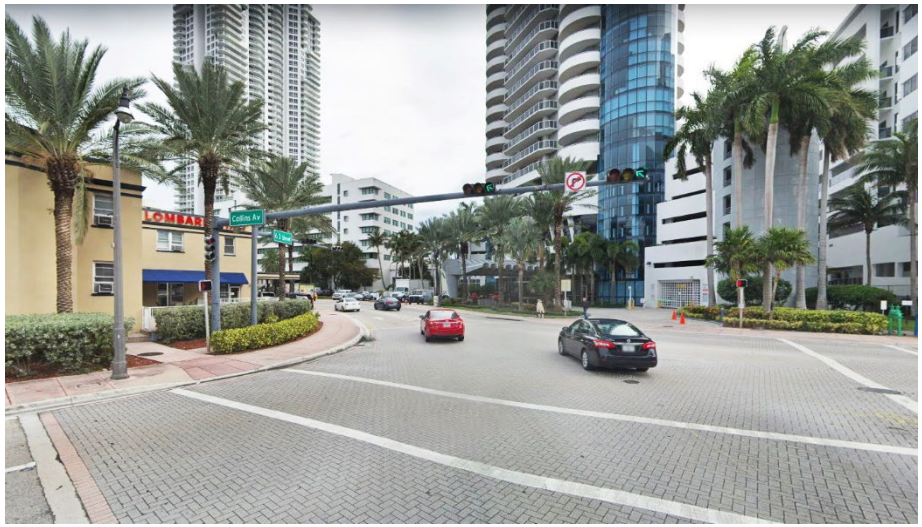
BEILINSON GOMEZ ARCHITECTS*pa*

ARMANDO'S SERVICE STATION

LOCATION

ARMANDO'S SERVICE STATION

BEIL LINSON GOMEZ ARCHITECTS pa



CONTEXT PICTURES

ARMANDO'S SERVICE STATION

BEILINSON GOMEZ ARCHITECTS pa

SITE PICTURES

ARMANDO'S SERVICE STATION

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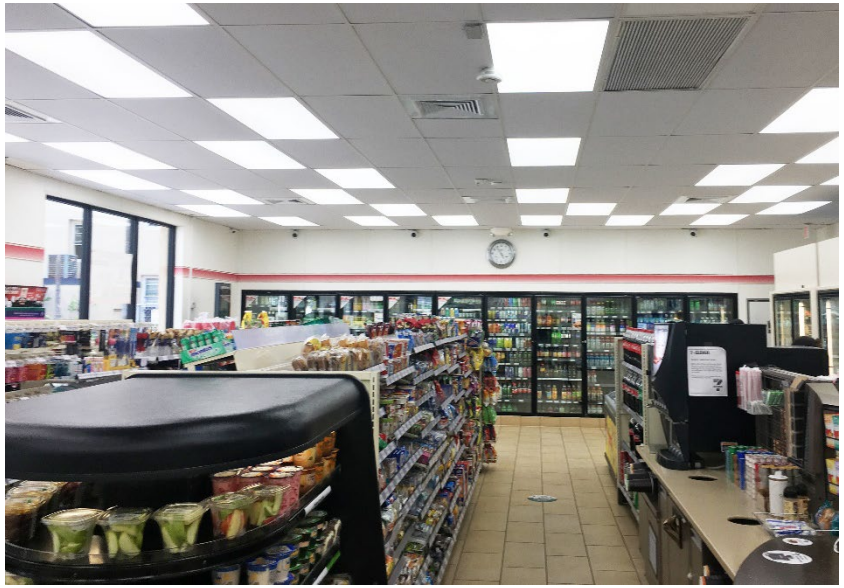

INTERIOR PICTURES

ARMANDO'S SERVICE STATION

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EXISTING SITE PLAN

ARMANDO'S SERVICE STATION

BEILINSON GOMEZ ARCHITECTS pa

PROPOSED SITE PLAN

ARMANDO'S SERVICE STATION

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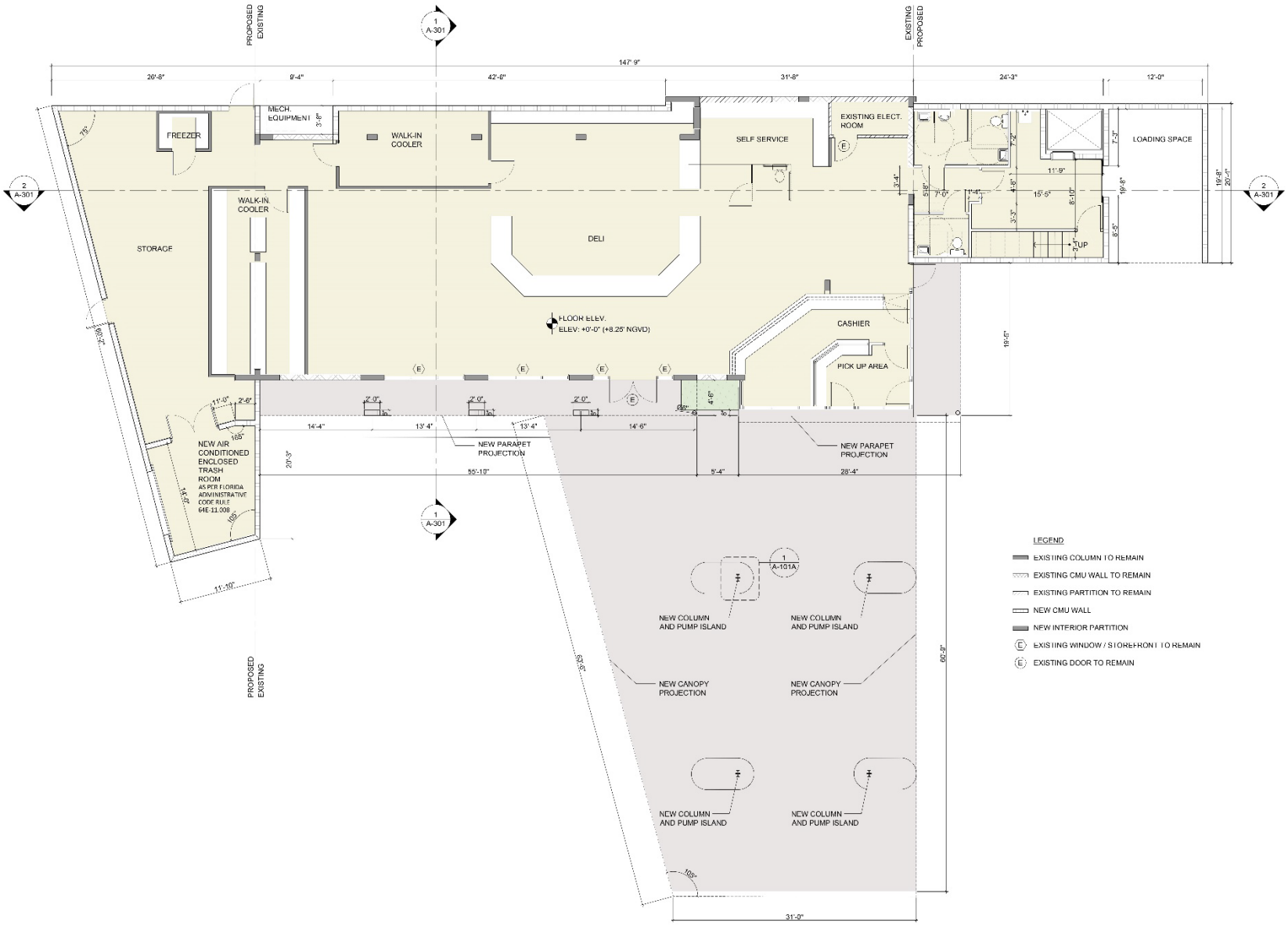
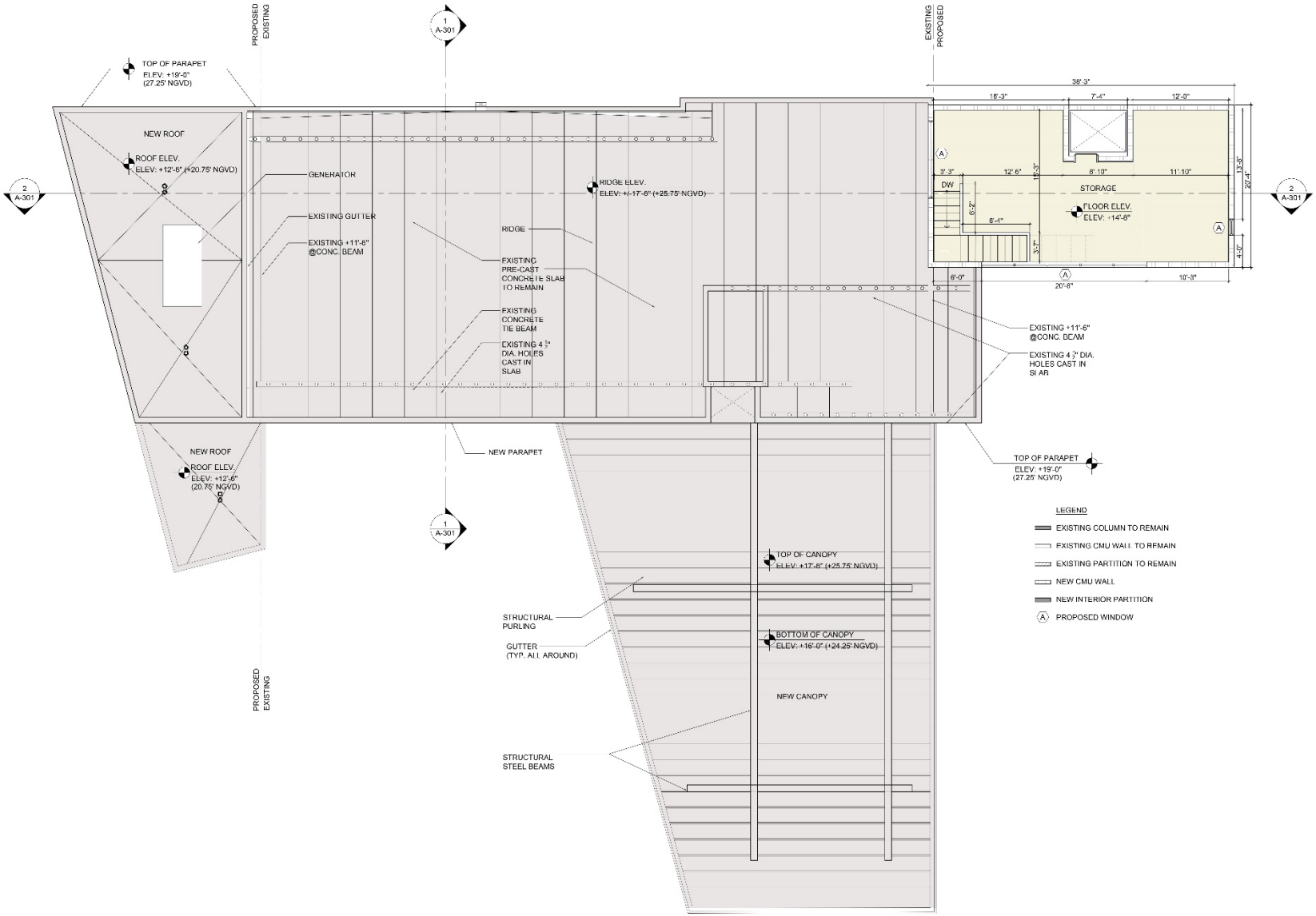


PROPOSED GROUND FLOOR PLAN

ARMANDO'S SERVICE STATION

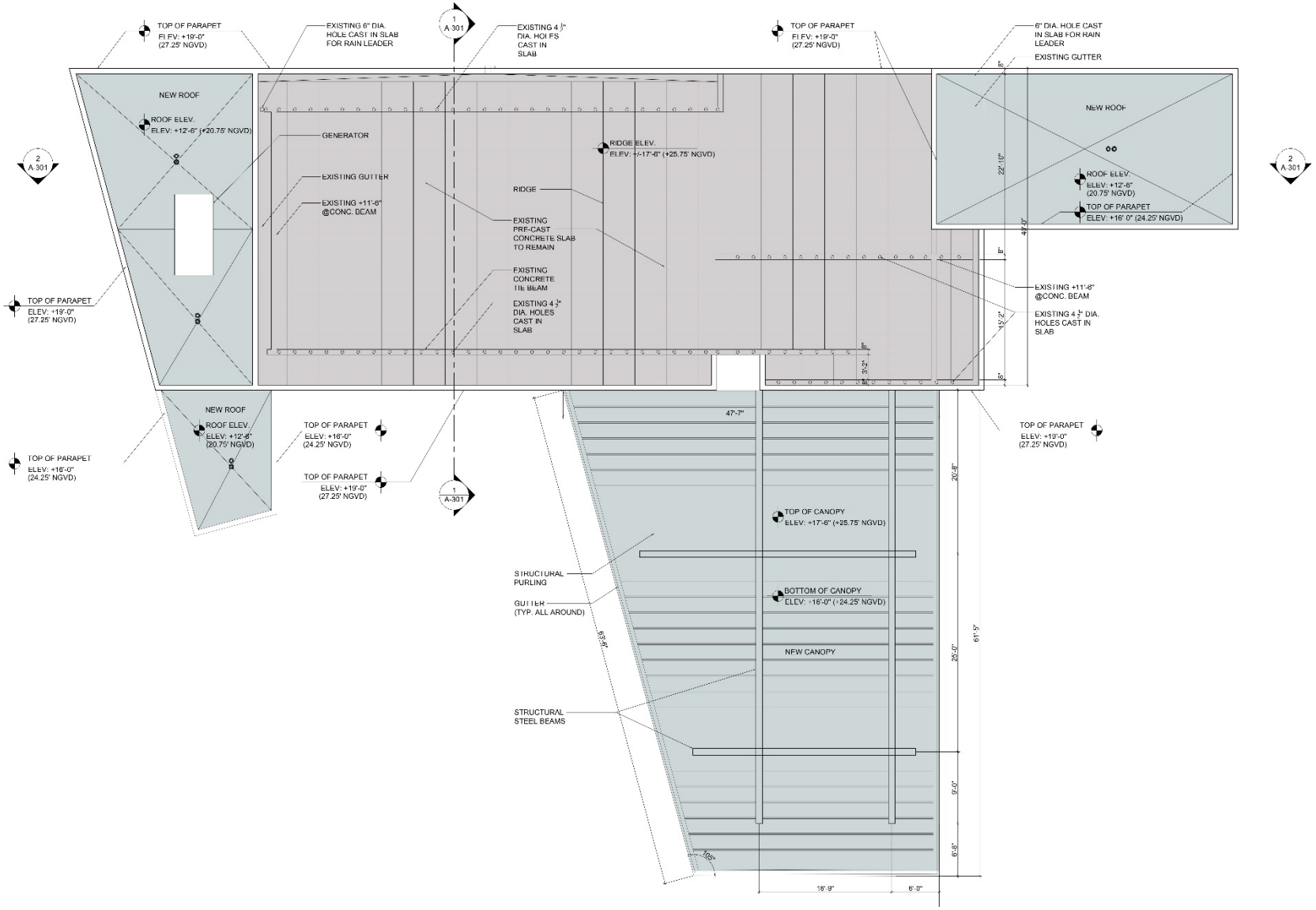
BEILINSON GOMEZ ARCHITECTS pa



PROPOSED SECOND FLOOR PLAN

ARMANDO'S SERVICE STATION

BEIL INSON GOMEZ ARCHITECTS pa



PROPOSED ROOF PLAN

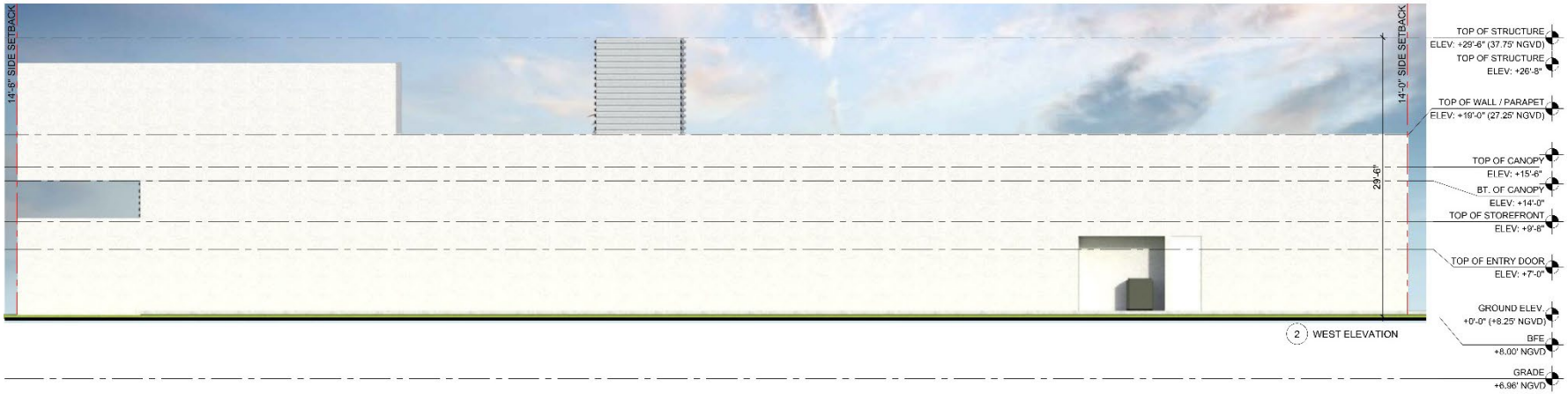
ARMANDO'S SERVICE STATION

BEILINSON GOMEZ ARCHITECTS pa

PROPOSED ELEVATIONS

ARMANDO'S SERVICE STATION

BEIL LINSON GOMEZ ARCHITECTS pa



PROPOSED ELEVATIONS

ARMANDO'S SERVICE STATION

BEITLINSON GOMEZ ARCHITECTS pa

VIEWS

ARMANDO'S SERVICE STATION

BELLINSON GOMEZ ARCHITECTS pa

VIEWS

ARMANDO'S SERVICE STATION

BELLINSON GOMEZ ARCHITECTS pa

VIEWS

ARMANDO'S SERVICE STATION

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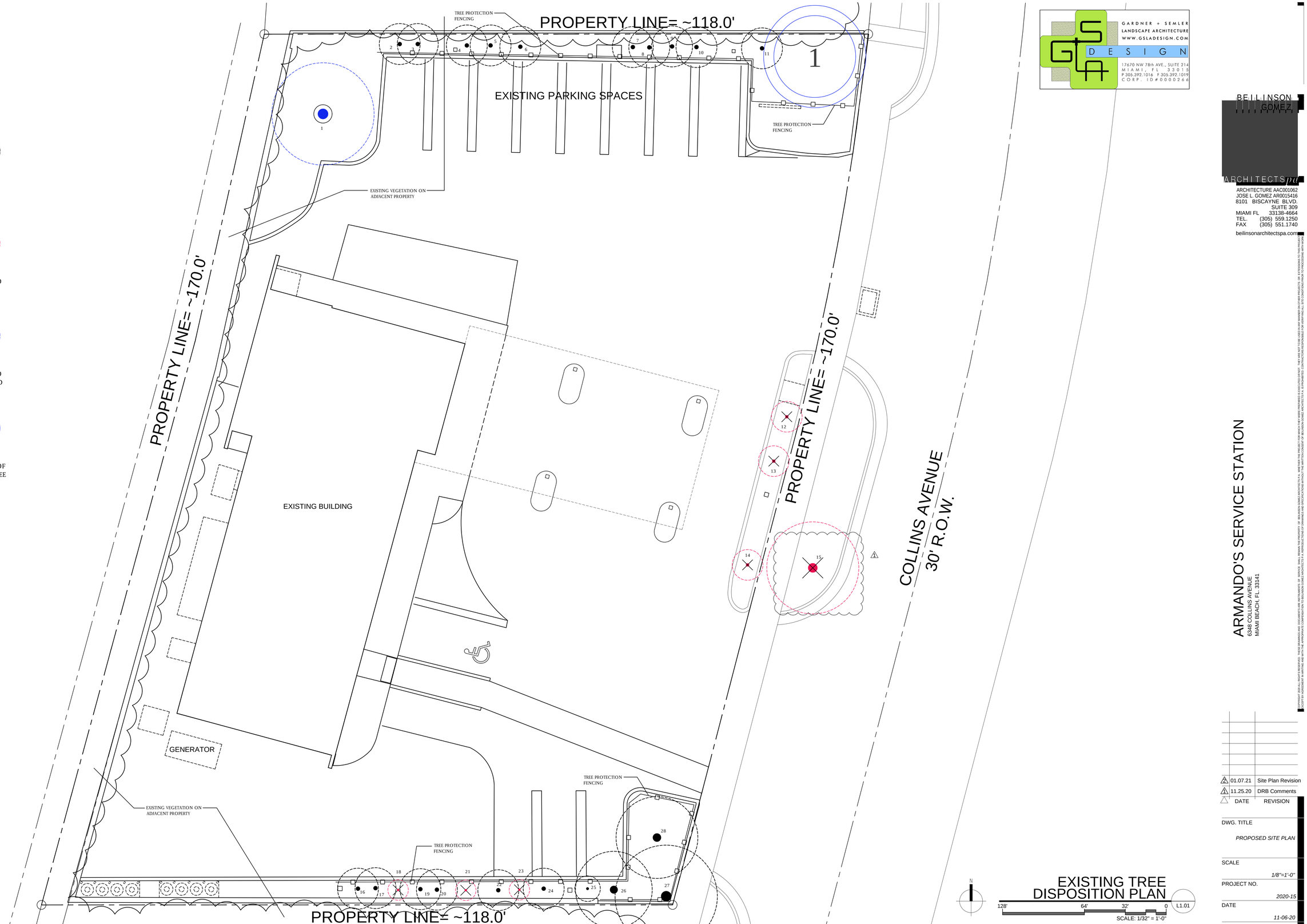
LEGEND

EXISTING TREE TO REMAIN

EXISTING TREE TO BE REMOVED

EXISTING TREE TO BE TRANSPLANTED

NEW LOCATION OF TRANSPLANTED TREE



EXISTING TREE DISPOSITION PLAN

128' 64' 32' 0

SCALE: 1/32" = 1'-0"

L1.01

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	DATE	REVISION
2	01.07.21	Site Plan Revision
1	11.25.20	DRB Comments

DWG. TITLE
PROPOSED SITE PLAN

SCALE
1/8"=1'-0"

PROJECT NO.
2020-15

DATE
11-06-20

SHEET NUMBER
L1.01

TREE TRANSPLANTING SPECIFICATIONS

1.01 Root pruning, Watering Before Transplanting

A. Root prune trees a minimum of eight (8) weeks prior to moving them. It is not necessary to root prune palms prior to transplanting unless specifically instructed to do so by the Landscape Architect. Prior to root pruning, thoroughly water the root zone with at least 2"-3" of water.
B. Root pruning shall be accomplished by digging a trench two-thirds (2/3) of the way around the tree at a minimum of twenty-four (24) inches deep. Root prune only with a mechanical root-pruning saw or a trencher with a maximum trench width of 8 inches. This trench shall form a rootball of the following sizes:

4"-5" caliper	3' diameter
6"-8" caliper	4'-6' diameter
9"-12" caliper	8' diameter
Over 12" caliper	10' diameter

C. All exposed roots shall be cut off smoothly, with sharp instruments. Backfill trenches with soil consisting of 30% silica sand and 70% mulch. Water them thoroughly after root pruning, and once weekly during the root regeneration period, with a soluble fertilizer that has a 20.20.20 analysis at manufacturer's recommended rate, dissolved in the water.
D. It may be necessary to re move curbing and/or paving to compete the root pruning operation. Where this is required the Contractor shall first cut cleanly with a concrete saw, any section of curb or pavement before cutting the roots.
E. This material shall be removed from the site by the Contractor and the area of pavement cut and removed by the root pruning shall be filled to flush with adjacent pavement. If required by the Landscape Architect for maintenance of traffic or pedestrian safety, the Contractor shall replace said curb or pavement.
F. Maintenance of Traffic safety requirements must be met where trees are close to travel lanes.

1.02 Top Pruning and Thinning

A. The amount of general pruning and thinning shall be limited to the minimum necessary to remove dead or injured twigs or branches and to compensate for the loss of roots as a result of transplanting operations. Approximately one third (1/3) of the mass of the canopy shall be removed unless otherwise instructed by the Landscape Architect. Pruning and thinning shall be done in such a manner as not to change the natural habit or shape of a plant. For very large trees that must be transported on public ROWs or where obstacles require it, additional pruning may be allowed at time of transport; cut back trees to the maximum size which can be transported after limbs are tied in as much as possible. The Landscape Architect shall be contacted prior to performing any major pruning or thinning. For palms, remove only fronds that are in decline or hanging lower than horizontal to the ground. Sabal palms may be "hurricane cut".
B. Bracing and Guying of Trees after Root Pruning
   a. Bracing and Guying shall be provided to assure the trees' stability during the root regeneration period; as per the applicable detail.
C. Balling and Burlappng
   a. Plant material which is in a soil of a loose texture, which does not readily adhere to the root system, especially in the case of large plants or trees, shall have the root ball wrapped in burlap and then wire, if directed by the Landscape Architect.

1.03 Transporting Plant Material

A. Movement of plants on public ROWs shall comply with all ordinances, codes and safety requirements, etc.
B. Before attaching slings to tree trunks for lifting, wrap the trunks with burlap tied tightly to avoid slippage and damage to the bark. To lift a large specimen, drill a two-inch diameter hole through the trunk and skewer it with a hardened steel pin. Attach the slings to the projecting ends. When the tree is planted, remove the pin and drive a hardwood dowel p lug into both ends of the hole, driven just below the level of the bark.
C. Transport materials on vehicles large enough to allow plants to not be crowded and damaged.
D. Protect plant material during transporting to prevent damage to the root system and desiccation of leaves. Trees shall be protected by tying in the branches and covering all exposed branches as necessary. Do not bend or bind-tie plant material in such a manner as to damage bark, break branches or alter the natural shape. Plants shall be covered to prevent wind damage during transit.
E. The Contractor shall exercise care in handling, loading, unloading, storing and transporting material to prevent damage. The Contractor shall assume full responsibility for protection and safekeeping of materials stored.
F. Transplanting must be done within 24 hours after being dug. Store plants in shade and keep the root ball and canopy moist.

1.04 Installation

A. Excavation of Holes: Plant holes shall be roughly cylindrical in shape with sides approximately vertical. The depth of the hole shall be equal to the rootball depth, unless further depth is required to provide adequate drainage. The diameter of the hole shall be a minimum of 24" larger than the rootball diameter.
B. Setting of Plants
   a. PLANT MATERIAL SHALL BE PLANTED AT THEIR NATURAL AND ORIGINAL PLANTING LEVEL PRIOR TO THEIR PLACE MENT ON THIS PROJECT OR JOB. WHEN LOWERED INTO THE HOLE, THE PLANTS SHALL REST ON THE PREPARED HOLE BOTTOM SUCH THAT THE SURFACE ROOTS AT THE TOP OF THE ROOTBALL ARE LEVEL OR SLIGHTLY ABOVE THE LEVEL OF THE TOP OF THE HOLE. CREATE A SAUCER, APPROXIMATELY 6" DEEP TO HELP HOLD WATER. THE PRACTICE OF PLUNGING, BURYING OR PLANTING PLANT MATERIAL SUCH THAT THE SURFACE ROOTS AT THE TOP OF THE ROOTBALL ARE BELOW THE LEVEL OF THE SURROUNDING FINAL GRADE WILL NOT BE PERMITTED UNLESS IT IS INDICATED OTHERWISE IN THESE SPECIFICATIONS. The plants shall be set straight or plumb or normal to the relationship of their growth prior to transplanting. The Landscape Architect reserves the right to realign any plant material after it has been set.
C. Backfilling
   a. Use planting soil consisting of 80% soil from site and 20% well-rotted compost derived from yard wastes. Remove any rocks 2" in diameter or larger before backfilling.
   b. Backfill the bottom two-thirds of the planting hole and firmly tamp and settle by watering as backfilling progresses. After having tamped and settled the bottom two-thirds of the hole, thoroughly puddle with water and fill remaining one-third of the hole with planting soil, tamping and watering to eliminate air pockets.

1.05 Watering Transplanted Trees

A. Once trees have been relocated and well-watered-in during the transplanting, provide water for a minimum of 90 days or the length of time specified in the plans.
B. Rootball watering: Maintain a soil moisture in the root zone at an optimum level for growth by deep watering of the entire rootball area according to the following schedule (or extended schedule specified in plans):

When	Frequency	Amount
Week1	once daily	3 gallons water per inch caliper
Weeks 2-4	every other day	2 gallons water per inch caliper
Weeks 5-8	twice a week	1 ½ gallons water per inch caliper
Weeks 9-12	once per week	1 ½ gallons water per inch caliper

C. If there is no available water source at the project, such as a hose bib(s) or fire hydrant(s) if approved for use, then the Contractor shall be responsible for supplying water by means of a truck or tank. It is the Contractor's responsibility to pay any fees for water use.

1.06 Mulching of Plant Saucer

A. Spread a 3" thick layer for shredded Eucalyptus or Melaleuca mulch over entire area of the rootball.

1.07 Application of Fertilizer

A. At time of watering root-pruned trees prior to transplanting, drench rootball once per week during the course of watering with a soluble fertilizer that has a 20.20.20 analysis at manufacturer 's recommended rate.

B. Three (3) weeks after transplanting, and after mulching, apply on the surface, evenly spread over the area of the entire rootball, FEC (Florida East Coast Fertilizer Co.) #5231 (12-6-8) or equal at the rate of one (1) pound per inch of trunk diameter.

Fertilizer Analysis

Total Nitrogen 12.00%
Derived from activated sludge, urea-form, sulfur coated urea & potassium nitrate.

Nitrate	0.75%
Ammoniacal	0.00%
Water soluble	10.25%
Water insoluble	1.00%

Total Phosphoric Acid 6.00%
Derived from triple super phosphate

Total Water Soluble Potash 8.00%
Derived form Sulfate of Potash Magnesium, Potassium Nitrate, Sulfate of Potash, and activated sludge

Total Water Soluble Magnesium 2.41%
Derived from Sulfate of Potash Magnesium

Total Manganese 0.77%
Derived from Manganous Oxide

Total Boraon 0.02%
Derived from Sodium Borate

Total Copper 0.07%
Derived from Copper Oxide

Total Zinc 0.08%
Derived from Zinc Oxide

Total Iron 1.00%

1.08 Staking Trees

A. Stake all trees and palms at the new site with new timbers with a minimum 2" x 4" dimension as per the details enclosed, or in the case of obstacle, in another manner which will support the trees.

Stakes will remain according to the following schedule, after which stakes will be removed by the Contractor:

Trees up to 6" DBH	4 months
Trees 6"-12" DBH	6 months
Trees greater than 12" DBH	12 months, or as required by Landscape Architect

Contractor will replace damaged guys as necessary.

1.09 Clean-Up

A. Disposal of Waste: All waste and other objectionable material created through planting operations and landscape construction shall be removed completely on a daily basis from the job or as directed by the Landscape Architect. Any paved areas, including curbs and sidewalks which have been strewn with soil, sod, fertilizer or other waste shall be thoroughly swept.
B. The Contractor shall remove and dispose of stakes and battens and untie any tied-up canopies when it is determined by the Landscape Architect that sufficient time has elapsed for the plants to root, stabilizing the plant. This shall be done even if the project has been completed and given final acceptance.
C. Backfilling of holes left after trees are transplanted shall be done immediately after tree removal, or suitable barricades shall be provided to prevent injuries. If the area is to be planted, backfill with a mix of 80% sand, 20% organic material. If the area is to be paved, consult with the Landscape Architect for proper backfill material.

1.10 Guarantee and Replacement

A. Plant material which is on the site and scheduled to be transplanted is not covered by the guarantee, except in the case of Contractor's negligence or work that has been done in an unworkmanlike manner. If it is determined by the Landscape Architect that the Contractor's negligence or unworkmanlike operations has severely damaged or poses a threat to the health of material to be transplanted or already transplanted, then the Contractor shall be required to replace the tree at a size equal to the transplanted tree, at his cost, and water it as per 1.07.

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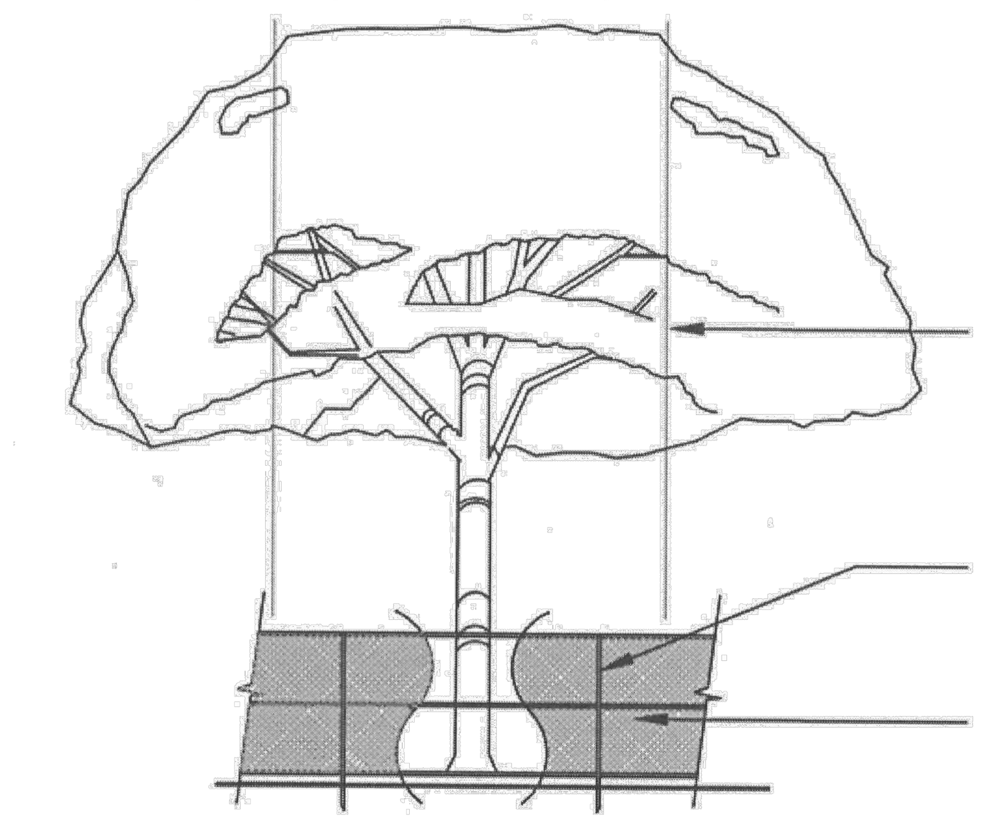
CORP. ID#0000266

EXISTING TREE DISPOSITION LIST

KEY	BOTANICAL NAME	COMMON NAME	SIZE HT.(ft.)	SPD.(ft.)	DBH.(in.)	DISPOSITION REMAIN	REMOVE	TRANSPL.	MITIGATION DBH.(in.)	QUALITY
1	Bursera simaruba	Gumbo Limbo	18	20	7.5/11.4			X		good
2	Veitchia montgomeriana	Montgomery Palm	20	8	7	X				good
3	Veitchia montgomeriana	Montgomery Palm	20	8	7	X				good
4	Veitchia montgomeriana	Montgomery Palm	20	8	7	X				good
5	Veitchia montgomeriana	Montgomery Palm	20	8	7	X				good
6	Veitchia montgomeriana	Montgomery Palm	20	8	7	X				good
7	Veitchia montgomeriana	Montgomery Palm	20	8	7	X				good
8	Veitchia montgomeriana	Montgomery Palm	20	8	7	X				good
9	Veitchia montgomeriana	Montgomery Palm	20	8	7	X				good
10	Veitchia montgomeriana	Montgomery Palm	20	8	7	X				good
11	Veitchia montgomeriana	Montgomery Palm	20	8	7	X				good
12	Ptychosperma elegans	Solitaire Palm	14	6	3		X		not a tree	fair
13	Ptychosperma elegans	Solitaire Palm	18	6	3		X		not a tree	fair
14	Ptychosperma elegans	Solitaire Palm	18	6	3		X		not a tree	fair
15	Roystonea regia	Royal Palm	25	20	13		X		1 palm	good
16	Veitchia montgomeriana	Montgomery Palm	20	8	7	X				good
17	Veitchia montgomeriana	Montgomery Palm	20	8	7	X				good
18	Veitchia montgomeriana	Montgomery Palm	20	8	7		X		dead	dead
19	Veitchia montgomeriana	Montgomery Palm	20	8	7	X				good
20	Veitchia montgomeriana	Montgomery Palm	20	8	7	X				good
21	Veitchia montgomeriana	Montgomery Palm	20	8	7		X		dead	dead
22	Veitchia montgomeriana	Montgomery Palm	20	8	7	X				good
23	Veitchia montgomeriana	Montgomery Palm	20	8	7		X		dead	dead
24	Veitchia montgomeriana	Montgomery Palm	20	8	7	X				good
25	Thrinax radiata	Green Thatch Palm	12	5	4.8	X				good
26	Conocarpus erectus	Green Buttonwood	25	15	6.7/2.7	X				good
27	Conocarpus erectus	Green Buttonwood	25	20	6.4/7.8/2.0	X				good
28	Bursera simaruba	Gumbo Limbo	16	16	5.2/4.5/6.8	X				good
								TOTAL DBH INCHES TO BE REMOVED	1 palm	
								TOTAL DBH INCHES MITIGATION REQUIRED	2"	
								TOTAL DBH INCHES MITIGATION PROVIDED	2"	

TREE / PALM 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.



In no case shall the fence be installed less than ten feet from the trunk

Tree + Palm protection barriers to extend beyond the 'dripline' or to the 'critical root zone area' of all trees/palms to be protected. Extend where necessary to protect tree canopy roots

Barriers shall be a minimum of four feet high, and shall be constructed of continuous chain link fence with metal posts at eight-foot spacing, or of two-by-four-inch posts with three equally spaced two-by-four-inch rails. Posts may be shifted to avoid roots.

PROTECTION DETAIL NOTE
CONTRACTOR TO INSTALL 'TREE / PALM PROTECTION FENCE BARRIERS' AROUND ALL EXISTING TREES OR PALMS AT THE START OF THE PROJECT. BARRIERS TO REMAIN IN PLACE THROUGHOUT THE DURATION OF THE PROJECT AND SHOULD NOT BE REMOVED OR DROPPED FOR ANY REASON WITHOUT AUTHORIZATION FROM THE CITY OF MIAMI BEACH URBAN FORESTER + PLANNING + ZONING DEPARTMENT

C.M.B. TREE / PALM PROTEC. DETAIL

EXISTING TREE DISP. LIST
TRANSPL. SPECS. & DETAILS
SCALE: N.T.S.

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ARMANDO'S SERVICE STATION
6348 COLLINS AVENUE
MIAMI BEACH, FL 33141

	DATE	REVISION
2	01.07.21	Site Plan Revision
1	11.25.20	DRB Comments

DWG. TITLE
PROPOSED SITE PLAN

SCALE
N.T.S.

PROJECT NO.
2020-15

DATE
11-06-20

SHEET NUMBER
L1.02

PROPERTY LINE= 117.87'

PROPERTY LINE= 61.51'

PROPERTY LINE= 114.02'

PROPERTY LINE - A=79.69'

PROPERTY LINE= 94.75'

PROPERTY LINE=123.21'

EXIST.

EXIST.

39'-6"

30'-0"

33'-4"

43'-11"

33'-8"

COLLINS AVENUE
30' R.O.W.

NEW L.S.

EXIST. 6" CONC. SDWK.

sod

sod

PSBA-107
BUSI-2
LAIN-1

EXISTING PARKING SPACES

NEW
LOADING SPACE

GUMBO LIMBO
TRANSPLANTED FROM SITE

NEEX-32

NEW ADDITION
AREA: 682 SF

NEW
PARKING
SPACE

NEW PARAPET

EXISTING
FACADE

EXISTING
TOWER

NEW CANOPY
AREA: 2,393 SF

GAS PUMPS

COAR-1
NEEX-22

EXISTING
BACKFLOW
PREVENTER

QUVI-2
SILVA CELLS (30' deep)
EXISTING SHRUBS TO REMAIN

EXISTING BUILDING
AREA: 3,058 SF

EXISTING
FACADE

NEW PARAPET

NEW
PARKING
SPACE

NEW
BICYCLE
SPACES

NEW
PARKING
SPACES

NEW ADDITION
AREA: 1,238 SF

EXIST. SHRUBS
TO REMAIN
LAIN-1
MYFR-9
LOCH-37
PSBA-21

CACY-12

MIN.

PLANTING PLAN

SCALE: 1/32" = 1'-0"

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	DATE	REVISION

DWG. TITLE

PROPOSED SITE PLAN

SCALE

1/8"=1'-0"

PROJECT NO.

2020-15

DATE

11-06-20

SHEET NUMBER

L1.03

LANDSCAPE SPECIFICATIONS
PART 1 - GENERAL

1.1 SCOPE
A. Contractor shall provide all labor, materials, equipment, supervision, and related work necessary to complete the landscape work in accordance with the intent of the landscape plans, schedules and these specifications. The extent of work is shown on the drawings which are a part of this document.

1.2 CONTRACTOR QUALIFICATIONS
A. Landscape installation work to be performed by a Contractor Certified by the Florida Nurserymen, Growers and Landscape Association (FNGLA) as a Certified Landscape Contractor. Any pruning to be supervised by an Arborist, certified by the International Society of Arboriculture (ISA) and licensed in County where work is performed.

1.3 INVESTIGATION OF UTILITIES
A. Prior to beginning work, the Contractor shall be responsible to locate existing underground utilities. Check with all utility companies and Sunshine State, call (811).

1.4 SUBSTITUTIONS
A. Only materials specified will be accepted, unless approved in writing by the Landscape Architect in advance.

1.5 PLANT SIZES
A. All plant sizes shall equal or exceed the minimum sizes as specified in the plant list. When plant sizes are specified as a range of size, installed materials shall average the mean of the range specified. Plants shall be measured following pruning, with branches in normal position. All necessary pruning shall be done at the time of planting.

1.6 PLANT QUALITY
A. All plant material shall be equal to or better than Florida No. 1 as classified by "Grades and Standards for Nursery Plants" by the Division of Plant Industry, Florida Department of Agriculture. They shall have a growth habit that is normal for the species; healthy, vigorous, free from insects, disease and injury.

B. The Owner or Landscape Architect reserves the right to refuse any plant material which does not conform to the intent of the written specifications or design.

C. CIRCLING ROOTS FOUND ON CONTAINER-GROWN MATERIAL WILL NOT BE ACCEPTED UNLESS REMEDIAL ROOT PRUNING, APPROVED BY THE LANDSCAPE ARCHITECT IS DONE BEFORE PLANTING.

1.7 PLANT QUANTITY
A. The plant quantities shown on the plant list are to be used only as an aid to bidders. In the case of discrepancy between the plant list and the plan, the quantity on the plan shall override the plant list.

1.8 UNIT PRICES
A. The successful bidder shall furnish to the Owner and the Landscape Architect, a unit price breakdown for all materials. The Owner may, at his discretion, add to or delete from the materials utilizing the unit price breakdown submitted to and accepted by the Owner.

1.9 SUBMITTALS
A. Fertilizer: The Contractor shall submit to the Owner and Landscape Architect documentation that all the fertilizer used for the project is of the analysis specified and placed at the rates specified in section 2.2 FERTILIZER.

B. Planting soil: The Contractor shall submit a sample of the planting soil (approximately 1 cu. Ft.) for approval by the Landscape Architect prior to delivery to the site.

1.10 CLEAN-UP & MAINTENANCE OF TRAFFIC
A. Follow procedures in FDOT Index 600 for maintenance of traffic during construction.

B. At the end of each work day, the Contractor shall remove debris and shall barricade the un-filled holes in a manner appropriate in the path of pedestrians and motorists.

C. Upon completion of the work or any major portion of the work or as directed by the Landscape Architect, all debris and surplus material from his work shall be removed from the job site.

1.11 MAINTENANCE PRIOR TO ACCEPTANCE
A. The Contractor is responsible to maintain the plantings until they are accepted under the provisions of 1.12 "ACCEPTANCE OF INSTALLATION".

1. Plants: Begin maintenance immediately following the final plant installation operation for each plant and continue until all plant installation is complete and accepted. Maintenance shall include watering all plants, weeding, mulching, pest and disease control, tightening and repairing of guys, repair of braces, removal of dead growth, resetting of plants to proper grade or up-right position, restoration of plant saucer, litter pick-up in plant beds and other necessary operations to assure specified minimum grade of Florida No. 1.

2. Turf Areas: Begin maintenance of turf immediately following the placement of sod and continue until sod installation is complete and accepted. Maintenance shall include but not be limited to, watering, leveling, mowing, weed and pest control, fungus and disease control and other necessary operations as determined by the Landscape Architect and good nursery practice.

3. Re-setting or straightening trees and palms:
The Contractor shall re-set and/or straighten trees and palms as required at no additional cost to the Owner unless caused by sustained winds of 75 mph or more. Then, the costs of the operations may be charged to the owner. Re-set trees within 48 hours.

1.12 ACCEPTANCE OF INSTALLATION
A. Inspection: Inspection of the work, to determine completion of contract work, exclusive of the possible replacement of plants and turf, will be made by the Landscape Architect at the conclusion of the maintenance period. Written notice requesting such an inspection and submitted by the Contractor at least ten (10) days prior to the anticipated date.

1.13 GUARANTEE
A. Guarantee all plants for a period of one year (CCD). Guarantee shall commence from the date of written acceptance. Plant material which is on the site and scheduled to be relocated is not covered by the guarantee except in the case of Contractor's negligence or work that has been done in an unworkman-like manner. The Contractor is not responsible for loss due to acts of god, (i.e.) sustained winds of 75 mph or more, floods, frost, lightning, vandalism or theft.

1.14 REPLACEMENT
A. Replacement shall be made during the guarantee period as directed by the Landscape Architect within ten (10) days from time of notification. For all replacement plant material, the guarantee period shall extend for an additional forty-five (45) days beyond the original guarantee period. The Contractor shall be responsible to provide water to the replacement plants in sufficient quantity to aid in their establishment. At the end of the guarantee period, inspection will be made by the Landscape Architect, upon written notice requesting such inspection and submitted by the Contractor at least five (5) days before the anticipated date. Replacement plants must meet the requirements of Florida No. 1 at time of inspection. Remove from the site all plants that are dead or in a state of unsatisfactory growth, as determined by the Landscape Architect. Replace these and any plants missing due to the Contractor's negligence as soon as conditions permit.

1. Materials and Operations: All replacement plants shall be of the same kind and size as indicated on the plant list. The Contractor shall supply and plant the plants as specified under planting operations.

2. Cost of Replacements: A sum sufficient to cover the estimated cost of possible replacements, including material and labor will be retained by the Owner and paid to the Contractor after all replacements have been satisfactorily made and approved by the Landscape Architect.

PART 2 - MATERIALS

2.1 PLANTING SOIL
A. Planting soil for trees, shrubs and ground covers shall be of the composition noted on the plans, measured by volume.

B. Soil for Sodded Areas: shall be coarse lawn sand.

2.2 FERTILIZER
A. Fertilizer for trees, palms, shrubs, and groundcovers shall be as follows: IESCO Palm Special 13-3-13 or equal, Sulfur coated with iron and other minor elements and maximum of 2% chlorine, or brand with equal analysis. The fertilizer shall be uniform in composition, dry and free flowing and shall be delivered to the site in the original unopened containers, bearing the manufacturer's guaranteed analysis. Fertilizer for sod and seeded areas shall be 8-6-8, 50% organically derived nitrogen, or equal.

2.3 WATER
A. The Contractor shall provide potable water on site, available from the start of planting. The Contractor is responsible to ascertain the location and accessibility of the water source. The Contractor is responsible to provide the means of distribution (i.e. water truck, hoses, etc.) for distribution of water to the planting areas.

2.4 MULCH
A. Mulch shall be as specified on the Plant List.

2.5 ROOT BARRIER MATERIAL
A. Root barrier material shall be 24' deep polypropolylene panels by DeepRoot or approved equal.

B. Install per details in the plans.

PART 3 - INSTALLATION PROCEDURES

3.1 LAYOUT
A. Verify location of all underground utilities and obstructions prior to excavation.

3.2 HERBICIDE TREATMENT
A. In all areas infected with weed and/or grass growth, a systemic herbicide shall be applied per manufacturer's rates. When it has been established where work will be done, the systemic herbicide shall be applied in accordance with manufacturer's labeling to kill all noxious growth. Contractor shall schedule his work to allow more than one application to obtain at least 95% kill of undesirable growth. If necessary, Contractor shall conduct a test to establish suitability of product and applicator to be used on this project, prior to execution of the full application.

3.3 PLANT PIT EXCAVATION AND BACKFILLING
A. Trees: See the Planting and Bracing Details and notes.

B. All planting holes shall be hand dug where machine dug holes may adversely affect utilities or improvements.

C. Shrubs and Groundcover: Shrubs and groundcover shall be planted in a soil bed as described in the notes and details. Space shrubs and provide setback from curb and pavements as shown in the plans.

D. Watering of field-grown plants: Thoroughly puddle in water to remove any air pockets in the plant hole.

3.4 WATERING
A. The Contractor is responsible to provide the water for all new plants and transplants and means of distribution (i.e. hand watering or water truck) during the maintenance period and extending into the period after acceptance until the full schedule as listed below is complete. Water for trees and other large field grown plants shall be supplemented by hand or water truck, in addition to the irrigation system, (if one is provided). Contractor can adjust watering schedule during heavy rain season upon approval of the Landscape Architect.

AMOUNT OF WATER PER APPLICATION
For trees up to 5 inch caliper - 5 gallons
From 5 to 8 inch caliper - 25 gallons
9 inch and up caliper - 50 gallons

FREQUENCY OF WATER
Daily for the first week
3 times per week for weeks 2 - 5
2 times per week for weeks 6 - 8
1 time per week for weeks 9 - 12

B. Water in plants by thoroughly soaking of the entire root ball immediately after planting. For large trees and shrubs, add water while backfilling hole to eliminate any air pockets in the soil around the root ball.

C. Water shrubs, sod and groundcover a minimum of once daily for a week or until an irrigation system is fully operational. If no irrigation system is to be installed, the Contractor shall be responsible for watering the shrub, sod, and groundcover for the time specified above, after installation of each section of the planting installed.

3.5 FERTILIZING
A. Add fertilizer on top of the surface of shrubs beds and tree and palms root balls two (2) months after installation. Fertilize sod within two (2) days after installing after planting of each segment of the job. Fertilizer shall be applied after soil has been well moistened. Fertilizer shall be washed off of plant leaves and stems immediately after application. Apply at the following rates:

1. Trees and Large Shrubs: One (1) pound per inch of trunk diameter, spread evenly over the root ball area.

2. Shrubs: One half (1/2) handful per shrub, spread evenly over the root ball area.

3. Groundcover: Twelve (12) pounds per 100 sq. ft. of bed area.

4. Sod: Twelve (12) pounds per 1,000 sq. ft. Wash fertilizer off blades immediately after spreading.

3.6 MULCHING
A. Spread mulch two (2) inches thick uniformly over the entire surface of shrubs and groundcover beds, depth measured after settling, unless otherwise specified in the plans. Provide 36" diameter bed of mulch, measured from outer edge of the trunk, for all trees and palms planted in sod areas. Keep mulch away from contact with the trunk. Create a 6" high ring of mulch at the outer edge of tree and palm holes.

3.7 GUYING AND BRACING
A. See the details bound herewith or made part of the plans.

3.8 SODDING
A. Provide a blanket of lawn sand as described in the notes in these plans. Prior to planting, remove stones, sticks, etc. from the sub-soil surface. Excavate existing non-conforming soil as required so that the finish grade of sod is flush with adjacent pavement or top of curb as well as adjacent sod in the case of sod patching.

B. Place sod on moistened soil, with edges tightly butted, in staggered rows at right angles to slopes. The sod shall be rolled with a 500 pound hand roller immediately after placing.

C. Keep edge of sod bed a minimum of 18" away from groundcover beds and 24" away from edge of shrub beds and 36" from trees, measured from the edge of plant or tree trunk.

D. Sod shall be watered immediately after installation to uniformly wet the soil to at least two inches below the bottom of sod strips.

E. Apply fertilizer to the sod as specified in Section 3.5.

F. Excavate and remove excess soil so top of sod is flush w/top of curb or adjacent pavement, or adjacent existing sod.

PLANT BED PREPARATION NOTES

1. In all areas where new sod and shrub and groundcover masses are to be planted, kill all existing weeds by treating with systemic herbicide prior to beginning soil preparation.

2. In all shrub and groundcover beds, excavate and backfill soil as described in "Plant List(s)". If no specific preparation is noted, prepare soil as described below for either condition, over the entire area to be planted:

Condition A:
If any compacted road base or asphalt or rocky soil is encountered, remove compacted material entirely to allow an 18" depth of planting soil per plant list unless otherwise stated. Backfill the entire area of the shrub and groundcover beds with 18" planting soil (as specified in Plans) to within 2 inches of the adjacent pavement or top of curb. Remove all debris and rocks and pebbles larger than 2 inches in size and level the grade before planting.

Condition B:
Where no compacted soil is encountered, thoroughly mix 6 inches of planting soil per plant list into the existing soil to a depth of 18 inches unless otherwise stated. If required, excavate and remove the existing soil to lower the grade, so that the prepared mix is finished to a minimum of 2 inches below top of curb or adjacent walkway. Remove all debris and rocks and pebbles larger than 2 inches in size and level the grade before planting.

For all sod areas, spread a 2" deep layer of lawn sand prior to sodding. Remove all debris and rocks and pebbles larger than 2 inchs in size and level the grade before sodding. Remove, if required, existing soil so that top of sod is flush with and adjacent top of curb or pavement.

For Trees and shrubs larger than 7 gallon, Add Diehard" transplant innoculant supplied by Horticultural Alliance, Inc. (800-628-6373) or equal. Mix into top 8-10 inches of planting hole, making sure it is contact with the root ball. Add at a rate specified by manufacturer (typically 4oz. per 1 inches of trunk caliper or 7 gallon can).

SPACING OF PLANTS (SEE PLANT SPACING DETAIL)

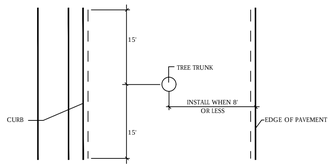
1. Plants shall be planted sufficiently away from edges of pavements or curbs, to allow for growth toward the edges of the bed.

PROTECTION OF PLANTS

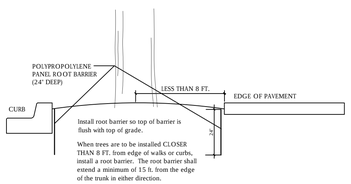
1. The Contractor shall be responsible to protect existing trees and shrubs in and adjacent to the area of work. Erect barriers as necessary to keep equipment and materials, any toxic material, away from the canopy drip line of trees and shrubs. DO NOT PILE SOIL OR DEBRIS AGAINST TREE TRUNKS OR DEPOSIT NOXIOUS BUILDING SUPPLIES OR CHEMICALS WITHIN THE DRIP LINE.

PLANT LIST

KEY	PLANT NAME	QTY.	UT.	SIZE
TREES				
BUSI	Bursera simaruba ..Gumbo Limbo	2	ea.	14' tall x 6' spread, 3" cal.
LAIN	Lagerstroemia indica "Tuscorora" ..Tuscorora Crepe Myrtle	2	ea.	12' tall x 6' spread, lifted to treeform, 3 trunks max.
MYFR	Myrcianthes fragrans ..Simpson's Stopper	9	ea.	12' tall x 6' spread, lifted to treeform, 3 trunks max.
PALMS				
KEY	PLANT NAME	QTY.	UT.	SIZE
COAR	Coccothrinax argentea ..Florida Silver Palm	1	ea.	6'-8' tall overall
SHRUBS AND GROUNDCOVERS				
KEY	PLANT NAME	QTY.	UT.	SIZE
CACY	Capparis cynophallophora ..Jamaican Caper	12	ea.	6' tall x 4' spread, full to ground
LOCH	Loropetalum chinense "Ruby" ..Chinese Fringe Flower	37	ea.	18" x 18"
NEEX	Nephrolepis exaltata "Bostoniensis" ..Boston Fern	54	ea.	8" x 8"
PSBA	Psychotria bahamensis ...Bahamas Wild Coffee	128	ea.	24" x 24"
MISCELLANEOUS				
sod	St. Augustine "Palmetto"	as req.	s.f.	solid sod
	Planting Soil 70% Silica Sand 20% Everglades Muck 10% Shredded Pinebark	as req.	c.y.	
	Shredded Melaleuca Mulch	as req.	c.y.	2" layer in all shrub beds

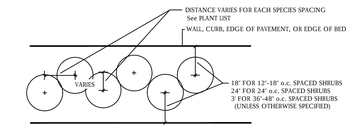


PLAN VIEW



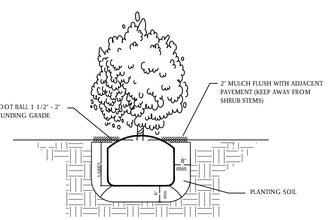
ROOT BARRIER INSTALLATION DETAIL

N.T.S.



SHRUB SPACING DIAGRAM

N.T.S.



SHRUB INSTALLATION DETAIL

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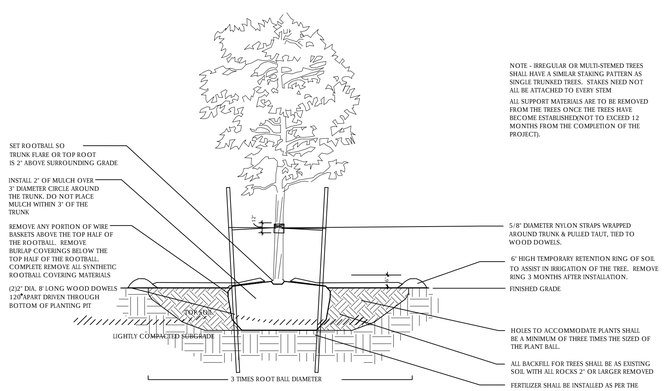
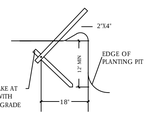


PLANTING & BRACING DETAIL UNDER 3 1/2" CALIPER

N.T.S.

MULTI-TRUNKED TREE/PALM BRACING DETAIL

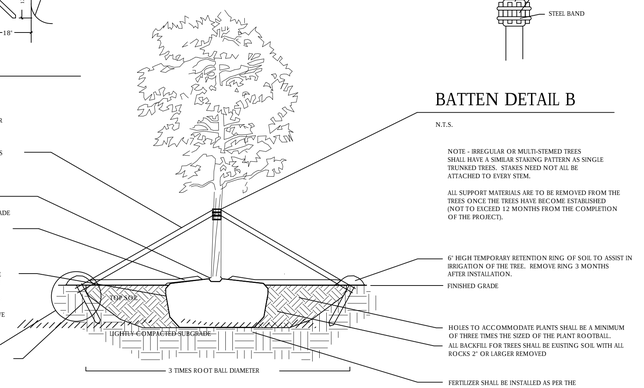
N.T.S.



DETAIL A

N.T.S.

NOTE- USE 4' X 4' STAKES
TREES & PALMS OVER 12' CALIPER



PLANTING & BRACING DETAIL OVER 3 1/2" CALIPER

N.T.S.

BATTEN DETAIL B

N.T.S.

NOTE - IRREGULAR OR MULTI-STEMED TREES SHALL HAVE A SIMILAR STAKING PATTERN AS SINGLE TRUNKED TREES. STAKES NEED NOT ALL BE ATTACHED TO EVERY STEM.

ALL SUPPORT MATERIALS ARE TO BE REMOVED FROM THE TREES ONCE THE TREES HAVE BECOME ESTABLISHED (NOT TO EXCEED 12 MONTHS FROM THE COMPLETION OF THE PROJECT).

LANDSCAPE SPECIFICATIONS & PLANTING DETAILS

SCALE: N.T.S.

GARDNER + SEMLER LANDSCAPE ARCHITECTURE
WWW.GSLADESIGN.COM
17670 NW 78th AVE., SUITE 214
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P 305.392.1016 F 305.392.1019
C O R P . I D # 0 0 0 0 2 6 6

BEILINSON GOMEZ ARCHITECTS pa
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JOSE L. GOMEZ AR0015416
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ARMANDO'S SERVICE STATION

6348 COLLINS AVENUE
MIAMI BEACH, FL. 33141

2	01.07.21	Site Plan Revision
1	11.25.20	DRB Comments
	DATE	REVISION

DWG. TITLE
PROPOSED SITE PLAN

SCALE
N.T.S.

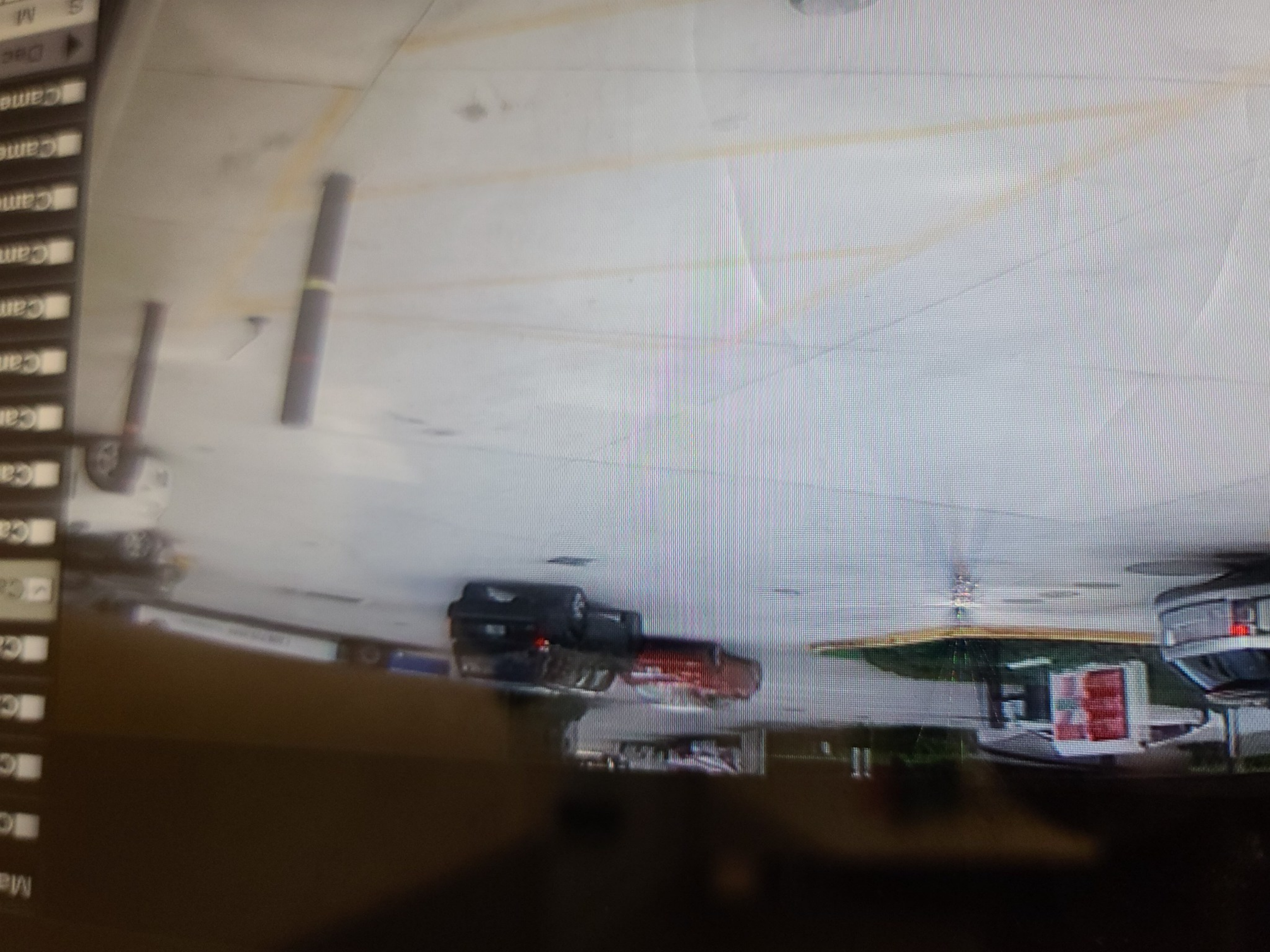
PROJECT NO.
2020-15

DATE
11-06-20

SHEET NUMBER
L1.04

BEILINSON GOMEZ ARCHITECTS*pa*

ARMANDO'S SERVICE STATION




109
149
169
ELEVEN

Main Stream


Ontime moving
800-255-4844
7 ELEVEN

NO PARKING

DO NOT BLOCK

GAS LANES

LONG HOSE

FUEL EITHER SIDE

AS MANGUERA LARGAS

LEGAN A CADA LADO


ELEVEN

Main Stream

12-14-2020 Mon 11:40:37

Camera 13

Normal

Main Stream

12-14-2020 Mon 11:40:29

Normal

Main Stream

12-14-2020 Mon 11:40:32