



C.M.B. DESIGN REVIEW BOARD SUBMITTAL
 NEW RESIDENCE | 416 SAN MARINO | MIAMI BEACH, FLORIDA

CLIENT / PROPERTY INFORMATION

PROPERTY ADDRESS
 416 SAN MARINO
 MIAMI BEACH, FL 33140

SCOPE OF WORK

- New landscape design to complement new Residence

INDEX OF SHEETS

- L-0.0 Landscape Cover Page + Sheet Index
- L-0.1 General Notes
- L-1.0 Existing Tree Survey + Disposition Plan
- L-1.1 Existing Tree Chart, Mitigation Summary, Notes + Details
- L-2.0 Ground Level Landscape Plan
- L-2.1 Second Level Landscape Plan
- L-2.2 Plant List, Landscape Legend + Details



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CHRISTOPHER CAWLEY, RLA
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NEW RESIDENCE
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 MIAMI BEACH, FL 33139

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GENERAL NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL UNDERGROUND UTILITIES PRIOR TO DIGGING IN ANY AREA. THE CONTRACTOR SHALL NOTIFY ALL NECESSARY UTILITY COMPANIES 48 HOURS MINIMUM PRIOR TO DIGGING FOR VERIFICATION OF ALL UNDERGROUND UTILITIES, IRRIGATION AND ALL OTHER OBSTRUCTIONS AND COORDINATE WITH OWNER'S REPRESENTATIVE PRIOR TO INITIATING OPERATIONS. DRAWINGS ARE PREPARED ACCORDING TO THE BEST INFORMATION AVAILABLE AT THE TIME OF PREPARING DOCUMENTS.
2. THE CONTRACTOR IS RESPONSIBLE TO ENSURE PROPER WATERING AND MAINTENANCE OF NEW AND RELOCATED PLANT MATERIALS DURING THE ONE YEAR WARRANTY PERIOD.
3. CONTRACTOR IS TO REPORT ANY DISCREPANCIES BETWEEN THE CONSTRUCTION DRAWINGS AND FIELD CONDITIONS TO THE OWNER'S REPRESENTATIVE IMMEDIATELY.
4. LANDSCAPE CONTRACTOR SHALL COORDINATE ALL WORK WITH RELATED CONTRACTORS AND WITH THE GENERAL CONSTRUCTION OF THE PROJECT IN ORDER NOT TO IMPEDE THE PROGRESS OF THE WORK OF OTHERS OR THE CONTRACTOR'S OWN WORK.
5. ALL IMPROVEMENTS ARE TO BE CONSTRUCTED AND/OR INSTALLED WITHIN THE EXISTING STATE AND/OR LOCAL RIGHT OF WAY.
6. ALL SITE IMPROVEMENTS INCLUDING GRADING AND DRAINAGE TO BE BY OTHERS. REFER TO ARCHITECTURE AND ENGINEERING PLANS FOR ALL ADDITIONAL INFORMATION.
7. THE LOCATION OF THE LANDSCAPE HOLDING AREA WILL BE IDENTIFIED BY THE OWNER OR OWNER'S REPRESENTATIVE. THE CONTRACTOR SHALL ADHERE TO THE ACCESS ROUTES TO AND FROM THE HOLDING AREA WITHOUT DISRUPTING OR IMPEDING ACCESS TO THE SITE BY OTHERS. CONTRACTOR IS RESPONSIBLE FOR THE MAINTENANCE OF ALL PLANT MATERIALS, INCLUDING TEMPORARY IRRIGATION AND FERTILIZATION IF NECESSARY DURING CONSTRUCTION, WHILE BEING HELD IN LANDSCAPE HOLDING AREAS.
8. THE CONTRACTOR SHALL BEAR ALL COSTS OF TESTING OF SOILS, AMENDMENTS, ETC. ASSOCIATED WITH THE WORK AND INCLUDED IN THE SPECIFICATIONS. PRIOR TO COMMENCEMENT OF THE LANDSCAPE PLANTING WORK THE CONTRACTOR SHALL PROVIDE COMPLETE SOIL TESTS WITH RECOMMENDATIONS FOR SOIL TREATMENT IN THE CONSTRUCTION AREA.
9. LANDSCAPE CONTRACTOR SHALL FIELD STAKE THE LOCATION OF ALL PLANT MATERIAL OR FIELD STAKE THE PLANTS PRIOR TO INITIATING INSTALLATION FOR THE REVIEW AND APPROVAL OF THE OWNER'S REPRESENTATIVE AND/OR LANDSCAPE ARCHITECT. **NOTE: NO PLANTING SHALL COMMENCE UNTIL THERE IS A FUNCTIONAL IRRIGATION SYSTEM IN THE AREA TO BE PLANTED. NO TREES SHALL BE PLANTED ON TOP OF IRRIGATION LINES.**
10. LANDSCAPE CONTRACTOR SHALL FIELD ADJUST LOCATION OF PLANT MATERIAL AS NECESSARY TO AVOID DAMAGE TO ALL EXISTING UNDERGROUND UTILITIES AND/ OR EXISTING ABOVE GROUND ELEMENTS. ALL CHANGES REQUIRED SHALL BE COMPLETED AT THE CONTRACTOR'S EXPENSE AND SHALL BE COORDINATED WITH OWNER'S REPRESENTATIVE AND THE LANDSCAPE ARCHITECT.
11. ANY SUBSTITUTIONS IN SIZE AND/OR PLANT SPECIES MUST BE APPROVED BY THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE PRIOR TO MODIFICATION OF THE CONTRACT, PURCHASING AND DELIVERY OF PLANTS. ALL PLANTS WILL BE SUBJECT TO APPROVAL BY LANDSCAPE ARCHITECT AND/OR OWNER'S REPRESENTATIVE BEFORE PLANTING CAN BEGIN. ALL PLANT MATERIALS WILL NOT INCLUDE ANY PLANTS CONSIDERED TO BE INVASIVE BY THE CITY OF MIAMI.
12. CONTRACTOR SHALL REFER TO THE LANDSCAPE PLANTING DETAILS, GENERAL NOTES AND THE PROJECT MANUAL AND/OR SPECIFICATIONS FOR FURTHER AND COMPLETE LANDSCAPE PLANTING INSTRUCTIONS.
13. CONTRACTOR + LANDSCAPE ARCHITECT TO MEET ON SITE PRIOR TO COMMENCEMENT OF LANDSCAPE INSTALLATIONS. CONTRACTOR TO PROVIDE IMAGES OF ALL PROPOSED TREES TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR PURCHASING AND INSTALLATION.
14. LANDSCAPE CONTRACTOR SHALL COORDINATE ALL PLANTING WORK WITH PERMANENT OR TEMPORARY IRRIGATION WORK. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL HAND WATERING AS REQUIRED BY OWNER'S REPRESENTATIVE TO SUPPLEMENT IRRIGATION WATERING AND RAINFALL. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR HAND WATERING IN ALL PLANTING AREAS, REGARDLESS OF THE STATUS OF EXISTING OR PROPOSED IRRIGATION.
15. LANDSCAPE CONTRACTOR SHALL CLEAN THE WORK AREAS AT THE END OF EACH WORKING DAY. RUBBISH AND DEBRIS SHALL BE COLLECTED AND DEPOSITED OFF-SITE OR IN AN APPROVED DISPOSAL AREA DAILY. ALL MATERIALS, PRODUCTS AND EQUIPMENT SHALL BE STORED IN AN ORGANIZED FASHION AS DIRECTED BY THE OWNER'S REPRESENTATIVE.
16. SITE DISTANCE CONCERNS MUST BE MAINTAINED FOR CLEAR SITE VISIBILITY FROM THIRTY (30) INCHES TO SEVENTY-TWO (72) INCHES, TREE TRUNKS ARE EXCLUDED AS SPECIFIED IN APPROPRIATE MUNICIPAL CODES.
17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE GUARANTEE OF ALL PLANT MATERIAL FOR A PERIOD OF TWELVE (12) MONTHS FROM THE DATE OF SUBSTANTIAL COMPLETION. SUBSTANTIAL COMPLETION CONSTITUTES THE BEGINNING OF GUARANTEE PERIOD.
18. THE LOCATIONS OF PLANTS, AS SHOWN IN THESE PLANS, ARE APPROXIMATE. THE FINAL LOCATIONS MAY BE ADJUSTED TO ACCOMMODATE UNFORESEEN FIELD CONDITIONS TO COMPLY WITH SAFETY CRITERIA, TO AVOID CREATING UNSAFE SIGHT CONDITIONS, OR AS OTHERWISE DIRECTED BY OR APPROVED BY THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE

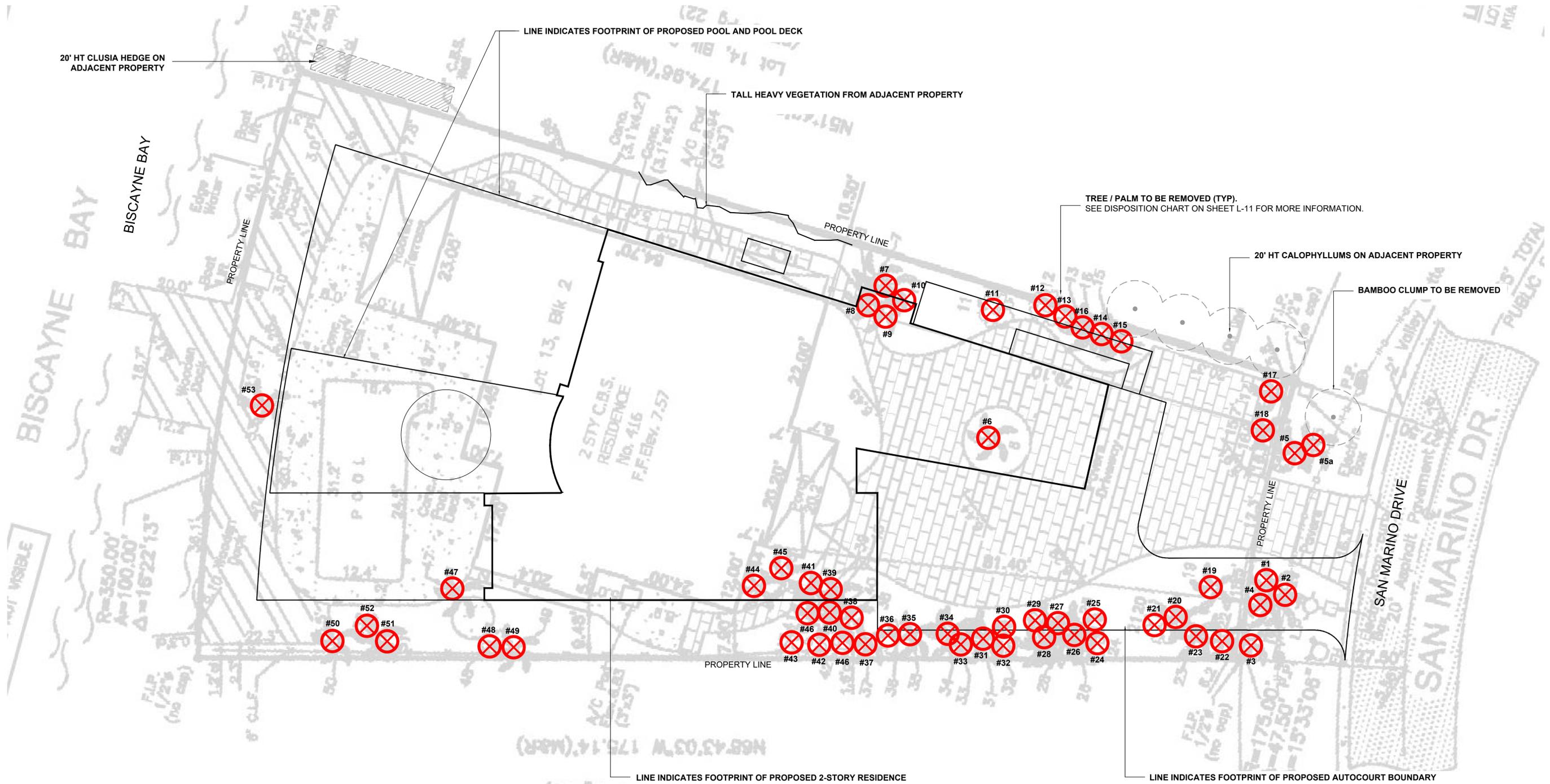
LANDSCAPE NOTES

1. ALL PLANT MATERIAL SHALL BE FLORIDA GRADE NO. 1 OR BETTER.
2. CONTRACTOR SHALL BECOME FAMILIAR WITH THE LOCATION OF, AVOID, AND PROTECT ALL UTILITY LINES, BURIED CABLES, AND OTHER UTILITIES.
3. TREE, PALM, ACCENT AND BED LINES ARE TO BE LOCATED IN THE FIELD AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
ANY CHANGES TO R.O.W. (RIGHT OF WAY) MATERIAL IN REGARDS TO PLACEMENT OF SPECIES SHALL REQUIRE THE APPROVAL AND CONSULTATION OF THE CITY URBAN FORESTER AND OR CITY STAFF.
4. ALL PLANTING SOIL SHALL BE 50:50 TOPSOIL:SAND MIX, FREE OF CLAY, STONES, ROCKS, OR OTHER FOREIGN MATTER. THIS SPECIFICATION INCLUDES ALL BACKFILL FOR BERMS AND OTHER LANDSCAPE AREAS.
CARE SHALL BE TAKEN TO AVOID PLACEMENT OF CONSTRUCTION FILL, GRAVEL, AND OR DEBRIS OVER THE ROOTBALLS OF INSTALLED OR EXISTING TREES AND OR PALMS ON SITE.
SODDED-LAWN AREAS
2" DEPTH PLANTING SOIL SPREAD IN PLACE- THROUGHOUT.
GROUND COVER PLANTING BEDS:
6" DEPTH PLANTING SOIL SPREAD IN PLACE- THROUGHOUT.
SHRUB AND HEDGE PLANTING AREAS:
12" DEPTH PLANTING SOIL SPREAD IN PLACE- THROUGHOUT.
TREES, PALMS, SPECIMEN PLANT MATERIAL LOCATIONS:
REMOVE ALL LIMEROCK PRESENT TO A DEPTH OF AT LEAST 30" BEFORE PLACING NEW PLANTING SOIL. APPLY NEW CLEAN PLANTING SOIL IN PLANTING AREA AS REQUIRED
5. THE SITE CONTRACTOR SHALL BE RESPONSIBLE TO BRING ALL GRADES TO WITHIN 2" OF FINAL GRADES. THIS SHALL INCLUDE A 2" APPLICATION OF 50:50 TOPSOIL:SAND MIX FOR ALL LANDSCAPE AND AREAS TO BE SODDED.
6. THE LANDSCAPE CONTRACTOR SHALL CALCULATE AND SUBMIT AN ITEMIZED PRICE FOR THE 2" APPLICATION OF 50:50 MIX FOR ALL SOD AREAS AS A REFERENCE IN THE CASE THAT THERE WOULD BE A DISCREPANCY BETWEEN SITE AND LANDSCAPE CONTRACTORS AND NOTIFY THE SITE CONTRACTOR OR PROJECT SUPERINTENDENT AS TO THIS DISCREPANCY. IT WILL THEN BE DETERMINED WHICH PARTY WILL PROVIDE THIS 2" TOPSOIL:SAND APPLICATION AND SUBSEQUENT PAYMENT. OTHER PLANTING SOIL MIXES TO BE ADDED, I.E. FOR TREES, PALMS, SPECIMEN PLANTS, SHRUBS AND GROUND COVERS SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR AND BE INCLUSIVE WITH THE LANDSCAPE BID.
7. ALL EXISTING TREE + PALM INFORMATION THAT HAS BEEN PROVIDED ON THIS PLAN FOLLOWS THE MIAMI DADE COUNTY E.R.M. TREE PERMITTING GUIDELINES. ANY TREES OR PALMS CONSIDERED INVASIVE OR THAT FALLS UNDER THE TREE PERMIT EXEMPTION / PROHIBITED SPECIES LIST 24-94 (4) MAY NOT BE SHOWN FOR CLARITY PURPOSES. ANY DISCREPANCIES IF NOTED UPON FURTHER FIELD INSPECTION SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE LANDSCAPE ARCHITECT.
8. IRRIGATION SHALL PROVIDE FOR A 100% COVERAGE WITH 50% OVERLAP MINIMUM AND BE PROVIDED BY A FULLY AUTOMATIC IRRIGATION SYSTEM W/ RAIN MOISTURE SENSOR ATTACHED TO CONTROLLER. ALL FLORIDA BUILDING CODE APPENDIX "F" IRRIGATION REQUIREMENTS SHALL BE STRICTLY ADHERED TO FOR INSTALLATION AND PREVAILING WATER MANAGEMENT DISTRICT RESTRICTIONS AND REGULATIONS SHALL BE IN COMPLIANCE FOR POST-INSTALLATION WATERING SCHEDULES. CONTRACTOR SHALL COORDINATE WITH THE IRRIGATION CONTRACTOR AND LEAVE PROVISIONS FOR ALL SLEEVING AND PIPE ROUTING. ALL UNDERGROUND UTILITIES TO BE LOCATED BY DIALING 811 AS REQUIRED BY LAW.
9. ALL PLANTING BEDS SHALL BE MULCHED TO A DEPTH OF 2" WITH APPROVED NATURAL SHREDDED COCO BROWN MULCH FREE FROM WEEDS AND PESTS. NO "NUGGETS", "CYPRESS MULCH" OR "RED DYED MULCH" TO BE ACCEPTED. KEEP MULCH 6" AWAY FROM TREE OR PALM TRUNKS AS PER INDUSTRY RECOMMENDATIONS.
10. SOD SHALL BE SEASHORE PASPALUM GRASS IN ALL LAWN AREAS AS SHOWN ON THE PLANS. SOD SHALL BE STRONGLY ROOTED, FREE FROM WEED, FUNGUS, INSECTS AND DISEASE. CONTRACTOR SHALL SOD ALL AREAS AS INDICATED ON THE PLANS OR AS DIRECTED. PAYMENT SHALL BE DETERMINED BY THE TOTAL MEASURED SODDED AREAS X THE UNIT PRICE SUBMITTED AND FIELD VERIFIED. SOD SHALL CARRY A 5-MONTH WARRANTY.
11. ALL TREES, PALMS, SHRUBS AND GROUND COVERS, AND SOD / LAWN SHALL CARRY A ONE-YEAR WARRANTY FROM THE DATE OF FINAL ACCEPTANCE.
12. **ALL TREES AND PALMS SHALL BE STAKED PER ACCEPTED STANDARDS BY THE FLORIDA NURSERYMEN & GROWERS LANDSCAPE ASSOCIATION (FNGLA) AND ANSI A-300 (PART 6)-2012 TREE, SHRUB, AND OTHER WOODY PLANT MANAGEMENT STANDARD PRACTICES (PLANTING AND TRANSPLANTING). 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.**
CONTRACTOR SHALL REMOVE ALL STAKES, POLES, WELLINGTON TAPE AND OR BRACING MATERIALS FROM ALL PALMS, TREES AND SHRUBS WITHIN 1 YEAR OF INSTALLATION.
13. THE PLANT LIST IS INTENDED ONLY AS AN AID TO BIDDING. ANY DISCREPANCIES FOUND BETWEEN THE QUANTITIES ON THE PLAN AND PLANT LIST, THE QUANTITIES ON THE PLAN SHALL BE HELD VALID.
14. IF NECESSARY, CONTRACTOR SHALL PROVIDE A WATER TRUCK DURING PLANTING TO ENSURE PROPER WATERING-IN DURING INSTALLATION AND CONTRACTOR WILL BE RESPONSIBLE FOR CONTINUAL WATERING UNTIL FINAL ACCEPTANCE BY THE OWNER.
A MINIMUM OF 6 MONTHS OF SUPPLEMENTAL HAND OR AUTOMATIC IRRIGATION SYSTEM WATERING SHALL BE REQUIRED TO AID IN NEW TREE OR PALM ESTABLISHMENT.
15. FERTILIZATION: ONE COMPLETE APPLICATION OF GRANULAR FERTILIZER SHALL BE APPLIED PRIOR TO FINAL ACCEPTANCE AND APPROVAL BY THE LANDSCAPE ARCHITECT. FERTILIZER SHALL BE SCOTT'S AGRIFORM 20-10-5 PLANTING TABS OR APPROVED EQUAL AS RECOMMENDED BY LANDSCAPE CONTRACTOR
16. SHOULD ANY TREES OR PALMS BE DAMAGED THEY SHALL BE EVALUATED BY THE CITY URBAN FORESTER TO DETERMINE CORRECTIVE ACTIONS THAT MAY INCLUDE REMOVAL, CORRECTIVE PRUNING AND OR REPLACEMENT. ANY CORRECTIVE ACTION REQUIRED SHALL BE PERFORMED IN ACCORDANCE WITH A MIAMI DADE COUNTY CODE, ANSI-A 300 PRUNING STANDARDS AND OR AN ISSUED ERM TREE PERMIT OR ENVIRONMENTAL PERMIT. ANY CORRECTIVE PRUNING REQUIRED SHALL BE PERFORMED BY AN ISA CERTIFIED ARBORIST OR ASCA CONSULTING ARBORIST AND THE CITY URBAN FORESTER SHALL BE CONSULTED.
17. ALL TREES + PALMS TO REMAIN OR BE RELOCATED ON SITE IN THE VICINITY OF CONSTRUCTION ACTIVITIES, SHALL BE PROTECTED THROUGH THE USE OF TREE PROTECTION BARRICADES INSTALLED AT THE TREE OR PALM DRIP LINE. A TREE PROTECTION FENCE SHALL BE CONSTRUCTED PRIOR TO ANY CONSTRUCTION ACTIVITY INCLUDING GRUBBING AND SHALL REMAIN IN PLACE UNTIL ON SITE CONSTRUCTION HAS BEEN COMPLETED.
18. CITY OF URBAN FORESTER AND OR PLANNING DEPARTMENT STAFF TO APPROVE ROW TREES BEFORE THEY ARE PLANTED.
19. MULCH SHALL NOT BE APPLIED WITHIN 6" OF ANY TREE OR PALM TRUNK THAT IS INSTALLED OR INCORPORATED INTO THE PROJECT. FOR ROW TREES + PALMS, ALL MULCH SHALL BE AMERIGROW "PREMIUM PINEBARK BROWN" SHREDDED MULCH OR A CITY APPROVED ALTERNATIVE.

IRRIGATION NOTES

1. IRRIGATION CONTRACTOR SHALL PROVIDE, FURNISH, AND INSTALL A FULLY AUTOMATIC IRRIGATION SYSTEM WHICH WILL COMPLY WITH ALL LOCAL CODE, STATE CODE, & WATER MANAGEMENT DISTRICT (SWFMD) REQUIREMENTS.
2. THE IRRIGATION CONTRACTOR SHALL SCHEDULE AN ON-SITE PRE-CONSTRUCTION CONFERENCE WITH THE OWNER AND THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO COMMENCEMENT OF INSTALLATION OF THE IRRIGATION SYSTEM.
3. CONTRACTOR SHALL INSTALL POP-UP TYPE HEADS. SPRAY TYPE SHALL BE ROTOR, IMPACT, SPRAY, OR BUBBLER AND SHALL BE INSTALLED SO AS NOT TO CAUSE ANY OVERSPRAY ONTO ANY PAVED SURFACES, I.E. ROADS, SIDEWALKS, ETC. ALL FIXTURES SHALL BE "TORO", "RAINBIRD" OR AN APPROVED EQUAL. ALL WORK SHALL BE DONE IN A PROFESSIONAL MANNER AS PER MANUFACTURER'S SPECIFICATIONS.
4. ALL MAIN SUPPLY LINE SHALL BE PVC SCHEDULE 40 PIPE. ALL PVC FITTINGS SHALL BE SCHEDULE 40. THE MAINLINE IS SHOWN SCHEMATICALLY. LOCATE MAIN LINES IN LANDSCAPE AREAS WHERE POSSIBLE AND SLEEVE UNDER PAVEMENT WHERE NECESSARY. MAINLINES SHALL BE IN THE SAME TRENCH WITH THE LATERAL LINES WHERE POSSIBLE.
5. CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE LOCATION OF AND AVOID & PROTECT ALL UTILITY LINES, DUCTS, BURIED CABLES AND OTHER UTILITIES IN THE AREA. CONTRACTOR WILL BE RESPONSIBLE FOR THE REPAIR, LIABILITY, AND COSTS INCURRED IN THE DAMAGE OR DESTRUCTION OF SAID UTILITIES. CALL SUNSHINE STATE ONE CALLS 811, 48 HOURS PRIOR TO COMMENCEMENT OF ANY WORK FOR PROPER UTILITY LOCATION AND CLEARANCES.
6. THE CONTRACTOR SHALL SECURE ALL WORK WITH THE PROJECT MANAGER, LANDSCAPE CONTRACTOR AND ALL OTHER CONTRACTORS TO INSURE PROPER INSTALLATION, SCHEDULING, AND PROCEDURE.
7. THE CONTRACTOR SHALL COORDINATE WITH THE PROJECT MANAGER TO PROVIDE ELECTRICAL SUPPLY TO THE CONTROLLER, PUMP, ETC. AS NEEDED.
8. THE CONTRACTOR SHALL BE RESPONSIBLE TO SECURE ALL PERMITS AS MAY BE DEEMED NECESSARY TO PERFORM THE WORK. ENTIRE SYSTEM SHALL BE INSTALLED IN COMPLIANCE WITH ALL LOCAL AND STATE CODES.
9. ALL SLEEVES UNDER PAVEMENT SHALL BE BURIED PER FLORIDA BUILDING CODE, APPENDIX "F". ALL LATERAL SLEEVES UNDER SIDEWALKS SHALL BE BURIED BELOW WALKWAYS AND SHALL BE SCHEDULE 40 PVC. ALL SLEEVING SHALL BE SCHEDULE 40 PVC PIPE AND SHALL BE 2 TIMES THE MAIN OR LATERAL PIPE SIZE.
10. THE CONTRACTOR SHALL CONNECT THE MASTER VALVE (WHEN APPLICABLE) AND ALL ELECTRIC VALVES TO THE CONTROLLER AND PROVIDE PROPER SYNCHRONIZATION.
11. ALL LOW VOLTAGE ELECTRIC VALVES SHALL BE #14 DIRECT BURIAL. ALL WIRES UNDER ROADS TO BE PLACED IN A SEPARATE 1" SLEEVE. CONTRACTOR SHALL PROVIDE A MINIMUM OF TWO EXTRA WIRES FOR EMERGENCY POST INSTALLATION WIRING.
12. ALL LINE LOCATIONS ARE APPROXIMATE. THE CONTRACTOR SHALL ADJUST TRENCHING AND LOCATION OF SPRAY HEADS IN THE FIELD FOR EXISTING CONDITIONS, WALKS, UTILITIES, STRUCTURES, AND PLANTINGS TO PROVIDE AND INSURE 100% COVERAGE AND 100% OVERLAP.
13. CONTRACTOR SHALL PROVIDE A ONE-YEAR GUARANTEE ON ALL PARTS AND A 90 DAY GUARANTEE ON LABOR FROM THE DATE OF FINAL ACCEPTANCE.
14. THE IRRIGATION CONTRACTOR SHALL RECORD ALL CHANGES MADE TO THE IRRIGATION SYSTEM DURING INSTALLATION, AND PROVIDE AN AS-BUILT DRAWING TO THE OWNER'S REPRESENTATIVE UPON COMPLETION AND ACCEPTANCE OF THE WORK.
15. THE IRRIGATION CONTRACTOR SHALL INSTRUCT THE OWNER OR THE OWNER'S REPRESENTATIVE IN THE COMPLETE OPERATION AND MAINTENANCE OF THE SYSTEM. THE CONTRACTOR SHALL FURNISH TWO COPIES OF AN IRRIGATION SYSTEM MANAGEMENT MANUAL PREPARED BY THE MANUFACTURER AND THE SYSTEM INSTALLER.

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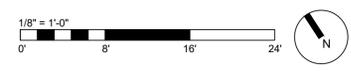
C.M.B. CHAPTER 46, DIVISION 2 - EXISTING TREE SURVEY + DISPOSITION PLAN NOTES

1. THIS 'EXISTING TREE SURVEY + DISPOSITION PLAN' HAS BEEN PREPARED IN ACCORDANCE WITH THE CITY OF MIAMI BEACH, CHAPTER 46 - ENVIRONMENT, DIVISION 2, TREE PRESERVATION and PROTECTION ORDINANCE.
2. EXISTING TREE, PALM, AND VEGETATION INFORMATION AS INDICATED HAS BEEN PREPARED AS AN OVERLAY ON THE SURVEY PREPARED BY AMERICAN SERVICES OF MIAMI CORP. DATED 12.16.19
3. THE INFORMATION AS PRESENTED HEREIN HAS BEEN FIELD VERIFIED BY THE LANDSCAPE ARCHITECT ON 03.10.20
4. MIAMI BEACH P+Z MUST APPROVE LANDSCAPE PLANS PRIOR TO REMOVING ANY TREES OR PALMS WITH A DBH BETWEEN 3" AND 12" INCHES. A WRITTEN TREE REMOVAL PERMIT IS REQUIRED FROM CITY OF MIAMI BEACH GREENSPACE MANAGEMENT / P+W FOR THE REMOVAL OF ALL TREES / PALMS WITH A DBH GREATER THAN 12" INCHES OR IN THE R.O.W.
5. THE OWNER RESERVES THE RIGHT TO REMOVE ANY VEGETATION NOT LOCATED WITHIN THE CITY R.O.W. w/ a D.B.H. OF LESS THAN 3" WITHOUT OBTAINING A TREE REMOVAL PERMIT.

C.M.B. EXISTING TREE SURVEY LEGEND

TREE or PALM TO BE REMOVED. SEE CHART L-1.1

EXISTING TREE SURVEY + DISPOSITION PLAN



C.M.B. PUBLIC WORKS / EROSION + SEDIMENT CONTROL NOTES

1. PROPER EROSION AND SEDIMENT CONTROLS MUST BE INSTALLED BEFORE ANY SOIL DISTURBING ACTIVITIES CAN BEGIN.
2. THE STRUCTURES SHALL BE INSPECTED AFTER EACH RAIN AND REPAIRS MADE AS NEEDED. SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH RAINFALL. THEY MUST BE REMOVED WHEN THE LEVEL OF DEPOSITION REACHES APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER.
3. THE SITE CONTRACTOR IS RESPONSIBLE FOR REMOVING THE TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES AFTER COMPLETION OF CONSTRUCTION AND ONLY WHEN AREAS HAVE BEEN STABILIZED.

C.M.B. EXISTING TREE INVENTORY + DISPOSITION CHART - 416 W SAN MARINO											
NUMBER	COMMON NAME	BOTANICAL NAME	SPECIMEN	D.B.H. (IN)	HEIGHT (FT)	SPREAD (FT)	CONDITION	DISPOSITION	MITIGATION	COMMENTS	PERMIT REQUIREMENTS P+Z, UPM / PW, N.A.
#1-2	Chinese Fan Palm	Livistona chinensis	NO	+/- 11"	+/- 12'	+/- 12'	FAIR	REMOVE	N/A	SMALL PALM, NO MITIGATION REQUIRED, IN R.O.W.	GREEN SPACE MANGMT / PW
#3	Pygmy Date Palm	Phoenix roebelenii	NO	+/- 5"	+/- 6'	+/- 4'	FAIR	REMOVE	N/A	SMALL PALM, NO MITIGATION REQUIRED, IN R.O.W.	GREEN SPACE MANGMT / PW
#4	Pygmy Date Palm	Phoenix roebelenii	NO	+/- 5"	+/- 6'	+/- 4'	FAIR	REMOVE	N/A	SMALL PALM, NO MITIGATION REQUIRED, IN R.O.W.	GREEN SPACE MANGMT / PW
#5	Pygmy Date Palm (dbl)	Phoenix roebelenii	NO	+/- 10"	+/- 10'	+/- 8'	FAIR	REMOVE	N/A	SMALL PALM, NO MITIGATION REQUIRED, IN R.O.W.	GREEN SPACE MANGMT / PW
#5a	Unknown Tree	Unknown Tree	NO	+/- 5"	+/- 15'	+/- 12'	POOR	REMOVE	5"	IN CONFLICT WITH SITE DESIGN, MIT. PROVIDED, IN R.O.W.	GREEN SPACE MANGMT / PW
* #6	Royal Palm	Roystonea elata	YES	+/- 18"	+/- 50'	+/- 15'	FAIR	REMOVE	1 REP. TREE	IN CONFLICT WITH SITE DESIGN, MITIGATION PROVIDED	GREEN SPACE MANGMT / PW
#7-8	Macarthur Palm	Ptychosperma macarthurii	NO	+/- 3"	+/- 16'	+/- 5'	FAIR	REMOVE	N/A	SMALL PALM, NO MITIGATION REQUIRED	P+Z APPROVAL
#9-10	Macarthur Palm	Ptychosperma macarthurii	NO	+/- 3"	+/- 25'	+/- 6'	FAIR	REMOVE	N/A	SMALL PALM, NO MITIGATION REQUIRED	P+Z APPROVAL
* #11	Hong Kong Orchid	Bauhinia blakeana	YES	+/- 12"	+/- 25'	+/- 15'	FAIR	REMOVE	12"	IN CONFLICT WITH SITE DESIGN, MITIGATION PROVIDED	GREEN SPACE MANGMT / PW
#12	Unknown Tree	Unknown Tree	NO	+/- 11"	+/- 25'	+/- 15'	FAIR	REMOVE	11"	IN CONFLICT WITH SITE DESIGN, MITIGATION PROVIDED	P+Z APPROVAL
* #13-14	Pygmy Date Palm	Phoenix roebelenii	NO	+/- 3"	+/- 5'	+/- 3'	FAIR	REMOVE	N/A	SMALL PALM, NO MITIGATION REQUIRED	P+Z APPROVAL
* #15	Royal Palm	Roystonea elata	YES	+/- 18"	+/- 50'	+/- 15'	FAIR	REMOVE	1 REP. TREE	IN CONFLICT WITH SITE DESIGN, MITIGATION PROVIDED	GREEN SPACE MANGMT / PW
#16	Macarthur Palm	Ptychosperma macarthurii	NO	+/- 4"	+/- 16'	+/- 5'	FAIR	REMOVE	N/A	SMALL PALMS, NO MITIGATION REQUIRED	P+Z APPROVAL
* #17-18	Alexander Palms	Ptychosperma elegans	NO	+/- 3"	+/- 30'	+/- 5'	FAIR	REMOVE	N/A	SMALL PALM, NO MITIGATION REQUIRED	P+Z APPROVAL
#19-20	Alexander Palms	Ptychosperma elegans	NO	+/- 4"	+/- 25'	+/- 8'	FAIR	REMOVE	N/A	SMALL PALM, NO MITIGATION REQUIRED	P+Z APPROVAL
* #21	Umbrella Tree	Shefflera actinophylla	NO	+/- 4"	+/- 10'	+/- 5'	FAIR	REMOVE	4"	IN CONFLICT WITH SITE DESIGN, MITIGATION PROVIDED	P+Z APPROVAL
* #22	Chinese Fan Palm	Livistona chinensis	YES	+/- 14"	+/- 20'	+/- 12'	FAIR	REMOVE	1 REP. TREE	IN CONFLICT WITH SITE DESIGN, MITIGATION PROVIDED	GREEN SPACE MANGMT / PW
#23	Chinese Fan Palm	Livistona chinensis	NO	+/- 6"	+/- 12'	+/- 6'	FAIR	REMOVE	N/A	SMALL PALM, NO MITIGATION REQUIRED	P+Z APPROVAL
* #24	Gumbo Limbo Tree	Bursera simaruba	YES	+/- 18"	+/- 50'	+/- 50'	FAIR	REMOVE	18"	IN CONFLICT WITH SITE DESIGN, MITIGATION PROVIDED	GREEN SPACE MANGMT / PW
#25	Christmas Palm	Adonidia merillii	NO	+/- 6"	+/- 12'	+/- 6'	FAIR	REMOVE	N/A	SMALL PALM, NO MITIGATION REQUIRED	P+Z APPROVAL
#26	Christmas Palm	Adonidia merillii	NO	+/- 5"	+/- 16'	+/- 6'	FAIR	REMOVE	N/A	SMALL PALM, NO MITIGATION REQUIRED	P+Z APPROVAL
#27-28	Christmas Palm	Adonidia merillii	NO	+/- 3"	+/- 25'	+/- 6'	FAIR	REMOVE	N/A	SMALL PALM, NO MITIGATION REQUIRED	P+Z APPROVAL
#29	Christmas Palm	Adonidia merillii	NO	+/- 4"	+/- 6'	+/- 5'	FAIR	REMOVE	N/A	SMALL PALM, NO MITIGATION REQUIRED	P+Z APPROVAL
#30	Christmas Palm	Adonidia merillii	NO	+/- 4"	+/- 5'	+/- 6'	FAIR	REMOVE	N/A	SMALL PALM, NO MITIGATION REQUIRED	P+Z APPROVAL
* #31-34	Chinese Fan Palm	Livistona chinensis	NO	+/- 7"	+/- 16'	+/- 6'	FAIR	REMOVE	4 REP. TREE	IN CONFLICT WITH SITE DESIGN, MITIGATION PROVIDED	P+Z APPROVAL
#35	Christmas Palm	Adonidia merillii	NO	+/- 6"	+/- 25'	+/- 6'	FAIR	REMOVE	1 REP. TREE	IN CONFLICT WITH SITE DESIGN, MITIGATION PROVIDED	P+Z APPROVAL
* #36	Unknown Tree	Unknown Tree	YES	+/- 12"	+/- 35'	+/- 30'	FAIR	REMOVE	12"	IN CONFLICT WITH SITE DESIGN, MITIGATION PROVIDED	GREEN SPACE MANGMT / PW
#37	Fan Palm	Chamaerops humilis	NO	+/- 6"	+/- 40'	+/- 10'	FAIR	REMOVE	1 REP. TREE	IN CONFLICT WITH SITE DESIGN, MITIGATION PROVIDED	P+Z APPROVAL
* #38-40	Alexander Palm	Ptychosperma elegans	NO	+/- 3"	+/- 25'	+/- 6'	FAIR	REMOVE	N/A	SMALL PALM, NO MITIGATION REQUIRED	P+Z APPROVAL
#41	Alexander Palm	Ptychosperma elegans	NO	+/- 4"	+/- 15'	+/- 6'	FAIR	REMOVE	N/A	SMALL PALM, NO MITIGATION REQUIRED	P+Z APPROVAL
* #42	Weeping Fig	Ficus benjamina	YES	+/- 36"	+/- 40'	+/- 30'	FAIR	REMOVE	36"	IN CONFLICT WITH SITE DESIGN, MITIGATION PROVIDED	GREEN SPACE MANGMT / PW
* #43	Weeping Fig	Ficus benjamina	YES	+/- 18"	+/- 40'	+/- 30'	FAIR	REMOVE	18"	IN CONFLICT WITH SITE DESIGN, MITIGATION PROVIDED	GREEN SPACE MANGMT / PW
#44	Coconut Palm	Cocos nucifera	NO	+/- 6"	+/- 30'	+/- 16'	FAIR	REMOVE	1 REP. TREE	IN CONFLICT WITH SITE DESIGN, MITIGATION PROVIDED	P+Z APPROVAL
#45	Coconut Palm	Cocos nucifera	NO	+/- 5"	+/- 12'	+/- 6'	FAIR	REMOVE	N/A	SMALL PALM, NO MITIGATION REQUIRED	P+Z APPROVAL
* #46	Washington Palm	Washingtonia robusta	YES	+/- 18"	+/- 6'	+/- 6'	FAIR	REMOVE	N/A	SMALL PALM, NO MITIGATION REQUIRED	P+Z APPROVAL
* #47	Chinese Fan Palm	Livistona chinensis	YES	+/- 12"	+/- 16'	+/- 6'	FAIR	REMOVE	1 REP. TREE	IN CONFLICT WITH SITE DESIGN, MITIGATION PROVIDED	P+Z APPROVAL
* #48	Fan Palm	Chamaerops humilis	YES	+/- 36"	+/- 50'	+/- 15'	FAIR	REMOVE	1 REP. TREE	IN CONFLICT WITH SITE DESIGN, MITIGATION PROVIDED	GREEN SPACE MANGMT / PW
#49	Alexander Palm	Ptychosperma elegans	NO	+/- 3"	+/- 25'	+/- 6'	FAIR	REMOVE	N/A	SMALL PALM, NO MITIGATION REQUIRED	P+Z APPROVAL
* #50-51	Washington Palm	Washingtonia robusta	YES	+/- 14"	+/- 50'	+/- 15'	FAIR	REMOVE	2 REP. TREE	IN CONFLICT WITH SITE DESIGN, MITIGATION PROVIDED	P+Z APPROVAL
#52	Pygmy Date Palm cluster	Phoenix roebelenii	NO	+/- 3"	+/- 30'	+/- 6'	FAIR	REMOVE	N/A	SMALL PALMS, NO MITIGATION REQUIRED	P+Z APPROVAL
* #53	Washington Palm	Washingtonia robusta	YES	+/- 14"	+/- 6'	+/- 5'	FAIR	REMOVE	N/A	SMALL PALM, NO MITIGATION REQUIRED	P+Z APPROVAL

TOTAL TREE DBH LOSS: 116" + THE REMOVAL OF (14) PALMS
 TREE MITIGATION REQUIRED: (40) REPLACEMENT TREES @ 12'HT x 2" DBH X 6' SPREAD
 PALM MITIGATION REQUIRED: (14) REPLACEMENT TREES @ 12'HT x 2" DBH X 6' SPREAD

* SPECIMEN TREE OR PALM WITH A DBH OF 12" OR GREATER

CH. 46 TREE PRESERVATION + PROTECTION / TREE + PALM MITIGATION SUMMARY

TOTAL TREE DBH LOSS: 116" / TOTAL NATIVE TREES LOST: 1

REPLACEMENT TREES REQUIRED:

(40) REPLACEMENT TREES REQUIRED @ 12' HEIGHT + 2" DBH + 6' SPREAD or (20) REPLACEMENT TREES REQUIRED @ 16' HEIGHT + 4" DBH + 8' SPREAD

REPLACEMENT TREES PROVIDED: (40) REPLACEMENT TREES PROVIDED @ 12'HT + 2" DBH

BREAKDOWN:

- (1) NATIVE OAK TREE @ 20' HEIGHT + 6" DBH + 10' SPREAD = 2 REPLACEMENT TREES
- (14) BRAZILIAN BEAUTY LEAF TREES @ 16' HEIGHT + 4" DBH + 8' SPREAD = 28 REPLACEMENT TREES
- (4) NATIVE CRABWOOD TREES @ 16' HEIGHT + 4" DBH + 8' SPREAD = 8 REPLACEMENT TREES
- (1) LIGUSTRUM TREE @ 16' HEIGHT + 4" DBH + 8' SPREAD = 2 REPLACEMENT TREES

TOTAL PALMS REMOVED: 14 PALMS

REPLACEMENT TREES REQUIRED:

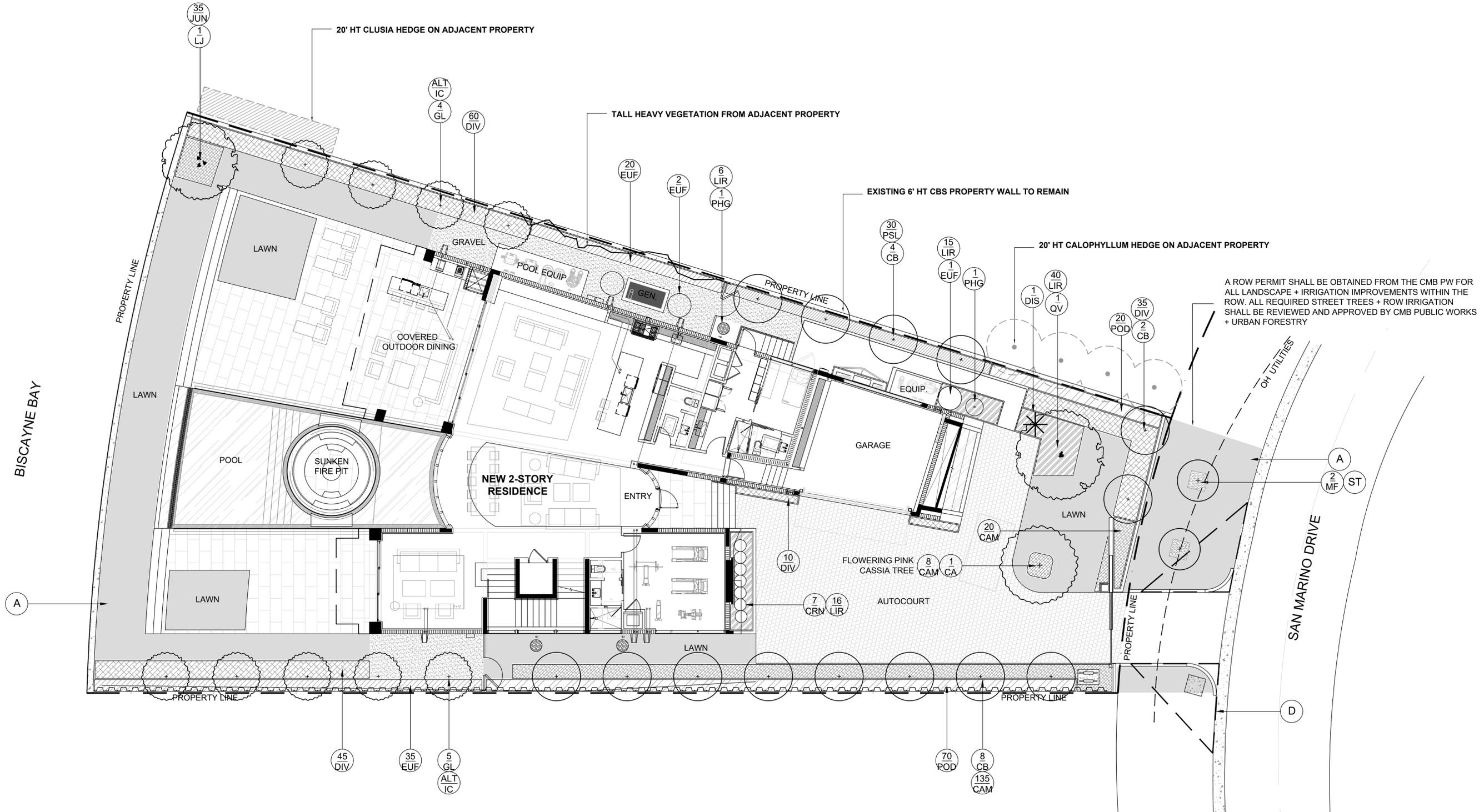
(14) REPLACEMENT TREES REQUIRED @ 12' HEIGHT + 2" DBH + 6' SPREAD or (7) REPLACEMENT TREES REQUIRED @ 16' HT + 4" DBH + 8' SPREAD

REPLACEMENT TREES PROVIDED: (14) REPLACEMENT TREES PROVIDED @ 12'HT + 2" DBH

BREAKDOWN:

- (5) NATIVE CRABWOOD TREES @ 16' HEIGHT + 4" DBH + 8' SPREAD = 10 REPLACEMENT TREES
- (1) PINK CASSIA TREE @ 16' HEIGHT + 4" DBH + 8' SPREAD = 2 REPLACEMENT TREES
- (2) NATIVE SIMPSONS STOPPER TREES @ 12' HEIGHT + 2" DBH + 6' SPREAD = 2 REPLACEMENT TREES

seal



A ROW PERMIT SHALL BE OBTAINED FROM THE CMB PW FOR ALL LANDSCAPE + IRRIGATION IMPROVEMENTS WITHIN THE ROW. ALL REQUIRED STREET TREES + ROW IRRIGATION SHALL BE REVIEWED AND APPROVED BY CMB PUBLIC WORKS + URBAN FORESTRY

LANDSCAPE PLAN LEGEND

- (A) 'EMPIRE TURF' ZOYSIA GRASS - OVER 2" TOPSOIL BED, SEE PLANTING SPECS

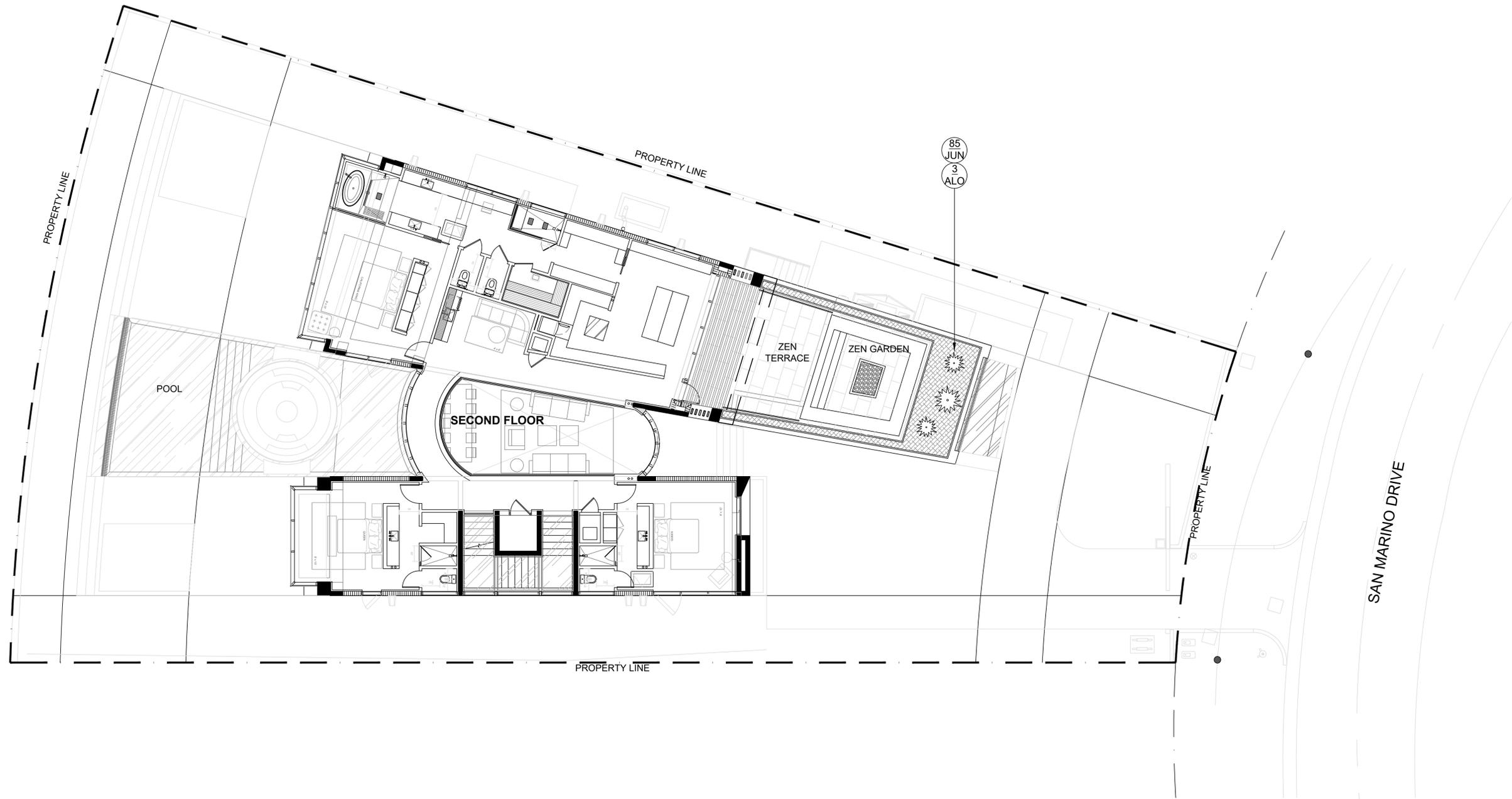
(B) 3/8" GREY DECOMPOSED GRANITE AGGREGATE OVER FILTER FABRIC

(C) AMERIGROW 'PREMIUM PINEBARK BROWN' SHREDDED MULCH
- (D) 15' SITE TRIANGLES AS PER C.M.B. REGULATIONS

(ST) STREET TREE

GROUND LEVEL LANDSCAPE PLAN

1/8" = 1'-0"

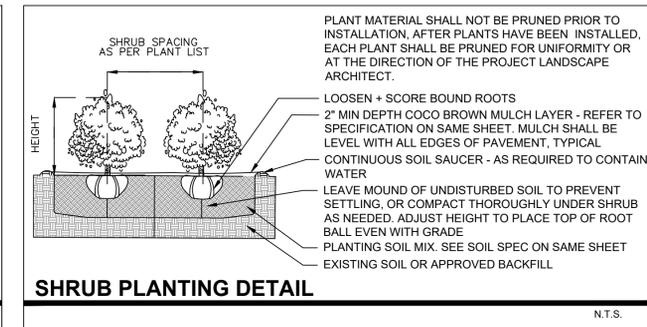
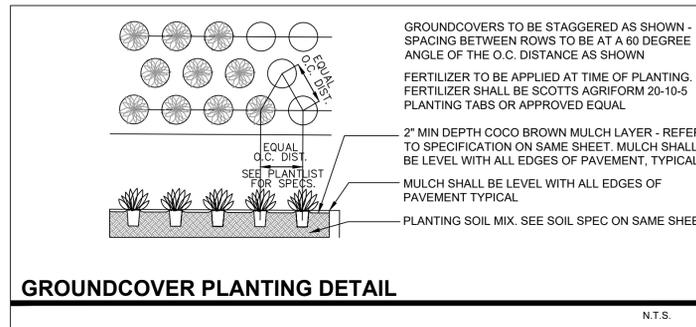
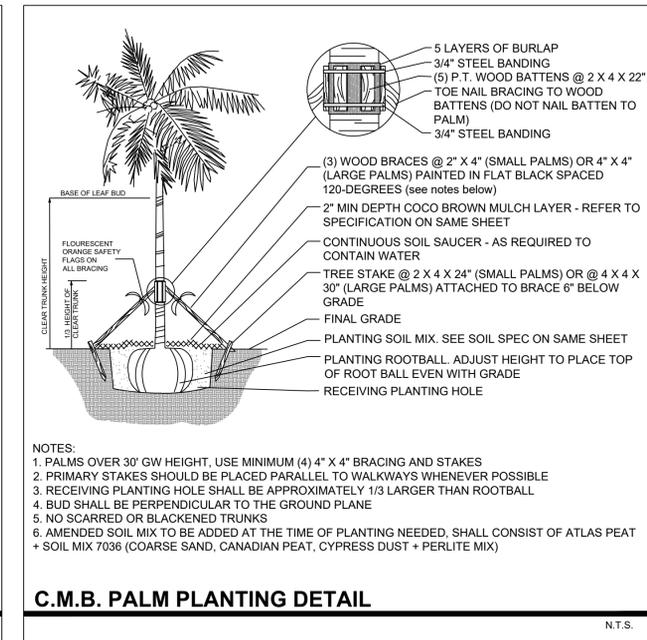
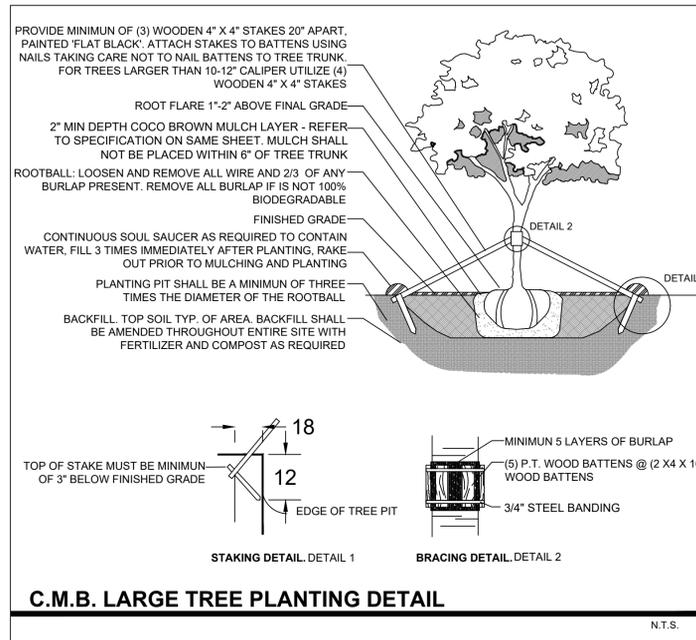


LANDSCAPE PLAN LEGEND

- (A) UPPER LEVEL PLANTER, REFER TO ARCHITECTURE FOR MORE INFORMATION

**SECOND LEVEL
LANDSCAPE PLAN**

1/8" = 1'-0"
0' 8' 16' 24'



LANDSCAPE LEGEND
 MIAMI BEACH LANDSCAPE ORDINANCE CHAPTER 26 (RS1 - RS4 Single Family Home Residential)

ZONING: RS4 LOT SIZE: 12,906 SF ACRES: .30

TREES
 FRONT YARD - 2 TREES REQUIRED / 9 TREES PROVIDED
 REAR YARD - 3 TREES REQUIRED / 6 TREES PROVIDED

TOTAL OF 5 TREES REQUIRED FOR LOTS UP TO 6,000 SF. 1 ADDITIONAL TREE IS REQUIRED FOR EACH ADDITIONAL 1,000 SF OF LOT AREA.

12,906 - 6,000 = 6,906 SF = 12 TOTAL TREES REQUIRED / 26 TREES PROVIDED.
 (9 NATIVE CRABWOOD TREES + 1 NATIVE LIVE OAK TREE + 14 CALOPHYLLUM TREES + 1 LIGUSTRUM TREE + 1 PINK CASSIA TREE PROVIDED)

DIVERSITY REQUIREMENT
 11-15 REQUIRED TREES = 4 TREE SPECIES / 5 SPECIES PROVIDED

NATIVE TREES
 30% OF REQUIRED TREES OR .30 X 12 = 4 NATIVE TREES REQUIRED / 10 NATIVE TREES PROVIDED
 (9 NATIVE CRABWOOD TREES + 1 NATIVE LIVE OAK TREE PROVIDED)

LOW MAINTENANCE TREES
 50% OF REQUIRED TREES OR .50 X 12 = 6 LOW MAINTENANCE REQUIRED / 10 LM TREES PROVIDED
 (9 NATIVE CRABWOOD TREES + 1 NATIVE LIVE OAK TREE PROVIDED)

STREET TREE REQUIREMENT
 AVERAGE STREET TREE SPACING 20' ON CENTER
 SAN MARINO DRIVE: 47 LF / 20 = 2 STREET TREES REQUIRED / 2 STREET TREES PROVIDED
 (2 SIMPSON STOPPER STREET TREES PROVIDED)

SHRUBS
 12 SHRUBS (OR VINES) REQUIRED FOR EACH REQUIRED LOT TREE AND STREET TREE or 14 X (12) = 168 SHRUBS REQUIRED / 185 SHRUBS PROVIDED (58 NATIVE SPANISH STOPPER SHRUBS + 30 NATIVE BAHAMA COFFEE SHRUBS + 30 PODOCARPUS SHRUBS + 7 DWARF CLUSIA SHRUBS PROVIDED)

NATIVE SHRUBS
 50% OF TOTAL SHRUBS REQUIRED MUST BE NATIVE or .50 X 168 = 84 NATIVE SHRUBS REQUIRED / 88 NATIVE SHRUBS PROVIDED (58 NATIVE SPANISH STOPPER SHRUBS + 30 NATIVE BAHAMA COFFEE SHRUBS PROVIDED)

LARGE SHRUBS / SMALL TREES
 10% OF TOTAL SHRUBS REQUIRED MUST BE LARGE SHRUBS OR SMALL TREES or .10 X 168 = 17 LARGE SHRUBS REQUIRED / 58 LARGE SHRUBS PROVIDED (58 NATIVE SPANISH STOPPER SHRUBS PROVIDED)

NATIVE LARGE SHRUBS / SMALL TREES
 50% OF TOTAL LARGE SHRUBS REQUIRED MUST BE NATIVE or .50 X 17 = 9 NATIVE LARGE SHRUBS REQUIRED / 58 NATIVE LARGE SHRUBS PROVIDED (58 NATIVE SPANISH STOPPER SHRUBS PROVIDED)

LAWN AREA
 50% MAXIMUM OF LANDSCAPE AREA: NEW LAWN AREAS ARE LESS THAN 50% OF LANDSCAPE AREA.

IRRIGATION SYSTEM
 100% COVERAGE PROVIDED PURSUANT TO CMB REQUIREMENTS SET IN CHAPTER 126

PLANT LIST - 416 WEST SAN MARINO

KEY	QTY.	NATIVE	COMMON NAME	BOTANICAL NAME	HEIGHT, SPECIFICATION, & NOTES
TREES					
CA	1	NO	PINK CASSIA TREE	Cassia bakeriana	16' height min, 8' spread min, 4" dbh min, equal to Treeworld Wholesale
CB	14	NO	BRAZILIAN BEAUTYLEAF TREE	Callophyllum brasiliensis	16' height min, 8' spread min, 4" dbh min, equal to Treeworld Wholesale
GL	9	YES	CRAB WOOD TREE	Gymnathes lucida	16' height min, 8' spread min, 4" dbh min, equal to Treeworld Wholesale
LJ	1	NO	JAPANESE PRIVET TREE	Ligustrum lucidum	16' height min, 8' spread min, 4" dbh min, equal to Treeworld Wholesale
MF	2	YES	SIMPSON STOPPER TREE	Conocarpus erectus	12' ht min, 6' spread min, 2" dbh, standard 4'-5' clear trunk, equal to Treeworld Wholesale
QV	1	YES	LIVE OAK TREE	Quercus virginiana	16' height min, 8' spread min, 4" dbh min, equal to Treeworld Wholesale
SHRUBS					
CRN	7	NO	DWARF CLUSIA	Clusia rosea 'nana'	7 gallon, 24" height x 24" spread, full
EUF	58	YES	SPANISH STOPPER SHRUB	Eugenia feotida	4' height, 2' spread, space 24" on center
PDD	90	NO	PODOCARPUS 'MAKI' SHRUB	Podocarpus macrophyllus	4' height, full, space 18" on center
PSL	30	YES	BAHAMA WILD COFFEE SHRUB	Psychotria ligustrifolia	3 gallon, full, space 18" on center
GROUNDCOVERS					
ALO	3	NO	BROMELIAD 'ODORATA'	Alcantarea 'Odorata'	3 gallon, 18" height x 18" spread, full
CAM	165	NO	DWARF CARISSA	Carissa 'Emerald Blanket'	3 gallon, 12" on center, full
DII	150	NO	WHITE AFRICAN IRIS	Dietsia iridioides	1 gallon, 8" height x 8" spread, full, 18" on center, full
DIS	1	NO	DIOON SPINULOSUM	Dioon spinulosum	7 gallon, 36" height X 36"spread,
JUN	120	NO	PARSONS JUNIPER	Juniperus chinensis 'Parsonii'	3 gallon, 12" height x 16" spread, full, 18" on center, full
LIR	80	NO	LILYTURF	Liriope muscari	1 gallon, 12" on center, full
PHG	2	NO	PHILODENDRON 'GLORIOSUM'	Philodendron 'Gloriosum'	3 gallon, 18" on center, full
SOD, AGGREGATE & MULCH					
MLC	AMERIGROW 'PREMIUM PINEBARK BROWN' SHREDDED MULCH				
SOD	'EMPIRE TURF' ZOYSIA GRASS - OVER 2" TOPSOIL BED, SEE PLANTING SPECS				
DGA	3/8" DECOMPOSED GRANITE AGGREGATE OR STONE TO BE SELECTED, INSTALLED OVER FILTER FABRIC AND WEED BARRIER MATERIAL / OLIMAR, 2" MIN. DEPTH				
CONTRACTOR TO PROVIDE IMAGES OF ALL MAJOR PLANT MATERIAL TO LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL BEFORE PURCHASE + INSTALLATION. LANDSCAPE CONTRACTOR TO MEET WITH LANDSCAPE ARCHITECT AND OWNER ON SITE TO REVIEW THE PROPOSED DESIGN PRIOR TO SUBMITTING A BID FOR THE PROJECT. THE LANDSCAPE CONTRACTOR IS TO PROVIDE AN ADDITIONAL ALLOWANCE OF \$5,000 DOLLARS FOR POTTED PLANTS + MISCELLANEOUS VEGETATION TO BE SELECTED DURING THE INSTALLATION OF THE PROJECT					