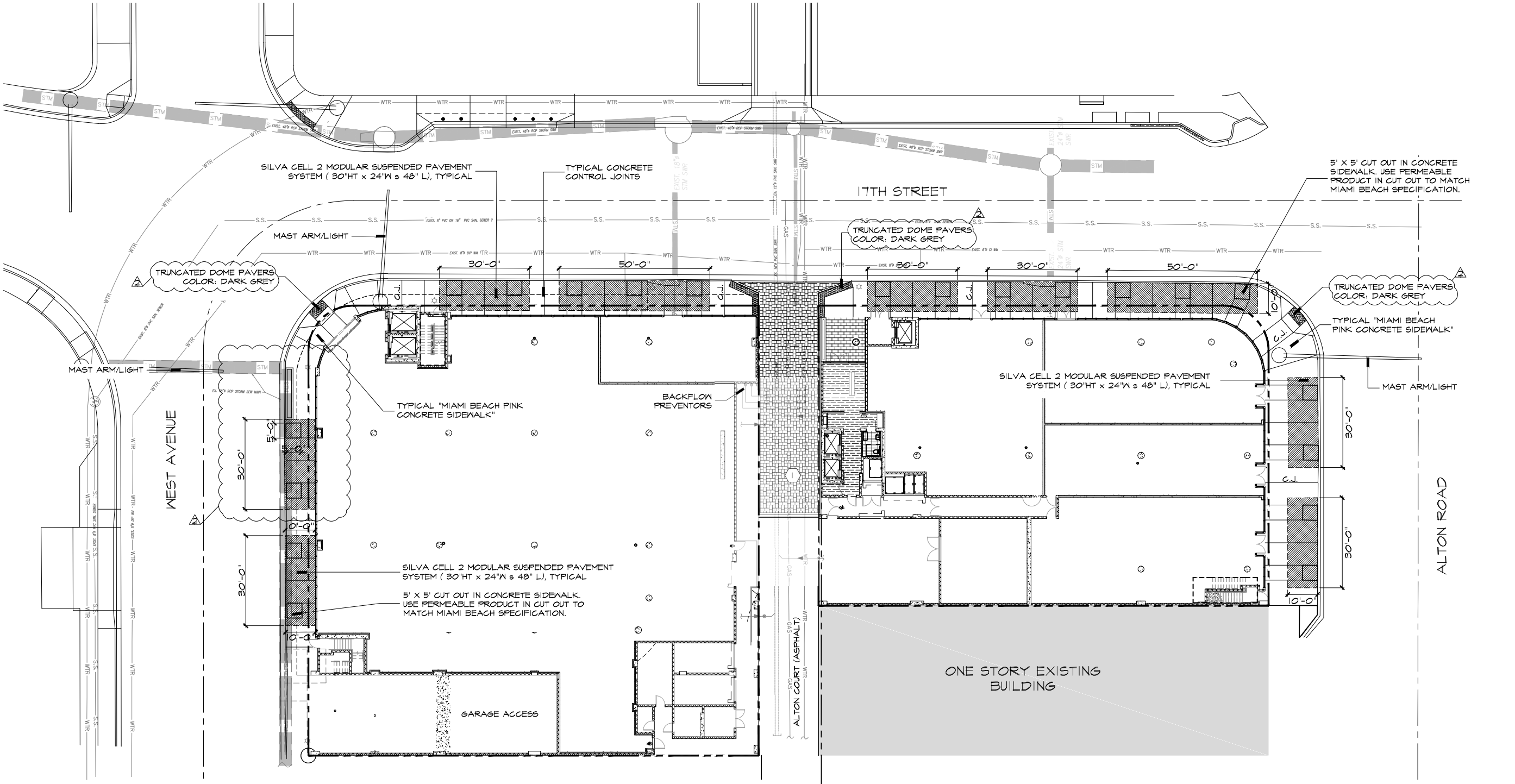
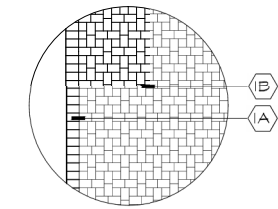


L-1: Landscape

- L2: GROUND LEVEL HARDSCAPE PLAN
- L3: 5TH LEVEL HARDSCAPE PLAN
- L4: GROUND LEVEL PLANTING PLAN
- L5: 3RD LEVEL PLANTING PLAN
- L6: 5TH LEVEL PLANTING PLAN
- L7: ROOF TOP LEVEL PLANTING PLAN
- L8: PLANT LIST, DETAILS, & SPECIFICATIONS
- L9: GROUND LEVEL IRRIGATION PLAN
- L10: 3RD LEVEL IRRIGATION PLAN
- L11: 5TH LEVEL IRRIGATION PLAN
- L12: ROOF TOP LEVEL IRRIGATION PLAN
- L13: IRRIGATION SPECIFICATIONS
- L14: GROUND LEVEL LIGHTING PLAN
- L15: 5TH LEVEL LIGHTING PLAN
- L16: LANDSCAPE ELEVATIONS
- L17: TREE SURVEY PLAN
- L18: TREE SURVEY PLAN
- L19: TREE SURVEY PLAN



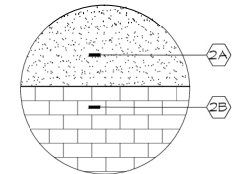
PAVING MATERIAL SCHEDULE:



- (A) BORDER: BELGARD MODULINE SERIES PAVES, 6"x6" ROWLOCK SOLDIER COURSE, 80mm (3 1/8") COMMERCIAL TRAFFIC COLOR: GRANITE (GRAY BLEND)
- (B) BORDER: BELGARD MODULINE SERIES PAVES, 6"x6" AND 6"x9" IN 90 K-PATTERN, 80mm (3 1/8") COMMERCIAL TRAFFIC COLOR: GRANITE (GRAY BLEND)

NOTE: ALL HORIZONTAL HARDSCAPE SURFACES SHALL BE LEVEL AND SLIP RESISTANT PER FLORIDA FIRE PREVENTION CODE

PAVING MATERIAL SCHEDULE:

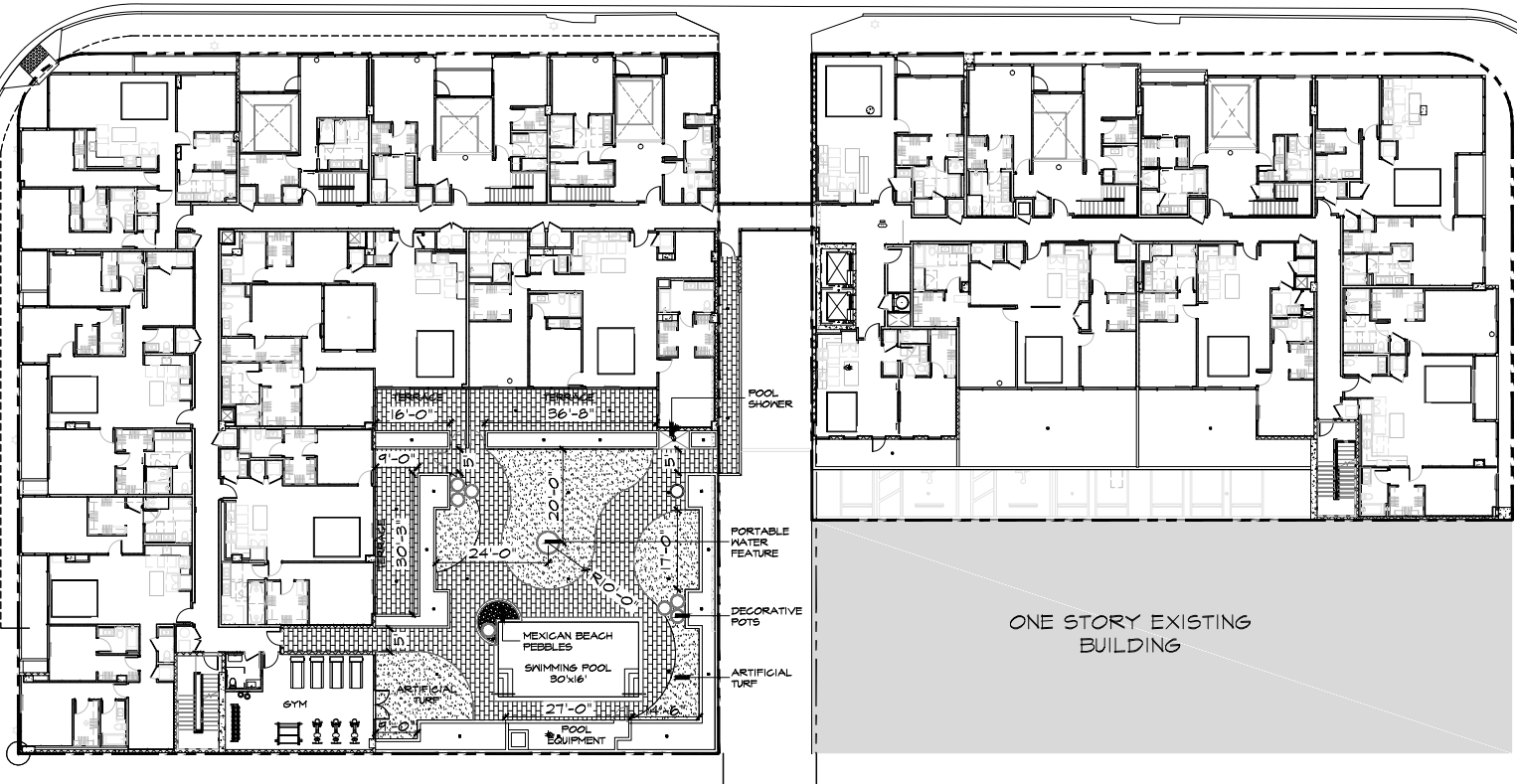


- 2 POOL TERRACE
NTS
- 2A SYNLAWN ARTIFICIAL TURF: SYNFEGUE 254
- 2B OUTDOOR PAVERS: 6" X 12" X 1" TILE AND MARBLE COLLECTION, LIMESTONE PAVERS.
BORDER: NONE
FIELD: RUNNING BOND PATTERN, COLOR: 60% VENUS GREY / 40% VENUS WHITE

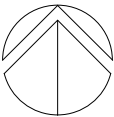
WEST AVENUE

17TH STREET

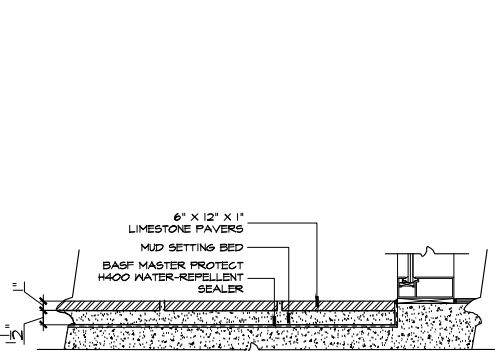
ALTON ROAD



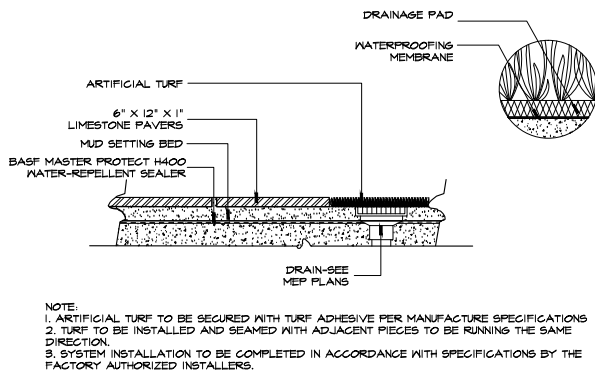
NOTE: ALL HORIZONTAL HARDSCAPE SURFACES SHALL BE LEVEL AND SLIP RESISTANT PER FLORIDA FIRE PREVENTION CODE



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



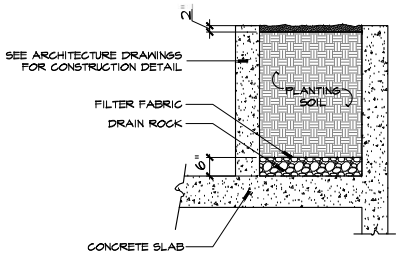
POOL TERRACE PAVER DETAIL
SCALE: 1 1/2"=1'-0"



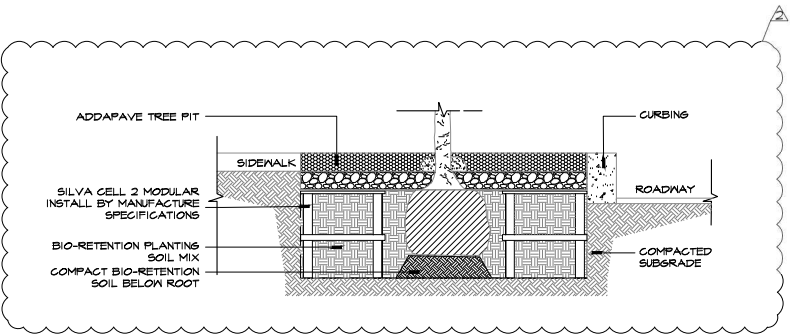
POOL TERRACE ARTIFICIAL TURF DETAIL
SCALE: 1 1/2"=1'-0"

PLANTER MATERIALS QUANTITIES

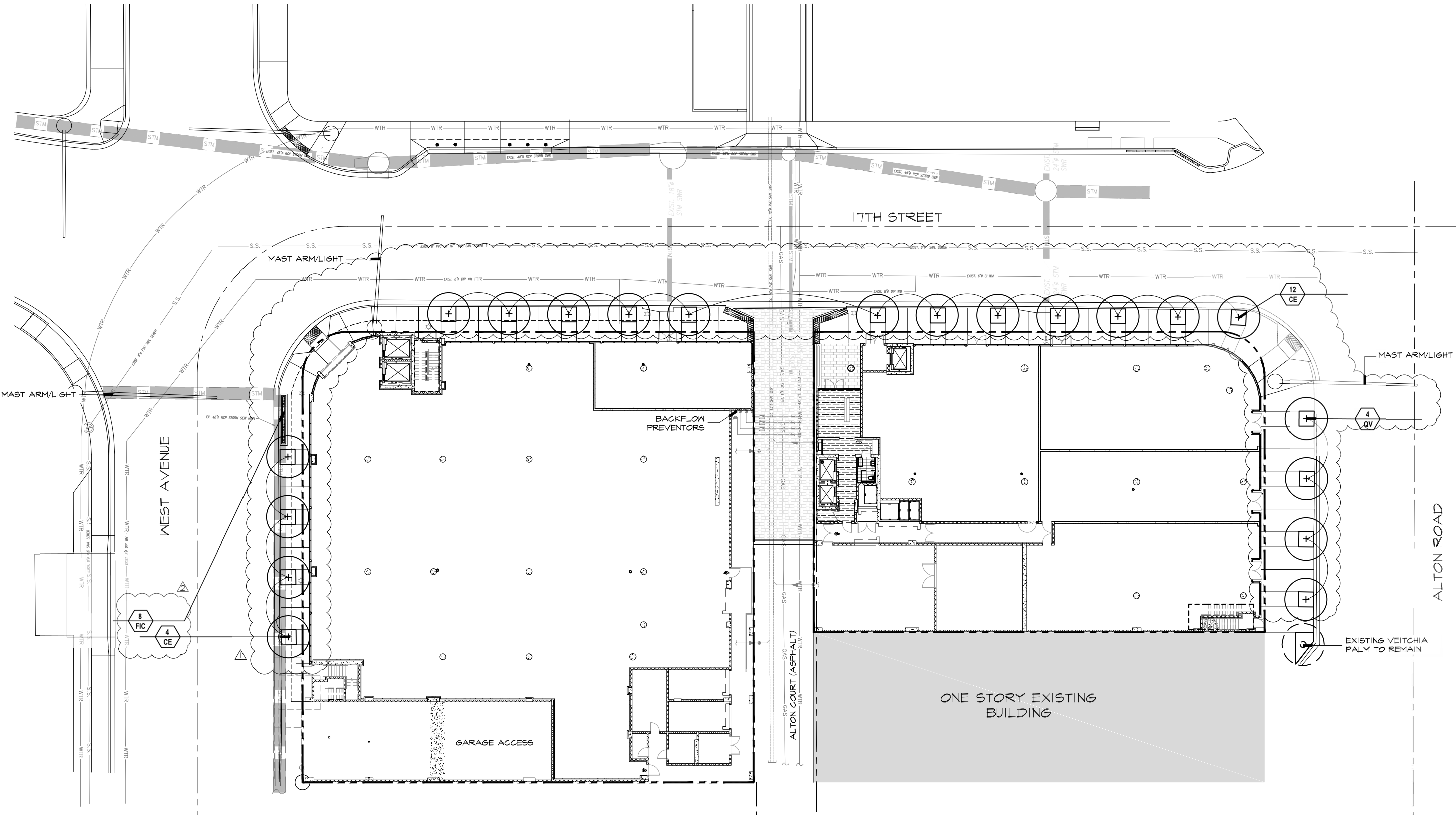
PLANTER	PLANTING SOIL	DRAIN ROCK	MULCH
1	58 c.y.	0.87 c.y.	0.29 c.y.
2	133 c.y.	2 c.y.	0.66 c.y.
3	18 c.y.	0.27 c.y.	0.1 c.y.
4	37 c.y.	5.5 c.y.	1.85 c.y.
5	152 c.y.	2.29 c.y.	0.76 c.y.
6	195 c.y.	2.92 c.y.	0.97 c.y.
TOTALS:	92.6 c.y.	13.85 c.y.	4.63 c.y.



SECTION THRU PLANTER
SCALE: 1/2"=1'-0"



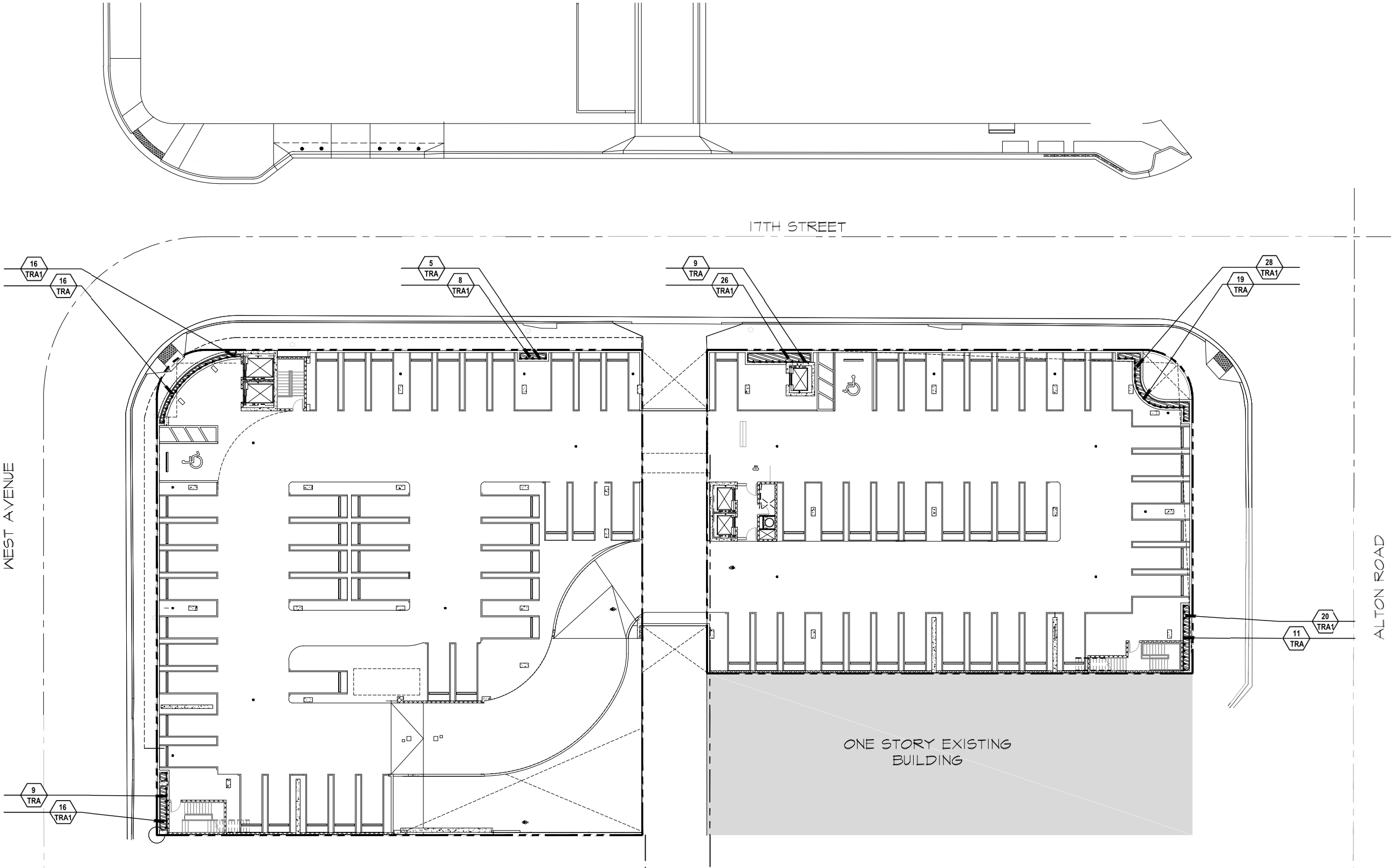
SILVA CELL 2 MODULAR SUSPENDED PAVEMENT SYSTEM (TYP.)
NTS.



One Biscayne Tower Suite 1670
Two South Biscayne Blvd, Miami, FL 33131
T: 305.482.8700
www.stantec.com

Lic#: AA26000733
Jonathan Cardello
Lic#: AR93391

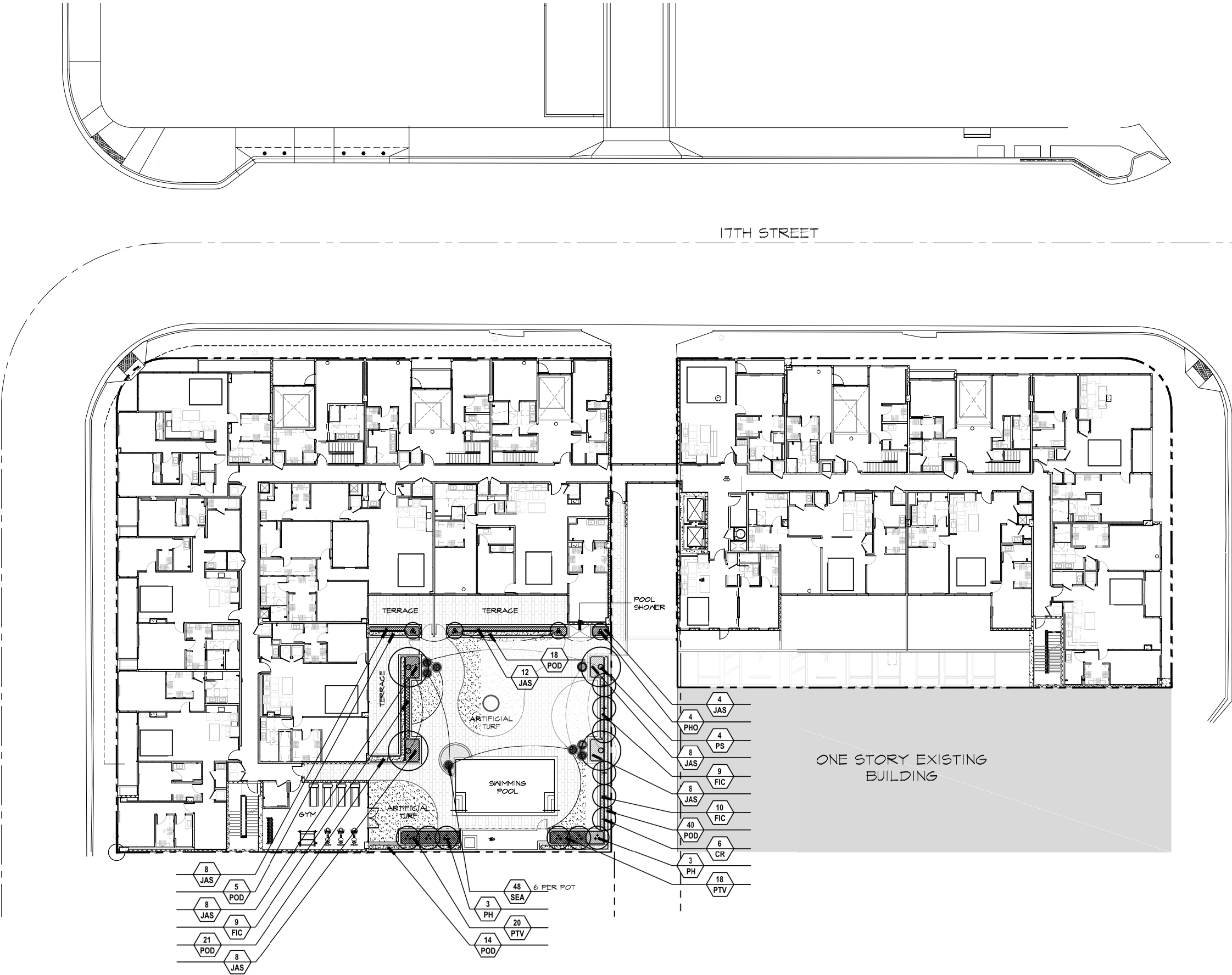
FINAL SUBMISSION
01.05.2018



WEST AVENUE

17TH STREET

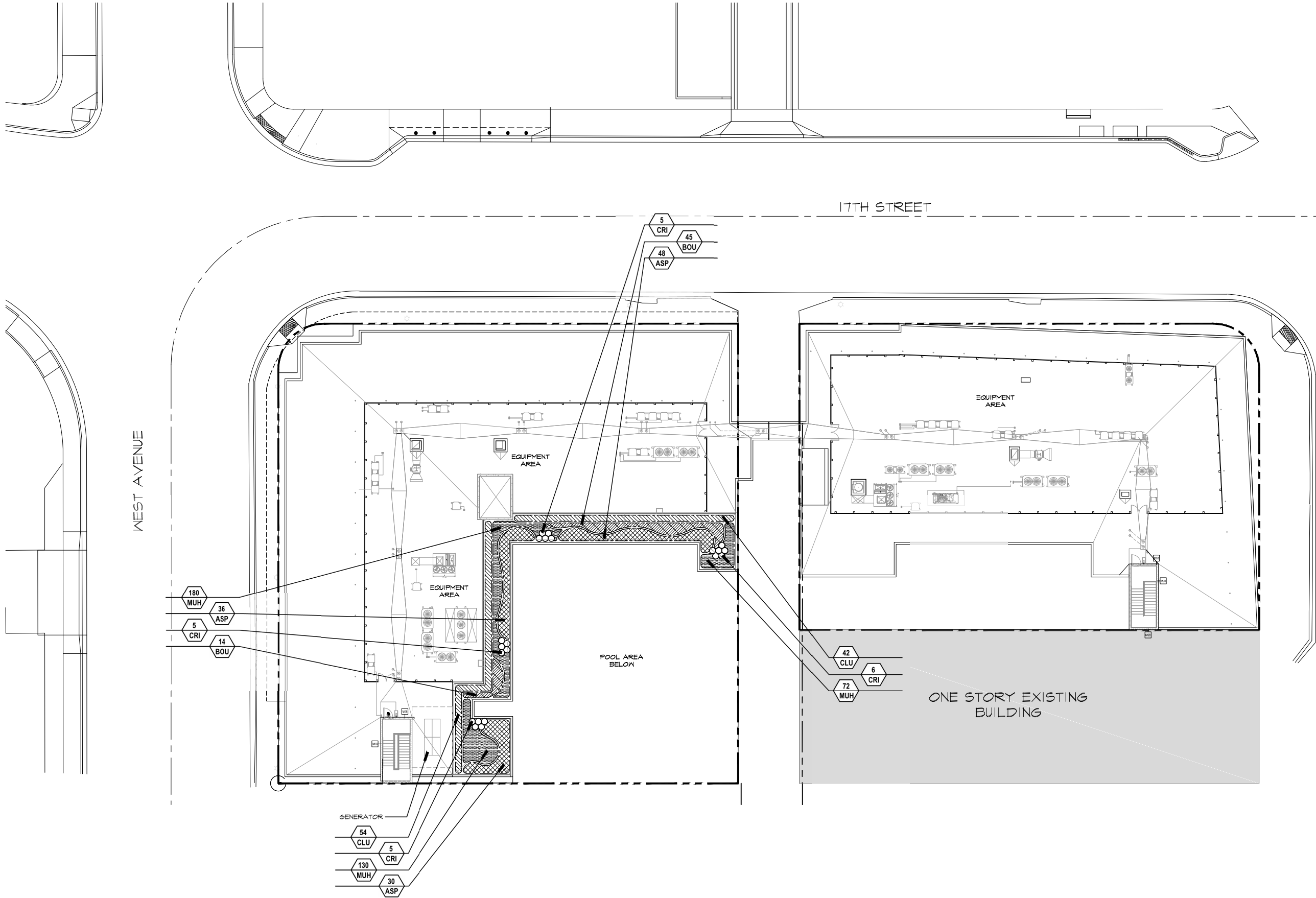
ALTON ROAD



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PLANT LIST												
TREES AND PALMS												
KEY	QTY.	TOTAL	LP-1	LP-2	LP-3	LP-3.1	BOTANICAL/COMMON NAME	HEIGHT	SPREAD	CLEAR TRK	SPA.	REMARKS
PH	6	-	-	-	-	6	Phyllostachys humilis Lewis Bamboo	10'	-	-	-	Multi-cane clump
CE^	16	16	-	-	-	-	Conocarpus erectus Green Buttonwood	16'	6-7'	5-6'	-	Full canopy
CR	6	-	-	-	-	6	Clusia rosea Pitch Apple	12-14'	8-10'	5-6'	-	Full Canopy
PHO	4	-	-	-	-	4	Phoenix roebellini 'Triple' Pygmy Date Palm	-	5-6'	3-5' of wood	-	Triple Trunk Full Heads
PS	4	-	-	-	-	4	Phoenix sylvestris Silver Date Palm	-	-	10-12' of Wood	-	Matched oa. hts. Full Heads
QV^	4	4	-	-	-	-	Quercus virginiana Live Oak	14-16'	10-12'	5-6'	-	Full canopy, 100 gal 4" Cal.
SHRUBS AND GROUND COVERS												
ASP	QTY.	TOTAL	LP-1	LP-2	LP-3	LP-3.1	BOTANICAL/COMMON NAME	HEIGHT	SPREAD	CLEAR TRK	SPA.	REMARKS
ASP	114	-	-	-	-	114	Asparagus Sprengeri Sprenger Asparagus	30"	30"	-	2' o.c.	Full cont.
CLU^	96	-	-	-	-	96	Clusia Gutierrezii Small leaf Clusia	3'	18"	full to base	2' o.c.	Full cont. 7 Gallon
CRI	21	-	-	-	-	21	Crinum asiaticum Crinum Lily	30"	30"	-	-	Full clump
BOU	59	-	-	-	-	59	Bougainvillea 'Barbara Karst' Barbara Karst Bougainvillea Shrub	2'	2'	-	Purple	Full cont. 7 Gal.
FIC	36	8	-	-	-	28	Ficus microcarpa 'Green Island' Green Island Ficus	16'	16'	-	2' o.c.	Full cont.
JAS	56	-	-	-	-	56	Jasminum volubile Waxleaf Jasmine	18"	18"	-	2' o.c.	Full cont.
MUH	382	-	-	-	-	382	Muhlenbergia capillaris Muhly Grass	12"	12"	-	12' o.c.	Full cont.
POD	98	-	-	-	-	98	Podocarpus macrophyllus Japanese Yew Column	4-5'	2'	-	-	Full to Base
PTV	38	-	-	-	-	38	Pittosporum 'Variegata' Variegated Pittosporum	18"	18"	-	2' o.c.	Full Cont.
TRA	69	-	-	69	-	-	Trachelospermum jasminoides Confederate Jasmine Vine	4-5'	-	-	2' o.c.	Trellis Grown 7 Gal.
TRA1	110	-	-	110	-	-	Trachelospermum jasminoides Confederate Jasmine Vine	18"	18"	-	2' o.c.	Full cont.
SEA	48	-	-	-	-	48	Seasonal Color Variety and color to be selected	-	-	-	-	Qty in S.F.

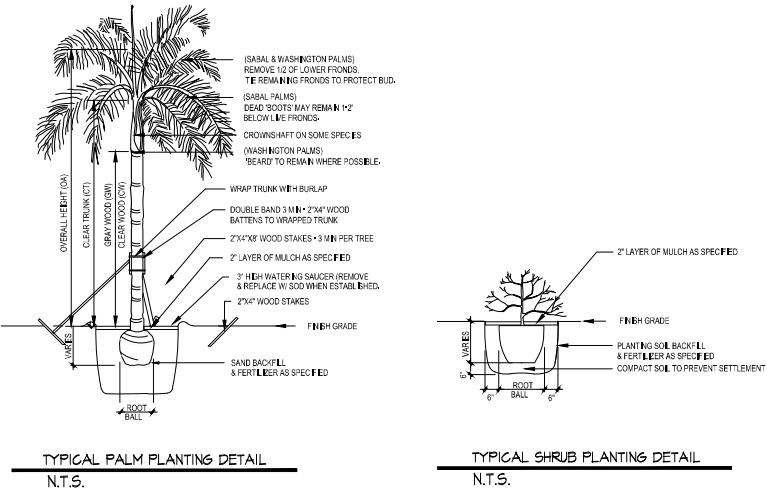
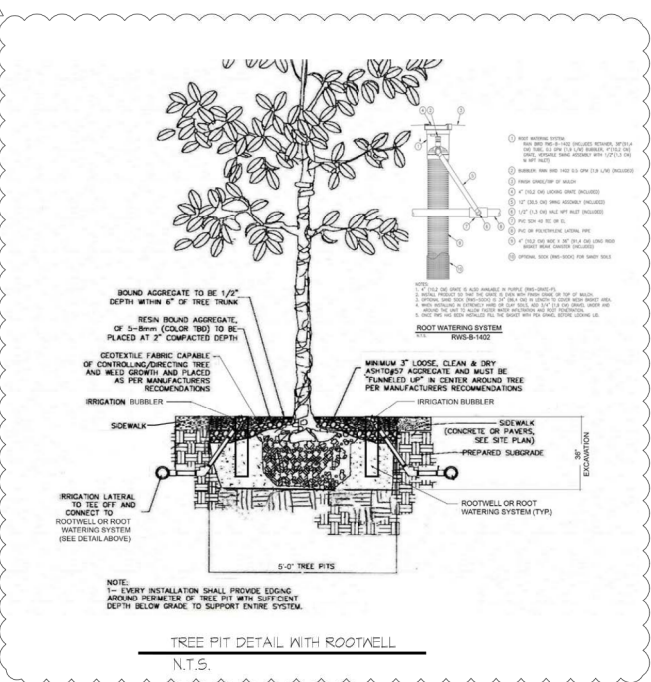
* DENOTE NATIVE PLANT MATERIAL.

MISCELLANEOUS

Sod to be St. Augustine sod.
Planting soil -1/2 cu. yd. per tree and 4" depth at all hedges and mass planting beds.
Sand - Palms to be planted in clean sand; 1/2 cu. yd. per palm.
Mulch - 2" depth of shredded mulch or pine straw at all hedges and mass planting beds.
Clusia rosea hedge to be maintain at 6' HT.

GENERAL NOTES

- * Indicates plant material native to Florida
- All sod to be Stenotaphrum secundatum 'Flor-tam', St. Augustine solid sod.
- All plant materials shall conform to the standards for Florida No. 1 or better as given in "Grades and Standards for Nursery Plants" Latest edition, State of Florida Department of Agriculture, Tallahassee, or thereto.
- All trees shall be properly guyed and staked at the time of planting to ensure proper establishment.
- The planting soil for all planting areas shall be composed of a minimum of 30% muck or horticulturally acceptable organic material. The minimum soil depth shall be four inches in all hedges and mass planting beds and 1/2 cu. yd. per tree. Palms to be planted in clean sand.
- Two inches minimum of shredded mulch or pine straw shall be installed around each tree and palm and throughout mass planting beds.
- Irrigation system to provide 100% coverage to landscaped areas with 50% overlap. Irrigation to be an automatic system with a rain gauge/moisture sensor shut-off.
- In case of discrepancies, planting plan takes precedence over plant list.
- Landscape contractor is responsible for his own quantity take-offs.



GENERAL PLANTING SPECIFICATIONS:

1. Scope:
The work includes furnishing all plants, materials, equipment and labor necessary for planting of plant materials indicated on the drawings and in these specifications. A list of plants is attached to these specifications.

2. Plant Materials & Protection:
A. All plant materials shall be nursery grown unless otherwise noted.
- Spread (or Spc.) Indicates average spread to midpoint of current season's growth.
- Height (or Hgt.) Indicates overall height from top of ball to midpoint of current season's growth.
- C.T. Indicates clear trunk measurement from top of ball to first branching (see tree & Palm Planting Diagrams).
- Meter of Base (or Meter of Hard Gray Wood) Indicates measurement of Palms from top of ball to top of solid trunk before start of frond stalks or green 'boots'. (See Palm Planting Diagram)

B. Quantities:
All quantities indicated on the plant list are intended as a guide for the bidders and does not relieve the bidder of its responsibility to do a comprehensive plant take off. Should a discrepancy occur between the bidder's take off and the plant list, quantity the Architect/Landscape Architect is to be notified for clarification prior to the submission of bids.

C. Quality and Sizes:
Plants shall have a habit of growth that is normal for the species and shall be healthy, vigorous and equal or exceed the measurements specified in the plant list, which are the minimum acceptable sizes. Plants shall be measured with branches in normal position. Pruning (Section IV-J) should not reduce acceptable size and shape of tree, and should be done after acceptance of Architect/Landscape Architect.
Requirements for measurements, branching, grading, quality, baling and burlapping of plants in the plant list generally follow the code of standards currently recommended by the American Association of Nurserymen, Inc. in the American Standard for Nursery Stock. Plant materials shall be graded Fancy No. 1 or better as outlined under U.A.E. Grades & Standards for nursery plants. Plants shall meet the requirements specified, but do not have the normal balance of height and spread typical for the respective plant, shall not be accepted. All plant material to be healthy, pest and disease free.

D. Substitution:
Plant substitution requests by the Contractor will be considered by the Architect/Landscape Architect only upon submission of proof that any plant is not obtainable in the type or size specified. The Landscape Architect shall determine the nearest equivalent replacement in an obtainable size and variety. The unit price of the substitute item shall not exceed the bid item replaced, without approval of the Owner.

E. Protection of Plants:

1. Root Protection

A. Balled and Burlapped Plants (B & B) shall be dug with natural balls of earth of sufficient diameter and depth to encompass the fibrous and feeding root system necessary for full recovery of the plant. Balls shall be firmly wrapped with burlap or similar materials and bound with twine, cord, or wire mesh. All collected plants shall be balled and burlapped.

B. Container Grown Plants: Plants grown in containers will be accepted as B & B providing that all other specified requirements are met. Container grown plants shall meet plant sizes as specified on the plant list and on the plans, and shall not be governed by container sizes. Minimum root balls or container grown material shall be more than 25% less proportionately in size than that stated in "Grades & Standards" for nursery plants. These plants shall have been grown in the container for a maximum of two years prior to installation and shall exhibit a fully developed root system when removed from the container.

2. Protection During Transporting:
All plant material shall be protected from possible bark injury or breakage of branches. All plants transported by open trucks shall be adequately covered to prevent rainwater, drying or damage to plants.

3. Protection After Delivery:
Plants which cannot be planted immediately upon delivery to the site shall be covered with moist soil, mulch, or other protection from the drying of wind and sun. All plants shall be watered as necessary until accepted. Storage period shall not exceed seventy-two (72) hours.

4. Protection of Palms:
Only a minimum of fronds shall be removed from the crown of the palm trees to facilitate moving and handling. Clear trunk (C.T.) shall be as specified after the minimum of fronds have been removed. Coconut palms shall be "hard" trees grown in muck or sand. Coconut palm buds shall be tied with a biodegradable cord to be left in place until the tree is well established in its new location. All palms shall be triple banded and staked with new, clean lumber at least 6" in length to resist tree displacement.

5. Protection During Planting:
Trees moved by winch or crane shall be thoroughly protected from chain marks, grinding or bark slippage by means of other approved methods.

3. Materials:

A. Commercial Fertilizer: Commercial fertilizer shall be organic fertilizer containing nitrogen, phosphoric acid and potash in equal percentages, 6-6-6 with micro nutrients.

Nitrogen shall be not less than 50 % from organic source. Inorganic chemical nitrogen shall not be derived from the sodium form of nitrate. Fertilizers shall be delivered to the site in unopened original containers, each bearing the manufacturer's guaranteed analysis. Any fertilizer that becomes soaked or otherwise damaged shall not be accepted.

The following shall be sterilized, certified and free of seeds:

B. Peat: Peat shall be horticultural peat composed of not less than 60% decomposed organic matter by weight, on an oven dried basis. Peat shall be delivered to the site in a workable condition, free from lumps.

C. Planting Soil: Planting soil for all plantings shall be sandy loam and shall contain a 25% minimum amount of decomposed organic matter. There must be a slight acid reaction to the soil with no excess of calcium carbonate. Planting soil shall be free from clay, stones, plants, roots, and other foreign materials which might be a hindrance to planting operations or be detrimental to good plant growth and shall be delivered in a loose friable condition and applied in accordance with the planting specifications and details.

D. Mulch: Mulch material to be shredded cypress mulch B grade or better, mulched at time of installation to prevent wind displacement. Alternate mulch material may be noted elsewhere in these drawings.

E. Drainage Stone (when applicable): Drainage stone shall be gravel or crushed stone reasonably free of sharp edges - 1 1/2\"/>

F. Filter Fabric (when applicable): Filter fabric, as required between gravel and soil in planters to be Densit "Filter-fabric" (800)888-4664 or equal.

4. Planting Operations:

A. Soil Preparation:
All existing soil and new fill/berms shall be treated with an approved weed killer such as "Round Up" according to manufacturer's specifications.

B. Layout:

Location for plants and outlines of areas to be planted are indicated on the drawings. All plant locations shall be staked in the field by the Contractor, to the satisfaction of the Architect/Landscape Architect. Where construction or utilities below ground or overhead are encountered or where changes have been made in the construction, necessary adjustments will be approved by the Architect/Landscape Architect.

C. Excavation for Planting:
Excavation of holes shall extend to the required sub-grade as specified hereunder. Plant pits shall be circular in outline and shall have a profile which conforms to the Typical Tree & Palm Planting Details (attached). The minimum depth of plant pits specified below shall be measured from the finishing grade. Shrub planting beds shall be "bed-prepared" and not "pit-prepared".

D. Balled and Burlapped Plants:
After final setting, loosen wrappings of balled and burlapped plants and roll wrappings back from top of ball, leaving ball untopped. Cut off excessive amounts of burlap and remove in sufficient quantity to eliminate creation of voids upon decomposition.

E. Container Grown Plants:
Container grown plants shall, when delivered, have sufficient root growth to hold earth intact when removed from container. They shall not be root bound. Containers shall be removed to prevent damage to plant or root system according to diagrams (attached). Plant pits for container materials shall be formed flat on the bottom to avoid air pockets at the bottom of root ball.

F. Pit Sizes:
Minimum diameter (width) and depth of planting pits for balled and burlapped, and container grown plants shall be as follows:

-Diameter-Trees: 18" greater than diameter of ball or spread of roots.
-Diameter-Shrubs: 6" greater than diameter of ball or spread of roots.
-Depth-Trees and Shrubs: 4" greater than depth of ball or roots to provide 4" of topsoil backfill under the root ball. (Large, heavy trees and shrubs shall sit directly on excavated pit bottom to prevent settlement).
-Depth-Vines and Ground Covers: Pits shall be large enough for adequate planting.

G. Backfilling:
When pit has been excavated as specified in Paragraph IV-C, the pit shall be backfilled with material as specified in Paragraph III, A, B, C, D, and IV, B and shown in the Typical Tree and Shrub diagrams (attached).

H. Setting Trees and Shrubs:
Unless otherwise specified, all trees and shrubs shall be planted in pits, centered and set on four inches (4") of compacted topsoil to such depths that the finished grade level of the plant after settlement shall be the same as that at which the plant was grown. They shall be planted upright and faced to give the best appearance or relationship to adjacent structures. No burlap shall be pulled out from under the balls. Platforms, wire and surplus binding from top and sides of the balls shall be removed. All broken or frayed roots shall be cut off cleanly. Soil shall be placed and compacted thoroughly avoiding injury and shall be settled by watering. No filling around trunks will be permitted. After the ground settles, additional soil shall be filled in, to the level of the finished grade, allowing for two inches (2") of mulch. Form a shallow saucer around each plant by placing a ridge of soil along the edge of the pit.

I. Setting Palms:
All palms shall be planted in sand, thoroughly washed in during planting operations and with a shallow saucer depression left at the soil line to retain water. Saucer areas shall be top-dressed two inches (2") deep with topsoil raked and left in a neat, clean manner.

J. Pruning - New Plant Material:
Remove dead and broken branches from all plant material. Prune to retain typical growth habit of individual plants with as much height and spread as is practicable. Make all cuts with sharp instrument flush with trunk or adjacent branch. In such a manner as to insure elimination of stubs "headback" cuts at right angles to line of growth will not be permitted. Trees shall not be topped or topped. Remove trimmings from site.

K. Guying Trees:
See "Typical Tree Planting Diagram" included herein. Guy all trees 1 1/2 inches in caliper and greater, in three directions with two strands of No. 12 galvanized wire attached to approved anchors driven below grade. When securing wires to trees, cover all wires which may come in contact with any part of tree with new rubber hose. Place guys not less than 1/3 of the height of tree above finished grade and above substantial limbs (one inch (1") in diameter or more), if possible. All hoses shall be interlocked around tree trunk. Place anchors so that guys are equally spaced and at 45 degree angles to horizon. Keep guys tight until project completion.

L. Mulching:
All trees and shrub beds shall be mulched immediately after planting to a two inch (2") depth. Prevent wind displacement of mulch by thoroughly watering down.

M. Excess Excavated Soil:
Excess excavated soil shall be disposed of by the Contractor at no additional expense to the Owner, at Owner's discretion.

N. Relocated Material (when applicable):
Existing material shown on the plan to be relocated shall be root-pruned as for ahead of time as necessary to move them safely and shall be protected and treated as new material, as previously specified. Planting shall be in accord with these specifications.

O. Disposition of Existing Material:
All existing plant material not shown as remaining or relocated shall be removed from the site at no additional cost to the Owner, at Owner's discretion.

5. Sod

A. Soil:
The Landscape Contractor shall submit a unit price per cubic yard for the supply and distribution of planting soil as herein before specified, to be applied at a depth of one inch (1") to all areas receiving sod. The use of this one inch (1") of soil shall be at the discretion of the Architect/Landscape Architect after evaluation of the existing soil on the site.

B. Grading:
It shall be the responsibility of the Landscape Contractor to finish (true) grade all landscape areas, eliminating all bumps, depressions, sticks, stones and other debris to the satisfaction of the Architect/Landscape Architect.

C. The sod shall be as called for on the landscape plans. Sod shall be of firm tough texture, having a compact growth of grass with good root development, and shall contain no weeds or any other objectionable vegetation. The soil embedded in the sod shall be good earth, free from stones and debris and all sod shall be free from fungus, vermin and other diseases.

D. Before being cut and lifted, the sod shall have been mowed at least three times with a lawn mower, with the final mowing not more than seven days before the sod is cut. The sod shall be carefully cut into uniform dimensions.

E. Solid sod shall be laid with closely abutting joints with a tamped or rolled, even surface. It shall be the responsibility of the Contractor to bring the sod edge in a neat, clean manner to the edge of all paving and shrub areas. If, in the opinion of the Architect/Landscape Architect, top-dressing is necessary after rolling, clean sand will be evenly applied over the entire surface and thoroughly washed in.

6. Clean-up:

Any soil, peat or similar material which has been brought onto any paved areas shall be removed promptly keeping these areas clean as the work progresses. Upon completion of the planting, all excess soil, stones and debris which has not been previously cleaned up shall be removed from the site or disposed of as directed by the Architect/Landscape Architect.

7. Maintenance:

A. Maintenance shall begin immediately after each plant is planted and shall continue until all planting has passed final inspection and acceptance by the Owner. Maintenance shall include watering, weeding, cultivating, removal of dead materials, resetting plants to proper grades or upright position and restoration of the planting saucer and any other necessary operations. Proper protection to lawn areas and existing plant material shall not be responsible for replacement resulting from planting operations shall be repaired promptly.

B. The Contractor shall deep-water all trees and shrubs for a period of ninety (90) days after planting. In the event an irrigation system is operated, Contractor shall see that adequate water is supplied for that period.

8. Inspection and Acceptance:

A. Inspection:
Inspection of work to determine completion of contract, exclusive of the possible replacement of plants, will be made by the Owner and/or Landscape Architect at the conclusion of all planting and at the written request of the Contractor.

B. Acceptance:
After inspection, the Contractor will be notified by the Owner of the acceptance of all plant material and workmanship, exclusive of the possible replacement of plants subject to guarantee.

9. Guarantee and Replacement:

A. Guarantee:
The Contractor shall furnish a written guarantee warranting all materials, workmanship and plant materials, for a period specified in the General Conditions of Project Specifications. All plant materials shall be alive and in satisfactory condition and growth for each specific kind of plant at the end of guarantee period. Where vandalism is agreed by the Architect/Landscape Architect as the cause for replacement, the Contractor shall be responsible for replacement under the guarantee after final acceptance. See General Conditions of Project Specifications for additional guarantee information.

B. Replacement:
During guarantee period, any plant required under this contract that is dead or not in satisfactory condition, as determined by the Architect/Landscape Architect, shall be replaced within two weeks of notification by the Architect/Landscape Architect. The Contractor shall be responsible for the full replacement cost of plant materials.

C. Material and Operations:
All replacements shall be plants of the same kind and size as specified in the plant list. They shall be furnished and planted as specified herein.

10. Care and Maintenance Schedule:

A. The Contractor shall furnish the Owner's Maintenance staff with a written and detailed description for the care and maintenance of all plant materials and irrigation systems at the time of final inspection. Contractor will also provide a one year Landscape Maintenance Contract, to take effect after Substantial Completion of the project. It will be in the Owner's discretion to accept or reject this contract.

11. Permits and Regulations:

A. The Contractor shall give all notices and comply with all laws, ordinances, rules and regulations bearing on the conduct of this work as drawn and specified.

12. Protection of Work and Property:

A. The Contractor shall continuously maintain adequate protection of all his work from damage and theft and shall protect the Owner's property from injury and loss arising in connection with this contract, making good any such loss or injury or damage except where caused by Owner or his agents. He shall adequately provide and maintain passageway, guard fences, lights and other protections required by public authority according to State, Federal and local ordinances.

B. The Contractor shall provide protection for existing trees and other plant material as designated by drawings, by Owner's representative or by local authorities. Such protection shall consist of fencing or such devices as will prevent harm to material from excavation, breakage, chemical or other types of damage.

C. A competent superintendent, foreman or workman capable of reading drawings and acting on behalf of the Contractor shall be kept on the work during its progress.

13. Changes in The Work:

A. The Contractor shall conduct a soil survey of the site to determine the need for any additives to overcome severe conditions not met by normal planting soil requirements. A report of any problems shall be submitted to the Owner and the Architect/Landscape Architect for approval prior to installation, along with a cost break-down of additional services needed.

B. The Contractor shall advise the Owner and Landscape Architect of any special site conditions (high water table, light or soil conditions, etc.) that might require change of plant material or adjustment to finish elevation shown. The Owner will approve any changes thus determined.

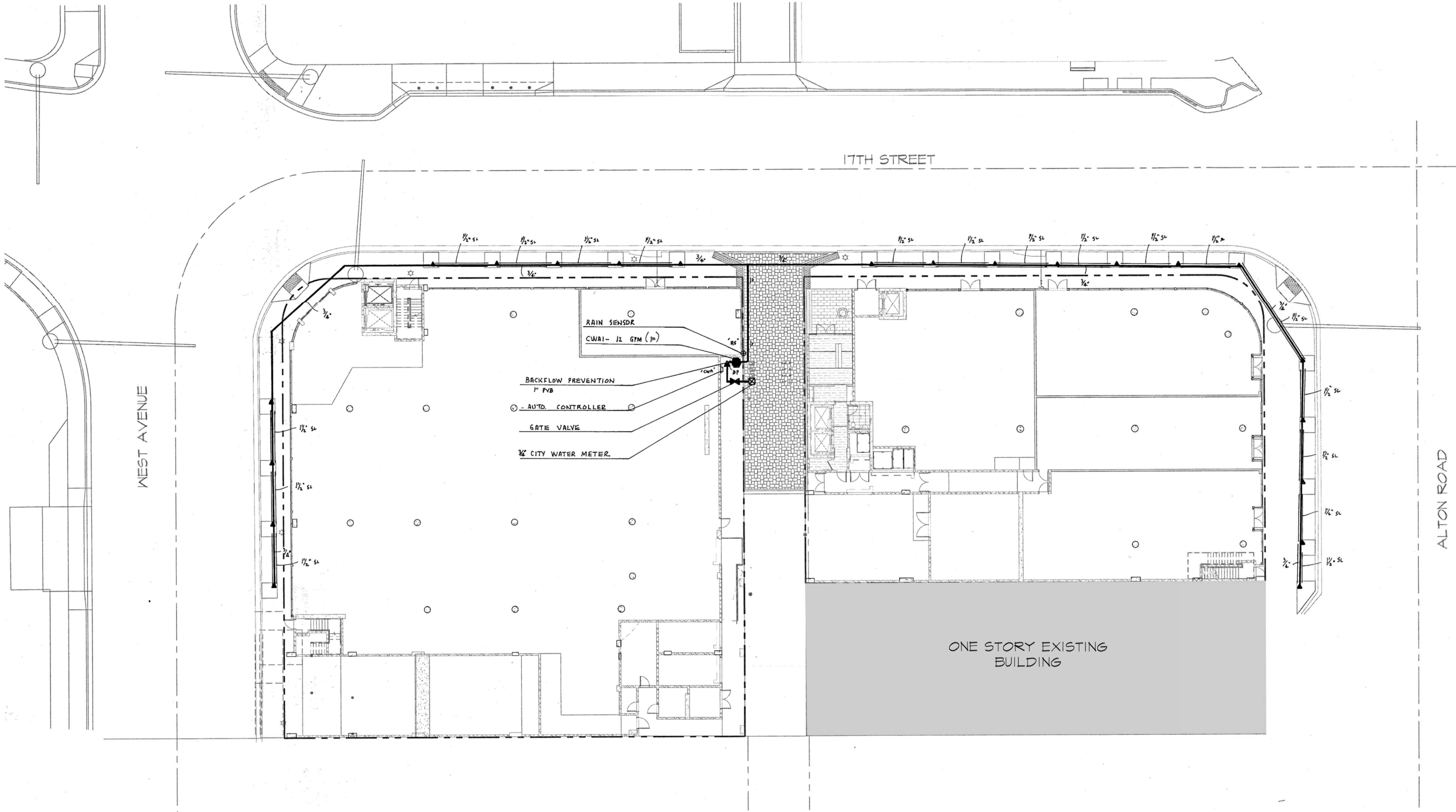
14. Landscape Architect:

A. The Landscape Architect is the author of the design and agents for its execution. When his services are used by the Owner for supervision, he shall act impartially between the Owner and Contractor and shall have authority to reject all work and materials which do not conform to the contract. All decisions of the Landscape Architect shall be final.

The Contractor shall remove from the site all materials considered not up to specifications by the Landscape Architect and replace with suitable materials.

15. Obstructions:

A. The Contractor shall acquaint himself with the existence and location of all surface and subsurface structures, utilities and installations before commencing any work, and shall avoid any disturbance or damage to them throughout the course of the work. Repairs to any utilities, subsurface structures and installations and surface obstructions damaged by the Contractor shall be at the Contractor's own time and expense.



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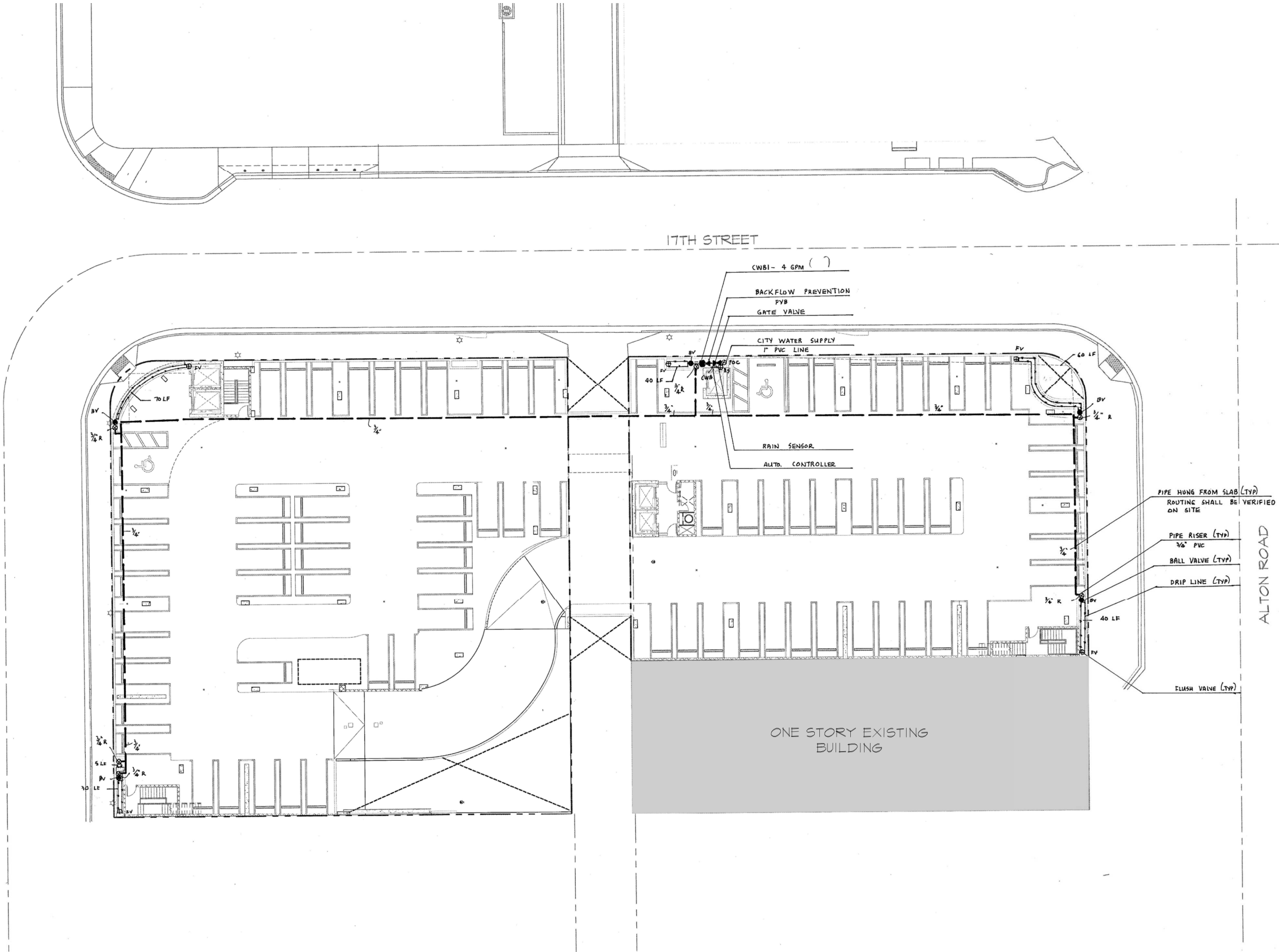
FINAL SUBMISSION

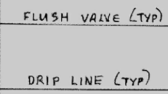
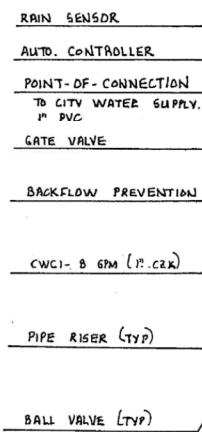
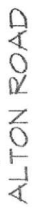
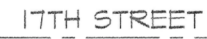
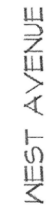
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WEST AVENUE

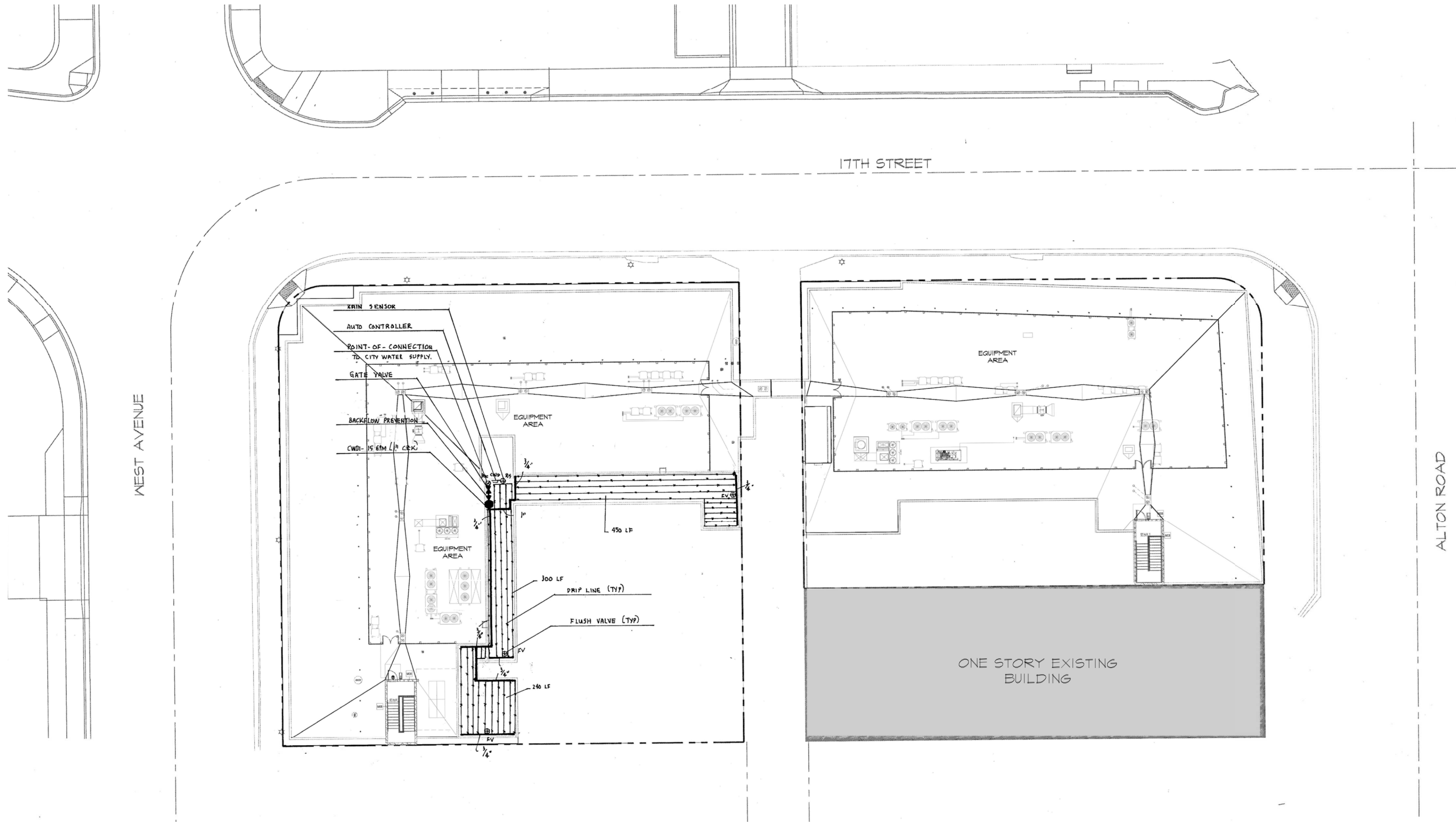
17TH STREET

ALTON ROAD





ONE STORY EXISTING
BUILDING



LEGEND (GROUND LEVEL)

SYMBOL	MODEL NO.	DESCRIPTION	* EST. QUANTITY
▲	1402	RAIN BIRD FLOOD BUBBLER	21
●	100 PEB	RAIN BIRD 1" SOLENOID VALVE	01
□CWA	ESP-4ME	RAIN BIRD AUTO. CONTROLLER	01
⊕RS	RSD-BEX	RAIN BIRD RAIN SENSOR	01
▲	765 (1')	FEBCO BACKFLOW PREVENTER	01
NOT SHOWN		SCH 40 GALVANIZED STEEL	AS REQUIRED
---		SCH 40 PVC	AS REQUIRED
---		MAIN LINE	
---		LATERALS	
---		SLEEVES	
NOT SHOWN		PVC FITTINGS	
→		GATE VALVE (TO LINE SIZE)	01
●		VALVE BOX	02
□CWA		GROUNDING LOCATION	01
⊗		CITY WATER METER	01

NOTE: ABOVE QUANTITIES ARE FOR COMPARISON ONLY.
CONTRACTOR SHALL VERIFY PRIOR TO SUBMITTING BID.

LEGEND (THIRD LEVEL)

SYMBOL	MODEL NO.	DESCRIPTION	* EST. QUANTITY
→	TLDL-CV-9-12	NETAFIM TECHLINE DRIPPERLINE	250 LF
⊕FV	TLFV	NETAFIM TECHLINE FLUSH VALVE	05
NOT SHOWN	TL\$6	NETAFIM TECHLINE SOIL STAPLES	AS REQUIRED
NOT SHOWN	TLACC	NETAFIM TECHLINE ACCESSORIES	AS REQUIRED
□CWB	ESP-4ME	RAIN BIRD AUTO. CONTROLLER	01
●	XCZ-100-PRF	RAIN BIRD CONTROL ZONE KIT	01
⊕RS	RSD-BEX	RAIN BIRD RAIN SENSOR	01
▲	765 (3/4')	FEBCO BACKFLOW PREVENTER	01
---		SCH 40 PVC	AS REQUIRED
---		MAIN LINE	
---		SUPPLY HEADER	
---		DISCHARGE HEADER	
NOT SHOWN		PVC FITTINGS	
⊗ R		PIPE RISERS	
---		PIPE HUNG FROM SLAB	
---		ISOLATION VALVES	
→		GATE TYPE	01
●		BALL TYPE	05
●⊕FV, ●BV		VALVE BOX	12
□CWB		GROUNDING LOCATION	01
⊗PDC		POINT-OF-CONNECTION	01

NOTE: ABOVE QUANTITIES ARE FOR COMPARISON ONLY.
CONTRACTOR SHALL VERIFY PRIOR TO SUBMITTING BID.

LEGEND (FIFTH LEVEL)

SYMBOL	MODEL NO.	DESCRIPTION	* EST. QUANTITY
→	TLDL-CV-9-12	NETAFIM TECHLINE DRIPPERLINE	500 LF
⊕FV	TLFV	NETAFIM TECHLINE FLUSH VALVE	06
NOT SHOWN	TL\$6	NETAFIM TECHLINE SOIL STAPLES	AS REQUIRED
NOT SHOWN	TLACC	NETAFIM TECHLINE ACCESSORIES	AS REQUIRED
□CVC	ESP-4ME	RAIN BIRD AUTO. CONTROLLER	01
●	XCZ-100-PRF	RAIN BIRD CONTROL ZONE KIT	01
⊕RS	RSD-BEX	RAIN BIRD RAIN SENSOR	01
▲	765 (1')	FEBCO BACKFLOW PREVENTER	01
---		SCH 40 PVC	AS REQUIRED
---		MAIN LINE	
---		SUPPLY HEADER	
---		DISCHARGE HEADER	
NOT SHOWN		PVC FITTINGS	
⊗ R		PIPE RISERS	
---		PIPE HUNG FROM SLAB	
---		ISOLATION VALVES	
→		GATE TYPE	01
●		BALL TYPE	06
●⊕FV, ●BV		VALVE BOX	14
□CVC		GROUNDING LOCATION	01
⊗PDC		POINT-OF-CONNECTION	01

NOTE: ABOVE QUANTITIES ARE FOR COMPARISON ONLY.
CONTRACTOR SHALL VERIFY PRIOR TO SUBMITTING BID.

LEGEND (ROOF TOP LEVEL)

SYMBOL	MODEL NO.	DESCRIPTION	* EST. QUANTITY
→	TLDL-CV-9-12	NETAFIM TECHLINE DRIPPERLINE	1,000 LF
⊕FV	TLFV	NETAFIM TECHLINE FLUSH VALVE	03
NOT SHOWN	TL\$6	NETAFIM TECHLINE SOIL STAPLES	AS REQUIRED
NOT SHOWN	TLACC	NETAFIM TECHLINE ACCESSORIES	AS REQUIRED
□CVD	ESP-4ME	RAIN BIRD AUTO. CONTROLLER	01
●	XCZ-100-PRF	RAIN BIRD CONTROL ZONE KIT	01
⊕RS	RSD-BEX	RAIN BIRD RAIN SENSOR	01
▲	765 (1')	FEBCO BACKFLOW PREVENTER	01
---		SCH 40 PVC	AS REQUIRED
---		MAIN LINE	
---		SUPPLY HEADER	
---		DISCHARGE HEADER	
NOT SHOWN		PVC FITTINGS	
⊗ R		PIPE RISERS	
---		PIPE HUNG FROM SLAB	
→		GATE VALVE (TO LINE SIZE)	01
●⊕FV, ●		VALVE BOX	05
□CVD		GROUNDING LOCATION	01
⊗PDC		POINT-OF-CONNECTION	01

NOTE: ABOVE QUANTITIES ARE FOR COMPARISON ONLY.
CONTRACTOR SHALL VERIFY PRIOR TO SUBMITTING BID.

IRRIGATION NOTES & SPECIFICATIONS

AUTOMATIC IRRIGATION SYSTEM
WATER DEMAND / ZONE
WATER SOURCE / SYSTEM
PRESSURE REQUIRED
REFER TO PLAN
CITY WATER
40 PSI AT EACH LEVEL

GENERAL

IRRIGATION SHALL BE INSTALLED IN ACCORDANCE WITH LOCAL CODES, CONTRACT DRAWINGS, CONTRACT SPECIFICATIONS, AND APPENDIX 'F' OF THE FLORIDA BUILDING CODE.
IRRIGATION DESIGN BASED ON 'PLANTING PLAN' DATED MARCH 2017.
CONTRACTOR SHALL REFER TO THIS PLAN TO COORDINATE SPRINKLER LOCATIONS AND PIPE ROUTING WITH NEW AND EXISTING PLANT LOCATIONS.

THIS PLAN SHALL BE USED AS A GUIDE ONLY. IRRIGATION SHALL BE INSTALLED TO MATCH ON SITE CONDITIONS AND TO OVERCOME THE INHERENT INACCURACIES THAT RESULT WHEN DESIGNING FROM BASE PLANS SCALED AT 1" = 16'.

THIS SITE SHALL BE IRRIGATED WITH FOUR INDEPENDENT SYSTEMS. THE WATER SOURCE FOR THE GROUND LEVEL SHALL BE A 3/4" CITY WATER METER. THE WATER SOURCE FOR EACH UPPER LEVEL SHALL BE A CITY WATER LINE.

BACKFLOW PREVENTION SHALL BE INSTALLED IN EACH SYSTEM TO MEET CODE REQUIREMENTS FOR CROSS CONNECTION CONTROL. A PRESSURE VACUUM BREAKER HAS BEEN SPECIFIED FOR EACH SYSTEM.

THIS IRRIGATION HAS BEEN DESIGNED AS A TYPICAL BLOCK VALVE TYPE USING NETAFIM DRIP EQUIPMENT AND RAIN BIRD SPRINKLERS, IN-LINE VALVES AND CONTROL SYSTEM. RAIN SENSORS SHALL BE INSTALLED TO CONSERVE WATER.

IRRIGATION SHALL BE INSTALLED AND MAINTAINED TO MINIMIZE UNDESIRABLE OVERTHROW ONTO PAVEMENT, SIDEWALKS, AND BUILDINGS.

CONTRACTOR SHALL VISIT THE SITE TO BECOME FAMILIAR WITH SITE CONDITIONS, AND STUDY THE PLANS FOR ADDITIONAL INFORMATION.

TO ENSURE PROPER OPERATION OF EACH SYSTEM, SOURCE SIZE, VALVE SIZES, ZONE CAPACITIES, SPRINKLER AND DRIPPERLINE SPACING, PIPE AND WIRE SIZES, AND INSTALLATION NOTES AND DETAILS SHALL BE FOLLOWED AS SHOWN.

PIPING

PIPE ROUTING IS SCHEMATIC ONLY AND SHALL BE ADJUSTED FOR ON SITE CONDITIONS.

PIPE SHALL BE INSTALLED IN ACCORDANCE WITH LOCAL CODES, SECTION 'F' OF THE FLORIDA BUILDING CODE, AND PIPE MANUFACTURER'S INSTRUCTIONS.

PIPE ROUTED UNDER HARDSCAPED AREAS SHALL BE SLEEVED IN SCH 40 PVC. EACH SLEEVE SHALL BE: (1) BURIED TO A MINIMUM DEPTH OF 24", (2) TWO PIPE SIZES LARGER THAN CARRIER PIPE, AND (3) EXTENDED 3' BEYOND HARDSCAPED AREA ON EACH END. CONTRACTOR SHALL VERIFY THE LOCATION OF EXISTING SLEEVES.

PIPE INSTALLED ABOVE GRADE AT EACH BACKFLOW PREVENTER SHALL BE SCH 40 GALVANIZED STEEL. ALL OTHER PIPE (I.E. MAIN LINE, LATERALS, PIPE HUNG FROM SLAB, PIPE RISERS, ETC.) SHALL BE SCH 40 TYPE 1120 PVC. FITTINGS SHALL ALSO BE SCH 40 PVC.

PIPE SIZED TO LIMIT FLOW VELOCITIES TO 5 FEET/SECOND AND TO LIMIT FRICTION LOSS IN THE PIPING NETWORK.

PIPE SHALL BE INSTALLED AT SUFFICIENT DEPTH BELOW GROUND TO PROTECT IT FROM HAZARD SUCH AS VEHICULAR TRAFFIC OR ROUTINE OCCURRENCES WHICH OCCUR IN THE NORMAL USE AND MAINTENANCE OF THE PROPERTY. DEPTHS OF COVER SHALL MEET OR EXCEED SCS CODE 430-DD. REFER TO THE APPLICABLE DETAILS FOR ADDITIONAL INFORMATION.

BACKFILL SHALL BE OF SUITABLE MATERIAL, FREE OF ROCKS, STONES, AND OTHER DEBRIS THAT WOULD DAMAGE IRRIGATION SYSTEM COMPONENTS.

GATE AND BALL VALVES SHALL BE INSTALLED FOR ISOLATION. EACH VALVE SHALL BE TO LINE SIZE AND INSTALLED IN A VALVE BOX. POROUS MATERIAL SHALL BE INSTALLED PER BOX TO PROMOTE DRAINAGE.

EACH BACKFLOW PREVENTER SHALL BE INSTALLED IN ACCORDANCE WITH LOCAL CODES AND SHALL BE LOCATED TO BE CONCEALED FROM VIEW.

PIPE HUNG FROM SLAB SHALL BE INSTALLED IN ACCORDANCE WITH THE APPLICABLE SECTION OF THE MECHANICAL SPECIFICATIONS. ROUTING OF THIS PIPE SHALL BE VERIFIED ON SITE. CONTRACTOR SHALL VERIFY THAT INSTALLING SCH 40 PVC IS TO CODE.

ALL PUNCTURES THROUGH THE SLAB SHALL BE MADE WATERPROOF IN ACCORDANCE WITH THE APPLICABLE SECTION OF THE MECHANICAL SPECIFICATIONS.

PIPE RISERS SHALL BE INSTALLED IN ACCORDANCE WITH THE APPLICABLE SECTION OF THE MECHANICAL SPECIFICATIONS. THE LOCATION OF EACH RISER SHALL BE VERIFIED ON SITE.

SPRINKLERS

BUBBLERS SHALL BE INSTALLED TO IRRIGATE TREE WELLS ON THE GROUND LEVEL.

BUBBLERS SHALL BE INSTALLED ON 1/2" SCH 40 PVC RISES AT THE BASE OF TREES FOR LOW LEVEL WATERING. RISERS SHALL BE PAINTED BLACK.

DRIP IRRIGATION

DRIP IRRIGATION SHALL BE INSTALLED TO IRRIGATE ALL PLANTERS ON THE THIRD, FIFTH, AND ROOF LEVELS.

DRIP IRRIGATION SHALL CONSIST OF TECHLINE NETAFIM DRIPPERLINE, FLUSH VALVES, SOIL STAPLES, AND ACCESSORIES.

DRIP PIPE WITH EMITTERS 12" ON-CENTER WHICH DELIVER 0.9 GPH SHALL BE INSTALLED IN ROWS SPACED A MAXIMUM OF 24 INCHES ON-CENTER IN AREAS LANDSCAPED WITH GROUND COVERS AND SHRUBS.

DRIP EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS AND UNDER THE SUPERVISION OF THE LANDSCAPE ARCHITECT.

LINE FLUSH VALVES SHALL BE INSTALLED AS RECOMMENDED FOR MAINTENANCE.

DRIP IRRIGATION SHALL BE CONTROLLED WITH DRIP ZONE VALVE KITS.

QUANTITIES OF TECHLINE INDICATED ON THE PLAN ARE VERY APPROXIMATE. CONTRACTOR SHALL SUBMIT A PER FOOT UNIT PRICE TO INSTALL TECHLINE SD ADDITIONS AND DELETIONS TO THE CONTRACT MAY BE MADE AT A PRE-DETERMINED PRICE.

CONTROL SYSTEM

CONTROL SYSTEM SHALL BE A RAIN BIRD ESP SERIES ELECTRIC TYPE. ONE 4 STATION CONTROLLER SHALL BE INSTALLED AT EACH LEVEL.

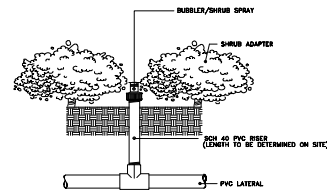
CONTROLLERS SHALL BE INSTALLED IN ACCORDANCE WITH LOCAL CODES AND MANUFACTURER'S INSTRUCTIONS. PROPER GROUNDING EQUIPMENT SHALL BE PROVIDED.

CONTROLLER LOCATIONS SHALL BE APPROVED BY THE OWNER'S REPRESENTATIVE. A 110 VAC ELECTRIC SOURCE IS REQUIRED.

CONTROL LINES FROM AUTOMATIC CONTROLLERS TO IN-LINE AUTOMATIC VALVES SHALL BE #14 AWG THHN TYPE WHICH SHALL BE: (1) INSTALLED IN ACCORDANCE WITH LOCAL CODES, (2) INSTALLED IN SCH 40 PVC WIRE CONDUIT, AND (3) BURIED TO A MINIMUM DEPTH OF 15'.

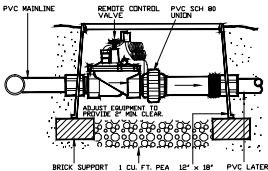
AUTOMATIC VALVE AND CONTROL ZONE KIT LOCATIONS ARE SCHEMATIC ONLY AND SHALL BE ADJUSTED FOR ON SITE CONDITIONS. EACH SHALL BE INSTALLED IN A VALVE BOX. A MINIMUM OF ONE CUBIC FOOT OF GRAVEL SHALL BE PROVIDED PER BOX TO PROMOTE DRAINAGE.

EACH RAIN SENSOR SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.

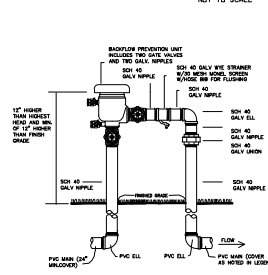


SPRINKLER DETAIL (NTS)

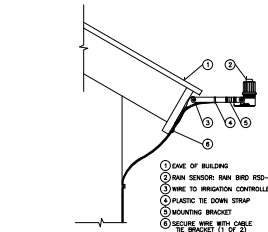
BUBBLER/SHRUB SPRAY
INSTALLED AT THE BASE OF
PLANTS FOR LOW LEVEL
WATERING



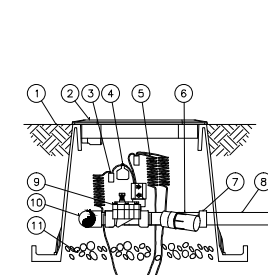
REMOTE CONTROL VALVE DETAIL



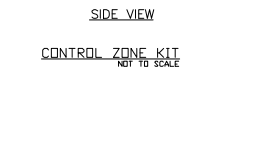
PRESSURE VACUUM BREAKER



RAIN SENSOR RSD-BEX



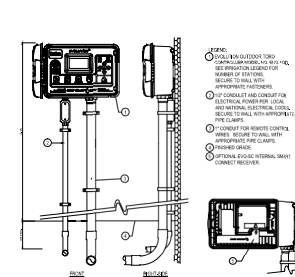
CONTROL ZONE KIT



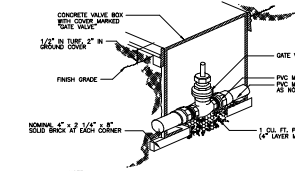
SIDE VIEW



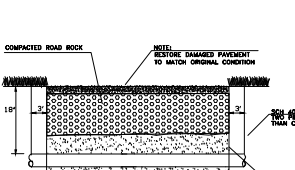
TOP VIEW



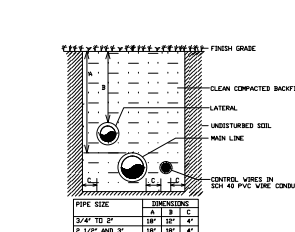
AUTOMATIC CONTROLLER



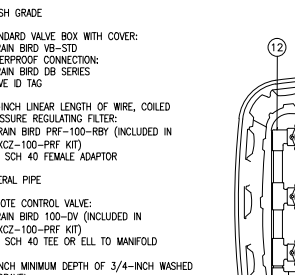
GATE VALVE DETAIL



PIPE SLEEVE DETAIL



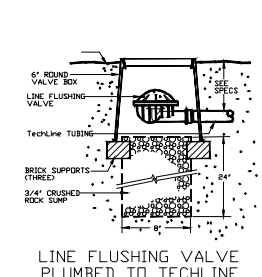
TRENCHING DETAIL (NTS)



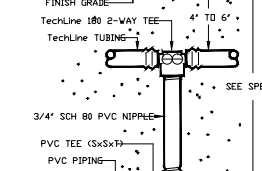
SUBGRADE INSTALLATION



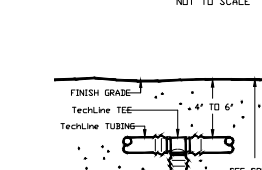
TYPICAL CROSS



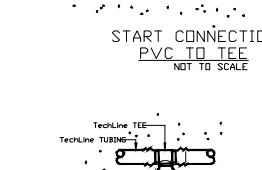
LINE FLUSHING VALVE



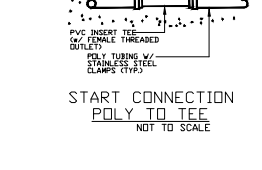
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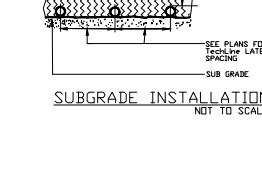
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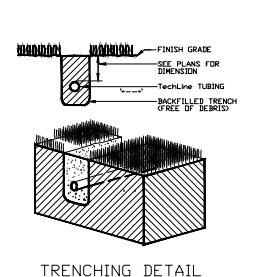
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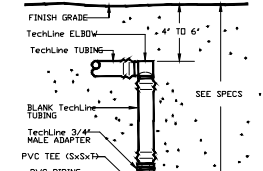
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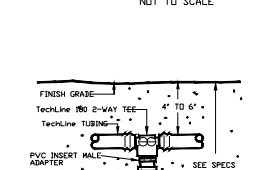
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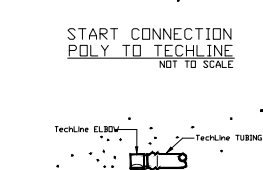
TRENCHING DETAIL



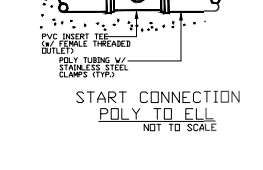
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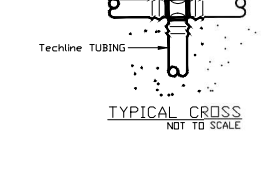
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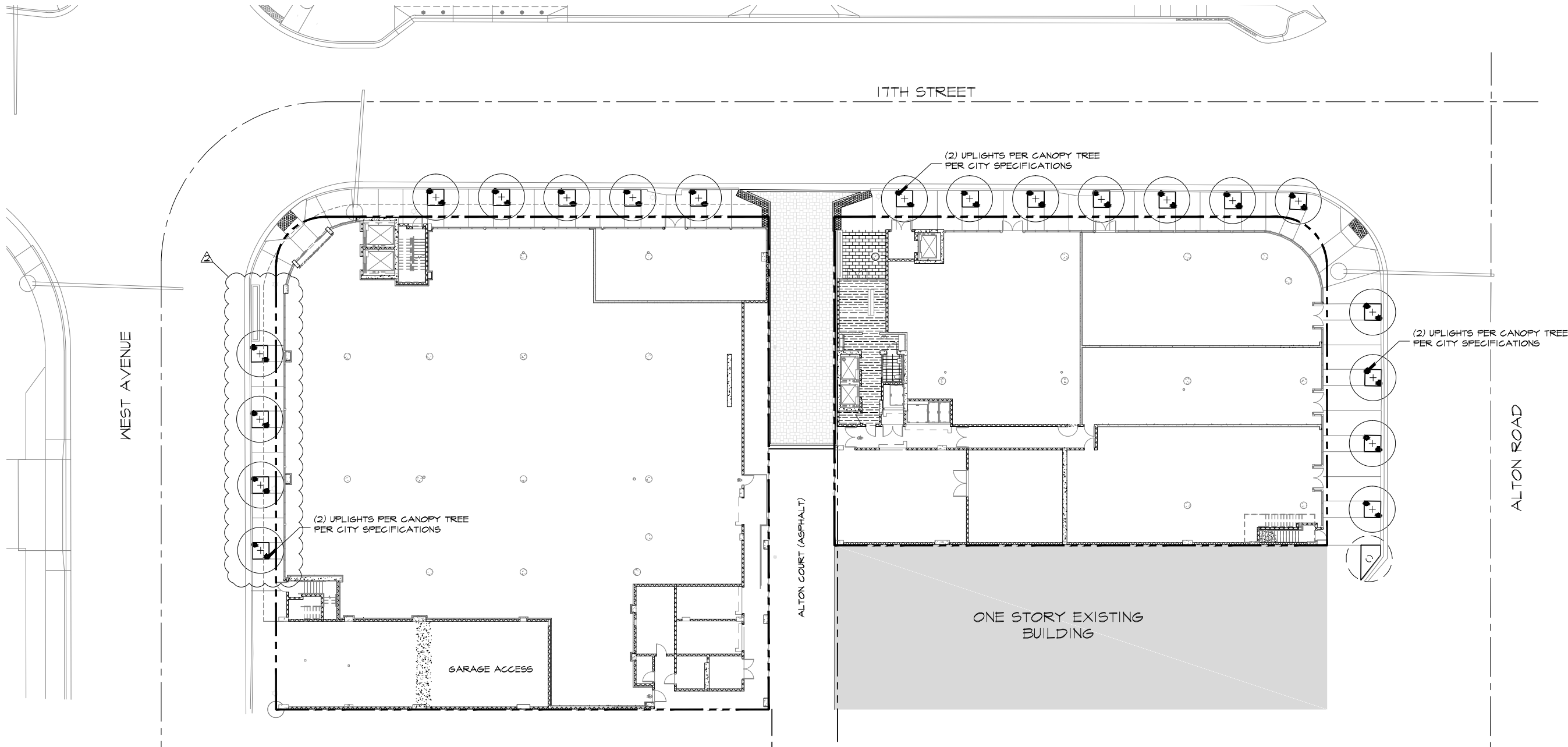
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START CONNECTION

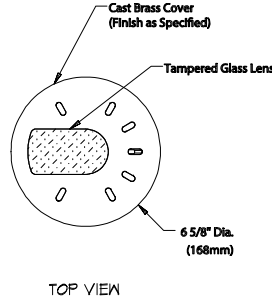
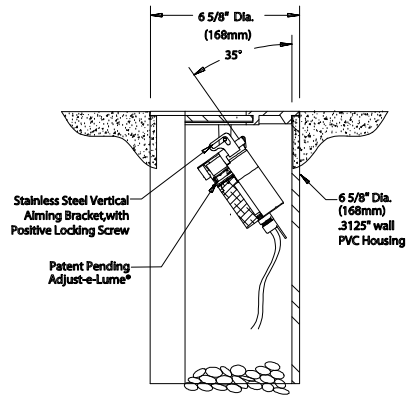


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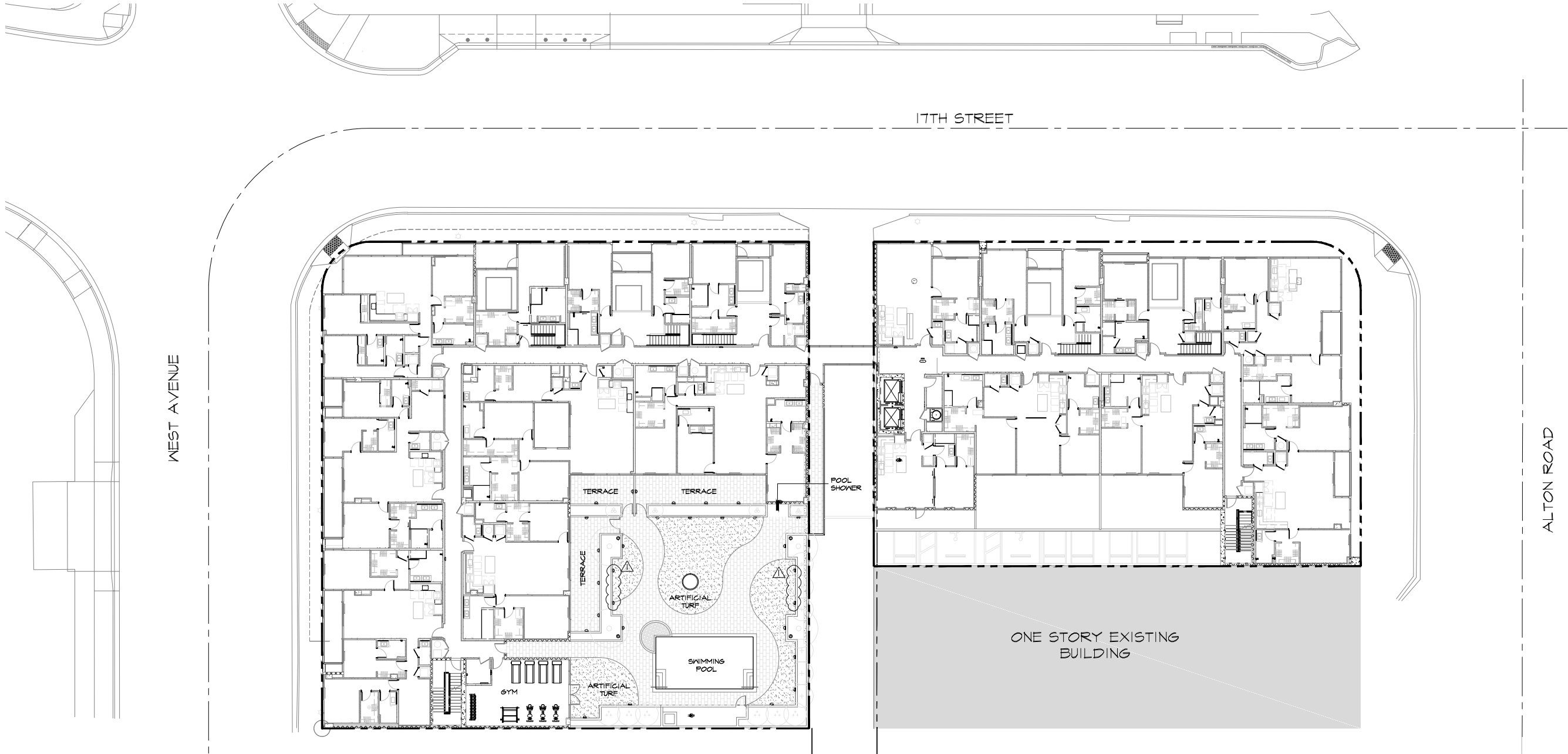


SITE LANDSCAPE LIGHTING LEGEND

SYMBOL	QUANTITY	FIXTURE DESCRIPTION	CATALOG NUMBER
	25	B-K-LIGHTING, BW, DELTA STAR	YSL-LED-060-BLP-C
	4	B-K-LIGHTING, BW, LOUVERED YACHT STAR	DS-LED-065-MFL-A9-BLP-12-11-A-360SL
	20	B-K-LIGHTING, BW, WELL STAR	AW-LED-065-SP-A9-BLW-12-11

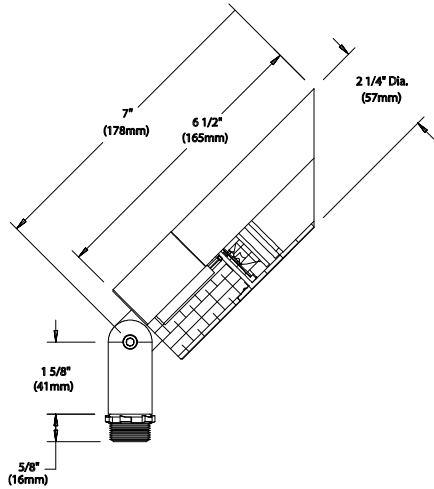


B-K-LIGHTING - WELL STAR
N.T.S.

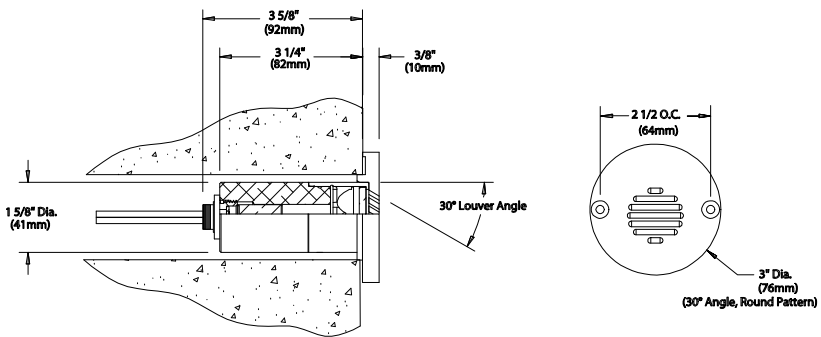


SITE LANDSCAPE LIGHTING LEGEND			
SYMBOL	QUANTITY	FIXTURE DESCRIPTION	CATALOG NUMBER
	25	B-K-LIGHTING, ØN, DELTA STAR	YSL-LED-e68-BLP-C
	4	B-K-LIGHTING, ØN, LOUVERED YACHT STAR	DS-LED-e65-MFL-A9-BLP-12-II-A-360SL
	20	B-K-LIGHTING, ØN, WELL STAR	AM-LED-e65-SP-A9-BLP-12-II

B-K-LIGHTING - DELTA STAR
N.T.S.



B-K-LIGHTING - LOUVERED YACHT STAR
N.T.S.





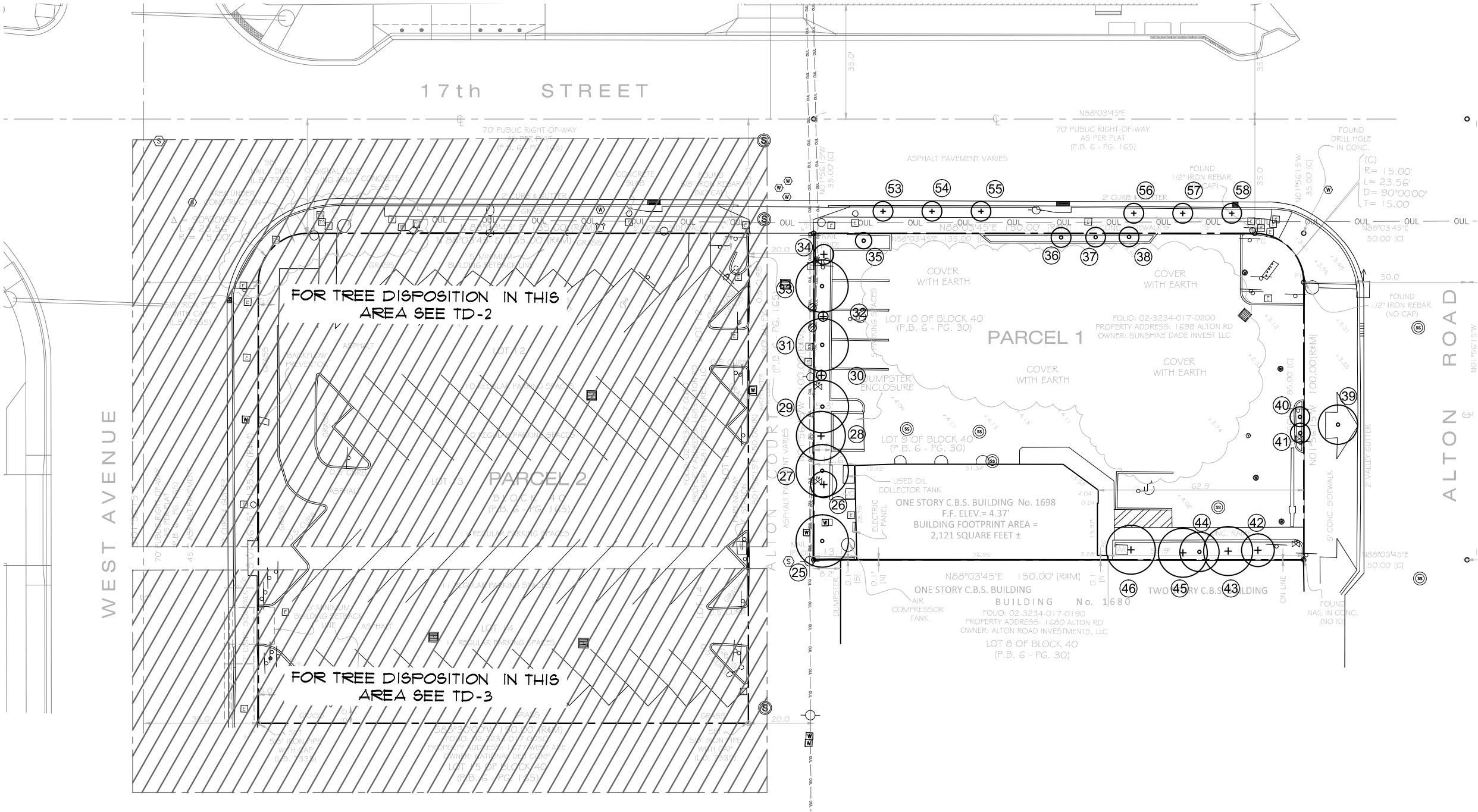
NORTH ELEVATION



WEST ELEVATION



EAST ELEVATION

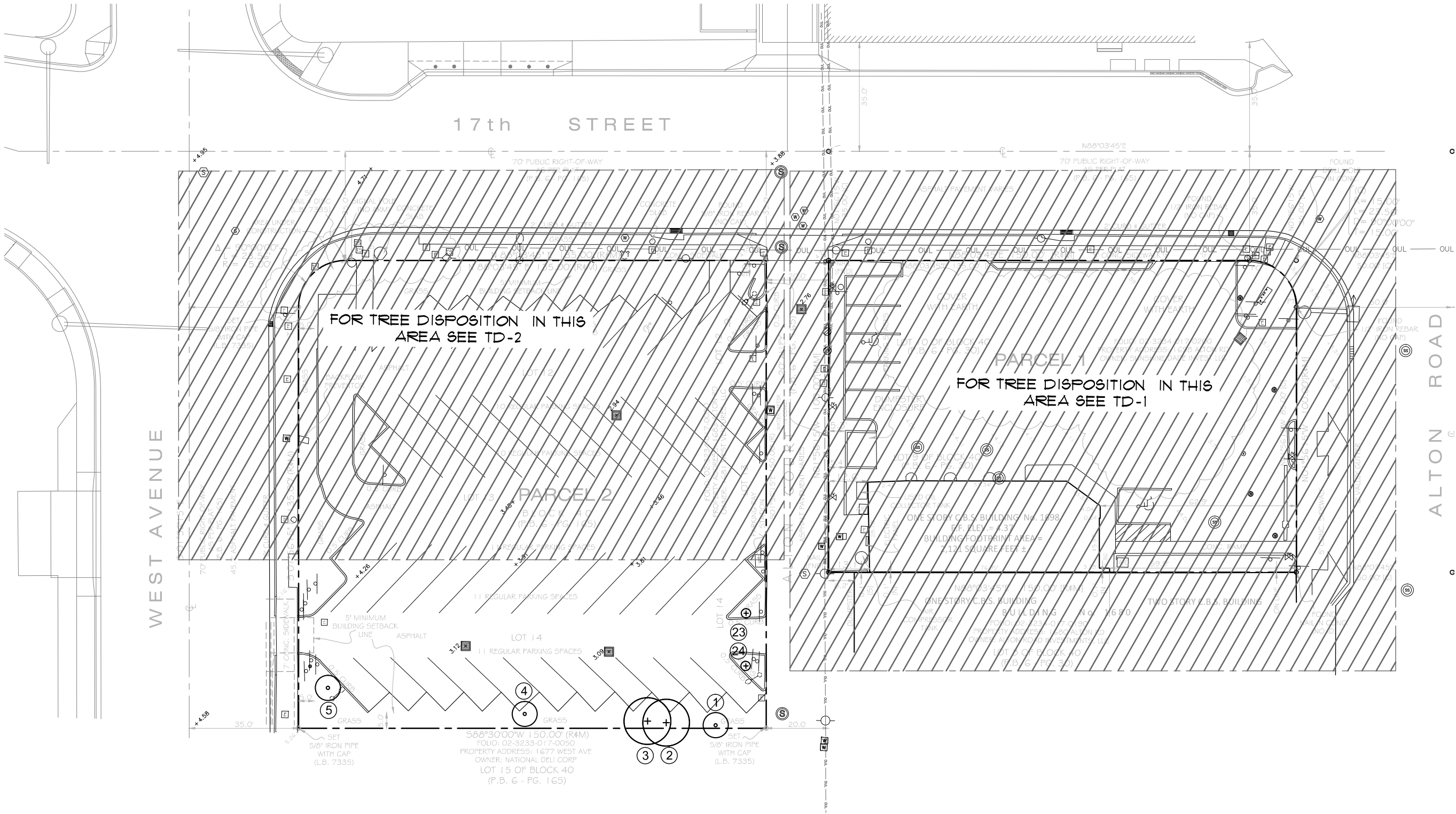


TREE DISPOSITION LEGEND

NUMBER	COMMON NAME	BOTANICAL NAME	DBH	HEIGHT	SPREAD	SF CANOPY	CONDITION	DISPOSITION
25	COCONUT PALM	COCOS NUCIFERA	N/A	25'	16'	201	GOOD	REMOVE
26	PIGEON PLUM	COCCOLOBA DIVERSIFOLIA	3"	12'	8'	31	FAIR	REMOVE
27	COCONUT PALM	COCOS NUCIFERA	N/A	25'	16'	201	GOOD	REMOVE
28	PIGEON PLUM	COCCOLOBA DIVERSIFOLIA	3"	16'	15'	177	FAIR	REMOVE
29	COCONUT PALM	COCOS NUCIFERA	N/A	25'	16'	201	GOOD	REMOVE
30	PIGEON PLUM	COCCOLOBA DIVERSIFOLIA	3"	12'	3'	7	FAIR	REMOVE
31	COCONUT PALM	COCOS NUCIFERA	N/A	25'	16'	201	GOOD	REMOVE
32	PIGEON PLUM	COCCOLOBA DIVERSIFOLIA	3"	3'	3'	7	POOR	REMOVE
33	COCONUT PALM	COCOS NUCIFERA	N/A	25'	16'	201	GOOD	REMOVE
34	PINK TRUMPET TREE	TABEBUIA HETEROPHYLLA	4"	14'	6'	29	FAIR	REMOVE
35	FLORIDA THATCH PALM	THRINAX RADIATA	N/A	7'	5'	20	GOOD	REMOVE
36	FLORIDA THATCH PALM	THRINAX RADIATA	N/A	9'	6'	28	GOOD	REMOVE
37	FLORIDA THATCH PALM	THRINAX RADIATA	N/A	9'	6'	28	GOOD	REMOVE
38	FLORIDA THATCH PALM	THRINAX RADIATA	N/A	9'	6'	28	GOOD	REMOVE
39	VEITCHIA PALM	VEITCHIA MONTGOMERYANA	N/A	25'	12'	113	GOOD	REMOVE
40	FLORIDA THATCH PALM	THRINAX RADIATA	N/A	9'	6'	28	GOOD	REMOVE
41	FLORIDA THATCH PALM	THRINAX RADIATA	N/A	9'	6'	28	GOOD	REMOVE
42	ORANGE GEIGER	CORDIA SEBESTENA	3"	15'	10'	79	FAIR	REMOVE
43	PIGEON PLUM	COCCOLOBA DIVERSIFOLIA	4"	20'	15'	177	FAIR	REMOVE
44	VEITCHIA PALM	VEITCHIA MONTGOMERYANA	N/A	25'	12'	113	FAIR	REMOVE
45	PIGEON PLUM	COCCOLOBA DIVERSIFOLIA	4"	15'	15'	177	FAIR	REMOVE
46	PIGEON PLUM	COCCOLOBA DIVERSIFOLIA	4"	20'	15'	177	FAIR	REMOVE
53	PIGEON PLUM	COCCOLOBA DIVERSIFOLIA	1.5"	10'	6'	29	FAIR	REMOVE
54	PIGEON PLUM	COCCOLOBA DIVERSIFOLIA	1.5"	10'	6'	29	FAIR	REMOVE
55	PIGEON PLUM	COCCOLOBA DIVERSIFOLIA	1.5"	10'	6'	29	FAIR	REMOVE
56	PIGEON PLUM	COCCOLOBA DIVERSIFOLIA	1.5"	10'	6'	29	FAIR	REMOVE
57	PIGEON PLUM	COCCOLOBA DIVERSIFOLIA	1.5"	10'	6'	29	FAIR	REMOVE
58	PIGEON PLUM	COCCOLOBA DIVERSIFOLIA	1.5"	10'	6'	29	FAIR	REMOVE
TOTAL SF:						2446		

TREE MITIGATION LEGEND

TD-1	REQUIREMENT: 2446 SF CALCULATION: 300 SF x 6 CATEGORY 1 TREE = 1800 SF 50 SF x 4 CATEGORY 4 PALMS = 200 SF 2446 SF REQUIRED - 2000 SF PROVIDED = 446 SF
TD-2	REQUIREMENT: 5361 SF CALCULATION: 300 SF x 12 CATEGORY 1 TREE = 5400 SF 5361 SF REQUIRED - 5400 SF PROVIDED = -39 SF
TD-3	REQUIREMENT: 521 SF CALCULATION: 300 SF x 2 CATEGORY 1 TREE = 600 SF 521 SF REQUIRED - 600 SF PROVIDED = -79 SF
TOTAL = 328 SF	
A CONTRIBUTION TO THE MIAMI DADE COUNTY TREE FUND WILL BE MADE FOR THE REMAINING 328 SF	

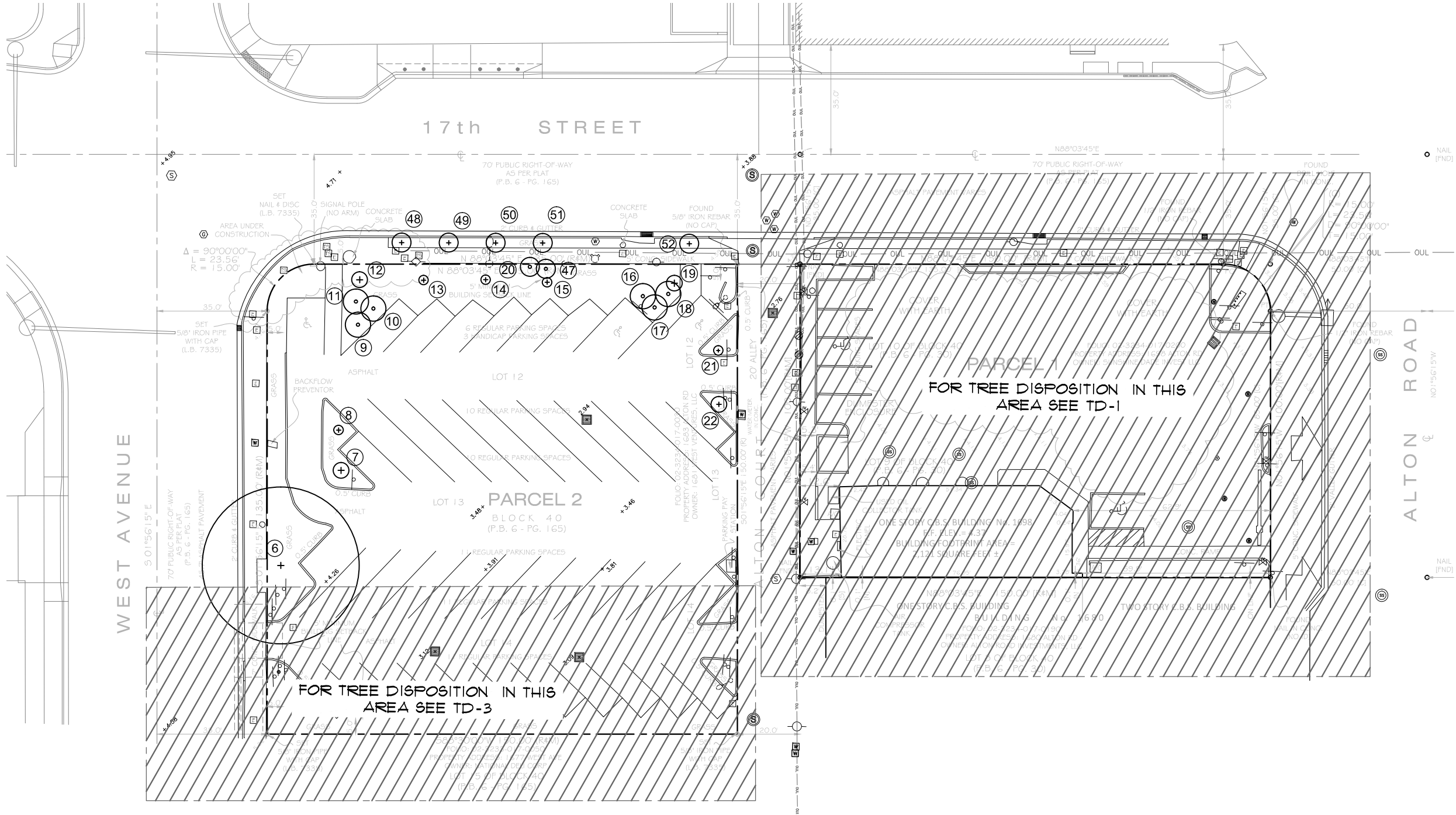


TREE DISPOSITION LEGEND

NUMBER	COMMON NAME	BOTANICAL NAME	DBH	HEIGHT	SPREAD	SF CANOPY	CONDITION	DISPOSITION
1	ALEXANDER PALM (TRIPLE)	PTYCHOSPERMA ELEGANS	N/A	9'	8'	51	POOR	REMOVE
2	GUMBO LIMBO	BURSERIA SIMARUBA	10"	20'	15'	177	GOOD	REMOVE
3	GUMBO LIMBO (MULTI TRUNK)	BURSERIA SIMARUBA	3X8 (24")	20'	15'	177	GOOD	REMOVE
4	SABAL PALMETTO	CABBAGE PALM	N/A	8'	8'	51	FAIR	REMOVE
5	ALEXANDER PALM (DOUBLE)	PTYCHOSPERMA ELEGANS	N/A	15'	8'	51	GOOD	REMOVE
23	PIGEON PLUM	COCCOLOBA DIVERSIFOLIA	2.5"	14'	3'	7	FAIR	REMOVE
24	PIGEON PLUM	COCCOLOBA DIVERSIFOLIA	2"	12'	3'	7	FAIR	REMOVE

TREE MITIGATION LEGEND

TD-1	REQUIREMENT: 2446 SF CALCULATION: 300 SF x 6 CATEGORY 1 TREE = 1800 SF 50 SF x 4 CATEGORY 4 PALMS = 200 SF 2446 SF REQUIRED - 2000 SF PROVIDED = 446 SF
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TOTAL = 328 SF	
A CONTRIBUTION TO THE MIAMI DADE COUNTY TREE FUND WILL BE MADE FOR THE REMAINING 328 SF	



TREE DISPOSITION LEGEND

MULTI USE 17TH ALTON RD								
DATE: 03-03-2017								
NUMBER	COMMON NAME	BOTANICAL NAME	DBH	HEIGHT	SPREAD	SF CANOPY	CONDITION	DISPOSITION
*6	PITHECELLOBIUM DULCE	MANILA TAMARIND	34+20 (54")	45'	55'	4,750	GOOD	REMOVE
7	PIGEON PLUM	COCCOLOBA DIVERSIFOLIA	2.5"	12'	5'	20	FAIR	REMOVE
8	PIGEON PLUM	COCCOLOBA DIVERSIFOLIA	2"	12'	3'	7	FAIR	REMOVE
9	SABAL PALMETTO	CABBAGE PALM	N/A	14'	8'	51	GOOD	REMOVE
10	SABAL PALMETTO	CABBAGE PALM	N/A	14'	8'	51	GOOD	REMOVE
11	SABAL PALMETTO	CABBAGE PALM	N/A	14'	8'	51	GOOD	REMOVE
12	PIGEON PLUM	COCCOLOBA DIVERSIFOLIA	2.5"	14'	5'	20	FAIR	REMOVE
13	PIGEON PLUM	COCCOLOBA DIVERSIFOLIA	2.5"	12'	3'	7	FAIR	REMOVE
14	PIGEON PLUM	COCCOLOBA DIVERSIFOLIA	2"	12'	3'	7	FAIR	REMOVE
15	PIGEON PLUM	COCCOLOBA DIVERSIFOLIA	2"	12'	3'	7	FAIR	REMOVE
16	SABAL PALMETTO	CABBAGE PALM	N/A	15'	8'	51	GOOD	REMOVE
17	SABAL PALMETTO	CABBAGE PALM	N/A	15'	8'	51	GOOD	REMOVE
18	SABAL PALMETTO	CABBAGE PALM	N/A	15'	8'	51	GOOD	REMOVE
19	PIGEON PLUM	COCCOLOBA DIVERSIFOLIA	2"	12'	3'	7	FAIR	REMOVE
20	SABAL PALMETTO	CABBAGE PALM	N/A	15'	6'	29	GOOD	REMOVE
21	PIGEON PLUM	COCCOLOBA DIVERSIFOLIA	2"	12'	3'	7	FAIR	REMOVE
22	PIGEON PLUM	COCCOLOBA DIVERSIFOLIA	2.5"	12'	5'	20	FAIR	REMOVE
47	SABAL PALMETTO	CABBAGE PALM	N/A	10'	5'	29	GOOD	REMOVE
48	PIGEON PLUM	COCCOLOBA DIVERSIFOLIA	1.5"	10'	6'	29	FAIR	REMOVE
49	PIGEON PLUM	COCCOLOBA DIVERSIFOLIA	1.5"	10'	6'	29	FAIR	REMOVE
50	PIGEON PLUM	COCCOLOBA DIVERSIFOLIA	1.5"	10'	6'	29	FAIR	REMOVE
51	PIGEON PLUM	COCCOLOBA DIVERSIFOLIA	1.5"	10'	6'	29	FAIR	REMOVE
52	PIGEON PLUM	COCCOLOBA DIVERSIFOLIA	1.5"	10'	6'	29	FAIR	REMOVE
TOTAL SF:						5,361		

* SPECIMEN TREE DOUBLE MITIGATION REQUIRED

TREE MITIGATION LEGEND

TD-1	REQUIREMENT: 2446 SF CALCULATION: 300 SF x 6 CATEGORY 1 TREE = 1800 SF 50 SF x 4 CATEGORY 4 PALMS = 200 SF 2446 SF REQUIRED - 2000 SF PROVIDED = 446 SF
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TD-3	REQUIREMENT: 521 SF CALCULATION: 300 SF x 2 CATEGORY 1 TREE = 600 SF 521 SF REQUIRED - 600 SF PROVIDED = -79 SF
TOTAL = 328 SF	

A CONTRIBUTION TO THE MIAMI DADE COUNTY TREE FUND WILL BE MADE FOR THE REMAINING 328 SF