



CITY OF MIAMI BEACH LANDSCAPE DRB SUBMITTAL
SUNSET PARK | 1770 PURDY AVENUE | MIAMI BEACH, FLORIDA

SCOPE OF WORK

- New streetscape designs to be provided for multi-use Sunset Park building + condominiums along Bay Road and Purdy Avenue.
- Upper level gardens will be provided with raised planters.

EXISTING VEGETATION SUMMARY

The existing vegetation located on the property is composed primarily of invasive alexander palms , small trees and palms. No specimen trees are proposed to be removed as part of this development project. Please see sheets L101 for additional information

INDEX OF SHEETS

- L000 Landscape Cover Page + Sheet Index + Landscape Legend
L001 General Notes + Landscape Notes
L101 Existing Tree Survey + Disposition Plan
L102 Existing Tree Chart + Mitigation Summary
L201 Ground Level Landscape Plan
L202 Second Level Landscape Plan
L203 Roof Deck Landscape Plan
L204 Plant Lists + Landscape Details
L205 Plant Material Images

MIAMI BEACH LANDSCAPE LEGEND

INFORMATION REQUIRED TO BE PERMANENTLY AFFIXED TO PLANS			REQUIRED/ ALLOWED/ PROVIDED	
Zoning District: CD-2	Lot Area: 30,000 SF	Acres: .69		
OPEN SPACE				
A. Square feet of required Open Space as indicated on site plan:				
Lot Area = 30,000 s.f. x 10 % = 3,000 s.f.			N/A	N/A
B. Square feet of parking lot open space required as indicated on site plan:				
Number of parking spaces _____ x 10 s.f. parking space =			N/A	N/A
C. Total square feet of landscaped open space required: A+B=				
LAWN AREA CALCULATION				
A. Square feet of landscaped open space required			N/A	N/A
B. Maximum lawn area (sod) permitted= _____ % x _____ s.f.			N/A	N/A
TREES				
A. Number of trees required per lot or net lot acre, less existing number of trees meeting minimum requirements=			15 TREES	13 TREES
22 _____ trees x .69 _____ net lot acres - number of existing trees=			5 TREES	12 TREES
B. % Natives required: Number of trees provided x 30% =				
C. % Low maintenance / drought and salt tolerant required:			7 TREES	12 TREES
Number of trees provided x 50%=				
D. Street Trees (maximum average spacing of 20' o.c.)			20 STREET TREES	20 STREET TREES
400 LF _____ linear feet along street divided by 20'=				
E. Street tree species allowed directly beneath power lines: (maximum average spacing of 20' o.c.):				
_____ linear feet along street divided by 20'=			N/A	
SHRUBS				
A. Number of shrubs required: Sum of lot and street trees required x 12=			420	420
B. % Native shrubs required: Number of shrubs provided x 50%=			210	210
LARGE SHRUBS OR SMALL TREES				
A. Number of large shrubs or small trees required: Number of required shrubs x 105=			42	50
B. % Native large shrubs or small trees required: Number of large shrubs or small trees provided x 50%=			21	50

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X	X
X	X
X	X
X	X
X	X

Revision Schedule		
Revision #	Revision Description	Revision Date

18 SUNSET

PROJECT NAME:
18 Sunset
PROJECT ADDRESS:
1770 Purdy Ave

AHCA CODE / FILE NO.:

PRICING SET
NOT FOR
CONSTRUCTION

SHEET NAME

LANDSCAPE COVER +
SHEET INDEX +
LANDSCAPE LEGEND

SHEET NO.

L000

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 BEACH.
12. A CITY OF MIAMI BEACH ROW PERMIT SHALL BE OBTAINED FROM PUBLIC WORKS FOR ALL LANDSCAPE + IRRIGATION IMPROVEMENTS WITHIN THE ROW. ALL REQUIRED STREET TREES + ROW LANDSCAPE + IRRIGATION SHALL BE REVIEWED AND APPROVED BY CMB PUBLIC WORKS + URBAN FORESTRY.
13. CONTRACTOR SHALL REFER TO THE LANDSCAPE PLANTING DETAILS, GENERAL NOTES AND THE PROJECT MANUAL AND/OR SPECIFICATIONS FOR FURTHER AND COMPLETE LANDSCAPE PLANTING INSTRUCTIONS.
14. 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.
15. 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.
16. 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.
17. 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.
18. 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.
19. 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.
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.**
- 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 SOODED.
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 GROUNDCOVERS 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 CITY OF MIAMI BEACH TREE PERMITTING GUIDELINES. ANY TREES + 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 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 BLEEDING AND PIPE ROUTING. ALL UNDERGROUND UTILITIES TO BE LOCATED BY CALLING 811 AS REQUIRED BY LAW.
9. ALL PLANTING BEDS SHALL BE MULCHED TO A DEPTH OF 2" WITH APPROVED NATURAL SHREDDED COCO BROWN MULCH. MULCH FREE FROM WEEDS AND PESTS. NO NUGGETS. CYPRRESS MULCH OR RED DYED MULCH TO BE ACCEPTED. KEEP MULCH 6" AWAY FROM TREE OR PALM TRUNKS AS PER INDUSTRY RECOMMENDATIONS.
10. ALL TREES, PALMS, SHRUBS AND GROUNDCOVERS, AND SOD / LAWN SHALL CARRY A ONE-YEAR WARRANTY FROM THE DATE OF FINAL ACCEPTANCE.
- 11. ALL TREES AND PALMS SHALL BE STAKED PER ACCEPTED STANDARDS BY THE FLORIDA NURSERYMEN & GROWERS LANDSCAPE ASSOCIATION (FNGLA) AND ANSI A-300 (PART 8)-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.**
12. 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.
13. 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.**
13. FERTILIZATION: ONE COMPLETE APPLICATION OF GRANULAR FERTILIZER SHALL BE APPLIED PRIOR TO FINAL ACCEPTANCE AND APPROVAL BY THE LANDSCAPE ARCHITECT. FERTILIZER SHALL BE SCOTTS AGRIFORM 20-10-5 PLANTING TABS OR APPROVED EQUAL AS RECOMMENDED BY LANDSCAPE CONTRACTOR.
14. **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 CITY OF MIAMI BEACH CODE, ANSI A-300 PRUNING STANDARDS AND OR AN ISSUED ERW 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.**
15. **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.**
17. **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.**
18. **PLANTING SOIL SPECIFICATION FOR UPPER LEVEL PLANTERS A MIX OF COARSE SAND, FLORIDA PEAT AND PINE BARK. THE APPROXIMATE RATIO SHALL BE:
COARSE SAND 70%
FLORIDA PEAT 20%
PINE BARK 10%
FINAL TESTED ORGANIC MATTER BETWEEN 1.5 AND 2.0% (BY DRY WEIGHT)
THE FINAL MIX SHALL BE TESTED TO HAVE A SATURATED WEIGHT OF NO MORE 115 POUNDS PER CUBIC FOOT WHEN COMPACTED TO 85%
STANDARDS PROCTOR PLANTING SOIL SHALL BE THOROUGHLY MIXED PRIOR TO DELIVERY AND INSTALLATION ADD NUTRICOTE FERTILIZER TO THE PLANTING MIX AT THE TIME MIXING AND BLENDING AT A RATE OF 3 POUNDS PER CUBIC YARD PLANTING SOIL SHALL BE SUPPLIED BY ATLAS PEAT AND SOIL INC. BOYTON BEACH FLORIDA 861-734-7300 PROVIDE A TWO GALLON SAMPLE WITH TESTING DATA THAT INDICATES THE MATERIAL MEETS REQUIREMENTS OF THIS SPECIFICATION INCLUDING RECOMMENDATIONS FOR CHEMICAL ADDITIVES FOR THE TYPES OF PLANTS TO BE GROWN. SAMPLES AND TESTING DATA SHALL BE SUBMITTED AT THE SAME TIME.**

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PHASE	DATE
X	X
X	X
X	X
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X	X
X	X

Revision Schedule		
Revision #	Revision Description	Revision Date

18 SUNSET

PROJECT NAME:
18 Sunset

PROJECT ADDRESS:
1770 Purdy Ave

AHCA CODE / FILE NO.:

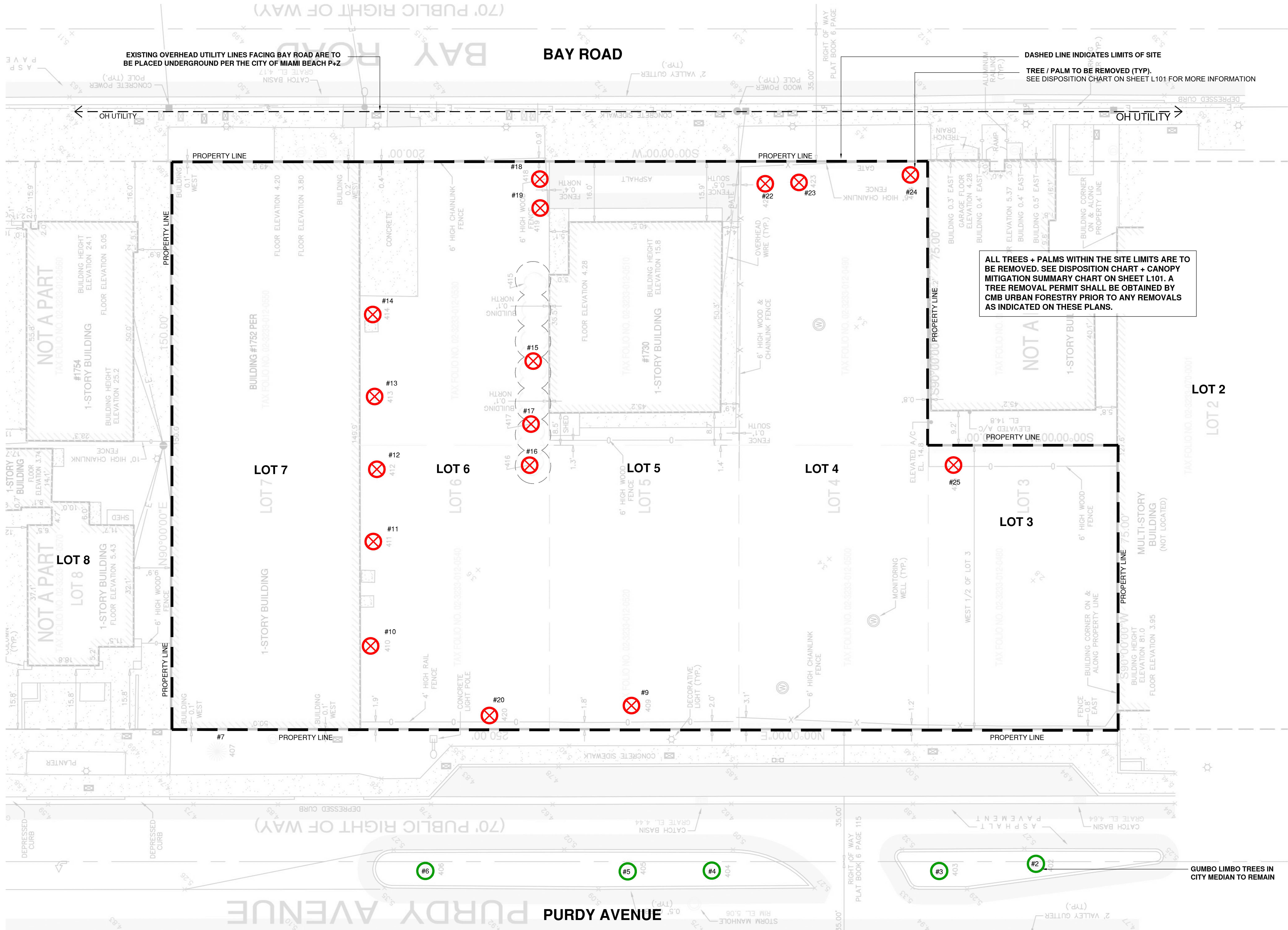
PRICING SET
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SHEET NAME

GENERAL NOTES +
LANDSCAPE NOTES

SHEET NO.

L001

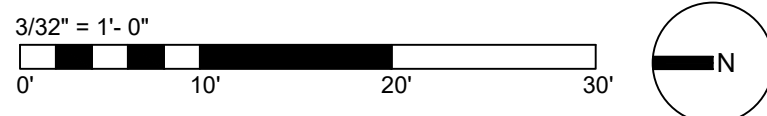


C.M.B. CHAPTER 46, DIVISION 2 - TREE INVENTORY + DISPOSITION PLAN NOTES

- THIS 'EXISTING TREE INVENTORY + DISPOSITION PLAN' HAS BEEN PREPARED IN ACCORDANCE WITH THE CITY OF MIAMI BEACH, CHAPTER 46 - ENVIRONMENT, DIVISION 2, TREE PRESERVATION and PROTECTION ORDINANCE.
- EXISTING TREE, PALM, AND VEGETATION INFORMATION AS INDICATED HAS BEEN PREPARED AS AN OVERLAY ON THE SURVEY PREPARED BY FORTIN, LEAVY, SKILES INC. DATED 04.20.18
- THE INFORMATION AS PRESENTED HEREIN HAS BEEN FIELD VERIFIED BY THE LANDSCAPE ARCHITECT ON 06.29.18
- MIAMI BEACH P+Z MUST APPROVE LANDSCAPE PLANS PRIOR TO REMOVING ANY TREES OR PALMS WITH A DBH BETWEEN 6" AND 12" INCHES. A WRITTEN TREE REMOVAL PERMIT IS REQUIRED FROM CITY OF MIAMI BEACH GREENSPACE MANAGEMENT / P+W FOR THE REMOVAL OF TREES / PALMS WITH A DBH GREATER THAN 12" INCHES OR IN THE R.O.W.
- 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 6" WITHOUT OBTAINING A TREE REMOVAL PERMIT.

C.M.B. EXISTING TREE SURVEY LEGEND

- TREE or PALM TO BE REMOVED. SEE CHART SAME SHEET
- TREE TO REMAIN. PRESERVE + PROTECT



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PRICING SET
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CONSTRUCTION

SHEET NAME
**EXISTING TREE
SURVEY +
DISPOSITION PLAN**

SHEET NO.

TREE PROTECTION FENCES SHALL BE CONSTRUCTED PRIOR TO ANY CONSTRUCTION ACTIVITY INCLUDING GRUBBING FOR ALL TREES / PALMS THAT ARE 'TO REMAIN, BE PROTECTED, or BE RELOCATED'

NO ACTIVITY OR DISTURBANCE SHOULD OCCUR WITHIN THE FENCED AREAS, INCLUDING VEHICLE USE, STORAGE OF MATERIALS, DUMPING OF LIQUIDS OR MATERIALS, GRADE CHANGES, GRUBBING, AND MECHANICAL TRENCHING FOR IRRIGATION, ELECTRICAL, LIGHTING, ETC.

- 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 - SUNSET HARBOUR											
NUMBER	COMMON NAME	BOTANICAL NAME	SPECIMEN	D.B.H. (IN)	HEIGHT (FT)	SPREAD (FT)	CONDITION	DISPOSITION	MITIGATION	COMMENTS	
#2	Gumbo Limbo Trees	Bursera simaruba	YES	+/- 12"	+/- 15'	+/- 12'	GOOD	REMAIN	N/A	PRESERVE + PROTECT	
#3	Gumbo Limbo Trees	Bursera simaruba	YES	+/- 12"	+/- 15'	+/- 14'	GOOD	REMAIN	N/A	PRESERVE + PROTECT	
#4	Gumbo Limbo Trees	Bursera simaruba	YES	+/- 14"	+/- 15'	+/- 12'	GOOD	REMAIN	N/A	PRESERVE + PROTECT	
#5	Gumbo Limbo Trees	Bursera simaruba	NO	+/- 9"	+/- 15'	+/- 10'	GOOD	REMAIN	N/A	PRESERVE + PROTECT	
#6	Gumbo Limbo Trees	Bursera simaruba	YES	+/- 14"	+/- 15'	+/- 12'	GOOD	REMAIN	N/A	PRESERVE + PROTECT	
#7	Green Buttonwood Tree	Conocarpus erectus	NO	+/- 4"	+/- 12'	+/- 12'	FAIR	REMOVE	4"	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED.	
#9	Washington Palm	Washingtonia filifera	NO	+/- 6"	+/- 5'	+/- 5'	FAIR	REMOVE	N/A	IN CONFLICT WITH SITE DESIGN. UNDER 15' HEIGHT NO MITIGATION REQ.	
#10	Alexander Palms	Phytophserma elegans	NO	+/- 4"	+/- 18'	+/- 10'	GOOD	REMOVE	N/A	IN CONFLICT WITH SITE DESIGN. UNDER 6" DBH NO MITIGATION REQ.	
#11	Alexander Palm	Phytophserma elegans	NO	+/- 4"	+/- 20'	+/- 10'	GOOD	REMOVE	N/A	IN CONFLICT WITH SITE DESIGN. UNDER 6" DBH NO MITIGATION REQ.	
#12	Alexander Palm	Phytophserma elegans	NO	+/- 4"	+/- 18'	+/- 10'	GOOD	REMOVE	N/A	IN CONFLICT WITH SITE DESIGN. UNDER 6" DBH NO MITIGATION REQ.	
#13	Alexander Palm	Phytophserma elegans	NO	+/- 4"	+/- 15'	+/- 10'	GOOD	REMOVE	N/A	IN CONFLICT WITH SITE DESIGN. UNDER 6" DBH NO MITIGATION REQ.	
#14	Alexander Palm	Phytophserma elegans	NO	+/- 4"	+/- 20'	+/- 10'	GOOD	REMOVE	N/A	IN CONFLICT WITH SITE DESIGN. UNDER 6" DBH NO MITIGATION REQ.	
#15	Areca Palm Cluster	Dypsis lutescens	NO	+/- 4"	+/- 15'	+/- 12'	FAIR	REMOVE	N/A	IN CONFLICT WITH SITE DESIGN. UNDER 6" DBH NO MITIGATION REQ.	
#16	Wild Tamarind Tree	Lysitoma latisilqua	NO	+/- 4"	+/- 8'	+/- 5'	FAIR	REMOVE	N/A	IN CONFLICT WITH SITE DESIGN. UNDER 12' HEIGHT NO MITIGATION REQ.	
#17	Wild Tamarind Tree	Lysitoma latisilqua	NO	+/- 8"	+/- 25'	+/- 20'	FAIR	REMOVE	8"	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED.	
#18	Wild Tamarind Tree	Lysitoma latisilqua	NO	+/- 5"	+/- 6'	+/- 6'	FAIR	REMOVE	N/A	IN CONFLICT WITH SITE DESIGN. UNDER 12' HEIGHT NO MITIGATION REQ.	
#19	Wild Tamarind Tree	Lysitoma latisilqua	NO	+/- 4"	+/- 8'	+/- 6'	FAIR	REMOVE	N/A	IN CONFLICT WITH SITE DESIGN. UNDER 12' HEIGHT NO MITIGATION REQ.	
#20	Wild Tamarind Tree	Lysitoma latisilqua	NO	+/- 4"	+/- 8'	+/- 10'	FAIR	REMOVE	N/A	IN CONFLICT WITH SITE DESIGN. UNDER 12' HEIGHT NO MITIGATION REQ.	
#22	Green Buttonwood Tree	Conocarpus erectus	NO	+/- 3"	+/- 8'	+/- 5'	FAIR	REMAIN	N/A	IN CONFLICT WITH SITE DESIGN. UNDER 12' HEIGHT NO MITIGATION REQ.	
#23	Green Buttonwood Tree	Conocarpus erectus	NO	+/- 3"	+/- 8'	+/- 5'	POOR	REMAIN	N/A	IN CONFLICT WITH SITE DESIGN. UNDER 12' HEIGHT NO MITIGATION REQ.	
#24	Green Buttonwood Tree	Conocarpus erectus	NO	+/- 3"	+/- 8'	+/- 5'	FAIR	REMOVE	N/A	IN CONFLICT WITH SITE DESIGN. UNDER 12' HEIGHT NO MITIGATION REQ.	
#25	Unknown	Unknown	NO	+/- 3"	+/- 5'	+/- 5'	FAIR	REMOVE	N/A	IN CONFLICT WITH SITE DESIGN. UNDER 12' HEIGHT NO MITIGATION REQ.	
TOTAL TREE DBH LOSS: 12" DBH *											
TREE MITIGATION REQUIRED: (4) REPLACEMENT TREES @ 12'HT x 2" DBH x 6' SPREAD											

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

TOTAL TREE DBH LOSS: 12"

REPLACEMENT TREES REQUIRED:

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

REPLACEMENT TREES PROVIDED: 26 REPLACEMENT TREES PROVIDED @ 12'HT + 2" DBH + 6' SPREAD

BREAKDOWN:

- (13) NATIVE MAHOGANY TREES @ 16' HEIGHT + 4" DBH + 10' SPREAD = 26 REPLACEMENT TREES

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PHASE	DATE
X	X
X	X
X	X
X	X
X	X
X	X

Revision Schedule		
Revision #	Revision Description	Revision Date

18 SUNSET

PROJECT NAME:
18 Sunset

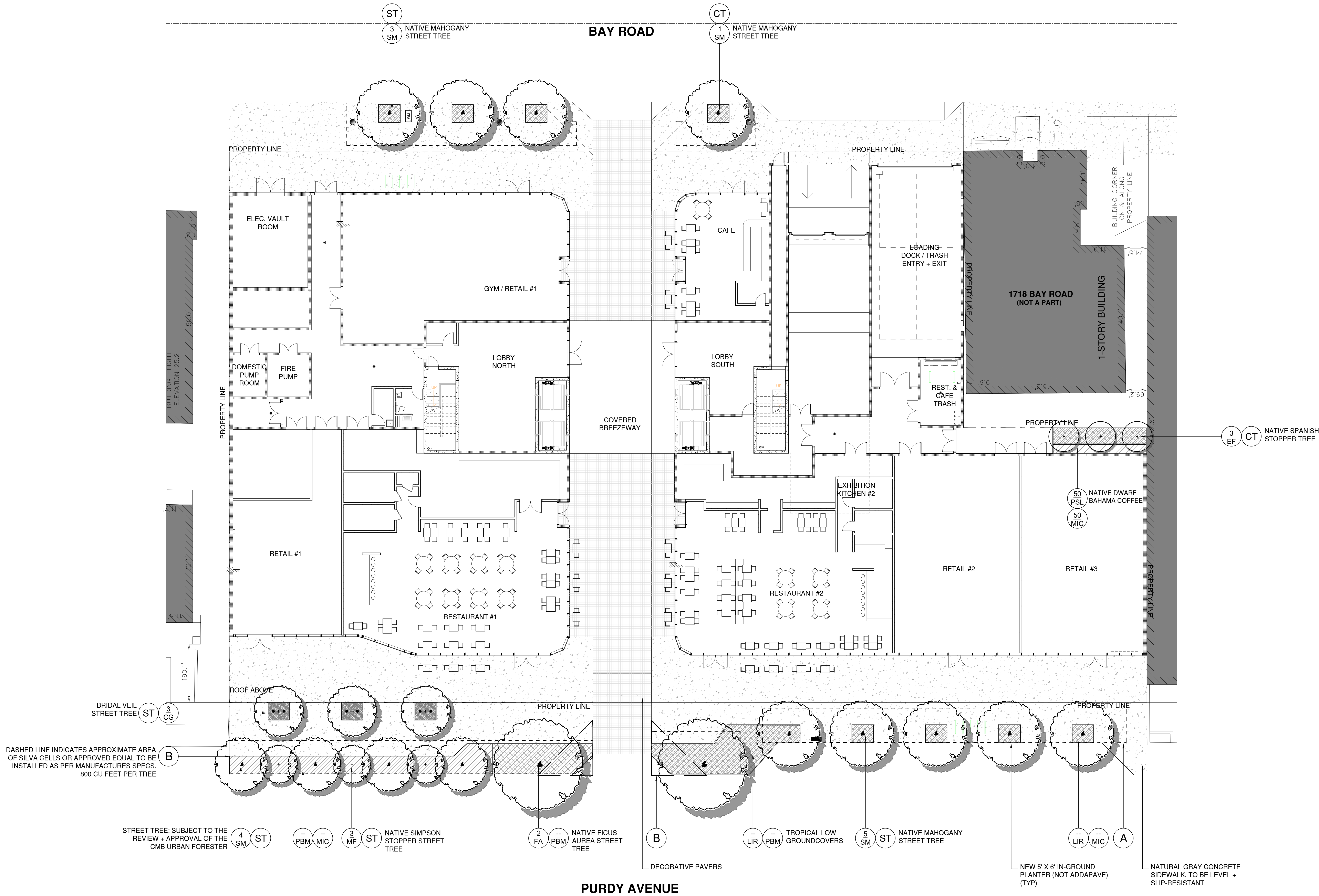
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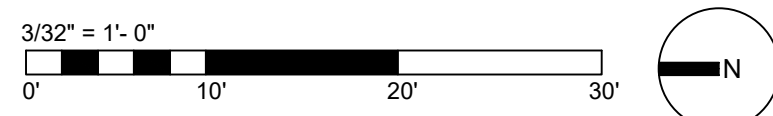
SHEET NAME
**EXISTING TREE
CHART + MITIGATION
SUMMARY**

SHEET NO.



LANDSCAPE PLAN LEGEND

- (A) SILVA CELL OR APPROVED EQUAL TO BE INSTALLED UNDER THE HARDSCAPE AREAS ADJACENT TO ALL PROPOSED CANOPY SHADE TREES
- (B) CMB 15' VISIBILITY SIGHT TRIANGLES
- (ST) STREET TREE: SUBJECT TO THE REVIEW + APPROVAL OF THE CMB URBAN FORESTER
- (CT) CODE TREE



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SUBMITTALS:

PHASE	DATE
X	X
X	X
X	X
X	X
X	X

Revision Schedule		
Revision #	Revision Description	Revision Date

18 SUNSET

PROJECT NAME:
18 Sunset
PROJECT ADDRESS:
1770 Purdy Ave

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SHEET NAME
GROUND LEVEL
LANDSCAPE PLAN

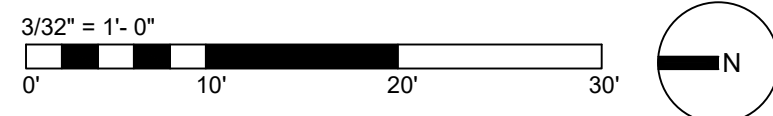
SHEET NO.

L201



LANDSCAPE PLAN LEGEND

(A) PLANTER - REFER TO ARCHITECTURE FOR MORE INFORMATION
SEE LIGHT WEIGHT SOIL SPECIFICATION FOR ALL UPPER LEVEL PLANTERSON SHEET L001



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PHASE	DATE
X	X
X	X
X	X
X	X
X	X

Revision Schedule		
Revision #	Revision Description	Revision Date

18 SUNSET

PROJECT NAME:
18 Sunset

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SHEET NAME
**SECOND LEVEL
LANDSCAPE PLAN**

SHEET NO.
L202



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[illegible]

Revision Schedule		
Revision #	Revision Description	Revision Date

8 SUNSET

PROJECT NAME:
18 Sunset

PROJECT ADDRESS:
1770 Purdy Ave

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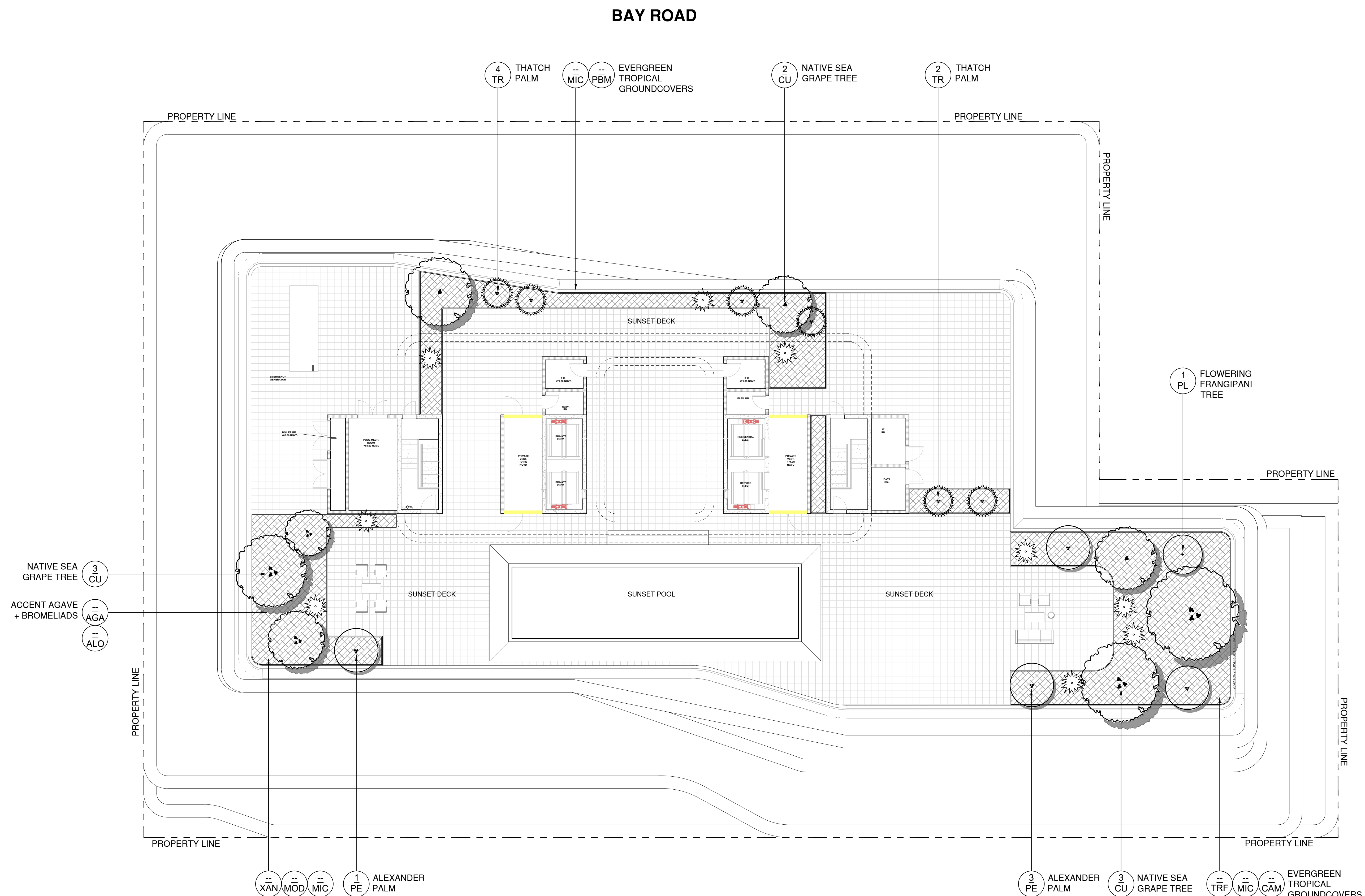
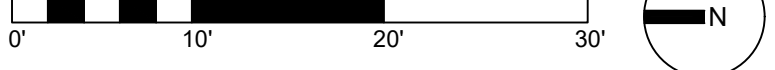
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SHEET NAME

ROOF DECK
LANDSCAPE PLAN

SHEET NO.

203


$$3/32'' = 1' - 0''$$




SM | MAHOGANY TREE



FA | STRANGLER FIG TREE



CG | BRIDAL VEIL TREE



MF | SIMPSON STOPPER TREE



EF | SPANISH STOPPER TREE



CU | SEA GRAPE TREE



PL | FRANGIPANI TREE



TR | THATCH PALM



PE | ALEXANDER PALM



PHW | PHILODENDRON 'WILSONII'



AGA | AGAVE



PSL | DWARF BAHAMA COFFEE



CAM | CARISSA 'EMERALD BLANKET'



MIC | WART FERN



PBM | PHILODENDRON 'BURLE MARX'

DEVELOPER:



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SUBMITTALS:

PHASE	DATE
X	X
X	X
X	X
X	X
X	X

Revision Schedule		
Revision #	Revision Description	Revision Date

18 SUNSET

PROJECT NAME:
18 Sunset
PROJECT ADDRESS:
1770 Purdy Ave

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SHEET NAME
**PLANT MATERIAL
IMAGES**

SHEET NO.

L205