

**LINE TYPE LEGEND**

- PROPERTY LINE
- SETBACKS
- LIMIT OF WORK

**PROPOSED**

- UNDERSTORY TREE
- UNDERSTORY PALM
- FLOWERING VINE

**VEGETATION LEGEND**

- UNDERSTORY SHRUB
- GROUND COVER LABEL
- LAWN AREA, TYP.
- EXISTING DUNE VEGETATION

**EXISTING TO REMAIN**

- TREE
- PALM

- GENERAL NOTES:**
1. CONTRACTOR IS RESPONSIBLE FOR CALCULATING / VERIFYING ALL QUANTITIES.
  2. GENERAL CONTRACTOR SHALL SUBMIT, OBTAIN AND KEEP RECORDS OF ALL PERMITTING REQUIRED BY LOCAL CODES.
  3. ALL PLANT MATERIAL ARE TO BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PROCUREMENT.
  4. ALL PLANT MATERIALS AND ELEMENTS LOCATION / LAYOUT SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. LANDSCAPE ARCHITECT SHALL BE PROVIDED 3 WEEKS NOTIFICATION IN ADVANCE OF LAYOUT WORK, TO APPROVE ON-SITE FORM WORK, PRIOR TO FABRICATION.
  5. REFER TO SHEET LH.20 FOR PAVING LAYOUT.
  6. REFER TO SHEET LP.30 FOR PLANTING SCHEDULE.
  7. ALL UNDERGROUND UTILITIES SHALL BE VERIFIED IN FILED BY GENERAL CONTRACTOR PRIOR TO TREE AND PALM INSTALLATION.
  8. ALL NEW UNDERGROUND UTILITIES SHALL BE COORDINATED WITH LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
  9. ALL PLANTING AREAS SHALL RECEIVE 100% COVERAGE FROM AN AUTOMATIC IRRIGATION SYSTEM.

ALL UNDERSTORY PLANT MATERIAL SPECIFIED WITHIN THE VIEW CORRIDOR AREAS IN PUBLIC AND PRIVATE PROPERTY SHALL NOT NATURALLY EXCEED 36" IN HEIGHT AT MATURITY.

VC  
544'-7" TOTAL VIEW CORRIDORS

**KEY PLAN**

N.T.S.

SCALE: 1/16" = 1'-0"

0 8' 16' 32'

|                      |                            |          |
|----------------------|----------------------------|----------|
| SUBMISSION:          |                            |          |
| DATE                 | DESCRIPTION                | REVISION |
| 06/14/2021           | 1ST SUBMITTAL - REVISION 1 |          |
| No. Date Description |                            |          |
| SEAL:                |                            |          |
| LANDSCAPE ARCHITECT  |                            |          |



**Ocean Terrace 2019**  
Miami Beach, FL  
9-Dec-19

|       |    | GROUNDCOVERS                   |                         |                  |   |       |
|-------|----|--------------------------------|-------------------------|------------------|---|-------|
| QTY   |    | Botanical Name                 | Common Name             | Specification    |   |       |
| 191   | AG | <i>Argusia gnaphalodes</i>     | Sea Lavender            | 3 Gal            | X | X X   |
|       |    | SEASONAL COLOR                 |                         |                  |   |       |
| 1,692 | GP | <i>Gaillardia pulchella</i>    | Indian Blanket Flower   | 1 Gal @ 24" O.C. | X | X X X |
| 188   | SS | <i>Solidago sempervirens</i>   | Seaside Goldenrod       | 1 Gal @ 36" O.C. | X | X X X |
| 1,504 | GM | <i>Glandularia maritima</i>    | Beach Verbena           | 1 Gal @ 24" O.C. | X | X X X |
| 1,504 | MS | <i>Mimosa strigillosa</i>      | Sunshine Mimosa         | 1 Gal @ 18" O.C. | X | X X X |
| 188   | HD | <i>Helianthus debilis</i>      | Beach Sunflower         | 1 Gal @ 36" O.C. | X | X X X |
| 1,504 | AG | <i>Arachis glabrata</i>        | Creeping Forage Peanut  | 1 Gal @ 18" O.C. | X | X X X |
|       |    | DUNE GRASSES AND GROUNDCOVERS  |                         |                  |   |       |
| 2,500 | HL | <i>Hymenocallis latifolia</i>  | Spider Lilly            | 1 Gal @ 24" O.C. | X | X X X |
| 3,750 | EL | <i>Ernodea littoralis</i>      | Golden Creeper          | 1 Gal @ 24" O.C. | X | X X X |
| 5,000 | SV | <i>Sporobolus virginicus</i>   | Seashore Dropseed       | 1 Gal @ 12" O.C. | X | X X X |
| 1,666 | SP | <i>Sesuvium portulacastrum</i> | Sea Purslane            | 1 Gal @ 18" O.C. | X | X X X |
| 1,666 | II | <i>Iva imbricata</i>           | Dune Marsh-elder        | 1 Gal @ 18" O.C. | X | X X X |
| 5,000 | SP | <i>Spartina patens</i>         | Saltmeadow Cordgrass    | 1 Gal @ 24" O.C. | X | X X X |
| 625   | MC | <i>Muhlenbergia capillaris</i> | Pink Muhly Grass        | 1 Gal @ 24" O.C. | X | X X X |
| 2,500 | SP | <i>Scaevola plumieri</i>       | Inkberry                | 1 Gal @ 36" O.C. | X | X X X |
| 1,666 | BF | <i>Borrichia frutescens</i>    | Silver Sea Oxeye Daisey | 1 Gal @ 18" O.C. | X | X X X |
| 1,875 | SB | <i>Spartina bakeri</i>         | Sand Cordgrass          | 1 Gal @ 24" O.C. | X | X X X |
| 417   | IP | <i>Ipomea pes-caprae</i>       | Railroad Vine           | 1 Gal @ 36" O.C. | X | X X X |
| 417   | JR | <i>Jaquemontia reclinata</i>   | Beach clustervine       | 1 Gal @ 36" O.C. | X | X X X |

Zone 01 = Dune Preservation Zone  
Zone 02 = Oceanfront Overlay Zone  
Zone 03 = All other areas

**Notes:**

1. Landscape Architect to select/tag and approve all plant materials.
2. The Landscape Contractor shall provide unit cost bids for all plant material specified on the plant list. The unit cost should be an all-inclusive price to pick-up, deliver, and install each unit.
3. The Landscape Contractor shall provide photographs of all trees and palms for the Landscape Architect's approval. Photographs should be submitted at time of bid.
4. The Landscape Contractor shall coordinate the landscape installation with the Landscape Architect at least one month prior to the install date.
5. Landscape architects to locate & select all plant materials. Will accept equal or better substitutes.
6. All plants are to be laid out on site by the Landscape Architect.

\*Not on plan. To be laid out in the field by Landscape Architect.



|     |   |     |  |
|-----|---|-----|--|
| 1.  | LANDSCAPE CONTRACTOR SHALL BE FAMILIAR WITH THE SCOPE OF WORK AS WELL AS THE SITE, DIGGING CONDITIONS, AND ANY OBSTACLES PRIOR TO SUBMITTING A BID.   | 21. | ALL TREES, PALMS, SHRUBS AND GROUND COVER PLANTS SHALL BE FERTILIZED AT INSTALLATION, WITH LONG LASTING FERTILIZER, ACCORDING TO MANUFACTURERS' RECOMMENDATIONS AND BASED ON EXISTING SOIL TEST.   |
| 2.  | LANDSCAPE CONTRACTOR SHALL PROVIDE AN INSTALLATION SCHEDULE TO THE GENERAL CONTRACTOR AND LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL.  | 22. | ALL EXISTING PLANT MATERIAL TO REMAIN, SHALL BE PROTECTED DURING ALL CONSTRUCTION PHASES. ANY PLANT MATERIAL SCARRED OR DESTROYED DESIGNATED TO REMAIN MUST BE REPLACED AT THE CONTRACTOR'S EXPENSE WITH SIMILAR SPECIES SIZE AND QUALITY.   |
| 3.  | LANDSCAPE CONTRACTOR SHOULD VERIFY ALL ESTIMATED QUANTITIES OF MATERIAL SHOWN ON THE LANDSCAPE ARCHITECT'S DRAWINGS PRIOR TO SUBMITTING A BID.  | 23. | ALL TREES ON SOD AREA SHALL RECEIVE A HARDWOOD / PINE NEEDLE MULCH MIX RING 2' IN DIAMETER TYPICAL. MULCH TO BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PURCHASE AND/OR INSTALLATION.   |
| 4.  | PLANT LIST SHALL TAKE PRECEDENCE OVER PLANTING PLAN IN CASE OF DISCREPANCIES.   | 24. | ALL PLANTING AREAS SHALL BE MULCHED WITH PINE STRAW MULCH TO A MINIMUM OF 3"; WITH THE EXCEPTION OF BEACH PLANTING. DO NOT USE CYPRESS OR RED MULCH.   |
| 5.  | ALL PLANT MATERIAL SYMBOLS SHOWN ON LANDSCAPE PLANS SHALL BE CONSIDERED DIAGRAMMATIC AND SHOULD BE ADJUSTED IN THE FIELD BY LANDSCAPE CONTRACTOR TO AVOID ALL UTILITIES AND ALL OTHER OBSTRUCTIONS, AFTER CONSULTING THE LANDSCAPE ARCHITECT.   | 25. | ALL TREES SHALL HAVE 2" CALIPER AT D.B.H. MINIMUM FOR A 10' HEIGHT TREE, UNLESS NOTED OTHERWISE.   |
| 6.  | ALL SIZES SPECIFIED FOR PLANT MATERIAL ON THE PLAN AND PLANT LIST SHALL BE CONSIDERED MINIMUM.  | 26. | ALL 1 GALLON MATERIAL SHALL HAVE 12" SPREAD MINIMUM, ALL 3 GALLON MATERIAL TO HAVE 20-24" SPREAD MINIMUM.  |
| 7.  | ALL PLANT MATERIAL MUST MEET OR EXCEED THE SPECIFIED MINIMUM REQUIREMENTS FOR BOTH HEIGHT AND SPREAD. MEASURE ALL INSTALLED PLANTS AND COMPARE AGAINST SPECIFICATIONS.  | 27. | ALL PLANTING AREAS WITHIN THE LIMITS OF WORK SHALL RECEIVE 100% COVERAGE BY AUTOMATIC IRRIGATION SYSTEM (DRIP PREFERRED) UNLESS OTHERWISE DIRECTED BY OWNER. SEE IRRIGATION PLANS FOR ADDITIONAL SPECIFICATIONS.   |
| 8.  | ANY SPECIFIC REQUIREMENTS SUCH AS SPECIFIC SHAPE, CHARACTER, NUMBER OF TREE TRUNKS, PLANT SOURCE, TRANSPORTING, AND OR SPECIAL BRACING NOTED ON THE PLAN OR PLANT LIST, WILL REQUIRE APPROVAL AND OR COORDINATION WITH THE LANDSCAPE ARCHITECT.   | 28. | LANDSCAPE CONTRACTOR SHALL COORDINATE HIS WORK WITH ALL OTHER APPROPRIATE CONTRACTORS.   |
| 9.  | NO CHANGE OR SUBSTITUTION SHALL BE MADE WITHOUT PRIOR APPROVAL OF THE LANDSCAPE ARCHITECT.  | 29. | THE LANDSCAPE CONTRACTOR SHALL AT ALL TIMES KEEP THE JOB SITE CLEAN AND FREE FROM ACCUMULATION OF WASTE MATERIAL, DEBRIS, AND RUBBISH.   |
| 10. | ALL MATERIAL SHALL BE SUBJECT TO AVAILABILITY AT TIME OF INSTALLATION. SUBSTITUTIONS MAY BE MADE AFTER CONSULTATION WITH THE LANDSCAPE ARCHITECT  | 30. | LANDSCAPE PLAN SHALL BE INSTALLED IN COMPLIANCE WITH ALL LOCAL CODES.  |
| 11. | ALL TREES, PALMS, SHRUBS AND GROUND COVERS SHALL BE GUARANTEED FOR A PERIOD OF 12 MONTHS FROM DATE OF FINAL ACCEPTANCE.   | 31. | ON-SITE LAYOUT OF PLANT MATERIAL SHALL BE COORDINATED WITH LANDSCAPE ARCHITECT AT THE TIME OF INSTALLATION.  |
| 12. | CHANGES MAY OCCUR DURING THE NORMAL COURSE OF IMPLEMENTATION. VERBAL CHANGE ORDERS WILL NOT BE HONORED. ANY CHANGES MUST BE SUBMITTED TO THE LANDSCAPE ARCHITECT IN WRITING AS A CHANGE ORDER TO BE REVIEWED AND APPROVED IN WRITING BY OWNER/CLIENT.   | 32. | ALL PLANTS, MATERIALS, WORKMANSHIP, AND INVOICE APPROVAL ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT.   |
| 13. | LANDSCAPE CONTRACTOR SHALL LOCATE AND VERIFY ALL UNDERGROUND UTILITIES OR STRUCTURES PRIOR TO DIGGING. LANDSCAPE CONTRACTOR SHALL REPAIR ALL DAMAGES TO UNDERGROUND UTILITIES, AND OR CONSTRUCTION CAUSED BY LANDSCAPE INSTALLATION, AT NO COST TO THE OWNER.   | 33. | CONTRACTOR TO FLAG ALL PROPOSED TREE AND PALM LOCATIONS FOR LANDSCAPE ARCHITECT'S APPROVAL PRIOR TO INSTALLATION.  |
| 14. | LANDSCAPE CONTRACTOR SHALL COORDINATE WITH THE GENERAL CONTRACTOR, THE REMOVAL OF ALL BUILDING CONSTRUCTION DEBRIS AND FOREIGN MATERIAL PRIOR TO INSTALLATION OF ANY PLANT MATERIAL.  | 34. | LANDSCAPE ARCHITECT TO APPROVE ALL SHRUB AND GROUND COVER PLANTING LOCATION AND LAYOUT PRIOR TO INSTALLATION.  |
| 15. | SITE PREPARATION SHOULD INCLUDE THE ERADICATION AND REMOVAL OF ANY WEEDS OR GRASS, REMOVAL AND CLEAN UP OF ANY DEAD MATERIAL AND ROUGH AND FINISH GRADING PER SPECS AND OR LANDSCAPE PLANS.   | 35. | CONTRACTOR SHALL PROVIDE DIGITAL PHOTOGRAPHIC DOCUMENTATION DURING INSTALLATION FOR LANDSCAPE ARCHITECT'S REVIEW, WEEKLY.  |
| 16. | FOR PLANT MATERIAL DESIGNATED TO BE REMOVED, THE ENTIRE ROOT SYSTEM SHALL BE DUG AND REMOVED FROM THE SITE.   | 36. | LANDSCAPE CONTRACTOR TO ENSURE ALL PLANT MATERIAL IS INSTALLED AT THE CORRECT ELEVATION, REFER TO GRADING PLAN.  |
| 17. | ALL PLANTING AREAS SHALL BE EXCAVATED TO A MINIMUM OF 6" FOR GROUND COVERS AND MORE THAN 12" FOR SHRUBS, TREES, AND PALMS, AND SHOULD RECEIVE PLANTING SOIL TYPE 1 (REFER TO SOIL SPECIFICATIONS LP. 402) (COARSE SAND 70%, FLORIDA PEAT 20%, PINE BARK 10% FINAL TESTED ORGANIC MATTER BETWEEN 1.5% & 2.5% (BY DRY WEIGHT). SUBMIT ALL TESTING DATA FOR APPROVAL BY LANDSCAPE ARCHITECT. | 37. | THE LANDSCAPE CONTRACTOR SHALL MAINTAIN OR COORDINATE WITH THE IRRIGATION CONTRACTOR AND LANDSCAPING MAINTENANCE SERVICES ALL PLANTING INCLUDING WATERING, MOWING, MULCHING, WEED, AND PEST CONTROL UNTIL FINAL ACCEPTANCE BY THE LANDSCAPE ARCHITECT AND OWNER.                       |
| 18. | ALL PLANT MATERIAL SHALL BE FLORIDA NO. 1 OR BETTER. FLORIDA DEPARTMENT OF AGRICULTURE GRADES AND STANDARDS, PARTS I & II, 1975, RESPECTIVELY.  | 38. | THE AWARDED LANDSCAPE CONTRACTOR SHALL SUBMIT A PROPOSED BID / CONTRACT WITH UNIT COST PRICING FOR ALL PLANT MATERIAL INCLUDING (WARRANTY, LABOR, TRANSPORTATION, RELOCATION, SITE MAINTENANCE AND PREPARATION) AS PER THE LANDSCAPE ARCHITECT'S SPECIFICATIONS AND OR PLANTING PLANS. |
| 19. | ALL TREES SHALL BE STAKED IN A GOOD WORKMANLIKE MANNER. NO NAIL STAKING PERMITTED. (REFER TO BRACING NOTES AND PLANTING DETAILS)  | 39. | THE LANDSCAPE CONTRACTOR'S CONTRACT SHALL ACKNOWLEDGE ALL TERMS AND CONDITIONS SET FORTH UNDER THESE GENERAL LANDSCAPE NOTES AND SPECIFICATIONS.   |
| 20. | AFTER REMOVAL OR RELOCATION OF EXISTING TREES AND PALMS, ALL REMAINING HOLES SHALL BE BACK FILLED AROUND AND UNDER ROOT BALL WITH WASHED BEACH SAND. SOD DISTURBED AREA, IF REQUIRED. ALL SHRUB BEDS TO BE INSTALLED WITH WASHED BEACH SAND. (SEE SPEC)   | 40. | THESE DRAWINGS, DOCUMENTS, AND ALL CONTENTS ARE THE PROPERTY OF RAYMOND JUNGLES, INC. ALL RIGHTS ARE RESERVED. UNAUTHORIZED USE OR PRODUCTION, IN PART OR WHOLE, FOR ANY PURPOSE IS UNLAWFUL AND PROHIBITED EXCEPT BY EXPRESS WRITTEN CONSENT.   |
|     |   | 41. | IN ADDITION TO THE ABOVE PLANT LIST AND SPECIFICATIONS THERE IS TO BE AN ADDITIONAL \$30,000.00 WHOLESALE PLANT ALLOWANCE - LANDSCAPE ARCHITECT TO SELECT ACCENT SPECIMENS DURING NURSERY VISITS. LANDSCAPE ARCHITECT TO LAY OUT ACCENT PLANTS IN THE FIELD.                           |
|     |   | 42. | FINAL GRADES SHALL BE APPROVED IN THE FIELD BY LANDSCAPE ARCHITECT PRIOR TO PLANTING.  |

TREES AND PALMS GREATER THAN 6" DBH TO BE BRACED WITH PROPS:

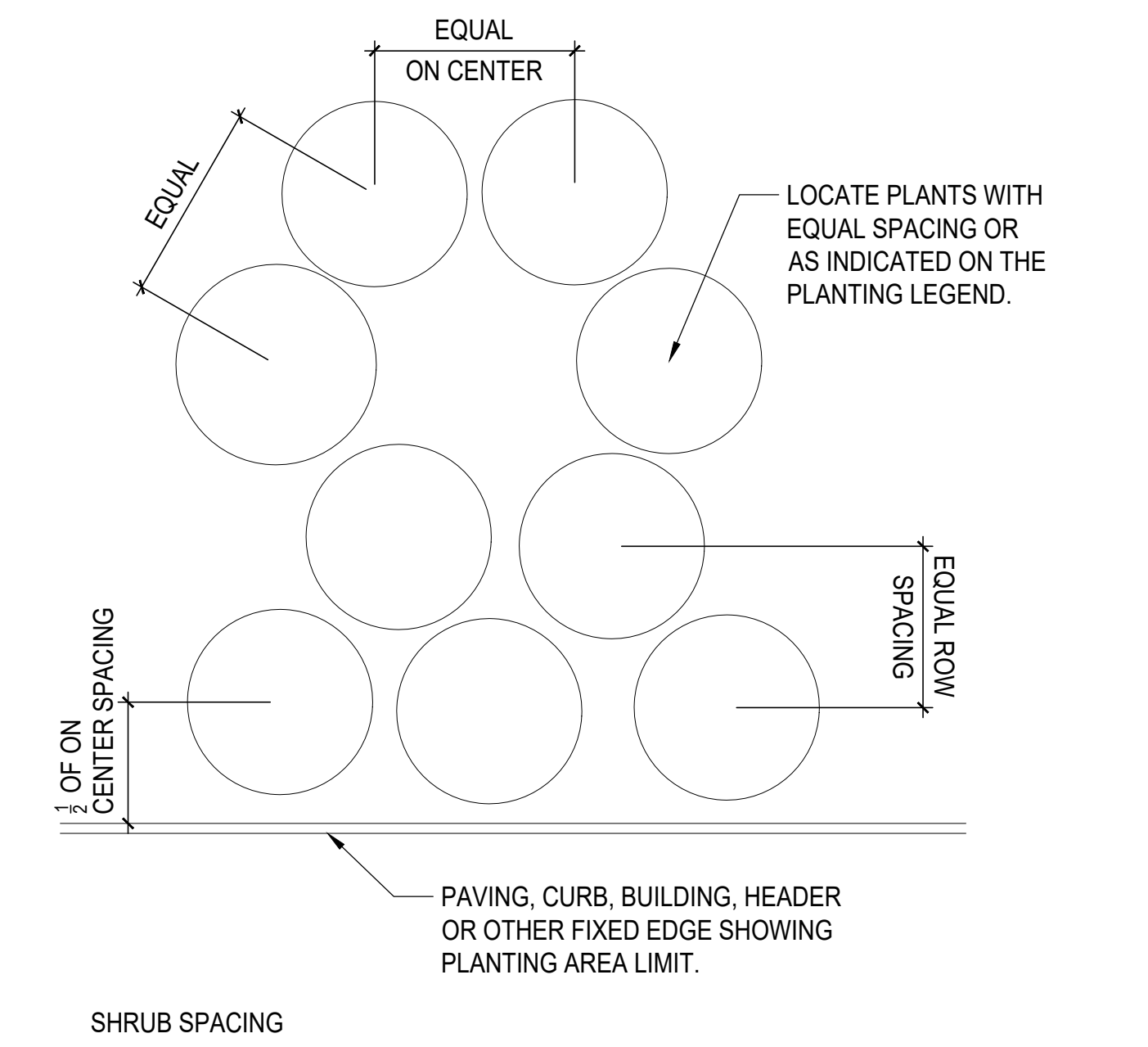
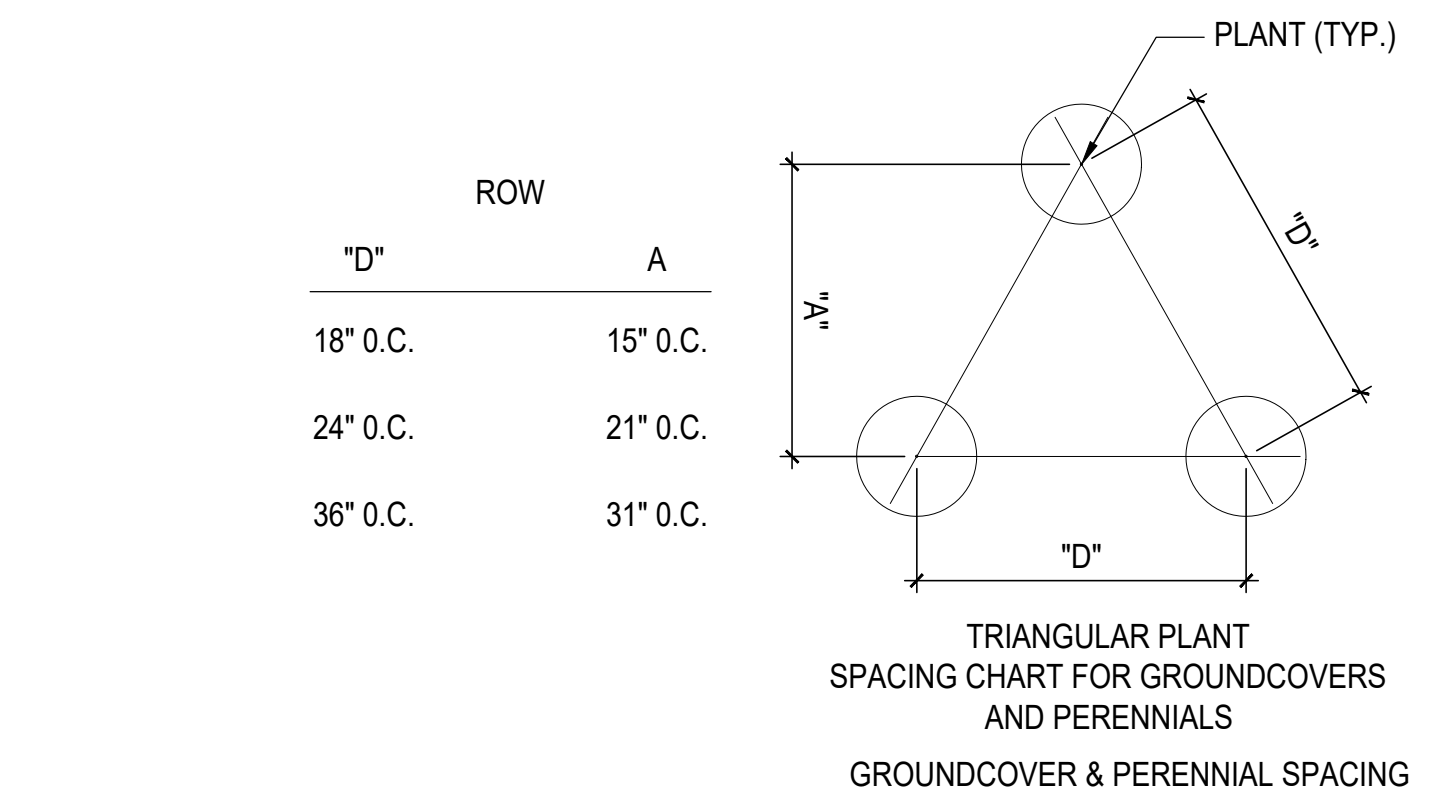
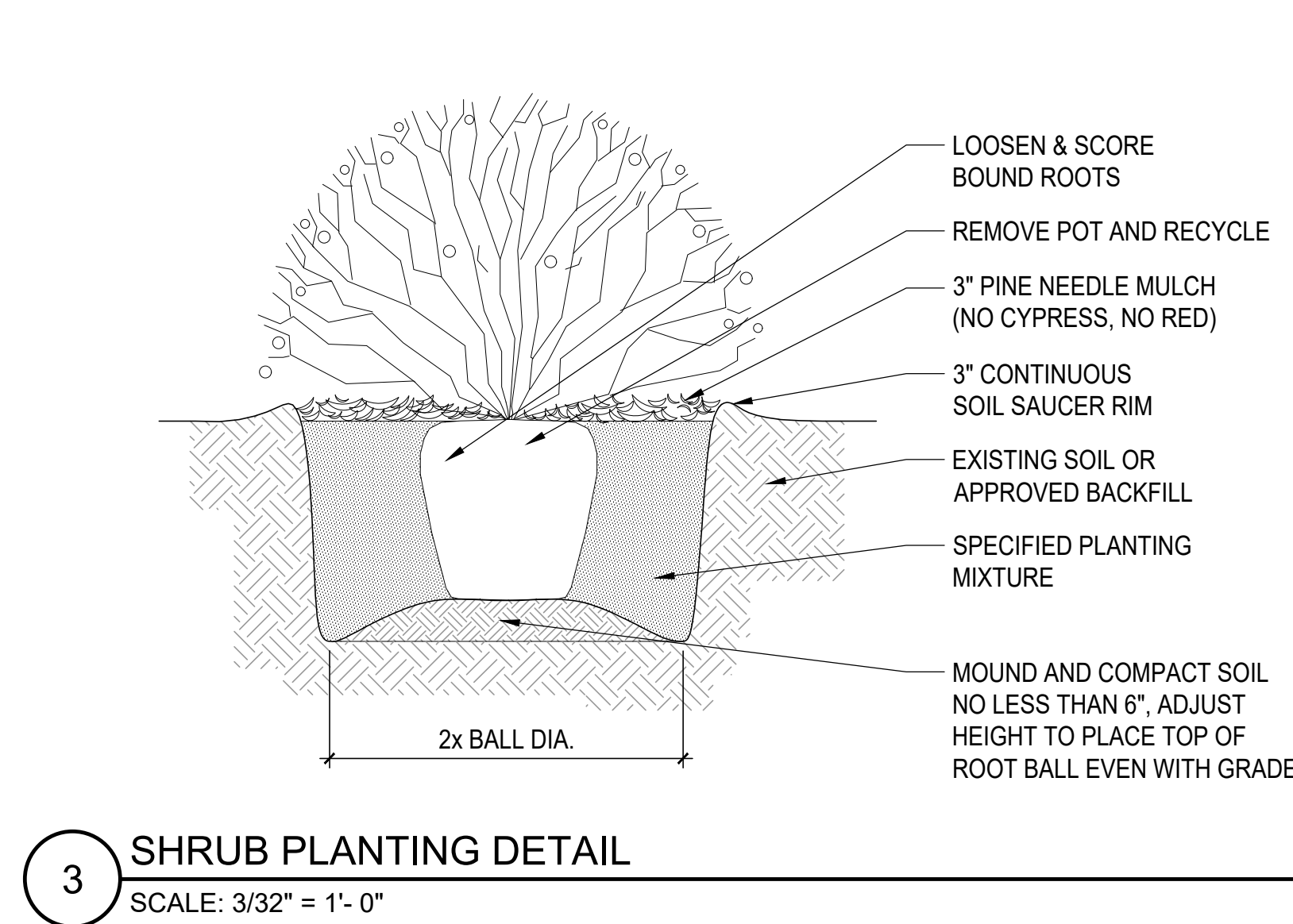
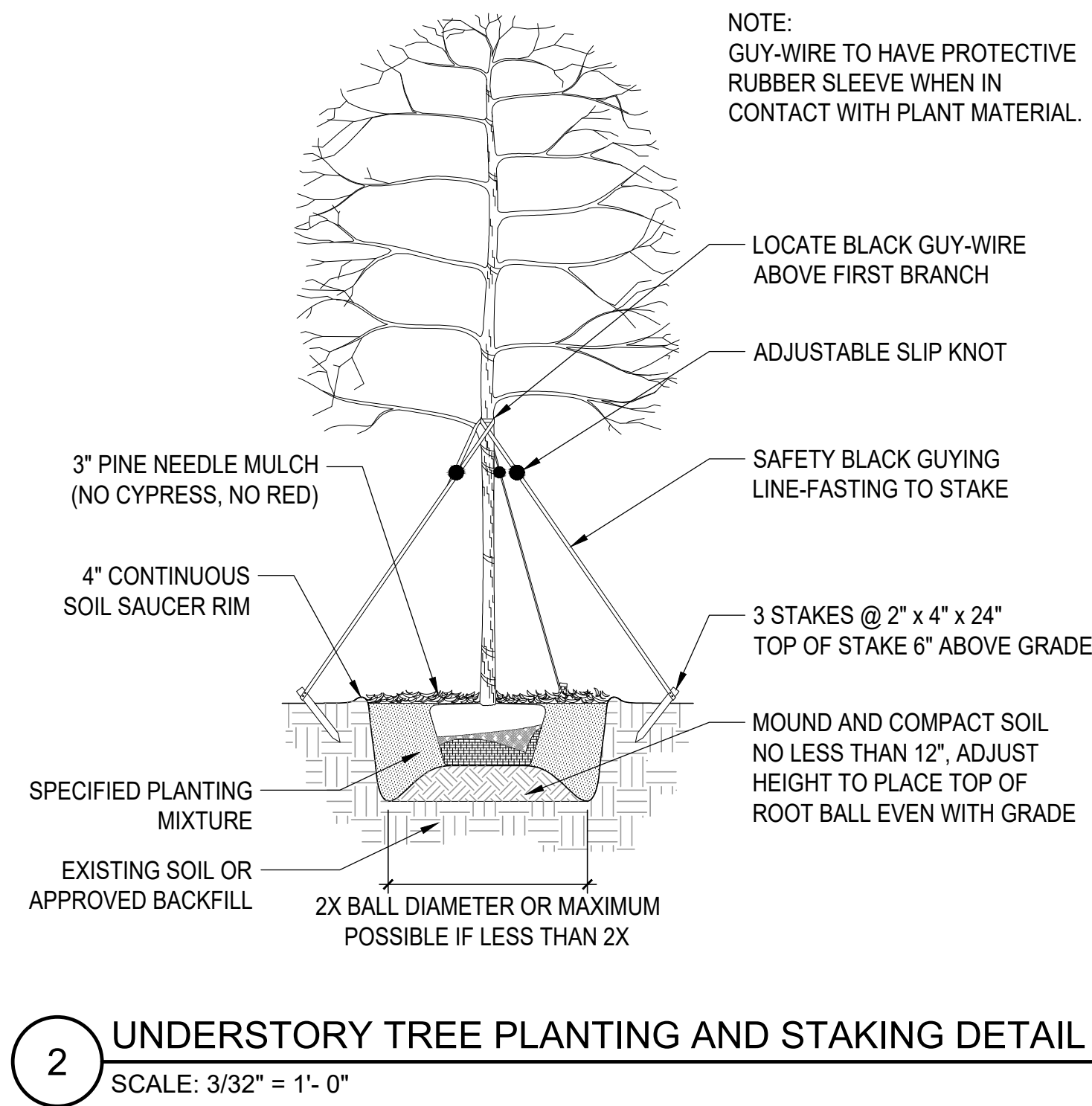
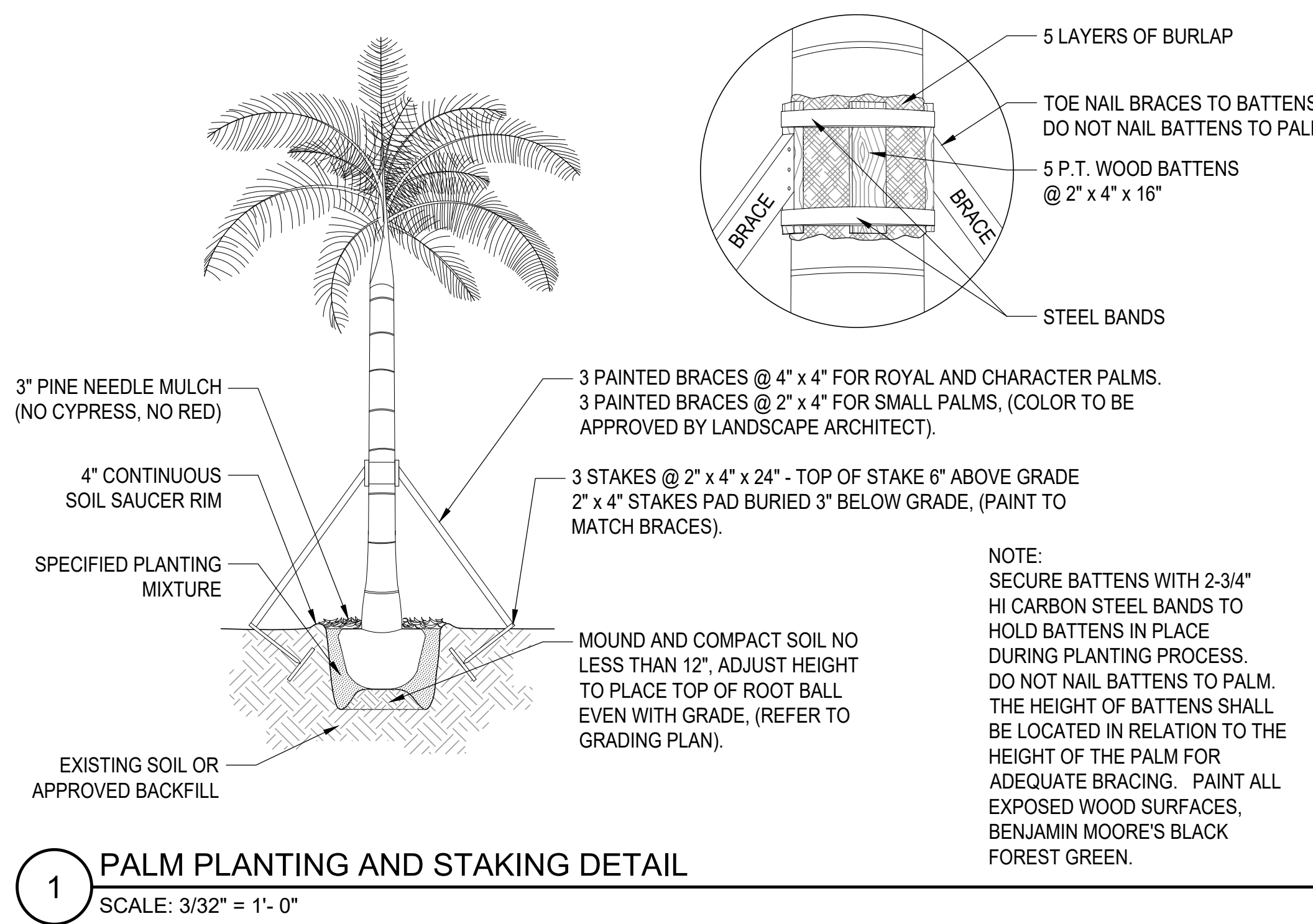
- CHOOSE THE CORRECT SIZE, LENGTH, AND NUMBER OF PROPS TO BE USED (PRESSURE TREATED (PT),  
TIMBER BAMBOO (GUADUA ANGUSTIFOLIA) 3" DIA.).
- ALL (PRESSURE TREATED (PT) 2"x4", 4"x4"). STAKES SHALL BE PAINTED AS SPECIFIED BY THE LANDSCAPE  
ARCHITECT. WRAP AT LEAST 5 LAYERS OF BURLAP AROUND TRUNK OF THE PALM AT LEAST 4 INCHES  
WIDER THAN THE BATTENS BEING USED. BATTENS SHOULD BE MOUNTED AT A POINT 1/3 OF THE DISTANCE  
FROM GROUND TO THE CLEAR TRUNK OF THE TREE OR PALM, BUT NOT LESS THAN 4 FEET, WHICHEVER IS  
GREATER. ALL PAINT COLORS TO BE APPROVED BY LANDSCAPE ARCHITECT.
- SELECT THE PROPER LENGTH AND SIZE OF BATTENS (PT 2"x4"x12'-16")
- USE THE SAME NUMBER OF BATTENS AS PROPS BEING USED.
- PLACE THE BATTENS VERTICALLY AND EVENLY SPACED AGAINST THE BURLAP.
- SECURE THE BATTENS IN PLACE WITH METAL OR PLASTIC BANDING STRAPS. DO NOT NAIL TREE.
- WEDGE LOWER END OF PROP INTO SOIL AND SECURE WITH A 2"x4"x30" STAKE. PROPS SHOULD BE  
INSTALLED AT A 30 TO 40 DEGREE ANGLE FROM THE BATTENS AND OF SUFFICIENT LENGTH TO REACH THE  
GROUND. NOTE: ON STRAIGHT TREES OR PALMS OR TREES, SPACE PROPS EQUAL DISTANCE AROUND  
TREE OR PALM ON CURVED (CHARACTER) PALMS OR TREES, SPACE PROPS AGAINST THE FRONT OF THE  
CURVE OF THE PALM.
- CUT A SMOOTH ANGLE AT THE END OF THE PROPS. ALIGN WITH AND NAIL INTO BATTENS. DO NOT  
PENETRATE TREE OR PALM WITH NAILS.
- IF IT APPEARS THAT ADDITIONAL CONSTRUCTION WORK WILL TAKE PLACE NEAR TO OR IN THE VICINITY OF  
THE NEWLY BRACED TREES OR PALMS, THEN PROPS ARE TO BE CLEARLY LABELED WITH THE STATEMENT,  
"DO NOT REMOVE."
- PROPS ARE NOT TO BE REMOVED UNTIL APPROVED BY THE LANDSCAPE CONTRACTOR.

TREES AND PALMS LESS THAN 6" DBH TO BE BRACED BY GUYING:

1. CHOOSE THE CORRECT SIZE AND NUMBER OF STAKES AND SIZE OF HOSE AND WIRE. GUYING SHALL BE COMPLETED WITHIN 48 HOURS OF PLANTING THE TREE.
2. CUT LENGTHS OF STAKING HOSE TO EXTEND 2 INCHES PAST TREE TRUNK WHEN WRAPPING AROUND.
3. SPACE STAKES EVENLY ON OUTSIDE OF WATER RING AND DRIVE EACH FIRMLY INTO THE GROUND. STAKES SHOULD BE DRIVEN AT A 30 DEGREE ANGLE WITH THE POINT OF THE STAKE TOWARD THE TREE UNTIL 4 TO 5 INCHES ARE LEFT SHOWING.
4. PLACE THE HOSE AROUND THE TRUNK JUST ABOVE THE LOWEST BRANCH.
5. THREAD THE WIRE THROUGH THE HOSE AND PAST THE STAKE, ALLOWING APPROXIMATELY 2 FEET OF EACH OF THE TWO ENDS BEYOND THE STAKE BEFORE CUTTING THE WIRE.
6. TWIST WIRE AT RUBBER HOSE TO KEEP IT IN PLACE.
7. PULL WIRE DOWN AND WIND BOTH ENDS AROUND STAKE TWICE. TWIST WIRE BACK ONTO ITSELF TO SECURE IT BEFORE CUTTING OFF THE EXCESS.
8. THE ABOVE PROCEDURES ARE TO BE FOLLOWED FOR EACH STAKE, KEEPING THE TREE STRAIGHT AT ALL TIMES.
9. THERE SHOULD BE A 1 TO 3 INCH SWAY IN THE TREE (THE WIRES SHOULD NOT BE PULLED TIGHT) FOR BEST ESTABLISHMENT.
10. FLAG THE GUY WIRES WITH SURVEYOR'S FLAGGING OR APPROVED EQUAL FOR SAFETY.
11. ANY WIRES ARE NOT TO BE REMOVED UNTIL APPROVED BY LANDSCAPE ARCHITECT.

1. LANDSCAPE: SUBMIT PHOTOGRAPHS OF ALL MATERIALS WITH SCALE REFERENCE. INDICATE GROWER'S LOCATION AND ANY LEAD TIME FOR ROOT PRUNING OR PREPARATION.





5 PLANT & SHRUB SPACING DETAIL  
SCALE: 3/32" = 1'- 0"

