



**BELLA ISLA
APARTMENTS**

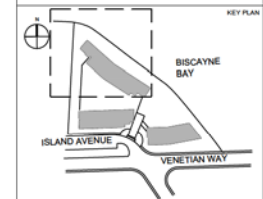
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Miami Beach FL 33139

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ARCHITECT:
DEFORMA STUDIO INC.
1600 PONCE DE LEON BLVD, SUITE 907
CORAL GABLES FL 33134
T: 305.639.2053
F: 305.639.2054
E: INFO@DEFORMASTUDIO.COM
W: WWW.DEFORMASTUDIO.COM

LANDSCAPE ARCHITECT:
ROSENBERG GARDNER DESIGN
17670 NW 78TH AVENUE, SUITE 214
MIAMI, FL 33156
T: 305.392.1016
F: 305.392.1019
W: WWW.ROSENBERGGARDNER.COM

CIVIL ENGINEER:
BCC ENGINEERING INC.
7300 N Kendall Dr # 400
Miami, FL 33156
T: 305.670.2350
F: 305.670.2351
W: WWW.BCCENG.COM



Office Registration #AA2000596
Issue # Issue Date / For
1 03-10-2016 / DRB Submittal

Project No: 14101-Venetian
Drawn by: T.K.S.
Approved by: K.E.G.
Date: 07/31/2016

SCALE

KIEHL, SEMLER
FLORIDA REGISTERED LANDSCAPE ARCHITECT
R.L.A. No. 6667205

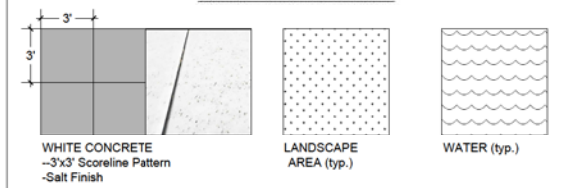
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SUBMITTAL**

HARDSCAPE PLAN

SCALE: AS NOTED

SHEET NO:
LA-5

HARDSCAPE LEGEND



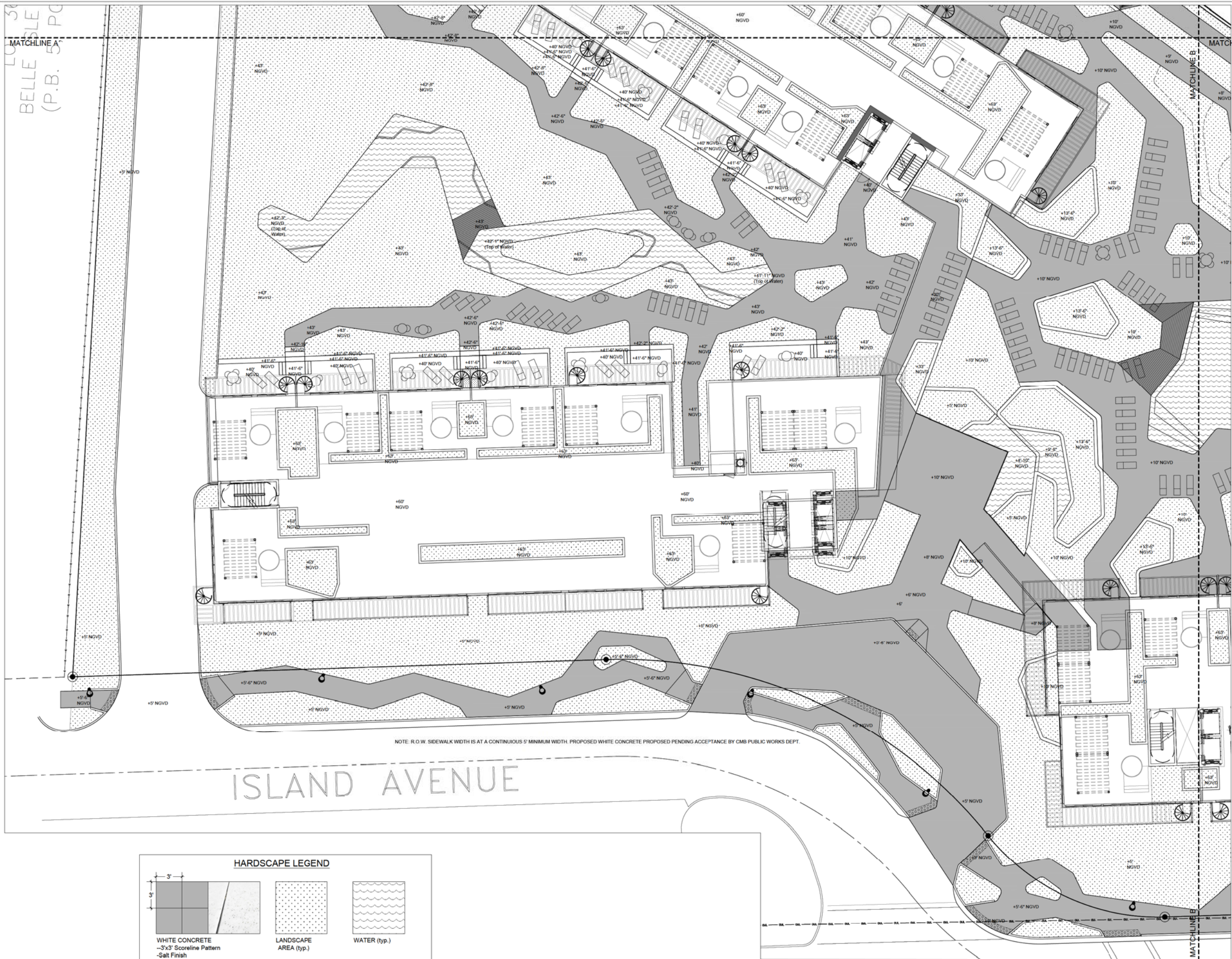
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HARDSCAPE PLAN

SCALE: 3/32"=1'-0"

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HARDSCAPE LEGEND

WHITE CONCRETE -3'x3' Scoreline Pattern -Salt Finish	LANDSCAPE AREA (typ.)	WATER (typ.)



HARDSCAPE PLAN

SCALE: 3/32"=1'-0"

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LEGEND

EXISTING TREE TO REMAIN

BELLA ISLA APARTMENTS

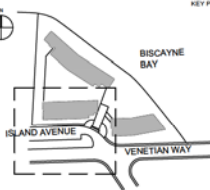
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HARDSCAPE PLAN

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HARDSCAPE LEGEND

WHITE CONCRETE
-3'x3' Scoreline Pattern
-Salt Finish

LANDSCAPE AREA (typ.)

WATER (typ.)

N

LEGEND

EXISTING TREE TO REMAIN

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KEY PLAN

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SEAL

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DESIGN REVIEW BOARD SUBMITTAL

SHEET INDEX

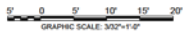
HARDSCAPE PLAN

SCALE: AS NOTED

SHEET NO.

LA-7

NOTE: R.O.W. SIDEWALK WIDTH IS AT A CONTINUOUS 5' MINIMUM WIDTH. PROPOSED WHITE CONCRETE PROPOSED PENDING ACCEPTANCE BY CMB PUBLIC WORKS DEPT.



HARDSCAPE PLAN

SCALE: 3/32"=1'-0"

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LV 36
BELLE ISLE AMD.
(P.B. 5, PG. 11)

TREE/PALM LEGEND		
QTY.	SYM.	SPECIES
6		Existing Tree/Palm (See LA-1, LA-2, LA-3, LA-4 for locations and species)
3		CHAM - Chamaecyparis humilis European Fan Palm
3		LGR - Licuala grandis Ruffled Fan Palm
17		COAR - Coccothrinax argentea Silver Palm
25		TRIR - Trinius radiata Titchin Palm
6		ACWR - Acokanthera wrightii Paradise Palm
80		SAPA - Sabal palmetto Sabal Palm
4		RORE - Roystonea regia Royal Palm
1		PHCA - Phoenix canariensis Canary Island Date Palm (Transplanted from site)
66		COAR - Coccothrinax argentea Silver Palm (Transplanted from site)
11		MYRL - Myrsine laevis Jamaican Scaevola
3		JACO - Jatropha integrifolia "Compacta" Compact Jatropha Tree
9		COER - Coccoloba erecta "Serotina" Silver Buttonwood Tree
23		MAVR - Magnolia virginiana Swamp Bay Magnolia
1		PLRU - Plumeria rubra Frangipani
14		COER - Coccoloba erecta Green Buttonwood
6		SEGL - Simarouba glauca Paradise Tree
7		COAR - Coccothrinax argentea Silver Palm
12		TADR - Taxodium distichum Bald Cypress
1		EUDR - Eucalyptus reginae Narrow Eucalyptus
2		LYLA - Lythrum latifolium Red Tamarind
17		BURS - Burretia sinuata Gumbo Limbo

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W: WWW.DEFORMASTUDIO.COM

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17670 NW 78TH AVENUE, SUITE 214

MIAMI, FL 33156

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BCC ENGINEERING INC.

7300 N Kendall Dr # 400

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KEY PLAN

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KIEHL, SEMLER

FLORIDA REGISTERED LANDSCAPE ARCHITECT

RLA No. 6667205

DESIGN REVIEW BOARD

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SHEET INDEX

TREES AND PALMS

PLANTING PLAN

SCALE: AS NOTED

SHEET NO.

LA-8

TREE AND PALMS PLANTING PLAN
SCALE: 1"=20'-0"

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NOTE: AN IRRIGATION SYSTEM WITH 100% OVERLAP WILL BE PROVIDED



LEGEND



EXISTING TREE
TO REMAIN

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CORAL GABLES FL 33134
T: 305.639.2053
F: 305.639.2054
E: INFO@DEFORMASTUDIO.COM
W: WWW.DEFORMASTUDIO.COM

LANDSCAPE ARCHITECT:
ROSENBERG GARDNER DESIGN
17870 NW 78TH AVENUE, SUITE 214
MIAMI, FL 33155
T: 305-592-1016
F: 305-592-1019
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BCC ENGINEERING INC.
7300 N Kendall Dr # 400
Miami, FL 33156
T: 305.670.2350
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SCALE

KIEHL, SEMLER
FLORIDA REGISTERED LANDSCAPE ARCHITECT
R.L.A. No. 6667205

**DESIGN REVIEW BOARD
SUBMITTAL**

SHEET INDEX

**SHRUB
PLANTING PLAN**

SCALE: AS NOTED

SHEET NO.

LA-9

LU 36
E ISLE AMD.
5, PG. 11)

MATCHLINE A

MATCHLINE A

0' 5' 10' 15' 20'
GRAPHIC SCALE: 3/32"=1'-0"

SHRUB PLANTING PLAN

SCALE: 3/32"=1'-0"

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PLANT LIST				
Trees (106 Total Trees at 26,250 s.f. Canopy per CMB Code)				
KEY	PLANT NAME	QTY.	UT.	SIZE
BUSI	Bursera simaruba ...Gumbo Limbo	17	ea.	16' tall x 7' spread, 5" cal.
COER	Conocarpus erectus ...Green Buttonwood	14	ea.	12' tall x 5' spread, 2 1/2" cal.
COES	Conocarpus erectus "Sericeus" ...Silver Buttonwood	9	ea.	14' tall x 7' spread, 3 trunks, lifted to tree form
COUV(t)	Coccoloba uvifera ...Seagrape	7	ea.	16' tall x 14' spread, lifted to tree form
EUDE	Eucalyptus deguipita ...Rainbow Eucalyptus	1	ea.	18' tall x 12' spread, 5" cal. Min
JACO	Jatropha integrifolia "Compacta" ...Compact Jatropha	3	ea.	6' tall x 6' spread, 2-3 trunks, lifted to tree form
LYLA	Lysioloma latisiliqua ...Wild Tamarind	2	ea.	16' tall x 7' spread, 5" cal.
MAVI	Magnolia virginiana ...Sweet Bay Magnolia	23	ea.	10' tall x 5' spread, 2-3 trunks, lifted to tree form
MYFR	Myrsine fraxinea ...Simpson's Stopper	11	ea.	10' tall x 5' spread, 2-4 trunks, lifted to tree form
PLRU	Plumeria rubra ...Frangipani	1	ea.	12' tall x 12' spread, Pink flowers, Specimen, Submit Photos for approval
SIGL	Simarouba glauca ...Paradise Tree	6	ea.	14' tall x 6' spread, 3" cal.
TADI	Taxodium distichum ...Bald Cypress	12	ea.	16' tall x 7' spread, 5" cal.
Palms (159 Total Large Palms)				
KEY	PLANT NAME	QTY.	UT.	SIZE
ACWR	Acroelonephra wrightii ...Paurolis Palm	6	ea.	10' tall, 6-10 trunks
CHHU	Chamaerops humilis ...European Fan Palm	3	ea.	3'-5' tall OA
COAR	Coccothrinax argentata ...Silverpalm	17	ea.	3'-5' tall OA
CONG	Cocos nucifera ...Coconut Palm	66	ea.	Existing, All transpl. from site. Mix heights in groups.
LIGR	Licuala grandis ...Ruffled Fan Palm	3	ea.	5' tall OA
PHCA	Phoenix canariensis ...Canary Island Date Palm	1	ea.	Existing, transpl. from site.
RORE	Roystonea regia ...Royal Palm	4	ea.	10' GW
SAPA	Sabal palmetto ...Sabal Palm	80	ea.	26@20' tall OA, 27@28' tall OA, 27@35' tall OA, smooth trunk, curved trunk, leaning 5-10' as shown
THRA	Thrinax radiata ...Thatch Palm	25	ea.	3'-5' tall OA
VEMO	Veitchia montgomeryana ...Montgomery Palm	2	ea.	28' tall OA, triple trunk, heads same height

Other				
sod	Zoysia	7000	s.f.	solid sod
sod	Seashore Paspalum	1200	s.f.	solid sod
60/40 Soil	Planting Soil 60% Silica Sand 40% Everglades Muck	as req.	c.y.	
80/20 Soil	Planting Soil 80% Silica Sand 20% Everglades Muck	as req.	c.y.	
90/10 Soil	Planting Soil 90% Silica Sand 10% Everglades Muck	as req.	c.y.	
M Mulch	Shredded Melaleuca Mulch	as req.	c.y.	2" layer in all non coastal plant shrub beds
C Mulch	Coquina	as req.	c.y.	2" layer in all coastal plant shrub beds
	Metal Landscape edging	800	l.f.	Aluminum Edging by Permaloc

Shrubs (8 972 Total Shrubs excluding groundcover)				
Symbol	KEY	PLANT NAME	QTY.	UT. SIZE
AD	ACDA	Acrostichum danseilii ...Leather Fern	90	ea. 24"x24"
AH	ACHI	Acalypha hispida ...Chenille Plant	7	ea. 42"x36"
none	ALIM	Alcantarea imperialis ...Imperial Bromeliad	39	ea. 30"x30"
none	ARGL	Arachis glabrata ...Perennial Peanut	270	ea. 1 gal cans, install 12" o.c.
none	BALA	Bambusa lako ...Timor Black Bamboo	6	ea. 12' tall OA, 6 culm per pot min.
BD	BRDI	Breynia disticha ...Snow on the Mountain	13	ea. 24"x18",
none	BROM	Bromelia spp. ...Bromeliads	118	ea. 18"x18", mixed species
CA	CAAM	Callicarpa americana ...American Beautyberry	92	ea. 24"x24"
CC	CACY	Capparis cynophallophora ...Jamaica Caper	5	ea. 42"x36"
CO	CEOC	Cephalanthus occidentalis ...Buttonbush	118	ea. 24"x24"
CI	CHIC	Chrysobalanus icaco ...Cocoplum	30	ea. 12"x18"
CIH	CHIH	Chrysobalanus icaco "Horizontalis" ...Horizontal Cocoplum	667	ea. 18"x18"
CG	CLGU	Clusia guttifera ...Small Leaf Clusia	69	ea. 36"x30"
DB	DIBI	Dietes bicolor ...Fountain Lily	160	ea. 3 gallon cans, full
none	DIED	Dioon edule ...Cycad	4	ea. 42"x42"
EH	EQHY	Equisetum hyemale ...Spikenush	119	ea. 3 gallon cans, full
none	ERLI	Ernodea littoralis ...Golden Creeper	3180	ea. 1 gallon cans, full, install 18" o.c.
none	FIPU	Ficus pumila ...Creeping Fig	146	ea. 1 gallon cans, full, install against wall/trunk as shown
HN	HANO	Hamelia nodosa ...Dwarf Firebush	75	ea. 18"x18"
HR	HERO	Heliconia rostrata ...Lobster Claw	18	ea. 5' tall OA
HC	HICO	Hibiscus coccineus ...Scarlet Swamp Hibiscus	84	ea. 18"x18"
HG	HIGR	Hibiscus grandiflorus ...Swamp Hibiscus	12	ea. 18"x18"
none	HYLA	Hymenocallis latifolia ...Spider Lily	40	ea. 3 gal cans, full, install 18" o.c.
none	IPPL	Ipomoea pes caprae ...Railroad Vine	332	ea. 1 gal cans, install 24" o.c.
none	LIEG	Liriope muscari "Evergreen Giant" ...Liriope	432	ea. 1 gallon cans, full, install 12" o.c.
none	MISC	Microsorium scolopendria ...Wart Fern	54	ea. 1 gallon cans, full, install 18" o.c.
MD	MODE	Monstera deliciosa ...Monstera	25	ea. 24"x24", mature leaves
MC	MUCA	Muhlenbergia capillaris ...Muhly Grass	186	ea. 3 gal cans, full c.
none	NEEX	Nephrolepis exaltata ...Boston Fern	3269	ea. 1 gal cans, install 12" o.c.
BM	PHBM	Philodendron "Burle Marx" ...Burle Marx Philodendron	442	ea. 3 gallon cans, full
PG	PHGL	Philodendron gloriosum ...Elephant Ear Philodendron	49	ea. 30"x24", 5 leaf min.
none	PIMI	Pilea microphylla ...Gunpowder Plant	295	ea. 1 gallon cans, full, install 12" o.c.
PB	PSBA	Psychotria bahamensis ...Bahamas Wild Coffee	336	ea. 18"x18"
RHX	RH-EX	Rhapis excelsa ...Lady Palm	10	ea. 5' tall OA
RB	RUBR	Ruellia brittoniana ...Mexican Bluebell	195	ea. 3 gallon cans, full
RE	RUEQ	Ruellia equisetiformis ...Firecracker Plant	125	ea. 3 gallon cans, full
none	SACE	Saururus cernuus ...Lizard's Tail	103	ea. 1 gal cans, install 12" o.c. into aquatic planter
SRG	SERE(G)	Serenia repens ...Saw Palmetto	59	ea. 24"x24", green color
SRS	SERE(S)	Serenia repens ...Saw Palmetto	186	ea. 24"x24", silver color
ST	SOTO	Sophora tomentosa ...Necklace Pod	64	ea. 24"x24"
SB	SPBA	Spartina bakeri ...Sand Cordgrass	399	ea. 3 gal cans, full,
SJ	STJA	Stachytarpheta jamaicensis ...Blue Portenweed	208	ea. 24"x24"
SR	STRE	Streptocarpus reginae ...Bird of Paradise	6	ea. 30"x24"
SM	SUMA	Suriana maritima ...Bay Cedar	50	ea. 24" x 24"
TG	THGE	Thalia geniculata ...Alligator Flag	14	ea. 30" tall, bare root, install into aquatic planter
TD	TRDA	Tripsacum dactyloides ...Fakahatchee Grass	192	ea. 3 gallon cans, full
TJ	TRJA	Trachelospermum jasminoides ...Star Jasmine Vine	36	ea. 3 gallon cans, install against adjacent trellis
UP	UNPA	Uniola paniculata ...Sea Oats	511	ea. 3 gal cans, full
YA	YUAL	Yucca aloifolia ...Spanish Bayonet	17	ea. 30"x30"
YP	YUAP	Yucca aloifolia "Purpurea" ...Purple Yucca	39	ea. 3 gallon cans, full
ZF	ZAFU	Zamia furfuracea ...Cardboard Palm	19	ea. 30"x30"
labeled mass	ZAPU	Zamia pumila ...Coontie	880	ea. 1 gal cans, install 12" o.c.

GRAPHIC SCALE: 3/32"=1'-0"

SHRUB PLANTING PLAN

SCALE: 3/32"=1'-0"

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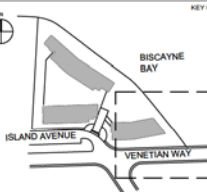
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DESIGN REVIEW BOARD SUBMITTAL

SHEET INDEX

SHRUB PLANTING PLAN

SCALE: AS NOTED

SHEET NO.

LA-11

LANDSCAPE SPECIFICATIONS
PART 1 - GENERAL

1.1 SCOPE

A. Contractor shall provide all labor, materials, equipment, supervision, and related work necessary to complete the landscape work in accordance with the intent of the landscape plans, schedules and these specifications. The extent of work is shown on the drawings which are a part of this document.

1.2 CONTRACTOR QUALIFICATIONS

A. Landscape installation work to be performed by a Contractor Certified by the Florida Nurserymen, Growers and Landscape Association (FNLGA) as a Certified Landscape Contractor. Any pruning to be supervised by an Arborist, certified by the International Society of Arboriculture (ISA) and licensed in Miami-Dade County.

1.3 INVESTIGATION OF UTILITIES

A. Prior to beginning work, the Contractor shall be responsible to locate existing underground utilities. Check with all utility companies and Dade County, call (811).

1.4 SUBSTITUTIONS

A. Only materials specified will be accepted, unless approved in writing by the Landscape Architect or architect.

1.5 PLANT SIZES

A. All plant sizes shall equal or exceed the minimum sizes as specified in the plant list. When plant sizes are specified as a range of size, installed materials shall average the mean of the range specified. Plants shall be measured following pruning, with branches in normal position. All necessary pruning shall be done at the time of planting.

1.6 PLANT QUALITY

A. All plant material shall be equal to or better than Florida No. 1 as classified by "Grades and Standards for Nursery Plants" by the Division of Plant Industry, Florida Department of Agriculture. They shall have a growth habit that is normal for the species, healthy, vigorous, free from insects, disease and injury.

B. The Owner or Landscape Architect reserves the right to refuse any plant material which does not conform to the intent of the written specifications or design.

C. CIRCLING ROOTS FOUND ON CONTAINER-GROWN MATERIAL WILL NOT BE ACCEPTED UNLESS REMEDIAL ROOT PRUNING, APPROVED BY THE LANDSCAPE ARCHITECT IS DONE BEFORE PLANTING.

1.7 PLANT QUANTITY

A. The plant quantities shown on the plant list are to be used only as an aid to bidders. In the case of discrepancy between the plant list and the plan, the quantity on the plan shall override the plant list.

1.8 UNIT PRICES

A. The successful bidder shall furnish to the Owner and the Landscape Architect, a unit price breakdown for all materials. The Owner may, at his discretion, add to or delete from the materials utilizing the unit price breakdown submitted to and accepted by the Owner.

1.9 SUBMITTALS

A. Fertilizer: The Contractor shall submit to the Owner and Landscape Architect documentation that all the fertilizer used for the project is of the same weight and not placed at the rates specified in section 2.2 FERTILIZER.

B. Planting soil: The Contractor shall submit a sample of the planting soil (approximately 1 cu. ft.) to be approved by the Landscape Architect prior to delivery to the site.

1.10 CLEAN-UP & MAINTENANCE OF TRAFFIC

A. Follow procedures in FDOT Index 600 for maintenance of traffic during construction.

B. At the end of each work day, the Contractor shall remove debris and shall barricade the on-filled holes in a manner appropriate in the path of pedestrians and motorists.

C. Upon completion of the work or any major portion of the work or as directed by the Landscape Architect, all debris and surplus material from the work shall be removed from the job site.

1.11 MAINTENANCE PRIOR TO ACCEPTANCE

A. The Contractor is responsible to maintain the plantings until they are accepted under the provisions of 1.12 ACCEPTANCE OF INSTALLATION.

1. Plants: Begin maintenance immediately following the final plant installation operation for each plant and continue until all plant installation is complete and accepted. Maintenance shall include watering all plants, weeding, mulching, pest and disease control, lightning and repairing of guys, repair of braces, removal of dead growth, resetting of plants to proper grade or up-right position, restoration of plant sawcer, after pick-up in plant beds and other necessary operations to assure specified minimum grade of Florida No. 1.

2. Trunk Areas: Begin maintenance of soil immediately following the placement of soil and continue until soil installation is complete and accepted. Maintenance shall include but not be limited to: watering, leveling, mowing, weed and pest control, fungus and disease control and other necessary operations as determined by the Landscape Architect and good nursery practice.

3. Re-setting or straightening trees and palms: The Contractor shall re-set and/or straighten trees and palms as required at no additional cost to the Owner unless caused by installation error of 75 mph or more. Then, the costs of the operations may be charged to the Owner. Re-set trees within 48 hours.

1.12 ACCEPTANCE OF INSTALLATION

A. Inspection: Inspection of the work, to determine completion of contract work, exclusive of the possible replacement of plants and soil, will be made by the Landscape Architect at the conclusion of the maintenance period. Written notice requesting such an inspection and submitted by the Contractor at least ten (10) days prior to the anticipated date.

1.13 GUARANTEE

A. Guarantee all plants for a period of one year (CCO). Guarantee shall commence from the date of written acceptance. Plant material which is on the site and scheduled to be rescheduled is not covered by the guarantee except in the case of Contractor's negligence or work that has been done in an unworkman-like manner. The Contractor is not responsible for loss due to acts of god, (i.e.) sustained winds of 75 mph or more, floods, frost, lightning, vandalism or theft.

1.14 REPLACEMENT

A. Replacement shall be made during the guarantee period as directed by the Landscape Architect within ten (10) days from time of notification. For all replacement plant material, the guarantee period shall extend for an additional forty-five (45) days beyond the original guarantee period. The Contractor shall be responsible to provide water to the replacement plants in sufficient quantity to aid in their establishment. At the end of the guarantee period, inspection will be made by the Landscape Architect, upon written notice requesting such inspection and submitted by the Contractor at least five (5) days before the anticipated date. Replacement plants must meet the requirements of Florida No. 1 at time of inspection. Remove from the site all plants that are dead or in a state of unsatisfactory growth, as determined by the Landscape Architect. Replace these and any plants missing due to the Contractor's negligence as soon as conditions permit.

1.15 MATERIALS AND OPERATIONS

A. All replacement plants shall be of the same kind and size as indicated on the plant list. The Contractor shall supply and plant the plants as specified under planting operations.

2. Cost of Replacements: A sum sufficient to cover the estimated cost of possible replacements, including material and labor will be retained by the Owner and paid to the Contractor after all replacements have been satisfactorily made and approved by the Landscape Architect.

PART 2 - MAINTENANCE

2.1 PLANTING SOIL

A. Planting soil for trees, shrubs and ground covers shall be of the composition noted on the plans, measured by volume.

B. Soil for Soddied Areas: soil shall be coarse sand loam.

2.2 FERTILIZER

A. Fertilizer for trees, palms, shrubs, and groundcovers shall be as follows: LESCO Palm Special 13-13-13 or equal, Sulfur coated with iron and other minor elements and maximum of 2% chlorine, or brand with equal analysis. The fertilizer shall be uniform in composition, dry and free flowing and shall be delivered to the site in the original unopened containers, bearing the manufacturer's guaranteed analysis. Fertilizer for soil and seeded areas shall be 4-4-4, 50% organically derived nitrogen, or equal.

2.3 WATER

A. The Contractor shall provide potable water on site, available from the start of planting. The Contractor is responsible to ascertain the location and accessibility of the water source. The Contractor is responsible to provide the means of distribution (i.e. water truck, hoses, etc.) for distribution of water to the planting areas.

2.4 MULCH

A. Mulch shall be shredded Melaleuca mulch (Formulch) as manufactured by Forestry Resources, Inc., or equal.

2.5 ROOT BARRIER MATERIAL

A. When specified in the plans, root barrier material shall be Bobarrier (19.5 inch wide) Reemay or approved equal.

B. Install per details in the plans.

PART 3 - INSTALLATION PROCEDURES

3.1 LAYOUT

A. Verify location of all underground utilities and obstructions prior to excavation.

3.2 HERBICIDE TREATMENT

A. In all areas affected with weed and/or grass growth, a systemic herbicide, such as Roundup, shall be applied per manufacturer's rates. When it has been established where work will be done, the systemic herbicide shall be applied in accordance with manufacturer's labeling to kill all noxious growth. Contractor shall schedule his work to allow more than one application to obtain at least 95% kill of undesirable growth. If necessary, Contractor shall conduct a test to establish suitability of product and applicator to be used on this project, prior to execution of the full application.

3.3 PLANT PIT EXCAVATION AND BACKFILLING

A. Trees: See the Planting and Bracing Details and notes.

B. All planting holes shall be hand dug where machine dug holes may adversely affect utilities or improvements.

C. Shrubs and Groundcover: Shrubs and groundcover shall be planted in a soil bed as described in the notes and details. Space shrubs and provide setback from curb and pavements as shown in the plans.

D. Watering of seed-grown plants: Thoroughly puddle in water to remove any air pockets in the plant hole.

3.4 WATERING

A. The Contractor is responsible to provide the water for all new plants and transplants and means of distribution (i.e. hand watering or water truck) during the maintenance period and extending into the period after acceptance until the full schedule as listed below is complete. Water for trees and other large field grown plants shall be supplemented by hand or water truck, in addition to the irrigation system, (if one is provided). Contractor can adjust watering schedule during heavy rain season upon approval of the Landscape Architect.

AMOUNT OF WATER PER APPLICATION
For trees up to 5 inch caliper - 5 gallons
From 5 to 8 inch caliper - 20 gallons
9 inch and up caliper - 50 gallons

FREQUENCY OF WATER

Daily for the first week
3 times per week for weeks 2 - 5
2 times per week for weeks 6 - 8
1 time per week for weeks 9 - 12

B. Water in plants by thoroughly soaking of the entire root ball immediately after planting. For large trees and shrubs, add water while backfilling hole to eliminate any air pockets in the soil around the root ball.

C. Water shrubs, soil and groundcover a minimum of once daily for a week or until an irrigation system is fully operational. If no irrigation system is to be installed, the Contractor shall be responsible for watering the shrubs, soil, and groundcover for the time specified above, after installation of each section of the planting installed.

3.5 FERTILIZING

A. Add fertilizer on top of the surface of shrubs beds and tree and palms root balls two (2) months after installation. Fertilize soil within two (2) days after installing after planting of each segment of the job. Fertilizer shall be applied after soil has been well moistened. Fertilizer shall be washed off of plant leaves and stems immediately after application. Apply at the following rates:

1. Trees and Large Shrubs: One (1) pound per inch of trunk diameter, spread evenly over the root ball area.

2. Shrubs: One half (1/2) handful per shrub, spread evenly over the root ball area.

3. Groundcover: Twelve (12) pounds per 100 sq. ft. of bed area.

4. Soil: Twelve (12) pounds per 1,000 sq. ft. Wash fertilizer off blades immediately after spreading.

3.6 MULCHING

A. Spread mulch two (2) inches thick uniformly over the entire surface of shrubs and groundcover beds, depth measured after setting, unless otherwise specified in the plans. Provide 36" diameter bed of mulch, measured from outer edge of the trunk, for all trees and palms planted in soil areas. Keep mulch away from contact with the trunk. Create a 6" high ring of mulch at the outer edge of tree and palm holes.

3.7 GUying AND BRACING

A. See the details found hereon or make part of the plans.

3.8 SOODING

A. Provide a blanket of loam sand as described in the notes in these plans. Prior to planting, remove stones, sticks, etc. from the sub-soil surface. Excavate existing non-conforming soil as required so that the finish grade of soil is flush with adjacent pavement or top of curb as well as adjacent soil in the case of soil patching.

B. Place soil on moistened soil, with edges tightly butted, in staggered rows at right angles to slopes. The soil shall be rolled with a 500 pound hand roller immediately after placing.

C. Keep edge of soil bed a minimum of 18" away from groundcover beds and 24" away from edge of shrub beds and 36" from trees, measured from the edge of plant or tree trunk.

D. Soil shall be watered immediately after installation to uniformly wet the soil to at least two inches below the bottom of soil steps.

E. Apply fertilizer to the soil as specified in Section 3.5.

F. Excavate and remove excess soil to top of soil is flush with top of curb or adjacent pavement, or adjacent existing soil.

PLANT BED PREPARATION NOTES

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

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

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

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

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

SPACING OF PLANTS (SEE PLANT SPACING DETAIL)

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

PROTECTION OF PLANTS

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



SIZE:
□ 3/4" X 5/8" (3.2MM X 140MM), 0.072" (1.02MM) THICK
w/ 0.135" (3.43MM) EXPOSED TOP LIP

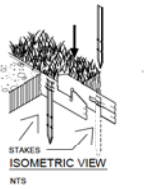
FINISH LEGEND:
(MT) MILL FINISH NATURAL ALUMINUM

NOTES:

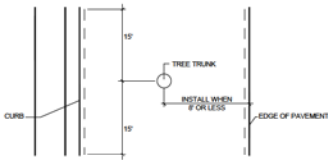
1. INSTALL PER MANUFACTURER'S "INSTALLATION GUIDELINES"
2. 6" OF (2.44 MM) SECTIONS TO INCLUDE (3) 12" (305 MM) ALUMINUM STAKES, 18" (4.57 MM) SECTIONS TO INCLUDE (5) 12" (305 MM) ALUMINUM STAKES.
3. CORNERS: CUT BASE EDGING LIP HALF WAY AND FORM A CONTINUOUS CORNER.
4. PERMALOC CLEANLINE AS MANUFACTURED BY PERMALOC CORPORATION, HOLLAND MI. (800) 366-9600, (616) 366-9600.
5. CONTRACTOR'S NOTE: FOR PRODUCT AND PURCHASING INFORMATION VISIT WWW.PERMALOC.COM

ALUMINUM LANDSCAPE BED EDGING

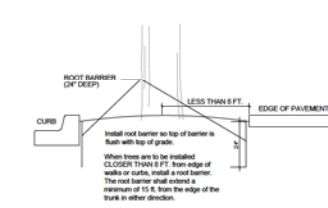
N.T.S.



PERMALOC CLEANLINE ALUMINUM EDGING
TOP OF EDGING TO BE MAXIMUM OF 3/4" (12.7MM) ABOVE SURFACE MATERIAL
BED MEDIA OR AGGREGATE
COMPACT GRADES ADJACENT TO EDGING TO AVOID SETTLING
12" (305MM) ALUMINUM STAKES TO LOCK INTO PREY CARDED LOOPS ON THE EDGING

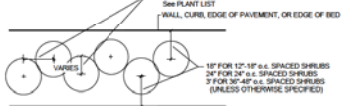


PLAN VIEW



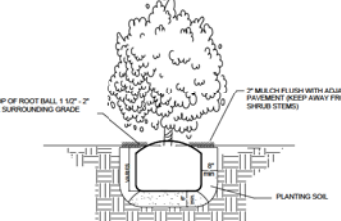
ROOT BARRIER INSTALLATION DETAIL

N.T.S.



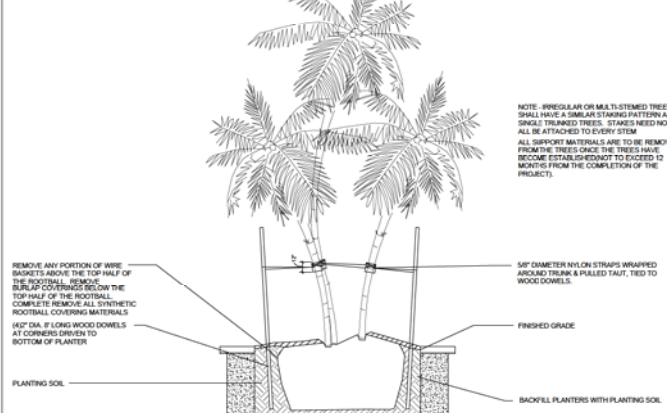
SHRUB SPACING DIAGRAM

N.T.S.



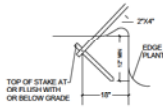
SHRUB INSTALLATION DETAIL

N.T.S.



MULTI-TRUNKED PALM BRACING DETAIL

N.T.S.



DETAIL A

N.T.S.

NOTE: USE 4" X 4" STAKES TREES & PALMS OVER 12" CALIPER

PROVIDE THREE 2X4 PINE STAKES TOP SHIRT ATTACH MINORS TO BATTENS NO NAILS IN TREE

SET ROOTBALL SO TRUNK FLARE OR TOP ROOT IS 2" ABOVE SURROUNDING GRADE

INSTALL 2" OF MULCH OVER 3" DIAMETER CIRCLE AROUND THE TRUNK. DO NOT PLACE MULCH WITHIN 2" OF THE TRUNK

REMOVE ANY PORTION OF WIRE BASKETS ABOVE THE TOP HALF OF THE ROOTBALL. REMOVE BASKET COVERINGS BELOW THE TOP HALF OF THE ROOTBALL. COMPLETELY REMOVE ALL SYNTHETIC ROOTBALL COVERING MATERIALS

12" DIA. IF LONG WOOD DOMELS 12" APART DRIVEN THROUGH BOTTOM OF PLANTING PIT

HOLES TO ACCOMMODATE PLANTS SHALL BE A MINIMUM OF THREE TIMES THE SIZE OF THE PLANT BALL

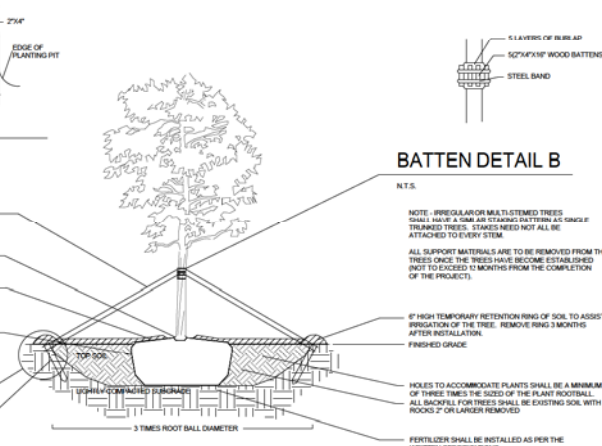
ALL BACKFILL FOR TREES SHALL BE AS EXISTING SOIL WITH ALL ROCKS 2" OR LARGER REMOVED

FERTILIZER SHALL BE INSTALLED AS PER THE WRITTEN SPECIFICATIONS.

DETAIL A: WOOD STAKES TOP OF STAKES BELOW OR FLUSH WITH GRADE

PLANTING & BRACING DETAIL UNDER 3 1/2" CALIPER

N.T.S.



BATTEN DETAIL B

N.T.S.

NOTE: IRREGULAR OR MULTI-STEMMED TREES SHALL HAVE A SIMILAR STAKING PATTERN AS SINGLE TRUNKED TREES. STAKES NEED NOT ALL BE ATTACHED TO EVERY STEM

ALL SUPPORT MATERIALS ARE TO BE REMOVED FROM THE TREES ONCE THE TREES HAVE BECOME ESTABLISHED (NOT TO EXCEED 12 MONTHS FROM THE COMPLETION OF THE PROJECT)

6" HIGH TEMPORARY RETENTION RING OF SOIL TO ASSIST IN IRRIGATION OF THE TREE. REMOVE RING 3 MONTHS AFTER INSTALLATION

FINISHED GRADE

HOLES TO ACCOMMODATE PLANTS SHALL BE A MINIMUM OF THREE TIMES THE SIZE OF THE PLANT BALL

FERTILIZER SHALL BE INSTALLED AS PER THE WRITTEN SPECIFICATIONS.

PLANTING & BRACING DETAIL

N.T.S.

BELLA ISLA APARTMENTS

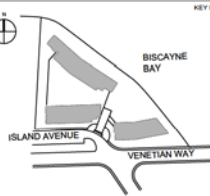
31 Venetian Way
Miami Beach FL 33139

deformastudio
architecture + design

ARCHITECT:
DEFORMA STUDIO INC.
1600 PONCE DE LEON BLVD, SUITE 907
CORAL GABLES FL 33134
T: 305.639.2055
F: 305.639.2054
E: INFO@DEFORMASTUDIO.COM
W: WWW.DEFORMASTUDIO.COM

LANDSCAPE ARCHITECT:
ROSENBERG GARDNER DESIGN
17670 NW 78TH AVENUE, SUITE 214
MIAMI, FL 33156
T: 305-592-1016
F: 305.592.1019
W: WWW.ROSENBERGGARDNER.COM

CIVIL ENGINEER
BCC ENGINEERING INC.
7300 N Kendall Dr # 400
MIAMI, FL 33156
T: 305.670.2350
F: 305.670.2351
W: WWW.BCCENG.COM



Office Registration #A20000506

Issue # Issue Date / For

1 03-10-2016 / DRB Submittal

Project No: 14101-Venetian

Drawn by: T.K.S.

Approved by: K.E.G.

Date: 07/31/2016

SCALE

KIEHL, SEMLER
FLORIDA REGISTERED LANDSCAPE ARCHITECT
R.L.A. No. 6667205

DESIGN REVIEW BOARD
SUBMITTAL

SHEET INDEX

PLANTING NOTES,
SPECIFICATIONS, AND
DETAILS

SCALE: AS NOTED

SHEET NO.

LA-12

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CONCEPTUAL IMAGES - EVERGLADES (FOURTH FLOOR GARAGE ROOFDECK)



TREES AND PALMS - EVERGLADES (FOURTH FLOOR GARAGE ROOFDECK)



SHRUBS AND GROUNDCOVERS - EVERGLADES (FOURTH FLOOR GARAGE ROOFDECK)



CONCEPTUAL IMAGES - FLORIDA COASTAL (GROUND FLOOR)



TREES AND PALMS - FLORIDA COASTAL (GROUND FLOOR)



SHRUBS AND GROUNDCOVERS - FLORIDA COASTAL (GROUND FLOOR)



BELLA ISLA APARTMENTS

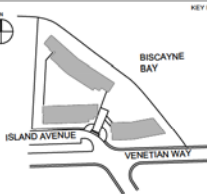
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architecture + design

ARCHITECT:
DEFORMA STUDIO INC.
1600 PONCE DE LEON BLVD, SUITE 907
CORAL GABLES FL 33134
T: 305.639.2053
F: 305.639.2054
E: INFO@DEFORMASTUDIO.COM
W: WWW.DEFORMASTUDIO.COM

LANDSCAPE ARCHITECT:
ROSENBERG GARDNER DESIGN
17670 NW 78TH AVENUE, SUITE 214
MIAMI, FL 33156
T: 305-592-1016
F: 305.392.1019
W: WWW.ROSENBERGGARDNER.COM

CIVIL ENGINEER:
BCC ENGINEERING INC.
7300 N Kendall Dr # 400
MIAMI, FL 33156
T: 305.670.2350
F: 305.670.2351
W: WWW.BCCENG.COM



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1 03-10-2016 / DRB Submittal

Project No.: 14101-Venetian
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Approved by: K.E.G.
Date: 07/31/2016

SEAL

KIEHL, SEMLER
FLORIDA REGISTERED LANDSCAPE ARCHITECT
R.L.A. No. 6667205

DESIGN REVIEW BOARD SUBMITTAL

PLANTING DESIGN CONCEPT PHOTOS

SCALE: AS NOTED

SHEET NO.

LA-13