

REQUEST FOR MODIFICATION TO DRB FILE: #23165
DILIDO ISLAND RESIDENCE

DRB - FINAL SUBMITTAL
APRIL 06, 2018

122 W. DILIDO DR.

MIAMI BEACH, FLORIDA



SCOPE OF WORK

- REQUEST FOR MODIFICATION TO ADD AN ACTIVE ROOF DECK AND AN ELEVATOR IN A SIDE COURTYARD.

COVER

APRIL 06, 2018

CHOEFF **LEVY** FISCHMAN
ARCHITECTURE + DESIGN

EXISTING ZONING CALCULATION



Planning Department, 1700 Convention Center Drive
Miami Beach, Florida 33139, www.miamibeachfl.gov
305.673.7550

SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET

ITEM #	Zoning Information			
1	Address:	122 W. Dilido Dr. Miami Beach, FL 33139		
2	Folio number(s):	02-3232-011-0140		
3	Board and file numbers :	Design Review Board #: 23165		
4	Year built:	1937	Zoning District: RS-3	
5	Based Flood Elevation:	9.00' NGVD	Grade value in NGVD: 5.85' NGVD	
6	Adjusted grade (Flood+Grade/2):	7.43' NGVD	Free board:	
7	Lot Area:	10,500 SF		
8	Lot width:	60'-0"	Lot Depth: 175'-0"	
9	Max Lot Coverage SF and %:	3,150 SF (30%)	Proposed Lot Coverage SF and %: 2,880 SF (27.4%)	
10	Existing Lot Coverage SF and %:	2,335 SF (22.2%)	Lot coverage deducted (garage-storage) SF: 455 SF	
11	Front Yard Open Space SF and %:	600 SF (50%)	Rear Yard Open Space SF and %: 1,357 SF (86.2%)	
12	Max Unit Size SF and %:	5,250 SF (50%)	Proposed Unit Size SF and %: 4,730 SF (45%)	
13	Existing First Floor Unit Size:	2,335 SF	Proposed First Floor Unit Size: 2,619 SF	
14	Existing Second Floor Unit Size	1,679 SF	Proposed Second Floor volumetric Unit Size SF and % (Note: to exceed 70% of the first floor of the main home require DRB Approval) 2,111 SF (80.6%)	
15			Proposed Second Floor Unit Size SF and % :2,111 SF	
16			Proposed Roof Deck Area SF and % (Note: Maximum is 25% of the enclosed floor area immediately below):	

		Required	Existing	Proposed	Deficiencies
17	Height:	24'-0" or 28'-0"	19'-3"	24'-0"	
18	Setbacks:				
19	Front First level:	20'-0"	55'-1"	20'-0"	
20	Front Second level:	30'-0"	67'-5"	48'-4"	
21	Side 1:	7'-6"	11'-6"	7'-6"	
22	Side 2 or (facing street):	7'-6"	10'-0"	7'-6"	
23	Rear:	26'-3"	45'-7"	39'-8"	
	Accessory Structure Side 1:	7'-6"	n/a	7'-6"	
24	Accessory Structure Side 2 or (facing street) :				
25	Accessory Structure Rear:	13'-1 1/2"	n/a	13'-11"	
26	Sum of Side yard :	15'-0"	21'-6"	15'-0"	

27	Located within a Local Historic District?	Yes or no
28	Designated as an individual Historic Single Family Residence Site?	Yes or no
29	Determined to be Architecturally Significant?	Yes or no

Notes:

If not applicable write N/A

All other data information should be presented like the above format

PROPOSED ZONING CALCULATION



Planning Department, 1700 Convention Center Drive
Miami Beach, Florida 33139, www.miamibeachfl.gov
305.673.7550

SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET

ITEM #	Zoning Information			
1	Address:	122 W. Dilido Dr. Miami Beach, FL 33139		
2	Folio number(s):	02-3232-011-0140		
3	Board and file numbers :	Design Review Board #: 18-0244		
4	Year built:	1937	Zoning District: RS-3	
5	Based Flood Elevation:	9.00' NGVD	Grade value in NGVD: 5.85' NGVD	
6	Adjusted grade (Flood+Grade/2):	7.43' NGVD	Free board:	
7	Lot Area:	10,500 SF		
8	Lot width:	60'-0"	Lot Depth: 175'-0"	
9	Max Lot Coverage SF and %:	3,150 SF (30%)	Proposed Lot Coverage SF and %: 2,916 SF (27.8%)	
10	Existing Lot Coverage SF and %:	2,335 SF (22.2%)	Lot coverage deducted (garage-storage) SF: 455 SF	
11	Front Yard Open Space SF and %:	600 SF (50%)	Rear Yard Open Space SF and %: 1,357 SF (86.2%)	
12	Max Unit Size SF and %:	5,250 SF (50%)	Proposed Unit Size SF and %: 4,962 SF (47.3%)	
13	Existing First Floor Unit Size:	2,335 SF	Proposed First Floor Unit Size: 2,630 SF	
14	Existing Second Floor Unit Size	1,679 SF	Proposed Second Floor volumetric Unit Size SF and % (Note: to exceed 70% of the first floor of the main home require DRB Approval) 2,111 SF (80.6%)	
15			Proposed Second Floor Unit Size SF and % :2,131 SF	
16			Proposed Roof Deck Area SF and % (Note: Maximum is 25% of the enclosed floor area immediately below):	
			Proposed Roof Deck Area SF and % :492 SF 23.0%)	

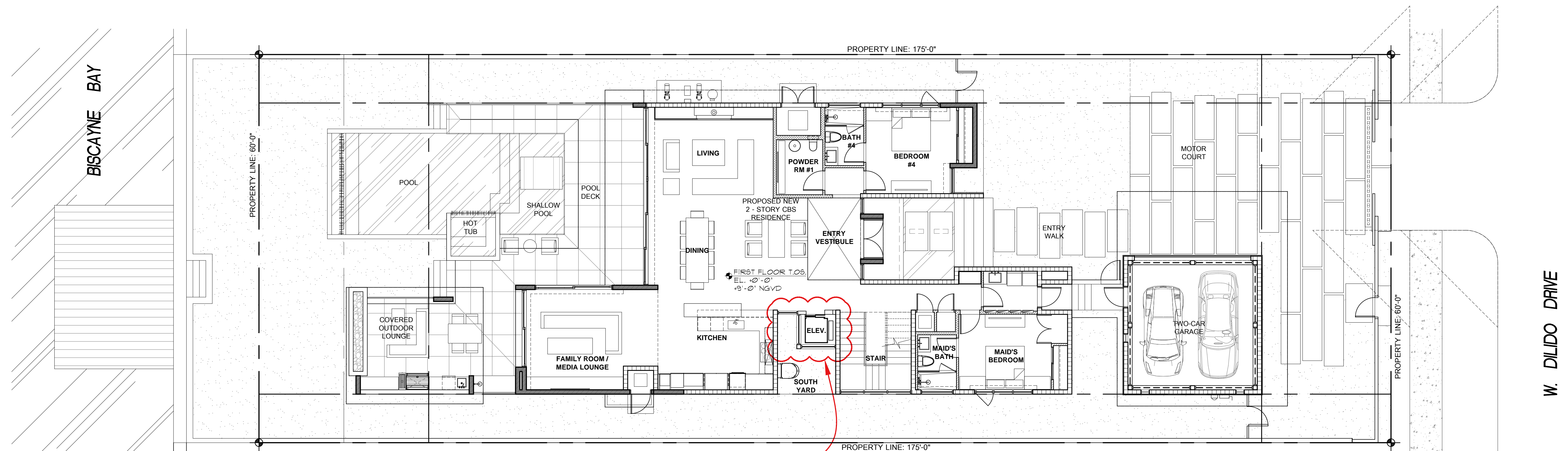
		Required	Existing	Proposed	Deficiencies
17	Height:	24'-0" or 28'-0"	19'-3"	34'-0"	
18	Setbacks:				
19	Front First level:	20'-0"	55'-1"	20'-0"	
20	Front Second level:	30'-0"	67'-5"	48'-4"	
21	Side 1:	7'-6"	11'-6"	7'-6"	
22	Side 2 or (facing street):	7'-6"	10'-0"	7'-6"	
23	Rear:	26'-3"	45'-7"	39'-8"	
	Accessory Structure Side 1:	7'-6"	n/a	7'-6"	
24	Accessory Structure Side 2 or (facing street) :				
25	Accessory Structure Rear:	13'-1 1/2"	n/a	13'-11"	
26	Sum of Side yard :	15'-0"	21'-6"	15'-0"	

27	Located within a Local Historic District?	Yes or no
28	Designated as an individual Historic Single Family Residence Site?	Yes or no
29	Determined to be Architecturally Significant?	Yes or no

Notes:

If not applicable write N/A

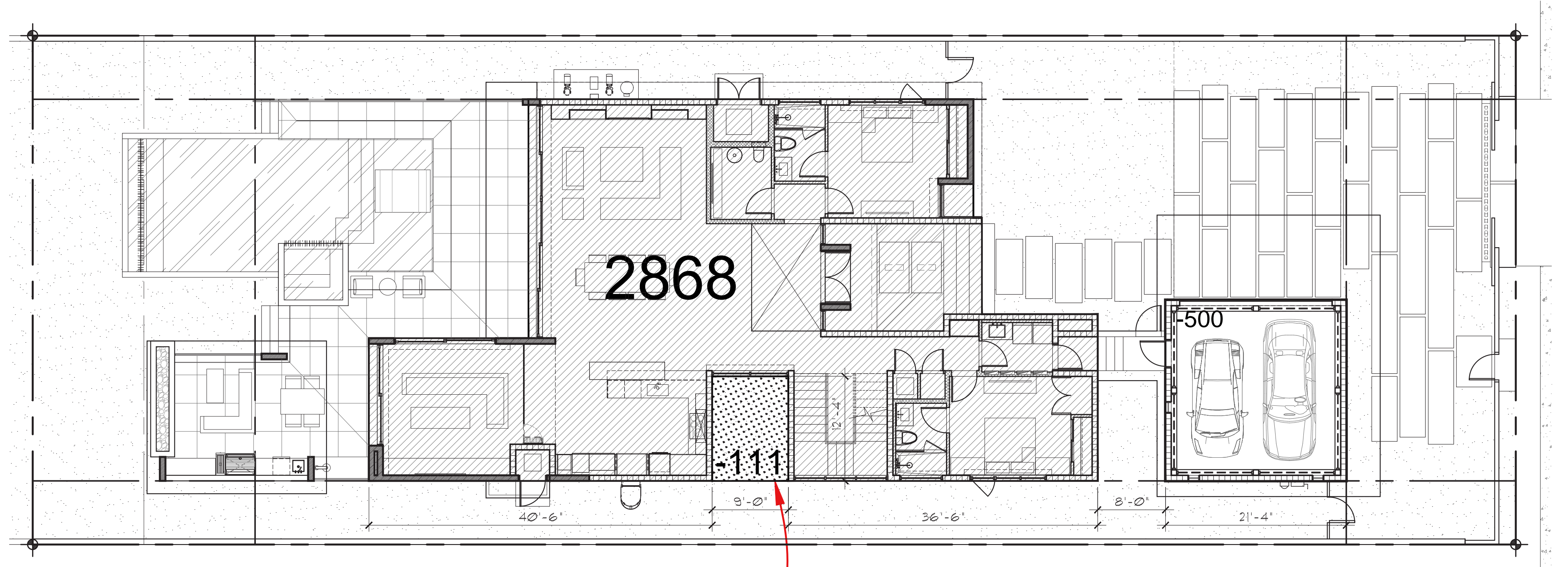
All other data information should be presented like the above format



REQUEST FOR MODIFICATION TO SOUTH
YARD FOR THE ADDITION OF A RES.
ELEVATOR TO ACCESS ROOF TERRACE.

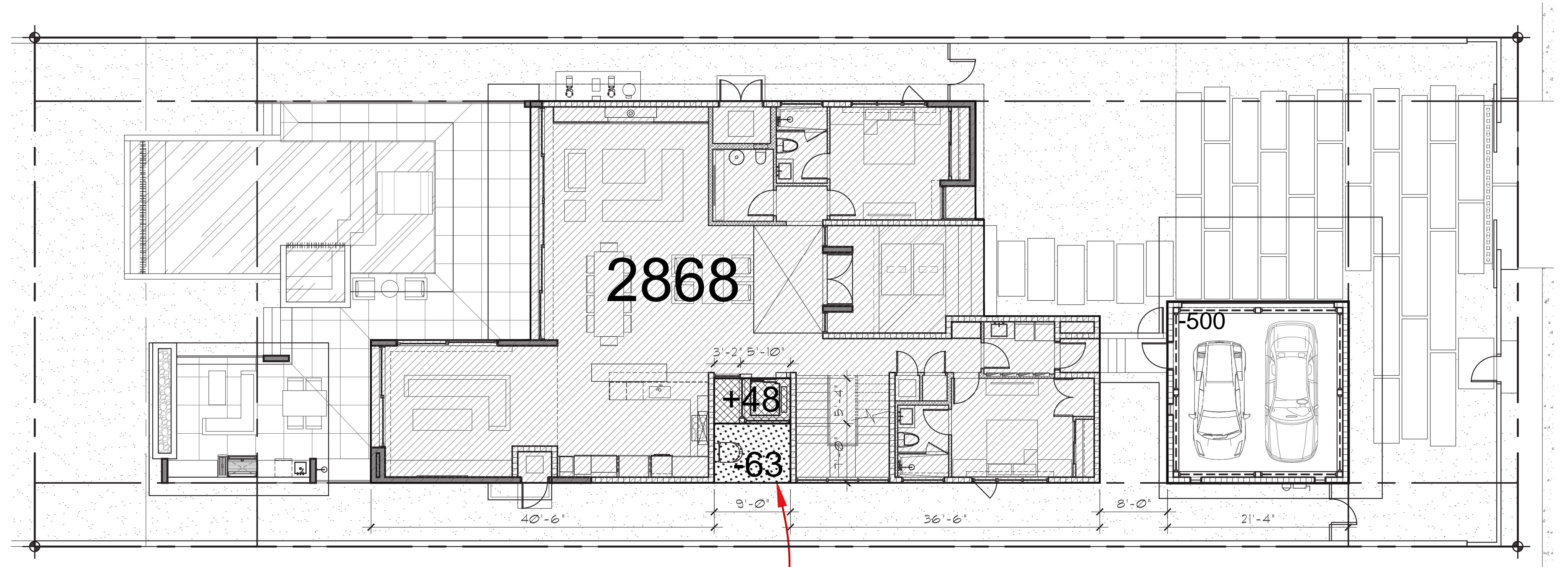
SITEPLAN (PROPOSED)

SIDE COURTYARD AREA
 EXISTING LOT SIZE: 10,500 S. F.
 (100%)
 COURTYARD AREA: 111 S. F.
 COURTYARD % TO LOT AREA: 111 S.F.
 (1.1%)



EXISTING COURTYARD AREA: 111 SQ. FT (1.1%)
 OPEN AREA

SIDE COURTYARD AREA
 EXISTING LOT SIZE: 10,500 S. F.
 (100%)
 COURTYARD AREA: 63 S. F.
 COURTYARD % TO LOT AREA: 63 S.F.
 (0.6%)



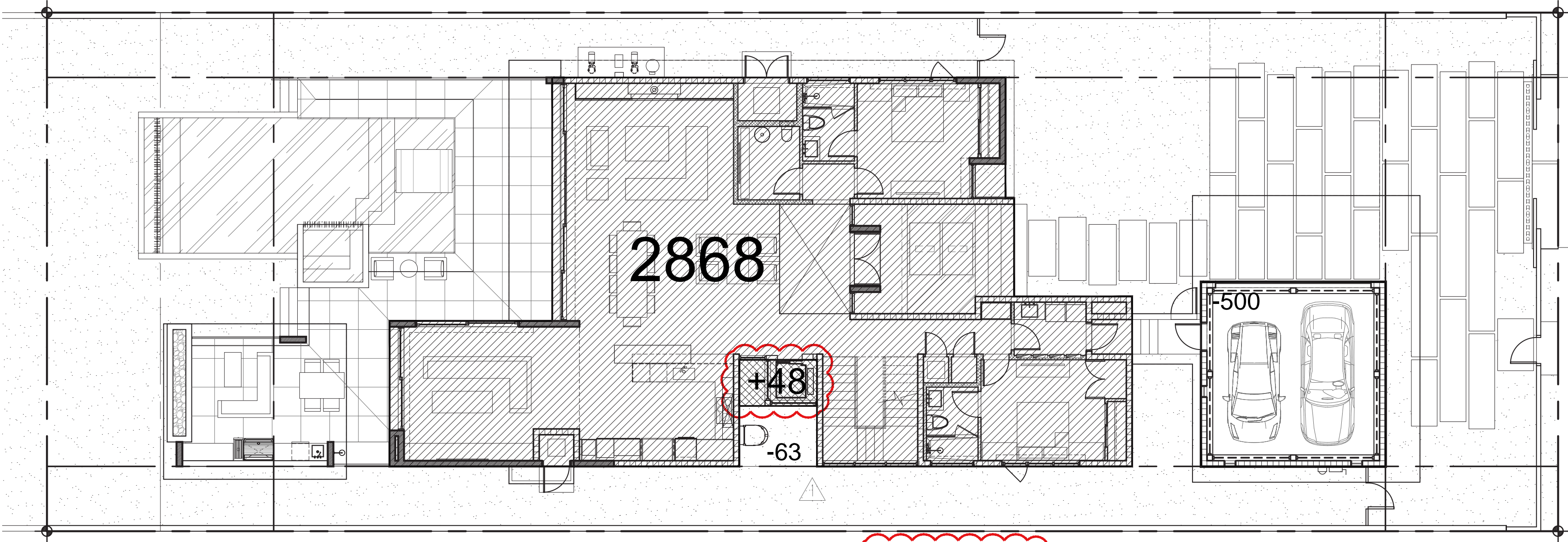
PROPOSED COURTYARD AREA: 63 SQ. FT (0.6%)
 OPEN AREA

NOTES

REQUEST WAIVER OF SEC. 142-106(2d.)

SITE DATA	
EXISTING LOT SIZE:	10,500 S. F. (100%)
BLDG. LOT COVERAGE: MAIN HOUSE	2,868 S. F.
TOTAL BLDG. LOT COVERAGE:	2,868 S.F. (27.3%)

SITE DATA	
EXISTING LOT SIZE:	10,500 S. F. (100%)
BLDG. LOT COVERAGE: MAIN HOUSE	2,916 S. F.
TOTAL BLDG. LOT COVERAGE:	2,916 S.F. (27.8%)



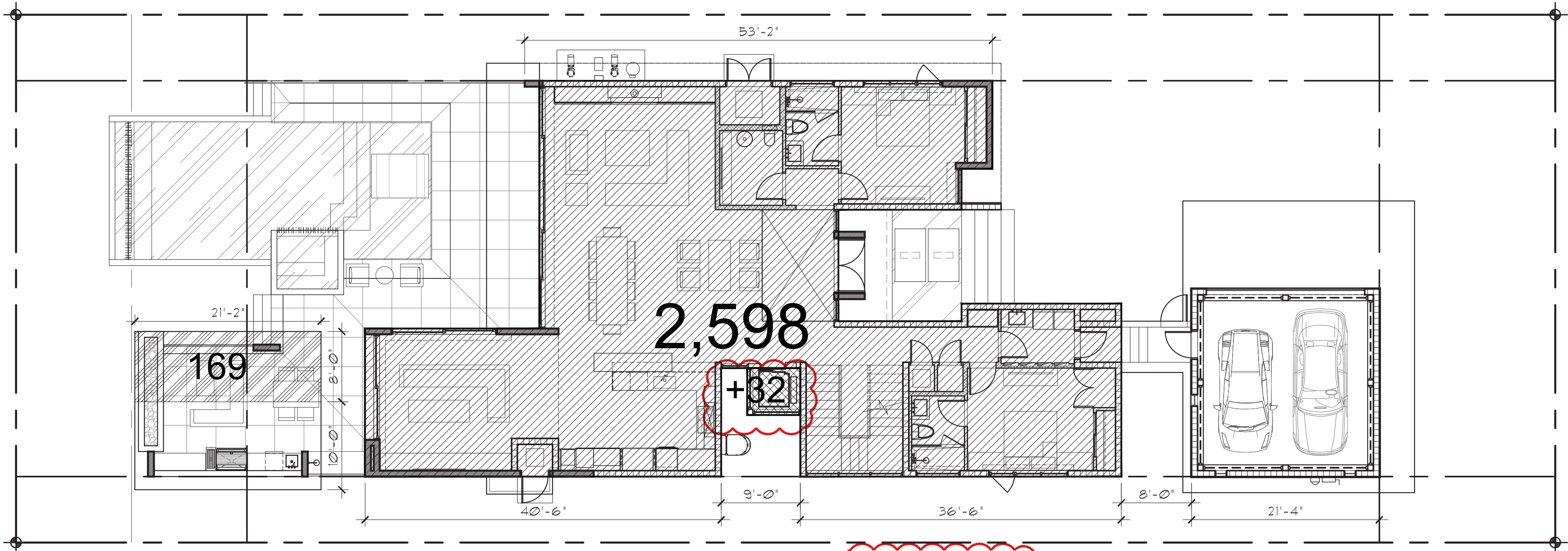
$$2,868 + 48 = 2,916$$

LOT COVERAGE (PROPOSED)

EXISTING UNIT SIZE CALCULATION

BUILDING DATA

MAIN HOUSE:	
FIRST FLOOR	2,598 S. F.
SECOND FLOOR	2,099 S. F.
CABANA	169 S. F.
TOTAL:	4,866 S. F.
GARAGE (NON A/C) (455 - 500)	0 S.F.
TOTAL (NON AC):	0 S.F.
TOTAL UNIT SIZE :	4,866 S. F. (46.3%)

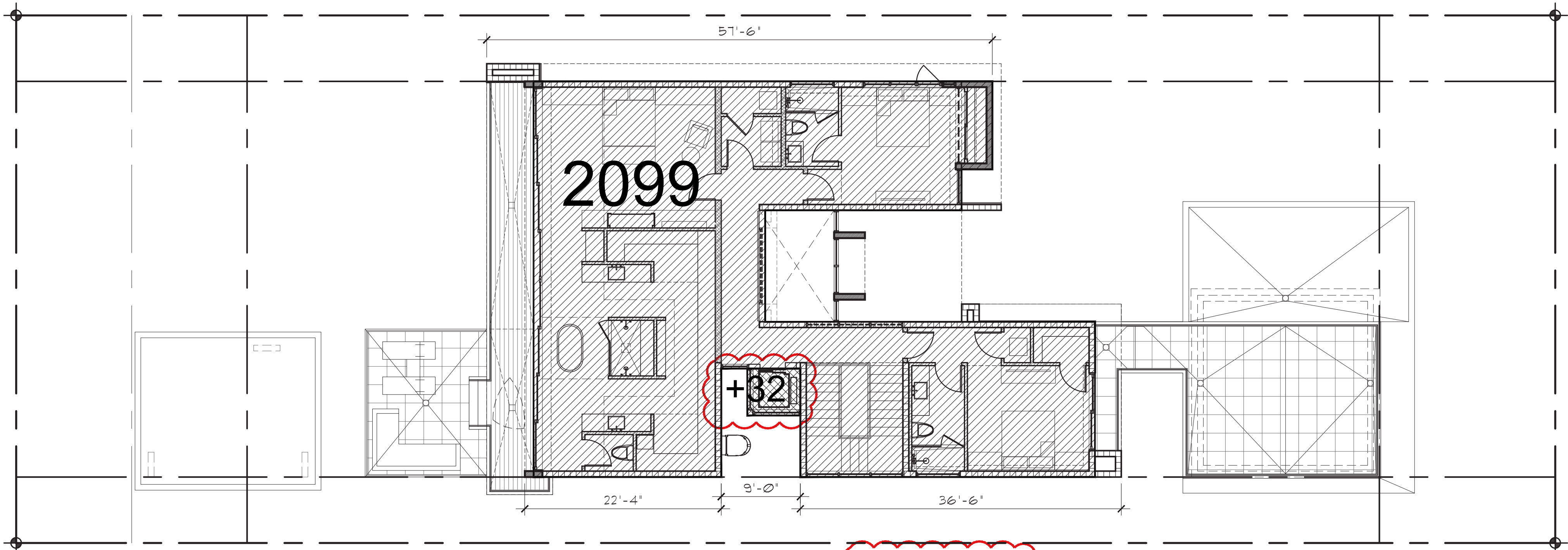


1ST FLOOR UNIT SIZE: $2,598 + 32 = 2,630$

PROPOSED UNIT SIZE CALCULATION

BUILDING DATA

MAIN HOUSE:	
FIRST FLOOR	2,630 S. F.
SECOND FLOOR	2,131 S. F.
CABANA	169 S. F.
TOTAL:	4,930 S. F.
GARAGE (NON A/C) (455 - 500)	0 S.F.
TOTAL (NON AC):	0 S.F.
TOTAL UNIT SIZE :	4,930 S. F. (47.0%)



2ND FLOOR UNIT SIZE: $2,099 + 32 = 2,131$

PROPOSED UNIT SIZE CALCULATION

BUILDING DATA

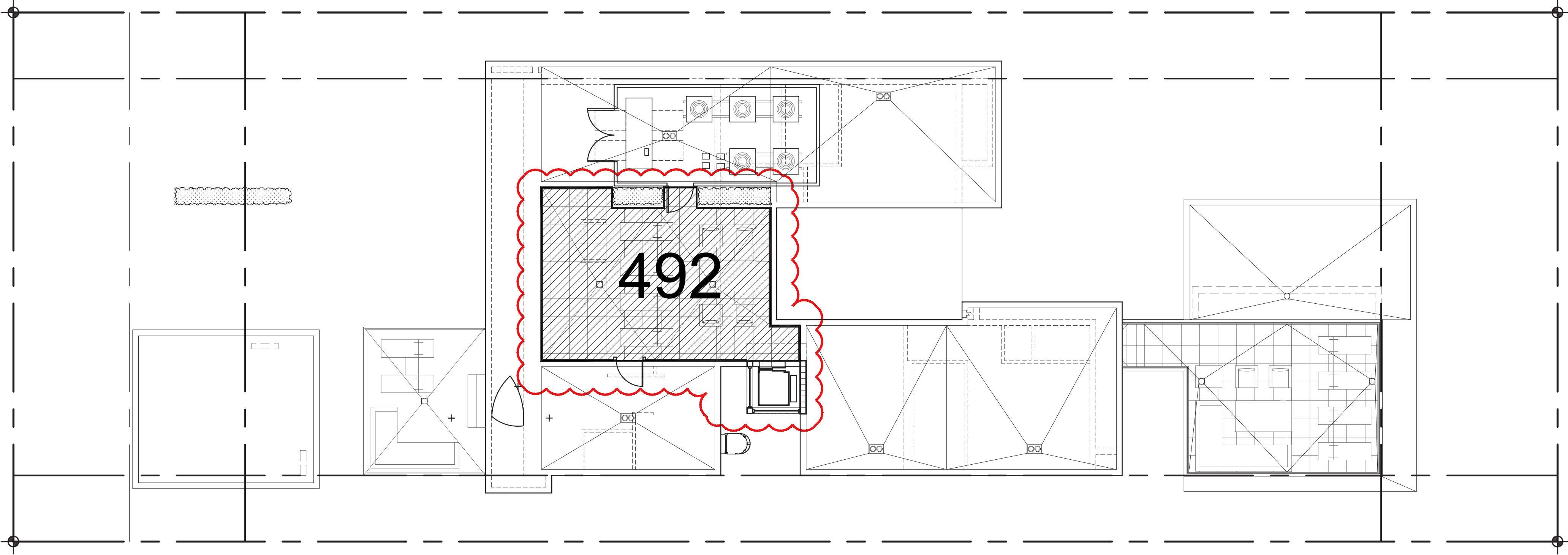
MAIN HOUSE:	
FIRST FLOOR	2,630 S. F.
SECOND FLOOR	2,131 S. F.
CABANA	169 S. F.
TOTAL:	4,930 S. F.
GARAGE (NON A/C) (455 - 500)	0 S.F.
TOTAL (NON AC):	0 S.F.
TOTAL UNIT SIZE :	4,930 S. F. (47.0%)

FLOOR RATIO PERCENTAGE

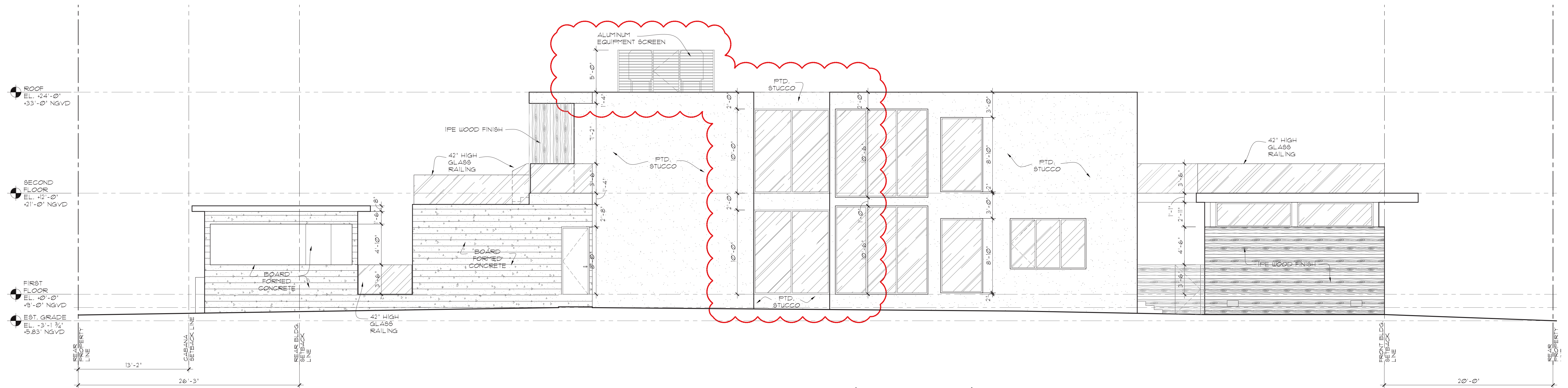
MAIN HOUSE:	
TOTAL FIRST FLOOR	2,630 S. F.
TOTAL SECOND FLOOR	2,131 S. F.
TOTAL:	81.0%

ROOF DECK CALCULATION

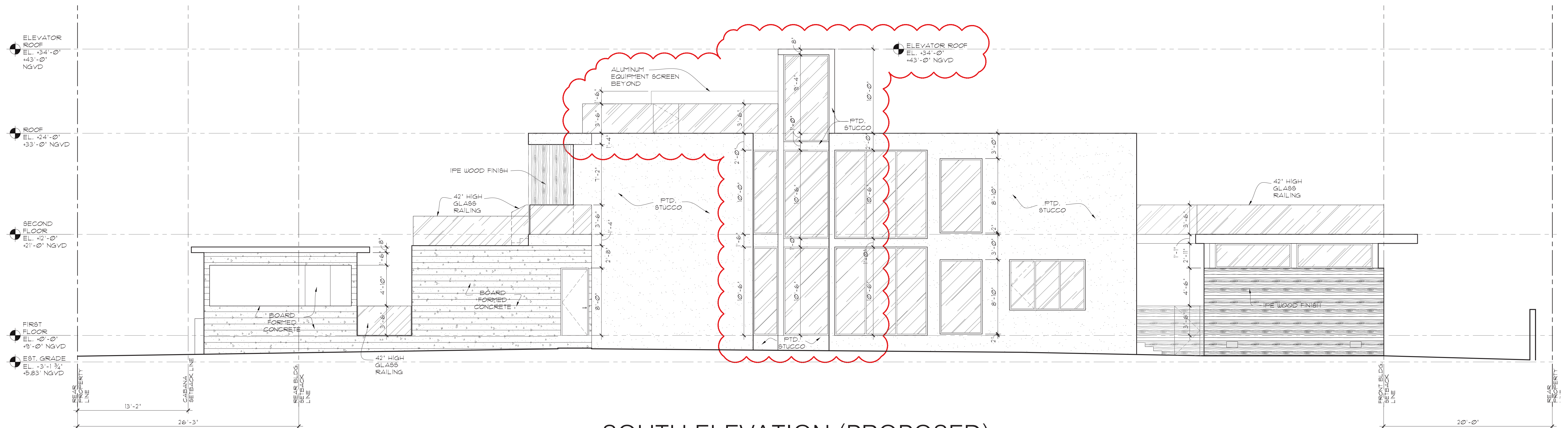
TOTAL SECOND FLOOR AREA	2,131 S. F.
TOTAL ROOF DECK AREA	492 S. F. 23.0%



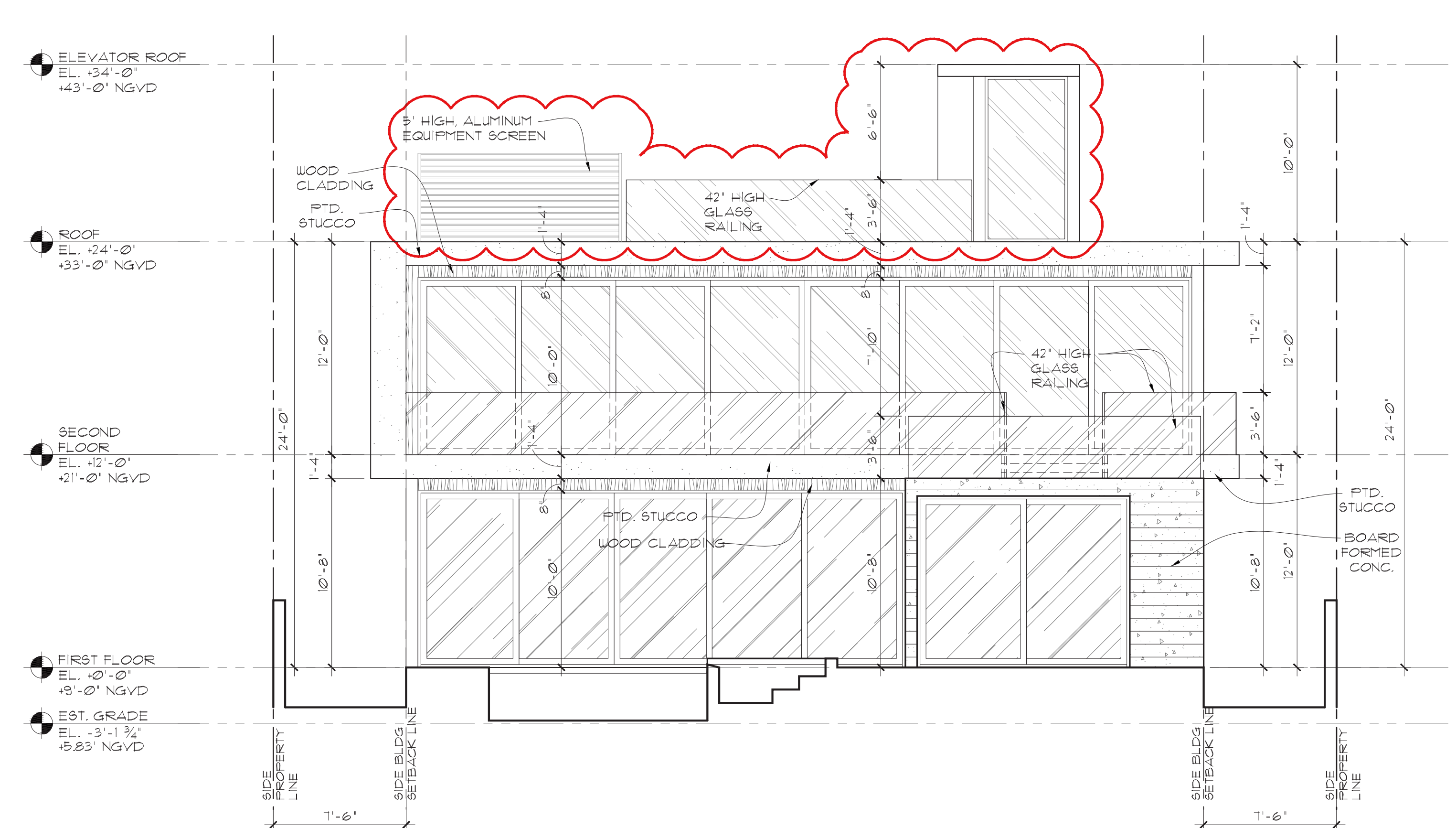
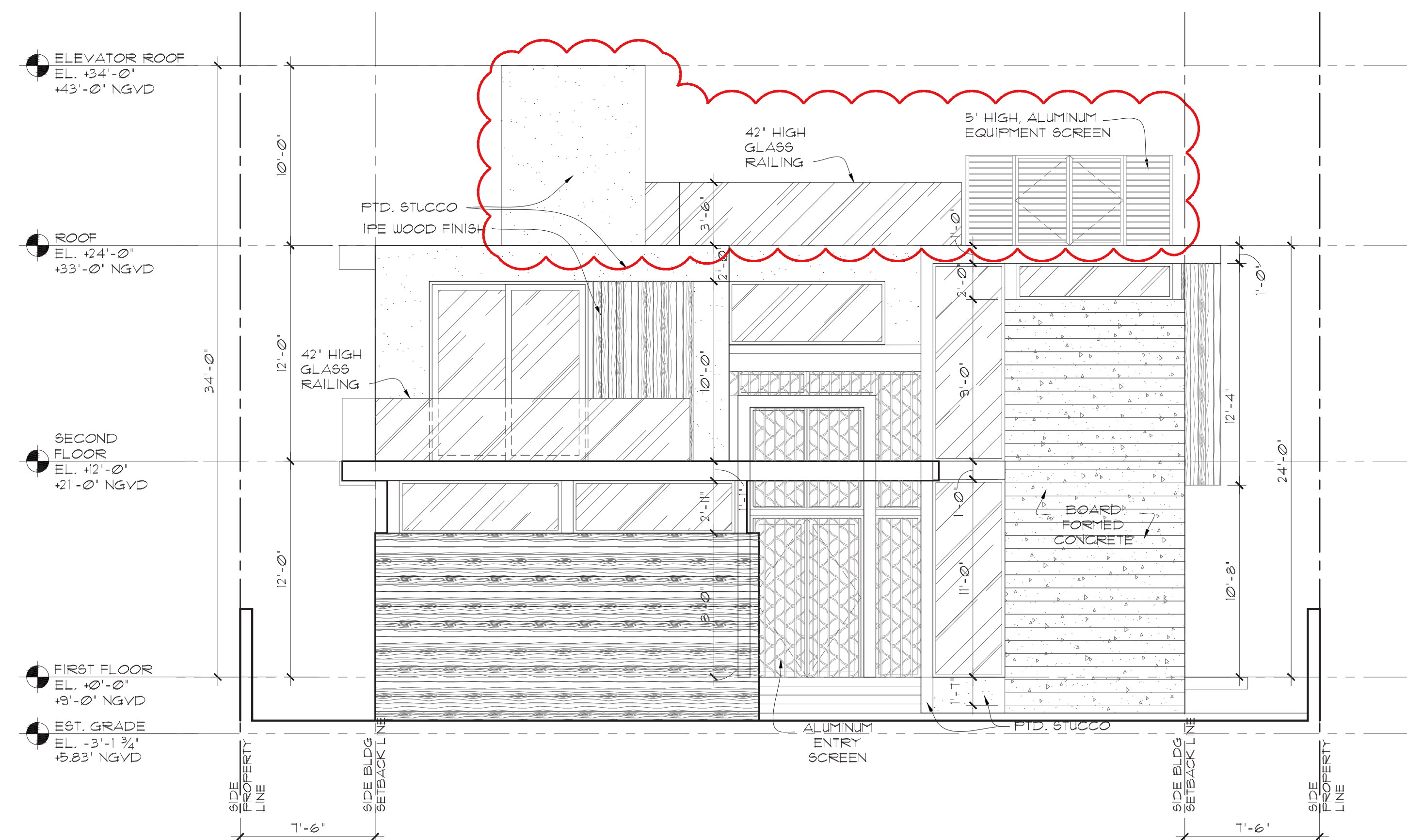
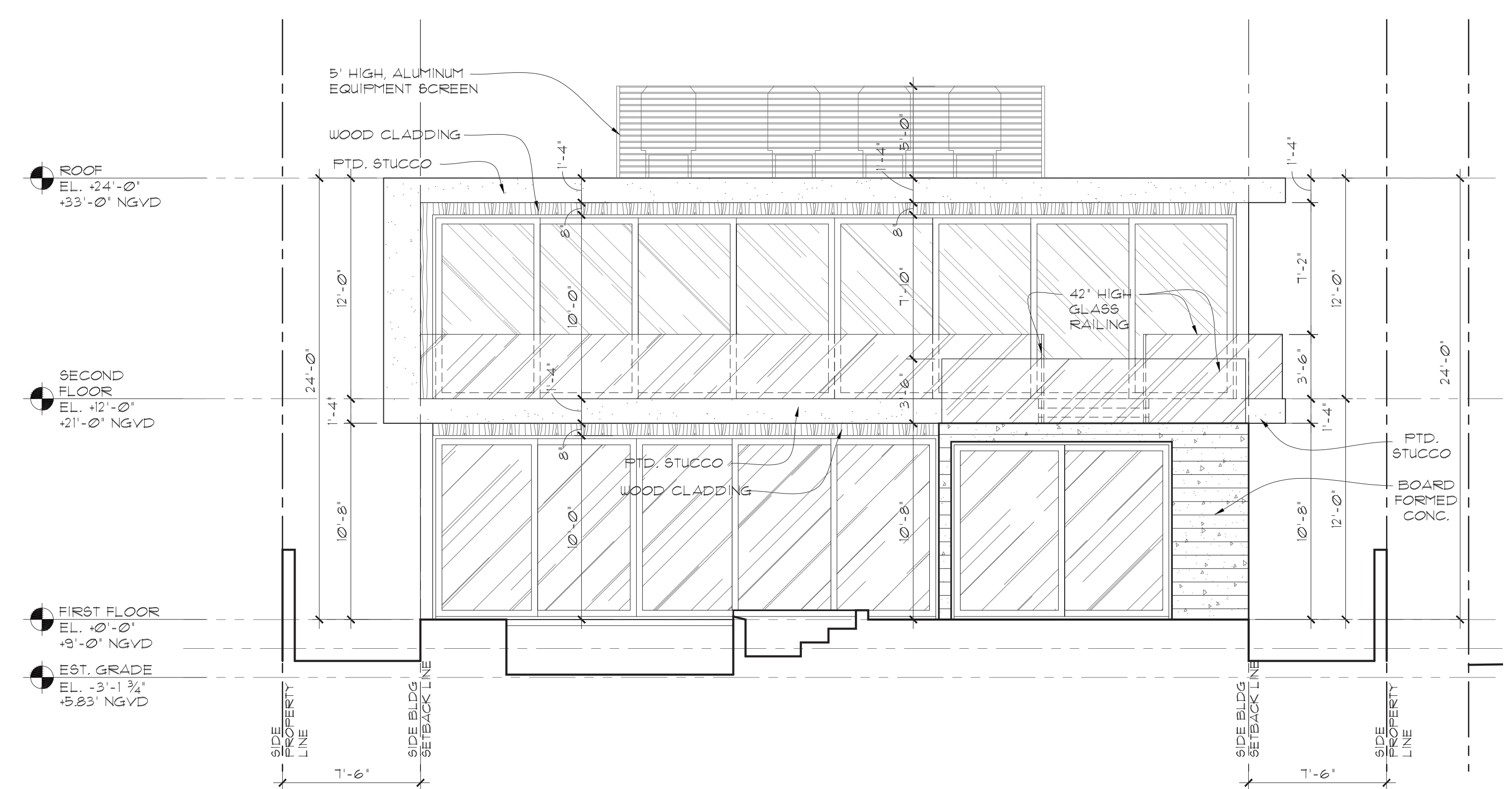
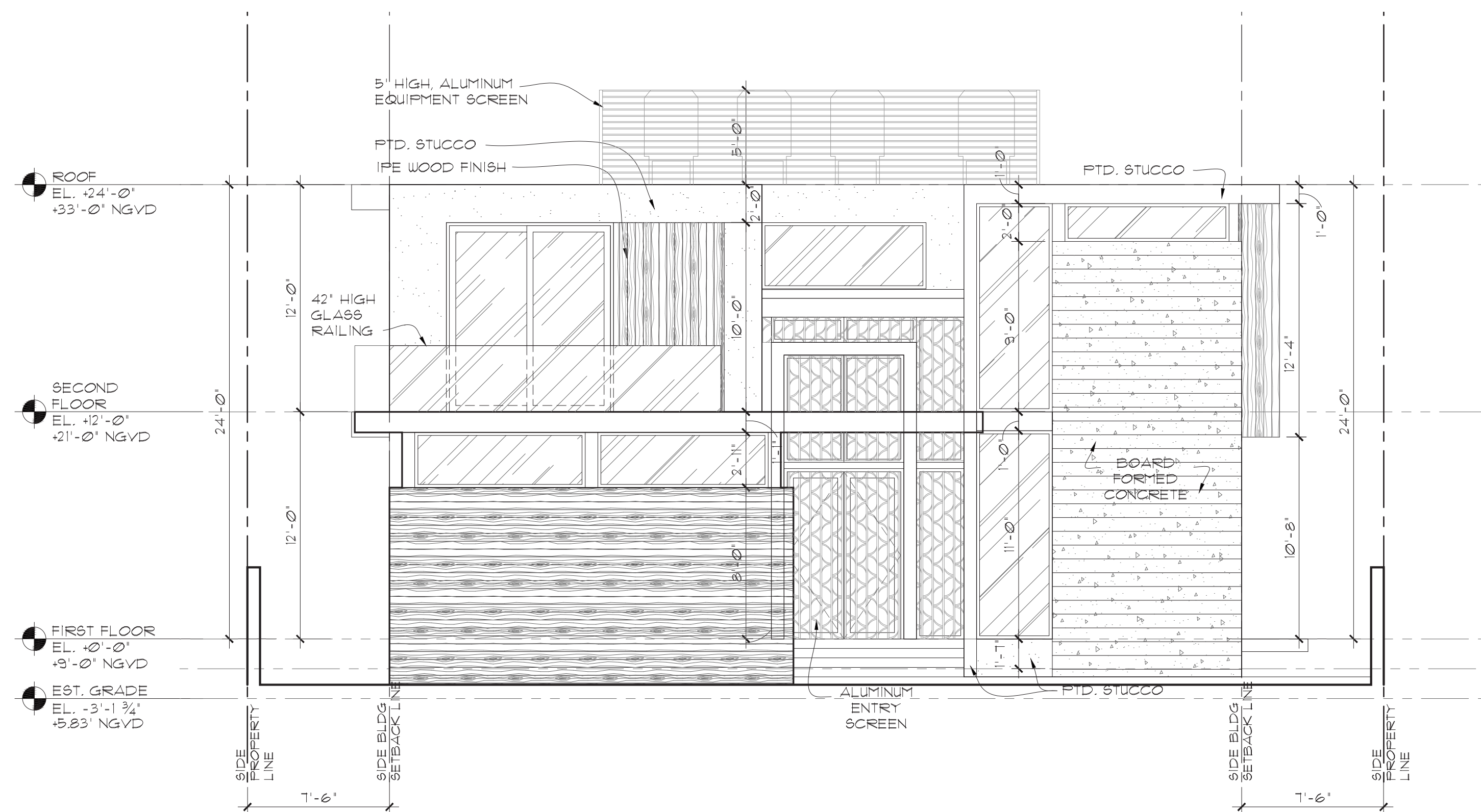
ROOF DECK UNIT SIZE:

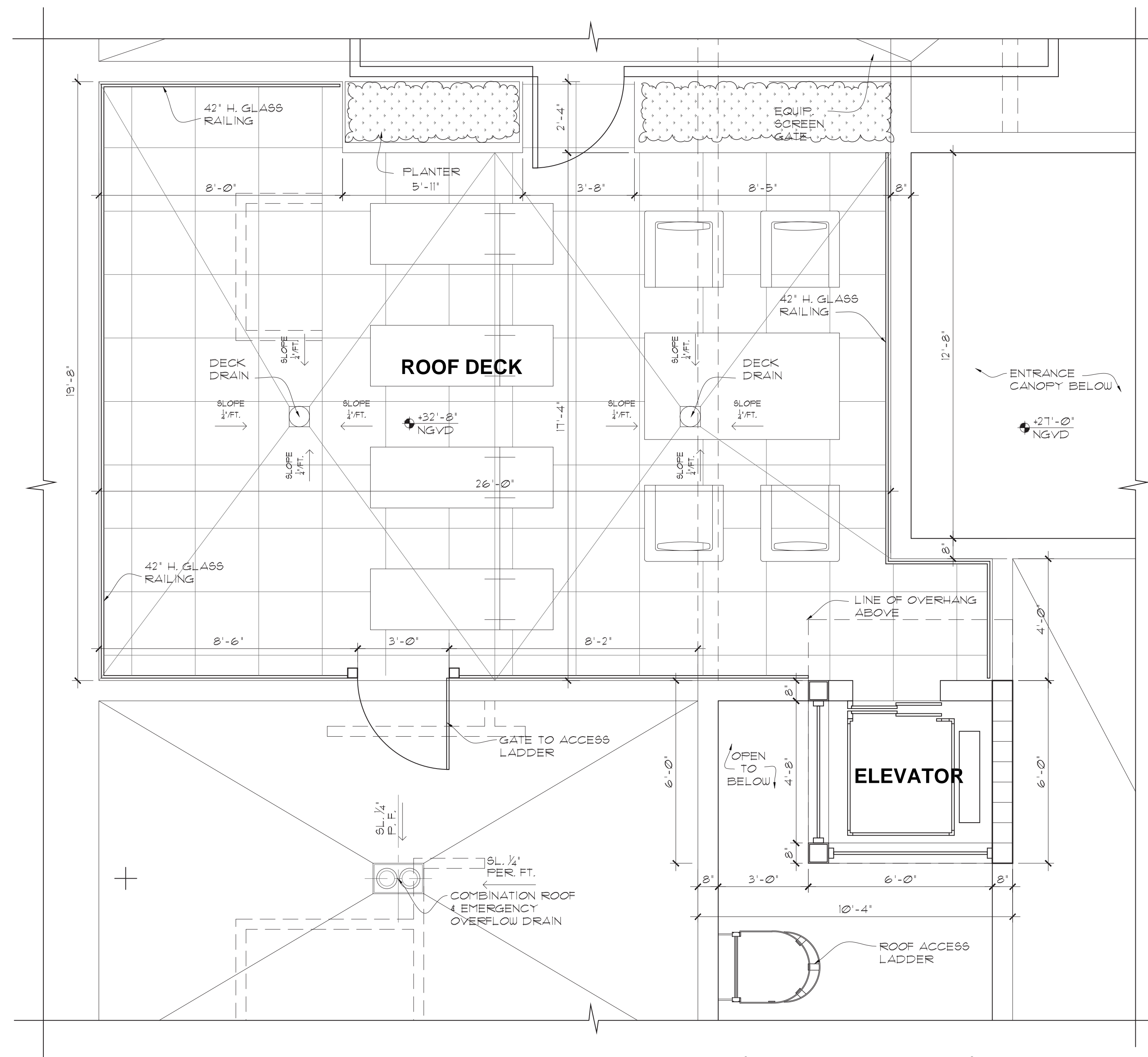


SOUTH ELEVATION (EXISTING)

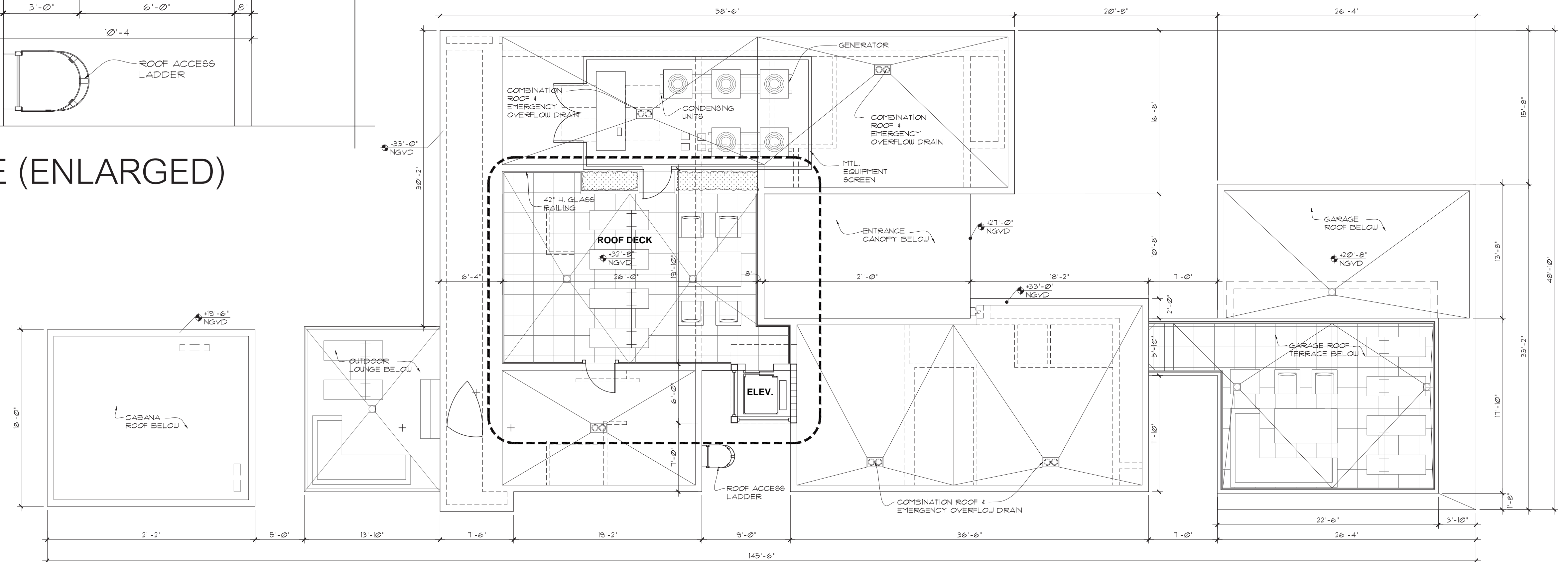


SOUTH ELEVATION (PROPOSED)





PROPOSED ROOF TERRACE (ENLARGED)



PROPOSED ROOF PLAN

ROOF DETAIL

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SITE IMAGE

PAGE 11

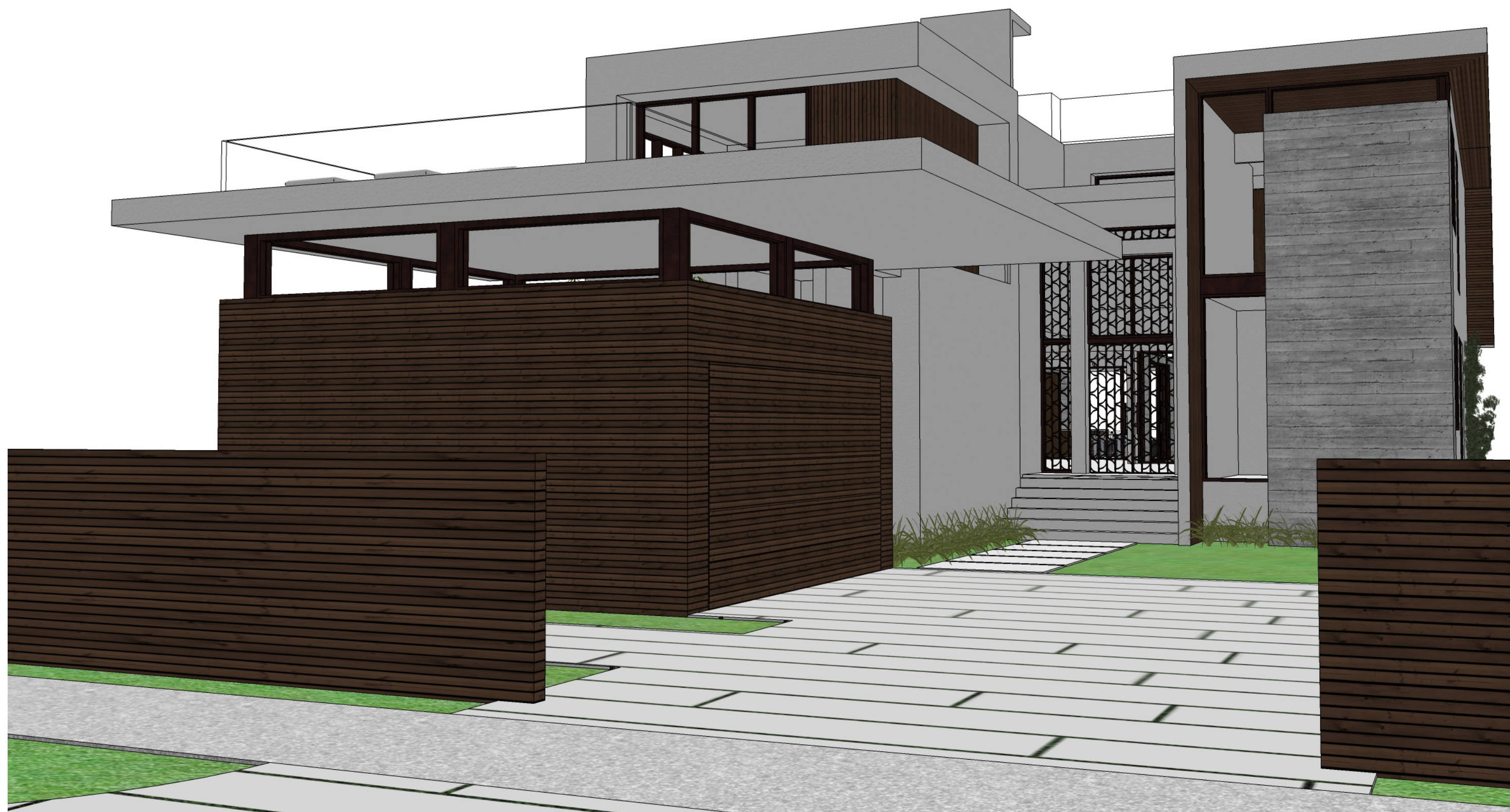
CHOEFF **LEVY** FISCHMAN
ARCHITECTURE + DESIGN

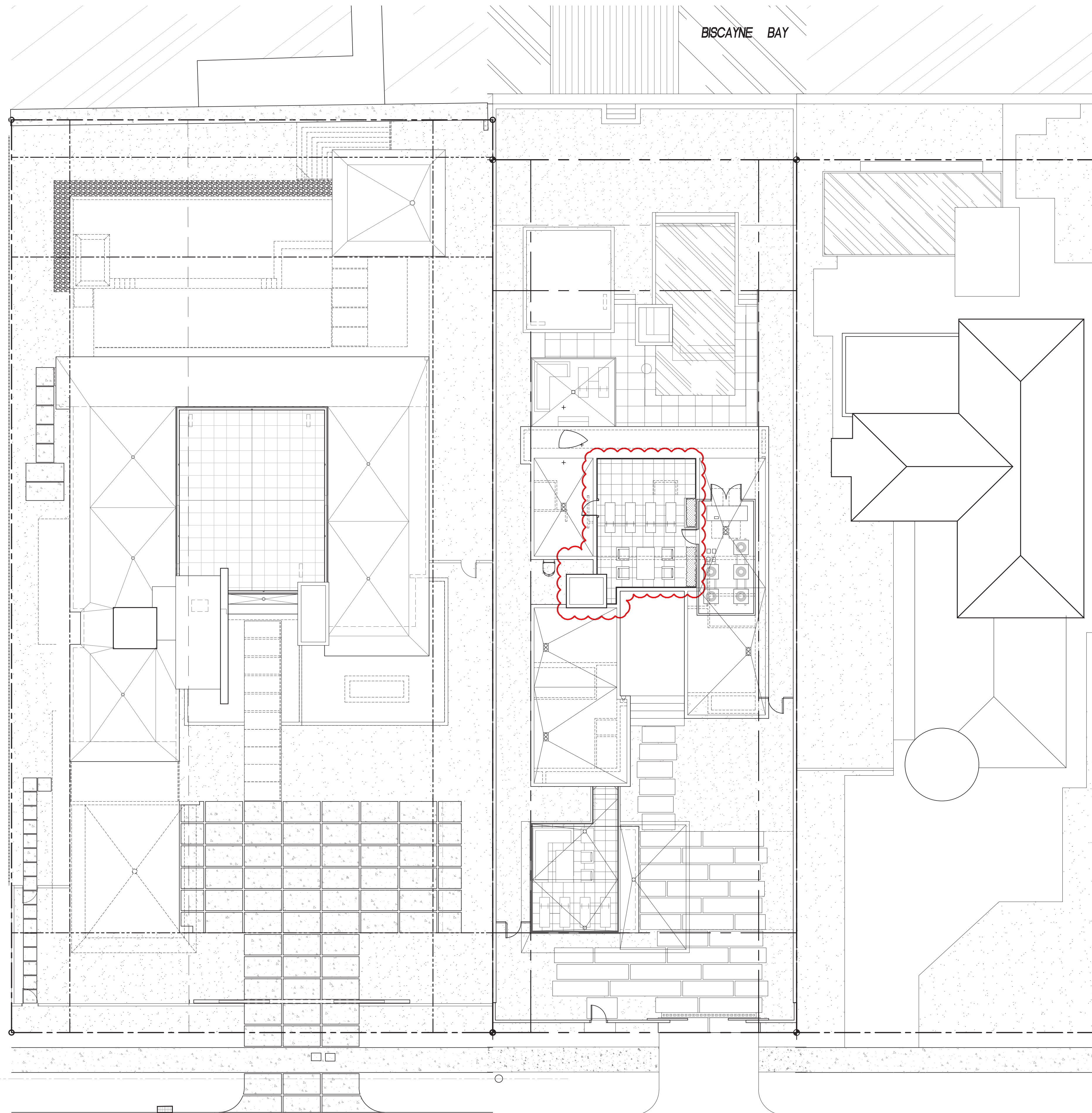


SITE IMAGE

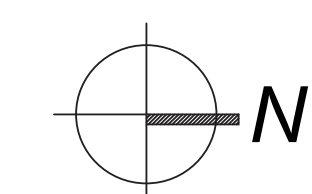
PAGE 12

CHOEFF **LEVY** FISCHMAN
ARCHITECTURE + DESIGN





BISCAYNE BAY



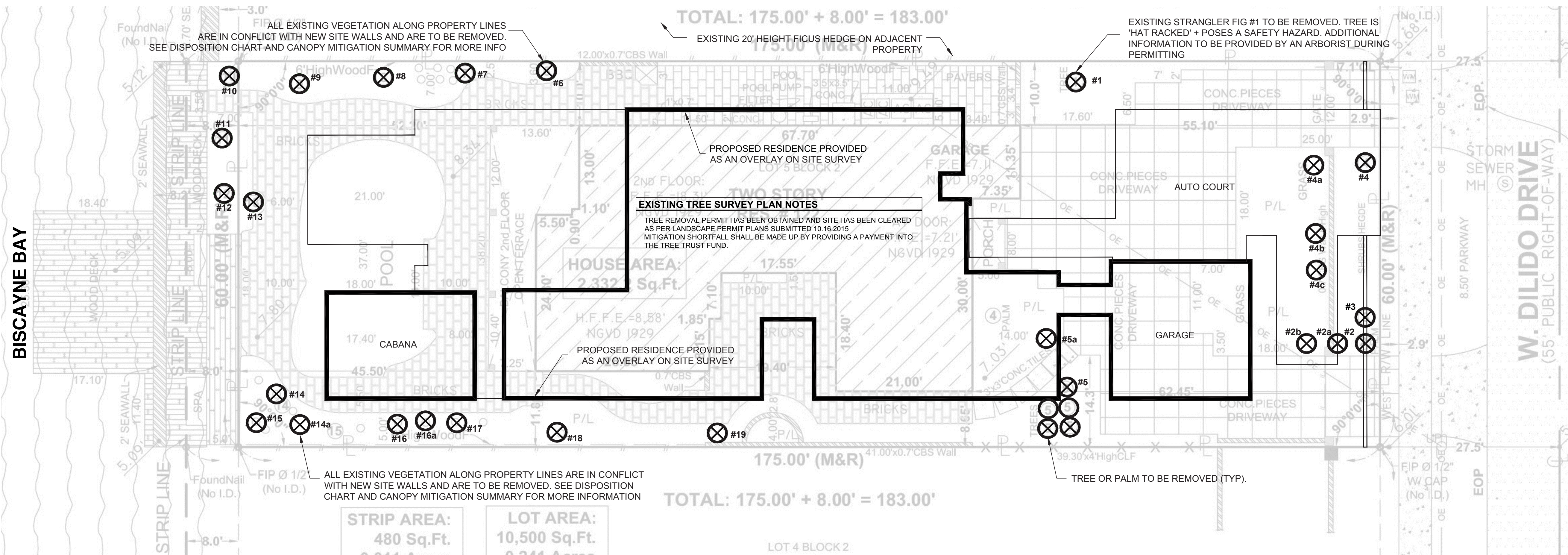
118 W DILIDO

122 W DILIDO

204 W DILIDO

SURROUNDING AREA

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C.M.B. CHAPTER 46, DIVISION 2 - TREE INVENTORY + DISPOSITION PLAN NOTES

1. THIS 'EXISTING TREE INVENTORY + DISPOSITION PLAN' HAS BEEN PREPARED IN ACCORDANCE WITH THE CITY OF MIAMI BEACH, CHAPTER 46 - ENVIRONMENT, DIVISION 2, TREE PRESERVATION and PROTECTION ORDINANCE
2. EXISTING TREE, PALM, AND VEGETATION INFORMATION AS INDICATED HAS BEEN PREPARED AS AN OVERLAY ON THE SURVEY PREPARED BY LAND SURVEYORS AND MAPPERS DATED 01.16.14
3. THE OWNER RESERVES THE RIGHT TO REMOVE ANY VEGETATION NOT LOCATED WITHIN THE CITY R.O.W. w/ a D.B.H. OF LESS THAN 8" WITHOUT OBTAINING A TREE REMOVAL PERMIT
4. A WRITTEN TREE REMOVAL PERMIT IS REQUIRED BY CITY OF MIAMI BEACH P-Z PRIOR TO REMOVING ANY TREES OR PALMS WITH A DBH BETWEEN 8" AND 12" INCHES. A WRITTEN TREE REMOVAL PERMIT IS REQUIRED FROM CITY OF MIAMI BEACH GREENSPACE MANAGEMENT FOR THE REMOVAL OF TREES / PALMS WITH A DBH GREATER THAN 12" INCHES.
5. PLEASE SEE ARBORIST REPORT PREPARED BY ISA CERTIFIED ARBORIST JEREMY CHANCEY DATED 03.28.16
6. PRE PERMIT APPLICATION MEETING WITH MARK WILLIAMS WAS HELD REGARDING THIS PROJECT, UNFORTUNATELY ALL EXISTING VEGETATION ALONG PROPERTY LINES MUST BE REMOVED DUE TO PROPOSED SITE WALLS AND CIVIL IMPROVEMENTS.

C.M.B. CANOPY MITIGATION NOTES

THE CANOPY MITIGATION OF 12,229 SF AS REQUIRED BY THE C.M.B. MITIGATION GUIDELINES HAS BEEN MET AND EXCEEDED. A TOTAL 8,600 SF OF CANOPY HAS BEEN PROVIDED. MITIGATION SHORTFALL SHALL BE MADE UP WITH A PAYMENT INTO THE TREE TRUST FUND.

CANOPY MITIGATION SUMMARY

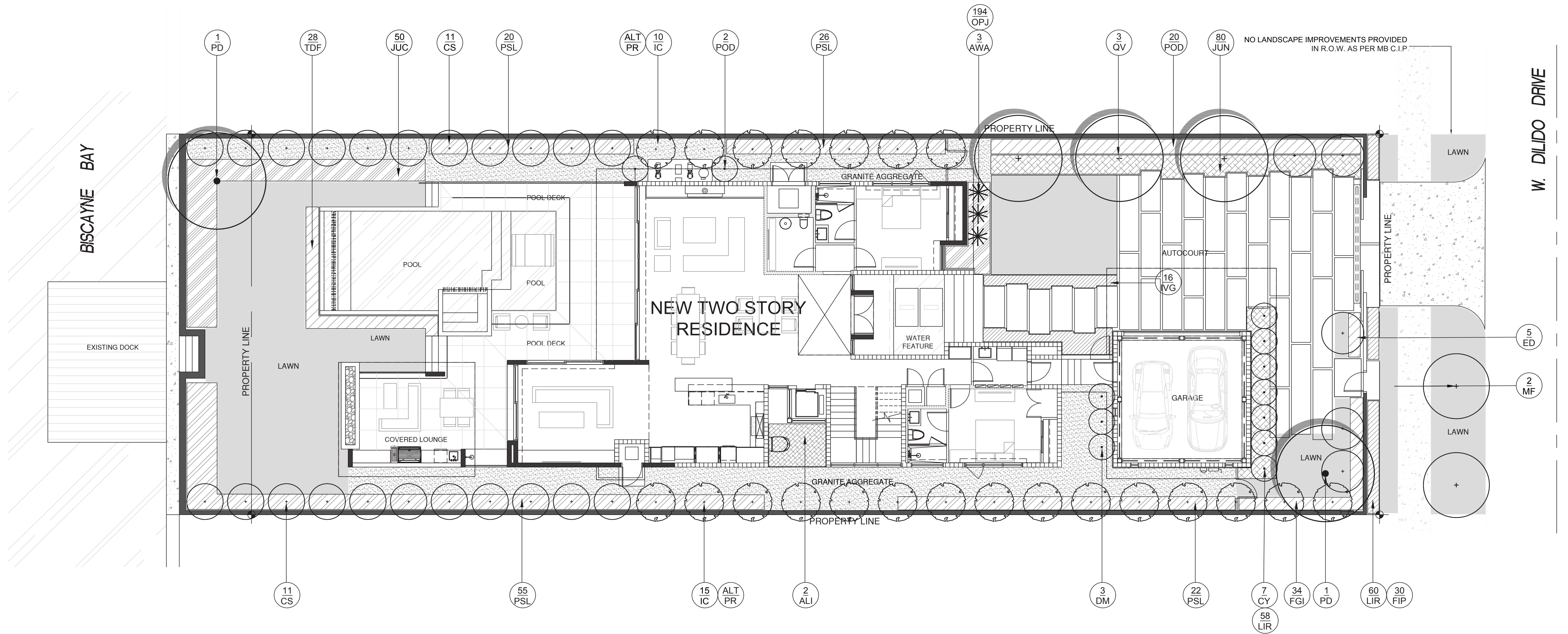
- (3) NATIVE LIVE OAK TREES: 900 SF (MB category I @ 300 SF each)
- (25) NATIVE DAHOONE HOLLY TREES: 3,750 SF (MB category II @ 150 SF each)
- (21) NATIVE SILVER BUTTWOOD TREES: 3,150 SF (MB category IV @ 50 SF each)
- (5) JAPANESE BLUE BERRY TREES 500 SF (MB category III @ 100 SF each)
- (2) NATIVE SIMPSON STOPPER TREES: 200 SF (MB category III @ 100 SF each)
- (2) DATE PALM: 100 SF (MB category IV @ 50 SF each)

C.M.B. EXISTING TREE SURVEY LEGEND

⊗ TREE or PALM TO BE REMOVED.

NUMBER	COMMON NAME	BOTANICAL NAME	SPECIMEN	D.B.H. (IN)	HEIGHT (FT)	SPREAD (FT)	CONDITION	DISPOSITION	CANOPY AREA	CANOPY LOSS / MT. REQ. (SF)	COMMENTS
#1	Strangler Fig Tree	Ficus aurea	YES	+/- 8"	+/- 40'	+/- 35'	POOR	REMOVE	962 SF	962 x 2 = 1,924 SF	HATRACKED, HAZARDOUS
#2	Pygmy Date Palm	Phoenix roebelenii	NO	+/- 8"	+/- 15'	+/- 12'	GOOD	REMOVE	113 SF	113 SF	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED
#2a	Royal Palm	Roystonea elata	YES	+/- 16"	+/- 35'	+/- 20'	GOOD	REMOVE	314 SF	314 x 2 = 628 SF	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED
#2b	Kentia Palm	Howea forsteriana	NO	+/- 8"	+/- 30'	+/- 12'	GOOD	REMOVE	113 SF	113 SF	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED
#3	Latania Palm	Latania loddigesii	NO	+/- 6"	+/- 18'	+/- 15'	GOOD	REMOVE	177 SF	177 SF	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED
#4	Pygmy Date Palm	Phoenix roebelenii	NO	+/- 7"	+/- 10'	+/- 10'	GOOD	REMOVE	79 SF	79 SF	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED
#4a	Royal Palm	Roystonea elata	YES	+/- 18"	+/- 45'	+/- 15'	GOOD	REMOVE	177 SF	177 x 2 = 354 SF	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED
#4b	Royal Poinciana	Delonix regia	YES	+/- 19"	+/- 25'	+/- 25'	POOR	REMOVE	491 SF	491 x 2 = 982 SF	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED
#4c	Chinese Fan Palm	Livistona chinensis	YES	+/- 14"	+/- 20'	+/- 12'	GOOD	REMOVE	113 SF	113 x 2 = 226 SF	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED
#5	Travelers Palm (Cluster)	Ravenea madagascariensis	YES	+/- 25"	+/- 25'	+/- 20'	GOOD	REMOVE	314 SF	314 x 2 = 628 SF	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED
#5a	Canary Island Date Palm	Phoenix canariensis	YES	+/- 24"	+/- 25'	+/- 15'	FAIR	REMOVE	177 SF	177 x 2 = 354 SF	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED
#6	Chinese Fan Palm	Livistona chinensis	NO	+/- 8"	+/- 30'	+/- 12'	GOOD	REMOVE	113 SF	113 SF	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED
#7	Travelers Palm (Cluster)	Ravenea madagascariensis	YES	+/- 12"	+/- 30'	+/- 20'	GOOD	REMOVE	314 SF	314 x 2 = 628 SF	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED
#8	Coconut Palm	Cocos nucifera	NO	+/- 8"	+/- 32'	+/- 20'	GOOD	REMOVE	314 SF	314 SF	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED
#9	Fishtail Palm	Caryota mitis	YES	N/A	+/- 22'	+/- 30'	GOOD	REMOVE	707 SF	707 x 2 = 1414 SF	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED
#10	Thatch Palm	Thrinax radiata	NO	+/- 6"	+/- 21'	+/- 6'	FAIR	REMOVE	28 SF	28 SF	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED
#11	Coconut Palm	Cocos nucifera	NO	+/- 10"	+/- 30'	+/- 20'	GOOD	REMOVE	314 SF	314 SF	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED
#12	Coconut Palm	Cocos nucifera	YES	+/- 12"	+/- 40'	+/- 20'	GOOD	REMOVE	314 SF	314 x 2 = 628 SF	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED
#13	Coconut Palm	Cocos nucifera	YES	+/- 11"	+/- 30'	+/- 20'	GOOD	REMOVE	314 SF	314 x 2 = 628 SF	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED
#14	Travelers Palm (Cluster)	Ravenea madagascariensis	YES	+/- 12"	+/- 22'	+/- 15'	GOOD	REMOVE	177 SF	177 x 2 = 354 SF	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED
#14a	Alexander Palm	Ptychosperma elegans	NO	+/- 9"	+/- 30'	+/- 20'	FAIR	REMOVE	314 SF	314 SF	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED
#15	Chinese Fan Palm	Livistona chinensis	YES	+/- 12"	+/- 12'	+/- 15'	GOOD	REMOVE	177 SF	177 x 2 = 354 SF	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED
#16	Chinese Fan Palm	Livistona chinensis	YES	+/- 12"	+/- 15'	+/- 15'	GOOD	REMOVE	177 SF	177 x 2 = 354 SF	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED
#16a	Travelers Palm	Ravenea madagascariensis	YES	+/- 12"	+/- 20'	+/- 20'	GOOD	REMOVE	314 SF	314 x 2 = 628 SF	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED
#17	Chinese Fan Palm	Livistona chinensis	YES	+/- 12"	+/- 24'	+/- 12'	GOOD	REMOVE	113 SF	113 x 2 = 226 SF	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED
#18	Alexander Palm	Ptychosperma elegans	NO	+/- 9"	+/- 26'	+/- 15'	FAIR	REMOVE	177 SF	177 SF	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED
#19	Alexander Palm	Ptychosperma elegans	NO	+/- 9"	+/- 22'	+/- 10'	GOOD	REMOVE	79 SF	177 SF	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED
TOTAL MITIGATION REQUIRED : 12,229 SF											
TOTAL MITIGATION PROVIDED : 8,600 SF											

EXISTING TREE INVENTORY + DISPOSITION PLAN



C.M.B. CANOPY MITIGATION NOTES

THE CANOPY MITIGATION OF 12,229 SF AS REQUIRED BY THE C.M.B. MITIGATION GUIDELINES HAS BEEN MET AND EXCEEDED. A TOTAL 8,600 SF OF CANOPY HAS BEEN PROVIDED. MITIGATION SHORTFALL SHALL BE MADE UP WITH A PAYMENT INTO THE TREE TRUST FUND.

CANOPY MITIGATION SUMMARY

- (3) NATIVE LIVE OAK TREES: 900 SF (MB category I @ 300 SF each)
- (25) NATIVE DAHOONE HOLLY TREES: 3,750 SF (MB category II @ 150 SF each)
- (21) NATIVE SILVER BUTTWOOD TREES: 3,150 SF (MB category IV @ 50 SF each)
- (5) JAPANESE BLUE BERRY TREES 500 SF (MB category III @ 100 SF each)
- (2) NATIVE SIMPSON STOPPER TREES: 200 SF (MB category III @ 100 SF each)
- (2) DATE PALM: 100 SF (MB category IV @ 50 SF each)

LANDSCAPE LEGEND

MIAMI - DADE COUNTY LANDSCAPE ORDINANCE CHAPTER 18-A (RESIDENTIAL VERSION)

TREES

3 TREES REQUIRED PER LOT / 70 TREES PROVIDED
(3 NATIVE LIVE OAK TREES + 38 NATIVE CLUSIA ROSEA TREES + 25 ITALIAN CYPRESS + 4 OLIVE TREES)

NATIVE TREES

30% OF REQUIRED TREES OR .30 X 3 = 9 NATIVE TREES REQUIRED / 41 NATIVE TREES PROVIDED
(3 NATIVE LIVE OAK TREES + 38 NATIVE CLUSIA ROSEA TREES)

SHRUBS

10 SHRUBS REQUIRED FOR EACH REQUIRED TREE OR 10 X (3) = 30 REQUIRED / 246 SHRUBS PROVIDED
(85 NATIVE DWARF BAHAMA COFFEE SHRUBS)

NATIVE SHRUBS

30% OF TOTAL SHRUBS REQUIRED MUST BE NATIVE OR .30 X 30 = 9 / 124 NATIVE SHRUBS PROVIDED
(124 NATIVE DWARF BAHAMA COFFEE SHRUBS)

LAWN AREA

50% MAXIMUM OF LANDSCAPE AREA; NEW LAWN AREAS ARE LESS THAN 50% OF LANDSCAPE AREA

IRRIGATION SYSTEM

100% COVERAGE PROVIDED PURSUANT TO MIAMI DADE CODE

LANDSCAPE DETAILS NOTES

- CONTRACTOR SHALL REMOVE ALL STAKES, POLES, WELLINGTON TAPE AND / OR BRACING MATERIALS FROM ALL PALMS, TREES, AND SHRUBS, WITHIN (1) YEAR OF INSTALLATION. THIS NOTE IS APPLICABLE TO ALL PLANTING DETAILS ON THIS SHEET.
- EXISTING SITE CONDITIONS HAVE BEEN FIELD VERIFIED BY LANDSCAPE ARCHITECT ON 04.10.16.
- ALL LANDSCAPE AREAS TO BE 100% COVERED BY A FULLY AUTOMATIC IRRIGATION SYSTEM WITH RAIN SENSOR. CONTRACTOR TO PROVIDE SHOP DRAWING OF MODIFIED IRRIGATION SYSTEM TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL.
- SHEETS L-1 thru L-4 TO BE UTILIZED FOR LANDSCAPE AND IRRIGATION PURPOSES ONLY. ALL SITE IMPROVEMENTS INCLUDING GRADING AND DRAINAGE TO BE BY OTHERS. REFER TO ARCHITECTURE AND ENGINEERING PLANS FOR ALL ADDITIONAL INFORMATION.

PLANT LIST - 122 WEST DILIDO DR.

KEY	NATIVE	QTY.	COMMON NAME	BOTANICAL NAME	HEIGHT, SPECIFICATION, & NOTES
TREES					
CS	YES	21	SILVER BUTTWOOD TREES	Conocarpus erectus 'Sericeus'	45 gal., 12' height, matched, equal to Treeworld Wholesale
CY	NO	7	ITALIAN CYPRESS	Cupressus sempervirens	45 gal., 14' height, 2-3' spread, full
IC	YES	25	DAHOONE HOLLY	Ilex cassine	45 gal., 12' height, matched, equal to Treeworld Wholesale
ED	NO	5	JAPANESE BLUEBERRY TREES	Myrcianthus fragrans	100 gal., 12' height, matched, equal to Treeworld Wholesale
MF	YES	2	SIMPSON STOPPER TREES	Myrcianthus fragrans	100 gal., 12' height, matched, equal to Treeworld Wholesale
PR	NO	ALT	BAY RUM TREES	Pimenta racemosa	65 gal., 12' height, matched, equal to Treeworld Wholesale
OV	YES	3	LIVE OAK CATHEDRAL TREE	Quercus virginiana 'Cathedral'	Field grown, 14' height min, 12' spread min
PALMS					
PD	NO	2	MEDJOL DATE PALM	Phoenix dactylifera 'Medjool'	13-14' clear trunk, certified grower full
SHRUBS					
IVG	NO	16	STOKES DWARF YAUPON HOLLY	Ilex vomitoria 'Stokes Dwarf'	15 gallon, globes, 1.5-2' height, 2-3' spread, full, matched
FGI	NO	34	FICUS 'GREEN ISLAND'	Ficus microcarpa 'Green Island'	7 gallon, shrub, 18" height x 18" spread, full, space 18" on center
JUC	NO	50	SHORE JUNIPER	Juniperus conferta	3 gallon, 12" height x 18" spread, full, 24" on center, full
POD	NO	22	PODOCARPUS 'MAKI' SHRUB	Podocarpus macrophyllus	7 gal., full, space 24" o.c. or as necessary to create a uniform hedge at time of planting
PSL	YES	124	DWARF BAHAMA COFFEE	Psychotria ligustrifolia	7 gal., full, space 30" o.c. or as necessary to create a uniform hedge at time of planting
GROUNDCOVERS + GRASSES					
LIR	NO	198	LIRIOPE 'BIG BLUE'	Liriope muscari 'Big Blue'	1 gal., full, space 18" o.c. or as necessary to create a uniform planting area
MIC	NO	40	WART FERN	Microsorium scolopendria	3 gal., full, space 18" o.c. or as necessary to create a uniform planting area
OPJ	NO	194	MONDO GRASS	Ophiopogon japonicus	1 gal., full, space 8" o.c. or as necessary to create a uniform planting area
TDF	YES	28	DWARF FAKAHATCHEE GRASS	Tripsacum floridana	3 gal., full, space 18" o.c. or as necessary to create a uniform planting area
ACCENTS + VINES					
ALI	NO	2	IMPERIAL BROMELIAD	Alcantarea imperialis	15 gal., full,
AWA	NO	3	VARIEGATED WEBER AGAVE	Agave weberi 'Arizona Star'	15 gal., 3' height, 3' spread
DM	NO	10	MEJAE DIOON	Dioon mejiae	7 gallon, 36" height X 36" spread,
FIP	NO	30	CREeping FIG	Ficus pumila	1 gallon, long runners
SOD, AGGREGATE, & MULCH					
DGA			3/8" DECOMPOSED GRANITE AGGREGATE OR STONE TO BE SELECTED, INSTALLED OVER FILTER FABRIC AND WEED BARRIER MATERIAL / OLIMAR, 2" MIN. DEPTH		
MLC			DARK BROWN 'FLORI MULCH' SHREDDED ORGANIC MULCH (NO CYPRESS), TO BE DETERMINED		
SOD			'EMPIRE TURF' ZOYSIA GRASS - OVER 2" TOPSOIL BED, SEE PLANTING SPECS		

LANDSCAPE PLAN 1/8" = 1'-0"

LANDSCAPE

CHOEFF LEVY FISCHMAN
ARCHITECTURE + DESIGN

LANDSCAPE NOTES

- ALL PLANT MATERIAL SHALL BE FLORIDA GRADE NO. 1 OR BETTER.
- CONTRACTOR SHALL BECOME FAMILIAR WITH THE LOCATION OF, AVOID, AND PROTECT ALL UTILITY LINES, BURIED CABLES, AND OTHER UTILITIES.
- TREE, PALM, ACCENT AND BED LINES ARE TO BE LOCATED IN THE FIELD AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

ANY CHANGES TO R.O.W. (RIGHT OF WAY) MATERIAL IN REGARDS TO PLACEMENT OF SPECIES SHALL REQUIRE THE APPROVAL AND CONSULTATION OF THE CITY URBAN FORESTER AND OR CITY STAFF.

- ALL PLANTING SOIL SHALL BE 50:50 TOPSOIL:SAND MIX, FREE OF CLAY, STONES, ROCKS, OR OTHER FOREIGN MATTER. THIS SPECIFICATION INCLUDES ALL BACKFILL FOR BERMS AND OTHER LANDSCAPE AREAS.

CARE SHALL BE TAKEN TO AVOID PLACEMENT OF CONSTRUCTION FILL, GRAVEL, AND OR DEBRIS OVER THE ROOTBALLS OF INSTALLED OR EXISTING TREES AND OR PALMS ON SITE.

SODDED-LAWN AREAS
2" DEPTH PLANTING SOIL SPREAD IN PLACE- THROUGHOUT.

GROUNDCOVER PLANTING BEDS:
6" DEPTH PLANTING SOIL SPREAD IN PLACE- THROUGHOUT.

SHRUB AND HEDGE PLANTING AREAS:
12" DEPTH PLANTING SOIL SPREAD IN PLACE- THROUGHOUT.

TREES, PALMS, SPECIMEN PLANT MATERIAL LOCATIONS:
REMOVE ALL LIMEROCK PRESENT TO A DEPTH OF AT LEAST 30" BEFORE PLACING NEW PLANTING SOIL. APPLY NEW CLEAN PLANTING SOIL IN PLANTING AREA AS REQUIRED

- THE SITE CONTRACTOR SHALL BE RESPONSIBLE TO BRING ALL GRADES TO WITHIN 2" OF FINAL GRADES. THIS SHALL INCLUDE A 2" APPLICATION OF 50:50 TOPSOIL:SAND MIX FOR ALL LANDSCAPE AND AREAS TO BE SODDED.
- THE LANDSCAPE CONTRACTOR SHALL CALCULATE AND SUBMIT AN ITEMIZED PRICE FOR THE 2" APPLICATION OF 50:50 MIX FOR ALL SOD AREAS AS A REFERENCE IN THE CASE THAT THERE WOULD BE A DISCREPANCY BETWEEN SITE AND LANDSCAPE CONTRACTORS AND NOTIFY THE SITE CONTRACTOR OR PROJECT SUPERINTENDENT AS TO THIS DISCREPANCY. IT WILL THEN BE DETERMINED WHICH PARTY WILL PROVIDE THIS 2" TOPSOIL:SAND APPLICATION AND SUBSEQUENT PAYMENT OTHER PLANTING SOIL MIXES TO BE ADDED, I.E. FOR TREES, PALMS, SPECIMEN PLANTS, SHRUBS AND GROUNDCOVERS SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR AND BE INCLUSIVE WITH THE LANDSCAPE BID.
- ALL EXISTING TREE + PALM INFORMATION THAT HAS BEEN PROVIDED ON THIS PLAN FOLLOWS THE MIAMI DADE COUNTY E.R.M. TREE PERMITTING GUIDELINES. ANY TREES OR PALMS CONSIDERED INVASIVE OR THAT FALLS UNDER THE TREE PERMIT EXEMPTION / PROHIBITED SPECIES LIST 24-94 (4) MAY NOT BE SHOWN FOR CLARITY PURPOSES. ANY DISCREPANCIES IF NOTED UPON FURTHER FIELD INSPECTION SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE LANDSCAPE ARCHITECT.
- IRRIGATION SHALL PROVIDE FOR A 100% COVERAGE WITH 50% OVERLAP MINIMUM AND BE PROVIDED BY A FULLY AUTOMATIC IRRIGATION SYSTEM W/ RAIN MOISTURE SENSOR ATTACHED TO CONTROLLER. ALL FLORIDA BUILDING CODE APPENDIX "F" IRRIGATION REQUIREMENTS SHALL BE STRICTLY ADHERED TO FOR INSTALLATION AND PREVAILING WATER MANAGEMENT DISTRICT RESTRICTIONS AND REGULATIONS SHALL BE IN COMPLIANCE FOR POST-INSTALLATION WATERING SCHEDULES. CONTRACTOR SHALL COORDINATE WITH THE IRRIGATION CONTRACTOR AND LEAVE PROVISIONS FOR ALL SLEEVING AND PIPE ROUTING. ALL UNDERGROUND UTILITIES TO BE LOCATED BY DIALING 811 AS REQUIRED BY LAW.
- ALL EXISTING TREE + PALM INFORMATION THAT HAS BEEN PROVIDED ON THIS PLAN FOLLOWS THE MIAMI DADE COUNTY E.R.M. TREE PERMITTING GUIDELINES. ANY TREES OR PALMS CONSIDERED INVASIVE OR THAT FALLS UNDER THE TREE PERMIT EXEMPTION / PROHIBITED SPECIES LIST 24-94 (4) MAY NOT BE SHOWN FOR CLARITY PURPOSES. ANY

IRRIGATION NOTES

- IRRIGATION CONTRACTOR SHALL PROVIDE, FURNISH, AND INSTALL A FULLY AUTOMATIC IRRIGATION SYSTEM WHICH WILL COMPLY WITH ALL LOCAL CODE, STATE CODE, & WATER MANAGEMENT DISTRICT (SWFMD) REQUIREMENTS.
- THE IRRIGATION CONTRACTOR SHALL SCHEDULE AN ON-SITE PRE-CONSTRUCTION CONFERENCE WITH THE OWNER AND THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO COMMENCEMENT OF INSTALLATION OF THE IRRIGATION SYSTEM.
- CONTRACTOR SHALL INSTALL POP-UP TYPE HEADS. SPRAY TYPE SHALL BE ROTOR, IMPACT, SPRAY, OR BUBBLER AND SHALL BE INSTALLED SO AS NOT TO CAUSE ANY OVERSPRAY ONTO ANY PAVED SURFACES, I.E. ROADS, SIDEWALKS, ETC. ALL FIXTURES SHALL BE "TORY", "RAINBIRD" OR AN APPROVED EQUAL. ALL WORK SHALL BE DONE IN A PROFESSIONAL MANNER AS PER MANUFACTURER'S SPECIFICATIONS.
- ALL MAIN SUPPLY LINE SHALL BE PVC SCHEDULE 40 PIPE. ALL PVC FITTINGS SHALL BE SCHEDULE 40. THE MAINLINE IS SHOWN SCHEMATICALLY. LOCATE MAIN LINES IN LANDSCAPE AREAS WHERE POSSIBLE AND SLEEVE UNDER PAVEMENT WHERE NECESSARY. MAINLINES SHALL BE IN THE SAME TRENCH WITH THE LATERAL LINES WHERE POSSIBLE.
- CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE LOCATION OF AND AVOID & PROTECT ALL UTILITY LINES, DUCTS, BURIED CABLES AND OTHER UTILITIES IN THE AREA. CONTRACTOR WILL BE RESPONSIBLE FOR THE REPAIR, LIABILITY, AND COSTS INCURRED IN THE DAMAGE OR DESTRUCTION OF SAID UTILITIES. CALL SUNSHINE STATE ONE CALLS 811, 48 HOURS PRIOR TO COMMENCEMENT OF ANY WORK FOR PROPER UTILITY LOCATION AND CLEARANCES.
- THE CONTRACTOR SHALL SECURE ALL WORK WITH THE PROJECT MANAGER, LANDSCAPE CONTRACTOR AND ALL OTHER CONTRACTORS TO INSURE PROPER INSTALLATION, SCHEDULING, AND PROCEDURE.
- THE CONTRACTOR SHALL COORDINATE WITH THE PROJECT MANAGER TO PROVIDE ELECTRICAL SUPPLY TO THE CONTROLLER, PUMP, ETC. AS NEEDED.

DISCREPANCIES IF NOTED UPON FURTHER FIELD INSPECTION SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE LANDSCAPE ARCHITECT.

- ALL PLANTING BEDS SHALL BE MULCHED TO A DEPTH OF 2" WITH A SMALL GRAY GRANITE AGGREGATE or APPROVED ORGANIC MULCH FREE FROM WEEDS AND PESTS. NO 'CYPRESS MULCH' OR 'RED DYED MULCH' TO BE ACCEPTED. KEEP MULCH 6" AWAY FROM TREE OR PALM TRUNKS AS PER INDUSTRY RECOMMENDATIONS.

- SOD SHALL BE 'EMPIRE TURF' ZOYSIA GRASS IN ALL LAWN AREAS AS SHOWN ON THE PLANS. SOD SHALL BE STRONGLY ROOTED, FREE FROM WEED, FUNGUS, INSECTS AND DISEASE. CONTRACTOR SHALL SOD ALL AREAS AS INDICATED ON THE PLANS OR AS DIRECTED. PAYMENT SHALL BE DETERMINED BY THE TOTAL MEASURED SODDED AREAS X THE UNIT PRICE SUBMITTED AND FIELD VERIFIED. SOD SHALL CARRY A 5-MONTH WARRANTY.

- ALL TREES, PALMS, SHRUBS AND GROUNDCOVERS, AND SOD / LAWN SHALL CARRY A ONE-YEAR WARRANTY FROM THE DATE OF FINAL ACCEPTANCE.

- ALL TREES AND PALMS SHALL BE STAKED PER ACCEPTED STANDARDS BY THE FLORIDA NURSERYMEN & GROWERS LANDSCAPE ASSOCIATION (FNLGA) AND ANSI A-300 (PART 6)-2012 TREE, SHRUB, AND OTHER WOODY PLANT MANAGEMENT STANDARD PRACTICES (PLANTING AND TRANSPLANTING). CONTRACTOR SHALL ENSURE THAT THE PLANS, DETAILS, SPECIFICATIONS AND NOTES HAVE BEEN ADHERED TO AND THAT THE LANDSCAPE AND IRRIGATION INSTALLATION IS COMPLIANT TO ALL ITEMS AS DIRECTED ON THE PLANS PRIOR TO SCHEDULING OF THE FINAL INSPECTION.**

CONTRACTOR SHALL REMOVE ALL STAKES, POLES, WELLINGTON TAPE AND OR BRACING MATERIALS FROM ALL PALMS, TREES AND SHRUBS WITHIN 1 YEAR OF INSTALLATION.

- THE PLANT LIST IS INTENDED ONLY AS AN AID TO BIDDING. ANY DISCREPANCIES FOUND BETWEEN THE QUANTITIES ON THE PLAN AND PLANT LIST, THE QUANTITIES ON THE PLAN SHALL BE HELD VALID.

- IF NECESSARY, CONTRACTOR SHALL PROVIDE A WATER TRUCK DURING PLANTING TO ENSURE PROPER WATERING- IN DURING INSTALLATION AND CONTRACTOR WILL BE RESPONSIBLE FOR CONTINUAL WATERING UNTIL FINAL ACCEPTANCE BY THE OWNER.

A MINIMUM OF 6 MONTHS OF SUPPLEMENTAL HAND OR AUTOMATIC IRRIGATION SYSTEM WATERING SHALL BE REQUIRED TO AID IN NEW TREE OR PALM ESTABLISHMENT.

- FERTILIZATION: ONE COMPLETE APPLICATION OF GRANULAR FERTILIZER SHALL BE APPLIED PRIOR TO FINAL ACCEPTANCE AND APPROVAL BY THE LANDSCAPE ARCHITECT. FERTILIZER SHALL BE OSMACOTE OR APPROVAL EQUAL.

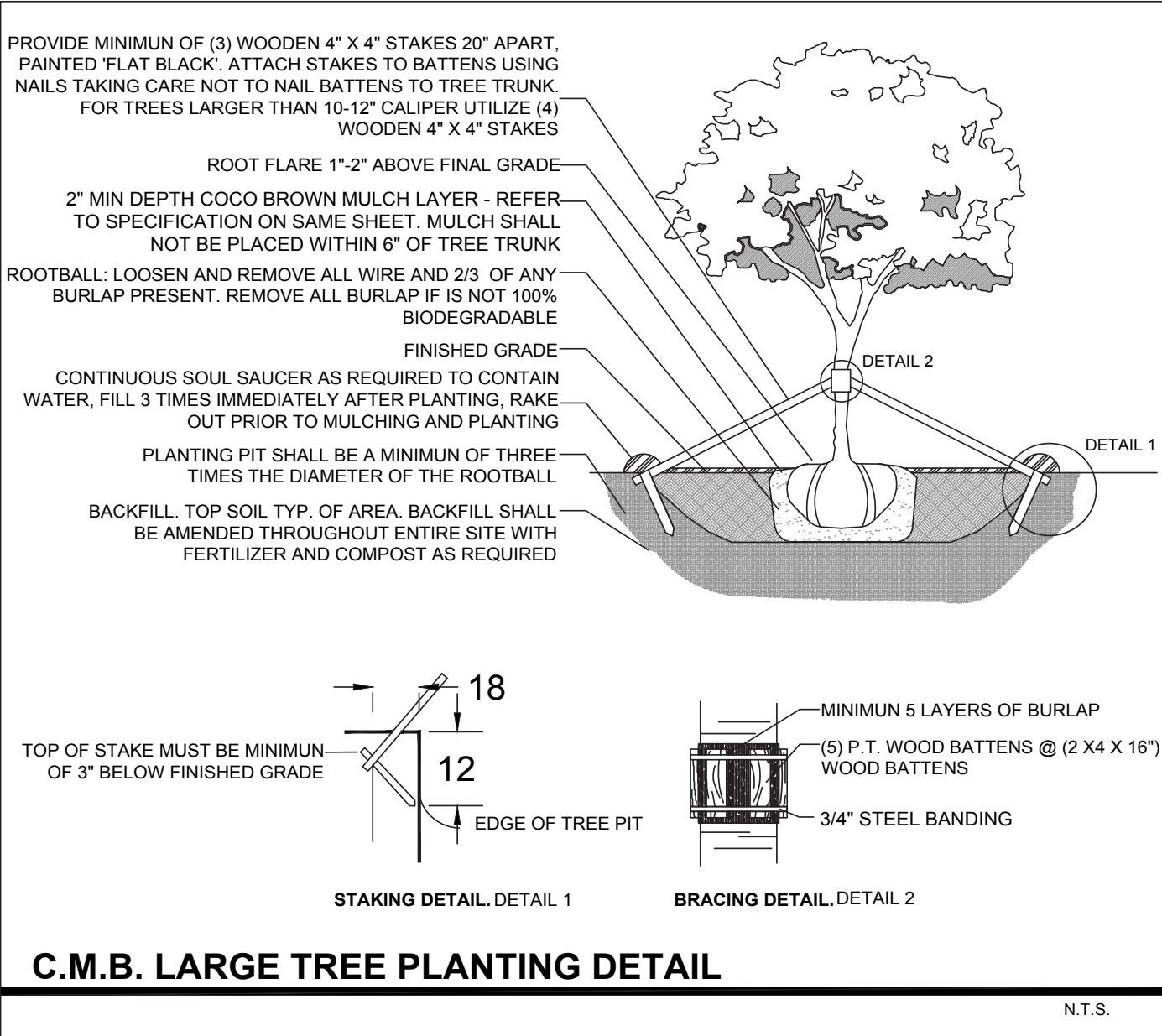
- SHOULD ANY TREES OR PALMS BE DAMAGED THEY SHALL BE EVALUATED BY THE CITY URBAN FORESTER TO DETERMINE CORRECTIVE ACTIONS THAT MAY INCLUDE REMOVAL, CORRECTIVE PRUNING AND OR REPLACEMENT. ANY CORRECTIVE ACTION REQUIRED SHALL BE PERFORMED IN ACCORDANCE WITH A MIAMI DADE COUNTY CODE, ANSI-A 300 PRUNING STANDARDS AND OR AN ISSUED ERM TREE PERMIT OR ENVIRONMENTAL PERMIT. ANY CORRECTIVE PRUNING REQUIRED SHALL BE PERFORMED BY AN ISA CERTIFIED ARBORIST OR ASCA CONSULTING ARBORIST AND THE CITY URBAN FORESTER SHALL BE CONSULTED.**

- ALL TREES + PALMS TO REMAIN OR BE RELOCATED ON SITE IN THE VICINITY OF CONSTRUCTION ACTIVITIES, SHALL BE PROTECTED THROUGH THE USE OF TREE PROTECTION BARRICADES INSTALLED AT THE TREE OR PALM DRIP LINE. A TREE PROTECTION FENCE SHALL BE CONSTRUCTED PRIOR TO ANY CONSTRUCTION ACTIVITY INCLUDING GRUBBING AND SHALL REMAIN IN PLACE UNTIL ON SITE CONSTRUCTION HAS BEEN COMPLETED.**

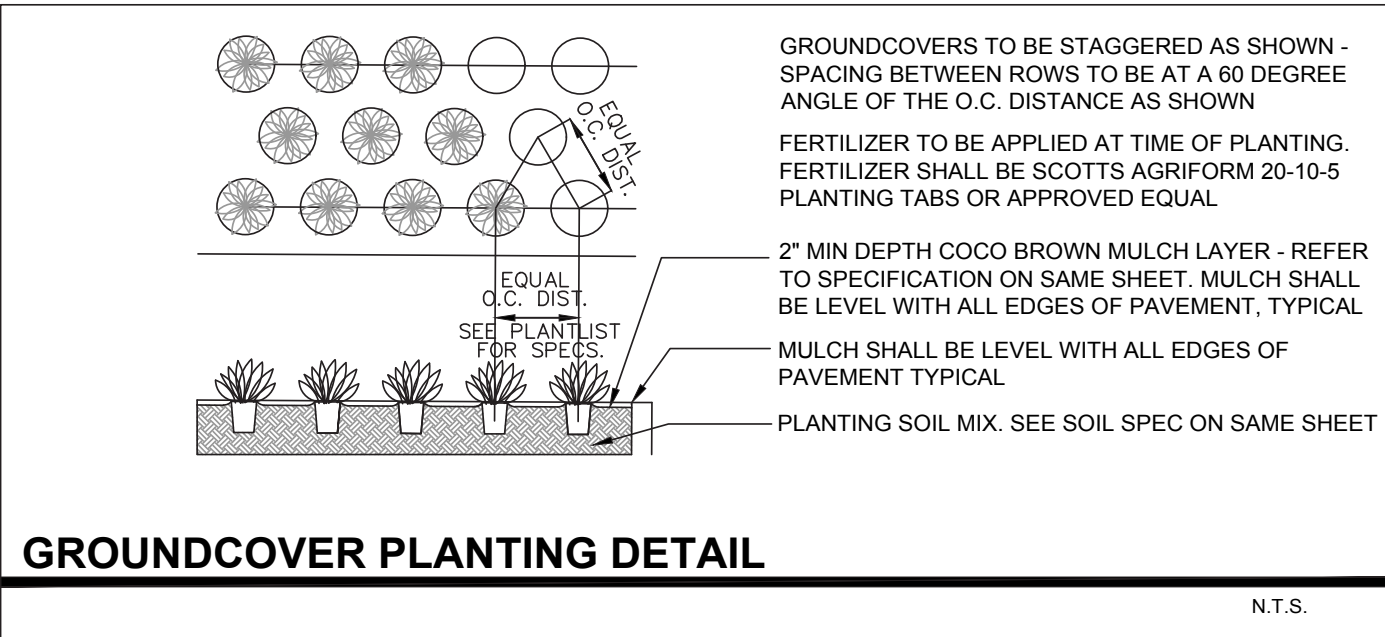
- CITY OF URBAN FORESTER AND OR PLANNING DEPARTMENT STAFF TO APPROVE ROW TREES BEFORE THEY ARE PLANTED.**

- MULCH SHALL NOT BE APPLIED WITHIN 6" OF ANY TREE OR PALM TRUNK THAT IS INSTALLED OR INCORPORATED INTO THE PROJECT. FOR ROW TREES + PALMS, ALL MULCH SHALL BE AMERIGROW 'PREMIUM PINEBARK BROWN' SHREDDED MULCH OR A CITY APPROVED ALTERNATIVE.**

- THE CONTRACTOR SHALL BE RESPONSIBLE TO SECURE ALL PERMITS AS MAY BE DEEMED NECESSARY TO PERFORM THE WORK. ENTIRE SYSTEM SHALL BE INSTALLED IN COMPLIANCE WITH ALL LOCAL AND STATE CODES.
- ALL SLEEVES UNDER PAVEMENT SHALL BE BURIED PER FLORIDA BUILDING CODE. APPENDIX "F". ALL LATERAL SLEEVES UNDER SIDEWALKS SHALL BE BURIED BELOW WALKWAYS AND SHALL BE SCHEDULE 40 PVC. ALL SLEEVING SHALL BE SCHEDULE 40 PVC PIPE AND SHALL BE 2 TIMES THE MAIN OR LATERAL PIPE SIZE.
- THE CONTRACTOR SHALL CONNECT THE MASTER VALVE (WHEN APPLICABLE) AND ALL ELECTRIC VALVES TO THE CONTROLLER AND PROVIDE PROPER SYNCHRONIZATION.
- ALL LOW VOLTAGE ELECTRIC VALVES SHALL BE #14 DIRECT BURIAL. ALL WIRES UNDER ROADS TO BE PLACED IN A SEPARATE 1" SLEEVE. CONTRACTOR SHALL PROVIDE A MINIMUM OF TWO EXTRA WIRES FOR EMERGENCY POST INSTALLATION WIRING.
- ALL LINE LOCATIONS ARE APPROXIMATE. THE CONTRACTOR SHALL ADJUST TRENCHING AND LOCATION OF SPRAY HEADS IN THE FIELD FOR EXISTING CONDITIONS, WALKS, UTILITIES, STRUCTURES, AND PLANTINGS TO PROVIDE AND INSURE 100% COVERAGE AND 100% OVERLAP.
- CONTRACTOR SHALL PROVIDE A ONE-YEAR GUARANTEE ON ALL PARTS AND A 90 DAY GUARANTEE ON LABOR FROM THE DATE OF FINAL ACCEPTANCE.
- THE IRRIGATION CONTRACTOR SHALL RECORD ALL CHANGES MADE TO THE IRRIGATION SYSTEM DURING INSTALLATION, AND PROVIDE AN AS-BUILT DRAWING O THE OWNER'S REPRESENTATIVE UPON COMPLETION AND ACCEPTANCE OF THE WORK.
- THE IRRIGATION CONTRACTOR SHALL INSTRUCT THE OWNER OR THE OWNER'S REPRESENTATIVE IN THE COMPLETE OPERATION AND MAINTENANCE OF THE SYSTEM. THE CONTRACTOR SHALL FURNISH TWO COPIES OF AN IRRIGATION SYSTEM MANAGEMENT MANUAL PREPARED BY THE MANUFACTURER AND THE SYSTEM INSTALLER.



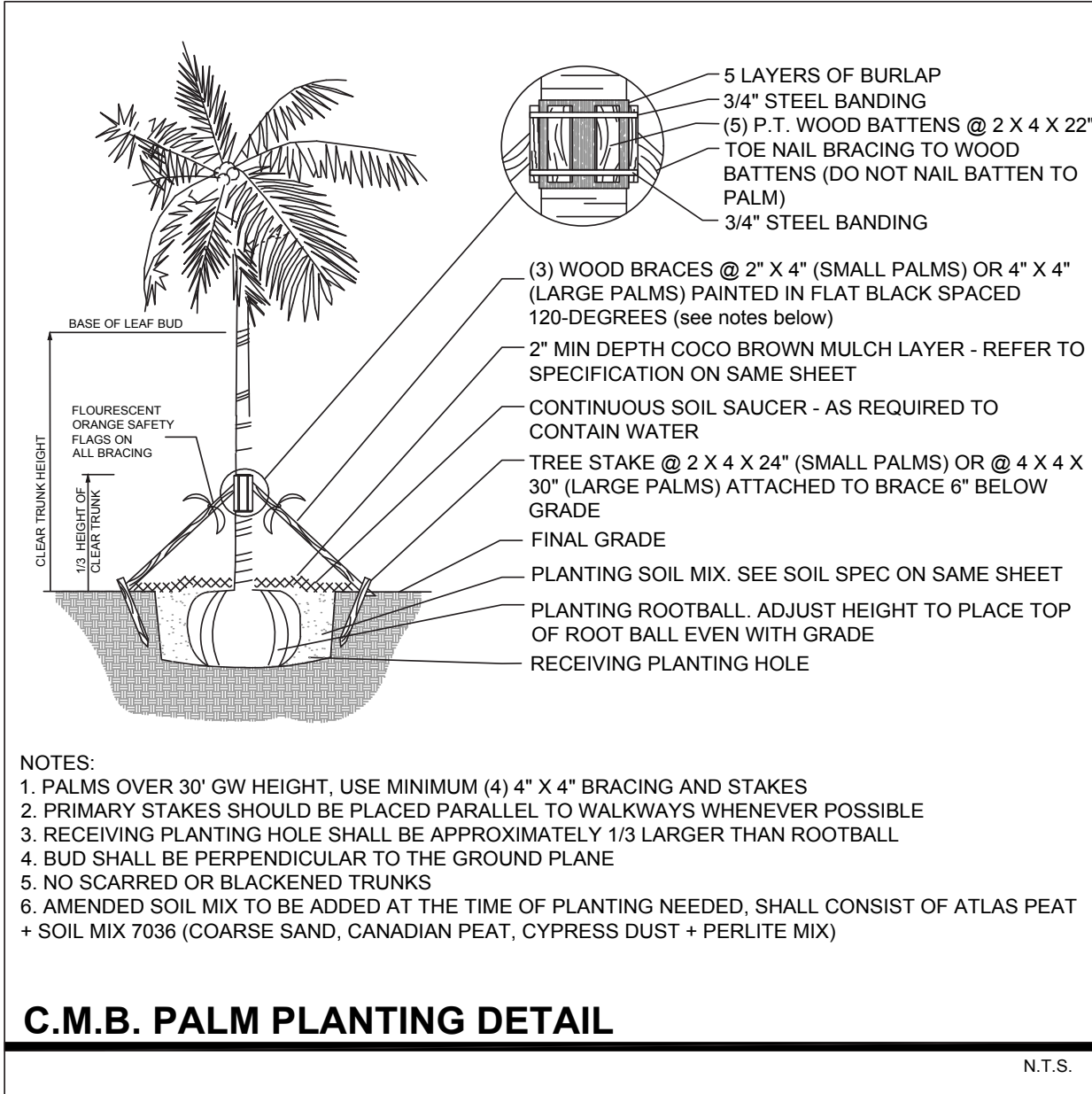
C.M.B. LARGE TREE PLANTING DETAIL



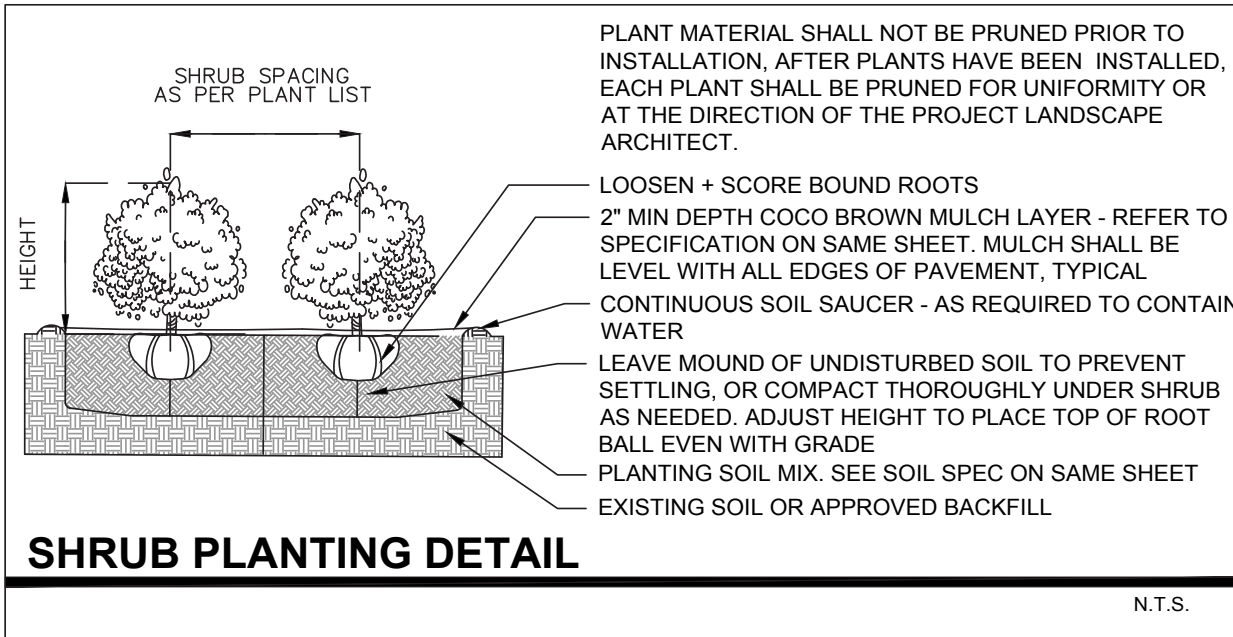
GROUNDCOVER PLANTING DETAIL

C.M.B. PUBLIC WORKS / GREENSPACE MANAGEMENT CONDITIONS

- SHOULD ANY EXISTING TREES OR PALMS BE DAMAGED THEY SHALL BE EVALUATED BY THE CITY URBAN FORESTER TO DETERMINE CORRECTIVE ACTIONS THAT MAY INCLUDE REMOVAL, CORRECTIVE PRUNING AND OR REPLACEMENT. ANY CORRECTIVE ACTIONS REQUIRED SHALL BE PERFORMED IN ACCORDANCE WITH MIAMI BEACH CODE, THE MOST CURRENT ANSI A-300 PRUNING STANDARDS AND OR AN ISSUED CITY OF MIAMI BEACH TREE WORK PERMIT. ANY CORRECTIVE PRUNING REQUIRED SHALL BE PERFORMED BY AN ISA CERTIFIED ARBORIST AND THE CITY URBAN FORESTER SHALL BE CONSULTED.
- CARE SHALL BE TAKEN TO AVOID UTILITY OR CONSTRUCTION TRENCHING THROUGH EXISTING TREE OR PALM DRIPLINES OF TREES SLATED TO REMAIN IN PLACE OR BE RELOCATED. IF CONSTRUCTION REQUIRES THE CUTTING OF ANY ROOTS WITH A DIAMETER OF 2" OR GREATER, ROOTS SHALL BE CLEANLY CUT WITH A SHARP TOOL, AS DIRECTED BY AN ISA CERTIFIED ARBORIST, AND IN ACCORDANCE WITH THE ANSI A-300 STANDARDS. CUT ROOTS SHOULD BE IMMEDIATELY COVERED WITH SOIL TO PREVENT DRYING. ROOTS SHOULD NOT BE TORN OR BROKEN BY HEAVY EQUIPMENT, AND NO SHREDDED, RAGGED OR BROKEN ROOT ENDS SHOULD BE LEFT. THE CITY URBAN FORESTER SHALL BE NOTIFIED IN WRITING AND OR CONSULTED PRIOR TO ANY ROOT PRUNING TAKING PLACE.
- SHOULD ANY CORRECTIVE STRUCTURAL PRUNING BE NECESSARY FOR TREES PROPOSED TO REMAIN ONSITE, DUE TO CLEARANCE, SAFETY OR FOR CONSTRUCTION RELATED REASONS THE PRUNING SHALL BE PERFORMED BY AN ISA OR ASCA CERTIFIED ARBORIST IN ACCORDANCE WITH THE LATEST VERSION OF THE ANSI A-300 PRUNING STANDARDS AND GOOD HORTICULTURAL PRACTICES. THE CITY URBAN FORESTER SHALL BE PROVIDED WITH A WRITTEN COPY OF THE PROPOSED PRUNING PLAN INCLUDING THE REASONS WHY PRUNING IS NECESSARY, PRIOR TO THE PRUNING ACTIVITIES TAKING PLACE.
- ANY ROOT PRUNING, IF REQUIRED DURING THE PROJECT, SHALL BE CONDUCTED UNDER THE SUPERVISION OF AN ISA CERTIFIED ARBORIST OR ASCA CONSULTING ARBORIST. ANY ROOT PRUNING, IF REQUIRED, WILL BE LIMITED TO WHAT IS ABSOLUTELY NECESSARY FOR CONSTRUCTION, ADDITIONALLY, AND ROOT PRUNING WORK WILL BE DOCUMENTED WITH COLOR PICTURES AND PROVIDED TO MR. MARK WILLIAMS AT C.M.B. PUBLIC WORKS / GREENSPACE MANAGEMENT + MR. RICARDO GUZMAN AT C.M.B. PLANNING + ZONING DEPARTMENTS ON A REGULAR BASIS.**



C.M.B. PALM PLANTING DETAIL



SHRUB PLANTING DETAIL