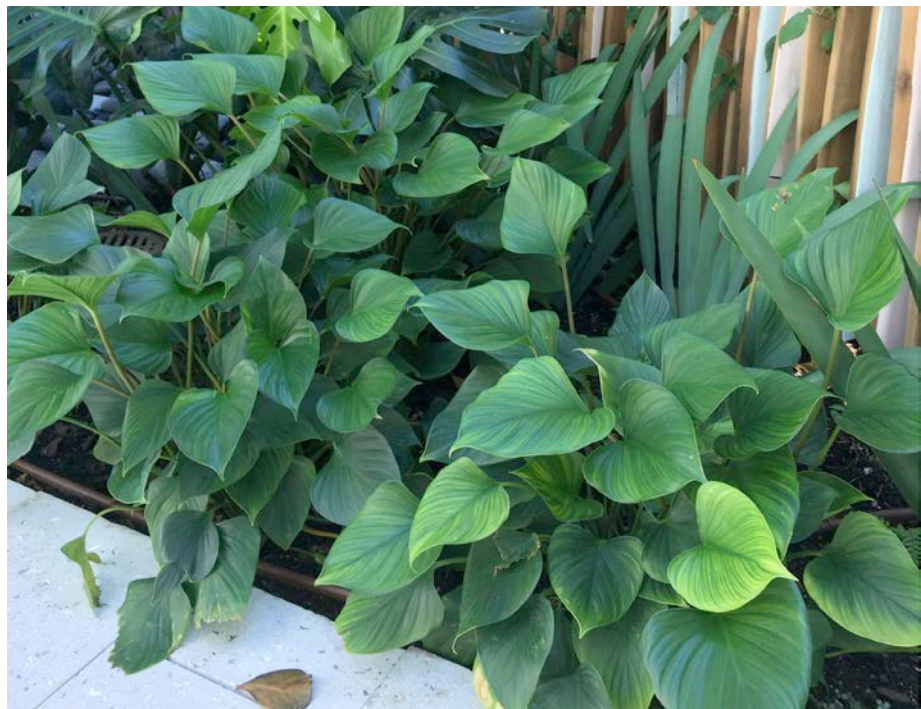
GROUNDCOVERS



(PB) *Philodendron bipinnatifidum*
Split Leaf Philodendron



(PG) *Philodendron giganteum*
Giant Philodendron



(HO) *Homalomena*
Emerald Gem Plant



(TS) *Tradescantia spathacea* 'Dwarf'
Dwarf Oyster Plant



(BM) *Philodendron* 'Burle Marx'
Same



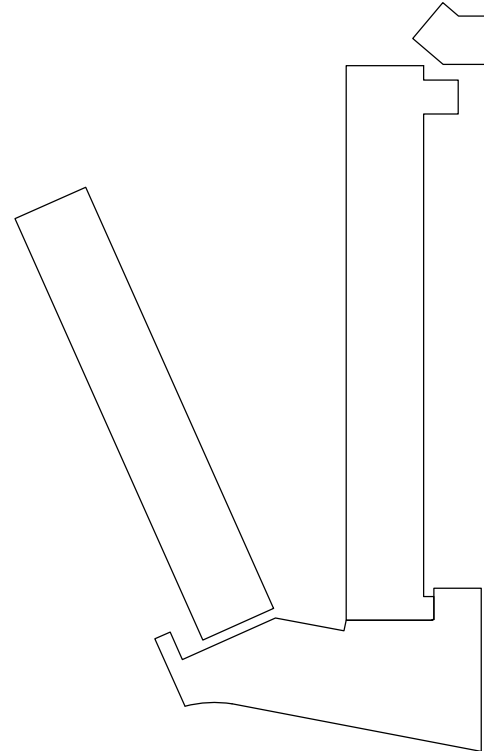
(MS) *Microsorium scolopendrium*
Wart Fern

LANDSCAPE REFERENCE IMAGES

SCALE
N/A

1

KEY PLAN



TO THE BEST OF OUR KNOWLEDGE,
THESE PLANS COMPLY WITH ALL
APPLICABLE BUILDING AND ZONING CODES.

KEY NOTES

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LANDSCAPE
REFERENCE
IMAGES



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R.L.A. FL# 6667221

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SHEET NUMBER

LANDSCAPE LIGHTING FIXTURE SCHEDULE | GROUND FLOOR

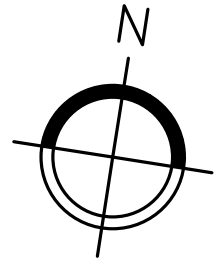
QTY.	SYMBOL	REF	APPLICATION	MANUFACTURER	MODEL NUMBER	DESCRIPTION	NOTES
22		L1	DIRECTIONAL LIGHT	AURORA LIGHT	TELLURIDE HSL16-S	MATERIAL: BRASS; SHROUD: TBD; LIGHT SOURCE: LED; [7] 7.5W; [27D] 2700K; ACCESSORIES: TBD; AMS MOUNT: TBD; FINISH: [BLP] BRONZE LIVING PATINA	U.L LISTED FOR WET LOCATION
7		L3	PATH LIGHT	AURORA LIGHT	LPL-EXT 18"- 36"	WATTAGE:[6] 6W; SHADE: [77] 7"; LED: [27D] 2700K; LENS: [C] CLEAR; PL MOUNT: TBD; FINISH: [BLP] BRONZE LIVING PATINA	U.L LISTED FOR WET LOCATION

LIGHTING SPECIFICATION GENERAL NOTES

1. GENERAL REQUIREMENTS
- A. FOR ALL WIRING, ELECTRICAL CONNECTIONS AND POWER SUPPLY FOR LANDSCAPE LIGHT FIXTURES, SEE ELECTRICAL ENGINEERING DRAWINGS.
- B. LIGHTING FIXTURES AND OTHER LIGHTING MATERIAL SHALL BE LOCATED AS INDICATED ON DRAWINGS AND AS FURTHER SPECIFIED. ALL MATERIAL SHALL BE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT & MEP E.O.R. FIXTURE PARTS AND COMPONENTS SHALL BE MADE OF MATERIALS APPROPRIATE TO THEIR FUNCTION AND AS SUCH SHALL BE RESISTANT TO CORROSION AND THERMAL AND MECHANICAL STRESSES ENCOUNTERED IN THE NORMAL APPLICATION AND FUNCTIONING OF THE FIXTURES. THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING FIXTURES WITH PROPER VENTS AS NOT TO EXCEED THE TEMPERATURE RATING OF THE LIGHTING FIXTURES OR LAMPS.
- C. LOCATIONS OF FIXTURES ARE SHOWN DIAGRAMMATICALLY. FINAL LOCATIONS TO BE DETERMINED BY THE LANDSCAPE ARCHITECT ON-SITE AFTER THE INSTALLATION OF THE TREES

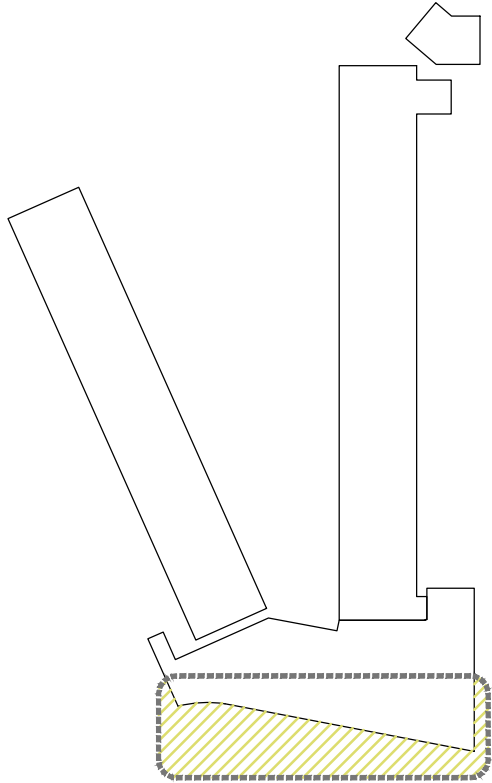
a. NOTIFY THE LANDSCAPE ARCHITECT ABOUT FIELD CONDITIONS AT VARIANCE WITH PLANS AND/OR SPECIFICATIONS BEFORE COMMENCING INSTALLATION

b. COORDINATE CONDITIONS AT VARIANCE WITH OTHER TRADES BEFORE INSTALLATION OF FIXTURES.
- D. LUMINAIRES SHALL BE DELIVERED TO THE PREMISE COMPLETE (EXCEPT AS NOTED OR SPECIFIED), INCLUDING MOUNTING DEVICES AND COMPONENTS NECESSARY FOR THE PROPER INSTALLATION AND OPERATION OF THE EQUIPMENT. LUMINAIRES SHALL INCLUDE LAMPS.
- E. BLEMISHED, DAMAGED, OR UNSATISFACTORY FIXTURES SHALL BE REPLACED IN A MANNER SATISFACTORY TO LANDSCAPE ARCHITECT AT NO COST TO THE PROJECT OWNER.
- F. ELECTRICAL CONTRACTOR TO INSTALL LOUVERS, SPREAD LENSES, AND COLOR FILTERS AS SPECIFIED AND PROVIDE LABOR TO FOCUS ALL ADJUSTABLE FIXTURES, ADDITIONALLY, ELECTRICAL CONTRACTORS SHALL PROVIDE FOR FOUR (4) NON-CONSECUTIVE VISITS TO ADJUST AIMING, LAMPING, AND COLORING OF LIGHTING FIXTURES WITH THE DIRECTION OF THE LANDSCAPE ARCHITECT. THIS MAY INCLUDE RELAMPING FIXTURES WITH DIFFERENT WATTAGES OR BEAM SPREADS AS DIRECTED BY THE LANDSCAPE DESIGNER. ELECTRICAL CONTRACTOR TO PROVIDE LADDERS AND LIFTS AS NECESSARY.
- G. TRANSFORMERS SHOULD HAVE THE CAPACITY FOR FUTURE ADDITION OF LIGHTING.
- H. LANDSCAPE LIGHTING AND PLANTING AREAS SHALL BE COMPOSED OF GROUND BURIAL CABLES FOR FLEXIBILITY OF ON-SITE ADJUSTMENT OF FIXTURE LOCATION
2. WARRANTY
- A. ALL LIGHTING FIXTURES SHALL BE COVERED BY A MINIMUM ONE YEAR WARRANTY COVERING WORKMANSHIP AND MATERIAL. IF THE FIXTURES ARE SUPPLIED BY THE INSTALLING CONTRACTOR THE GUARANTEE SHALL INCLUDE THE LABOR TO REPLACE DEFECTIVE DEVICES.



TO THE BEST OF OUR KNOWLEDGE, THESE PLANS COMPLY WITH ALL APPLICABLE BUILDING AND ZONING CODES.

KEY NOTES



LIGHTING PLAN

SCALE
1/8"=1'-0"

1

KEY PLAN

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LANDSCAPE
LIGHTING
PLAN



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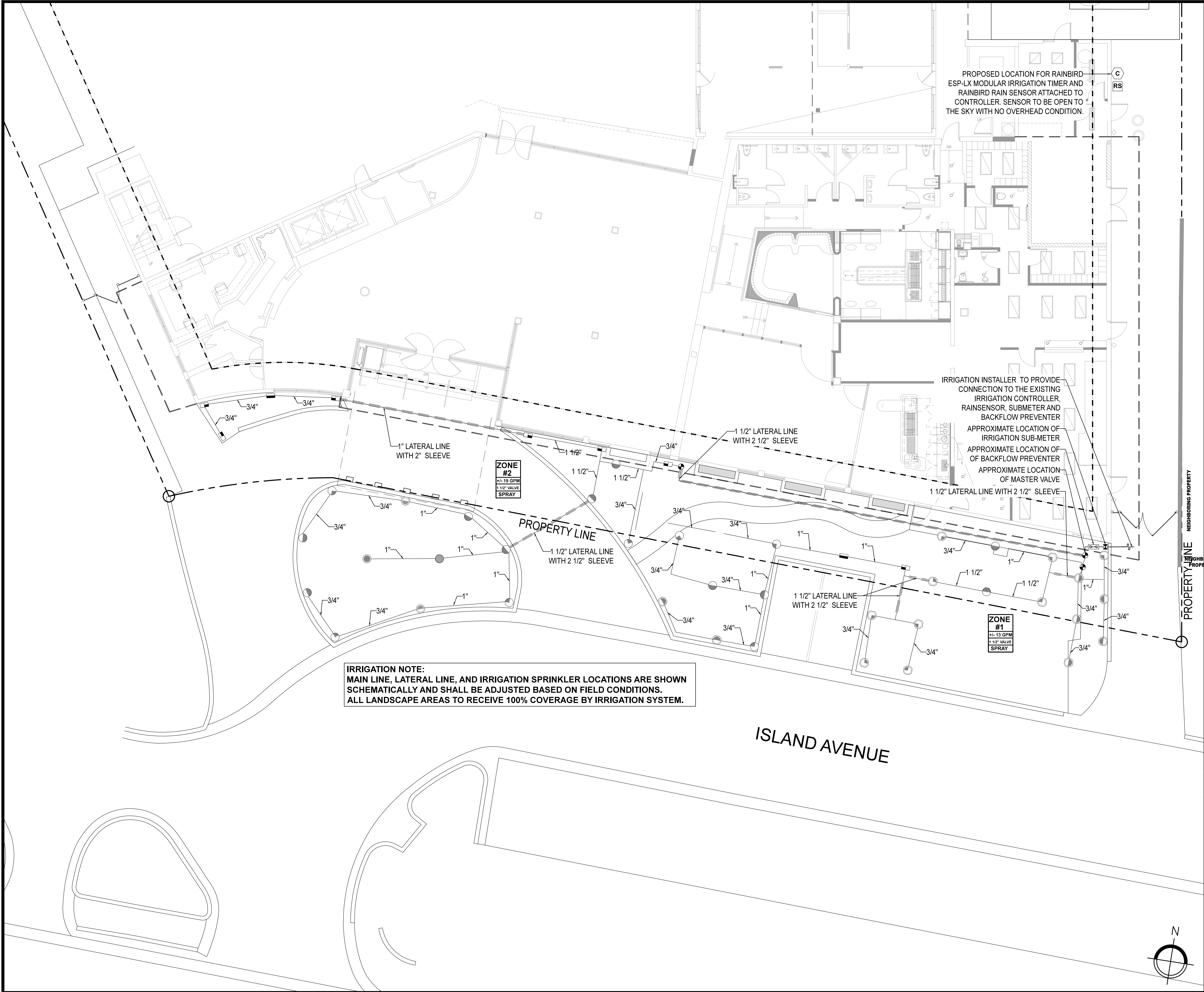
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IRRIGATION NOTE:
MAIN LINE, LATERAL LINE, AND IRRIGATION SPRINKLER LOCATIONS ARE SHOWN SCHEMATICALLY AND SHALL BE ADJUSTED BASED ON FIELD CONDITIONS.
ALL LANDSCAPE AREAS TO RECEIVE 100% COVERAGE BY IRRIGATION SYSTEM.

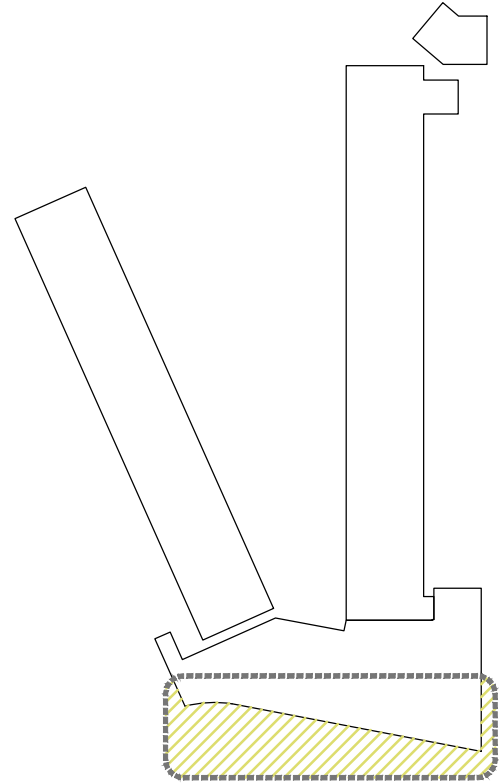
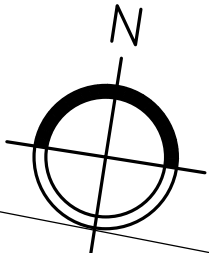
PROPOSED LOCATION FOR RAINBIRD
ESP-LX MODULAR IRRIGATION TIMER AND
RAINBIRD RAIN SENSOR ATTACHED TO
CONTROLLER. SENSOR TO BE OPEN TO
THE SKY WITH NO OVERHEAD CONDITION.

IRRIGATION INSTALLER TO PROVIDE
CONNECTION TO THE EXISTING
IRRIGATION CONTROLLER,
RAINSensor, SUBMETER AND
BACKFLOW PREVENTER
APPROXIMATE LOCATION OF
IRRIGATION SUB-METER
APPROXIMATE LOCATION OF
OF BACKFLOW PREVENTER
APPROXIMATE LOCATION
OF MASTER VALVE
1 1/2" LATERAL LINE WITH 2 1/2" SLEEVE

ZONE
#2
+/- 19 GPM
1 1/2" VALVE
SPRAY

ZONE
#1
+/- 13 GPM
1 1/2" VALVE
SPRAY

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IRRIGATION PLAN

SCALE
1/4"=1'-0" 1

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