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GENERAL LANDSCAPE NOTES

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

21. Plant size specifications take precedence over container size.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

39. All installation shall comply with Broward County ordinances as stated in Section 47-21.9. All discrepancies shall be notified to Landscape Architect immediately.

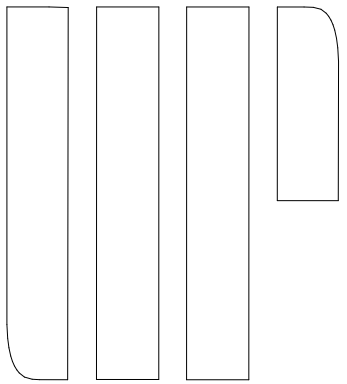
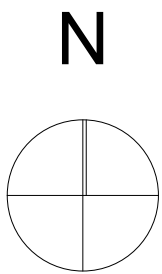


NEW SINGLE FAMILY RESIDENCE

6455 PINE TREE DRIVE CIRCLE

MIAMI BEACH, FL 33139

DRB Sheet Index 1/8"	
ID	Name
L001	COVER SHEET
L002	TREE REMOVAL & RELOCATION PLAN
L200	SITE PLANTING PLAN
L202	PLANTING DETAILS
L300	SITE LIGHTING PLAN



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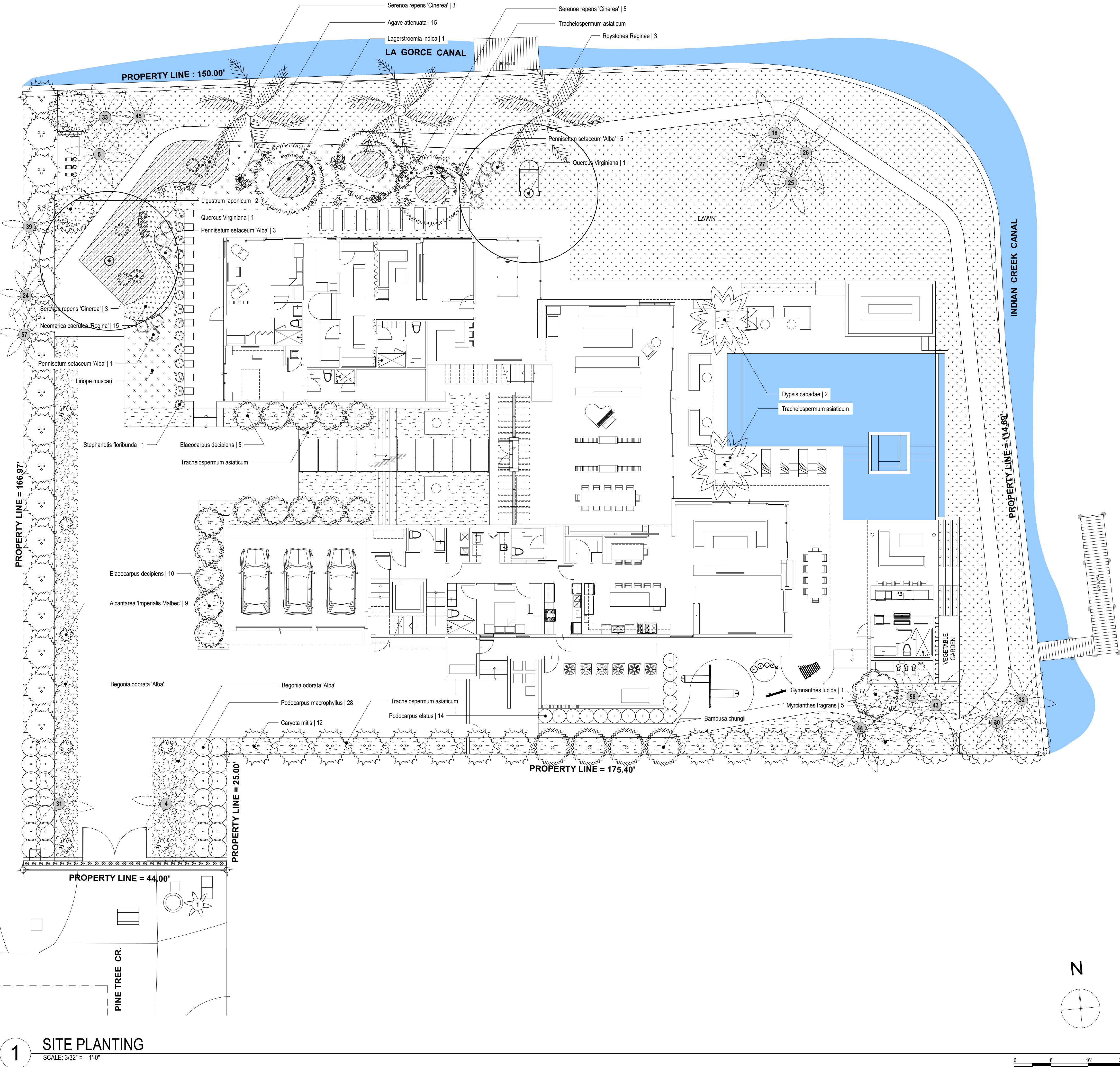
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COVER SHEET

L001



Tree Schedule									
Symbol	ID	Qty	Botanical Name	Common Name	Cal	Height	Spread	Native	Remarks
	CM	30	Caryota mitis	Fishtail Palm	Clump	20'	8'	N	
	DC	2	Dypsis cabadae	Cabada Palm		16' OA		N	Collected specimen
	ED	15	Elaeocarpus decipiens	Japanese Blueberry	6"	16'	6'	Y	
	GL	1	Gymnanthes lucida	Crabwood	2" min	12'	10'	Y	collected specimen
	LI	3	Lagerstroemia indica	Crape Myrtle	3"	12'	8'	Y	Collected specimen
	MF	2	Ligustrum japonicum	Japanese Privet	4" min	12'	12'	N	multitrunk
	MF	5	Myrcianthes fragrans	Simpson's Stopper	4" min	16'	10'	Y	multitrunk
	QA	2	Quercus Virginiana	Live Oak	22"	25'	30'	Y	collected specimen
	RG	3	Roystonea Reginae	Royal Palm		25' OA		Y	Collected specimen

Relocated Palm Final Location
NOTE: For relocated palm species and size, refer to chart on sheet L202.

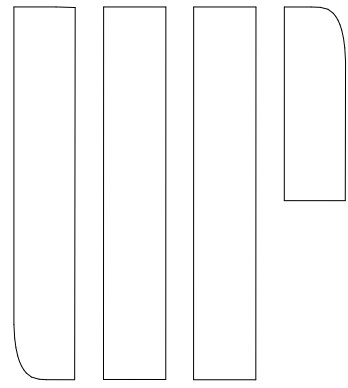
Shrub Schedule										
Symbol	ID	Qty	Botanical Name	Common Name	Size	Height	Spread	Spacing	Native	Remarks
	Aa	18	Agave attenuata	Spineless Century Plant	15 gal	2'	2'	plan	N	
	Al	7	Alcantarea 'Imperialis Malbec'	Imperial Bromeliad	10 gal	18"	24"	36"	Y	
	Bc	4	Bambusa chungii	Tropical Blue Bamboo		20'	10'			Field grown; 20-25 canes
	Pe	14	Podocarpus elatus	Plum Pine	30g	6'	3'		N	
	Pm	28	Podocarpus macrophyllus	Plume Pine		8'	3'	4'	Y	
	Ps	13	Pennisetum setaceum 'Alba'	White Fountain Grass	3 gal	36"	24"	24"	N	
	Sf	15	Stephanotis floribunda	Bridal Wreath	7 gal	48"	36"	24"	N	
	Sf	29	Stephanotis floribunda	Bridal Wreath	1 gal	24"	12"	18"	N	
	Sr	9	Serenoa repens 'Cinerea'	Silver Saw Palmetto	15 gal	36"	36"	36"	Y	

Groundcover Schedule											
Symbol	ID	QTY	Botanical Name	Common Name	Size	Height	Spread	Spacing	Native	Area (sf)	Remarks
	ba	115	Begonia odorata 'Alba'	White Begonia	3g	12"	12"	2"	N	809.30	
	lm	447	Liriope muscari	Liriope	3g	24"	18"	12"	N	872.53	
	nc	74	Neomarica caerulea 'Regina'	Regina Iris	3g	24"	18"	18"	N	144.50	
	pv		Paspalum vaginatum	Seashore Paspalum	Liner					6,506.86	
	ta		Trachelospermum asiaticum	Asiatic Jasmine	Liner	6"	6"	6"	N	2,207.75	
	zp	259	Zamia pumila	Coontie	7g	24"	24"	18"	Y	506.21	

LANDSCAPE LEGEND

ZONING DISTRICT: RS-3	LOT AREA 0.64 Acres	27,860 s.f.
LAWN AREA CALCULATION	REQUIRED	PROVIDED
A. Square feet of open space required: 50% of Lot Area =	13,930	19,502
B. Maximum lawn area (sod) permitted 50 % x 19,502 s.f.	9,751	6,315
TREES		
A. Number of trees required, less existing number of trees (12" high / 2" cal mn) meeting minimum requirements = 27 trees - 0 existing=	27	28
B. % Native trees required: Number of required trees x 30% =	8	8
C. % Drought tolerant and low maintenance: Number of required trees x 50% =	13	25
D. Street Trees (maximum average spacing of 20' o.c.): 44 linear feet along street / 20 =	2	0
E. Street trees located directly beneath power lines: (maximum average spacing of 20' o.c.): linear feet along street / 20 =	NA	NA
F. Tree Diversity (based on number of required trees)	6	6
G. Trees in Energy Conservation Zone	2	8
SHRUBS		
A. Number of shrubs required (18" min height): (No. of required trees + No. of street trees) x 12 =	349	396
B. % Native shrubs required: Number of required shrubs x 50% =	174	268
C. % large shrubs required (min 6' high installed, 10' high once mature, 50% min native) Number of required shrubs x 10%=	35	42

STREET TREES REQUIREMENT: CONTRIBUTING INTO THE CITY'S TREE FUND AS PER SEC. 126-7



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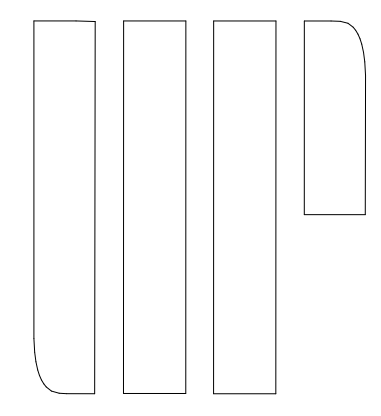
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SITE PLANTING PLAN



Lighting schedule											
2D Symbol	Light Fixture	Quantity	Manufacturer	Model	Voltage	Lamp	Watts	Color Temp	Material	Finish	Notes
	Path Light	45	BEGA	88 659	120V	LED	LED	3000 K	Extruded Aluminum	Bronze (BRZ)	
	Spot Light	52	Garden Light LED	V2	12V	LED	8 Watts	3000 K	Solid Brass	Brass	
	Wall Washer	44	Garden Light LED	WW	12 vac	LED	20 watt	3000 K	Solid Brass	Brass	

2 SITE LIGHTING PLAN
SCALE: 3/32" = 1'-0"



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SITE LIGHTING PLAN

L300