

DADE BOULEVARD

COLLINS CANAL

ALTON ROAD
S.R. 907

ALTON COURT

PROPOSED 'DEEPROOT SILVA
CELLS' INSTALLATION SEE
'DEEPROOT SILVA CELLS'
INSTALLATION NOTES AND DETAILS,
SHEET L-4.

PROP. PLV.
(SEE MECH. PLANS)
PROP. FDC
(SEE MECH. PLANS)

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PLANTLIST

SYM.	NATIVE	*	NAME	BOTANICAL NAME	SPECIFICATION
PROPOSED TREES					
B5	YES	6	GUMBO LIMBO	Bursera simaruba	16' x 1" apr, 4' cal, 6' c.t.
CE	YES	3	GREEN BUTTWOOD	Conocarpus erectus	12' x 6' apr, 2 1/2' cal.

SHRUBS, GROUNDCOVERS AND ACCENT PLANTS					
AEC	15	AECHMEA BROMELIADS	Aechmea blanchetiana 'Orange'	3 gal, 18" x 18", BULL16	
ARA	150 s.f.	PERENNIAL PEANUT	Arachis glabrata 'EcoTurf'	SOLID SOD, price per s.f.	
CAT	1	CAT PALM	Chamaedorea cataractarum	1 gal, 30" x 21", 30" c.c.	
CRO	50	CROTON 'PETRA'	Codiaeum variegatum	3 gal, 18" x 18", 18" o.c., full	
BL3	15	BLUEBERRY PLAX LILY	Dianella tasmanica	3 gal, 12" x 18", 18" o.c., full	
FG3	85	'GREEN ISLAND' FICUS	Ficus 'Green Island'	3 gal, 18" x 18", 18" o.c., full	

TOPSOIL:		TOPSOIL: SAND MIX	50:50 TOPSOIL: SAND MIX, SPREAD IN PLACE
		12 C.Y.	TREES, PALMS, SHRUBS AND GROUNDCOVERS

MULCHING:		20 C.Y. +/-	'MINI-NUGGET' PINE BARK	3" DEPTH, SPREAD IN PLACE, ATLAS FEAT AND SOIL
		PROVIDE SAMPLE FOR APPROVAL PRIOR TO INSTALLATION		
		TOPSOIL, SOD AND MULCH QUANTITIES SHOWN ARE APPROXIMATE, CONTRACTOR		
		TO PROVIDE A UNIT PRICE PER UNIT AND WILL BE PAID ON THAT UNIT PRICE BASIS		
		UPON FINAL INSPECTION AND APPROVAL.		

A WRITTEN TREE REMOVAL PERMIT IS REQUIRED
FROM THE CITY OF MIAMI BEACH PRIOR TO
REMOVAL OF ANY TREES OR PALMS FROM THIS
SITE.

SEE SHEET L-2 FOR ROOF LEVEL LANDSCAPE
PLANTINGS.

SEE SHEET L-3 FOR LANDSCAPE DETAILS,
NOTES, SPECIFICATIONS, ETC.

SEE SHEET L-4 FOR SILVA CELL DETAILS AND
SPECIFICATIONS.

City of Miami Beach
Fire Prevention Division
PLANS APPROVED

SITE LANDSCAPE PLAN

PERMUY

ARCHITECTURE
INTERIOR DESIGN
PLANNING

2717 Ponce de Leon Blvd.
Coral Gables, FL 33134
Phone : 305.200.5302
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JFS JFS Design Inc.
LANDSCAPE ARCHITECTURE
LC 000393
www.jfsdesigninc.com
TEL: 781-414-1414 JFS
TEL: 781-414-1414 JFS

STATE OF FLORIDA
HELD MILAN ARCHITECT
REGISTRATION BAR0004553

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THE ARCHITECT. THE CONTRACTOR
MUST CHECK AND VERIFY ALL
DIMENSIONS OF THE JOB AND BE
RESPONSIBLE FOR SAME. REPORTING
ANY DISCREPANCIES TO THE ARCHITECT
BEFORE COMMENCING WORK.
DRAWINGS ARE NOT TO BE SCALED

KIMPTON HOTEL
PALOMAR
SOUTH BEACH
1750 Alton Road, Miami Beach, FL 33139

FINVARB GROUP

1055 Kane Concourse, Suite 201, Bay Harbor Island, FL 33154

JAMES F. SOGASH
FLA # 0001132

No.	DESCRIPTION	DATE
1	DERM CMNTS	04.13.17
2	REV. 2	05.31.17
3	REV. 3	12.18.17

PROJECT NO.
1613

DATE:
2-17-17

SHEET INDEX:

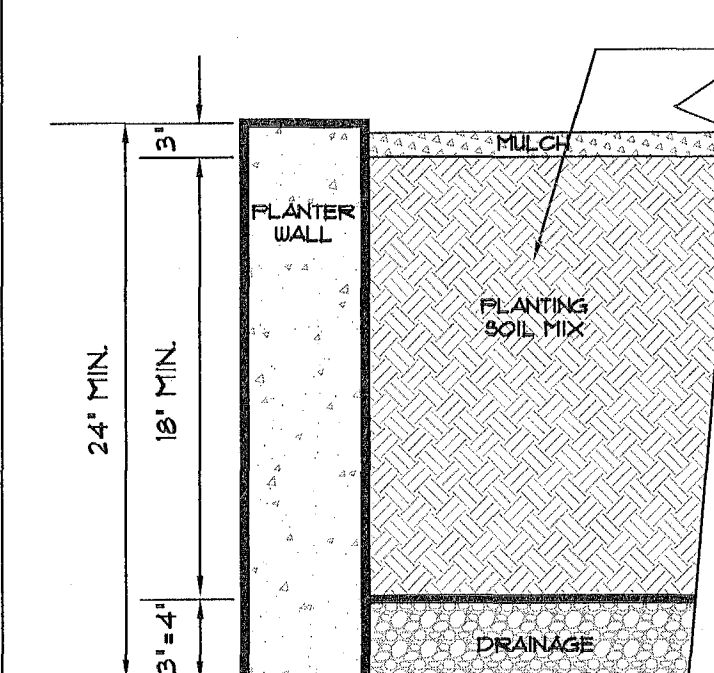
SCALE:

SHEET NO.

L-1

ALTON COURT

ALTON ROAD



TYPICAL LANDSCAPE PLANTER

NTS

WALL IMPERMEABILIZATION, DRAINS AND EYE
HOOKS SHALL BE PREPARED & INSTALLED BY
THE GENERAL CONTRACTOR.

THE LANDSCAPE AND IRRIGATION CONTRACTORS SHALL COORDINATE ALL WORK WITH THE PROJECT MANAGER AND ALL PERTINENT SUBCONTRACTORS TO INSURE A PROFESSIONAL EXPEDITIOUS PROCESS.

ALL PLANTING BEDS SHALL BE MULCHED WITH AN APPROVED RECYCLED MULCH, OR AN APPROVED EQUAL. SEE "LANDSCAPE NOTES".

THE CONTRACTOR SHALL SUBMIT PHOTOS FOR ALL SPECIMEN PLANT MATERIAL (ALL PALMS AND TREES) TO THE L.A. FOR APPROVAL PRIOR TO PLANTING.

THE CONTRACTOR SHALL BE RESPONSIBLE TO FILL THE PLANTING MIX TO A DEPTH WHICH WILL BE 4" FROM THE TOP OF THE PLANTING WALL. SOIL & BALLAST ROCK QUANTITIES ARE APPROX. & WILL BE THE RESPONSIBILITY OF THE CONTRACTOR FOR FINAL GRADE AS PER THIS NOTE.

PLANTLIST

SYM. NATIVE	NAME	BOTANICAL NAME	SPECIFICATION
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PROPOSED TREES

PALMS

SHRUBS, GROUNDCOVERS AND ACCENT PLANTS

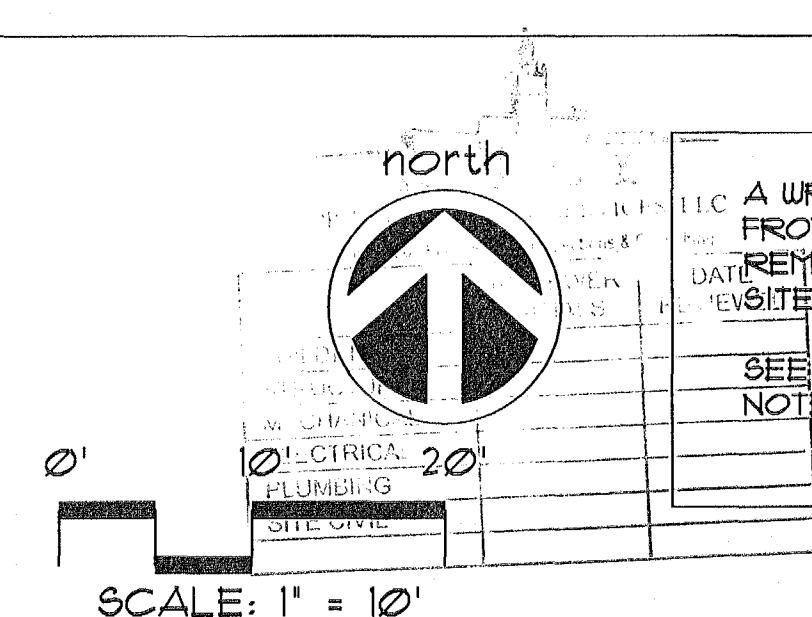
AEC	II	AECHMEA BROMELIADs	<i>Aechmea blanchetiana</i> 'Orange'	3 gal, 18" x 18", BULLIS	
CRT	YES	2B	SMALL-LEAVED CLUSIA	<i>Clusia guttifera</i>	1 GAL., 36" H., 30" OC., FTE
CRO		13	CROTON "PETRA"	<i>Codiaeum variegatum</i>	3 gal, 18" x 18", 18" oc., full
FG3		21B	'GREEN ISLAND' FICUS	<i>Ficus 'Green Island'</i>	3 gal, 18" x 18", 18" oc., full
HPD	YES	2B	DWARF FIREBUSH	<i>Hamelia noddia</i>	3 gal, 18" x 18", 18" oc.
FO1		2B	PODOCARPUS HEDGE	<i>Podocarpus</i> spp.	1 gal, 30" x 24", full heavy

TOPSOIL:

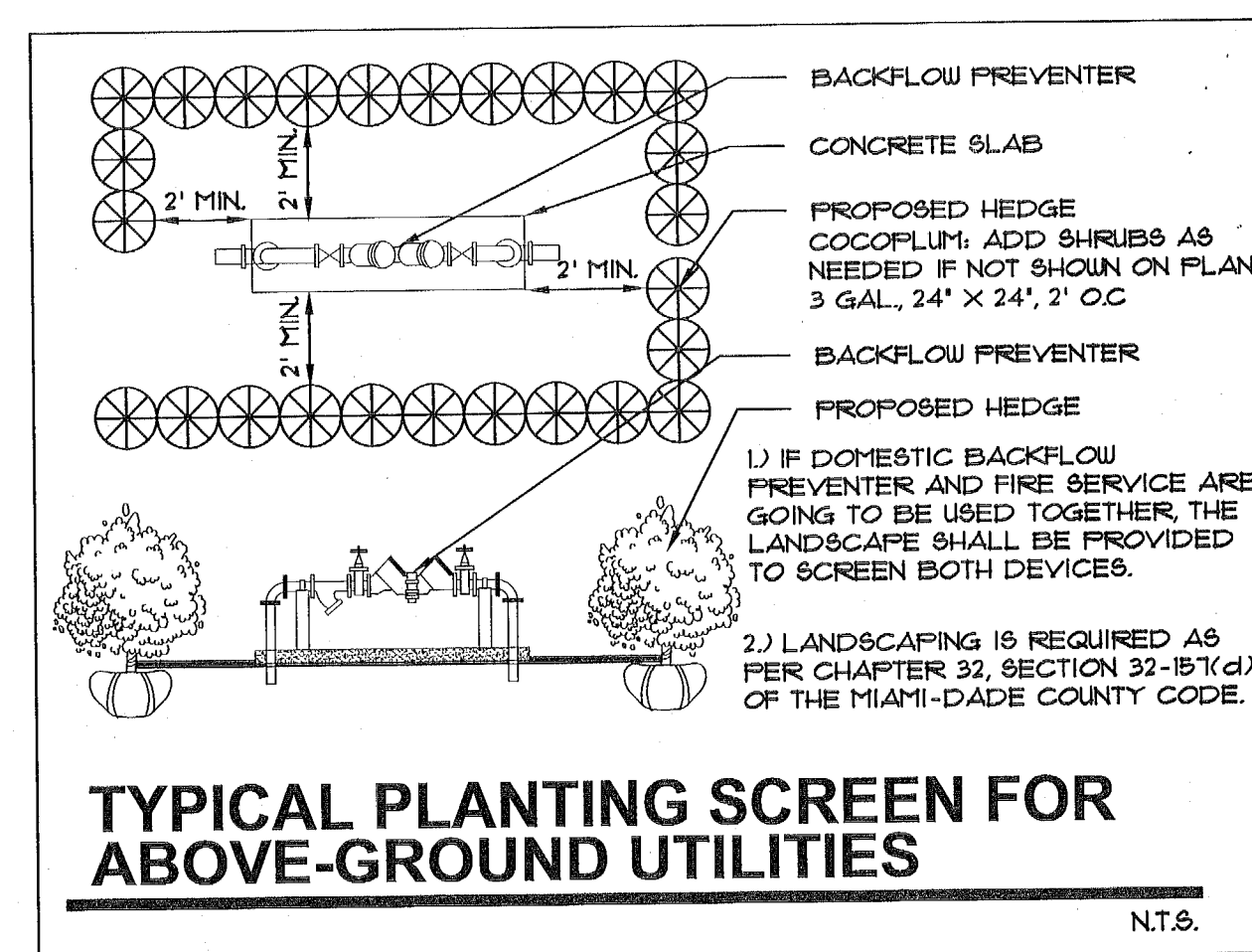
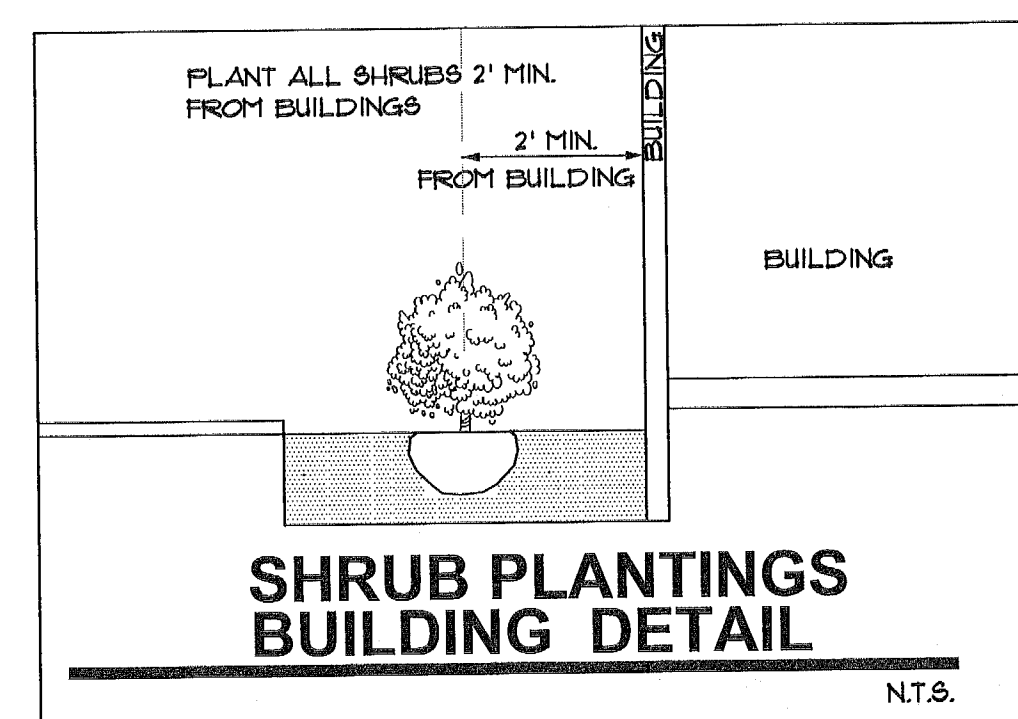
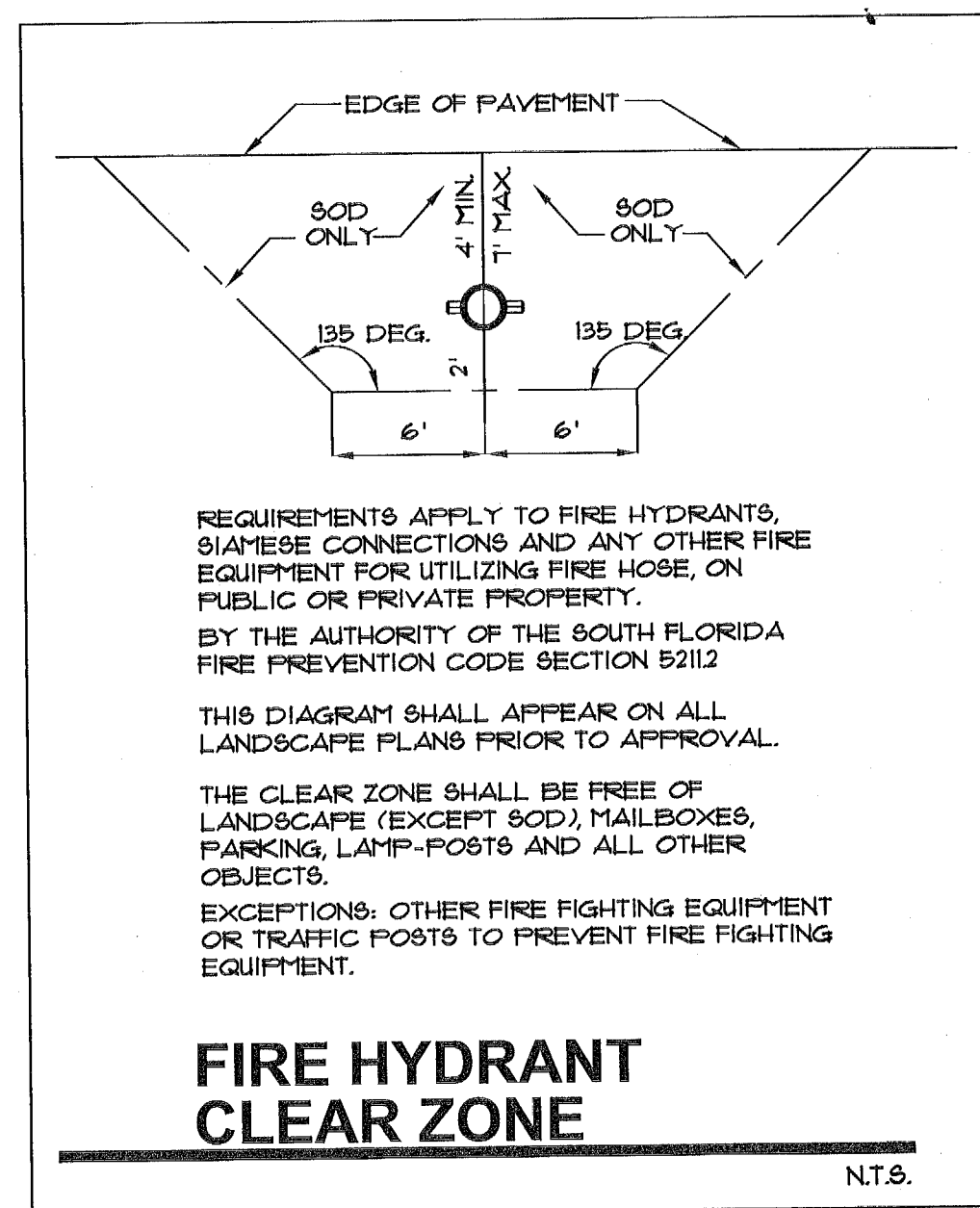
71 C.Y.	2100 MIX FOR PLANTING-FER ATLAS PEAT AND SOIL FOR PLANTER BOXES
	BASED UPON A 2' DEPTH-CONTRACTOR SHALL VERIFY DEPTH PRIOR TO PLANTING.
952 SF. X 2' (depth)= 1904/21 = 71 C.Y.	

MULCHING

9 C.Y./-	PINE BARK NUGGETS	3' DEPTH, SPREAD IN PLACE, ATLAS FEET AND SOIL
		PROVIDE SAMPLE FOR APPROVAL PRIOR TO INSTALLATION
---	TOPSOIL, SOD AND MULCH QUANTITIES SHOWN ARE APPROXIMATE, CONTRACTOR	
	TO PROVIDE A UNIT PRICE PER UNIT AND WILL BE PAID ON THAT UNIT PRICE BASIS	
	UPON FINAL INSPECTION AND APPROVAL.	



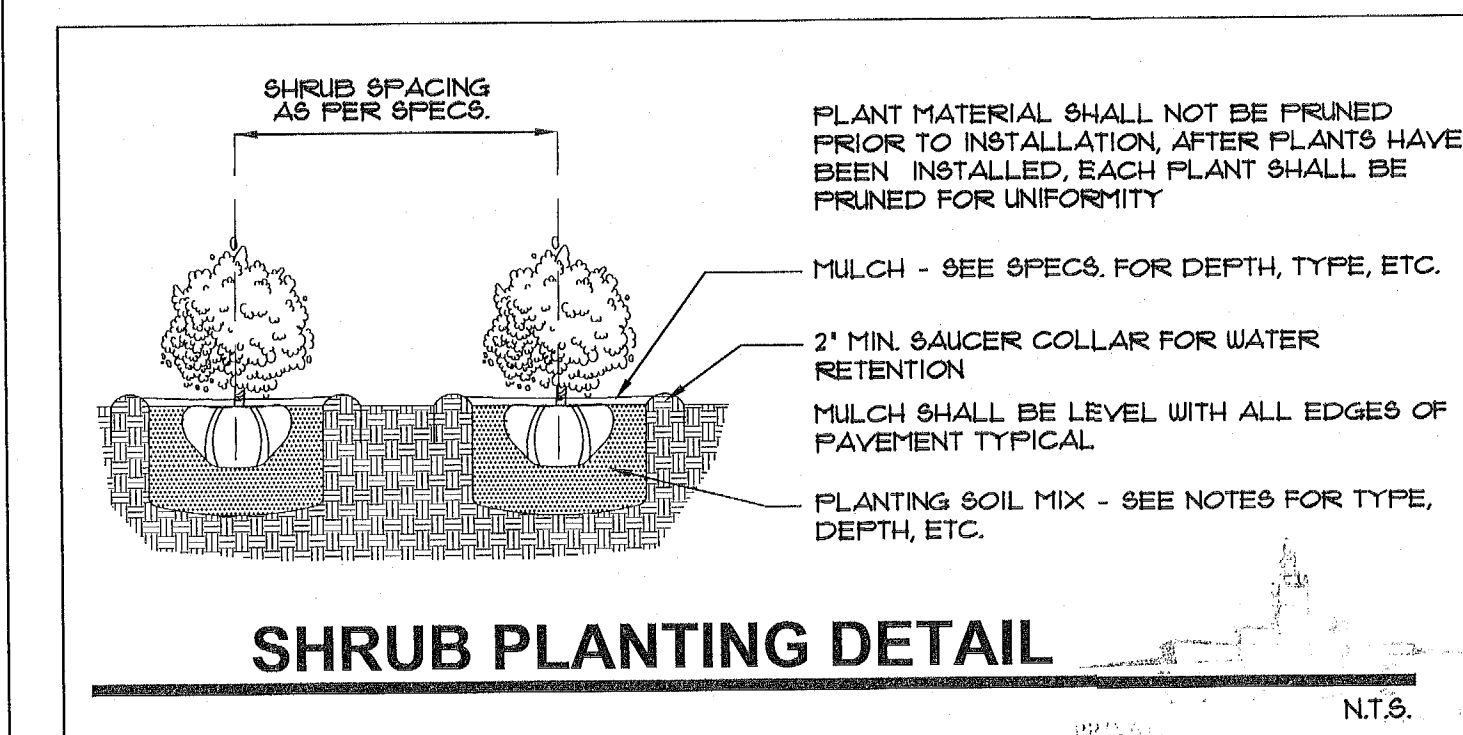
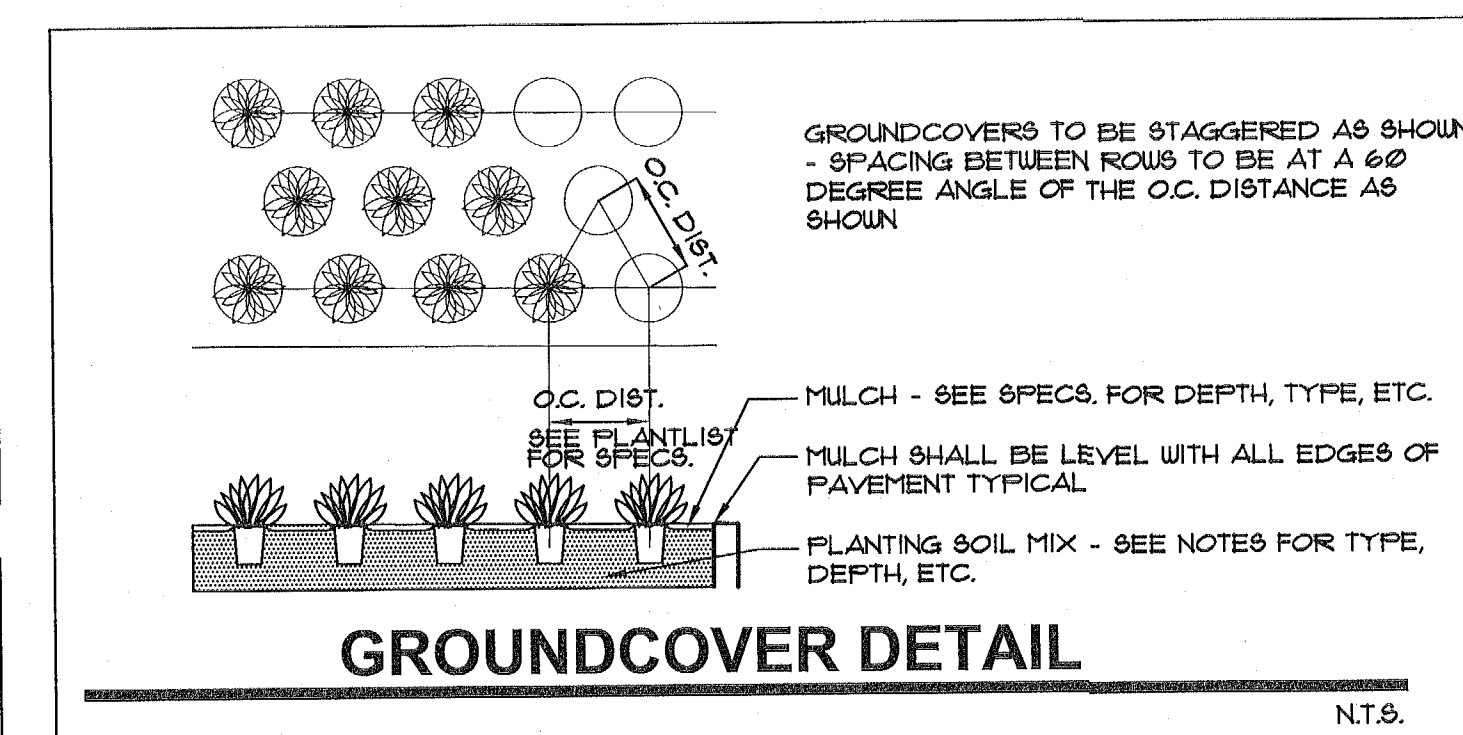
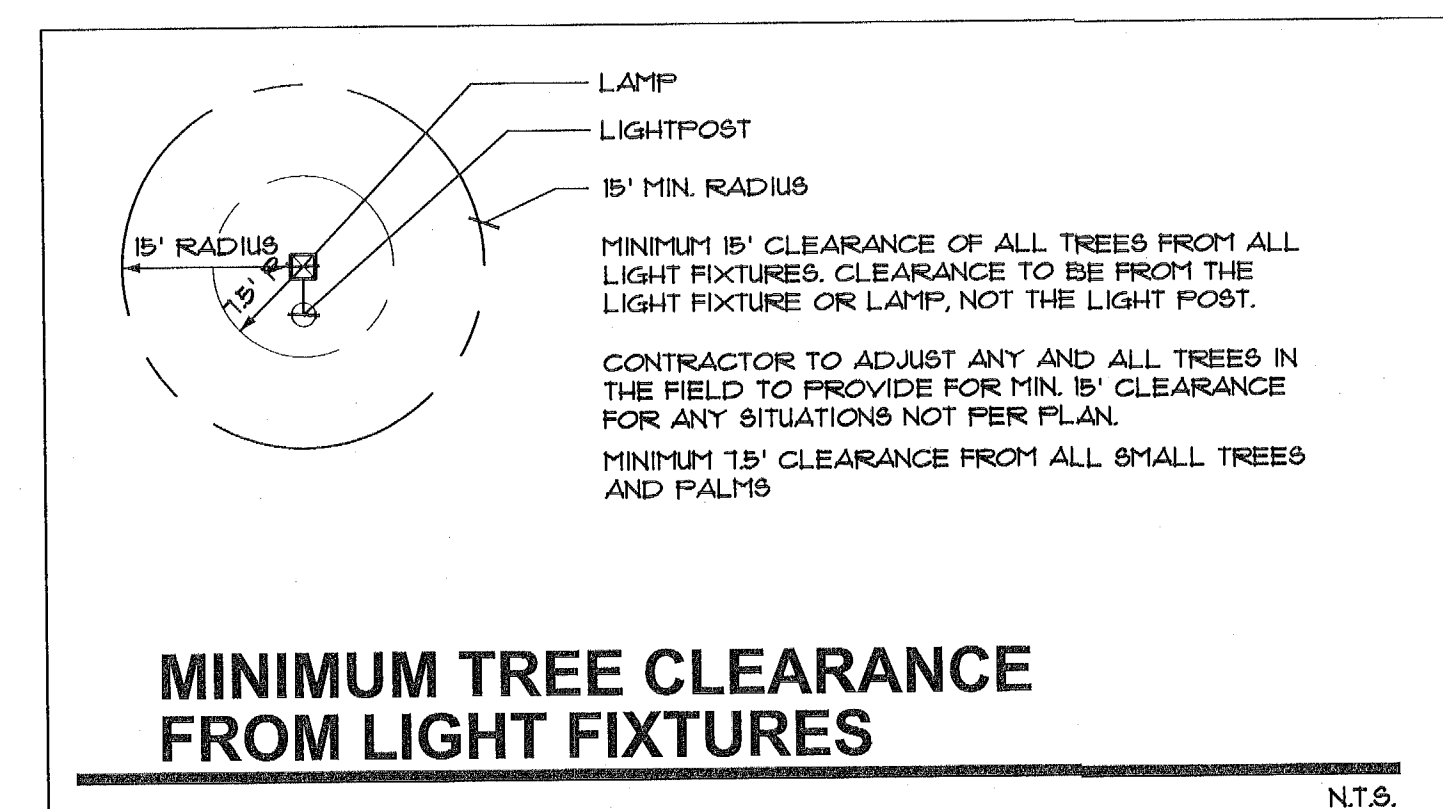
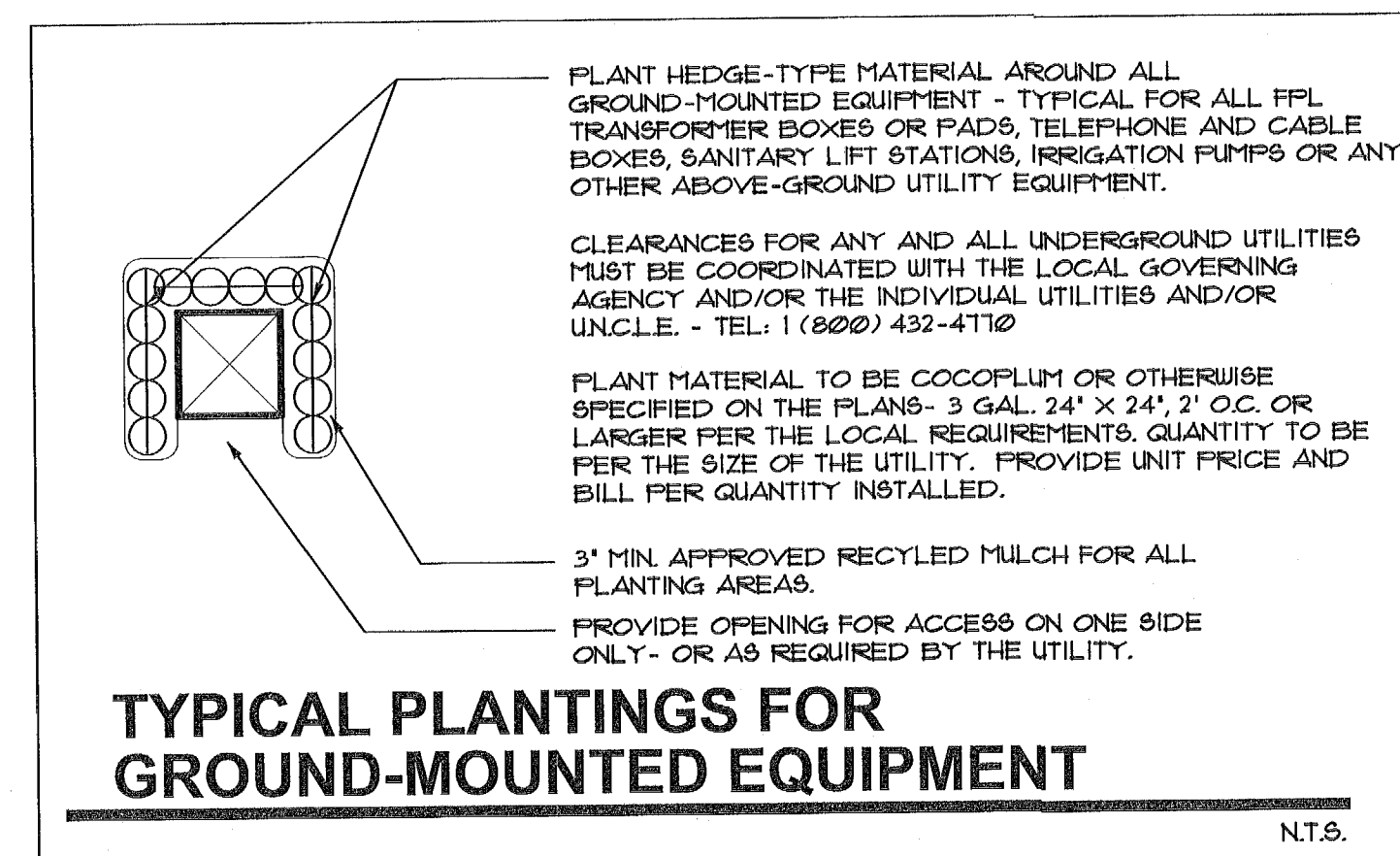
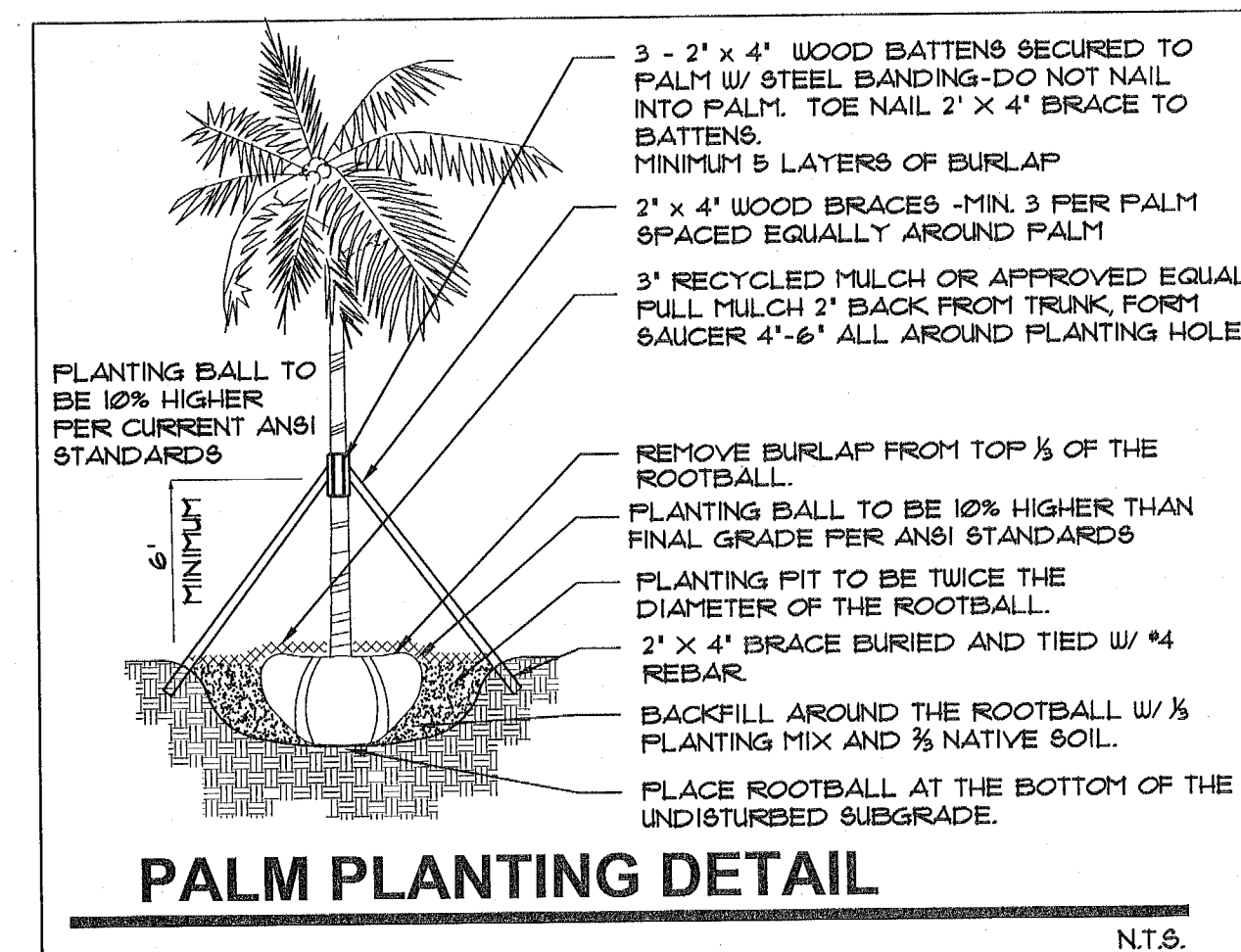
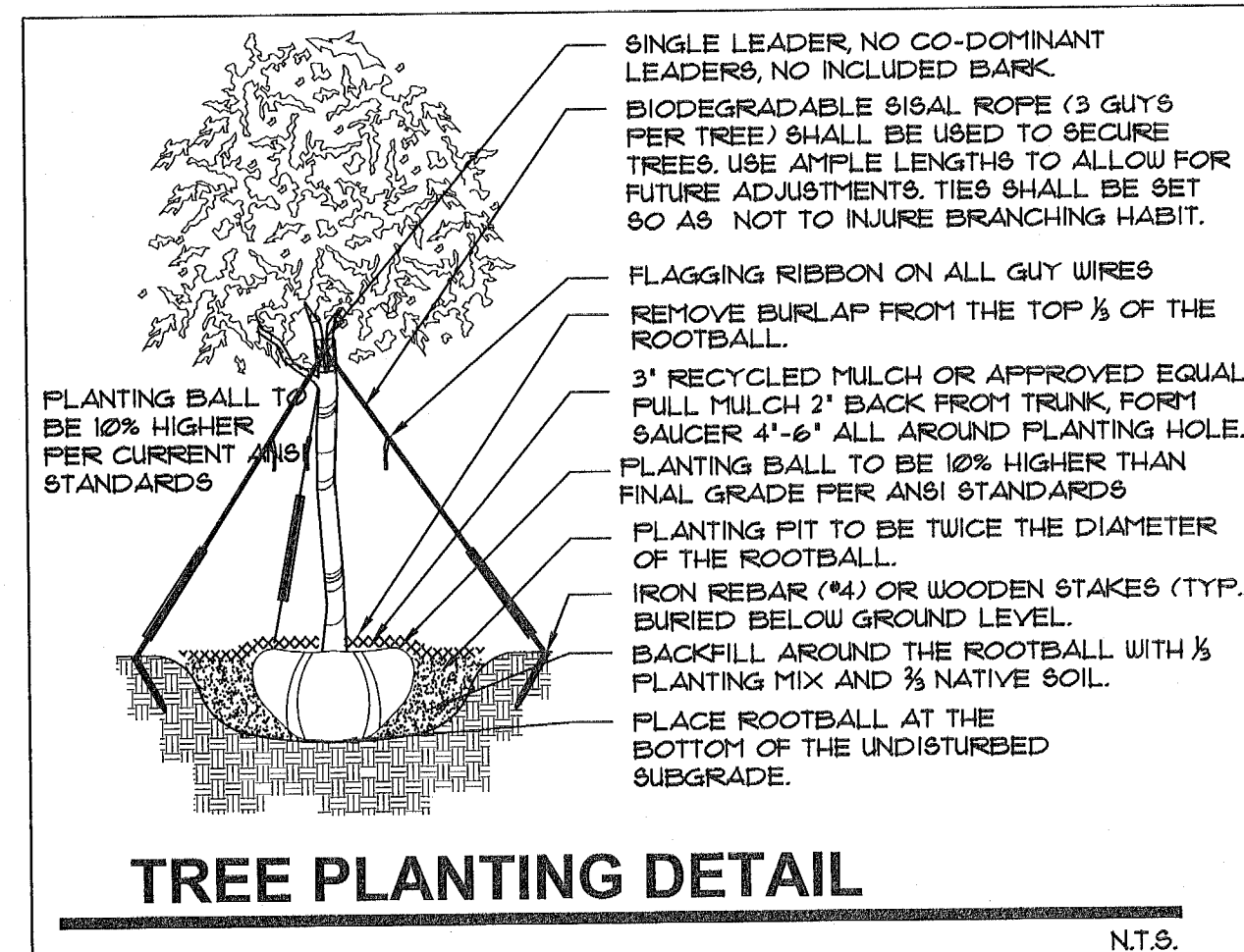
ROOF LEVEL LANDSCAPE PLAN



■ **FERTILIZATION:**

ONE COMPLETE APPLICATION OF GRANULAR FERTILIZER SHALL BE APPLIED PRIOR TO FINAL ACCEPTANCE AND BEFORE THE LANDSCAPE ARCHITECT'S ADDITIONAL FERTILIZATION PROGRAM SHALL BE SUBMITTED TO THE PROJECT MANAGER FOR AN ANNUAL FERTILIZATION APPLICATION PROGRAM. FERTILIZERS SHALL BE PER ATLANTIC-AFEC FERTILIZER 4 CHEMICAL (AFEC) OR AN APPROVED EQUAL. CONTRACTOR SHALL SUBMIT FERTILIZATION AS A SEPARATE ITEM IN THE BID.

FERTILIZATION SHALL BE AS FOLLOWS: TREES:
12-06-08 (AFEC * 5231) RATE: 15 LBS/ INCH
OF DIA. * DBH PALMS: 12-04-12 (AFEC * 7216)
RATE: 15 LBS/ INCH OF DIA. * DBH SHRUBS
AND GROUNDCOVERS: (12-06-08 AFEC *
5231) RATE: 15 OZ/ FT. OF HEIGHT



LANDSCAPE NOTES

1. ALL PLANT MATERIAL SHALL BE FLORIDA NO. 1 GRADE OR BETTER.
2. CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE LOCATION OF AND AVOID AND PROTECT UTILITY LINES, BURIED CABLES, AND OTHER UTILITIES.
3. TREE, PALM, ACCENT AND BED LINES ARE TO BE LOCATED IN THE FIELD AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
4. ALL PLANTING SOIL SHALL BE 50:50 TOPSOIL:SAND MIX FREE OF CLAY, STONES, ROCKS, OR OTHER FOREIGN MATTER. THIS SPECIFICATION INCLUDES ALL BACKFILL FOR BERTS AND OTHER LANDSCAPE AREAS.
5. SODDED-LAWN AREAS:
 - 2" DEPTH PLANTING SOIL SPREAD IN PLACE- THROUGHOUT.
 - GROUNDCOVER PLANTING BEDS:
 - 6" DEPTH PLANTING SOIL SPREAD IN PLACE- THROUGHOUT.
 - SHRUBS AND HEDGE PLANTING AREAS:
 - 12" DEPTH PLANTING SOIL SPREAD IN PLACE- THROUGHOUT.
 - TREES, PALMS, SPECIEM PLANT MATERIALS:
 - 24" DEPTH PLANTING SOIL SPREAD IN PLACE OR, TO THE DEPTH OF THE ROOTBALL OR CONTAINER WHICHEVER IS GREATEST.
6. LANDSCAPE ISLANDS AND BUILDING FOUNDATIONS:
 - EXCAVATE AND REMOVE ALL LIMEROCK, ROCKS, DEBRIS, ETC. TO A DEPTH OF 18" BELOW THE BASELINE.
 - 24" DEPTH TOPSOIL:SAND MIX.
 - PLANTING FOUNDATIONS SHALL BE THE 50% DEPTH TO A WIDTH OF 36" FROM THE BUILDING BASE.
7. THE SITE CONTRACTOR SHALL BE RESPONSIBLE TO BRING ALL GRADES TO WITHIN 1" OF FINAL GRADES. THIS SHALL INCLUDE A 2" APPLICATION OF 50:50 TOPSOIL:SAND MIX FOR ALL LANDSCAPE AND AREAS TO BE SODDED.
8. THE LANDSCAPE CONTRACTOR SHALL CALCULATE AND SUBMIT AN ITEMIZED PRICE FOR THE APPLICATION OF 50:50 MIX FOR ALL SOD AREAS AS A REFERENCE IN THE CASE THAT THERE WOULD BE A DISCREPANCY BETWEEN SITE AND LANDSCAPE CONTRACTORS AND NOTIFY THE SITE CONTRACTOR OR PROJECT SUPERINTENDENT AS TO THIS DISCREPANCY. IT WILL THEN BE DETERMINED WHICH PARTY WILL PROVIDE THIS 2" TOPSOIL:SAND APPLICATION AND SUBSEQUENTLY THE OTHER PLANTING SOIL MIXES TO BE ADDED, I.E. FOR TREES, PALMS, SPECIEM PLANTS, SHRUBS AND GROUNDCOVERS SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR AND BE INCLUSIVE WITH THE LANDSCAPE BID.
9. CONTRACTOR SHALL COORDINATE WITH THE IRRIGATION CONTRACTOR AND LEAVE PROVISIONS FOR ALL, INCLUDING UNDERGROUND UTILITY LINE LOCATIONS DAILY 811 NO CUTS* AS REQUIRED BY LAW.
10. ALL PLANTING BEDS SHALL BE MULCHED TO A DEPTH OF 3" WITH AN APPROVED RECYCLED MULCH BY THE PRESIDING GOVERNING AGENCY. NO HEAVY METALS, I.E. ARSENIC, LEAD, ETC. ARE TO BE CONTAINED IN THE MULCH AND THE CONTRACTOR SHALL PROVIDE CERTIFICATION OR PROOF THAT ALL MULCH IS FREE OF HEAVY METALS OR SIMILAR ENVIRONMENTAL CONTAMINANTS.
11. SOD SHALL BE ARGENTINE "BAHIA" OR ST. AUGUSTINE "FLORATAM" AS SHOWN ON THE PLANS, STRONGLY ROOTED, FREE FROM WEED, FUNGUS, INSECTS AND DISEASE. CONTRACTOR SHALL SOD ALL CORE AREAS AND THE FLAN OR AS DIRECTED. PLANTMENT SHALL BE DETERMINED BY THE TOTAL MEASURED SODDED AREAS X THE UNIT PRICE SUBMITTED AND FIELD VERIFIED.
12. SOD SHALL BE INSTALLED IN ACCORDANCE WITH THE SPECIFICATIONS AS DEFINED BY FDOT. SOD SHALL CARRY A 5-MONTH WARRANTY.
13. ALL TREES, PALMS, SHRUBS AND GROUNDCOVERS SHALL CARRY A ONE-YEAR WARRANTY FROM THE DATE OF FINAL ACCEPTANCE.
14. ALL TREES AND PALMS SHALL BE STAKED PER ACCEPTED STANDARDS BY THE FLORIDA NURSERYMEN & GROWERS ASSOCIATION (FNGA). THERE SHALL BE ONE FINAL INSPECTION FOR APPROVAL BY THE PRESIDING GOVERNING AGENCY. CONTRACTOR SHALL INSURE THAT THE PLANS, DETAILS, SPECIFICATIONS AND NOTES HAVE BEEN ADHERED TO AND THAT THE LANDSCAPE AND INSPECTION IS COMPLIANT TO ALL ITEMS AS DIRECTED ON THE PLANS PRIOR TO SCHEDULING OF THE FINAL INSPECTION.
15. THE PLANT LIST IS INTENDED ONLY AS AN AID TO BIDDING. ANY DISCREPANCIES FOUND BETWEEN THE QUANTITIES ON THE PLAN AND PLANT LIST, THE QUANTITIES ON THE PLAN SHALL BE HELD VALID.
16. IRRIGATION SHALL PROVIDE FOR A 100% COVERAGE WITH A 100% OVERLAP, AUTOMATIC SYSTEM W/RAIN MOISTURE SENSOR ATTACHED TO A CONTROLLER. FLORIDA BUILDING CODE APPENDIX "F" IRRIGATION REQUIREMENTS SHALL BE STRICTLY ADHERED TO FOR INSTALLATION AND PREVAILING WATER MANAGEMENT DISTRICT RESTRICTIONS AND REGULATIONS SHALL BE IN COMPLIANCE FOR POST-INSTALLATION WATERING SCHEDULES.
17. EXISTING IRRIGATION SYSTEM (IF APPLICABLE) SHALL BE RETROFITTED TO COMPLY WITH THOSE SPECIFICATIONS AS OUTLINED ABOVE.
18. CONTRACTOR SHALL PROVIDE A WATER TRUCK DURING PLANTING TO INSURE PROPER WATERING DURING INSTALLATION AND WILL BE RESPONSIBLE FOR CONTINUAL WATERING UNTIL FINAL ACCEPTANCE BY THE OWNER.
19. ALL EXISTING TREES, PALMS AND PLANT MATERIAL TO REMAIN SHALL BE PROTECTED DURING CONSTRUCTION. CONTRACTOR SHALL INSTALL PROTECTIVE BARRIERS SUCH AS "TENZAR" PROTECTIVE FENCING OR AS SHOWN ON THE DETAILS TO BE INSTALLED AT THE BEGINNING OF THE PROJECT. BARRIERS SHALL BE LOCATED TO INCLUDE THE DRIPLINE OF THE TREES, PALMS AND PLANT MATERIAL WHERE POSSIBLE. THE CONTRACTOR SHALL TAKE EXTRA CAUTION TO PREVENT ANY DAMAGE TO THE TRUNK, BRANCHES, ROOTS, ROOT ZONE AREAS AND ADJACENT GRADES.
20. EXISTING TREES AND PALMS TO REMAIN SHALL BE TRIMMED PER ANSI-300 STANDARDS. SUPERVISION OF THE TRIMMING SHALL BE PERFORMED BY AN ISA-CERTIFIED ARBORIST.
21. ALL EXISTING TREES AND PALMS SHALL BE "LIFTED AND THINNED" TO WALKWAYS FOR AN 8' MINIMUM CLEARANCE FOR SIDEWALKS AND A 10' MINIMUM CLEARANCE FOR ROADSIDE DRIVEWAYS AND ALL VEHICULAR USE AREAS.
22. REMOVAL OF ANY TREES OR PALMS WILL REQUIRE A WRITTEN "TREE" REMOVAL PERMIT FROM THE LOCAL GOVERNING AGENCY PRIOR TO REMOVAL.
23. ALL PLANTINGS IN NON-IRRIGATED AREAS, I.E. RIGHTS OF WAYS, SWALES, ETC. SHALL BE WATERED-IN THOROUGHLY AND CONTINUED TO BE WATERED THROUGHOUT UNTIL C.O. ACCEPTANCE. COORDINATE WITH OWNER AND PROJECT MANAGER TO PROVIDE POST C.O. WATERING TO INSURE PLANT ESTABLISHMENT FOR A MINIMUM OF ONE YEAR AFTER CERTIFICATE OF OCCUPANCY ACCEPTANCE.

[illegible]

ECT NO. 1613

2-17-17

INDEX:

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ET NO.

L-3

LANDSCAPE DETAILS, SPECIFICATIONS, ETC.



PALOMAR-ALTON ROAD-17th STREET HOTEL LANDSCAPE FIXTURE SCHEDULE						
Type	Manufacturer	Model#	Lamp	Voltage	Accessories	Notes
1	LED BOLLARD	ACUITY	DSXB LED 12C 530 40K ASY MWOIT TBD	22W LED 4000K	MWOIT	FINISH TBD
2	ACCENT UP LIGHT	HYDREL	ASPEN A M50 12 NR WSL 350R STK C1 TBD	50W MR16	120	TRANSFORMER REQ. MLV DM TRANSFORMER REQ. FINISH TBD
	contact					

JARRED FOX, LEED GREEN ASSOCIATE
POWER AND LIGHTING SYSTEMS, INC.
3832 SHIPPING AVE.
MIAMI, FL. 33145

TEL: 305 444-8520
jfox@p-ls.com

MECHANICAL

ELECTRICAL

PLUMBING

SITE CIVIL

W. H. H. H.

3/1

A WRITTEN TREE REMOVAL PERMIT IS REQUIRED FROM THE CITY OF MIAMI BEACH PRIOR TO REMOVAL OF ANY TREES OR PALMS FROM THIS SITE.

SEE SHEET L-2 FOR ROOF LEVEL LANDSCAPE
PLANTINGS.

SEE SHEET L-3 FOR LANDSCAPE DETAILS,
NOTES, SPECIFICATIONS, ETC.

PLANS APPROVED

**JARRED FOX, LEED GREEN ASSOCIATE
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MIAMI, FL. 33145**

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