

TREE DISPOSITION TABLE									
TREE #	BOTANICAL NAME	COMMON NAME	HEIGHT	DBH	CLEAR TRUNK	SPREAD	CONDITION	STATUS	COMMENTS
1	Murraya paniculata	Orange jasmine	xx	xx		xx		REMOVE	
2	Cocos nucifera	Coconut Tree			xx	xx		REMOVE	

Arborist Report Prepared By:
Rudy Alemany, Florida Certified Arborist, FL #257
 Illusion Landscape & Design
 phone: 305.773.6819
 email: illusionlandscape@yahoo.com
 12545 S.W. 34 Street Miami, Florida 33175

LOT 1, BLOCK 4
 ALTOS DEL MAR No. 3
 P.B. 8, PG. 41)

HARDING AVENUE /
 STATE ROAD A1A

20' ALLEY

ONE STORY
 RESIDENCE
 No. 7835
 F.F.E.:8.30'

ONE STORY
 BUILDING
 F.F.E.:8.01'

- NOTES:
- Contractor to field verify the information provided and tag all trees/palms to be removed for Landscape Architect review and approval.
 - Contractor shall obtain a tree removal permit prior to the removal of trees/palms proposed to be removed.

LOT 3, BLOCK 4
 ALTOS DEL MAR
 No. 7



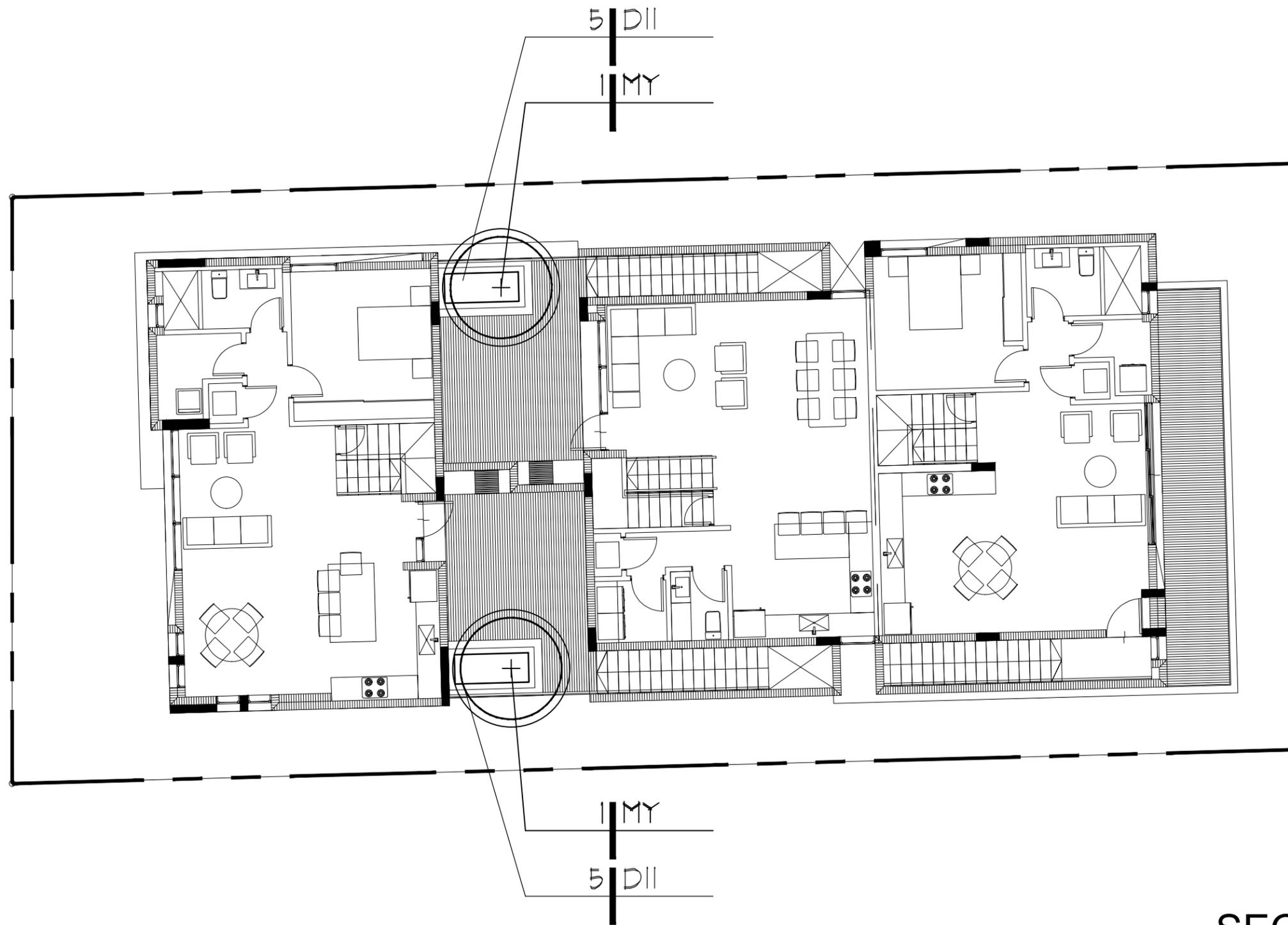


HARDING AVENUE

20' ALLEY

SITE





SECOND FLOOR



7835 HADING AVE

Plant List

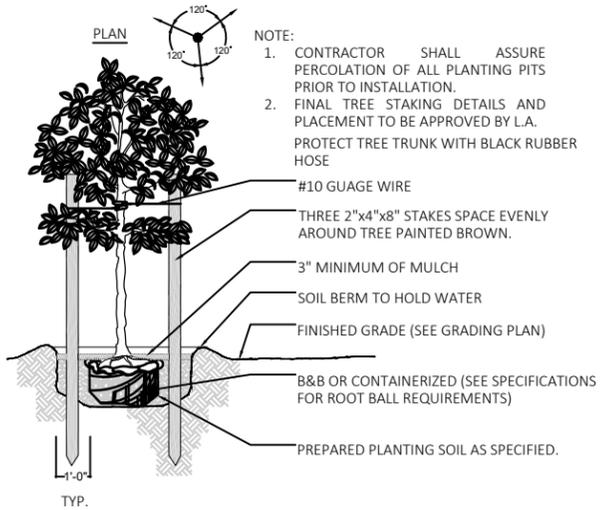
QT	code	species	common name	drought tolerance	native	specifications	container size	spacing
TREES								
3	CO	Coccoloba diversifolia	Pigeon Plum	High	yes	14' x 6' spr. 2.5' cal. 4' CT	FG	as shown
2	CE	Conocarpus erectus	Green Buttonwood	High	yes	14' x 6' spr. 2.5' cal. Std. 4' CT	FG	as shown
2	MY	Myrcianthes fragrans	Simpson's Stopper	High	yes	12' x 6' spr. 2.5' cal. Std	FG	as shown
SHRUBS, GROUNDCOVERS & VINES								
7	CHR	Chrysobalanus icaco 'Red Tip'	Red Tip Cocoplum	Medium	yes	30" O.A.	7 Gal.	30" O.C.
43	DII	Dietes iridioides	White African Iris	Medium	no	15" O.A./ Full Clump	1 Gal.	24" O.C.
94	FIM	Ficus microcarpa 'Green Island'	Green Island Ficus	High	naturalized	18" O.A.	3 Gal.	24" O.C.
13	HAM	Hamelia furficosa	Firebush	Medium	yes	30" ht x 30" spr.	7 Gal.	36" O.C.
16	MOS	Mostera deliciosa	Swiss Cheese Plant	Low	naturalized	16' O.A.	3 Gal.	30" O.C.
31	MUH	Muhlenbergia capillaris	Pink Muhly Grass	High	yes	30" O.A./ Full Clump	3 Gal.	30" O.C.
6	OPH	Ophiopogon japonicus	Mondo Grass	Medium	no	12' Full	1 Gal.	18" O.C.
82	POD	Podocarpus macrophyllus	Podocarpus	High	no	30" Ht.	3 Gal.	24" O.C.
3	TRF	Tripsacum floridanum	Dwarf Fakahatchee Grass	Medium	yes	24" O.A./ Full Clump	3 Gal.	30" O.C.
22	ZAP	Zamia pumila	Coontie	High	yes	24" O.A./ Full Clump	7 Gal.	30" O.C.
SOD								
165	SOD	Stenotaphrum secundatum	St. Augustine Grass		yes	Staggerd Panels		

LANDSCAPE CALCULATIONS - 7835 Harding Avenue

SITE AREA DATA:

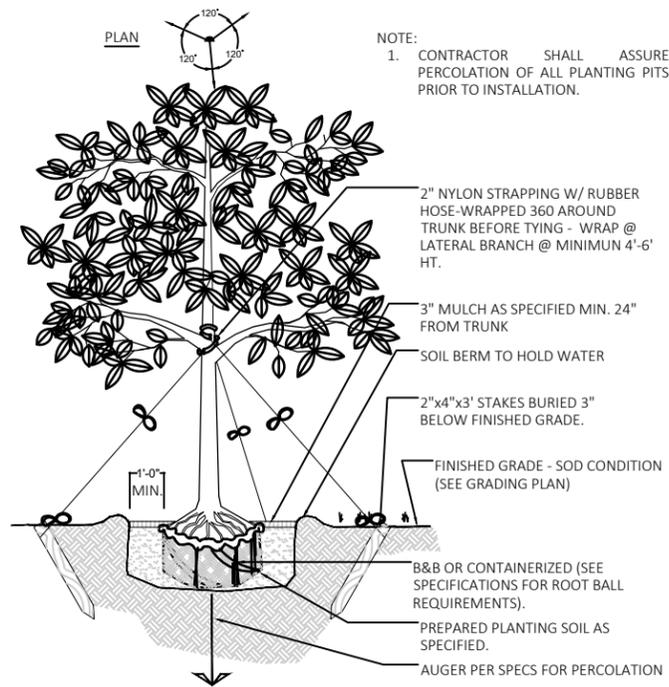
ZONING DISTRICT = RM-1 Multifamily Residential District

	SF	
NET LOT AREA	5,500	0.13 Acre
Building	3432	62%
Open Space	2,068	38%
Lawn Area - 30% max of Open Space	165	8%
	REQUIRED	PROVIDED
MIN. LANDSCAPE REQUIREMENTS		
28 TREES PER ACRE		
28 trees x 0.13 acre = 3.64 TRESS REQUIRED	4 TREES	4 TREES
STREET TREES @ 20 FEET O.C. (Lot front 50')	3 TREES	3 TREES
TOTAL TREES REQUIRED	7 TREES	7 TREES
(50% TREES REQUIRED - NATIVE & DROUGHT-TOLERANT)	4 TREES	7 TREES
REQUIRED SHRUBS - 12 SHRUBS PER REQUIRED TREE	84	317
NO LESS THAN 50% OF REQUIRED SHRUBS TO BE NATIVE	42	79
HEDGE/FENCE PROVIDED TO SCREEN MECH. EQUIPMENT		YES



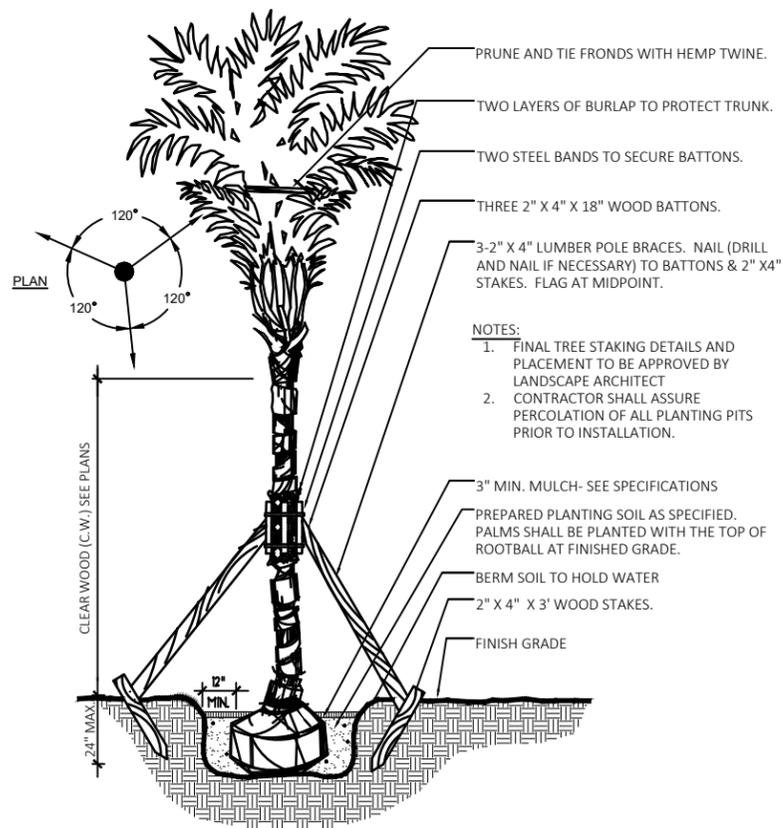
1 SMALL TREE SECTION

D-1913_02.DWG
SCALE: N.T.S



3 LARGE TREE SECTION

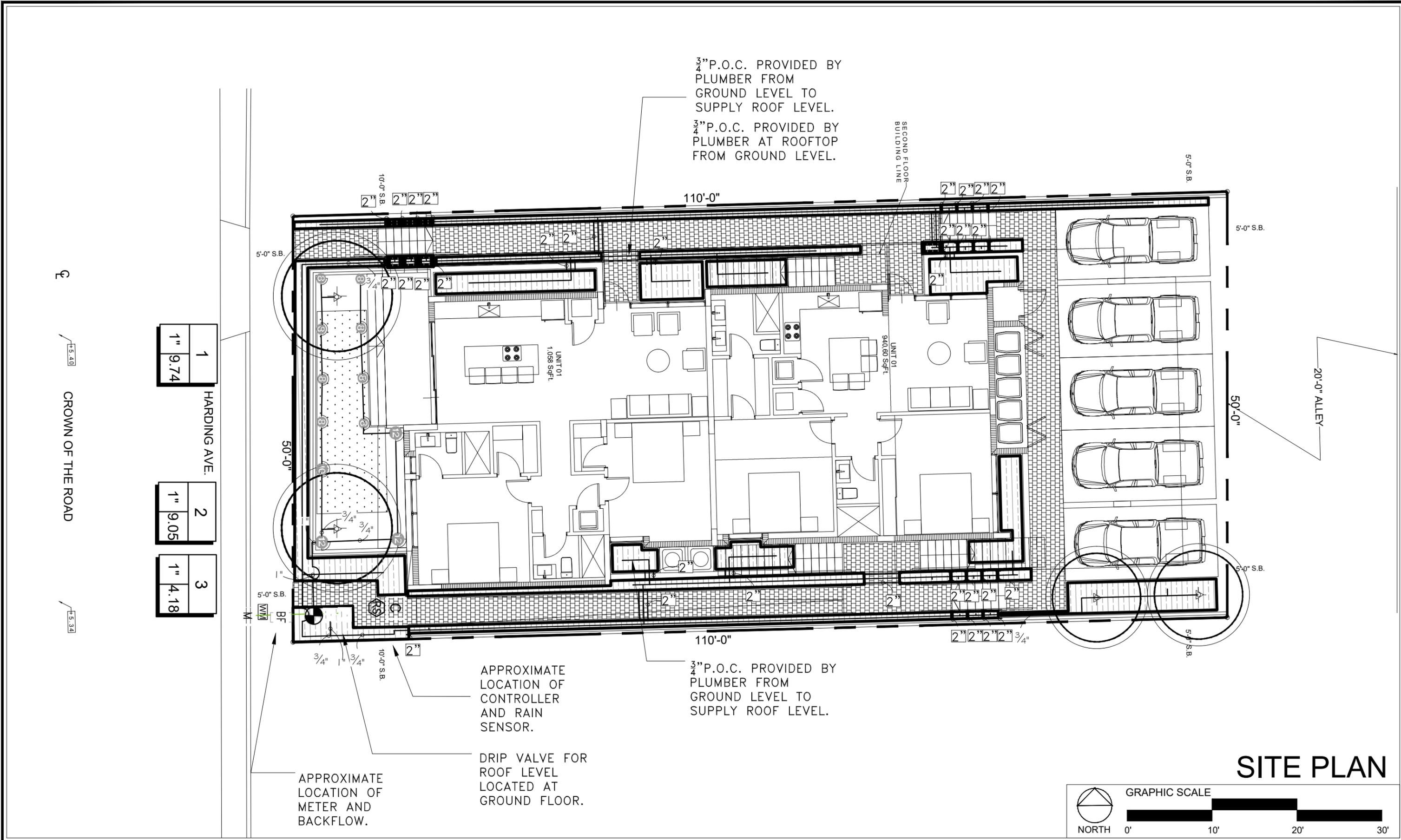
D-1913_03.DWG
SCALE: N.T.S



4 SMALL PALM SECTION

D-1913_04.DWG
SCALE: N.T.S

- All plants noted for removal shall be removed and properly disposed off-site at Landscape Contractor's expense unless otherwise noted. Any and all the trees/palms to be removed shall require proper permitting and documentation of size, species and condition.
- Before construction begins, the Landscape Contractor is responsible for locating all underground utilities and must avoid damaging any services during construction. If any damage occurs by fault of the Contractor, the necessary repairs must take place at the Landscape Contractor's expense and under the supervision of the Owner's representative.
- All proposed trees and plant materials shall be graded as Nursery Grade Florida No. 1 or better as outlined by the Florida Department of Agriculture and Consumer Services, Division of Plant Industry "Grades and standards for Nursery Plants", most current edition. All planting shall be done in accordance with the Florida Nurserymen's and Grower's Association approved practices.
- In addition to these requirements the Landscape Contractor shall comply with all local landscape codes and requirements as part of this base bid and contract in order to satisfy the review and approval of the governing agency.
- Plants shall meet size, container, and spacing specifications. Plant size shall take precedence over container size. Any material not meeting specifications shall be removed and replaced at the contractor's expense.
- The plant list is presented for the convenience of the Landscape Contractor. In the event of a discrepancy between the plan and the plant list, the plan shall take precedence over the plant list.
- All planting beds shall be excavated to a minimum depth of twelve (12") inches and backfilled with a suitable soil. All plant material shall be planted in planting soil that is delivered to the site in a loose, clean and friable condition. The planting soil shall be the approximate proportions as follows: 50% sand and 50% organic material consisting of native peat, well-decomposed sawdust, leaf mold and top soil. It shall provide a good pliable and thoroughly mixed medium with adequate aeration, drainage and water-holding capacity. It shall also be free of all extraneous debris, such as roots, stones, weeds, etc.
- All screening hedges shall be planted and maintained in a way that they form a continuous visual screen. Screening hedges at VUA to be maintained at a minimum height of thirty (30) inches to thirty six (36) inches depending on code requirements.
- All trees/palms and shrubs shall be fertilized with "Agriform" 20-10-5 planting tablets as per the manufacturers specifications at the time of installation and prior completion of pit backfilling also in conjunction with note #5. Tablets to be placed uniformly around the root mass at a depth that is between the middle and bottom of root mass at an application rate of: One (1) - 21 gram tablet for 1 gal container, two (2)- tablets for 3 gal container, three (3)- tablets for 5 gal container, four (4)-tablets for 7 gal container, three (3)-tablets for each 1/2 inch of tree caliper, and seven (7) tablets for palms. Ground Cover areas shall receive fertilization with "Ozmocote" time release fertilizer as per manufacturer's specification.
- All plant beds shall receive a 3" layer of organic mulch, which is to be watered-in after installation. Mulch should be at least six (6) inches away from any portion of a structure or tree trunk and three (3) inches away from the base of shrubs.
- All plant material shall be thoroughly watered in at the time of planting and until landscape material is established. No dry material shall be permitted.
- All tree and shrub locations shall be approved by Landscape Architect prior to planting.
- The Landscape Contractor shall grade planting beds, as required, to provide positive drainage and promote optimum plant growth.
- The Landscape Contractor shall be responsible for examining fully both the site and bid documents. Discrepancies in the documents or the actual site conditions shall be reported to the Landscape Architect in writing at the time of bidding or discovery. No account shall be made after contract completion for failure by the Landscape Contractor to report such condition or for errors on the part of the Landscape Contractor at the time of bidding.
- The Landscape Contractor shall be responsible for securing all necessary applicable permits and licenses to perform the work set forth in this plan set and the specifications.
- Plant material shall be bid as specified unless unavailable, at which time the Landscape Architect shall be notified in writing of intended changes.
- All questions concerning the plan set and/or specifications shall be directed to the Landscape Architect.
- There shall be no additions, deletions or substitutions without written approval of the Landscape Architect.
- The Landscape Contractor shall guarantee, in writing, plant survivability. Trees and palms for twelve (12) months, shrubs and groundcovers for ninety (90) days and sod four sixty (60) days from final acceptance by the Owner or Owner's representative.
- All dimensions to be field-checked by the Landscape Contractor prior to landscape material installation. Discrepancies shall be reported immediately to the Landscape Architect.
- All materials must be as specified on the landscape plan. If materials or labor do not adhere to specifications, they will be rejected by the Landscape Architect with proper installation carried out by the Landscape Contractor at no additional cost.
- Existing sod shall be removed as necessary to accommodate new plantings
- All existing trees on site shall be protected from damage during construction. See existing tree protection fence detail.
- Any existing landscape and hardscape areas that are unnecessarily disturbed during the landscape installation shall be restored to original conditions by the Landscape Contractor.
- The Landscape Contractor will be responsible for the collection, removal, and proper disposal of any and all debris generated during the installation of this project.
- All landscape areas to have a positive drainage away from buildings and structures. Finished grade of landscape areas to be at or below the grade of adjacent sidewalks, slabs or VUA.
- All shade trees installed within 6' of a public infrastructure shall utilize a root barrier system.



3/4" P.O.C. PROVIDED BY PLUMBER FROM GROUND LEVEL TO SUPPLY ROOF LEVEL.

3/4" P.O.C. PROVIDED BY PLUMBER AT ROOFTOP FROM GROUND LEVEL.

3/4" P.O.C. PROVIDED BY PLUMBER FROM GROUND LEVEL TO SUPPLY ROOF LEVEL.

APPROXIMATE LOCATION OF CONTROLLER AND RAIN SENSOR.

DRIP VALVE FOR ROOF LEVEL LOCATED AT GROUND FLOOR.

APPROXIMATE LOCATION OF METER AND BACKFLOW.

1	9.74
---	------

2	9.05
---	------

3	4.18
---	------

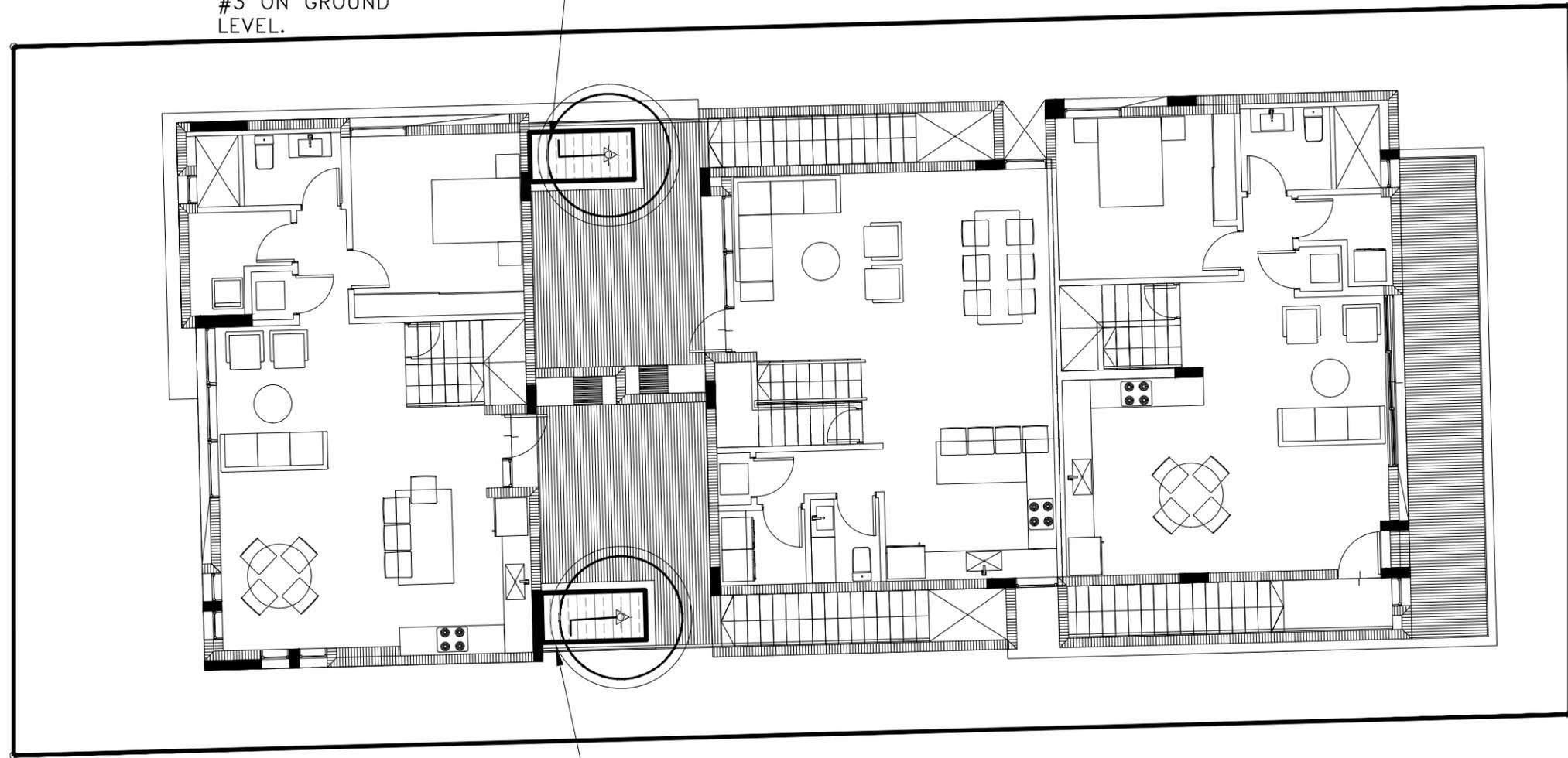
SITE PLAN



$\frac{3}{4}$ " P.O.C. PROVIDED BY
PLUMBER FROM
GROUND LEVEL TO
SUPPLY ROOF LEVEL.

$\frac{3}{4}$ " P.O.C. PROVIDED BY
PLUMBER AT ROOFTOP
FROM GROUND LEVEL.

DRIP & BUBBLER FOR
PLANTER ARE
SUPPLIED BY VALVE
#3 ON GROUND
LEVEL.



$\frac{3}{4}$ " P.O.C. PROVIDED BY
PLUMBER FROM
GROUND LEVEL TO
SUPPLY ROOF LEVEL.

$\frac{3}{4}$ " P.O.C. PROVIDED BY
PLUMBER AT ROOFTOP
FROM GROUND LEVEL.

SECOND FLOOR



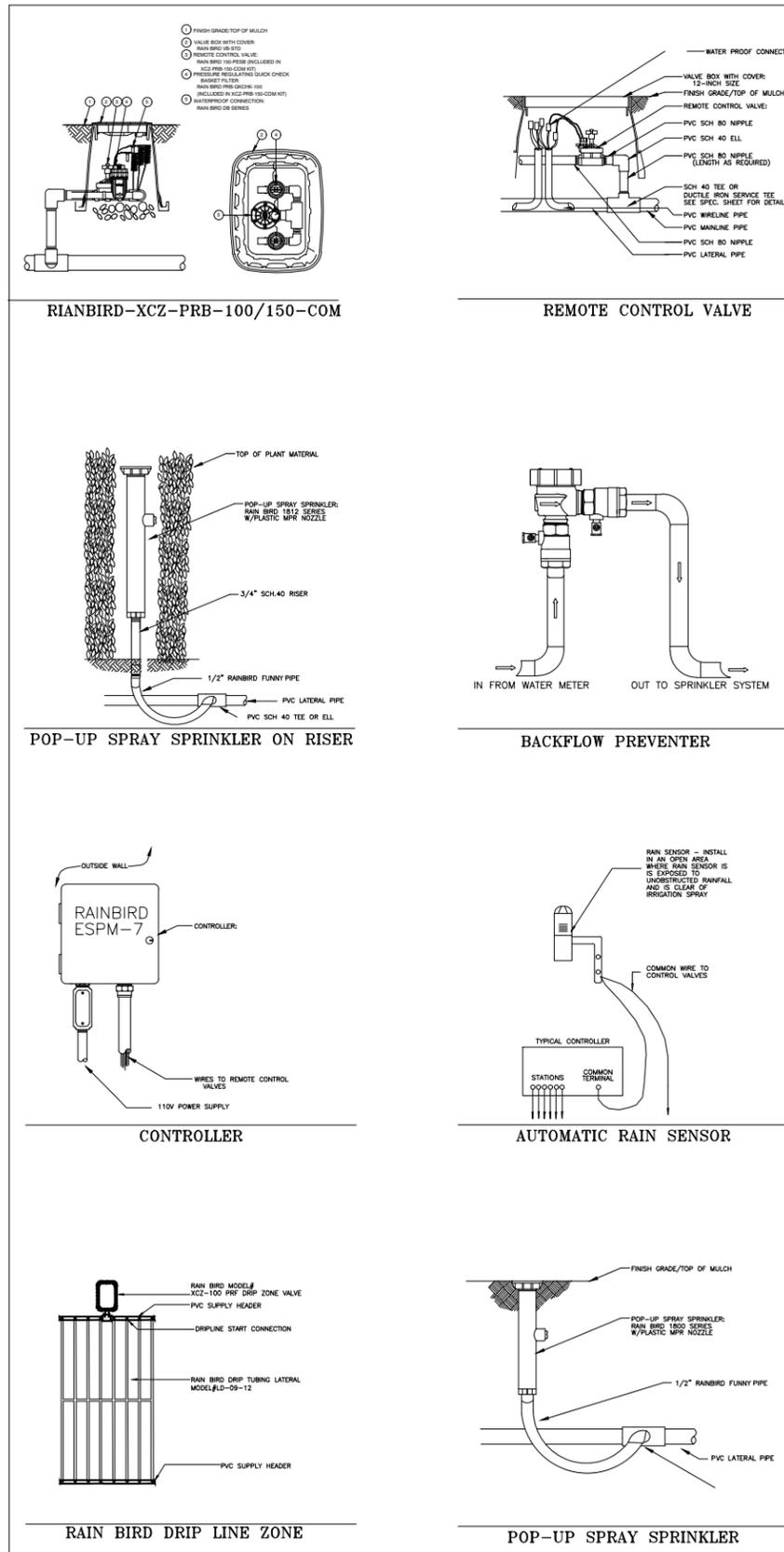
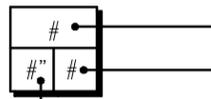
IRRIGATION_SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	PSI
	Rain Bird 1800-PA-80 8 Series MPR 30 Shrub Spray on fixed riser with the PA-8S Plastic Shrub Adapter. Use with 1/2" FPT bubbler or spray nozzle.	
	Rain Bird 1800-PA-80 10 Series MPR30 Shrub Spray on fixed riser with the PA-8S Plastic Shrub Adapter. Use with 1/2" FPT bubbler or spray nozzle.	
	Rain Bird 1800-PA-80 12 Series MPR30 Shrub Spray on fixed riser with the PA-8S Plastic Shrub Adapter. Use with 1/2" FPT bubbler or spray nozzle.	
	Rain Bird 1800-1300AF Flood Adjustable Flow (1.0-2.3GPM), Full circle bubbler, 1/2" FIPT inlet.	30

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	Rain Bird XZC-100-PRB-LC Wide Flow Drip Control Kit, for Light Commercial Uses. 1" PEB Valve, with 1" Pressure Regulating 40psi Basket Filter. 0.3gpm to 20gpm.
	Area to Receive Dripline Rain Bird XFD-09-12 XFD On-Surface Pressure Compensating Landscape Dripline. 0.9 GPH emitters at 12" O.C. Dripline laterals spaced at 12" apart, with emitters offset for triangular pattern. UV Resistant. Specify XF insert fittings.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	Rain Bird PEB 1", 1-1/2", 2" Plastic Industrial Valves. Low Flow Operating Capability, Globe Configuration.
	Febco 765 1" Pressure Vacuum Breaker, brass with ball valve SOV. Install 12" (305MM) above highest downstream outlet and the highest point in the downstream piping.
	Rain Bird ESP4MEi 4 Station, Hybrid Modular Indoor Controller. For Residential or Light Commercial Applications.
	Rain Bird RSD-BEx Rain Sensor, with metal latching bracket, extension wire.
	Water Meter 1"

- Irrigation Lateral Line: PVC Schedule 40
- Irrigation Mainline: PVC Schedule 40 PVC Schedule 40 irrigation pipe.
- Pipe Sleeve: PVC Schedule 40 Typical pipe sleeve for irrigation pipe. Pipe sleeve size shall allow for irrigation piping and their related couplings to easily slide through sleeving material. Extend sleeves 18 inches beyond edges of paving or construction.



GENERAL NOTES

- Pipe sizes shall conform to those shown on the drawings. No substitutions of smaller pipe sizes shall be permitted, but substitutions of larger sizes may be approved. All damaged and rejected pipe shall be removed from the site at the time of said rejection.
- All mainline, lateral line and control wire conduit under paving shall be installed in separate sleeves. Sleeves shall be a minimum of twice (2X) the diameter of the pipe to be sleeved.
Install all backflow prevention devices and all piping between the point of connection and the backflow preventer as per local codes.
- Final location of the backflow preventer and automatic controller shall be approved by the owner's authorized representative.
- 120 VAC electrical power source at controller location shall be provided by others. The electrical contractor shall make the final connection from the electrical source to the controller.
- All sprinkler heads shall be set perpendicular to finish grade unless otherwise specified.
- The irrigation contractor shall flush and adjust all sprinkler heads and valves for optimum spray with minimal overspray onto walks, streets, walls, etc.
- This design is diagrammatic. All piping, valves, etc., shown within paved areas is for design clarification only and shall be installed in planting areas wherever possible. The contractor shall locate all valves in shrub areas where possible.
- It is the responsibility of the irrigation contractor to familiarize himself with all grade differences, location of walls, retaining walls, structures and utilities. The irrigation contractor shall repair or replace all items damaged by his work. He shall coordinate his work with other contractors for the location and installation of pipe sleeves through walls, under roadways and paving, etc.
- Do not willingly install the sprinkler system as shown on the drawings when it is obvious in the field that unknown obstructions, grade differences or differences in the area dimensions exist that might not have been considered in the engineering. Such obstructions or differences should be brought to the attention of the owner's authorized representative. In the event this notification is not performed, the irrigation contractor shall assume full responsibility for any revisions necessary.
- All sprinkler equipment not otherwise detailed or specified shall be installed as per manufacturer's recommendations and specifications.
- The irrigation contractor shall install check valves on all heads in areas where finish grade exceeds 4:1, where post valve shut-off draining, of the irrigation head occurs or as directed by the owner's authorized representative.
- The contractor shall provide 1800 PCS (pressure compensating screens) as necessary to reduce or eliminate overspray onto streets, walks or other areas as directed by the owner's authorized representative.
- All control wires shall be installed in PVC conduit.
- All remote control valves, gate valves, quick couplers, control wire and computer cable pull points shall be installed in approved valves boxes with covers.
- The installation devices are to be guaranteed for the period of (1) year from the date of final acceptance.