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Florida Certificate of Authorization # - 7928

BID / CONTRACT NO. :

REVISIONS
NO. DESCRIPTION DATE

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.

880 71ST ST, MIAMI BEACH

SCALE:	AS NOTED
DATE ISSUED:	
DRAWN BY:	JR
DESIGNED BY:	JR, PW, LW
CHECKED BY:	PW



PAUL H. WEINBERG, R.L.A. FLORIDA REG. NO. LA6666804 (FOR THE FIRM)

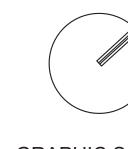
SHEET TITLE

ILLUSTRATIVE PLAN

SHEET NUMBER

LC-101





GRAPHIC SCALE

SCALE: 1"=10'

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



301 East Atlantic Boulevard Pompano Beach, FL 33060

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PH: (954) 788-3400

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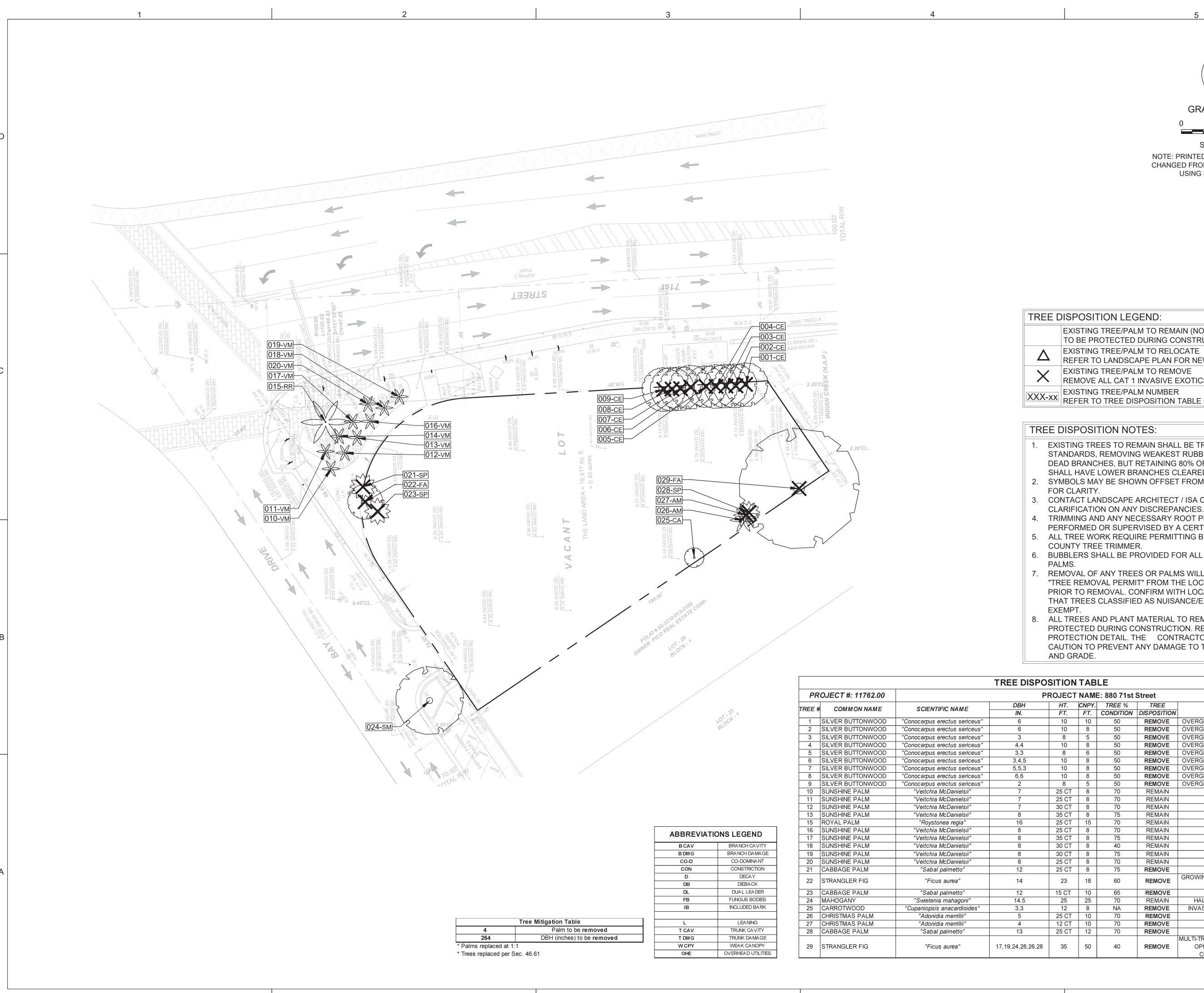
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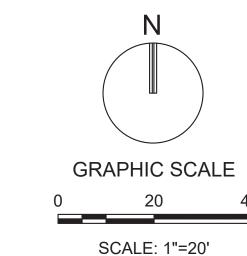
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EXISTING TREE/PALM TO REMAIN (NO SYMBOL); TO BE PROTECTED DURING CONSTRUCTION

EXISTING TREE/PALM TO RELOCATE

REFER TO LANDSCAPE PLAN FOR NEW LOCATION

REMOVE ALL CAT 1 INVASIVE EXOTICS (EX: BRAZ. PEPPER) EXISTING TREE/PALM TO REMOVE

REFER TO TREE DISPOSITION TABLE ON LD-102

- EXISTING TREES TO REMAIN SHALL BE TRIMMED PER ANSI-A300 STANDARDS, REMOVING WEAKEST RUBBING BRANCHES AND DEAD BRANCHES, BUT RETAINING 80% OF FOLIAGE. LARGE TREES SHALL HAVE LOWER BRANCHES CLEARED UP TO 8'.
- 2. SYMBOLS MAY BE SHOWN OFFSET FROM ACTUAL TREE LOCATION
- CONTACT LANDSCAPE ARCHITECT / ISA CERTIFIED ARBORIST FOR
- TRIMMING AND ANY NECESSARY ROOT PRUNING SHALL BE
- PERFORMED OR SUPERVISED BY A CERTIFIED ARBORIST. 5. ALL TREE WORK REQUIRE PERMITTING BY A REGISTERED
- 6. BUBBLERS SHALL BE PROVIDED FOR ALL RELOCATED TREES AND
- REMOVAL OF ANY TREES OR PALMS WILL REQUIRE A WRITTEN "TREE REMOVAL PERMIT" FROM THE LOCAL GOVERNING AGENCY PRIOR TO REMOVAL. CONFIRM WITH LOCAL GOVERNING AGENCY THAT TREES CLASSIFIED AS NUISANCE/EXOTIC INVASIVE MAY BE
- 8. ALL TREES AND PLANT MATERIAL TO REMAIN SHALL BE PROTECTED DURING CONSTRUCTION. REFER TO TREE PROTECTION DETAIL. THE CONTRACTOR SHALL TAKE EXTRA CAUTION TO PREVENT ANY DAMAGE TO THE TRUNK, ROOT ZONES

TREE DISPOSITION TABLE								
PROJECT #: 11762.00 PROJECT NAME: 880 71st Street								
TREE #	COMMON NAME	SCIENTIFIC NAME	DBH IN.	HT. FT.	CNPY.	TREE % CONDITION	TREE DISPOSITION	COMMENTS
1	SILVER BUTTONWOOD	"Conocarpus erectus sericeus"	6	10	10	50	REMOVE	OVERGROWN HEDGE, SHARED CANOPY
2	SILVER BUTTONWOOD	"Conocarpus erectus sericeus"	6	10	8	50	REMOVE	OVERGROWN HEDGE, SHARED CANOPY
3	SILVER BUTTONWOOD	"Conocarpus erectus sericeus"	3	8	5	50	REMOVE	OVERGROWN HEDGE, SHARED CANOPY
4	SILVER BUTTONWOOD	"Conocarpus erectus sericeus"	4,4	10	8	50	REMOVE	OVERGROWN HEDGE, SHARED CANOPY
5	SILVER BUTTONWOOD	"Conocarpus erectus sericeus"	3,3	8	6	50	REMOVE	OVERGROWN HEDGE, SHARED CANOPY
6	SILVER BUTTONWOOD	"Conocarpus erectus sericeus"	3,4,5	10	8	50	REMOVE	OVERGROWN HEDGE, SHARED CANOPY
7	SILVER BUTTONWOOD	"Conocarpus erectus sericeus"	5,5,3	10	8	50	REMOVE	OVERGROWN HEDGE, SHARED CANOPY
8	SILVER BUTTONWOOD	"Conocarpus erectus sericeus"	6,6	10	8	50	REMOVE	OVERGROWN HEDGE, SHARED CANOPY
9	SILVER BUTTONWOOD	"Conocarpus erectus sericeus"	2	8	5	50	REMOVE	OVERGROWN HEDGE, SHARED CANOPY
10	SUNSHINE PALM	"Veitchia McDanielsii"	7	25 CT	8	70	REMAIN	CURVED TRUNK
11	SUNSHINE PALM	"Veitchia McDanielsii"	7	25 CT	8	70	REMAIN	CURVED TRUNK, THIN
12	SUNSHINE PALM	"Veitchia McDanielsii"	7	30 CT	8	70	REMAIN	CURVED TRUNK
13	SUNSHINE PALM	"Veitchia McDanielsii"	8	35 CT	8	75	REMAIN	
15	ROYAL PALM	"Roystonea regia"	16	25 CT	15	70	REMAIN	
16	SUNSHINE PALM	"Veitchia McDanielsii"	8	25 CT	8	70	REMAIN	
17	SUNSHINE PALM	"Veitchia McDanielsii"	8	35 CT	8	75	REMAIN	
18	SUNSHINE PALM	"Veitchia McDanielsii"	8	30 CT	8	40	REMAIN	TRUNK DMG
19	SUNSHINE PALM	"Veitchia McDanielsii"	8	30 CT	8	75	REMAIN	
20	SUNSHINE PALM	"Veitchia McDanielsii"	8	25 CT	8	70	REMAIN	BENT
21	CABBAGE PALM	"Sabal palmetto"	12	25 CT	8	75	REMOVE	ROBUST
22	STRANGLER FIG	"Ficus aurea"	14	23	18	60	REMOVE	GROWING FROM STUMP, AERIAL ROOTS, SUCKERS
23	CABBAGE PALM	"Sabal palmetto"	12	15 CT	10	65	REMOVE	SHADED
24	MAHOGANY	"Swietenia mahagoni"	14.5	25	25	70	REMAIN	HALF CANOPY, UTILITY PRUNING
25	CARROTWOOD	"Cupaniopsis anacardioides"	3,3	12	8	NA	REMOVE	INVASIVE EXOTIC, DBL TRUNK, CO-D
26	CHRISTMAS PALM	"Adonidia merrillii"	5	25 CT	10	70	REMOVE	
27	CHRISTMAS PALM	"Adonidia merrillii"	4	12 CT	10	70	REMOVE	
28	CABBAGE PALM	"Sabal palmetto"	13	25 CT	12	70	REMOVE	SHADED, LEANS
29	STRANGLER FIG	"Ficus aurea"	17,19,24,28,26,28	35	50	40	REMOVE	MULTI-TRUNK, T-DMG, B-DMG, STORM DMG OPEN WOUNDS, DECAY, FENCE CONFLICT, UNEVEN CANOPY



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> 880 71ST ST, MIAMI **BEACH**

SCALE:	AS NOTE
DATE ISSUED:	
DRAWN BY:	JF
DESIGNED BY:	JR, PW, LW
CHECKED BY:	PW

Digitally signed Michael by Michael J

J Phillips Date: 2020.11.06 15:48:05 -05'00'

ISA CERTIFIED ARBORIST FL-9346A MICHAEL J. PHILLIPS, R.L.A. FLORIDA REG. NO. LA0001540 (FOR THE FIRM)

SHEET TITLE

TREE DISPOSITION **PLAN**

SHEET NUMBER

LD-101

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.

3. 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.

7. 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

C. GENERAL LANDSCAPE NOTES

prior consent of the Landscape Architect.

1. 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.

3. 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

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.

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.

contractor commits by accepting contract to comply promptly for builder/owner to obtain C.O.

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

TREE REMOVAL

1. 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.

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

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.

4. 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

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

8. If plans call for relocation of trees, palms or plants. High level of care should be exercised to assure that they are not damaged in the process and that they are promptly replanted upon being dug up. 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)

1. 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.

4. Brace root pruned trees awaiting relocation. 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

heavy equipment. 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

lifting and moving operation. 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 all fronds cut without damaging the bud.

24. Transplanting must occur within 24 hours after being dug for relocation. Trees/palms should be kept in shade and the canopy kept moist. 25. Digging and preparation of the new hole for the transplant shall be done prior to removing the tree from the

existing location.

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 additional information. 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.

SITE PREPARATION & GRADING

1. 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 removed/cleaned down to the native soils.

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, root zones and grade

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 to swales, if applicable

1. 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 jurisdiction shall be strictly adhered to. 7. Any existing irrigation system shall be retrofitted to comply with the specifications as outlined above.

HARDSCAPE & OTHER MATERIALS

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.

UTILITIES / CLEARANCES

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

excavation. All existing utilities shown on the plans are to be considered approximate and should be verified by

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

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.

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 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.

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

1. All building construction material and foreign material shall be removed from the planting areas and replaced

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

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 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. . 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

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

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.

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

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. 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:

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 24" Box Installation: 1 1 to 2 2 to 3 2 to 3 3 to 5 7 to 10 15 to 24

• Place plant in the hole and backfill to halfway point. • Do not place tablets in the bottom of the planting hole.

• Place Agriform Tablets in the hole about 1to 2 inches away from root tips.

• Finish filling the hole around the plant to grade level.

SCOTTS: 1-800-492-8255 or visit www.scottspro.com

All areas disturbed during construction shall be sodded with St. Augustine 'Seville' unless otherwise noted. These disturbed areas shall have proper irrigation established or re-established if they were disrupted or

Landscape Contractor to supply and install 2" soil layer 50/50 mix blanket for all new sod areas. All open areas not covered by trees, palms, shrubs, vines, ground covers or existing sod in good condition to remain, shall receive Stenotaphrum Secundatum, St. Augustine 'Seville' sod, whether labeled on the plans or not, unless a different species is indicated on the planting plan. Sod shall be strongly rooted, free from weed, fungus, insects and disease. Contractor shall be paid by the total sodded area x the unit price submitted (field

Sod shall be machine stripped no more than 24 hours prior to laying.

4. Lay sod strips with tight joints, do not overlap, stagger strips to offset joints in adjacent courses. Work sifted soil mix into minor cracks between pieces of sod and remove excess soil deposits from sodded areas. Sod on slopes greater than 3:1 shall be immediately staked after planting.

SUBMITTALS 1. Submit 1 gallon container of all planting media for landscape architect review. Samples to include specified planting mix, topsoil, container planting mix (if applicable) and mulch.

2. Submit representative nursery photos of all Trees and Palms for review prior to delivery to the site. Include 3. Submit representative nursery photos of all shrub and groundcover material for review prior to delivery to the

INSPECTION & ACCEPTANCE

Notify the governing Agency if required and Landscape Architect of commencement. 2. Onsite plant deliveries shall occur on Monday through Friday only unless otherwise directed by the Landscape Architect / Owner. The contractor shall ensure that plant material is delivered undamaged from transportation or digging operations. The Landscape Architect may reject material that has been damaged or rendered unacceptable due to relocation or transportation from the point of origin. All plant material shall be available for

inspection and approval by the Landscape Architect prior to final installation 3. There shall be one final inspection for approval by each of the presiding governing agency, Landscape Architect and owner. 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.

5. No substitution of plant material, type or sizes will be permitted without prior written authorization from the

4. Upon completion of the work, the Landscape Contractor shall notify the Landscape Architect and request a final inspection. Any items that are judged incomplete or unacceptable by the Landscape Architect or owner shall be promptly corrected by the Landscape Contractor.

Landscape Architect and owner 6. To obtain final payment, Contractor must provide release of all mechanic's liens and material liens.

All planting beds shall be mulched to a depth of 3" with an organic mulch approved by Landscape Architect. No heavy metals, such as arsenic, etc. are to be contained in the mulch. The contractor shall provide certification if requested or proof that all mulch is free of heavy metals or similar environmental contaminants. 2. Shredded approved organic mulch to be used beyond trunk in all directions and throughout all hedges and

plant material. All trees in sodded areas shall have a clean cut 4' diameter mulch ring.

All plant material shall be watered in thoroughly at the time of planting. 2. It is the sole responsibility of the Landscape Contractor to ensure that all new plantings receive adequate water during the installation and until completion of contract. Deep

Preferred mulch is shredded melaleuca. Cypress, red, gold and green mulch is prohibited.

5. All mulch shall have a minimum 3" separation from the trunk of the tree/palm trunk to avoid rotting.

required to augment natural rainfall and site irrigation is mandatory to ensure proper plant establishment and development and shall be provided by Contractor as a part of this contract.

V. CLEAN UP 1. The Landscape Contractor is responsible for maintaining all landscape planting areas

watering of all new trees and palms and any supplemental watering that may be

until final acceptance of the owner. 2. The contractor is responsible for mowing the entire project during planting and establishment periods, based on mowing project once a month from October to April, and twice a month from April to October (During installation and plant establishment only and until final inspection

and owner accepts and takes ownership). 3. Any excess soil, undesired stones or debris resulting from landscape operations shall

be removed promptly, keeping the site clean as work progresses. 4. The Landscape Contractor shall at all times keep the premises free from accumulation of waste material or debris caused by their crews during the performance of the work. Upon completion of the work, the contractor shall promptly remove all waste materials, debris, unused plant material, empty plant containers, and all equipment from the

project site.

MAINTENANCE Landscape Contractor to return to job site 12 months after tree bracing and remove all tree braces. Owner

may choose to retain 5% of payment to ensure compliance. 2. The Landscape Contractor shall water, mulch, weed, prune, and otherwise maintain all plants, including sod, until completion of contract or acceptance by landscape architect. Settled plants shall be reset to proper grade, planting saucers restored, and defective work corrected. Trees and shrubs shall be maintained to keep clearance of stop signs and safety clearance for visibility at

traffic intersection.

X. GUARANTEE & REPLACEMENT 1. By accepting the contract, the Contractor is thereby guaranteeing all plant materials and design for a period of not less than one (1) year from the time of final acceptance by the owner. Contractor shall replace any plants which die or wither within such period with healthy plants that meet specifications of the same species and size without additional cost to the owner unless such death or withering is due to Owner's failure to do ordinary maintenance on such plants after final acceptance in accordance with any maintenance instructions given by Landscape Architect for such plants. Such replacement shall include all plants and labor to plant the replacement plants. Any plant materials damaged by lightning, storms, freeze damage or other "acts of God" as well plants damaged by vehicles, vandalism or neglect are not included in this replacement agreement. If requested, the Landscape Architect may act as a mediator between owner and Landscape Contractor on a time material basis. "Plants" includes all trees, palms, shrubs, grass and other plants provided or planted by

MISCELLANEOUS.

All work to be done in a professional manner.

No change order shall be valid, due or paid unless it is approved by Owner in writing in advance. These notes shall be an integral part of the contract of Contractor and shall be deemed incorporated therein by reference. In the event of a conflict among the terms among the plans and these notes, the terms of this

ISA CA or ISA Arborist = International Society of Arboriculture Certified Arborist

document shall control. Z. ABBREVIATIONS IN NOTES AND PLANS

> U.N.O. = Unless Otherwise Noted L.A = Landscape Architect S.F.= Square Feet 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

Pompano Beach, FL 33060

301 East Atlantic Boulevard

Florida Certificate of Authorization # - 7928

PH: (954) 788-3400

BID / CONTRACT NO.

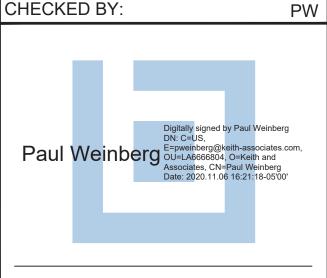
REVISIONS					
NO.	DESCRIPTION	DATE			

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.

> ST, MIAMI **BEACH**

SCALE: AS NOTED DATE ISSUED: DRAWN BY: **DESIGNED BY:** JR, PW, LW



SHEET TITLE

LANDSCAPE NOTES

PAUL H. WEINBERG, R.L.A.

FLORIDA REG. NO. LA6666804

(FOR THE FIRM)

SHEET NUMBER

LP-001

- AREA UNDER SEPARATE PERMIT 71ST STREET EXISTING PUMP EXISTING BUS -**STATION** EXISTING PALMS TO REMAIN PROPOSED PROPOSED BUILDING O BUILDING PROPOSED BUILDING EXISTING MAHOGANY TO REMAIN

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.

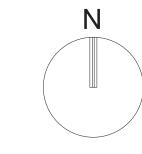
BUBBLERS TO BE PROVIDED FOR NEW AND RELOCATED TREES AND PALMS.

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.



GRAPHIC SCALE

20

SCALE: 1"=20'

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



REVISIONS
NO. DESCRIPTION DATE

Florida Certificate of

Authorization # - 7928

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PRELIMINARY PLAN

880 71ST ST, MIAMI BEACH

SCALE: AS NOTED

DATE ISSUED:

DRAWN BY: JR

DESIGNED BY: JR, PW, LW

CHECKED BY: PW



PAUL H. WEINBERG, R.L.A. FLORIDA REG. NO. LA6666804 (FOR THE FIRM)

SHEET TITLE

LANDSCAPE PLAN (CANOPY)

SHEET NUMBER

LP-101

PROJECT NO. 11762.00

TREE & PALM PLANTING SCHEDULE **TREES** KEY PLANT NAME QTY **N SIZE / REMARKS SYMBOL SPECIMEN, 20' HT X 14' Bursera simaruba SPRD, 8" CAL. MIN SPECIMEN GUMBO LIMBO 15' HT X 6' SPRD, 3.5" CAL. Conocarpus erectus GREEN BUTTONWOOD Myrcianthes fragrans 12' HT 5' SPRD, 2" CAL. MIN. SIMPSON'S STOPPERS **PALMS** Ptychosperma elegans ALEXANDER PALM - TRIPLE 12' CT., 16' OA., TRIPLE Sylvan 10' AND 16' CT. SLICK, STAGGERED HEIGHTS Z. Z Ptychosperma elegans ALEXANDER PALM -Thrinax radiata 7'-8' CT. FULL FLORIDA THATCH PALM

<u>City</u>	of Miami	Beach - Lan	dscape Data	<u>Table</u>	
ZONING DISTRICT=	CD-2				
LOT AREA=	19,417]			
ACRES=	0.45				
E <u>ES</u>				_	
A. Number of trees required	per lot or net	t lot acre, less e	existing.	REQUIRED	PROVIDED
22 per acre.				9	16
B. 30% natives Required			_	6	16
C. 50% low maintenance re	·			8	16
D. Street Trees	323.74	LF Street	20	16	16
		provi	ded on Level 4 Ar	Hellity Deck	
		·	FION TABLE - se	•	
	4	·	ΓΙΟΝ TABLE - se	•	
	4 264	·	ΓΙΟΝ TABLE - se Palm to I	e sheet LD-101	
		MITIGA	ΓΙΟΝ TABLE - se Palm to I	e sheet LD-101 pe removed to be removed	
		MITIGA	FION TABLE - se Palm to I DBH (inches) IIRED REPLACEI	e sheet LD-101 pe removed to be removed	
	264	MITIGA	FION TABLE - se Palm to I DBH (inches) FIRED REPLACEI Palms	e sheet LD-101 De removed I to be removed MENT TREES	
<u> </u>	264 10 16	MITIGATE REQU	Palm to I Palm to I DBH (inches) IIRED REPLACEI Palms Trees	e sheet LD-101 De removed to be removed MENT TREES Provided	
IRUBS A. Required: sum of lot a	264 10 16	MITIGATE REQU	Palm to I Palm to I DBH (inches) IIRED REPLACEI Palms Trees	e sheet LD-101 De removed to be removed MENT TREES Provided	350+



SHRUBS QTY SYMBOL KEY PLANT NAME SIZE / REMARKS Alcantarea imperialis 3' HT; 3' SPRD, FULL IMPERIAL BROMELIAD Thunbergia grandiflora 6'-8' HT; TRELLIS, FULL, ATTACHED TO WIRE GRID SKY VINE **SHRUB AREAS** QTY SYMBOL PLANT NAME SIZE / REMARKS Arachis glabrata 4" HT; 4" SPRD; 12" O.C. PERENNIAL PEANUT Clusia guttifera 36" HT; 30" SPRD; 30" O.C. SMALL LEAF CLUSIA Ficus microcarpa 'Green Island' 12" HT; 12" SPRD; 16" O.C. GREEN ISLAND FICUS Neoregelia x 'Fireball' 12" HT; 12" SPRD; 16" O.C. 254 FIREBALL BROMELIAD Ophiopogon japonicus MONDO GRASS 4" HT; 4" SPRD; 6" O.C. Philodendron X 'burle marx' 12' HT, 16" SPRD; 18" O.C. BURLE MARX PHILODENDRON Podacarpus macrophyllus 30" HT; 16" SPRD; 18" O.C. PODACRPUS Trachelospermum jasminoides 6'-8' HT; TRELLIS; 24" O.C. CONFEDERATE JASMINE Tripsacum floridanum 18" HT; 24" SPRD; 24" O.C. FLORIDA GAMMA GRASS

N** DENOTES NATIVE SPECIES

- DENOTES HIGH DROUGHT TOLERNAT 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 FIELD GROWN 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 PAI MS

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.

301 East Atlantic Boulevard

PH: (954) 788-3400

Florida Certificate of Authorization # - 7928

Pompano Beach, FL 33060

BID / CONTRACT NO. :

REV	REVISIONS					
NO.	DESCRIPTION	DATE				

PRELIMINARY PLAN
NOT FOR CONSTRUCTION
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880 71ST ST, MIAMI BEACH

SCALE: AS NOTED

DATE ISSUED:

DRAWN BY: JR

DESIGNED BY: JR, PW, LW

CHECKED BY: PW



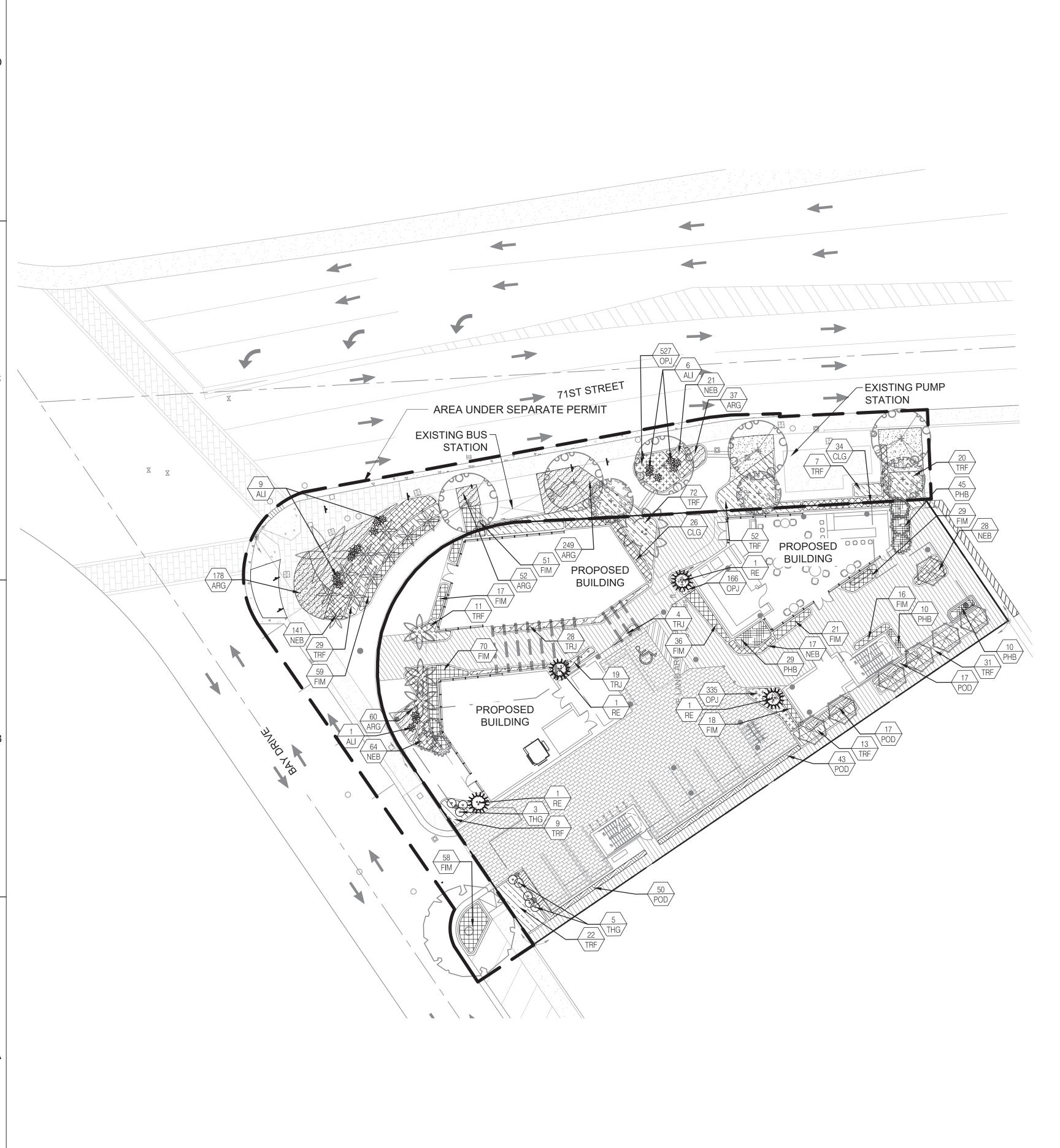
PAUL H. WEINBERG, R.L.A. FLORIDA REG. NO. LA6666804 (FOR THE FIRM)

SHEET TITLE

LANDSCAPE PLAN (UNDERSTORY)

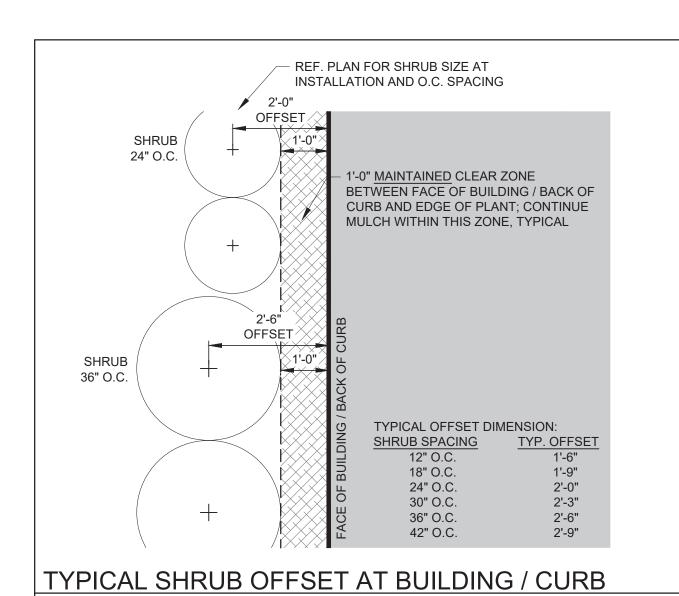
SHEET NUMBER

LP-102



 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.



SECTION

SOD ONLY

NOT TO SCALE

NOT TO SCALE

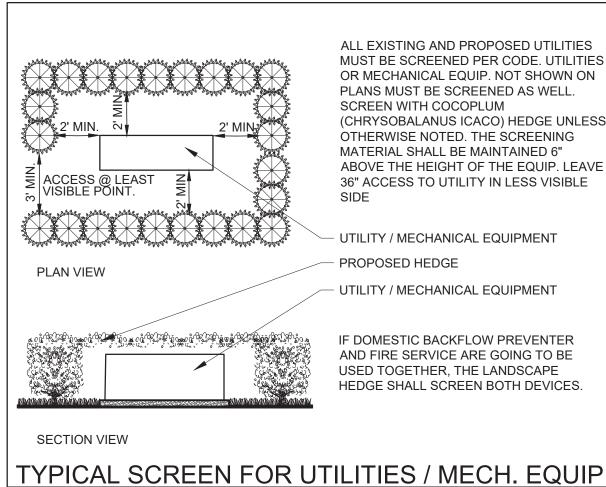
TOP OF ROOTBALL EVEN OR 1" ABOVE FINISHED GRADE MAINTAINED BETWEEN **CLEAR ZONE** SPECIES - FILL BED WITH 3" SPECIFIED MULCH; AT LEAST 3" AWAY FROM EQ EQ BASE OF SHRUBS TURF AREA SHOVEL CUT EDGE - EXCAVATE TO: - MIN. 16" BED DEPTH FOR SHRUB MATERIAL; SLOPE TOWARDS SHRUB BED; - MIN. 12" FOR GROUNDCOVER PLANTING; MULCH FLUSH WITH PAVEMENT - EXCAVATION SHALL BE CONTINUOUS THROUGHOUT PLANTING BED TO RECEIVE PLANTING SOIL AND PLANTS; NO PIT PLANTING • PLANT MATERIAL SHALL NOT BE PRUNED PRIOR TO INSTALLATION. AFTER PLANTS HAVE BEEN INSTALLED, EACH PLANT SHALL BE

NOT TO SCALE

NOT TO SCALE

LANDSCAPE ARCHITECT. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING BEDS PRIOR TO INSTALLATION. SHRUB AND GROUNDCOVER PLANTING NOT TO SCALE

PRUNED FOR UNIFORMITY OR AT THE DIRECTION OF THE



EDGE OF PAVEMENT

SIDE CLEARANCE SIDE CLEARANCE

OBJECTS.

BEING BLOCKED.

THE CLEAR ZONE SHALL BE FREE OF

EXCEPTIONS: OTHER FIRE FIGHTING

EQUIPMENT OR TRAFFIC POSTS TO

PREVENT FIRE FIGHTING EQUIPMENT

LANDSCAPE (EXCEPT SOD), MAILBOXES,

PARKING, LAMP-POSTS AND ALL OTHER

REFER TO

PLANTING PLANS

BUILDING CODE.

PLAN / SECTION

REQUIREMENTS APPLY TO FIRE HYDRANTS,

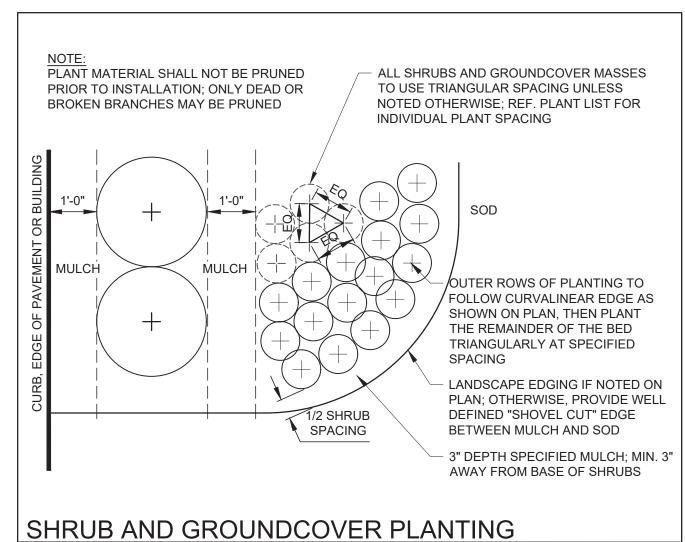
FIRE EQUIPMENT FOR UTILIZING FIRE HOSE,

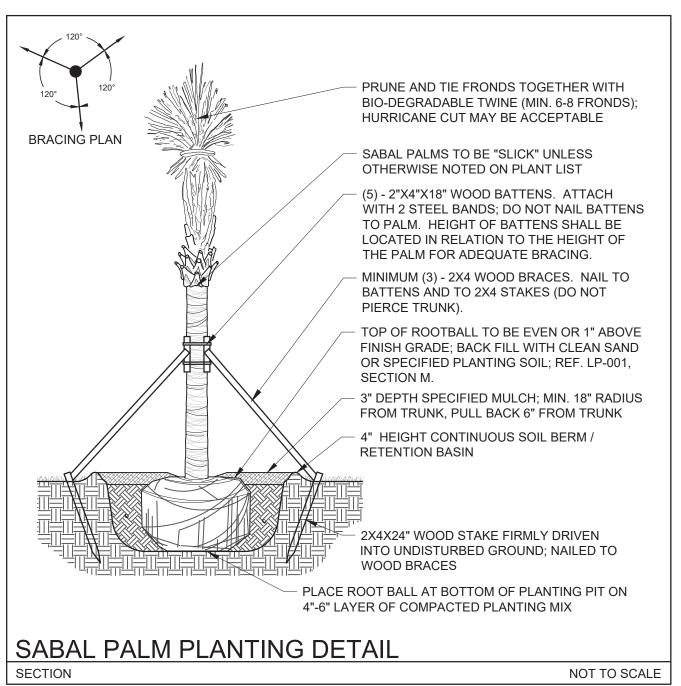
FIRE HYDRANT CLEAR ZONE

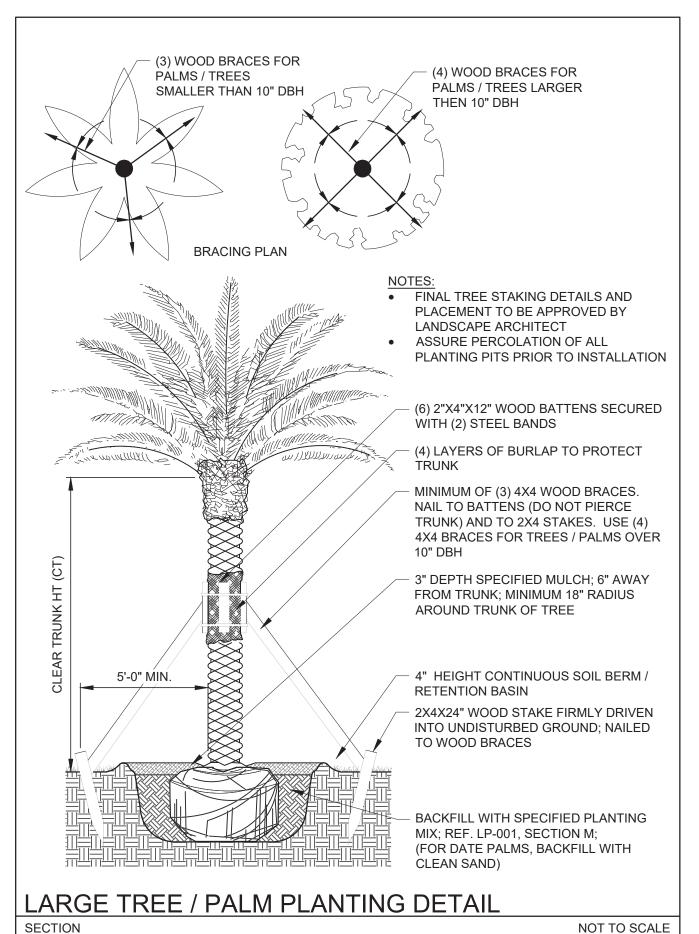
SIAMESE CONNECTIONS AND ANY OTHER

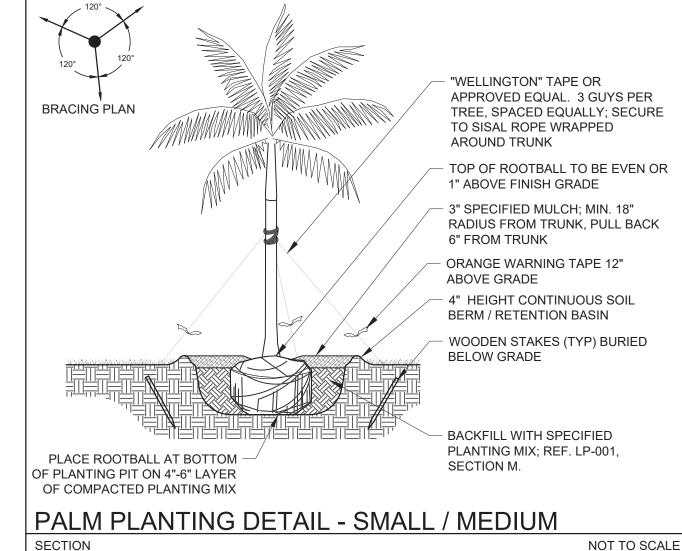
ON PUBLIC OR PRIVATE PROPERTY.

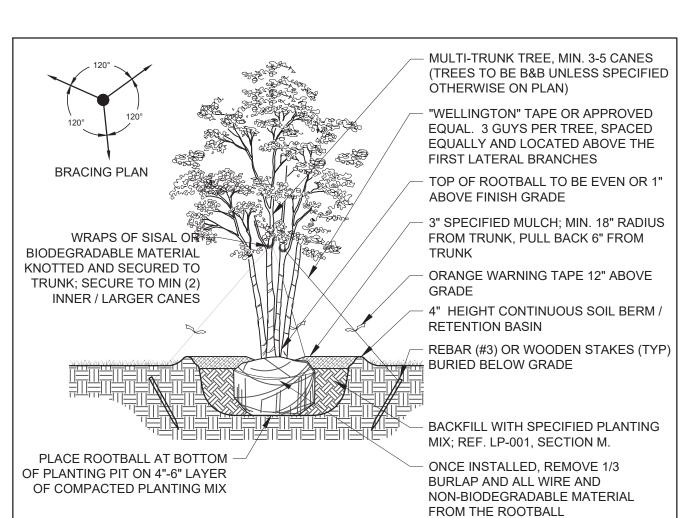
BY THE AUTHORITY OF THE FLORIDA



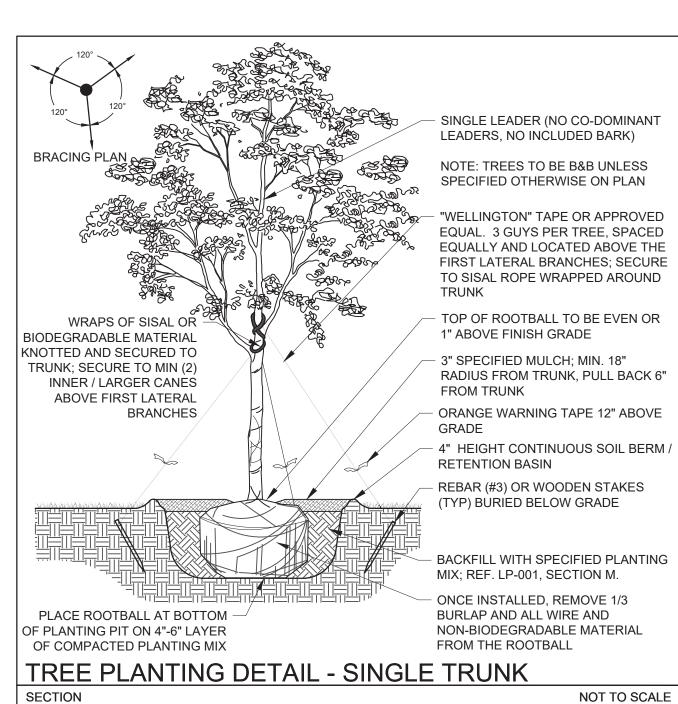








TREE PLANTING DETAIL - MULTI-TRUNK





BID / CONTRACT NO. : REVISIONS DESCRIPTION DATE PRELIMINARY PLAN NOT FOR CONSTRUCTION

> 880 71ST ST, MIAMI

THESE PLANS ARE NOT FULLY PERMITTED

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OVER THE PROJECT WILL FALL SOLELY

UPON THE USER.

SCALE: AS NOTED DATE ISSUED: DRAWN BY: JR **DESIGNED BY:** JR, PW, LW CHECKED BY: PW

NOT TO SCALE



PAUL H. WEINBERG, R.L.A. FLORIDA REG. NO. LA6666804 (FOR THE FIRM)

SHEET TITLE

LANDSCAPE **DETAILS**

SHEET NUMBER

LP-501

