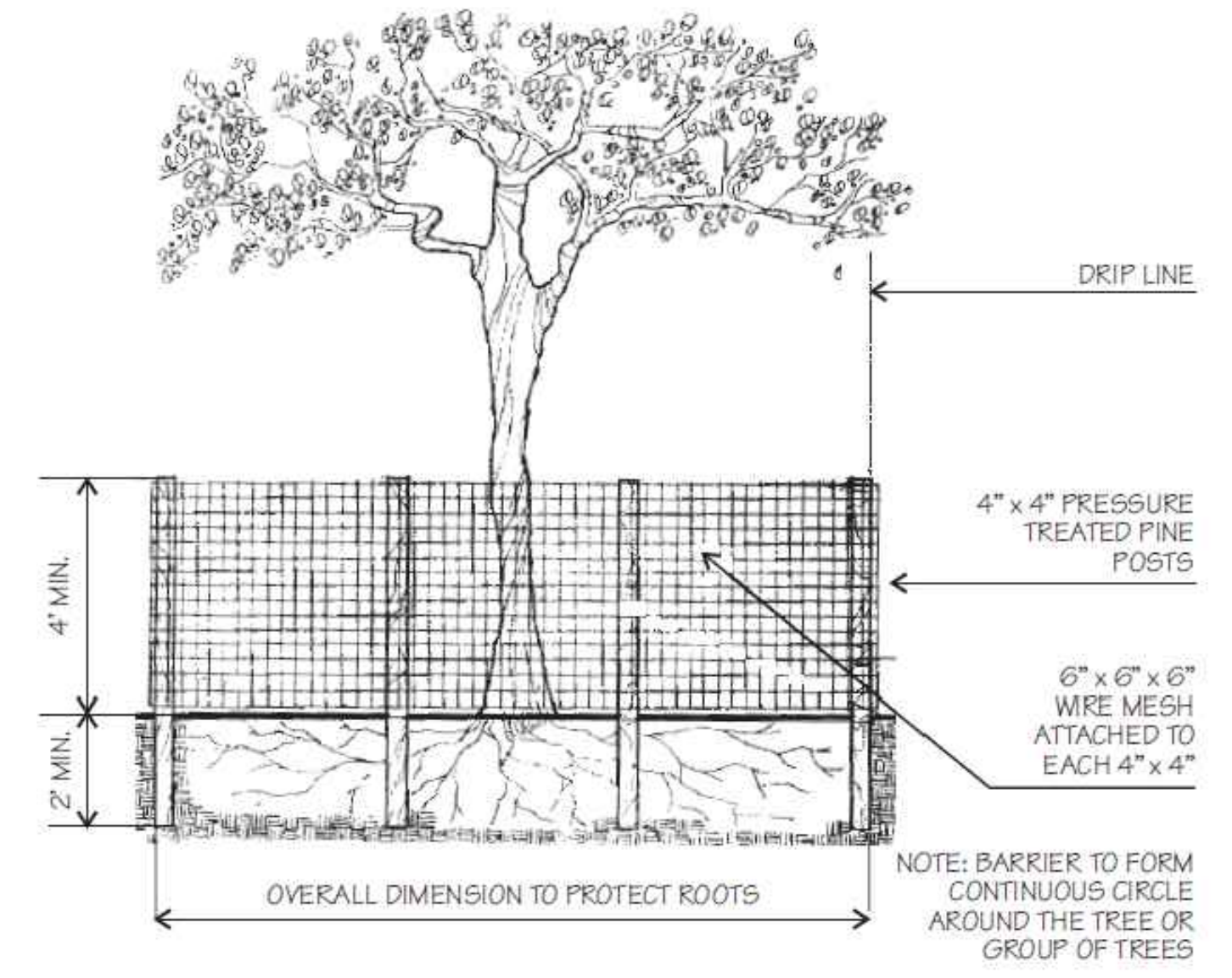


IT IS CRITICAL TO EXISTING TREE SURVIVAL TO PROVIDE PROTECTION DURING CONSTRUCTION. THIS DETAIL CAN BE USED AROUND ONE OR MORE TREES AND WILL PROVIDE PROTECTION FROM CONSTRUCTION EQUIPMENT.



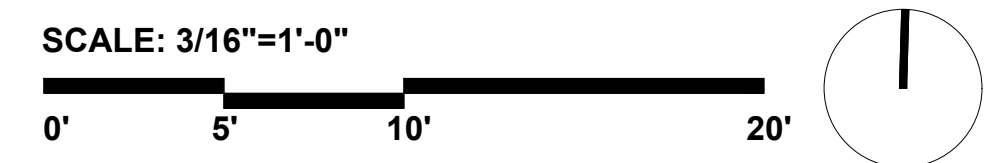
WIRE MESH BARRIER DETAIL

GENERAL EXISTING TREE & TREE RELOCATION NOTES:

- CONTRACTOR IS RESPONSIBLE FOR DETERMINING ALL UTILITY LOCATIONS AND INSTALLING FACILITIES SO AS TO NOT CONFLICT. ALL DAMAGE TO EXISTING UTILITIES OR IMPROVEMENTS CAUSED BY CONTRACTOR SHALL BE REPAIRED AT NO ADDITIONAL COST TO THE OWNER.
- CONTRACTOR TO NOTIFY "SUNSHINE STATE ONE CALL OF FLORIDA, INC." AT 1-800-432-4770 TWO FULL BUSINESS DAYS PRIOR TO DIGGING FOR UNDERGROUND UTILITY LOCATIONS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING FINAL GRADING OF ALL ASSOCIATED PLANTING AREAS.
- AFTER FINAL GRADE, AREA TO BE RAKED TO 6" DEPTH AND ALL ROCK AND FOREIGN INORGANIC MATERIALS REMOVED AND DISPOSED OF PROPERLY OFF-SITE.
- ALL PLANTING HOLES TO BE HAND DUG EXCEPT WHERE MACHINE DUG HOLES WILL NOT ADVERSELY AFFECT OR DAMAGE UTILITIES OR IMPROVEMENTS (SEE NOTE 8).
- CONTRACTOR SHALL STAKE & GUY ALL TREES AND PALMS AT TIME OF PLANTING AS PER THE APPROPRIATE DETAIL. CONTRACTOR IS RESPONSIBLE FOR THE MAINTENANCE AND/OR REPAIR OF ALL STAKING AND GUYING DURING WARRANTY PERIOD AND REMOVAL & DISPOSAL OF STAKING AFTER ESTABLISHMENT PERIOD.
- NO PLANT MATERIAL WILL BE ACCEPTED SHOWING EVIDENCE OF CABLE, CHAIN MARKS, EQUIPMENT SCARS, OR OTHERWISE DAMAGED.
- ALL ROOT-PRUNING & CANOPY TRIMMING ACTIVITIES SHALL BE CONDUCTED UNDER THE SUPERVISION OF AN ISA CERTIFIED ARBORIST UTILIZING BEST MANAGEMENT PRACTICES TO ENSURE VIABILITY OF EXISTING TREES; NO TREE CANOPY SHALL BE TRIMMED BY MORE THAN 25%.
- ROOT-PRUNE ALL TREES FOR THIS SITE A MINIMUM OF (4-6) WEEKS PRIOR TO TRANSPLANTING. PALMS DO NOT REQUIRE ANY ROOT PRUNING & SHALL BE TRANSPLANTED IMMEDIATELY.
- ANSI A300(PART 6)-2005 MUST BE ADHERED TO IN ITS ENTIRETY FOR ALL RELOCATING/ TRANSPLANTING OF TREES. TRANSPLANTING OBJECTIVES SHALL BE ESTABLISHED PRIOR TO BEGINNING THE OPERATION. THESE OBJECTIVES AS WELL AS A LOG WITH DATES OF ALL ROOT PRUNING & TRANSPLANTATION RELATED ACTIVITIES MUST BE RECORDED IN A REPORT FORMAT & DELIVERED TO THE APPROPRIATE OWNER'S DESIGNEE. THE CONTRACTOR SHALL AT ANY TIME & AT NO COST TO THE OWNER BY ABLE TO FURNISH THE RELOCATION REPORT FOR TREES SPECIFIED TO BE RELOCATED UNDER THIS CONTRACT.
- LIQUIDATED DAMAGES MAY BE ASSESSED TO THE CONTRACTOR FOR TREES SPECIFIED TO BE RELOCATED THAT DIE AS A RESULT OF IMPROPER TRANSPLANTING PROCEDURES.
- CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING HEALTH OF THE RELOCATED TREES AND SHALL RE-INSTALL THEM IN THE SAME CONDITION AS WHEN REMOVED.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER IRRIGATION OF THE RELOCATED TREES. FINAL TRANSPLANTATION LOCATION SHALL BE ROUGH GRADED & IRRIGATION SYSTEM INSTALLED & FULLY FUNCTIONAL SO AS TO PROVIDE ADEQUATE WATER & ENSURE VIABILITY. SUPPLEMENTAL IRRIGATION MAY BE NECESSARY DURING TRANSPLANTATION OR STORAGE.
- SUPPLEMENTAL IRRIGATION (IF NECESSARY), SHALL BE APPLIED SO THAT THERE IS A TOTAL OF 3 GALLONS/PER DAY/PER CALIPER INCH OF SUBJECT TREE TO BE TRANSPLANTED.
- ANY NECESSARY TREE TRIMMING SHALL BE IN ACCORDANCE WITH THE JURISDICTIONAL PRUNING STANDARDS PRIOR TO ANY CONSTRUCTION WORK TAKING PLACE.
- TREES & PALMS TO BE RELOCATED SHALL BE PROTECTED WITH TREE PROTECTION BARRICADES PRIOR TO A CLEARING PERMIT OR ANY DEMOLITION OR CONSTRUCTION WORK TAKING PLACE ON SITE. TRANSPLANTATION SHALL OCCUR FOLLOWING DEMOLITION, ROUGH GRADING, & INSTALLATION OF FUNCTIONAL IRRIGATION SYSTEM, BUT PRIOR TO ANY IMPERVIOUS SURFACES ARE POURED. TREES TO BE RELOCATED SHALL BE MOVED FROM ORIGINAL LOCATION TO FINAL PLANTING LOCATION ONE TIME ONLY.
- TREE PROTECTION BARRICADES SHALL BE PROVIDED BY LANDSCAPE CONTRACTOR AROUND EXISTING TREES THAT MAY BE IMPACTED BY THE PROPOSED CONSTRUCTION. PRIOR TO ANY CONSTRUCTION A TREE PROTECTION BARRICADE INSPECTION SHALL BE CONDUCTED BY THE LANDSCAPE ARCHITECT, OWNER OR GOVERNING MUNICIPALITY. REFER TO LANDSCAPE DETAIL FOR TREE PRESERVATION BARRICADE FENCING.
- ALL PLANTING BEDS AND WATER BASINS FOR TREES SHALL BE COVERED WITH 3' DIAMETER BY 3" MINIMUM DEPTH SHREDDED EUCALYPTUS OR FLORIMULCH GRADE 'B' OR BETTER PLACED NO CLOSER THAN 6" TO THE TRUNK OF ALL EXISTING/RELOCATED & PROPOSED TREES.
- SOD: ALL AREAS NOT USED FOR BUILDINGS, VEHICULAR USE AREAS, PLANTING BEDS SHALL BE GRASSED. GRASSING SHALL EXTEND TO ANY ABUTTING STREET PAVEMENT OR CURB EDGE; ALL AREAS DISTURBED BY CONSTRUCTION & NOT NOTED TO HAVE SHRUBS OR GROUNDCOVERS ON THE LANDSCAPE PLAN SHALL BE SODDED BY THE CONTRACTOR.
- GENERAL RECOMMENDED PLANTING SOIL DEPTH: ALL TREES AND SHRUBS SHALL BE PLANTED WITH A MINIMUM OF 12" TOPSOIL AROUND AND BENEATH THE ROOTBALL. MINIMUM TOPSOIL SHALL BE 6" FOR GROUNDCOVER AREAS AND 2" FOR SODDED GRASS AREAS. THIS IS IN ADDITION TO A MINIMUM OF 10"-30" OF UNDISTURBED OR NATIVE SOIL THAT WAS STORED/STOCKPILED ON SITE AND REUSED, OR CLEAN IMPORTED PLANTING SOIL WITH A RANGE OF ORGANIC MATTER BETWEEN 3-5% WITH NO STONES GREATER THAN AN INCH AND A HALF IN DIAMETER IN ANY DIRECTION. TOPSOIL DEPTHS PLUS PLANTING SOIL/EXISTING NATIVE SOIL MINIMUM DEPTHS ARE IN ADDITION TO ANY LIMESTONE/LIMESTONE SUBGRADE, & IN ADDITION TO EXCAVATION WIDTHS REQUIRED FOR TREE PITS AS SHOWN ON THE PLANTING DETAILS. TREE PITS SHALL BE EXCAVATED & BACKFILLED TO A MINIMUM DEPTH OF 30".
- PLANTING SOIL TO BE AS SPECIFIED IN THE LANDSCAPE GENERAL NOTES. ALL PLANT MATERIAL TO RECEIVE PLANTING SOIL AS PER DETAILS.

TREE DISPOSITION LIST								
EXISTING PALMS/TREES								
TREE NO.	SCIENTIFIC NAME	COMMON NAME	DBH (in)	HT. (ft)	SPR (ft)	CONDITION	STATUS	NOTES
1	Clusia rosea	Autograph Tree	4	15+	8	FAIR	REMAIN	
2	Clusia rosea	Autograph Tree	4	15	8	FAIR	REMAIN	
3	Caesalpinia granadillo	Bridal Veil Tree	7	25	20	FAIR	REMOVE	
4	Caesalpinia granadillo	Bridal Veil Tree	10	25	20	FAIR	REMAIN	
5	Delonix regia	Flamboyant Tree	14	25	12	POOR	REMOVE	
6	Conocarpus erectus	Green Buttonwood	6	25	8	FAIR	REMAIN	

TREE DISPOSITION LEGEND	
	TREE TO REMAIN
	TREE TO BE RELOCATED
	TREE TO BE REMOVED



BIOLANDIS
LANDSCAPE ARCHITECTS AND CONTRACTORS
334 SW 96TH CT
MIAMI, FL 33174
M:786.319.2640
biolandis@biolandis.com

SANTIAGO CLARTE
Registered Landscape Architect
LA2003

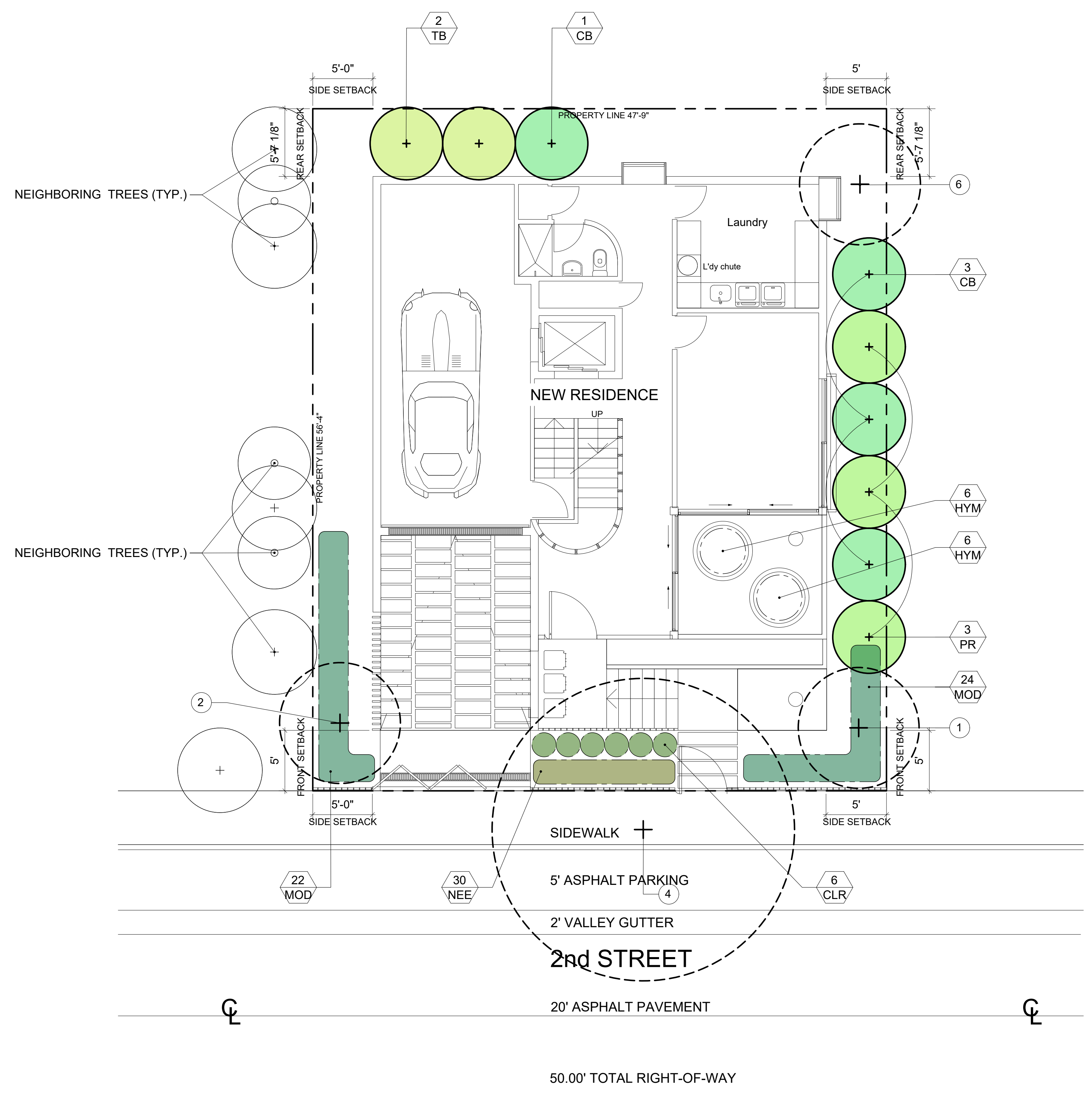
PROJECT NAME: **JON ROSENBLATT 802 2ND STREET LLC**
PROJECT ADDRESS: **809 2ND STREET MIAMI BEACH, FL 33139**

NO. REVISIONS/ISSUE

DRAWING TITLE: **TREE DISPOSITION PLAN**

PROJECT NO: 2025-RO
DATE: 03/13/2025
DRAWN: MJ
CHECKED: SOQ

SHEET NO. **TD-1**



**CITY OF MIAMI BEACH
LANDSCAPE LEGEND**

INFORMATION REQUIRED TO BE PERMANENTLY AFFIXED TO PLANS
Zoning District RPS-2 Lot Area 2656 SF Acres 0.06

OPEN SPACE

A. Square feet of required Open Space as indicated on site plan:
Lot Area = 2656 SF s.f. x 65 % = 1726.4 s.f. REQUIRED/ALLOWED 1726.4 PROVIDED 2410

B. Square feet of parking lot open space required as indicated on site plan:
Number of parking spaces _____ x 10 s.f. parking space = N/A N/A

C. Total square feet of landscaped open space required: A+B= 1726.4 2410

LAWN AREA CALCULATION

A. Square feet of landscaped open space required 1726.4 2410

B. Maximum lawn area (sod) permitted= 2656 SF x 0.2 s.f. 531.2 0

TREES

A. Number of trees required per lot or net lot acre, less existing number of trees meeting minimum requirements= 3 TREES - 4 EXIS. TREES
_____ trees x _____ net lot acres - number of existing trees= 3 12 (8 PROPOSED & 4 EXISTING)

B. % Natives required: Number of trees provided x 30% = 1 5 (2 PROPOSED & 3 EXISTING)

C. % Low maintenance / drought and salt tolerant required:
Number of trees provided x 50%= 1 5 (2 PROPOSED & 3 EXISTING)

D. Street Trees (maximum average spacing of 20' o.c.):
_____ linear feet along street divided by 20'= N/A

E. Street tree species allowed directly beneath power lines:
(maximum average spacing of 20' o.c.):
47.44 linear feet along street divided by 20'= 2.3 1 EXISTING TREE
1 PROPOSED TREE INSIDE LOT

SHRUBS

A. Number of shrubs required: Sum of lot and street trees required x 12= 60 76

B. % Native shrubs required: Number of shrubs provided x 50%= 30 30

LARGE SHRUBS OR SMALL TREES

A. Number of large shrubs or small trees required: Number of required shrubs x 10%= 6 6

B. % Native large shrubs or small trees required: Number of large shrubs or small trees provided x 50%= 3 6

PLANT LIST

PALMS/TREES												
SYMBOL	TOTAL	GROUND FLOOR	SECOND FLOOR	ROOF TERRACE	BOTANICAL NAME	COMMON NAME	HEIGHT (ft)	CALIPER (in)	SPREAD (ft)	SPA.	NATIVE	REMARKS
TB	2	2			Tabebuia bahamensis	Dwarf White Trumpet	12	2	5-6	as shown	Yes	Full canopy
CB	4	4			Calophyllum brasiliense	Brazilian Beautyleaf	12	2	5-6	as shown	Yes	Full canopy
PR	3	3			Pimenta racemosa	Bay Rum	12	2	4-5	as shown	Yes	Full canopy
SHRUBS/GROUNDCOVERS												
SYMBOL	QTY	GROUND FLOOR	SECOND FLOOR	ROOF TERRACE	BOTANICAL NAME	COMMON NAME	HEIGHT (in)	SPREAD (in)	SPA.	NATIVE	REMARKS	
CLG	60	6		54	Clusia guttifera	Small Leaf Clusia	18	18	12" o.c.	No	Full clump	
CLR	6	6			Clusia rosea	Pitch Apple	72	30	30" o.c.	Yes	Full clump	
ERL	37		37		Ermodea littoralis	Golden Creeper	12	12	12" o.c.	Yes	Full to base	
HEC	55		20	35	Heliconia psittacorum 'Chococonia'	Heliconia	24	12	24" o.c.	No	Full clump	
LAC	25			25	Lantana camara 'Yellow'	Yellow Lantana	12	12	12" o.c.	Yes	Full to base	
MOD	93	46	14	33	Monstera deliciosa	Mexican Breadfruit	24	18	24" o.c.	No	Full to base	
NEE	30	30			Nephrolepis exaltata	Boston Fern	18"	18"	18" o.c.	Yes	Full clump	
MISCELLANEOUS												
St. augustine sod (as needed)												
Planting soil - 1/2 cu. Yd. per tree and 4" depth at all hedges and mass planting beds												
Metal Landscape edging (as needed)												
Mulch - 3" depth of shredded mulch or pine straw at all hedges and mass planting beds.												

LANDSCAPE NOTES:

- ALL LANDSCAPING SHALL BE FLORIDA GRADE #1 OR BETTER.
- ALL TREE REMOVAL AND RELOCATED TREES WILL REQUIRE A TREE PERMIT AND BONDING FROM THE CITY OF SOUTHWEST RANCHES PRIOR TO THE COMMENCEMENT OF WORK.
- ALL PRINCIPALS OF FLORIDA-FRIENDLY LANDSCAPING AND DESIGN STANDINGS SHALL BE UTILIZED.
- ALL LANDSCAPING SHALL MEET OR EXCEED CITY OF SOUTHWEST RANCHES CODE SPECIFICATION REQUIREMENTS.
- CALL SUNSHINE ONE CALL SERVICE AT 811 BEFORE YOU DIG.
- A TREE REMOVAL AND/OR RELOCATION PERMIT SHALL BE OBTAINED FROM THE TOWN PRIOR TO THE COMMENCEMENT OF ANY WORK.
- ALL LANDSCAPING SHALL BE WARRANTED FOR 1 YEAR AFTER FINAL ACCEPTANCE.
- ALL GROUNDCOVERS SHALL BE INSTALLED AT 75% COVERAGE AND 100% WITHIN 6 MONTHS AFTER FINAL ACCEPTANCE.
- ALL LANDSCAPE ISLANDS AND MEDIANS SHALL BE EXCAVATED TO A DEPTH OF 30" AND BACKFILLED WITH THE SPECIFIED PLANTING MIX. ALSO, LANDSCAPE AREAS OR PLANTERS ALONG THE BUILDINGS REQUIRE EXCAVATION TO A DEPTH OF 12" AND BACKFILLED WITH SPECIFIED PLANTING SOIL MIX.
- NO LANDSCAPE SUBSTITUTIONS SHALL BE MADE WITHOUT THE CITY OF SOUTHWEST RANCHES APPROVAL.
- AN UNDERGROUND, RUST FREE, AUTOMATIC IRRIGATION SYSTEM WITH A RAIN SENSOR SHALL BE INSTALLED WITH 100% OVERLAP PRIOR TO FINAL INSPECTION. ALSO, IRRIGATION PLANS SHALL BE SUBMITTED FOR REVIEW AND PERMITTING AT TIME OF APPLICATION FOR BUILDING PERMIT.
- ALL PVC RISERS MUST BE PAINTED FLAT BLACK AND IRRIGATION SYSTEM SHALL HAVE NO OVER SPRAY ONTO IMPERVIOUS AREAS.
- ALL TREES AND PALMS SHALL BE BRACED OR GUYED, AND ALL NYLON STRAPS OR WOOD BRACING SHALL BE REMOVED WITHIN ONE YEAR OF FINAL INSPECTION.
- THE PLANTING SOIL MUST BE 50% MUCK AND 50% SAND AND MUST BE FREE OF CONSTRUCTION DEBRIS, WEEDS, ROCKS AND PH BETWEEN 6.5 AND 7.0.
- ALL PLANT MATERIAL SHALL RECEIVE AT MINIMUM NPK FERTILIZER WITH MINOR TRACE ELEMENTS AND THAT 50% OF THE NITROGEN MUST BE DERIVED FROM AN ORGANIC SOURCE.
- ALL PLANTS TO BE TOP DRESSED IN 3" DEEP LAYER OF ARSENIC FREE ORGANIC "DARK HYBRID" MULCH
- ALL TREES OR PALMS IN LAWN AREAS SHALL RECEIVE A 2-FOOT DIAMETER MULCH RING AROUND THE TREES AND THE MULCH MUST BE PULLED AWAY 3" FROM THE TRUNKS.
- ALL ABOVE GROUND ELEMENTS, INCLUDING BUT NOT LIMITED TO A/C UNITS, TRANSFORMERS, AND IRRIGATION PUMPS SHALL BE SCREENED WITH LANDSCAPING TO 24" AT INSTALLATION.
- ALL SOD TO BE HEALTHY, WEED/PEST FREE (INCLUDING FUNGUS AND DISEASE) ST. AUGUSTINE FLORATAM; LAID SMOOTH WITH TIGHT ALTERNATING/ABUTTING JOINTS OVER 2" TOPSOIL AND CONFORM TO CURBS AND PLANTERS.
- ALL PLANT ROOT BALLS SHALL BE 10% ABOVE GRADE AND THE WIRE BASKETS, BURLAP, STRING, AND ROPE MUST BE REMOVED.
- ALL FIRE HYDRANTS AND FIRE CHECK VALVES SHALL HAVE A MINIMUM 7.5' CLEARANCE FROM THE FRONT AND SIDES WITH 4' CLEARANCE FROM THE REAR TO ALL LANDSCAPE MATERIAL.
- ALL LIGHTS SHALL HAVE A MINIMUM 15' SEPARATION ON LARGE TREES AND 7.5' ON PALMS.
- ALL PLANTING PITS SHALL BE A MINIMUM OF 3X THE ROOT BALL DIAMETER.
- ALL TREES TRIMMING SHALL BE DONE IN ACCORDANCE WITH TOWN OF SOUTHWEST RANCHES REQUIREMENTS.
- ALL EXISTING LANDSCAPING, INCLUDING BUT NOT LIMITED TO TREE, PALMS, SHRUBS, GROUNDCOVER, SOD, IRRIGATION, GRADING, AND CURBING DESTROYED DURING THE CONSTRUCTION SHALL BE RESTORED/REPLACED PRIOR TO FINAL INSPECTION.
- REMOVE ALL INVASIVE EXOTIC PLANTS FROM THE SITE.
- ALL OWNERS OF THE LAND OR THEIR AGENTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE LANDSCAPING.
- ALL SHRUBS AND GROUNDCOVERS OF DIFFERENT SPECIES PAINTED ADJACENT TO EACH OTHER SHALL BE SEPARATED BY A MINIMUM OF 18".
- ALL PLANTING TO BE DONE IN ACCORDANCE WITH PROPER HORTICULTURAL PRACTICES.
- CALL THE CITY OF SOUTHWEST RANCHES LANDSCAPE INSPECTOR TO SCHEDULE A PRE-CONSTRUCTION LANDSCAPE MEETING PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- THE IRRIGATION SYSTEM SHALL BE PROVIDED WITH 100% OVERLAP AND SUBMITTED FOR REVIEW AND PERMITTING AT THE TIME OF APPLICATION FOR BUILDING PERMIT.
- ALL LANDSCAPING MUST BE MAINTAINED TO CODE REQUIREMENTS.

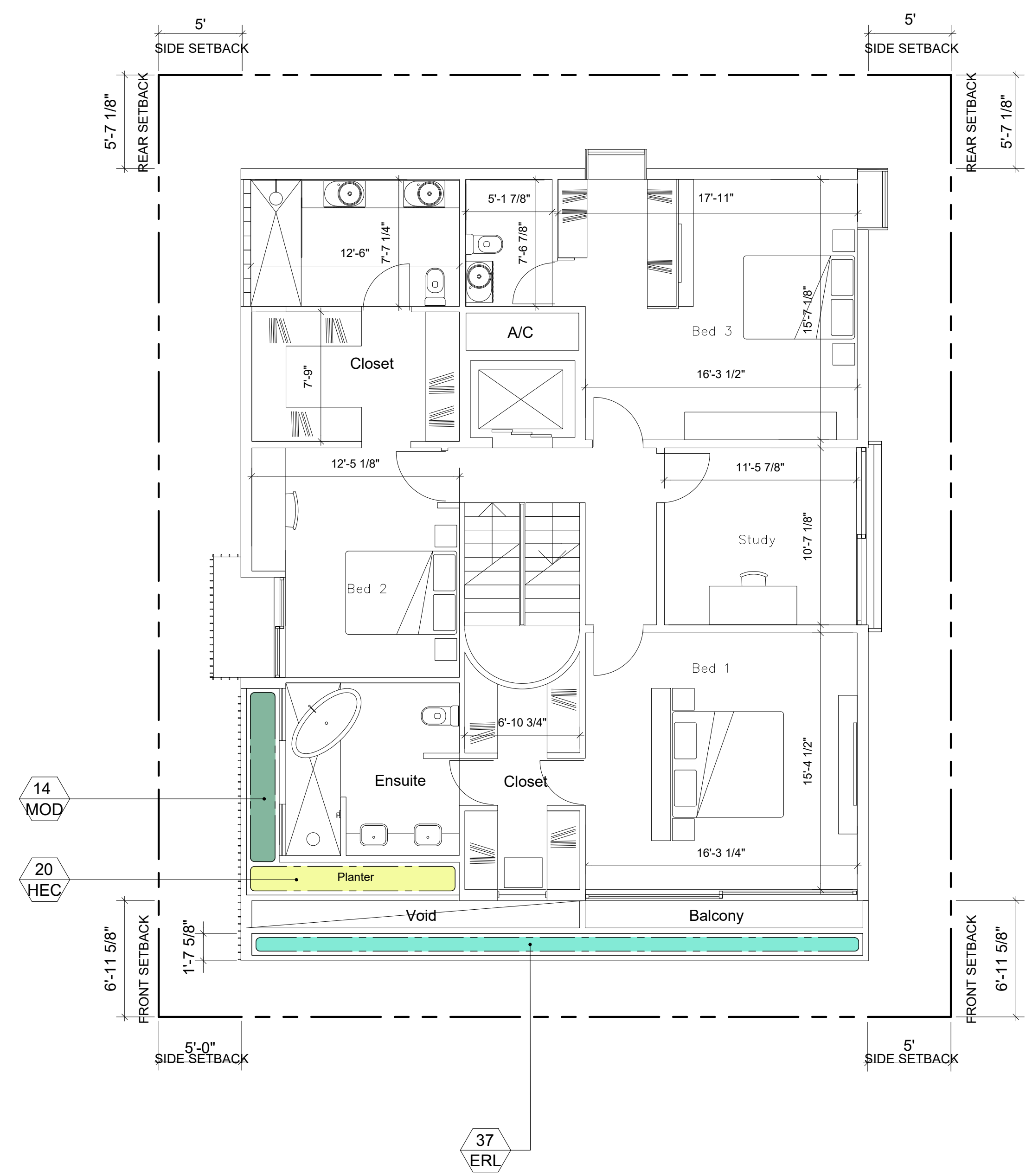
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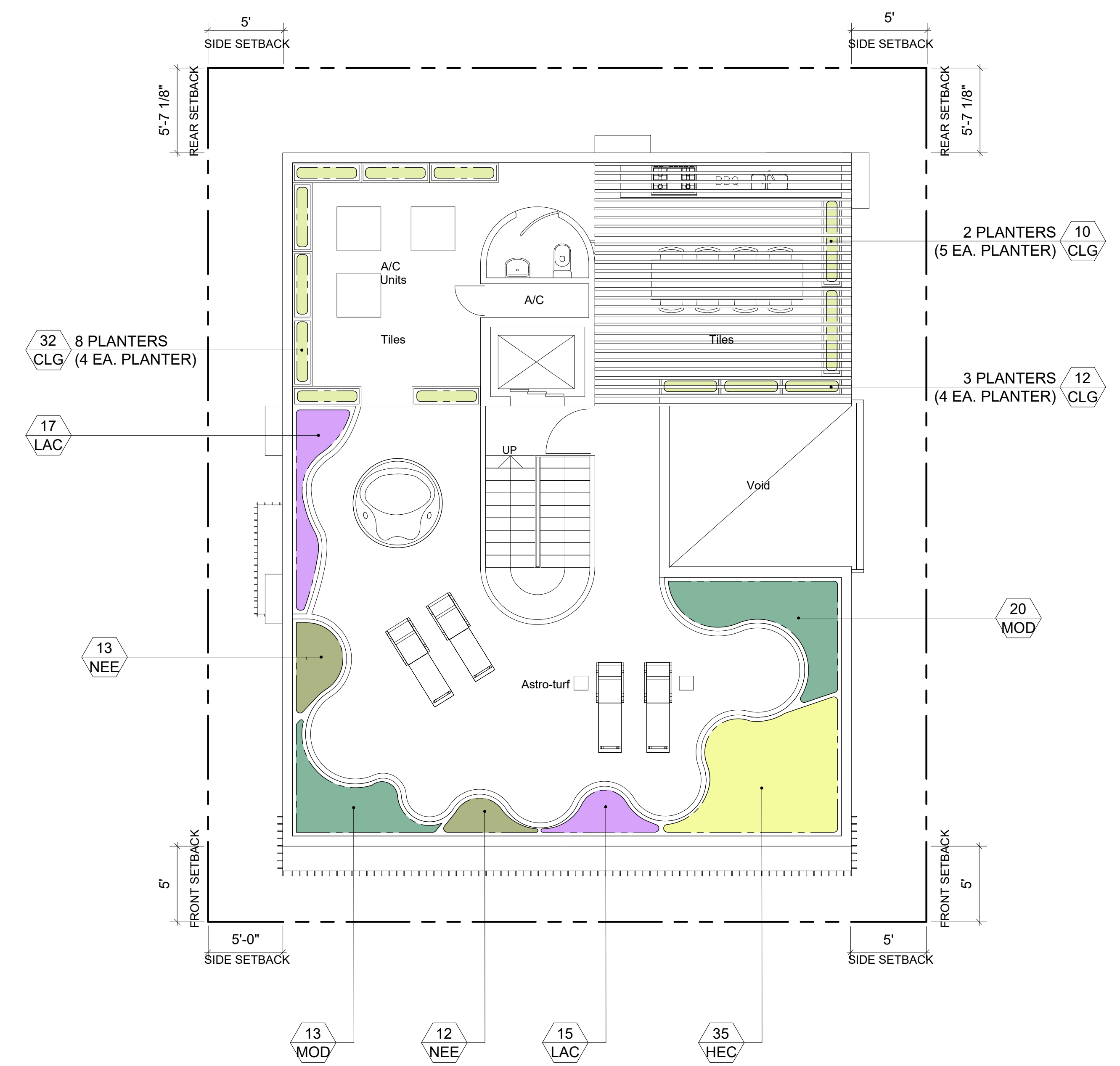
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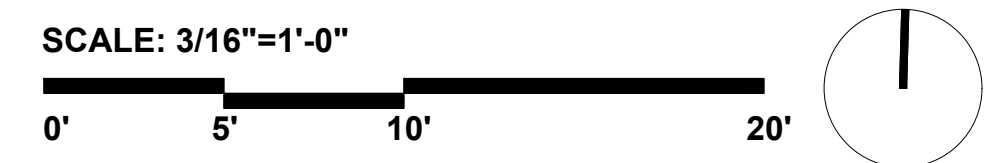
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DATE: 03/13/2025
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CHECKED: SOQ



SECOND FLOOR PLANTING PLAN



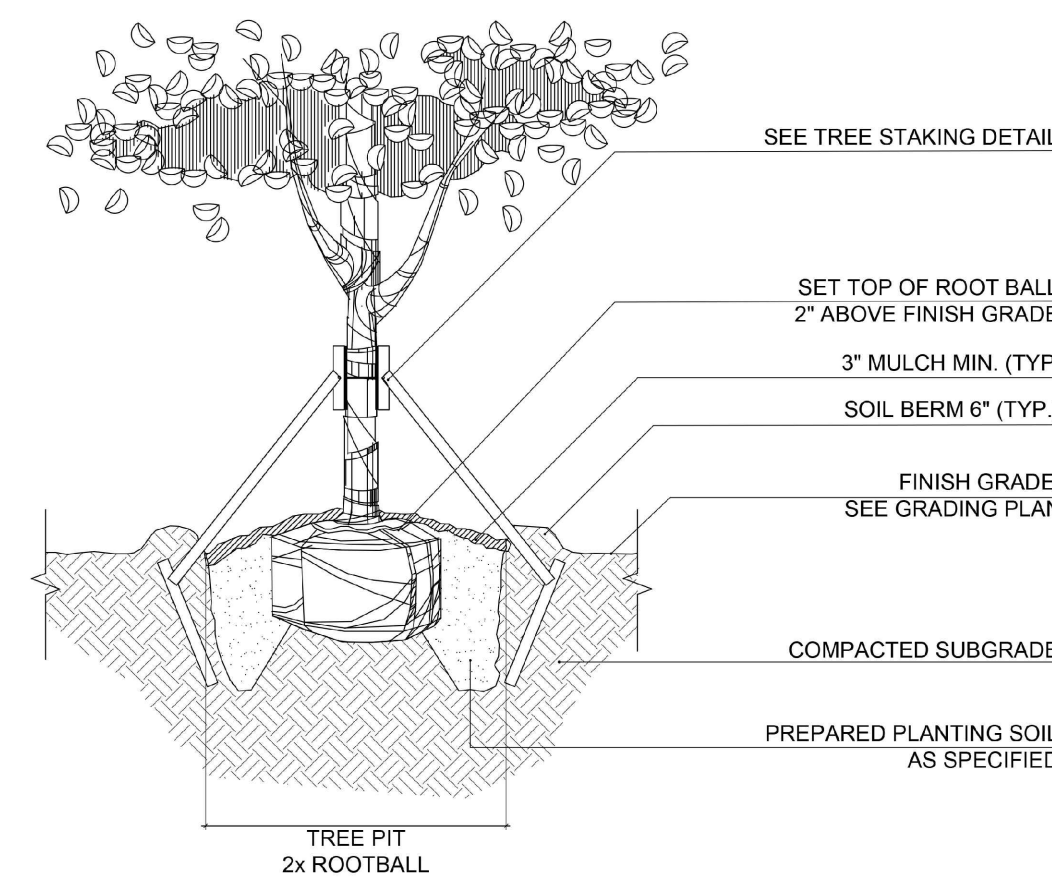
ROOF TERRACE PLANTING PLAN



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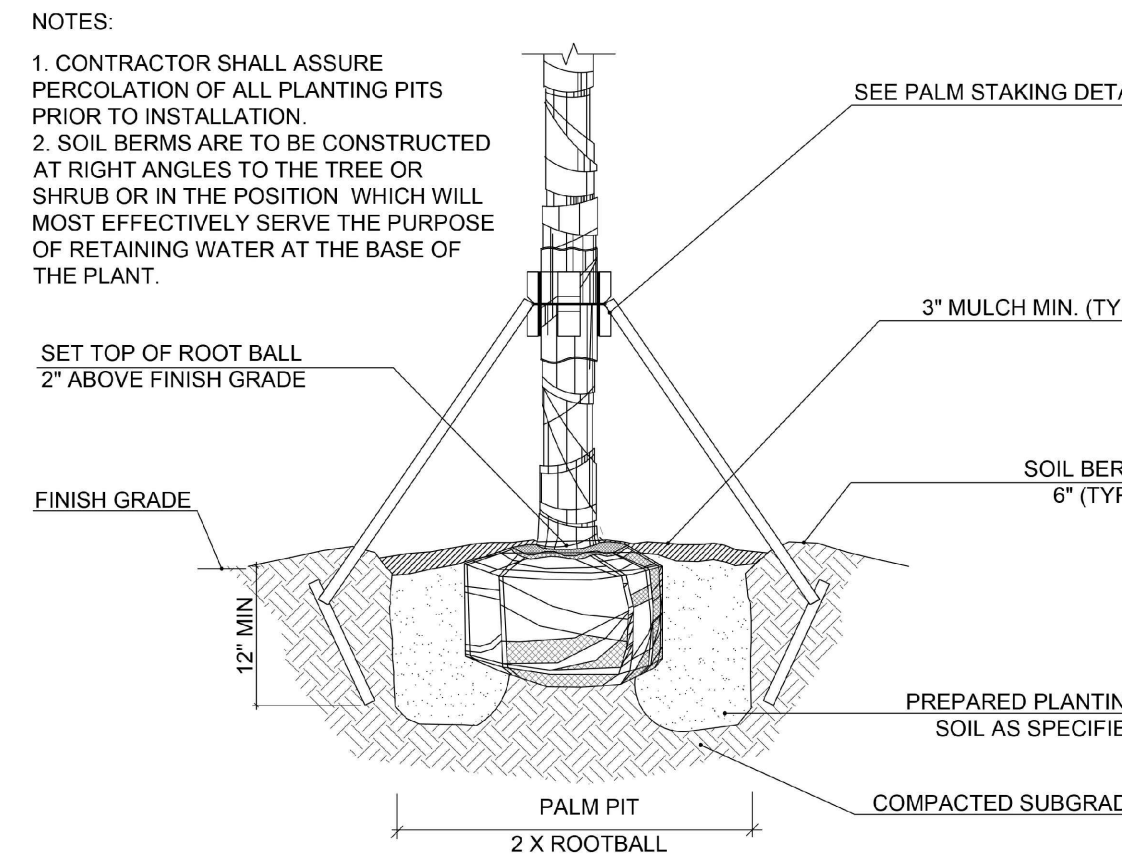
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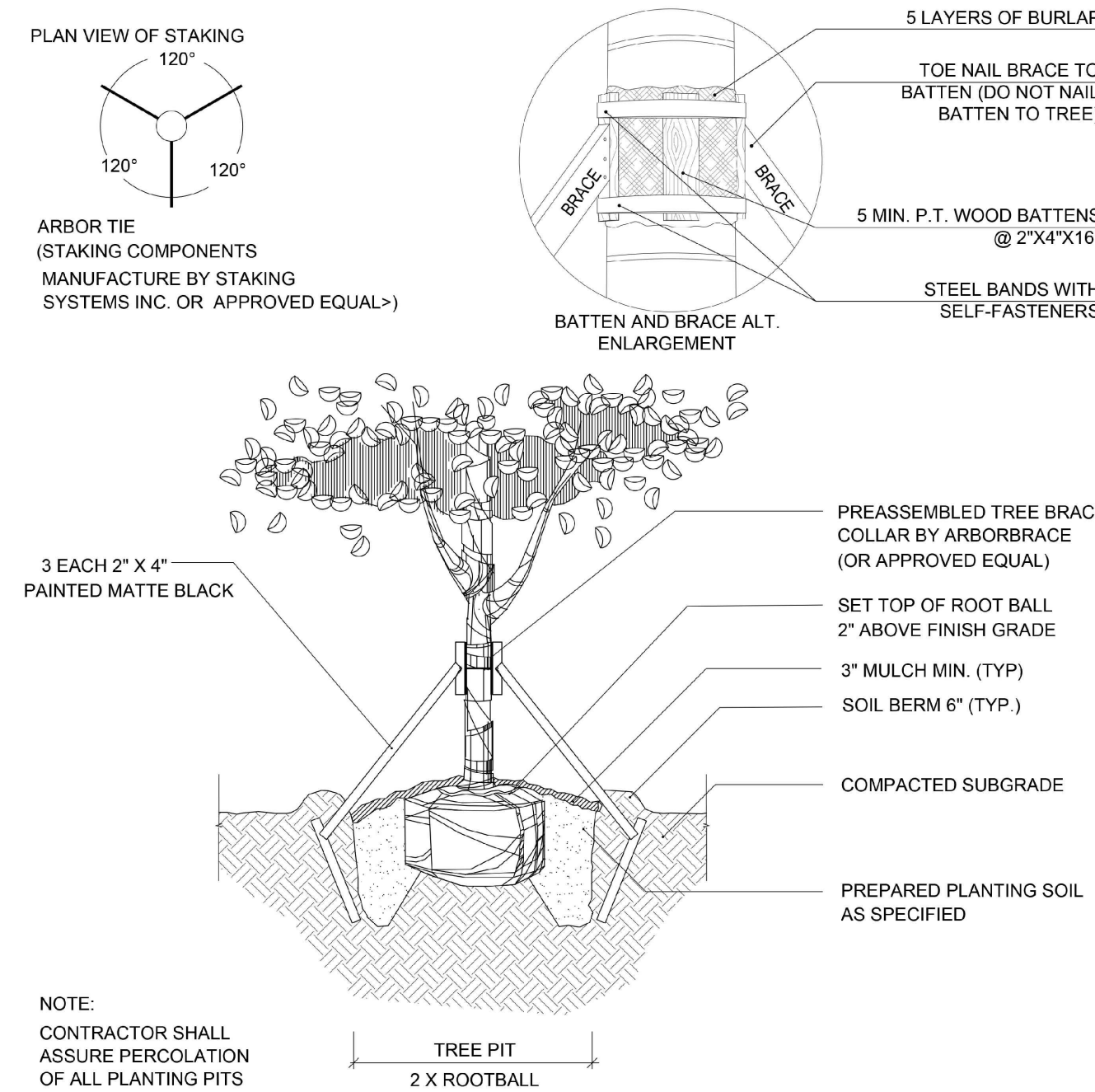
NOTE:
CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION

1 TREE PLANTING DETAIL
SCALE: N.T.S.



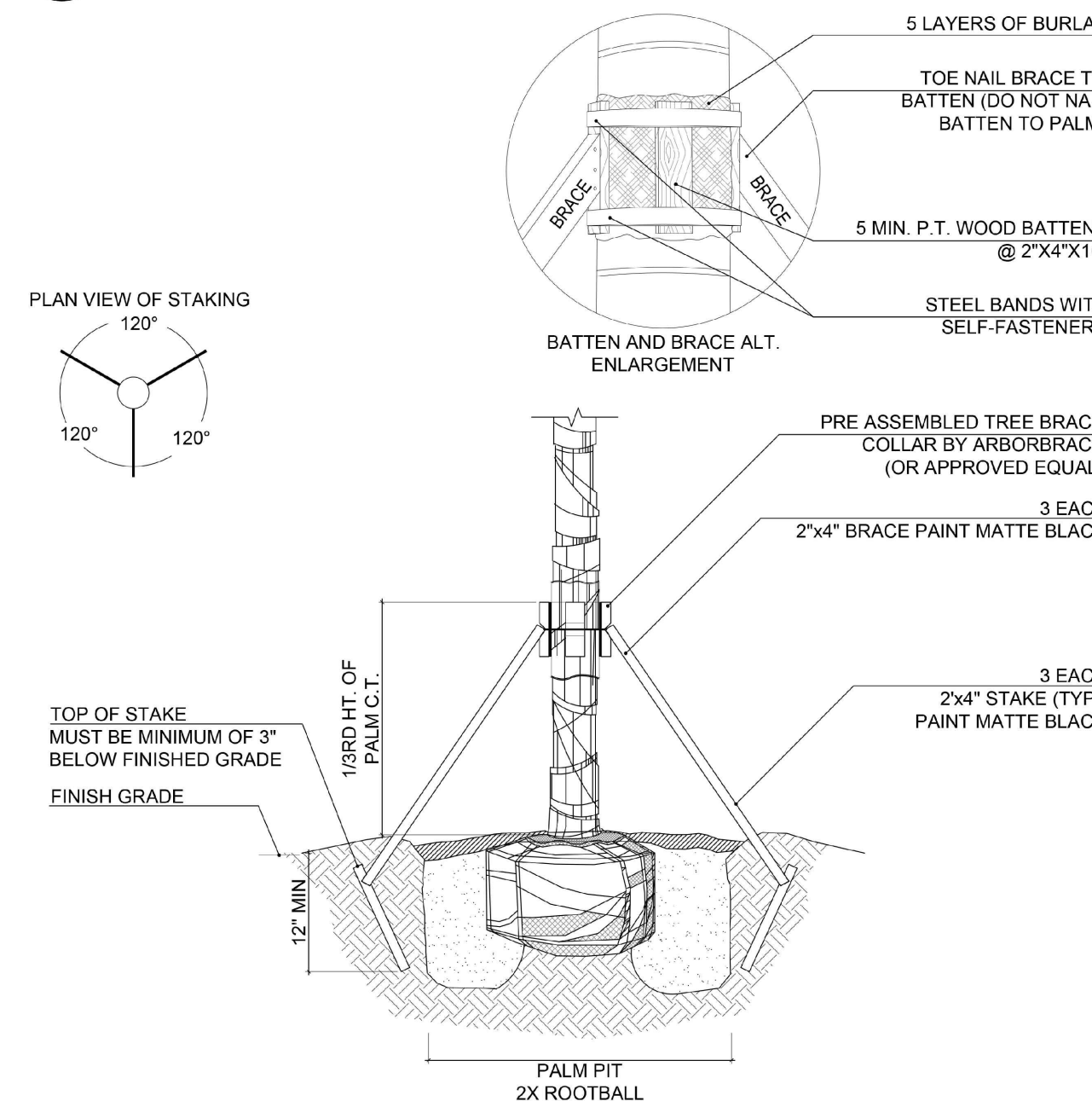
NOTES:
1. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.
2. SOIL BERMS ARE TO BE CONSTRUCTED AT RIGHT ANGLES TO THE TREE OR SHRUB OR IN THE POSITION WHICH WILL MOST EFFECTIVELY SERVE THE PURPOSE OF RETAINING WATER AT THE BASE OF THE PLANT.

2 PALM PLANTING DETAIL
SCALE: N.T.S.



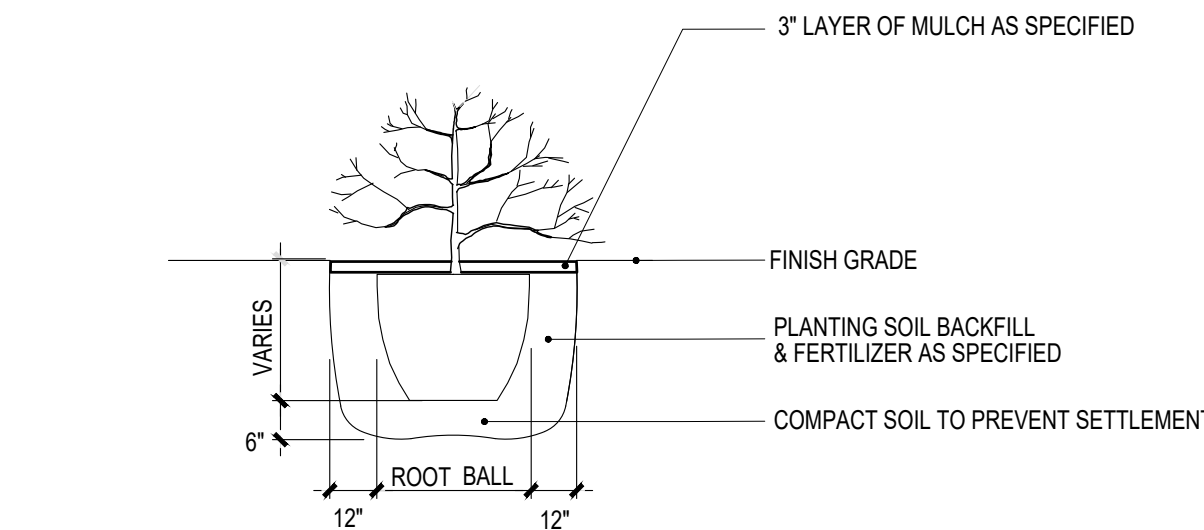
NOTE:
CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION

3 TREE STAKING DETAIL
SCALE: N.T.S.



NOTES:
1. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.
2. SOIL BERMS ARE TO BE CONSTRUCTED AT RIGHT ANGLES TO THE TREE OR SHRUB OR IN THE POSITION WHICH WILL MOST EFFECTIVELY SERVE THE PURPOSE OF RETAINING WATER AT THE BASE OF THE PLANT.

4 PALM STAKING DETAIL
SCALE: N.T.S.



5 TYPICAL SHRUB PLANTING DETAIL
SCALE: N.T.S.

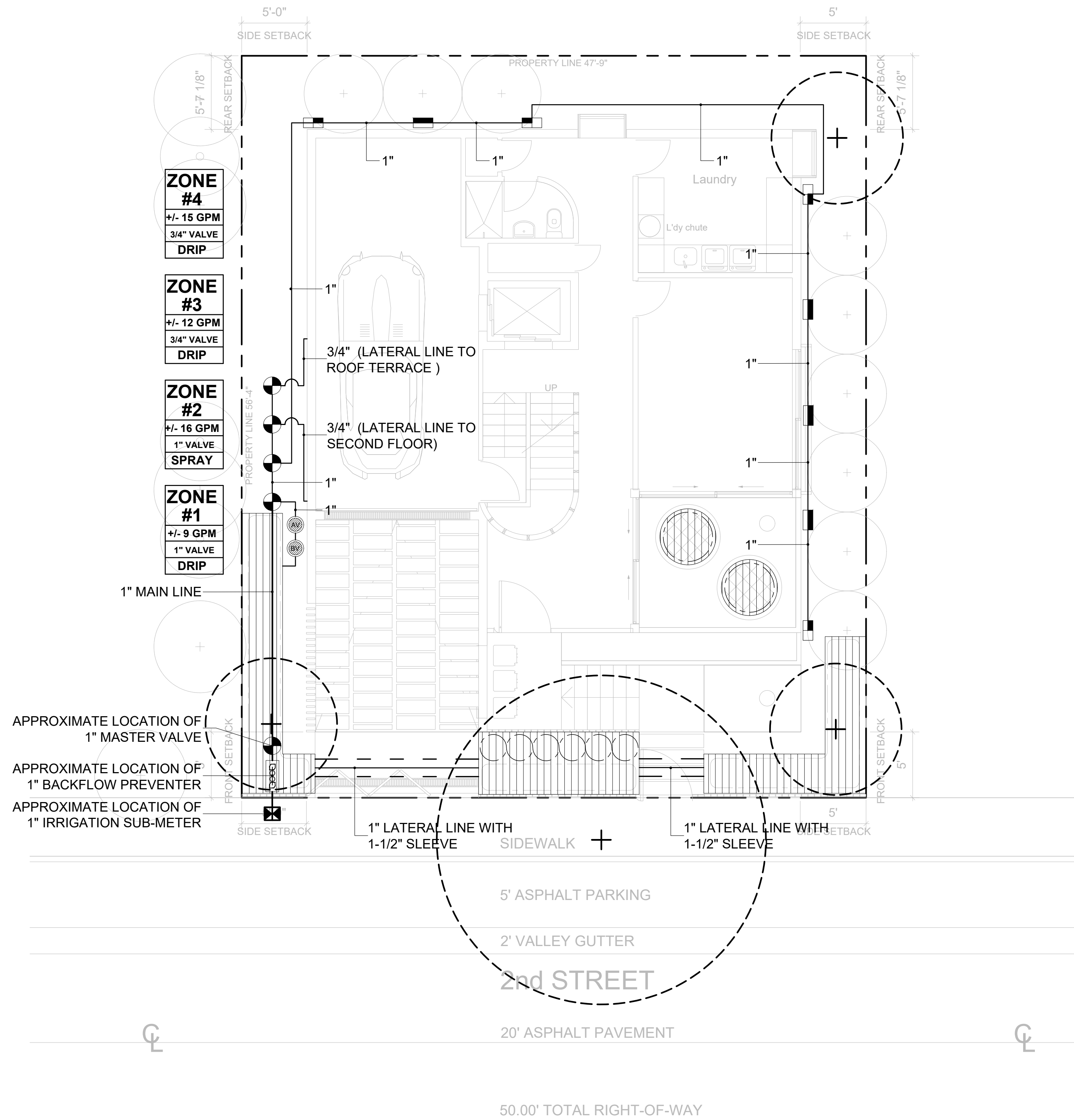
GENERAL LANDSCAPE NOTES:

- PLANT MATERIAL: ALL PLANT MATERIAL SHALL BE FLORIDA #1 OR BETTER AS ESTABLISHED BY "GRADES AND STANDARDS FOR NURSERY PLANTS" OF THE STATE OF FLORIDA, DEPARTMENT OF AGRICULTURE.
- ALL TREES, SHRUBS AND GROUNDCOVERS SHALL BE OF THE SIZES AS SPECIFIED IN THE PLANT LIST.
- QUANTITIES LISTED ON THE THE PLANT LIST ARE FOR ESTIMATING PURPOSES. CONTRACTOR SHALL VERIFY ALL QUANTITIES. MULCH, TOPSOIL, FERTILIZER, ETC. SHALL BE INCLUDED IN THE UNIT COST OF THE PLANTS.
- WHERE THERE IS A DISCREPANCY EITHER IN QUANTITIES, PLANT NAMES, SIZES OR SPECIFICATIONS BETWEEN THE PLAN OR PLANT LIST, THE PLAN TAKES PRECEDENCE.
- THE PLANTING PLAN SHALL BE INSTALLED IN COMPLIANCE WITH ALL EXISTING CODES AND APPLICABLE DEED RESTRICTIONS.
- SOD: ALL AREAS NOT USED FOR BUILDINGS, VEHICULAR USE AREAS, WALKS OR PLANTING BEDS SHALL BE GRASSED. GRASSING SHALL EXTEND TO ANY ABUTTING STREET PAVEMENT EDGE AND TO THE MEAN WATERLINE OF ANY ABUTTING CANAL, LAKE OR WATERWAY. STENOTAPHRUM SECUNDATUM, V. FLORITAM' UNLESS OTHERWISE NOTED. (ST. AUGUSTINE SOLID SOD). ALL AREAS DISTURBED BY CONSTRUCTION & NOT NOTED TO HAVE SHRUBS OR GROUNDCOVERS ON THE LANDSCAPE PLAN SHALL BE SODDED BY THE CONTRACTOR.
- PLANTING SOIL: ALL TREES AND SHRUBS SHALL BE PLANTED WITH A MINIMUM OF 12" TOPSOIL AROUND AND BENEATH THE ROOTBALL. MINIMUM TOPSOIL SHALL BE 6" FOR GROUNDCOVER AREAS AND 2" FOR SODDED GRASS AREAS.
- PLANTING SOIL TO BE A WEED-FREE MIXTURE OF 50% SAND, 40% MUCK, AND 10% CANADIAN PEAT. ALL PLANT MATERIAL TO RECEIVE PLANTING SOIL AS PER DETAILS. GENERAL RECOMMENDED PLANTING SOIL DEPTH: ALL TREES AND SHRUBS SHALL BE PLANTED WITH A MINIMUM OF 12" TOPSOIL AROUND AND BENEATH THE ROOTBALL. MINIMUM TOPSOIL SHALL BE 6" FOR GROUNDCOVER AREAS AND 2" FOR SODDED GRASS AREAS. THIS IS IN ADDITION TO A MINIMUM OF 10"-30" OF UNDISTURBED OR NATIVE SOIL THAT WAS STORED/STOCKPILED ON SITE AND REUSED, OR CLEAN IMPORTED PLANTING SOIL WITH A RANGE OF ORGANIC MATTER BETWEEN 3-5% WITH NO STONES GREATER THAN AN INCH AND A HALF IN DIAMETER IN ANY DIRECTION. TOPSOIL DEPTHS PLUS PLANTING SOIL/EXISTING NATIVE SOIL MINIMUM DEPTHS ARE IN ADDITION TO ANY LIMESTONE/ LIMEROCK SUBGRADE, & IN ADDITION TO EXCAVATION WIDTHS REQUIRED FOR TREE PITS AS SHOWN ON THE PLANTING DETAILS. TREE PITS SHALL BE EXCAVATED & BACKFILLED TO A MINIMUM DEPTH OF 30".
- CONTRACTOR IS RESPONSIBLE FOR DETERMINING ALL UTILITY LOCATIONS AND INSTALLING FACILITIES SO AS TO NOT CONFLICT. ALL DAMAGE TO EXISTING UTILITIES OR IMPROVEMENTS CAUSED BY CONTRACTOR SHALL BE REPAIRED AT NO ADDITIONAL COST TO THE OWNER.
- CONTRACTOR TO NOTIFY "SUNSHINE STATE ONE CALL OF FLORIDA, INC." AT 1-800-432-4770 TWO FULL BUSINESS DAYS PRIOR TO DIGGING FOR UNDERGROUND UTILITY LOCATIONS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING FINAL GRADING OF ALL ASSOCIATED PLANTING AREAS.
- AFTER FINAL GRADE, AREA TO BE RAKED TO 6" DEPTH AND ALL ROCK AND FOREIGN INORGANIC MATERIALS REMOVED AND DISPOSED OF PROPERLY OFF-SITE.
- ALL PLANTING HOLES TO BE HAND DUG EXCEPT WHERE MACHINE DUG HOLES WILL NOT ADVERSELY AFFECT OR DAMAGE UTILITIES OR IMPROVEMENTS (SEE NOTE 8).
- NO PLUNGING OF ANY TREE OR PALM WILL BE ACCEPTED. ALL PLANTS TO BE PLANTED AT THE NURSERY GRADE OR SLIGHTLY HIGHER.
- CONTRACTOR SHALL STAKE & GUY ALL TREES AND PALMS AT TIME OF PLANTING AS PER THE APPROPRIATE DETAIL. CONTRACTOR IS RESPONSIBLE FOR THE MAINTENANCE AND/OR REPAIR OF ALL STAKING AND GUYING DURING WARRANTY PERIOD AND REMOVAL & DISPOSAL OF STAKING AFTER ESTABLISHMENT PERIOD.
- FERTILIZER FOR GRASS AREAS SHALL BE NPK 16-4-8 @ 12.5 LBS/1000 S.F. OR 545 LBS/ACRE. NITROGEN 50% SLOW RELEASE FORM & FERTILIZER TO INCLUDE SECONDARY MICRONUTRIENTS.
- SUBSTITUTIONS AND CHANGES: ALL SUBSTITUTIONS AND CHANGES SHALL BE APPROVED IN WRITING PRIOR TO INSTALLATION. ANY DISCREPANCIES BETWEEN PLANS, SITE AND SPECIFICATIONS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE LANDSCAPE ARCHITECT, THE OWNER AND GOVERNING MUNICIPALITY.
- WATERING: ALL PLANT MATERIAL SHALL BE WATERED IN AT TIME OF PLANTING IN ACCORDANCE WITH STANDARD NURSERY PRACTICES. IN ADDITION, CONTRACTOR WILL CONTINUE WATERING OF PLANT MATERIAL UNTIL SUBSTANTIAL COMPLETION AND AS NEEDED THEREAFTER FOR A PERIOD OF 2 MONTHS.
- ALL NEW PLANT MATERIAL SHALL BE GUARANTEED FOR 1 YEAR FROM TIME OF FINAL ACCEPTANCE OF PROJECT. ANY PLANT MATERIAL NOT IN A HEALTHY GROWING CONDITION WILL BE REPLACED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER WITHIN 10 DAYS OF NOTIFICATION. FOR ALL REPLACEMENT PLANT MATERIAL, THE WARRANTY PERIOD SHALL BE EXTENDED AN ADDITIONAL 45 DAYS BEYOND THE ORIGINAL WARRANTY PERIOD. ALL TREES THAT LEAN OR ARE BLOWN OVER, CAUSED BY WINDS LESS THAN 75 MPH, WILL BE RE-SET AND BRACED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
- THE SUCCESSFUL BIDDER SHALL FURNISH TO THE OWNER A UNIT PRICE BREAKDOWN FOR ALL MATERIALS. THE OWNER MAY, AT ITS DISCRETION, ADD OR DELETE FROM THE MATERIALS UTILIZING THE UNIT PRICE BREAKDOWN SUBMITTED.
- NO PLANT MATERIAL WILL BE ACCEPTED SHOWING EVIDENCE OF CABLE, CHAIN MARKS, EQUIPMENT SCARS, OR OTHERWISE DAMAGED.
- PLANT MATERIAL WILL NOT BE ACCEPTED WHEN THE BALL OF EARTH SURROUNDING ITS ROOTS HAS BEEN CRACKED, BROKEN OR OTHERWISE DAMAGED.
- ROOT-PRUNE ALL TREES A MINIMUM OF (90) DAYS PRIOR TO PLANTING.
- ALL LANDSCAPED AREAS WILL BE IRRIGATED BY AN UNDERGROUND, AUTOMATIC, RUST-FREE IRRIGATION SYSTEM PROVIDING 100% COVERAGE AND 100% SPRAY OVERLAP. THE SYSTEM SHALL BE MAINTAINED IN GOOD WORKING ORDER AND DESIGNED TO MINIMIZE WATER ON IMPERVIOUS SERVICES AND NOT OVERSPRAY WALKWAYS. A RAIN SENSOR DEVICE SHALL BE OPERATIONAL TO OVERRIDE THE IRRIGATION CYCLE OF THE SYSTEM WHEN ADEQUATE RAINFALL HAS OCCURRED.
- ALL PLANT MATERIAL PLANTED WITHIN THE SIGHT DISTANCE TRIANGLE AREAS (SEE PLAN) SHALL PROVIDE UNOBSTRUCTED CROSS-VISIBILITY AT A HORIZONTAL LEVEL BETWEEN 30 INCHES AND 8 FEET ABOVE ADJACENT STREET GRADE.
- NO CANOPY TREES SHALL BE PLANTED WITHIN 12 FEET OF A LIGHT POLE. NO PALM SPECIES SHALL BE PLANTED WITHIN 6 FEET OF A LIGHT POLE.
- TREE PROTECTION BARRICADES SHALL BE PROVIDED BY LANDSCAPE CONTRACTOR AROUND EXISTING TREES THAT MAY BE IMPACTED BY THE PROPOSED CONSTRUCTION. PRIOR TO ANY CONSTRUCTION A TREE PROTECTION BARRICADE INSPECTION SHALL BE CONDUCTED BY THE LANDSCAPE ARCHITECT, OWNER OR GOVERNING MUNICIPALITY. REFER TO LANDSCAPE DETAIL FOR TREE PRESERVATION BARRICADE FENCING.
- IN ALL PEDESTRIAN AREAS, ALL TREES AND PALMS SHALL BE MAINTAINED TO ALLOW FOR CLEAR PASSAGE AT AN 8 FOOT CLEAR TRUNK.
- ALL LANDSCAPE MATERIAL SHALL BE SETBACK A MINIMUM OF 10' FROM ANY FIRE HYDRANT.
- MULCH SHALL BE FROM SHREDDED WOOD DERIVED FROM MELALEUCA OR OTHER INVASIVE TREE SPECIES AND SHALL BE STERILIZED TO EFFECTIVELY ELIMINATE ALL SEEDS, SPORES, ETC. AND RENDER THEM BARREN. MULCH MATERIAL SHALL BE MOISTENED AT THE TIME OF APPLICATION TO PREVENT WIND DISPLACEMENT AND APPLIED AT A DEPTH OF THREE INCHES (3"). MULCH IS TO BE KEPT 2-3" FROM THE STEM OF ALL GROUNDCOVERS & 6" FROM THE TRUNK OF ALL TREES & PALMS, AND MAXIMUM OF ONE (1) INCH DEPTH ON TOP OF ROOT BALLS. MULCH SHALL BE GRADY SHREDDED, AND SHALL BE APPLIED EVENLY AND SMOOTH TO PLANTED AREAS. NO RED OR COLORED MULCH SHALL BE ACCEPTED UNLESS SPECIFIED ACCORDINGLY. NO CYPRESS MULCH OR PINE BARK SHALL BE USED.
- PLANTINGS SHALL BE INSTALLED IN COMPLIANCE WITH ALL EXISTING CODES AND APPLICABLE DEED RESTRICTIONS. WHERE DISCREPANCIES EXIST, JURISDICTIONAL CODES, STANDARDS, & REGULATIONS SHALL GOVERN.

NO.	REVISIONS/ISSUE

DRAWING TITLE:
PLANTING NOTES AND DETAILS

PROJECT NO: 2025-RO
DATE: 03/13/2025
DRAWN: MJ
CHECKED: SOQ



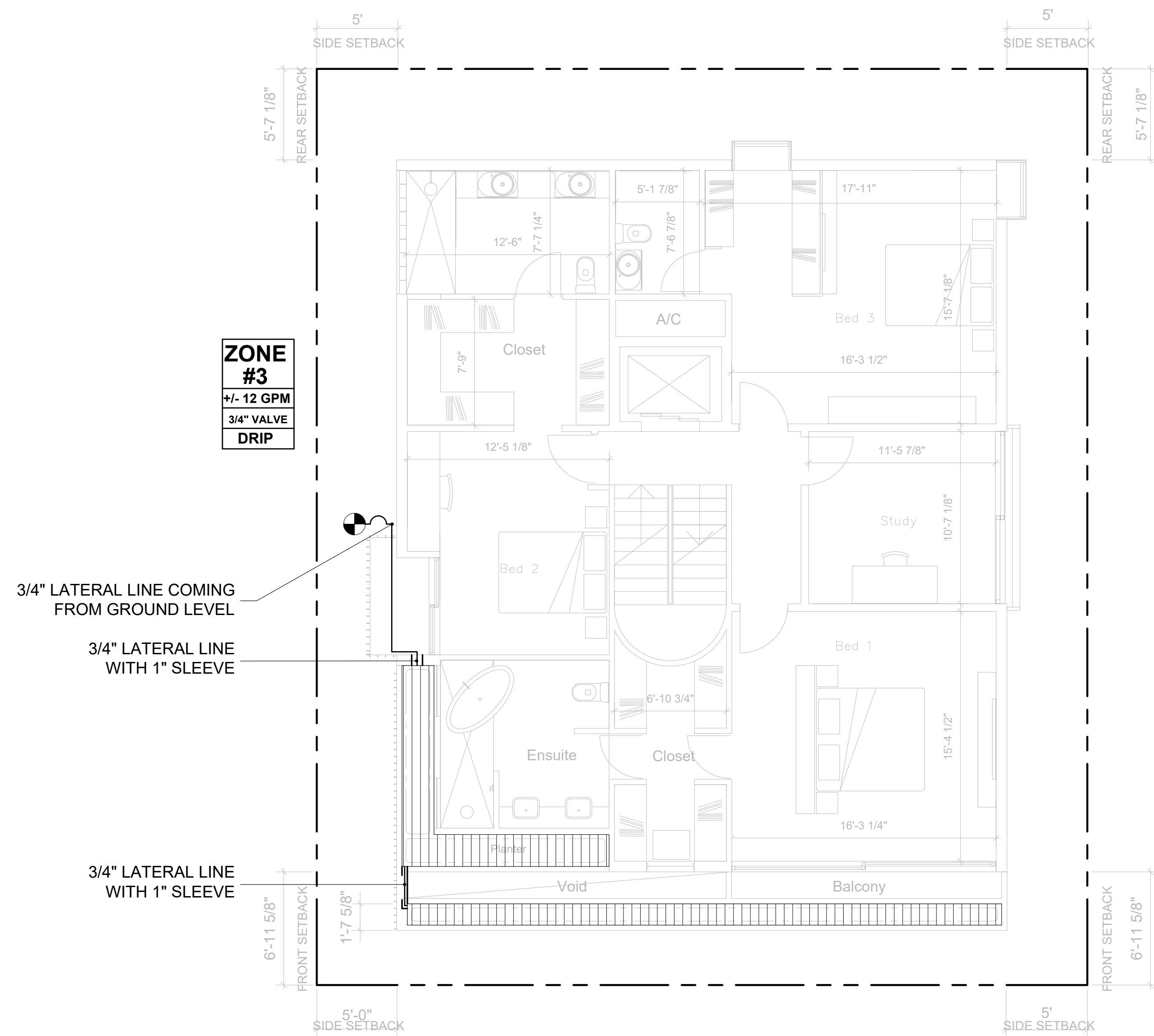
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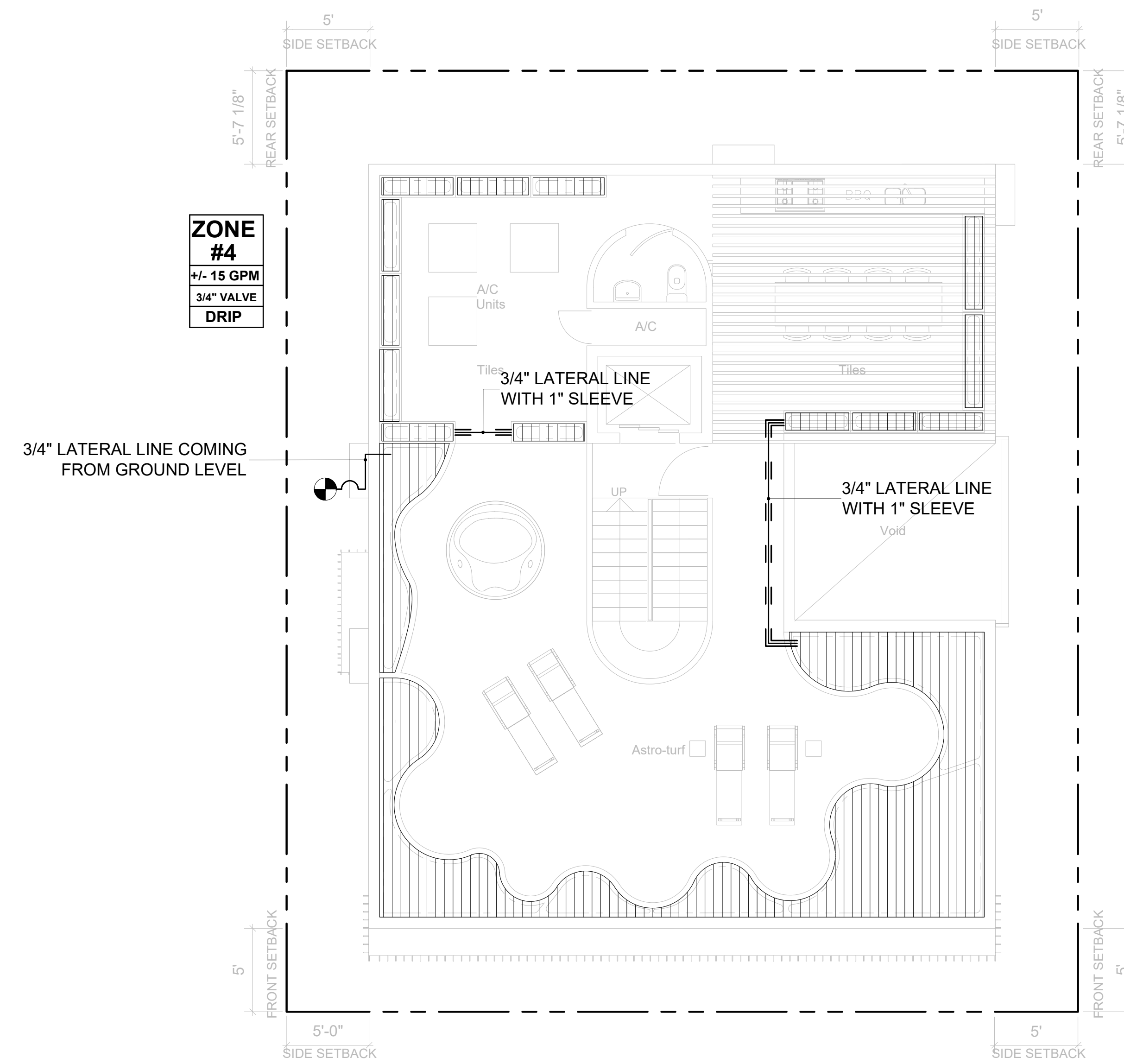
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SECOND FLOOR IRRIGATION PLAN

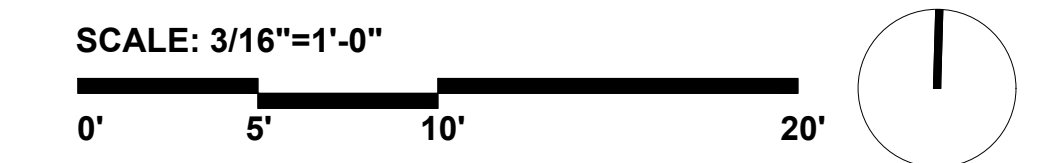


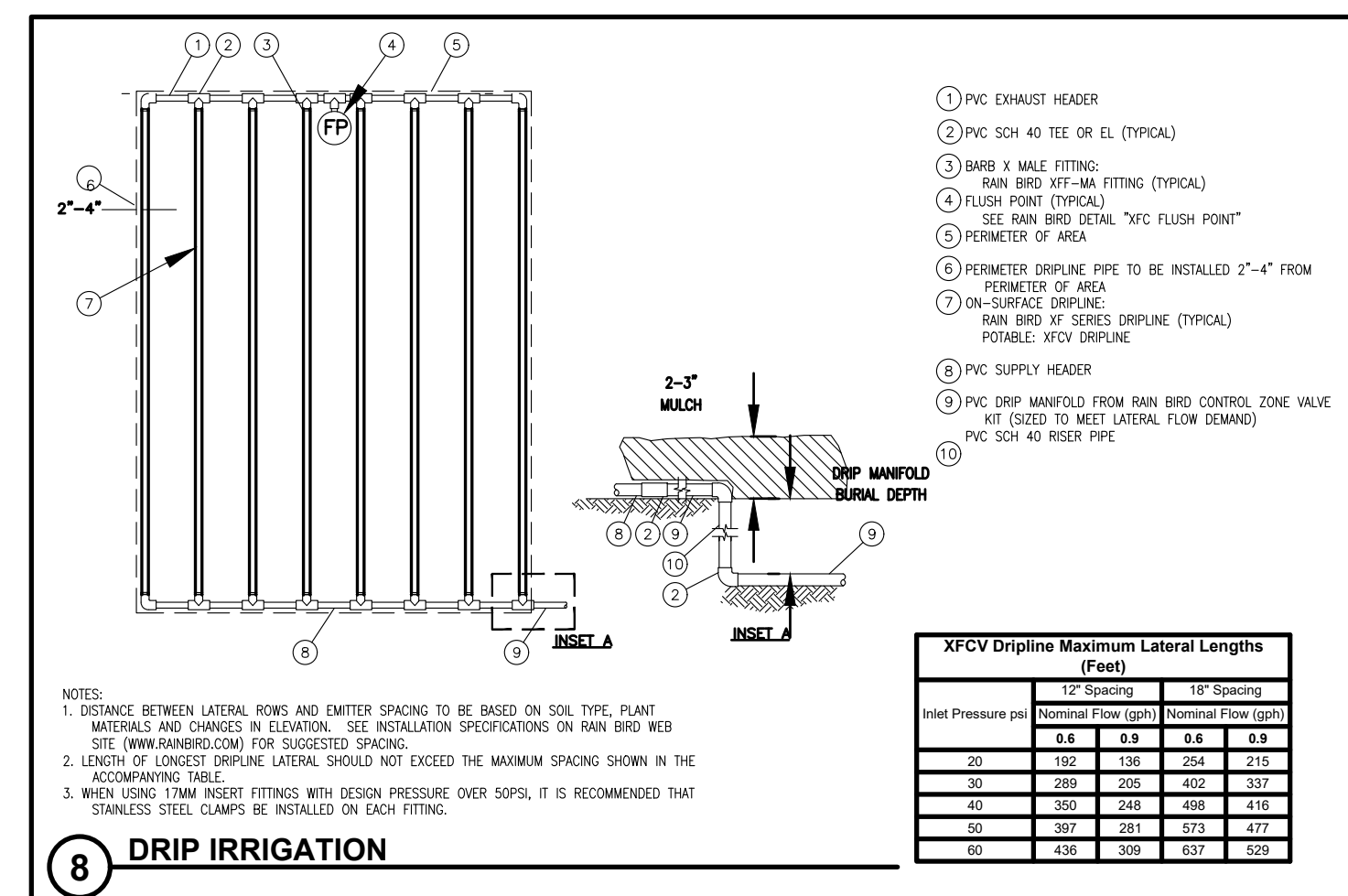
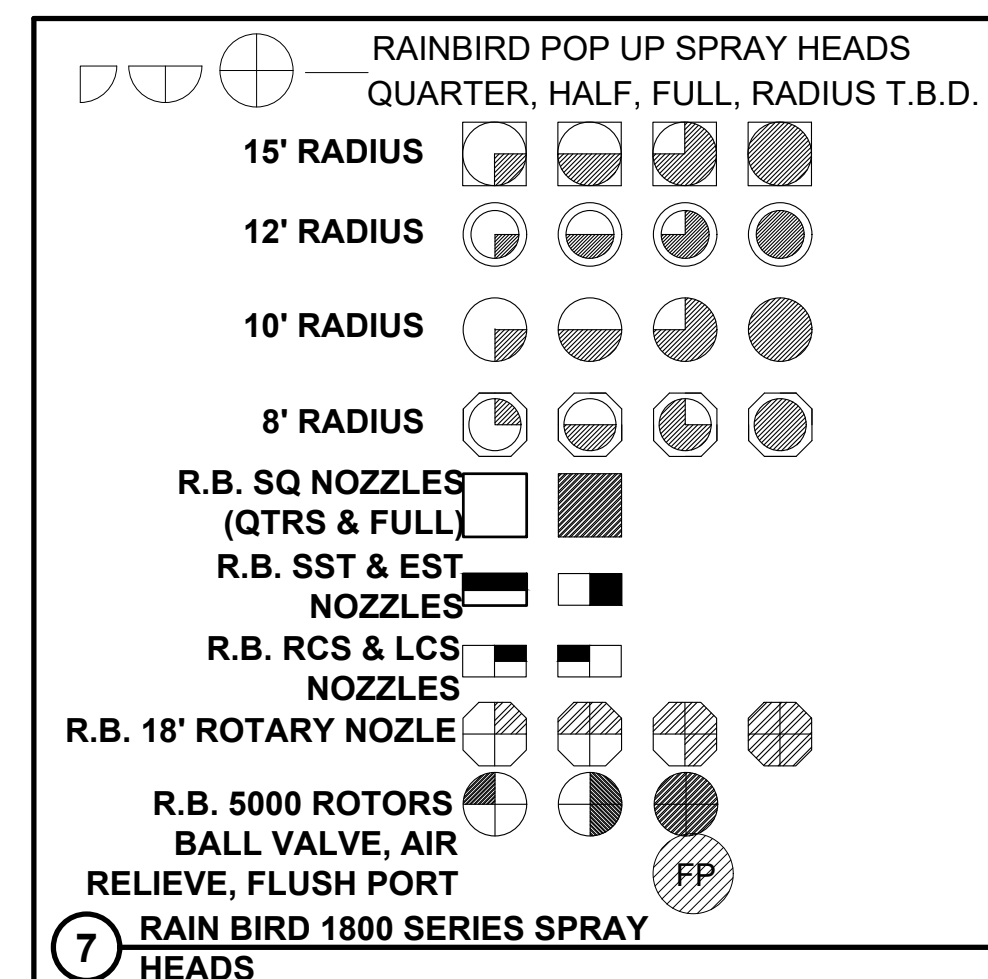
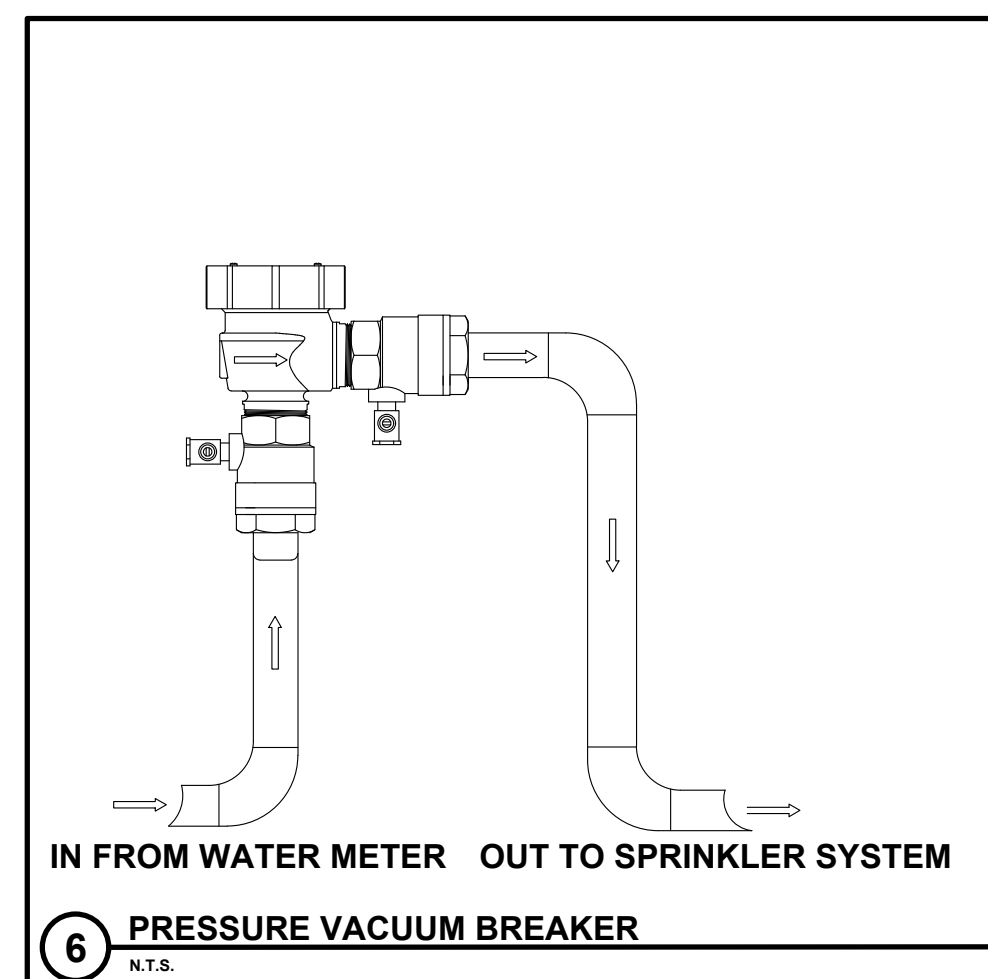
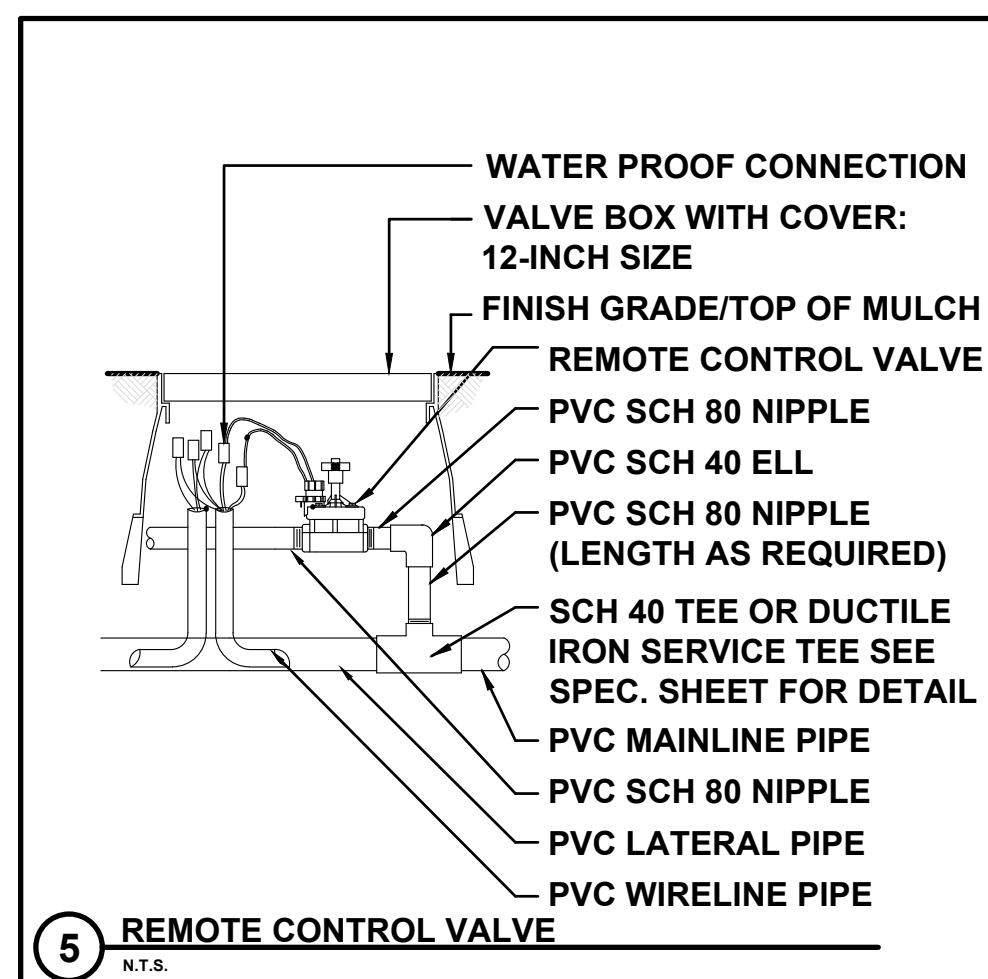
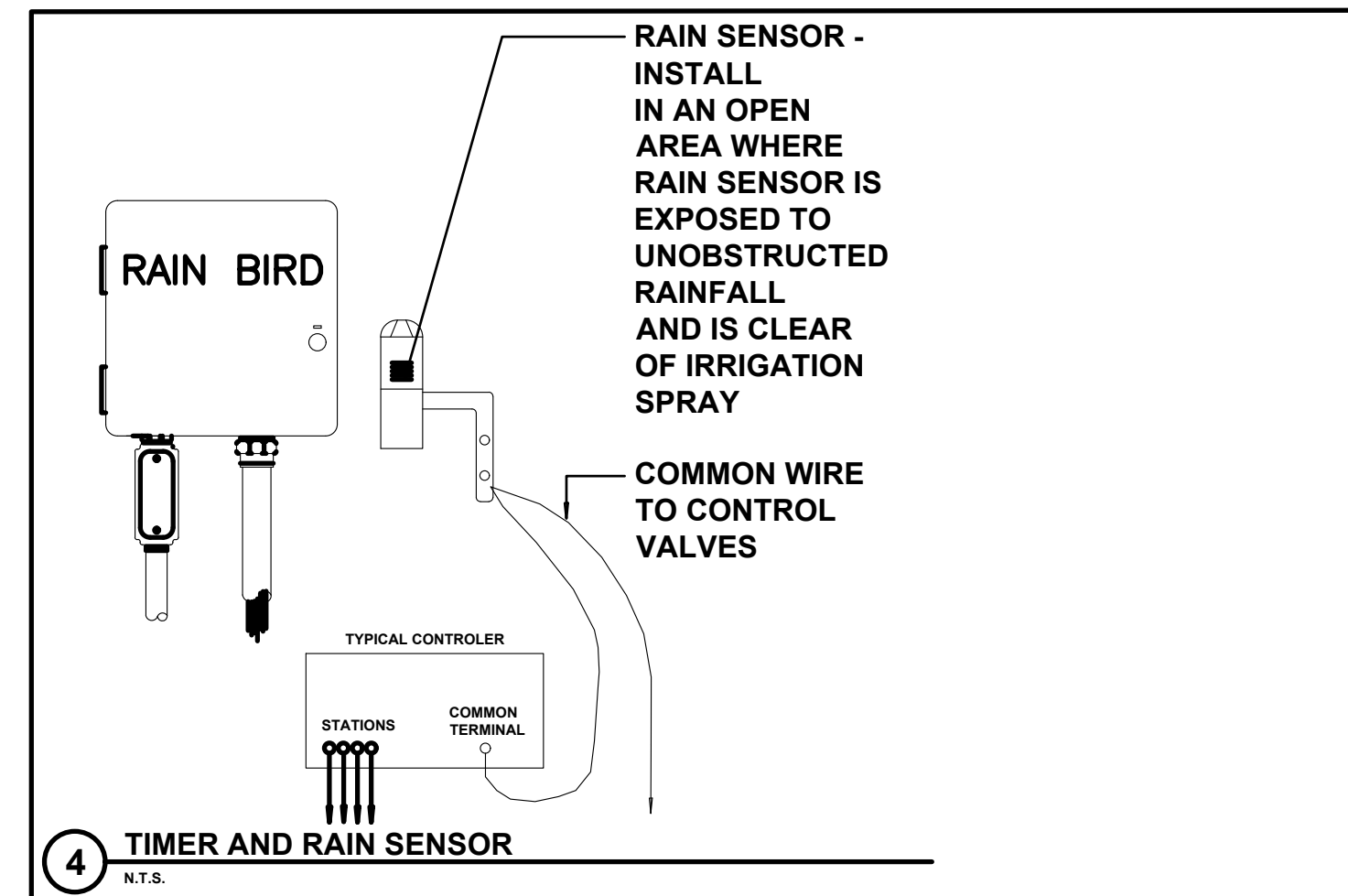
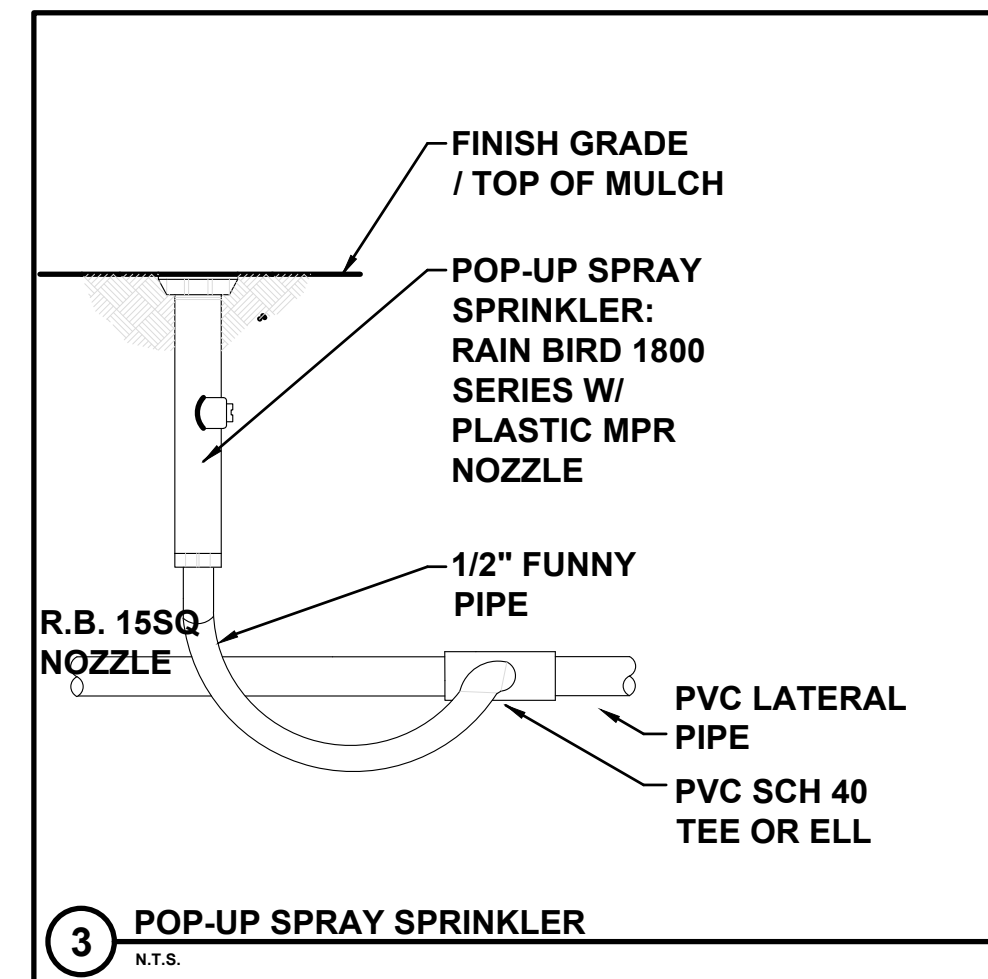
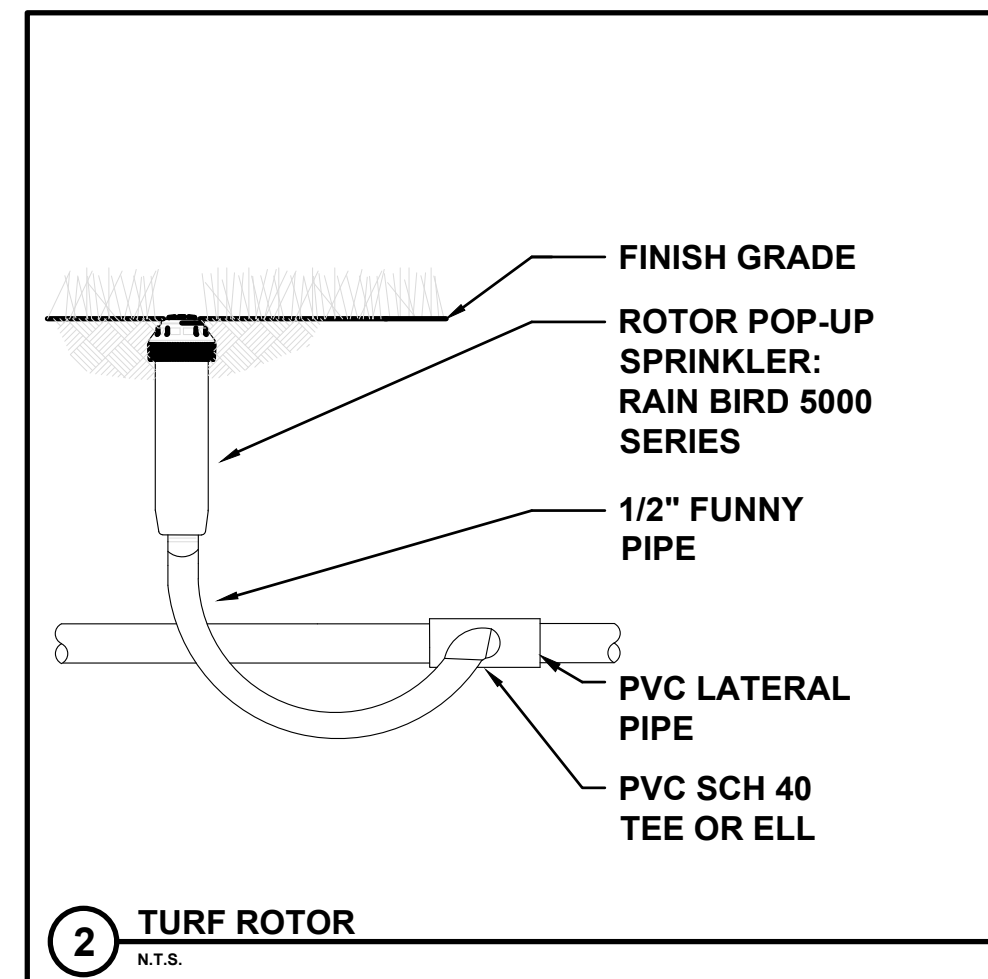
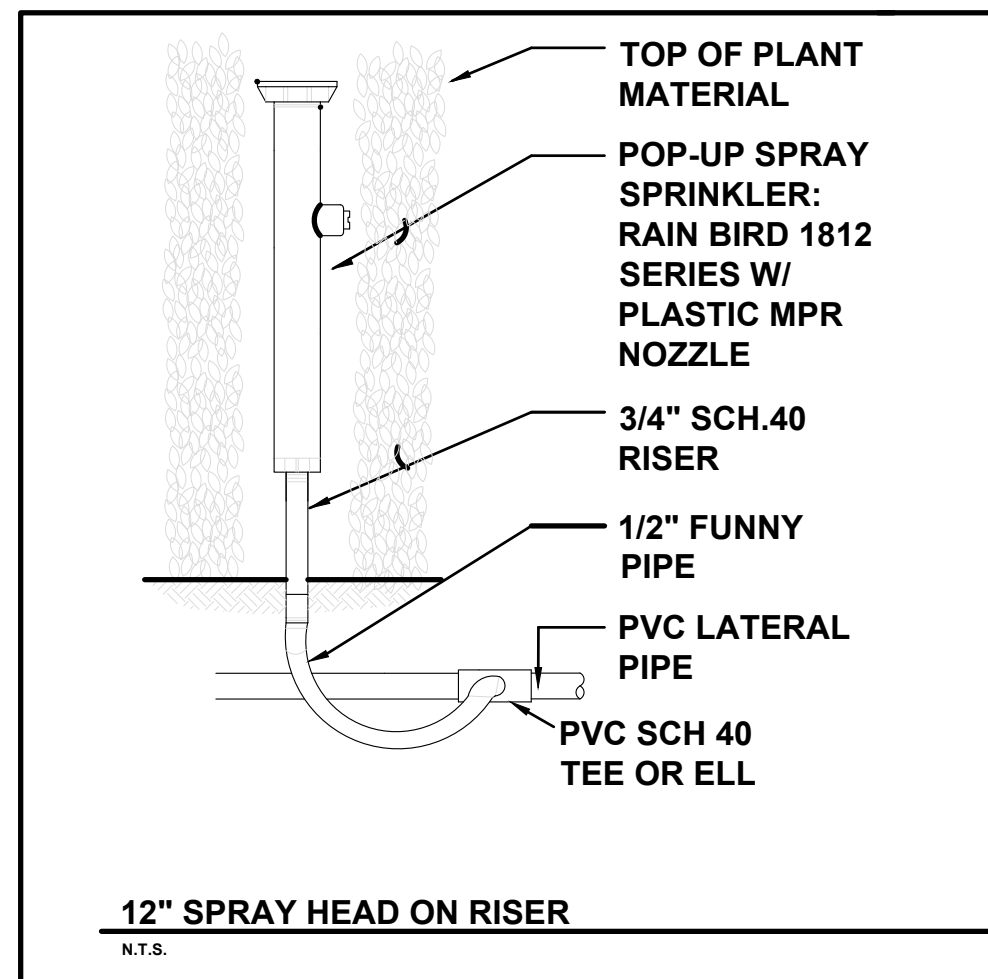
ROOF IRRIGATION PLANTING PLAN

NO.	REVISIONS/ISSUE

DRAWING TITLE:
PLANTING PLAN

PROJECT NO: 2025-RO
DATE: 03/13/2025
DRAWN: MJ
CHECKED: SOQ



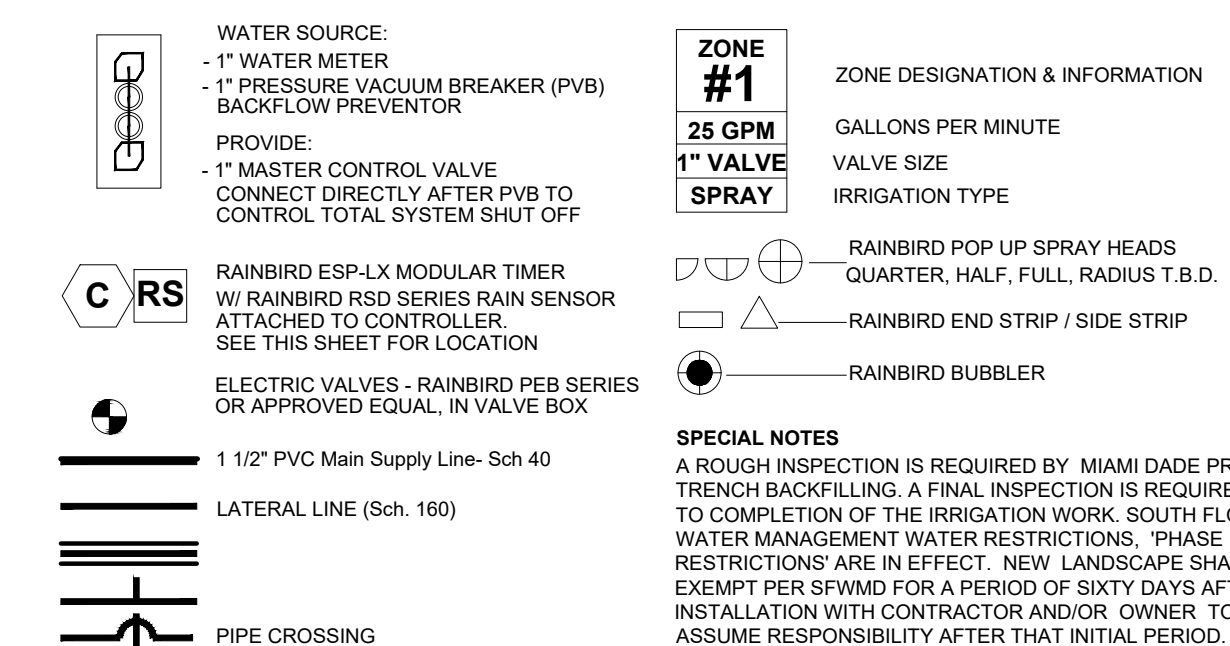


IRRIGATION NOTES

- 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.

IRRIGATION LEGEND



FLORIDA BUILDING CODE- APPENDIX F PIPE INSTALLATION-DEPTH OF COVER

VEHICLE TRAFFIC AREAS	
PIPE SIZE (INCHES)	DEPTH OF COVER (INCHES)
1 1/2" TO 2 1/2"	18" TO 24"
3" TO 5"	24" TO 30"
6" OR GREATER	30 TO 36"

NON-TRAFFIC AND NON-CULTIVATED AREAS	
PIPE SIZE (INCHES)	DEPTH OF COVER (INCHES)
1/2" TO 1 1/4"	6" TO 12"
1 1/2" TO 2"	12" TO 18"
2 1/2" TO 3"	18" TO 24"
4" OR LARGER	24" TO 36"

FLORIDA BUILDING CODE- APPENDIX F PART V- A-6

WATER PIPE SIZE	SLEEVE SIZE
3/4"	1 1/2"
1"	2"
1 1/4"	2 1/2"
1 1/2"	3"
2"	4"
3"	6"
4"	8"

SLEEVES TO EXTEND A MIN. 3" BEYOND ALL PAVED AREAS, BACKFILL AND COMPACTION PER APPENDIX F

LANDSCAPE and IRRIGATION NOTE

- THE PROPOSED LANDSCAPE and IRRIGATION DESIGN MEETS AND EXCEEDS THE LANDSCAPE CODE REQUIREMENTS AS STIPULATED IN CHAPTER 18-A, MIAMI DADE COUNTY LANDSCAPE ORDINANCE.
- EXISTING SITE CONDITIONS HAVE BEEN FIELD VERIFIED BY LANDSCAPE ARCHITECT.
- ALL LANDSCAPE AREAS TO BE 100% COVERED BY A FULLY AUTOMATIC IRRIGATION SYSTEM WITH RAIN SENSOR. SEE THIS SHEET FOR IRRIGATION LAYOUT.