NEW 4' HIGH X 4'-0" WIDE ACCESS GATE
VERTICAL PICKET FENCE TO REJECT
A 4" SPHERE WITH SELF-CLOSING DEVICE AND
SELF-LATCHING DEVICE TO BE LOCATED ON
THE POOL SIDE MIN. 3 INCHES BELOW TOP OF
GATE TO COMPLY WITH F.B.C. ONE LEAF FIXED

TYPICAL 10' x 10' TRIANGLE OF
VISIBILITY AS PER SECTION 10-106.A&B
SHALL BE KEPT CLEAR OF VISUAL
OBSTRUCTIONS BETWEEN A HEIGHT OF
TWO AND A HALF (2½) FEET AND EIGHT
(8) FEET ABOVE THE ESTABLISHED GRADE.

Wood Pole

N87°45'23"E 300.42'

N02°13'59"W 126.47'

6' UTILITY EASEMENT

S87°45'23"W 300.45'

2' Curb & Gutter

NEW 4' HIGH X 4'-0" WIDE ACCESS GATE
VERTICAL PICKET FENCE TO REJECT
A 4" SPHERE WITH SELF-CLOSING DEVICE AND
SELF-LATCHING DEVICE TO BE LOCATED ON
THE POOL SIDE MIN. 3 INCHES BELOW TOP OF
GATE TO COMPLY WITH F.B.C. ONE LEAF FIXED

TYPICAL 10' x 10' TRIANGLE OF VISIBILITY
AS PER SECTION 10-106.A&B SHALL
BE KEPT CLEAR OF VISUAL OBSTRUCTIONS
BETWEEN A HEIGHT OF TWO AND A HALF
(2½) FEET AND EIGHT (8) FEET ABOVE THE
ESTABLISHED GRADE.

TREE DISPOSITION PLAN

SCALE: 3/32 " = 1'-0"

REFER TO SHEET LA 1.1 FOR TREE
DISPOSITION NOTES AND DETAILS

NORTH

PACHECO ARCHITECTURE

PACHECO ARCHITECTURE, LLC.
AA26002619
4990 SW 72ND AVE. SUITE 101, MIAMI, FL 33155
O: 305.666.2573 F: 305.666.3871
www.pachecoarchitecture.com

Landscape Architect is the author and owner of all drawings and specifications and other documents, including those in electronic form, prepared by the Landscape Architect and the Landscape Architect's consultant and the Landscape Architect shall retain all common law, statutory and other reserved rights, including copy rights for this project.

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REGISTERED LANDSCAPE ARCHITECT
Orlando S Comas
LA0001565
STATE OF FLORIDA

NEW RESIDENCE FOR:
MR & MRS
DE LA CONCEPCION
8965 SW 63RD COURT
PINECREST, FL 33156

revisions
1 12/04/2024 - SITE PLAN
2 05/30/2025 - SITE PLAN

date
issued
drawn
checked
project no. 2341

Orlando S Comas
Digitally signed by Orlando S Comas
Date: 2025.06.11 18:15:07 -04'00'

sheet no.
LA-1.0

EXISTING TREE DISPOSITION CHART

No.	BOTANICAL NAME	COMMON NAME	Diameter DBH (in)	HEIGHT OA	CANOPY (Ft)	HEALTH	DISPOSITION	CANOPY REMOVED (Sq.Ft.)	Mitigation	COMMENTS
1	Quercus virginiana	Live oak	18	35	20	Fair	REMAIN			Located within or close to structure
2	Quercus virginiana	Live oak	16	25	25	Fair	REMAIN			Located within or close to structure
3	Quercus virginiana	Live oak	18	35	25	Fair	REMAIN			Located within or close to structure
4	Quercus virginiana	Live oak	18	35	25	Fair	REMAIN			Located within or close to structure
5	Quercus virginiana	Live oak	20.4	30	20	Fair	REMAIN			Located within or close to structure
6	Mangifera indica	Mango tree	12	30	20	Fair	REMOVE	314	Mitigation as per Village	Located within septic system
7	Mangifera indica	Mango tree	12	30	20	Fair	REMOVE	314	Mitigation as per Village	Located within septic system
8	Quercus virginiana	Live oak	12	30	25	Fair	REMAIN			Located within or close to structure
9	Mangifera indica	Mango tree	12	30	20	Fair	REMOVE	314	Mitigation as per Village	Located within or close to structure
10	Mangifera indica	Mango tree	12	30	20	Fair	REMOVE	314	Mitigation as per Village	Located within or close to structure
11	Mangifera indica	Mango tree	12	30	20	Fair	REMOVE	314	Mitigation as per Village	Located within or close to structure
12	Mangifera indica	Mango tree	12	30	20	Fair	REMOVE	314	Mitigation as per Village	Located within or close to structure
13	Mangifera indica	Mango tree	12	30	20	Fair	REMOVE	314	Mitigation as per Village	Located within or close to structure
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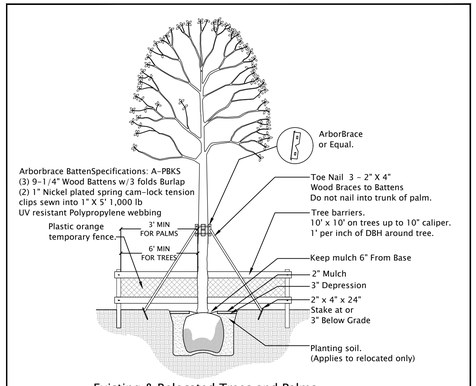
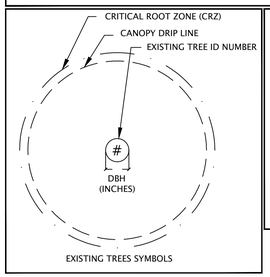
92	Quercus virginiana	Live oak	18	35	25	Fair	REMAIN			
							TOTAL CANOPY REMOVED			



Existing & Relocated Trees and Palms
Protective Barrier & Bracing Section Detail

N.T.S.

Place three wood braces on trees & palms up to 8" caliper
Place four wood braces on trees & palms over 8" caliper
Place protective barrier on trees & palms to remain and trees & palms to be relocated.
Existing barriers on trees to remain or planted may be made constructed of wood and plastic orange temp. fence.



EXISTING TREES SYMBOLS

TREE PROTECTION ZONE SIGN

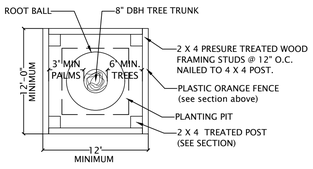
A PLASTIC COVERED SIGN 12" X 12" MINIMUM IS TO BE POSTED AT EACH TREE PROTECTION BARRIER

TREE PROTECTION ZONE

- NO EXCAVATION
- NO CONSTRUCTION BUILDING MATERIALS STORAGE
- NO SPILLAGE OR DUMPING OF FUEL OR ANY OTHER CHEMICALS OR LIQUIDS
- NO ALTERATION OF EXISTING GRADE
- NO EQUIPMENT OPERATION
- NO ENTRANCE INSIDE ENCLOSURE
- NO TEMPORARY REMOVAL OF ENCLOSURE

BORDER OF SIGN

BORDER OF SIGN



TREE PROTECTIVE BARRIER DETAIL-PLAN VIEW DETAIL

Tree protection during construction. N.T.S.

PROTECTIVE BARRIERS TO BE MINIMUM 6' FROM TRUNK OF TREES AND 3' FROM TRUNK OF PALMS. BARRIERS MUST BE MINIMUM 2' FROM EDGE OF PAVEMENT.

ABBREVIATIONS & SYMBOLS

NLO. = NEW LOCATION
REL. = RELOCATE WITH IN SITE
TBR. = TO BE REMOVED
TRE. = TO REMAIN IN CURRENT LOCATION

(#) EXISTING TREE SYMBOL

[#] NEW LOCATION OF EXISTING TREE SYMBOL WITHIN SITE

PROTECTIVE BARRIER

811
Know what's bellow
Call before you dig.
It's the Law!

NOTE:
4 BURSERA SIMARUBA/ GUMBO LIMBO TREES HAVE BEEN ADDED IN PLANTING PLAN AS REPLACEMENTS FOR EXISTING TREES #76, 77, 80 & 81

GENERAL TREE WORK REQUIREMENTS, NOTES & SPECIFICATIONS

1. THE TREE DISPOSITION/MITIGATION PLAN HAS BEEN DESIGNED ACCORDING TO THE TREE PROTECTION AND/OR MITIGATION ORDINANCES/CODES OF THE MUNICIPALITY OR COUNTY WHERE SITE IS LOCATED. UPON PERMIT APPROVAL BY MUNICIPALITY OR COUNTY, LANDSCAPE CONTRACTOR, ARBORIST OR TREE WORK ENTITY SHALL ADHERE TO THE PERMITTED PLANS AND SPECIFICATIONS. NO TREE/PALM SHALL BE REMOVED, ROOT PRUNED OR RELOCATED UNTIL TREE REMOVAL/RELOCATION PERMIT HAS BEEN ISSUED.
2. TREE DISPOSITION PLAN HAS BEEN DESIGNED BASED ON THE INFORMATION CONTAINED IN THE TREE SURVEY PROVIDED BY OWNER AND PREPARED BY A LICENSED PROFESSIONAL LAND SURVEYOR. SHOULD THERE BE ANY DISCREPANCIES BETWEEN TREE SURVEY AND TREE DISPOSITION PLAN, LANDSCAPE CONTRACTOR SHALL SEEK CLARIFICATION FROM LANDSCAPE ARCHITECT.
3. TREE WORK, WILL BE DEFINED FOR ALL ASPECTS OF THESE NOTES, SPECIFICATIONS, PLANS, SECTIONS, DETAILS AND ANY OTHER LANDSCAPE DOCUMENT RELATED TO THIS PROJECT, AS ANY AND ALL TREE CANOPY TRIMMING AND/OR THINNING OUT, PRUNING OF BRANCHES, ROOT PRUNING, RELOCATION, BRACING, STRAPPING, PLACING OF PROTECTIVE BARRIERS AND ANY OTHER TYPE OF WORK REQUIRED FOR THE PROPER PROCESS OF TRIMMING, PRUNING AND RELOCATING TREES WITHIN THE PROPERTY.
4. LANDSCAPE CONTRACTOR FOR ALL PURPOSES OF THIS PROJECT AND REGARDING TREE WORKS IS DEFINED AS ANY LANDSCAPE CONTRACTOR, ARBORIST OR ANY TREE WORK ENTITY PERFORMING THE TREE WORKS WHO MEETS THE LICENSING, INSURANCE AND SUPERVISORY REQUIREMENTS.
5. IT WILL BE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO PROCURE AND OBTAIN ANY REQUIRED PERMIT FOR THE TREE WORK, UNLESS THE PERMIT IS ISSUED TO OWNER OR GENERAL CONTRACTOR.
6. LANDSCAPE CONTRACTOR TO DO ANY TREE WORK, ROOT PRUNING OR RELOCATION WITHIN THE PROPERTY SHALL HAVE IN A SUPERVISORY CAPACITY A ISA CERTIFIED ARBORIST IN STAFF OR CONTRACTED FOR THE SPECIFIC WORKS OF THE SITE DESCRIBED IN THE PLANS, BE LICENSED AND INSURED AS REQUIRED BY MUNICIPALITY, COUNTY OR STATE AND COORDINATE THE DOCUMENTATION REQUIRED BY GENERAL CONTRACTOR.
7. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL MATERIALS AND INSURED EQUIPMENT NECESSARY TO PERFORM THE TREE WORKS.
8. LANDSCAPE CONTRACTOR TO DO ANY TREE WORK, ROOT PRUNING OR RELOCATION WITHIN THE PROPERTY SHALL CONTACT SUNSHINE 811. FLORIDA'S LAW REQUIRES ANYONE PLANNING TO DIG TO CONTACT SUNSHINE 811 AT LEAST TWO FULL BUSINESS DAYS BEFORE BREAKING GROUND.
9. LANDSCAPE CONTRACTOR SHALL VISIT AND INSPECT THE SITE CONDITIONS AND THE TREES TO BE RELOCATED AND INFORM LANDSCAPE ARCHITECT OF ANY ANOMALIES OBSERVED.
10. LANDSCAPE CONTRACTOR SHALL INSTALL ROOT BARRIERS AS INDICATED IN PLANS SECTIONS AND DETAILS AROUND EACH EXISTING TREE TO REMAIN AND THOSE TREES TO BE RELOCATED ONCE THEY ARE RELOCATED TO THEIR NEW LOCATION. PROTECTIVE TREE BARRIERS SHALL ALSO BE INSTALLED ON ANY EXISTING TREE WITHIN THE RIGHT OF WAY WITH SIDE FACING THE STREET PAVEMENT MINIMUM TWO FEET FROM EDGE OF PAVEMENT.

ROOT PRUNING/RELOCATION NOTES & SPECIFICATIONS

1. ALL ROOT PRUNING, RELOCATION , TREE PRUNING AND TRIMMING IS TO BE PERFORMED FOLLOWING ANSI-A300 TRANSPLANTING AND TREE PRUNING AND TRIMMING STANDARDS- PART 1 AND PART 6 OR MOST RECENT EDITION.
2. ROOT PRUNING IS THE PROCESS OF CUTTING ROOTS PRIOR TO MECHANICAL EXCAVATION NEAR A TREE , MAY BE NECESSARY TO MINIMIZE DAMAGE TO THE TREE'S ROOT SYSTEM DURING CONSTRUCTION OR IN PREPARATION FOR LARGE TREE TRANSPLANTING. NUMBER OF ROOTS PRUNED SHOULD BE MINIMIZED TO REDUCE TREE STRESS. THE FURTHER FROM THE TRUNK THAT ROOT CUTTING OCCURS, THE BETTER. GENERALLY, ROOT CUTS MADE OUTSIDE A TREE'S DRIPLINE VERY SELDOM CAUSE PERMANENT TREE DAMAGE.
3. IN DETERMINING THE SIZE OF THE ROOT BALL REFER TO THE ROOT BALL TABLE BELLOW. MINIMUM DEPTH OF A ROOT BALL SHOULD BE NOT LESS THAN 24"-30". THE LARGER THE ROOT BALL, THE MORE FEEDER ROOTS THERE WILL BE AND THE BETTER CHANCE THE TREE OR SHRUB WILL TRANSPLANT SUCCESSFULLY.
4. NO MACHINERY OR EXCAVATING/DIGGING EQUIPMENT SHALL BE ALLOWED TO PERFORM THE ROOT PRUNING TO PREVENT PULLING ON THE ROOTS. DIGGING OF ROOT ZONE TO PREPARE THE TRENCH WHILE PERFORMING ROOT PRUNING SHALL BE CARRIED OUT BY HAND AND CUTTING OF ROOTS BE DONE WITH CLEAN CUTTING HAND TOOLS OR SAWS. NO SEALANTS OF ANY KIND, TREE-COTE OR SIMILAR IS TO BE USED ON THE CUT ROOTS.
5. TREES AND PALM RELOCATIONS WITHIN SITE ARE TO BE SCHEDULED FOR RELOCATION WITHIN A 24-HOUR PERIOD. NO TREES OR PALMS ARE TO BE LEFT UNPLANTED FOR LONGER THAN 24 HOURS WITHOUT APPROVAL OF LANDSCAPE ARCHITECT. STORING OF TREES OR PALMS TO BE RELOCATED AT A LATER DATE ARE TO BE SECURED AND BRACED IN A STRAIGHT POSITION. NO PALMS OR TREES ARE TO BE STORED LAYING ON ITS SIDE.
6. RECENTLY CUT ROOTS ARE MORE SENSITIVE TO TRANSPLANTING. COVER THE FRESHLY CUT SIDES OF THE ROOT BALL WITH PLASTIC SHEETING TO PREVENT DESICCATION OF THE NEW ROOTS. TRIMMING REDUCES THE ABUNDANCE OF AM (ARBUSCULAR MYCORRHIZA) FUNGI IN OLDER ROOTS. UPON COMPLETION OF THE TRENCH AND PRUNING OF ROOTS, BACKFILL THE TRENCH WITH HIGH QUALITY TOPSOIL. ADD MYCORRHIZAE TO SOIL TO BE USED AS BACKFILL WHEN TRANSPLANTING TREES AS PER MANUFACTURER'S INSTRUCTIONS.
7. UPON COMPLETION OF ROOT PRUNING AND BACKFILLING, PROVIDE A 6" HIGH BERM AROUND THE OUTSIDE EDGE OF FILLED TRENCH TO ACT AS A WATER HOLDING BASIN AND BRACE THE TREE ACCORDING TO SIZE AS SHOWN IN PLANTING DETAILS TO PREVENT MOVEMENT AND PROVIDE SUPPORT.
8. WATER SHOULD BE PROVIDED TO ANY TREE PROPOSED TO BE ROOT PRUNED FOR A PERIOD OF FIVE DAYS OR MORE PRIOR TO THE ACTUAL ROOT PRUNING OF THE TREES TO BE ROOT PRUNED TO PROVIDE AN ADEQUATE AMOUNT OF WATER TO TREE TISSUES. WATERING OF ROOT PRUNED TREE(S) IS ESSENTIAL, ASSURING THAT THE TRENCH AREA IS WELL WATERED EITHER BY AN AUTOMATIC IRRIGATION SYSTEM OF BUBBLERS OR BY HAND ON A DAILY BASIS FOR THE FIRST WEEK AND EVERY OTHER DAY UNTIL THE TRANSPLANTING IS CARRIED OUT.
9. BEFORE DIGGING THE ROOT BALL FOR TRANSPLANTING ON TREES WITH A DBH OF 12" OR LESS A MINIMUM WAITING PERIOD OF 10-12 WEEKS SHOULD PREVAIL. ON TREES OVER 12" DBH DEPENDING ON SIZE OF TREE AND ROOT BALL, VERIFY AFTER 16 WEEKS THAT A GOOD NET OF FIBROUS ROOTS HAS DEVELOPED. IF FEW ROOTS HAVE DEVELOPED, POSTPONE THE MOVE FOR ANOTHER FOUR WEEKS OR MORE AS REQUIRED.
10. PALMS TO BE ROOT PRUNED AS A GENERAL RULE REQUIRE A MINIMUM 24" DEEP ROOT BALL. TYPICALLY, THOSE SPECIES TRANSPLANT WITH MINIMUM ROOT PRUNING TIME OF 4-6 WEEKS SUCH AS SABAL PALMETTO, ROYSTONIA REGIA, PHOENIX CANARIENSIS WILL SUFFICE WITH A MINIMUM ROOT BALL OF 18"-24" FROM THE TRUNK TO THE EDGE OF ROOT BALL. OTHER SPECIES SUCH AS BISMARKIA, COEPERNICIA, SATAKENTIA, SOME SPECIES OF THRINAXES AND OTHERS MAY REQUIRE A LARGER ROOT BALL AND A LONGER PERIOD OF ROOT PRUNING TIME. IT IS ADVISABLE PRIOR TO ANY ROOT PRUNING WORK TO CONSULT WITH A ISA CERTIFIED ARBORIST.
11. PRIOR TO ROOT PRUNING OF A TREE TO BE TRANSPLANTED, IT IS ADVISABLE THAT A CONSULTATION BE MADE WITH A ISA CERTIFIED ARBORIST REGARDING THE SPECIFIC SPECIE REQUIREMENTS TO BE ROOT PRUNED AND TRANSPLANTED. ROOT PRUNING AND TRANSPLANTING OF TREES SHOULD BE PERFORMED UNDER THE SUPERVISION OF AN ISA CERTIFIED ARBORIST.
12. EXISTING TREES TO REMAIN IN THEIR PRESENT LOCATION AND THOSE TO BE RELOCATED WITHIN THE SITE SHALL BE TRIMMED PROPERLY AS PER ANSI-300 STANDARDS BY AMERICAN NATIONAL STANDARDS INSTITUTE BY REMOVING DAMAGED, DEAD OR STRUCTURALLY WEAK LIMBS. LARGE SHADE TREES SHALL HAVE THEIR LOWER BRANCHES REMOVED TO PROVIDE A CLEAR TRUNK OF 8'. MAXIMUM FOLIAGE TO BE REMOVED FROM ANY TREE TO BE 25%.
13. LANDSCAPE CONTRACTOR PRIOR TO RELOCATION SHALL MARK WITH A WOOD STAKE OR SIMILAR THE PROPOSED NEW LOCATION OF THE TREE(S) AND ADVISE LANDSCAPE ARCHITECT WITH 48 HOURS NOTICE FOR A SITE VISIT TO APPROVE PROPOSED LOCATIONS AS PER PLANS.
14. IF ANY DISCREPANCIES IS FOUND IN THE PLANS, LANDSCAPE CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT IMMEDIATELY FOR CLARIFICATION.
15. ANY TREE TRIMMING SHALL BE PERFORMED BY OR UNDER THE SUPERVISION OF AN ISA CERTIFIED ARBORIST.
16. NO TREE REMOVAL OR ROOT PRUNING FOR RELOCATION PURPOSES, OR RELOCATION OF TREE(S) SHALL BE PERFORMED WITHOUT A TREE RELOCATION AND REMOVAL PERMIT FROM THE MUNICIPALITY OR COUNTY AS REQUIRED.
17. ALL EXISTING TO REMAIN, ROOT PRUNED TREES FOR RELOCATION OR RELOCATED TREES WITHIN THE SITE SHALL HAVE A PROTECTIVE BARRIER AS SPECIFIED IN THE TREE PROTECTION BARRIER DETAIL IN THE TREE DISPOSITION PLAN.
18. LANDSCAPE CONTRACTOR OR TREE MOVING ENTITY SHALL HAVE EXTREME CARE WHILE PERFORMING ANY TREE WORK , ROOT PRUNING AND/OR RELOCATION OF TREES IN PREVENTING ANY DAMAGE TO THE TREES WITH ANY TOOLS, EQUIPMENT OR MISHANDLING OF THE TREE(S).
19. LANDSCAPE CONTRACTOR SHALL REPAIR OR REPLACE ANY DAMAGED PLANTS, SOD OR MATERIAL AND EQUIPMENT DAMAGED DURING TREE WORKS AT THEIR OWN EXPENSE. IN THE EVENT A TREE, OR SHRUB IS DAMAGED, IT SHALL BE REPLACED WITH THE SAME SPECIE, SIZE AND QUALITY AS WAS DAMAGED WITH NO EXPENSE TO OWNER.
20. LANDSCAPE CONTRACTOR SHALL DISPOSE AND REMOVE FROM SITE ANY AND ALL DEBRIS RESULTING FROM EXCAVATION PER TREE WORKS, PLANTING DEBRIS, CONTAINERS, EXCESS LANDSCAPE MATERIALS AND TREE WORKS DEBRIS.
21. WHEN RELOCATING PALMS, THEIR FRONDS ARE TO BE TIED WITH NATURAL FIBER DOUBLE PLY TWINE PRIOR TO RELOCATION SO THAT FRONDS ARE NOT DAMAGED DURING THE RELOCATION WORKS.
22. NO FRONDS FROM ANY PALM(S) EITHER REMAINING, BEING RELOCATED OR NEWLY PLANTED ARE TO BE REMOVED WITHOUT LANDSCAPE ARCHITECT'S INSTRUCTIONS.
23. IF ANY TREES OR PALMS ARE TO BE RELOCATED OFFSITE, LANDSCAPE CONTRACTOR, ARBORIST OR TREE WORK ENTITY PERFORMING THE WORK SHALL REQUEST SPECIFIC INSTRUCTIONS FROM LANDSCAPE ARCHITECT.

INVASIVE AND PROHIBITED VEGETATION

1. ALL MIAMI-DADE COUNTY CONTROLLED PLANT SPECIES MAY NOT BE PLANTED WITHIN 500 FEET OF NATURAL PLANT COMMUNITIES. THESE PLANT SPECIES HAVE BEEN DOCUMENTED BY THE FLORIDA EXOTIC PEST PLANT COUNCIL, THE MIAMI-DADE COUNTY PARKS, RECREATION AND OPEN SPACES DEPARTMENT'S NATURAL AREA'S MANAGEMENT PROGRAM, AND THE MIAMI-DADE COUNTY DIVISION OF ENVIRONMENTAL RESOURCES MANAGEMENT TO BE INVASIVE PESTS IN NATURAL AREAS OF MIAMI-DADE COUNTY.
2. PROHIBITED PLANT SPECIES (EXOTIC PEST PLANT AND NUISANCE SPECIES) IF PRESENT ON A DEVELOPMENT OR REDEVELOPMENT SITE, SHALL BE REMOVED PRIOR TO DEVELOPMENT OR REDEVELOPMENT, SHALL BE PROHIBITED. PURSUANT TO THE CODE OF MIAMI-DADE COUNTY, FLORIDA.
3. ANY PLANT DEFINED AS CONTROLLED OR PROHIBITED BY MIAMI-DADE COUNTY, OR INVASIVE AS PER FLORIDA INVASIVE SPECIES COUNCIL LIST OF INVASIVE PLANT SPECIES MUST BE REMOVED BY LANDSCAPE CONTRACTOR OR GENERAL CONTRACTOR FROM PRIOR TO BEGINNING OF DEVELOPMENT OR REDEVELOPMENT OF ANY SITE, WHETHER IT IS INCLUDED IN THE EXISTING TREE CHART IN THE TREE DISPOSITION CHART AND PLAN OR NOT.

TREE PRUNING AND TRIMMING

1. IF REQUIRED DURING RELOCATION OF EXISTING TREES, TREE PRUNING AND TRIMMING SHALL BE PERFORMED BY A LICENSED AND INSURED ISA CERTIFIED ARBORIST FOLLOWING ANSI A300 (Part 1).
2. WHEN PRUNING OR TRIMMING IS REQUIRED, MAXIMUM TREE CANOPY THAT MAY BE REMOVED SHALL NOT EXCEED 25% OF THE TREE CANOPY.

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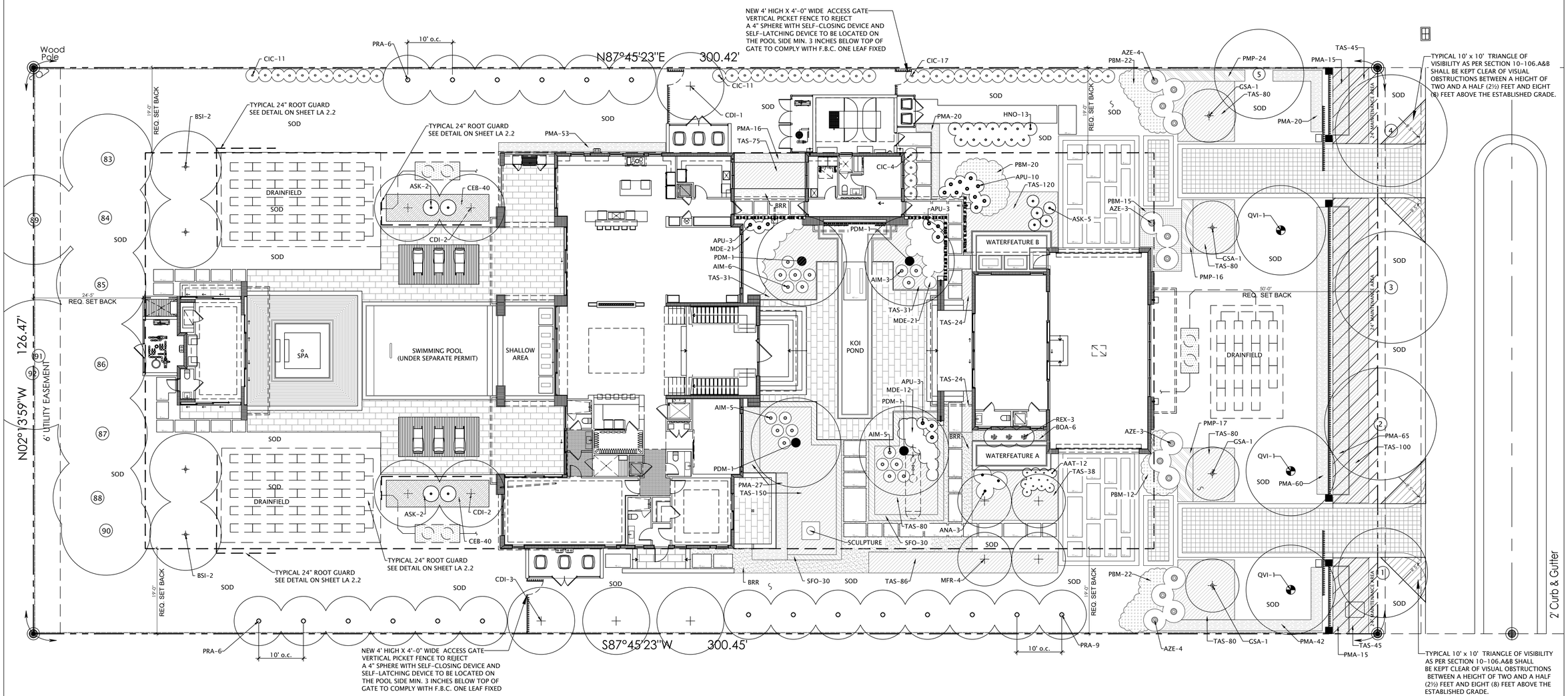
REGISTERED LANDSCAPE ARCHITECT ORLANDO S. COMAS LA0001565 STATE OF FLORIDA

NEW RESIDENCE FOR:
MR & MRS
DE LA CONCEPCION
8965 SW 63RD COURT
PINECREST, FL 33156

date	revisions
12/04/2024 - SITE PLAN	1
05/30/2025 - SITE PLAN	2
2341	

date
issued
drawn
checked
project no.

sheet no.
LA-1.1



PLANTING PLAN

SCALE: 3/32 " = 1'-0"
REFER TO SHEET LA 2.1-2.2 FOR PLANTING NOTES AND DETAILS

NORTH

LANDSCAPE LEGEND

AS PER VILLAGE OF PINECREST LANDSCAPE ORDINANCE.

ZONNING EU-1 LOT AREA 37,995 s.f. ACRES 0.87

	REQUIRED	PROVIDED
TREES		
A. Number of Trees Required Per Acre of Net Lot Area		
Zoning District EU-1 Number of Trees Required Per Acre of Net Lot Area 18	15	19
Lot size 0.87 = 15 trees		
B. Native trees. Thirty (30%) prrcent of required trees.		
Required trees 15 X 30% = 5 Number of trees	5	19
STREET TREES		
Street Trees (maximum average spacing of 30' o.c.):		
126 linear feet along street / 30 =	4	4
TOTAL NUMBER OF TREES	19	23
SHRUBS		
A. Shrubs shall be provided at a ratio of ten per required tree		
Required trees 15 X 10 = 150 Number of trees	150	583
B. Native Shrubs. Thirty (30%) prrcent of required shrubs.		
Required shrubs 150 X 30% = 45 Number of shrubs	45	46

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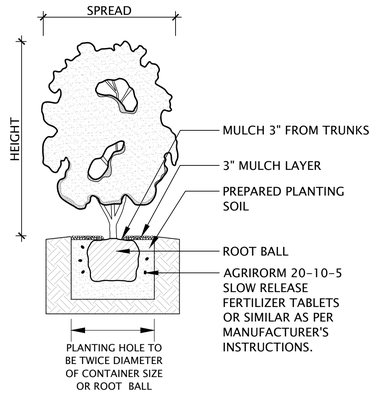
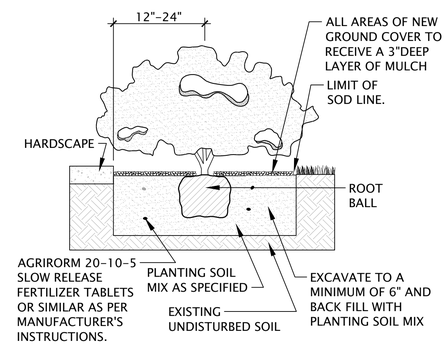


SHRUB PLANTING DETAIL

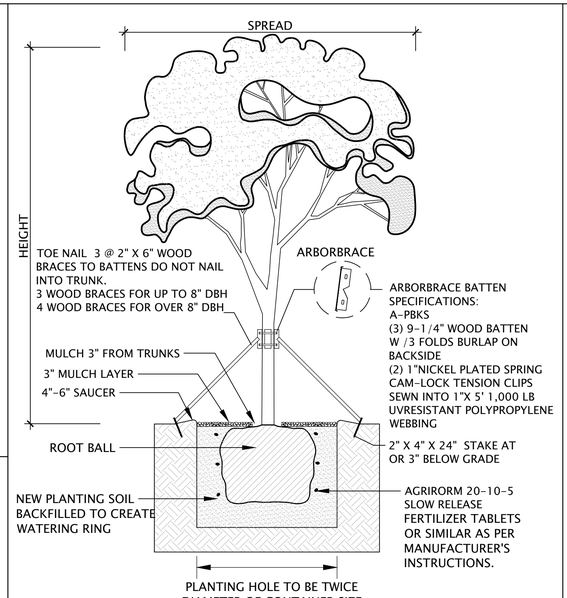
N.T.S.



GROUND COVER PLANTING DETAIL

N.T.S.

NOTE 1: SPACING BETWEEN PLANTS O.C.
NOTE 2: SPACING TO HARDSCAPE EDGE TO BE SAME AS SPACING BETWEEN PLANTS AS PER PLANT LEDGED



TREE PLANTING DETAIL

N.T.S

NOTE 1: ALL BRACING COMPONENTS BY ARBORBRACE OR SIMILAR.
NOTE 2: LANDSCAPE ARCHITECT MAY REQUIRE ADDITIONAL BRACING TO THOSE SHOWN IN DETAILS, AS PER SITE AND SOIL CONDITIONS AND HEIGHT OF PALMS

UB 24-2 Specifications
24" DeepRoot® Tree Root Barrier

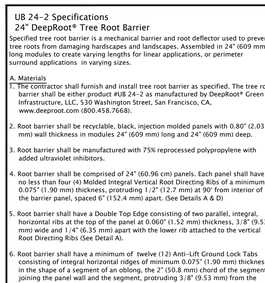
Specified tree root barrier is a mechanical barrier and root deflector used to prevent tree roots from damaging hardscapes and landscapes. Assembled in 24' (609 mm) long modules to create varying lengths for linear applications, or perimeter surround applications in varying sizes.

A. Materials

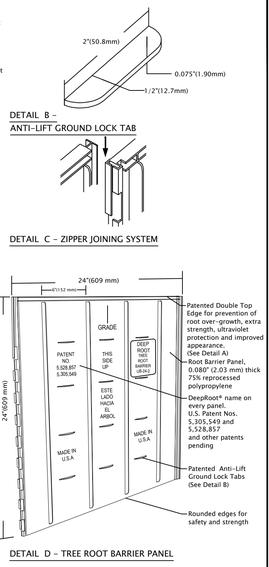
1. The contractor shall furnish and install tree root barrier as specified. The tree root barrier shall be either product #UB 24-2 as manufactured by DeepRoot® Green Infrastructure, LLC, 530 Washington Street, San Francisco, CA. www.deeproot.com (800.458.7668).
2. Root barrier shall be recyclable, black, injection molded panels with 0.80" (2.03 mm) wall thickness in modules 24" (609 mm) long and 24" (609 mm) deep.
3. Root barrier shall be manufactured with 75% reprocessed polypropylene with added ultraviolet inhibitors.
4. Root barrier shall be comprised of 24" (60.96 cm) panels. Each panel shall have no less than four (4) Molded Integral Vertical Root Directing Ribs of a minimum 0.075" (1.90 mm) thickness, protruding 1.2" (12.7 mm) at 90° from interior of the barrier panel, spaced 6" (152.4 mm) apart. (See Details A & D)
5. Root barrier shall have a Double Top Edge consisting of two parallel, integral, horizontal ribs at the top of the panel at 0.060" (1.52 mm) thickness, 3/8" (9.53 mm) wide and 1/4" (6.35 mm) apart with the lower rib attached to the vertical Root Directing Ribs (See Detail A).
6. Root barrier shall have a minimum of twelve (12) Anti-Lift Ground Lock Tabs consisting of integral horizontal ridges of minimum 0.075" (1.90 mm) thickness in the shape of a segment of an oblong, the 2" (50.8 mm) chord of the segment joining the panel wall and the segment, protruding 3/8" (9.53 mm) from the panel. The twelve ground locks on each panel shall be about equally spaced between each of the vertical root directing ribs (Four (4) between each set of ribs, see Details B & D).
7. Root barrier shall have an integrated Zipper Joining System for assembly by sliding one panel into another (See Detail C).

U.S. Patents: 5,305,549; and 5,528,857. Other Patents Pending.

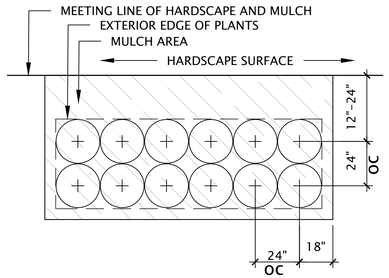
Properties	Typical Value	ASTM Test Method
Tensile strength @ yield – Wall	2.354 PSI	D638
Tensile strength @ yield – Hinge	2.846 PSI	D638
Yield Elongation – Wall	7.44%	D638
Yield Elongation – Hinge	7.01%	D638
Flexural Modulus	119,625 PSI	D790B
Notched Izod Impact – Wall	3.84 (ft-lbs)	D256A
Rockwell Hardness r. scale – Wall	84.4	D785A



DETAIL A
DOUBLE TOP EDGE AND VERTICAL ROOT DIRECTING RIB



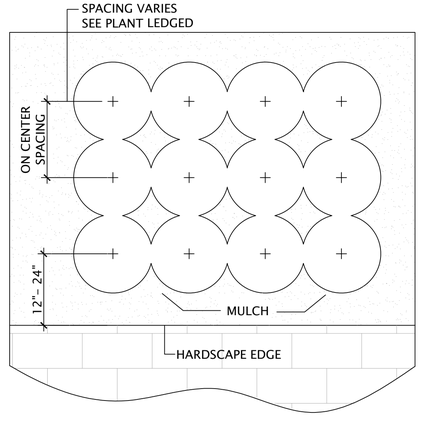
DETAIL D - TREE ROOT BARRIER PANEL



TYPICAL SPACING DETAIL AT HARDSCAPE EDGE

N.T.S.

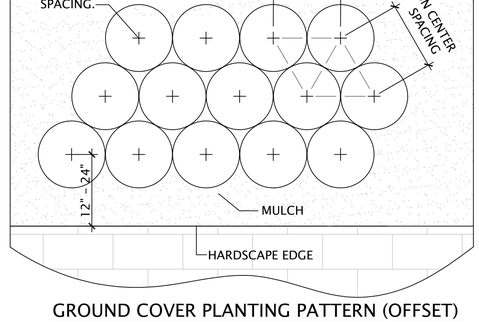
NOTE 1: "O.C." WILL DEPEND ON SPECIFIED O.C.(ON CENTER) PLANTING DISTANCE IN PLANT LEGEND, OR AVERAGE ADULT PLANT SIZE. IF IN DOUBT CONSULT WITH LANDSCAPE ARCHITECT.
NOTE 2- SPACE BETWEEN EDGE OF PLANTS AND BORDER OF HARDSCAPE SURFACES WILL DEPEND ON SPECIE OF PLANT. IF IN DOUBT CONSULT WITH LANDSCAPE ARCHITECT.



GROUND COVER PLANTING PATTERN

N.T.S.

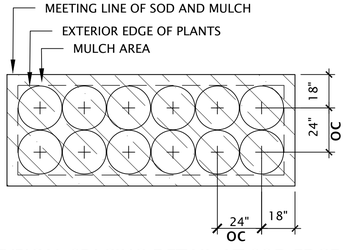
NOTE 1: SPACING BETWEEN PLANTS O.C.
NOTE 2: SPACING TO HARDSCAPE EDGE TO BE SAME AS SPACING BETWEEN PLANTS AS PER PLANT LEDGED



GROUND COVER PLANTING PATTERN (OFFSET)

N.T.S.

NOTE 1: SPACING BETWEEN PLANTS O.C.
NOTE 2: SPACING TO HARDSCAPE EDGE TO BE SAME AS SPACING BETWEEN PLANTS AS PER PLANT LEDGED



TYPICAL SPACING DETAIL AT SOD EDGE

N.T.S.

NOTE 1: "O.C." WILL DEPEND ON SPECIFIED O.C. (ON CENTER) PLANTING DISTANCE IN PLANT LEGEND, OR AVERAGE ADULT PLANT SIZE. IF IN DOUBT CONSULT WITH LANDSCAPE ARCHITECT.
NOTE 2: SPACE BETWEEN EDGE OF PLANTS AND BORDER OF HARDSCAPE SURFACES WILL DEPEND ON SPECIE OF PLANT. IF IN DOUBT CONSULT WITH LANDSCAPE ARCHITECT.

MAINTENANCE GUIDES FOR TREES AND SHRUBS:

A. ESTABLISHMENT:
THE ROOT FLARE SHOULD BE SLIGHTLY 1"-2" ABOVE THE SOIL LINE (GRADE) WATERING THOROUGHLY AFTER PLANTING HELPS ESTABLISH THE ROOTS. MULCHING AROUND THE BASE HELPS RETAIN MOISTURE AND SUPPRESS WEEDS. KEEP MULCH 6" AWAY FROM TRUNK AND AT GRADE LEVEL.

B. IRRIGATION:

IRRIGATION DURING THE ESTABLISHMENT PERIOD. FOLLOWING THE INITIAL FEW MONTHS OF FREQUENT IRRIGATION, PROVIDE WEEKLY IRRIGATION UNTIL PLANTS ARE FULLY ESTABLISHED. AT EACH IRRIGATION, APPLY ABOUT 2 TO 3 GALLONS OF WATER PER INCH OF TRUNK DIAMETER (E.G. 4-6 GALLONS FOR A 2-INCH TREE) OVER THE ROOT BALL.

C. IRRIGATION SCHEDULING FOR RECENTLY PLANTED TREES:

BASED ON UNIVERSITY OF FLORIDA, INSTITUTE OF FOOD AND AGRICULTURAL SCIENCES DATA BY DR. EDWARD F. GILMAN. IDEAL IRRIGATION SCHEDULE FOR QUICKLY ESTABLISHING TREES IN WELL-DRAINED SITES: DAILY FOR 2 MONTHS, THEN 3 TIMES A WEEK FOR 3 MONTHS, THEN WEEKLY UNTIL ESTABLISHED. BASED ON THIS AND OTHER SPECIFIC FLORIDA STANDARDS DATA, WE SPECIFY THE FOLLOWING IRRIGATION SCHEDULE:

C.1. 2 INCH CALIPER TREES:
DAILY FOR 2 WEEKS; EVERY OTHER DAY FOR 3 MONTHS; THREE TIMES WEEKLY FOR SIX MONTHS. TWICE WEEKLY ONCE FULLY ESTABLISHED AND LANDSCAPE INSTALLATION HAS BEEN COMPLETED.

C.2. 2-4 INCH CALIPER TREES: DAILY FOR 1 MONTH; EVERY OTHER DAY FOR 3 MONTHS; TWICE WEEKLY FOR SIX MONTHS. TWICE WEEKLY ONCE FULLY ESTABLISHED AND LANDSCAPE INSTALLATION HAS BEEN COMPLETED.

C.3. 4 OR MORE INCH CALIPER TREES: DAILY FOR 6 WEEKS; EVERY OTHER DAY FOR 6 MONTHS; TWICE WEEKLY FOR NINE MONTHS. TWICE WEEKLY ONCE FULLY ESTABLISHED AND LANDSCAPE INSTALLATION HAS BEEN COMPLETED.

D. TREES FERTILIZATION

A COMPLETE FERTILIZER WITH A SALT INDEX OF LESS THAN 50. SHALL BE APPLIED ON TOP OF THE ROOT BALL AND BACKFILL SOIL AT PLANTING. FERTILIZER SHALL BE APPLIED ACCORDING TO MANUFACTURER'S DIRECTIONS. IT SHALL HAVE A RATIO OF APPROXIMATELY 3:1:2 OR 3:1:3 (I.E. 15-5-10 OR 15-5-15) OF NITROGEN, PHOSPHOROUS PENTOXIDE (P2O5), AND POTASSIUM OXIDE (K2O) . FERTILIZERS THAT ARE "SLOW-RELEASE," "CONTROLLED RELEASE," SULFUR COATED, OR WITH NITROGEN AS IBDU OR UREAFORMALDEHYDE HAVE EXTENDED RELEASE PERIODS COMPARED TO FERTILIZERS THAT ARE READILY WATER SOLUBLE. THIRTY TO FIFTY PERCENT OF THE NITROGEN SHOULD BE WATER INSOLUBLE OR SLOW-RELEASE. FERTILIZER SHALL BE APPLIED TO ESTABLISHING TREES EVERY THREE MONTHS UNTIL LANDSCAPE INSTALLATION OF THE PROJECT HAS BEEN COMPLETED OR ONE YEAR FROM PLANTING.
ESTABLISHED TREES WHICH HAVE BEEN PLANTED ONE YEAR OR MORE AND GROWING IN LANDSCAPED AREAS WHERE TURF AND SHRUBS ARE FERTILIZED DO NOT NEED ADDITIONAL FERTILIZER.
THEIR ROOT SYSTEMS WILL EXTEND THROUGHOUT THE LANDSCAPE PAST THE EDGE OF THE TREE CANOPY AND RECEIVE NUTRIENTS WHEN THESE AREAS ARE FERTILIZED. SUPPLEMENTAL APPLICATIONS MAY
BE NEEDED FOR SOME TREES BECAUSE OF NUTRIENT DEFICIENCIES. AFTER LANDSCAPE INSTALLATIONS HAVE BEEN COMPLETED, STEPS TO RESOLVE THESE DEFICIENCIES WITH APPROPRIATE TREATMENT, SHALL BE PERFORMED WHEN OBSERVED BY MAINTENANCE PERSONNEL.

E. SHRUBS FERTILIZATION

A COMPLETE FERTILIZER SLOW RELEASE FERTILIZER AS DESCRIBED ABOVE FOR TREES, SUCH AS 15-5-10 TO SHRUBS AND GROUND COVER BEDS AT A RATE OF 3-5 POUNDS N/1000 SQUARE FEET/YEAR OR AS PER MANUFACTURER'S RECOMMENDATIONS.

F. PALMS FERTILIZATION

PALMS SHOULD BE FERTILIZED WITH AN 8-2-12-4 MG PLUS MICRONUTRIENT, WITH 100% OF N,K AND MG IN CONTROLLED RELEASE FORM, SUCH AS ATLANTIC PALM SPECIAL, FOLLOWING MANUFACTURER'S INSTRUCTIONS DO NOT USE TURF FERTILIZER WITH HIGH N AND WATER SOLUBLE K WITHIN 50 FEET OF ANY PALM.

G. TURF FERTILIZATION

FERTILIZATION GUIDELINES FOR ESTABLISHED TURFGRASS LAWNS IN SOUTH FLORIDA, APPLIED IN TWO APPLICATIONS GENERALLY IN FEBRUARY AND OCTOBER, AS FOLLOW:

NITROGEN RECOMMENDATIONS

G.1, SPECIES	(LBS. N/1000 SQ. FT/ YEAR)
BAHIAGRASS	2-4
BERMUDAGRASS	5-7
CENTIPEDEGRASS	2-3
ST. AUGUSTINEGRASS	4-6
ZOYSIAGRASS	4-6

H. ADDITIONAL FERTILIZATION GUIDES

FERTILIZATION GUIDES IS A COMPLEX ISSUE WITHIN THE LANDSCAPE. IN ADDITION TO THE BASIC GUIDELINES SHOWN AIN THIS SHEET, LANDSCAPE CONTRACTOR AND/OR LANDSCAPE MAINTENANCE CONTRACTOR, AS WELL AS LICENSED PEST CONTROL AND FERTILIZING COMPANIES SHALL, PRIOR TO ANY FERTILIZATION APPLICATION, READ THE FLORIDA NURSERY AND GROWERS ASSOCIATION, AND UNIVERSITY OF FLORIDA, FLORIDA COOPERATIVE EXTENSION SERVICE, FERTILIZATION RECOMMENDATIONS AND GUIDELINES ON FERTILIZATION. AND ADHERE TO THE MIAMI DADE COUNTY FERTILIZATION ORDINANCE.

I. GENERAL TREE ESTABLISHMENT GUIDES

BASED ON UNIVERSITY OF FLORIDA, INSTITUTE OF FOOD AND AGRICULTURAL SCIENCES BY DR. EDWARD F. GILMAN IDEAL IRRIGATION SCHEDULE FOR QUICKLY ESTABLISHING TREES IN WELL-DRAINED SITES:
DAILY FOR 2 MONTHS, THEN 3 TIMES A WEEK FOR 3 MONTHS, THEN WEEKLY UNTIL ESTABLISHED. RESEARCH INDICATES THAT ESTABLISHMENT TIME FOR CONTAINER-GROWN TREES CAN BE 1 TO 2 MONTHS PER INCH OF TRUNK DIAMETER.

AVERAGE LENGTH OF TREE ESTABLISHMENT PERIOD IN SOUTH FLORIDA AS PER UNIVERSITY OF FLORIDA (IFAS) :
UNDER 2" DIAMETER TRUNK: 2-4 MONTHS
2" TO 4" DIAMETER TRUNK: 5-9 MONTHS
OVER 4" DIAMETER TRUNK: 10+ MONTHS

THESE GUIDELINES HAVE BEEN RESEARACHED IN DOCUMENTS PROVIDED BY , INSTITUTE OF FOOD AND AGRICULTURAL SCIENCES, EDIS WHICH WERE BASED ON THE FOLLOWING RESEARCH: BEESON AND GILMAN 1992; GILMAN ET AL. 1994; GILMAN AND BEESON 1996; GILMAN ET AL. 1996; GILMAN 2001; GILMAN ET AL. 2002; GILMAN ET AL. 2010; HARRIS AND GILMAN 1993; WATSON AND HIMELICK 1982. AS WELL AS TO MIAMI-DADE COUNTY'S PUBLICATION GUIDE TO TREE PLANTING AND MAINTENANCE.

J. ALL PRUNING SHALL BE PERFORMED IN ACCORDANCE WITH ANSI A300 PART 1 - PRUNING. UNDER SUPERVISION OF A CERTIFIED ISA ARBORIST.

K. FOR POST-PROJECT PLANTING IT IS CRUCIAL TO HAVE A MAINTENANCE PROGRAM FOR TREES AND SHRUBS, IT SHOULD INCLUDE PERIODIC , EVERY SIX MONTHS MINIMUM CERTIFIED ARBORIST INSPECTION AND RECOMMENDATIONS THAT INCLUDE PRUNING AND TRIMMING, FERTILIZATION, PEST AND DISEASE CONTROL, WATERING AND MULCHING.

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DE LA CONCEPCION
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GENERAL NOTES

I. WORK PERFORMED SHALL COMPLY WITH THE FOLLOWING:

1. THESE GENERAL NOTES, CONSTRUCTION DOCUMENTS, PLANS AND SPECIFICATIONS. ALL APPLICABLE LOCAL, STATE, AND FEDERAL CODES, ORDINANCES AND REGULATIONS. ALL CODES LISTED IN SPECIFICATIONS AND DRAWINGS SHALL BEINCLUSIVE OF ALL CODES, REGULATIONS AND REQUIREMENTS ADOPTED BY THE STATE OF FLORIDA, THE COUNTY OF MIAMI-DADE AND THE MUNICIPALITY WHERE PROJECT TAKES PLACE, INCLUDING ANY AMENDMENTS.

2. IT IS UNDERSTOOD THAT FOR ALL PURPOSES OF THE WORDS "LANDSCAPE DOCUMENTS" MEAN AND INCLUDE ALL PLANS, DRAWINGS, SKETCHES, NOTES, SPECIFICATIONS AND ANY OTHER OTHER DOCUMENTATION RELATIVE TO THIS PROJECT. THE ORIGINATION OF ALL INFORMATION IN THE LANDSCAPE DOCUMENTS IS FROM ORLANDO COMAS, ASLA, LANDSCAPE ARCHITECT AND/OR COMAS DESIGN GROUP, INC. ANY DISCREPANCIES SHALL BE REPORTED IMMEDIATELY TO THE LANDSCAPE ARCHITECT FOR CLARIFICATION AND/OR CORRECTION.VERIFY LOCATIONS OF PERTINENT SITE IMPROVEMENTS INSTALLED UNDER OTHER CONTRACTS. LANDSCAPE CONTRACTOR SHALL FURNISH ALL MATERIALS, TOOLS, EQUIPMENT, LABOR, INSURANCES, WORKMEN COMPENSATION AND LICENSES AS WELL AS ALL PLANTS AND LANDSCAPE MATERIAL NECESSARY FOR THE PROPER INSTALLATION OF ALL TREES, SHRUBS, GROUND COVERS, GRASS, AND ANY OTHER BOTANICAL (PLANT) OR NON-BOTANICAL MATERIAL SHOWN IN THE LANDSCAPE ARCHITECTURAL DRAWINGS. THIS MATERIALS SHALL INCLUDE ALL MATERIALS SPECIFIED WHICH ARE NOT INCLUDED IN THE PLANT LEGEND(S) OR CHART(S).

3. LANDSCAPE CONTRACTOR IS REQUIRED TO PROCURE AND OBTAIN ANY NECESSARY PERMITS APPLICABLE FOR THE SUCCESSFUL COMPLETION OF THIS PROJECT, IF APPLICABLE AS WELL AS REGISTRATION IN MUNICIPALITIES OR COUNTIES REQUIRING SUCH REGISTRATION. ALL PLANTS AND GRASS

(sod) SHALL BE WARRANTED FOR SIX (6) MONTHS, PALMS SHALL BE WARRANTED FOR A PERIOD OF ONE (9) MONTHS, FROM THE DATE OFFINAL ACCEPTANCE OF COMPLETED WORK BY THE LANDSCAPE ARCHITECT AND BUILDING OFFICIAL(S).

4. DURING WARRANTY PERIOD IT SHALL BE THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO REPLACE ANY DEAD MATERIAL FOR ONE OF THE SAME SPECIFICATION AS ORIGINALLY SPECIFIED, WITHIN 15 DAYS OF NOTICE BY OWNER.

5. LANDSCAPE CONTRACTOR SHALL SUBMIT SEPARATE ESTIMATE FOR 12 MONTHS OF MAINTENANCE SERVICE. A SCHEDULE OF RE-MULCHING, FERTILIZING AND SPRAYING PROGRAM SHALL BE PART OF THIS MAINTENANCE ESTIMATE.

6. SHOULD LANDSCAPE CONTRACTOR FIND ANY DISCREPANCIES, UNAVAILABILITY OF MATERIAL OR ANY QUESTION REGARDING THE ADHERENCE TO THIS PLAN, NO DECISION SHALL BE TAKEN WITHOUT SPECIFIC CONSULTATION WITH THE LANDSCAPE ARCHITECT, INCLUDING SUBSTITUTIONS WHEN REQUIRED.

7. CONTRACTOR SHALL PRIOR TO PLANTING, PROVIDE PHOTOS OF ALL PLANT MATERIAL MARKED WITH A "P" OR "X" IN A PLANT LEGEND'S COLUMN REQUESTING IMAGES. COLUMN IS LABELED NOTE I.7, OR DESCRIBED AS A SPECIMEN PLANT MATERIAL FOR LANDSCAPE ARCHITECT APPROVAL. REGARDLESS OF PHOTO APPROVAL AND SPECIFICATION IN PLAN OR LEGEND, LANDSCAPE ARCHITECT HAS THE RIGHT TO REFUSE ANY PLANT MATERIAL NOT CONSIDERED FLORIDA FANCY.

8. ALL VINES REQUIRE A CLIMBING STRUCTURE FOR THEM TO GROW INTO WHICH SHALL BE SUPPLIED BY LANDSCAPE CONTRACTOR AND INCLUDED AS PART OF THE WORK WHENEVER A VINE IS SPECIFIED IN THIS PLAN, EVEN IF CLIMBING STRUCTURE IS NOT SPECIFIED. CONSULT DETAILS OF STRUCTURE WITH LANDSCAPE ARCHITECT.

9. LANDSCAPE CONTRACTOR SHALL COORDINATE THIS PLAN WITH, NOTES, DETAILS AND SPECIFICATIONS AND REQUEST ALL SHEETS WHICH MAKE UP THE LANDSCAPE ARCHITECTURE DOCUMENTS. SUCH AS GRADING PLAN(S), HARDSCAPE PLAN(S) DETAILS, PLANTING PLAN(S), IRRIGATION PLAN(S) AND LIGHTING PLAN(S). ALL LANDSCAPE SHEETS ARE PART OF THE CONSTRUCTION DOCUMENTS FOR THIS PROJECT. IT SHALL BE THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO REQUEST, READ AND UNDERSTAND ALL THE INFORMATION CONTAINED IN THIS SHEETS INCLUDING DETAILS, LEGEND AND NOTES OF THE LANDSCAPE ARCHITECTURE PLAN SET.

10. FOR ALL TREES THE CALIPER MEASUREMENT OF THE TRUNK SHALL MEAN THE DIAMETER AT BREAST HEIGHT OR DBH. TREE TRUNKS SHALL BE MEASURED AT THE HEIGHT OF AN ADULT'S BREAST, OR AT 4.5 FEET ABOVE GRADE. AT THAT HEIGHT, MEASURE THE TREE'S CIRCUMFERENCE AND DIVIDE BY PI (3.14) THE RESULT WILL BE THE TREE'S DIAMETER OR DBH.

11. CRITICAL ROOT ZONE (CRZ) ALSO CALLED THE ROOT PROTECTION ZONE (RPZ), IS DETERMINED FOR EACH INCH OF TREE TRUNK DIAMETER AT BREAST HEIGHT (DBH), ALLOW ONE FOOT FOR CRITICAL ROOT ZONE FOR EVERY INCH OF TRUNK DBH.

II. DELIVERY STORAGE AND HANDLING

1. PLANTS SHALL BE PROPERLY PROTECTED DURING DELIVERY TO PREVENT DAMAGE TO ROOT BALLS OR LEAVES DESICCATION. UNACCEPTABLE PLANT MATERIAL SHALL BE REMOVED IMMEDIATELY FROM SITE. ALL PLANTS ARE TO BE PROPERLY MAINTAINED AND PROTECTED WHILE STORED AT SITE.

2. DURING DELIVERY, PRIOR TO AND DURING PLANTING OF LAWN AREAS, SOD PANELS SHALL AT ALL TIMES BE PROTECTED FROM EXCESSIVE DRYING AND UNNECESSARY EXPOSURE OF ROOTS TO SUN. ALL SOD SHALL BE STACKED DURING INSTALLATION SO AS NOT TO BE DAMAGED BY SWEATING OR EXCESSIVE HEAT AND MOISTURE.

III. JOB CONDITIONS

1. LANDSCAPE CONTRACTOR SHALL EXAMINE THE SITE FOR CONDITIONS UNDER WHICH WORK IS TO BE PERFORMED. REPORT IN WRITING TO THE LANDSCAPE ARCHITECT ANY AND ALL CONDITIONS CONTRARY TO THOSE SHOWN IN THE DRAWINGS. DO NOT START OR PROCEED WITH WORK UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED. LANDSCAPE CONTRACTOR SHALL VERIFY THE PLANT QUANTITIES NECESSARY TO COMPLETE THE WORK AS PER DRAWING AREAS. PLANT LIST PROVIDED AND QUANTITIES SHOWN IN THE PLANTING PLAN SHOULD SERVE ONLY AS A GUIDE AND NOT AS THE REQUIREMENT QUANTITIES, TOTAL QUANTITY COUNT SHALL BE THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY.

2. LANDSCAPE CONTRACTOR SHALL EXERCISE CARE IN ALL WORK TO PREVENT DAMAGE OF ANY EXISTING SPRINKLER PIPING AND WIRES AS WELL AS ANY OTHER IRRIGATION EQUIPMENT. CARE SHALL ALSO BE EXERCISED NOT TO DAMAGE ANY OVERHEAD WIRES OR CABLES. LANDSCAPE CONTRACTOR SHALL AT ALL TIMES PROTECT ALL MATERIALS AND WORK AGAINST INJURY TO PUBLIC AS A RESULT OF HIS NEGLIGENCE DURING THE COURSE OF HIS WORK.

IV. SITE DEMOLITION NOTES

1. REMOVE DESIGNATED ITEMS SHOWN ON THE PLAN TO THE FULL DEPTH OF THEIR CONSTRUCTION UNLESS OTHERWISE NOTED.

2. VERIFY THE LOCATION AND DIMENSION OF ITEMS TO BE REMOVED PRIOR TO COMMENCEMENT OF THE WORK.

3. ALL CONCRETE AND ASPHALT REMOVAL SHALL BE SAW CUT. EDGES OF MATERIAL TO REMAIN SHALL BE SHORED UP AND PROTECTED DURING CONSTRUCTION TO PRESERVE EDGE INTACT. REPAIRS TO DAMAGED EDGES TO BE DONE WITH CARE AND AT NO COST TO THE OWNER. ITEMS ENCOUNTERED BELOW GRADE AND NOT SHOWN ON THE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT AND GENERAL CONTRACTOR.

4. SALVAGE EXISTING MATERIALS AS INDICATED ON THE PLANS. REMOVE SALVAGED MATERIALS AS INDICATED WITH CARE AND STORE ON SITE; CLEAN ALL DEBRIS AND CONSTRUCTION MATERIAL FROM SALVAGED ITEMS; REUSE AS DIRECTED BY LANDSCAPE ARCHITECT.

5. REMOVE DEMOLISHED MATERIALS FROM SITE. DISPOSAL BY BURNING AND/OR BURYING IS PROHIBITED.

6. CONTACT THE LOCAL UNDERGROUND SERVICE UPDATE FOR UTILITY LOCATION AND IDENTIFICATION PRIOR TO DEMOLITION.

7. THE LOCATION OF EXISTING UTILITIES AS SHOWN ON THE PLANS MAY VARY IN RELATION TO ACTUAL EXISTING CONDITIONS; ADDITIONAL UTILITIES NOT SHOWN ON THE DRAWINGS MAY EXIST. VERIFY IN THE FIELD THE DATA SHOWN, AND CALL ANY DISCREPANCIES TO THE ATTENTION OF THE GENERAL CONTRACTOR AND/OR THE PROJECT SUPERINTENDENT BEFORE STARTING WORK.

V. LAYOUT NOTES

1. COORDINATE ANY ON-SITE DIMENSIONS AND CONDITIONS REQUIRED WITH GENERAL CONTRACTOR. IN PLANS, NOTED DIMENSIONS TAKE PRECEDENCE OVER SCALE,LARGER SCALE OVER SMALLER SCALE, ADDENDA AND CLARIFICATIONS OVER PREVIOUS DOCUMENTS.

2. CONTRACTOR TO LAY OUT HARDSCAPE ELEMENTS AND VERIFY LAYOUT WITH LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION, IF HARDSCAPE ELEMENTS ARE DIMENSIONED ON A LANDSCAPE LAYOUT PLAN. ANY DISCREPANCIES OR CONFLICTS WITH EXISTING CONDITIONS OR OTHER DRAWINGS SHALL BE REPORTED TO THE LANDSCAPE ARCHITECT IMMEDIATELY FOR PROPER CLARIFICATION OR ADJUSTMENT.

3. FOR DIMENSIONS OF EXISTING BUILDINGS, PROPOSED BUILDING IMPROVEMENTS, AND RELATED WORK, REFER TO THE ARCHITECTURAL DRAWINGS.

4. WHERE DIMENSIONS ARE CALLED AS "EQUAL," SPACE REFERENCED ITEMS EQUALLY, MEASURED TO THEIR CENTER LINES.

5. MEASUREMENTS ARE TO FACE OF BUILDING, WALL OR FIXED SITE IMPROVEMENT. DIMENSIONS TO CENTER LINES IS AS INDICATED.

6. INSTALL INTERSECTING ELEMENTS AT 90 DEGREE ANGLES TO EACH OTHER UNLESS OTHERWISE NOTED.

7. PROVIDE EXPANSION JOINTS WHERE CONCRETE FLATWORK MEETS VERTICAL STRUCTURES SUCH AS WALLS, CURBS, STEPS AND BUILDING ELEMENTS.

8. EXPANSION JOINTS IN CONCRETE WALKWAYS SHALL BE LOCATED TWENTY FEET 20'-0" O.C. MAXIMUM OR AS INDICATED.

VI. LANDSCAPE MATERIALS

1. WATER SHALL BE POTABLE.

2. STAKING MATERIAL : SEE PLANTING DETAIL IN DRAWINGS FOR METHOD AND MATERIALS.

3. FERTILIZING TABLETS : ALL CONTAINER GROWN AND FIELD GROWN PLANT MATERIAL SHALL RECEIVE AGRIFORM PLANTING TABLETS (OR EQUAL) 20-10-5 FORMULA. TABLETS SHALL BE PLACED MIDWAY TO PLANT BALL AT THE RATES SPECIFIED BY THE MANUFACTURER. LANDSCAPE CONTRACTOR MAY SUBMIT ALTERNATE FOR LANDSCAPE ARCHITECT'S APPROVAL. LANDSCAPE CONTRACTOR MAY SUBMIT A DIFFERENT FERTILIZING METHOD TO LANDSCAPE ARCHITECT IN WRITING.

4. PLANTS AND MATERIALS SHALL BE IN ACCORDANCE WITH THE SPECIES AND SPECIFICATIONS ON THE DRAWINGS, AS FOLLOWS:

a. PLANTS SHALL HAVE THE HABIT OF GROWTH WHICH IS NORMAL FOR THE SPECIES, THEY SHALL BE HEALTHY, VIGOROUS AND FREE FROM INSECT PESTS, PLANT DISEASES AND INJURIES.

b. ALL PLANTS SHALL BE "GRADE No. 1" AS SPECIFIED BY THE STATE OF FLORIDA DEPARTMENT OF AGRICULTURE, DIVISION OF PLANT INDUSTRY LATEST EDITION. TREES GRADED FLORIDA FANCY SHOULD HAVE ONE DOMINANT TRUNK UP THROUGH THE CROWN TO THE TOP OF THE TREE. THE EXCEPTION WOULD BE FOR SMALL-MATURING TREES (STANDARD OR MULTI-TRUNKED) SUCH AS CRAPE-MYRTLE, JAPANESE LIGUSTRUM AND OTHERS. BRANCH DIAMETER SHOULD NOT BE LARGER THAN 2/3 THE DIAMETER OF THE TRUNK MEASURED DIRECTLY ABOVE THE BRANCH UNION. THERE SHOULD BE NO FLUSH CUTS ANYWHERE ON THE TREE, AND NO OPEN WOUNDS ON THE TRUNK OR MAJOR BRANCHES. THE CROWN SHOULD BE FULL OF FOLIAGE AND SHOW LITTLE, IF ANY, EVIDENCE OF CHLOROSIS, NECROSIS, DISEASE OR INSECT INFESTATION. THE ROOT BALL SHOULD BE APPROPRIATELY SIZED AND BE FREE OF SEVERE DEFECTS. GRADES AND STANDARDS DO NOT APPLY TO SPECIALTY TREES LIKE BRAIDED STEMS, POODLES ESPALIER, TOPIARY AND BONSAI.

c. ALL PLANTS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT AS TO MEETING THE SPECIFICATIONS OF THE DRAWINGS. A PRIVATE PROFESSIONAL MAY BE HIRED OR THE LOCAL FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES MAY BE CALLED BY OWNER TO GRADE THE INSTALLED PLANT MATERIAL IF ANY DISPUTE ARISES BETWEEN LANDSCAPE CONTRACTOR AND LANDSCAPE ARCHITECT.

d. UNLESS SPECIFIED ALL PLANTS SHALL BE NURSERY GROWN.

e. SUBSTITUTIONS SHALL BE ONLY WITH LANDSCAPE ARCHITECTS WRITTEN AUTHORIZATION.

f. NO PLANT SHALL REMAIN UNPLANTED FOR A PERIOD LONGER THAN FIVE DAYS.

g. ALL FIELD GROWN MATERIAL SHALL BE BALLED AND BURLAPED AND PROPERLY PROTECTED FROM SUN AND DRYING WINDS.

h. TREES AND PALMS DELIVERED WITH DAMAGE TO THEIR TRUNKS, OR DAMAGED AS A RESULT OF HANDLING THEM AT THE JOBSITE WILL NOT BE ACCEPTED, NOR ANY TREES OR PALMS WITH FIRE DAMAGE.

VI. MULCH.

a. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR CALCULATING THE AMOUNT OF REQUIRED MULCH FOR THE ENTIRE PROJECT AND INCLUDE THIS AMOUNT IN THE TOTAL CONTRACT QUOTE TO OWNER OR GENERAL CONTRACTOR.

b. UNLESS SPECIFIED IN THE PLANS, MULCH SHALL BE AN ACCEPTABLE TYPE TO OWNER AND LANDSCAPE ARCHITECT. LANDSCAPE CONTRACTOR SHALL OBTAIN LANDSCAPE ARCHITECT'S APPROVAL AS TO THE TYPE AND QUALITY BEING PROPOSED. MULCH SHALL BE CLEAN AND FREE OF WEEDS, MOSS, STICKS OR ANY OTHER KIND OF DEBRIS. CYPRESS MULCH OR TINTED MULCH IS NOT ACCEPTABLE. NO EXCESSIVE MULCHING AND HEAPING MOUNDS WILL BE ALLOWED THAT CAN PULL FEEDER ROOTS TO THE SURFACE, WHICH STRESS THE PLANT DURING PERIODS OF DRY CONDITIONS. TOO MUCH MULCH CAN CAUSE SUFFOCATION OF THE PLANT AS IT HINDERS OXYGEN FROM GETTING TO THE PLANTS. SPREAD MULCH EVENLY TO THE STANDARD RECOMMENDED DEPTH OF 2-3".

c. ALLOW SPACE FOR MULCH WHEN DOING FINISH GRADING SO THAT TOP OF MULCH IS 2 INCHES MINIMUM BELLOW ANY ADJACENT HARDSCAPE SURFACE SUCH AS DECKS, COURTS, DRIVEWAYS, WALKWAYS, ETC...

d. ROCK AND STONE SHALL NOT BE USED AS A MULCH SUBSTITUTE. THEY RADIATE HEAT WITHIN THE PLANT BED GENERATING STRESS AND DO NOT OFFER ANY HORTICULTURAL VALUE FOR PLANTS. ORGANIC MULCH'S HOLDS MOISTURE AND MINIMIZES TEMPERATURE FLUCTUATIONS BETTER.

e. PLACING EXCESSIVE MULCH AROUND THE TRUNK OR STEMS SHALL NOT BE ACCEPTABLE. ADEQUATE SPACE HAS TO BE AVAILABLE SO THAT THE PLANT CAN BREATHE. A COMMON PRACTICE IS TO PILE THE MULCH UP AROUND THE BASE OF A TREE ALSO KNOWN AS "MULCH VOLCANO" BECAUSE THE TREE TRUNK STICKS OUT OF A MOUND OF MULCH. THIS PRACTICE TRAPS MOISTURE AGAINST THE TREE BARK AND ENCOURAGES BACTERIAL AND FUNGAL DISEASE. DEEP APPLICATIONS OF MULCH AROUND TREE TRUNKS ENCOURAGES ROTTING OF THE CAMBIUM OR BARK OF THE TREE. MULCH MUST BE TAPERED AWAY FROM THE TRUNK OF TREES BEFORE APPLYING THE RECOMMENDED DEPTH OF 2-3".

VII. LANDSCAPE PLANTING NOTES

1. SOURCE OF LANDSCAPE DOCUMENTSS IS ORLANDO COMAS, ASLA, LANDSCAPE ARCHITECT AND/OR COMAS DESIGN GROUP, INC. REFER TO LANDSCAPE ARCHITECT OR CIVIL ENGINEER'S GRADING AND DRAINAGE PLANS FOR RUNOFF DRAINAGE SWALES INFORMATION. IF ACTUAL SITE CONDITIONS VARY FROM WHAT IS SHOWN ON THE PLANS OR IF THERE ARE DISCREPANCIES BETWEEN THE PLANS, CONTACT THE LANDSCAPE ARCHITECT FOR DIRECTION AS TO HOW TO PROCEED.

2. IF ANY PART OF THIS PLAN CANNOT BE FOLLOWED DUE TO SITE CONDITIONS, CONTACT LANDSCAPE ARCHITECT PRIOR TO COMMENCING OR CONTINUING WORK.

3. EXACT LOCATIONS OF PLANT MATERIALS TO BE APPROVED BY THE LANDSCAPE ARCHITECT IN THE FIELD PRIOR TO INSTALLATION. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO ADJUST PLANTS TO EXACT LOCATION IN FIELD.

4. LANDSCAPE CONTRACTOR SHALL VERIFY PLANT COUNTS AND SQUARE FOOTAGES: QUANTITIES PROVIDED IN THE PLANS PLANT LEGEND OR CHARTS ARE ONLY FOR PURPOSES OF PROVIDING OWNER WITH PRELIMINARY INFORMATION ONLY. IF QUANTITIES ON PLANT LEGEND OR CHARTS DIFFER FROM GRAPHICS REQUIRED COUNTS IN PLANS OR IN PHYSICAL SITE CONDITIONS, THEN GRAPHICS REQUIRED COUNTS IN PLANS OR IN PHYSICAL SITE CONDITIONS SHALL PREVAIL OVER COUNTS IN PLANT LEGEND OR CHARTS.

5. CONTACT THE LOCAL UNDERGROUND UTILITY SERVICES FOR UTILITY LOCATION AND IDENTIFICATION PRIOR TO COMMENCING ANY WORK.

6. ALL SHRUBS TO BE PLANTED NOT LESS THAN OF 24", AND GROUND COVERS A MINIMUM OF 12"-18" DEPENDING ON SPECIE FROM THE EDGE OF ANY HARDSCAPE (WALKS, BUILDING WALLS, POND'S EDGE, ETC...) SHRUBS SUCH AS IXORA, RAPHIOLEPSIS AND ALL OTHER SPECIES WHICH GROW LARGER THAN 48" SPREAD, SHALL BE PLANTED AT 1/2 THE ESTIMATED ADULT'S SPREAD DIAMETER FROM THE EDGES OF ANY HARDSCAPE.

7. ALL TREES AND PALMS OVER 8' IN HEIGHT SHALL BE BRACED TO PREVENT LATERAL MOVEMENT FOR A PERIOD OF SIX MONTHS FROM THE DATE OF PLANTING. EITHER WOOD BRACES, NYLON STRAPS OR AS SHOWN IN THE PLANTING DETAILS, DEPENDING ON SPECIE AND IN CONSULTATION WITH LANDSCAPE ARCHITECT SHALL BE USED. NO NAILS, SCREWS, METAL STRAPS OR WIRES ARE TO BE USED DIRECTLY AGAINST THE TREES OR PALMS TRUNKS.

8. PERFORM EXCAVATION IN THE VICINITY OF UNDERGROUND UTILITIES WITH CARE AND IF NECESSARY, BY HAND. THE LANDSCAPE CONTRACTOR BEARS FULL RESPONSIBILITY FOR THIS WORK AND DISRUPTION OR DAMAGE TO UTILITIES SHALL BE REPAIRED IMMEDIATELY AT NO EXPENSE TO THE OWNER.

9. TREES SHALL BEAR SAME RELATION TO FINISHED GRADE AS IT BORE TO EXISTING GRADE OR CONTAINER LEVE,L OR 2"-3" ABOVE GRADE. SEE DETAILS.

10. TREES TO BE PLANTED A MINIMUM OF 5 FEET FROM PAVEMENT OR ANY HARDSCAPE EDGE, PRIVACY WALLS OR FENCE WALLS.

11. PRUNE OR TRIM EXISTING OR NEWLY PLANTED TREES ONLY AS DIRECTED BY LANDSCAPE ARCHITECT.

12. LEVEL VERTICALLY AND EQUALLY SPACED IN ALL DIRECTIONS TREES, PALMS AND LARGE SHRUBS AS REQUIRED.

13. FINISH GRADES OF PLANTER AREAS SHALL BE 3-4 INCHES BELOW ADJACENT PAVING UNLESS OTHERWISE NOTED, TO ALLOW FOR 2"-3" ADDITIONAL MULCH BED TO BE BELLOW HARDSCAPE SURFACE.

14. PROVIDE SPECIFIED EDGING IF SPECIFIED IN PLANS..

15. CUT AND REMOVE BURLAP FROM TOP 1/3 OF BALL IF TREES OR PALMS ARE BALLED AND BURLAPED.

16. LANDSCAPE ARCHITECT IS TO REVIEW PLANT MATERIALS AT SOURCE OR BY PHOTOGRAPHS ACCORDING TO INSTRUCTIONS IN PLANS PRIOR TO DIGGING OR SHIPPING OF PLANT MATERIALS.

17. WATER TO ALL PLANTS SHALL BE POTABLE.

18. ALL PLANT MATERIAL, TREES, PALMS, SHRUBS AND GROUND COVERS ARE TO BE PLANTED LEVEL WITH FINISH GRADE. NO PLANT MATERIAL ROOTS ARE TO BE EXPOSED ABOVE FINISH GRADE.

19. NO ROCKS OR PEBBLES LARGER THAN 1/4" IN DIAMETER ARE TO BE VISIBLE PRIOR TO INSTALLATION OF MULCH. LANDSCAPE CONTRACTOR SHALL VERIFY THAT NO ROCKS OR PEBBLES OVER 1/4" IN DIAMETER ARE SEEN ONCE WATER IS APPLIED TO MULCH AT THE COMPLETION OF PLANTING.

20. ALL SOD AREAS AS SHOWN IN THE PLANS, INCLUDING RIGHT OF WAY AREAS, SHALL HAVE A TOPSOIL BED OF 4" MINIMUM AS PREPARATION FOR THE SOD PANELS

21. SOD SHALL BE INSTALLED WITH STAGGERED JOINTS CLOSELY BUTTED AND WITH AN EVEN SURFACE ACCORDING TO REQUIRED FINISH GRADE. IT IS THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO WATER ALL SODDED AREAS EVERY DAY ONCE IT HAS BEEN INSTALLED, UNTIL THE SOD IS ESTABLISHED AND/OR THE IRRIGATION SYSTEM IS OPERATIONAL.

22. MAINTENANCE ON ALL PLANT MATERIAL & SOD FOR THIS WORK BEGINS AT THE TIME OF INSTALLATION AND CONTINUES FOR 60 DAYS AFTER THE COMPLETION OF THE WORK. MAINTENANCE SHALL INCLUDE WATERING, REMOVAL OF DEAD OR INJURED BRANCHES, FRONDS AND LEAVES, RESETTING OF PLANTS TO PROPER GRADE OR UPRIGHT POSITION, TOP DRESSING AND ANY OTHER OPERATIONS NECESSARY TO MAINTAIN THE PLANT MATERIAL IN HEALTHY GROWING CONDITIONS.

23. TREES TO BE PLANTED A MINIMUM OF 5 FEET FROM PAVEMENT OR ANY HARDSCAPE EDGE, PRIVACY WALLS OR FENCE WALLS.

24. ALL WORK BY THE LANDSCAPE CONTRACTOR SHALL BE PERFORMED IN A PROFESSIONAL AND SOUND MANNER IN ACCORDANCE WITH ESTABLISHED STANDARDS OF LANDSCAPE INSTALLATION PRACTICES AND WORKMANSHIP.

25. ALL AREAS NOT PLANTED WITH SHRUBS OR GROUND COVERS OR SPECIFIED TO BE ANOTHER LANDSCAPE MATERIAL SUCH AS MULCH, BARK, STONES, ETC... IS TO BE COVERED WITH SOD, INCLUSIVE OF AREAS IN THE RIGHT OF WAY BETWEEN EDGE OF CITY OR COMMUNITY PAVEMENT OR CURB AND PROPERTY LINE AND/OR SIDEWALKS.

26. ANY RAILROAD TIE, OOLITE STONE OR OTHER TYPE OF SPECIFIED RETAINING WALLS IN LANDSCAPE DOCUMENTS ARE TO BE INCLUDED AND INSTALLED BY LANDSCAPE CONTRACTOR ACCORDING TO SPACE ALLOWED AND SLOPE REQUIREMENTS WITH PRIOR ON SITE CONSULTATION WITH LANDSCAPE ARCHITECT. THEY ARE TO BE PLACED TAKING INTO CONSIDERATION EXISTING SITE CONDITIONS AND PLANT ROOT BALLS REQUIREMENTS. LANDSCAPE CONTRACTOR SHALL SPRAY MARK THE LOCATION OF PROPOSED WALLS AND OBTAIN LANDSCAPE ARCHITECT APPROVAL OF PROPOSED LOCATIONS PRIOR TO DIGGING TRENCHES FOR RETAINING WALLS.

27. LANDSCAPE CONTRACTOR SHALL COORDINATE ALL OF HIS PLANTING IN RAISED PLANTERS OR ANY PLANTING AREAS REQUIRING WATER PROOFING OR ANY OTHER SPECIAL APPLICATIONS, AS WELL AS ANY AND ALL HARDSCAPE AND PAVING SPECIFICATIONS AND CONSTRUCTION DETAILS WITH THE GENERAL CONTRACTOR. THESE SPECIFICATIONS AND DETAILS ARE NOT PART OF THE LANDSCAPE ARCHITECT'S SCOPE OF WORK.

28. BY ACCEPTING THIS PLAN, AND SUBMITTING IT TO THE MUNICIPAL AUTHORITIES OR ANY OTHER BUILDING AND ZONING AUTHORITY, OWNER RELEASES AND HOLDS LANDSCAPE ARCHITECT HARMLESS FROM ANY LEGAL RESPONSIBILITY AS A CONSEQUENCE OF ANY LEGAL ACTIONS ARISING FROM THE SELECTION, INSTALLATION, MAINTENANCE, NATURAL PLANT MATERIAL GROWTH HABIT, SUCH AS FALLING FRONDS, SEEDS, BRANCHES, ETC..OF THE LANDSCAPE AND PLANTING MATERIALS SPECIFIED IN THIS PLAN.

29. IF LANDSCAPE CONTRACTOR FINDS AVAILABILITY DIFFICULTIES WITH ANY SPECIFIC PLANT MATERIAL, HE SHALL PROPOSE ONE (OR SEVERAL) AS ALTERNATE TO LANDSCAPE ARCHITECT, AND OBTAIN FINAL DECISION FROM LANDSCAPE ARCHITECT AS TO SPECIE TO BE USED.

30. IN ABSENCE OF LANDSCAPE CONTRACTOR OR A DESIGNATED SUPERVISOR OF THE LANDSCAPE CONTRACTOR AT THE WORK SITE, LANDSCAPE ARCHITECT HAS THE OWNER'S GIVEN RIGHT TO PROVIDE INSTRUCTIONS TO LANDSCAPE CONTRACTOR'S EMPLOYEES OR SUBCONTRACTOR'S EMPLOYEES REGARDING THE INSTALLATION OF THE WORKS SPECIFIED IN THIS PLAN IF IN HIS OPINION WORK IS NOT BEING PERFORMED AS SPECIFIED.

31. ALL SPECIFIED VINES REQUIRE A STRUCTURE FOR THEM TO GROW INTO. THESE STRUCTUTRES (TRELLISES) SHALL BE SUPPLIED BY LANDSCAPE CONTRACTOR AND INCLUDED AS PART OF THE WORK. LANDSCAPE CONTRACTOR SHALL PROVIDE DETAILS OF STRUCTURE FOR LANDSCAPE ARCHITECT APPROVAL. STRUCTURES SHALL BE JAKOB'S TRELLIS SYSTEMS (INFO@JAKOB-USA.COM) OR SIMILAR.

32. LANDSCAPE CONTRACTOR SHALL REVIEW THE LANDSCAPE DOCUMENTS INCLUDING GRADING PLAN , IRRIGATION PLAN AND LIGHTING PLAN WHICH ARE PART OF THE LANDSCAPE CONSTRUCTION DOCUMENTS FOR THIS PROJECT. IT SHALL BE THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO COORDINATE ALL LANDSCAPE DOCUMENTS WITH GENERAL CONTRACTOR AND ANY OTHER SUB CONTRACTOR TO FULLY UNDERSTAND ANY WORK OVERLAP AMONG THE DIFFERENT CONTARCTING DISCIPLINES. 34. ALL PLANT MATERIAL SHALL BE GUARANTEED FOR A MINIMUM PERIOD OF ONE YEAR FROM DATE OF INSTALLATION.

33. IT SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO REMOVE ALL WEEDS, ANY UNDESIRABLE VEGETATION AND ROCKS THAT HAS BEEN BROUGHT TO THE SITE WITH PLANT MATERIAL AND PLANTING SOIL, AT NO COST TO THE OWNER.

34. ALL AREAS CONSIDERED RIGHT-OF WAY AREAS, LABELED AS SUCH OR NOT IN THE LANDSCAPE PLANS, ARE TO BE FULLY SODDED AND BE PROVIDED WITH FULL COVERAGE IRRIGATION AS PART OF THE LANDSCAPE CONTRACTOR'S AGREEMENT WITH OWNER AND/OR GENERAL CONTRACTOR. SOD IN RIGHT-OF-WAY AREAS IS REQUIRED REGARDLESS OF IT BEING LABELED AS SOD AREAS OR NOT IN THE LANDSCAPE PLANS.

35. MOST PALMS ARE SELF CLEANING THEREFORE NO PALMS ARE TO BE PLANTED IN PROXIMITY OR CLOSE TO A HARDSCAPE OR PEDESTRIANS AND PLAY AREAS LOCATION WHERE FALLING FRONDS MAY CAUSE PERSONAL OR PROPERTY DAMAGE. LANDSCAPE CONTRACTOR MUST BE OBSERVANT OF THIS CONDITION.

36. AS A BASIC GENERAL RULE PLANTS TO BE PLANTED IN THE SHADE SHALL BE IN A SHADE HOUSE OR SHADED AREA IN THE NURSERY. PLANTS TO BE PLANTED IN THE SUN SHALL BE IN THE SUN OR A SUNNY AREA AT THE NURSERY. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE TO SELECT PLANTS ACCORDING TO THEIR LOCATION AT NURSERY AND WHERE IN THE JOBSITE THEY ARE INDICATED TO BE PLANTED AND BE AWARE OF THE PLANT MATERIAL LIGHT PREFERENCE. IF IN DOUBT LANDSCAPE CONTRACTOR SHALL CONSULT WITH LANDSCAPE ARCHITECT.

VIII. SOIL PREPARATION

1. SOIL PREPARATION OF A LANDSCAPE DESIGN IS A CRITICAL FACTOR IN CREATING A HEALTHY AND LONG-LASTING LANDSCAPE. REMOVE EXISTING TOPSOIL IF ANY AND STOCKPILE ON SITE. TOPSOIL TO BE INCORPORATED BACK INTO THE SOIL AT A LATER DATE. NEW PLANTING SOIL MIX SHALL BE APPROXIMATELY 45% SAND, 40% SILT, 10% CLAY AND 5% ORGANIC MATERIAL WITH A PH LEVEL NEAR SEVEN.

2. PRIOR TO THE INSTALLATION OF THE LANDSCAPE AND IRRIGATION SYSTEM, CONTRACTOR TO PREPARE SOIL TO ENSURE A PROPER ENVIRONMENT FOR PLANT ROOT DEVELOPMENT.

3. IF ANY AMENDMENTS ARE SPECIFIED IN PLANS, THEY SHOULD BE MIXED THOROUGHLY WITH EXISTING SOIL TO ENSURE PROPER SOIL CONDITIONS PRIOR TO PLANTING.

4. DURING THE REMAINDER OF THE LANDSCAPE INSTALLATION, VARIOUS AREAS OF THE SITE MAY BE RE-COMPACTED DUE TO THE USE OF EQUIPMENT AND VEHICLES. PRIOR TO THE INSTALLATION OF PLANT MATERIAL AND/OR SOD IN THESE AREAS, THE COMPACTION OF THESE SHALLOW AREAS SHALL BE REDUCED OR TURNED OVER USING AN AIRSPADE OR SIMILAR METHOD TO ALLOW SOIL TO HAVE GREATER WATER AND NUTRIENT ABSORPTION.

IX. TREE PRESERVATION PLANTING NOTES

1. ALL EXISTING TREES TO BE PRESERVED AS INDICATED ON THE TREE DISPOSITION & MITIGATION PLAN. THE FENCE SHALL BE FIRMLY ANCHORED INTO THE GROUND AND SHALL REMAIN UPRIGHT AND INTACT UNTIL ALL CONSTRUCTION ACTIVITY IS COMPLETE. CONSTRUCTION ACTIVITIES, STORAGE AND/OR GARBAGE SHALL NOT OCCUR WITHIN THESE PROTECTED AREAS. THE GENERAL CONTRACTOR ASSURE THAT NO SUBCONTRACTOR INFRINGES INTO THESE AREAS WITH ARBAGE OR CONSTRUCTION MATERIALS. THE LOCATION OF THE PROTECTIVE BARRIER SHALL BE AS SHOWN IN THE LANDSCAPE PLANS AND SHALL BE IN PLACE BEFORE ANY CONSTRUCTION WORK STARTS.

2. WHEN EXCAVATION NEAR A TREE TO BE PROTECTED MUST BE CARRIED OUT, DAMAGE CAN BE LIMITED BY ROOT PRUNING. ROOT PRUNING SHALL BE COMPLETED BEFORE GRADING IS STARTED AND SHALL OCCUR BENEATH THE PROTECTIVE FENCING AS SHOWN ON THE PLAN.

X. ROOT PRUNING SHALL BE PERFORMED, WHEN REQUIRED BY HAND AND USING A MECHANICAL SAW CUT OF ANY ROOTS 2" OR MORE IN DIAMETER. LIMITS OF TRENCHING SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO ANY TRENCHING IN THE FIELD. DO NOT TRENCH FOR IRRIGATION OR ELECTRICAL WITHIN DRIP LINES OF EXISTING TREES. COORDINATE ALL TRENCHING REQUIRED FOR UTILITY WORK WITH THE LANDSCAPE PLANS.

XI. CLEANUP

1. PLANT CONTAINERS, WIRES, HOSES, BAGS AND ANY OTHER LANDSCAPE MATERIAL SHALL BE REMOVED FROM THE SITE ON A DAILY BASIS. EXCESS SOIL, STONES AND DEBRIS SHALL BE REMOVED FROM THE SITE OR DISPOSED OF AS DIRECTED BY OWNER OR GENERAL CONTRACTOR.

XII. ACCEPTANCE OF WORK

1. WORK SHALL BE ACCEPTED UPON FINAL INSPECTION AND APPROVAL BY LANDSCAPE ARCHITECT. ACCEPTANCE SHALL BE UPON ADHERENCE TO THE SPECIFICATIONS ON THE DRAWINGS. INSPECTION SHALL BE NO LONGER THAN FIVE DAYS AFTER COMPLETION AND CLEANUP OF WORK, AT WHICH TIME THE LANDSCAPE ARCHITECT, UPON ACCEPTANCE OF WORK, SHALL ISSUE A CERTIFICATE OF COMPLETION AS REQUIRED BY MIAMI-DADE LANDSCAPE ORDINANCE. THERE SHALL BE NO PARTIAL ACCEPTANCE OF WORK.

2. LANDSCAPE CONTRACTOR SHALL HAVE TEN (10) DAYS TO REPLACE OR CORRECT ANY MATERIAL OR WORK NOT ACCEPTED BY THE LANDSCAPE ARCHITECT.

XIII. HOLD HARMELESS

1. BY ACCEPTING THIS PLAN, SUBMITTING IT TO THE MUNICIPAL AUTHORITIES OR ANY OTHER BUILDING AND ZONING AUTHORITY AND OBTAINING A PERMIT, OWNER RELEASES AND HOLDS LANDSCAPE ARCHITECT HARMLESS FROM ANY LEGAL RESPONSIBILITY AS A CONSEQUENCE OF ANY LEGAL ACTIONS ARISING FROM THE SELECTION, INSTALLATION, MAINTENANCE, NATURAL PLANT MATERIAL GROWTH HABIT, SUCH AS FALLING FRONDS, SEEDS, BRANCHES, ETC..OF THE LANDSCAPE AND PLANTING MATERIALS SPECIFIED IN THIS PLAN.

XIII. TOTALITY OF DESIGN SPECIFICATIONS, FURNITURE AND ACCESSORIES

1. THE WRITTEN SPECIFICATIONS IN THIS PLAN, TOGETHER WITH ANY AND ALL OTHER WRITTEN SPECIFICATIONS IN THE LANDSCAPE ARCHITECTURAL PLANS, ANY AND ALL GRAPHIC DRAWINGS AND PLANS, TABLES, LEGENDS, NOTES, GENERAL NOTES, AND ANY AND ALL GRAPHIC OR WRITTEN DATA INTENDED TO CONVEY THE DESIGN INTENT FOR PLANT SELECTIONS, SHAPES AND FORMS, PAVING FINISH MATERIAL SELECTIONS, AND ANY SUPPLEMENTAL REVISIONS, DEFINITIONS OR REPLIES TO RFI'S SHALL BE CONSIDERED THE TOTALITY OF THE PROJECT'S SPECIFICATIONS AND SHALL BE PART OF THE LANDSCAPE CONTRACTOR'S CONTRACT.

2. ALL FURNITURE AND ACCESSORIES SPECIFIED IN THE LANDSCAPE ARCHITECTURAL PLANS (DISPOSITION, PLANTING, IRRIGATION AND LIGHTING) ARE SPECIFIED AS A RECOMMENDATION. ARCHITECT SHALL COORDINATE THE SPECIFICATION WITH GENERAL CONTRACTOR AND CONSULT WITH OWNER REGARDING PRICES AND BUDGETS. ALL FURNITURE AND ACCESSORIES MAY BE SUBSTITUTED FOR OTHER BRANDS WITH SIMILAR DESIGN.

ABBREVIATION TABLE

APPROX	APPROXIMATE	EXIST	EXISTING
AVG	AVERAGE	FFE	FIN. FLOOR ELEV.
B+B	BALLED AND BURLAPPED	O.C.	ON CENTER
CAL	CALIPER	MAX	MAXIMUM
CL	CENTER LINE	MIN	MINIMUM
CONC	CONCRETE	NTS	NOT TO SCALE
DIA	DIAMETER	PL	PROPERTY LINE

811
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EXCAVATION NOTE

CALL SUNSHINE STATE ONE CALL CENTER OF FLORIDA AT 1-800-432-4770 (TOLL FREE) 48 HOURS BEFORE DIGGING. PERFORM EXCAVATION IN THE VICINITY OF UNDERGROUND UTILITIES WITH CARE AND BY HAND, IF NECESSARY. THE LANDSCAPE CONTRACTOR BEARS FULL RESPONSIBILITY FOR THIS WORK AND DISRUPTION OF DAMAGE TO UTILITIES SHALL BE REPAIRED IMMEDIATELY AND AT NO EXPENSE TO THE OWNER.

PLANT LEGEND

	Code	Botanical name	Common name	DBH	Heigth	Canopy	Nat.	Quantity	Specific.	Note I.1.7
LANDSCAPE REQUIREMENT TREES										
	PDM	Phoenix dactylifera	Medjool	10"	18'	8'	Y	4		
	CDI	Coccoloba diversifolia	Pigeonplum	2.5"	12'	5'-6'	Y	8	4' c.t. minimum /2" DBH	
	QVI	Quercus virginiana	Live Oak	2.5"	15'	8'	Y	3		
	BSI	Bursera Simaruba	Gumbo Limbo	2.5"	12'	12'	Y	4		
LARGE SHRUBS										
	GSA	Guaiacum Sanctum	Lignum Vitae	2.5"	12'	5'-6'	N	4	4' c.t.	
	PRA	Pimenta racemosa	Bay rum tree	2.5"	10'	6'	N	21	2.5" DBH/ Full to bottom	
	MFR	Myrcianthes fragrans	Simpson stopper	2.5"	10'	6'	N	4		
SHRUBS										
	AIM	Alcantarea Imperialis	Giant Bromeliad		24"	24"	N	20		P
	APU	Alpinia Purpurata	Red Ginger		36"	24"	N	19		
	ASK	Androlepis Skinerii	Bromeliad		-	-	N	9		
	AAT	Agave attenuata	Fox Tail Agave		24"	24"	N	12	20" o.c.	
	AZE	Alpinia Zerumbet	Shell Ginger		2'-3'	4'	N	14		
	CIC	Chrysobalanus Icaco	Cocoplum		24"	24"	Y	46		
	HNO	Hamelia nodosa	Dwarf Firebush		24"	24"	N	13		
	MDE	Monstera deliciosa	Monstera		4'-5'	4'	N	54	36" o.c.	
	ANA	Asplenium Nidus Avis	Birdsnest Fern		30"	30"	N	3		P
	REX	Rhapis Excelsa	Lady Palm		4'-5'	4'	N	3	Multitrunk	P
	PMP	Podocarpus Macrophyllus Pringles	Dwarf Podocarpus		24"	24"	N	57	20" o.c.	
	PMA	Podocarpus macroph.	Podocarpus		24"	24"	N	333	24" o.c.	
GROUND COVERS										
	BOA	Begonia Odorata 'Alba'	White Begonia		24"	24"	N	6	24" o.c.	
	CEB	Carissa macrocarpa	Emerald Blanket		12"	12"	N	80		
	MPA	Murraya Paniculata 'Lakeview'	Orange Jasmine		24"	18"	N	20		
	PBM	Philodendron Burle Marx	Philodendron Burle Marx		24"	18"	N	91		
	SFO	Serissa foetida	Serissa		18"	18"	N	60		
	TAS	Trachelospermum Jasm. Minima	Dwarf Confederate Jasm.		12"	12"	N	1121	12" o.c.	
GRASSES										
SOD		Stenotaphrum secundatum 'palmetto'	Palmetto sod					as shown		
GRAVEL										
BRR		BLACK RIVER ROCK						as shown		

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2 05/30/2025 - SITE PLAN

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