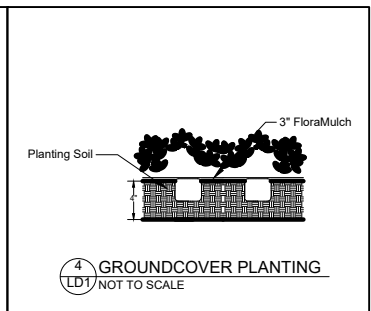
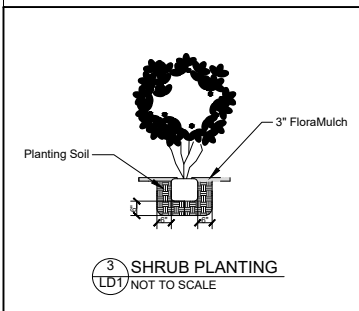
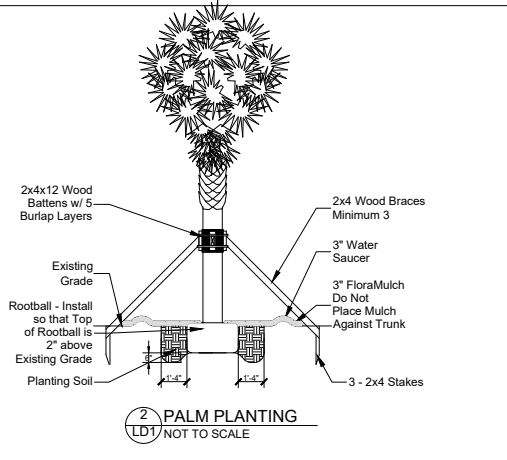
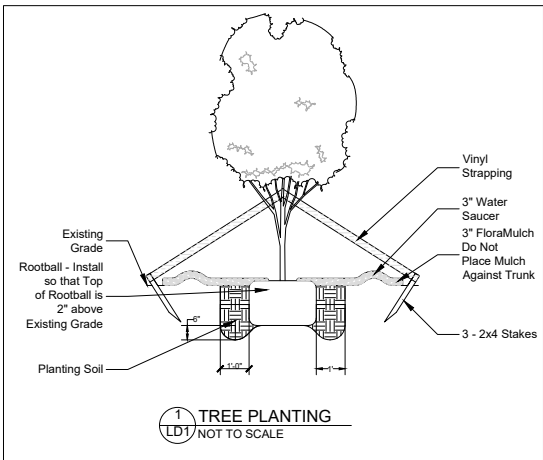


MIAMI BEACH LANDSCAPE LEGEND													
TREES & PALMS													
LKEY	NEW	EXISTING	BOTANICAL	COMMON	HEIGHT	CANOPY	MATURE-HT	NATIVE(Y)	NATIVE(N)	DROUGHT-TOL	SALT-TOL	QUANTITY	CONTAINER
CAP	X		Carpentaria acuminata	Alexander Palm	16'		40'		X	Low	Low	2	Field Grown
CDT	X		Coccoloba diversifolia	Pigeon Plum	12'-14'		50'	X		High	High	2	45 Gallon
CEST	X		Conocarpus erectus 'Sericeus'	Silver Buttonwood	8'-10'		20'	X		High	High	1	30 Gallon
KFT	X		Krugiodendron ferreum	Black Ironwood	12'		20'	X		High	Medium	3	45 Gallon
LLP	X		Lantania loddigessi	Blue Lantan Palm	10'		30'		X			2	45 Gallon
RMP	X		Revenela madagascariensis	Travelers Palm	10'		25'		X	Medium	Low	2	25 Gallon
TRP	X		Thrinax radiata	Florida Thatch Palm	12'		20'	X		High	High	4	Field Grown
SHRUBS & GC													
LKEY	NEW	EXISTING	BOTANICAL	COMMON	SIZE			NATIVE(Y)	NATIVE(N)	DROUGHT-TOL	SALT-TOL	QUANTITY	CONTAINER
AHa	X		Aechmia 'Hacienda'	Hacienda Bromeliad	24"x22"				X	High	Low	9	9" Pot
CC	X		Capparis cynophallophora	Jamaican Caper	15-18"x10-12"			X		High	High	17	3 Gallon
CI	X		Chrysobalanus icaco	Cocoplum	24"x20"			X		Medium	High	51	3 Gallon
CM	X		Codiaeum 'Mammey'	Mammey Croton	16"x16", Full				X	High	Medium	14	3 Gallon
CYS	X		Codiaeum 'Yellow Splash'	Yellow Splash Croton	24", Full			X		High	Medium	18	3 Gallon
DE	X		Dioon edule	Chamal	3'			X		High	Medium	2	7 Gallon
LEG	X		Ophiopogon japonica	Mondo Grass	Full			X		Medium	Medium	150	1 Gallon
LEG	X		Liriope 'Evergreen Giant'	Green Liriope	Full			X		High	Medium	65	1 Gallon
PMP	X		Podocarpus macrophylla	Yew Podocarpus	36"x22"			X		Medium	Medium	0	7 Gallon
TA	X		Trachelospermum asiaticum	Asian Jasmine	Full			X		Medium	Medium	25	1 Gallon
ALH	X		Aechmea 'Little Harvey'	Little Harvey Bromeliad	42"x30"			X		High	Low	5	9" Pot

MIAMI BEACH LANDSCAPE LEGEND													
LANDSCAPE LEGEND													
Zoning District	RM-1	0.13	Acres	5497	Square Feet								
OPEN SPACE													
A.	Square Feet of Open Space											REQUIRED	PROVIDED
	Net Lot Area	5497	SF x	9.5%	%=							522	
B.													
C.													
LAWN AREA CALCULATION													
A.	Total square feet of landscape open space												
B.	Max. lawn area permitted	30%	%x	522	sf=	156.6						112	
TREES													
A.	The number of trees required per net lot acre												
	=	28	trees x net lot acre =			3.64						5	
B.	30% palms allowed (two palms = one tree) Palms provided =					1.50						1	
C.	% of native trees required = the # of trees provided x 30% =												
D.	Street Trees (max. average spacing of 35' oc)	154	LF	4.40		6							
F.	Total Street Trees Provided:					11							
SHRUBS													
A.	Total number of trees required x 12 = required shrubs					132						116	
B.	Required Native (50%)					66						68	



LANDSCAPE SPECIFICATIONS

I. RELATED DOCUMENTS

- A. Contract Agreement, Drawings, and these Specifications apply to the work specified in this Section.
- B. References:
- Grades and Standards for Nursery Plants: Florida Department of Agriculture and Consumer Services, 2nd Edition: February 1998
 - Bretz's Reference Guide to Florida Landscape Plants: Broschat and McCreary, 1994.

II. SCOPE

- A. Scope of Work
- Work under this contract consists of furnishing all labor, supplies, equipment, and materials to complete the installation of all landscape work as specified on these plans dated 06/15/17 including the plant list, details, and these specifications. Scope includes warranty and maintenance of plants through Substantial Completion.
- B. City & County Ordinances
- All work under this contract is to be done in full accord with the building code as established by the City of Miami Beach and Miami-Dade County.
- C. Changes in Work
- The Owner without invalidation of the contract may order extra work or make changes to the work by written agreement between Owner and Contractor.
- D. Verification of Existing Site Conditions & Claims for Extra Work
- The Contractor is responsible for verifying existing conditions prior to mobilization and shall not be entitled to any claim for extra work as a result of existing conditions.
- E. Protection of Existing Site
- The Contractor shall ensure that the existing site including existing plant material is protected from his operations and is responsible for replacement or repairs to any damage resulting from these operations. The Contractor must comply with all laws associated with locating existing utilities including notifying Sunshine State One Call.
- F. Duration
- Work shall be completed within 30 days from Notice to Proceed issued in writing by the Owner.

III. QUALITY ASSURANCE

- A. Landscape Contractor or Qualification
- No individual, company or corporation will be permitted to perform any work under this Section by contract or sub-contract unless such individual, company or corporation is fully qualified to perform the work. The Contractor, if requested, shall provide the following evidence of qualifications:
- Membership in trade or professional organizations
 - Associated Landscape Contractors of America
 - American Association of Nurserymen
 - Florida Nurserymen and Growers Association
 - List of not less than three (3) similar projects which the individual, company or corporation performed under contract or subcontract to a general contractor, building owner, or government entity.
- B. Supervision
- All planting shall be performed by competent and skilled personnel experienced in planting procedures, under the supervision of a qualified Superintendent and Foreman.

IV. MATERIAL

- A. Submittals
- Submit literature, describing materials, samples of materials and sources of supply for materials proposed for use in this project for approval as specified in this Section.
- B. Plant Material
- Standards - All plant material shall be Florida No. 1 or better at time of planting as specified in the Florida Department of Agriculture's Grades & Standards for Nursery Plants, 2nd Edition: February 1998. This includes but is not limited to:
 - Health & Vitality,
 - Condition of Foliage
 - Root System
 - Absence of Pests, Disease, or Mechanical Damage
 - Form & Branching Habits
 - Palms - Remove one half of the older leaves at the time of digging and tie together around the bud the remaining leaves with a biodegradable twine.
 - Size and Species - Plants shall be true to species and variety as indicated on the Plant List and shall conform to sizes and specifications as shown herein, except that larger size plants may be used if approved by the Owner and/or the Landscape Architect at no extra cost to the Owner.
 - Trees
 - Caliper - As per Florida's Grades and Standards for Florida Plants Caliper shall be measured 6 inches from the ground on trees up to and including 4 inches in caliper, and 12 inches above the ground for larger trees. The average of the largest diameter and that perpendicular to it is referred to as caliper.
 - Height - Measured from the ground to the topmost portion of the tree as shown in the Grades and Standards for Nursery Plants.
 - Crown Spread Diameter - The average of the widest branch spread and that perpendicular to it as shown in the Grades and Standards for Nursery Plants.
 - Palms
 - Overall Height - Highest point in the canopy measured from the soil line to the natural position of the last fully expanded leaf as shown in the Grades and Standards for Nursery Plants.
 - Sod - Sod shall be of even thickness and with good root structure. Sod must be reasonably free of weed, freshly mowed before cutting and in good healthy condition when laid, as well as not stacked for more than 24 hours.
 - Acceptance of Material - The Landscape Architect and/or the Owner reserves the right to reject any landscape material that does not meet the criteria set forth in these specifications and/or drawings.
 - Substitutions - No substitutions of any landscape material shall be permitted without the written consent of the Owner and/or the Landscape Architect.
 - Non-Availability - In the event that a specified plant is not available, the Contractor shall provide written notice to the Landscape Architect and/or Owner. Should the Landscape Architect and/or Owner locate a source for the specified plant within the State of Florida, the Contractor shall be bound to purchase and install from that source.
 - Discrepancies - Where quantities and/or species differ between the Planting Plans and the Plant List, the Plans shall govern.
- C. Soil
- Topsoil shall be natural, friable, and free from rocks larger than 1/2" diameter, weeds, stumps, plant tissue, litter, toxic substances, or any other deleterious materials. Provide proof of soil characteristics and suitability for plant growth from independent and certified testing laboratories, independently mailed to the Owner and the Landscape Architect prior to the delivery and/or use of the soil.
- D. Pre-Emergent Herbicide
- Shall be pre-approved and applied as per manufacturer's specifications.
- E. Mulch - See Details
- F. Fertilizer
- Agri-form fertilizer tablets not to exceed manufacturer's recommendations. Fertilizers from Atlantic Fertilizer are also acceptable as long as selected fertilizer is appropriate to the plant material.

V. INSTALLATION

- A. Plant Selection
- The Contractor shall be responsible for selecting all plant material that meets plan and specification requirements, except for material tagged in advance by Landscape Architect. The Landscape Architect may visit the sources to inspect the selected plant material and/or require photographs. Approval of the selected plant material at the source shall not impair the Landscape Architect's right to reject the plant material after delivery to the site, and/or during subsequent progress of the work.
- B. Delivery, Handling and Storage
- Field grown material shall not be removed from the ground until the Contractor is ready to transport it to the site. Containerized material shall not be removed from container until ready for planting. Plants transported to the project in open vehicles shall be covered with tarpaulins or other suitable covers securely fastened to the body of the vehicles to prevent damage to the plants. Closed vehicles shall be adequately ventilated to prevent overheating of plants. Protect plants from delivery through planting.
- C. Excavation
- Remove existing soil as specified on the details and if suitable use as topsoil. Plant material shall not remain unplanted on-site longer than 24 hours after delivery. If detrimental material is encountered, notify the Owner immediately prior to proceeding.
- D. Layout
- All plant material will be laid out according to these plans.
- E. Tree & Palm Planting
- Dig holes for trees 6" deeper and 12" wider on each side of the Root ball. Plant trees so that the top of the root-ball is at least 2" above existing grade after settling.
- F. Shrub Planting
- Dig holes for shrubs 3" deeper and 6" wider on each side of the root-ball. Plant shrubs so that the top of the root-ball is at least 1" above existing grade.
- G. Planting Soil
- Planting Soil shall be 50% Existing Soil if suitable and 50% New Soil. New Soil shall be 50% Sand, 50% Topsoil. Backfill shall include fertilizer tablets not to exceed manufacturer's recommendations.
- H. Subsoil for Sod
- A 1" Layer of Soil (50% Sand & 50% Topsoil) shall be provided for all sod areas.
- I. Sod
- An application of 6-6-6-40% organic fertilizer shall be applied to lawn area just prior to laying of the sod at the manufacturer's suggested rate. Ground is to be wet down before sod is laid in place. Sod is to be laid so as to ensure tight joints. Sod is to be power rolled with a 1-ton roller within 48 hours after laying.
- J. Pre-Emergent Herbicide
- Apply Starlan or an approved equal Pre-Emergent Herbicide as per manufacturer's recommendations. Apply after planting and prior to mulching.
- K. Mulch
- Apply specified mulch in all planting areas to depth shown on the details.
- L. Clean-Up
- Upon completion of all planting operations, the Contractor shall remove from the site all excess soil, debris, rubbish and related material and equipment, and shall leave all soft and hard surface areas free from vehicular marks and dirt that may have resulted from his work. Contractor shall wash and clean dirt from all paved areas affected by the landscape operation.

REV.	DATE	DESCRIPTION
1.	7-6-17	City Comments

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GUSTAVO J. RAMOS
10005 NW 4th St # 113, MIAMI, FL

DATE	06/15/17
SCALE	AS NOTED
DRAWN	SFN
DRAWING #	LD1
1 SHEET OF 2	