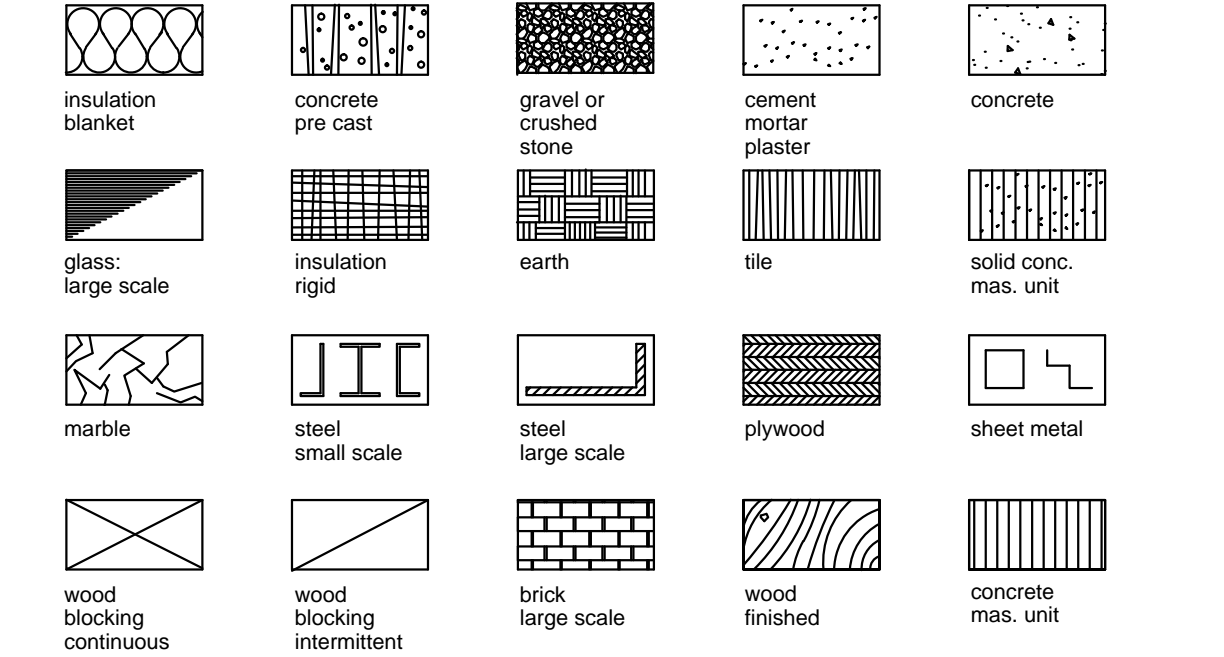


ABBREVIATIONS

<b>A</b>	ACOUS. A.C A.D. ADJ. AGGR. AL. APPROX. ARCH. ASB. ASPH.	ACOUSTICAL AIR CONDITIONING AREA DRAIN ADJUSTABLE AGGREGATE ALUMINUM APPROXIMATE ARCHITECTURAL ASBESTOS ASPHALT
<b>B</b>	BD. BITUM. BLDG. BLK. BLKG. BLKHD. BM. BOT.	BOARD BITUMINOUS BUILDING BLOCK BLOCKING BULKHEAD BEAM BOTTOM
<b>C</b>	CAB. CARP. C.B. CEM. CER. C.I. C.G. CLG. CLKG. CLO. CLR. C.M.U. C.O. COL. CONC. CONN. CONSTR. CONT. CORR. CTSK. CNTR. C.T. CTR.	CABINET CARPET CATCH BASIN CEMENT CERAMIC CAST IRON CORNER GUARD CEILING CAULKING CLOSET CLEAR CONCRETE MASONRY UNIT CASED OPENING COLUMN CONCRETE CONNECTION CONSTRUCTION CONTINUOUS CORRIDOR COUNTERSUNK COUNTER CERAMIC TILE CENTER
<b>D</b>	DBL. DEPT. D.F. DET. DIA. DIM. DISP. DN. D.O. DR. DWR. DS. D.S.P. DWG.	DOUBLE DEPARTMENT DRINKING FOUNTAIN DETAIL DIAMETER DIMENSION DISPENSER DOWN DOOR OPENING DOOR DRAWER DOWN SPOUT DRY STANDPIPE DRAWING
<b>E</b>	E. E.A. E.J. EL. ELEC. ELEV. EMER. ENCL. E.P. EQ. EQPT. E.S  E.W.C. EXST. EXP0. EXP. EXT.	EAST EACH EXPANSION JOINT ELEVATION ELECTRICAL ELEVATOR EMERGENCY ENCLOSURE ELECTRICAL PANEL BOARD EQUAL EQUIPMENT EMERGENCY OVERFLOW SCUPPER ELECTRIC WATER COOLER EXISTING EXPOSED EXPANSION EXTERIOR
<b>F</b>	F.A. F.B. F.D. FDN. F.E. F.E.C. F.H.C. FIN. FL. FLASH. FLUOR. F.O.C. F.O.F. F.O.S. FPRF. F.S. FT. FTG. FURR. FUT. F.V. F.V.C.	FIRE ALARM FLAT BAR FLOOR DRAIN FOUNDATION FIRE EXTINGUISHER FIRE EXTINGUISHER CAB. FIRE HOSE CABINET FINISH FLOOR FLASHING FLUORESCENT FACE OF CONCRETE FACE OF FINISH FACE OF STUDS FIREPROOF FULL SIZE FOOT OR FEET FOOTING FURRING FUTURE FIELD VERIFY FIRE VALVE CABINET
<b>G</b>	GA. GALV. G.B. G.C. GL. GND. GR. GYP. G.W.B.	GAUGE GALVANIZED AIR DRAIN GENERAL CONTRACTOR GLASS GROUND GRADE GYPSUM GYPSUM WALLBOARD
<b>H</b>	H.B. H.C. HDWD. HDWE. H.M. HORIZ. HR. HGT.	HOSE BIB HOLLOW CORE HARD WOOD HARDWARE HOLLOW METAL HORIZONTAL HOUR HEIGHT
<b>I</b>	I.D. IN. INSUL. INT. INV.	INSIDE DIAMETER (DIM.) INCH INSULATION INTERIOR INVERT
<b>J</b>	JAN. JST. JT.	JANITOR JOIST JOINT
<b>K</b>	KIT.	KITCHEN
<b>L</b>	LAB. LAM. LAV. L.F. LKR. LT. LTG. LTWT.	LABORATORY LAMINATE LAVATORY LINEAR FEET LOCKER LIGHT LIGHTING LIGHT WEIGHT
<b>M</b>	MAX. M.C. MACH. MECH. MEMB. MET. MFR. MH. MIN. MIR. MISC. M.L. M.O. MTD. MUL.	MAXIMUM MEDICINE CABINET MACHINE MECHANICAL MEMBRANE METAL MANUFACTURER MANHOLE MINIMUM MIRROR MISCELLANEOUS MATCH LINE MASONRY OPENING MOUNTED MULLION
<b>N</b>	N. N.I.C. NO. OR # NOM. N.T.S.	NORTH NOT IN CONTRACT NUMBER NOMINAL NOT TO SCALE
<b>O</b>	O.A. OBS. O.C. O.D. OFF. OPNG. OP. HD. OPP.	OVERALL OBSCURE ON CENTER OUTSIDE DIMENSION OFFICE OPENING OPPOSITE HAND OPPOSITE
<b>P</b>	PRCST. P.L. P.T. PL. P.LAM. PLAS. PLYWD. POL. PR. PT. P.T.D.  PTN. PTR.	PRE-CAST PROPERTY LINE PRESSURE TREATED PLATE PLASTIC LAMINATE PLASTER PLYWOOD POLISHED PAIR POINT PAPER TOWEL DISPENSER  PARTITION PAPER TOWEL RECEPTACLE
<b>Q</b>	Q.T.	QUARRY TILE
<b>R</b>	R. RAD. R.D. REF. REFL. REFR. RF. RGTR. REINF. REQ. RESIL. RM. R.O. RWD. R.W.L.	RISER RADIUS ROOF DRAIN REFERENCE REFLECTED REFRIGERATOR ROOF REGISTER REINFORCED REQUIRED RESILIENT ROOM ROUGH OPENING REDWOOD RAIN WATER LEADER
<b>S</b>	S. SABF S.C. S.C.D. SCHED. S.D. SECT. SH. SHR. SHT. SIM. S.N.D.  S.N.R. SPEC. SQ. S.ST. S.SK. STA. STD. STL. STOR. STR.L. SUSP. SYM.	SOUTH SOUND ATTENUATION FIRE BLANKETS SOLID CORE SEAT COVER DISPENSER SCHEDULE SOAP DISPENSER SECTION SHELF SHOWER SHEET SIMILAR SANITARY NAPKIN DISPENSER SANITARY NAPKIN RECEPTACLE SPECIFICATION SQUARE STAINLESS STEEL SERVICE SINK STATION STANDARD STEEL STORAGE STRUCTURAL SUSPEND SYMMETRICAL
<b>T</b>	TRD. T.B. T.C. TEL. TEMP. T. & G. THK. TOIL. T.P. T.P.D. T.V. T.W. TYP. T.O.B. T.O.C. T.O.S.	TREAD TOWEL BAR TOP OF CURB TELEPHONE TEMPERED TONGUE AND GROOVE THICK TOILET TOP OF PAVEMENT TOILET PAPER DISPENSER TELEVISION TOP OF WALL TYPICAL TOP OF BEAM TOP OF CONCRETE TOP OF SLAB
<b>U</b>	UNF. U.O.N. UR.	UNFINISHED UNLESS OTHERWISE NOTED URINAL UNDERWRITERS LAB
<b>V</b>	V.I.F. VERT. V.T. VEST. V.B.	VERIFY IN FIELD VERTICAL VINYL TILE VESTIBULE VAPOR BARRIER
<b>W</b>	W. WT. W/ W.C. WD. W/O WP. WSCT.	WEST WEIGHT WITH WATER CLOSET WOOD WITHOUT WATERPROOF WAINSCOT

MATERIAL LEGEND



PROJECT TEAM

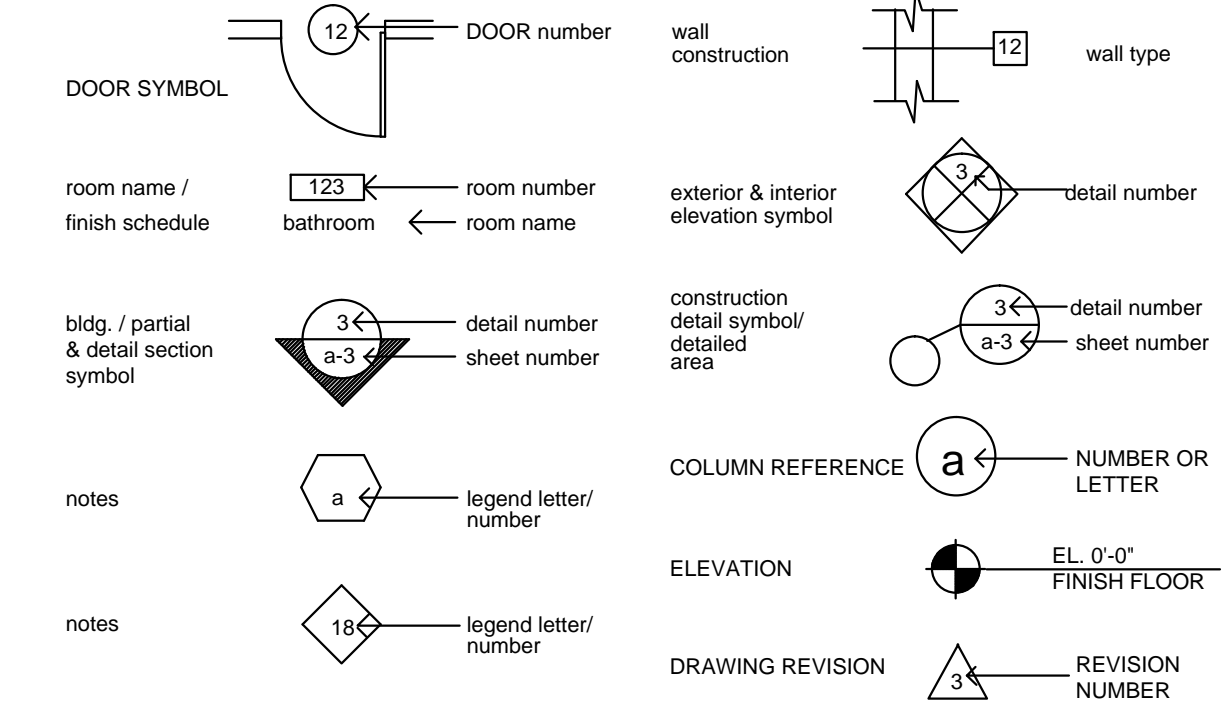
OWNER:	THE COMRAS COMPANY OF FLORIDA 1281 20th STREET MIAMI BEACH, FL 33139 Phone: 305-532-0433 Fax: 305-532-5212
DESIGN/PROJECT ARCHITECT:	BEILINSON GOMEZ ARCHITECTS PA JOSE L. GOMEZ - AR 0015416 8101 BISCAYNE BLVD., SUITE 309-310 MIAMI, FL 33138-4664 TEL. (305) 559.1250 FAX. (305) 551.1740
LANDSCAPE ARCHITECT:	ROSENBERG GARDNER DESIGN Corporate # LC0000266 17670 NW 78TH AVE. Suite 214 MIAMI, FLORIDA 33015 Phone: 305-392-1019

DRAWING INDEX

ARCHITECTURAL	
A-0.00	COVER PAGE
A-0.01	GENERAL NOTES AND INDEX
A-0.02	SURVEY
A-0.03	SITE AND AERIAL IMAGES
A-0.04	SITE PHOTOS
A-0.05	NEIGHBORHOOD PHOTOS
A-1.0	ZONING DATA DIAGRAMS
A-2.0	EXISTING SITE PLAN
A-3.0	PROPOSED SITE PLAN
LANDSCAPE	
LA-1	EXISTING TREE DISPOSITION
LA-2	PLANTING PLAN
LA-3	PLANTING NOTES, SPECIFICATIONS AND DETAILS

BEILINSON  
GOMEZ  
ARCHITECTS PA  
ARCHITECTURE A4001082  
JOSE L. GOMEZ AR0015416  
8101 BISCAYNE BLVD. SUITE 309  
MIAMI FL 33138-4664  
TEL (305) 559.1250  
FAX (305) 551.1740  
beilinsonarchitectspa.com

SYMBOL LEGEND



APPLICABLE CODES

GOVERNING ZONING CODE:	MIAMI BEACH, FLORIDA CODE OF ORDINANCE
BUILDING CODE:	FLORIDA BUILDING CODE 2014
EXISTING BUILDING:	FLORIDA BUILDING CODE: EXISTING BUILDING CODE 2014
STRUCTURAL:	FLORIDA BUILDING CODE 2014
PLUMBING:	FLORIDA BUILDING CODE 2014 - PLUMBING
MECHANICAL:	FLORIDA BUILDING CODE 2014 - MECHANICAL
ELECTRICAL:	FLORIDA BUILDING CODE - 2014 EDITION
ACCESSIBILITY:	FLORIDA BUILDING CODE 2014 - CHAPTER 11 FACBC
FIRE PROTECTION:	FLORIDA FIRE PREVENTION CODE - 2012 5TH EDITION

PROJECT INFORMATION

SCOPE OF WORK

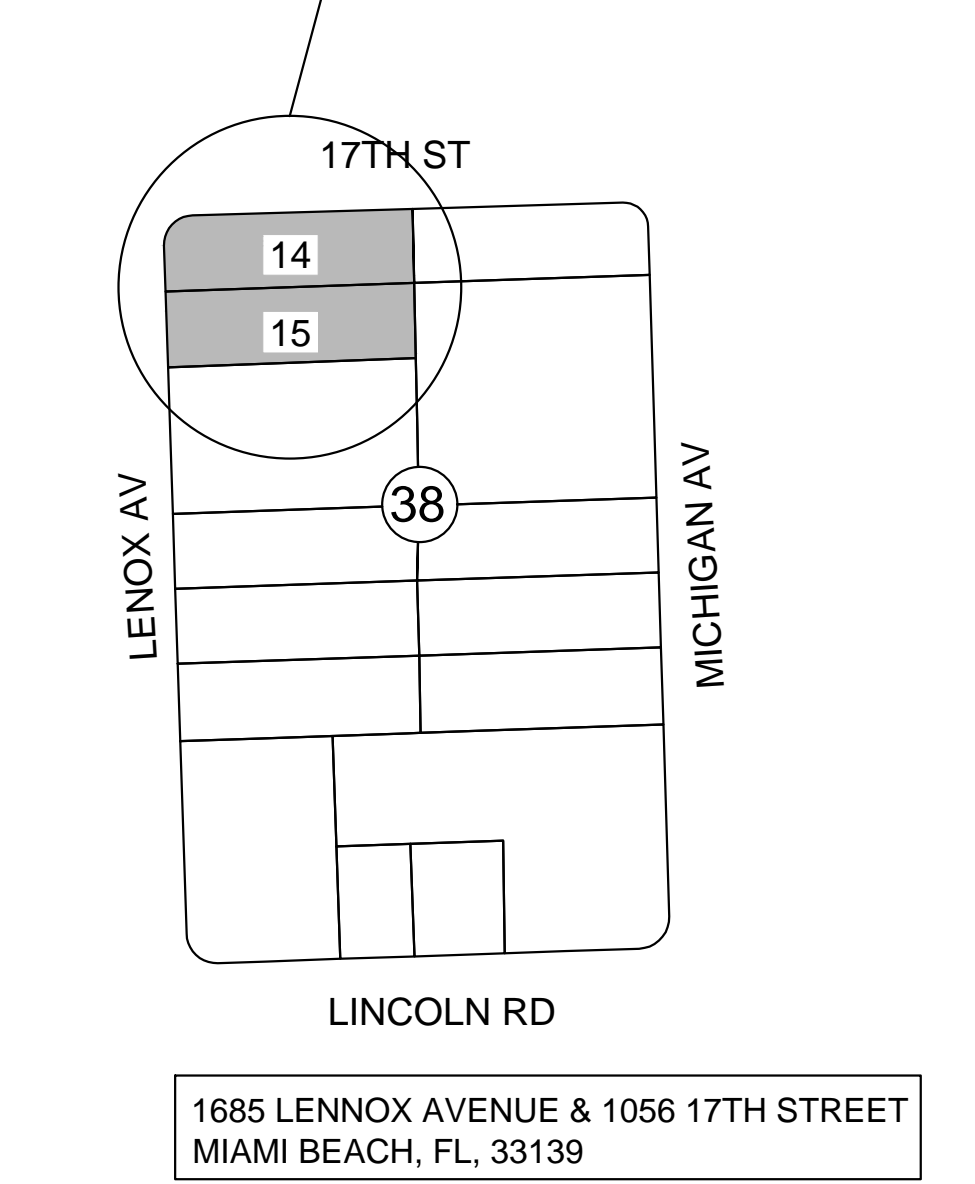
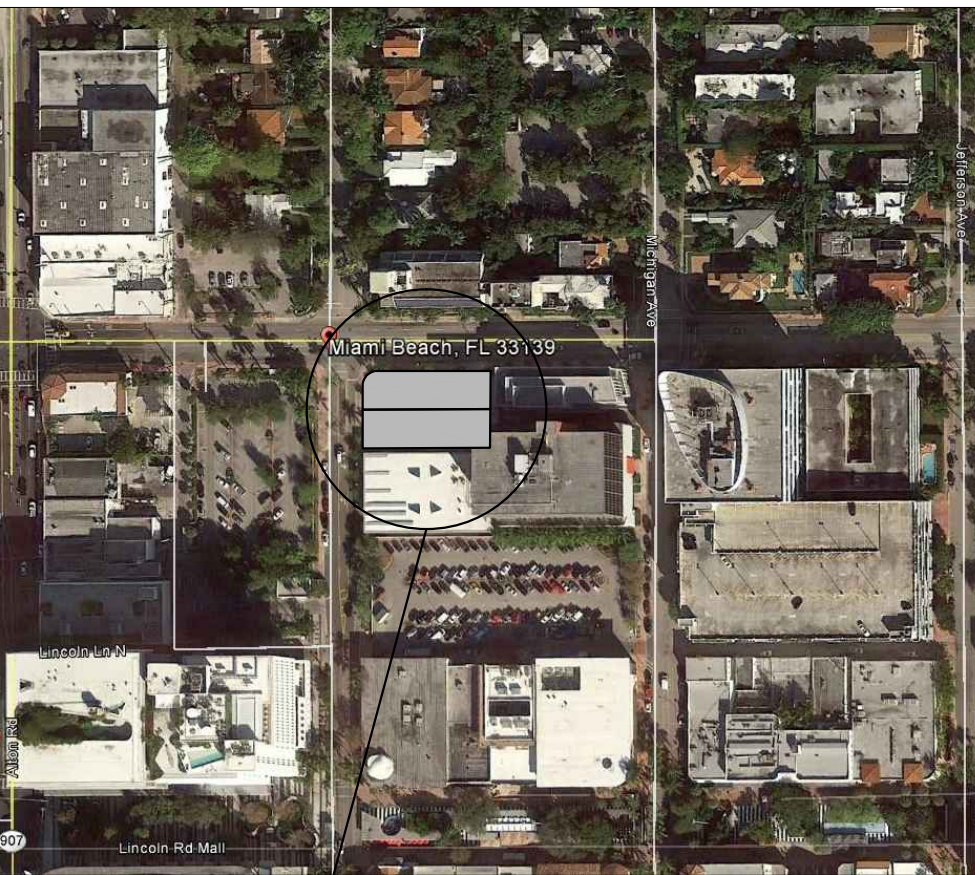
REPAVING OF EXISTING PROVISIONAL PARKING LOT TO DEVELOP A 36-UNITS PARKING LOT (2 ACCESSIBLE PARKING SPACES TO BE PROVIDED).

LEGAL DESCRIPTION

LOT 14 AND 15, BLOCK 38, PALM VIEW SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE(S) 29, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

ZONING SUMMARY

SAVE#	ZONING INFORMATION			
1	Address:	1685 LENOX AVENUE & 1056 17TH STREET		
2	Folio number(s):	02-3234-004-0780 (LOT 14) 02-3234-004-0790 (LOT 15)		
3	Year built:	N/A	Zoning District:	CD-3
4	Based Flood Elevation:	+8.00' N.G.V.D. (Zone AE)	Flood Zone:	AE-120651-0317-I
5	Lowest Finished Floor Elevation:	+5.99		
6	Combined Lot Area:	15,951 S.F.		
7	Lot Width:	85.11'	Lot Depth:	144.90'
8	Max Lot Coverage SF and %:	N/A - No existing building	Proposed Lot Coverage SF and %:	0.00
9	Existing Lot Coverage SF and %:	N/A - No existing building	Lot Coverage SF:	0.00
10	Present Occupancy:	lot 14: Green Space lot 15: Parking Lot		
11	Proposed Occupancy	lot 14: Parking Lot lot 15: Parking Lot	Parking Provided:	36 Spaces
12	Height:	28'-0"	**	**
13	Setbacks:			
14	Front First Level:	5'-0"	5'-0"	5'-0"
15	Side 1:	5'-0"	5'-0"	5'-0"
16	Side 2 or (facing street):	5'-0"	5'-0"	5'-0"
17	Rear:	5'-0"	5'-0"	5'-0"
18	Located within a Local Historic District?	Yes or <b>No</b>		
19	Designated as an individual Historic Single Family Residence Site?	Yes or <b>No</b>		
20	Determined to be Architecturally Significant?	Yes or <b>No</b>		



1056 17TH ST. PARKING  
1056 17TH ST.  
MIAMI BEACH, FLORIDA 33139

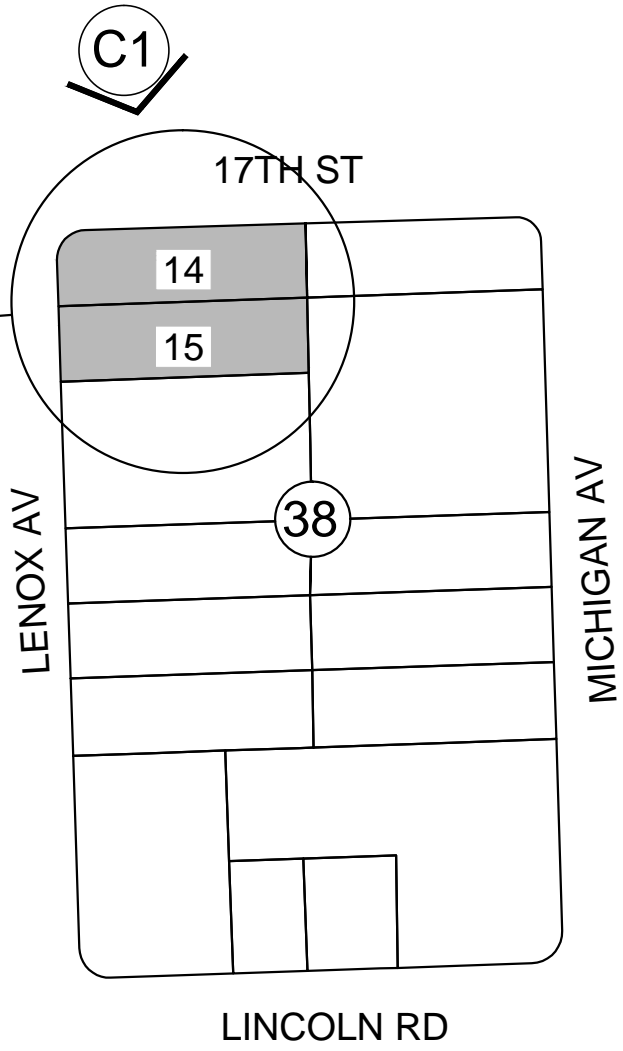
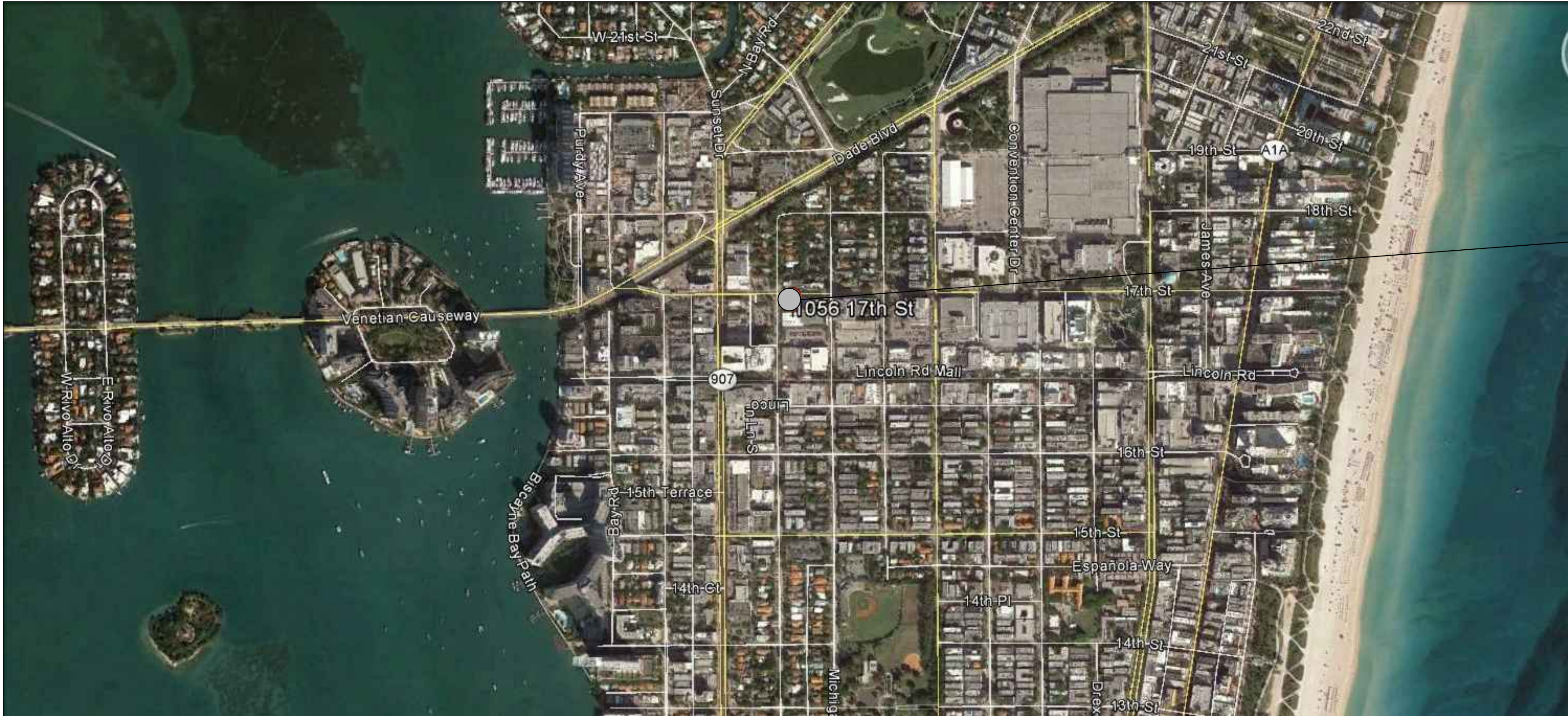
3/11/16	STAFF CMNTS
DATE	REVISION
DWG. TITLE	GENERAL NOTES AND INDEX
SCALE	N.T.S.
PROJECT NO.	2015-18
DATE	02-26-16
SHEET NUMBER	A-0.01





C1 PANORAMIC VIEW FROM 17TH STREET

02-25-16



1685 LENNOX AVENUE & 1056 17TH STREET  
MIAMI BEACH, FL, 33139

KEY PLAN

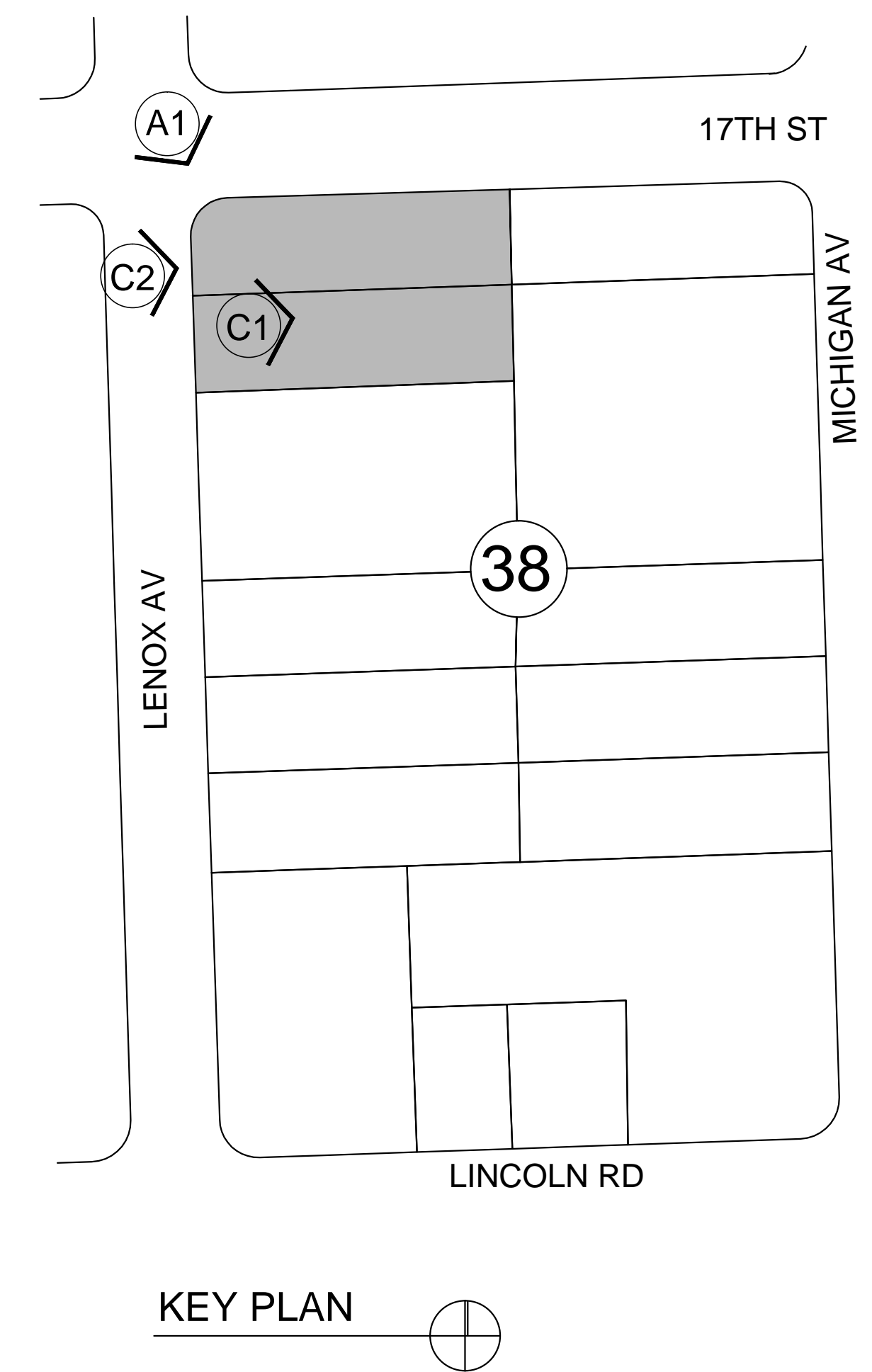
A1 LOCATION MAP

N.T.S.

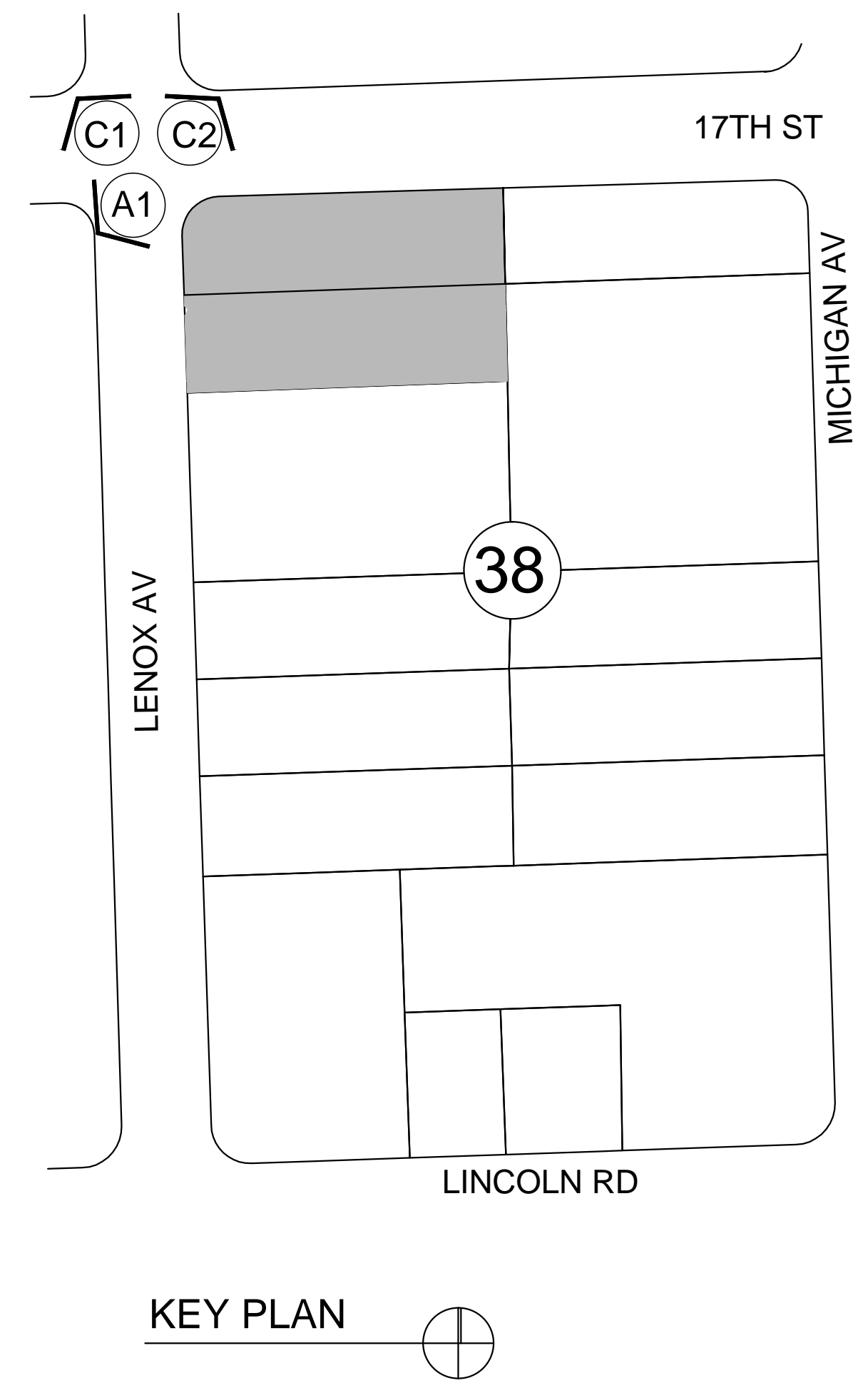
DATE	REVISION

DWG. TITLE	SITE AND AERIAL IMAGES
SCALE	N.T.S.
PROJECT NO.	2015-18
DATE	02-26-16
SHEET NUMBER	A-0.02









DATE	REVISION	
G. TITLE		
NEIGHBORHOOD PHOTOS		
SCALE		
	N.T.S.	
PROJECT NO.	2015-18	
DATE	02-26-16	
SHEET NUMBER		
A-0.04		







ALLOWED

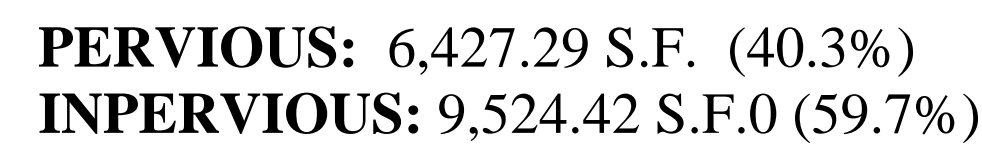
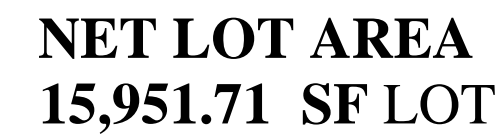
**MAX. LOT COVERAGE : NO BUILDING STRUCTURE PROPOSED . . . . . 0 SF 0%**

**SETBACK PROVIDED:**

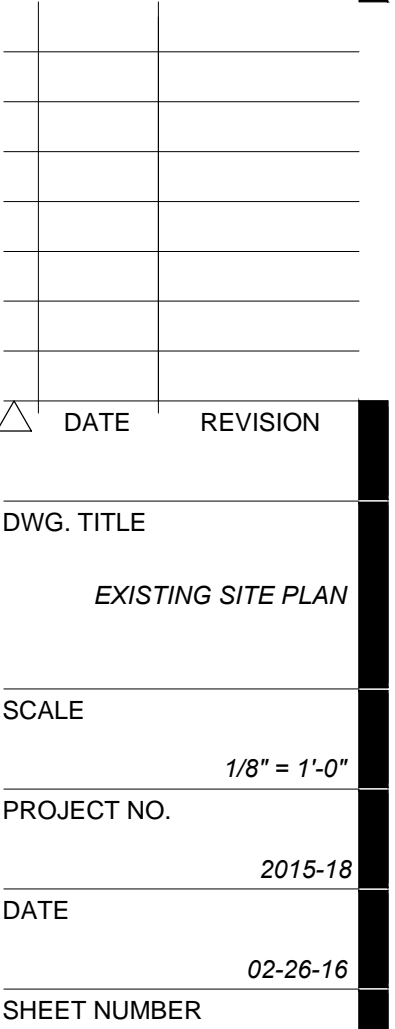
FRONT = 5' - 0"(FIRST FLOOR)  
INT. SIDE EAST = 5' -0"  
INT. SIDE WEST = 5' - 0"  
REAR = 5' -0"

**PROPOSED OCCUPANCY : LOT 14: PARKING LOT  
LOT 15: PARKING LOT**

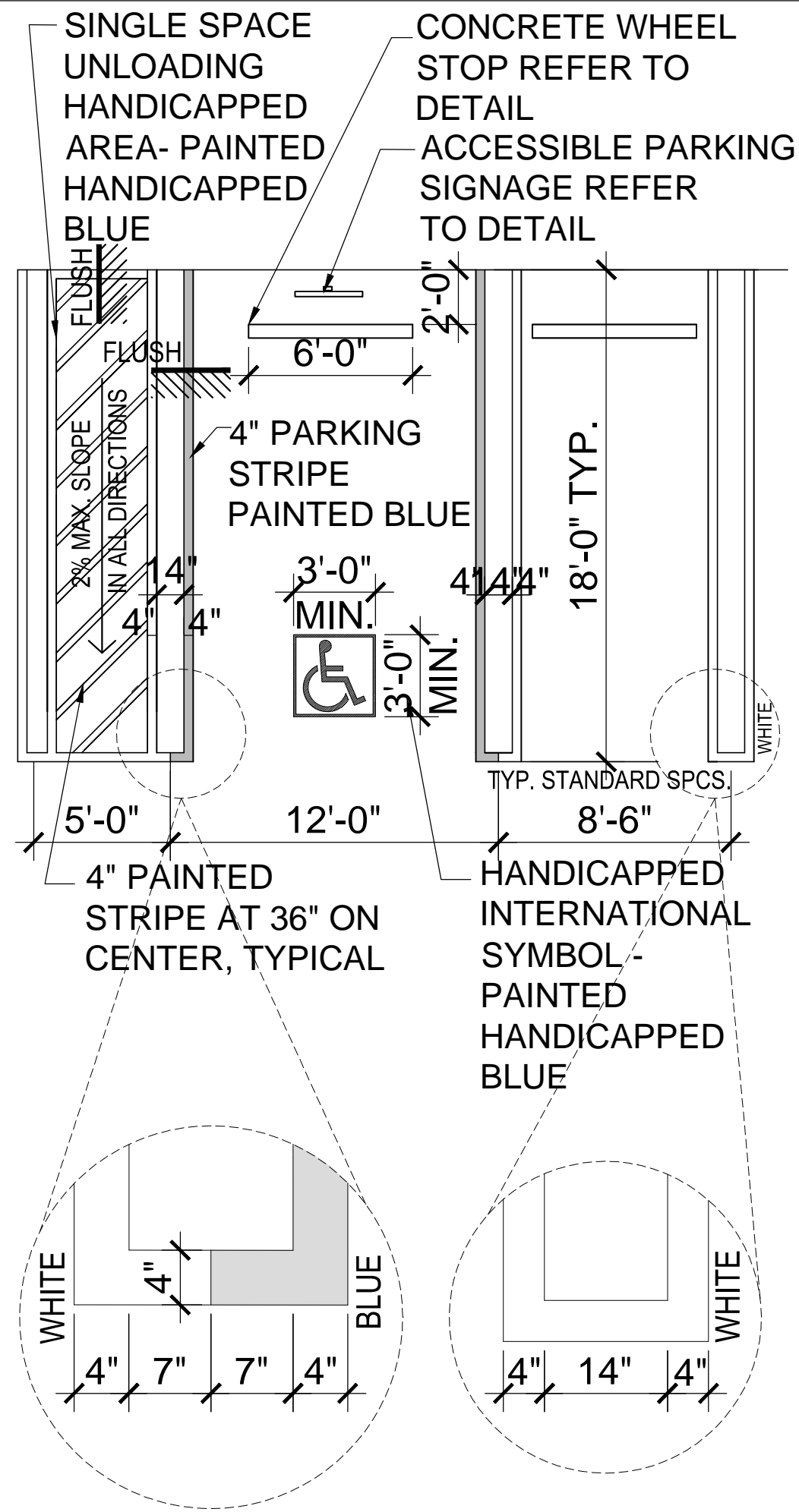
	REQUIRED	EXISTING	PROPOSED	DEFICIENCIES
HEIGHT: _____	28'-0"	----	----	----
SETBACKS:				
FRONT: _____	5'-0"	5'-0"	5'-0"	----
SIDE 1: _____	5'-0"	5'-0"	5'-0"	----
SIDE 2 OR FACING STREET: _____	5'-0"	5'-0"	5'-0"	----
REAR: _____	5'-0"	5'-0"	5'-0"	----
LOCATED WITHIN A LOCAL HISTORIC DISTRICT : _____				NO
DESIGNATED AS AN INDIVIDUAL HISTORIC SINGLE FAMILY RESIDENCE SITE: _____				NO
DETERMINED TO BE ARCHITECTURALLY SIGNIFICANT? _____				NO





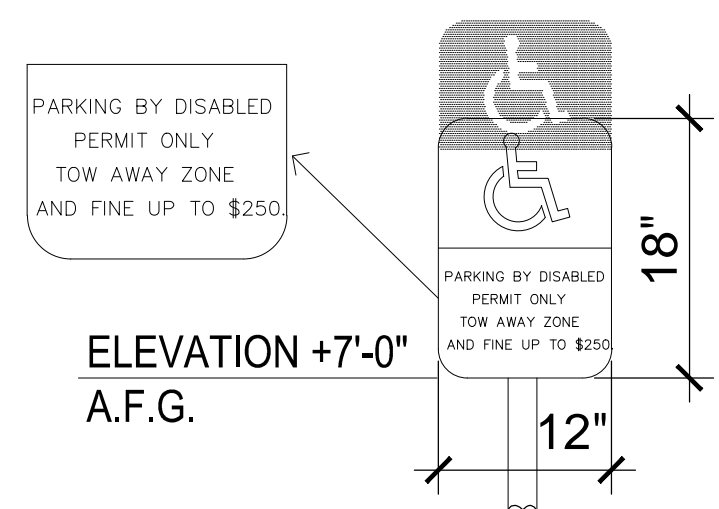






NOTE:  
ALL PARKING LAYOUT AND DETAILING SHALL COMPLY WITH DADE COUNTY AND CITY OF MIAMI BEACH MINIMUM CODE STANDARDS.

- NOTE:
1. TOP PORTION OF SIGN SHALL HAVE A REFLECTIVE BLUE BACKGORUND, WITH A WHITE REFLECTIVE SYMBOL.
  2. BOTTOM PORTION SHALL HAVE A REFLECTIVE WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER



## GENERAL NOTES:

- 1- ANY WORK, USE OF EQUIPMENT, AND/OR IMPROVEMENTS WITHIN THE RIGHT-OF-WAY, INCLUDING LANDSCAPING AND IRRIGATION, REQUIRE A SEPARATE PUBLIC WORKS DEPARTMENT RIGHT-OF-WAY CONSTRUCTION PERMIT.
- 2- LANDSCAPE IMPROVEMENTS WITHIN THE RIGHT-OF-WAY REQUIRE PRELIMINARY APPROVALS FROM THE PLANNING DEPARTMENT PRIOR TO APPLYING FOR A PUBLIC WORKS DEPARTMENT RIGHT- OF-WAY CONSTRUCTION PERMIT.

- 3- REMOVE AND REPLACE SIDEWALK AND RECONSTRUCT SWALES WITHIN PUBLIC RIGHTS-OF-WAY AND EASEMENTS ADJACENT TO PROPERTY LINES.
- 4- MILL AND RESURFACE THE DRIVING LANE ALONG THE PROPERTY OR THE ENTIRE ALLEY ADJACENT TO THE PROPERTY OR THE ENTIRE ALLEY ADJACENT TO THE PROPERTY AND AVERAGE OF 2 INCHES (USING TYPE S-III ASPHALT MIX DESIGN).

## IRRIGATION NOTES:

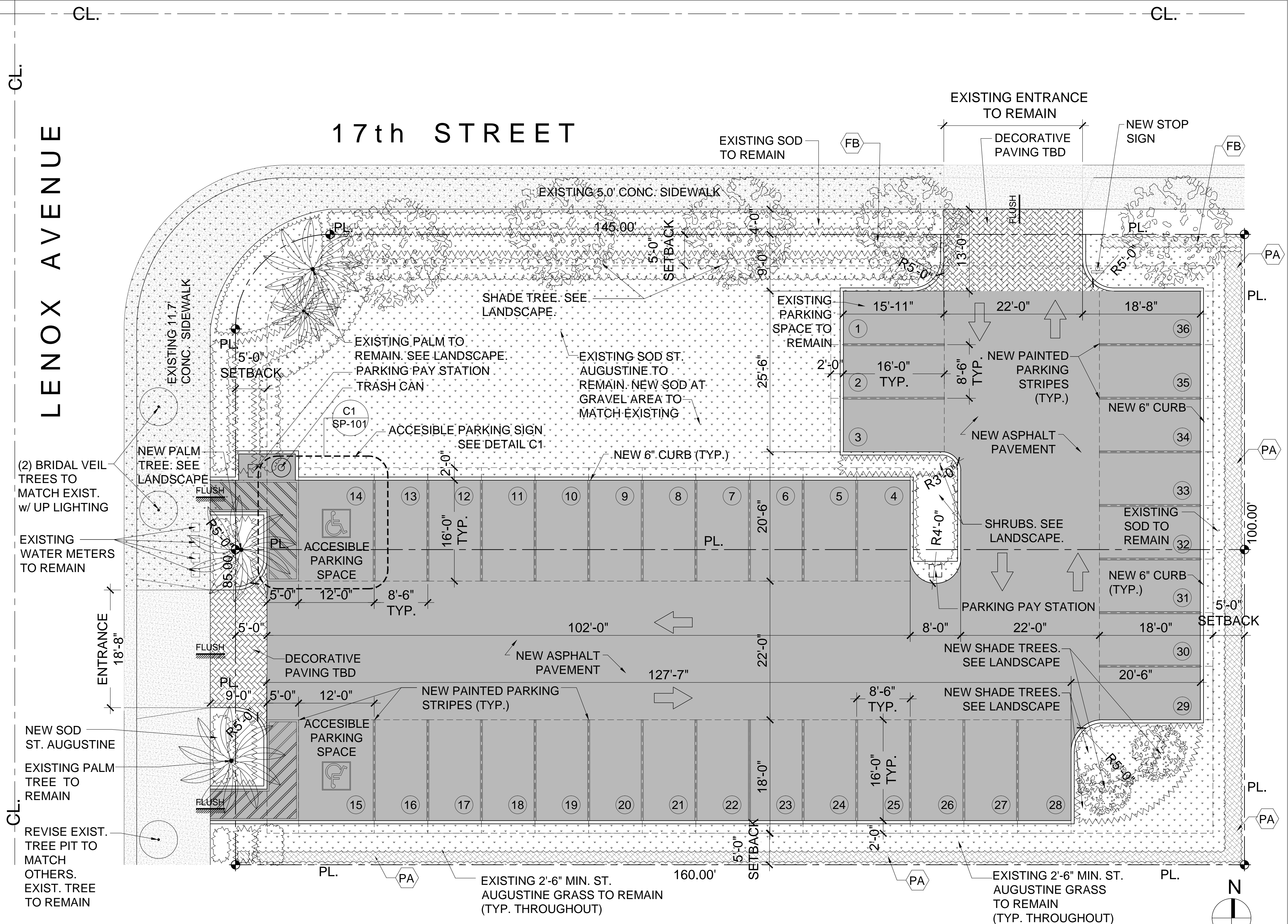
- 1- IN-GROUND IRRIGATION SYSTEM THAT COVERS 100 PERCENT OF THE LANDSCAPE AREA WILL BE PROVIDED. SHOP DRAWINGS TO BE SUBMITTED FOR REVIEW PRIOR TO FABRICATION AND/ OR INSTALLATION. REFER TO LANDSCAPE DRAWINGS FOR ADDITIONAL INFORMATION.

## EXISTING LANDSCAPE TO REMAIN:

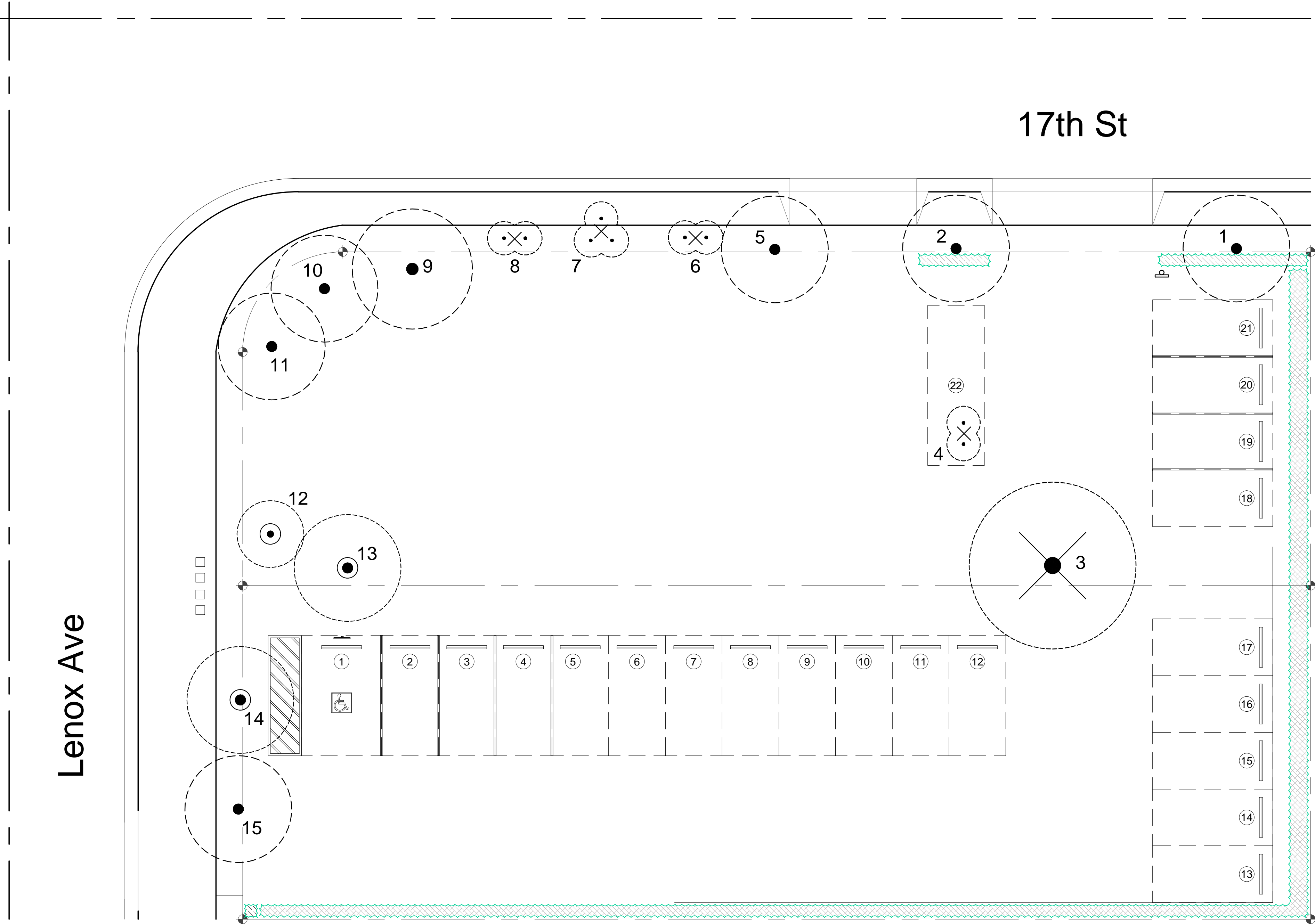
- 1- REFER TO LANDSCAPE SHEETS FOR ALL PLANTING TO REMAIN, BE MITIGATED, OR BE REMOVED.

## LEGEND:

- NEW ASPHALT PAVEMENT
- EXISTING CONCRETE SIDEWALK TO REMAIN
- NEW SOD.
- EXISTING CONCRETE SLAB TO REMAIN







**LEGEND**

EXISTING TREE TO REMAIN

EXISTING TREE TO BE REMOVED

EXISTING TREE TO BE TRANSPLANTED

EXISTING TREE DISPOSITION LIST									
KEY	BOTANICAL NAME	COMMON NAME	SIZE			CONDITION	DISPOSITION		
			HT.(ft.)	SPD.(ft.)	DBH.(in.)		REMAIN	REMOVE	TRANSPL.
1	Conocarpus erectus	Green Buttonw ood	22	16	5.5	good	X		
2	Conocarpus erectus	Green Buttonw ood	18	15	6	good	X		
3	Manikara zapota	Sapodilla	25	20	20	good		X	
4	Phoenix roebelenii	Pygmy Date Palm	5	6	4	good		X	
5	Plumeria rubra	Plumeria	22	15	7	good	X		
6	Phoenix roebelenii	Pygmy Date Palm	7	6	4	good		X	
7	Phoenix roebelenii	Pygmy Date Palm	5	6	6	good		X	
8	Phoenix roebelenii	Pygmy Date Palm	7	6	4	good		X	
9	Plumeria rubra	Plumeria	20	16	14	good	X		
10	Veitchia montgomeryana	Montgomery Palm	16	10	6	good	X		
11	Veitchia montgomeryana	Montgomery Palm	16	10	6	good	X		
12	Veitchia montgomeryana	Montgomery Palm	16	10	4	good			X
13	Conocarpus erectus	Green Buttonw ood	18	12	6	good			X
14	Conocarpus erectus	Green Buttonw ood	16	16	5.5	good			X
15	Cocos nucifera	Coconut Palm	18	15	10	good	X		
TOTAL CANOPY S.F. TO BE REPLACED									628
TOTAL CANOPY S.F. REPLACEMENT PROVIDED									900

EXISTING TREE DISPOSITION  
SCALE: 1"=10'-0"

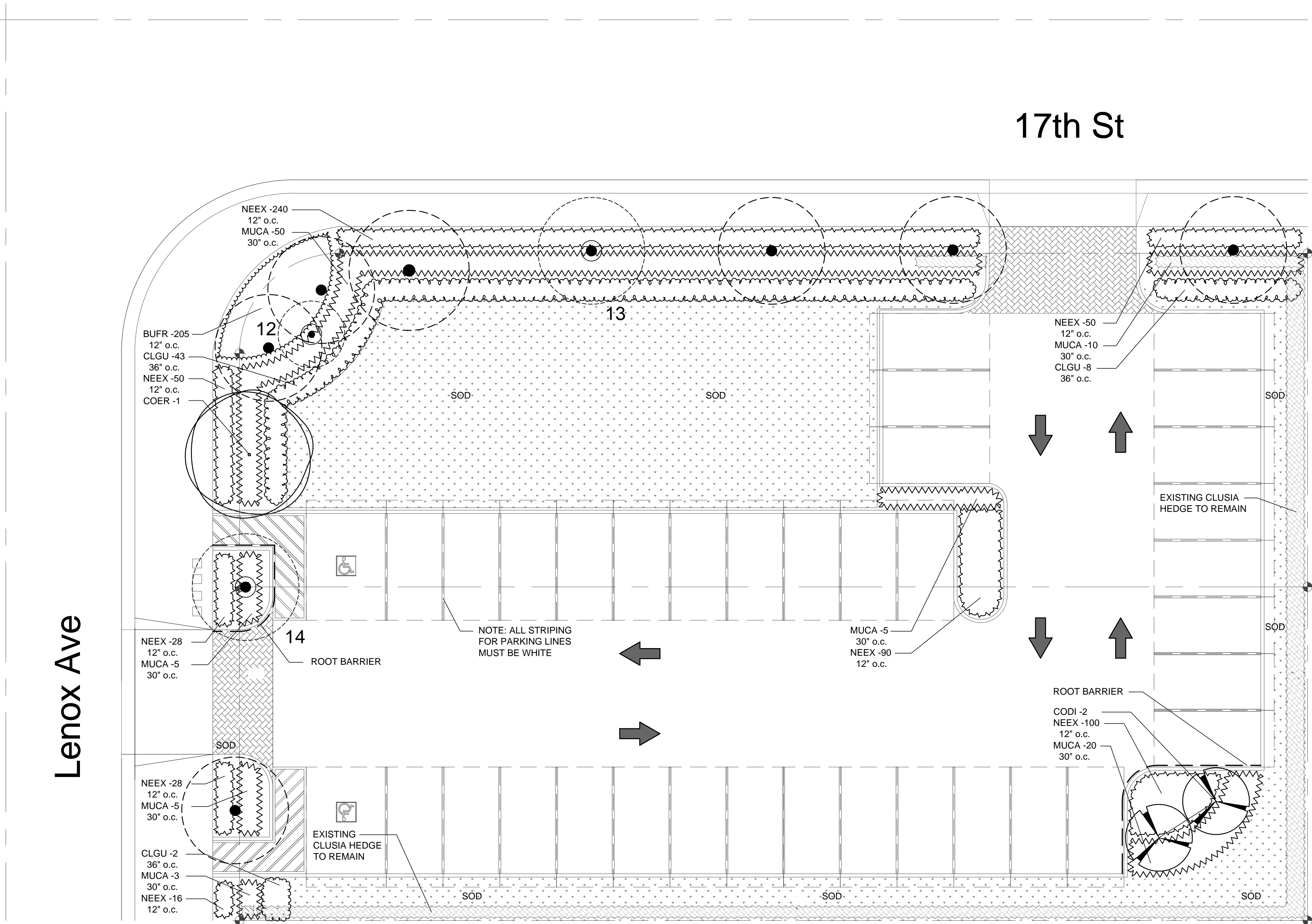


REVISIONS		REVISIONS	
1	1/7/2016	1	Irrigation
2	1/14/16	2	P.W. Comments
3	2/25/16	3	Planting Revisions
4	3/10/16	4	City Comments

Ken Gardner  
Keri Semler  
DATE: 11.18.15  
SCALE: AS NOTED  
SHEET: LA-1

FL LA #1569  
FL LA #667205





**LEGEND**

●  
#  
EXISTING TREE  
TO REMAIN

○  
#  
EXISTING TREE TO  
BE TRANSPLANTED

PLANT LIST					
KEY	PLANT NAME - TREES	QTY.	UT.	SIZE	
BUFR	Bulbine frutescens 'Orange' ... Orange Stalked Bulbine	205	ea.	1 gallon cans, full, install 12" o.c.	
*CLGU	Clusia guttifera ... Dwarf Pitchapple	53	ea.	24" tall x 24" spread, install 36" o.c.	
*CODI	Coccoloba diversifolia ... Pigeon Plum	2	ea.	12" tall x 5' spread, 2" cal.	
*COER	Conocarpus erectus ... Green Buttonwood	1	ea.	15" tall x 6' spread, 2" cal.	
*MUCA	Muhlenbergia capillaris ... Muhly Grass	98	ea.	24" tall x 24" spread, install 30" o.c.	
*NEEX	Nephrolepis exaltata ... Sword Fern	602	ea.	1 gallon cans, full, install 12" o.c.	
SOD	St Augustine Sod	as req.	s.f.	solid sod	
	Planting Soil	as req.	c.y.		
	80% Silica Sand	as req.	c.y.		
	20% Everglades Muck	as req.	c.y.		
	Shredded Melaleuca Mulch	as req.	c.y.		
*Denotes Native Species					

NOTE: Any areas with compacted gravel where the former structure used to be located should be removed and reconditioned to receive new landscape to a minimum depth of 24" inclusive of a new an 8" layer of good quality topsoil

NOTE: Existing irrigation system to be reconfigured to provide 100% coverage to all landscape areas with 100% overlap for all spray areas. The system shall be equipped with a rain shut-off device.

**PLANTING PLAN**  
SCALE: 1"=10'-0"  
4



REVISIONS	
1/7/2016	Irrigation
1/14/16	PW Comments
2/25/16	Planting Revisions
3/10/16	City Comments



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. CIRCLING 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 barricade 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 watering all plants, weeding, mulching, pest and disease control, lightening and repairing of guys, repair of braces, removal of dead growth, resetting of plants to proper grade or up-right position, restoration of plant saucer, 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, mowing, weed 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 acts 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: LESCO Palm Special 13-3-13 or iron and 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 Melaleuca 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 curb 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.

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 tree 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.

3.7 GUYING AND BRACING

A. See the details below 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 soil so top of sod is flush w/top of curb or adjacent pavement, or adjacent existing sod.

PLANT BED PREPARATION NOTES

1. In all areas where new sod and shrub and groundcover masses are to be planted, kill all existing weeds by treating with Round-up prior to beginning soil preparation.

2. In all shrub and groundcover beds, prepare soil as described for either condition, over the entire area to be planted:

Condition A:

If any compacted road base or asphalt or rocky soil is encountered, remove compacted material entirely to allow an 18" depth of planting soil. Backfill the entire area of the shrub and groundcover beds with 18" planting soil (as specified in Plans) to within 2 inches of the adjacent pavement or top of curb. Remove all debris and rocks and pebbles larger than 1 inch in size and level the grade before planting.

Condition B:

Where no compacted soil is encountered, thoroughly mix 6 inches of planting soil into the existing soil to a depth of 18 inches. If required, excavate and remove the existing soil to lower the grade, so that the prepared mix is finished to a minimum of 2 inches below top of curb or adjacent walkway. Remove all debris and rocks and pebbles larger than 1 inch in size and level the grade before planting.

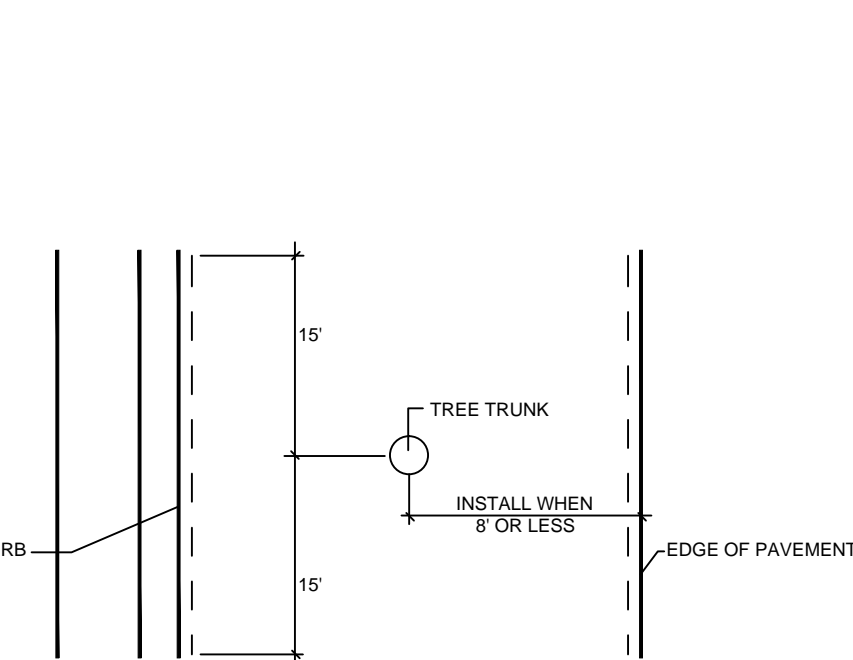
For all sod areas, spread a 2" deep layer of lawn sand prior to sodding. Remove all debris and rocks and pebbles larger than 1 inch in size and level the grade before sodding. Remove, if required, existing soil so that top of sod is flush with and adjacent top of curb or pavement.

SPACING OF PLANTS (SEE PLANT SPACING DETAIL)

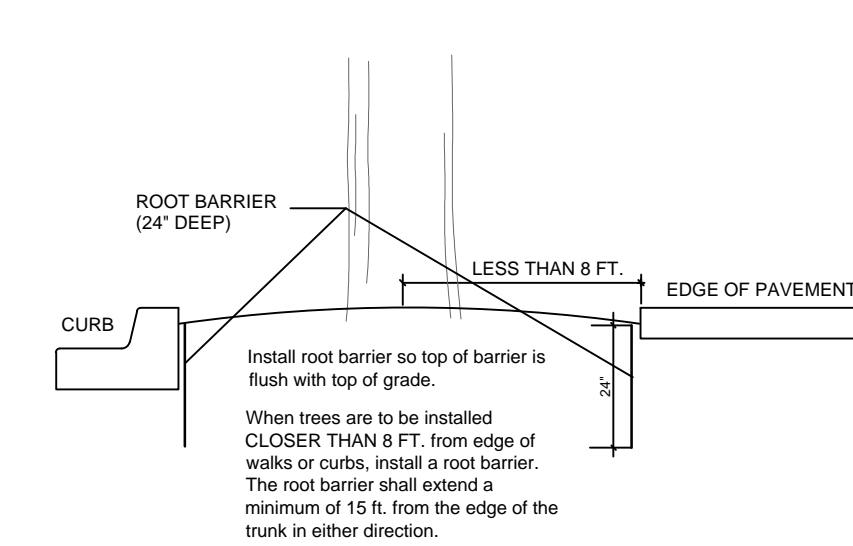
1. Plants shall be planted sufficiently away from edges of pavements or curbs, to allow for growth toward the edges of the bed.

PROTECTION OF PLANTS

1. The Contractor shall be responsible to protect existing trees and shrubs in and adjacent to the area of work. Erect barriers as necessary to keep equipment and materials, any toxic material, away from the canopy drip line of trees and shrubs. DO NOT PILE SOIL OR DEBRIS AGAINST TREE TRUNKS OR DEPOSIT NOXIOUS BUILDING SUPPLIES OR CHEMICALS WITHIN THE DRIP LINE.

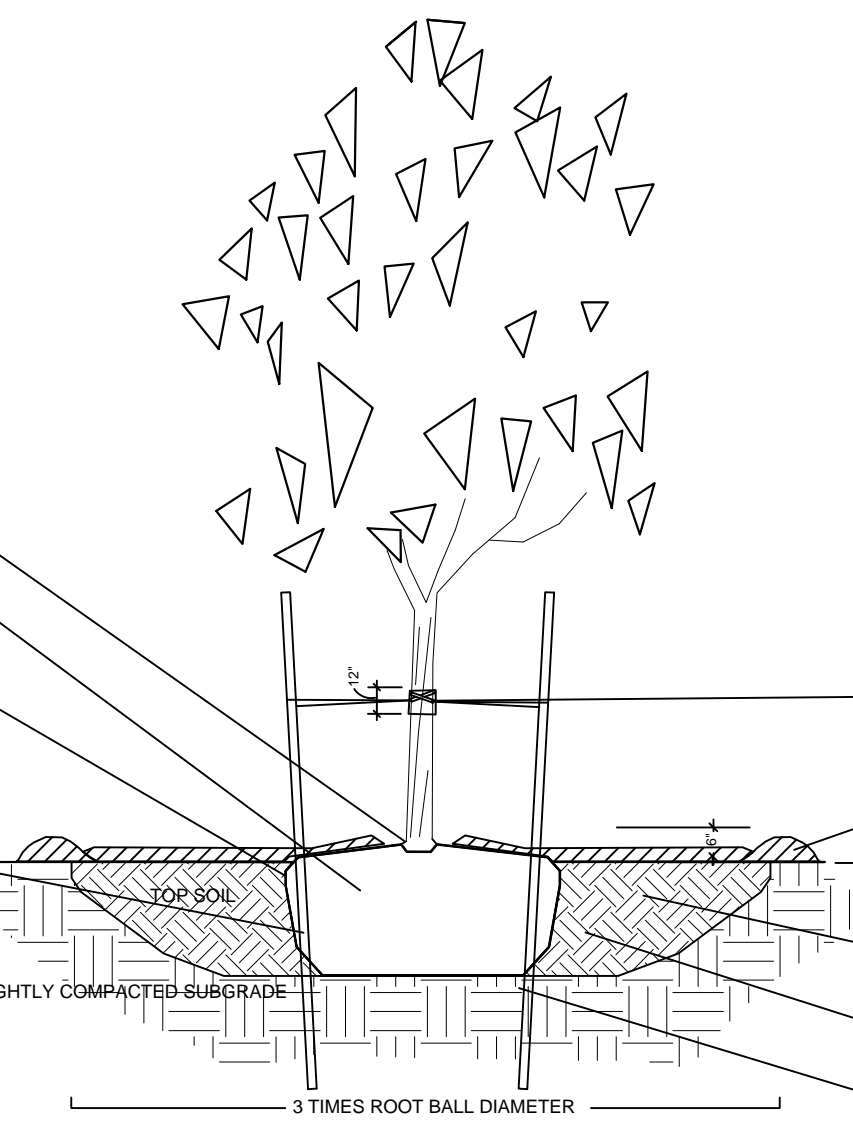


PLAN VIEW



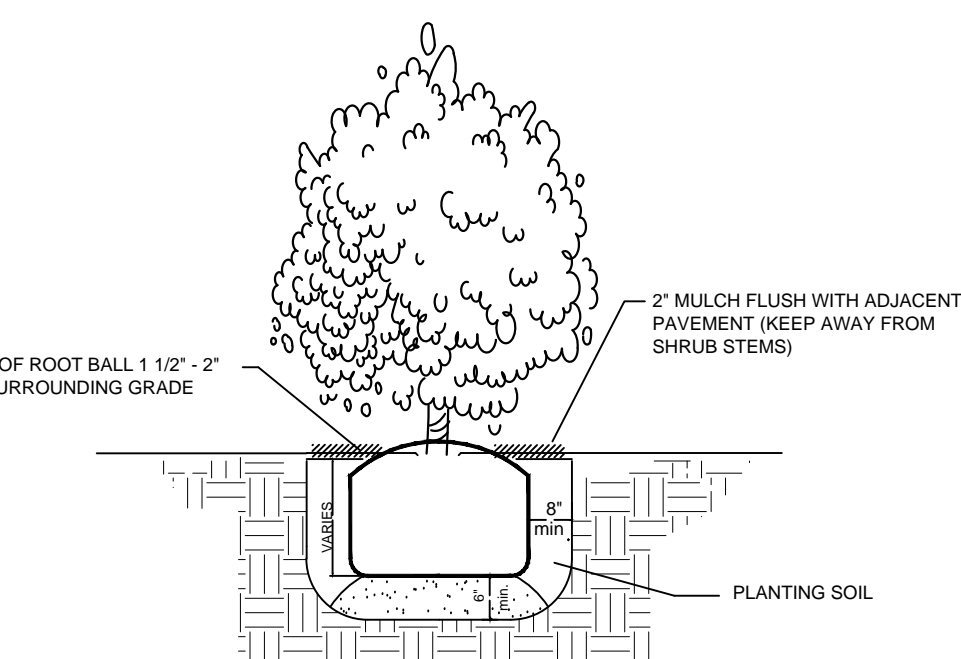
ROOT BARRIER INSTALLATION DETAIL

N.T.S.



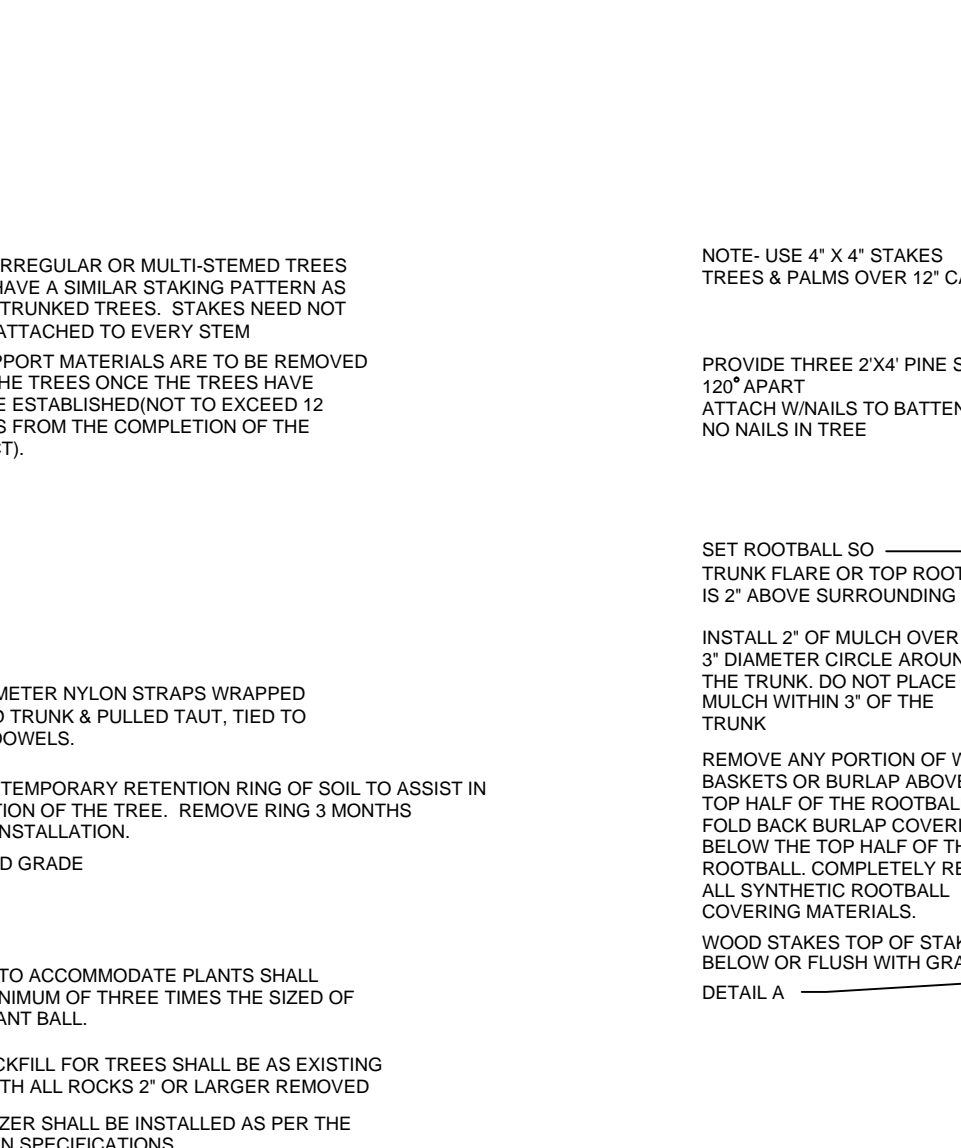
PLANTING & BRACING DETAIL  
UNDER 3 1/2" CALIPER

N.T.S.



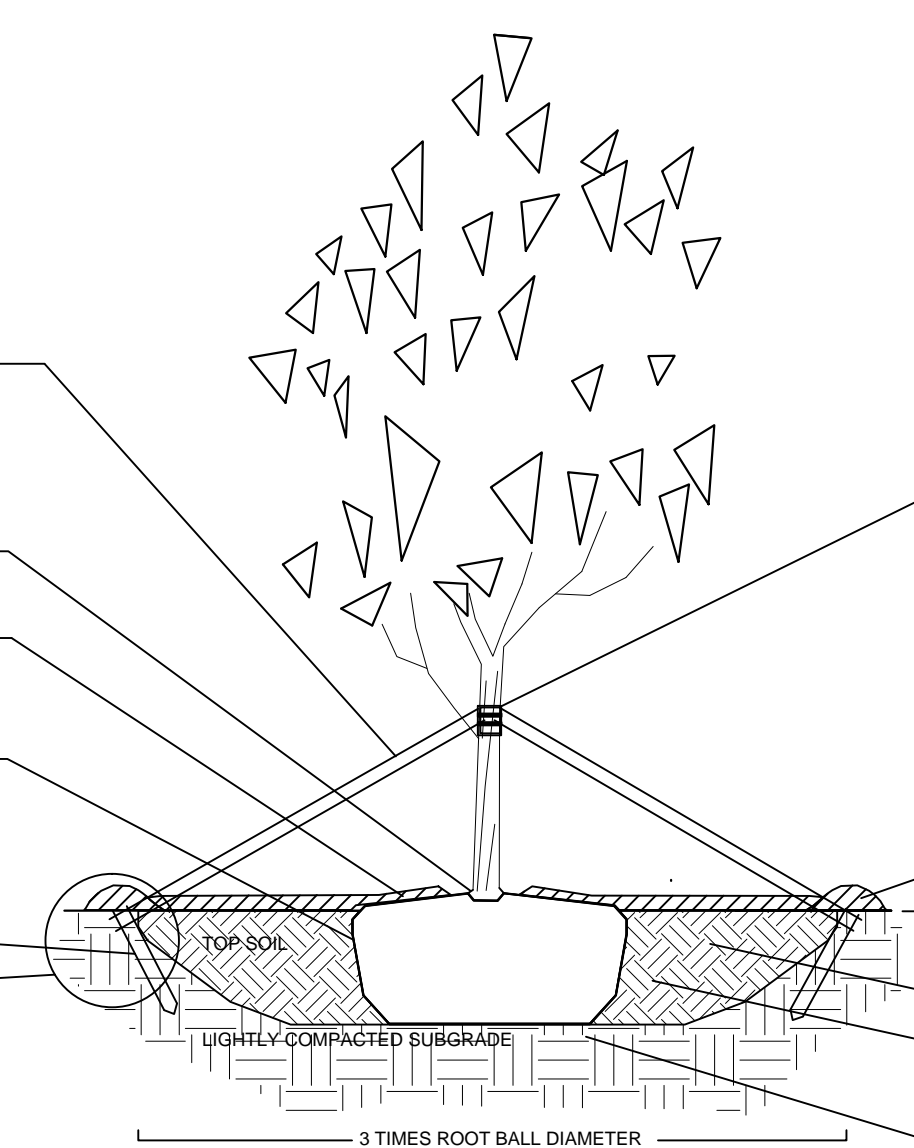
SHRUB INSTALLATION DETAIL

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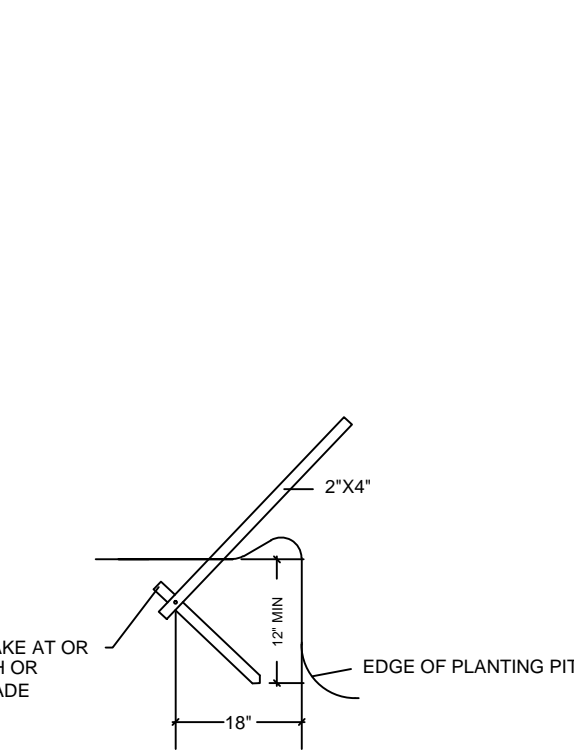
SHRUB SPACING DIAGRAM

N.T.S.



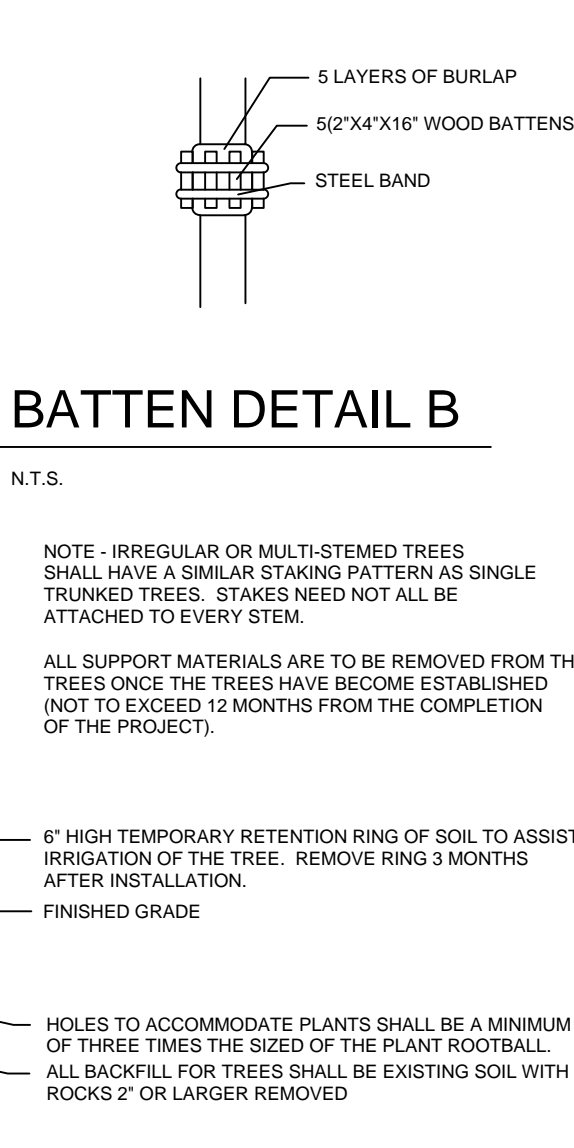
PLANTING & BRACING DETAIL  
OVER 3 1/2" CALIPER

N.T.S.



DETAIL A

N.T.S.



PLANTING & BRACING DETAIL  
OVER 3 1/2" CALIPER

N.T.S.

REVISIONS	DATE	BY	DESCRIPTION
1	1/7/2016	IR	Irrigation
2	1/14/16	PW	Comments
3	2/25/16	PL	Planting Revisions
4	3/10/16	CL	City Comments