

N.T.S

WEST AVE.

EXISTING 46' ASPHALT PAVING
70' TOTAL R.O.W.



01.23.2017 DRB SET

4981 SW 74 CT
Miami, FL 33155
786.615.2943 O
786.615.2945 F
cbravo@urvanx.com
AA26002656
IB26001472

Carlos J. Bravo, R.A. AR17584
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URVANX, INC.

TAYLOR KIEHL SEMLER, RLA # 6667205

IN MY PROFESSIONAL JUDGEMENT AND TO THE BEST OF
MY KNOWLEDGE AND BELIEF, THE PLANS AND
SPECIFICATIONS CONTAINED HEREIN COMPLY WITH ALL
APPLICABLE BUILDING CODES.

Fourteen14

1414 West Avenue
Miami Beach, FL 33139

Owner:
CasaLuna LLC.
1414 West Avenue
Miami Beach, FL 33139

Design Review Board Set

EXISTING TREE DISPOSITION PLAN

SHEET TITLE

DATE 08.03.2017
DRAWN BY T.K.S
REVIEWED BY K.E.G

1612
PROJECT NO

LA-101

SHEET

LANDSCAPE SPECIFICATIONS
PART 1 - GENERAL

- 1.1 SCOPE
- A. Contractor shall provide all labor, materials, equipment, supervision, and related work necessary to complete the landscape work in accordance with the intent of the landscape plans, schedules and these specifications. The extent of work is shown on the drawings which are a part of this document.
- 1.2 CONTRACTOR QUALIFICATIONS
- A. Landscape installation work to be performed by a Contractor Certified by the Florida Nurserymen, Growers and Landscape Association (FNGLA) as a Certified Landscape Contractor. Any pruning to be supervised by an Arborist, certified by the International Society of Arboriculture (ISA) and licensed in Miami-Dade County.

- 1.3 INVESTIGATION OF UTILITIES
- A. Prior to beginning work, the Contractor shall be responsible to locate existing underground utilities. Check with all utility companies and Sunshine State, call (811).
- 1.4 SUBSTITUTIONS
- A. Only materials specified will be accepted, unless approved in writing by the Landscape Architect in advance.
- 1.5 PLANT SIZES
- A. All plant sizes shall equal or exceed the minimum sizes as specified in the plant list. When plant sizes are specified as a range of size, installed materials shall average the mean of the range specified. Plants shall be measured following pruning, with branches in normal position. All necessary pruning shall be done at the time of planting.

- 1.6 PLANT QUALITY
- A. All plant material shall be equal to or better than Florida No. 1 as classified by "Grades and Standards for Nursery Plants" by the Division of Plant Industry, Florida Department of Agriculture. They shall have a growth habit that is normal for the species; healthy, vigorous, free from insects, disease and injury.
- B. The Owner or Landscape Architect reserves the right to refuse any plant material which does not conform to the intent of the written specifications or design.
- C. CIRCULING ROOTS FOUND ON CONTAINER-GROWN MATERIAL WILL NOT BE ACCEPTED UNLESS REMEDIAL ROOT PRUNING, APPROVED BY THE LANDSCAPE ARCHITECT IS DONE BEFORE PLANTING.

- 1.7 PLANT QUANTITY
- A. The plant quantities shown on the plant list are to be used only as an aid to bidders. In the case of discrepancy between the plant list and the plan, the quantity on the plan shall override the plant list.
- 1.8 UNIT PRICES
- A. The successful bidder shall furnish to the Owner and the Landscape Architect, a unit price breakdown for all materials. The Owner may, at his discretion, add to or delete from the materials utilizing the unit price breakdown submitted to and accepted by the Owner.

- 1.9 SUBMITTALS
- A. Fertilizer: The Contractor shall submit to the Owner and Landscape Architect documentation that all the fertilizer used for the project is of the analysis specified and placed at the rates specified in section 2.2 FERTILIZER.
- B. Planting soil: The Contractor shall submit a sample of the planting soil (approximately 1 cu. ft.) for approval by the Landscape Architect prior to delivery to the site.
- 1.10 CLEAN-UP & MAINTENANCE OF TRAFFIC
- A. Follow procedures in FDOT Index 600 for maintenance of traffic during construction.
- B. At the end of each work day, the Contractor shall remove debris and shall backhatch the un-filled holes in a manner appropriate in the path of pedestrians and motorists.
- C. Upon completion of the work or any major portion of the work or as directed by the Landscape Architect, all debris and surplus material from his work shall be removed from the job site.

- 1.11 MAINTENANCE PRIOR TO ACCEPTANCE
- A. The Contractor is responsible to maintain the plantings until they are accepted under the provisions of 1.12 "ACCEPTANCE OF INSTALLATION".
1. Plants: Begin maintenance immediately following the final plant installation operation for each plant and continue until all plant installation is complete and accepted. Maintenance shall include all weeding, mulching, watering, pruning, pest control and repinning of girders, repair of braces, removal of dead growth, resetting of plants to proper grade or up-right position, restoration of plant saucers, litter pick-up in plant beds and other necessary operations to assure specified minimum grade of Florida No. 1.
2. Turf Areas: Begin maintenance of turf immediately following the placement of sod and continue until sod installation is complete and accepted. Maintenance shall include but not be limited to, watering, leveling, moving and pest control, fungus and disease control and other necessary operations as determined by the Landscape Architect and good nursery practice.

3. Re-setting or straightening trees and palms: The Contractor shall re-set and/or straighten trees and palms as required at no additional cost to the Owner unless caused by sustained winds of 75 mph or more. Then, the costs of the operations may be charged to the owner. Re-set trees within 48 hours.
- 1.12 ACCEPTANCE OF INSTALLATION
- A. Inspection: Inspection of the work, to determine completion of contract work, exclusive of the possible replacement of plants and turf, will be made by the Landscape Architect at the conclusion of the maintenance period. Written notice requesting such an inspection and submitted by the Contractor at least ten (10) days prior to the anticipated date.

- 1.13 GUARANTEE
- A. Guarantee all plants for a period of one year (CCD). Guarantee shall commence from the date of written acceptance. Plant material which is on the site and scheduled to be relocated is not covered by the guarantee except in the case of Contractor's negligence or work that has been done in an unworkman-like manner. The Contractor is not responsible for loss due to such of god, (i.e.) sustained winds of 75 mph or more, floods, frost, lightning, vandalism or theft.
- 1.14 REPLACEMENT
- A. Replacement shall be made during the guarantee period as directed by the Landscape Architect within ten (10) days from time of notification. For all replacement plant material, the guarantee period shall extend for an additional forty-five (45) days beyond the original guarantee period. The Contractor shall be responsible to provide water to the replacement plants in sufficient quantity to aid in their establishment. At the end of the guarantee period, inspection will be made by the Landscape Architect, upon written notice requesting such inspection and submitted by the Contractor at least five (5) days before the anticipated date. Replacement plants must meet the requirements of Florida No. 1 at time of inspection. Remove from the site all plants that are dead or in a state of unsatisfactory growth, as determined by the Landscape Architect. Replace these and any plants missing due to the Contractor's negligence as soon as conditions permit.

1. Materials and Operations: All replacement plants shall be of the same kind and size as indicated on the plant list. The Contractor shall supply and plant the plants as specified under planting operations.
2. Cost of Replacements: A sum sufficient to cover the estimated cost of possible replacements, including material and labor will be retained by the Owner and paid to the Contractor after all replacements have been satisfactorily made and approved by the Landscape Architect.

- PART 2 - MATERIALS
- 2.1 PLANTING SOIL
- A. Planting soil for trees, shrubs and ground covers shall be of the composition noted on the plans, measured by volume.
- B. Soil for Sodded Areas: shall be coarse lawn sand.
- 2.2 FERTILIZER
- A. Fertilizer for trees, palms, shrubs, and groundcovers shall be as follows: IESCO Palm Special 13-3-13 or equal, Sulfur coated with iron and other minor elements and maximum of 2% chlorine, or brand with equal analysis. The fertilizer shall be uniform in composition, dry and free flowing and shall be delivered to the site in the original unopened containers, bearing the manufacturer's guaranteed analysis. Fertilizer for sod and seeded areas shall be 8-6-8, 50% organically derived nitrogen, or equal.
- 2.3 WATER
- A. The Contractor shall provide potable water on site, available from the start of planting. The Contractor is responsible to ascertain the location and accessibility of the water source. The Contractor is responsible to provide the means of distribution (i.e. water truck, hoses, etc.) for distribution of water to the planting areas.
- 2.4 MULCH
- A. Mulch shall be shredded Malealeuca mulch (Florimulch) as manufactured by Forestry Resources, Inc., or equal.

- 2.5 ROOT BARRIER MATERIAL
- A. When specified in the plans, root barrier material shall be Biobarrier (19.5 inch width) Reemay or approved equal.
- B. Install per details in the plans.

PART 3 - INSTALLATION PROCEDURES

- 3.1 LAYOUT
- A. Verify location of all underground utilities and obstructions prior to excavation.
- 3.2 HERBICIDE TREATMENT
- A. In all areas infected with weed and/or grass growth, a systemic herbicide, such as Roundup, shall be applied per manufacturer's rates. When it has been established where work will be done, the systemic herbicide shall be applied in accordance with manufacturer's labeling to kill all noxious growth. Contractor shall schedule his work to allow more than one application to obtain at least 95% kill of undesirable growth. If necessary, Contractor shall conduct a test to establish suitability of product and applicator to be used on this project, prior to execution of the full application.
- 3.3 PLANT PIT EXCAVATION AND BACKFILLING
- A. Trees: See the Planting and Bracing Details and notes.
- B. All planting holes shall be hand dug where machine dug holes may adversely affect utilities or improvements.
- C. Shrubs and Groundcover: Shrubs and groundcover shall be planted in a soil bed as described in the notes and details. Space shrubs and provide setback from curbs and pavements as shown in the plans.
- D. Watering of field-grown plants: Thoroughly puddle in water to remove any air pockets in the plant hole.

- 3.4 WATERING
- A. The Contractor is responsible to provide the water for all new plants and transplants and means of distribution (i.e. hand watering or water truck) during the maintenance period and extending into the period after acceptance until the full schedule as listed below is complete. Water for trees and other large field-grown plants shall be supplemented by hand or water truck, in addition to the irrigation system, (if one is provided). Contractor can adjust watering schedule during heavy rain season upon approval of the Landscape Architect.
- AMOUNT OF WATER PER APPLICATION
- For trees up to 5 inch caliper - 5 gallons
From 5 to 8 inch caliper - 25 gallons
9 inch and up caliper - 50 gallons

- FREQUENCY OF WATER
- Daily for the first week
3 times per week for weeks 2 - 5
2 times per week for weeks 6 - 8
1 time per week for weeks 9 - 12
- B. Water in plants by thoroughly soaking of the entire root ball immediately after planting. For large trees and shrubs, add water while backfilling hole to eliminate any air pockets in the soil around the root ball.
- C. Water shrubs, sod and groundcover a minimum of once daily for a week or until an irrigation system is fully operational. If no irrigation system is to be installed, the Contractor shall be responsible for watering the shrub, sod, and groundcover for the time specified above, after installation of each section of the planting installed.

- 3.5 FERTILIZING
- A. Add fertilizer on top of the surface of shrubs beds and tree and palms root balls two (2) months after installation. Fertilize sod within two (2) days after installing after planting of each segment of the job. Fertilizer shall be applied after soil has been well moistened. Fertilizer shall be washed off of plant leaves and stems immediately after application. Apply at the following rates:
1. Trees and Large Shrubs: One (1) pound per inch of trunk diameter, spread evenly over the root ball area.
2. Shrubs: One half (1/2) handful per shrub, spread evenly over the root ball area.
3. Groundcover: Twelve (12) pounds per 100 sq. ft. of bed area.
4. Sod: Twelve (12) pounds per 1,000 sq. ft. Wash fertilizer off blades immediately after spreading.

- 3.6 MULCHING
- A. Spread mulch two (2) inches thick uniformly over the entire surface of shrubs and groundcover beds, depth measured after settling, unless otherwise specified in the plans. Provide 36" diameter bed of mulch, measured from outer edge of the trunk, for all trees and palms planted in sod areas. Keep mulch away from contact with the trunk. Create a 6" high ring of mulch at the outer edge of tree and palm holes.
- 3.7 CUTTING AND BRACING
- A. See the details bound herewith or made part of the plans.

- 3.8 SODDING
- A. Provide a blanket of lawn sand as described in the notes in these plans. Prior to planting, remove stones, sticks, etc. from the sub-soil surface. Excavate existing non-conforming soil as required so that the finish grade of sod is flush with adjacent pavement or top of curb as well as adjacent sod in the case of sod patching.
- B. Place sod on moistened soil, with edges tightly butted, in staggered rows at right angles to slopes. The sod shall be rolled with a 500 pound hand roller immediately after placing.
- C. Keep edge of sod bed a minimum of 18" away from groundcover beds and 24" away from edge of shrub beds and 36" from trees, measured from the edge of plant or tree trunk.
- D. Sod shall be watered immediately after installation to uniformly wet the soil to at least two inches below the bottom of sod strips.
- E. Apply fertilizer to the sod as specified in Section 3.5.
- F. Excavate and remove excess sod to top of sod is flush w/top of curb or adjacent pavement, or adjacent existing sod.

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SIZE:
□ 1/2" X 5/2" (3.2MM X 140MM), 0.072" (1.82MM) THICK
w/ 0.135" (3.43MM) EXPOSED TOP LIP

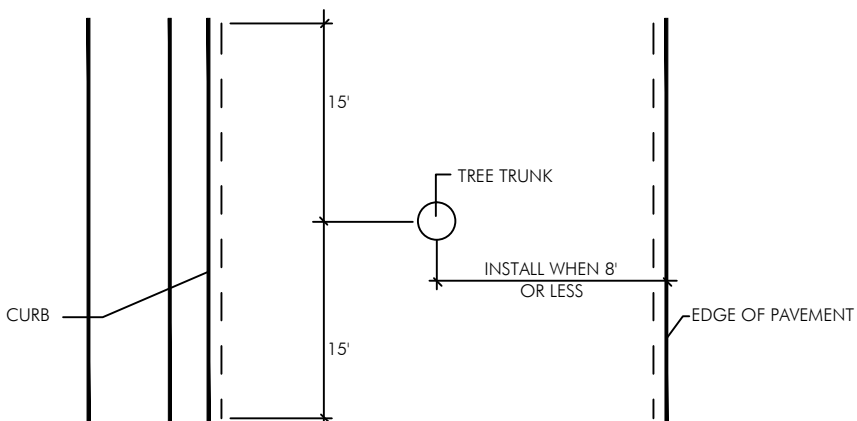
FINISH LEGEND:
(MF) MILL FINISH-NATURAL ALUMINUM

NOTES:

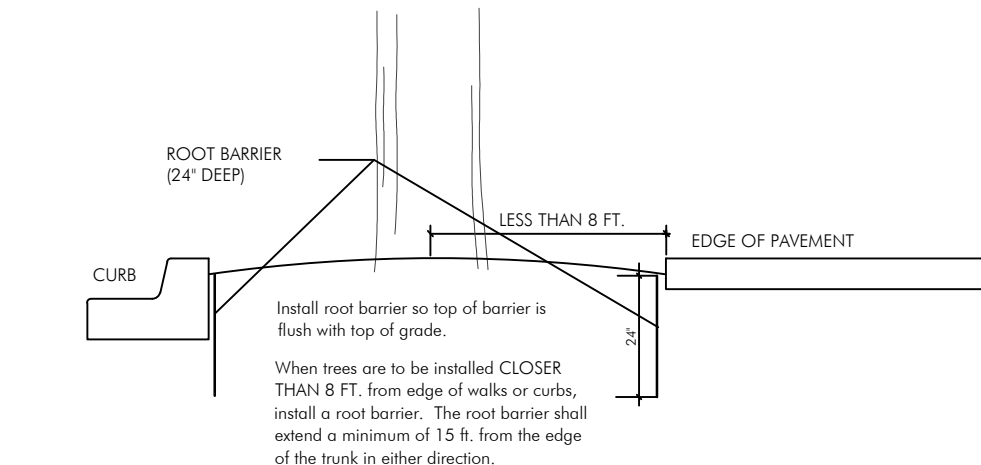
1. INSTALL PER MANUFACTURER'S "INSTALLATION GUIDELINES"
2. 8'-0" (2.44 M) SECTIONS TO INCLUDE (3) 12" (305 MM) ALUMINUM STAKES. 16'-0" (4.88 M) SECTIONS TO INCLUDE (5) 12" (305 MM) ALUMINUM STAKES. CORNERS - CUT BASE EDGING UP HALFWAY AND FORM A CONTINUOUS CORNER. PERMALOC CLEANLINE AS MANUFACTURED BY PERMALOC CORPORATION, HOLLAND MI. (800) 355-9660, (616) 399-9600
3. CONTRACTOR'S NOTE: FOR PRODUCT AND PURCHASING INFORMATION VISIT WWW.PERMALOC.COM

ALUMINUM EDGING DETAIL

N.T.S.

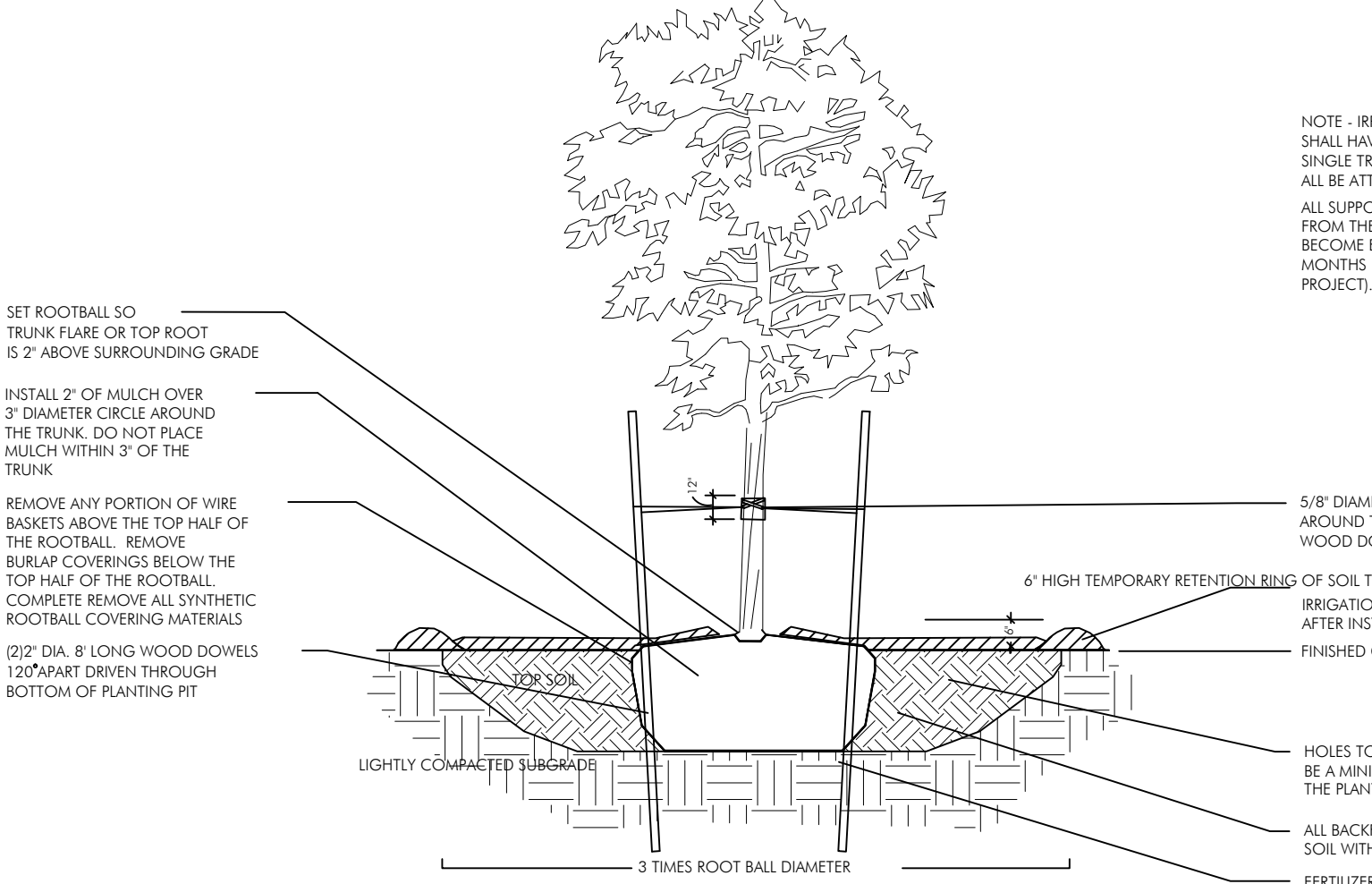


PLAN VIEW



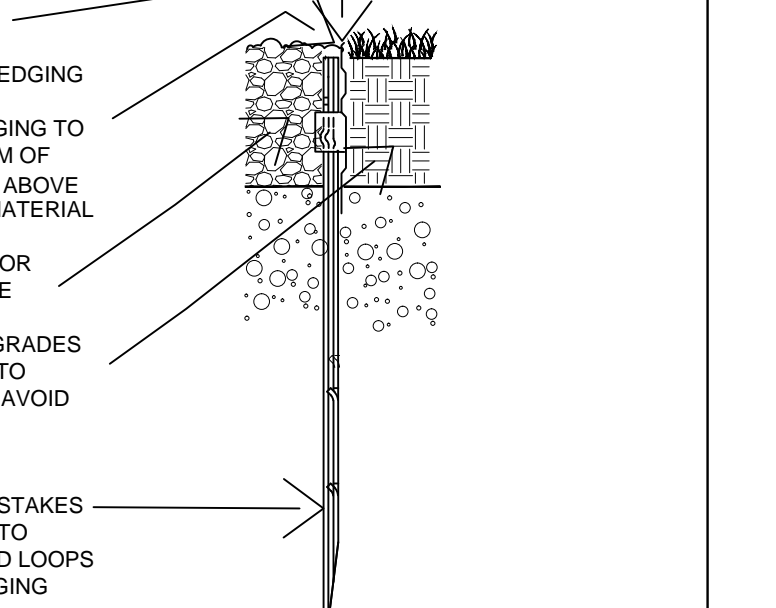
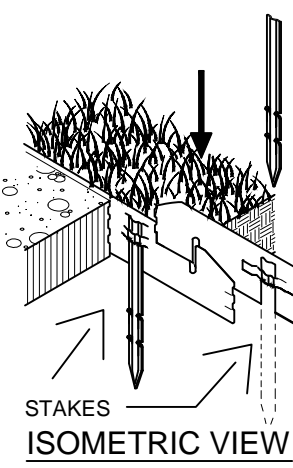
ROOT BARRIER INSTALLATION DETAIL

N.T.S.



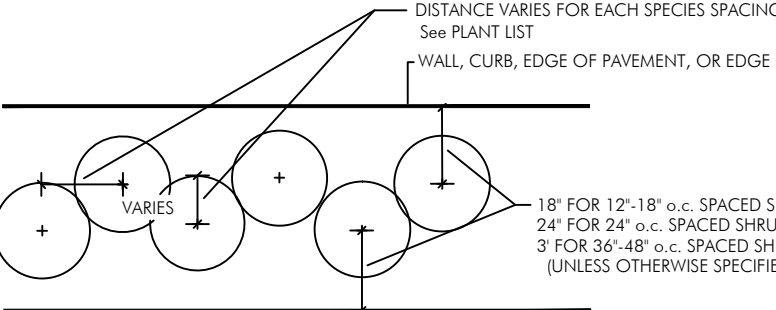
PLANTING & BRACING DETAIL UNDER 3 1/2" CALIPER

N.T.S.



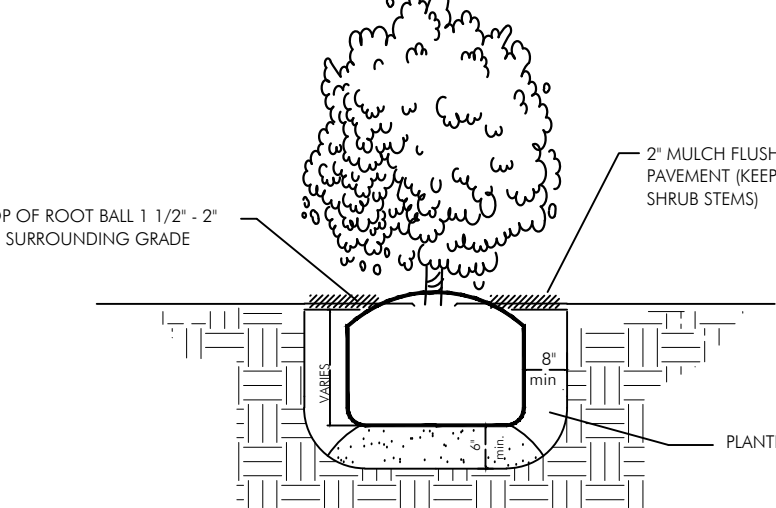
ALUMINUM EDGING DETAIL

N.T.S.



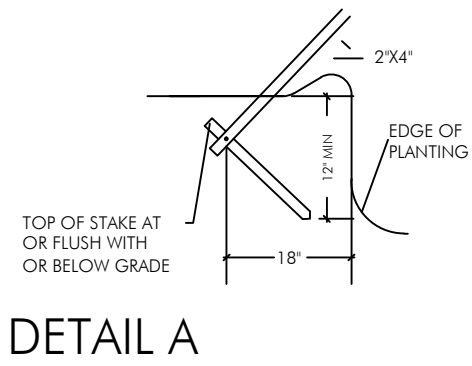
SHRUB SPACING DIAGRAM

N.T.S.



SHRUB INSTALLATION DETAIL

N.T.S.



DETAIL A

N.T.S.

CURVED TRUNK LEAN ANGLE AS NOTED ON PLAN/PLANT LIST

NOTE: USE 4" X 4" STAKES
PALMS OVER 12" CALIPER
PROVIDE FOUR 2X4 PINE STAKES
90° APART (EXTRA STAKE IF
NECESSARY TO SUPPORT LEAN)
ATTACH NYNALS TO BATTENS
NO NAILS IN TREE

SET ROOTBALL SO
TRUNK FLARE OR TOP ROOT
IS 2" ABOVE SURROUNDING GRADE

INSTALL 2" OF MULCH OVER
3" DIAMETER CIRCLE AROUND
THE TRUNK. DO NOT PLACE
MULCH WITHIN 3" OF THE
TRUNK.

REMOVE ANY PORTION OF WIRE
BASKETS OR BURLAP ABOVE THE
TOP HALF OF THE ROOTBALL.
FOLD BACK BURLAP COVERINGS
BELOW THE TOP HALF OF THE
ROOTBALL. COMPLETELY REMOVE
ALL SYNTHETIC ROOTBALL
COVERING MATERIALS.

DETAIL A
WOOD STAKES TOP OF STAKES
BELOW OR FLUSH WITH GRADE

ANGLE SUBGRADE BASE AND
PAVEMENT KEEP AWAY FROM
ACHIEVE SPECIFIED LEAN ANGLE

12" (305MM)
ALUMINUM STAKES
TO LOCK INTO
PREFORMED LOOPS
ON THE EDGING

TOP OF STAKE AT
OR FLUSH WITH
OR BELOW GRADE

EDGE OF
PLANTING PIT

2X4"

12" MAX

18"

5 LAYERS OF BURLAP

5/2"x4"x16" WOOD BATTENS

STEEL BAND

FINISHED GRADE

HOLES TO ACCOMMODATE PLANTS SHALL BE A MINIMUM OF THREE TIMES THE SIZE OF THE PLANT ROOTBALL

ALL BACKFILL FOR TREES SHALL BE EXISTING SOIL WITH ALL ROCKS 2" OR LARGER REMOVED

FERTILIZER SHALL BE INSTALLED AS PER THE WRITTEN SPECIFICATIONS.

3 TIMES ROOT BALL DIAMETER

LIGHTLY COMPACTED SUBGRADE

TOP SOIL

REMOVE ANY PORTION OF WIRE BASKETS ABOVE THE TOP HALF OF THE ROOTBALL. REMOVE BURLAP COVERINGS BELOW THE TOP HALF OF THE ROOTBALL. COMPLETELY REMOVE ALL SYNTHETIC ROOTBALL COVERING MATERIALS

4 1/2" DIA. 8' LONG WOOD DOWELS AT CORNERS DRIVEN TO BOTTOM OF PLANTER

PLANTING SOIL

5/8" DIAMETER NYLON STRAPS WRAPPED AROUND TRUNK & PULLED TAUT, TIED TO WOOD DOWELS

FINISHED GRADE

PLANTING SOIL

3 TIMES ROOT BALL DIAMETER

DETAIL A

WOOD STAKES TOP OF STAKES BELOW OR FLUSH WITH GRADE

2X4"

12" MAX

18"

5 LAYERS OF BURLAP

5/2"x4"x16" WOOD BATTENS

STEEL BAND

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LIGHTLY COMPACTED SUBGRADE

TOP SOIL

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4 1/2" DIA. 8' LONG WOOD DOWELS AT CORNERS DRIVEN THROUGH BOTTOM OF PLANTING PIT

PLANTING SOIL

5/8" DIAMETER NYLON STRAPS WRAPPED AROUND TRUNK & PULLED TAUT, TIED TO WOOD DOWELS

FINISHED GRADE

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3 TIMES ROOT BALL DIAMETER

DETAIL A

WOOD STAKES TOP OF STAKES BELOW OR FLUSH WITH GRADE

2X4"

12" MAX

18"

5 LAYERS OF BURLAP

5/2"x4"x16" WOOD BATTENS

STEEL BAND

FINISHED GRADE

HOLES TO ACCOMMODATE PLANTS SHALL BE A MINIMUM OF THREE TIMES THE SIZE OF THE PLANT ROOTBALL

ALL BACKFILL FOR TREES SHALL BE EXISTING SOIL WITH ALL ROCKS 2" OR LARGER REMOVED

FERTILIZER SHALL BE INSTALLED AS PER THE WRITTEN SPECIFICATIONS.

3 TIMES ROOT BALL DIAMETER

LIGHTLY COMPACTED SUBGRADE

TOP SOIL

REMOVE ANY PORTION OF WIRE BASKETS ABOVE THE TOP HALF OF THE ROOTBALL. REMOVE BURLAP COVERINGS BELOW THE TOP HALF OF THE ROOTBALL. COMPLETELY REMOVE ALL SYNTHETIC ROOTBALL COVERING MATERIALS

4 1/2" DIA. 8' LONG WOOD DOWELS AT CORNERS DRIVEN THROUGH BOTTOM OF PLANTING PIT

PLANTING SOIL

5/8" DIAMETER NYLON STRAPS WRAPPED AROUND TRUNK & PULLED TAUT, TIED TO WOOD DOWELS

FINISHED GRADE

PLANTING SOIL

3 TIMES ROOT BALL DIAMETER

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URVAN^x

IN MY PROFESSIONAL JUDGEMENT AND TO THE BEST OF
MY KNOWLEDGE AND BELIEF, THE PLANS AND
SPECIFICATIONS CONTAINED HEREIN COMPLY WITH ALL
APPLICABLE BUILDING CODES.



Owner:
CasaLuna LLC.
1414 West Avenue
Miami Beach, FL 33139

REVISIONS

[illegible]

SHEET TITLE

1612
PROJECT NO

LA-205
SHEET

01.23.2017 DRB SET

