GENERAL LANDSCAPE NOTES:

- 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.
- 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
- 7. OBSERVATION OF WORK
- A. Contractor shall provide digital photographic documentation during installation for Owner's Representative review,
- 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 LAYOUT 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: Oversee 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 correct species.
- 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 Representativ
- 2. Installer Field Supervision: 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 4. The installer's crew shall have a minimum of 3 years experienced in the installation of Planting Soil, Plantings, 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
- 10. PLANT WARRANTY A. Plant Warranty:
- 1. The Contractor is responsible to ensure proper watering and maintenance of new and relocated materials during
- 2. The Contractor agrees to replace defective work and defective plants. The Owner's Representative shall make the final determination if plants meet these specifications or that 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

the above installer qualifications and applicable licensures.

- 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 substandard element can be corrected at the nursery, as determined by the Owner's Representative, the agreed upon remedy may be applied by the nursery or the Contractor provided that the correction allows the plant to meet the requirements set forth in this specification. Any work to correct plant defects shall be at the contractor's
- 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.
- 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 ie., compacted soil / subgrade, poor drainage, unconsolidated soil, erosion, insufficient rooting space. Do not proceed with work until unsatisfactory conditions have been corrected.
 - B. Should subsurface drainage or soil 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 conditions before digging.
- B. Determine location of underground utilities and perform work in a manner that will avoid possible damage. Hand excavate, as required. Maintain grade stakes set by others until parties concerned mutually agree upon removal.

VIEW 28

Miami Beach, FL

SUBMITTAL TYPE: CONSTRUCTION DOCUMENTS



SHEET INDEX

COVER SHEET

DISPOSITION PLAN

PLANTING DETAILS

L4.0 LIGHTING PLAN

PLANT PALETTE: TREES

PLANT PALETTE: SHRUBS

PLANTING PLAN

1621 Bay RD Miami Beach FL, 33139



28 West Dilido Drive

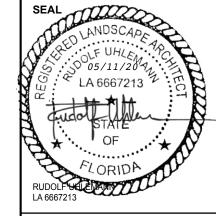
PREPARED BY:

Permit Set

PROJECT NUMBER: Project No

(786) 564 - 5337 www.ulustudio.com

ULU STUDIO LLC



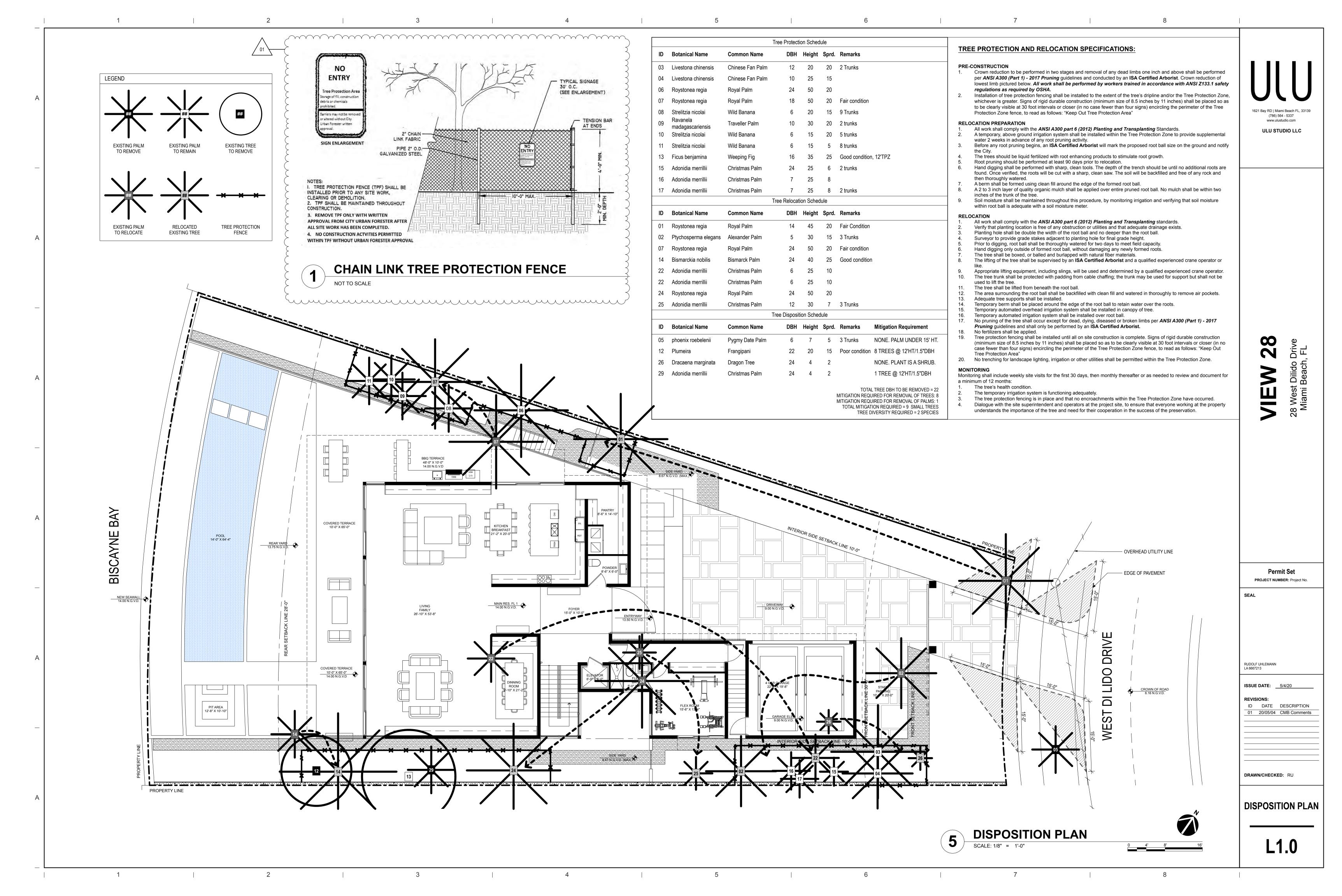
ISSUE DATE: 5/4/20

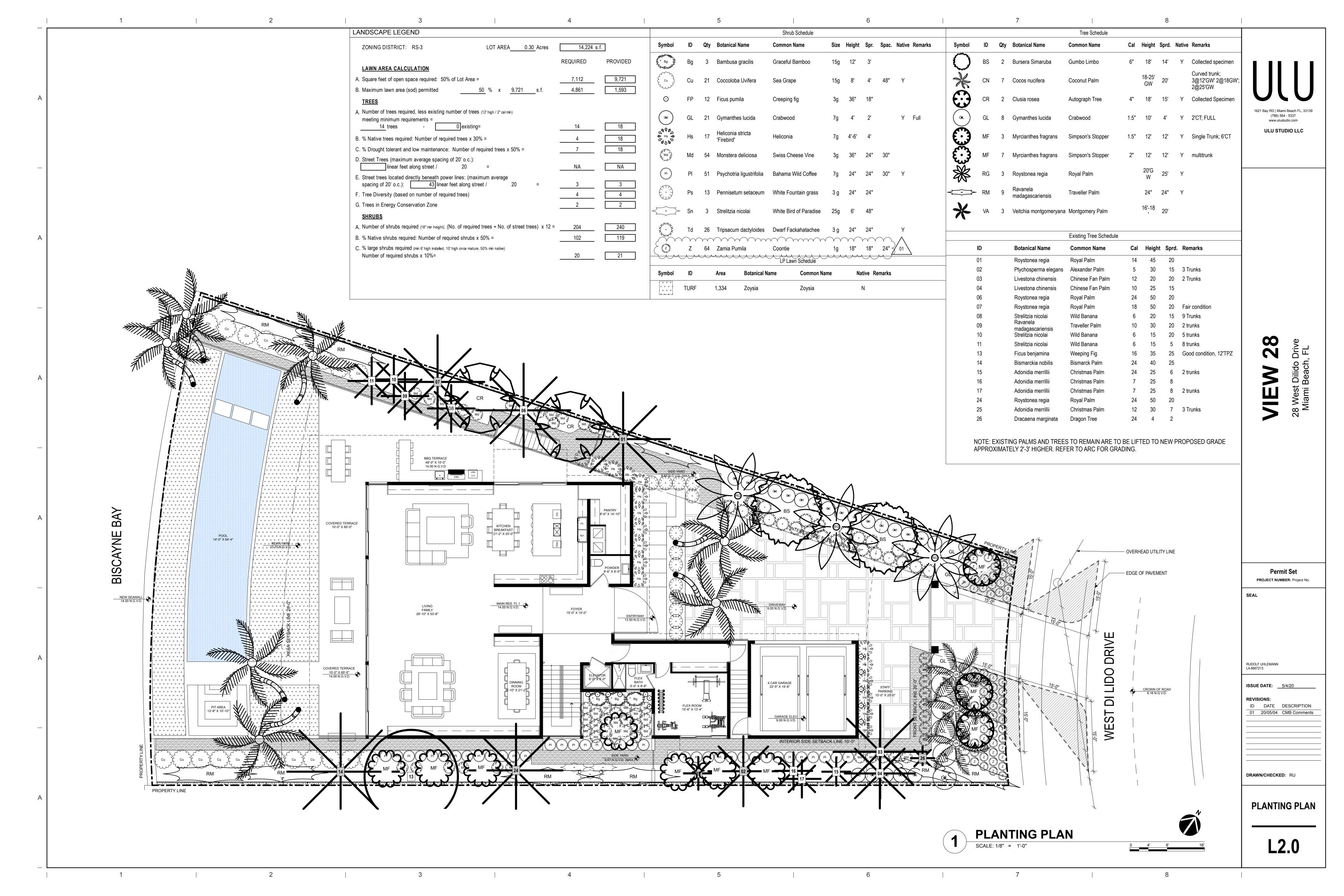
ID DATE DESCRIPTION

DRAWN/CHECKED: RU

COVER SHEET

L0.0



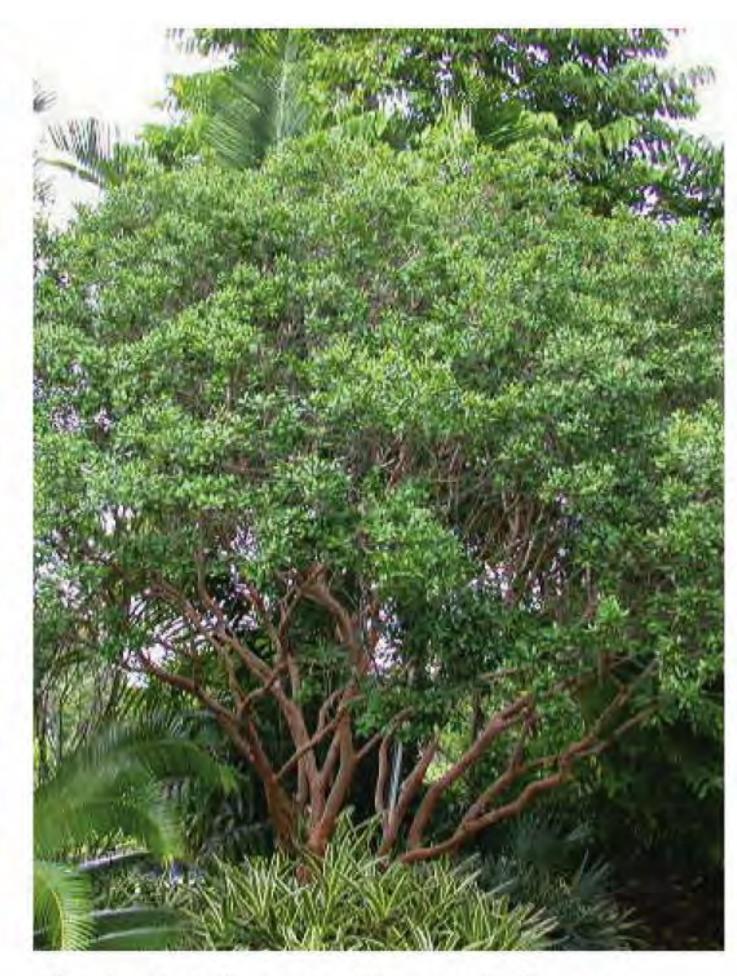


Coccoloba Uvifera, Sea Grape

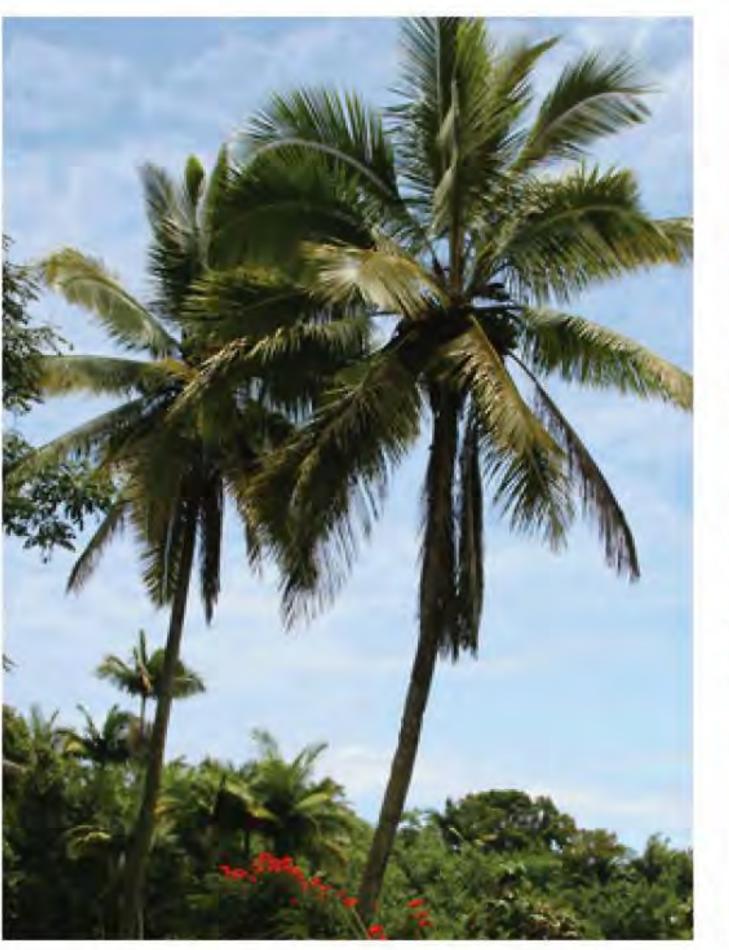




Veitchia montgomeryana, Montgomery Palm



Myrcianthes fragrans, Simpson's Stopper



Cocos nucifera, Coconut Palm



Genipa lucida, Crabwood



Ravanela madagascariensis, Traveller's Palm



West Dilido Drive

Permit Set
PROJECT NUMBER: Project

SEAL

UDOLF UHLEMANN

REVISIONS:

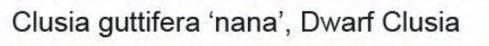
DRAWAUCHECKER. DI

PLANT PALETTE: TREES

L2.1



Roystonea regea, Royal Palm

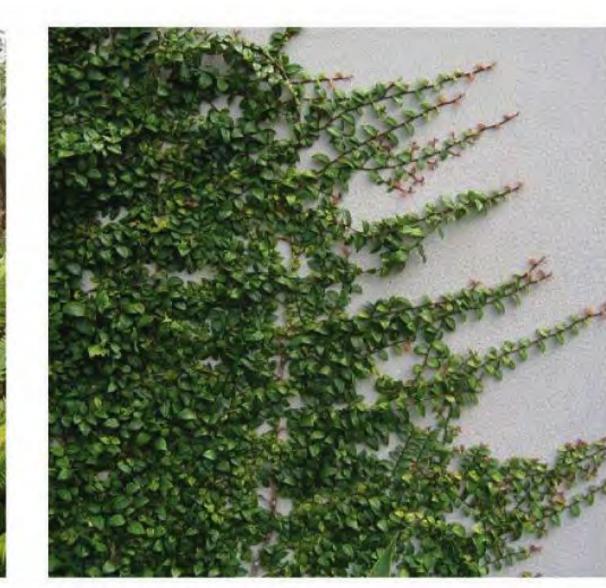




Coccoloba uvifera, Seagrape



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

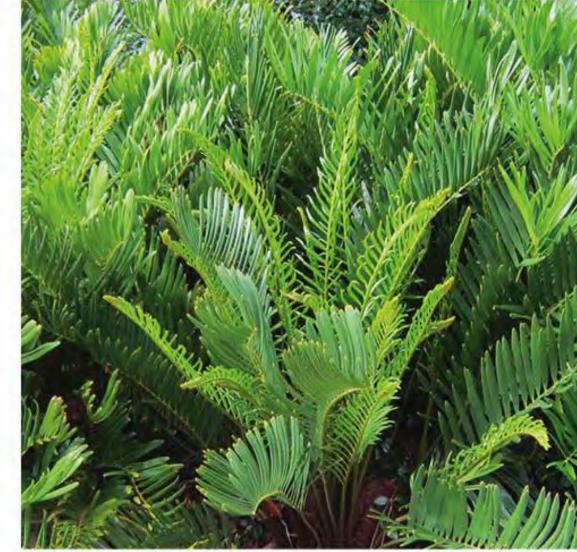


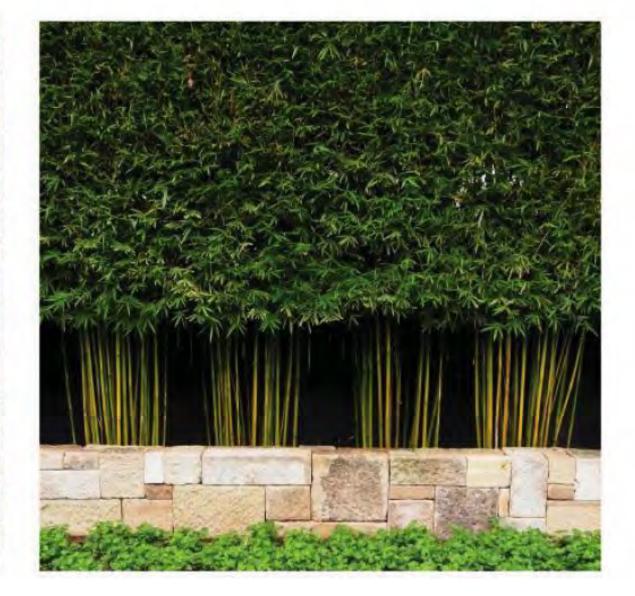
Strelitzia nicolai, White Bird of Paradise



Tripsacum dactyloides, Dwarf Fackahatchee







PROJECT NUMBER: Project No.

Permit Set

1621 Bay RD | Miami Beach FL, 33139 (786) 564 - 5337 www.ulustudio.com

ULU STUDIO LLC

RUDOLF UHLEMANN LA 6667213 **ISSUE DATE**: <u>5/4/20</u>

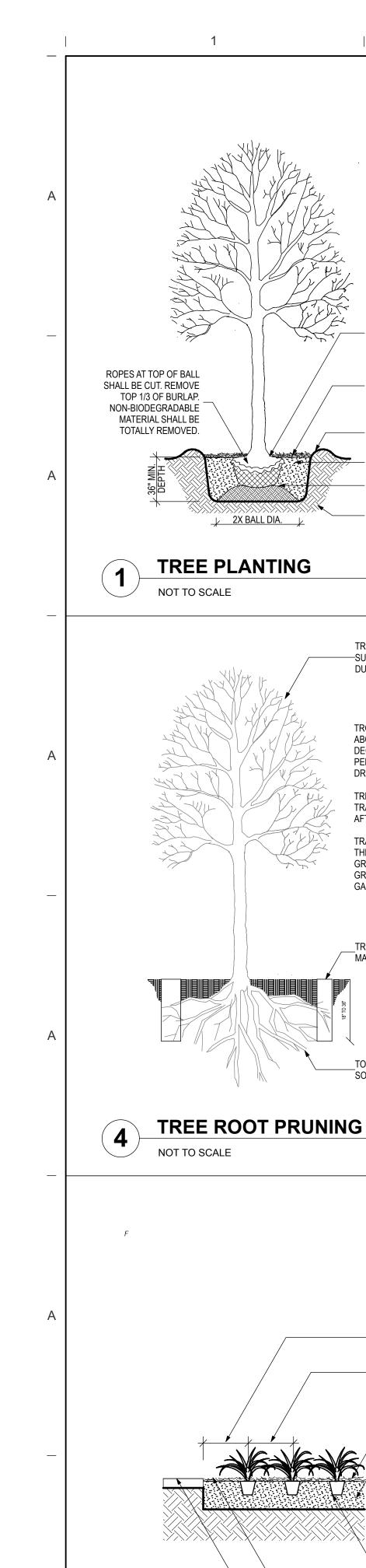
REVISIONS:

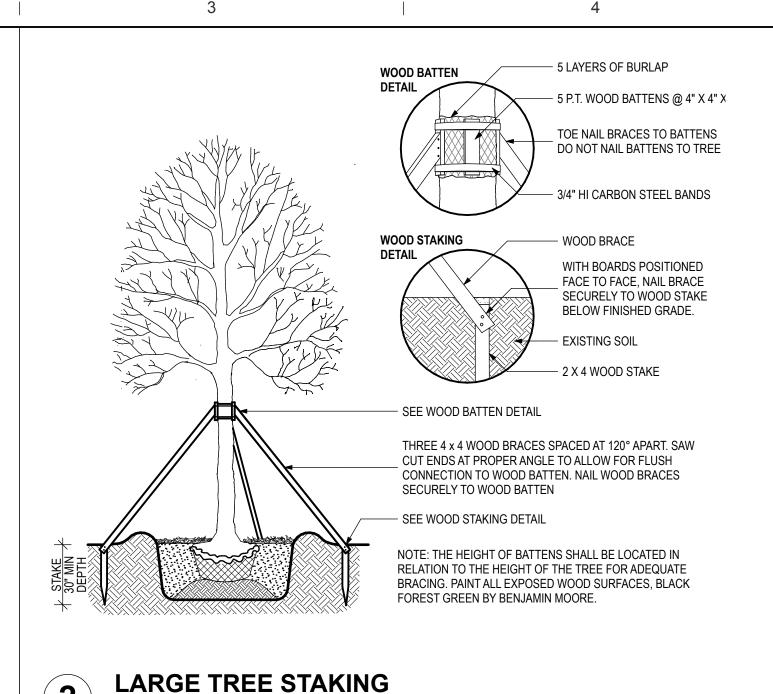
ID DATE DESCRIPTION

DRAWN/CHECKED: RU

PLANT PALETTE: SHRUBS

L2.2





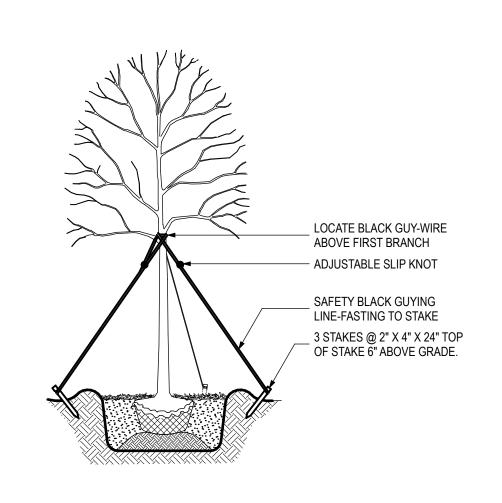
WOOD BATTEN

WOOD STAKING

SEE WOOD

BATTEN DETAIL

DETAIL



SMALL TREE STAKING

5 LAYERS OF BURLAP

5 P.T. WOOD BATTENS

TOE NAIL BRACES TO BATTENS

DO NOT NAIL BATTENS TO TREE

3/4" HI CARBON STEEL BANDS

WITH BOARDS POSITIONED

FACE TO FACE, NAIL BRACE

SECURELY TO WOOD STAKE

BELOW FINISHED GRADE.

@ 2" X 4" X 16"

WOOD BRACE

- EXISTING SOIL

THREE 2 x 4 WOOD BRACES SPACED AT 120° APART.

SAW CUT ENDS AT PROPER ANGLE TO ALLOW FOR

BRACES SECURELY TO WOOD BATTEN

- SEE WOOD STAKING DETAIL

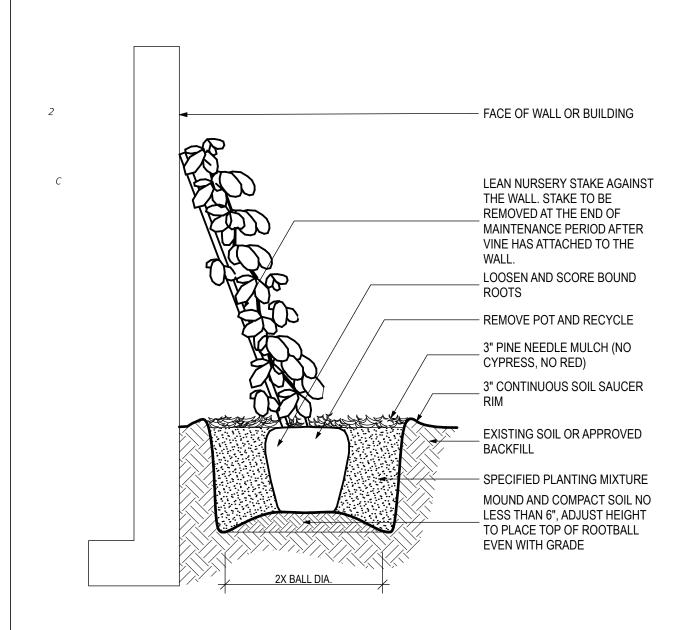
SPECIFIED PLANTING MIXTURE

FLUSH CONNECTION TO WOOD BATTEN. NAIL WOOD

MOUND AND COMPACT SOIL NO LESS THAN 12", ADJUST

HEIGHT TO PLACE TOP OF ROOTBALL EVEN WITH GRADE

2 X 4 WOOD STAKE



VINE PLANTING

PALM PLANTING & STAKING

NOT TO SCALE

FOREST GREEN BY BENJAMIN MOORE.

ROPES AT TOP OF BALL

SHALL BE CUT. REMOVE

NON-BIODEGRADABLE

TOP 1/3 OF BURLAP.

MATERIAL SHALL BE

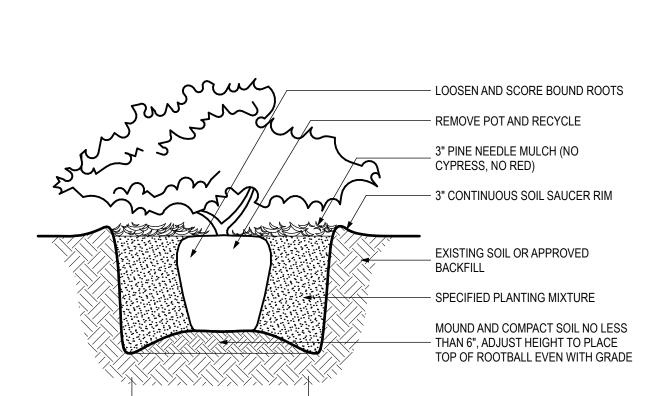
3" MINIMUM PINE

NOT TO SCALE

NEEDLE MULCH (NO -

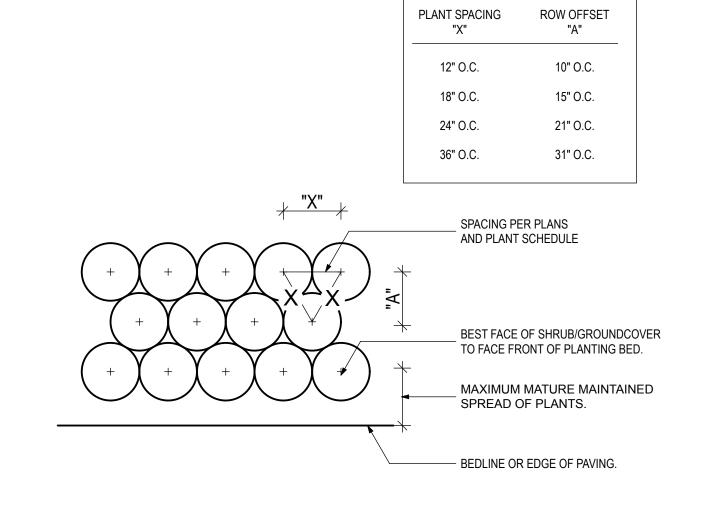
TOTALLY REMOVED.

NOTE: PAINT ALL EXPOSED WOOD SURFACES, BLACK



Q	SHRUB PLANTING
O	NOT TO SCALE

2X BALL DIA.



SHRUB & GROUND COVER SPACING

PLANTING + SOIL + MULCH SPECIFICATIONS

PLANTING SPECIFICATIONS

- 1. The Contractor is responsible for maintaining all planting areas (including watering, spraying, mulching, mowing, fertilizing, etc.) until the job is accepted, in full, by the Owner and/or Landscape Architect.
- 2. 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.
- 3. All sizes specified for plant material on the plan and plant list shall be considered minimum.
- 4. All plant material must meet or exceed the specified minimum requirements for both height and spread.
- 5. All root balls shall conform to the size standards set forth in "American Standards for Nursery Stock".
- 6. All plant material shall be protected during transport and delivery to final location with shade cloth or other acceptable means of windburn prevention.
- 7. Contractor to flag all proposed tree and palm locations for owner and landscape architect's approval prior
- to excavation or installation. Plan locations are subject to field adjustments by the landscape architect. 8. Landscape architect to approve all shrub and groundcover planting location and layout prior to installation
- 9. All trees must be guyed or staked as shown in the details.
- 10. All planting installation shall comply with the ANSI A300 (Part 6) 2018: Planting and Transplanting Standards. All elements of landscaping shall be installed so as to meet all applicable ordinances and code
- 11. There shall be no chains or cables used on trees or palms. Handle with two inch (2") minimum width nylon straps or equal.
- 12. Contractor shall assure drainage and percolation of all planting pits prior to installation of plant material. Contractor shall fill all tree pits with water before planting to assure that proper drainage and percolation is available. Correct if required to assure percolation. Contractor is responsible for replacement of all plants lost due to inadequate drainage conditions.
- 13. Contractor to replace rejected plant material within one (1) week of written notice.
- 14. Contractor shall mulch all plant material except beach planting, to a three inch (3") depth of loose, weed free, organic mulch as specified.
- 15. Plant Material which is not installed at the direction of the landscape architect or owner will become the property of the contractor unless it becomes relocated on site. The Contractor shall provide the owner a credit for any plant material not installed on the site.

IRRIGATION

- 1.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.
- 2. Landscape contractor to coordinate installation of irrigation system with irrigation contractor. Irrigation time clock to be hard wired on completion - responsibility of irrigation contractor. Landscape contractor shall hand water or arrange for watering during planting until irrigation system is 100% operable. This is the responsibility of the landscape contractor.

SOIL PREPARATION AND SOIL MIX

- 1. All planting areas shall be excavated to a minimum of 3' for groundcover and more than 3' for shrubs, trees and palms, and should receive soil mix specified. Acceptable soil composition shall be 70% sand, 30% organic content with an overall pH range between 6.5 and 7.5.
- 2. Apply Roundup (manufactured by Monsanto Corp. or equal.) according to manufacturer's rate and specification within limits of all areas to be planted. Protect existing plants to remain from overspray or spray within root zone. Contractor to ensure total weed eradication from all areas to be planted.
- 3. Before replacing topsoil, rake subsoil surface clear of stones (1" diameter and larger), debris, rubbish, and remaining roots from removed plant material.
- 4. Scarify subsoil to a depth of six inches (6").
- 5. Contractor to apply "Surflan" or equal, or approved pre-emergent herbicide in accordance with manufacturer's rate and specifications.
- 6. Planting Soil Mixtures:
- All plant material on grade with the exception of palms and beach material, shall be planted with the following
- Planting Soil Mixture A:
 - a.) Weed free soil and consist of
 - 70% clean silica sand, 30% everglades muck, and
 - b.) There must be a slight acidic reaction to the soil with no excess calcium or carbonate. c.) Soil shall be delivered in a loose friable condition.
- All palms + beach material on grade shall be planted with the following: Planting Soil Mixture B:
- a.) 80% clean silica sand
- b.) 20% everglades muck
- All elevated planting areas on structure shall be planted with the following unless otherwise approved by L.A Planting Soil Mixture C:
- Mix specifically designed to meet project requirements based on climatic region and plant requirements.
 - a.) Coarse Stalite, 3/8" Expanded Slate 50%
 - b.) Fine Stalite Expanded Slate 10% c.) USGA Root Zone Sand 25%
 - d.) Approved Compost 15%
- 7. Topsoil shall be natural, fertile, agricultural soil capable of sustaining vigorous plant growth. It shall be of uniform composition throughout, with admixture of subsoil. It shall be free of stones, lumps, live plants and their roots, sticks, and other extraneous matter. Spread topsoil mixture to minimum depth of three inches (3") throughout all lawn areas.
- 8. Remove all rocks and other objects over one inch (1") in diameter.
- 9. Smooth all soil mixture to five inches (5") below top of surrounding pavement edges. This allows room for 3" of mulch and 2" clear space below top of pavement.
- 10. Smooth topsoil mixture to two inches (2") below finish grade in areas to be sodded.
- 11. Topsoil shall not be extremely acid or alkaline, nor contain toxic substances which may be harmful to plant growth. The topsoil pH shall be in the range of pH 6.5 to 7.5. If necessary, the Contractor shall apply the appropriate soil amendments adjusting soil pH to assure a pH range of 6.5 to 7.5.
- 12. Finish grade all topsoil areas to a smooth, even surface, assuring positive drainage away from the structures and eliminate any low areas which may collect water.
- 13. Contractor shall assure percolation and drainage of all planting pits prior to planting. Contractor will be responsible for all plants lost due to the lack of percolation.
- 14. All trees, palms, shrubs and ground cover plants shall be fertilized at installation, with long lasting fertilizer, according to manufacturers' recommendations and based on soil tests of existing on-site soils.
- 15. Contractor to remove debris and excess material daily from job site. Contractor shall remove all staking of trees and palms after twelve (12) months of substantial completion.

MULCH SPECIFICATIONS

- 1. All planting areas shall be mulched with a loose, weed free, sterilized Pine needle mulch to a minimum of 3"; with the exception of beach planting. Mulch to be approved by landscape architect prior to purchase and/ or installation. Do not use cypress or red mulch.
- 3. All trees on sod area shall receive a pine needle mulch mix ring 2' in diameter typical



Permit Set PROJECT NUMBER: Project No.

ISSUE DATE: 5/4/20

ID DATE DESCRIPTION

DRAWN/CHECKED: RU

PLANTING DETAILS

1. CONTRACTOR SHALL ASSURE PERCULATION OF ALL

2. ALL TREES SHALL BE PLUMB VERTICALLY WITHIN A

TOLERANCE OF THREE DEGREES, UNLESS OTHERWISE

3. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE

4. SEE PRE-APPROVED STAKING METHODS, THIS SHEET.

FIND TOP MOST ROOT ON ROOTBALL; POSITION ROOTBALL

10% OF ROOTBALL SHALL BE ABOVE LANDSCAPE SOIL)

SO THIS TOP ROOT IS 1-2" ABOVE LANDSCAPE SOIL. (APPROX

3" MINIMUM PINE NEEDLE MULCH PLACED TO THE EDGE OF

TRUNK FLARE. WHERE TREES ARE PLACED IN SOD. MULCH

RING FOR TREES COVER ROOTBALL SIDES AND EXTEND 18"

BEYOND ON ALL SIDES. NO MULCH SHALL BE PLACED OVER

MOUND AND COMPACT SOIL NO LESS THAN 12", ADJUST

TREE SHALL BE CAREFULLY PRUNED BY HAND UNDER

TROPICAL AND SUB-TROPICAL TREES SHOULD BE MOVED ON

DECIDUOUS TREES WHICH LOOSE LEAVES DURING A CERTAIN

TREES SHOULD BE PRUNED A MINIMUM OF 8 WEEKS BEFORE

TRANSPLANTING. WATERING SHOULD OCCUR ONCE PER WEEK

TRANSPLANTED TREES SHOULD BE WATERED EVERYDAY FOR

GROWING SEASON. WATER SHOULD BE APPLIED AT A RATE OF 3

SPACE PLANTS FROM EDGE SO THAT MATURE

PLANTS WILL NOT OVERLAP ONTO SIDEWALK

EXCAVATE MIN 12", OR ROOT BALL DEPTH

- TOP OF MULCH SHALL BE 2" BELOW PAVEMENT.

PLUS 4" (WHICH EVER IS GREATER)

- REMOVE AND RECYCLE POT

WALKWAY OR HARDSCAPE AREA

GROUND COVER PLANTING

AREA. VARIES WITH PLANT SPECIES

SEE PLANTING PLAN FOR SPACING

3" PINE NEEDLE MULCH (NO

- SPECIFIED PLANTING MIXTURE

CYPRESS, NO RED)

GRADUALLYREDUCED UNTIL THE BEGINNING OF THE NEXT

THE FIRST MONTH THEN 2 TO 3 DAYS A WEEK AND

GALLONS PER INCH OF TRUNK PER WATERING.

TRENCH TO BE FILLED WITH FIBROUS

MATERIAL SUCH AS LEAVES OR MULCH

TORN ROOTS SHALL BE TRIMMED TO

SOLID WOOD

PERIOD SHOULD BE TRANSPLANTED WHEN THEIR FOLIAGE

ABOUT (JUNE 1ST) THE START OF THE RAINY SEASON.

-SUPERVISION OF ARBORIST. AERIAL SPRAY TREES

HEIGHT TO PLACE TOP OF ROOTBALL EVEN WITH GRADE

PLANTING PITS PRIOR TO INSTALLATION

DIRECTED BY LANDSCAPE ARCHITECT.

APPROVED BY LANDSCAPE ARCHITECT.

3" CONTINUOUS SOIL SAUCER RIM

WITH GENTLY SLOPING SIDES.

SPECIFIED PLANTING MIXTURE

EXISTING SOIL OR APPROVED

DURING ROOT PRUNING PERIOD.

AFTER ROOT PRUNING.

BACKFILL

TRIANGULAR PLANT SPACING CHART

