

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)
XXX-XX	EXISTING TREE/PALM NUMBER REFER TO TREE DISPOSITION TABLE ON LD-102

- TREE DISPOSITION NOTES:**
- 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'.
  - SYMBOLS MAY BE SHOWN OFFSET FROM ACTUAL TREE LOCATION FOR CLARITY.
  - CONTACT LANDSCAPE ARCHITECT / ISA CERTIFIED ARBORIST FOR CLARIFICATION ON ANY DISCREPANCIES.
  - TRIMMING AND ANY NECESSARY ROOT PRUNING SHALL BE PERFORMED OR SUPERVISED BY A CERTIFIED ARBORIST.
  - ALL TREE WORK REQUIRE PERMITTING BY A REGISTERED COUNTY TREE TRIMMER.
  - BUBBLERS SHALL BE PROVIDED FOR ALL RELOCATED TREES AND PALMS.
  - 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.
  - 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.

TREE DISPOSITION TABLE								
PROJECT # : 11214.00		PROJECT NAME : TOWNCENTER GATEWAY PROJECT						
TREE #	COMMON NAME	SCIENTIFIC NAME	DBH	HT.	CNPLY.	TREE %	TREE	COMMENTS
			IN.	FT.	FT.	CONDITION	DISPOSITION	
1	CHRISTMAS PALM	"Adonia Merrillii"		15' C.T.	10	65	REMAIN	OFF SITE
2	CABBAGE PALM	"Sabal palmetto"		10' C.T.	10	70	REMOVE	
3	CHRISTMAS PALM	"Adonia Merrillii"		15' C.T.	10	65	REMOVE	DOUBLE
4	CHRISTMAS PALM	"Adonia 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	"Adonia Merrillii"						NO TREE
14	ORANGE GEIGER	"Cordia sebestena"	4	13	10	50	REMOVE	
15	ORANGE GEIGER	"Cordia sebestena"	5	13	10	50	REMOVE	
16	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	"Roystonea elata"		30' C.T.	18	30	REMOVE	TRUNK CONSTRUCTION, OFF SITE
24	ROYAL PALM	"Roystonea elata"		30' C.T.	18	30	REMOVE	TRUNK CONSTRUCTION, 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 replaced at 1:1  
\* Trees replaced per Sec. 46.61

**BUILT FORM ARCHITECTURE**  
**PROJECT DESIGN TEAM:**  
**ARCHITECTS**  
BUILT FORM LLC  
935 W CHESTNUT STREET SUITE 520  
CHICAGO IL 60642  
**M.E.P. ENGINEER**  
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**KEITH**  
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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**  
THESE PLANS ARE NOT FULLY PERMITTED  
AND ARE SUBJECT TO REVISIONS MADE  
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SURVEYORS, PROJECT NUMBER C-18532, DATED  
01-23-2020 WHICH WAS NOT PREPARED IN STATE  
PLANE COORDINATES.

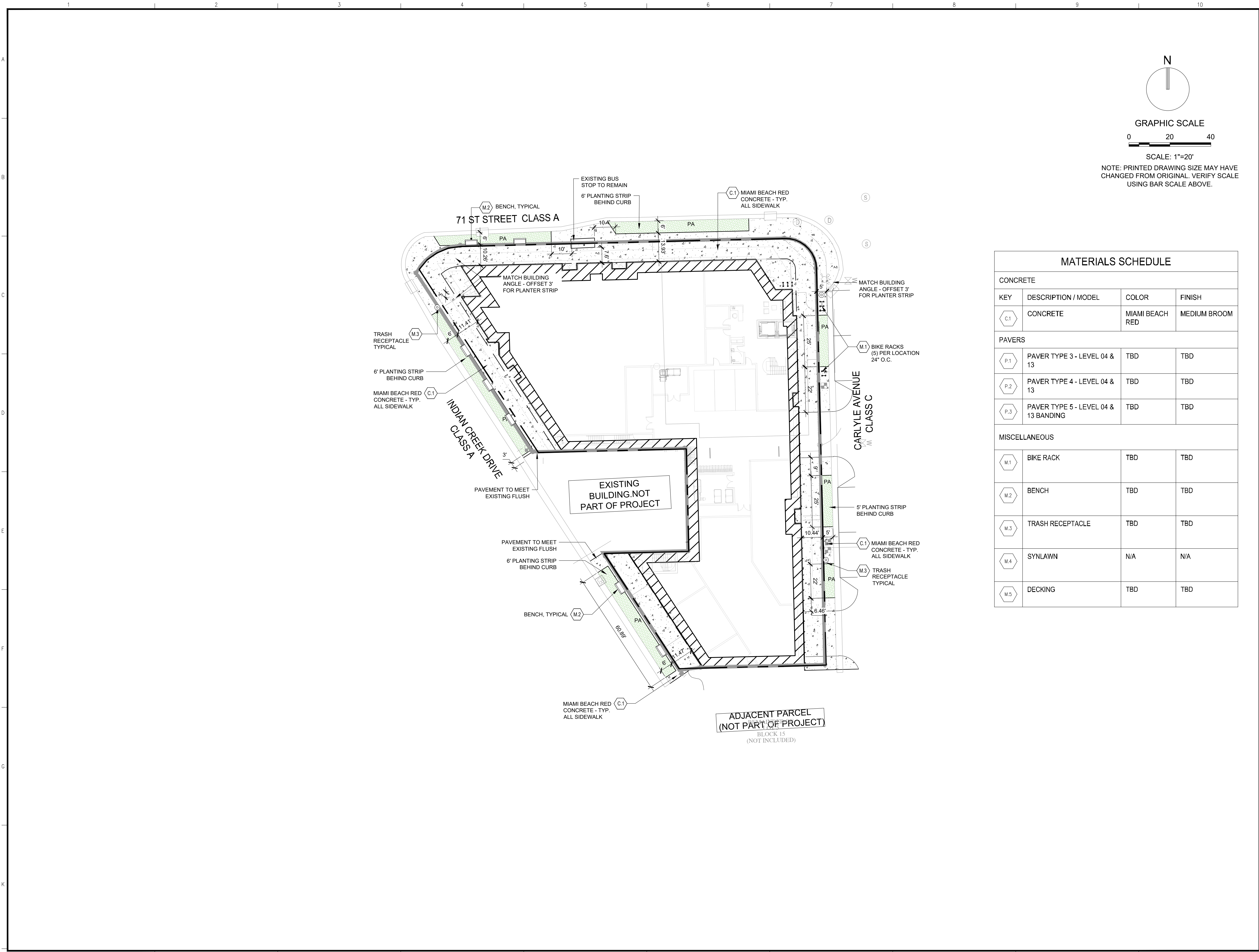
**SEAL:** 03/09/20  
PAUL H. WEINBERG, PLA  
FLORIDA REG. NO. LA666804

**SHEET TITLE:**  
TREE DISPOSITION PLAN

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

**SHEET NO.:**  
LD-101





MATERIALS SCHEDULE			
CONCRETE			
KEY	DESCRIPTION / MODEL	COLOR	FINISH
C.1	CONCRETE	MIAMI BEACH RED	MEDIUM BROOM
PAVERS			
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
MISCELLANEOUS			
M.1	BIKE RACK	TBD	TBD
M.2	BENCH	TBD	TBD
M.3	TRASH RECEPTACLE	TBD	TBD
M.4	SYNLAWN	N/A	N/A
M.5	DECKING	TBD	TBD

BUILT FORM  
ARCHITECTURE

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SEAL: 03/09/20

PAUL H. WEINBERG, PLA  
FLORIDA REG. NO. LA666804

SHEET TITLE:

HARDSCAPE PLAN

DATE: 02-17-2020

SCALE: AS NOTED

DRAWN BY: CP,AS

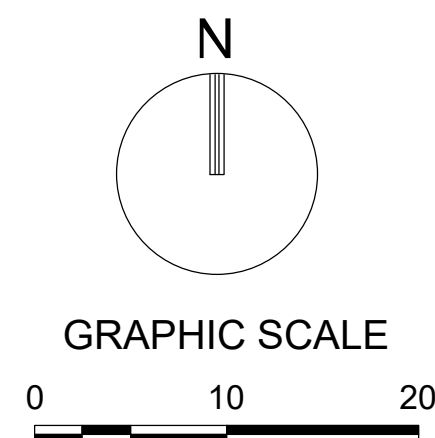
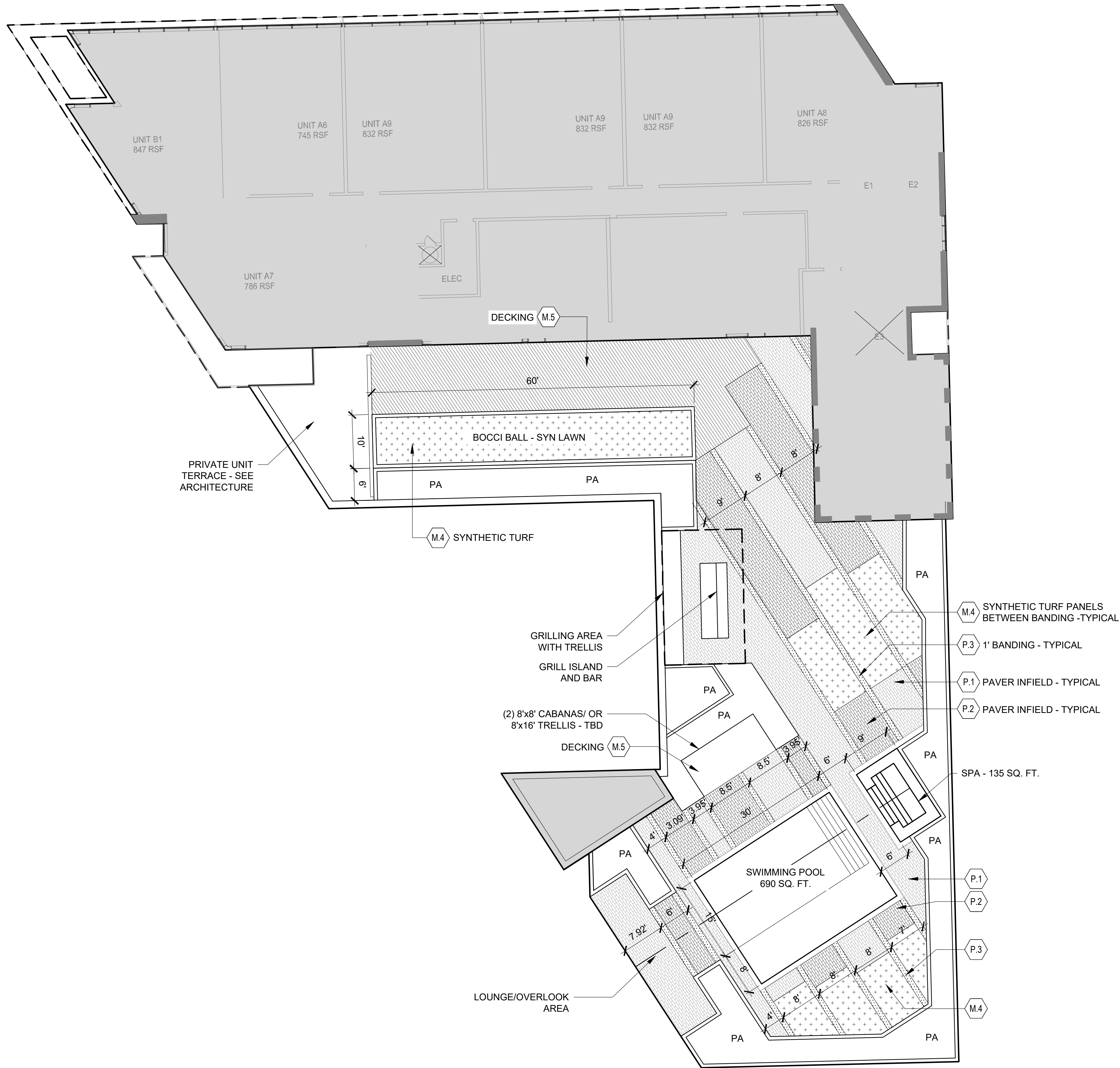
CHECKED BY: CP,PW

JOB NO.: 11214.00

SHEET NO.:

LH-101





SCALE: 1"=10'  
NOTE: PRINTED DRAWING SIZE MAY HAVE  
CHANGED FROM ORIGINAL. VERIFY SCALE  
USING BAR SCALE ABOVE.

MATERIALS SCHEDULE

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P.3	PAVER TYPE 5 - LEVEL 04 & 13 BANDING	TBD	TBD
MISCELLANEOUS			
M.1	BIKE RACK	TBD	TBD
M.2	BENCH	TBD	TBD
M.3	TRASH RECEPTACLE	TBD	TBD
M.4	SYNLAWN	N/A	N/A
M.5	DECKING	TBD	TBD

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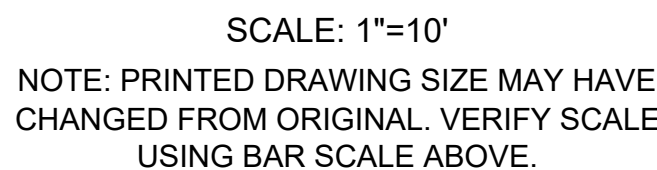
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








**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





MATERIALS SCHEDULE			
CONCRETE			
KEY	DESCRIPTION / MODEL	COLOR	FINISH
	CONCRETE	MIAMI BEACH RED	MEDIUM BROOM
PAVERS			
	PAVER TYPE 3 - LEVEL 04 & 13	TBD	TBD
	PAVER TYPE 4 - LEVEL 04 & 13	TBD	TBD
	PAVER TYPE 5 - LEVEL 04 & 13 BANDING	TBD	TBD
MISCELLANEOUS			
	BIKE RACK	TBD	TBD
	BENCH	TBD	TBD
	TRASH RECEPTACLE	TBD	TBD
	SYNLAWN	N/A	N/A
	DECKING	TBD	TBD

LEVEL 4  
AMENITY  
BELOW

**PROJECT DESIGN TEAM:**  
**ARCHITECTS**  
BUILT FORM LLC  
935 W CHESTNUT STREET SUITE 520  
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**CIVIL ENGINEER / LANDSCAPE ARCH**

 **KEITH**  
ENGINEERING

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Florida Certificate of Authorization # - 7928

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4770 Biscayne Boulevard  
Miami, FL 33137

PROJECT:  
TOWNCENTER GATEWAY  
PROJECT

ISSUED FOR:	DRB APPLICATION
DATE:	03-09-2020


[illegible]

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SEAL: 03/09/20

PAUL H. WEINBERG P.A.  
FLORIDA REG. NO. LA 6666804



**SHEET TITLE:**  
HARDSCAPE PLAN - LEVEL 13

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

SHEET NO.: \_\_\_\_\_

LH-103



	1	2	3	4	5	6	7	8	9	10
A										
	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 owner.	more than 35%) to accommodate for new approved construction. Pruning shall be conducted / supervised by an ISA Arborist.							
		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.	8. If plans call for relocation of trees, palms or plants. Highly level grade care should be exercised to assure that they are not damaged in the process and that they are promptly replaced upon being dug up.							
		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 much as specified in plans and notes below.	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.							
		4. Landscape contractor shall furnish and install all trees, palms, shrubs, groundcover, sod, planting soil, fertilizer, herbicide, pre-emergence herbicide, seed, and mulch.	10. Erosion control devices such as silt fencing, debris basins, and water diversion structures shall be installed to prevent erosion and/or erosion within the tree protection zone.							
B	B.	BIDDING								
		1. Contractor to have liability insurance including Owner and Landscaper as insured's in excess of \$10,000 as well as Worker's Compensation.	11. Tree RELOCATION (These notes for relocation trees only and if applicable)							
		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.	1. Flag all trees and palms to be translocated with differentiating color than those to be saved or removed.							
		3. Read ALL notes and typical planting details sheets prior to submitting RFIs and prior to bidding.	2. Tree Relocation process must be performed or supervised by ISA Certified Arborist.							
		4. When submitting an RFI, reference sheet number, detail number and/or note category and number.	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.							
		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.	4. 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.							
		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.	5. Root prune 1/3 of the root system, irrigate daily for 2 weeks then root prune another 1/3 rd, irrigate daily and prune last 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.							
		7. 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.	6. Root prune with proper clean technique to sever roots. Ensure roots are not torn or pulled apart.							
		8. Pre-inspections of site required prior to bidding.	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.							
		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 attention of the Landscape Architect for clarification.	8. Form a rootball size in compliance with Florida grades and Florida standards number 1 or better.							
		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.	9. Maintain the soil moisture at field capacity throughout the six weeks.							
		11. Bid shall be itemized for possible value engineering.	10. Allow the plant to regenerate roots over a period of six weeks.							
		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.	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.							
		13. All S.F. if noted is approximate and shall not be considered all inclusive; it is the contractor's responsibility to do so or he/she 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.	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.							
		14. Final payment to the Contractor shall be for actual plants installed on the project.	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.							
		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.	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.							
		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.	15. An 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.							
		17. Refer to Section T, Watering, for supplemental watering requirement.	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.							
		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.	17. Fertilize the plant as directed by the consulting arborist.							
C	C.	GENERAL LANDSCAPE NOTES								
		1. 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 provided 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 required.	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.							
		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.	19. Cover the root ball area with 3" depth of organic mulch.							
		3. All ideas, designs and/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 than the intended.	20. Provide fungicide and fertility applications at the direction of the consulting arborist.							
		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 additional cost to the owner.	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 arborist.							
		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 properly.	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.							
		6. All trees must be pruned as per Landscape Architect's direction.	23. For all palms except Sabal palmetto, the lower fronds shall be pruned leaving 9-11 fronds that can lie 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.							
		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.	24. Transplanting must occur within 24 hours after being dug for relocation. Trees/palms should be kept in shade and the canopy kept moist.							
		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.	25. Digging and preparation of the new hole for the transplant shall be done prior to removing the tree from the existing location.							
		9. Landscape contractor shall coordinate his or her work with that of the irrigation, landscape lighting, and hardscape contractor if different.	26. The Landscape Contractor is to verify that all new holes have appropriate percolation.							
		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.	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 week							
			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.							
	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.	H. SITE PREPARATION & GRADING							
		2. Landscape contractor to call the local Landscape Inspector to schedule a pre-construction meeting prior to installation if required.	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.							
		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.	2. Planted areas shall be cleared of underground roots, 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 shall be cleared 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, and rubbish.							
			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.							
	E.	TREE REMOVAL								
		1. 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.	I. IRRIGATION							
		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.	1. Any Irrigation Notes and specifications included in Irrigation Sheets govern over the following Irrigation Notes.							
		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.	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.							
	F.	EXISTING TREES								
		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.	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.							
		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.	4. Irrigation Contractor to adapt design to onsite conditions adjusting heads and changing nozzles as required to avoid overspray onto buildings or paved areas.							
		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.	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 plant establishment should be included in the cost of the plant.							
		4. Prune existing shrubs to remove damaged branches and improve natural shape.	6. All guidelines as outlined by the South Florida Water Management District (SFWMD) or water management district with jurisdiction shall be strictly adhered to.							
		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.	7. Any existing irrigation system shall be retrofitted to comply with the specifications as outlined above.							
		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.	J. HARDSCAPE & OTHER MATERIALS							
		7. Selective canopy and root pruning of existing trees can be conducted (only as necessary and in no event	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			K. UTILITIES / CLEARANCES							

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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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SURVEY INFORMATION AND 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.

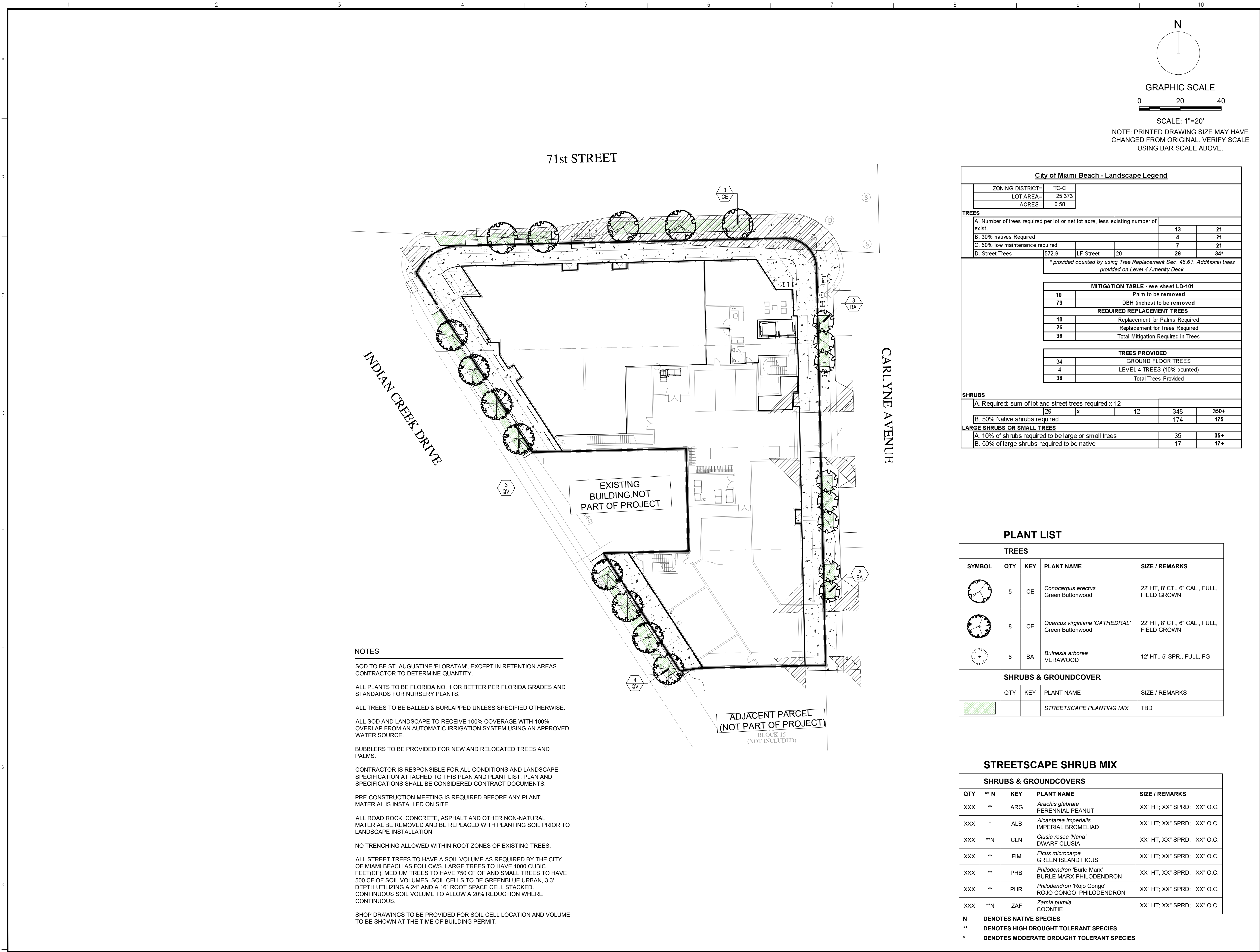
SEAL: 03/09/20  
PAUL H. WEINBERG, PLA  
FLORIDA REG. NO. LA8686804  
REGISTERED LANDSCAPE ARCHITECT  
STATE OF FLORIDA  
66686804  
DATE OF EXPIRATION: 03/09/2020

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





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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.

SEAL: 03/09/20

PAUL H. WEINBERG, PLA  
FLORIDA REG. NO. LA666804

REGISTERED LANDSCAPE ARCHITECT  
PAUL H. WEINBERG  
LA 666804  
STATE OF FLORIDA

SHEET TITLE:

LANDSCAPE PLAN

DATE: 02-17-2020

SCALE: AS NOTED

DRAWN BY: CP,AS

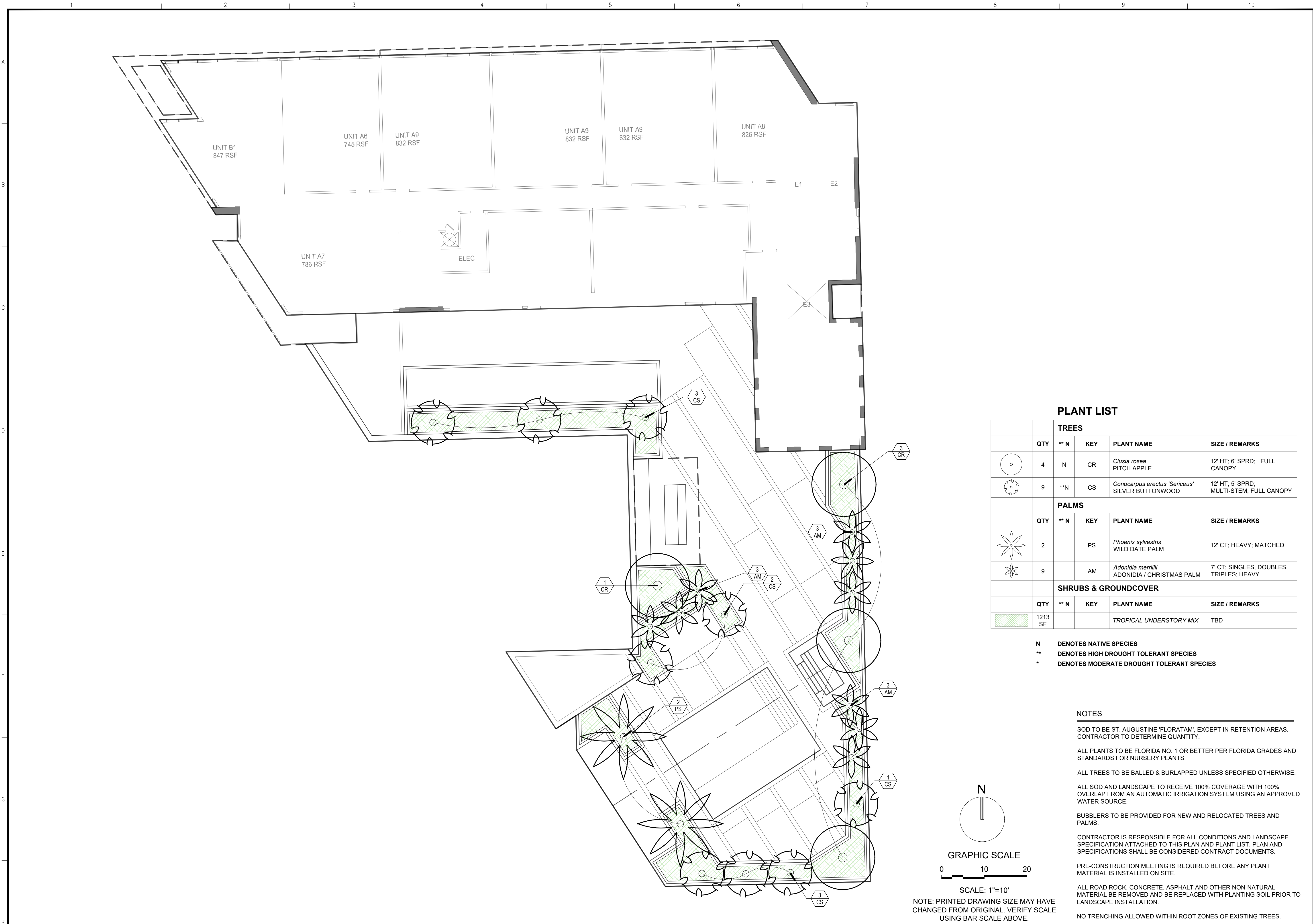
CHECKED BY: CP,PW

JOB NO.: 11214.00

SHEET NO.:

LP-101





PLANT LIST

TREES					
	QTY	** N	KEY	PLANT NAME	SIZE / REMARKS
	4	N	CR	Clusia rosea PITCH APPLE	12' HT; 6' SPRD; FULL CANOPY
	9	**N	CS	Conocarpus erectus 'Sericeus' SILVER BUTTONWOOD	12' HT; 5' SPRD; MULTI-STEM; FULL CANOPY
PALMS					
	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 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 PALMS.
- 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  
ARCHITECTURE

PROJECT DESIGN TEAM:  
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OWNER:  
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4770 Biscayne Boulevard  
Miami, FL 33137

PROJECT:  
TOWNCENTER GATEWAY  
PROJECT

ISSUED FOR: DRB APPLICATION  
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SURVEYORS, PROJECT NUMBER C-18532, DATED  
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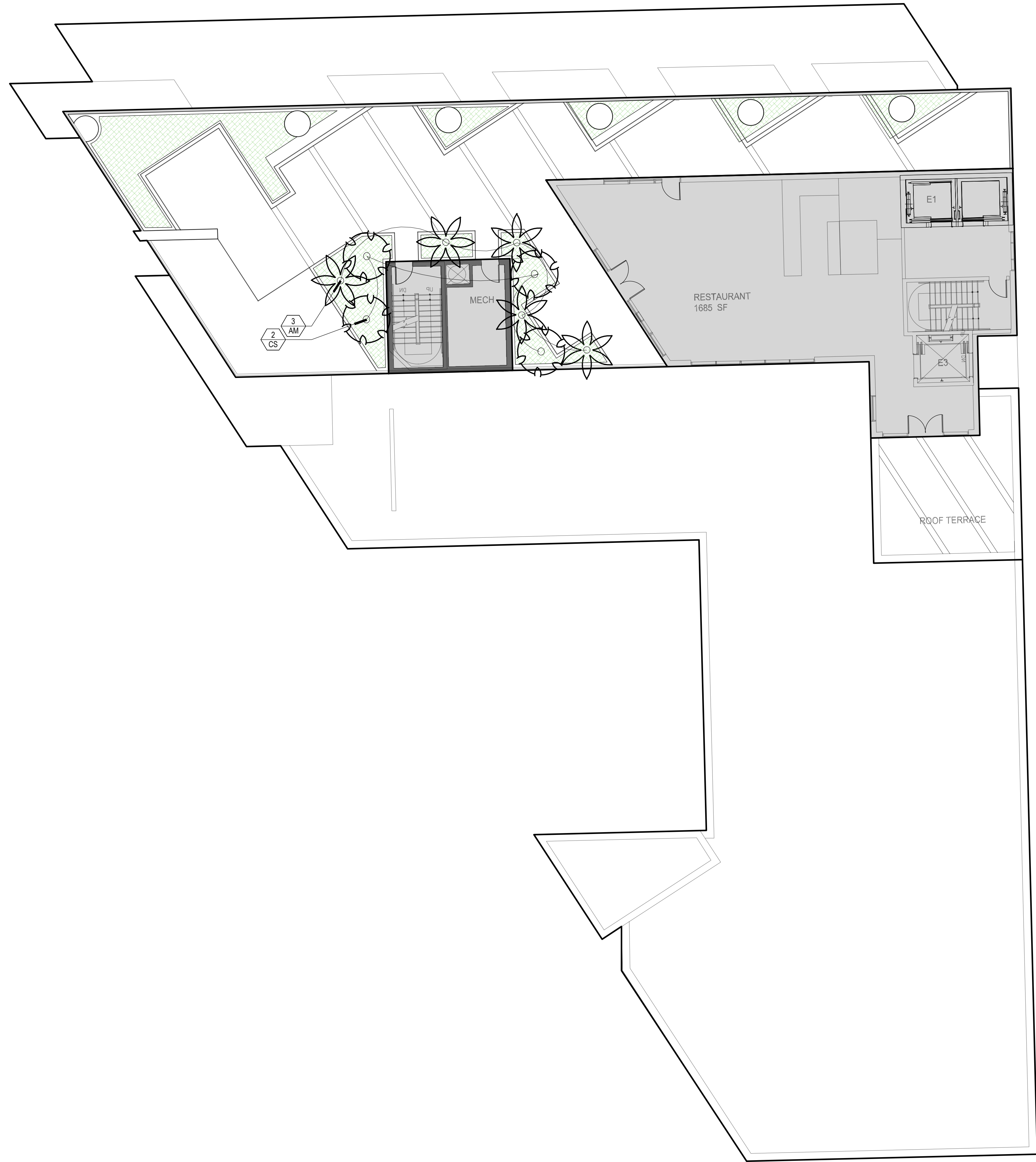
SEAL: 03/09/20  
PAUL H. WEINBERG, PLA  
FLORIDA REG. NO. LA666804

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

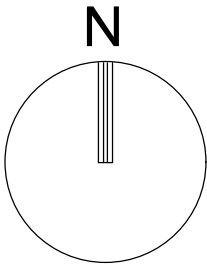
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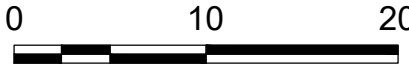


PLANT LIST					
TREES					
	QTY	** N	KEY	PLANT NAME	SIZE / REMARKS
	4	**N	CS	<i>Conocarpus erectus</i> 'Sericeus' SILVER BUTTONWOOD	10' HT; 5' SPRD; MULTI-STEM; FULL CANOPY
PALMS					
	QTY	** N	KEY	PLANT NAME	SIZE / REMARKS
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SHRUBS & GROUNDCOVER					
	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



GRAPHIC SCALE



SCALE: 1"=10'

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

NOTES

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B U I L T F O R M  
A R C H I T E C T U R E

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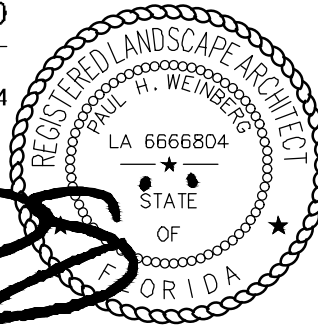
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SEAL: 03/09/20

PAUL H. WEINBERG, PLA  
FLORIDA REG. NO. LA666804



SHEET TITLE:

LANDSCAPE PLAN - LEVEL 13

DATE: 02-17-2020

SCALE: AS NOTED

DRAWN BY: CP,AS

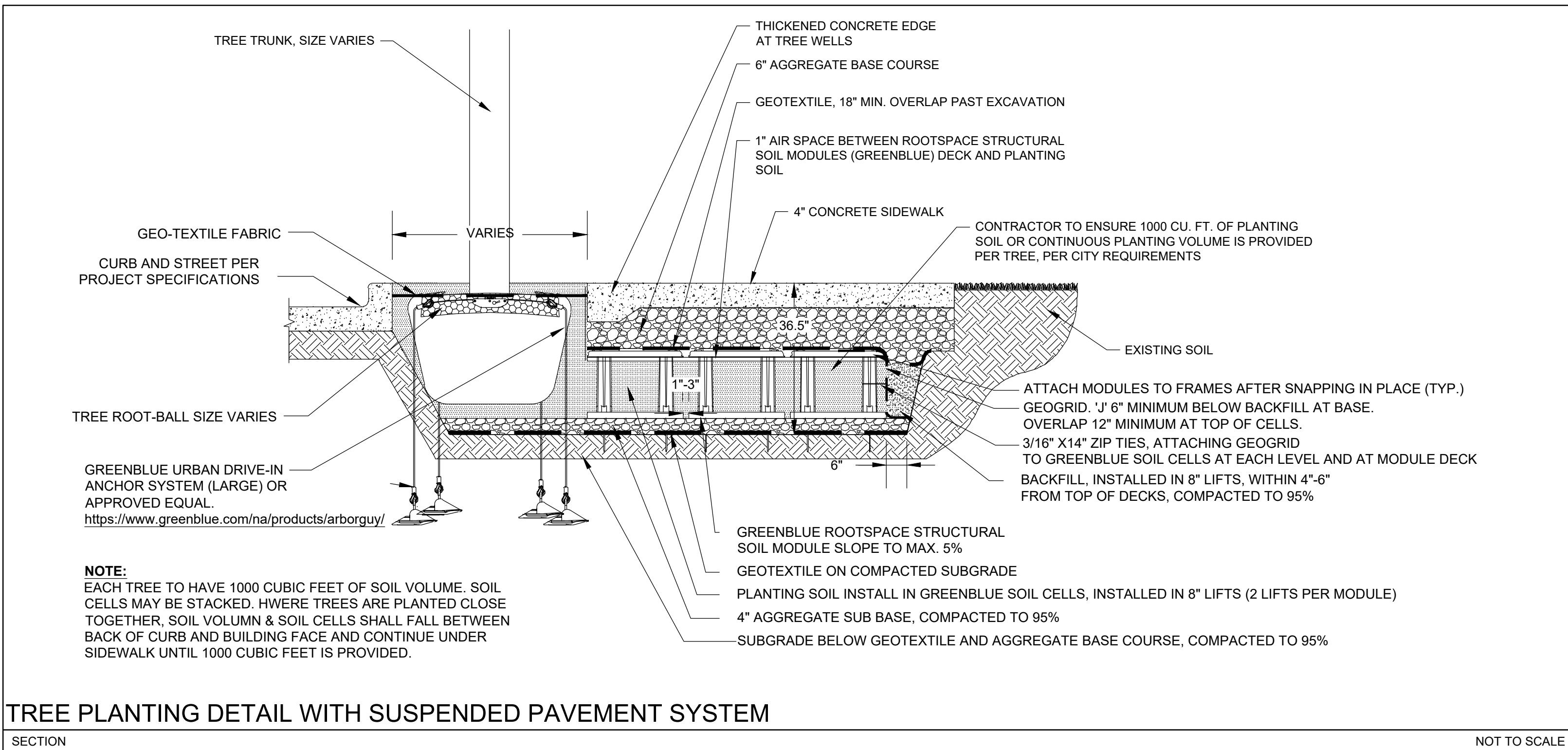
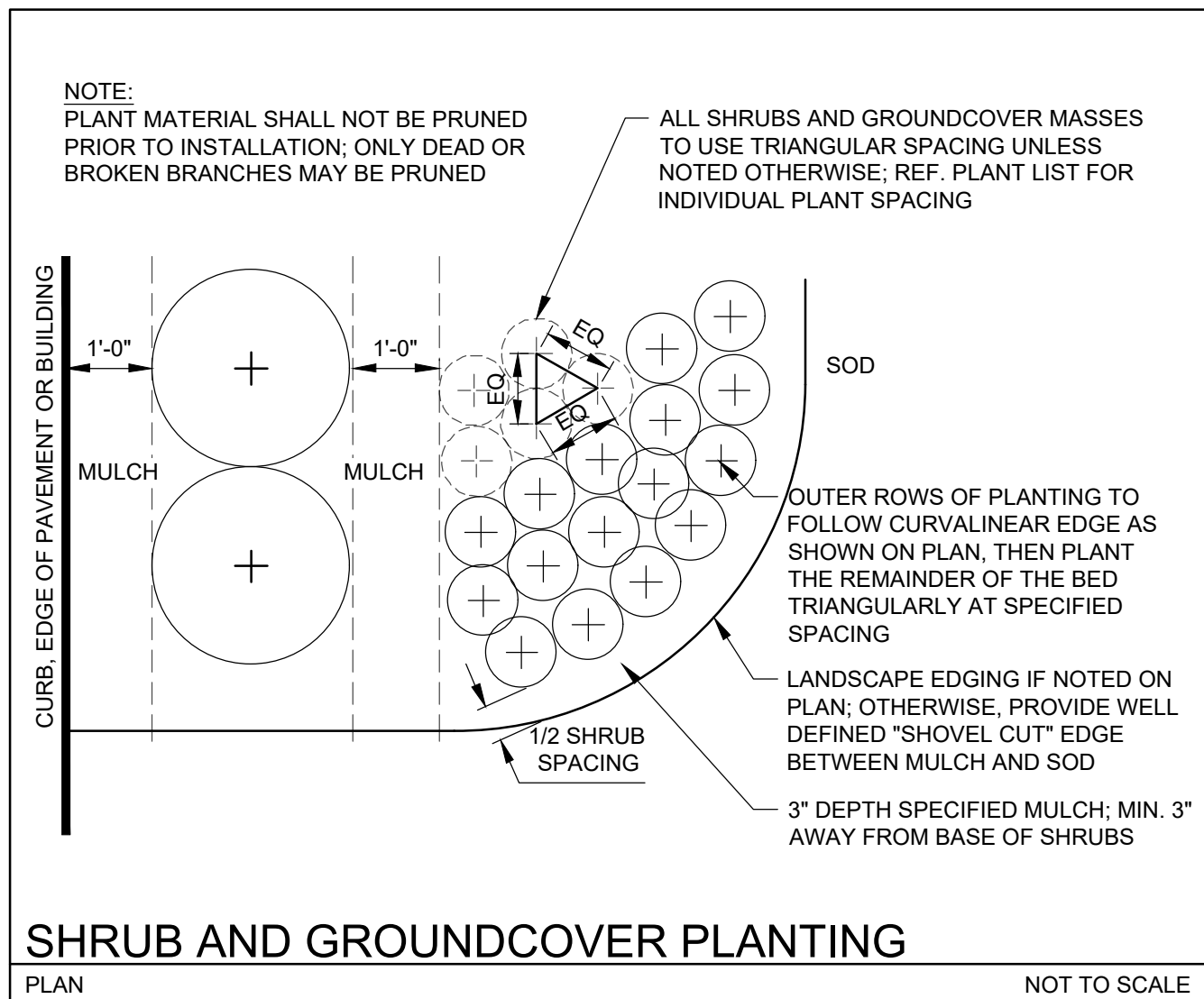
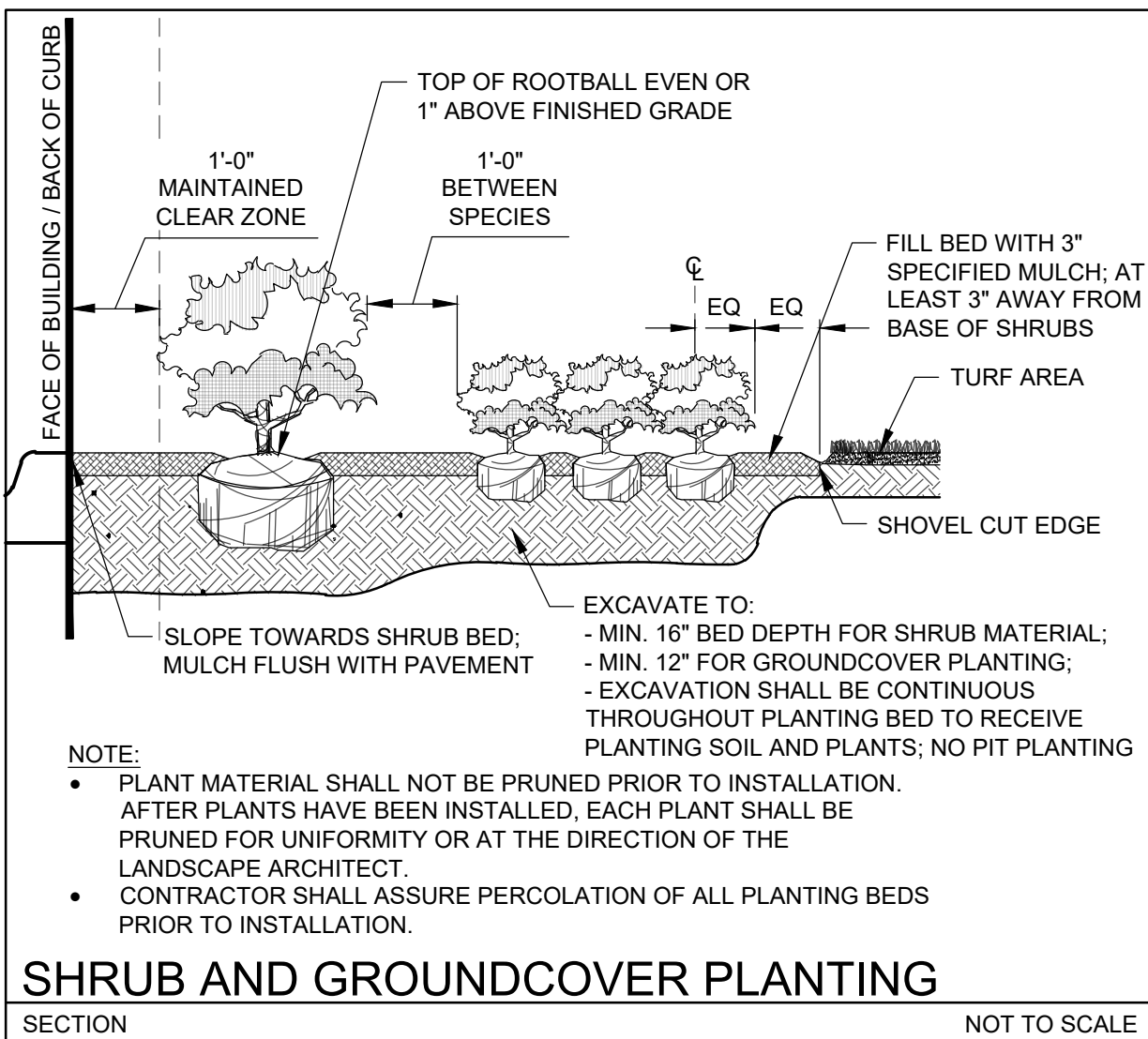
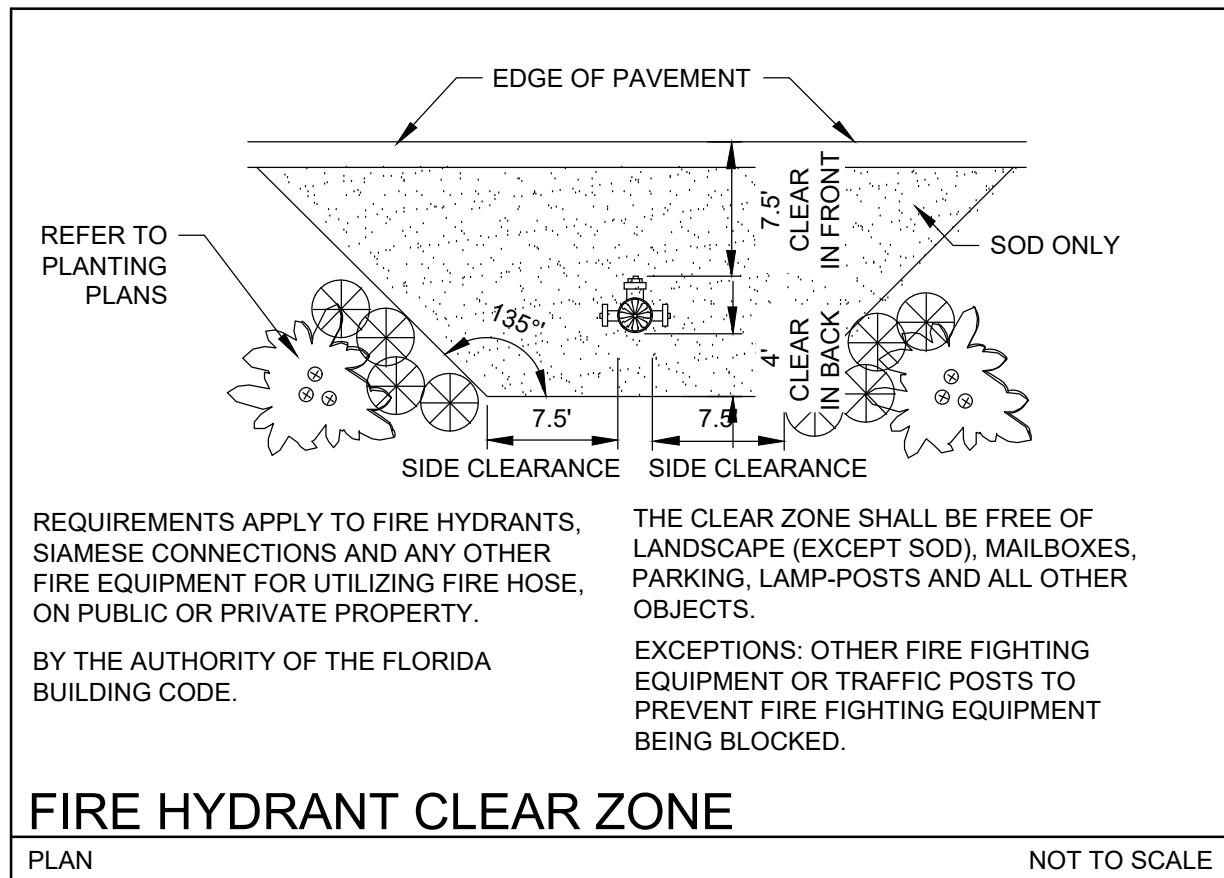
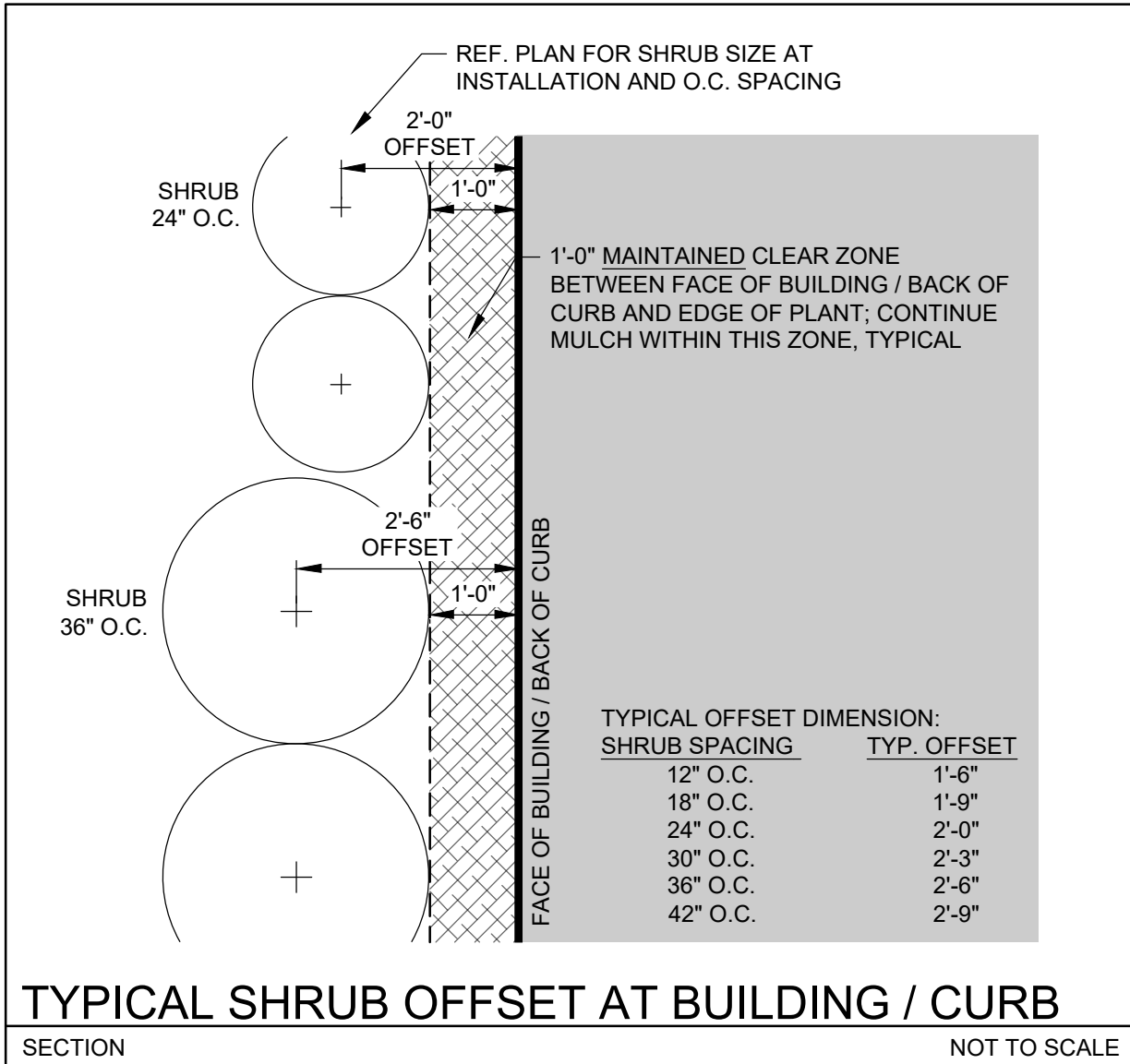
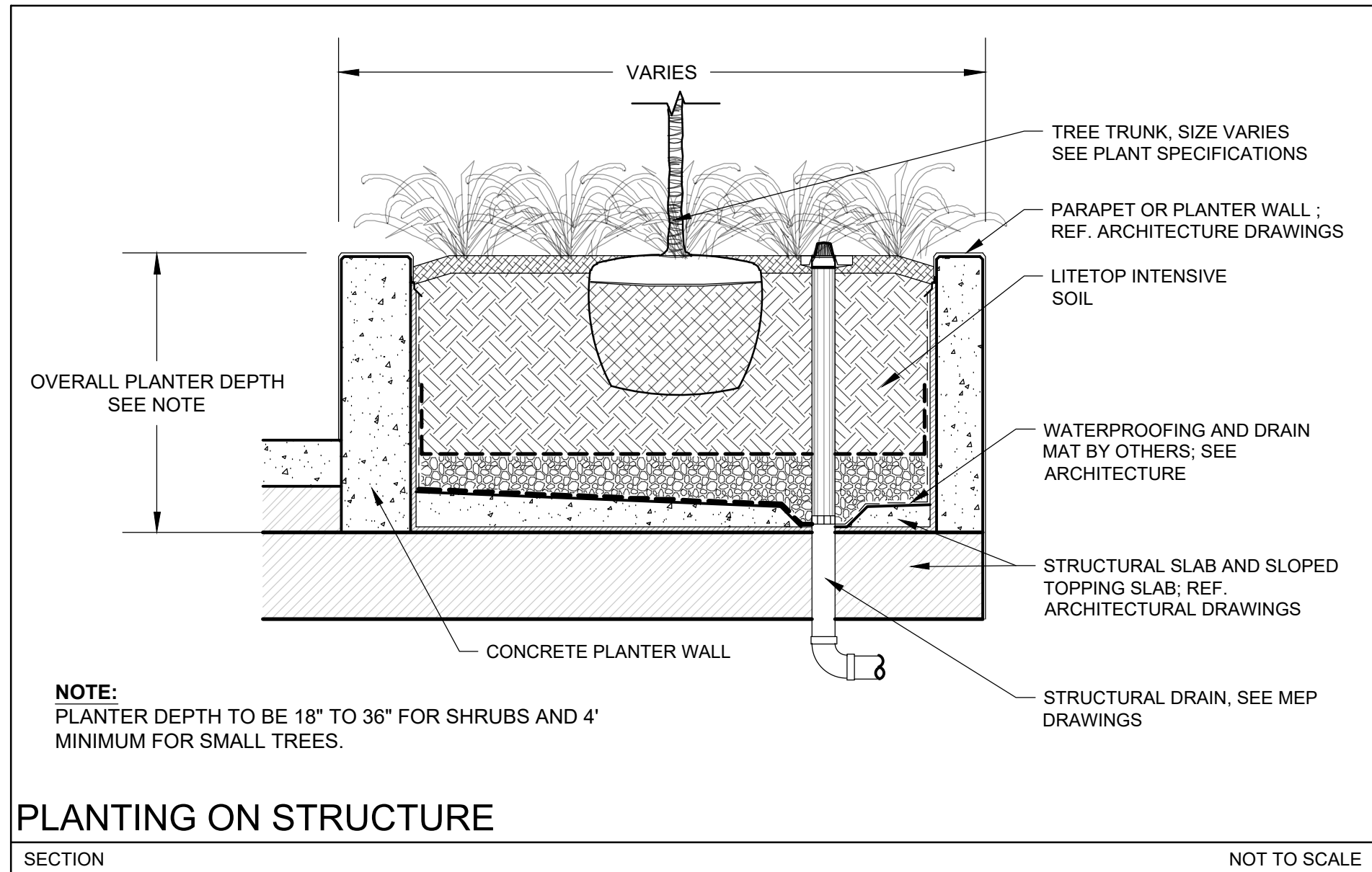
CHECKED BY: CP,PW

JOB NO.: 11214.00

SHEET NO.:

LP-103





- NOTE:
- REF. LP-001, LANDSCAPE NOTES, FOR ADDITIONAL REQUIREMENTS.
  - ROOT BALL SIZE FOR ALL TREES AND PALMS TO BE IN PROPORTION TO SIZE AND TYPE OF PALM PER FLORIDA GRADES AND STANDARDS FOR NURSERY PLANTS.

**BUILT FORM ARCHITECTURE**

**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  
954.949.2200

**STRUCTURAL ENGINEER**  
YH Consulting Engineering  
89 NW 28th Avenue  
Miami, FL 33125  
305.365.9423

**LIFE SAFETY / CODE CONSULTANT**  
SLS  
290 Palermo Avenue  
Miami, FL 33154

**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

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

PAUL H. WEINBERG, PLA  
FLORIDA REG. NO. LA6686804

REGISTERED LANDSCAPE ARCHITECT  
PAUL H. WEINBERG  
STATE OF FLORIDA

**SHEET TITLE:**

LANDSCAPE DETAILS

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

**SHEET NO.:**

LP-501



