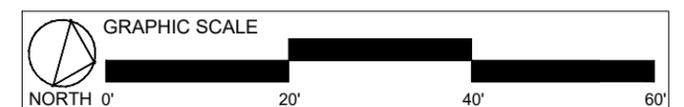


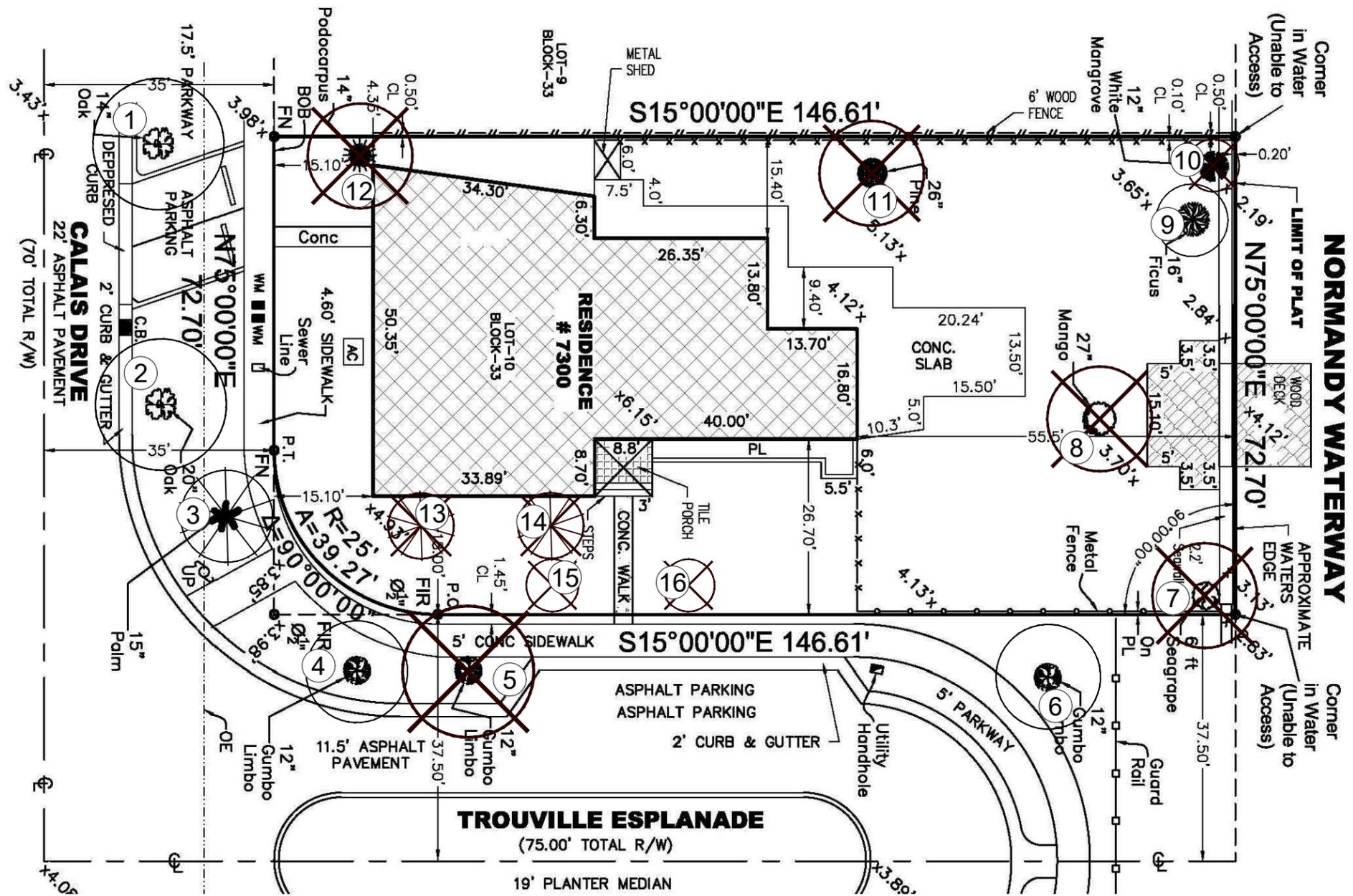
LEGEND

- 1. Building
- 2. Driveway
- 3. Pedestrian Entrance
- 4. Sidewalk
- 5. Private Patio
- 6. Privacy Fence
- 7. Rolling Gate
- 8. Existing Shade tree
- 9. Large Shade tree
- 10. Medium Shade tree
- 11. Large Palm
- 12. Small Palm
- 13. Existing Large Palm
- 14. Small Flowering Tree
- 15. Sod
- 16. Crushed Gravel Pathway
- 17. Canal
- 18. Common Dock
- 19. Seawall

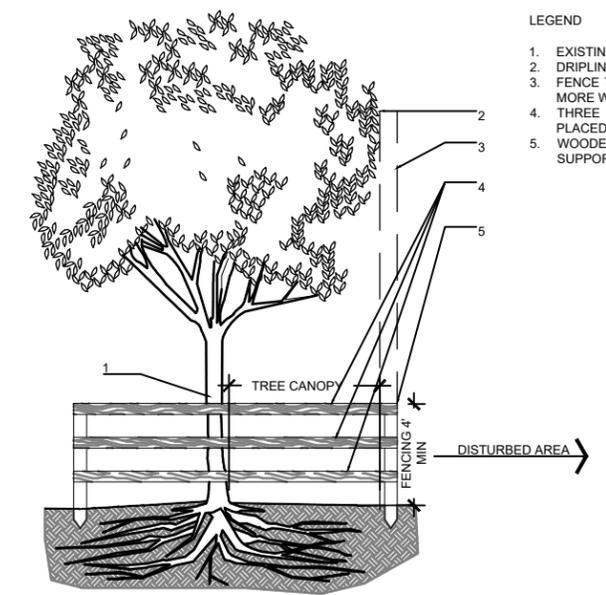


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NOTES:

1. The approximate location, size and conditions of the existing trees/palms within the project limits has been collected from the existing tree survey prepared by Aniano J. Garcia PLSM and the arborist report prepared by Rudy Alemany FL. Certified Arborist FL #257 illusion landscape@yahoo.com
2. Existing trees to remain shall be protected during construction - See existing tree protection fence detail # 1 - Sheet L-02.
3. Contractor shall obtain a tree removal permit prior to the removal of trees/palms proposed to be removed.
4. Contractor to remove all existing shrubs and groundcovers unless noted in landscape plan as existing to remain.

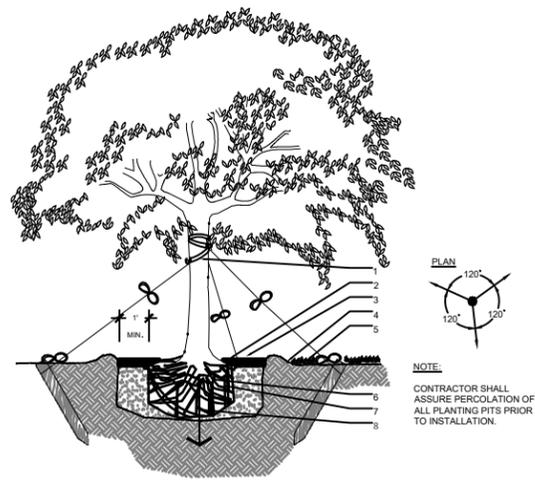
TREE #	BOTANICAL NAME	COMMON NAME	DBH INCHES	CONDITION	COMMENTS	STATUS
1	Quercus virginiana	Live Oak	14"	FAIR		REMAIN
2	Quercus virginiana	Live Oak	20"	FAIR		REMAIN
3	Sabal palmetto	Sabal Palm	15"	GOOD		REMAIN
4	Bursera simaruba	Gumbo Limbo	12"	GOOD		REMAIN
5	Bursera simaruba	Gumbo Limbo	12"	GOOD		REMOVE
6	Bursera simaruba	Gumbo Limbo	12"	GOOD		REMAIN
7	Coccoloba uvifera	Seagrape		POOR	FALLEN OVER	REMOVE
8	Mangifera indica	Mango	27"	FAIR	LARGE CAVITY AT BASE	REMOVE
9	Ficus	Ficus	16"	GOOD	VOLUNTEER GROWING	REMAIN
10	Laguncularia racemosa	White Mangrove		GOOD	VOLUNTEER GROWING	REMOVE
11	Aracalia heterophylla	Northfork Pine	26"	INVASIVE		REMOVE
12	Podocarpus macrophyllus	Podocarpus	14"	FAIR		REMOVE
13	Livistona chinensis	Chinese Fan Palm		GOOD	SMALL	REMOVE
14	Livistona chinensis	Chinese Fan Palm		GOOD	SMALL	REMOVE
15	Conocarpus ercylus var. sericeus	Silver Buttonwood		GOOD	SMALL	REMOVE
16	Conocarpus ercylus var. sericeus	Silver Buttonwood		GOOD	SMALL	REMOVE

NOTES:

- a. ALL EXPOSED ROOTS WITHIN ROOT PROTECTION ZONE SHALL BE HAND PRUNED TO HAVE A SMOOTH, CLEAN CUT WITHOUT TEARING OR SPLITTING.
- b. BARRIER TO FORM A CONTINUOUS CIRCLE AROUND THE TREE OR GROUP OF TREES.
- c. CONTRACTOR TO INSTALL PROTECTIVE FENCE BARRIER AROUND ALL EXISTING TREES TO REMAIN - AT THE START OF THE PROJECT - FENCE TO REMAIN IN PLACE THROUGHOUT THE DURATION OF THE PROJECT.
- d. CONTRACTOR SHALL TAKE EXTRA CARE DURING EARTHWORK AND UTILITY OPERATIONS TO PROTECT ALL EXISTING TREES - AND SHALL BE RESPONSIBLE TO REPLACE ANY TREES DAMAGED DURING CONSTRUCTION.

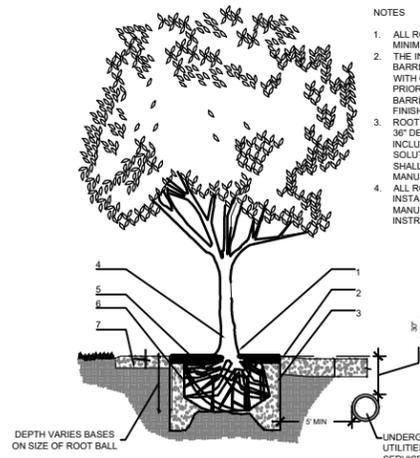
1 EXISTING TREE PROTECTION FENCE SECTION
SCALE: N.T.S.





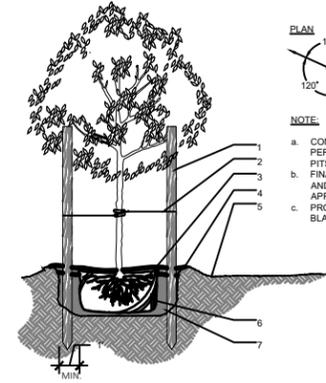
- LEGEND**
- 2" NYLON STRAPPING WRUBBER HOSE-WRAPPED 360 AROUND TRUNK BEFORE TYING- WRAP @ LATERAL BRANCH
 - 3" MULCH AS SPECIFIED MIN. 24" FROM TRUNK
 - SOIL BERM TO HOLD WATER
 - 2"x4"X2 STAKES BURIED 3" BELOW FINISHED GRADE
 - FINISHED GRADE - SOD CONDITION (SEE GRADING PLAN)
 - B&B OR CONTAINERIZED (SEE SPECIFICATIONS FOR ROOT BALL REQUIREMENTS)
 - PREPARED PLANTING SOIL AS SPECIFIED
 - AUGER PER SPECS FOR PERCOLATION

2 LARGE TREE SECTION
d-Large tree.dwg
SCALE: N.T.S



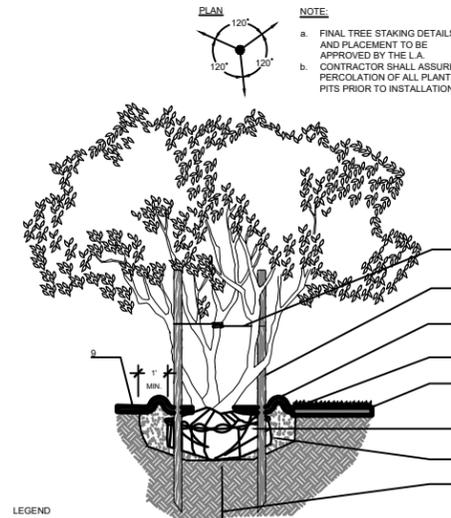
- LEGEND**
- SET ROOT-TRUNK COLLAR FLUSH 1" ABOVE FINISHED GRADE.
 - SIDEWALK OR PAVERS
 - 18" ROOT BARRIER. EXTEND A MINIMUM 6" IN BOTH DIRECTION FROM THE CENTERLINE OF THE TREES.
 - CENTER TREE IN PLANTER OPENING.
 - MULCH.
 - BACKFILL WITH TOPSOIL OR AMENDED TOPSOIL.
 - CONCRETE SIDEWALK.

3 ROOT BARRIER INSTALLATION SECTION
d-2006-Root barrier.dwg
SCALE: N.T.S



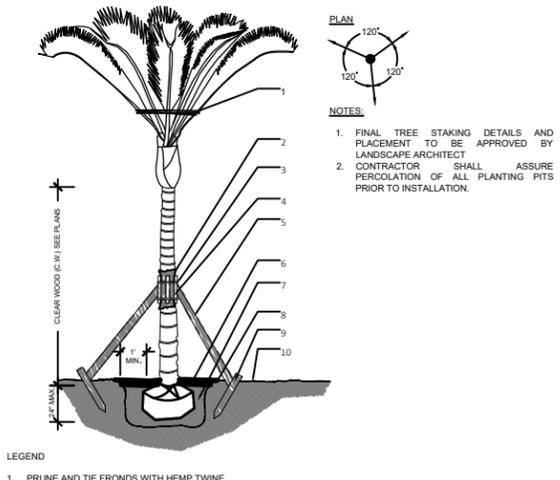
- LEGEND**
- THREE 2"x4"x8" STAKES SPACE EVENLY AROUND TREE PAINTED BROWN.
 - #10 GAUGE WIRE
 - 3" MINIMUM OF MULCH.
 - SOIL BERM TO HOLD WATER
 - FINISHED GRADE (SEE GRADING PLAN)
 - B&B OR CONTAINERIZED (SEE SPECIFICATIONS FOR ROOT BALL REQUIREMENTS)
 - PREPARED PLANTING SOIL AS SPECIFIED.

4 SMALL TREE SECTION
d-Small tree.dwg
SCALE: N.T.S



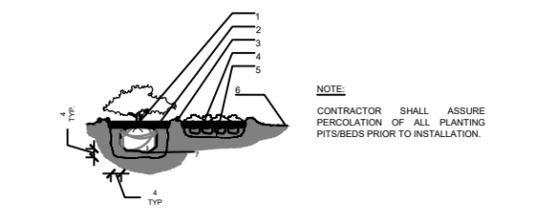
- LEGEND**
- 2" NYLON STRAPPING
 - THREE 2"x4"x8" STAKES
 - 3" MULCH AS SPECIFIED
 - SOIL BERM TO HOLD WATER
 - FINISHED GRADE - SOD CONDITION (SEE GRADING PLAN)
 - B&B OR CONTAINERIZED (SEE SPECIFICATIONS FOR ROOT BALL REQUIREMENTS)
 - PREPARED PLANTING SOIL AS SPECIFIED
 - AUGER PER SPECS FOR PERCOLATION
 - MULCH CONTINUES - SHRUB BED CONDITION
 - FINISH GRADE

5 MULTI-TRUNK TREE SECTION
d-Multi-trunk tree.dwg
SCALE: N.T.S



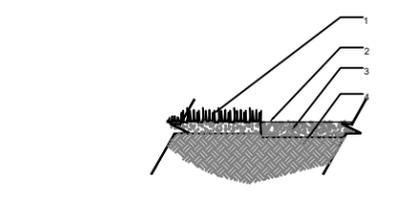
- LEGEND**
- PRUNE AND TIE FRONDS WITH HEMP TWINE.
 - TWO LAYERS OF BURLAP TO PROTECT TRUNK.
 - TWO STEEL BANDS TO SECURE BATTONS.
 - THREE 2" X 4" X 18" WOOD BATTONS.
 - 3-2" X 4" LUMBER POLE BRACES. NAIL (DRILL AND NAIL IF NECESSARY) TO BATTONS & 2" X 4" STAKES. FLAG AT MIDPOINT.
 - 3" MIN. MULCH- SEE SPECIFICATIONS.
 - PREPARED PLANTING SOIL AS SPECIFIED. PALMS SHALL BE PLANTED WITH THE TOP OF ROOTBALL AT FINISHED GRADE.
 - BERM SOIL TO HOLD WATER
 - 2" X 4" X 3" WOOD STAKES.
 - FINISH GRADE

6 SMALL PALM SECTION
d-Small palm.DWG
SCALE: N.T.S



- LEGEND**
- PLANT MATERIAL SHALL BE PLANTED 2" HIGH WITH SOIL MOUNDING UP TO THE TOP OF ROOT BALL.
 - 3" MINIMUM OF MULCH
 - SOIL BERM TO HOLD WATER
 - MINIMUM DEPTH OF 12" PLANTING SOIL FOR GROUNDCOVER BED
 - EXCAVATE ENTIRE BED SPECIFIED FOR GROUNDCOVER BED.
 - FINISHED GRADE (SEE GRADING PLAN)
 - PREPARED PLANTING SOIL AS SPECIFIED.
- NOTE:** WHEN GROUNDCOVERS AND SHRUBS USED IN MASSES, ENTIRE BED TO BE EXCAVATED TO RECEIVE PLANTING SOIL & PLANT MATERIAL, UNLESS NOTED OTHERWISE.

7 SHRUBS & GROUNDCOVERS SECTION
d-Shrubs and groundcovers.DWG
SCALE: N.T.S



- LEGEND**
- SOD (PROVIDE CLEAN, SMOOTH EDGE BETWEEN SOD AND MULCHED AREAS).
 - 3" MULCH (SEE SPECIFICATIONS)
 - COMPLETELY REMOVE EXISTING SOD AS REQUIRED PRIOR TO PLACING MULCH.
 - PLANTING SOIL (FINE RAKED AND FREE OF WEEDS AND OTHER DELETERIOUS MATERIALS, SEE SPECIFICATIONS.)
- NOTE:** ALL MULCH SHALL BE FREE OF FIRE ANTS AND DEBRIS.

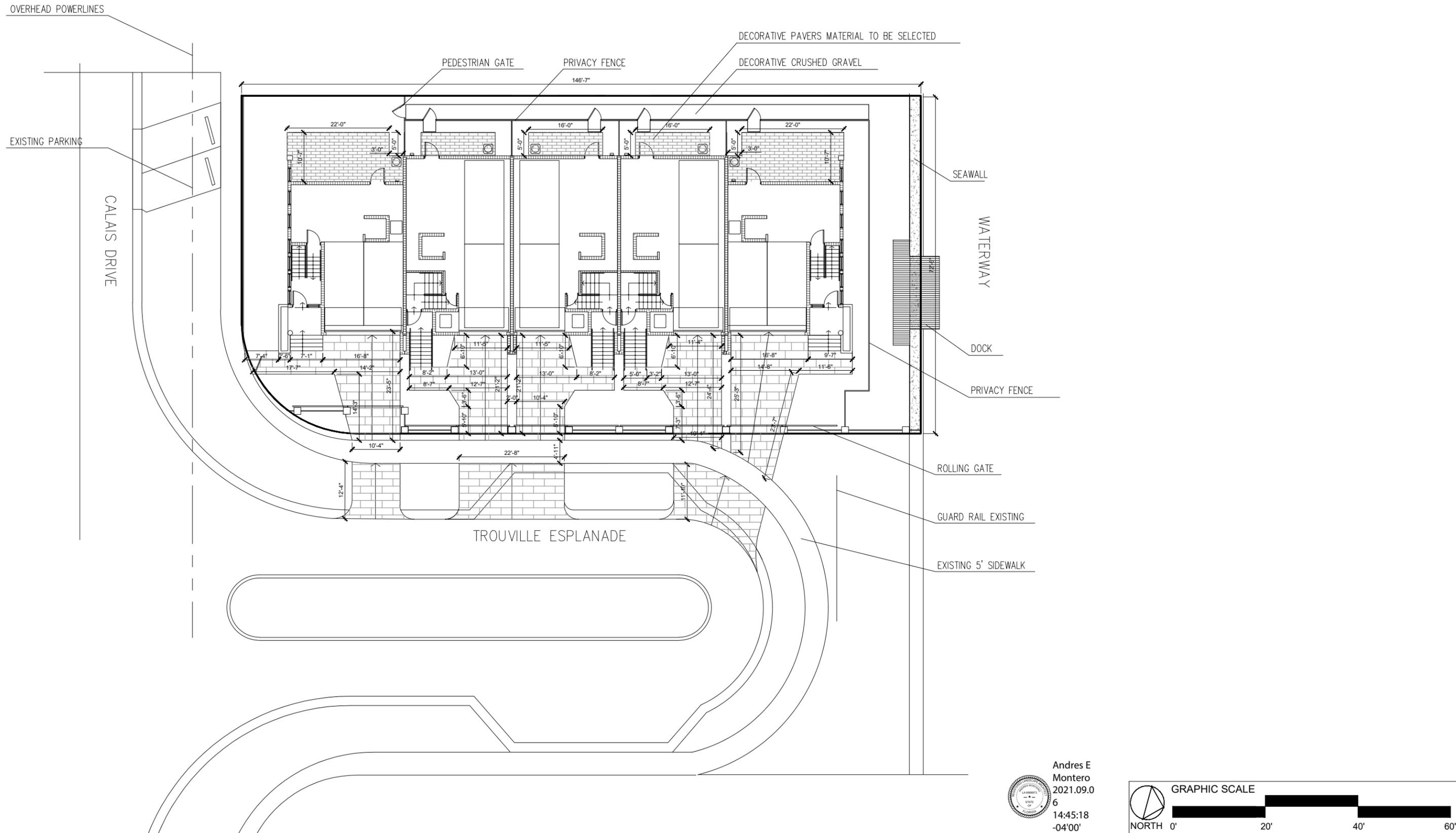
9 MULCH SECTION
d-Mulch.DWG
SCALE: N.T.S

8 TYPICAL PLANT SPACING SECTION
d-Typical spacing.DWG
SCALE: N.T.S

- LEGEND:**
- Before construction begins, the Landscape Contractor is responsible for locating all underground utilities and must avoid damaging any services during construction. If any damage occurs by fault of the Contractor, the necessary repairs must take place at the Landscape Contractor's expense and under the supervision of the Owner's representative.
 - All proposed trees and plant materials shall be graded as Nursery Grade Florida No. 1 or better as outlined by the Florida Department of Agriculture and Consumer Services, Division of Plant Industry "Grades and standards for Nursery Plants", most current edition. All planting shall be done in accordance with the Florida Nurserymen's and Grower's Association approved practices.
 - In addition to these requirements the Landscape Contractor shall comply with all local landscape codes and requirements as part of this base bid and contract in order to satisfy the review and approval of the governing agency.
 - All screening hedges shall be planted and maintained in a way that they form a continuous visual screen. Screening hedges at VUA to be maintained at a minimum height of thirty (30) inches.
 - All planting beds shall be excavated to a minimum depth of twenty-four (24") inches and backfilled with a suitable soil. All plant material shall be planted in planting soil that is delivered to the site in a loose, clean and friable condition. The planting soil shall be the approximate proportions as follows: 50% sand and 50% organic material consisting of native peat, well-decomposed sawdust, leaf mold and top soil. It shall provide a good pliable and thoroughly mixed medium with adequate aeration, drainage and water-holding capacity. It shall also be free of all extraneous debris, such as roots, stones, weeds, etc.
 - All trees/palms and shrubs shall be fertilized with "Agriform" 20-10-5 planting tablets as per the manufacturers specifications at the time of installation and prior completion of pit backfilling also in conjunction with note #5. Tablets to be placed uniformly around the root mass at a depth that is between the middle and bottom of root mass at an application rate of: One (1) - 21 gram tablet for 1 gal container, two (2)- tablets for 3 gal container, three (3)- tablets for 5 gal container, four (4)-tablets for 7 gal container, three (3)-tablets for each 1/2 inch of tree caliper, and seven (7) tablets for palms. Ground Cover areas shall receive fertilization with "Ozmocote" time release fertilizer as per manufacturer's specification.
 - All plant beds shall receive a 3" layer of organic mulch, which is to be watered-in after installation. Mulch should be at least six (6) inches away from any portion of a structure or tree trunk and three (3) inches away from the base of shrubs. The use of Cypress mulch is discouraged.
 - All plant material shall be thoroughly watered in at the time of planting and until landscape material is established. No dry material shall be permitted.
 - The plant material schedule is presented for the convenience of the Landscape Contractor. In the event of a discrepancy between the plan and the plant key, the plan shall prevail.
 - Plants shall meet size, container, and spacing specifications. Any material not meeting specifications shall be removed and replaced at the contractor's expense.
 - All tree and shrub locations shall be approved by Landscape Architect prior to planting.
 - The Landscape Contractor shall grade planting beds, as required, to provide positive drainage and promote optimum plant growth.
 - The Landscape Contractor shall be responsible for examining fully both the site and bid documents. Discrepancies in the documents or the actual site conditions shall be reported to the Landscape Architect in writing at the time of bidding or discovery. No account shall be made after contract completion for failure by the Landscape Contractor to report such condition or for errors on the part of the Landscape Contractor at the time of bidding.
 - The Landscape Contractor shall be responsible for securing all necessary applicable permits and licenses to perform the work set forth in this plan set and the specifications.
 - Plant material shall be bid as specified unless unavailable, at which time the Landscape Architect shall be notified in writing of intended changes.
 - All questions concerning the plan set and/or specifications shall be directed to the Landscape Architect.
 - There shall be no additions, deletions or substitutions without written approval of the Landscape Architect.
 - The Landscape Contractor shall guarantee, in writing, plant survivability. Trees and palms for twelve (12) months, shrubs and groundcovers for ninety (90) days and sod for sixty (60) days from final acceptance by the Owner or Owner's representative.
 - All dimensions to be field-checked by the Landscape Contractor prior to landscape material installation. Discrepancies shall be reported immediately to the Landscape Architect.
 - All materials must be as specified on the landscape plan. If materials or labor do not adhere to specifications, they will be rejected by the Landscape Architect with proper installation carried out by the Landscape Contractor at no additional cost.
 - Existing sod shall be removed as necessary to accommodate new plantings
 - All existing trees on site shall be protected from damage during construction - See existing tree protection fence detail.
 - Any existing landscape and hardscape areas that are unnecessarily disturbed during the landscape installation shall be restored to original conditions by the Landscape Contractor.
 - The Landscape Contractor will be responsible for the collection, removal, and proper disposal of any and all debris generated during the installation of this project.
 - All landscape areas to have a positive drainage away from buildings and structures. Finished grade of landscape areas to be at or below the grade of adjacent sidewalks, slabs or VUA
 - All shade and medium trees installed within 6' of a public infrastructure shall utilize a root barrier system.

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5 TOWNHOUSES - 7300 TROUVILLE ESPLANADE,
MIAMI BEACH FL 33141

HARDSCAPE PLAN

DATE:
9/7/2021

L-05