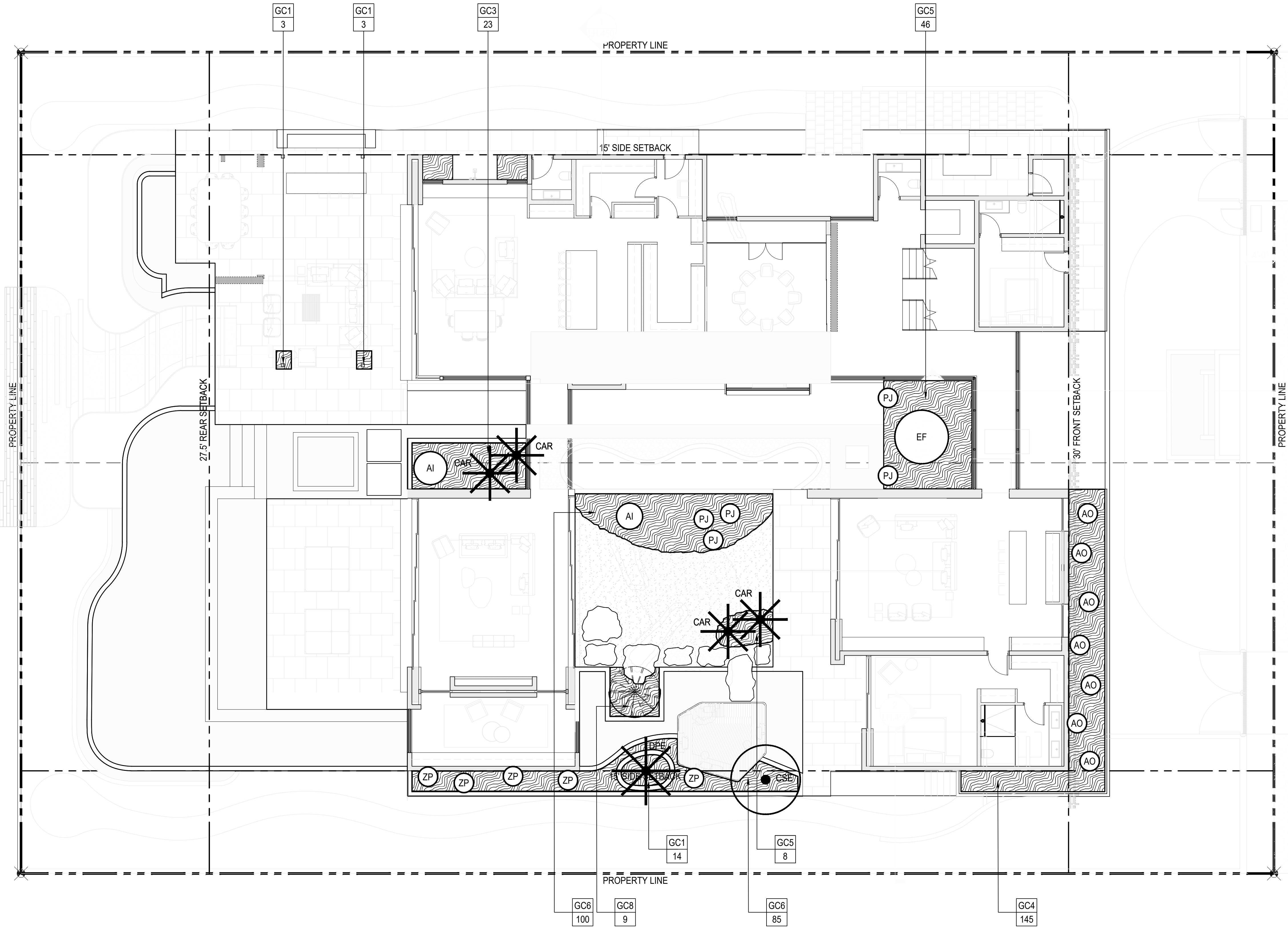


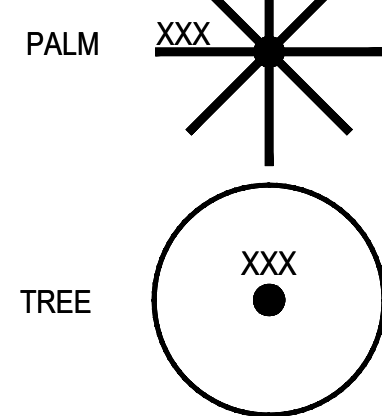
20211105 Christopher Barnes, S:\PROJECTS\21047_228 - 302 W Dilido Gardens\20 DESIGN\24 WORKING\CAD\Sheet\21047_07_LP.201_Understory Plan - First Floor.dwg



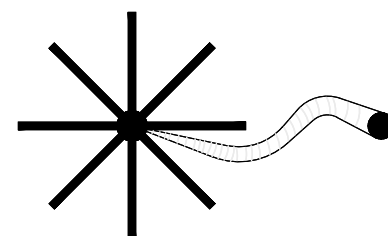
LEGEND

PROPERTY LINE
SETBACK
ROOF OVERHANG

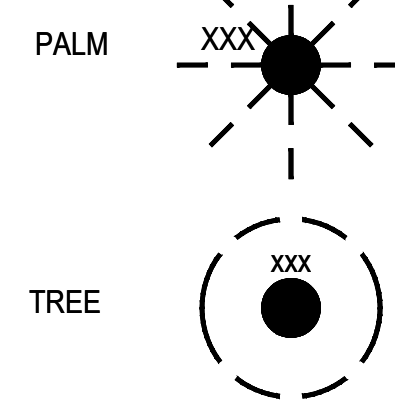
PROPOSED



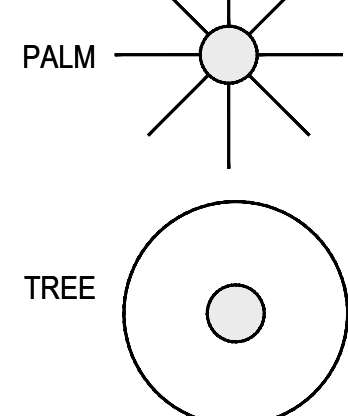
CHARACTER PALM



RELOCATED FROM ON-SITE

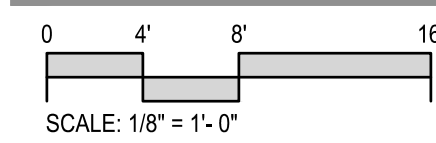


EXISTING TO REMAIN



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. REFER TO SHEET LP.300 FOR PLANTING SCHEDULE.
4. THE CRITICAL ROOT ZONE (CRZ) IS EQUAL TO A CIRCLE WITH 8" OF RADIUS PER 1" OF DBH OF THE TREE TRUNK.



REVISIONS:

1 11/08/2021 Revised DRB Final Submittal

No. Date Description

SEAL: LANDSCAPE ARCHITECT: Raymond Jungles



SHEET TITLE:

UNDERSTORY PLAN
FIRST FLOOR

DRB FINAL SUBMITTAL

Drawn By: CB

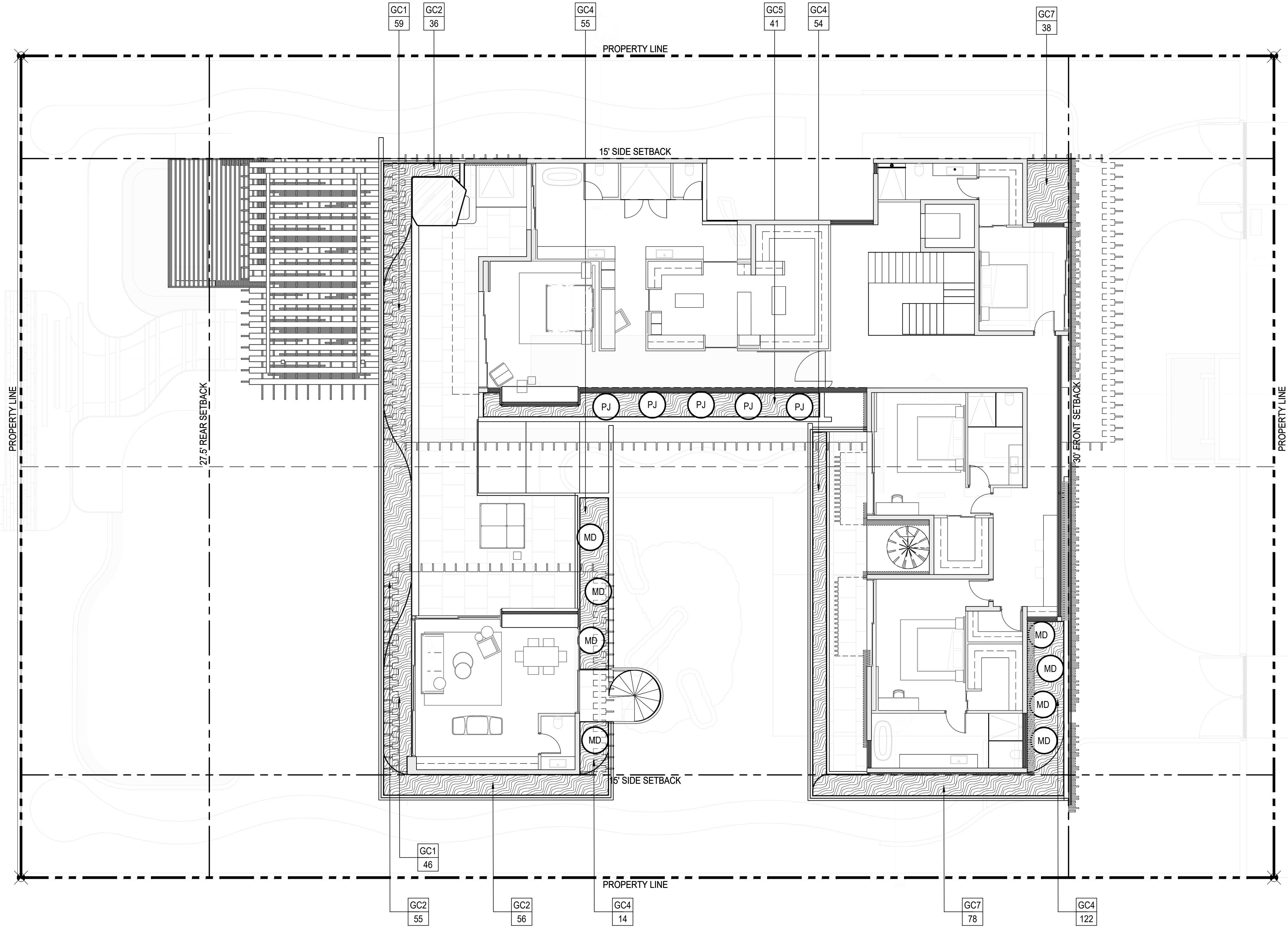
Checked By: GCH

Date: 08-02-2021

SHEET NUMBER:

LP.201

20211105 Christopher Barnes, S:\PROJECTS\21047_228 - 302 W Dilido Gardens\20 DESIGN\24 WORKING\CAD\Sheet\21047_LP 202_Understory Plan - Second Floor.dwg



LEGEND

PROPERTY LINE
SETBACK
ROOF OVERHANG

PROPOSED

UNDERSTORY TREE

UNDERSTORY PALM

UNDERSTORY SHRUB

UNDERSTORY ACCENTS

GROUNDCOVERS

VINE

GROUNDCOVER AREA

LAWN

EXISTING TO REMAIN

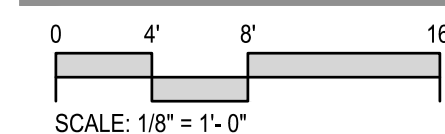
PALM

TREE

HEDGE

GENERAL NOTES:

- CONTRACTOR IS RESPONSIBLE FOR CALCULATING / VERIFYING ALL QUANTITIES.
- GENERAL CONTRACTOR SHALL SUBMIT, OBTAIN AND KEEP RECORDS OF ALL PERMITTING REQUIRED BY LOCAL CODES.
- REFER TO SHEET LP.300 FOR PLANTING SCHEDULE.
- THE CRITICAL ROOT ZONE (CRZ) IS EQUAL TO A CIRCLE WITH 8" OF RADIUS PER 1" OF DBH OF THE TREE TRUNK.



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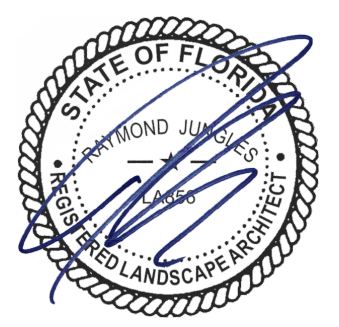
REVISIONS:

No.	Date	Description
1	11/08/2021	Revised DRB Final Submittal

No. Date Description

SEAL:

LANDSCAPE ARCHITECT: Raymond Jungles



SHEET TITLE:

UNDERSTORY PLAN
SECOND FLOOR

DRB FINAL SUBMITTAL

Drawn By: CB

Checked By: GCH

Date: 08-02-2021

SHEET NUMBER:

LP.202

Client: Jupiter Inland Sea, 5000 S.W. 10th St., Jupiter, FL 33411
Project: 228+302 W. Dillido Drive, 228+302 W. Dillido Drive, Jupiter, FL 33411
Date: 08-02-2021
Drawing: 228+302 W. Dillido Drive, 228+302 W. Dillido Drive, Jupiter, FL 33411

228+302 W Dillido Garden | Proposed Plant List
Miami Beach, FL
2-Aug-21

GROUND LEVEL

TREES										
QTY	SYM	Botanical Name	Common Name	Native	Tolerant	Credit	Total	Specifications		
1	CPE	Ceciba Pentandra	Kapok Tree	Yes				20'-25' HT. x 15'-20' SPR. 10" DBH, Character, Specimen		
3	CRO	Cleome rosea	Autograph Tree	Yes		500	1,500	20'-25' HT. x 16'-18' SPR. Multi, Character, Collected, Specimen		
2	CLV	Coccoloba uvifera	Seagrape	Yes	Yes	500	1,000	20'-25' HT. x 12'-14' SPR. Multi, Character, Collected, Specimen		
3	CER	Conocarpus erectus	Green Buttonwood	Yes	Yes	500	1,500	16'-20" HT. x 10"-12" SPR. Multi, Character, Field Grown, Specimen		
1	CBS	Cordia boissieri	White Geiger Tree	Yes	Yes	500	500	12'-14" HT. Specimen		
19	MUT	Miscellaneous Understory Trees								
	MUT	Coccoloba diversifolia	Pigeonplum	Yes				14" x 16" HT.		
	MUT	Caesalpinia granadilla	Bridal Veil	No				14" x 16" HT.		
	MUT	Diphysa salicifolia	Willow Bustic	Yes				14" x 16" HT.		
	MUT	Guapira discolor	Beeftree	Yes				14" x 16" HT.		
	MUT	Krugiodendron ferreum	Black Ironwood	Yes				14" x 16" HT.		
	MUT	Plumeria sp.	Plumeria	Yes				14" x 16" HT.		
5	MFR	Myrcianthes fragrans	Simpson's Stopper	Yes	Yes			14'-16" HT. x 8'-10" SPR.		
1	PAQ	Pachira aquatica	Water/Guiana Chestnut	No				20'-25" HT. x 15'-20" SPR. 8" DBH, Specimen		
7	PLO	Polyalthia longifolia 'Upright'	Mast Tree	No			0	16'-20" HT. Field Grown		
5	QVI	Quercus virginiana	Live Oak	Yes	Yes	500	2,500	25'-30" HT. x 20'-25" SPR. 10"-12" DBH, Field Grown, Specimen		
							3,000			

PALMS

QTY	SYM	Botanical Name	Common Name	Native	Tolerant	Credit	Total	Specifications	
3	CAL	Coccothrinax alta	Same	No	Yes	300	900	14'-16' OA. Field Grown, Specimen	
1	CAR	Coccothrinax sp.	Same	Yes	Yes	300	300	14'-16' OA. Field Grown, Specimen	
7	CNU	Coccothrinax	Coconut Palm	Yes		300	2,100	30'-35' OA. Character, Curved Trunks	
2	CFA	Copernicia falseensis	Same	No		100	200	12'-14' OA. Specimen	
1	DPE	Dypsis perbella	Pemba Palm	No		100	100	16'-20' OA. Staggered HT., Multi-Trunk, Specimen	
2	PHO	Phoenix sp.	Hybrid Phoenix	No	Yes	300	600	Florida Hybrid, Multi-trunk	
6	PMA	Psychosperma macarthurii	Macarthur Palm	No		100	600	16'-20' OA. Heavy	
6	RMA	Roystonea madseniana	Traveler's Tree	No		100	600	14'-16' HT. Field Grown	
4	RRE	Roystonea regia	Royal Palm	Yes	Yes	300	1,200	25'-30' OA. Field Grown	
5	SDO	Sabal domingensis	Dominican Sabal Palm	No		300	1,500	18'-24' OA. Staggered HT., Field Grown	
6	SPA	Sabal palmetto	Sabal Palm	Yes	Yes	300	1,800	30'-35' HT. Character, Curved Trunks	
2	TRA	Thrinax sp.	Same	Yes	Yes	300	600	14'-16' OA. Field Grown, Specimen	
							10,300		

UNDERSTORY TREES / LARGE SHRUBS

QTY	SYM	Botanical Name	Common Name	Native					Specifications
37	LNS	Large Native Shrubs							
	LNS	<i>Canela winterana</i>	Cinnamon Bark	Yes					10 HT. 2" DBH
	LNS	<i>Eugenia foetida</i>	Spanish Stopper	Yes					10 HT. 2" DBH
	LNS	<i>Eugenia rhombea</i>	Red Stopper	Yes					10 HT. 2" DBH
	LNS	<i>Gymnanthes lucida</i>	Shiny Oysterwood	Yes					10 HT. 2" DBH

SHRUBS

QTY	SYM	Botanical Name	Common Name	Native				Specifications
280	SH	Low Shrubs						
	SH	Argusia gnaphalodes	Sea Lavender	Yes				7 Gal
	SH	Chrysobalanus icaco 'horizontal'	Horizontal Cocoplum	Yes				7 Gal
	SH	Cuscuta fluminensis	Same	Yes				7 Gal
	SH	Gardenia tahitensis 'Mini'	Dwarf Tahitian Gardenia	Yes				7 Gal
	SH	Psychotria nervosa	Wild Coffee	Yes				7 Gal
	SH	Zamia pumila	Coontie	Yes				7 Gal

ACCENTS

QTY	SYM	Botanical Name	Common Name	Native				Specifications	
9	AI	Alcantarea imperialis	Giant Bromeliad	No				7 Gal. Full	
11	AO	Alcantarea odorata	Fragrant Alcantarea	Yes				8 Gal. Full	
5	AP	Alcassia sp.	Elephant Ears	No				25 Gal. Full.	
1	DS	Dioon spinulosum	Gum Palm	No				15 Gal. 3'-4' HT.	
2	EF	Encyphalartos ferox	Zululand Cycad	Yes				15 Gal. 3'-4' HT.	
53	MD	Monstera deliciosa	Swiss Cheese Plant	Yes				7 Gal. Mature Leaves	
17	PR	Philodendron 'Roya Congo'	Same	Yes				7 Gal. Full.	
2	SR	Serenoa repens	Saw Palmetto	Yes				30 Gal. 3' x 3'	
11	ZP	Zamia pumila	Coontie	Yes				3 Gal. 18" HT. Full	

GROUNDCOVERS

QTY	SYM	Botanical Name	Common Name	Native				Specifications	
1,030	GC16	Bulbine frutescens	Peach' Bulbine Peach	Yes				1 Gal @ 18" O.C. Full	
208	GC2	Eragrostis eliottii	Silver Lovegrass	Yes				1 Gal @ 18" O.C. Full	
68	GC3	Ernannea littoralis	Golden Creeper	Yes				3 Gal @ 24" O.C. Full	
125	GC11	Glandularia maritima	Beach Verbena	Yes				1 Gal @ 18" O.C. Full	
526	GC14	Microsorium scolopendrium	Wart Fern	Yes				1 Gal @ 18" O.C. Full	
304	GC8	Nephrolepis exaltata	Boston Fern	No				3 Gal @ 24" O.C.	
114	GC9	Peperomia obtusifolia	Baby Rubber Plant	No				3 Gal @ 24" O.C.	
500	GC5	Philodendron Burtle Marx	Same	No				3 Gal @ 24" O.C. Full	
116	GC7	Turnera subulata	White Buttercup	No				1 Gal @ 18" O.C. Full	

SOD

QTY	SYM	Botanical Name	Common Name	Native				Specifications	
1265 S.F.	ZC	Zoysia 'casmere'	Cashmere Zoysia Grass	No				Solid Sod. Q'tys shown in S.F.	

FIRST FLOOR

TREES									
QTY	SYM	Botanical Name	Common Name	Native	Tolerant	Credit	Total	Specifications	
1	CSE	Cordia sebestena	White Geiger	Yes	Yes	500	500	15'-20' HT. x 8'-10' SPR. Field Grown, Specimen	

PALMS

QTY	SYM	Botanical Name	Common Name	Native		Credit	Total	Specifications	
4	CAN/TNA	Coccothrinax sp. or Thrinax sp.	Same	Yes		100	400	14'-16' OA. Field Grown. Specimen	
1	DPE	Dypsis perbella	Pemba Palm	No				16'-20' OA. Staggered HT., Multi-Trunk, Specimen	
							400		

ACCENTS

QTY	SYM	Botanical Name	Common Name	Native				Specifications	
2	AI	Alcantarea imperialis	Giant Bromeliad	No				7 Gal. Full	
7	AO	Alcantarea odorata	Fragrant Alcantarea	Yes				8 Gal. Full	
1	EF	Encyphalartos ferox	Zululand Cycad	Yes				15 Gal. 3'-4' HT.	
5	PJ	Portea jungles	Same	No				7 Gal. Full.	
5	ZP	Zamia pumila	Coontie	Yes				3 Gal. 18" HT. Full	

GROUNDCOVERS

QTY	SYM	Botanical Name	Common Name	Native				Specifications	
185	GC16	Bulbine frutescens	Peach' Bulbine	Yes				1 Gal @ 18" O.C. Full	
28	GC3	Ernannea littoralis	Golden Creeper	Yes				3 Gal @ 24" O.C. Full	
20	GC11	Glandularia maritima	Beach Verbena	Yes				1 Gal @ 18" O.C. Full	
145	GC14	Microsorium scolopendrium	Wart Fern	Yes				1 Gal @ 18" O.C. Full	
9	GC8	Nephrolepis exaltata	Boston Fern	No				3 Gal @ 24" O.C.	
72	GC5	Philodendron Burtle Marx	Same	No				3 Gal @ 24" O.C. Full	

SECOND FLOOR

ACCENTS									
QTY	SYM	Botanical Name	Common Name	Native				Specifications	
8	MD	Monstera deliciosa	Swiss Cheese Plant	Yes				7 Gal. Mature Leaves	
5	PJ	Portea jungles	Same	No				7 Gal. Full.	

GROUNDCOVERS

QTY	SYM	Botanical Name	Common Name	Native				Specifications	
147	GC2	Eragrostis eliottii	Silver Lovegrass	Yes				1 Gal @ 18" O.C. Full	
105	GC11	Glandularia maritima	Beach Verbena	Yes				1 Gal @ 18" O.C. Full	
245	GC14	Microsorium scolopendrium	Wart Fern	Yes				1 Gal @ 18" O.C. Full	
35	GC5	Philodendron Burtle Marx	Same	No				3 Gal @ 24" O.C. Full	
116	GC7	Turnera subulata	White Buttercup	No				1 Gal @ 18" O.C. Full	

TREE MITIGATION CREDITS

14,200

- In addition to the above plant list and specifications there is to be an additional \$15,000.00 plant and install allowance - Landscape Architect to select accent specimens during nursery visits.
- In addition to the above plant list and specifications there is to be an additional \$5,000.00 planted purchase plant and install allowance for aquatic plants.
- Landscape contractor to provide photographs of all trees & palms for Landscape Architect's approval with bid.
- Landscape contractor to coordinate installation with Landscape Architect at least 1 month prior to installation date.
- All plants to be laid out on site by Landscape Architect.
- 30% of all shrubs shall be native.
- 50% of all required shrubs shall be low maintenance/ drought and salt tolerant.
- 50% of all required shrubs shall be low maintenance/ drought and salt tolerant.

CITY OF MIAMI BEACH LANDSCAPE LEGEND
INFORMATION REQUIRED TO BE PERMANENTLY AFFIXED TO PLANS

ZONING DISTRICT RS-3 LOT AREA 21,000 SF ACRES 0.50

	OPEN SPACE	REQUIRED/ ALLOWED	PROVIDED
A.	SQUARE FEET OF REQUIRED OPEN SPACE AS INDICATED ON SITE PLAN: LOT AREA = 21,000 S.F. X 50% % = 10,500 S.F.	10,500 SF	11,870
B.	SQUARE FEET OF PARKING LOT OPEN SPACE REQUIRED AS INDICATED ON SITE PLAN:	N/A	N/A
	NUMBER OF PARKING SPACES _____ X 10 S.F. PARKING SPACE	N/A	N/A
C.	TOTAL SQUARE FEET OF LANDSCAPED OPEN SPACE REQUIRED:	5,827	5,864 SF

LAWN AREA CALCULATION

A.	SQUARE FEET OF LANDSCAPED OPEN SPACE REQUIRED	5,827	
B.	MAXIMUM LAWN AREA (SOD) PERMITTED=50 % X 5,827 SF=2,914	2,914	1265 SF

TREES

A.	TREES REQUIRED PER NET LOT ACRE	N/A	N/A
	TREES ON FRONT YARD	4	22
	TREES ON BACK YARD	6	9
	TREES IN EXCESS OF 6,000 SF LOT (1 TREE X 1,000 SF)	15	17
	TOTAL TREES ON LOT	25	48

B.	30% NATIVES REQUIRED: 25 X 30% = 8	8	19
C.	50% LOW MAINTENANCE / DROUGHT AND SALT TOLERANT REQUIRED: 25 X 50% = 13	13	17
D.	STREET TREES (MAXIMUM AVERAGE SPACING OF 20' O.C.) 120 LF / 20' = 6	6	6
E.	STREET TREE SPECIES ALLOWED DIRECTLY BENEATH POWER LINES: (MAXIMUM AVERAGE SPACING OF 20' O.C.): Myrcianthes Fragrans	6	6

SHRUBS

A.	NUMBER OF SHRUBS REQUIRED: SUM OF LOT AND STREET TREES REQUIRED 31 X 12 = 372	372	461
B.	50% NATIVE SHRUBS REQUIRED: 528 X 50% = 186	186	434

LARGE SHRUBS OR SMALL TREES

A.	LARGE SHRUBS OR SMALL TREES (10% OF REQUIRED SHRUBS) 372 X 10% = 37	37	37
B.	50% NATIVE LARGE SHRUBS OR SMALL TREES REQUIRED: 37 X 50% = 19	19	37

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REVISIONS:

1	11/08/2021	Revised DBR Final Submittal
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No. Date Description

SEAL:

LANDSCAPE ARCHITECT: Raymond Jungles

STATE OF FLORIDA
RAYMOND JUNGLES
LANDSCAPE ARCHITECT
LA0000856

SHEET TITLE:
PLANTING
SCHEDULE

DRB FINAL SUBMITTAL
Drawn By: CB
Checked By: GCH
Date: 08-02-2021
SHEET NUMBER:
LP.300

1. LANDSCAPE CONTRACTOR SHALL BECOME FAMILIAR WITH THE SCOPE OF WORK AS WELL AS THE SITE, DIGGING CONDITIONS, AND ANY OBSTACLES PRIOR TO SUBMITTING A BID.
2. LANDSCAPE CONTRACTOR SHALL PROVIDE AN INSTALLATION SCHEDULE TO THE GENERAL CONTRACTOR AND LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL.
3. LANDSCAPE CONTRACTOR SHOULD VERIFY ALL ESTIMATED QUANTITIES OF MATERIAL SHOWN ON THE LANDSCAPE ARCHITECT'S DRAWINGS PRIOR TO SUBMITTING A BID.
4. PLANT LIST SHALL TAKE PRECEDENCE OVER PLANTING PLAN IN CASE OF DISCREPANCIES.
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.
6. ALL SIZES SPECIFIED FOR PLANT MATERIAL ON THE PLAN AND PLANT LIST SHALL BE CONSIDERED MINIMUM.
7. ALL PLANT MATERIAL MUST MEET OR EXCEED THE SPECIFIED MINIMUM REQUIREMENTS FOR BOTH HEIGHT AND SPREAD.
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.
9. NO CHANGE OR SUBSTITUTION SHALL BE MADE WITHOUT PRIOR APPROVAL OF THE LANDSCAPE ARCHITECT. ANY REVISION OR MODIFICATIONS TO THE LANDSCAPE PLAN MUST HAVE PRIOR APPROVAL BY THE THE LANDSCAPE ARCHITECT & OWNER
10. ALL MATERIAL SHALL BE SUBJECT TO AVAILABILITY AT TIME OF INSTALLATION. SUBSTITUTIONS MAY BE MADE AFTER CONSULTATION WITH THE LANDSCAPE ARCHITECT.
11. ALL TREES, PALMS, SHRUBS AND GROUND COVERS SHALL BE GUARANTEED FOR A PERIOD OF 12 MONTHS FROM DATE OF FINAL ACCEPTANCE.
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.
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.
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.
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.
16. FOR PLANT MATERIAL DESIGNATED TO BE REMOVED, THE ENTIRE ROOT SYSTEM SHALL BE DUG AND REMOVED FROM THE SITE.
17. ALL PLANTING AREAS SHALL BE EXCAVATED TO A MINIMUM OF 3' FOR GROUNDCOVER'S AND MORE THAN 3' FOR SHRUBS, TREES, AND PALMS, AND SHOULD RECEIVE A SPECIFIED PLANTING SOIL MIXTURE. PLANTING SOIL SHALL BE 70% COARSE SAND, 20% FLORIDA PEAT, AND 10% PINE BARK AS MANUFACTURED BY ATLAS PEAT & SOIL OR APPROVED EQUAL. CONTRACTOR TO SUBMIT PLANTING SOIL SAMPLE FOR LANDSCAPE ARCHITECT'S APPROVAL.
18. ALL PLANT MATERIAL SHALL BE FLORIDA NO. 1 OR BETTER AS SET FORTH IN THE FLORIDA DEPARTMENT OF AGRICULTURE 'GRADES AND STANDARDS FOR NURSERY PLANTS' SECOND EDITION FEB. 1998 INCLUDING REVISIONS AND WHICH MEET OR EXCEED THE SIZES INDICATED IN THE PLANTING SCHEDULE AND DETAILS.
19. ALL TREES SHALL BE STAKED IN A GOOD WORKMANLIKE MANNER. NO NAIL STAKING PERMITTED. (REFER TO BRACING NOTES AND PLANTING DETAILS)
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)
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 SOIL TESTS OF EXISTING ON-SITE SOILS.
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.
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.
24. ALL PLANTING AREAS SHALL BE MULCHED WITH SHREDDED ORGANIC MULCH TO A MINIMUM OF 3"; WITH THE EXCEPTION OF BEACH PLANTING. DO NOT USE CYPRESS OR RED MULCH.
25. ALL TREES SHALL HAVE 2" CALIPER AT D.B.H. MINIMUM FOR A 10' HEIGHT TREE, UNLESS NOTED OTHERWISE.
26. ALL 1 GALLON MATERIAL SHALL HAVE 12" SPREAD MINIMUM, ALL 3 GALLON MATERIAL TO HAVE 20-24" SPREAD MINIMUM.
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

28. LANDSCAPE CONTRACTOR TO COORDINATE INSTALLATION OF IRRIGATION SYSTEM WITH IRRIGATION CONTRACTOR. IRRIGATION TIME CLOCK TO BE HARD WIRED ON COMPLETION - RESPONSIBILITY OF IRRIGATION CONTRACTOR. LANDSCAPE CONTRACTOR SHALL HAND WATER OR ARRANGE FOR WATERING DURING PLANTING UNTIL IRRIGATION SYSTEM IS 100% OPERABLE. THIS IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
29. LANDSCAPE CONTRACTOR SHALL COORDINATE HIS WORK WITH ALL OTHER APPROPRIATE CONTRACTORS.
30. THE LANDSCAPE CONTRACTOR SHALL AT ALL TIMES KEEP THE JOB SITE CLEAN AND FREE FROM ACCUMULATION OF WASTE MATERIAL, DEBRIS, AND RUBBISH.
31. LANDSCAPE PLAN SHALL BE INSTALLED IN COMPLIANCE WITH ALL LOCAL CODES.
32. ON-SITE LAYOUT OF PLANT MATERIAL SHALL BE COORDINATED WITH LANDSCAPE ARCHITECT AT THE TIME OF INSTALLATION.
33. ALL PLANTS, MATERIALS, WORKMANSHIP, AND INVOICE APPROVAL ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT.
34. CONTRACTOR TO FLAG ALL PROPOSED TREE AND PALM LOCATIONS FOR OWNER AND LANDSCAPE ARCHITECT'S APPROVAL PRIOR TO EXCAVATION OR INSTALLATION. PLAN LOCATIONS ARE SUBJECT TO FIELD ADJUSTMENTS BY THE LANDSCAPE ARCHITECT.
35. LANDSCAPE ARCHITECT TO APPROVE ALL SHRUB AND GROUND COVER PLANTING LOCATION AND LAYOUT PRIOR TO INSTALLATION.
36. CONTRACTOR SHALL PROVIDE DIGITAL PHOTOGRAPHIC DOCUMENTATION DURING INSTALLATION FOR LANDSCAPE ARCHITECT'S REVIEW, DAILEY.
37. LANDSCAPE CONTRACTOR TO INSURE ALL PLANT MATERIAL IS INSTALLED AT THE CORRECT ELEVATION, REFER TO GRADING PLAN.
38. 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.
39. THE AWARDED LANDSCAPE CONTRACTOR SHALL SUBMIT A PROPOSED BID / CONTRACT WITH 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.
40. THE LANDSCAPE CONTRACTOR'S CONTRACT SHALL ACKNOWLEDGE ALL TERMS AND CONDITIONS SET FORTH UNDER THESE GENERAL LANDSCAPE NOTES AND SPECIFICATIONS.
41. 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.
42. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY PERMITS OR APPROVALS FROM THE FEDERAL, STATE OR LOCAL GOVERNMENT REQUIRED FOR THE WORK INCLUDED IN THIS CONTRACT AND ON THESE DRAWINGS.
43. PLANT SHRUBS IN CIRCULAR PITS WITH A DIAMETER 16" GREATER THAN ROOTBALL OR CONTAINER. PLANT TREES IN CIRCULAR PITS WITH A DIAMETER 36" GREATER THAN ROOTBALL OR CONTAINER. PLACE PLANTS WITH BEST "FACE" FORWARD.
44. BACKFILL ALL PLANTING PITS WITH THE FOLLOWING MIXTURE : $\frac{1}{2}$ ONSITE SOIL, $\frac{1}{2}$ CLEAN FRIABLE TOPSOIL. SUBMIT TOPSOIL SAMPLE AND SOIL TEST ANALYSIS FOR APPROVAL BY LANDSCAPE ARCHITECT. (SEE PLANTING DETAILS). REMOVE EXCESS SOIL EXCAVATED FROM PLANT PIT FROM THE SITE OR DISTRIBUTE ON-SITE AS DIRECTED BY L.A.
45. VERIFY ALL QUANTITIES IN THE PLANTING SCHEDULE AND INSTALL ALL PLANTS AND MATERIALS AS INDICATED IN THE PLAN. PROVIDE COMPOSITE UNIT PRICES FOR EACH PLANT, WHICH INCLUDE ALL OTHER INCIDENTAL MATERIALS, (I.E. MULCH, FERTILIZER, TOPSOIL, LABOR, ETC.)
46. NOTIFY THE OWNER AND LANDSCAPE ARCHITECT OF ANY UNFORESEEN CONDITIONS, I.E., COMPACTED SOIL / SUBGRADE, POOR DRAINAGE, UNCONSOLIDATED SOIL, EROSION, UTILITY CONFLICTS, EXCESSIVE SUN OR SHADE, ETC., PRIOR TO PROCEEDING WITH LANDSCAPE INSTALLATION.
47. ALL PLANTS, MATERIALS AND WORKMANSHIP ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT AND OWNER.

1. CHOOSE THE CORRECT SIZE, LENGTH, AND NUMBER OF PROPS TO BE USED (PRESSURE TREATED (PT), TIMBER BAMBOO (GUADUA ANGUSTIFOLIA) 3" DIA.).
2. 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.
3. SELECT THE PROPER LENGTH AND SIZE OF BATTENS (PT 2"x4"x12"-16")
4. USE THE SAME NUMBER OF BATTENS AS PROPS BEING USED.
5. PLACE THE BATTENS VERTICALLY AND EVENLY SPACED AGAINST THE BURLAP.
6. SECURE THE BATTENS IN PLACE WITH METAL OR PLASTIC BANDING STRAPS. DO NOT NAIL TREE.
7. 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.
8. CUT A SMOOTH ANGLE AT THE END OF THE PROPS. ALIGN WITH AND NAIL INTO BATTENS. DO NOT PENETRATE TREE OR PALM WITH NAILS.
9. 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."
10. PROPS ARE NOT TO BE REMOVED UNTIL APPROVED BY THE LANDSCAPE CONTRACTOR.

1. CHOOSE THE CORRECT SIZE AND NUMBER OF STAKES AND SIZE OF SLEEVE AND WIRE. GUYING SHALL BE COMPLETED WITHIN 48 HOURS OF PLANTING THE TREE.
2. CUT LENGTHS OF STAKING SLEEVE 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 SLEEVE AROUND THE TRUNK JUST ABOVE THE LOWEST BRANCH.
5. THREAD THE WIRE THROUGH THE SLEEVE 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 SLEEVE 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.

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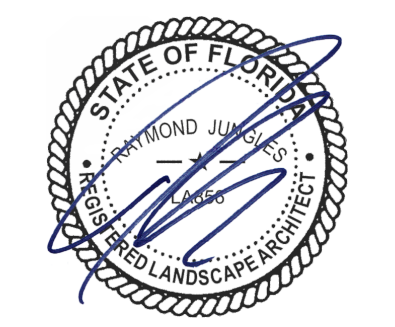
1 11/08/2021 Revised DRB Final Submittal

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No.	Date	Description
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SEAL:

LANDSCAPE ARCHITECT: Raymond Jungles



SHEET TITLE:

PLANTING NOTES

DRAFT FINAL SUBMITTAL

Drawn By: CB

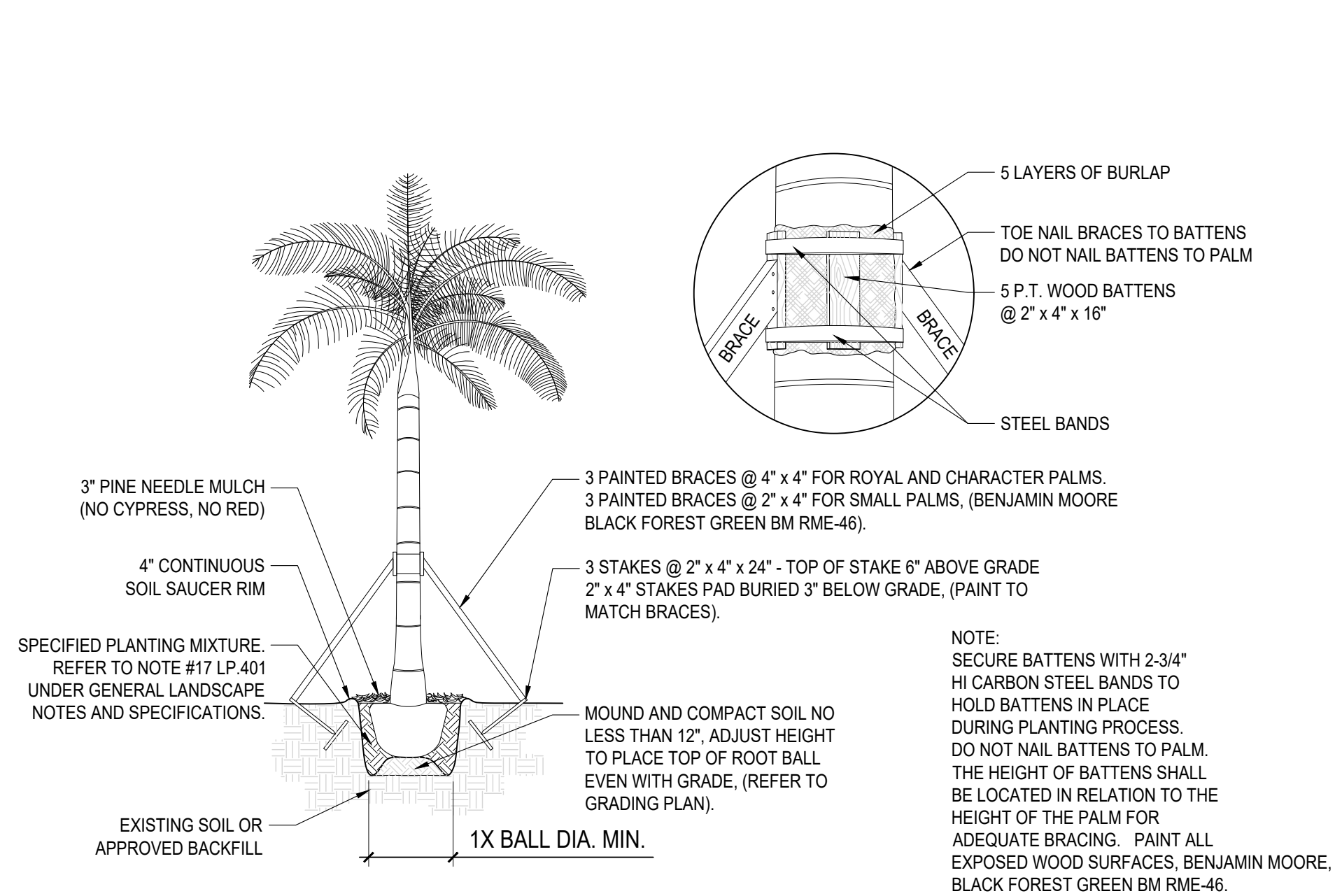
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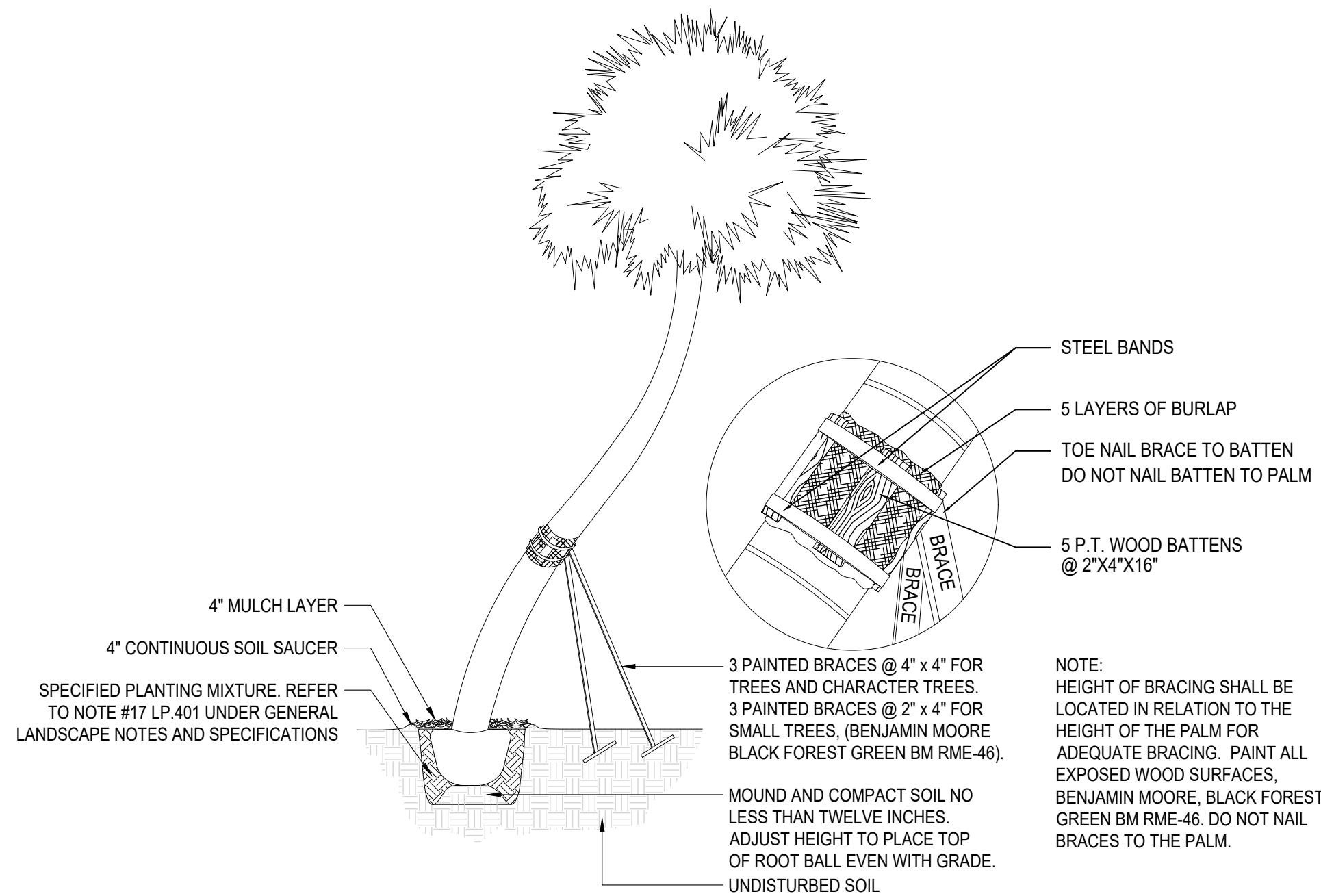
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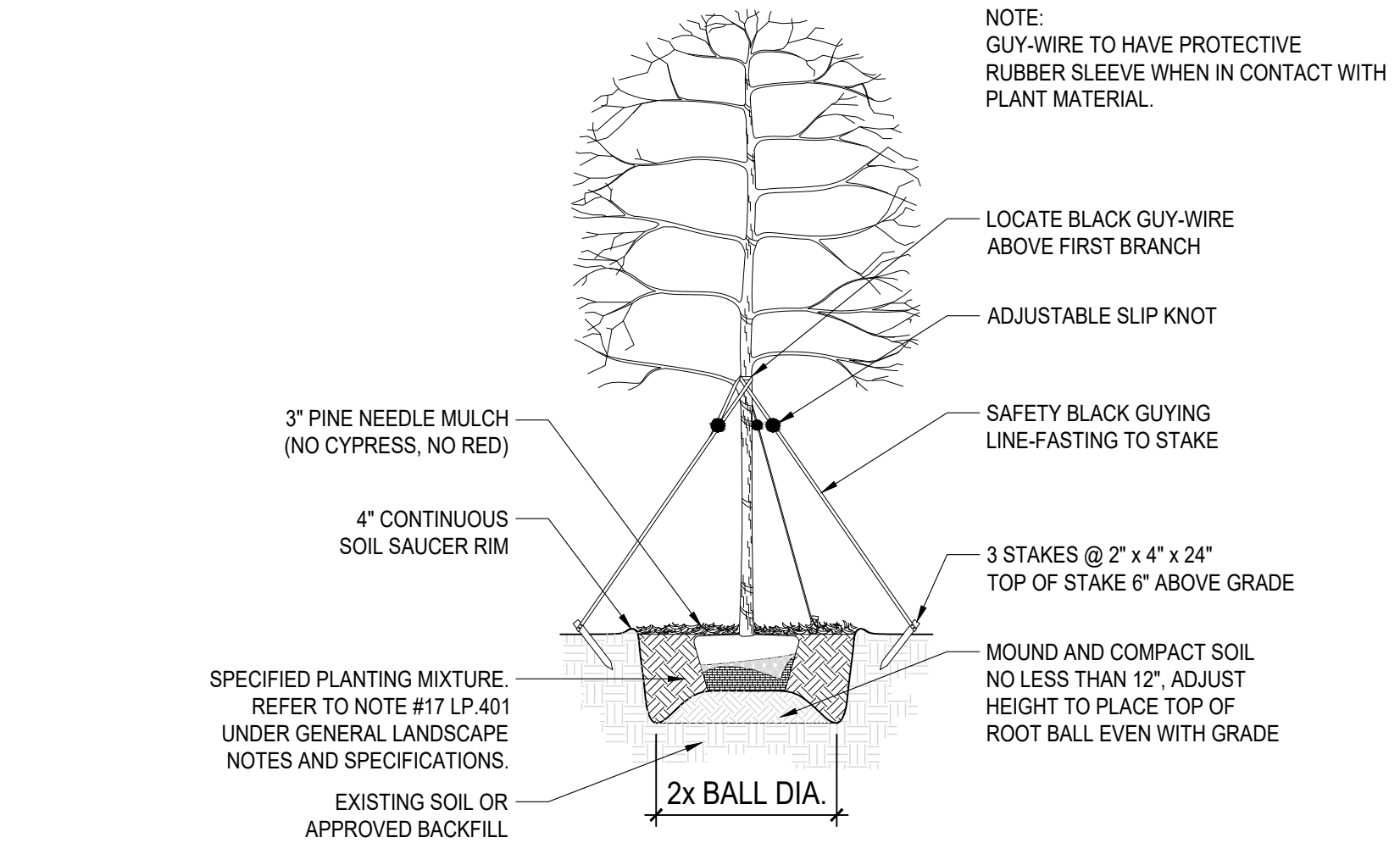
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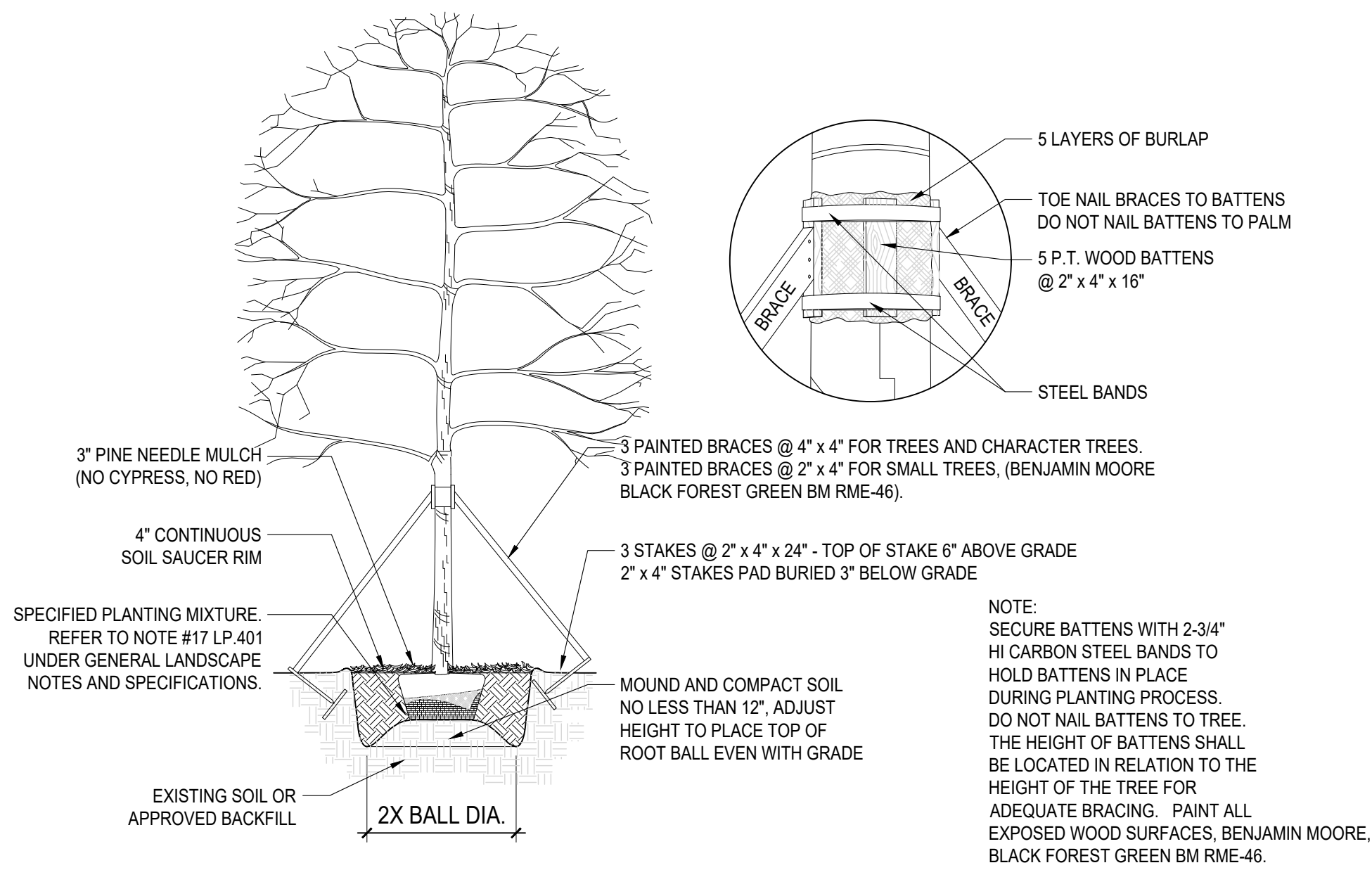
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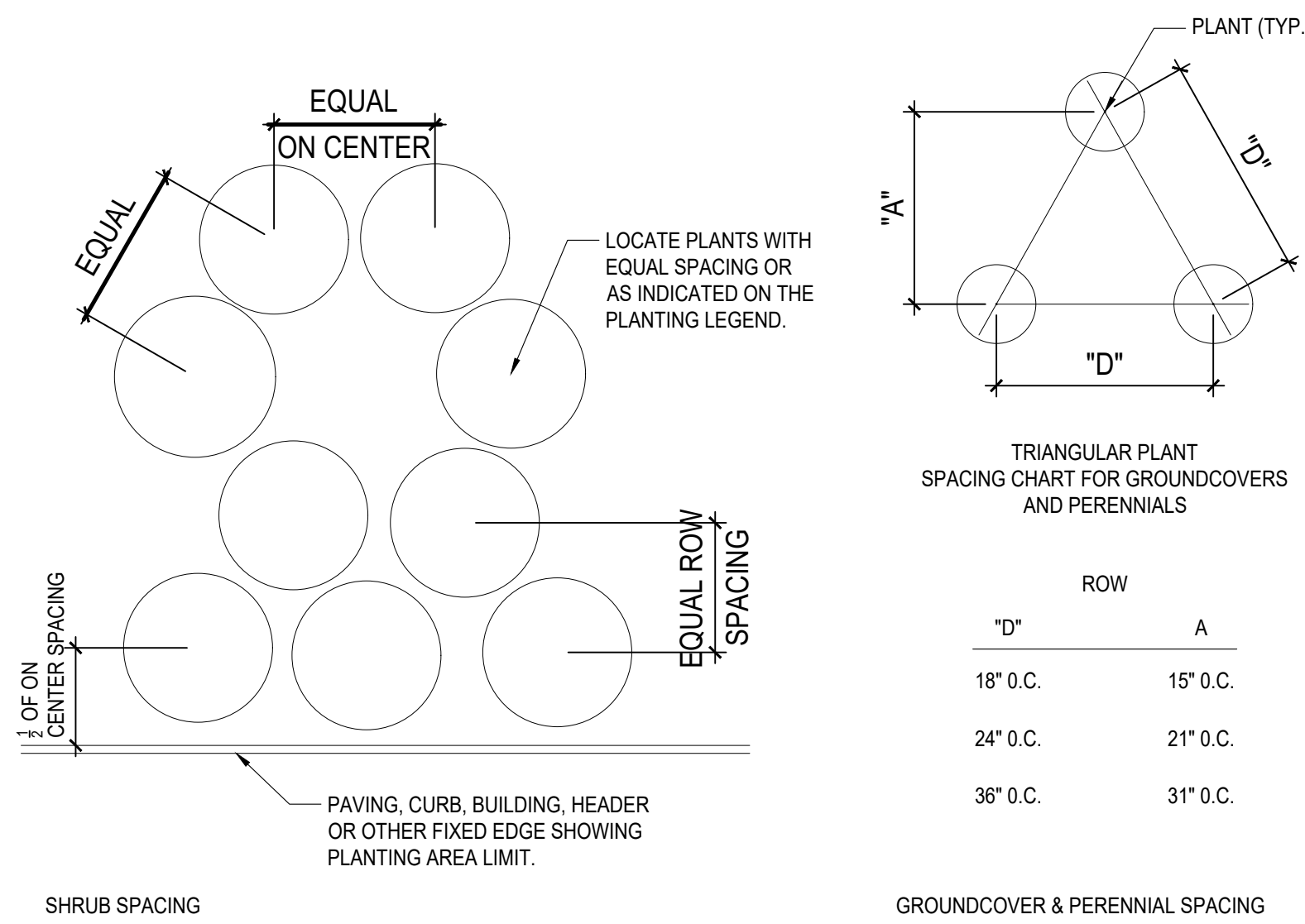
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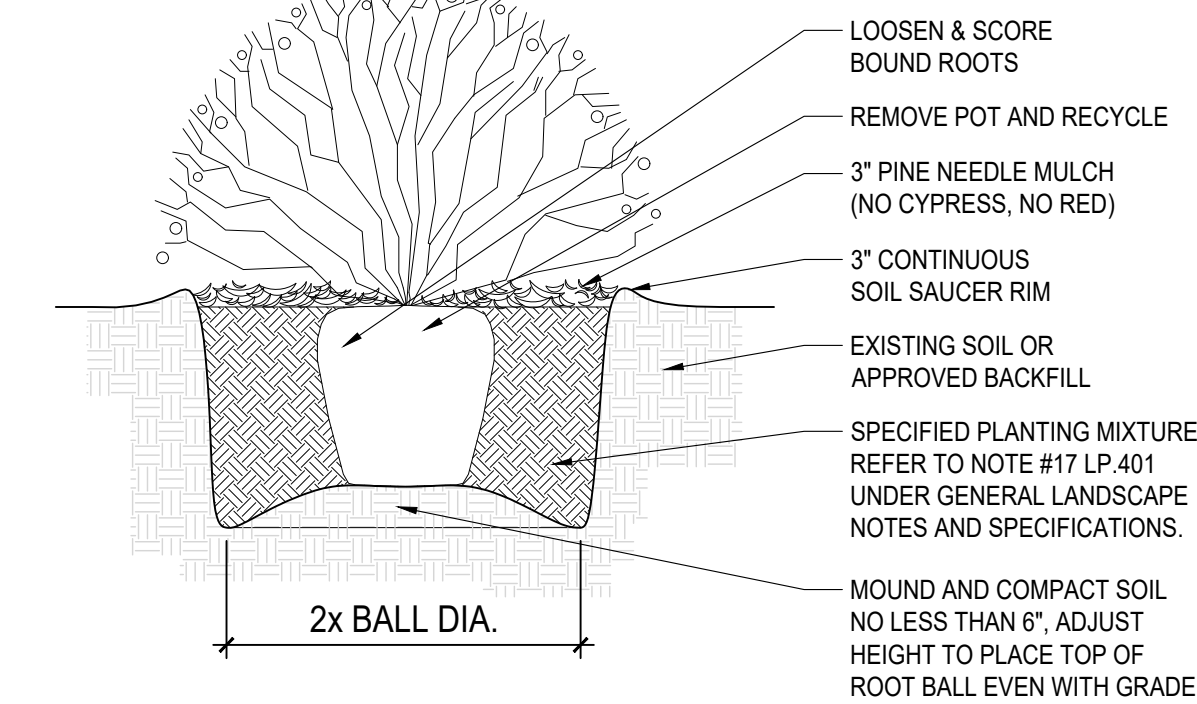
3 UNDERSTORY TREE PLANTING AND STAKING DETAIL
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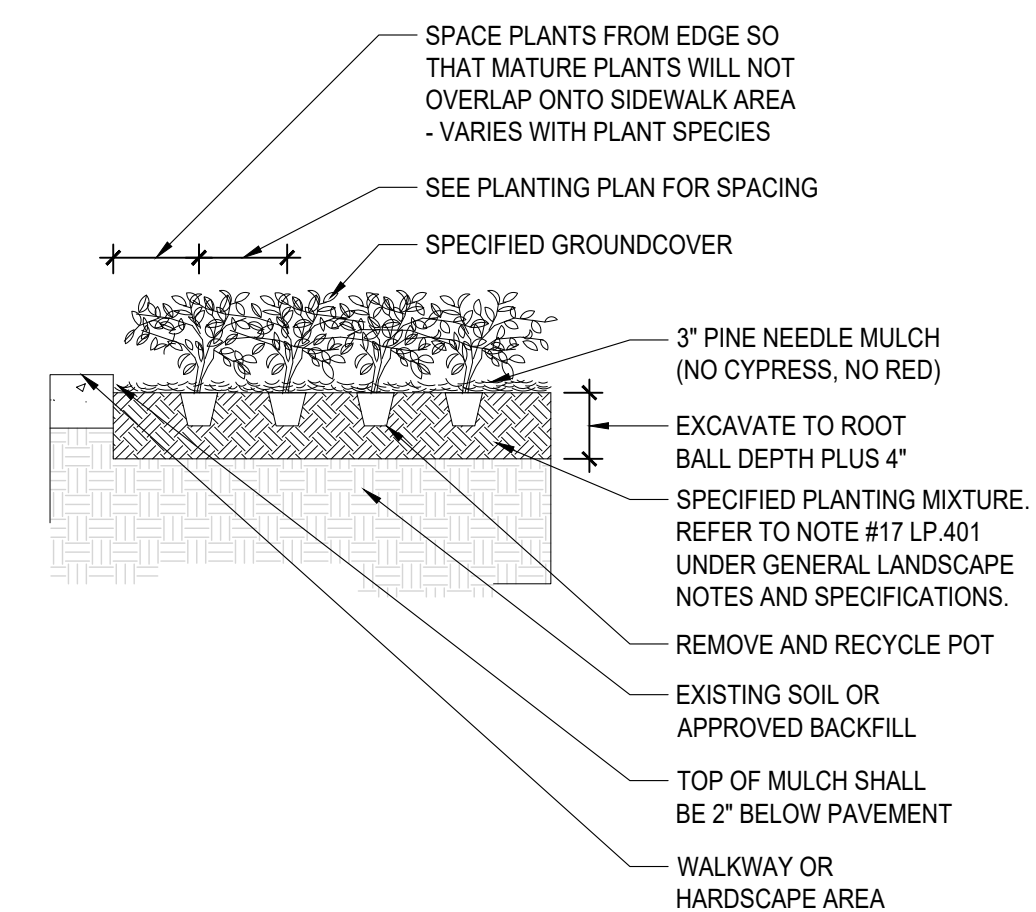
4 TREE PLANTING AND STAKING DETAIL
SCALE: NTS



5 PLANT & SHRUB SPACING DETAIL
SCALE: NTS



6 SHRUB PLANTING DETAIL
SCALE: NTS



7 GROUND COVER PLANTING DETAIL
SCALE: NTS