GENERAL LANDSCAPE NOTES

REFER TO ARCHITECTURE FOR SITE, BUILDING, AND ZONING INFORMATION.

1. The Contractor shall be responsible for verifying all underground utilities prior to digging in any area. The Contractor shall notify all necessary utility companies 48 hours minimum prior to digging for verification of all underground utilities, irrigation and all other obstructions and coordinate with Owner's Representative prior to initiating operations. Drawings are prepared according to the best information available at the time of preparing these documents.

2. The Contractor is responsible to ensure proper watering and maintenance of new and relocated materials during the warranty period.

3. Contractor is to report any discrepancies between the construction drawings and field conditions to the Owner immediately.

4. All planting materials shall meet or exceed Florida Grade # 1 as specified in Grades and Standards for Nursery Plants and Part II, Palms and Trees, current edition.

5. Contractor shall familiarize himself/herself with existing site conditions prior to initiating planting. All existing site furnishings, paving, landscape and other elements to remain shall be protected from any damage throughout all construction phases unless otherwise noted.

6. Landscape Contractor shall coordinate all work with related contractors and with the general construction of the project in order not to impede the progress of the work of others or the Contractor's own work. Landscape contractor shall provide schedule of his/her works two weeks in advance, beginning two weeks prior to commencing landscape trade construction.

7. Contractor shall be responsible to remove existing ground cover for all planting beds as specified prior to planting relocated material. Contractor shall be responsible to replace all portions of existing landscape and hardscape areas damaged while completing planting installation with same grass or materials species to the satisfaction of the Owner.

8. The Contractor shall bear all costs of testing of soils, amendments, etc. associated with the work and included in the specifications. Prior to commencement of the landscape planting work the Contractor shall provide complete soil tests with recommendations for the installation area.

9. All plant material that may need to be replaced shall be in full and strict accordance to Florida No. 1 grade, according to the "Grades and Standards for Nursery Plants", published by the Florida Department of Agriculture and Consumer Services, the project manual and/or specifications. Plant material in some cases may exceed Florida No. 1 grade in order to meet the minimum requirements for the project.

10. Landscape Contractor shall field stake the location of all plant material prior to initiating installation for the review and approval of the Owner and/or Landscape Architect.

11. Landscape Contractor shall field adjust location of plant material as necessary to avoid damage to all existing underground utilities and/or existing above ground elements. All changes required shall be completed at the Contractor's expense and shall be coordinated with the Owner and the Landscape Architect.

12. Any substitutions in size and/or plant material must be approved by the Landscape Architect or Owner prior to modification of the contract, purchasing and delivery of plants. All plants will be subject to approval by Landscape Architect and/or Owner before planting can begin. All plant materials will not include any plants considered to be invasive to South Florida's native plant communities.

13. Contractor shall refer to the landscape planting details, general notes and the project manual and/or specifications for further and complete landscape planting instructions.

14. Landscape Contractor shall coordinate all planting work with permanent or temporary irrigation work. Landscape Contractor shall be responsible for all hand watering as required by Owner to supplement irrigation watering and rainfall.

15. Landscape Contractor shall be responsible for hand watering in all planting areas, regardless of the status of existing or proposed irrigation.

16. Landscape Contractor shall clean the work areas at the end of each working day. Rubbish and debris shall be collected and deposited off-site daily. All materials, products and equipment shall be stored in an organized fashion as directed by the Owner.

17. Landscape Contractor shall regrade all areas disturbed by plant removal, relocation and/or installation work. Landscape Contractor shall replace (by equal size and quality) any and all existing plant material disturbed or damaged by plant removal, relocation, and/or installation work.

18. Guying I staking practices shall not permit nails, screws, wires etc. , to penetrate outer surface of tree or palm. Trees or palms rejected due to this practice shall be replaced at the Contractor's expense.

19. Burlap material, wire cages, plastic straps, etc. , must be cut and removed from top one - third (1/3) of root ball.

20. Trees grown in grow bags or grow bag type material are not allowed.

21. Plant size specifications take precedence over container size.

22. Contractor to verify quantities and report any discrepancies to Owner and/or Landscape Architect.

23. Remove and replace sidewalk. Reconstruct swale. Mill and resurface 2in. avg. using type S-III asphalt mix design on the driving lane. Any work and/or improvements to the right of way including landscaping and irrigation require a separate CMB Public Works Department ROW Construction Permit.

24. The locations of hardscape and landscape, as shown in these plans, are approximate. The final locations may be adjusted to accommodate unforeseen field conditions, to comply with safety setback criteria, to avoid creating unsafe sight conditions, or as otherwise directed by or approved by the landscape architect.

25. Existing grades and existing site information shown on this plan is compiled from base information supplied by the surveyor and architect. The contractor is responsible for confirmation of actual site conditions. Urban robot accepts no responsibility for existing topographic and existing site information.

26. The general contractor shall require landscape installation sub-contractor to provide a detailed report and strategy for the transplanting, staging and reuse of any existing trees or palms within the proposed landscape plans. This shall be verified and approved by the landscape architect.

27. All dimensions and layout information is referenced to coordinates points provided on the survey.

28. The contractor shall verify all existing conditions prior to the commencement of work. Any discrepancies shall be reported to the owner's representative immediately.

29. The contractor shall perform all work in accordance with all local, state and federal regulations and shall obtain all necessary permits for this project.

30. All site work shall be performed in accordance with landscape (l) and, if applicable, civil (c) drawing sets.

31. All notes and dimensions are typical unless otherwise noted.

32. All dimensions are square (parallel or perpendicular) unless otherwise noted. The contractor shall notify the owner/owner's representative immediately in the event of any discrepancies found in the documents and/or field, or of conditions uncovered in the work which are not reflected in the plans.

33. The contractor shall take every precaution to prevent damage to all utilities (both above and below ground) within the project area. Damage to any utilities as a result of actions by the contractor shall be restored by the contractor, at his expense, to conditions equal to or better than before the damage was done.

34. Any areas disturbed by equipment, material storage, demolition and/or installation procedures are to be restored to original (or better) condition by contractor before completion of project and are subject to approval by owner's representative. All existing grassed areas not adequately protected and therefore damaged during construction, shall be replaced by the contractor at no additional cost to the owner.

35. The contractor is responsible for keeping the site clean of miscellaneous debris throughout the construction period. All waste material is to be disposed of immediately to an off-site location, unless otherwise indicated on the plans.

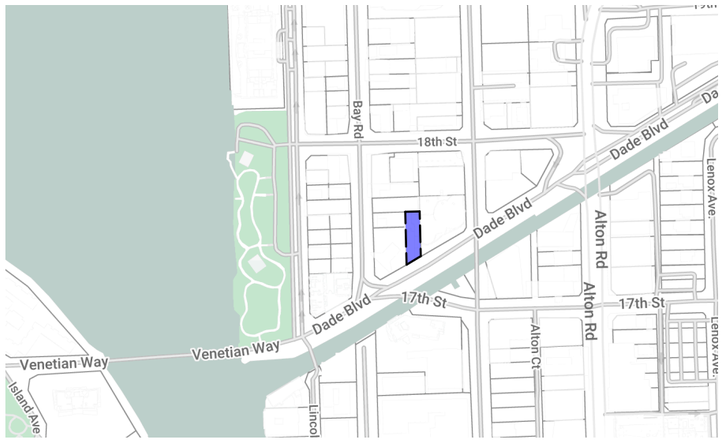
36. Contractor is responsible for general clean-out of all drainage basins (new and existing), manholes and/or other drainage features which have accumulated sediment as a result of construction activities.

37. The contractor shall provide all equipment, labor, materials and related work necessary for the prevention and control of dust resulting from operations in the performance of work of this contract. All cost in connection there with shall be considered to be included in the various unit and/or lump sum prices bid for the various item as listed in the bid.

38. Contractor shall submit shop drawings and/or samples of all materials to landscape architect as required within the detail drawings and notes.

39. All installation shall comply with City of Miami Beach and Miami-Dade County codes and ordinances. All discrepancies shall be notified to Landscape Architect immediately.

PROJECT LOCATION : NTS



LANDSCAPE LEGEND

CITY OF MIAMI BEACH

LANDSCAPE LEGEND

INFORMATION REQUIRED TO BE PERMANENTLY AFFIXED TO PLANS

Zoning District CD-2 Lot Area 8,450 SF Acres 0.19

	REQUIRED/ ALLOWED	PROVIDED
OPEN SPACE		
A. Square feet of required Open Space as indicated on site plan: Lot Area = 8,450 s.f.x 20 % = 1,690 s.f.	1,690	—
B. Square feet of parking lot open space required as indicated on site plan: Number of parking spaces 8 x 10 s.f. parking space =	80	—
C. Total square feet of landscaped open space required: A+B=	1,770	2,164
LAWN AREA CALCULATION		
A. Square feet of landscaped open space required	1,770	—
B. Maximum lawn area (sod) permitted= 20 % x 1,770 s.f.	354	221
TREES		
A. Number of trees required per lot or net lot acre, less existing number of trees meeting minimum requirements= 22 trees x .19 net lot acres - number of existing trees=	4.18=5	5
B. % Natives required: Number of trees provided x 30% = 50%	2.50=3	5
C. % Low maintenance / drought and salt tolerant required: Number of trees provided x 50%= 100%	5	5
D. Street Trees (maximum average spacing of 20' o.c.) 57'-5" linear feet along street divided by 20'=	2.87=3	3
E. Street tree species allowed directly beneath power lines: (maximum average spacing of 20' o.c.): N/A linear feet along street divided by 20'=	—	—
SHRUBS 5 + 3 = 8 trees		
A. Number of shrubs required: Sum of lot and street trees required x 12=	96	107
B. % Native shrubs required: Number of shrubs provided x 50%=	49	91
LARGE SHRUBS OR SMALL TREES		
A. Number of large shrubs or small trees required: Number of required shrubs x 10%= 96x10%	9.6=10	14
B. % Native large shrubs or small trees required: Number of large shrubs or small trees provided x 50%= 13x50%	6.5=7	11

1333 Dade Blvd

Miami Beach, FL 33139

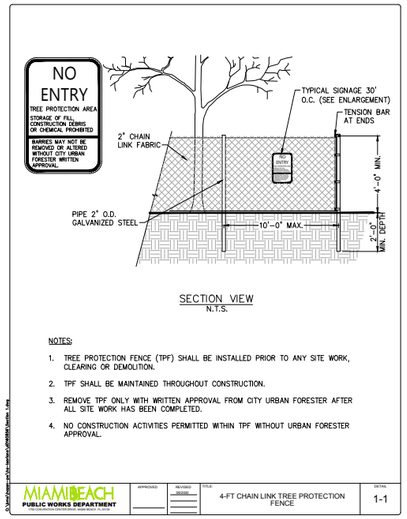
PLANNING BOARD DRAWING SET

SHEET #	SHEET TITLE	PRE-APP SET	FIRST SUBMITTAL	FINAL SUBMITTAL
L001	COVER SHEET	X	X	X
L002	TREE PROTECTION & RELOCATION PLAN	X	X	X
L100	SITE HARDSCAPE PLAN	X	X	X
L101	ROOF HARDSCAPE PLAN	X	X	X
L200	SITE PLANTING PLAN	X	X	X
L201	ROOF PLANTING PLAN	X	X	X
L202	PLANTING DETAILS	X	X	X

Digitally signed by Justine K Velez
Date: 2024.02.23 '17:50:59 -05'00

REGISTERED LANDSCAPE ARCHITECT JUSTINE VELEZ LA6667397 STATE OF FLORIDA

URBAN ROBOT ® 2024



LEGEND

EXISTING TREE TO REMOVE	000
EXISTING TREE TO PROTECT	000
EXISTING TREE TO RELOCATE	000
FINAL LOCATION OF RELOCATED TREE	000
PROTECTION FENCE	

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

1. THIS 'EXISTING TREE INVENTORY + DISPOSITION PLAN' HAS BEEN PREPARED IN ACCORDANCE WITH THE CITY OF MIAMI BEACH, CHAPTER 46 - ENVIRONMENT, DIVISION 2, TREE PRESERVATION AND PROTECTION ORDINANCE.

2. THE INFORMATION AS PRESENTED HEREIN HAS BEEN FIELD VERIFIED BY THE LANDSCAPE ARCHITECT ON.

3. THE OWNER RESERVES THE RIGHT TO REMOVE ANY VEGETATION NOT LOCATED WITHIN THE CITY R.O.W. WITH A D.B.H. OF LESS THAN 8" WITHOUT OBTAINING A TREE REMOVAL PERMIT.

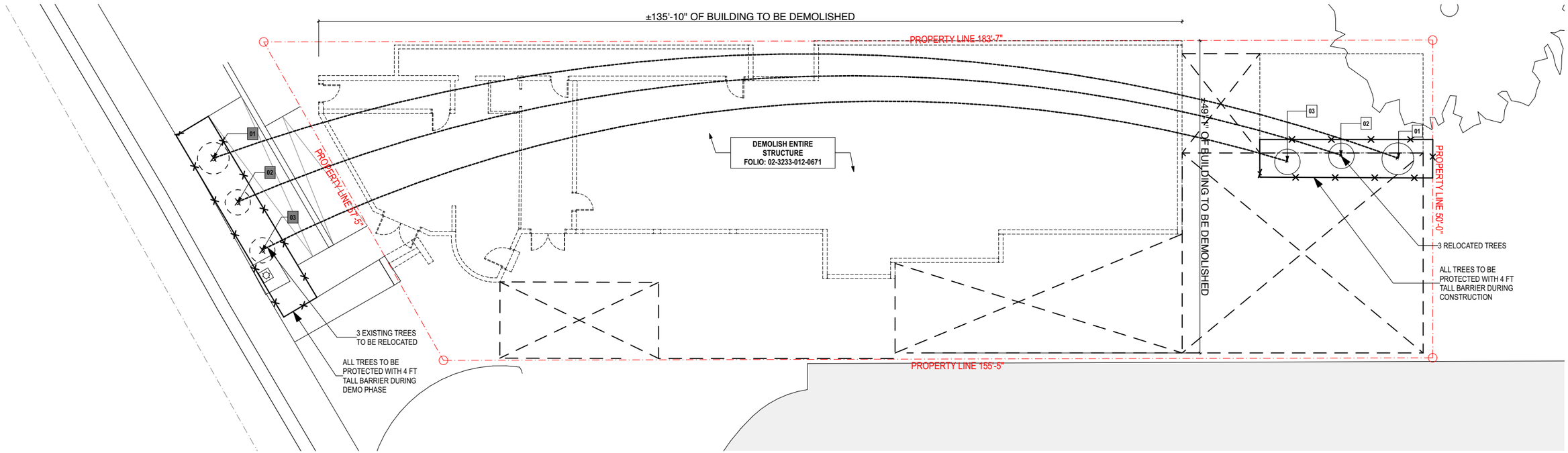
4. THERE ARE NO TREES OR PALMS LOCATED ON THIS PROPERTY THAT WILL REQUIRE TEMPORARY IRRIGATION. ALL EXISTING TREES ARE MATURE AND ARE CURRENTLY THRIVING WITHOUT SUPPLEMENTAL IRRIGATION WATER.

EXISTING TREE SCHEDULE

#	BOTANICAL NAME	COMMON NAME	DBH	HEIGHT	SPREAD	STATUS	COMMENTS
01	Eugenia axillaris	White Stopper	3"-4"	14'-0"	5'-0"	RELOCATE	PROTECT DURING DEMOLITION AND CONSTRUCTION
02	Eugenia axillaris	White Stopper	3"-4"	12'-0"	4'-0"	RELOCATE	PROTECT DURING DEMOLITION AND CONSTRUCTION
03	Eugenia axillaris	White Stopper	3"-4"	12'-0"	4'-0"	RELOCATE	PROTECT DURING DEMOLITION AND CONSTRUCTION

TREE DISPOSITION SUMMARY

	TOTAL	REMAIN	REMOVE	RELOCATE
TREES	3	0	0	3
PALMS	0	0	0	0



1 SITE DISPOSITION PLAN
SCALE: 1/16" = 1'-0"

Digitally signed by Justine K Velez
Date: 2024.02.23 '17:51:16 -05'00

REGISTERED LANDSCAPE ARCHITECT JUSTINE VELEZ LA6667391 STATE OF FLORIDA

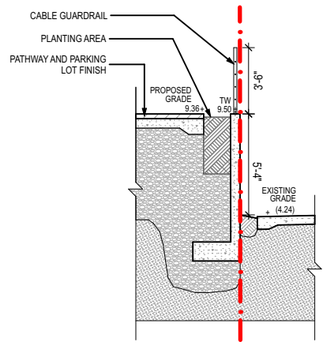
L002 | 2/25/2024

TREE PROTECTION & RELOCATION PLAN

1333 DADE BLVD
PLANNING BOARD
URBAN ROBOT ® 2024



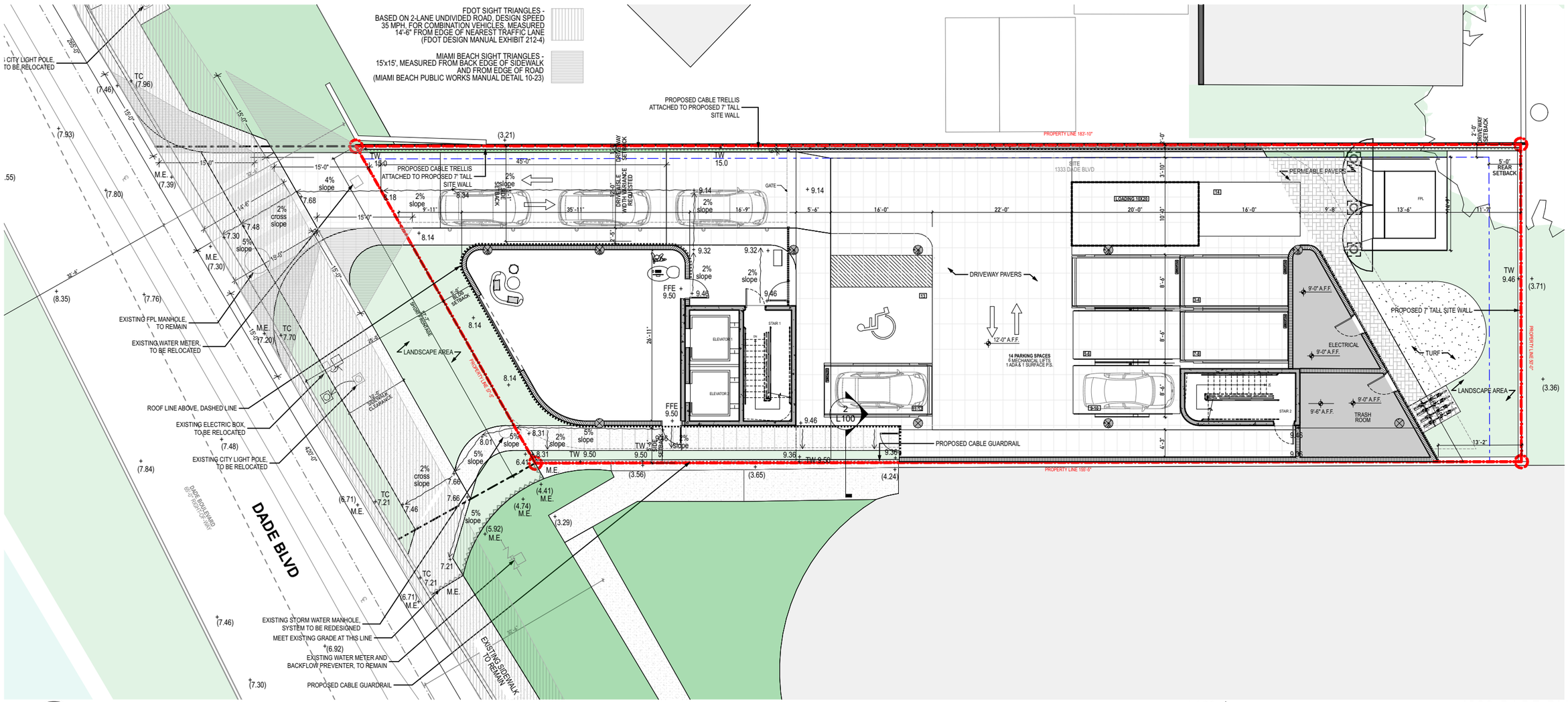
PROPOSED CABLE TRELLIS ATTACHED TO EAST AND WEST SITE WALLS



2 EAST SITE WALL SECTION

SCALE: 1/8" = 1'-0"

0 4' 8' 16'



1 SITE HARDSCAPE PLAN

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

Digitally signed by Justine K Velez
Date: 2024.02.23 '17:51:32 -05'00

REGISTERED LANDSCAPE ARCHITECT JUSTINE VELEZ LA6667391 STATE OF FLORIDA

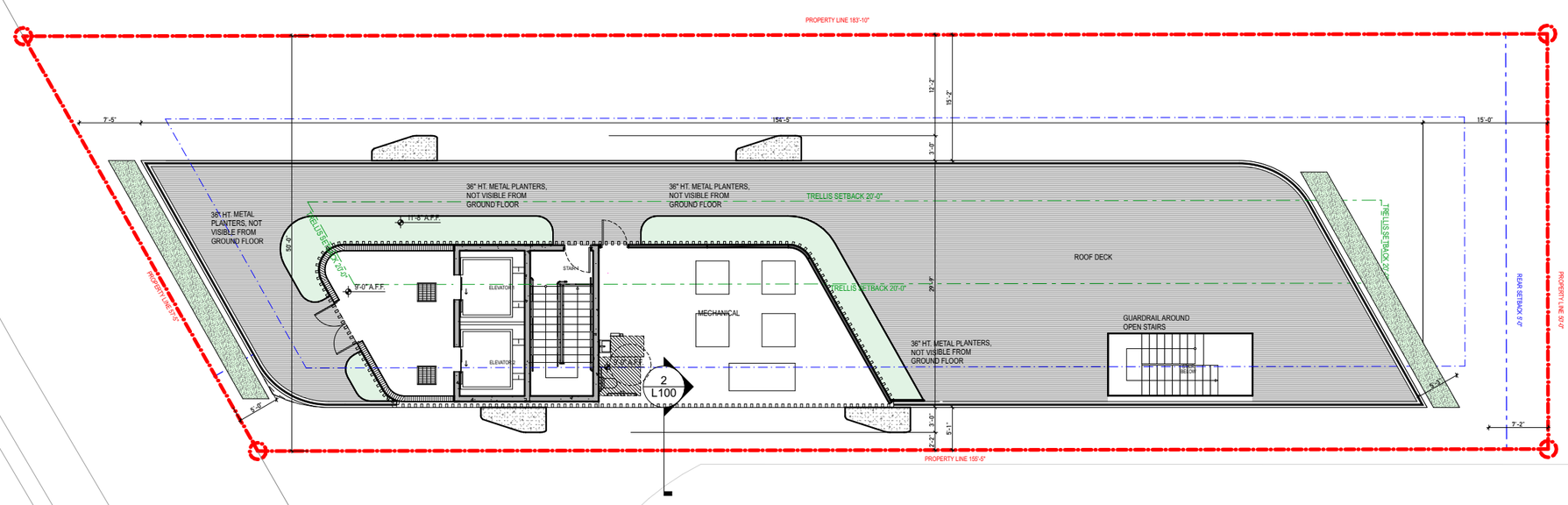
0 8' 16' 32'

L100 | SITE HARDSCAPE PLAN | 2/25/2024

1333 DADE BLVD
PLANNING BOARD
URBAN ROBOT ® 2024



PROPOSED ALUMINUM PLANTERS (COLOR T.B.D.)



1 ROOF HARDSCAPE PLAN

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

0 8' 16' 32'

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by Justine K Velez
Date: 2024.02.23
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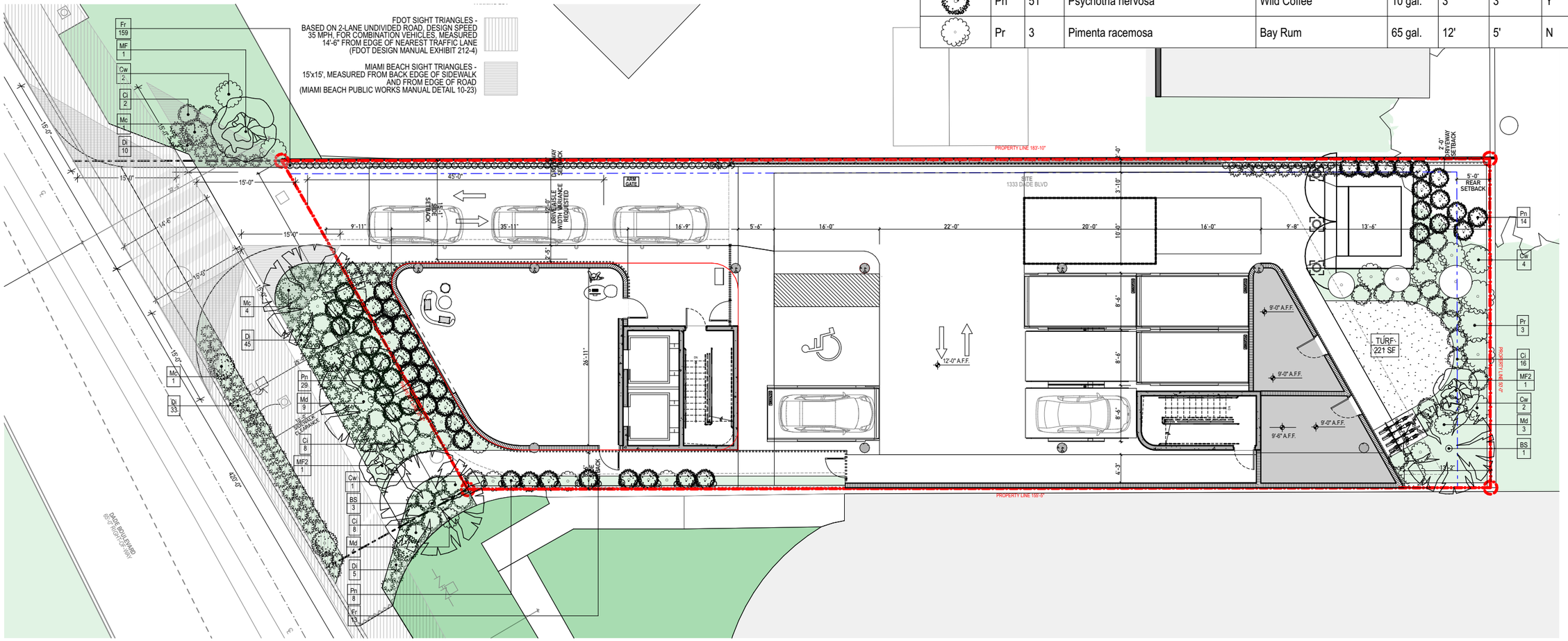
REGISTERED LANDSCAPE ARCHITECT
JUSTINE VELEZ
LA6667391
STATE OF FLORIDA

L101 | ROOF HARDSCAPE PLAN | 2/25/2024

1333 DADE BLVD
PLANNING BOARD
URBAN ROBOT ® 2024

Tree Schedule									
Symbol	ID	Qty	Botanical Name	Common Name	Cal	Height	Spread	Native	Remarks
	BS	4	Bursera simaruba	Gumbo Limbo	12"	25'	16'	Y	Collected specimens
	MF	1	Myrcianthes fragrans	Simpson's Stopper	4" min.	16'	10'	Y	Multi-trunk, 3 trunks min.; Specimen
	MF2	2	Myrcianthes fragrans	Simpson's Stopper	2" min	12'	8'	Y	Multi-trunk; Containerized

Shrub Schedule								
Symbol	ID	Qty	Botanical Name	Common Name	Size	Height	Spread	Native
	Ci	34	Chrysobalanus icaco 'Horizontal'	Horizontal Cocoplum	7 gal.	2'	2'	Y
	Cw	9	Canella winterana	Cinnamon Bark	45 gal.	8'	4'	Y
	Di	139	Dietes iridioides	African Iris	3 gal.	2'	2'	N
	Fr	172	Ficus repens	Creeping Fig	1 gal.	2'	1'	N
	Mc	6	Muhlenbergia capillaris	Muhly Grass	7 gal.	3'	3'	Y
	Md	16	Monstera deliciosa	Breadfruit	15 gal.	3'	3'	N
	Pn	51	Psychotria nervosa	Wild Coffee	10 gal.	3'	3'	Y
	Pr	3	Pimenta racemosa	Bay Rum	65 gal.	12'	5'	N



N

1 SITE PLANTING PLAN

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

0 8' 16' 32'

Digitally signed by Justine K Velez
Date: 2024.02.23 '17:52:01 -05'00

REGISTERED LANDSCAPE ARCHITECT JUSTINE VELEZ LA6667391 STATE OF FLORIDA

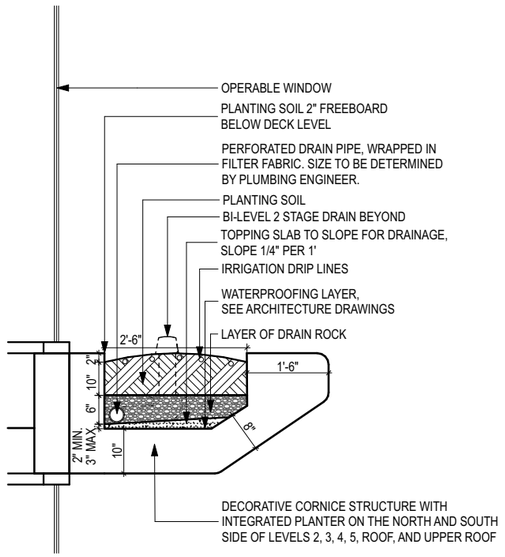
L200

SITE PLANTING PLAN | 2/25/2024

1333 DADE BLVD

PLANNING BOARD

URBAN ROBOT ® 2024



3 EXTERIOR BUILDING PLANTER, TYP.

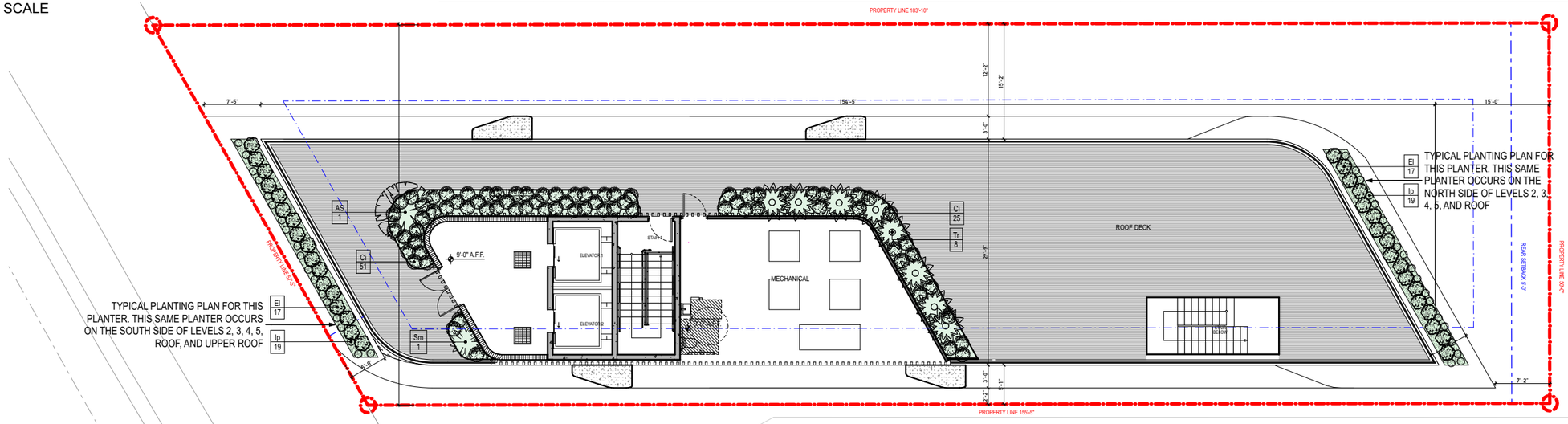
NOT TO SCALE

ROOF PLANT SCHEDULE

Symbol	ID	Qty	Botanical Name	Common Name	Size	Height	Spread	Native	Remarks
	AS	1	Acacia seyal	Red Trunk Acacia	3" DBH	12' min	8'	N	Thornless, Containerized
	Ci	76	Chrysobalanus icaco 'Horizontal'	Horizontal Cocoplum	3 gal.	24"	24"	Y	
	El	34	Ernodea litoralis	Golden Creeper	3 gal.	2'	2'	Y	
	Ip	38	Ipomoea pes-caprae	Railroad Vine	1 gal.	12"	12"	Y	
	Sm	1	Suriana maritima	Bay Cedar	25 gal.	6'	3'	Y	
	Tr	8	Thrinax radiata	Thatch Palm	6" DBH	8' - 18' GW	8'	Y	Staggered heights; to exceed Miami Beach tree mitigation requirement.

2ND FLOOR PLANT SCHEDULE

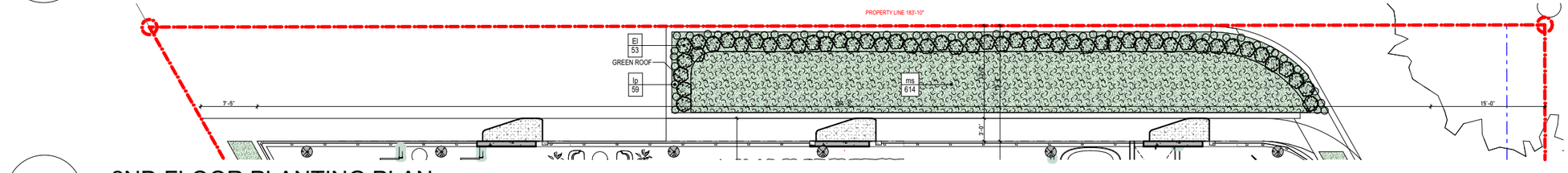
Symbol	ID	Qty	Botanical Name	Common Name	Size	Height	Spread	Native	Remarks
	El	51	Ernodea litoralis	Golden Creeper	3 gal.	2'	2'	Y	
	Ip	59	Ipomoea pes-caprae	Railroad Vine	1 gal	12"	12"	Y	
	mp	614	Mimosa strigillosa	Sunshine Mimosa	1 gal.	12"	12"	Y	



2 ROOF PLANTING PLAN

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

0 8' 16' 32'



1 2ND FLOOR PLANTING PLAN

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

0 8' 16' 32'

Digitally signed by Justine K Velez
Date: 2024.02.23 '17:52:17 -05'00

REGISTERED LANDSCAPE ARCHITECT JUSTINE VELEZ LA6667391 STATE OF FLORIDA

L201

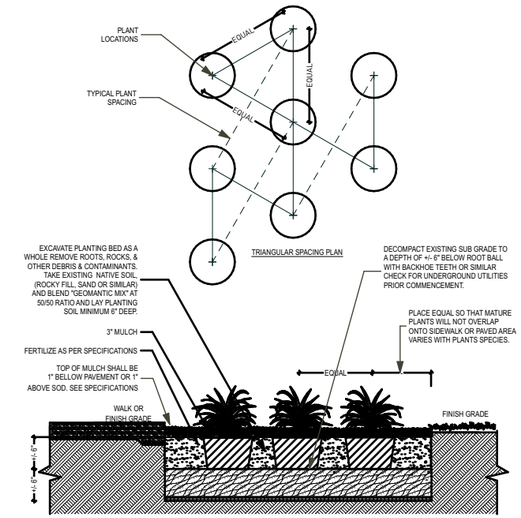
ROOF PLANTING PLAN

2/25/2024

1333 DADE BLVD

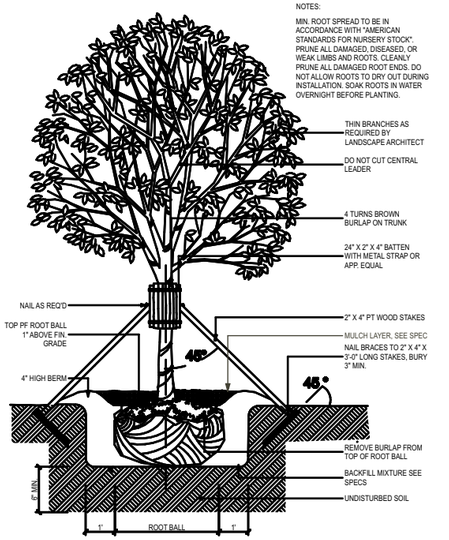
PLANNING BOARD

URBAN ROBOT ® 2024



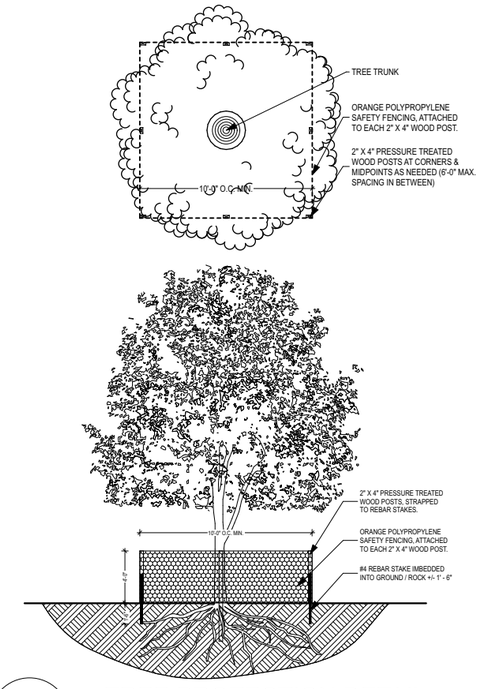
7 GROUNDCOVER SPACING DETAIL

NOT TO SCALE



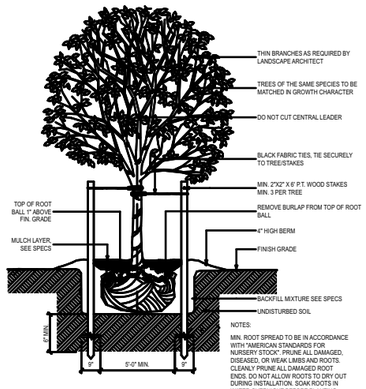
4 LARGE TREE STAKE DETAIL

NOT TO SCALE



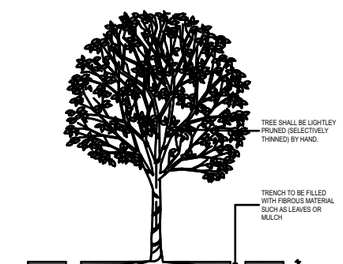
1 TREE PROTECTION DETAIL

NOT TO SCALE



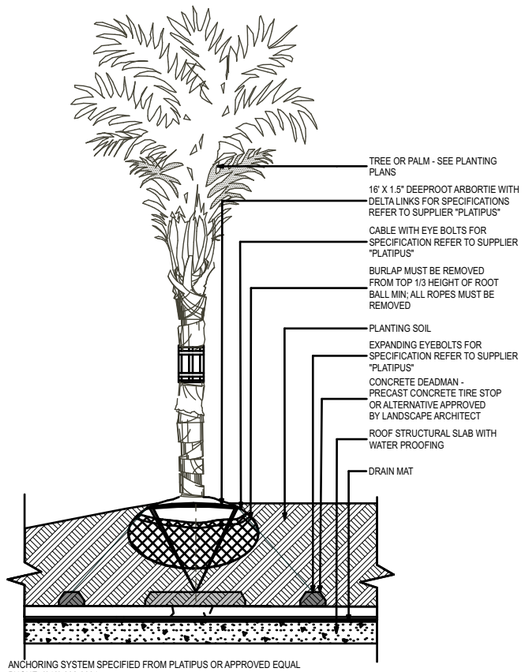
5 SMALL TREE GUYING DETAIL

NOT TO SCALE



2 ROOT PRUNING DETAIL

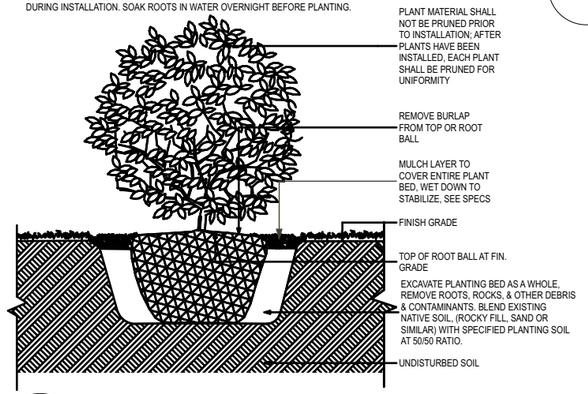
NOT TO SCALE



8 PALM PLANTING ON STRUCTURE DETAIL

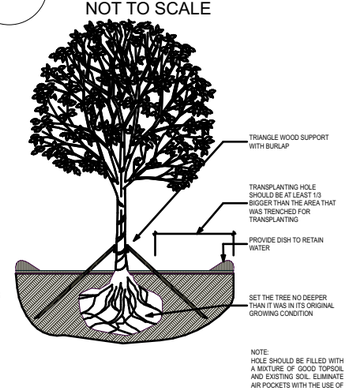
NOT TO SCALE

MIN. ROOT SPREAD TO BE IN ACCORDANCE WITH "AMERICAN STANDARDS FOR NURSERY STOCK". PRUNE ALL DAMAGED, DISEASED, OR WEAK LIMBS AND ROOTS. CLEANLY PRUNE ALL DAMAGED ROOT ENDS. DO NOT ALLOW ROOTS TO DRY OUT DURING INSTALLATION. SOAK ROOTS IN WATER OVERNIGHT BEFORE PLANTING.



6 SHRUB DETAIL

NOT TO SCALE



3 TREE TRANSPLANTING DETAIL

NOT TO SCALE

PLANTING SPECIFICATIONS

PLANTING SPECIFICATIONS

1. The Contractor is responsible for maintaining, all planting areas (including watering, spraying, mulching, mowing, fertilizing, etc.) until the job is accepted, in full, by the Owner and/or Landscape Architect.

2. All root balls shall conform to the size standards set forth in "American Standards for Nursery Stock".

3. All plant material shall be protected during transport and delivery to final location with shade cloth or other acceptable means of windburn prevention.

4. All trees must be guyed or staked as shown in the details.

5. Installation- All plant material shall be installed in a sound, workman- like manner and according to accepted good planting and tree relocation procedures with the quality of plant materials as hereinafter described. All elements of landscaping shall be installed so as to meet all applicable ordinances and code requirements.

6. There shall be no chains or cables used on trees or palms. Handle with two inch (2") minimum width nylon straps or equal.

7. Contractor shall assure drainage and percolation of all planting pits prior to installation of plant material. Contractor shall fill all tree pits with water before planting to assure that proper drainage and percolation is available. Correct if required to assure percolation. Contractor is responsible for replacement of all plants lost due to inadequate drain- age conditions.

8. Contractor to request final acceptance of project in writing. If all work is satisfactory and complete in accordance with conditions of contract documents, then the Owner and the Landscape Architect shall declare the project substantially complete.

9. Contractor to replace rejected plant material within one (1) week of written notice.

10. Contractor shall mulch all plant material throughout and completely to a three inch (3") depth of loose, weed free, sterilized Melaleuca mulch.

11. Plant Material which is not installed at the direction of the landscape architect or owner will become the property of the contractor unless it becomes relocated on site. The Contractor shall provide the owner a credit for any plant material not installed on the site.

SOIL PREPARATION AND SOIL MIX

1. All shrub beds shall be provided with a minimum 30" depth of approved planting soil if existing soil is not acceptable to the Landscape Architect. Shrub beds shall be excavated to 30" depth and soil replaced as specified. Acceptable soil composition shall be 70% sand, 30% organic content with an overall pH range between 6.5 and 7.5.

2. Apply Roundup (manufactured by Monsanto Corp. or equal.) according to manufacturer's rate and specification within limits of all areas to be planted. Protect existing plants to remain from overspray or spray within root zone. Contractor to ensure total weed eradication from all areas to be planted.

3. Before replacing topsoil, rake subsoil surface clear of stones (1" diameter and larger), debris, rubbish, and remaining roots from removed plant material.

4. Scarify subsoil to a depth of six inches (6").

5. Contractor to apply "Surflan" or equal, or approved pre-emergent herbicide in accordance with manufacturer's rate and specifications.

6. Planting Soil Mixtures:
All plant material on grade with the exception of palms and beach material, shall be planted with the following soil mix:
Planting Soil Mixture A:
a.) Weed free soil and consist of
70% clean silica sand,
30% everglades muck, and
b.) There must be a slight acidic reaction to the soil with no excess calcium or carbonate.
c.) Soil shall be delivered in a loose friable condition.

All palms + beach material on grade shall be planted with the following:
Planting Soil Mixture B:
a.) 80% clean sillca sand
b.) 20% everglades mack

All elevated planting areas on structure shall be planted with the following unless otherwise approved by L.A
Planting Soil Mixture C:
Mix specifically designed to meet project requirements based on climatic region and plant requirements.
a) 60% **Stalite** Expanded Slate Medium Fines
b) 10% C33 Sand
c) 15% Approved Compost
d) 15% Pine Bark Fines

7. Topsoil shall be natural, fertile, agricultural soil capable of sustaining vigorous plant growth. It shall be of uniform composition throughout, with admixture of subsoil. It shall be free of stones, lumps, live plants an their roots, sticks, and other extraneous matter. Spread topsoil mixture to minimum depth of three inches (3") throughout all lawn areas ..

8. Remove all rocks and other objects over one inches (1") in diameter.

9. Smooth all soil mixture to five inches (5") below top of surrounding pavement edges. This allows room for 3" of mulch and 2" clear space below top of pavement.

10. Smooth topsoil mixture to two inches (2") below finish grade in areas to be sodded.

11. Topsoil shall not be extremely acid or alkaline, nor contain toxic substances which may be harmful to plant growth. The topsoil pH shall be in the range of pH 6.5 to 7.5. If necessary, the Contractor shall apply the appropriate soil amendments adjusting soil pH to assure a pH range of 6.5 to 7.5.

12. Finish grade all topsoil areas to a smooth, even surface, assuring positive drainage away from the structures and eliminate any low areas which may collect water.

13. Contractor shall assure percolation and drainage of all planting pits prior to planting. Contractor will be responsible for all plants lost due to the lack of percolation.

14. Contractor to remove debris and excess material daily from job site. Contractor shall remove all staking of trees and palms after twelve (12) months of substantial completion.

MULCH

1. Mulch shall be shredded Florimulch (100% Melaleuca mulch). Planting areas not covered by lawn grass/sod shall be mulched to a minimum depth of 3", in order to present a finished appearance.

2. Any other mulch must be must be submitted to and approved.

Digitally signed by Justine K Velez
Date: 2024.02.23 '17:52:34 -05:00

REGISTERED LANDSCAPE ARCHITECT JUSTINE VELEZ LA6667391 STATE OF FLORIDA

L202 | PLANTING DETAILS | 2/25/2024

1333 DADE BLVD
PLANNING BOARD
URBAN ROBOT ® 2024