

**GENERAL LANDSCAPE NOTES:**

- 1. SUMMARY**  
A. The scope of work includes all labor, materials, appliances, tools, equipment, facilities, transportation and services necessary for, and incidental to performing all operations in connection with furnishing, delivery, and installation of plant (also known as "landscaping") complete as shown on the drawings and as specified herein.
- 2. VERIFICATION**  
A. All scaled dimensions on the drawings are approximate. Before proceeding with any work, the Contractor shall carefully check and verify all dimensions and quantities, and shall immediately inform the Owner's Representative of any discrepancies between the information on the drawings and the actual conditions, refraining from doing any work in said areas until given approval to do so by the Owner's Representative.  
B. In the case of a discrepancy in the plant quantities between the plan drawings and the plant call outs, list or plant schedule, the number of plants or square footage of the planting bed actually drawn on the plan drawings shall be deemed correct and prevail.
- 3. PERMITS AND REGULATIONS**  
A. The Contractor shall obtain and pay for all permits related to this section of the work unless previously excluded under provision of the contract or general conditions.  
B. The contractor shall perform all work in accordance with all local, state and federal regulations. If the Contractor observes that a conflict exists between permit requirements and the work outlined in the contract documents, the Contractor shall promptly notify the Owner's Representative in writing including a description of any necessary changes and changes to the contract price resulting from changes in the work.
- 4. PROTECTION OF WORK, PROPERTY AND PERSON**  
A. The Contractor shall adequately protect the work, adjacent property, and the public, and shall be responsible for any damages or injury due to his/her actions.
- 5. CHANGES IN THE WORK**  
A. The Owner's Representative may order changes in the work, and the contract sum should be adjusted accordingly. All such orders and adjustments plus claims by the Contractor for extra compensation must be made and approved in writing before executing the work involved.
- 6. CORRECTION OF WORK**  
A. The Contractor, at their own cost, shall re-execute any work that fails to conform to the requirements of the contract and shall remedy defects due to faulty materials or workmanship upon written notice from the Owner's Representative, at the soonest as possible time that can be coordinated with other work and seasonal weather demands.
- 7. OBSERVATION OF WORK**  
A. Contractor shall provide digital photographic documentation during installation for Owner's Representative review, daily.  
B. The Owner's Representative may observe the work at any time. They may remove samples of materials for conformity to specifications. Rejected materials shall be immediately removed from the site and replaced at the Contractor's expense. The cost of testing materials not meeting specifications shall be paid by the Contractor.  
C. Contractor shall field stake the location of all plant material prior to initiating installation for the review and approval of the Owner and/or Landscape Architect.  
D. The Owner's Representative shall be informed of the progress of the work so the work may be observed at the following key times in the construction process. The Owner's Representative shall be afforded sufficient time to schedule visit to the site. Failure of the Owner's Representative to make field observations shall not relieve the Contractor from meeting all the requirements of this specification.  
**1. SITE CONDITIONS PRIOR TO THE START OF PLANTING:** review the soil and drainage conditions.  
**2. COMPLETION OF THE PLANT LAULY STAKING:** Review of the plant layout.  
**3. PLANT QUALITY:** Review of plant quality at the time of delivery and prior to installation. Review tree quality prior to unloading where possible, but in all cases prior to planting.  
**4. INSTALLATION OF TREES:** Overseer tree installation to specify desired rotation and tilt of each tree.  
**5. COMPLETION OF THE PLANTING:** Review the completed planting.
- 8. PRE-CONSTRUCTION CONFERENCE**  
A. Schedule a pre-construction meeting with the Owner's Representative at least seven (7) days before beginning work to review any questions the Contractor may have regarding the work, administrative procedures during construction and project work schedule.
- 9. QUALITY ASSURANCE**  
A. Substantial Completion Acceptance - Acceptance of the work prior to the start of the warranty period:  
1. Once the Contractor completes the installation of all items in this section, the Owner's Representative will observe all work for Substantial Completion Acceptance upon written request of the Contractor. The request shall be received at least ten calendar days before the anticipated date of the observation.  
2. Substantial Completion Acceptance by the Owner's Representative shall be for general conformance to specified size, character and quality and not relieve the Contractor of responsibility for full conformance to the contract documents, including:  
3. Any plants that are deemed defective as defined under the provisions below shall not be accepted.  
B. The Owner's Representative will provide the Contractor with written acknowledgment of the date of Substantial Completion Acceptance and the beginning of the warranty period.  
C. Installer Qualifications: The installer shall be a firm having at least 5 years of successful experience of a scope similar to that required for the work, including the handling and planting of large specimen trees in urban areas. The same firm shall install planting soil (where applicable) and plant material.  
1. The bidders list for work under this section shall be approved by the Owner's Representative.  
2. Installer Field Supervisor: When any planting work is in progress, installer shall maintain, on site, a full-time supervisor who can communicate in English with the Owner's Representative.  
3. Installer's field supervisor shall have a minimum of five years experience as a field supervisor installing plants and trees of the quality and scale of the proposed project, and can communicate in English with the Owner's Representative.  
4. The installer's crew shall have a minimum of 3 years experienced in the installation of Planting Soil, Plants, and Irrigation (where applicable) and interpretation of soil plans, planting plans and irrigation plans.  
5. Submit references of past projects, employee training certifications that support that the Contractors meets all of the above installer qualifications and acceptable licensures.
- 10. PLANT WARRANTY**  
A. Plant Warranty  
1. The Contractor is responsible to ensure proper watering and maintenance of new and relocated materials during the warranty period.  
2. The Contractor agrees to replace defective work and defective plants. The Owner's Representative shall make the final determination if plants meet the minimum standards. Defective plants are defective.  
3. The Contractor shall be responsible for the guarantee of all plant material for a period of twelve (12) months from the date of substantial completion. Substantial completion constitutes the beginning of guarantee period.
- 11. SELECTION AND OBSERVATION OF PLANTS**  
A. All planting materials shall meet or exceed Florida Grade # 1 as specified in Grades and Standards for Nursery Plants and Part II, Palms and Trees, current edition.  
B. The Owner's Representative may review all plants subject to approval of size, health, quality, character, etc. Review or approval of any plant during the process of selection, delivery, installation and establishment period shall not prevent that plant from later rejection in the event that the plant quality changes or previously existing defects become apparent that were not observed.  
C. Plant Selection: The Owner's Representative reserves the right to select and observe all plants at the nursery prior to delivery and to reject plants that do not meet specifications as set forth in this specification. If a particular defect or substantial element can be corrected at the nursery, as determined by the Owner's Representative, the agreed remedy may be applied by the nursery or the Contractor provided that the contractor allows the plant to meet the requirements set forth in this specification. Any work to correct plant defects shall be at the contractor's expense.  
1. The Owner's Representative may make invasive observation of the plant's root system in the area of the root collar and the top of the root ball in general in order to determine that the plant meets the quality requirements for depth of the root collar and presence of roots above the root collar. Such observations will not harm the plant.  
2. Corrections are to be undertaken at the nursery prior to shipping.  
D. The Contractor shall bear all cost related to plant corrections.  
E. All plants that are rejected shall be immediately removed from the site and acceptable replacement plants provided at no cost to the Owner.  
F. Where requested by the Owner's Representative, submit photographs of plants or representative samples of plants. Photographs shall be legible and clearly depict the plant specimen. Each submitted image shall contain a height reference, such as a measuring stick. The approval of plants by the Owner's Representative via photograph does not preclude the Owner's Representative's right to reject material while on site.
- 12. PLANT SUBSTITUTIONS FOR PLANTS NOT AVAILABLE**  
A. Submit all requests for substitutions of plant species, or size to the Owner's Representative, for approval, prior to purchasing the proposed substitution. Request for substitution shall be accompanied with a list of nurseries contacted in the search for the required plant and a record of other attempts to locate the required material. Requests shall also include sources of plants found that may be of a smaller or larger size, or a different shape or habit than specified, or plants of the same genus and species but different cultivar origin, or which may otherwise not meet the requirements of the specifications, but which may be available for substitution.
- 13. SITE CONDITIONS**  
A. It is the responsibility of the Contractor to be aware of all surface and sub-surface conditions, and to notify the Owner's Representative, in writing, of any circumstances that would negatively impact the health of plantings i.e., compacted soil / subgrade, poor drainage, unconsolidated soil, erosion, insufficient roofing space. Do not proceed with work until unsatisfactory conditions have been corrected.  
B. Should subsurface drainage conditions be encountered which would be detrimental to growth or survival of plant material, the Contractor shall notify the Owner's Representative in writing, stating the conditions and submit a proposal covering cost of corrections. If the Contractor fails to notify the Owner's Representative of such conditions, he/she shall remain responsible for plant material under the warranty clause of the specifications.  
C. It is the responsibility of the Contractor to be familiar with the local growing conditions, and if any specified plants will be in conflict with these conditions. Report any potential conflicts, in writing, to the Owner's Representative.
- 14. PLANTING AROUND UTILITIES**  
A. Contractor shall carefully examine the civil, record, and survey drawings to become familiar with the existing underground utilities and existing underground utilities.  
B. Determine location of underground utilities and perform work in a manner that will avoid possible damage. Hand excavate, as required, Main grade stakes set by others until parties concerned mutually agree upon removal.

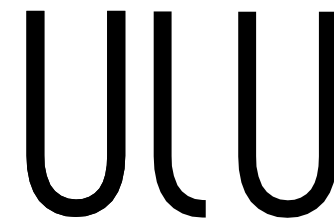
## VIEW 28

28 West Dilido Drive  
Miami Beach, FL

SUBMITTAL TYPE:

CONSTRUCTION DOCUMENTS

PREPARED BY:



1621 Bay RD  
Miami Beach FL, 33139  
(786) 564 - 5337

**ULU STUDIO LLC**



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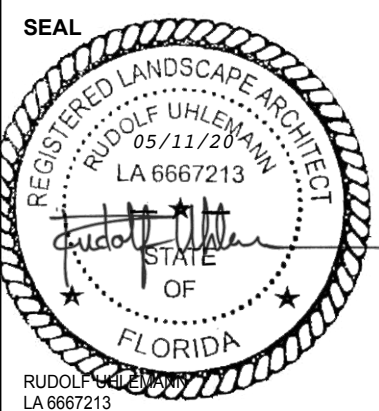
ULU STUDIO LLC

## VIEW 28

8 West Dilido Drive  
Miami Beach, FL

### Permit Set

**PROJECT NUMBER:** Project No



ISSUE DATE: 5/4/20

**REVISIONS:**

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DRAWN/CHECKED: RU

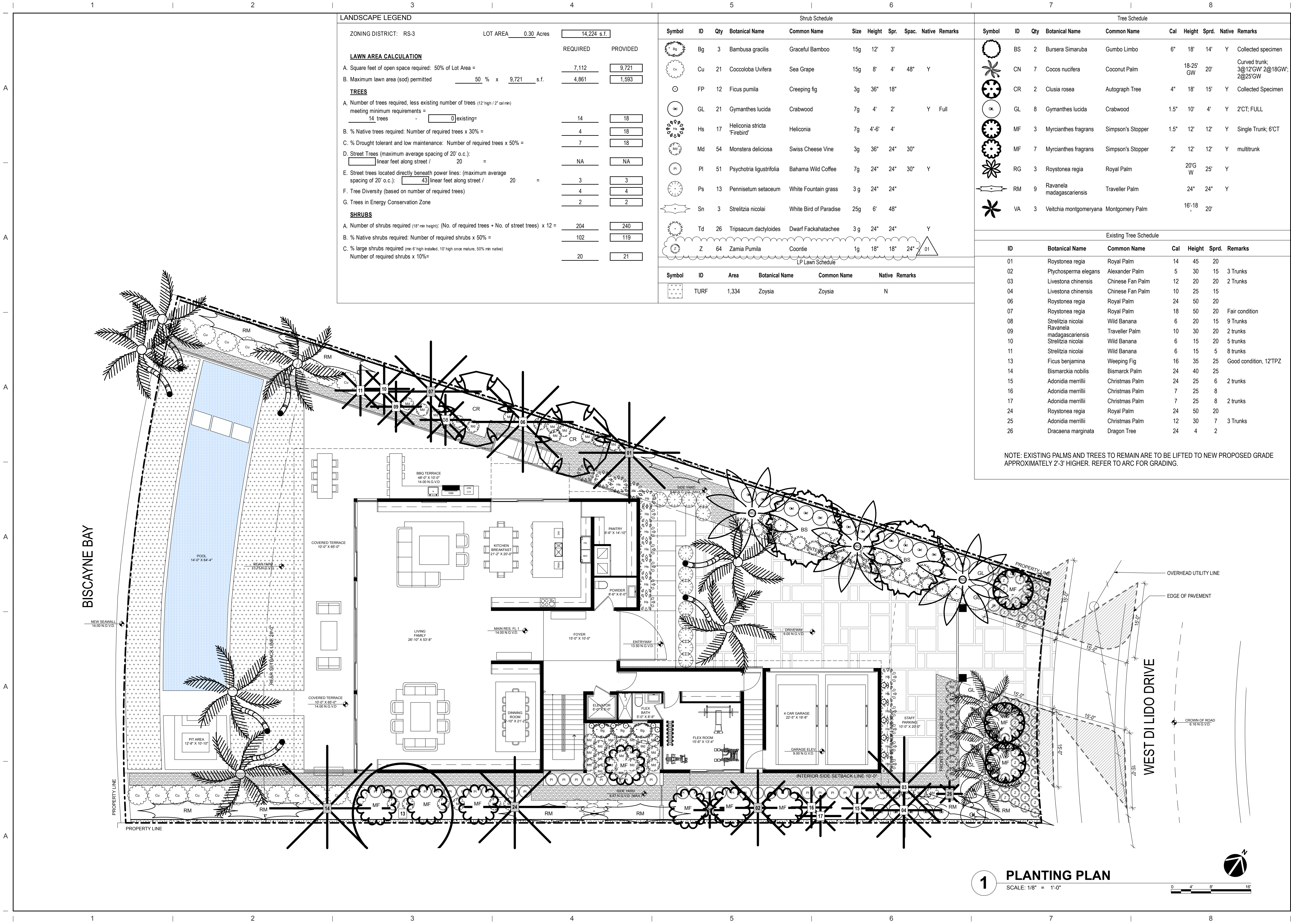
# COVER SHEET

# L0.0













*Coccoloba uvifera*, Sea Grape



*Bursera simaruba*, Gumbo Limbo



*Myrcianthes fragrans*, Simpson's Stopper



*Genipa lucida*, Crabwood



*Roystonea regia*, Royal Palm



*Veitchia montgomeryana*, Montgomery Palm



*Cocos nucifera*, Coconut Palm



*Ravanela madagascariensis*, Traveller's Palm





Clusia guttifera 'nana', Dwarf Clusia



Coccoloba uvifera, Seagrape



Dioon mejia, Mexican cycad



Ficus pumila, Creeping fig



Heliconia stricta 'Firebird', Heliconia



Monstera deliciosa, Swiss Cheese Plant



Psychotria ligustrifolia, Bahama Wild Coffee



Pennisetum setaceum, Fountain Grass



Strelitzia nicolai, White Bird of Paradise



Tripsacum dactyloides, Dwarf Fackahatchee



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**VIEW 28**  
28 West Dillido Drive  
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Permit Set  
PROJECT NUMBER: Project No.

SEAL

RUDOLF UHLEMANN  
LA 6867213

ISSUE DATE: 5/4/20

REVISIONS:

ID	DATE	DESCRIPTION

DRAWN/CHECKED: RU

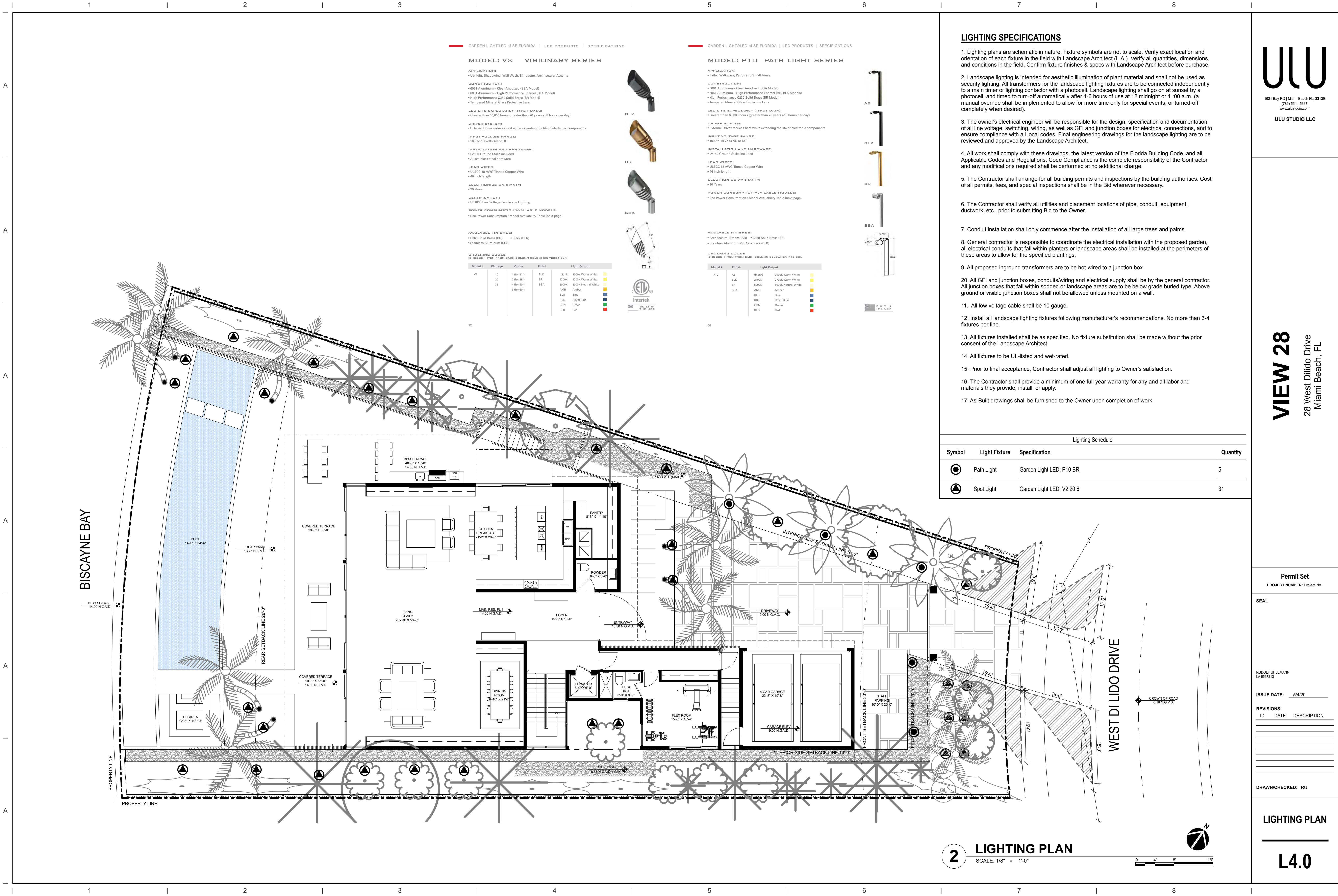
PLANT PALETTE:  
SHRUBS

**L2.2**









LIGHTING SPECIFICATIONS

- Lighting plans are schematic in nature. Fixture symbols are not to scale. Verify exact location and orientation of each fixture in the field with Landscape Architect (L.A.). Verify all quantities, dimensions, and conditions in the field. Confirm fixture finishes & specs with Landscape Architect before purchase.
- Landscape lighting is intended for aesthetic illumination of plant material and shall not be used as security lighting. All transformers for the landscape lighting fixtures are to be connected independently to a main timer or lighting contactor with a photocell. Landscape lighting shall go on at sunset by a photocell, and timed to turn-off automatically after 4-6 hours of use at 12 midnight or 1 :00 a.m. (a manual override shall be implemented to allow for more time only for special events, or turned-off completely when desired).
- The owner's electrical engineer will be responsible for the design, specification and documentation of all line voltage, switching, wiring, as well as GFI and junction boxes for electrical connections, and to ensure compliance with all local codes. Final engineering drawings for the landscape lighting are to be reviewed and approved by the Landscape Architect.
- All work shall comply with these drawings, the latest version of the Florida Building Code, and all Applicable Codes and Regulations. Code Compliance is the complete responsibility of the Contractor and any modifications required shall be performed at no additional charge.
- The Contractor shall arrange for all building permits and inspections by the building authorities. Cost of all permits, fees, and special inspections shall be in the Bid wherever necessary.
- The Contractor shall verify all utilities and placement locations of pipe, conduit, equipment, ductwork, etc., prior to submitting Bid to the Owner.
- Conduit installation shall only commence after the installation of all large trees and palms.
- General contractor is responsible to coordinate the electrical installation with the proposed garden, all electrical conduits that fall within planters or landscape areas shall be installed at the perimeters of these areas to allow for the specified plantings.
- All proposed inground transformers are to be hot-wired to a junction box.
- All GFI and junction boxes, conduits/wiring and electrical supply shall be by the general contractor. All junction boxes that fall within sodded or landscape areas are to be below grade buried type. Above ground or visible junction boxes shall not be allowed unless mounted on a wall.
- All low voltage cable shall be 10 gauge.
- Install all landscape lighting fixtures following manufacturer's recommendations. No more than 3-4 fixtures per line.
- All fixtures installed shall be as specified. No fixture substitution shall be made without the prior consent of the Landscape Architect.
- All fixtures to be UL-listed and wet-rated.
- Prior to final acceptance, Contractor shall adjust all lighting to Owner's satisfaction.
- The Contractor shall provide a minimum of one full year warranty for any and all labor and materials they provide, install, or apply.
- As-Built drawings shall be furnished to the Owner upon completion of work.

Lighting Schedule

Symbol	Light Fixture	Specification	Quantity
●	Path Light	Garden Light LED: P10 BR	5
▲	Spot Light	Garden Light LED: V2 20 6	31

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ID DATE DESCRIPTION

DRAWN/CHECKED: RU

LIGHTING PLAN

L4.0