

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

DRB - FINAL SUBMITTAL
JULY 06, 2018

122 W. DILIDO DR.

MIAMI BEACH, FLORIDA



SCOPE OF WORK

- REQUEST FOR MODIFICATION TO ADD AN ELEVATOR & SPIRAL STAIR IN A SIDE COURTYARD.

PRIOR DRB. REVIEW

MODIFICATION DRB 18-0244

- APPROVED ADDITION OF ACTIVE ROOF DECK & SPIRAL STAIR FROM 2ND FLOOR TO ROOF LEVEL.

COVER

PAGE - C

S K E T C H O F S U R V E Y

N
Scale 1"=20'

BISCAYNE BAY

FLOOD ZONE INFORMATION:
Community No. 120651
Panel No. 0316
Suffix: L
FIRM Date: 09-11-2009
Flood Zone: AE + 9.00'

PROPERTY ADDRESS:
122 W DI LIDO Drive,
Miami Beach, FL 33139
(FOLIO No. 02 - 3232 - 011 - 0140)

DESCRIPTION
Lot 5, Block 2, of "PLAT OF DI LIDO",
according to the map or plat thereof, as
recorded in Plat Book 8, Page 36 of the
Public Records of Miami-Dade County,
Florida, together with an 8 foot strip of land
contiguous to the Westerly boundary line of
said Lot 5, Block 2, PLAT OF DI LIDO,
according to the plat thereof recorded in
Plat Book 8, Page 36, lying between the
Northerly and Southerly boundary lines of
said Lot 5 extended Westerly.

There may be legal restrictions on the subject
property that are not shown on the Map of Survey
that may be found in the Public Records of
Miami-Dade County, or the records of any other
public and private entities as their jurisdictions
may appear.

The Map of Survey is intended to be displayed at
the stated graphic scale in English units of
measurement. Attention is brought to the fact that
said drawing may be altered in scale by the
reproduction process.

This Survey was conducted for the purpose of a
BOUNDARY SURVEY only and is not intended to
delineate the regulatory jurisdiction of any federal,
state, regional or local agency board, commission
or other entity.

Legal description was furnished by the client.
The elevations of well-identified features as
depicted on this survey and map were measured to
an estimated vertical positional accuracy of 1/10
foot for natural ground surfaces and 1/100 foot for
hardscape surfaces, including pavements, curbs
and other man-made features as may exist.
Well-identified features as depicted on this survey
and map were measured to an estimated
horizontal positional accuracy of 1/10 foot unless
otherwise shown.

Legal Description subject to any dedications,
limitations, restrictions, reservations or recorded
easements.
Sketch of Survey cannot be used for construction
purposes. Surveyor not responsible for third party
If shown elevations are referred to N.G.V.D. of 1929

The surveyor makes no representation as to
ownership, possession or occupation of the
subject property by any entity or individual.

Subsurface improvements and/or encroachments
within, upon, across, abutting or adjacent to the
subject property were not located and are not shown.

Not valid without the signature and original raised
seal of a Florida Licensed Surveyor and Mapper.
Additions and deletions to this Map of Survey by
other than the signing party are prohibited without
the written consent of the signing party.

This Map of Survey has been prepared for the
exclusive use of the parties named herein and the
certification does not extend to any unnamed party.

CERTIFY TO:

Travel Charter Business, LTD.

SURVEYOR'S CERTIFICATION:
I hereby certify: That this "BOUNDARY SURVEY" and
the Map of Survey resulting there from was performed
under my direction and is true and correct to the best
of my knowledge and belief and further, that said
"BOUNDARY SURVEY" meets the intent of the
"Minimum Technical Standards for Land Surveying in
the State of Florida", pursuant to Rule 5J17 of the
Florida Administrative Code and its implementing Rule,
Chapter 472.027 of the Florida Statutes.

Survey is not covered by
Professional Liability
Insurance.

ORIGINAL
FIELD DATE: 01-18-2014
REVISIONS:
UPDATED: 04-10-2015

Gary B. Castel, P.L.S.
Registered Surveyor and Mapper No. 4129
State of Florida.

Land Surveyors & Mapper
8567 Coral Way, Miami, FL 33155
Telephone: 786-290-4184

JOB NO.:
01-09-14-A

LEGEND OF SURVEY ABBREVIATIONS

A.C. = ARC LENGTH
A.P. = ALUMINUM PIPE
B.B. = BUILDING
C.B. = CONCRETE BLOCK
C.S. = CATCH BASIN
C.S.B. = CONCRETE BLOCK
C.F. = CHORD DISTANCE
C.L. = CENTER LINE
C.P. = CORNER POINT
D.I. = DRIVE IN
E.A. = ELECTRIC SERVICE BOX
F.H. = FOUND REBAR
F.M. = FOUND MASONRY
G.M. = GAS METER
H.M. = HYDRAULIC MANHOLE
L.P. = LIGHT POLE
M.H. = MONUMENT LINE
N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM
O.E. = OVERHEAD ELECTRICAL LINES
P.B. = PLAT BOOK
P.C. = PERMANENT CONTROL POINT
P.F. = PAGE
P.L. = PROPERTY LINE
R. = RADIAL
R.W. = RIGHT OF WAY
S.E. = SECTION
S.L. = SET BACK LINE
STY. = STORY

SWK = SEWER
TV = TELEPHONE SERVICE BOX
U.D. = UTILITY DRAINAGE
U.E. = UTILITY ENGINEERING
U.M. = UTILITY MAINTENANCE
U.P. = UTILITY POLE
W.M. = WATER METER

CLIP = CONC. LIGHT POLE
CONC. = CONCRETE
E = ELECTRIC SERVICE BOX
F.H. = FOUND REBAR
F.M. = FOUND MASONRY
G.M. = GAS METER
H.M. = HYDRAULIC MANHOLE
L.P. = LIGHT POLE
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STY. = STORY

POOL
HOUSE AREA: 2,332.2 Sq.Ft.
LOT AREA: 10,500 Sq.Ft.
0.241 Acres

TOTAL: 175.00' + 8.00' = 183.00'
175.00' (M&R)

TOTAL: 175.00' + 8.00' = 183.00'
175.00' (M&R)

PROPERTY TREE LIST

No.	COMMON NAME	SCIENTIFIC NAME	D	C	H
1	TREE		10'	30'	50'
2	PALM TREE		2.0'	18'	50'
3	BISMARCK PALM	<i>Bismarckia nobilis</i>	1.0'	15'	20'
4	PALM TREE		2.0'	20'	20'
5	PALM TREE		5.0'	20'	30'
6	TREE		1.0'	15'	25'
7	TREE		1.0'	20'	30'
8	TREE		1.0'	15'	25'
9	TREE		1.8'	15'	30'
10	ALEXANDER PALM	<i>Archontophoenix alexandrae</i>	0.4'	3'	30'
11	COCONUT PALM	<i>Cocos nucifera</i>	0.8'	18'	30'
12	TREE		0.8'	18'	30'
13	TREE		0.8'	18'	30'
14	ALEXANDER PALM	<i>Archontophoenix alexandrae</i>	0.8'	20'	40'
15	TREE		2.0'	20'	30'

STRIP AREA: 480 Sq.Ft.
0.011 Acres

LOT AREA: 10,500 Sq.Ft.
0.241 Acres

TOTAL: 175.00' + 8.00' = 183.00'
175.00' (M&R)

W. DI LIDO DRIVE
(55' PUBLIC RIGHT-OF-WAY)
22' ASPHALT PAVERMENT

EOP

R/W LINE

240.00' (M&R)

NORTH R/W LINE

BLOCK CORNER
FIP Ø 1/2"
(No I.D.)

04-10-2015

Drawn: A.V.I.
Sheet No. 1/1

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

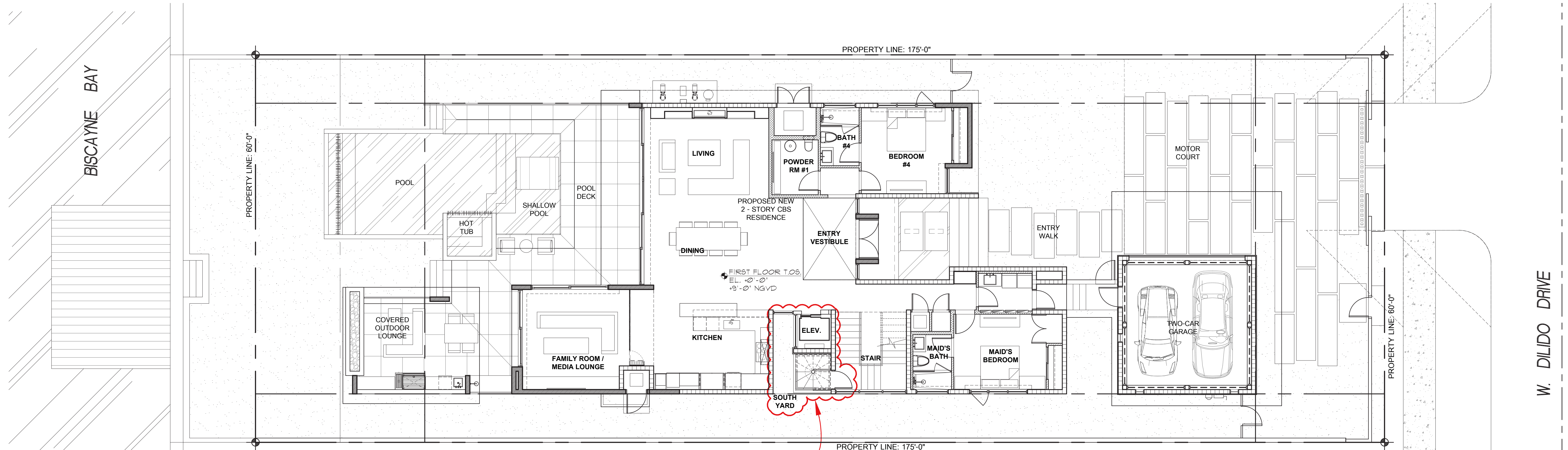
SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET

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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 %: 2,922 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 %: 5,028 SF (47.9%)
13	Existing First Floor Unit Size:	2,335 SF	Proposed First Floor Unit Size: 2,665 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 % :2,151 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 % :515 SF 23.9%)

		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"	
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23	Rear:	26'-3"	45'-7"	39'-8"	
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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"	

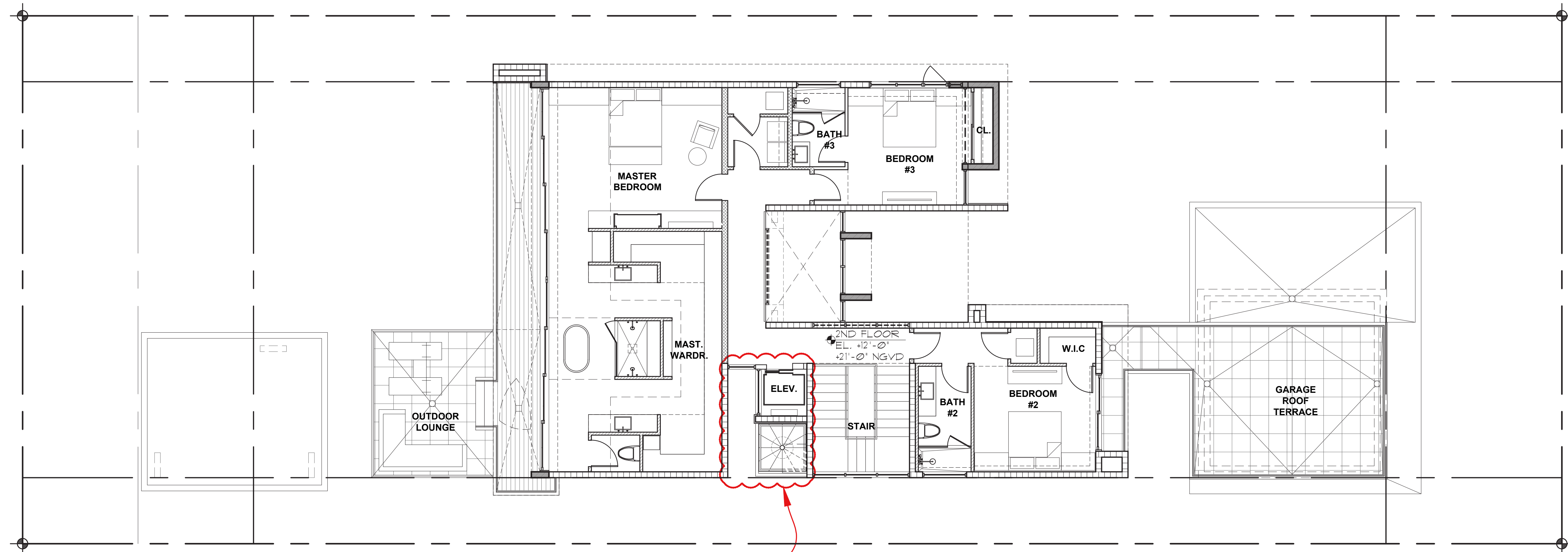
27	Located within a Local Historic District?	Yes or no
28	Designated as an individual Historic Single Family Residence Site?	Yes or no
29	Determined to be Architecturally Significant?	Yes or no

Notes:
If not applicable write N/A
All other data information should be presented like the above format



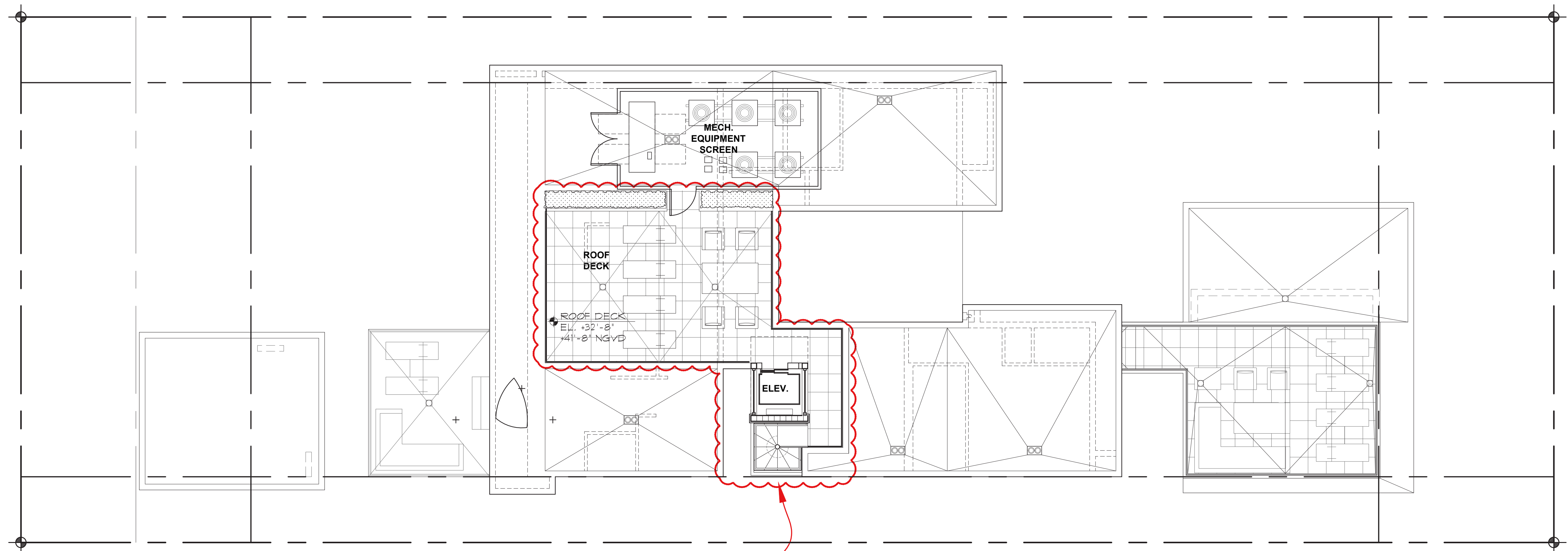
REQUEST FOR MODIFICATION TO SOUTH
YARD FOR THE ADDITION OF A RES.
ELEVATOR & SPIRAL STAIR TO ACCESS
ROOF TERRACE.

SITEPLAN (PROPOSED)



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

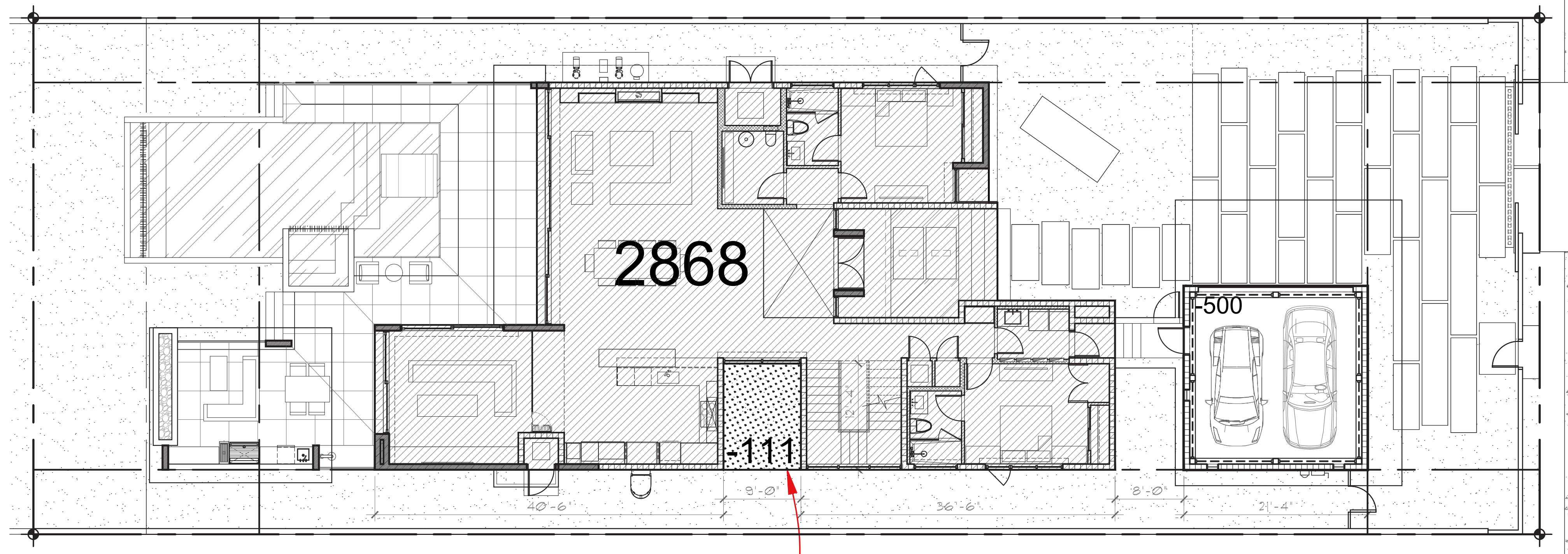
SECOND FLOOR (PROPOSED)



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

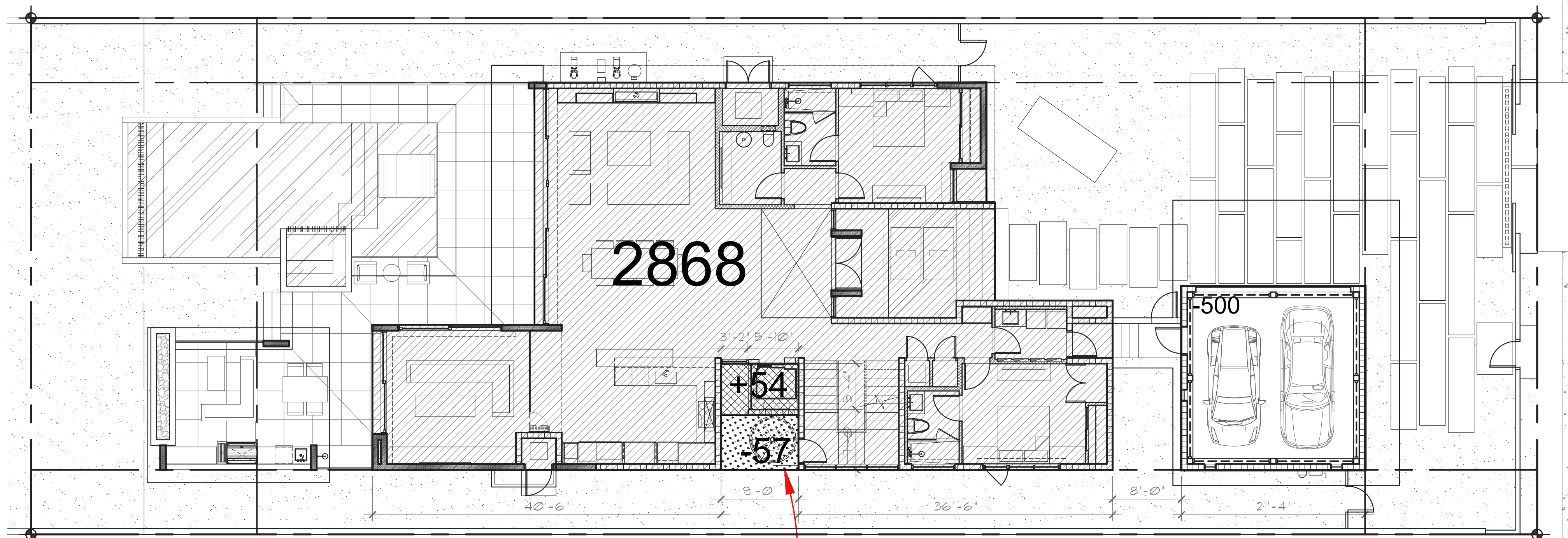
ROOF PLAN (PROPOSED)

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: 57 S. F.
 COURTYARD % TO LOT AREA: 57 S.F. (0.5%)



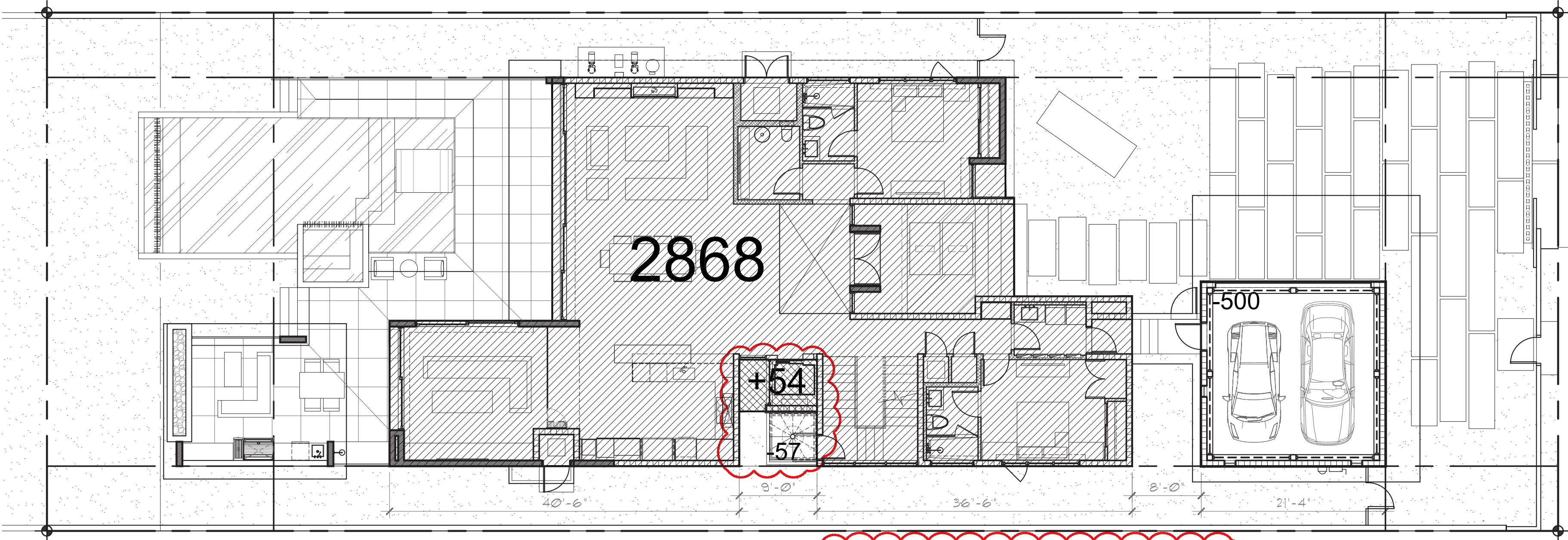
PROPOSED COURTYARD AREA: 57 SQ. FT (0.5%)
 OPEN AREA

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	2,922 S. F.
TOTAL BLDG. LOT COVERAGE:	2,922 S.F. (27.8%)



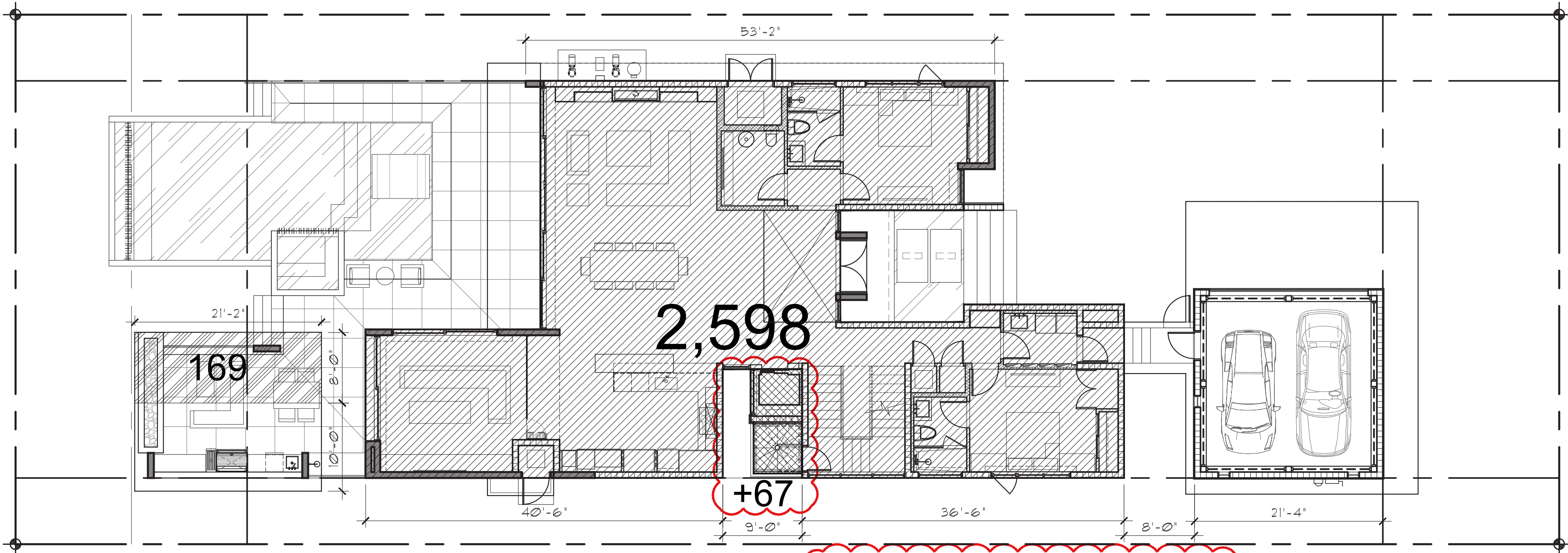
2,868 + 54 = 2,922 SQ. FT.

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%)

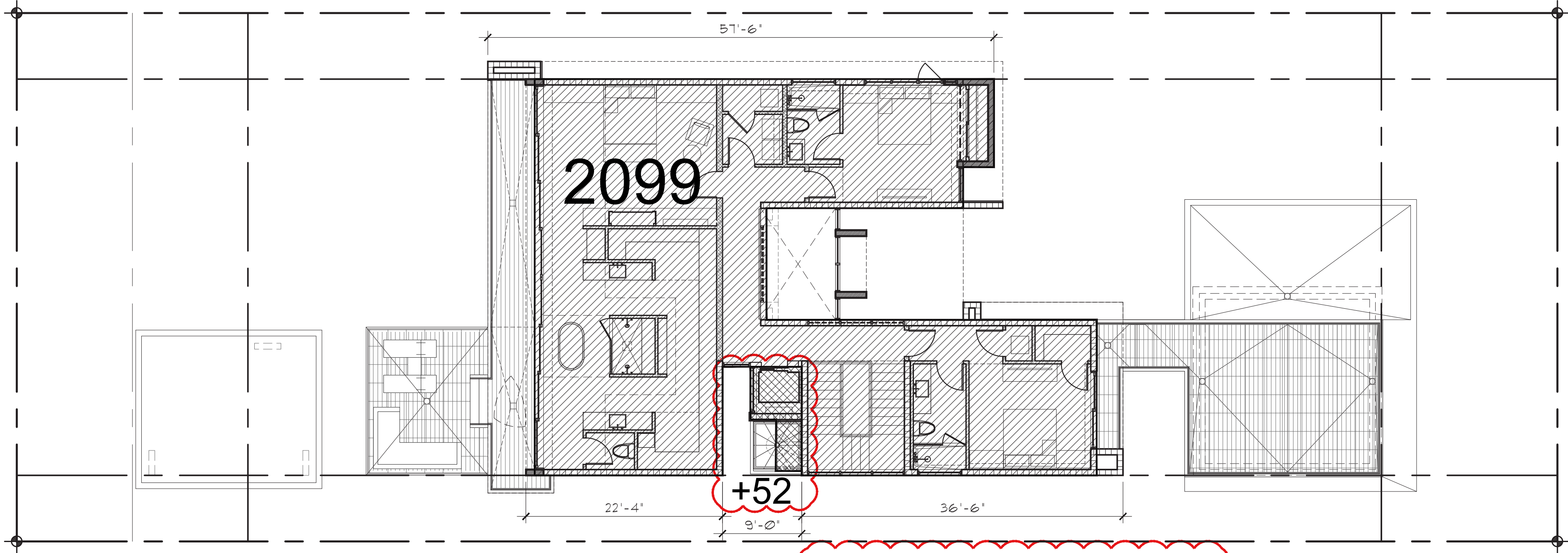


1ST FLOOR UNIT SIZE: $2,598 + 67 = 2,665 \text{ SQ. FT.}$

PROPOSED UNIT SIZE CALCULATION

BUILDING DATA

MAIN HOUSE:	
FIRST FLOOR	2,659 S. F.
SECOND FLOOR	2,141 S. F.
CABANA	169 S. F.
TOTAL:	4,975 S. F.
GARAGE (NON A/C) (455 - 500)	0 S.F.
TOTAL (NON AC):	0 S.F.
TOTAL UNIT SIZE :	4,975 S. F. (47.4%)

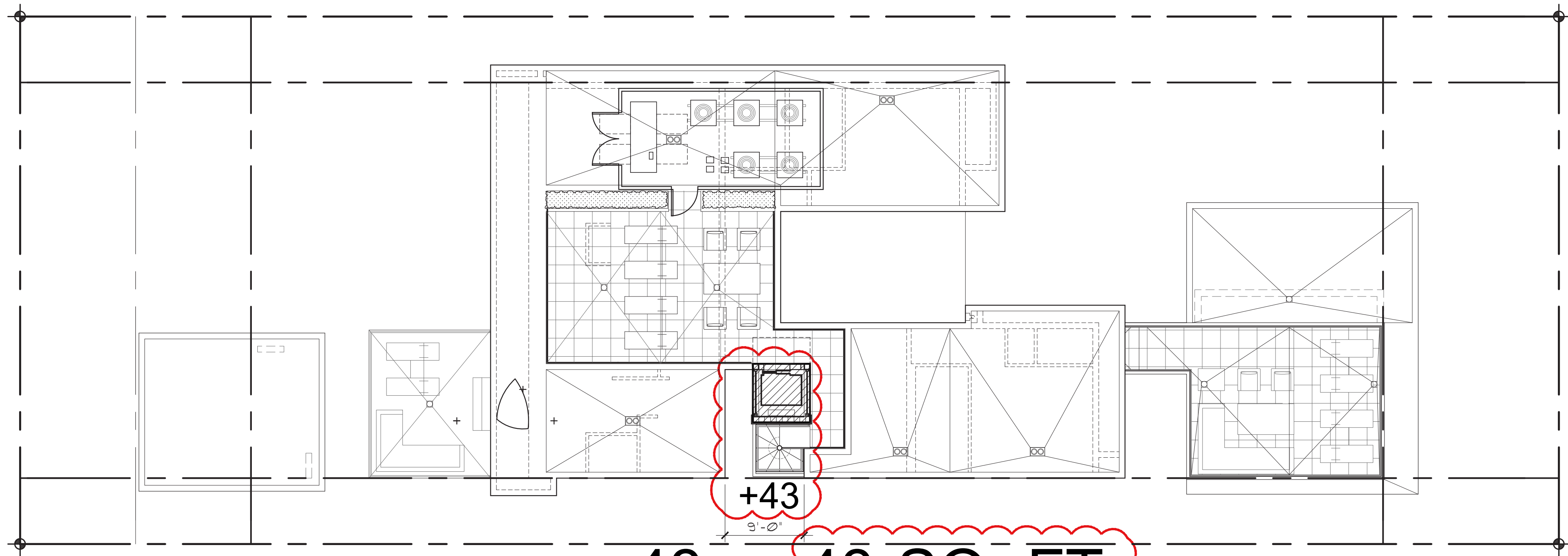


2ND FLOOR UNIT SIZE: $2,099 + 52 = 2,151 \text{ SQ. FT.}$

PROPOSED UNIT SIZE CALCULATION

BUILDING DATA

MAIN HOUSE:	
FIRST FLOOR	2,659 S. F.
SECOND FLOOR	2,141 S. F.
CABANA	169 S. F.
TOTAL:	4,975 S. F.
GARAGE (NON A/C) (455 - 500)	0 S.F.
TOTAL (NON AC):	0 S.F.
TOTAL UNIT SIZE :	4,975 S. F. (41.4%)



ROOF UNIT SIZE: + 43 = 43 SQ. FT.

PROPOSED ROOF DECK AREA CALCULATION

BUILDING DATA

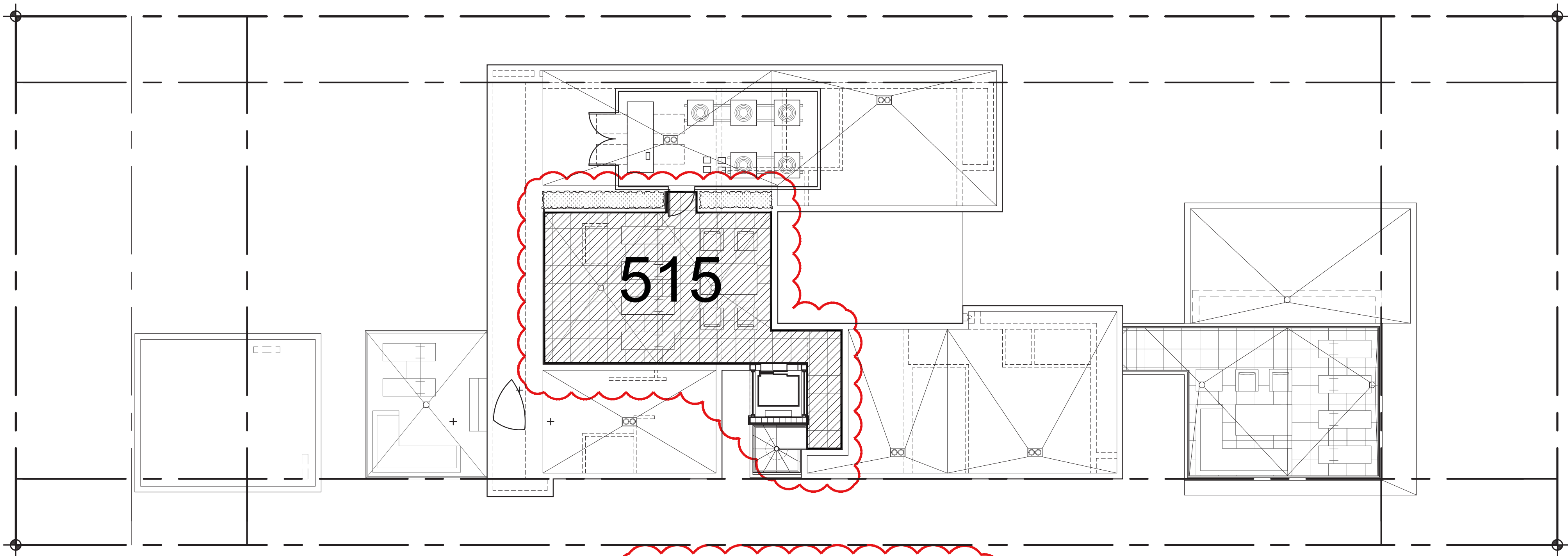
MAIN HOUSE:	
FIRST FLOOR	2,665 S. F.
SECOND FLOOR	2,151 S. F.
ROOF	43 S. F.
CABANA	169 S. F.
TOTAL:	5,028 S. F.
GARAGE (NON A/C) (455 - 500)	0 S.F.
TOTAL (NON AC):	0 S.F.
TOTAL UNIT SIZE :	5,028 S. F. (41.9%)

FLOOR RATIO PERCENTAGE

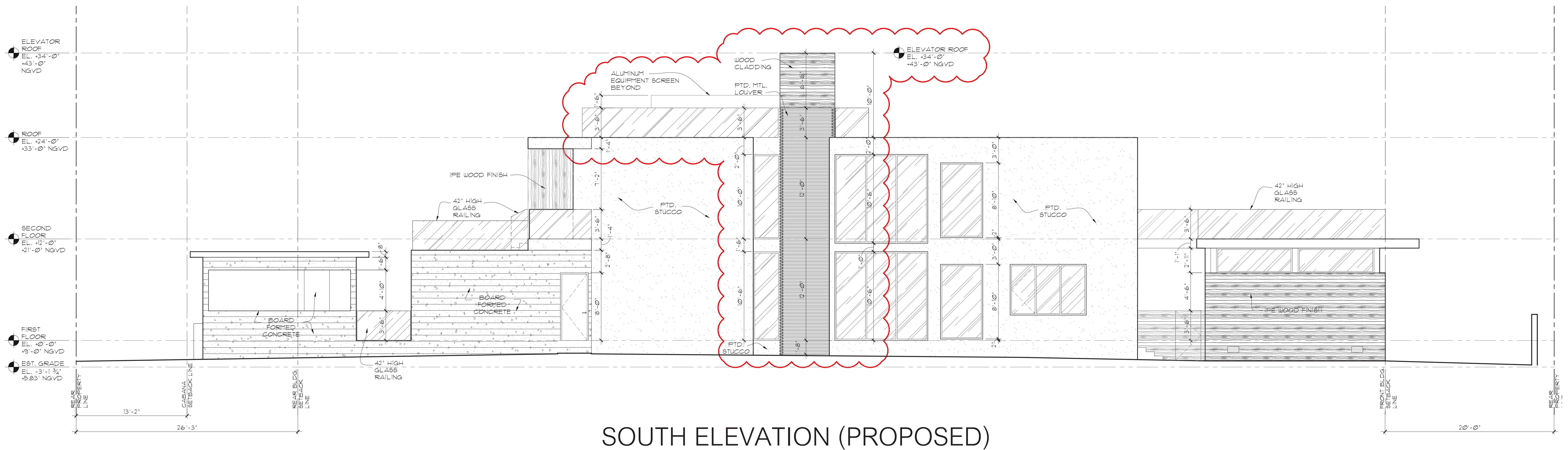
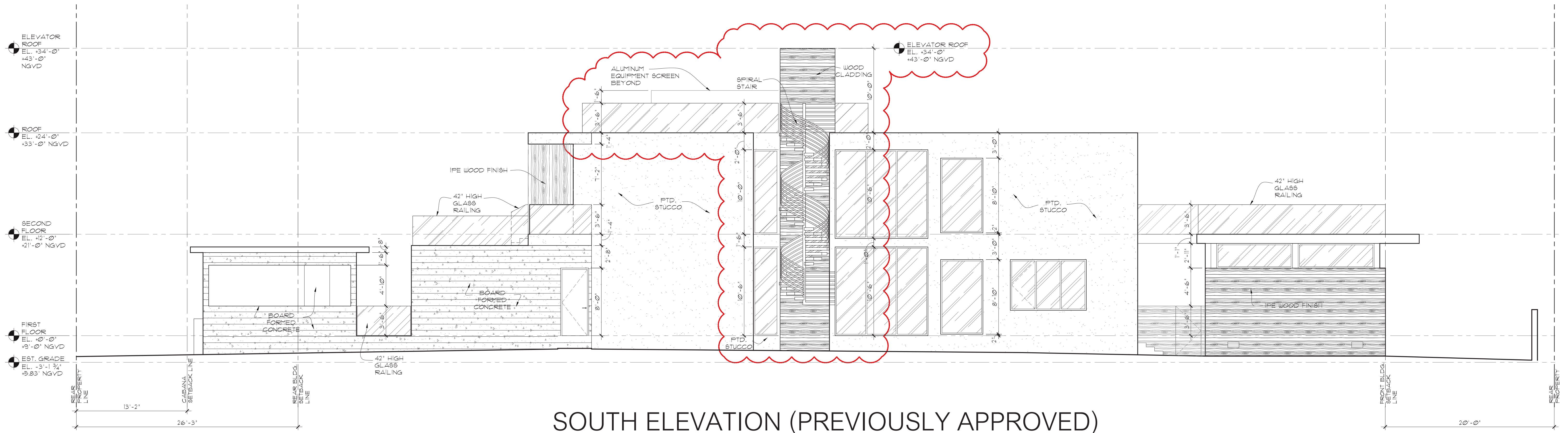
MAIN HOUSE:	
TOTAL FIRST FLOOR	2,665 S. F.
TOTAL SECOND FLOOR	2,151 S. F.
TOTAL:	80.1%

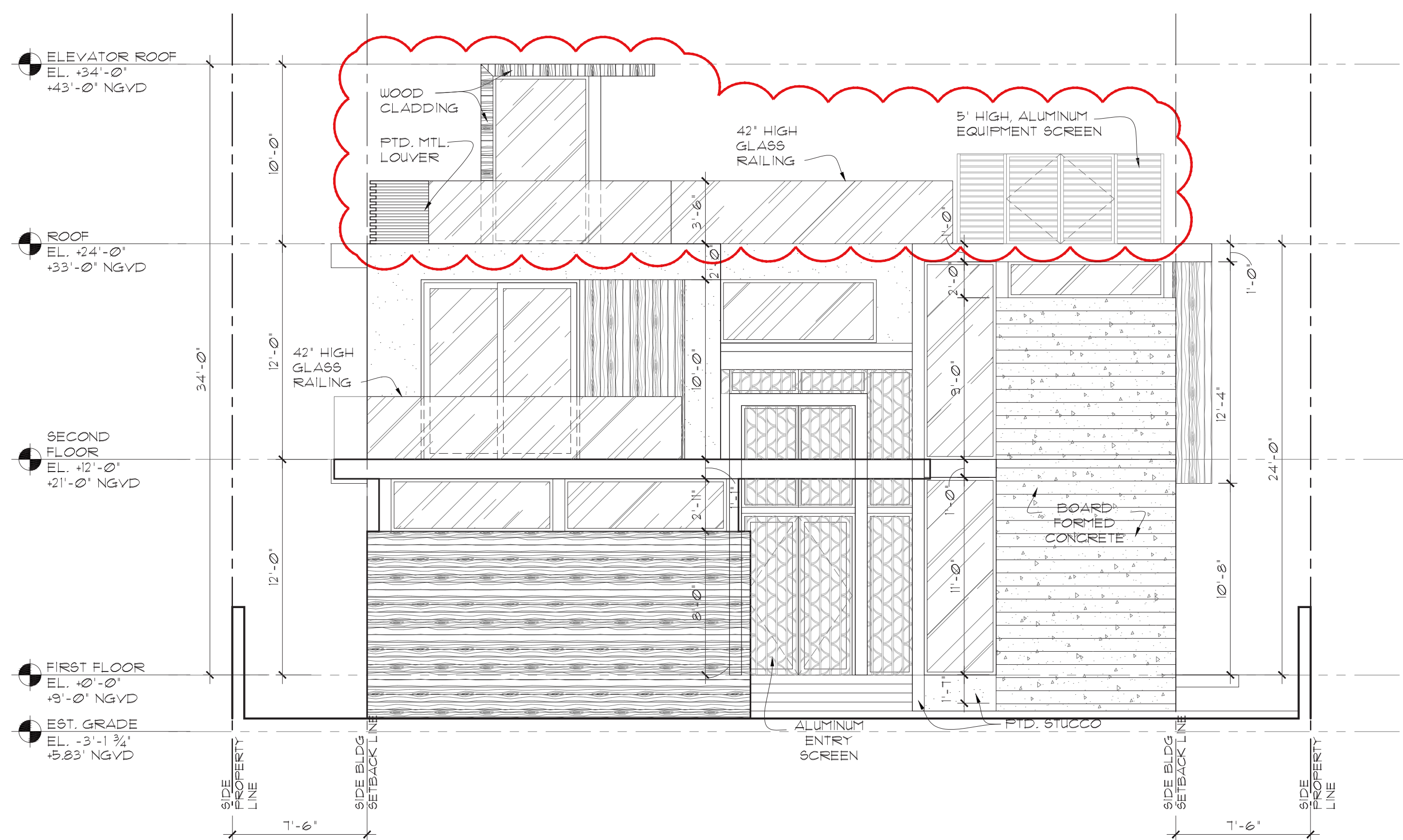
ROOF DECK CALCULATION

TOTAL SECOND FLOOR AREA	2,151 S. F.
TOTAL ROOF DECK AREA	515 S. F. 23.9%

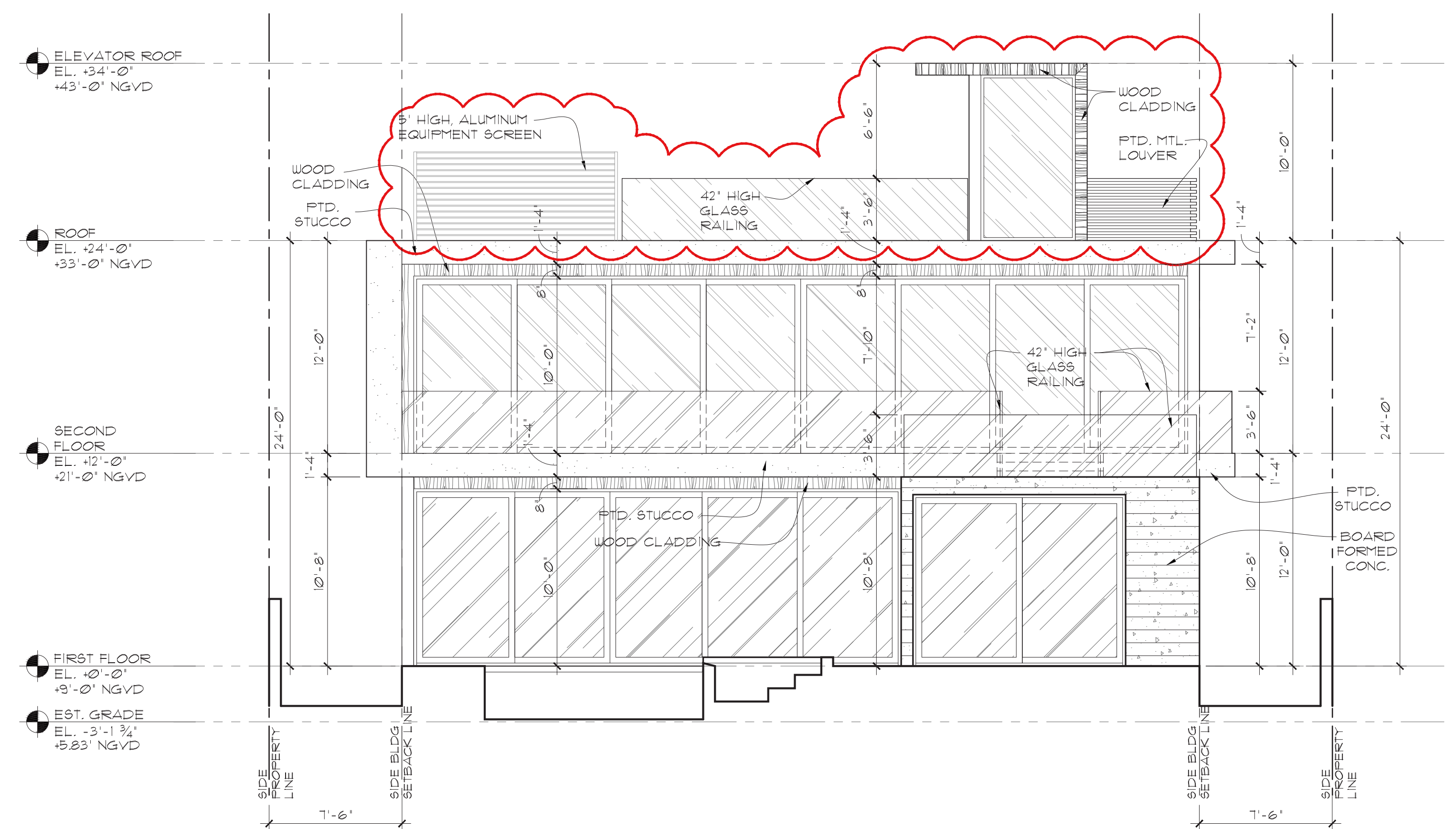


ROOF DECK AREA: 515 SQ. FT.





FRONT ELEVATION (PROPOSED)



REAR ELEVATION (PROPOSED)

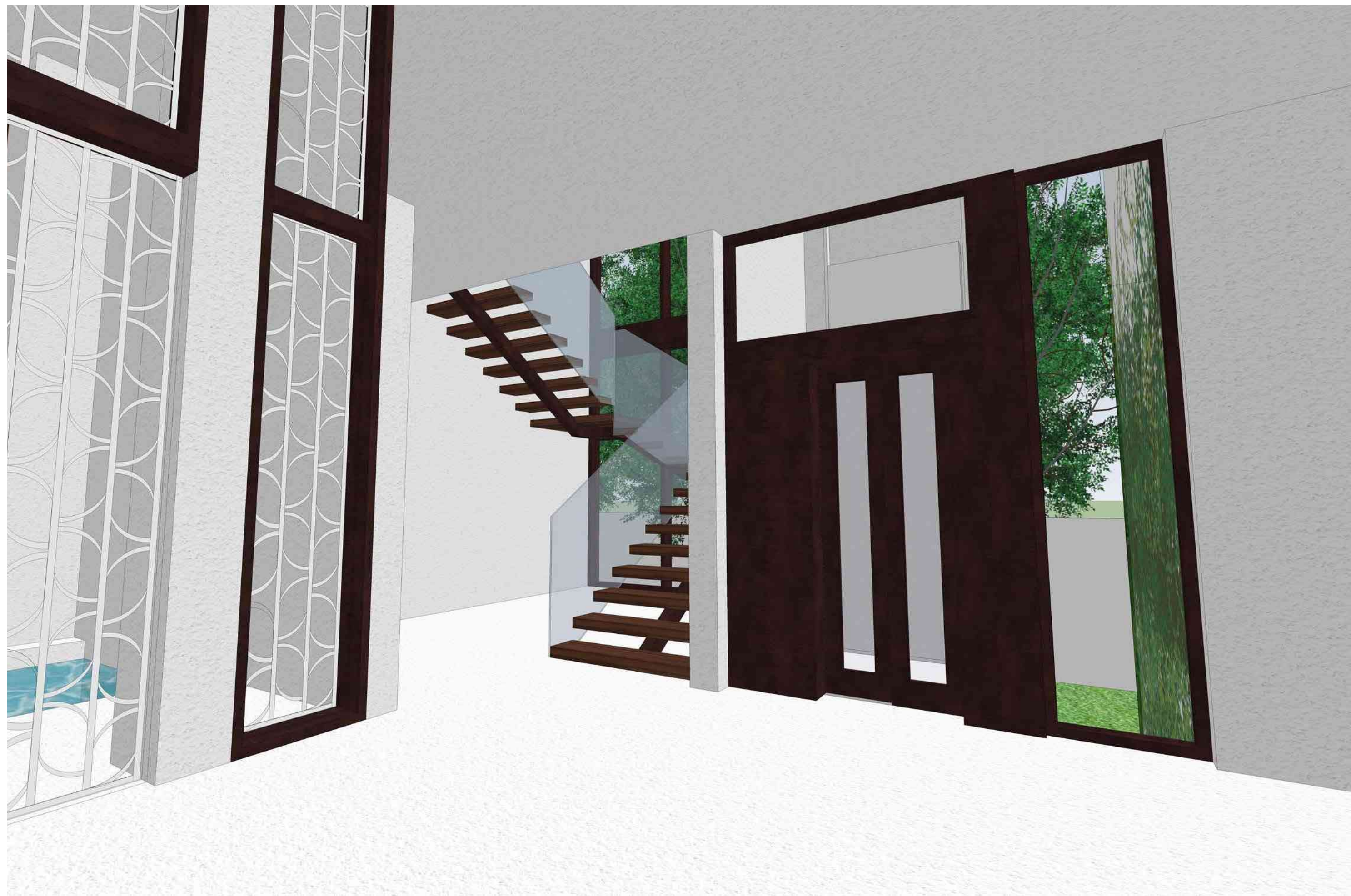


CURRENT AERIAL VIEW

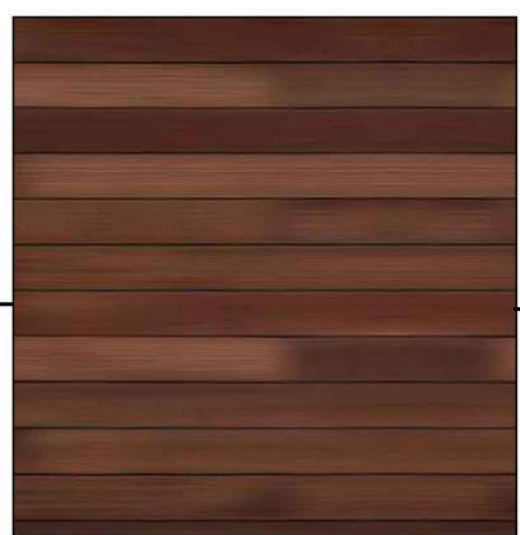


PROPOSED ROOF DECK





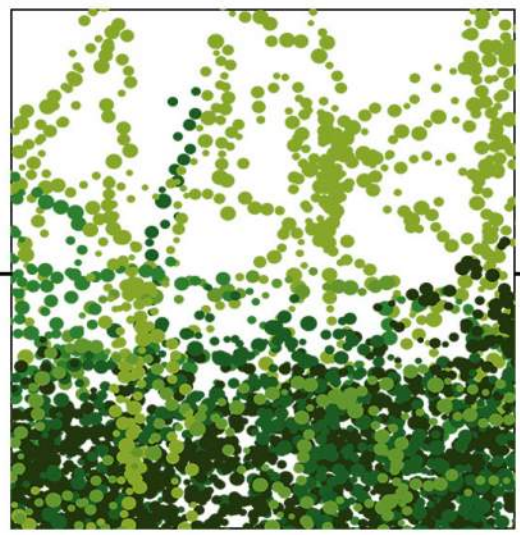
PROPOSED MATERIAL PALETTE



IPE CLADDING



PTD. ALUMINIUM



CREEPING FIG



PTD. STUCCO

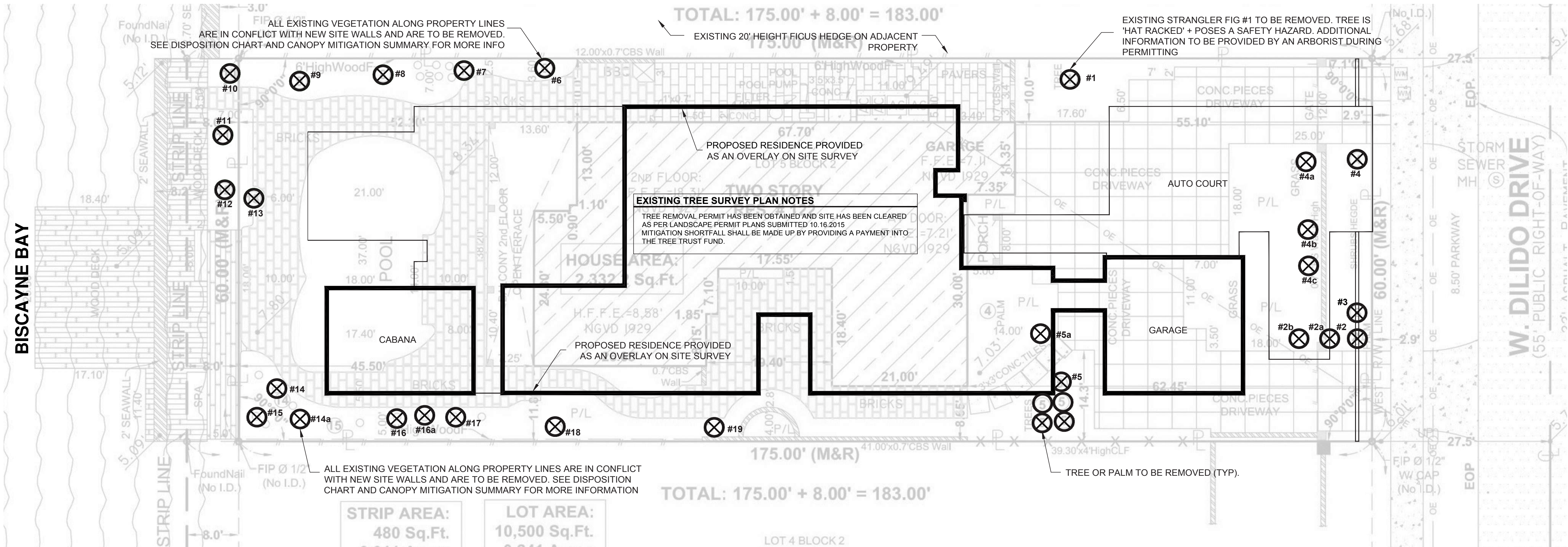




STREET VIEW

PAGE 17

CHOEFF **LEVY** FISCHMAN
ARCHITECTURE + DESIGN



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

- 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
- 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
THE INFORMATION AS PRESENTED HEREIN HAS BEEN FIELD VERIFIED BY THE LANDSCAPE ARCHITECT ON 04.10.15.
- 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
- 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.
- PLEASE SEE ARBORIST REPORT PREPARED BY ISA CERTIFIED ARBORIST JEREMY CHANCEY DATED 03.28.16
- 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

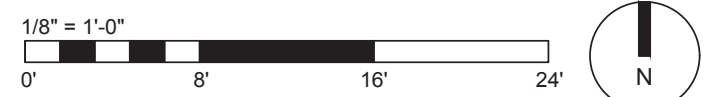
⊗ TREE or PALM TO BE REMOVED.

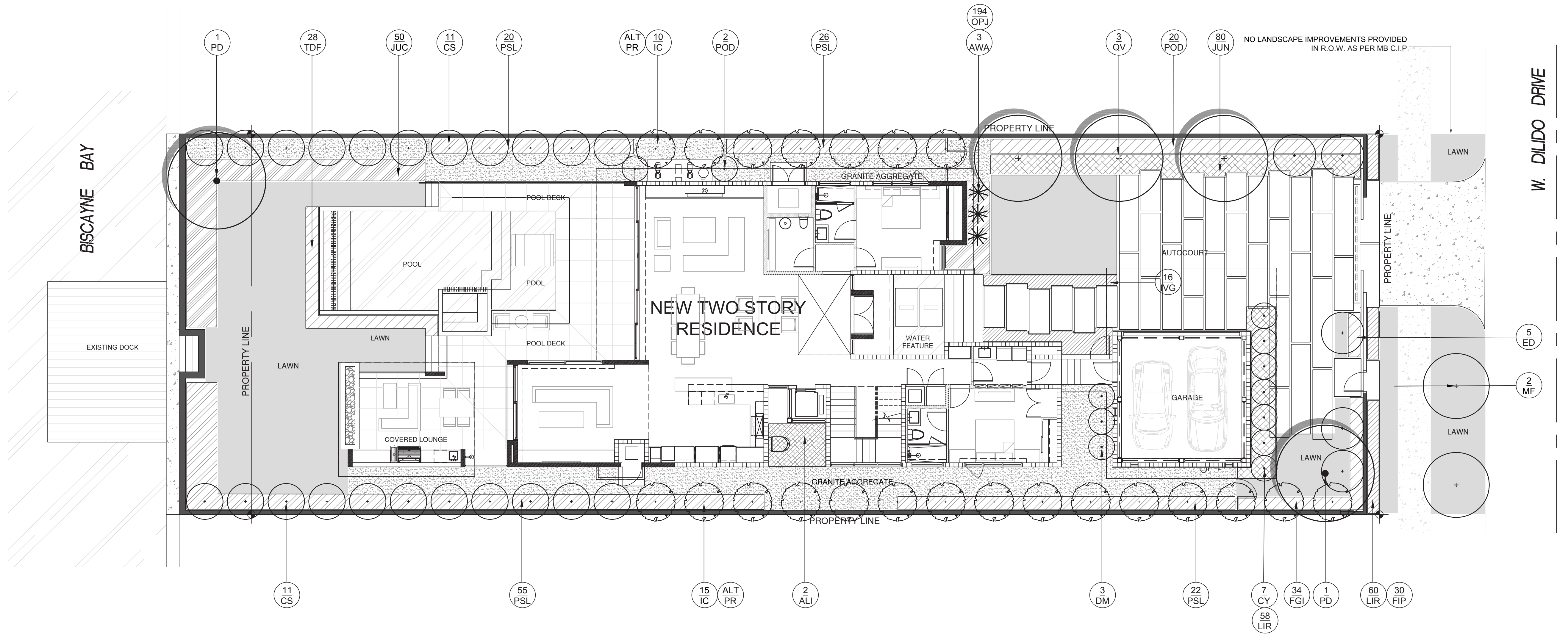
C.M.B. EXISTING TREE INVENTORY + DISPOSITION CHART - 122 W. DILIDO DR.

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	+/- 60'	+/- 40'	+/- 35'	POOR	REMOVE	982 SF	982 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	Latan 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)	Ravenala 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)	Ravenala 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)	Ravenala 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	Ravenala 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 BUTTONWOOD 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 BUTTONWOOD 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 cassinne	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
QV	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 16" 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	Pycnotria 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 6" 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"

PREVIOUS LANDSCAPE

PAGE 19

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 "TORO", "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 (FNGLA) 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.**

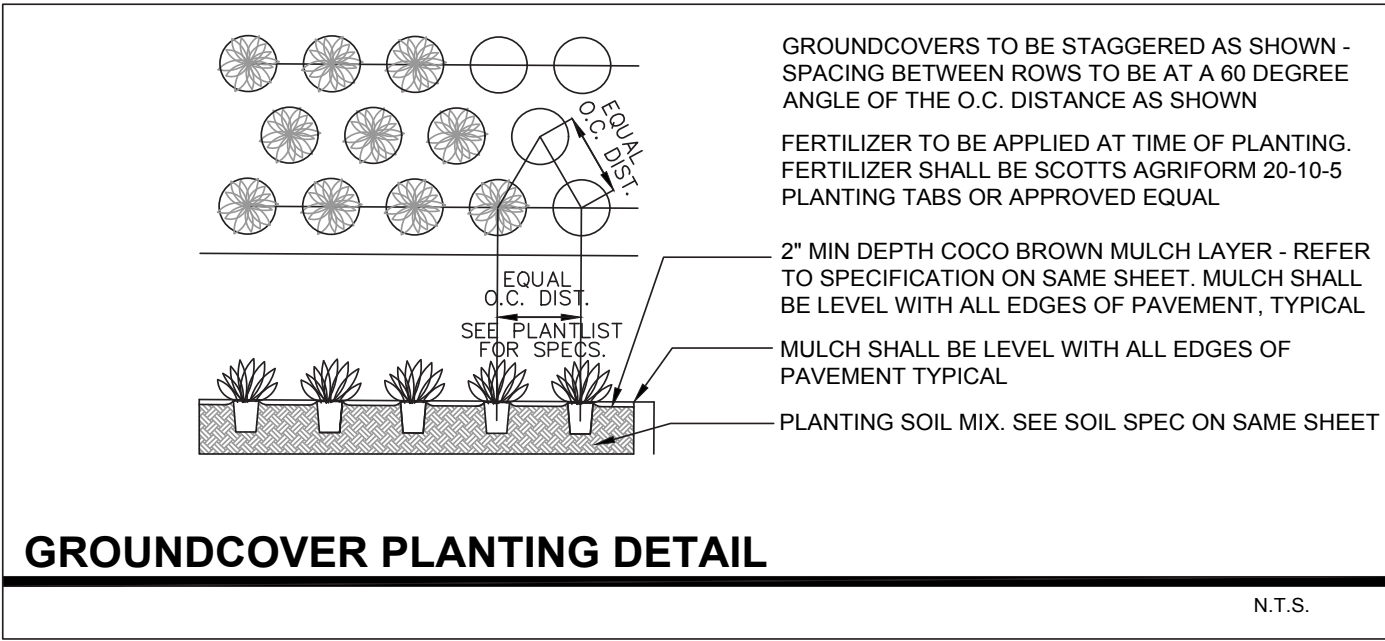
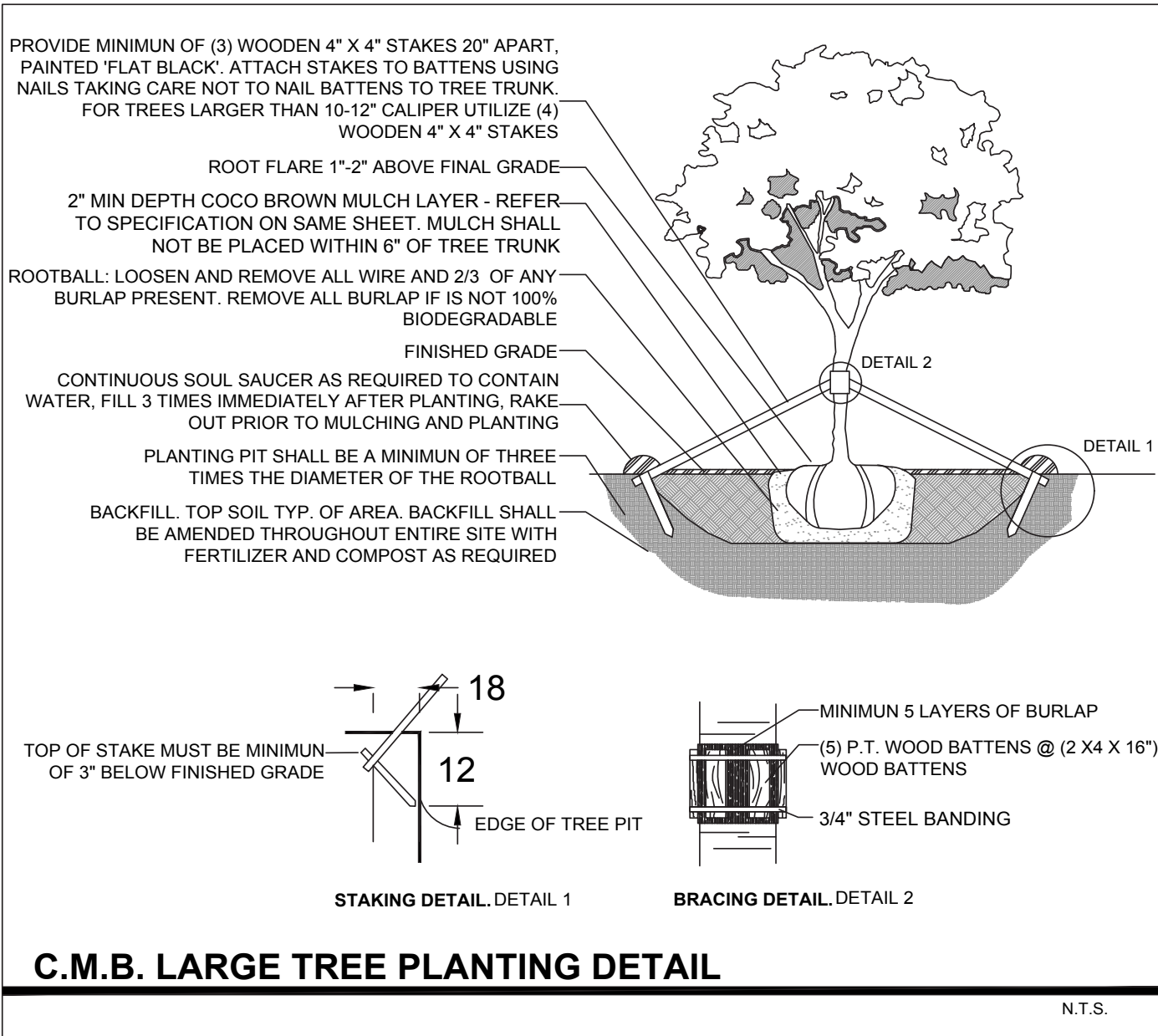
- ALL TREES + PALMS TO REMAIN OR BE RELOCATED ON SITE IN THE VICINITY OF CONSTRUCTION ACTIVITIES, SHALL BE PROTECTED THROUGH THE USE OF TREE PROTECTION BARRICADES INSTALLED AT THE TREE OR PALM DRIP LINE. A TREE PROTECTION FENCE SHALL BE CONSTRUCTED PRIOR TO ANY CONSTRUCTION ACTIVITY INCLUDING GRUBBING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

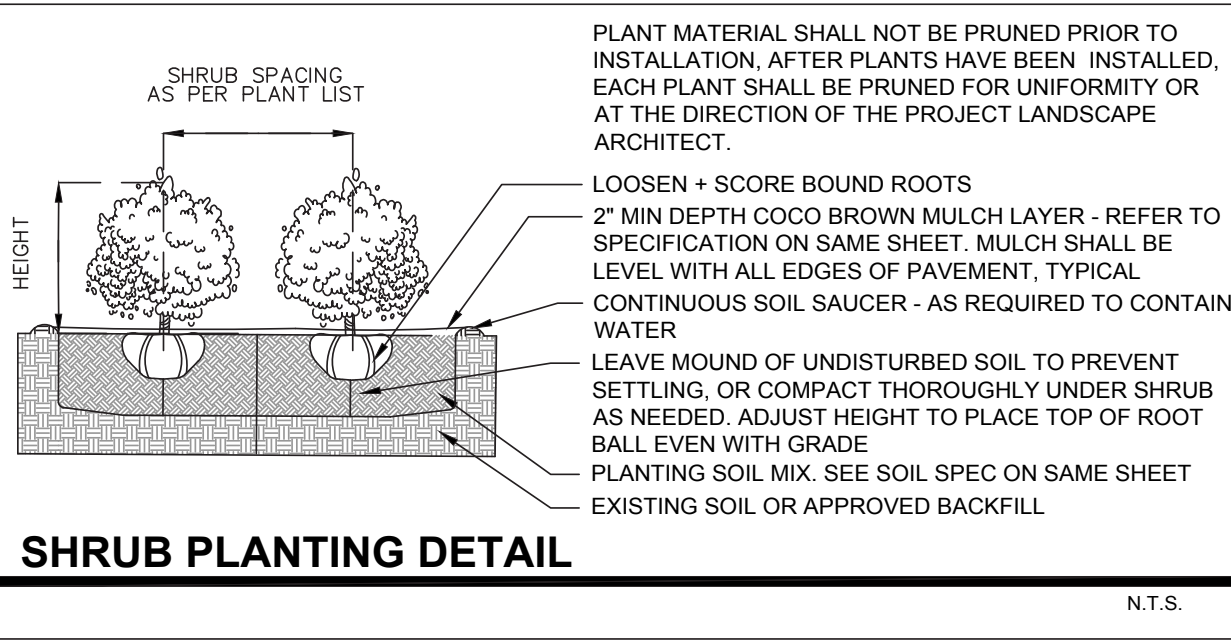
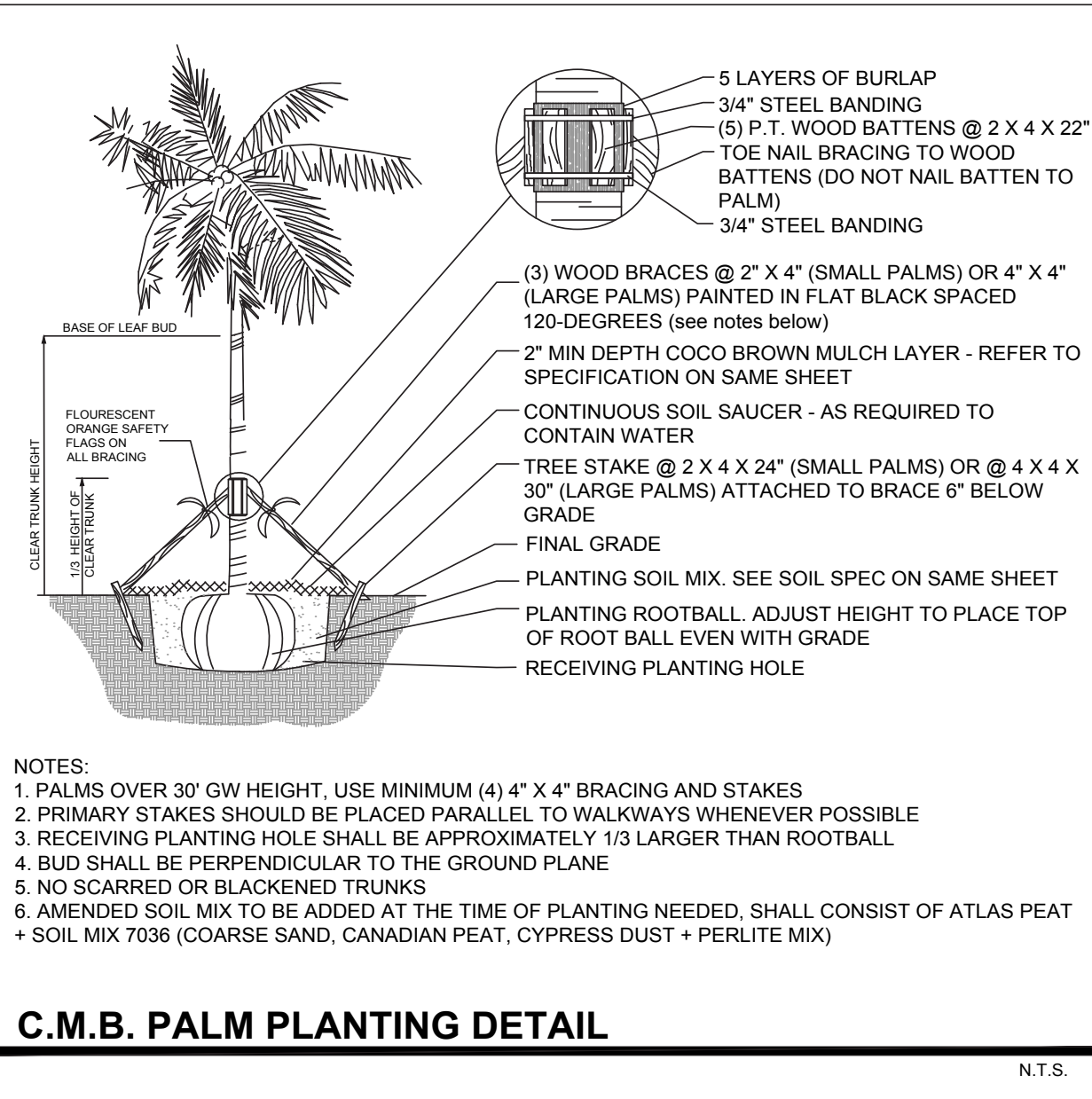
- THE CONTRACTOR SHALL BE RESPONSIBLE TO SECURE ALL PERMITS AS MAY BE DEEMED NECESSARY TO PERFORM THE WORK. ENTIRE SYSTEM SHALL BE INSTALLED IN COMPLIANCE WITH ALL LOCAL AND STATE CODES.
- ALL SLEEVES UNDER PAVEMENT SHALL BE BURIED PER FLORIDA BUILDING CODE, APPENDIX "F". ALL LATERAL SLEEVES UNDER SIDEWALKS 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 SPERARATE 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 GUARANTEE 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.

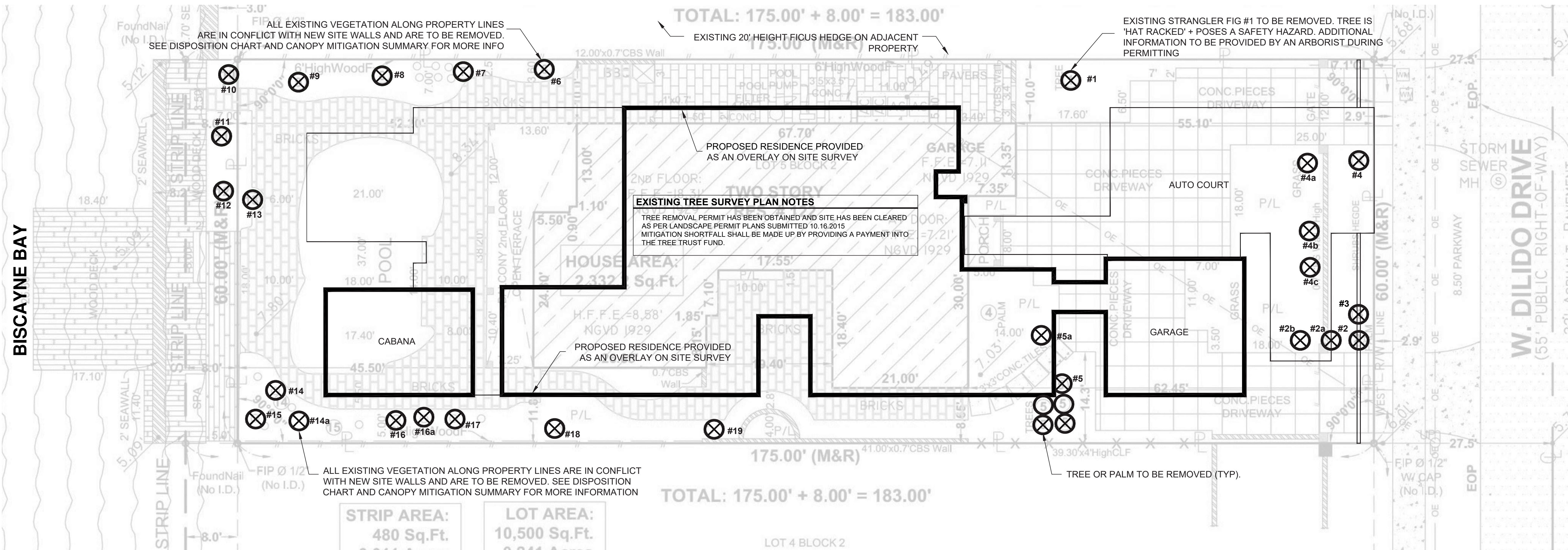
- THE IRRIGATION CONTRACTOR SHALL INSTRUCT THE OWNER OR THE OWNER'S REPRESENTATIVE IN THE COMPLETE OPERATION AND MAINTENANCE OF THE SYSTEM. THE CONTRACTOR SHALL FURNISH TWO COPIES OF AN IRRIGATION SYSTEM MANAGEMENT MANUAL PREPARED BY THE MANUFACTURER AND THE SYSTEM INSTALLER.



C.M.B. 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 DRIP LINES 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. 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. THE INFORMATION AS PRESENTED HEREIN HAS BEEN FIELD VERIFIED BY THE LANDSCAPE ARCHITECT ON 04.10.15.
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 8,833 SF AS REQUIRED BY THE C.M.B. MITIGATION GUIDELINES HAS BEEN MET AND EXCEEDED. A TOTAL 8,500 SF OF CANOPY HAS BEEN PROVIDED.

CANOPY MITIGATION SUMMARY

- (22) NATIVE DAHOON HOLLY TREES: 3,300 SF (MB category II @ 150 SF each)
- (14) NATIVE OLUSIA ROSEA TREES: 3,600 SF (MB category I @ 300 SF each)
- (3) NATIVE SILVER BUTTWOOD TREES: 450 SF (MB category II @ 150 SF each)
- (3) NATIVE SIMPSON STOPPER TREES: 300 SF (MB category III @ 100 SF each)
- (2) NATIVE SEAGRAPE TREES: 600 SF (MB category I @ 300 SF each)
- (5) PALMS: 290 SF (MB category IV @ 50 SF each)

C.M.B. EXISTING TREE SURVEY LEGEND

⊗ TREE or PALM TO BE REMOVED.

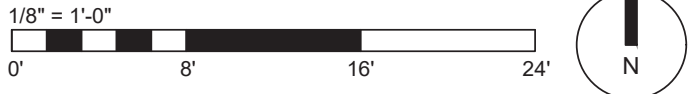
C.M.B. EXISTING TREE INVENTORY + DISPOSITION CHART - 122 W. DILIDO DR.

NUMBER	COMMON NAME	BOTANICAL NAME	SPECIMEN	D.B.H. (IN)	HEIGHT (FT)	SPREAD (FT)	CONDITION	DISPOSITION	CANOPY AREA	CANOPY LOSS / MIT. 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	Kenia 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)	Ravensala 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)	Ravensala 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)	Ravensala 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	Ravensala 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"	+/- 25'	+/- 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 : 8,833 SF AS PER TREE REMOVAL PERMIT PZ0516- 0046 ISSUED 06.14.16

TOTAL MITIGATION PROVIDED : 8,850 SF

EXISTING TREE INVENTORY + DISPOSITION PLAN



THE CANOPY MITIGATION OF 8,833 SF AS REQUIRED BY THE C.M.B. MITIGATION GUIDELINES HAS BEEN MET AND EXCEEDED. A TOTAL 8,500 SF OF CANOPY HAS BEEN PROVIDED.

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- (3) NATIVE SILVER BUTTONWOOD TREES 450 SF (MB category II @ 150 SF each)
- (3) NATIVE SIMPSON STOPPER TREES: 300 SF (MB category III @ 100 SF each)
- (2) NATIVE SEAGRAPE TREES: 600 SF (MB category I @ 300 SF each)
- (5) PALMS: 250 SF (MB category IV @ 50 SF each)

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

3 TREES REQUIRED PER LOT / 44 TREES PROVIDED

(2 NATIVE DAHOON HOLLY TREES + 14 NATIVE CLUSIA ROSEA TREES + 3 SILVER BUTTONWOOD TREES
+ 3 NATIVE SIMPSON STOPPER TREES + 2 NATIVE SEAGRAPE TREES)

30% OF REQUIRED TREES OR .30 X 3 = .9 NATIVE TREES REQUIRED / 44 NATIVE TREES PROVIDED
(22 NATIVE DAHOON HOLLY TREES + 14 NATIVE CLUSIA ROSEA TREES + 3 SILVER BUTTONWOOD
+ 3 NATIVE SIMPSON STOPPER TREES + 2 NATIVE SEAGRAPE TREES)

(1 = NATIVE SIMI SON STOFFER TREES; 2 = NATIVE SEAGRAPE TREES)

10 SHRUBS REQUIRED FOR EACH REQUIRED TREE or 10 X (3) = 30 REQUIRED / 200 SHRUBS PROVIDED
(200 NATIVE DWARF BAHAMA COFFEE SHRUBS)

NATIVE SHRUBS
30% OF TOTAL SHRUBS REQUIRED MUST BE NATIVE or .30 X 30 = 9 / **200 NATIVE SHRUBS PROVIDED**
(200 NATIVE DWARF BAHAMA COFFEE SHRUBS)

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

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100% COVERAGE PROVIDED PURSUANT TO MIAMI DADE CODE

KEY	NATIVE	QTY.	COMMON NAME	BOTANICAL NAME	HEIGHT, SPECIFICATION, & NOTES
TREES					
CR	YES	14	PITCH APPLE TREE	Clusia rosea	100 gal., 14' height min, 5' spread, 3" dbh, 4'ct min, matched
CS	YES	3	SILVER BUTTONWOOD TREES	Conocarpus erectus 'Sericeus'	100 gal., 14' height min, 5' spread, 3" dbh, 4'ct min, matched
CU	YES	2	SEA GRAPE TREE	Coccoloba uvifera	65 gal., 12' height, 6' spread, multi character trunk, matched
IC	YES	22	DAHON HOLLY	Ilex cassine	100 gal., 14' height, 5' spread, 3" dbh, 4'ct min, matched
MF	YES	3	SIMPSON STOPPER TREES	Myrcianthus fragrans	100 gal., 12' height min, 5' spread, 3" dbh, 4'ct min, matched
PALMS					
CN	NO	4	GREEN MALAYAN COCONUT	Cocos nucifera 'Green Malayan	Field grown, 12' gray wood, full heads
PD	NO	1	MEDJOOŁ DATE PALM	Phoenix dactylifera 'Medjool'	13-14' clear trunk, certified grower full
SHRUBS					
ELD	NO	85	FIJIAN BLUEBERRY	Elaeocarpus decipiens	25 gal., 5' ht, full, 3' spread,
FGI	NO	30	FICUS 'GREEN ISLAND'	Ficus microcarpa 'Green Island'	3 gallon, 18" height x 18" spread, full, space 18" on center
JUN	NO	84	SHORE JUNIPER	Juniperus conferta	3 gallon, 12" height x 18" spread, full 18" on center, full
POD	NO	2	PODOCARPUS 'MAKI' SHRUB	Podocarpus macrophyllus	15 gal., 5' height to screen equipment
PSL	YES	200	DWARF BAHAMA COFFEE	Psychotria ligustrifolia	7 gal., full, space 18" o.c. or as necessary to create a uniform hedge at time of plant
RHE	YES	3	LADY PALM	Rhapis excelsa	25 gal., 5-6' ht, full, 5' spread
GROUNDCOVERS + GRASSES					
LIR	NO	387	LIRIOPE 'BIG BLUE'	Liriope muscarifolia 'Big Blue'	1 gal., full, space 18" o.c. or as necessary to create a uniform planting area
OPJ	NO	--	MONDO GRASS	Opipogon japonicus	1 gal., full, space 8" o.c. or as necessary to create a uniform planting area
TPS	YES	16	TOPIARY SPHERES	Eugenia globulus	7 gal., 36" x 36" and 24" x 24"
ACCENTS + VINES					
AWA	NO	3	VARIEGATED WEBER AGAVE	Agave weberi 'Arizona Star'	15 gal., 3' height, 3' spread
CLD	NO	5	BLEEDING HEART VINE	Clerodendrum thomsoniae	25 gal., 7' height trellis
CYR	NO	4	KING SAGO	Cycas revoluta	7 gallon, 36" height X 36" spread,
FIP	NO	45	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. DEPT				
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"

0' 8' 16' 24'

N

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

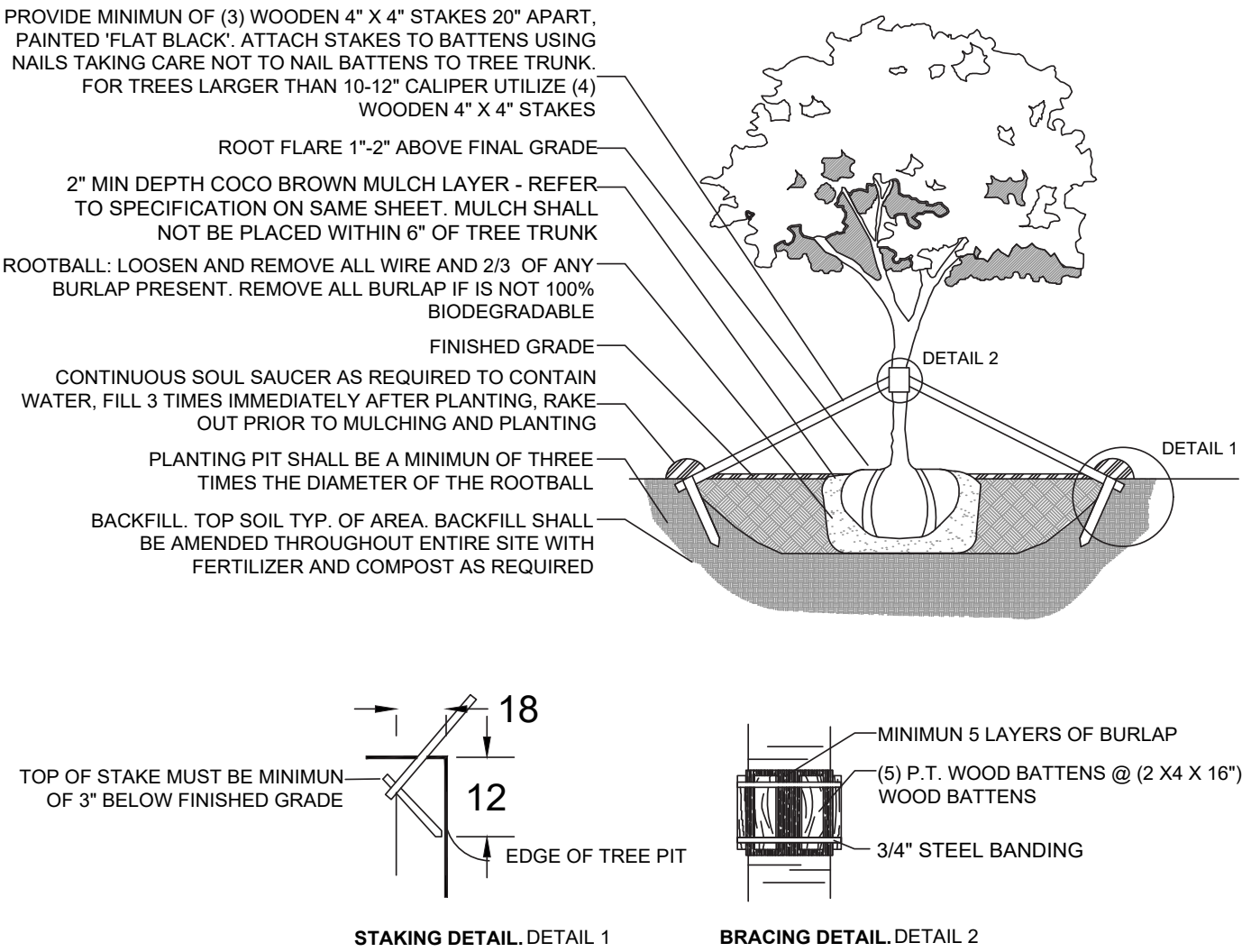
- THE SITE CONTRACTOR SHALL BE RESPONSIBLE TO BRING ALL GRADES TO WITHIN 2" OF FINAL GRADES. THIS SHALL INCLUDE A 2" APPLICATION OF 50:50 TOPSOIL:SAND MIX FOR ALL LANDSCAPE AND AREAS TO BE SODDED.
- THE LANDSCAPE CONTRACTOR SHALL CALCULATE AND SUBMIT AN ITEMIZED PRICE FOR THE 2" APPLICATION OF 50:50 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.
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- 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 (FNGLA) AND ANSI A-300 (PART 9)-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.**

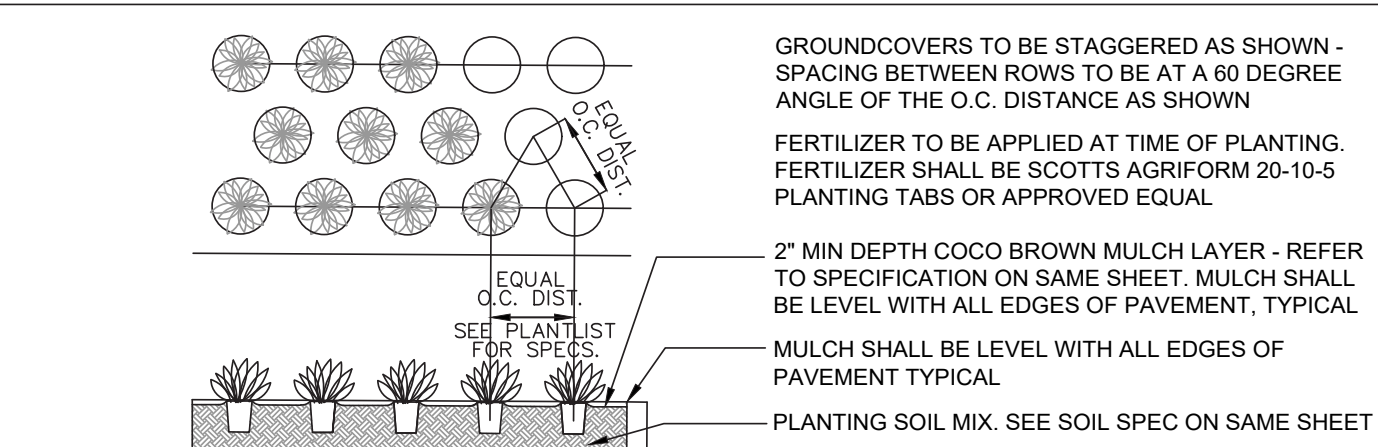
IRRIGATION NOTES

- 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 "TORO", "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.
- 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 TO 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.



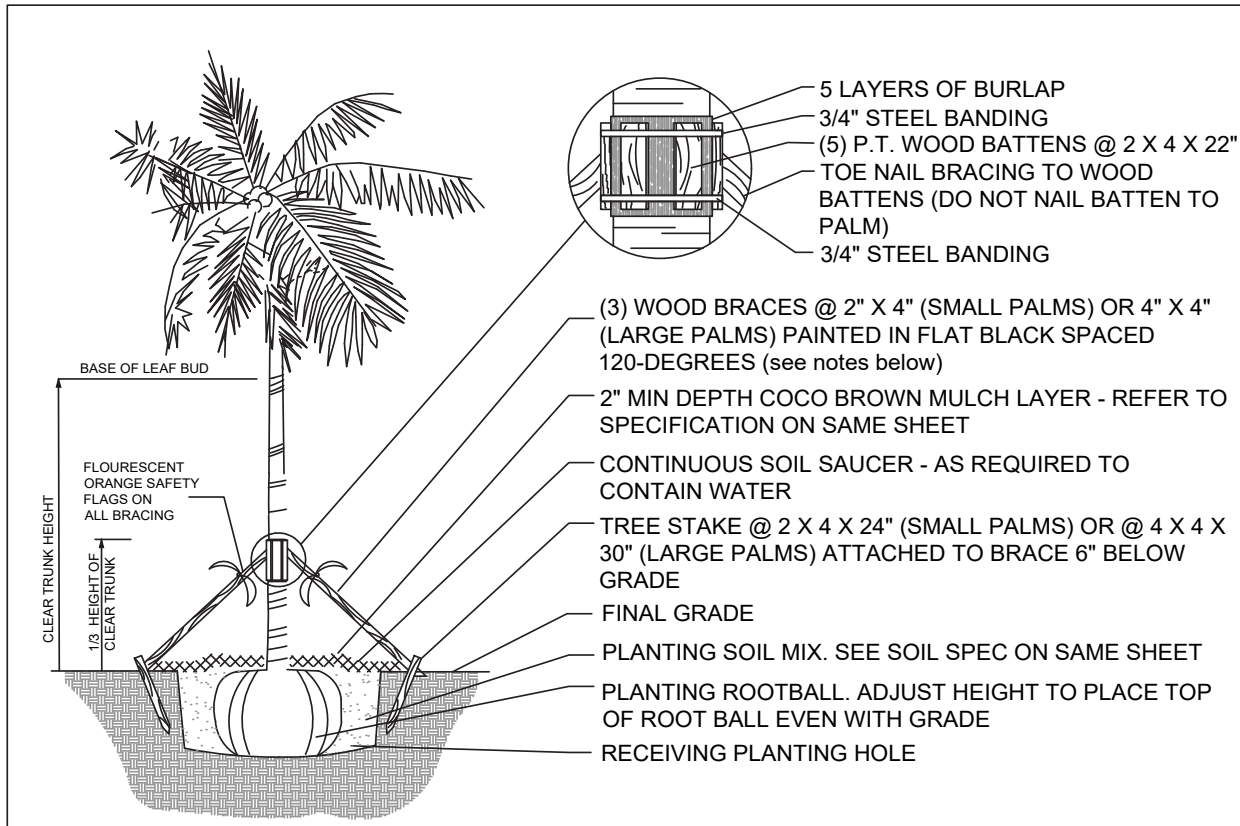
C.M.B. LARGE TREE PLANTING DETAIL

N.T.S.



GROUNDCOVER PLANTING DETAIL

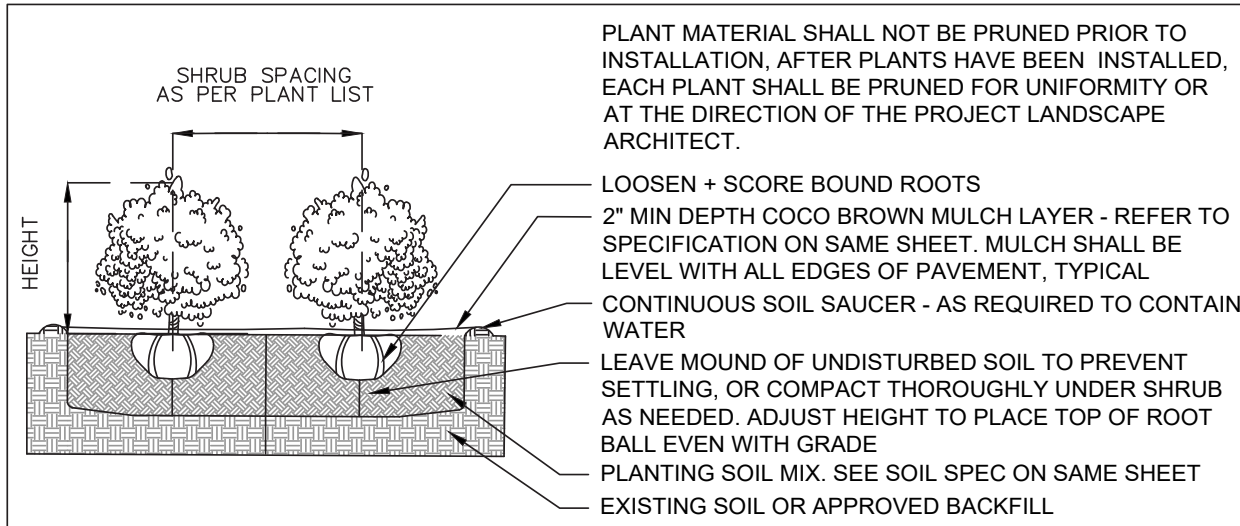
N.T.S.



NOTES:
1. PALMS OVER 30' GW HEIGHT, USE MINIMUM (4) 4" X 4" BRACING AND STAKES
2. PRIMARY STAKES SHOULD BE PLACED PARALLEL TO WALKWAYS WHENEVER POSSIBLE
3. RECEIVING PLANTING HOLE SHALL BE APPROXIMATELY 1/3 LARGER THAN ROOTBALL
4. BUD SHALL BE PERPENDICULAR TO THE GROUND PLANE
5. NO SCARRED OR BLACKENED TRUNKS
6. AMENDED SOIL MIX TO BE ADDED AT THE TIME OF PLANTING NEEDED, SHALL CONSIST OF ATLAS PEAT + SOIL MIX 7036 (COARSE SAND, CANADIAN PEAT, CYPRESS DUST + PERLITE MIX)

C.M.B. PALM PLANTING DETAIL

N.T.S.



SHRUB PLANTING DETAIL

N.T.S.

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 DRILINES 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.**

LANDSCAPE NOTES + DETAILS