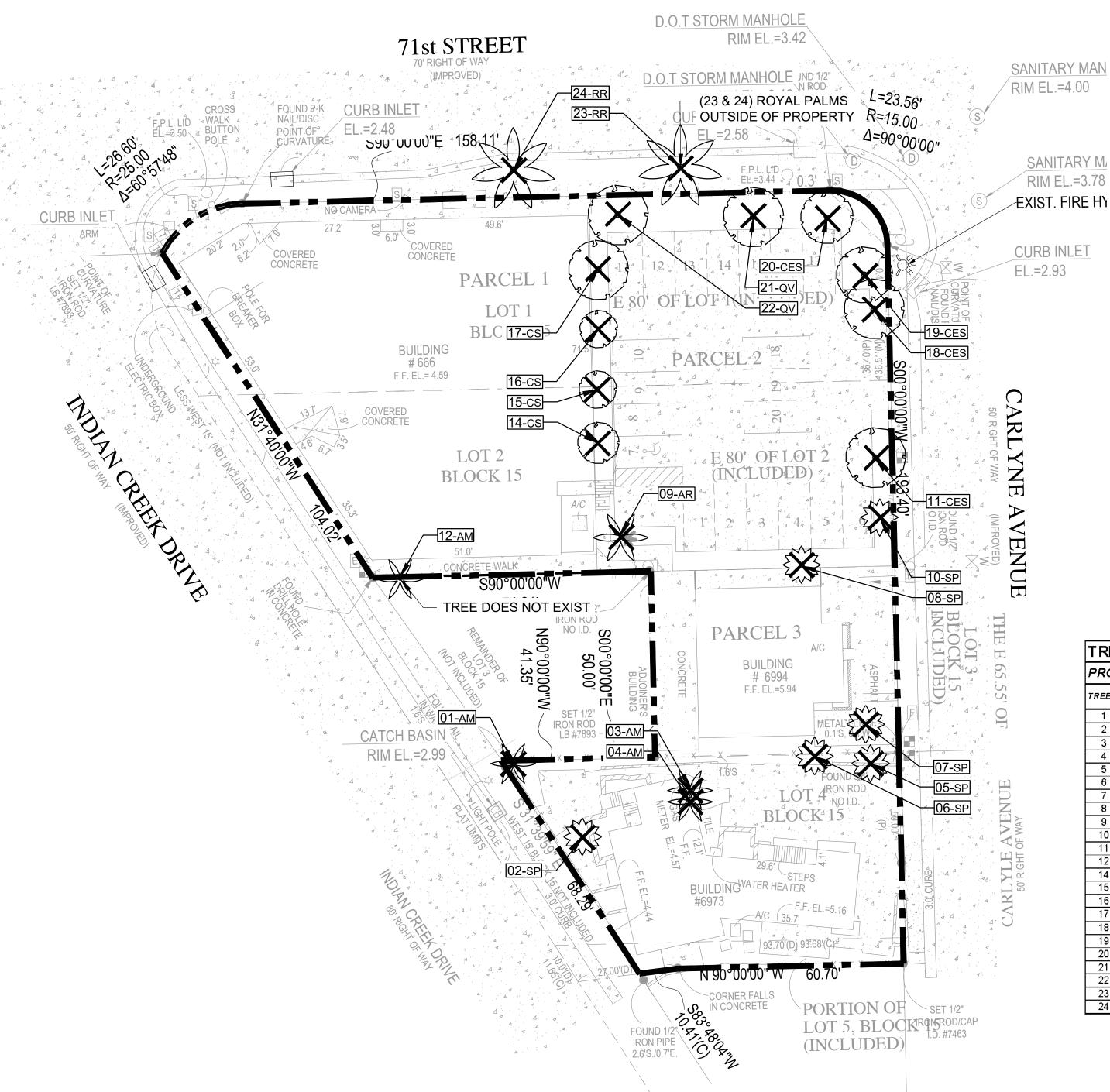


SCALE: 1"=20'

NOTE: PRINTED DRAWING SIZE MAY HAVE
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USING BAR SCALE ABOVE.



TREE DISPOSITION LEGEND: EXISTING TREE/PALM TO REMAIN (NO SYMBOL); TO BE PROTECTED DURING CONSTRUCTION EXISTING TREE/PALM TO RELOCATE REFER TO LANDSCAPE PLAN FOR NEW LOCATION EXISTING TREE/PALM TO REMOVE REMOVE ALL CAT 1 INVASIVE EXOTICS (EX: BRAZ. PEPPER) EXISTING TREE/PALM NUMBER REFER TO TREE DISPOSITION TABLE ON LD-102

TREE DISPOSITION NOTES:

- 1. EXISTING TREES TO REMAIN SHALL BE TRIMMED PER ANSI-A300 STANDARDS, REMOVING WEAKEST RUBBING BRANCHES AND DEAD BRANCHES, BUT RETAINING 80% OF FOLIAGE. LARGE TREES SHALL HAVE LOWER BRANCHES CLEARED UP TO 8'.
- 2. SYMBOLS MAY BE SHOWN OFFSET FROM ACTUAL TREE LOCATION FOR CLARITY.
- 3. CONTACT LANDSCAPE ARCHITECT / ISA CERTIFIED ARBORIST FOR CLARIFICATION ON ANY DISCREPANCIES.
- 4. TRIMMING AND ANY NECESSARY ROOT PRUNING SHALL BE PERFORMED OR SUPERVISED BY A CERTIFIED ARBORIST.
- 5. ALL TREE WORK REQUIRE PERMITTING BY A REGISTERED
- COUNTY TREE TRIMMER.

 6. BUBBLERS SHALL BE PROVIDED FOR ALL RELOCATED TREES AND
- 7. REMOVAL OF ANY TREES OR PALMS WILL REQUIRE A WRITTEN
 "TREE REMOVAL PERMIT" FROM THE LOCAL GOVERNING AGENCY
 PRIOR TO REMOVAL. CONFIRM WITH LOCAL GOVERNING AGENCY
 THAT TREES CLASSIFIED AS NUISANCE/EXOTIC INVASIVE MAY BE
- EXEMPT.

 8. ALL TREES AND PLANT MATERIAL TO REMAIN SHALL BE PROTECTED DURING CONSTRUCTION. REFER TO TREE PROTECTION DETAIL. THE CONTRACTOR SHALL TAKE EXTRA CAUTION TO PREVENT ANY DAMAGE TO THE TRUNK, ROOT ZONES AND GRADE.

PROJ	IECT #: 11214.00	PROJECT NAME: TOWNC	ENTER (GATEWA	YPR	OJECT		
	004404445	20/5/17/5/0 N 4 14 5	DBH	HT.	CNPY.	TREE %	TREE	004445470
TREE#	COMMONNAME	SCIENTIFIC NAME	IN.	FT.	FT.	СОИДІТІОИ	DISPOSITION	COMMENTS
1	CHRISTMAS PALM	"Adonidia merrillii"		15' C.T.	10	65	REMAIN	OFF SITE
2	CABBAGE PALM	"Sabal palmetto"		10' C.T.	10	70	REMOVE	
3	CHRISTMAS PALM	"Adonidia memillii"		15' C.T.	10	65	REMOVE	DOUBLE
4	CHRISTMAS PALM	"Adonidia merrillii"		15' C.T.	10	65	REMOVE	DOUBLE
5	CABBAGE PALM	"Sabal palmetto"		15' C.T.	10	65	REMOVE	
6	CABBAGE PALM	"Sabal palmetto"		4' C.T.	10	65	REMOVE	
7	CABBAGE PALM	"Sabal palmetto"		10' C.T.	10	65	REMOVE	
8	CABBAGE PALM	"Sabal palmetto"		10' C.T.	10	70	REMOVE	
9	QUEEN PALM	"Arecastrum romanzoffianum"		12' C.T.	15	60	REMOVE	
10	CABBAGE PALM	"Sabal palmetto"		15' C.T.	10	70	REMOVE	
11	SILVER BUTTONWOOD	"Conocarpus erectus sericeous"	12	15	15	60	REMOVE	MULTI-STEM, CURVED STRUCTURE
12	CHRISTMAS PALM	"Adonidia merrillii"						NO TREE
14	ORANGE GEIGER	"Cordia sebestena"	4	13	10	50	REMOVE	
15	ORANGE GEIGER	"Cordia sebestena"	5	13	10	50	REMOVE	
	ORANGE GEIGER	"Cordia sebestena"	3	10	5	40	REMOVE	
17	ORANGE GEIGER	"Cordia sebestena"	4	15	12	50	REMOVE	
18	SILVER BUTTONWOOD	"Conocarpus erectus sericeous"	10	12	15	60	REMOVE	SHARED CANOPY, MULTI-STEM
19	SILVER BUTTONWOOD	"Conocarpus erectus sericeous"	10	12	15	60	REMOVE	SHARED CANOPY, MULTI-STEM
20	SILVER BUTTONWOOD	"Conocarpus erectus sericeous"	10	12	10	50	REMOVE	MULTI-STEM, BR DMG
21	LIVE OAK	"Quercus virginiana"	8	20	15	50	REMOVE	NO CENTRAL LEADER, MULTI-LEADER
22	LIVE OAK	"Quercus virginiana"	7	25	15	65	REMOVE	THIN CANOPY
23	ROYAL PALM	"Roystonia elata"		30' C.T.	18	30	REMOVE	TRUNK CONSTRICTION, OFF SITE
24	ROYAL PALM	"Roystonia elata"		30' C.T.	18	30	REMOVE	TRUNK CONSTRICTION, OFF SITE

REVIEWED BY: MICHAEL J. PHILLIPS LANDSCAPE ARCHITECT FOR KEITH ISA CERTIFIED ARBORIST #FL - 9346A

	Tree Mitigation Table				
10	Palm to be removed				
73	DBH (inches) to be removed				
	Replacement Trees / Palms				
10	Replacement for Palms Req.d				
26	Replacement for Trees Req.d				
36	Total Mitigation Req.d in Trees				
* Palms re	* Palms replaced at 1:1				

* Trees replaced per Sec. 46.61

BUILT FORM

PROJECT DESIGN TEAM:
ARCHITECTS
BUILT FORM LLC
935 W CHESTNUT STREET SUITE 520
CHICAGO IL 60642

M.E.P. ENGINEER
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YH Consulting Engineering
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Miami, FL 33125
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LIFE SAFETY / CODE CONSULTANT

260 Palermo Averiue Miami, FL 33134 CIVIL ENGINEER / LANDSCAPE ARCH

Pompano Beach, FL 33060 PH: (954) 788-3400 Florida Certificate of Authorization # - 7928

OWNER:

Nobe Creek LLC 4770 Biscayne Boulevard Miami, FL 33137

PROJECT:

TOWNCENTER GATEWAY PROJECT

ISSUED FOR: DRB APPLICATION

DATE: 03-09-2020

REVISIONS:					
No.	DATE	REMARKS			

PRELIMINARY PLAN NOT FOR CONSTRUCTION

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SEAL:	03/09/20	AND SCAPE
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		STATE OF STATE
	72	ORIDA CORIDA

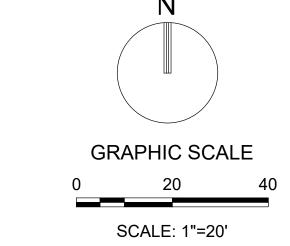
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TREE DISPOSITION PLAN

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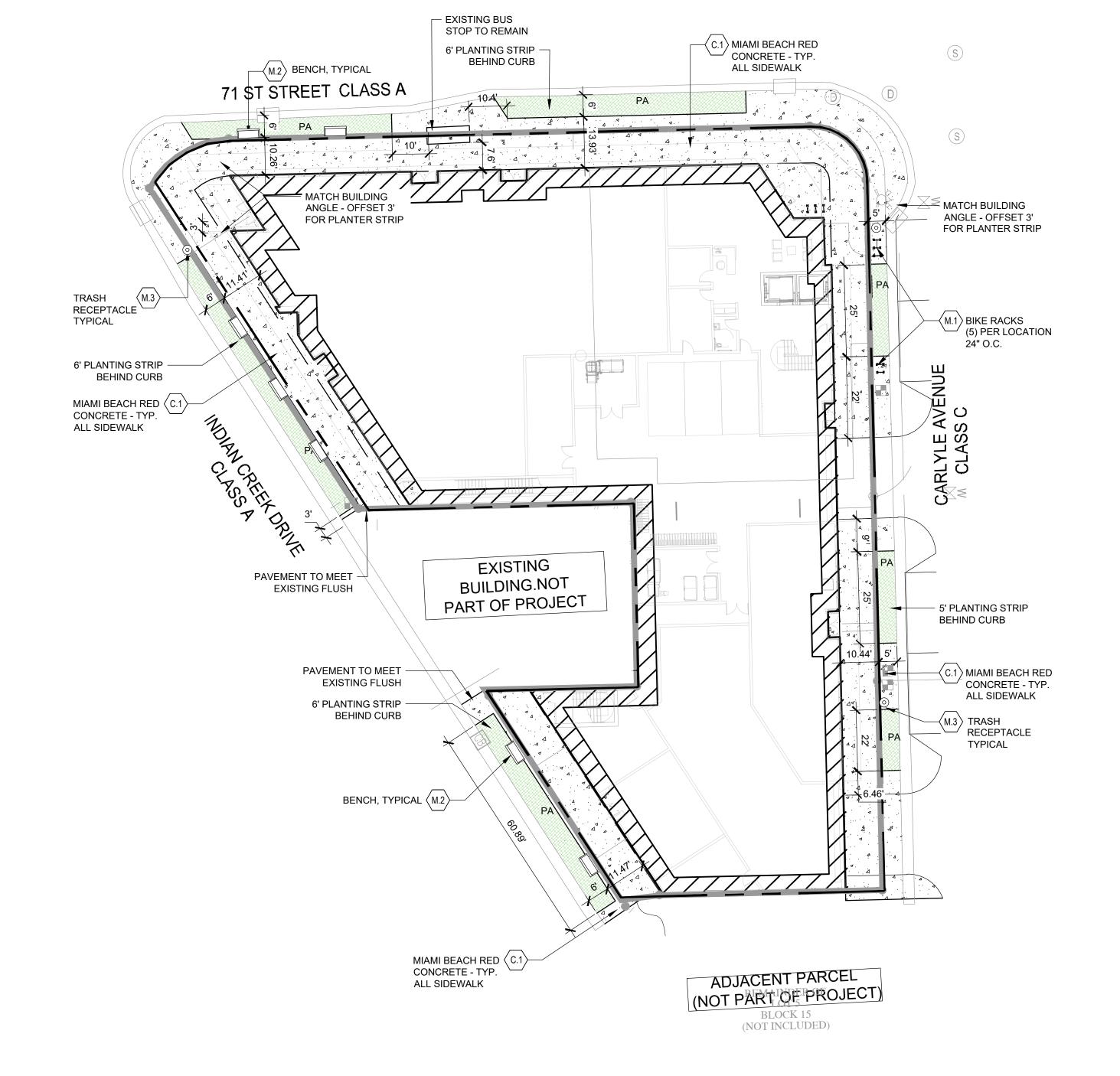
SHEET NO.:

LD-101



SCALE: 1"=20'

NOTE: PRINTED DRAWING SIZE MAY HAVE
CHANGED FROM ORIGINAL. VERIFY SCALE
USING BAR SCALE ABOVE.



	MATERIALS	SCHEDULE	
CONC	RETE		
KEY	DESCRIPTION / MODEL	COLOR	FINISH
(C.1)	CONCRETE	MIAMI BEACH RED	MEDIUM BROOF
PAVER	S		
(P.1)	PAVER TYPE 3 - LEVEL 04 & 13	TBD	TBD
(P.2)	PAVER TYPE 4 - LEVEL 04 & 13	TBD	TBD
(P.3)	PAVER TYPE 5 - LEVEL 04 & 13 BANDING	TBD	TBD
MISCE	LLANEOUS		
(M.1)	BIKE RACK	TBD	TBD
(M.2)	BENCH	TBD	TBD
(M.3)	TRASH RECEPTACLE	TBD	TBD
	SYNLAWN	N/A	N/A
M.4			

BUILT FORM LLC
935 W CHESTNUT STREET SUITE 520
CHICAGO IL 60642

MEPENGINEER

BUILT FORM LLC
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M.E.P. ENGINEER

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Deerfield Beach, FL 33442
954.949.2200

STRUCTURAL ENGINEER

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LIFE SAFETY / CODE CONSULTANT

SLS
260 Palemo Avenue
Miami, FL 33134

CIVIL ENGINEER / LANDSCAPE ARCH

301 East Atlantic Boulevard
Pompano Beach, FL 33060
PH: (954) 788-3400
Florida Certificate of Authorization # - 7928

OWNER:

Nobe Creek LLC 4770 Biscayne Boulevard Miami, FL 33137

PROJECT:

TOWNCENTER GATEWAY PROJECT

ISSUED FOR: DRB APPLICATION

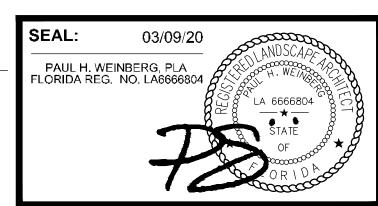
DATE: 03-09-2020

REVISIONS:					
No.	DATE	REMARK\$			

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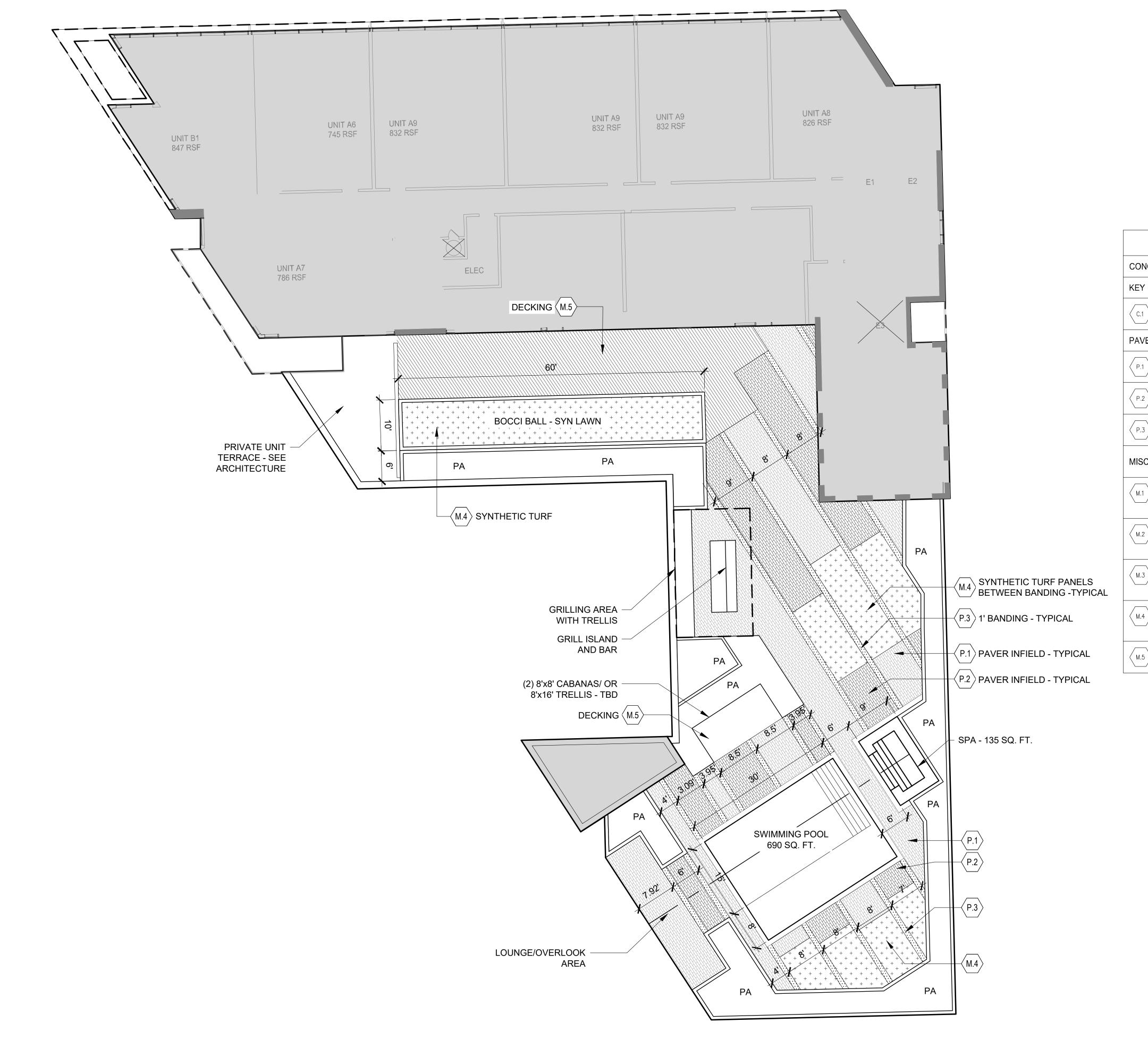
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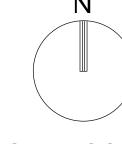
HARDSCAPE PLAN

_	DATE:	02-17-2020
	SCALE:	AS NOTED
	DRAWN BY:	CP,AS
	CHECKED BY:	CP,PW
	JOB NO.:	11214.00

SHEET NO.:

LH-101





GRAPHIC SCALE

0 10 20

SCALE: 1"=10'

NOTE: PRINTED DRAWING SIZE MAY HAVE CHANGED FROM ORIGINAL. VERIFY SCALE USING BAR SCALE ABOVE.

	MATERIALS	SCHEDULE	
CONC	RETE		
KEY	DESCRIPTION / MODEL	COLOR	FINISH
(C.1)	CONCRETE	MIAMI BEACH RED	MEDIUM BROOI
PAVER	S		
(P.1)	PAVER TYPE 3 - LEVEL 04 & 13	TBD	TBD
P.2	PAVER TYPE 4 - LEVEL 04 & 13	TBD	TBD
(P.3)	PAVER TYPE 5 - LEVEL 04 & 13 BANDING	TBD	TBD
MISCE	LLANEOUS		
MISOL	LLANEOUS		
M.1	BIKE RACK	TBD	TBD
	T	TBD	TBD
M.1 >	BIKE RACK		
M.1 M.2	BIKE RACK BENCH	TBD	TBD

BUILT FORM LLC
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BUILT FORM LLC
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PH: (954) 788-3400
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OWNER:

Nobe Creek LLC 4770 Biscayne Boulevard Miami, FL 33137

PROJECT:

TOWNCENTER GATEWAY PROJECT

ISSUED FOR: DRB APPLICATION

DATE: 03-09-2020

REVISIONS:					
No.	DATE	REMARKS			

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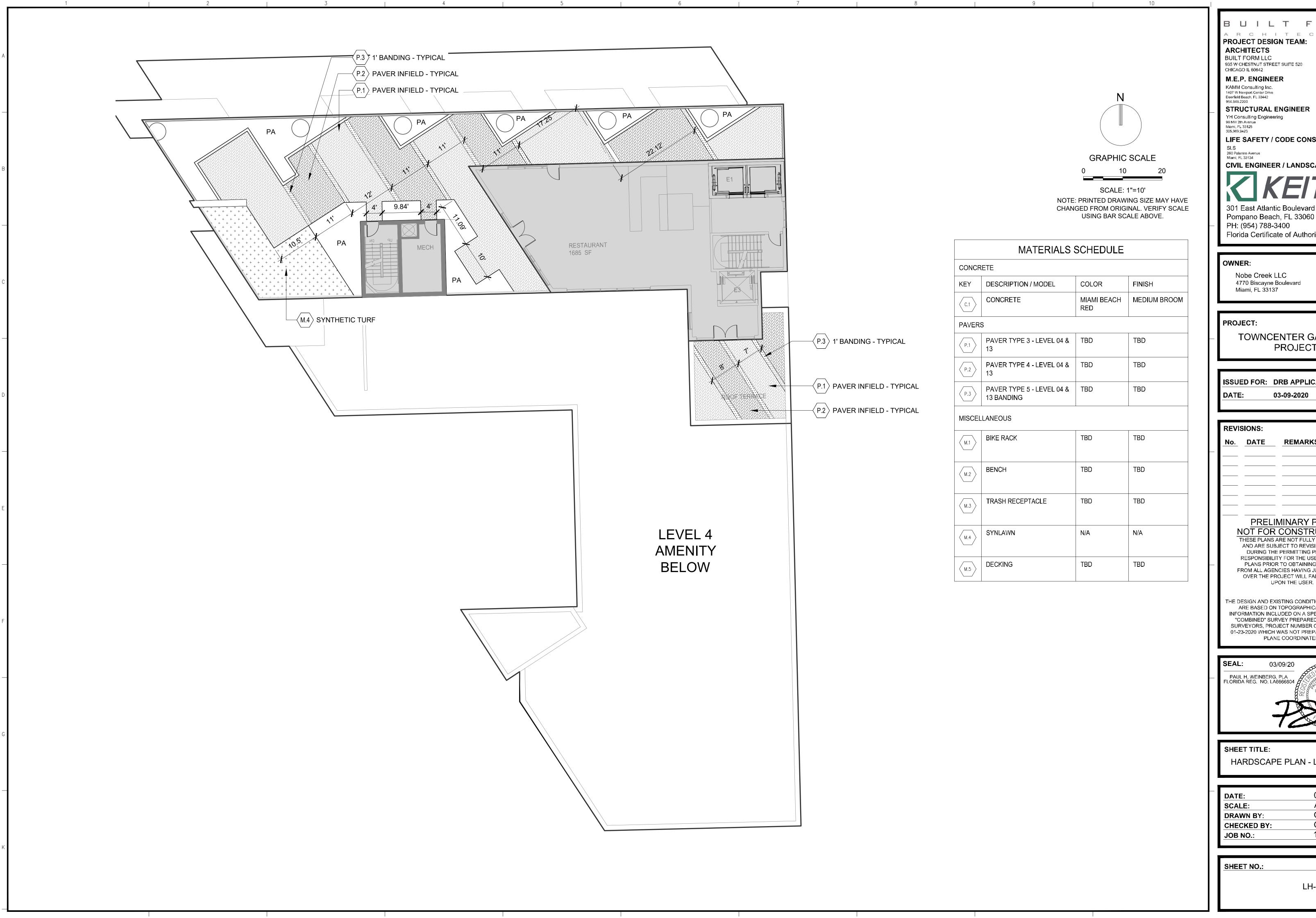
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PAUL H. WEIN FLORIDA REG. 1	IBERG, PLA NO. LA6666804	LA 6666804
		STATE OF
	72	ORIO A

SHEET TITLE:
HARDSCAPE PLAN - LEVEL 04

 DATE:	02-17-2020
SCALE:	AS NOTED
DRAWN BY:	CP,AS
CHECKED BY:	CP,PW
JOB NO.:	11214.00

SHEET NO.:

LH-102



BUILT FORM ARCHITECTURE PROJECT DESIGN TEAM: **ARCHITECTS** BUILT FORM LLC 935 W CHESTNUT STREET SUITE 520 M.E.P. ENGINEER

STRUCTURAL ENGINEER

LIFE SAFETY / CODE CONSULTANT

CIVIL ENGINEER / LANDSCAPE ARCH

Pompano Beach, FL 33060 PH: (954) 788-3400 Florida Certificate of Authorization # - 7928

4770 Biscayne Boulevard Miami, FL 33137

TOWNCENTER GATEWAY PROJECT

ISSUED FOR: DRB APPLICATION 03-09-2020

REVIS	REVISIONS:				
No.	DATE	REMARKS			

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HARDSCAPE PLAN - LEVEL 13

DATE:	02-17-2020
SCALE:	AS NOTED
DRAWN BY:	CP,AS
CHECKED BY:	CP,PW
JOB NO.:	11214.00

LH-103

A. SCOPE

1. The location of plants, as shown on the plans, is approximate. The final locations may be adjusted slightly to accommodate unforeseen field conditions, to comply with safety setback criteria, to avoid creating unsafe sight conditions, or as otherwise directed or approved by the Landscape Architect / owner in writing. All other location adjustments to the layout are to be approved in advance in writing by the Landscape Architect and

2. Contractor understands that an important element of the design of this project is meeting landscape ordinances with a design flare that includes symmetry, alignment, focal points and / or smooth curvilinear forms where applied and contractor shall follow and instruct the working crews accordingly. In the event of any doubt as to how to execute the plans, Contractor shall immediately consult with Architect and/or Owner.

3. Landscape Contractor shall fine grade, prepare site as outlined in the following notes and per plans; furnish and install all plants, shrubs, trees and / or palms meeting minimum requirements and brace them per details

provided. Furnish and install soil, gravel, boulders, sod and mulch as specified in plans and notes below. 4. Landscape contractor shall furnish and install all trees, palms, shrubs, groundcover, sod, planting soil, fertilizer, herbicide, pre-emergence herbicide, seed, and mulch.

1. Contractor to have liability insurance including Owner and Landscaper as insured's in excess of \$10,000 as well as Worker's Compensation.

2. Contractors and Subs must ensure they are doing take offs from Bldg Dep. Revised sets and / or Bid Set documents. Verify with this Office that you are bidding from latest available plans.

Read ALL notes and typical planting details sheets prior to submitting RFIs and prior to bidding. 4. When submitting an RFI reference sheet number, detail number and/or note category and number.

5. Landscape contractor shall verify all estimated quantities of material shown on the drawings prior to submitting their bid. Plant list pricing (if shown) is for permitting / mitigation comparison purposes only, any prices shown are to be disregarded by Landscape Contractor.

6. All Plant Material shall meet or exceed height and spread requirement. Heights are local code requirement and / or design intent related and always governs over container size. Container size given for reference only and must be sized-up to meet height requirements of plant list. Plant material available with excessive height beyond specifications must be consulted with Landscape Architect for design intent.

All landscape material was confirmed to be available at time of design. Landscape contractor understands that some material may not be available locally, however is available in Tri-County Region. Plant material supply is the responsibility of the Landscape Contractor that is awarded the contract and he/she shall take steps to ensure availability at the time of installation. Bring to the attention of Landscape Architect if specific material is no longer available at the time of bidding and / or prior to actual construction. Substitutions must be approved prior to construction.

8. Pre-inspections of site required prior to bidding.

9. The plant list is intended only as an aid to bidding. Any discrepancies found between the quantities on the plan and the quantities on the plant list shall be brought to the attention of the Landscape Archtiect for clarification.

10. All labor and material for soil amendments and fertilizer that is required to ensure the successful establishment and survival of the proposed vegetation, as well as all the cost for the removal of unsuitable or excess backfill material from plant beds, in addition to fine grading and mulching all plantbeds and individual trees shall be included in the contractor's bid to perform the work represented in this plan set.

11. Bid shall be itemized for possible value engineering. 12. Sod and Rocks (if specified) shall be estimated by scaling plans. Include price per square foot for sod. Rocks (include price per ton). Small rocks and gravel beds shall have landscape fabric material and minimum 4"

depth. Boulders to be bid by unit. 13. All S.F. if noted is approximate and shall not be considered all inclusive; it is the contractor's responsibility to do his or her take off, submit price per S.F. and in the end, sod all areas that are not covered either by plants, mulch and/or rocks. It shall be the responsibility of the contractor to include in the bid, the repair of any existing sod which may be damaged during construction.

14. Final payment to the Contractor shall be for actual plants installed on the project. 15. Contractor shall be responsible for obtaining and paying for costs of all permits described in bid whether permit costs are reimbursable by owner or included in bid. Research permit status and research all permits and additional documentation and certifications required such as separate tree removal permit for example, and

consider prior to bidding. 16. General / Landscape Contractor shall leave a 5% unforeseen conditions allowance such as for additional root barriers determined to be needed on site and as job progresses.

17. Refer to Section T, Watering, for supplemental watering requirement. 18. Landscape contractor is responsible for verifying all plant quantities prior to bidding and within 7 calendar days of receipt of these plans shall notify the landscape architect in writing of any and all discrepancies. In case of discrepancies, planting plans shall take precedence over plant list. No substitutions are to be made without prior consent of the Landscape Architect.

GENERAL LANDSCAPE NOTES

Plants grown in containers prior to installation shall be removed from their containers before they are planted in the ground and have circling roots removed. All screening shrubs shall be planted for proper operation of equipment being screened and/or per the requirements of the utility as necessary. All hedge material required for screening purposes shall be planted with branches touching. Adjust spacing as necessary and/or provide additional plants to provide an adequate screen as required by code. Leave access to utility or clearance as

2. All landscaping shall be installed according to sound nursery practices. Contractor shall comply with federal, state and local laws and regulations pertaining to the inspection for plant disease and insect infestation. All ideas, designs and plans indicated or represented by this drawing are owned by and are the exclusive property of Keith and Associates and may not be duplicated without authorization or used for other projects

4. The Landscape Contractor shall exercise caution to protect any existing sod, electrical and irrigation. Any damage to the sod, electrical or irrigation shall be replaced or repaired to the original state by the Landscape Contractor at no additional cost to the owner.

5. Tree, palm, accent shrubs and bed lines are to be located in the field and approved by the Landscape Architect / owner prior to planting. Landscape Contractor acknowledges that material planted without approval of location may be subject to relocation by Landscape Architect to maintain design intent if not followed

All trees must be pruned as per Landscape Architect's direction. 7. In areas where asphalt is removed in order to receive landscape material, the lime rock sub-base material

must also be removed and replaced with approved planting soil mix. 8. Landscape contractor is responsible for sending photographs to the landscape architect to pre-approve all

trees, palms, and shrubs prior to delivery to project site. 9. Landscape contractor shall coordinate his or her work with that of the irrigation, landscape lighting, and

hardscape contractor if different 10. The landscape contractor shall treat plant areas with pre-emergence herbicide after weeds and grass have been removed. Landscape contractor shall wait 7 days after pre-emergence treatment prior to planting.

D. PERMITS & REGULATIONS

1. Contractor(s) must obtain separate landscape, irrigation and tree relocation/removal permits from the governing authority prior to the issuance of the first building permit for the project. 2. Landscape contractor to call the local Landscape Inspector to schedule a pre-construction meeting prior to

installation if required. 3. All mandatory requirements by local Landscape Departments and their inspectors shall govern and landscape contractor commits by accepting contract to comply promptly for builder/owner to obtain C.O.

TREE REMOVAL

Removal of any trees or palms will require a written "tree removal permit" from the local governing agency prior to removal. Non-native trees classified as "prohibited" trees may be exempt from the permit if listed as Category 1 by Florida Exotic Pest Plant Council. Confirm with Local Municipality.

2. Landscape Contractor is responsible to remove ALL invasive nuisance trees such as Brazilian Pepper, Melaleuca, Australian Pine and all invasive trees as categorized by the governing agencies, whether listed on plans or not.

3. The Landscape Contractor is responsible for coordinating tree and palm removals and transplants shown on the tree/palm Disposition Plan. The Landscape Contractor is to remove and discard from site existing unwanted trees, palms, shrubs, ground covers, sod and weeds within landscape areas.

1. Existing trees designated to remain shall be protected during all construction phases. Any trees or shrubs designated to remain that are scarred or destroyed will be replaced at the contractor's expense, per the appraised value.

2. 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. Trees and plant material indicated to be relocated with no new location provided in plans shall be moved to a location on site designated as a nursery holding area

with the root ball protected from direct sunlight, maintained and irrigated until new location is determined. 3. Prune trees to remove damaged branches and improve natural shape and thin out structure. Do not remove

more than 15% of branches. Do not prune back terminal leader.

Prune existing shrubs to remove damaged branches and improve natural shape. 5. Existing trees to remain shall be trimmed per Ansi-A300 standards. Supervision of the trimming shall be performed by an ISA Certified Arborist to ensure quality work.

6. All existing trees shall be "lifted and thinned" to provide an 8' minimum clearance for sidewalks and pedestrian walkways and a 14' minimum clearance for roadways, driveways and all vehicular use areas. 7. Selective canopy and root pruning of existing trees can be conducted (only as necessary and in no event more than 35%) to accommodate for new approved construction. Pruning shall be conducted / supervised by

8. If plans call for relocation of trees, palms or plants. High level of care should be exercised to assure that they are not damaged in the process and that they are promptly replanted upon being dug up. 9. All underground utilities and drain or irrigation lines shall be routed outside the tree protection zone. If lines must traverse the protection area, they shall be tunneled or bored under the tree.

10. Erosion control devices such as silt fencing, debris basins, and water diversion structures shall be installed to prevent siltation and/or erosion within the tree protection zone.

11. Roots shall be cut manually by digging a trench and cutting exposed roots with a saw, vibrating knife, rock saw, narrow trencher with sharp blades, or other approved root pruning equipment.

TREE RELOCATION (These notes for relocation trees only and if applicable)

Flag all trees and palms to be transplanted with differentiating color than those to be saved or removed. Tree Relocation process must be performed or supervised by ISA Certified Arborist.

3. Water the root zones to field capacity for 5 continuous days before root pruning. At a minimum soak the soil to a 4'-0" depth within a 6' radius. Root prune a minimum of six weeks before relocation. Prune away all dead or damaged limbs or fronds. For trees, prune out 1/3 of the existing canopy by selectively trimming small internal branches. For palms, gather fronds above the bud and tie them loosely with jute twine to avoid damage.

4. Brace root pruned trees awaiting relocation. 5. Root prune $\frac{1}{3}$ rd of the root system, irrigate daily for 2 weeks then root prune another

 $\frac{1}{3}$ rd, irrigate daily and prune last $\frac{1}{3}$ rd on actual relocation date, no less than two weeks (six weeks total minimum root pruning by stages). ISA Arborist on staff shall observe for intense shock. Canopy pruning may be deemed necessary by Arborist on staff to balance for intense root ball loss, canopy shall be trimmed only as necessary to increase survival.

6. Root prune with proper clean equipment to sever roots. Ensure roots are not torn or pulled apart.

7. With hand tools, dig a 2'-0" wide by 3'-0" deep trench at a minimum distance as determined by the consulting arborist to expose roots. Cut all roots 1.5" and larger in diameter with a clean, sharp pruning saw. Treat all cuts with a fungicidal barrier. Backfill the trench, within 4 hours of digging, with a 1:1 mixture of site soil and sawdust or other fine organic material. Do not compact.

8. Form a rootball size in compliance with Florida grades and Florida standards number 1 or better.

9. Maintain the soil moisture at field capacity throughout the six weeks. 10. Allow the plant to regenerate roots over a period of six weeks.

11. At the end of six weeks, prepare the planting pit at the new location. Overdig the hole diameter a minimum of 2' beyond the root ball, with the recipient hole to be at least 1/3 larger than the area that was trenched for transplanting.

12. With the consulting arborist present, undercut the entire root ball of the plants to be transplanted at a depth specified by the arborist. The undercutting method may be a choker cable drawn through the root ball with heavy equipment

13. At the direction of a professional rigger, assemble slings, padding, guiding ropes and cables for attachment to the crane or backhoe. The professional rigger shall determine the size of machinery necessary to execute the lifting and moving operation.

14. Install trees within 24 hours of removal from their original location to locations provided by Landscape Architect or Developer with approval of municipal / Landscape Inspector.

15. Experienced Tree Spade operator shall move tree or experienced tree mover shall choose best means and methods to strap and rig tree for transporting safely without damage to new location.

16. Maintain trees in a healthy and vigorous condition during installation and throughout the plant establishment period. Replace trees that do not meet this requirement with the same species, size, and quality or per mitigation requirements specific to the governing authority with jurisdiction.

17. Fertilize the plant as directed by the consulting arborist. 18. When the plant is placed in the new location, backfill the planting pit with topsoil and water thoroughly to eliminate air pockets and compact the soil. Set the tree no deeper than its original condition.

19. Cover the root ball area with 3" depth of organic mulch.

20. Provide fungicide and fertility applications at the direction of the consulting arborist. 21. Post transplant watering to provide moisture and reduce any excessive stress due to root desiccation.

Watering to be adjusted according to conditions and at the supervision and direction of the ISA certified 22. The diameter of the root--pruning or transplanting circle shall be at a distance away from the trunk equal to 12

times each inch of trunk diameter at breast height. 23. For all palms except Sabal palmetto, the lower fronds shall be pruned leaving 9-11 fronds that can be tied without an extensive amount of weight that may damage the heart of the palm. The Sabal palmetto shall have

all fronds cut without damaging the bud. 24. Transplanting must occur within 24 hours after being dug for relocation. Trees/palms should be kept in shade

and the canopy kept moist. 25. Digging and preparation of the new hole for the transplant shall be done prior to removing the tree from the

existing location. 26. The landscape Contractor is to verify that all new holes have appropriate percolation.

27. Padding the sling may be necessary so that the trunk or "boots" are not damaged.

28. A 6" saucer shall be created around the edge of the plant pit to help hold water, see planting detail for additional information 29. Over the guarantee period the Landscape contractor shall be responsible for resetting any trees or palms that

are not vertical when caused by winds less than 74 mph. 30. After transplanting trees and palms, the landscape contractor shall be responsible for obtaining water and watering to maintain soil moisture during the guarantee period at a minimum of: First month- daily, Second month - three times per week, Third and Fourth months - two times per week, Last eight months - one time per

31. For trees over 4" in caliper at the time of planting, the schedule should be: First six weeks, daily, one and a half months to six months - three times per week, last six months - one time per week.

SITE PREPARATION & GRADING

1. Landscape contractor shall loosen and till compacted soils that are overly compacted in all planting areas of

the project to provide for proper soil aeration for plant establishment. 2. Planted areas shall be cleared of underground rocks, construction debris and other materials detrimental to the health of the plants. Lime rock base material shall be removed within planting pits and adjacent to pavement. The planting areas should be clean to a depth equal to the root ball of the trees/palms proposed for the area. Planting area soils shall be tested for ph before planting. Soils showing high (alkaline) ph (over 7.5) shall be amended or replaced with native soil having a ph range of 6.5 - 7.5, as approved by Landscape Architect. In

the event that native soils are unsuitable, ref. Section M, Soils. 3. All planting areas and planting pits shall be tested for sufficient percolation prior to final planting and irrigation installation to ensure proper drainage. Plant beds in parking lots and in areas compacted by heavy equipment shall be de-compacted so that drainage is not impeded.

4. Landscape Contractor shall treat plant areas with pre-emergence herbicide after weeds and grass have been removed. Landscape Contractor shall wait (7) seven days after pre-emergence treatment prior to planting.

5. Site preparation shall include the eradication and removal of any weeds, clean-up of any dead material, debris,

6. General site and berm grading to +/- 1 inch (1") shall be provided by the general contractor. All finished site grading shall be provided by the Landscape Contractor. All planting beds shall be free of all rocks 1/2" or larger, sticks, and objectionable material including weeds and weed seeds. All lime rock shall be removed/cleaned down to the native soils.

7. The Landscape contractor shall ensure the planting areas are at finish grade prior to installing plant materials.

8. All trees and plant material to remain shall be protected during construction. Contractor shall install protective barriers such as "Tenax" orange safety fencing or similar, to be installed before the beginning of the project. Ref. Tree Protection Detail for additional information. Barriers shall be located to include the drip line of the trees, palms and plant material. The contractor shall take extra caution to prevent any damage to the trunk, root zones and grade.

9. Final grade within planting areas to be 4" below adjacent paved areas or top of curb. Sod areas to be 2" below. 10. All planting beds shall be shaped and sloped to provide proper drainage away from building and structures and

IRRIGATION

Any Irrigation Notes and specifications included in Irrigation Sheets govern over the following Irrigation Notes. 2. The Landscape Contractor shall coordinate with the irrigation contractor if not the same and leave provisions for all individual trees in turf areas and all planting beds.

3. Irrigation / Landscape contractor to guarantee 100% coverage and 50% overlap (head to head coverage) to all landscaped areas and furnish and install a rain sensor. 4. Irrigation Contractor to adapt design to onsite conditions adjusting heads and changing nozzles as required to

avoid overspray onto buildings or paved areas. 5. The contractor shall ensure that the irrigation system is operational and free of leaks prior to any planting being finalized. Plant material that is installed prior to the irrigation system being operational shall be watered by the

contractor at his or her expense. Water for plant establishment should be included in the cost of the plant. 6. All guidelines as outlined by the South Florida Water Management District (SFWMD) or water management district with jurisdiction shall be strictly adhered to.

7. Any existing irrigation system shall be retrofitted to comply with the specifications as outlined above.

J. HARDSCAPE & OTHER MATERIALS

1. Face of trees and palms to be located a minimum of 2' setback from all fences, walkways, walls, and paved surfaces, unless otherwise indicated on the plans. Refer to details.

K. UTILITIES / CLEARANCES

1. The contractor shall be responsible for determining the location of and avoid and protect utility lines, buried cables, and other utilities. The owner or Landscape Architect shall not be responsible for damage to utility or irrigation lines.

2. Trees shall be placed a minimum of 5 ft. from underground utilities, unless otherwise approved in writing by Landscape Architect and Owner

3. All canopy trees to be planted min. of 15' from light source/poles. Unless otherwise approved by the governing authority / Landscape Architect and Owner. 4. Landscape contractor shall contact the county, governing authority and/or utility companies to locate 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. 5. 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. 6. If/ When digging in right of way needed: Two (2) full business days before digging, call toll free 1-800-432-4770, or 811, Sunshine State One Call of Florida, inc. Notification Center. In addition, call the Governing Agency's Utilities/Public Works Department. Contractors are responsible for coordinating with the owners and appropriate public agencies to assist in locating and verifying all underground utilities prior to excavation. All existing utilities shown on the plans are to be considered approximate and should be verified by

the contractor prior to the start of work operations. 7. Above and below ground utilities shall be verified and located in the field by the contractor prior to commencing work in the project area. The contractor shall examine available utility plans and confirm conflicts between indicated or located utilities and landscape work. The contractor shall then notify the Project Engineer of said conflicts and the Engineer will coordinate any necessary adjustments with the utility provider. Tree locations will be adjusted as necessary when in conflict with existing utilities.

8. The final plant locations may be adjusted, as approved / directed by the Landscape Architect in writing, to accommodate utilities compliance. Excavations within 5' of known utilities should be done by hand. 9. Contractor shall familiarize himself with the location of and avoid and protect utility lines, buried cables, and all

other utilities, noted or not, on plans. 10. Leave clearance and access to all above ground or at grade meters and equipment. 11. Landscape planting shall be in conformance with FPL guidelines for setbacks from overhead utility lines.

12. Landscaping shall not interfere with light poles, fire hydrants, electrical/mechanical equipment access, signs, drainage structures, etc. Bring to the attention of Landscape Architect any conflicts.

1. Root barriers will be installed to protect building foundations, curbing, walkways, paved areas, roadway base material and utilities from existing large trees or proposed new trees that are within 5' of existing or new approved construction or as may be deemed necessary as job progresses.

2. Mechanical Root barriers will be used for large existing Canopy Trees and chemical type barriers will be used 3. Mechanical Root barriers will be "DeepRoot" and Chemical Root barriers will be "Biobarrier". Substitutions must be of approved equal or better quality.

4. Root barriers will be installed per manufacturer specifications. 5. Root barrier depths will be determined by the manufacturer recommended depth chart and as required by on-site conditions in a case by case basis as deemed necessary by Landscape Architect Architect / ISA

1. All building construction material and foreign material shall be removed from the planting areas and replaced with 70/30 mix (70% sand / 30% organic compost) or amend existing soils per section H.2 2. Planting soil mix shall be delivered to the site in a clean loose and friable condition and is required around the root ball of all trees and shrubs, the top 6" of all shrubs and ground cover beds and top 2" of all grassed areas.

This soil shall be tilled into the existing soil after the existing soil has been cleaned of all undesirable foreign materials. Recycled compost is encouraged as a soil amendment alternative. Planting soil to be weed free. 3. Planting backfill for palms shall be clean, coarse native sand unless specified otherwise.

4. Do not allow air pockets to form when backfilling. All trees shall be watered-in utilizing water probe or a tree

PLANT SIZE & QUALITY

8. Trees, palms, shrubs, ground covers:

Arborist and Landscape Inspector.

1. All plant material must meet or exceed the minimum size requirements as specified on the plant list. Height specification governs over container size if both specifications given cannot be met. Any other requirements for specific shape or effect as noted on the plan shall also be required for acceptance.

2. Material specified as Balled and Burlapped (B&B) can be accepted in container if not available as B&B at the discretion of Landscape Architect; if so, root bound and/or circling roots shall be removed and root ball must be proportionate to Tree / Palm.

3. Unless noted otherwise, all trees designated as single trunk shall have a single, relatively straight, dominant leader, proper structural branching and even branch distribution. Trunks on palms shall be uniform in thickness for the entire length of the palm and shall not taper off to disproportionate thinness towards the crown. Trees with bark inclusion, tipped branches, and co-dominant trunks will not be accepted. Trees with girdling, circling and/or plunging roots will be rejected.

4. Use nursery grown plant materials that complies with all required inspection, grading standards, and plant regulations in accordance with the latest edition of Florida Department of Agriculture, "Grade & Standards for Nurserv Plants".

5. All trees and palms shall be free of open wounds and unsightly visible scars. 6. All substitutions must be approved by the governing authority if it is required Canopy and by Landscape

Architect / Owner if supplementary accent material. 7. Contractor shall comply with Federal, State, and Local laws and regulations pertaining to the inspection for plant disease and insect infestation.

Plant species and sizes shall conform to those indicated on the drawings. All nursery stock shall be in accordance with grades and standards for nursery plants parts 1 and 2, latest edition published by the Florida Department of Agriculture and Consumer Services, unless specified otherwise. All plants shall be Florida grade number 1 or better as determined by the Florida Division of Plant Industry and tightly knit plant, so trained or favored in its development that first appearance is unquestionable and it is outstandingly superior in form, number of branches, compactness and symmetry. All plants shall be freshly dug, sound, healthy, vigorous, well branched and free of disease and insect eggs and larvae and shall have adequate root systems. Trees and palms shall be uniform in size and shape. All materials shall be subject to approval by the Landscape architect. Plants shall be pruned prior to delivery only upon the approval of the Landscape

9. All container grown material shall be healthy, vigorous, well-rooted plants and established in the container in which they are sold. The plants shall have tops of good quality and be in a healthy growing condition. An established container grown plant shall be transplanted into a container and grown in that container sufficiently long enough for the new fibrous roots to have developed so that the root mass will retain its shape and hold

together when removed from the container. 10. Field grown trees and palms previously root pruned shall obtain a root ball with sufficient roots for continued growth without resulting shock. 11. Root suckers on any tree are not acceptable and must be properly pruned.

12. Contractor shall coordinate with Landscape Architect and Owner to obtain prior approval for the selection of

the specific specimens of all palms and any trees of more than six feet in height. Contractor to supply photograph of trees prior to purchase and installation.

PLANTING NOTES

1. At the discretion of the Landscape Architect, plants are subject to review for approval for size, variety, condition and appropriateness to the design intent

2. All synthetic burlap, synthetic string or cords, or wire baskets shall be removed before any trees are planted. All synthetic tape (i.e. tagging tape, nursery tape) shall be removed from trunks, branches, etc. before inspection. The top 1/3 of any natural burlap shall be removed or tucked into the planting hole before the trees

3. All "groundcover" requires 75% coverage and 100% within 3 months of installation. Bring to the attention of Landscape Architect in writing before commencing if this is not achievable with the design.

4. Set tree no deeper than it was in its original growing condition with the top of the root ball even with, or slightly higher (+/- 1") than the finished grade. 5. All trees/palms shall be planted so the top of the root ball, root flair are slightly above final grade. Shrub material shall be planted such that the top of the plant ball is flush with the surrounding grade. 6. All trees and palms shall be braced / staked per accepted standards by the Florida Nursery, Growers &

Landscape Association (FNGLA). Nailing into trees and palms for any reason is prohibited and the material will

be rejected. Please refer to the planting details. 7. All trees, new or relocated, to be staked and guyed as detailed. 8. Layout shrubs to create a continuous smooth front line and fill in behind with triangular spacing. 9. Excavate pit or trench to 1-1/2 times the diameter of the balls or containers or 1' wider than the spread of roots and 3" deeper than required for positioning at proper height. Compact a layer of topsoil in bottom before placing plants. Backfill around plants with planting mixture, compacted to eliminate voids and air pockets. Form

grade slightly dished and bermed at edges of excavation. Apply 3" of mulch. 10. Groundcover and shrubs to be spaced in a uniform and consistent pattern per planting details. 11. All mechanical equipment, irrigation pumps, FPL transformers, pool pumps, etc. shall be screened on a minimum of three sides by landscape shrubs.

Contractor shall not mark or scar trunks in any fashion. 13. When requested by Landscape Architect, demonstration of healthy root system if not previously approved, can include tree removal and re-installation for inspection at no additional cost to the owner.

14. Remove rejected Plant material from the Site immediately and replace with acceptable plants.

FERTILIZATION 1. All Fertilization shall comply with state fertilization laws. Fertilization shall be Agriform "20-10-5 Plus minors" or similar approved slow-release tablets applied per manufacturer suggested application rate chart:

Agriform® 21-gm Tablets (SKU# 90026*; 500 tablets/case)

1 Gal 2 Gal 3 Gal 5 Gal 7 Gal 15 Gal 24" Box Installation: 1 1 to 2 2 to 3 2 to 3 3 to 5 7 to 10 15 to 24

• Place plant in the hole and backfill to halfway point. • Do not place tablets in the bottom of the planting hole. • Place Agriform Tablets in the hole about 1to 2 inches away from root tips. Finish filling the hole around the plant to grade level.

SCOTTS: 1-800-492-8255 or visit www.scottspro.com

1. All areas disturbed during construction shall be sodded with St. Augustine 'Seville' unless otherwise noted. These disturbed areas shall have proper irrigation established or re-established if they were disrupted or

Landscape Contractor to supply and install 2" soil layer 50/50 mix blanket for all new sod areas. 2. All open areas not covered by trees, palms, shrubs, vines, ground covers or existing sod in good condition to remain, shall receive Stenotaphrum Secundatum, St. Augustine 'Seville' sod, whether labeled on the plans or not, unless a different species is indicated on the planting plan. Sod shall be strongly rooted, free from weed, fungus, insects and disease. Contractor shall be paid by the total sodded area x the unit price submitted (field

3. Sod shall be machine stripped no more than 24 hours prior to laying. 4. Lay sod strips with tight joints, do not overlap, stagger strips to offset joints in adjacent courses. Work sifted soil mix into minor cracks between pieces of sod and remove excess soil deposits from sodded areas. Sod on

slopes greater than 3:1 shall be immediately staked after planting.

1. Submit 1 gallon container of all planting media for landscape architect review. Samples to include specified planting mix, topsoil, container planting mix (if applicable) and mulch.

2. Submit representative nursery photos of all Trees and Palms for review prior to delivery to the site. Include scale for height.

3. Submit representative nursery photos of all shrub and groundcover material for review prior to delivery to the

INSPECTION & ACCEPTANCE

Notify the governing Agency if required and Landscape Architect of commencement. 2. Onsite plant deliveries shall occur on Monday through Friday only unless otherwise directed by the Landscape Architect / Owner. The contractor shall ensure that plant material is delivered undamaged from transportation or digging operations. The Landscape Architect may reject material that has been damaged or rendered unacceptable due to relocation or transportation from the point of origin. All plant material shall be available for

inspection and approval by the Landscape Architect prior to final installation. 3. There shall be one final inspection for approval by each of the presiding governing agency, Landscape Architect and owner. Contractor shall ensure that the plans, details, specifications and notes have been adhered to and that the landscape and irrigation installation is compliant to all items as directed on the plans prior to scheduling of the final inspection.

4. Upon completion of the work, the Landscape Contractor shall notify the Landscape Architect and request a final inspection. Any items that are judged incomplete or unacceptable by the Landscape Architect or owner shall be promptly corrected by the Landscape Contractor. 5. No substitution of plant material, type or sizes will be permitted without prior written authorization from the

Landscape Architect and owner. 6. To obtain final payment, Contractor must provide release of all mechanic's liens and material liens.

1. All planting beds shall be mulched to a depth of 3" with an organic mulch approved by Landscape Architect. No heavy metals, such as arsenic, etc. are to be contained in the mulch. The contractor shall provide certification if requested or proof that all mulch is free of heavy metals or similar environmental contaminants. 2. Shredded approved organic mulch to be used beyond trunk in all directions and throughout all hedges and

3. All trees in sodded areas shall have a clean cut 4' diameter mulch ring. 4. Preferred mulch is shredded melaleuca. Cypress, red, gold and green mulch is prohibited.

1. All plant material shall be watered in thoroughly at the time of planting.

5. All mulch shall have a minimum 3" separation from the trunk of the tree/palm trunk to avoid rotting. WATERING

2. It is the sole responsibility of the Landscape Contractor to ensure that all new plantings

receive adequate water during the installation and until completion of contract. Deep watering of all new trees and palms and any supplemental watering that may be required to augment natural rainfall and site irrigation is mandatory to ensure proper

V. CLEAN UP 1. The Landscape Contractor is responsible for maintaining all landscape planting areas until final acceptance of the owner.

2. The contractor is responsible for mowing the entire project during planting and establishment periods, based on mowing project once a month from October to April, and twice a month from April to October (During installation and plant establishment only and until final inspection and owner accepts and takes ownership). 3. Any excess soil, undesired stones or debris resulting from landscape operations shall

plant establishment and development and shall be provided by Contractor as a part of this contract.

be removed promptly, keeping the site clean as work progresses. 4. The Landscape Contractor shall at all times keep the premises free from accumulation of waste material or debris caused by their crews during the performance of the work. Upon completion of the work, the contractor shall promptly remove all waste materials,

debris, unused plant material, empty plant containers, and all equipment from the

project site. W. MAINTENANCE

plant material.

1. Landscape Contractor to return to job site 12 months after tree bracing and remove all tree braces. Owner

may choose to retain 5% of payment to ensure compliance. 2. The Landscape Contractor shall water, mulch, weed, prune, and otherwise maintain all plants, including sod, until completion of contract or acceptance by landscape architect. Settled plants shall be reset to proper grade,

planting saucers restored, and defective work corrected. 3. Trees and shrubs shall be maintained to keep clearance of stop signs and safety clearance for visibility at

traffic intersection. GUARANTEE & REPLACEMENT

1. By accepting the contract, the Contractor is thereby guaranteeing all plant materials and design for a period of not less than one (1) year from the time of final acceptance by the owner. Contractor shall replace any plants which die or wither within such period with healthy plants that meet specifications of the same species and size without additional cost to the owner unless such death or withering is due to Owner's failure to do ordinary maintenance on such plants after final acceptance in accordance with any maintenance instructions given by Landscape Architect for such plants. Such replacement shall include all plants and labor to plant the replacement plants. Any plant materials damaged by lightning, storms, freeze damage or other "acts of God" as well plants damaged by vehicles, vandalism or neglect are not included in this replacement agreement. If requested, the Landscape Architect may act as a mediator between owner and Landscape Contractor on a time material basis. "Plants" includes all trees, palms, shrubs, grass and other plants provided or planted by

MISCELLANEOUS.

Contractor.

1. All work to be done in a professional manner. 2. No change order shall be valid, due or paid unless it is approved by Owner in writing in advance.

3. These notes shall be an integral part of the contract of Contractor and shall be deemed incorporated therein by reference. In the event of a conflict among the terms among the plans and these notes, the terms of this document shall control.

ABBREVIATIONS IN NOTES AND PLANS

U.N.O. = Unless Otherwise Noted L.A = Landscape Architect S.F.= Square Feet STD = Standard (single trunk) B&B = Balled and Burlapped BLDG DEP = Building Department

RFI = Request for Information

FPL= Florida Power & Light C.O. = Certificate of Occupancy

ISA CA or ISA Arborist = International Society of Arboriculture Certified Arborist

NEW Tree / Shrub Container Size

KAMM Consulting Inc. 1407 W Newport Center Drive Deerfield Beach, FL 33442 STRUCTURAL ENGINEER

M.E.P. ENGINEER

ARCHITECTS BUILT FORM LLC

CHICAGO IL 60642

YH Consulting Engineering 99 NW 2th Avenue Miami, FL 33125

PROJECT DESIGN TEAM:

935 W CHESTNUT STREET SUITE 520

LIFE SAFETY / CODE CONSULTANT

SLS 260 Palermo Avenue

CIVIL ENGINEER / LANDSCAPE ARCH

Florida Certificate of Authorization # - 7928

BUILT FORM ARCHITECTURE

301 East Atlantic Boulevard Pompano Beach, FL 33060 PH: (954) 788-3400

OWNER:

Nobe Creek LLC 4770 Biscayne Boulevard Miami, FL 33137

PROJECT:

TOWNCENTER GATEWAY **PROJECT**

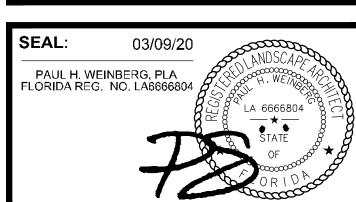
ISSUED FOR: DRB APPLICATION 03-09-2020

REVISIONS: No. DATE **REMARKS**

PRELIMINARY PLAN NOT FOR CONSTRUCTION

THESE PLANS ARE NOT FULLY PERMITTED AND ARE SUBJECT TO REVISIONS MADE DURING THE PERMITTING PROCESS. RESPONSIBILITY FOR THE USE OF THESE PLANS PRIOR TO OBTAINING PERMITS FROM ALL AGENCIES HAVING JURISDICTION OVER THE PROJECT WILL FALL SOLELY UPON THE USER.

THE DESIGN AND EXISTING CONDITIONS PRESENTED ARE BASED ON TOPOGRAPHIC/BOUNDARY INFORMATION INCLUDED ON A SPECIAL PURPOSE "COMBINED" SURVEY PREPARED BY COMPAS SURVEYORS, PROJECT NUMBER C-18532, DATED 01-23-2020 WHICH WAS NOT PREPARED IN STATE PLANE COORDINATES.



SHEET TITLE: LANDSCAPE NOTES

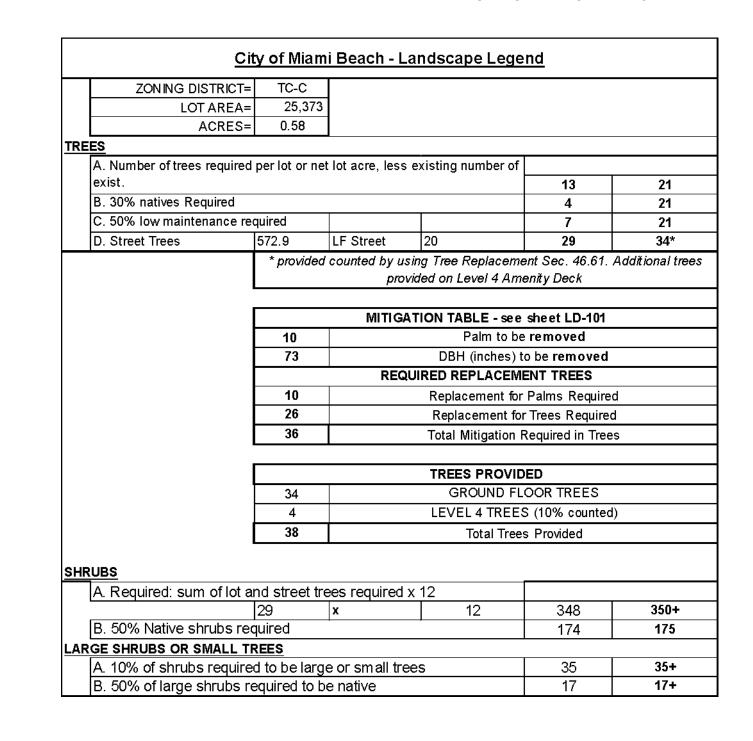
DATE:	02-17-2020
SCALE:	AS NOTED
DRAWN BY:	CP,AS
CHECKED BY:	CP,PW
JOB NO.:	11214.00

SHEET NO.: LP-001

GRAPHIC SCALE

SCALE: 1"=20'

NOTE: PRINTED DRAWING SIZE MAY HAVE CHANGED FROM ORIGINAL. VERIFY SCALE USING BAR SCALE ABOVE.



DI ANT I IST

VENUE

ADJACENT PARCEL (NOT PART OF PROJECT)

(NOT INCLUDED)

71st STREET

EXISTING BUILDING.NOT PART OF PROJECT

THOMAN CREEK DRIVE

SOD TO BE ST. AUGUSTINE 'FLORATAM', EXCEPT IN RETENTION AREAS.

ALL PLANTS TO BE FLORIDA NO. 1 OR BETTER PER FLORIDA GRADES AND

ALL TREES TO BE BALLED & BURLAPPED UNLESS SPECIFIED OTHERWISE.

OVERLAP FROM AN AUTOMATIC IRRIGATION SYSTEM USING AN APPROVED

ALL SOD AND LANDSCAPE TO RECEIVE 100% COVERAGE WITH 100%

BUBBLERS TO BE PROVIDED FOR NEW AND RELOCATED TREES AND

SPECIFICATIONS SHALL BE CONSIDERED CONTRACT DOCUMENTS.

PRE-CONSTRUCTION MEETING IS REQUIRED BEFORE ANY PLANT

ALL ROAD ROCK, CONCRETE, ASPHALT AND OTHER NON-NATURAL

NO TRENCHING ALLOWED WITHIN ROOT ZONES OF EXISTING TREES.

DEPTH UTILIZING A 24" AND A 16" ROOT SPACE CELL STACKED. CONTINUOUS SOIL VOLUME TO ALLOW A 20% REDUCTION WHERE

TO BE SHOWN AT THE TIME OF BUILDING PERMIT.

ALL STREET TREES TO HAVE A SOIL VOLUME AS REQUIRED BY THE CITY OF MIAMI BEACH AS FOLLOWS. LARGE TREES TO HAVE 1000 CUBIC

FEET(CF), MEDIUM TREES TO HAVE 750 CF OF AND SMALL TREES TO HAVE 500 CF OF SOIL VOLUMES. SOIL CELLS TO BE GREENBLUE URBAN, 3.3'

SHOP DRAWINGS TO BE PROVIDED FOR SOIL CELL LOCATION AND VOLUME

MATERIAL BE REMOVED AND BE REPLACED WITH PLANTING SOIL PRIOR TO

CONTRACTOR IS RESPONSIBLE FOR ALL CONDITIONS AND LANDSCAPE SPECIFICATION ATTACHED TO THIS PLAN AND PLANT LIST. PLAN AND

CONTRACTOR TO DETERMINE QUANTITY.

STANDARDS FOR NURSERY PLANTS.

MATERIAL IS INSTALLED ON SITE.

LANDSCAPE INSTALLATION.

CONTINUOUS.

WATER SOURCE.

	TREI	ES		
SYMBOL	QTY	KEY	PLANT NAME	SIZE / REMARKS
	5	CE	Conocarpus erectus Green Buttonwood	22' HT, 8' CT., 6" CAL., FULL, FIELD GROWN
	8	CE	Quercus virginiana 'CATHEDRAL' Green Buttonwood	22' HT, 8' CT., 6" CAL., FULL, FIELD GROWN
\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\	8	ВА	Bulnesia arborea VERAWOOD	12' HT., 5' SPR., FULL, FG
	SHRUBS & GROUNDCOVER			
	QTY	KEY	PLANT NAME	SIZE / REMARKS
			STREETSCAPE PLANTING MIX	TBD

STREETSCAPE SHRUB MIX

	SHR	UBS & GF	ROUNDCOVERS	
QTY	** N	KEY	PLANT NAME	SIZE / REMARKS
XXX	** ARG		Arachis glabrata PERENNIAL PEANUT	XX" HT; XX" SPRD; XX" O.C
XXX	*	ALB	Alcantarea imperialis IMPERIAL BROMELIAD	XX" HT; XX" SPRD; XX" O.C
XXX	**N	CLN Clusia rosea 'Nana' XX" HT; XX" SPRD;		XX" HT; XX" SPRD; XX" O.C
xxx	**	FIM	Ficus microcarpa GREEN ISLAND FICUS	XX" HT; XX" SPRD; XX" O.C
XXX	**	PHB	Philodendron 'Burle Marx' BURLE MARX PHILODENDRON XX" HT; XX" SPRD;	
xxx	**	PHR	R Philodendron 'Rojo Congo' ROJO CONGO PHILODENDRON XX" HT; XX" SPRD; X	
xxx	**N	ZAF	Zamia pumila COONTIE	XX" HT; XX" SPRD; XX" O.C

DENOTES NATIVE SPECIES

DENOTES HIGH DROUGHT TOLERANT SPECIES

DENOTES MODERATE DROUGHT TOLERANT SPECIES

PLANT LIST						
	TRE	TREES				
SYMBOL	QTY	KEY	PLANT NAME	SIZE / REMARKS		
	5	CE	Conocarpus erectus Green Buttonwood	22' HT, 8' CT., 6" CAL., FULL, FIELD GROWN		
	8	CE	Quercus virginiana 'CATHEDRAL' Green Buttonwood	22' HT, 8' CT., 6" CAL., FULL, FIELD GROWN		
+ 4	8	ВА	Bulnesia arborea VERAWOOD	12' HT., 5' SPR., FULL, FG		
	SHRUBS & GROUNDCOVER					
	QTY	KEY	PLANT NAME	SIZE / REMARKS		
			STREETSCAPE PLANTING MIX TBD			

	SHR	SHRUBS & GROUNDCOVERS					
QTY	** N	KEY	PLANT NAME	SIZE / REMARKS			
XXX	**	ARG	Arachis glabrata PERENNIAL PEANUT	XX" HT; XX" SPRD; XX" O.C.			
XXX	*	ALB	Alcantarea imperialis IMPERIAL BROMELIAD	XX" HT; XX" SPRD; XX" O.C.			
XXX	**N	CLN	Clusia rosea 'Nana' DWARF CLUSIA	XX" HT; XX" SPRD; XX" O.C.			
XXX	**	FIM	Ficus microcarpa GREEN ISLAND FICUS	XX" HT; XX" SPRD; XX" O.C.			
XXX	**	PHB	Philodendron 'Burle Marx' BURLE MARX PHILODENDRON	XX" HT; XX" SPRD; XX" O.C.			
XXX	**	PHR	Philodendron 'Rojo Congo' ROJO CONGO PHILODENDRON	XX" HT; XX" SPRD; XX" O.C.			
XXX	**N	ZAF	Zamia pumila COONTIE	XX" HT; XX" SPRD; XX" O.C.			

SHEET NO.:

LP-101

PROJECT DESIGN TEAM: **ARCHITECTS** BUILT FORM LLC 935 W CHESTNUT STREET SUITE 520 CHICAGO IL 60642

M.E.P. ENGINEER KAMM Consulting Inc. 1407 W Newport Center Drive Deerfield Beach, FL 33442

STRUCTURAL ENGINEER YH Consulting Engineering 99 NW 2th Avenue

LIFE SAFETY / CODE CONSULTANT

SLS 260 Palermo Avenue Miami, FL 33134

CIVIL ENGINEER / LANDSCAPE ARCH

Pompano Beach, FL 33060 PH: (954) 788-3400 Florida Certificate of Authorization # - 7928

OWNER:

Nobe Creek LLC 4770 Biscayne Boulevard Miami, FL 33137

PROJECT:

TOWNCENTER GATEWAY PROJECT

ISSUED FOR: DRB APPLICATION 03-09-2020

REVISIONS:				
No.	DATE	REMARKS		

PRELIMINARY PLAN NOT FOR CONSTRUCTION

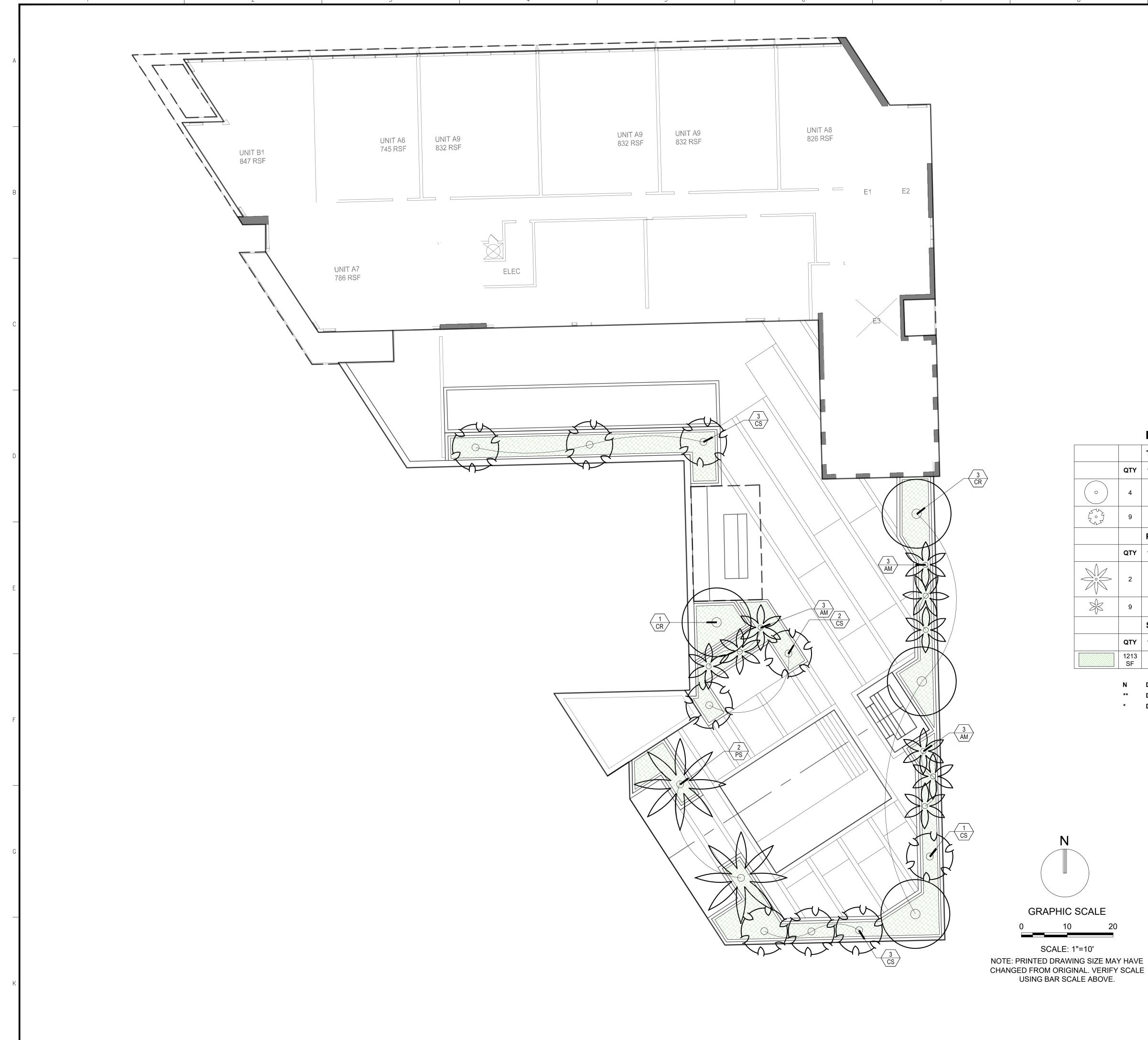
THESE PLANS ARE NOT FULLY PERMITTED AND ARE SUBJECT TO REVISIONS MADE DURING THE PERMITTING PROCESS. RESPONSIBILITY FOR THE USE OF THESE PLANS PRIOR TO OBTAINING PERMITS FROM ALL AGENCIES HAVING JURISDICTION OVER THE PROJECT WILL FALL SOLELY UPON THE USER.

THE DESIGN AND EXISTING CONDITIONS PRESENTED ARE BASED ON TOPOGRAPHIC/BOUNDARY INFORMATION INCLUDED ON A SPECIAL PURPOSE "COMBINED" SURVEY PREPARED BY COMPAS SURVEYORS, PROJECT NUMBER C-18532, DATED 01-23-2020 WHICH WAS NOT PREPARED IN STATE PLANE COORDINATES.

SEAL:	03/09/20	NNDSCACO
PAUL H. WE FLORIDA REG	EINBERG, PLA i. NO. LA6666804	LA 6666804
	72	STATE OF COMMON OR I DA

SHEET TITLE: LANDSCAPE PLAN

DATE:	02-17-2020
SCALE:	AS NOTED
DRAWN BY:	CP,AS
CHECKED BY:	CP,PW
JOB NO.:	11214.00



PLANT LIST

	PLANT LIST				
		TREI	ES		
	QTY	** N	KEY	PLANT NAME	SIZE / REMARKS
0	4	N	CR	Clusia rosea PITCH APPLE	12' HT; 6' SPRD; FULL CANOPY
707	9	**N	CS	Conocarpus erectus 'Sericeus' SILVER BUTTONWOOD	12' HT; 5' SPRD; MULTI-STEM; FULL CANOPY
		PALI	VIS		
	QTY	** N	KEY	PLANT NAME	SIZE / REMARKS
	2		PS	Phoenix sylvestris WILD DATE PALM	12' CT; HEAVY; MATCHED
	9		AM	Adonidia merrillii ADONIDIA / CHRISTMAS PALM	7' CT; SINGLES, DOUBLES, TRIPLES; HEAVY
		SHRUBS & GROUNDCOVER			
	QTY	** N	KEY	PLANT NAME	SIZE / REMARKS
	1213 SF			TROPICAL UNDERSTORY MIX	TBD

- N DENOTES NATIVE SPECIES
- DENOTES HIGH DROUGHT TOLEDANT SPECIES
- DENOTES HIGH DROUGHT TOLERANT SPECIES
 DENOTES MODERATE DROUGHT TOLERANT SPECIES

NOTES

SOD TO BE ST. AUGUSTINE 'FLORATAM', EXCEPT IN RETENTION AREAS. CONTRACTOR TO DETERMINE QUANTITY.

ALL PLANTS TO BE FLORIDA NO. 1 OR BETTER PER FLORIDA GRADES AND STANDARDS FOR NURSERY PLANTS.

ALL TREES TO BE BALLED & BURLAPPED UNLESS SPECIFIED OTHERWISE.

ALL SOD AND LANDSCAPE TO RECEIVE 100% COVERAGE WITH 100% OVERLAP FROM AN AUTOMATIC IRRIGATION SYSTEM USING AN APPROVED WATER SOURCE.

BUBBLERS TO BE PROVIDED FOR NEW AND RELOCATED TREES AND

CONTRACTOR IS RESPONSIBLE FOR ALL CONDITIONS AND LANDSCAPE SPECIFICATION ATTACHED TO THIS PLAN AND PLANT LIST. PLAN AND SPECIFICATIONS SHALL BE CONSIDERED CONTRACT DOCUMENTS.

PRE-CONSTRUCTION MEETING IS REQUIRED BEFORE ANY PLANT MATERIAL IS INSTALLED ON SITE.

ALL ROAD ROCK, CONCRETE, ASPHALT AND OTHER NON-NATURAL MATERIAL BE REMOVED AND BE REPLACED WITH PLANTING SOIL PRIOR TO LANDSCAPE INSTALLATION.

NO TRENCHING ALLOWED WITHIN ROOT ZONES OF EXISTING TREES.

BUILT FORM

PROJECT DESIGN TEAM:

ARCHITECTS
BUILT FORM LLC
935 W CHESTNUT STREET SUITE 520

935 W CHESTNUT STREET SUITE S CHICAGO IL 60642 M.E.P. ENGINEER

KAMM Consulting Inc. 1407 W Newport Center Drive Deerfield Beach, FL 33442 954.949.2200

STRUCTURAL ENGINEER

YH Consulting Engineering
99 NW 2th Avenue
Miami, FL 33125
305,969,9423

LIFE SAFETY / CODE CONSULTANT

SLS
260 Palermo Avenue
Miami, FL 33134

CIVIL ENGINEER / LANDSCAPE ARCH

KEITH

301 East Atlantic Boulevard
Pompano Beach, FL 33060
PH: (954) 788-3400
Florida Certificate of Authorization # - 7928

OWNER:

Nobe Creek LLC 4770 Biscayne Boulevard Miami, FL 33137

PROJECT:

TOWNCENTER GATEWAY
PROJECT

ISSUED FOR: DRB APPLICATION

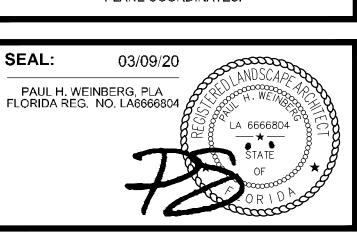
DATE: 03-09-2020

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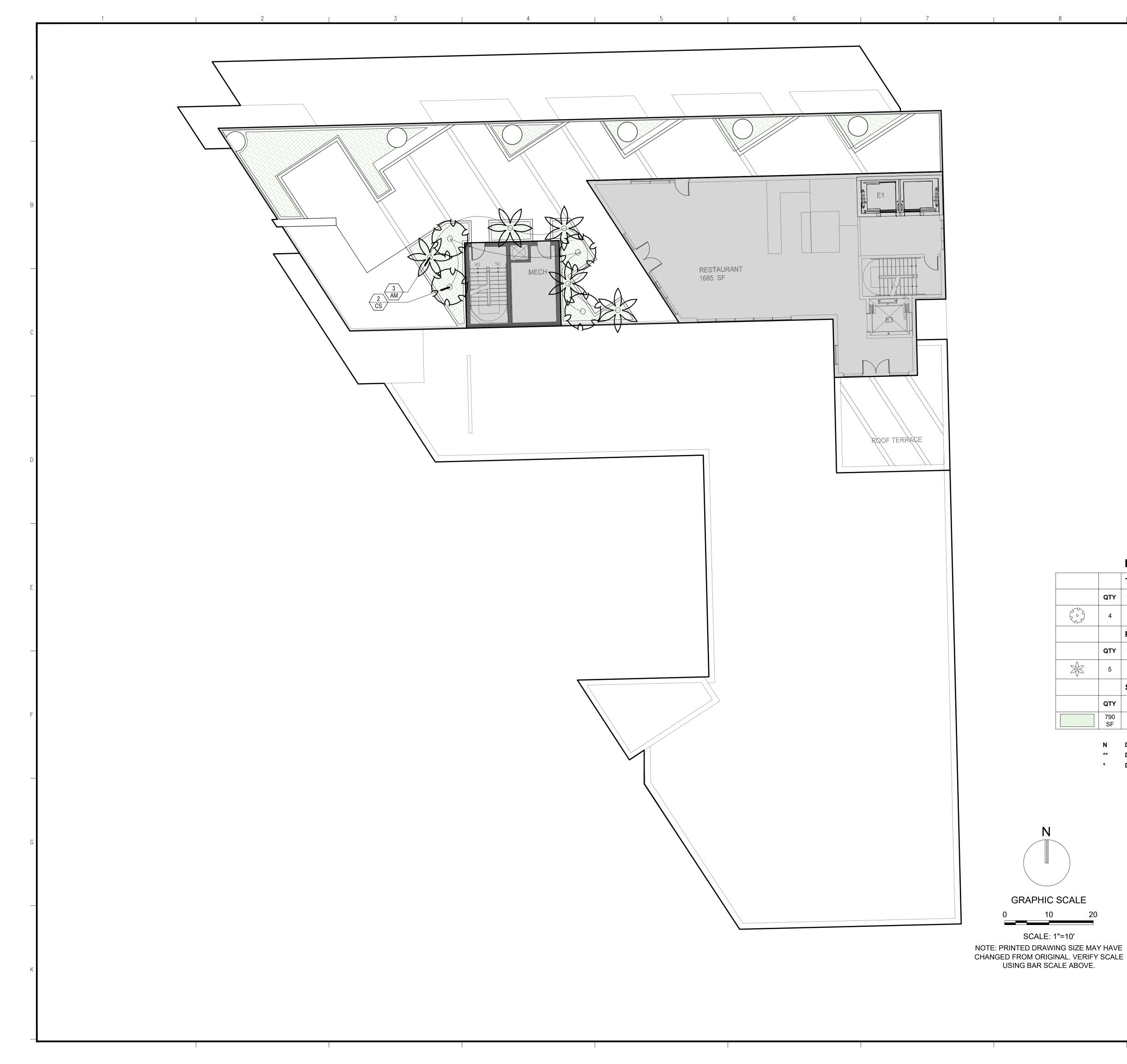
SHEET TITLE:

LANDSCAPE PLAN - LEVEL 04

DATE:	02-17-2020
SCALE:	AS NOTED
DRAWN BY:	CP,AS
CHECKED BY:	CP,PW
JOB NO.:	11214.00

SHEET NO.:

LP-102



PLANT LIST

PLANT LIST					
		TREES			
	QTY	** N	KEY	PLANT NAME	SIZE / REMARKS
200	4	**N	cs	Conocarpus erectus 'Sericeus' SILVER BUTTONWOOD	10' HT; 5' SPRD; MULTI-STEM; FULL CANOPY
		PALMS			
	QTY	** N	KEY	PLANT NAME	SIZE / REMARKS
	5		AM	Adonidia merrillii ADONIDIA / CHRISTMAS PALM	7' CT; SINGLES, DOUBLES, TRIPLES; HEAVY
		SHRUBS & GROUNDCOVER			
	QTY	** N	KEY	PLANT NAME	SIZE / REMARKS
	790 SF			TROPICAL UNDERSTORY MIX	TBD

- N DENOTES NATIVE SPECIES
- ** DENOTES HIGH DROUGHT TOLERANT SPECIES
- DENOTES MODERATE DROUGHT TOLERANT SPECIES

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BUILT FORM

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LIFE SAFETY / CODE CONSULTANT SLS



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Florida Certificate of Authorization # - 7928

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> Nobe Creek LLC 4770 Biscayne Boulevard Miami, FL 33137

PROJECT:

TOWNCENTER GATEWAY PROJECT

ISSUED FOR: DRB APPLICATION

DATE: 03-09-2020

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No. DATE REMARKS

PRELIMINARY PLAN

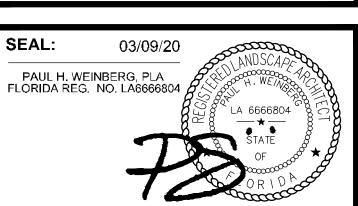
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THE DESIGN AND EXISTING CONDITIONS PRESENTED
ARE BASED ON TOPOGRAPHIC/BOUNDARY
INFORMATION INCLUDED ON A SPECIAL PURPOSE
"COMBINED" SURVEY PREPARED BY COMPAS
SURVEYORS, PROJECT NUMBER C-18532, DATED
01-23-2020 WHICH WAS NOT PREPARED IN STATE

PLANE COORDINATES.



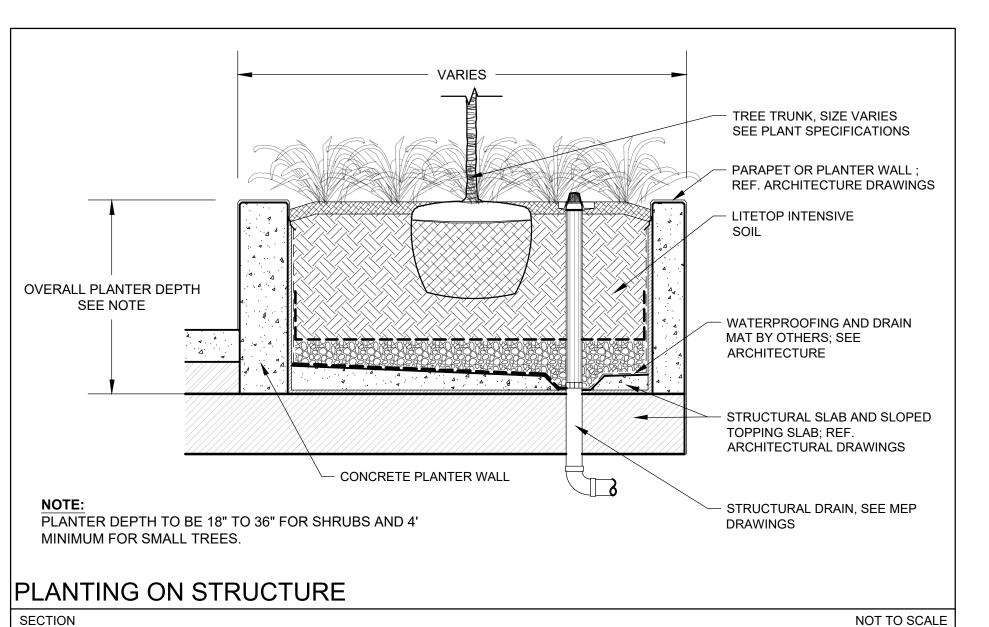
SHEET TITLE:

LANDSCAPE PLAN - LEVEL 13

DATE:	02-17-2020
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SHEET NO.:

LP-103



- REF. PLAN FOR SHRUB SIZE AT INSTALLATION AND O.C. SPACING 2'-0" OFFSET / SHRUB 24" O.C. 1'-0" MAINTAINED CLEAR ZONE BETWEEN FACE OF BUILDING / BACK OF CURB AND EDGE OF PLANT; CONTINUE MULCH WITHIN THIS ZONE, TYPICAL OFFSET? SHRUB 36" O.C. TYPICAL OFFSET DIMENSION: SHRUB SPACING TYP. OFFSET 12" O.C. 18" O.C. 1'-9" 24" O.C. 2'-0" 30" O.C. 2'-3" 2'-6" 36" O.C. 42" O.C. 2'-9" TYPICAL SHRUB OFFSET AT BUILDING / CURB

SECTION

TOP OF ROOTBALL EVEN OR 1" ABOVE FINISHED GRADE MAINTAINED BETWEEN CLEAR ZONE SPECIES - FILL BED WITH 3" SPECIFIED MULCH; AT LEAST 3" AWAY FROM EQ EQ BASE OF SHRUBS — SHOVEL CUT EDGE - EXCAVATE TO: - SLOPE TOWARDS SHRUB BED; - MIN. 16" BED DEPTH FOR SHRUB MATERIAL; MULCH FLUSH WITH PAVEMENT - MIN. 12" FOR GROUNDCOVER PLANTING; - EXCAVATION SHALL BE CONTINUOUS THROUGHOUT PLANTING BED TO RECEIVE PLANTING SOIL AND PLANTS: NO PIT PLANTING PLANT MATERIAL SHALL NOT BE PRUNED PRIOR TO INSTALLATION.

NOT TO SCALE

MULCH FLUSH WITH PAVEMENT

- MIN. 16" BED DEPTH FOR SHRUB MATERIAL;
- MIN. 12" FOR GROUNDCOVER PLANTING;
- EXCAVATION SHALL BE CONTINUOUS
THROUGHOUT PLANTING BED TO RECEIVE
PLANTING SOIL AND PLANTS; NO PIT PLANTING

PLANT MATERIAL SHALL NOT BE PRUNED PRIOR TO INSTALLATION.
AFTER PLANTS HAVE BEEN INSTALLED, EACH PLANT SHALL BE
PRUNED FOR UNIFORMITY OR AT THE DIRECTION OF THE
LANDSCAPE ARCHITECT.
CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING BEDS
PRIOR TO INSTALLATION.

SHRUB AND GROUNDCOVER PLANTING

SECTION

NOT TO SCALE

- EDGE OF PAVEMENT REFER TO PLANTING SIDE CLEARANCE SIDE CLEARANCE THE CLEAR ZONE SHALL BE FREE OF REQUIREMENTS APPLY TO FIRE HYDRANTS, LANDSCAPE (EXCEPT SOD), MAILBOXES, SIAMESE CONNECTIONS AND ANY OTHER PARKING, LAMP-POSTS AND ALL OTHER FIRE EQUIPMENT FOR UTILIZING FIRE HOSE, ON PUBLIC OR PRIVATE PROPERTY. **EXCEPTIONS: OTHER FIRE FIGHTING** BY THE AUTHORITY OF THE FLORIDA EQUIPMENT OR TRAFFIC POSTS TO BUILDING CODE. PREVENT FIRE FIGHTING EQUIPMENT BEING BLOCKED. FIRE HYDRANT CLEAR ZONE NOT TO SCALE

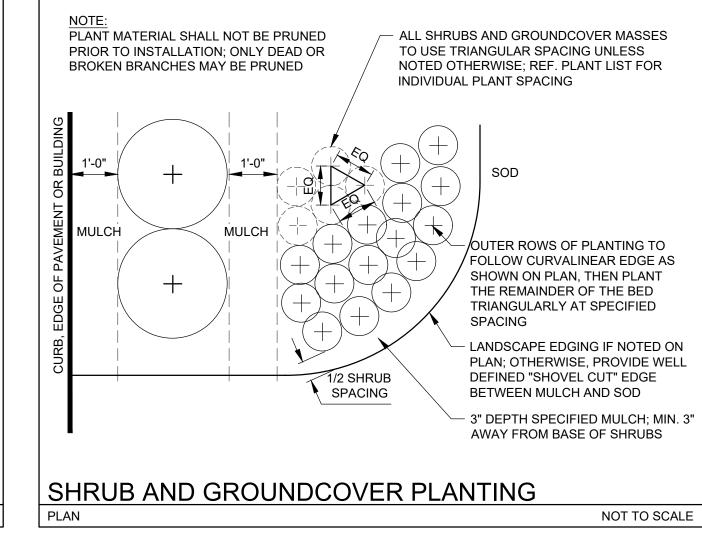
REF. LP-001, LANDSCAPE NOTES, FOR ADDITIONAL

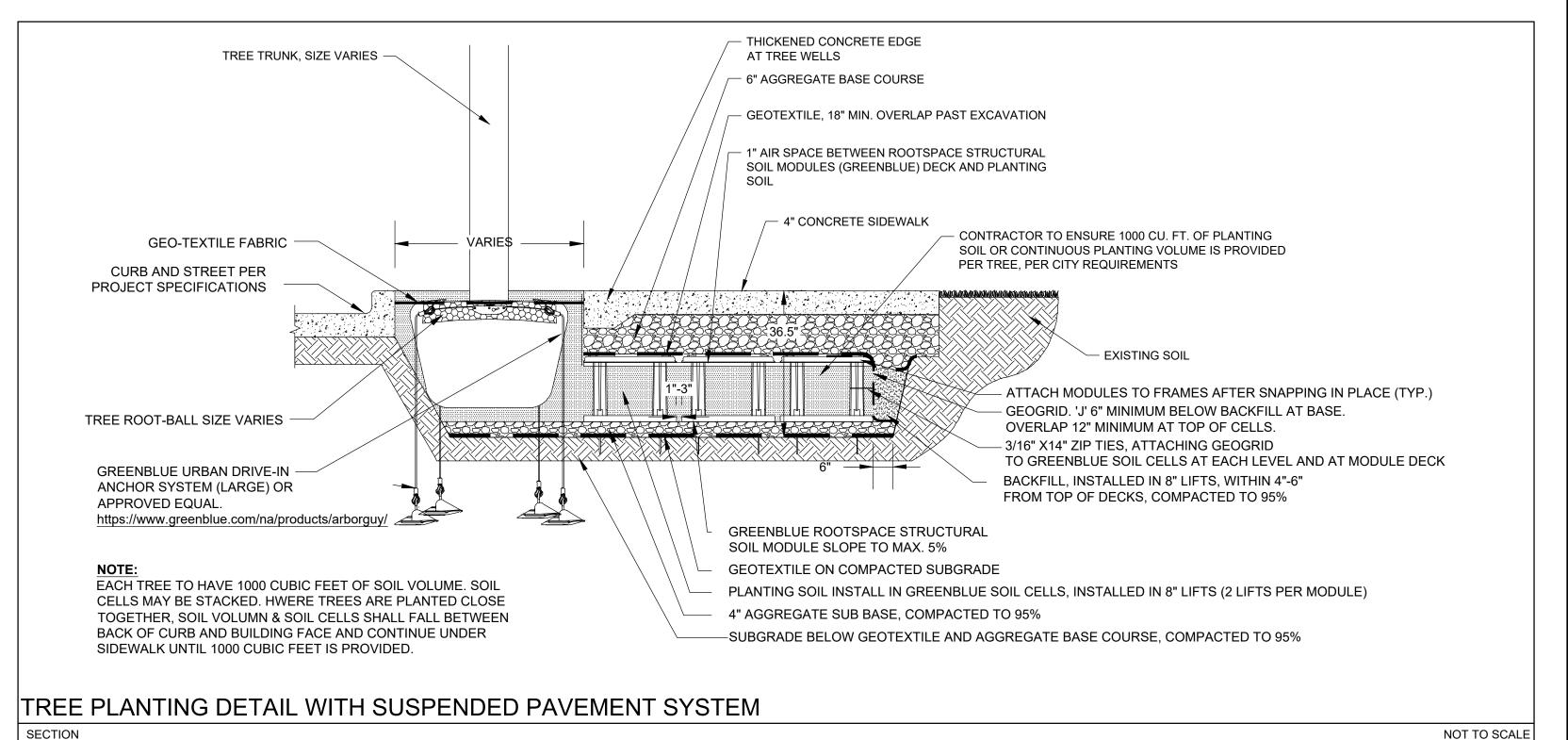
ROOT BALL SIZE FOR ALL TREES AND PALMS TO BE IN

GRADES AND STANDARDS FOR NURSERY PLANTS.

PROPORTION TO SIZE AND TYPE OF PALM PER FLORIDA

REQUIREMENTS.





BUILT FORM ARCHITECTURI PROJECT DESIGN TEAM: **ARCHITECTS** BUILT FORM LLC 935 W CHESTNUT STREET SUITE 520 CHICAGO IL 60642 M.E.P. ENGINEER KAMM Consulting Inc. 1407 W Newport Center Drive Deerfield Beach, FL 33442 STRUCTURAL ENGINEER YH Consulting Engineering 99 NW 2th Avenue Miami, FL 33125 305.969.9423 LIFE SAFETY / CODE CONSULTANT 260 Palermo Avenue

CIVIL ENGINEER / LANDSCAPE ARCH

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Pompano Beach, FL 33060
PH: (954) 788-3400
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OWNER:

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PROJECT:

TOWNCENTER GATEWAY
PROJECT

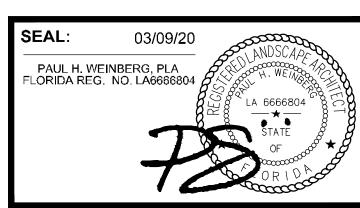
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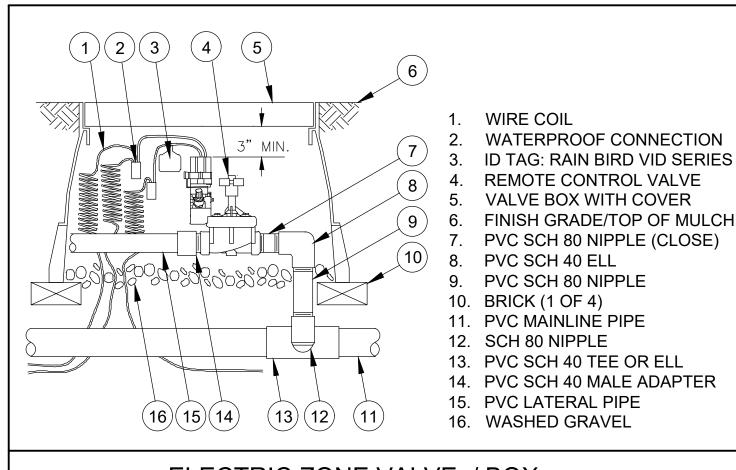
SHEET TITLE:

LANDSCAPE DETAILS

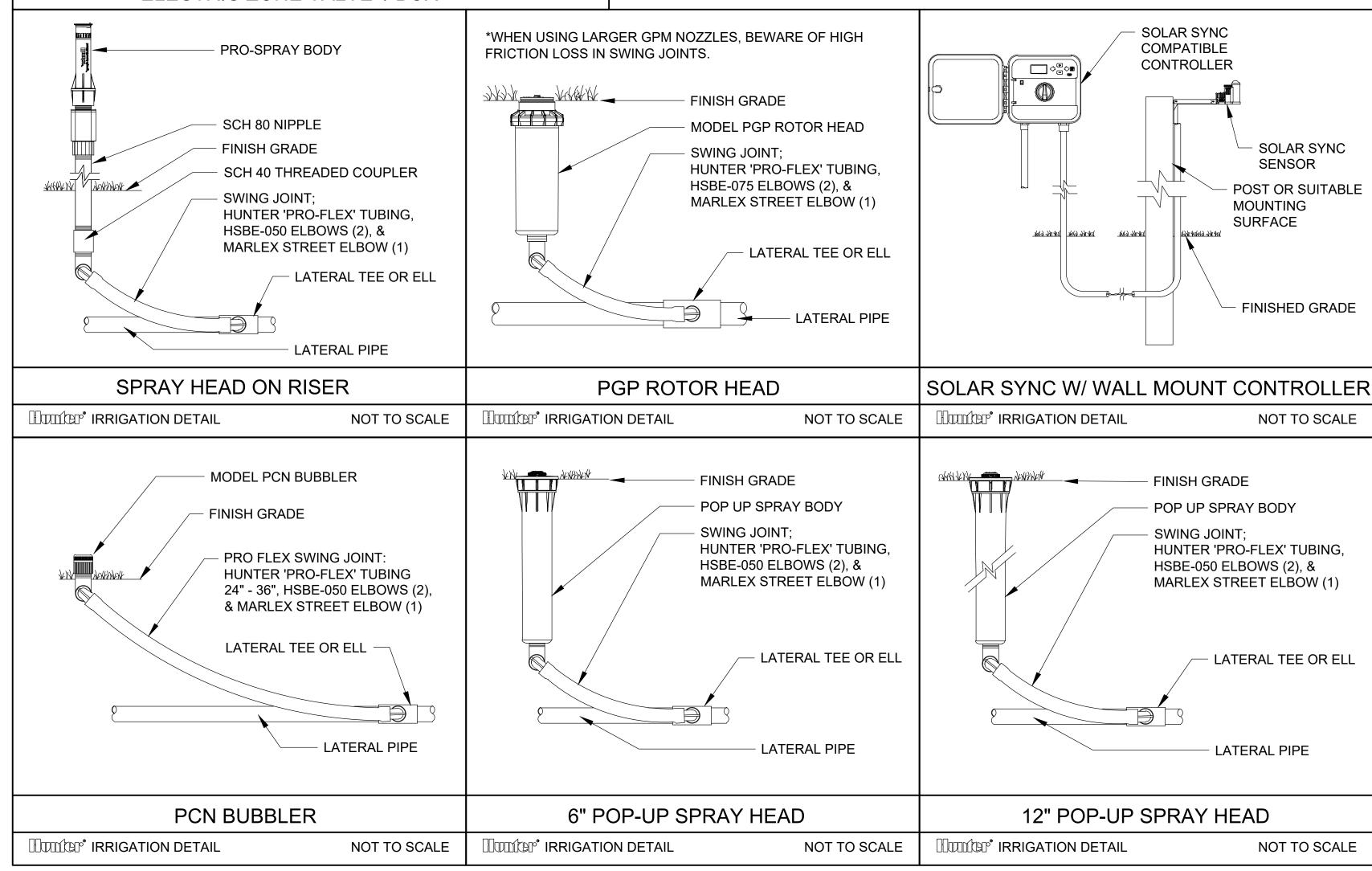
DATE:	02-17-2020
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DRAWN BY:	CP,AS
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SHEET NO.:

LP-501



ELECTRIC ZONE VALVE / BOX



IRRIGATION NOTES

- 2. IRRIGATION PLANS ARE SCHEMATIC AND DRAWN FOR GRAPHIC CLARITY. ALL PIPING BELOW PAVEMENT SHALL BE SLEEVED. LAYOUT OF IRRIGATION SYSTEM
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING LOCAL WITH EXISTING CONDITIONS.
- 4. VALVE LOCATIONS ARE SCHEMATIC ONLY AND WILL BE ADJUSTED FOR SITE CONDITIONS. EACH VALVE SHALL BE INSTALLED IN A AMETEK OR CARSON VALVE BOX. THE FLOW ADJUSTMENT FEATURE WILL BE USED TO BALANCE PRESSURE THROUGHOUT THE SYSTEM.
- VELOCITY BELOW 5 FPS.
- THE IRRIGATION CONTROLLER SHALL BE INSTALLED IN ACCORDANCE WITH LOCAL CODES AND MANUFACTURER'S RECOMMENDATIONS. PROPER GROUNDING EQUIPMENT AND SURGE PROTECTION SHALL BE PROVIDED. A RAIN SENSOR SHALL BE INSTALLED TO OVER-RIDE THE CONTROLLER.
- 7. ALL HEADS ON RISERS SHALL BE SET AT THE HEIGHT OF ADJACENT PLANT MATERIAL.
- SPRINKLER LOCATIONS ADJACENT TO PAVEMENT, STRUCTURES, FENCES, ETC. SHALL BE OFFSET AS FOLLOWS: 12" MIN FOR POP-UP MIST HEADS, 18" FOR SHRUB RISERS, 18" FOR ROTOR HEADS, AND TYPICALLY 5 FEET FOR ROTORS ALONG UNCURBED ROADWAYS.
- 9. ALL SLEEVING SHALL BE SCH 40 PVC TO SIZE INDICATED ON PLAN, OR IF NOT SLEEVES SHALL BE INSTALLED A MIN. OF 24" BELOW FINISH GRADE.
- 10. CONTROL WIRES SHALL BE UL APPROVED PE IRRIGATION CONTROL WIRE. USE 14 GAGE CONTROL WIRE AND 12 GAGE GROUND WIRE. WIRE SHALL BE BUNDLED AND ATTACHED TO THE MAIN LINE IN TRENCH OR THROUGH WIRE SLEEVES AT PAVEMENT CROSSINGS 24" BELOW FIN. GRADE. ALL SPLICES SHALL BE MADE WITH WATERPROOF DIRECT-BURIAL SPLICE KITS AND CONTAINED IN VALVE BOXES. TWO EXTRA CONTROL WIRES SHALL BE INSTALLED TO THE FURTHEST VALVES IN EACH DIRECTION FROM THE CONTROLLER.
- SET TO ONE SIDE TO ALLOW ROOM FOR ROOT BALLS. PIPE AS INDICATED ON PLAN IS SCHEMATIC AND SHOULD BE ADJUSTED FOR FIELD CONDITIONS.
- HIGH ETCH PRIMER AND JOINED USING A SOLVENT CONFORMING WITH ASTM
- 13. SYSTEM PIPE SIZE 3/4" SHALL BE CLASS 200 PVC; SYSTEM PIPE SIZE 1" OR GREATER SHALL BE CLASS 160 PVC. SYSTEM MAIN WILL BE SCH. 40 PVC TO SIZE INDICATED ON PLAN. ALL FITTINGS WILL BE SOLVENT WELD SCH 40 PVC. MAIN LINE SHALL HAVE 24" MINIMUM COVER; ALL OTHER PIPING WILL HAVE 12" MIN. COVER. ALL BACKFILL FOR PIPE TRENCHES SHALL BE CLEAN AND FREE OF FOREIGN DEBRIS AND SHARP OBJECTS; BACKFILLED TRENCHES SHALL BE PROPERLY COMPACTED. ALL MAIN LINES WILL BE INSTALLED A MIN. OF 3' FROM ANY TREE OR
- 14. WATERING TIME PER STATION WILL BE DETERMINED IN THE FIELD AND PER LOCAL REQUIREMENTS. REFER TO MANUFACTURER'S INSTRUCTIONS FOR PRECIPITATION RATES OF SPRINKLERS SPECIFIED.
- PROVIDE BUBBLERS FOR ALL NEW AND RELOCATED TREES AND PALMS.
- 16. RUST CONTROL SYSTEM TO BE INSTALLED WITH PUMP STATION (IF FROM WELL).
- 17. THE IRRIGATION SYSTEM IN THE RIGHT-OF-WAY IS TO INCORPORATE LOW TRAJECTORY SPRAY HEADS TO MINIMIZE OVERSPRAY.
- THE OWNER PRIOR TO FINAL ACCEPTANCE

1. THE CONTRACTOR IS RESPONSIBLE FOR ALL MATERIAL REQUIRED TO MAKE THE SYSTEM FUNCTION PROPERLY. ALL IRRIGATION SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS AND ALSO STATE AND/OR LOCAL CODES.

SHALL BE COORDINATED WITH CORRESPONDING LANDSCAPE PLAN.

- UNDERGROUND UTILITY PROVIDERS TO VERIFY LOCATIONS. THE CONTRACTOR IS ENCOURAGED TO VISIT THE SITE PRIOR TO INSTALLATION AND BECOME FAMILIAR
- PIPING SHALL BE SIZED TO MINIMIZE FRICTION LOSS AND MAINTAIN FLOW
- INDICATED, A MIN. OF 2 PIPE SIZES LARGER THAN SUPPLY LINE CONTAINED. ALL
- 11. PIPING IN NARROW PLANTING AREAS, PARKING ISLANDS AND PLANTERS SHALL BE
- 12. ALL GLUE JOINTS SHALL BE CLEANED, SANDED, AND TREATED WITH A COLORED D2564.
- 15. IRRIGATION SYSTEM TO PROVIDE 100% COVERAGE WITH 100% OVERLAP MIN.

- 18. AS-BUILT DRAWINGS SHALL BE PREPARED BY THE CONTRACTOR AND GIVEN TO

BUILT FORM ARCHITECTUR

PROJECT DESIGN TEAM: **ARCHITECTS** BUILT FORM LLC 935 W CHESTNUT STREET SUITE 520 CHICAGO IL 60642 M.E.P. ENGINEER

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STRUCTURAL ENGINEER

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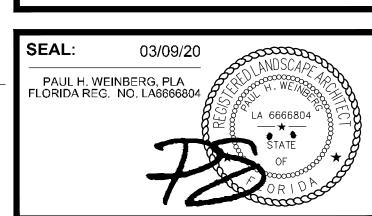
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SHEET TITLE: **IRRIGATION NOTES & DETAILS**

	DATE:	02-17-2020
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LI-501