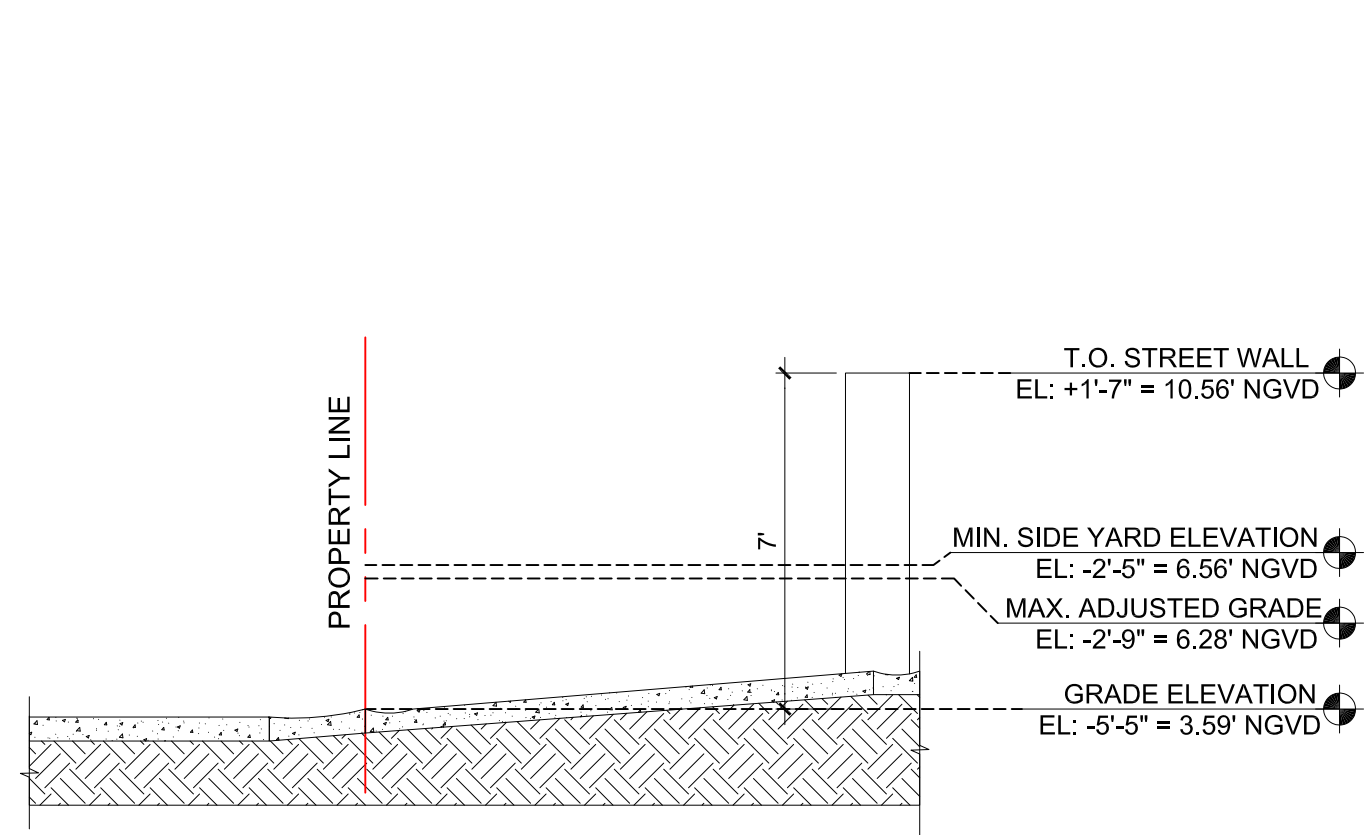
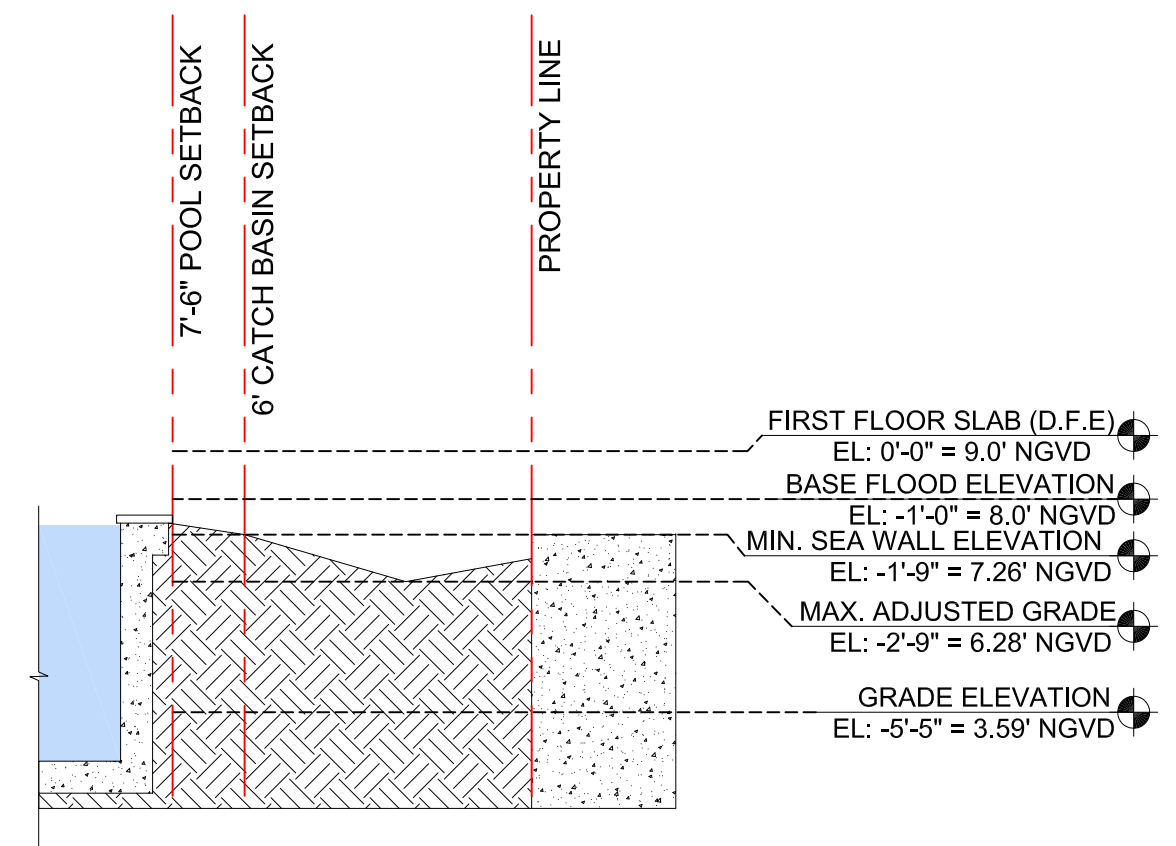


3 KEY PLAN
SCALE: 3/64"=1'



2 DRIVEWAY FRONT YARD SECTION
SCALE: 1/4"=1'



1 EAST REAR YARD SECTION
SCALE: 1/4"=1'

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MIAMI, FLORIDA 33133
PH: 305-373-4990 | FX: 305-373-4991
FIRM LICENSE # AA26001123
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PROJECT LOCATION:
6431 ALLISON RD,
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PROJECT CLIENT(S) / OWNER(S):
JAMES CURNIN

ARCHITECT:
MAX WILSON STRANG, FAIA
LICENSE # AR0017183
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MIAMI, FL 33133

STRUCTURAL ENGINEERING:
-

MEP ENGINEERING:
-

LANDSCAPE ARCHITECT:
TRAVIS MICHAEL HARRISON, PLA
LICENSE # LA6667411
2900 SW 28TH TERRACE, SUITE 301
MIAMI, FL 33133

CIVIL ENGINEER:
-

PROJECT NAME:
ALLISON ISLAND SOUTH

PROFESSIONAL SEAL(S):

No.	DATE	DESCRIPTION
09-07-2018	FINAL SUBMITTAL SET	

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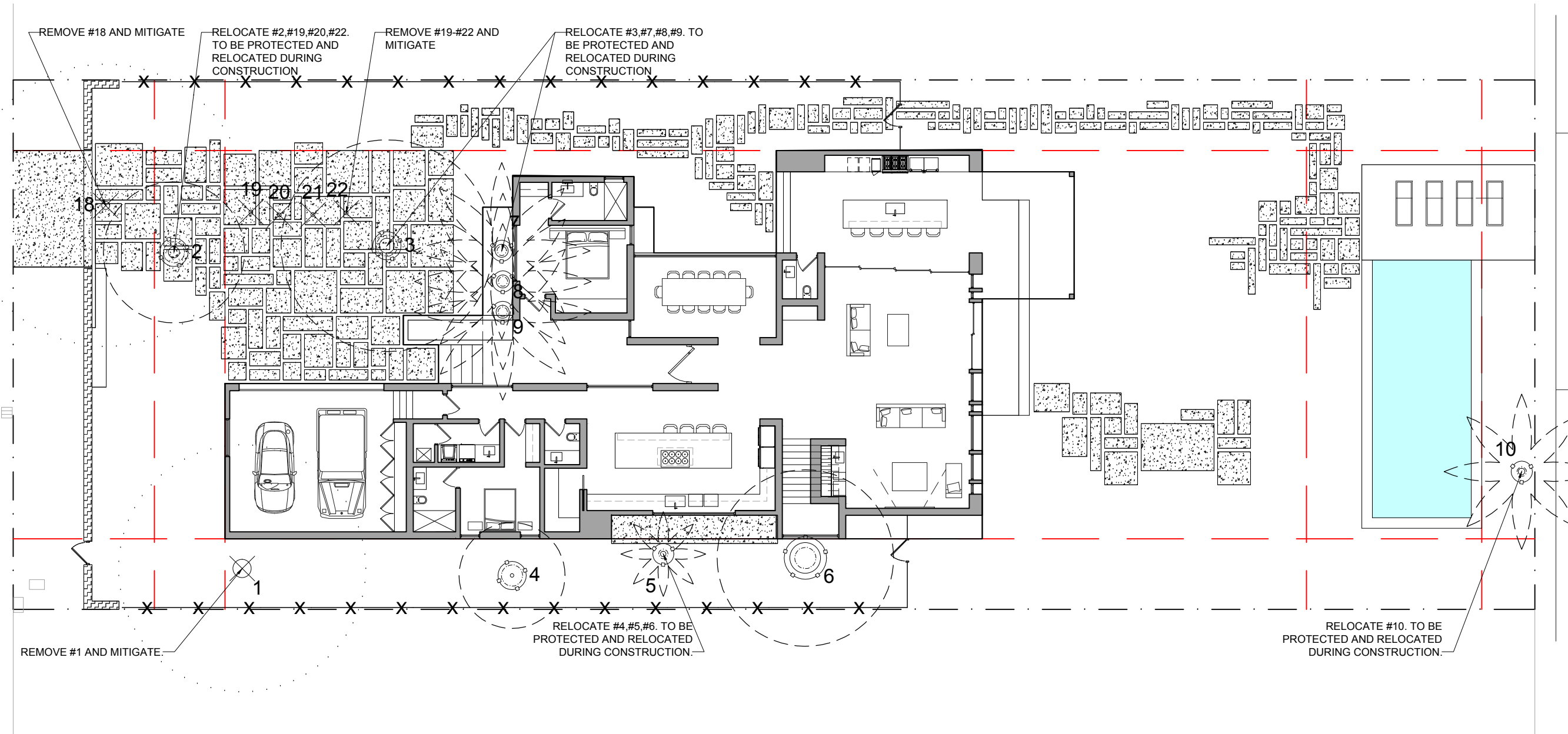
Project ID: ALLISON S	Drawn By: MS / MC
Print Date: 09/07/18	Scale: AS NOTED

Sheet Title:

YARD
SECTIONS

Sheet No:

A-302



1

TREE DISPOSITION PLAN

SCALE: 1/16"=1'0"

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CIVIL ENGINEER:

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PROFESSIONAL SEAL(S):

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Print Date: 09/07/18	Scale: AS NOTED

Sheet Title: **TREE DISPOSITION PLAN**

Sheet No:
L-300

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PROJECT CLIENT(S) / OWNER(S)
JAMES CURNIN

MEP ENGINEERING

CIVIL ENGINEER:

PROFESSIONAL SEAL(S):

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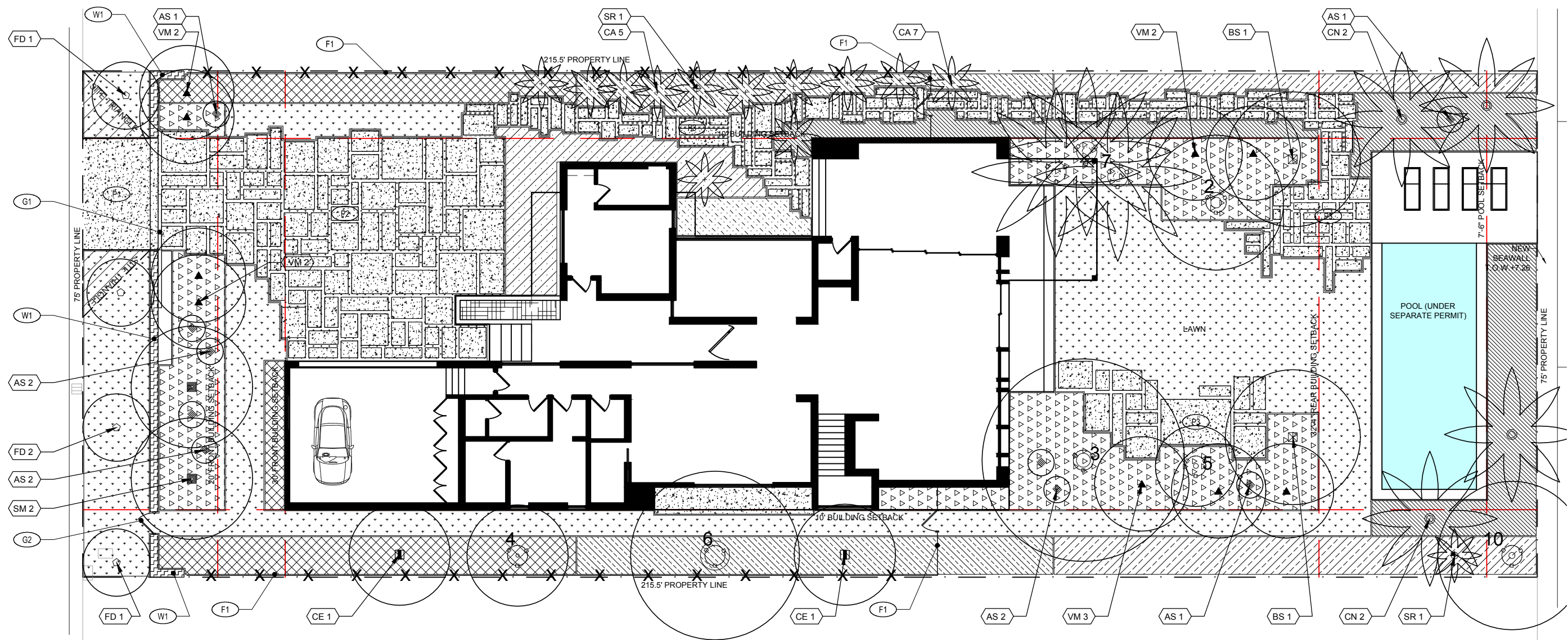
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Print Date: 09/07/18	Scale: AS NOTED

Sheet Title:

LANDSCAPE PLAN

Sheet No:









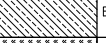




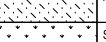





L-302








1

LANDSCAPE PLAN

SCALE: 1/16"=1'0"

6431 ALLISON ROAD (SOUTH)- LANDSCAPE MATERIALS LEGEND - 2018.08.20						
PLANTING MATERIALS						
QTY.	SYMBOL	TAG	SCIENTIFIC NAME	COMMON NAME	SIZE	REMARKS
2		RE	ROYSTONEA ELATA	ROYAL PALM	20' C.T.	- FLORIDA #1; FG; MATCHING HEIGHTS - NATIVE FLORIDA PALM
11		CA	COCCOTHRINAX ARGENTATA	FLORIDA SILVER THATCH PALM	25 GAL.	- FLORIDA #1; FULL; CHARACTER FORM - NATIVE FLORIDA PALM
2		GL	BUSERA SIMARUBA	GUMBO LIMBO	100 GAL.	- FLORIDA #1; MATCHING HEIGHTS - NATIVE FLORIDA TREE - MIN. 12" OA. HT. X 6" SPRD., MIN 3" CAL.
2		SM	SWIETENIA MAHOGANY	WEST INDIES MAHOGANY	100 GAL.	- FLORIDA #1; MATCHING HEIGHTS - NATIVE FLORIDA TREE - MIN. 12" OA. HT. X 6" SPRD., MIN 3" CAL.
2		CE	CONOCARPUS ERECTUS	GREEN BUTTONWOOD	100 GAL.	- FLORIDA #1; MATCHING HEIGHTS - NATIVE FLORIDA TREE - MIN. 12" OA. HT. X 6" SPRD., MIN 3" CAL.
6		VM	VEITCHA MONTGOMERYANA	MONTGOMERYANA PALM	20' C.T.	- FLORIDA #1; FULL; SINGLE TRUNK
4		FD	FILICIJM DECIPIENS	JAPANESE FERN TREES	MIN. C.T. OF 4', MIN. OA. HT. 12'-14', MIN. 3" CAL.	-FLORIDA #1, FG
			RELOCATED TREES AND PALMS	EXISTING TREES AND PALMS	VARIES	SEE SHEET L-300 FOR MORE INFORMATION PER REMAIN, RELOCATE, REMOVE DISPOSITION
XXX		EF	EUGENIA FOETIDA	SPANISH STOPPER	7 GAL.	- FLORIDA #1; 30" O.C. - MIN. 48" HT. - FLORIDA NATIVE
XXX		LA	OPHIPOGON JAPONICUS 'NANA'	DWARF MONDO GRASS	2" LINER	- FLORIDA #1; 6" O.C.
XXX		PM	PODOCARPUS MACROPHYLLUS	JAPANESE YEW	7 GAL.	- FLORIDA #1; 24" O.C. - 48" MIN. HT.
XXX		NE	NEPHROLEPSIS EXALTATA 'BOSTONIENSIS'	BOSTON FERN	3 GAL.	- FLORIDA #1; 24" O.C.
XXX		CI	CHRYSOBALANUS ICACO	COCOPLUM	7 GAL.	- FLORIDA #1; 30" O.C. - 48" MIN. HT. - FLORIDA NATIVE
XXX		FM	FICUS MACROCARPA 'GREEN ISLAND'	GREEN ISLAND FICUS	3 GAL.	FLORIDA #1; 24" O.C.; FULL
XXX		PN	ARACHIS PINTOI	PERINNIAL PEANUT	1 GAL.	- FLORIDA #1; 12" O.C.
XXX		SOD	ZOYSIA 'EMPIRE'	ZOYSIA 'EMPIRE'	--	AS REQUIRED
XXX		SR	SERENOA REPENS	SAW PALMETTO	15 GAL.	FLORIDA #1; SEE PLAN
XXX		AS	ALOCASIA SP. 'REGAL SHIELDS'	ELEPHANT EAR 'REGAL SHIELDS'	7 GAL.	FLORIDA #1; SEE PLAN
XXX		HR	HERB MIX	HERB MIX	N/A	N/A

6431 ALLISON ROAD (SOUTH)- LANDSCAPE MATERIALS LEGEND - 2018.08.20						
SITE WORK MATERIALS						
QTY.	SYMBOL	TAG	SCIENTIFIC NAME	COMMON NAME	SIZE	REMARKS
XXX		P1	CONCRETE PEDESTRIAN DRIVEWAY PADS WITH GRASS JOINTS	CONCRETE PEDESTRIAN WALK	+/- XXXSF	-6" MIN. THICKNESS, REINFORCED
		G1	AUTOMATED SWING GATE	AUTOMATED SWING GATE	TBD	TBD
		G2	PEDESTRIAN / SERVICE SWING GATE	PEDESTRIAN / SERVICE SWING GATE	TBD	TBD
		F1	SIDE YARD CHAIN LINK FENCE	SIDE YARD CHAIN LINK FENCE	+/- LF	- COLOR: BLACK
		W1	7' HT. PRIVACY WALL WITH STONE FINISH	7' HT. PRIVACY WALL WITH STONE FINISH	+/- LF	- STONE FINISH, TBD

GENERAL NOTES:

- 1.) LOCATE AND VERIFY THE CONDITION OF EXISTING UTILITIES PRIOR TO EXCAVATION. TAKE RESPONSIBILITY OF CONTACTING LINE LOCATION SERVICES AND ANY COST INCURRED FOR BODILY INJURY AND / OR DAMAGE OF OWNER'S PROPERTY OR SAID UTILITIES.
- 2.) THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED BY THE CONTRACTOR OF ANY DISCREPANCIES DISCOVERED BETWEEN THE PLANS AND ACTUAL SITE CONDITIONS BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL BE LIABLE FOR ALL MODIFICATIONS AND DAMAGES IF WORK PROCEEDS WITHOUT THIS NOTIFICATION.
- 3.) THE CONTRACTOR IS RESPONSIBLE FOR ALL ASPECTS OF MAINTAINING A SAFE WORK SITE INCLUDING BUT, NOT LIMITED TO PROVIDING FOR TRAFFIC CONTROL, INSTALLATION AND PLACEMENT OF FENCING AND BARRICADES, EXCAVATION AND TRENCH PROTECTION, AND COMPLIANCE WITH ALL FEDERAL AND LOCAL REGULATIONS AND CODES. ALL SAFETY EXPOSURES OR VIOLATIONS SHALL BE RECTIFIED IMMEDIATELY.
- 4.) THE CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL EXISTING IMPROVEMENTS BOTH ON SITE AND ADJACENT TO THE WORK SITE AND SHALL REPAIR ANY DAMAGE TO THESE IMPROVEMENTS TO THE SATISFACTION OF THE OWNER.
- 5.) THE CONTRACTOR SHALL NOTIFY OWNER AND LANDSCAPE ARCHITECT 48 HOURS PRIOR TO COMMENCEMENT OF WORK TO COORDINATE PROJECT INSPECTION SCHEDULES.
- 6.) ANY ALTERNATES AND OR SUBSTITUTIONS PROPOSED BY THE CONTRACTOR SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR APPROVAL. CHANGES TO THE SCOPE OF WORK AND / OR CONTRACT DOCUMENTS RESULTING FROM THE ACCEPTANCE OF THE CONTRACTOR'S ALTERNATES AND / OR SUBSTITUTIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- 7.) THE CONTRACTOR IS RESPONSIBLE FOR REMOVAL OF TRASH ON A DAILY BASIS.
- 8.) THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CODES, REGULATIONS AND ORDINANCES. PRIOR TO CONSTRUCTION, ALL PERMITS AND APPROVALS REQUIRED FOR CONSTRUCTION OF THE PROJECT SHALL BE PAID FOR AND OBTAINED BY THE CONTRACTOR.
- 9.) COORDINATE WORK WITH SUBCONTRACTORS TO ACCOMPLISH THE SCOPE OF WORK AS SHOWN AND NOTED IN THE CONTRACT DOCUMENTS AS WELL AS, COORDINATE CONSTRUCTION WITH OTHER CONTRACTORS WORKING ON THE SITE.
- 10.) THE CONTRACTOR SHALL COORDINATE THE STORING OF MATERIALS, PARKING OF VEHICLES, AND RESTRICTIONS OF WORK AND ACCESS WITH THE OWNER. UNDER NO CIRCUMSTANCES SHALL ANY CONTRACTOR STORE MATERIALS, PARK VEHICLES OR EQUIPMENT UNDER THE CANOPY OF EXISTING TREES.
- 11.) UNLESS SPECIFIED OTHERWISE, THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND PAYING ALL TEMPORARY UTILITIES AND SERVICES NECESSARY TO COMPLETELY INSTALL ALL WORK AS SHOWN AND NOTED IN THE CONTRACT DOCUMENTS.
- 12.) THE CONTRACTOR IS RESPONSIBLE FOR THE LEGAL OFF-SITE DISPOSAL OF SURPLUS MATERIAL AND DEBRIS.
- 13.) UPON COMPLETION OF CONSTRUCTION AND PRIOR TO FINAL APPROVAL, THE CONTRACTOR SHALL THOROUGHLY CLEAN THE PROJECT SITE OF ALL TRASH, REPAIR ALL DAMAGE TO FINISH GRADE, INCLUDING TAILINGS FROM EXCAVATIONS, WHEEL RUTS AND ANY SETTLING OR EROSION THAT HAS OCCURED PRIOR TO COMPLETION. ALL AREAS OF THE PROJECT SITE SHALL BE LEFT IN A NEAT AND PRESENTABLE CONDITION SATISFACTORY TO THE OWNER PRIOR TO SUBMITTAL OF THE FINAL PAYMENT.
- 14.) THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND SERVICING TEMPORARY TOILET FACILITIES.

PLANTING ABBREVIATIONS		GENERAL ABBREVIATIONS	
B&B	BALLED AND BURLAPPED	BLDG.	BUILDING
CAL.	CALIPER	B.O.C.	BACK OF CURB
CT	CLEAR TRUNK	CJ	CONTROL JOINT
CRZ	CRITICAL ROOT ZONE	CLR	CLEAR
FG	FIELD GROWN	EJ	EXPANSION JOINT
GAL.	GALLON	EQ	EQUAL
GW	GREY WOOD	FFE	FINISH FLOOR ELEVATION
HT	HEIGHT	F.O.B.	FACE OF BUILDING
MIN.	MINIMUM	HT	HEIGHT
MULTI	MULTI-TRUNK	H.P	HIGH POINT
OA	OVERALL	L.A.	LANDSCAPE ARCHITECT LIMIT OF
O.C.	ON CENTER	L.O.C.	CONSTRUCTION
QTY	QUANTITY	L.P.	LOW POINT
SPRD.	SPREAD	MIN.	MINIMUM
TYP.	TYPICAL	N.I.C.	NOT IN CONTRACT
U.N.O.	UNLESS NOTED OTHERWISE	O.C.	ON CENTER
		O.C.E.W.	ON CENTER EACH WAY
		PA	PLANTING AREA
		QTY	QUANTITY
		R.O.W.	RIGHT OF WAY
		SIM.	SIMILAR DETAIL
		TD	TOP OF DRAIN
		T.O.C.	TOP OF CURB
		TW	TOP OF WALL
		TYP.	TYPICAL
		U.N.O.	UNLESS NOTED OTHERWISE

1

LANDSCAPE NOTES
SCALE: NTS

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STRUCTURAL ENGINEERING:
-

MEP ENGINEERING:
-

LANDSCAPE ARCHITECT:
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LICENSE # LA6667411
2900 SW 28TH TERRACE, SUITE 301
MIAMI, FL 33133
CIVIL ENGINEER:
-

PROJECT NAME:
ALLISON ISLAND SOUTH

PROFESSIONAL SEAL(S):

	09-07-2018	FINAL SUBMITTAL SET
No.	DATE	DESCRIPTION

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Sheet Title:
LANDSCAPE
NOTES

Sheet No:
L-303

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PROJECT CLIENT(S) / OWNER(S)
JAMES CURNIN

STRUCTURAL ENGINEERING

CIVIL ENGINEER:

PROFESSIONAL SEAL(S):

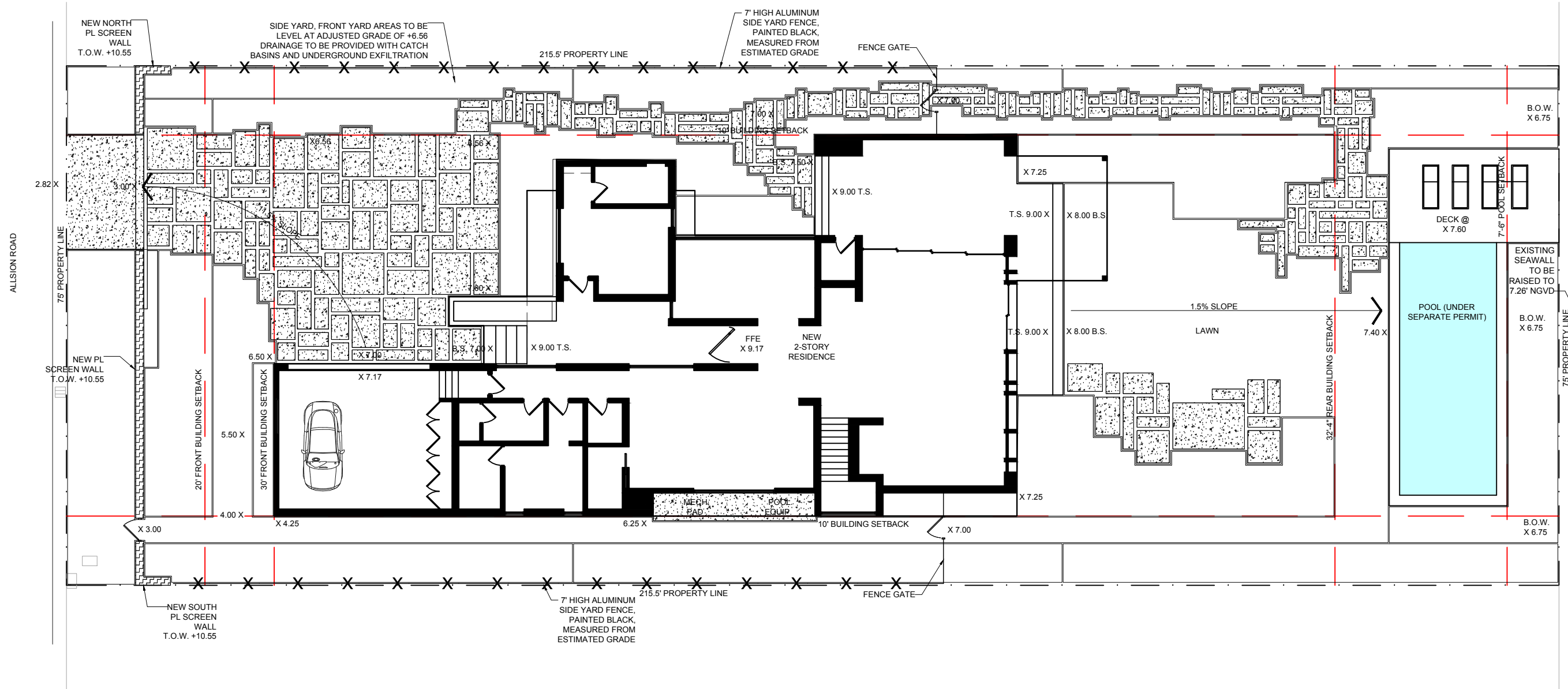
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GRADING PLAN

LG-100



1

SCALE: 1/16"=1'0"