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DRAWING REVISION REGISTER

REV#	SHEET #	REVISION DESCRIPTION
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SCOPE OF WORK

THE FOLLOWING DRAWINGS ILLUSTRATE THE PROPOSED SCOPE OF WORK FOR 7140 COLLINS AVENUE TO BE PERMITTED BY CITY OF MIAMI BEACH:

- TREE REMOVAL
- INSTALLATION OF HARDSCAPE
- INSTALLATION OF TREE & PALM PLANTING
- INSTALLATION OF UNDERSTORY PLANTING
- INSTALLATION OF AUTOMATIC DRIP IRRIGATION SYSTEM
- INSTALLATION OF LANDSCAPE LIGHTING

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LOCATION MAP



CLIENT	LANDSCAPE ARCHITECT	ARCHITECT
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CLIENT REPRESENTATIVE	CIVIL ENGINEER	
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COVER PAGE
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SITework GENERAL NOTES

1.

THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL WORK BY THE SUBCONTRACTORS.
2.

CONTRACTOR SHALL VERIFY ALL CONDITIONS AT JOB SITE AND NOTIFY LANDSCAPE ARCHITECT AND GENERAL CONTRACTOR OF DIMENSIONAL ERRORS, OMISSIONS OR DISCREPANCIES BEFORE BEGINNING ANY WORK.
3.

CONTRACTOR TO OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION. ALL CONTRACTORS MUST COMPLY WITH PERMIT REQUIREMENTS, LOCAL, STATE AND FEDERAL JURISDICTIONS AND GOVERNING BODIES/AGENCIES RULES AND REGULATIONS AND LAND USE APPROVAL CONDITIONS AT ALL TIMES.
4.

WORK PERFORMED WITHOUT APPROVAL OF LOCAL, STATE AND FEDERAL JURISDICTIONS AND GOVERNING BODIES/AGENCIES AND/OR NOT IN COMPLIANCE WITH SPECIFICATIONS AND/OR DRAWINGS IS SUBJECT TO REMOVAL AT CONTRACTOR'S EXPENSE.
5.

ALL WORK SHALL CONFORM TO THE APPROPRIATE AGENCIES. CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING UTILITIES, LINES AND STRUCTURES PRIOR TO EXCAVATION OR TRENCHING. DAMAGE SHALL BE REPAIRED BY THE CONTRACTOR AT NO COST TO THE OWNER. THE LANDSCAPE ARCHITECT ASSUMES NO RESPONSIBILITY FOR UTILITIES OR STRUCTURES NOT SHOWN ON THE DRAWINGS. CONTRACTOR IS TO VERIFY THE EXACT LOCATION OF UTILITIES PRIOR TO CONSTRUCTION AND NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES. CONTRACTOR SHALL USE EXTREME CAUTION WHEN WORKING OVER OR NEAR EXISTING GAS AND ELECTRICAL LINES.
6.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESETTling ALL LAND MONUMENTS DISRUPTED BY CONSTRUCTION ACTIVITIES OR NEGLIGENCE ON THE PART OF THE CONTRACTOR. RESETS SHALL BE PERFORMED UNDER THE SUPERVISION OF A REGISTERED LAND SURVEYOR AND MONUMENT RECORDS MUST BE FILED AS REQUIRED BY STATUTE FOR ALL MONUMENTS.
7.

THE CONTRACTOR SHALL TAKE ALL PRECAUTIONARY MEASURES NECESSARY TO PROTECT EXISTING IMPROVEMENTS FROM DAMAGE AND ALL SUCH IMPROVEMENTS AND STRUCTURES DAMAGED BY THE CONTRACTOR'S OPERATIONS SHALL BE REPAIRED OR RECONSTRUCTED SATISFACTORY TO THE LANDSCAPE ARCHITECT AT THE CONTRACTOR'S EXPENSE.
8.

ALL BARRICADING AND TEMPORARY TRAFFIC CONTROL DEVICES OR METHODS USED DURING CONSTRUCTION SHALL BE IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL JURISDICTIONS AND GOVERNING BODIES/AGENCIES STANDARDS. PROVIDE ADEQUATE TIME FOR REVIEW AND APPROVAL BY THE ABOVE JURISDICTIONS PRIOR TO COMMENCEMENT.
9.

THE LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES UTILIZED OR FOR SAFETY PRECAUTIONS OR PROBLEMS IN CONNECTION WITH THE WORK. THE LANDSCAPE ARCHITECT WILL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. CONTRACT DOCUMENTS INCLUDE THE CONSTRUCTION DOCUMENT DRAWING SET/TECHNICAL SPECIFICATIONS MANUAL/LASIS.
10.

CONTRACTOR TO VERIFY ALL QUANTITIES. IN CASE OF ANY DISCREPANCIES, GRAPHICALLY SHOWN MATERIAL QUANTITIES SHALL TAKE PRECEDENCE.
11.

A SYSTEM OF DIAGRAMMATIC SYMBOLS, HATCHES AND NOTATIONS IS USED IN THESE DRAWINGS. REVIEW NOTATIONS CAREFULLY, NOTIFY LANDSCAPE ARCHITECT AND REQUEST CLARIFICATION OF ANY UNCLEAR NOTATION OR DISCREPANCY PRIOR TO COMMENCING WORK.
12.

PROVIDE SLEEVES AS REQUIRED FOR DRAINAGE, IRRIGATION AND ELECTRICAL LINES. IRRIGATION AND ELECTRICAL SLEEVES AND SUBSURFACE DRAINAGE SYSTEMS SHALL BE CONSTRUCTED PRIOR TO PAVING AND LANDSCAPE WORK. UTILITY SLEEVES ARE REQUIRED IN ALL PLANT BEDS ISOLATED BY PAVEMENT OR ANY OTHER STRUCTURES.
13.

SPECIAL CONSIDERATION IS GIVEN TO THE DESIGN AND INTENDED RELATIONSHIP BETWEEN ARCHITECTURE, PLANTING AREAS AND PAVING SYSTEMS. PAVEMENT JOINTING, PAVERS, STONE, FINISHES AND GRADES HAVE BEEN STRICTLY COORDINATED IN THE CONTRACT DOCUMENTS. CONSTRUCTION OF THESE SYSTEMS SHALL BE STRICTLY COORDINATED.
14.

VEHICLES, EQUIPMENT, AND/OR MATERIALS SHALL NOT BE PARKED OR STORED IN AREAS OF EXISTING VEGETATION, INCLUDING WITHIN THE DRIPLINE OF EXISTING TREES TO REMAIN.
15.

CONSTRUCTION WASTE-INCLUDING BUT NOT LIMITED TO: PLANT MATERIAL, BUILDING MATERIALS, DEMOLISHED MATERIALS, PACKAGING, LEFTOVER PAINT AND CONCRETE SLURRY-SHOULD BE PROPERLY REUSED, RECYCLED, DISPOSED OF LEGALLY OFF-SITE OR IN DESIGNATED WASH-OUT AREAS DETERMINED BY THE GENERAL CONTRACTOR.
16.

RECYCLING AND TRASH BINS TO BE PROVIDED ON SITE. SEPARATE BINS FOR CARDBOARD, CO-MINGLED, AND OTHER RECYCLABLE/REUSABLE MATERIALS IDENTIFIED BY THE LOCAL JURISDICTION SHALL BE MAINTAINED. ALL BINS TO BE WILDLIFE-PROOF.
17.

ON-SITE FUEL STORAGE FOR CONSTRUCTION EQUIPMENT IS DISCOURAGED. CONSTRUCTION EQUIPMENT USED ON SITE TO BE CHECKED REGULARLY TO ASSURE CONTAMINATION CONCERNS FROM OILS AND GREASES ARE ELIMINATED. NO TOXIC MATERIALS SHALL BE STORED ON-SITE.
18.

GENERAL CONTRACTOR TO KEEP ALL ITEMS IMPLEMENTED BY LANDSCAPE ARCHITECT IN PROPER WORKING ORDER THROUGHOUT THE DURATION OF THE PROJECT.
19.

THE CONSTRUCTION SITE TO BE INSPECTED ON A MONTHLY BASIS BY LANDSCAPE ARCHITECT AND/OR CIVIL ENGINEER TO ASSURE THAT THE SILT FENCE AND MUD TRACKING PAD ARE PROPERLY IN PLACE AND FUNCTIONING AS DESIGNED.
20.

GREEN BUILDING PRACTICES SHALL BE EMPLOYED TO THE EXTENT FEASIBLE. SUCH PRACTICES INCLUDE: CARPOOLING/VANPOOLING TO JOB SITE, MINIMIZING MATERIALS PACKING BEFORE ARRIVAL TO JOB SITE, REDUCING MATERIAL/RESOURCE INEFFICIENCIES BY COORDINATING WORK.
21.

THE PROJECT LIMIT OF CONSTRUCTION AND ALL EXISTING VEGETATION TO REMAIN IS TO BE CLEARLY DEFINED BY STURDY, WEATHERPROOF FENCING AT A MINIMUM OF FOUR (4) FEET HIGH.
22.

WATERPROOFING OF SUBGRADE AND OTHER ARCHITECTURAL SPACES BELOW AND/OR ADJACENT TO IMPROVEMENTS DESIGNED BY THE LANDSCAPE ARCHITECT IS TO BE ADEQUATELY DESIGNED AND DETAILED BY OTHERS TO PERMANENTLY REPEL ALL WATER SOURCES INCLUDING, BUT NOT LIMITED TO: PRECIPITATION, STORM WATER RUNOFF, GROUND WATER, IRRIGATION, ROOF RUNOFF, GROUND WATER, AND PLUMBING LEAKS.
23.

STRUCTURAL DESIGN TO SUPPORT IMPROVEMENTS DESIGNED BY THE LANDSCAPE ARCHITECT AND LOCATED ABOVE, BELOW, AND/OR ADJACENT TO SUBGRADE AND OTHER ARCHITECTURAL SPACES IS THE RESPONSIBILITY OF THE STRUCTURAL ENGINEER. THE STRUCTURAL DESIGN SHOULD BE ADEQUATELY DESIGNED TO SUPPORT ALL POSSIBLE LOADS INCLUDING, BUT NOT LIMITED TO: BACKFILL, COMPACTION, PLANTINGS, HARDSCAPES, RETAINING AND FREESTANDING SITE WALLS, AND CONSTRUCTION MATERIALS/EQUIPMENT/ACTIVITY.

SOIL EROSION CONTROL NOTES

1.

PRIOR TO BEGINNING ANY EARTH CHANGE, THE CONTRACTOR SHALL INSTALL AND MAINTAIN ALL SESC MEASURES AS SHOWN ON THE CONTRACT DOCUMENTS AND AS REQUIRED BY ANY GOVERNING AGENCIES.
2.

ALL SESC MEASURES TO BE MAINTAINED DAILY.
3.

THE CONTRACTOR TO CONDUCT ALL EXCAVATION, FILLING, GRADING, AND CLEANUP OPERATIONS IN A MANNER SUCH THAT SEDIMENT, GENERATED BY WIND OR WATER IS NOT DISCHARGED INTO ANY STORM SEWER, DRAINAGE DITCH, RIVER, LAKE, AIR, OR UNDERGROUND UTILITY SYSTEM. STAGE WORK TO MINIMIZE THE AREA OF EXPOSED SOIL, THEREBY REDUCING THE OPPORTUNITY FOR SOIL EROSION.
4.

WATER FROM TRENCHES AND OTHER EXCAVATION TO BE PUMPED INTO A FILTRATION BAG TO REMOVE SEDIMENTS FROM THE WATER.
5.

NORTH AMERICAN GREEN SC-150 OR EQUIVALENT EROSION CONTROL FABRIC IS REQUIRED ON ALL DISTURBED SLOPES GREATER THAN 3:1 UNTIL PROJECT AREA IS REVEGETATED PER THE PLANTING PLAN.
6.

PROVIDE POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES.
7.

CONTRACTOR TO PROVIDE ONSITE WATERING TO REDUCE FUGITIVE DUST LEAVING THE SITE DURING CONSTRUCTION.
8.

SOIL EROSION CONTROL MEASURES TO BE PROVIDED FOR ALL EXISTING AND PROPOSED DRAINAGE STRUCTURES WITHIN THE PROJECT LIMITS.
9.

CONSTRUCTION STAGING AND PHASING SHALL OCCUR, WHERE APPLICABLE, TO MINIMIZE SOIL DISTURBANCE TIME.
10.

BEST MANAGEMENT PRACTICES (BMPs) SHALL BE ADJUSTED AS NEEDED TO MEET ANY OTHER UNFORESEEN CONDITIONS.
11.

THE GENERAL CONTRACTOR IS RESPONSIBLE FOR INSTALLING A MUD TRACKING PAD/WASHING PAD AT THE CONSTRUCTION ENTRANCES TO MINIMIZE MUD DETACHMENT FROM TRUCK TIRES. 1-1/2 INCH SCREENED ROCK TO BE PLACED ON MIRAFI 140-N FILTER FABRIC. ADDITIONAL CLEAN GRAVEL TO BE ADDED THROUGHOUT THE DURATION OF CONSTRUCTION AS NEEDED.
12.

CONTRACTOR SHALL ABIDE BY THE LOCAL, STATE AND FEDERAL JURISDICTIONS AND GOVERNING BODIES/AGENCIES CONSTRUCTION MANAGEMENT PLAN REQUIREMENTS.
13.

RESEED AS INDICATED IN SEEDING NOTES.

GRADING NOTES

1.

VERIFY EXISTING ELEVATIONS PRIOR TO STARTING WORK. NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES. EXISTING AND PROPOSED GRADES ARE BASED ON SURVEY DOCUMENTS PREPARED BY SURVEYOR.
2.

CONTRACTOR SHALL VERIFY THE PLACEMENT OF FLATWORK PENETRATIONS TO ENSURE COORDINATION OF SURFACE FIXTURES, SUCH AS DRAINS AND LIGHTS. NOTIFY GENERAL CONTRACTOR AND LANDSCAPE ARCHITECT OF DISCREPANCIES PRIOR TO CONSTRUCTION OF FLATWORK.
3.

THE CONTRACTOR SHALL REFER TO THE ARCHITECTURAL DRAWINGS TO VERIFY FINISHED FLOOR ELEVATIONS. THE GENERAL CONTRACTOR AND LANDSCAPE ARCHITECT SHALL BE NOTIFIED IF THERE ARE ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
4.

THE CONTRACTOR SHALL REFER TO THE MECHANICAL DRAWINGS TO VERIFY DRAIN LOCATIONS OVER STRUCTURE. THE GENERAL CONTRACTOR AND LANDSCAPE ARCHITECT SHALL BE NOTIFIED OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
5.

THE CONTRACTOR SHALL REFER TO THE CIVIL ENGINEERING DRAWINGS TO VERIFY UTILITY AND OTHER DRAIN LOCATIONS. THE GENERAL CONTRACTOR AND LANDSCAPE ARCHITECT SHALL BE NOTIFIED OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
6.

PROPOSED ELEVATIONS INDICATED ON DRAWINGS ARE FINISHED GRADE ELEVATIONS. THE CONTRACTOR SHALL DIRECT ROUGH GRADE WORK TO ALLOW FOR SUFFICIENT TOPSOIL AND OTHER FINISHED CONDITIONS AS DESCRIBED IN THE CONTRACT DOCUMENTS.
7.

ALL FINISHED GRADES SHALL MEET AND BLEND SMOOTHLY WITH EXISTING GRADES AT THE PROJECT LIMIT.
8.

ALL FINISHED GRADES SHALL BE WITHOUT LOW SPOTS OR POCKETS. CONTRACTOR SHALL SET FLOW LINES ACCURATELY AND PROVIDE A MINIMUM OF TWO (2) PERCENT OR MAXIMUM OF FIFTY (50) PERCENT, UNLESS OTHERWISE NOTED.
9.

ALL FINISHED GRADES SHALL PRESENT SMOOTH TRANSITIONS BETWEEN TOES AND TOPS OF SLOPES.
10.

THE MAXIMUM SLOPE OF SOD TO BE 3:1 IN AREAS DESIGNATED AS " LAWN," UNLESS OTHERWISE NOTED.
11.

ALL MANHOLES, VALVE BOXES, UTILITY BOXES AND PEDESTALS, AND OTHER APPURTENANCES SHALL BE ADJUSTED TO FINISH GRADE IN ACCORDANCE WITH THE LOCAL, STATE AND FEDERAL JURISDICTIONS AND GOVERNING BODIES/AGENCIES OR UTILITY RULES AND REGULATIONS, UNLESS OTHERWISE NOTED.
12.

SOIL COMPACTION BENEATH PAVEMENTS, STEPS, WALLS AND LIGHT FOUNDATIONS SHALL BE 95% PROCTOR DENSITY MINIMUM, UNLESS OTHERWISE SPECIFIED.
13.

GRADING AND EXCAVATION WORK SHALL BE COMPLETED DURING DRY AND NON-FREEZING WEATHER CONDITIONS.
14.

THE CONTRACTOR SHALL REMOVE AND STOCKPILE TOPSOIL FOR REUSE ON-SITE. SOIL SHALL BE SCREENED TO REMOVE ROCKS AND BOULDERS.
15.

IF STRUCTURAL SOIL IS FOUND ON-SITE, THE CONTRACTOR SHALL REUSE.
16.

THE CONTRACTOR SHALL PREVENT SOIL LOSS TO WIND AND WATER EROSION.
17.

THE CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES.
18.

THE GENERAL CONTRACTOR SHALL INSTALL & MAINTAIN TEMPORARY DRAINAGE DEVICES DURING CONSTRUCTION.
19.

THE CONTRACTOR SHALL VERIFY ALL CONTROL POINTS, FINISH FLOOR ELEVATIONS & PROPOSED SPOT ELEVATIONS WITH LANDSCAPE ARCHITECT PRIOR TO FORMWORK INSTALLATION.
20.

SPECIFICATIONS DELINEATED IN GEO-TECH REPORT TAKE PRECEDENCE OVER GRADING PLAN DRAWINGS. INFORM LANDSCAPE ARCHITECT OF DISCREPANCIES.



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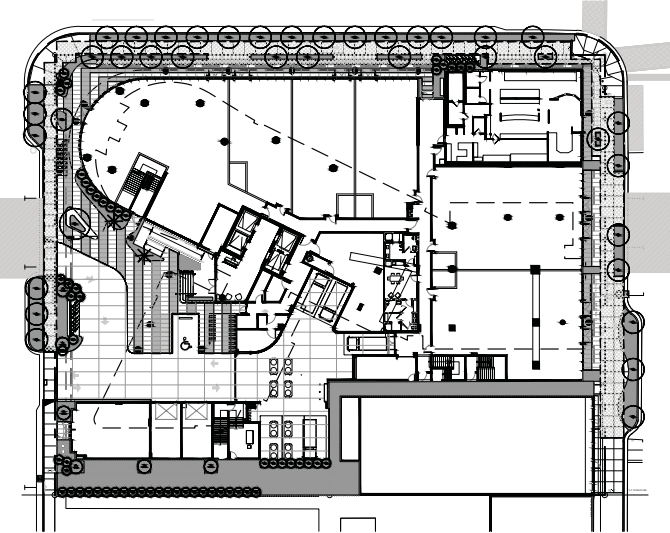
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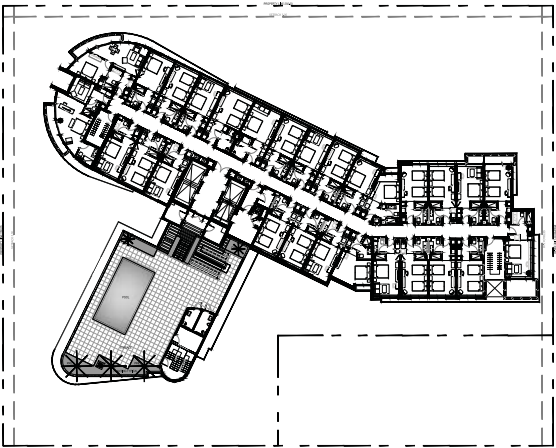
GENERAL SITE NOTES

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03.23.2018	MB PLANNING FINAL



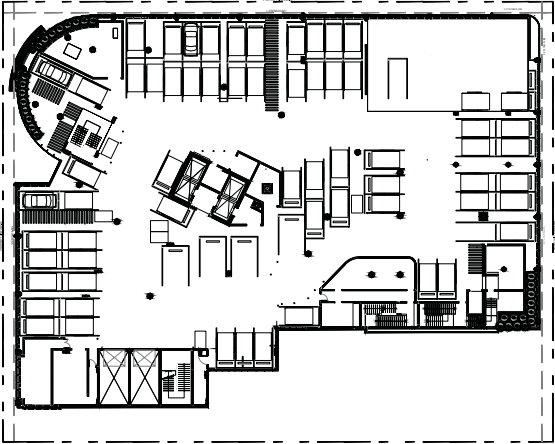
GROUND LEVEL (ELEV. 6.00 NGVD) SCOPE OF WORK

- 1. TREE REMOVAL
- 2. INSTALLATION OF HARDSCAPE
- 3. INSTALLATION OF SILVA CELLS FOR STREET TREE PLANTINGS
- 4. INSTALLATION OF TREE & PALM PLANTINGS
- 5. INSTALLATION OF UNDERSTORY PLANTINGS
- 6. INSTALLATION OF AUTOMATIC DRIP IRRIGATION SYSTEM
- 7. INSTALLATION OF LANDSCAPE LIGHTING



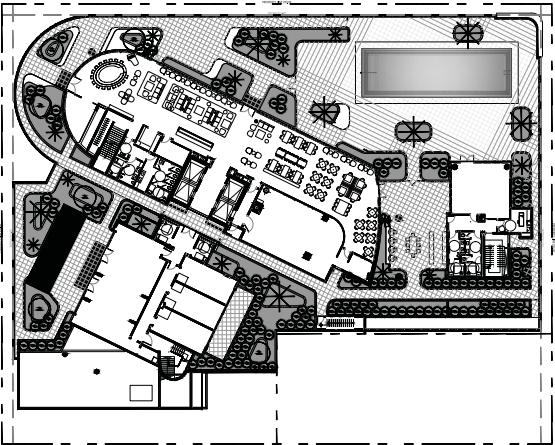
ROOF LEVEL (ELEV. 97.00 NGVD) SCOPE OF WORK

- 1. INSTALLATION OF HARDSCAPE
- 2. INSTALLATION OF TREE & PALM PLANTINGS
- 3. INSTALLATION OF UNDERSTORY PLANTINGS
- 4. INSTALLATION OF AUTOMATIC DRIP IRRIGATION SYSTEM
- 5. INSTALLATION OF LANDSCAPE LIGHTING



PARKING LEVEL (ELEV. 31.00 NGVD) SCOPE OF WORK

- 1. INSTALLATION OF EXTRUDED PLANTER BOXES
- 2. INSTALLATION OF TREE & PALM PLANTINGS
- 3. INSTALLATION OF UNDERSTORY PLANTINGS
- 4. INSTALLATION OF AUTOMATIC DRIP IRRIGATION SYSTEM



AMENITY LEVEL (ELEV. 51.00 NGVD) SCOPE OF WORK

- 1. INSTALLATION OF HARDSCAPE
- 2. INSTALLATION OF EXTRUDED PLANTER BOXES
- 3. INSTALLATION OF POOL
- 4. INSTALLATION OF AMENITY TRELLIS
- 5. INSTALLATION OF SITE FEATURES (PING-PONG TABLE / FIRE PIT / ETC.)
- 6. INSTALLATION OF TREE & PALM PLANTINGS
- 7. INSTALLATION OF UNDERSTORY PLANTINGS
- 8. INSTALLATION OF AUTOMATIC DRIP IRRIGATION SYSTEM
- 9. INSTALLATION OF LANDSCAPE LIGHTING

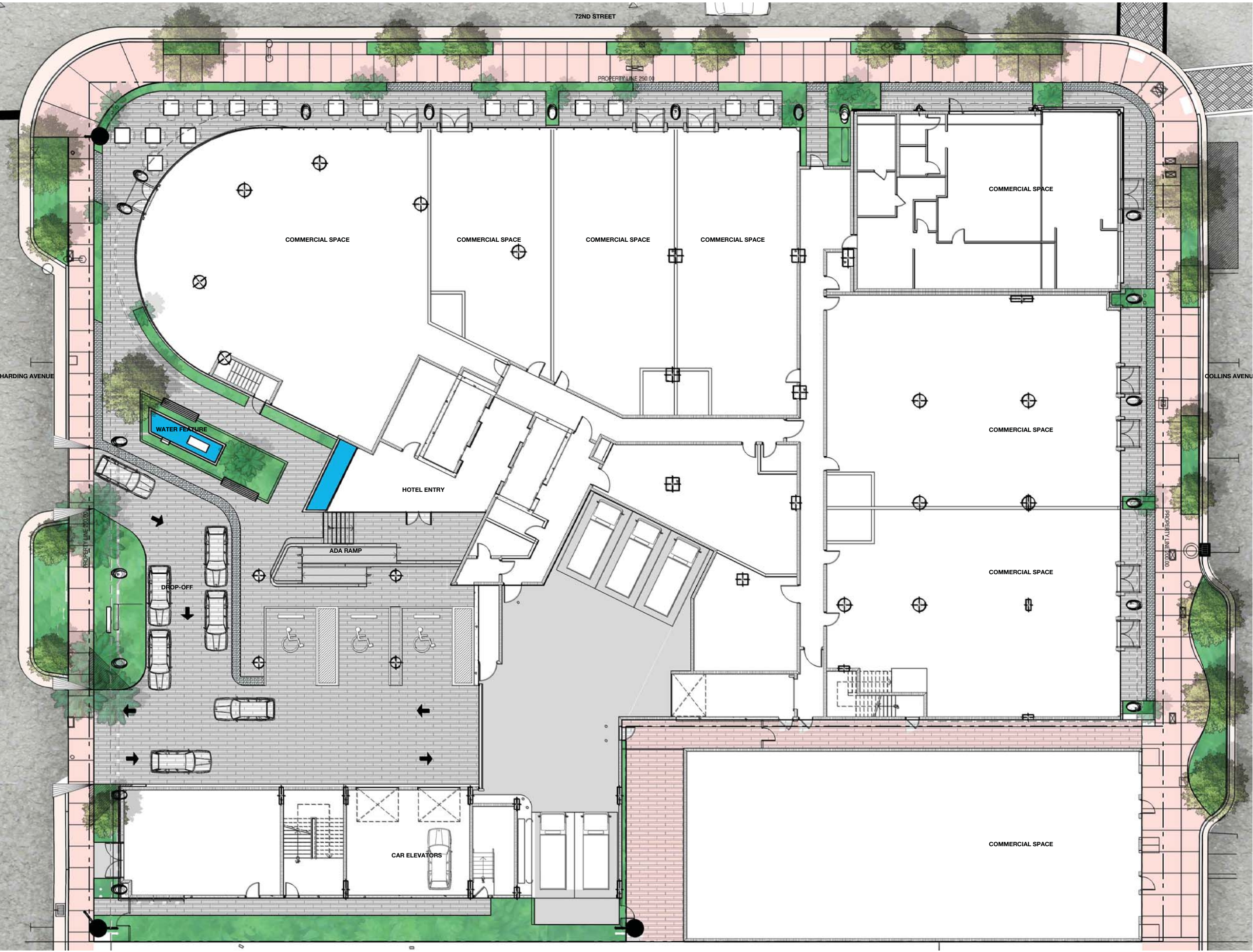
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ORIGINAL DESIGN SUBMITTED FOR REVIEW





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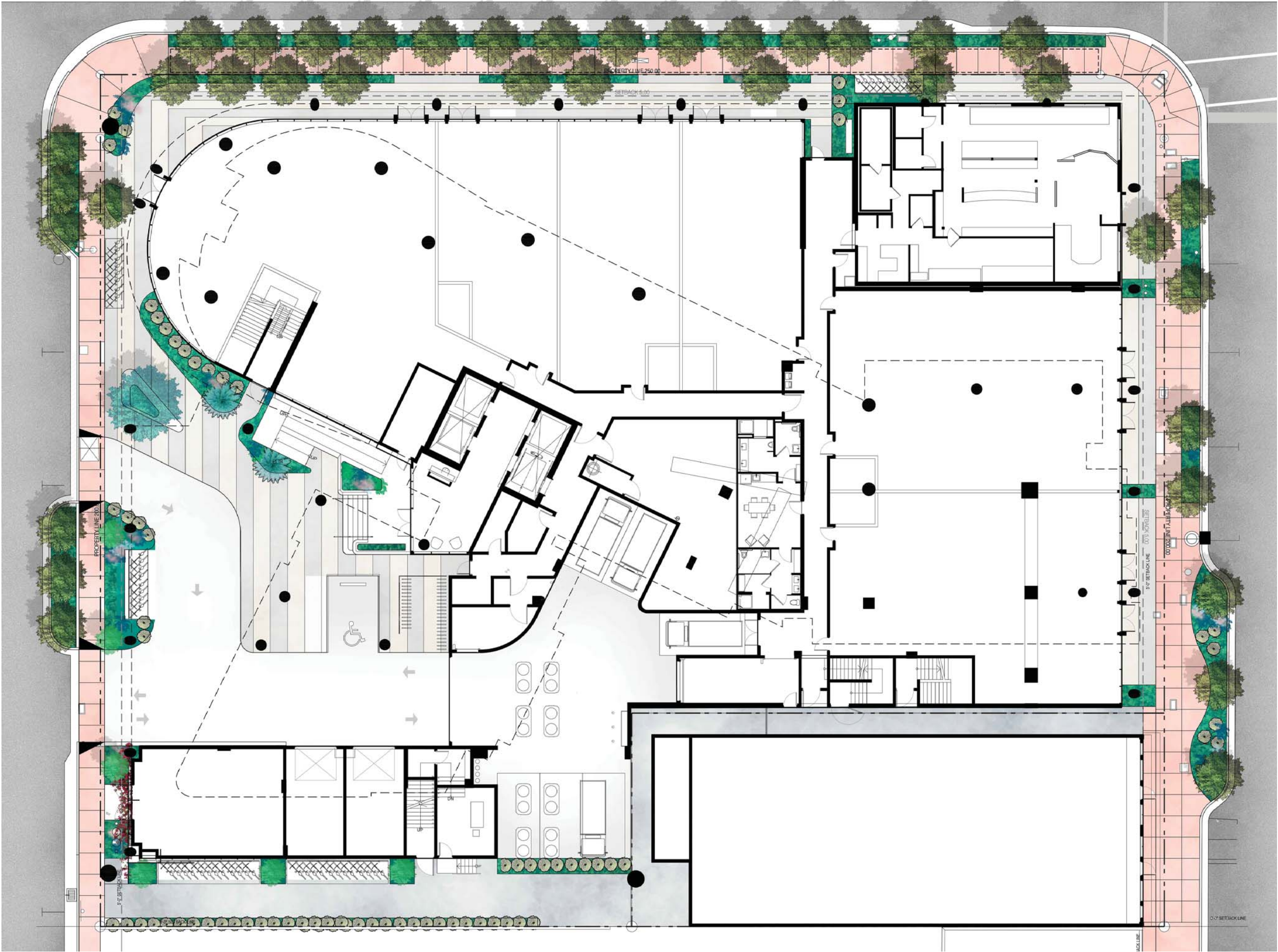
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ILLUSTRATIVE GROUND LEVEL PLAN	
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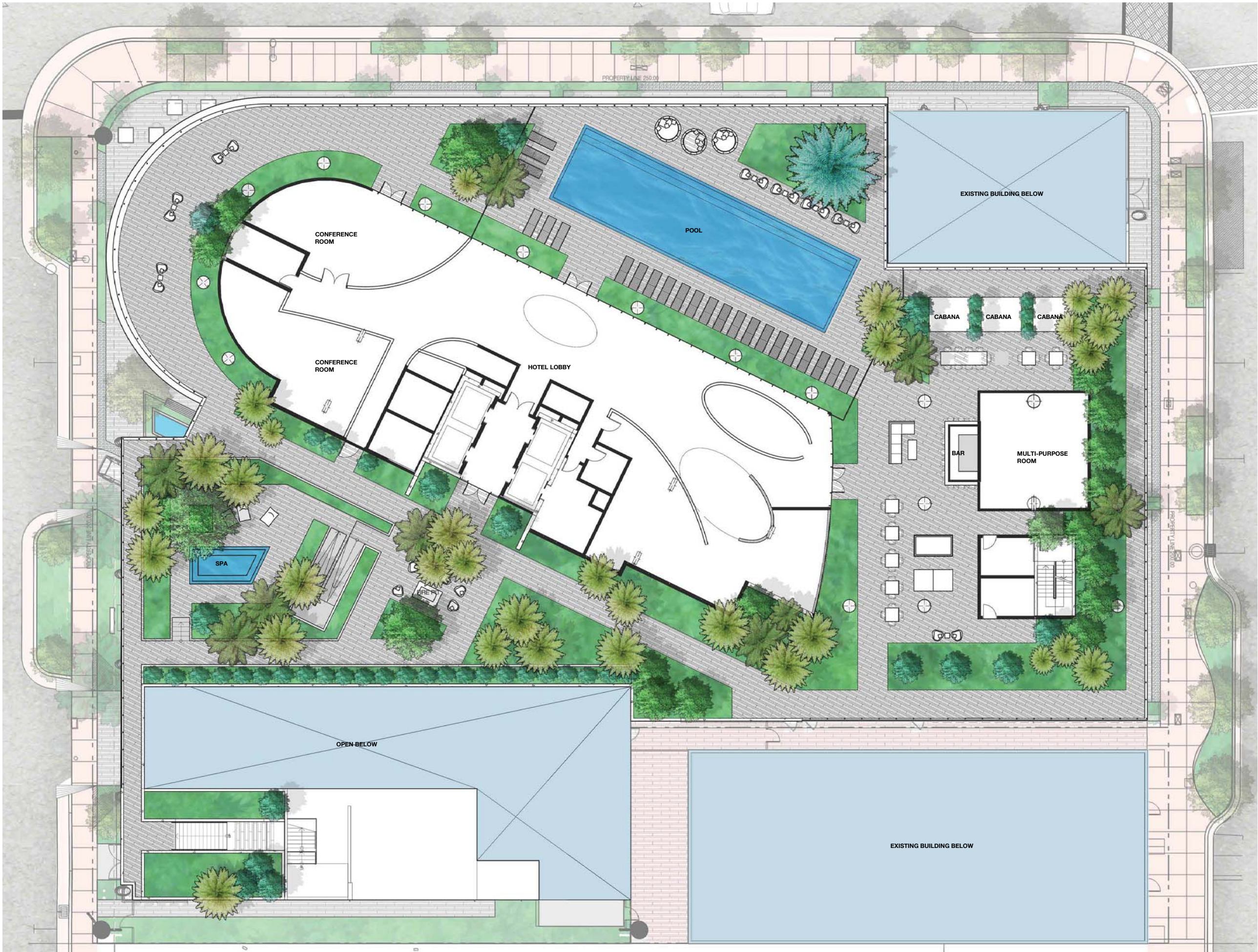
7140 COLLINS AVENUE | MIAMI BEACH, FLORIDA 33141

S. TYLER NIELSEN - LA6667067



ILLUSTRATIVE GARAGE LEVEL PLAN	
DATE	
10.17.2016	PLANNING BOARD
10.28.2016	M. BEACH DRB
11.02.2016	M. BEACH REVIEW
11.27.2016	50% SCHEMATIC
12.21.2016	100% SCHEMATIC
06.22.2017	80% D.DEVELOPMENT
07.20.2017	100% D.DEVELOPMENT
09.01.2017	30% CD
12.21.2017	PERMIT DRAWINGS
03.23.2018	MB PLANNING FINAL





ORIGINAL DESIGN SUBMITTED FOR REVIEW



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S. TYLER NIELSEN - LA6667057



ILLUSTRATIVE AMENITY LEVEL PLAN	
DATE	
10.17.2016	PLANNING BOARD
10.28.2016	M. BEACH DRB
11.02.2016	M. BEACH REVIEW
11.27.2016	50% SCHEMATIC
12.21.2016	100% SCHEMATIC
06.22.2017	80% D DEVELOPMENT
07.20.2017	100% D DEVELOPMENT
09.01.2017	30% CD
12.21.2017	PERMIT DRAWINGS
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ILLUSTRATIVE ROOF LEVEL PLAN	
DATE	
10.17.2016	PLANNING BOARD
10.28.2016	M. BEACH DRB
11.02.2016	M. BEACH REVIEW
11.27.2016	50% SCHEMATIC
12.21.2016	100% SCHEMATIC
06.22.2017	80% D DEVELOPMENT
07.20.2017	100% D DEVELOPMENT
09.01.2017	30% CD
12.21.2017	PERMIT DRAWINGS
03.23.2018	MB PLANNING FINAL



CONTRACTOR QUALIFICATIONS

1. CONTRACTOR MUST BE A LICENSED LANDSCAPE CONTRACTOR.
2. CONTRACTOR MUST HAVE A MINIMUM OF 10 YEARS OF PROVEN EXPERIENCE RELOCATING LARGE SPECIMEN TREES AND PALMS IN SOUTH FLORIDA.
3. CONTRACTOR MUST HAVE PROVEN EXPERIENCE RELOCATING TREES AND PALMS OF THE SAME SPECIES AND SIZE AS THOSE TO BE RELOCATED FOR THE CURRENT PROJECT.
4. CONTRACTOR MUST HAVE A CERTIFIED ARBORIST ON STAFF

CONTRACTOR REQUIREMENTS

1. CONTRACTOR MUST VISIT THE JOBSITE AND INSPECT ALL TREES AND PALMS TO BE RELOCATED AS WELL AS EXISTING SITE CONDITIONS AND RESTRICTIONS PRIOR TO PREPARING BID.
2. CONTRACTOR MUST VERIFY AND ENSURE THAT ALL TREES AND PALMS IDENTIFIED ON THE PLANS AND THOSE TAGGED ON THE JOBSITE CORRESPOND AS TO NUMBER AND DESCRIPTION. ANY DISCREPANCIES MUST BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT IMMEDIATELY, PRIOR TO PREPARING BID.
3. CONTRACTOR MUST CONDUCT ALL WORK ASSOCIATED WITH RELOCATION AND MAINTENANCE OF TREES AND PALMS TO BE RELOCATED. NO WORK IS TO BE SUBCONTRACTED WITHOUT PRIOR WRITTEN CONSENT OF THE OWNER AND/OR LANDSCAPE ARCHITECT.
4. CONTRACTOR MUST DESIGNATE A COMPETENT, ENGLISH-SPEAKING SUPERVISOR OR FOREMAN OVERSEE AND DIRECT ALL RELOCATION AND MAINTENANCE ACTIVITIES AS OUTLINED IN THESE SPECIFICATIONS.
5. CONTRACTOR MUST SCHEDULE ROOT PRUNING TO PROVIDE THE MAXIMUM POSSIBLE TIME FOR NEW ROOT GROWTH. EVEN TREES AND PALMS THAT TYPICALLY DO NOT REQUIRE LONG (OR ANY) ROOT PRUNING WILL BENEFIT FROM MORE ROOT PRUNING TIME. THEREFORE, ALL TREES AND PALMS TO BE RELOCATED MUST BE ROOT PRUNED. CONTRACTOR MUST PROVIDE A ROOT PRUNE SCHEDULE FOR EACH TREE OR PALM TO BE RELOCATED AS AN ATTACHMENT TO THE BID.
6. CONTRACTOR MUST CALL SUNSHINE 811 TO HAVE ALL UNDERGROUND UTILITIES LOCATED UNDER OR IN THE VICINITY OF THE CURRENT OF FUTURE LOCATIONS OF ALL TREES AND PALMS TO BE RELOCATED PRIOR TO WORK COMMENCING.
7. CONTRACTOR MUST VERIFY WITH THE GENERAL CONTRACTOR THE ABSENCE OF ANY UNDERGROUND CONSTRUCTION OR OBSTRUCTIONS (E.G., BULKHEADS, SEPTIC SYSTEMS, ETC.) IN THE CURRENT AND FUTURE LOCATIONS OF ALL TREES AND PALMS TO BE RELOCATED.
8. CONTRACTOR MUST ALERT THE LANDSCAPE ARCHITECT OF ANY TREES OR PALMS THAT WILL NOT SUCCESSFULLY RELOCATE DUE TO POOR HEALTH PRIOR TO BEGINNING ROOT PRUNING.
9. CONTRACTOR MUST FLAG ALL PROPOSED TRANSPLANT LOCATION FOR THE LANDSCAPE ARCHITECT'S APPROVAL A MINIMUM OF 15 DAYS PRIOR TO RELOCATION.
10. CONTRACTOR MUST ENSURE THAT ALL TREES AND PALMS TO BE RELOCATED ARE INSTALLED AT THE CORRECT GRADE OR ELEVATION, ACCORDING TO THE GRADING PLAN.
11. CONTRACTOR MUST BE ENSURE THAT ALL ROOT FLARES ARE EXPOSED AFTER RELOCATION.
12. CONTRACTOR MUST REMOVE ALL RESIDUAL ROOTS, STUMPS, AND PORTIONS THEREOF AND BACKFILL PITS FROM WHICH RELOCATED TREES AND PALMS WERE REMOVED WITH CLEAN FILL FLUSH WITH THE SURROUNDING GRADE.
13. CONTRACTOR MUST BE REPAIR ANY DAMAGE TO OTHER PLANTS, LAWN, HARDSCAPES, OR NEW CONSTRUCTION WITHIN THE RELOCATION AREA AT CONTRACTOR'S EXPENSE. HARDSCAPES INCLUDE BUT ARE NOT LIMITED TO CURBS, WALKS, ROADS, FENCES, SITE FURNISHINGS, ETC.
14. CONTRACTOR MUST PHOTOGRAPHICALLY DOCUMENT NEW ROOT GROWTH FOLLOWING EACH ROOT PRUNE AND SUBMIT THIS DOCUMENTATION TO THE LANDSCAPE ARCHITECT. THE PURPOSE OF THIS REQUIREMENT IS TO ENSURE THAT SUFFICIENT ROOT GROWTH HAS OCCURRED PRIOR TO THE SECOND AND SUBSEQUENT ROOT PRUNES AND FOLLOWING THE FINAL ROOT PRUNE PRIOR TO RELOCATION.
15. CONTRACTOR MUST INSTALL AND MAINTAIN PROTECTION FENCING AROUND EACH TREE AND PALM TO BE RELOCATED BOTH DURING ROOT PRUNING AND AFTER RELOCATION. PROTECTION FENCING MUST CONSIST OF GALVANIZED WELDED WIRE FABRIC OR PLASTIC MESH ATTACHED TO 4" X 4" POSTS INSERTED AROUND THE PERIMETER OF THE DRIPLINE OF THE TREE OR PALM. PROTECTION FENCING MUST BE PLUMB, TAUT, AND STURDY AT ALL TIMES AND MUST REMAIN IN PLACE THROUGHOUT THE ROOT PRUNING AND WARRANTY PERIODS, OR AS DIRECTED BY THE LANDSCAPE ARCHITECT.
16. CONTRACTOR MUST OBTAIN ALL NECESSARY OR REQUIRED PERMITS FOR THE RELOCATION AND TRANSPORTATION OF THE TREES AND PALMS TO BE RELOCATED.
17. CONTRACTOR MUST REPLACE ANY TREES OR PALMS SCARRED OR DAMAGE DURING RELOCATION, AT THE CONTRACTOR'S EXPENSE, WITH THE SAME OR SIMILAR SPECIES, SIZE, AND QUALITY. REPLACEMENT TREES OR PALMS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO PROCUREMENT, PREPARATION, AND/OR INSTALLATION. REPLACEMENT TREES AND PALMS MUST BE INSTALLED WITHIN 60 DAYS OF NOTICE.
18. CONTRACTOR MUST GUARANTEE ALL RELOCATED TREES AND PALMS FOR ONE YEAR FROM THE DATE OF RELOCATION TO THE FINAL LOCATION. GUARANTEE MUST INCLUDE TREE HEALTH AND SETTLING.
19. CONTRACTOR MUST PROVIDE ALL MATERIAL NECESSARY TO PERFORM THE WORK COVERED HEREIN, INCLUDING BUT NOT LIMITED TO BACKFILL MATERIAL, PROTECTION FENCING, FLAGGING, ADDITIVES AND SUPPLEMENTS, TEMPORARY IRRIGATION, BURLAP, WIRE, SHRINK WRAP, AND ALL NECESSARY TOOLS AND EQUIPMENT.

MITIGATION NOTES

1. THERE IS A TOTAL 976 SQUARE FEET OF CANOPY AREA PROPOSED FOR REMOVAL.
2. AS A RESULT, **FOUR TREES** ARE TO BE PLANTED ON-SITE TO MEET CITY OF MIAMI BEACH MITIGATION REQUIREMENTS.
  - 2.1. THE FOUR TREES ARE TO BE **CATEGORY 1 TREES (12 FEET IN HEIGHT OF GREATER)**
  - 2.2. **TWO** DIFFERENT SPECIES ARE TO BE USED FOR THE MITIGATION PLANTINGS.
  - 2.3. FIFTY PERCENT OF THE TREES ARE TO BE NATIVE TO MIAMI-DADE COUNTY. AS A RESULT, A MINIMUM OF **TWO NATIVE TREES** ARE TO BE PLANTED.

TREE ROOT PRUNING SPECIFICATIONS

1. ALL TREES AND PALMS TO BE RELOCATED MUST BE WATERED DAILY FOR AT LEAST 2-3 DAYS PRIOR TO ANY ROOTS BEING CUT TO ENSURE THAT THEY ARE FULLY HYDRATED. EACH WATERING MUST THOROUGHLY SATURATE THE ROOTBALL TO ITS FULL DEPTH.
2. EACH TREE AND PALMS MUST THEN BE WATERED EVERY OTHER DAY, NOT RELYING ON RAIN, DURING THE ENTIRE ROOT PRUNING PROCESS EITHER BY A TEMPORARY IRRIGATION SYSTEM OR BY HAND. EACH WATERING MUST THOROUGHLY SATURATE THE ROOTBALL TO ITS FULL DEPTH.
3. TREE AND PALM RELOCATION ACTIVITIES MUST BE SCHEDULED SO THAT REMOVAL AND REPLANTING TAKE PLACE IN THE SAME 24-HOUR PERIOD. NO TREES OR PALMS MAY BE "STOCKPILED" ONSITE OR OFFSITE FOR ANY PERIOD OF TIME WITHOUT PRIOR WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT. WHEN ALLOWED, APPROVAL FOR THE METHOD OF "STOCKPIILING" MUST BE OBTAINED FROM THE LANDSCAPE ARCHITECT.
4. ALL DIGGING IN THE ROOT ZONE DURING THE ROOT PRUNE PROCESS MUST BE DONE BY HAND; NO MACHINERY WILL BE ALLOWED. PRUNING OF ROOTS MUST BE DONE BY HAND WITH CLEAN, SHARP TOOLS. DO NOT PAINT CUT ROOTS WITH TREE PAINT OR ANY KIND OF SEALANT.
5. MYCORRHIZA (ROOTS® TRANSPLANT OR EQUIVALENT) MUST BE INCORPORATED INTO THE BACKFILL SOIL PRIOR TO BACKFILLING AS PER MANUFACTURER'S RECOMMENDATIONS.
6. AFTER EACH ROOT PRUNE, EACH SECTION OF ROOTBALL THAT IS PRUNED MUST BE WRAPPED WITH BLACK PLASTIC AND THE TRENCH BACKFILLED WITH ORIGINAL EXCAVATED SOIL. A TREE RING WITH A MINIMUM HEIGHT OF 6" MUST BE CONSTRUCTED 6-12" OUTSIDE THE OUTERMOST EDGE OF THE ROOTBALL AND AROUND THE ENTIRE PERIMETER OF THE ROOTBALL TO DIRECT IRRIGATION WATER AND ANY ADDED SUPPLEMENTS DOWN INTO THE ROOTBALL DURING ROOT REGENERATION.
7. ONCE THE TREE RING IS CONSTRUCTED AFTER EACH ROOT PRUNE, A HIGH-PHOSPHORUS ROOT STIMULANT MUST BE LIBERALLY APPLIED TO THE SURFACE OF THE ROOTBALL AND THOROUGHLY WATERED IN TO ENCOURAGE NEW ROOT GROWTH.
8. PRIOR TO ANY ROOTS BEING CUT, ALL MAJOR ROOTS MUST BE IDENTIFIED TO DETERMINE THE ROOTBALL DIAMETER BASED ON THE RELATIVE LOCATION AND SIZE OF THE ROOTS.
9. MANY TREE RELOCATION SPECIFICATIONS USE "GENERAL RULES" TO CALCULATE MINIMUM ROOTBALL DIAMETER, SUCH AS MULTIPLYING THE DIAMETER AT BREAST HEIGHT (DBH) OF THE TREE BY A FACTOR OF 10 OR ALLOWING A MINIMUM OF 8" -12" OF ROOTBALL FOR EVERY 1" OF TREE CALIPER. OTHERS LIST UNREALISTIC MINIMUM SIZES FOR THE ROOTBALLS OF VARIOUS TREE CALIPERS OR OTHERS LIST UNREALISTIC MINIMUM SIZES FOR THE ROOTBALLS OF VARIOUS TREE CALIPERS OR HEIGHTS. IN MANY CASES, SUCH APPROACHES RESULT IN ROOTBALLS THAT ARE EITHER TOO LARGE OR TOO SMALL FOR A GIVEN TREE. THE FOLLOWING TABLE LIST MINIMUM ROOTBALL DIAMETERS BASED ON REAL-WORLD EXPERIENCE OF TREE RELOCATION SPECIALISTS IN SOUTH FLORIDA.

CALIPER (inches)	MIN. ROOTBALL DIA. (feet)	CALIPER (inches)	MIN. ROOTBALL DIA. (feet)
1-4	3	12-14	8
4-5	4	15-17	10
6-7	5	18-24	12-15
8-9	6	25-30	15-25
10-11	7	30+	as needed

1. WHENEVER POSSIBLE, ROOTBALLS MUST BE CIRCULAR IN SHAPE WITH AN EQUAL DISTANCE FROM THE TRUNK TO THE EDGE OF ROOTBALL ALL AROUND.
2. MINIMUM ROOTBALL DEPTH MUST BE 24" -36" FOR ALL TREES TO BE RELOCATED, WITH THE ACTUAL DEPTH TO BE DETERMINED ONLY AFTER A THOROUGH EXAMINATION OF ALL ROOTS DURING THE INITIAL ROOT INSPECTION AND BASED ON THE ABSENCE OF MAJOR ROOTS AT THE BOTTOM OF THE ROOTBALL. ROOTBALLS DEEPER THAN 36" MAY BE REQUIRED FOR LARGE SPECIMEN TREES, DEPENDING ON THE RELATIVE LOCATIONS AND DEPTHS OF THE MAJOR ROOTS AS OBSERVED DURING THE INITIAL ROOT INSPECTION.
3. AS A GENERAL RULE, MINIMUM ROOT PRUNE TIME FOR TREES WITH A DBH OF LESS THAN 10" IS 12 WEEKS. THE FIRST ROOT PRUNE MUST BE ON TWO OPPOSING SIDES OF THE ROOTBALL, WITH THE SECOND ROOT PRUNE ON ONE OF THE OTHER TWO SIDES DONE A MINIMUM OF 6 WEEKS LATER, AND A THIRD ROOT PRUNE ON THE LAST SIDE DONE A MINIMUM OF 3 WEEKS AFTER THAT. THE SECOND AND THIRD ROOT PRUNES MAY ONLY BE DONE WHEN HEALTHY NEW ROOT GROWTH FROM EARLIER ROOT PRUNES IS EVIDENT (SEE SECTION 2.14 ABOVE FOR SPECIFICATIONS ON PHOTOGRAPHICALLY DOCUMENTING NEW ROOT GROWTH DURING THE ROOT PRUNE PROCESS). MORE TIME MAY BE NEEDED DURING THE COOLER MONTHS OF THE YEAR.
4. AS A GENERAL RULE, MINIMUM ROOT PRUNE TIME FOR TREES WITH A DBH OF 10" OR GREATER IS 24 WEEKS. THE FIRST ROOT PRUNE MUST BE ON TWO OPPOSING SIDES OF THE ROOTBALL, WITH THE SECOND ROOT PRUNE ON ONE OF THE OTHER TWO SIDES DONE A MINIMUM OF 12 WEEKS LATER, AND A THIRD ROOT PRUNE ON THE LAST SIDE DONE A MINIMUM OF 6 WEEKS AFTER THAT. THE SECOND AND THIRD ROOT PRUNES MAY ONLY BE DONE WHEN HEALTHY NEW ROOT GROWTH FROM EARLIER ROOT PRUNES IS EVIDENT (SEE SECTION 2.14 ABOVE FOR SPECIFICATIONS ON PHOTOGRAPHICALLY DOCUMENTING NEW ROOT GROWTH DURING THE ROOT PRUNE PROCESS). MORE TIME MAY BE NEEDED DURING THE COOLER MONTHS OF THE YEAR.
5. CERTAIN HARDWOOD TREES AND GYMNOSPERMS REQUIRE LONGER ROOT PRUNING TIMES. THESE INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING:
  - AVOCADO (PERSEA AMERICANA)
  - BLACK OLIVE (BUCIDA BUCERAS)
  - BRIDALVEIL (CAESALPINIA GRANADILLO)
  - CASSIAS (ALL SPECIES OF CASSIA)
  - LIGNUM VITAE (GUAIACUM SANCTUM & G. OFFICINALE)
  - PODOCARPUS (PODOCARPUS SP.)
  - LIVE OAK (QUERCUS VIRGINIANA)
  - MAHOGANY (SWietenia MAHAGONI)
  - MAGO (MANGIFERA INDICA)
  - PIGEON PLUM (COCOLOBa DIVERSIFOLIA)
  - SWEET ACACIA (ACACIA FARNESIANA)
  - VERAWOOD (BULNESIA ARBOREA)
  - WILD TAMARIND (LYSILLOMA LATISILIQUUM & L. SABICU)

PALM ROOT PRUNING SPECIFICATIONS

1. THE FOLLOWING TABLE LISTS MINIMUM ROOTBALL DIAMETERS FOR VARIOUS SPECIES OF PALMS BASED ON REAL-WORLD EXPERIENCE OF RELOCATION SPECIALISTS IN SOUTH FLORIDA.

PALM SPECIES	ROOTBALL SPECIFICATIONS
SABAL CARIBBAE PALM	30" diameter
QUEEN & FOXTAIL PALMS	12" from trunk in all directions
ROYAL & COCONUT PALMS	18-24" from trunk in all directions
CANARY DATE PALM	24" from trunk in all directions
SLOW-GROWING PALMS	24" from trunk in all directions
2. PALM ROOTBALL MUST BE A MINIMUM OF 24" DEEP. WHENEVER POSSIBLE, ROOTBALLS MUST BE CIRCULAR IN SHAPE WITH AN EQUAL DISTANCE FROM THE TRUNK TO THE EDGE OF THE ROOTBALL ALL AROUND.
3. AS A GENERAL RULE, MINIMUM ROOT PRUNE TIME FOR PALMS IS 6-8 WEEKS. THE FIRST ROOT PRUNE MUST BE ON TWO OPPOSING SIDES OF THE ROOTBALL, WITH THE SECOND ROOT PRUNE ON ONE OF THE OTHER TWO SIDES DONE A MINIMUM OF 3-4 WEEKS LATER, AND A THIRD ROOT PRUNE ON THE LAST SIDE DONE A MINIMUM OF 4.5-6 WEEKS AFTER THAT. THE SECOND AND THIRD ROOT PRUNES MAY ONLY BE DONE WHEN HEALTHY NEW ROOT GROWTH FROM EARLIER ROOT PRUNES IS EVIDENT (SEE SECTION 2.14 ABOVE FOR SPECIFICATIONS ON PHOTOGRAPHICALLY DOCUMENTING NEW ROOT GROWTH DURING THE ROOT PRUNE PROCESS). MORE TIME MAY BE NEEDED DURING THE COOLER MONTHS OF THE YEAR.
4. CERTAIN PALMS, IN PARTICULAR THOSE THAT ARE SLOW GROWING, REQUIRE LONGER ROOT PRUNING TIME. THESE INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING.
  - ALL SPECIES OF ARCHONTOPHOENIX
  - ALL SPECIES OF CORYPHA
  - AMERICAN OIL PALMS (ALL SPECIES OF ATTALEA)
  - BISMARCK PALM (BISMARCKIA NOBILIS)
  - CUBAN & CARIBBEAN COPERNICIA
  - CUBAN BELL PALM (GASTROCOCOOS CRISPA)
  - GINGERBREAD/DOUM PALMS (ALL SPECIES OF HYPHAENE)
  - PALMYRA PALMS (ALL SPECIES OF BORASSUS)
  - SATAKE PALM (SATAKENTIA LUUKIUNENSIS)
  - SAW PALMETTO (SERENOA REPENS)
  - SILVER PALM (COCOThrinax ARGENTATA)
  - ZOMBIE PALM (ZOMBIA ANTILLARUM)

FOR THESE PALMS, THE MINIMUM ROOT PRUNING TIME IS 4-6 MONTHS OR GREATER. ONLY WHEN SUFFICIENT NEW ROOT GROWTH HAS TAKEN PLACE FOLLOWING AN EARLIER ROOT PRUNE CAN THE NEXT ROOT PRUNE BE DONE, AND ONLY WHEN SUFFICIENT NEW ROOT GROWTH HAS TAKEN PLACE FOLLOWING THE FINAL ROOT PRUNE MAY THE TREE BE RELOCATED (SEE SECTION 2.14 ABOVE FOR SPECIFICATIONS ON PHOTOGRAPHICALLY DOCUMENTING NEW ROOT GROWTH DURING THE ROOT PRUNE PROCESS).

TREE CANOPY PRUNING SPECIFICATIONS

1. PRIOR TO RELOCATION, THE CANOPY OF EACH TREE TO BE RELOCATED MUST BE SELECTIVELY PRUNED TO REMOVE CROSSING DEAD, DISEASED, BROKEN, AND LOW HANGING BRANCHES THAT MAY INTERFERE WITH CONSTRUCTION ACTIVITIES, OR THAT MAY INTERFERE OR RESTRICT STRAPPING OR LIFTING THE TREE DURING RELOCATION.
2. FOR TREES BEING RELOCATED ONSITE, THE CANOPY MAY BE SELECTIVELY THINNED AND REDUCED BY NO MORE THAN 1/3 OF THE OVERALL CANOPY MASS, AT THE DIRECTION OF THE LANDSCAPE ARCHITECT; HOWEVER, THE BASIC SHAPE, FORM, AND CHARACTER OF THE TREES MUST BE PRESERVED.
3. FOR TREES BEING RELOCATED OFFSITE, THE CANOPY MUST BE PRUNED, AT THE DIRECTIONS OF THE LANDSCAPE ARCHITECT, TO FIT ON THE TRAILER FOR TRANSPORT. EVERY EFFORT MUST BE MADE TO RETAIN AS MANY BRANCHES AS POSSIBLE. TO THE WIDEST LOAD WIDTH ALLOWABLE BY THE FLORIDA DEPARTMENT OF TRANSPORTATION, CONTRACTOR MUST OBTAIN ALL NECESSARY PERMITS AND ESCORTS TO TRANSPORT WIDE LOADS, PER FLORIDA LAW.
4. ALL CANOPY PRUNING MUST BE CONDUCTED FOLLOWING ANSI A-300 TREE PRUNING STANDARDS AND BEST MANAGEMENT PRACTICES.
5. ALL DEBRIS GENERATED DURING CANOPY PRUNING MUST BE REMOVED OFFSITE AND DISPOSED.

PALM CANOPY PRUNING SPECIFICATIONS

1. IT IS WELL KNOW THAT SOME PALMS SURVIVE RELOCATION BETTER WHEN ALL OF THE LEAVES ARE REMOVED (E.G., CABBAGE PALM, SABAL PALMETTO), AND THAT OTHER PALMS BENEFIT FROM HAVING THEIR LEAVES CUT IN HALF DURING RELOCATION (E.G., COCONUT PALM, COCOS NUCIFERA). BOTH OF THESE HORTICULTURAL PRACTICES, WHILE TRUE, ARE ONLY APPLICABLE WHEN PALMS ARE NOT ROOT PRUNED. LEAVES DO NOT NEED TO BE CUT IN HALF OR REMOVED FROM PALMS THAT ARE ADEQUATELY ROOT PRUNED. ON OCCASION WHEN SUFFICIENT ROOT PRUNING TIME IS NOT AVAILABLE, PALMS TO BE RELOCATED MAY HAVE THEIR LEAVES CUT IN HALF OR REMOVED ENTIRELY AT THE DIRECTION OF THE LANDSCAPE ARCHITECT.
2. PALMS LEAVES MUST BE TIED UP WITH 2-PLY BIODEGRADABLE TWINE PRIOR TO RELOCATION TO PREVENT MECHANICAL DAMAGE DURING THE RELOCATION PROCESS.
3. PALM TRUNKS SHALL ONLY BE "CLEANED UP" ACCORDING TO THE LANDSCAPE ARCHITECT'S SPECIFICATIONS SPECIFIC TO EACH PALM.

TREE DISPOSITION SCHEDULE

#	BOTANICAL NAME	COMMON NAME	DBH.	HT.	SPREAD	ACTION	NOTES
1	ROYSTONEA REGIA	ROYAL PALM	24"	30'	16'	REMOVE	PLANT CONFLICTS WITH CONSTRUCTION ENVELOPE
2	ROYSTONEA REGIA	ROYAL PALM	24"	30'	16'	REMOVE	PLANT CONFLICTS WITH CONSTRUCTION ENVELOPE
3	ROYSTONEA REGIA	ROYAL PALM	24"	30'	16'	REMOVE	PLANT CONFLICTS WITH CONSTRUCTION ENVELOPE
4	ROYSTONEA REGIA	ROYAL PALM	24"	30'	16'	REMOVE	PLANT CONFLICTS WITH CONSTRUCTION ENVELOPE
5	COCOLOBa DIVERSIFOLIA	PIGEON PLUM	4"	12'	5'	REMOVE	PLANT CONFLICTS WITH CONSTRUCTION ENVELOPE
6	COCOLOBa DIVERSIFOLIA	PIGEON PLUM	4"	12'	5'	REMOVE	PLANT CONFLICTS WITH CONSTRUCTION ENVELOPE
7	COCOLOBa DIVERSIFOLIA	PIGEON PLUM	4"	12'	5'	REMOVE	PLANT CONFLICTS WITH CONSTRUCTION ENVELOPE
8	CONOCARPUS ERECTUS 'S'	SILVER BUTTONWOOD	6"	12'	6'	REMOVE	PLANT CONFLICTS WITH CONSTRUCTION ENVELOPE
9	CONOCARPUS ERECTUS 'S'	SILVER BUTTONWOOD	6"	12'	6'	REMOVE	PLANT CONFLICTS WITH CONSTRUCTION ENVELOPE
10	CONOCARPUS ERECTUS 'S'	SILVER BUTTONWOOD	6"	12'	6'	REMOVE	PLANT CONFLICTS WITH CONSTRUCTION ENVELOPE
11	CONOCARPUS ERECTUS 'S'	SILVER BUTTONWOOD	6"	12'	6'	REMOVE	PLANT CONFLICTS WITH CONSTRUCTION ENVELOPE

PLANNING BOARD FINAL SUBMITTAL

RELOCATION SPECIFICATIONS

1. LANDSCAPE CONTRACTOR TO FLAG ALL PROPOSED PLANT LOCATIONS FOR LANDSCAPE ARCHITECT'S APPROVAL PRIOR TO INSTALLATION. NOTIFY LANDSCAPE ARCHITECT A MINIMUM OF 15 DAYS PRIOR TO REVIEW.
2. ALL TREES AND PALMS TO BE RELOCATED MUST BE WATERED DAILY FOR AT LEAST 5 DAYS PRIOR TO ANY RELOCATION TO ENSURE THAT THEY ARE FULLY HYDRATED. EACH WATERING MUST THOROUGHLY SATURATE THE ROOTBALL TO ITS FULL DEPTH.
3. ALL ROOTBALLS MUST BE WRAPPED IN BURLAP AND THE TIGHTLY WIRE-WRAPPED (USING REDLINE HORSE WIRE OR EQUIVALENT) TO KEEP THE ENTIRE ROOTBALL INTACT DURING RELOCATION. TREES AND PALMS GROWING IN LIMESTONE MUST BE DUG AND RELOCATED WITH THE ROOT ATTACHED TO A SECTION OF ROCK AS PART OF THE ROOTBALL SUCH THAT THE ROOTS REMAIN INTACT. ROOTBALLS COMING FROM SAND OR SANDY SOIL MAY ALSO NEED TO BE BOXED PRIOR TO RELOCATION, AT THE DISCRETION OF THE LANDSCAPE ARCHITECT.
4. TREES AND PALMS BEING RELOCATED OFFSITE MUST HAVE THEIR ENTIRE ROOTBALLS THOROUGHLY AND TIGHTLY WRAPPED WITH PLASTIC SHRINK WRAP ON THE OUTSIDE OF THE WIRE WRAP, AND THE ENTIRE TREE OR PALM (INCLUDING CANOPY, TRUNK, AND ROOTBALL) MUST BE COVERED WITH A BREATHABLE TARP (E.G., SHADE CLOTH) DURING TRANSPORT.
5. NEW PLANTING PITS FOR RELOCATED TREES AND PALMS MUST BE PREPARED PRIOR TO LIFTING THE PALM OR TREE FROM ITS CURRENT LOCATION AND MUST BE AT LEAST 3-4 FEET WIDER THAN THE ROOTBALL AND THE SAME DEPTH AS THE ROOTBALL, SUCH THAT THE FINAL ELEVATION OF THE TOP OF THE ROOTBALL IS AT OR SLIGHTLY ABOVE (NO MORE THAN 2" HIGHER) FINAL GRADE.
6. TREES AND PALMS TO BE RELOCATED MUST BE LIFTED BY THE ROOTBALL ONLY, USING APPROPRIATELY SIZED (LENGTH AND STRENGTH) LIFTING STRAPS OR CHAINS. DURING LIFTING, THE TREE OR PALM MUST BE BALANCED IN A MORE-OR-LESS UPRIGHT POSITION, WITH THE STRAP/ THE TRUNK USED ONLY FOR BALANCING AND MANEUVERING THE TREE OR PALM INTO A POSITION. NO CHAINS MAY BE USED AROUND OR AGAINST THE TRUNK AT ANY TIME. AT NO TIME SHALL 100% OF THE WEIGHT OF THE TREE OR PALM BE ON THE STRAP ATTACHED TO THE TRUNK. TRUNKS MUST BE HEAVILY PADDED WITH 30-60 LAYERS (DEPENDING ON SIZE AND WEIGHT) OF BURLAP BENEATH THE BALANCING STRAP.
7. TREES AND PALMS MUST BE LIFTED WITH A CRANE OR BACKHOE APPROPRIATELY SIZED FOR THE SIZE AND WEIGHT OF THE TREE OR PALM AND LIFTED OR CARRIED DIRECTLY TO THE FINAL INSTALL LOCATION OR TRANSPORT TRAILER.
8. ONCE LIFTING BEINGS, ANY UN CUT ROOTS UNDER OR AROUND THE ROOTBALL THAT MAY YET REMAIN MUST BE IMMEDIATELY SEVERED WITH HAND PRUNING TOOLS TO MINIMIZE TEARING AND ROOT DAMAGE.
9. AGRIFORM PLANTING TABLETS (OR APPROVED EQUIVALENT) MUST BE EVENLY DISTRIBUTED AROUND THE PERIMETER OF THE PLANTING PIT AT THE RATE OF 2 TABLETS PER 1" TRUNK CALIPER PRIOR TO BACKFILLING.
10. MYCORRHIZA (ROOTS® TRANSPLANT OR EQUIVALENT) MUST BE INCORPORATED INTO THE BACKFILL SOIL PRIOR TO BACKFILLING.
11. RELOCATED TREES AND PALMS MUST BE CENTERED IN THE PLANTING PIT, AND THE PIT BACKFILLED USING A 1:1 MIXTURE OF EXISTING SOIL AND 80:20 (DOT SAND:MUCK) SOIL MIX THOROUGHLY BLENDED TOGETHER. DO NOT USE MUDDY SOIL AS BACKFILL.
12. SMALL TREES AND PALMS MUST BE FIRMLY BRACED USING A MINIMUM OF FOUR 4"X 4" WOODEN BRACES ATTACHED TO 2" X 4" WOODEN BATTENS HELD IN PLACE WITH TWO STEEL BANDS. LARGER TREES MAY REQUIRE 6" X 6" WOODEN POSTS OR EVEN TELEPHONE POLES TO PROVIDE SUFFICIENT BRACING STRENGTH TO PREVENT TOPPLING DURING WIND EVENTS. A SUFFICIENT NUMBER OF BATTENS MUST BE STRATEGICALLY PLACED AROUND THE TRUNK SUCH THAT THE STEEL BANDS NEVER CONTACT THE TRUNK. NO BURLAP IS TO REMAIN UNDER THE WOODEN BATTENS ON TREES DURING BRACING, BUT SEVERAL LAYERS OF BURLAP SHOULD BE LEFT UNDER THE WOODEN BATTENS WHEN BRACING PALMS. NAILS SHALL NEVER BE DRIVEN DIRECTLY INTO THE TRUNK DURING BRACING. BRACING MUST REMAIN IN PLACE FOR A MINIMUM OF ONE YEAR.
13. A TREE RING WITH A MINIMUM HEIGHT OF 6" MUST BE CONSTRUCTED 6-12" OUTSIDE THE OUTERMOST EDGE OF THE ROOTBALL AND AROUND THE ENTIRE PERIMETER OF THE ROOTBALL TO DIRECT IRRIGATION WATER AND ANY SUPPLEMENTS THAT ARE ADDED DOWN INTO THE ROOTBALL DURING ROOT REGENERATION.
14. ONCE THE TREE RING IS CONSTRUCTED, A HIGH-PHOSPHORUS ROOT STIMULANT MUST BE LIBERALLY APPLIED TO THE SURFACE AND THOROUGHLY WATERED IN.
15. ROOTBALLS MUST BE A THOROUGHLY WATERED IN USING A HOSE AND JOHNSON BAR INSERTED TO THE VERY BOTTOM OF THE ROOTBALL AND SWUNG BACK AND FORTH TO PREVENT FORMATION OF AIR POCKETS. THE JOHNSON BAR TECHNIQUE MUST BE REPEATED AT LEAST ONCE MORE WITHIN 6" OF THE TRUNK. MULCH MUST NOT BE APPLIED OR ALLOWED TO ACCUMULATE DIRECTLY AGAINST THE TRUNK.
16. ORGANIC MULCH (MELALEUCA IS PREFERRED) MUST BE APPLIED WITHIN 48 HOURS OF RELOCATION AT A DEPTH OF 3-4" OVER THE ENTIRE TOP OF THE ROOTBALL FROM THE TREE RING TO WITHIN 6" OF THE TRUNK. MULCH MUST NOT BE APPLIED OR ALLOWED TO ACCUMULATE DIRECTLY AGAINST THE TRUNK.
17. PITS FROM WHICH THE RELOCATED TREES AND PALMS WERE REMOVED MUST BE CLEANED OFF ALL RESIDUAL ROOTS, STUMPS, AND PORTIONS THEREOF AND BACKFILLED WITH CLEAN FILL FLUSH WITH THE SURROUNDING GRADE.
18. RESTORE THE SURFACE WITH MATERIAL TO MATCH ADJACENT AREAS. MATERIAL TO BE APPROVED BY LANDSCAPE ARCHITECT. CONTRACTOR TO PROVIDE A MINIMUM OF ONE YEAR WARRANTY ON SETTLING AND PLANT MATERIAL FROM THE SUBSTANTIAL COMPLETION.
19. MULTI-TRUNK TREES AND PALMS MUST BE RELOCATED AS ONE UNIT WITH A SINGLE ROOTBALL.
20. PLANTING PITS FOR EDIBLE DATE PALMS (PHOENIX DACTYLIFERA) MUST BE BACKFILLED WITH PURE DOT SILICA SAND.



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03.23.2018

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**TREE DISPOSITION NOTES**

DATE	
10.17.2016	PLANNING BOARD
10.28.2016	M. BEACH DRB
11.02.2016	M. BEACH REVIEW
11.27.2016	50% SCHEMATIC
12.21.2016	100% SCHEMATIC
06.22.2017	80% D.DEVELOPMENT
07.20.2017	100% D.DEVELOPMENT
09.01.2017	30% CD
12.21.2017	PERMIT DRAWINGS
03.23.2018	MB PLANNING FNAL

L100



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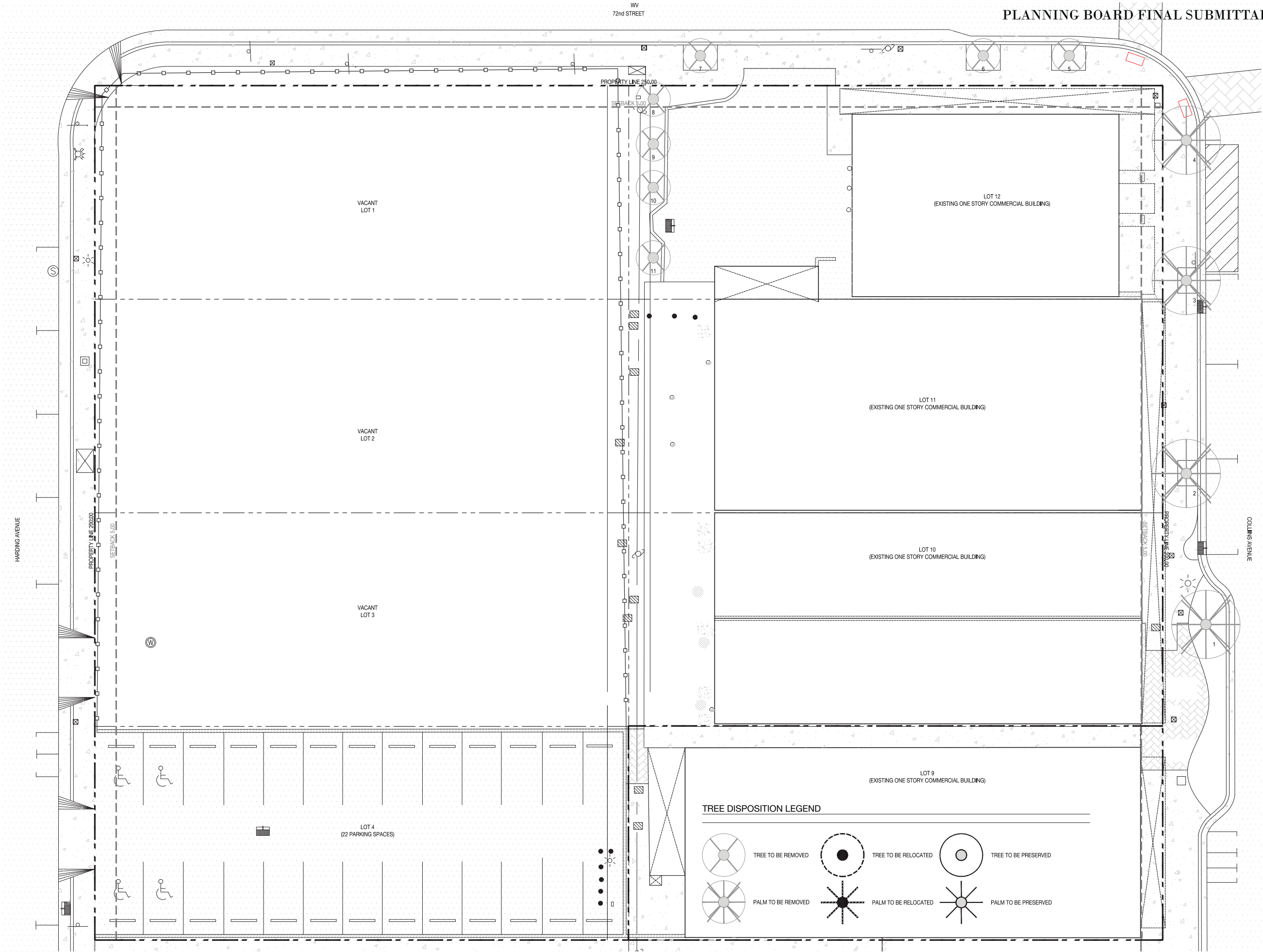
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TREE DISPOSITION PLAN	
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12.21.2017	PERMIT DRAWINGS
03.23.2018	MB PLANNING FINAL



L101



MATERIALS NOTES

1. CONTRACTOR TO VERIFY ALL QUANTITIES. IN CASE OF ANY DISCREPANCIES, GRAPHICALLY SHOWN MATERIAL QUANTITIES SHALL TAKE PRECEDENCE.
2. ALL CONSTRUCTION AND MATERIALS NOT SPECIFICALLY ADDRESSED IN THE CONTRACT DOCUMENTS OR SPECIFICATIONS SHALL BE IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL JURISDICTIONS AND GOVERNING BODIES/AGENCIES STANDARDS.
3. THE CONTRACTOR SHALL PROVIDE A FULL-SCALE MOCKUP AND RECEIVE APPROVAL FROM THE LANDSCAPE ARCHITECT FOR ALL SYSTEMS BEFORE BEGINNING CONSTRUCTION OF PAVEMENT.
4. EXPANSION JOINTS SHALL BE PROVIDED WHERE FLATWORK MEETS VERTICAL STRUCTURES, SUCH AS WALLS, CURBS, STEPS, AND OTHER HARDSCAPE ELEMENTS. EXPANSION JOINTS SHALL ALSO BE PROVIDED AT MATERIAL CHANGES. EXPANSION JOINT MATERIALS/METHODS SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
5. CONTROL JOINTS SHOULD BE SPACED NO GREATER THAN TEN (10) LINEAR FEET MAXIMUM, UNLESS OTHERWISE SPECIFIED. EXPANSION JOINTS SHOULD BE SPACED NO GREATER THAN FORTY (40) LINEAR FEET MAXIMUM, UNLESS OTHERWISE SPECIFIED. CONTRACTOR SHALL ADVISE ON OTHER JOINTS AS NEEDED TO MINIMIZE CRACKING. THIS INFORMATION SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
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7. ALL STEPS SHALL HAVE TWELVE (12) INCH TREADS AND SIX (6) INCH RISERS, UNLESS OTHERWISE SPECIFIED.
8. HOLD TOP OF WALLS AND FENCES LEVEL, UNLESS OTHERWISE SPECIFIED.
9. CONTRACTOR SHALL NOT INSTALL WORK LOCATED ON TOP OF ARCHITECTURAL STRUCTURES WITHOUT FIRST REVIEWING ARCHITECTURAL DRAWINGS.
10. SAMPLES OF SPECIFIED MATERIALS SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO ORDERING FOR JOB.



CONCRETE

COLOR: MB PINK  
FINISH: BRUSH W/ TOOL JT.  
DIMENSIONS: NA  
SOURCE: TBD



RIVER ROCK

COLOR: WHITE  
FINISH: NA  
DIMENSIONS: NA  
SOURCE: YARDCO



PEDRA PORTUGUESA

COLOR: ROSE  
FINISH: SNAPPED  
DIMENSIONS: NA  
SOURCE: SUTTON BRICK & STONE



WESTERN RED CEDAR

COLOR: NA  
FINISH: ROUGH  
DIMENSIONS: TBD  
SOURCE: TBD



PEDRA PORTUGUESA

COLOR: WHITE  
FINISH: SNAPPED  
DIMENSIONS: NA  
SOURCE: SUTTON BRICK & STONE



GLASS TILE MOSAIC

COLOR: TBD  
FINISH: TBD  
DIMENSIONS: TBD  
SOURCE: TBD



PLANK PAVERS

COLOR: GREY  
FINISH: TBD  
DIMENSIONS: 6 IN. X 18 IN.  
SOURCE: HANOVER PAVERS





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COLORED CONCRETE

APPLICATION: PUBLIC SIDEWALKS  
COLOR: MIAMI BEACH STANDARD  
FINISH: TOOLED JOINTS / W BRUSH FINISH  
DIMENSIONS: NA  
SOURCE: TBD



STUCCO PLANTER WALLS

APPLICATION: PLANTER WALLS  
COLOR: TBD  
FINISH: TBD  
DIMENSIONS: RE: LAYOUT PLAN  
SOURCE: TBD



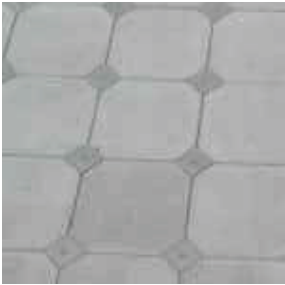
CONCRETE

APPLICATION: PEDESTRIAN PLAZA  
COLOR: GREY CONCRETE  
FINISH: SAND BLAST & ROCK SALT  
DIMENSIONS: RE: LAYOUT PLAN  
SOURCE: TBD



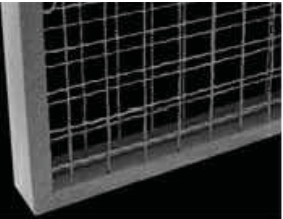
RIVER ROCK

APPLICATION: WATER FEATURE BASIN  
COLOR: WHITE  
FINISH: MATTE  
DIMENSIONS: 2 IN. - 6 IN.  
SOURCE: YARDCO



HANOVER GUARDIAN PAVER

APPLICATION: AMENITY & ROOF DECK  
COLOR: LIMESTONE GREY  
FINISH: TUDOR FINISH  
DIMENSIONS: 24 IN. X 24 IN.  
SOURCE: TREMRON



GREEN SCREEN

APPLICATION: GROUND LEVEL GREEN SCREENS  
COLOR: GRAY  
FINISH: POWDER COAT  
DIMENSIONS: REFER TO PLANS  
SOURCE: GREEN SCREEN



GLASS TILE MOSAIC

APPLICATION: POOL WATER LINE & STEP EDGE  
COLOR: TBD  
FINISH: TBD  
DIMENSIONS: TBD  
SOURCE: TBD



HK40 PLANTER

APPLICATION: AMENITY LEVEL  
COLOR: GREY  
FINISH: STANDARD  
DIMENSIONS: 24 IN. x 12 IN.  
SOURCE: ATELIER VIERKANT



PEBBLETEC

APPLICATION: POOL FINISH  
COLOR: TBD  
FINISH: TBD  
DIMENSIONS: TBD  
SOURCE: TBD



HK60 PLANTER

APPLICATION: AMENITY LEVEL  
COLOR: GREY  
FINISH: STANDARD  
DIMENSIONS: 36 IN. x 24 IN.  
SOURCE: ATELIER VIERKANT

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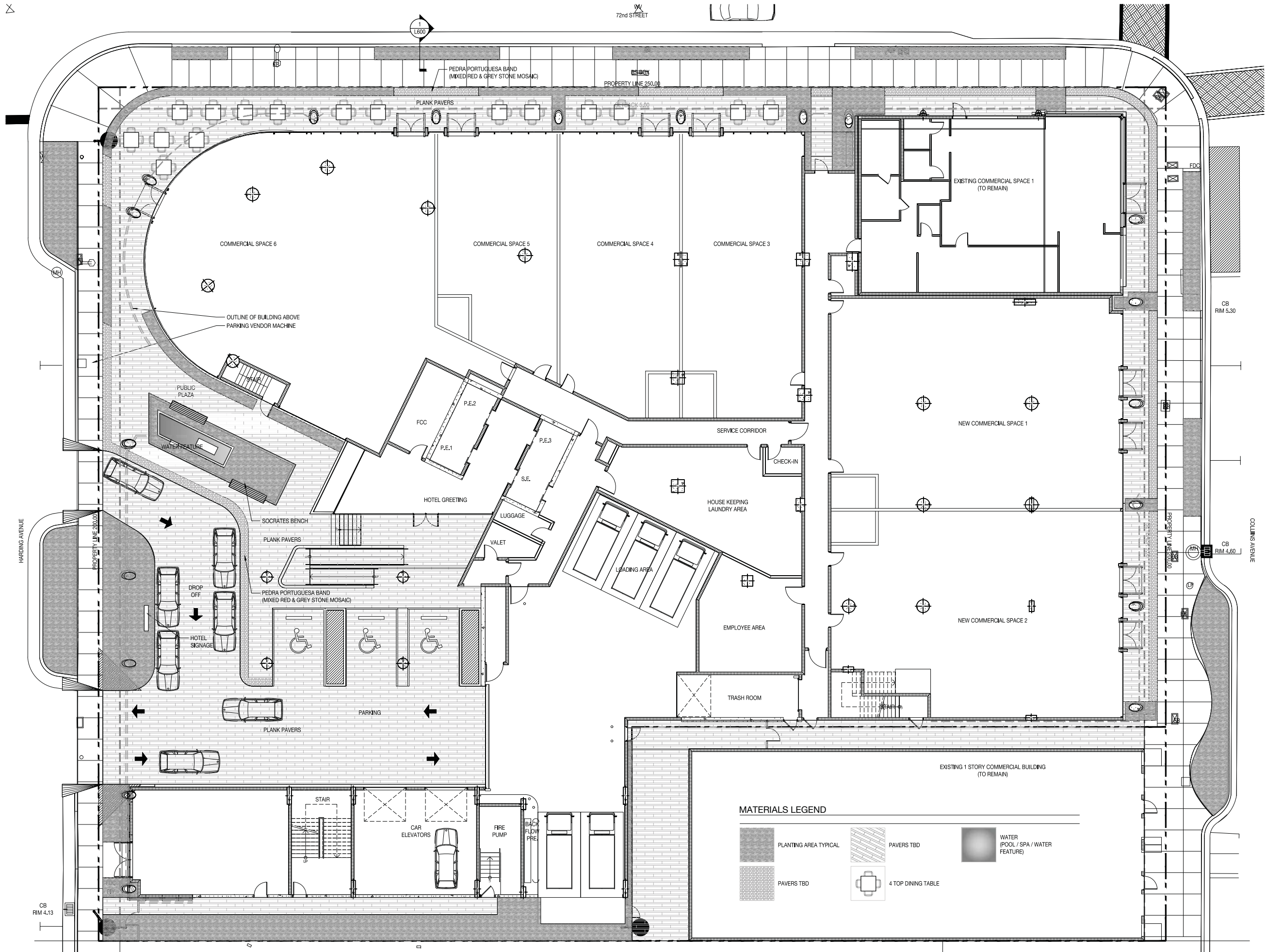
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ORIGINAL DESIGN SUBMITTED FOR REVIEW



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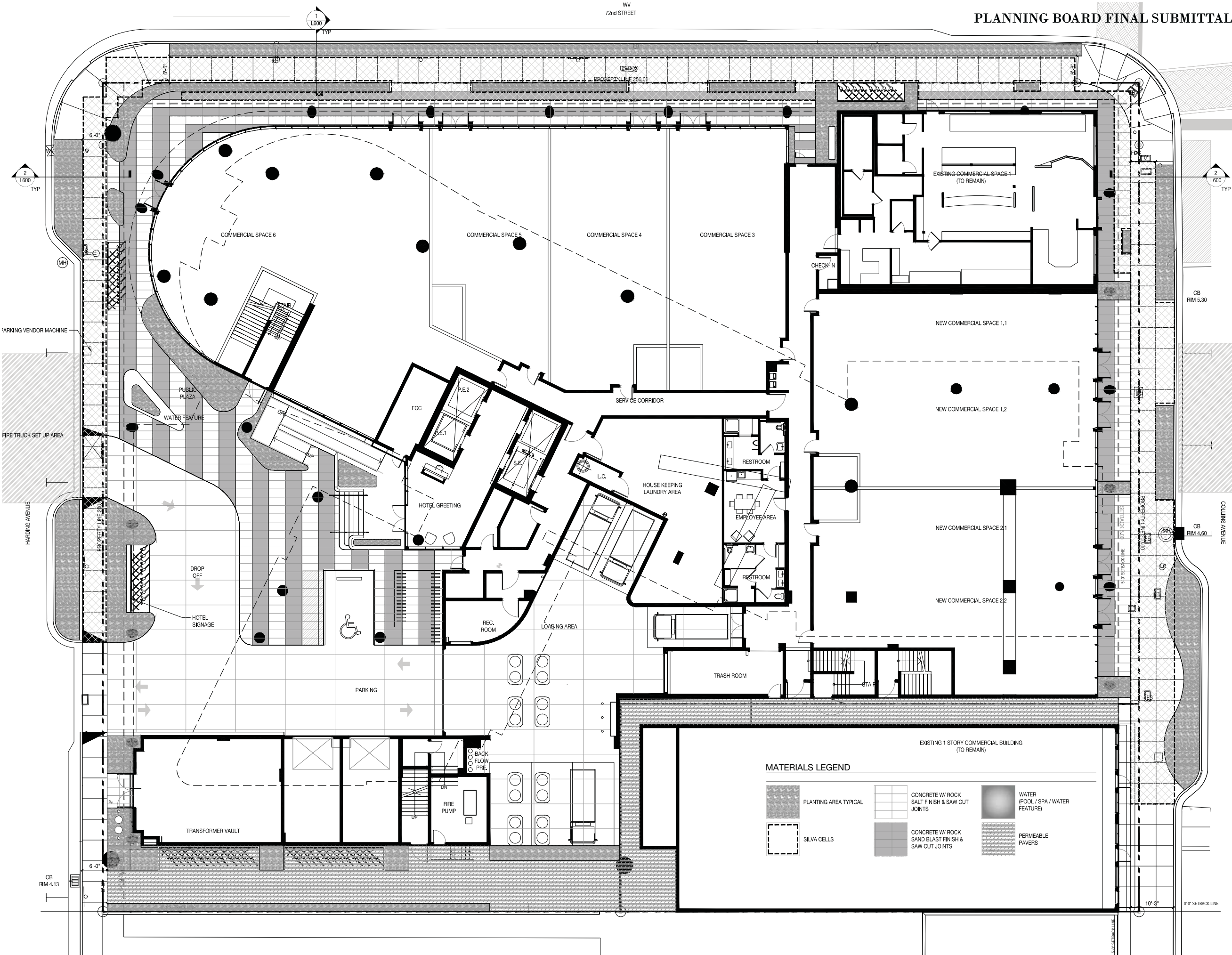


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L302

