



TREE DISPOSITION TABLE

PROJ	IECT #: 11214.00	PROJECT NAME: TOWNC	EN
TREE #	COMMONNAME	SCIENTIFIC NAME	2
1	CHRISTMAS PALM	"Adonidia merrillii"	
2	CABBAGE PALM	"Sabal palmetto"	
3	CHRISTMAS PALM	"Adonidia merrillii"	
4	CHRISTMAS PALM	"Adonidia merrillii"	
5	CABBAGE PALM	"Sabal palmetto"	
6	CABBAGE PALM	"Sabal palmetto"	
7	CABBAGE PALM	"Sabal palmetto"	
8	CABBAGE PALM	"Sabal palmetto"	
9	QUEEN PALM	"Arecastrum romanzoffianum"	
10	CABBAGE PALM	"Sabal palmetto"	
11	SILVER BUTTONWOOD	"Conocarpus erectus sericeous"	
12	CHRISTMAS PALM	"Adonidia merrillii"	
14	ORANGE GEIGER	"Cordia sebestena"	
15	ORANGE GEIGER	"Cordia sebestena"	
16	ORANGE GEIGER	"Cordia sebestena"	
17	ORANGE GEIGER	"Cordia sebestena"	
18	SILVER BUTTONWOOD	"Conocarpus erectus sericeous"	
19	SILVER BUTTONWOOD	"Conocarpus erectus sericeous"	
20	SILVER BUTTONWOOD	"Conocarpus erectus sericeous"	
21	LIVE OAK	"Quercus virginiana"	
22	LIVE OAK	"Quercus virginiana"	
23	ROYAL PALM	"Roystonia elata"	
24	ROYAL PALM	"Roystonia elata"	

REVIEWED BY: MICHAEL J. PHILLIPS LANDSCAPE ARCHITECT FOR KEITH ISA CERTIFIED ARBORIST #FL - 9346A

LD-101





	MATERIALS	SCHEDULE	
CONCR	ETE		
KEY	DESCRIPTION / MODEL	COLOR	FINISH
C.1	CONCRETE	MIAMI BEACH RED	MEDIUM BROOM
PAVER	5		
P.1	PAVER TYPE 3 - LEVEL 04 & 13	TBD	TBD
(P.2)	PAVER TYPE 4 - LEVEL 04 & 13	TBD	TBD
(P.3)	PAVER TYPE 5 - LEVEL 04 & 13 BANDING	TBD	TBD
MISCEL	LANEOUS		
M.1	BIKE RACK	TBD	TBD
M.2	BENCH	TBD	TBD
M.3	TRASH RECEPTACLE	TBD	TBD
M.4	SYNLAWN	N/A	N/A
M.5	DECKING	TBD	TBD





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GRAPHIC SCALE
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NOTE: PRINTED DRAWING SIZE MAY HAVE CHANGED FROM ORIGINAL. VERIFY SCALE USING BAR SCALE ABOVE.

MATERIALS SCHEDULE CONCRETE COLOR KEY DESCRIPTION / MODEL FINISH (C.1) CONCRETE MIAMI BEACH MEDIUM BROOM RED PAVERS (P.1) PAVER TYPE 3 - LEVEL 04 & TBD TBD 13 (P.2) PAVER TYPE 4 - LEVEL 04 & TBD TBD 13 (P.3) PAVER TYPE 5 - LEVEL 04 & TBD TBD 13 BANDING MISCELLANEOUS (M.1) BIKE RACK TBD TBD (M.2) BENCH TBD TBD (M.3) TRASH RECEPTACLE TBD TBD (M.4) N/A N/A SYNLAWN DECKING TBD TBD M.5





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GR	APHIC SC	ALE
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NOTE: PRINTED DRAWING SIZE MAY HAVE CHANGED FROM ORIGINAL. VERIFY SCALE USING BAR SCALE ABOVE.

MATERIALS SCHEDULE CONCRETE COLOR FINISH KEY DESCRIPTION / MODEL MIAMI BEACH MEDIUM BROOM (C.1) CONCRETE RED PAVERS (P.1) PAVER TYPE 3 - LEVEL 04 & TBD TBD 13 (P.2) PAVER TYPE 4 - LEVEL 04 & TBD TBD 13 (P.3) PAVER TYPE 5 - LEVEL 04 & TBD TBD 13 BANDING MISCELLANEOUS (M.1) BIKE RACK TBD TBD (M.2) TBD BENCH TBD M.3 TRASH RECEPTACLE TBD TBD \searrow (M.4) N/A N/A SYNLAWN DECKING TBD TBD (M.5)



- A. SCOPE
- 1. The location of plants, as shown on the plans, is approximate. The final locations may be adjusted slightly to accommodate unforeseen field conditions, to comply with safety setback criteria, to avoid creating unsafe sight conditions, or as otherwise directed or approved by the Landscape Architect / owner in writing. All other location adjustments to the layout are to be approved in advance in writing by the Landscape Architect and
- 2. Contractor understands that an important element of the design of this project is meeting landscape ordinances with a design flare that includes symmetry, alignment, focal points and / or smooth curvilinear forms where applied and contractor shall follow and instruct the working crews accordingly. In the event of any doubt as to how to execute the plans, Contractor shall immediately consult with Architect and/or Owner. 3. Landscape Contractor shall fine grade, prepare site as outlined in the following notes and per plans; furnish
- and install all plants, shrubs, trees and / or palms meeting minimum requirements and brace them per details provided. Furnish and install soil, gravel, boulders, sod and mulch as specified in plans and notes below.
- 4. Landscape contractor shall furnish and install all trees, palms, shrubs, groundcover, sod, planting soil, fertilizer, herbicide, pre-emergence herbicide, seed, and mulch.

B. BIDDING

- 1. Contractor to have liability insurance including Owner and Landscaper as insured's in excess of \$10,000 as well as Worker's Compensation.
- 2. Contractors and Subs must ensure they are doing take offs from Bldg Dep. Revised sets and / or Bid Set documents. Verify with this Office that you are bidding from latest available plans.
- Read ALL notes and typical planting details sheets prior to submitting RFIs and prior to bidding.
- 4. When submitting an RFI reference sheet number, detail number and/or note category and number.
- 5. Landscape contractor shall verify all estimated quantities of material shown on the drawings prior to submitting their bid. Plant list pricing (if shown) is for permitting / mitigation comparison purposes only, any prices shown are to be disregarded by Landscape Contractor.
- 6. All Plant Material shall meet or exceed height and spread requirement. Heights are local code requirement and / or design intent related and always governs over container size. Container size given for reference only and must be sized-up to meet height requirements of plant list. Plant material available with excessive height beyond specifications must be consulted with Landscape Architect for design intent.
- All landscape material was confirmed to be available at time of design. Landscape contractor understands that some material may not be available locally, however is available in Tri-County Region. Plant material supply is the responsibility of the Landscape Contractor that is awarded the contract and he/she shall take steps to ensure availability at the time of installation. Bring to the attention of Landscape Architect if specific material is no longer available at the time of bidding and / or prior to actual construction. Substitutions must be approved prior to construction.
- 8. Pre-inspections of site required prior to bidding.
- 9. The plant list is intended only as an aid to bidding. Any discrepancies found between the quantities on the plan and the quantities on the plant list shall be brought to the attention of the Landscape Archtiect for clarification. 10. All labor and material for soil amendments and fertilizer that is required to ensure the successful establishment
- and survival of the proposed vegetation, as well as all the cost for the removal of unsuitable or excess backfill material from plant beds, in addition to fine grading and mulching all plantbeds and individual trees shall be included in the contractor's bid to perform the work represented in this plan set. 11. Bid shall be itemized for possible value engineering.
- 12. Sod and Rocks (if specified) shall be estimated by scaling plans. Include price per square foot for sod. Rocks (include price per ton). Small rocks and gravel beds shall have landscape fabric material and minimum 4" depth. Boulders to be bid by unit.
- 13. All S.F. if noted is approximate and shall not be considered all inclusive; it is the contractor's responsibility to do his or her take off, submit price per S.F. and in the end, sod all areas that are not covered either by plants, mulch and/or rocks. It shall be the responsibility of the contractor to include in the bid, the repair of any existing sod which may be damaged during construction.
- 14. Final payment to the Contractor shall be for actual plants installed on the project.
- 15. Contractor shall be responsible for obtaining and paying for costs of all permits described in bid whether permit costs are reimbursable by owner or included in bid. Research permit status and research all permits and additional documentation and certifications required such as separate tree removal permit for example, and consider prior to bidding. 16. General / Landscape Contractor shall leave a 5% unforeseen conditions allowance such as for additional root
- barriers determined to be needed on site and as job progresses. 17. Refer to Section T, Watering, for supplemental watering requirement.
- 18. Landscape contractor is responsible for verifying all plant quantities prior to bidding and within 7 calendar days of receipt of these plans shall notify the landscape architect in writing of any and all discrepancies. In case of discrepancies, planting plans shall take precedence over plant list. No substitutions are to be made without prior consent of the Landscape Architect.

GENERAL LANDSCAPE NOTES

- Plants grown in containers prior to installation shall be removed from their containers before they are planted in the ground and have circling roots removed. All screening shrubs shall be planted for proper operation of equipment being screened and/or per the requirements of the utility as necessary. All hedge material required for screening purposes shall be planted with branches touching. Adjust spacing as necessary and/or provide additional plants to provide an adequate screen as required by code. Leave access to utility or clearance as
- 2. All landscaping shall be installed according to sound nursery practices. Contractor shall comply with federal, state and local laws and regulations pertaining to the inspection for plant disease and insect infestation. All ideas, designs and plans indicated or represented by this drawing are owned by and are the exclusive
- property of Keith and Associates and may not be duplicated without authorization or used for other projects than the intended. 4. The Landscape Contractor shall exercise caution to protect any existing sod, electrical and irrigation. Any damage to the sod, electrical or irrigation shall be replaced or repaired to the original state by the Landscape
- Contractor at no additional cost to the owner. 5. Tree, palm, accent shrubs and bed lines are to be located in the field and approved by the Landscape Architect / owner prior to planting. Landscape Contractor acknowledges that material planted without approval of location may be subject to relocation by Landscape Architect to maintain design intent if not followed
- 6. All trees must be pruned as per Landscape Architect's direction.
- 7. In areas where asphalt is removed in order to receive landscape material, the lime rock sub-base material must also be removed and replaced with approved planting soil mix. 8. Landscape contractor is responsible for sending photographs to the landscape architect to pre-approve all
- trees, palms, and shrubs prior to delivery to project site. 9. Landscape contractor shall coordinate his or her work with that of the irrigation, landscape lighting, and
- hardscape contractor if different. 10. The landscape contractor shall treat plant areas with pre-emergence herbicide after weeds and grass have been removed. Landscape contractor shall wait 7 days after pre-emergence treatment prior to planting.

D. PERMITS & REGULATIONS

- 1. Contractor(s) must obtain separate landscape, irrigation and tree relocation/removal permits from the governing authority prior to the issuance of the first building permit for the project. 2. Landscape contractor to call the local Landscape Inspector to schedule a pre-construction meeting prior to
- installation if required. 3. All mandatory requirements by local Landscape Departments and their inspectors shall govern and landscape contractor commits by accepting contract to comply promptly for builder/owner to obtain C.O.

TREE REMOVAL

- Removal of any trees or palms will require a written "tree removal permit" from the local governing agency prior to removal. Non-native trees classified as "prohibited" trees may be exempt from the permit if listed as Category 1 by Florida Exotic Pest Plant Council. Confirm with Local Municipality.
- 2. Landscape Contractor is responsible to remove ALL invasive nuisance trees such as Brazilian Pepper, Melaleuca, Australian Pine and all invasive trees as categorized by the governing agencies, whether listed on plans or not.
- 3. The Landscape Contractor is responsible for coordinating tree and palm removals and transplants shown on the tree/palm Disposition Plan. The Landscape Contractor is to remove and discard from site existing unwanted trees, palms, shrubs, ground covers, sod and weeds within landscape areas.

F. EXISTING TREES

- 1. Existing trees designated to remain shall be protected during all construction phases. Any trees or shrubs designated to remain that are scarred or destroyed will be replaced at the contractor's expense, per the appraised value.
- 2. Existing plant material not shown on the plan and in conflict with new planting shall be evaluated at the time of new planting installation by the Landscape Architect. Trees and plant material indicated to be relocated with no new location provided in plans shall be moved to a location on site designated as a nursery holding area with the root ball protected from direct sunlight, maintained and irrigated until new location is determined. 3. Prune trees to remove damaged branches and improve natural shape and thin out structure. Do not remove
- more than 15% of branches. Do not prune back terminal leader
- Prune existing shrubs to remove damaged branches and improve natural shape. 5. Existing trees to remain shall be trimmed per Ansi-A300 standards. Supervision of the trimming shall be
- performed by an ISA Certified Arborist to ensure quality work. 6. All existing trees shall be "lifted and thinned" to provide an 8' minimum clearance for sidewalks and pedestrian
- walkways and a 14' minimum clearance for roadways, driveways and all vehicular use areas.
- 7. Selective canopy and root pruning of existing trees can be conducted (only as necessary and in no event

an ISA Arborist

a 4'-0" depth within a 6' radius.

necessary to increase survival.

transplanting.

arborist

heavy equipment

lifting and moving operation.

all fronds cut without damaging the bud.

and the canopy kept moist.

existing location.

and rubbish.

root zones and grade.

to swales, if applicable.

HARDSCAPE & OTHER MATERIALS

K. UTILITIES / CLEARANCES

IRRIGATION

additional information

SITE PREPARATION & GRADING

removed/cleaned down to the native soils.

4. Brace root pruned trees awaiting relocation.

- are not damaged in the process and that they are promptly replanted upon being dug up.

- 8. If plans call for relocation of trees, palms or plants. High level of care should be exercised to assure that they 9. All underground utilities and drain or irrigation lines shall be routed outside the tree protection zone. If lines
- must traverse the protection area, they shall be tunneled or bored under the tree. 10. Erosion control devices such as silt fencing, debris basins, and water diversion structures shall be installed to prevent siltation and/or erosion within the tree protection zone.
- 11. Roots shall be cut manually by digging a trench and cutting exposed roots with a saw, vibrating knife, rock saw, narrow trencher with sharp blades, or other approved root pruning equipment.

- TREE RELOCATION (These notes for relocation trees only and if applicable)

more than 35%) to accommodate for new approved construction. Pruning shall be conducted / supervised by

- Flag all trees and palms to be transplanted with differentiating color than those to be saved or removed. Tree Relocation process must be performed or supervised by ISA Certified Arborist.
- 3. Water the root zones to field capacity for 5 continuous days before root pruning. At a minimum soak the soil to Root prune a minimum of six weeks before relocation. Prune away all dead or damaged limbs or fronds. For
- trees, prune out 1/3 of the existing canopy by selectively trimming small internal branches. For palms, gather fronds above the bud and tie them loosely with jute twine to avoid damage.
- 5. Root prune $\frac{1}{3}$ rd of the root system, irrigate daily for 2 weeks then root prune another
- $\frac{1}{3}$ rd, irrigate daily and prune last $\frac{1}{3}$ rd on actual relocation date, no less than two weeks (six weeks total minimum root pruning by stages). ISA Arborist on staff shall observe for intense shock. Canopy pruning may be deemed necessary by Arborist on staff to balance for intense root ball loss, canopy shall be trimmed only as
- 6. Root prune with proper clean equipment to sever roots. Ensure roots are not torn or pulled apart. 7. With hand tools, dig a 2'-0" wide by 3'-0" deep trench at a minimum distance as determined by the consulting arborist to expose roots. Cut all roots 1.5" and larger in diameter with a clean, sharp pruning saw. Treat all cuts with a fungicidal barrier. Backfill the trench, within 4 hours of digging, with a 1:1 mixture of site soil and
- sawdust or other fine organic material. Do not compact. 8. Form a rootball size in compliance with Florida grades and Florida standards number 1 or better.
- 9. Maintain the soil moisture at field capacity throughout the six weeks.
- 10. Allow the plant to regenerate roots over a period of six weeks. 11. At the end of six weeks, prepare the planting pit at the new location. Overdig the hole diameter a minimum of 2' beyond the root ball, with the recipient hole to be at least 1/3 larger than the area that was trenched for
- 12. With the consulting arborist present, undercut the entire root ball of the plants to be transplanted at a depth
- specified by the arborist. The undercutting method may be a choker cable drawn through the root ball with 13. At the direction of a professional rigger, assemble slings, padding, guiding ropes and cables for attachment to the crane or backhoe. The professional rigger shall determine the size of machinery necessary to execute the
- 14. Install trees within 24 hours of removal from their original location to locations provided by Landscape
- Architect or Developer with approval of municipal / Landscape Inspector. 15. Experienced Tree Spade operator shall move tree or experienced tree mover shall choose best means and methods to strap and rig tree for transporting safely without damage to new location.
- 16. Maintain trees in a healthy and vigorous condition during installation and throughout the plant establishment period. Replace trees that do not meet this requirement with the same species, size, and quality or per mitigation requirements specific to the governing authority with jurisdiction.
- 17. Fertilize the plant as directed by the consulting arborist. 18. When the plant is placed in the new location, backfill the planting pit with topsoil and water thoroughly to eliminate air pockets and compact the soil. Set the tree no deeper than its original condition.
- 19. Cover the root ball area with 3" depth of organic mulch. 20. Provide fungicide and fertility applications at the direction of the consulting arborist.
- 21. Post transplant watering to provide moisture and reduce any excessive stress due to root desiccation. Watering to be adjusted according to conditions and at the supervision and direction of the ISA certified 22. The diameter of the root--pruning or transplanting circle shall be at a distance away from the trunk equal to 12
- times each inch of trunk diameter at breast height. 23. For all palms except Sabal palmetto, the lower fronds shall be pruned leaving 9-11 fronds that can be tied
- without an extensive amount of weight that may damage the heart of the palm. The Sabal palmetto shall have 24. Transplanting must occur within 24 hours after being dug for relocation. Trees/palms should be kept in shade
- 25. Digging and preparation of the new hole for the transplant shall be done prior to removing the tree from the

26. The landscape Contractor is to verify that all new holes have appropriate percolation.

- Padding the sling may be necessary so that the trunk or "boots" are not damaged. 28. A 6" saucer shall be created around the edge of the plant pit to help hold water, see planting detail for
- 29. Over the guarantee period the Landscape contractor shall be responsible for resetting any trees or palms that are not vertical when caused by winds less than 74 mph 30. After transplanting trees and palms, the landscape contractor shall be responsible for obtaining water and
- watering to maintain soil moisture during the guarantee period at a minimum of: First month- daily, Second month - three times per week, Third and Fourth months - two times per week, Last eight months - one time per
- 31. For trees over 4" in caliper at the time of planting, the schedule should be: First six weeks, daily, one and a half months to six months - three times per week, last six months - one time per week.
- Landscape contractor shall loosen and till compacted soils that are overly compacted in all planting areas of the project to provide for proper soil aeration for plant establishment.
- 2. Planted areas shall be cleared of underground rocks, construction debris and other materials detrimental to the health of the plants. Lime rock base material shall be removed within planting pits and adjacent to pavement. The planting areas should be clean to a depth equal to the root ball of the trees/palms proposed for the area. Planting area soils shall be tested for ph before planting. Soils showing high (alkaline) ph (over 7.5) shall be amended or replaced with native soil having a ph range of 6.5 - 7.5, as approved by Landscape Architect. In
- the event that native soils are unsuitable, ref. Section M, Soils. 3. All planting areas and planting pits shall be tested for sufficient percolation prior to final planting and irrigation installation to ensure proper drainage. Plant beds in parking lots and in areas compacted by heavy equipment
- shall be de-compacted so that drainage is not impeded. 4. Landscape Contractor shall treat plant areas with pre-emergence herbicide after weeds and grass have been removed. Landscape Contractor shall wait (7) seven days after pre-emergence treatment prior to planting. 5. Site preparation shall include the eradication and removal of any weeds, clean-up of any dead material, debris,
- 6. General site and berm grading to +/- 1 inch (1") shall be provided by the general contractor. All finished site grading shall be provided by the Landscape Contractor. All planting beds shall be free of all rocks 1/2" or larger, sticks, and objectionable material including weeds and weed seeds. All lime rock shall be
- 7. The Landscape contractor shall ensure the planting areas are at finish grade prior to installing plant materials. 8. All trees and plant material to remain shall be protected during construction. Contractor shall install protective barriers such as "Tenax" orange safety fencing or similar, to be installed before the beginning of the project. Ref. Tree Protection Detail for additional information. Barriers shall be located to include the drip line of the trees, palms and plant material. The contractor shall take extra caution to prevent any damage to the trunk,
- 9. Final grade within planting areas to be 4" below adjacent paved areas or top of curb. Sod areas to be 2" below. 10. All planting beds shall be shaped and sloped to provide proper drainage away from building and structures and
- Any Irrigation Notes and specifications included in Irrigation Sheets govern over the following Irrigation Notes. 2. The Landscape Contractor shall coordinate with the irrigation contractor if not the same and leave provisions
- for all individual trees in turf areas and all planting beds. 3. Irrigation / Landscape contractor to guarantee 100% coverage and 50% overlap (head to head coverage) to all landscaped areas and furnish and install a rain sensor.
- 4. Irrigation Contractor to adapt design to onsite conditions adjusting heads and changing nozzles as required to avoid overspray onto buildings or paved areas.
- 5. The contractor shall ensure that the irrigation system is operational and free of leaks prior to any planting being finalized. Plant material that is installed prior to the irrigation system being operational shall be watered by the contractor at his or her expense. Water for plant establishment should be included in the cost of the plant. 6. All guidelines as outlined by the South Florida Water Management District (SFWMD) or water management district with iurisdiction shall be strictly adhered to.
- 7. Any existing irrigation system shall be retrofitted to comply with the specifications as outlined above.
- 1. Face of trees and palms to be located a minimum of 2' setback from all fences, walkways, walls, and paved surfaces, unless otherwise indicated on the plans. Refer to details.

- 1. The contractor shall be responsible for determining the location of and avoid and protect utility lines, buried cables, and other utilities. The owner or Landscape Architect shall not be responsible for damage to utility or irrigation lines
- 2. Trees shall be placed a minimum of 5 ft. from underground utilities, unless otherwise approved in writing by Landscape Architect and Owner
- 3. All canopy trees to be planted min. of 15' from light source/poles. Unless otherwise approved by the governing
- authority / Landscape Architect and Owner. 4. Landscape contractor shall contact the county, governing authority and/or utility companies to locate all
- underground utilities or structures prior to digging. Landscape contractor shall repair all damage to underground utilities, and/or construction caused by utility damage, at no cost to the owner. 5. All plant material symbols shown on landscape plan shall be considered diagrammatic and should be adjusted
- in the field by contractor to avoid all utilities, and all other obstructions.
- 6. If/ When digging in right of way needed: Two (2) full business days before digging, call toll free 1-800-432-4770, or 811, Sunshine State One Call of Florida, inc. Notification Center. In addition, call the Governing Agency's Utilities/Public Works Department. Contractors are responsible for coordinating with the owners and appropriate public agencies to assist in locating and verifying all underground utilities prior to excavation. All existing utilities shown on the plans are to be considered approximate and should be verified by
- the contractor prior to the start of work operations. 7. Above and below ground utilities shall be verified and located in the field by the contractor prior to commencing work in the project area. The contractor shall examine available utility plans and confirm conflicts between indicated or located utilities and landscape work. The contractor shall then notify the Project Engineer of said
- conflicts and the Engineer will coordinate any necessary adjustments with the utility provider. Tree locations will be adjusted as necessary when in conflict with existing utilities. 8. The final plant locations may be adjusted, as approved / directed by the Landscape Architect in writing, to
- accommodate utilities compliance. Excavations within 5' of known utilities should be done by hand. 9. Contractor shall familiarize himself with the location of and avoid and protect utility lines, buried cables, and all other utilities, noted or not, on plans
- 10. Leave clearance and access to all above ground or at grade meters and equipment.
- 11. Landscape planting shall be in conformance with FPL guidelines for setbacks from overhead utility lines. 12. Landscaping shall not interfere with light poles, fire hydrants, electrical/mechanical equipment access, signs, drainage structures, etc. Bring to the attention of Landscape Architect any conflicts.
- ROOT BARRIERS
- 1. Root barriers will be installed to protect building foundations, curbing, walkways, paved areas, roadway base material and utilities from existing large trees or proposed new trees that are within 5' of existing or new approved construction or as may be deemed necessary as job progresses. 2. Mechanical Root barriers will be used for large existing Canopy Trees and chemical type barriers will be used
- for new trees. 3. Mechanical Root barriers will be "DeepRoot" and Chemical Root barriers will be "Biobarrier". Substitutions
- must be of approved equal or better quality. 4. Root barriers will be installed per manufacturer specifications.
- 5. Root barrier depths will be determined by the manufacturer recommended depth chart and as required by on-site conditions in a case by case basis as deemed necessary by Landscape Architect Architect / ISA Arborist and Landscape Inspector.

Μ. SOILS

- 1. All building construction material and foreign material shall be removed from the planting areas and replaced with 70/30 mix (70% sand / 30% organic compost) or amend existing soils per section H.2. 2. Planting soil mix shall be delivered to the site in a clean loose and friable condition and is required around the root ball of all trees and shrubs, the top 6" of all shrubs and ground cover beds and top 2" of all grassed areas. This soil shall be tilled into the existing soil after the existing soil has been cleaned of all undesirable foreign
- materials. Recycled compost is encouraged as a soil amendment alternative. Planting soil to be weed free. 3. Planting backfill for palms shall be clean, coarse native sand unless specified otherwise. 4. Do not allow air pockets to form when backfilling. All trees shall be watered-in utilizing water probe or a tree
- Ν. PLANT SIZE & QUALITY
- 1. All plant material must meet or exceed the minimum size requirements as specified on the plant list. Height specification governs over container size if both specifications given cannot be met. Any other requirements for specific shape or effect as noted on the plan shall also be required for acceptance. 2. Material specified as Balled and Burlapped (B&B) can be accepted in container if not available as B&B at the
- discretion of Landscape Architect; if so, root bound and/or circling roots shall be removed and root ball must be proportionate to Tree / Palm.
- 3. Unless noted otherwise, all trees designated as single trunk shall have a single, relatively straight, dominant leader, proper structural branching and even branch distribution. Trunks on palms shall be uniform in thickness for the entire length of the palm and shall not taper off to disproportionate thinness towards the crown. Trees with bark inclusion, tipped branches, and co-dominant trunks will not be accepted. Trees with girdling, circling and/or plunging roots will be rejected.
- 4. Use nursery grown plant materials that complies with all required inspection, grading standards, and plant regulations in accordance with the latest edition of Florida Department of Agriculture, "Grade & Standards for Nurserv Plants".
- 5. All trees and palms shall be free of open wounds and unsightly visible scars. 6. All substitutions must be approved by the governing authority if it is required Canopy and by Landscape
- Architect / Owner if supplementary accent material. 7. Contractor shall comply with Federal, State, and Local laws and regulations pertaining to the inspection for
- plant disease and insect infestation. 8. Trees, palms, shrubs, ground covers:
- Plant species and sizes shall conform to those indicated on the drawings. All nursery stock shall be in accordance with grades and standards for nursery plants parts 1 and 2, latest edition published by the Florida Department of Agriculture and Consumer Services, unless specified otherwise. All plants shall be Florida grade number 1 or better as determined by the Florida Division of Plant Industry and tightly knit plant, so trained or favored in its development that first appearance is unquestionable and it is outstandingly superior in form, number of branches, compactness and symmetry. All plants shall be freshly dug, sound, healthy, vigorous, well branched and free of disease and insect eggs and larvae and shall have adequate root systems. Trees and palms shall be uniform in size and shape. All materials shall be subject to approval by the Landscape architect. Plants shall be pruned prior to delivery only upon the approval of the Landscape Architect.
- 9. All container grown material shall be healthy, vigorous, well-rooted plants and established in the container in which they are sold. The plants shall have tops of good quality and be in a healthy growing condition. An established container grown plant shall be transplanted into a container and grown in that container sufficiently long enough for the new fibrous roots to have developed so that the root mass will retain its shape and hold together when removed from the container.
- 10. Field grown trees and palms previously root pruned shall obtain a root ball with sufficient roots for continued growth without resulting shock.
- 11. Root suckers on any tree are not acceptable and must be properly pruned. 12. Contractor shall coordinate with Landscape Architect and Owner to obtain prior approval for the selection of the specific specimens of all palms and any trees of more than six feet in height. Contractor to supply photograph of trees prior to purchase and installation.
- PLANTING NOTES Ο.
- 1. At the discretion of the Landscape Architect, plants are subject to review for approval for size, variety, condition and appropriateness to the design intent. 2. All synthetic burlap, synthetic string or cords, or wire baskets shall be removed before any trees are planted.
- All synthetic tape (i.e. tagging tape, nursery tape) shall be removed from trunks, branches, etc. before inspection. The top 1/3 of any natural burlap shall be removed or tucked into the planting hole before the trees are back filled 3. All "groundcover" requires 75% coverage and 100% within 3 months of installation. Bring to the attention of
- Landscape Architect in writing before commencing if this is not achievable with the design. 4. Set tree no deeper than it was in its original growing condition with the top of the root ball even with, or slightly
- higher (+/- 1") than the finished grade. 5. All trees/palms shall be planted so the top of the root ball, root flair are slightly above final grade. Shrub material shall be planted such that the top of the plant ball is flush with the surrounding grade.
- 6. All trees and palms shall be braced / staked per accepted standards by the Florida Nursery, Growers & Landscape Association (FNGLA). Nailing into trees and palms for any reason is prohibited and the material will be rejected. Please refer to the planting details.
- 7. All trees, new or relocated, to be staked and guyed as detailed. 8. Layout shrubs to create a continuous smooth front line and fill in behind with triangular spacing.
- 9. Excavate pit or trench to 1-1/2 times the diameter of the balls or containers or 1' wider than the spread of roots and 3" deeper than required for positioning at proper height . Compact a layer of topsoil in bottom before placing plants. Backfill around plants with planting mixture, compacted to eliminate voids and air pockets. Form grade slightly dished and bermed at edges of excavation. Apply 3" of mulch.
- 10. Groundcover and shrubs to be spaced in a uniform and consistent pattern per planting details. 11. All mechanical equipment, irrigation pumps, FPL transformers, pool pumps, etc. shall be screened on a minimum of three sides by landscape shrubs.
- 12. Contractor shall not mark or scar trunks in any fashion.
- 13. When requested by Landscape Architect, demonstration of healthy root system if not previously approved, can include tree removal and re-installation for inspection at no additional cost to the owner.
- 14. Remove rejected Plant material from the Site immediately and replace with acceptable plants.
- FERTILIZATION
 - 1. All Fertilization shall comply with state fertilization laws. Fertilization shall be Agriform "20-10-5 Plus minors" or similar approved slow-release tablets applied per manufacturer suggested application rate chart:

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		BUILT FORM ARCHITECTURE PROJECT DESIGN TEAM:
		ARCHITECTS BUILT FORM LLC 935 W CHESTNUT STREET SUITE 520
Agriform® 21-gm Tablets (SKU# 90026*; 500 tablets/case NEW Tree / Shrub Container Size 1 Gal 2 Gal 3 Gal 5 Gal 7 Gal 15 Gal 2	4" Box	CHICAGO IL 60642 M.E.P. ENGINEER
 Installation: 1 1 to 2 2 to 3 2 to 3 3 to 5 7 to 10 1 Place plant in the hole and backfill to halfway point. 	15 to 24	KAMM Consulting Inc. 1407 W Newport Center Drive Deerfield Beach, FL 33442 954.949.2200
 Do not place tablets in the bottom of the planting hole. Place Agriform Tablets in the hole about 1to 2 inches away fror Finish filling the hole around the plant to grade level. SCOTTS: 1-800-492-8255 or visit www.scottspro.com 	n root tips.	STRUCTURAL ENGINEER YH Consulting Engineering 99 NW 2th Avenue Miami, FL 33125 305.969.9423
 SOD All areas disturbed during construction shall be sodded with These disturbed areas shall have proper irrigation establishe 		LIFE SAFETY / CODE CONSULTANT
 non-functional. Landscape Contractor to supply and install 2" soil layer 50/50 All open areas not covered by trees, palms, shrubs, vines, gremain, shall receive Stenotaphrum Secundatum, St. Augus not, unless a different species is indicated on the planting p 	ground covers or existing sod in good condition to tine 'Seville' sod, whether labeled on the plans or lan. Sod shall be strongly rooted, free from weed,	260 Palermo Avenue Miami, FL 33134 CIVIL ENGINEER / LANDSCAPE ARCH
 fungus, insects and disease. Contractor shall be paid by the verified). 3. Sod shall be machine stripped no more than 24 hours prior to Lay sod strips with tight joints, do not overlap, stagger strips mix into minor cracks between pieces of sod and remove slopes greater than 3:1 shall be immediately staked after plan 	o laying. to offset joints in adjacent courses. Work sifted soil excess soil deposits from sodded areas. Sod on	301 East Atlantic Boulevard
. SUBMITTALS 1. Submit 1 gallon container of all planting media for landsca	be architect review. Samples to include specified	 Pompano Beach, FL 33060 PH: (954) 788-3400 Florida Certificate of Authorization # - 7928
 planting mix, topsoil, container planting mix (if applicable) and Submit representative nursery photos of all Trees and Palm scale for height. 	ns for review prior to delivery to the site. Include	
3. Submit representative nursery photos of all shrub and groun site.	nacover material for review prior to delivery to the	OWNER:
 INSPECTION & ACCEPTANCE Notify the governing Agency if required and Landscape Archi Onsite plant deliveries shall occur on Monday through Friday Architect / Owner. The contractor shall ensure that plant may or digging operations. The Landscape Architect may rejeunacceptable due to relocation or transportation from the point 	/ only unless otherwise directed by the Landscape aterial is delivered undamaged from transportation ct material that has been damaged or rendered int of origin. All plant material shall be available for	Nobe Creek LLC 4770 Biscayne Boulevard Miami, FL 33137
 inspection and approval by the Landscape Architect prior to f There shall be one final inspection for approval by each Architect and owner. Contractor shall ensure that the pla adhered to and that the landscape and irrigation installation 	of the presiding governing agency, Landscape ans, details, specifications and notes have been	PROJECT:
prior to scheduling of the final inspection.Upon completion of the work, the Landscape Contractor sl final inspection. Any items that are judged incomplete or ur	nall notify the Landscape Architect and request a	- TOWNCENTER GATEWAY
 shall be promptly corrected by the Landscape Contractor. 5. No substitution of plant material, type or sizes will be peri Landscape Architect and owner. 6. To obtain final payment, Contractor must provide release of a size of a s	nitted without prior written authorization from the	PROJECT
MULCH 1. All planting beds shall be mulched to a depth of 3" with an or		ISSUED FOR: DRB APPLICATION
heavy metals, such as arsenic, etc. are to be contained in the if requested or proof that all mulch is free of heavy metals orShredded approved organic mulch to be used beyond trun	similar environmental contaminants.	DATE: 03-09-2020
plant material.3. All trees in sodded areas shall have a clean cut 4' diameter r4. Preferred mulch is shredded melaleuca. Cypress, red, gold a	nd green mulch is prohibited.	
 All mulch shall have a minimum 3" separation from the trunk WATERING All plant material shall be watered in thoroughly at the time o 		REVISIONS: No. DATE REMARKS
 It is the sole responsibility of the Landscape Contractor to en receive adequate water during the installation and until comp watering of all new trees and palms and any supplemental w 	sure that all new plantings letion of contract. Deep	-
required to augment natural rainfall and site irrigation is many plant establishment and development and shall be provided	datory to ensure proper	
 CLEAN UP The Landscape Contractor is responsible for maintaining all la until final acceptance of the owner. 	andscape planting areas	
 The contractor is responsible for mowing the entire project du establishment periods, based on mowing project once a mon twice a month from April to October (During installation and p 	th from October to April, and	
 and owner accepts and takes ownership). 3. Any excess soil, undesired stones or debris resulting from lan be removed promptly, keeping the site clean as work progres 4. The Landscape Contractor shall at all times keep the premise of waste material or debris caused by their crews during the p Upon completion of the work, the contractor shall promptly re debris, unused plant material, empty plant containers, and all 	dscape operations shall ses. es free from accumulation performance of the work. move all waste materials,	PRELIMINARY PLAN NOT FOR CONSTRUCTION THESE PLANS ARE NOT FULLY PERMITTED AND ARE SUBJECT TO REVISIONS MADE DURING THE PERMITTING PROCESS. RESPONSIBILITY FOR THE USE OF THESE
project site.		PLANS PRIOR TO OBTAINING PERMITS FROM ALL AGENCIES HAVING JURISDICTION OVER THE PROJECT WILL FALL SOLELY
 Landscape Contractor to return to job site 12 months after may choose to retain 5% of payment to ensure compliance. The Landscape Contractor shall water, mulch, weed, prune 		UPÓN THE USER.
 Intercent and a structure of the structure o	itect. Settled plants shall be reset to proper grade,	THE DESIGN AND EXISTING CONDITIONS PRESENTED ARE BASED ON TOPOGRAPHIC/BOUNDARY INFORMATION INCLUDED ON A SPECIAL PURPOSE "COMBINED" SURVEY PREPARED BY COMPAS
 GUARANTEE & REPLACEMENT By accepting the contract, the Contractor is thereby guarantee not less than one (1) year from the time of final acceptance 		SURVEYORS, PROJECT NUMBER C-18532, DATED 01-23-2020 WHICH WAS NOT PREPARED IN STATE PLANE COORDINATES.
which die or wither within such period with healthy plants tha without additional cost to the owner unless such death or maintenance on such plants after final acceptance in accor Landscape Architect for such plants. Such replacement replacement plants. Any plant materials damaged by lightn as well plants damaged by vehicles, vandalism or neglect	t meet specifications of the same species and size withering is due to Owner's failure to do ordinary dance with any maintenance instructions given by shall include all plants and labor to plant the ing, storms, freeze damage or other "acts of God"	PAUL H. WEINBERG, PLA
requested, the Landscape Architect may act as a mediator time material basis. "Plants" includes all trees, palms, shru Contractor. // MISCELLANEOUS.	between owner and Landscape Contractor on a	FLORIDA REG. NO. LA6666804
 All work to be done in a professional manner. No change order shall be valid, due or paid unless it is appro These notes shall be an integral part of the contract of Contr reference. In the event of a conflict among the terms am document shall control. 	actor and shall be deemed incorporated therein by	ORIDA CONTECTOR
ABBREVIATIONS IN NOTES AND PLANS		SHEET TITLE:
U.N.O. = Unless Otherwise Noted L.A = Landscape Architect S.F.= Square Feet		LANDSCAPE NOTES
STD = Standard (single trunk) B&B = Balled and Burlapped BLDG DEP = Building Department		
RFI = Request for Information FPL= Florida Power & Light C.O. = Certificate of Occupancy		DATE: 02-17-2020 SCALE: AS NOTED
ISA CA or ISA Arborist = International Society of Arboricult	ure Certified Arborist	DRAWN BY: CP,AS CHECKED BY: CP,PW JOB NO.: 11214.00

LP-001

SHEET NO.:



FEET(CF), MEDIUM TREES TO HAVE 750 CF OF AND SMALL TREES TO HAVE 500 CF OF SOIL VOLUMES. SOIL CELLS TO BE GREENBLUE URBAN, 3.3' DEPTH UTILIZING A 24" AND A 16" ROOT SPACE CELL STACKED. CONTINUOUS SOIL VOLUME TO ALLOW A 20% REDUCTION WHERE CONTINUOUS.

SHOP DRAWINGS TO BE PROVIDED FOR SOIL CELL LOCATION AND VOLUME TO BE SHOWN AT THE TIME OF BUILDING PERMIT.

<u>SHRUBS</u> A. Requ B. 50% N LARGE SHRU A. 10% C B. 50% C

SYMBOL s Co 50

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	Ci	ty of Miam	i Beach - La	USING	BAR SCALE	ABOVE.
	<u>.</u>	ty of Islian	i Deach - Lai	Iuscape Lege		
	ZONING DISTRICT=					
	LOT AREA=					
	ACRES=	0.58				
E	ES					
	A. Number of trees required	per lot or net	lot acre, less e	kisting number of		
	exist.				13	21
	B. 30% natives Required				4	21
	C. 50% low maintenance re	-			7	21
	D. Street Trees	572.9	LF Street	20 g Tree Replaceme	29	34*
		10 73		ION TABLE - see Palm to be DBH (inches) to RED REPLACEME	removed be removed	
		10		Replacement for	Palms Required	t t
		26		Replacement for	Trees Required	1
		36		Total Mitigation R	equired in Tree	s
				TREES PROVID	ED	
		34		GROUND FL		
		4		LEVEL 4 TREES	(10% counted)
		38		Total Trees	Provided	
R	RUBS	ind atra at tra		10		
	A. Required: sum of lot a	29		12	348	350+
	B. 50% Native shrubs re-				174	175
P	GE SHRUBS OR SMALL TI	-			177	
	A. 10% of shrubs require		or small trees		35	35+
	B. 50% of large shrubs r			5	17	17+
	[]					
	PLANT I	₋IST				
	TREES					

TRE	ES		
QTY	KEY	PLANT NAME	SIZE / REMARKS
5	CE	<i>Conocarpus erectus</i> Green Buttonwood	22' HT, 8' CT., 6" CAL., FULL, FIELD GROWN
8	CE	<i>Quercus virginiana 'CATHEDRAL'</i> Green Buttonwood	22' HT, 8' CT., 6" CAL., FULL, FIELD GROWN
8	BA	<i>Bulnesia arborea</i> VERAWOOD	12' HT., 5' SPR., FULL, FG
SHR	UBS &		
QTY	KEY	PLANT NAME	SIZE / REMARKS
		STREETSCAPE PLANTING MIX	TBD

TREETSCAPE SHRUB MIX

IRUBS & GROUNDCOVERS

1	KEY	PLANT NAME	SIZE / REMARKS
	ARG	<i>Arachis glabrata</i> PERENNIAL PEANUT	XX" HT; XX" SPRD; XX" O.C.
	ALB	<i>Alcantarea imperialis</i> IMPERIAL BROMELIAD	XX" HT; XX" SPRD; XX" O.C.
I	CLN	<i>Clusia rosea 'Nana'</i> DWARF CLUSIA	XX" HT; XX" SPRD; XX" O.C.
	FIM	<i>Ficus microcarpa</i> GREEN ISLAND FICUS	XX" HT; XX" SPRD; XX" O.C.
	PHB	Philodendron 'Burle Marx' BURLE MARX PHILODENDRON	XX" HT; XX" SPRD; XX" O.C.
	PHR	Philodendron 'Rojo Congo' ROJO CONGO PHILODENDRON	XX" HT; XX" SPRD; XX" O.C.
I	ZAF	Zamia pumila COONTIE	XX" HT; XX" SPRD; XX" O.C.

NOTES NATIVE SPECIES

NOTES HIGH DROUGHT TOLERANT SPECIES NOTES MODERATE DROUGHT TOLERANT SPECIES

BUILLT FORM ARCHITECTS BUILT FORM LLC 335 W CHESTNUT STREET SUITE 520 CHICAGO IL 60642 ME.P. ENGINEER KAMM Consulting Inc. 147 W Newpor Center Drwe Derfield Beach, F.1 33442 30.300 STRUCTURAL ENGINEER MAM Consulting Engineering Wittin F. 33125 305.909.9423 STRUCTURAL ENGINEER KAND CONSULTATION Soft Part Atlantic Boulevard Part Bast Atlantic Boulevard Pompano Beach, FL 33060 PH: (954) 788-3400 Korida Certificate of Authorization #-7928
OWNER: Nobe Creek LLC 4770 Biscayne Boulevard Miami, FL 33137
 PROJECT: TOWNCENTER GATEWAY PROJECT
ISSUED FOR:DRB APPLICATIONDATE:03-09-2020
 No. DATE REMARKS
 PRELIMINARY PLAN NOT FOR CONSTRUCTION THESE PLANS ARE NOT FULLY PERMITTED AND ARE SUBJECT TO REVISIONS MADE DURING THE PERMITTING PROCESS. RESPONSIBILITY FOR THE USE OF THESE PLANS PRIOR TO OBTAINING PERMITS FROM ALL AGENCIES HAVING JURISDICTION OVER THE PROJECT WILL FALL SOLELY UPON THE USER.
THE DESIGN AND EXISTING CONDITIONS PRESENTED ARE BASED ON TOPOGRAPHIC/BOUNDARY INFORMATION INCLUDED ON A SPECIAL PURPOSE "COMBINED" SURVEY PREPARED BY COMPAS SURVEYORS, PROJECT NUMBER C-18532, DATED 01-23-2020 WHICH WAS NOT PREPARED IN STATE PLANE COORDINATES.
 SEAL: 03/09/20 PAUL H. WEINBERG, PLA FLORIDA REG. NO. LA66666804 LA 66666804 STATE OF OR 1 D COR 1 D C
SHEET TITLE: LANDSCAPE PLAN
 DATE: 02-17-2020 SCALE: AS NOTED DRAWN BY: CP,AS CHECKED BY: CP,PW JOB NO.: 11214.00
<u>SHEET NO.:</u> LP-101



PLANT LIST

	TRE	ES		
QTY	** N	KEY	PLANT NAME	SIZE / REMARKS
4	Ν	CR	<i>Clusia rosea</i> PITCH APPLE	12' HT; 6' SPRD; FULL CANOPY
9	**N	CS	Conocarpus erectus 'Sericeus' SILVER BUTTONWOOD	12' HT; 5' SPRD; MULTI-STEM; FULL CANOPY
	PAL	MS		
QTY	** N	KEY	PLANT NAME	SIZE / REMARKS
2		PS	<i>Phoenix sylvestris</i> WILD DATE PALM	12' CT; HEAVY; MATCHED
9		AM	Adonidia merrillii ADONIDIA / CHRISTMAS PALM	7' CT; SINGLES, DOUBLES, TRIPLES; HEAVY
	SHR	UBS & GF	ROUNDCOVER	
QTY	** N	KEY	PLANT NAME	SIZE / REMARKS
1213 SF			TROPICAL UNDERSTORY MIX	TBD
			•	

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DENOTES NATIVE SPECIES Ν

** DENOTES HIGH DROUGHT TOLERANT SPECIES

* DENOTES MODERATE DROUGHT TOLERANT SPECIES

NOTES

SOD TO BE ST. AUGUSTINE 'FLORATAM', EXCEPT IN RETENTION AREAS. CONTRACTOR TO DETERMINE QUANTITY.

ALL PLANTS TO BE FLORIDA NO. 1 OR BETTER PER FLORIDA GRADES AND STANDARDS FOR NURSERY PLANTS.

ALL TREES TO BE BALLED & BURLAPPED UNLESS SPECIFIED OTHERWISE.

ALL SOD AND LANDSCAPE TO RECEIVE 100% COVERAGE WITH 100% OVERLAP FROM AN AUTOMATIC IRRIGATION SYSTEM USING AN APPROVED WATER SOURCE.

BUBBLERS TO BE PROVIDED FOR NEW AND RELOCATED TREES AND PALMS.

CONTRACTOR IS RESPONSIBLE FOR ALL CONDITIONS AND LANDSCAPE SPECIFICATION ATTACHED TO THIS PLAN AND PLANT LIST. PLAN AND SPECIFICATIONS SHALL BE CONSIDERED CONTRACT DOCUMENTS.

PRE-CONSTRUCTION MEETING IS REQUIRED BEFORE ANY PLANT MATERIAL IS INSTALLED ON SITE.

ALL ROAD ROCK, CONCRETE, ASPHALT AND OTHER NON-NATURAL MATERIAL BE REMOVED AND BE REPLACED WITH PLANTING SOIL PRIOR TO LANDSCAPE INSTALLATION.

NO TRENCHING ALLOWED WITHIN ROOT ZONES OF EXISTING TREES.

BUILT FORM
A R C H I T E C T U R E PROJECT DESIGN TEAM: ARCHITECTS BUILT FORM LLC 935 W CHESTNUT STREET SUITE 520 CHICAGO IL 60642 M.E.P. ENGINEER KAMM Consulting Inc. 1477 W Newport Center Drive Deerfield Beach, FL 33442 954.949.2200 STRUCTURAL ENGINEER YH Consulting Engineering 98 WV 2th Avenue Marmi, FL 33125 305.909.9423 IFFE SAFETY / CODE CONSULTANT SLS 20 Palermo Avenue Marmi, FL 33132 CIVIL ENGINEER / LANDSCAPE ARCH JOI East Atlantic Boulevard Pompano Beach, FL 33060 PH: (954) 788-3400 Florida Certificate of Authorization # - 7928
OWNER:
Nobe Creek LLC 4770 Biscayne Boulevard Miami, FL 33137
PRO JECT:
PROJECT: TOWNCENTER GATEWAY PROJECT
ISSUED FOR: DRB APPLICATION DATE: 03-09-2020
REVISIONS:
No. DATE REMARKS
DURING THE PERMITTING PROCESS. RESPONSIBILITY FOR THE USE OF THESE PLANS PRIOR TO OBTAINING PERMITS FROM ALL AGENCIES HAVING JURISDICTION OVER THE PROJECT WILL FALL SOLELY UPON THE USER. THE DESIGN AND EXISTING CONDITIONS PRESENTED ARE BASED ON TOPOGRAPHIC/BOUNDARY INFORMATION INCLUDED ON A SPECIAL PURPOSE "COMBINED" SURVEY PREPARED BY COMPAS SURVEYORS, PROJECT NUMBER C-18532, DATED 01-23-2020 WHICH WAS NOT PREPARED IN STATE PLANE COORDINATES.
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SCALE: 1"=10' NOTE: PRINTED DRAWING SIZE MAY HAVE CHANGED FROM ORIGINAL. VERIFY SCALE USING BAR SCALE ABOVE.

PLANT LIST

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	TRE	ES				
QTY	** N	KEY	PLANT NAME	SIZE / REMARKS		
4	**N	CS	Conocarpus erectus 'Sericeus' SILVER BUTTONWOOD	10' HT; 5' SPRD; MULTI-STEM; FULL CANOPY		
	PALMS					
QTY	** N	KEY	PLANT NAME	SIZE / REMARKS		
5		AM	Adonidia merrillii ADONIDIA / CHRISTMAS PALM	7' CT; SINGLES, DOUBLES, TRIPLES; HEAVY		
	SHRUBS & GROUNDCOVER					
QTY	** N	KEY	PLANT NAME	SIZE / REMARKS		
790 SF			TROPICAL UNDERSTORY MIX	TBD		

N DENOTES NATIVE SPECIES

** DENOTES HIGH DROUGHT TOLERANT SPECIES

MATERIAL IS INSTALLED ON SITE.

* DENOTES MODERATE DROUGHT TOLERANT SPECIES

NOTES

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ALL TREES TO BE BALLED & BURLAPPED UNLESS SPECIFIED OTHERWISE.

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BUBBLERS TO BE PROVIDED FOR NEW AND RELOCATED TREES AND PALMS.

CONTRACTOR IS RESPONSIBLE FOR ALL CONDITIONS AND LANDSCAPE SPECIFICATION ATTACHED TO THIS PLAN AND PLANT LIST. PLAN AND SPECIFICATIONS SHALL BE CONSIDERED CONTRACT DOCUMENTS.

PRE-CONSTRUCTION MEETING IS REQUIRED BEFORE ANY PLANT

ALL ROAD ROCK, CONCRETE, ASPHALT AND OTHER NON-NATURAL MATERIAL BE REMOVED AND BE REPLACED WITH PLANTING SOIL PRIOR TO LANDSCAPE INSTALLATION.

NO TRENCHING ALLOWED WITHIN ROOT ZONES OF EXISTING TREES.

BUILT FORM ARCHITECTURE PROJECT DESIGN TEAM: ARCHITECTS BUILT FORM LLC 935 W CHESTNUT STREET SUITE 520 CHICAGO IL 60642 M.E.P. ENGINEER
KAMM Consulting Inc. 1407 W Newport Center Drive Deerfield Beach, FL 33442 954.949.2200 STRUCTURAL ENGINEER YH Consulting Engineering 99 NW 2th Avenue Miami, FL 33125 305.969.9423 LIFE SAFETY / CODE CONSULTANT
SLS 260 Palemo Avenue Miami, FL 33134 CIVIL ENGINEER / LANDSCAPE ARCH
301 East Atlantic Boulevard Pompano Beach, FL 33060 PH: (954) 788-3400 Florida Certificate of Authorization # - 7928
OWNER: Nobe Creek LLC 4770 Biscayne Boulevard Miami, FL 33137
PROJECT: TOWNCENTER GATEWAY PROJECT
ISSUED FOR: DRB APPLICATION DATE: 03-09-2020
REVISIONS: No. DATE REMARKS
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SEAL: 03/09/20 PAUL H. WEINBERG, PLA FLORIDA REG. NO. LA66666804 STATE OF OR I DA
SHEET TITLE: LANDSCAPE PLAN - LEVEL 13
DATE: 02-17-2020 SCALE: AS NOTED DRAWN BY: CP,AS CHECKED BY: CP,PW JOB NO.: 11214.00
SHEET NO.: LP-103





9 10	
PITE: REF. LP-001, LANDSCAPE NOTES, FOR ADDITIONAL REQUIREMENTS. ROOT BALL SIZE FOR ALL TREES AND PALMS TO BE IN PROPORTION TO SIZE AND TYPE OF PALM PER FLORIDA GRADES AND STANDARDS FOR NURSERY PLANTS.	B LI A R C PROJECT ARCHITE BUILT FOR 935 W CHESTI CHICAGO IL 6 M.E.P. EI KAMM Consu 1407 W Newport Desrfield Beach, f 995.3949.2200 STRUCT YH Consultin 99 NW 2th Avenu Miami, FL 33125 305.969.9423 LIFE SAF SLS 260 Palermo Ave Miami, FL 33134 CIVIL EN SLS 260 Palermo Ave Miami, FL 33144 CIVIL EN SLS 301 East Pompane PH: (954 Florida C OWNER: Nobe 4770 B Miami, ISSUED F DATE:
SOD OUTER ROWS OF PLANTING TO FOLLOW CURVALINEAR EDGE AS SHOWN ON PLAN, THEN PLANT THE REMAINDER OF THE BED TRIANGULARLY AT SPECIFIED SPACING	DATE: REVISION
LANDSCAPE EDGING IF NOTED ON PLAN; OTHERWISE, PROVIDE WELL DEFINED "SHOVEL CUT" EDGE BETWEEN MULCH AND SOD 3" DEPTH SPECIFIED MULCH; MIN. 3" AWAY FROM BASE OF SHRUBS ER PLANTING NOT TO SCALE	International In
AST EXCAVATION ACE STRUCTURAL CK AND PLANTING	THE DESIGI ARE B INFORMAT "COMBI SURVEYO 01-23-202
CONTRACTOR TO ENSURE 1000 CU. FT. OF PLANTING SOIL OR CONTINUOUS PLANTING VOLUME IS PROVIDED PER TREE, PER CITY REQUIREMENTS	PAUL H. W
ATTACH MODULES TO FRAMES AFTER SNAPPING IN PLACE (TYP.) GEOGRID. 'J' 6" MINIMUM BELOW BACKFILL AT BASE. OVERLAP 12" MINIMUM AT TOP OF CELLS. 3/16" X14" ZIP TIES, ATTACHING GEOGRID TO GREENBLUE SOIL CELLS AT EACH LEVEL AND AT MODULE DECK BACKFILL, INSTALLED IN 8" LIFTS, WITHIN 4"-6" FROM TOP OF DECKS, COMPACTED TO 95%	SHEET T
BGRADE NBLUE SOIL CELLS, INSTALLED IN 8" LIFTS (2 LIFTS PER MODULE) ACTED TO 95% AND AGGREGATE BASE COURSE, COMPACTED TO 95%	DATE: SCALE: DRAWN I CHECKE JOB NO.:
NOT TO SCALE	<u>SHEET N</u>

A R C H I T E C T U R E PROJECT DESIGN TEAM: ARCHITECTS BUILT FORM LLC 935 W CHESTNUT STREET SUITE 520 CHICAGO IL 60642 M.E.P. ENGINEER
BUILT FORM LLC 935 W CHESTNUT STREET SUITE 520 CHICAGO IL 60642
KAMM Consulting Inc.
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PH: (954) 788-3400 Florida Certificate of Authorization # - 7928
OWNER: Nobe Creek LLC
4770 Biscayne Boulevard Miami, FL 33137
PROJECT: TOWNCENTER GATEWAY
PROJECT
ISSUED FOR: DRB APPLICATION DATE: 03-09-2020
REVISIONS:
No. DATE REMARKS
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IRRIGATION NOTES

- LOCAL CODES.
- WITH EXISTING CONDITIONS.
- THROUGHOUT THE SYSTEM.
- VELOCITY BELOW 5 FPS.
- MATERIAL.
- 8 UNCURBED ROADWAYS.

- D2564.
- PALM.
- RATES OF SPRINKLERS SPECIFIED.

1. THE CONTRACTOR IS RESPONSIBLE FOR ALL MATERIAL REQUIRED TO MAKE THE SYSTEM FUNCTION PROPERLY. ALL IRRIGATION SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS AND ALSO STATE AND/OR

2. IRRIGATION PLANS ARE SCHEMATIC AND DRAWN FOR GRAPHIC CLARITY. ALL PIPING BELOW PAVEMENT SHALL BE SLEEVED. LAYOUT OF IRRIGATION SYSTEM SHALL BE COORDINATED WITH CORRESPONDING LANDSCAPE PLAN.

3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING LOCAL UNDERGROUND UTILITY PROVIDERS TO VERIFY LOCATIONS. THE CONTRACTOR IS ENCOURAGED TO VISIT THE SITE PRIOR TO INSTALLATION AND BECOME FAMILIAR

4. VALVE LOCATIONS ARE SCHEMATIC ONLY AND WILL BE ADJUSTED FOR SITE CONDITIONS. EACH VALVE SHALL BE INSTALLED IN A AMETEK OR CARSON VALVE BOX. THE FLOW ADJUSTMENT FEATURE WILL BE USED TO BALANCE PRESSURE

5. PIPING SHALL BE SIZED TO MINIMIZE FRICTION LOSS AND MAINTAIN FLOW

THE IRRIGATION CONTROLLER SHALL BE INSTALLED IN ACCORDANCE WITH LOCAL CODES AND MANUFACTURER'S RECOMMENDATIONS. PROPER GROUNDING EQUIPMENT AND SURGE PROTECTION SHALL BE PROVIDED. A RAIN SENSOR SHALL BE INSTALLED TO OVER-RIDE THE CONTROLLER.

ALL HEADS ON RISERS SHALL BE SET AT THE HEIGHT OF ADJACENT PLANT

SPRINKLER LOCATIONS ADJACENT TO PAVEMENT, STRUCTURES, FENCES, ETC. SHALL BE OFFSET AS FOLLOWS: 12" MIN FOR POP-UP MIST HEADS, 18" FOR SHRUB RISERS, 18" FOR ROTOR HEADS, AND TYPICALLY 5 FEET FOR ROTORS ALONG

9. ALL SLEEVING SHALL BE SCH 40 PVC TO SIZE INDICATED ON PLAN, OR IF NOT INDICATED, A MIN. OF 2 PIPE SIZES LARGER THAN SUPPLY LINE CONTAINED. ALL SLEEVES SHALL BE INSTALLED A MIN. OF 24" BELOW FINISH GRADE.

10. CONTROL WIRES SHALL BE UL APPROVED PE IRRIGATION CONTROL WIRE. USE 14 GAGE CONTROL WIRE AND 12 GAGE GROUND WIRE. WIRE SHALL BE BUNDLED AND ATTACHED TO THE MAIN LINE IN TRENCH OR THROUGH WIRE SLEEVES AT PAVEMENT CROSSINGS 24" BELOW FIN. GRADE. ALL SPLICES SHALL BE MADE WITH WATERPROOF DIRECT-BURIAL SPLICE KITS AND CONTAINED IN VALVE BOXES. TWO EXTRA CONTROL WIRES SHALL BE INSTALLED TO THE FURTHEST VALVES IN EACH DIRECTION FROM THE CONTROLLER.

11. PIPING IN NARROW PLANTING AREAS, PARKING ISLANDS AND PLANTERS SHALL BE SET TO ONE SIDE TO ALLOW ROOM FOR ROOT BALLS. PIPE AS INDICATED ON PLAN IS SCHEMATIC AND SHOULD BE ADJUSTED FOR FIELD CONDITIONS.

12. ALL GLUE JOINTS SHALL BE CLEANED, SANDED, AND TREATED WITH A COLORED HIGH ETCH PRIMER AND JOINED USING A SOLVENT CONFORMING WITH ASTM

13. SYSTEM PIPE SIZE 3/4" SHALL BE CLASS 200 PVC; SYSTEM PIPE SIZE 1" OR GREATER SHALL BE CLASS 160 PVC. SYSTEM MAIN WILL BE SCH. 40 PVC TO SIZE INDICATED ON PLAN. ALL FITTINGS WILL BE SOLVENT WELD SCH 40 PVC. MAIN LINE SHALL HAVE 24" MINIMUM COVER; ALL OTHER PIPING WILL HAVE 12" MIN. COVER. ALL BACKFILL FOR PIPE TRENCHES SHALL BE CLEAN AND FREE OF FOREIGN DEBRIS AND SHARP OBJECTS; BACKFILLED TRENCHES SHALL BE PROPERLY COMPACTED. ALL MAIN LINES WILL BE INSTALLED A MIN. OF 3' FROM ANY TREE OR

14. WATERING TIME PER STATION WILL BE DETERMINED IN THE FIELD AND PER LOCAL REQUIREMENTS. REFER TO MANUFACTURER'S INSTRUCTIONS FOR PRECIPITATION

15. IRRIGATION SYSTEM TO PROVIDE 100% COVERAGE WITH 100% OVERLAP MIN. PROVIDE BUBBLERS FOR ALL NEW AND RELOCATED TREES AND PALMS.

16. RUST CONTROL SYSTEM TO BE INSTALLED WITH PUMP STATION (IF FROM WELL).

17. THE IRRIGATION SYSTEM IN THE RIGHT-OF-WAY IS TO INCORPORATE LOW TRAJECTORY SPRAY HEADS TO MINIMIZE OVERSPRAY.

18. AS-BUILT DRAWINGS SHALL BE PREPARED BY THE CONTRACTOR AND GIVEN TO THE OWNER PRIOR TO FINAL ACCEPTANCE.

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PROJECT DESIGN TEAM: ARCHITECTS BUILT FORM LLC 935 W CHESTNUT STREET SUITE 520 CHICAGO IL 60642	
M.E.P. ENGINEER KAMM Consulting Inc. 1407 W Newport Center Drive Deerfield Beach, FL 33442 954.949.2200	
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