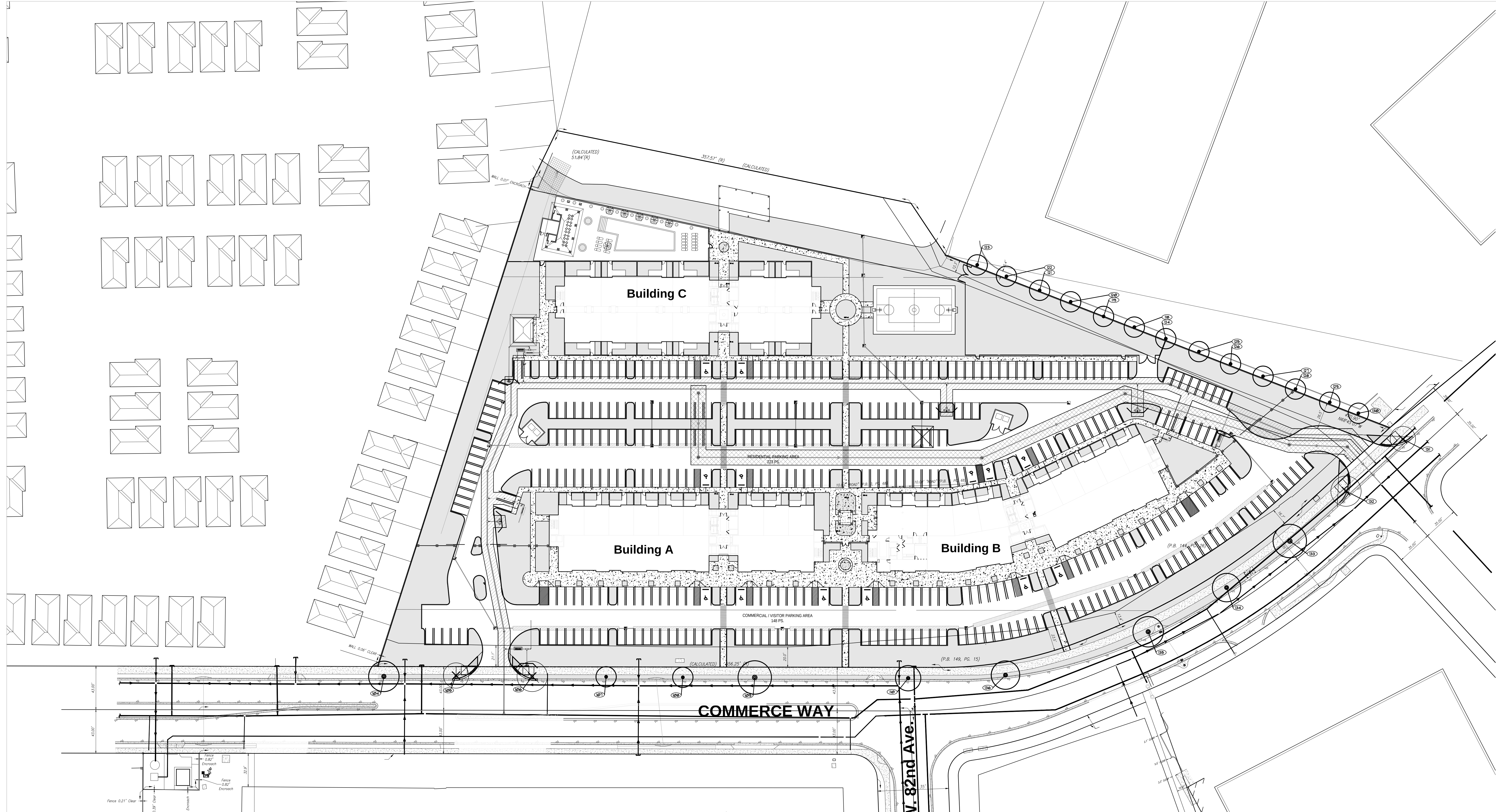




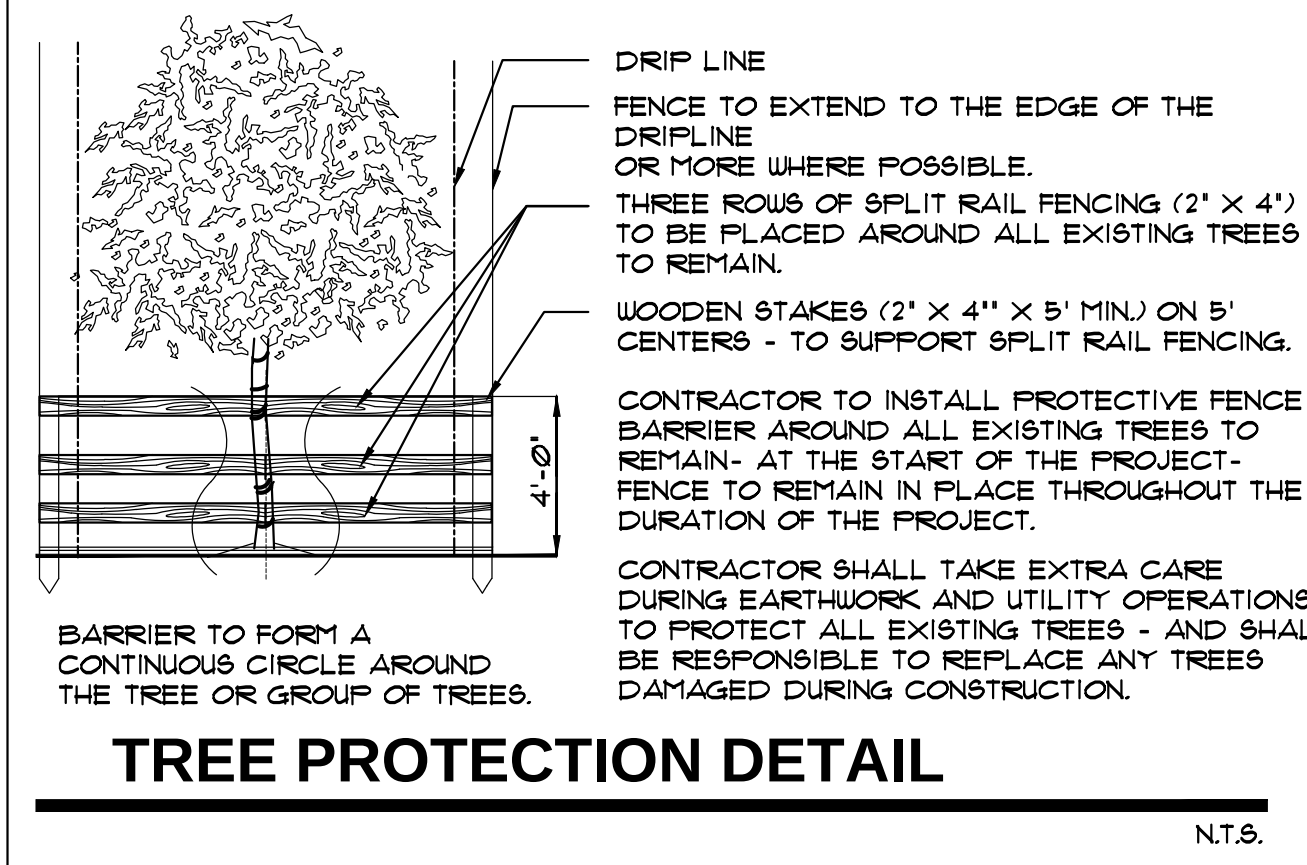
■ POST-STORM LANDSCAPE REVIEW:

- THE PROPERTY SHALL BE REVIEWED BY AN ISA CERTIFIED ARBORIST FOR ANY HAZARDOUS CONDITIONS, I.E. HAZARD OR POTENTIAL HAZARDOUS TREES TO BE ELIMINATED IMMEDIATELY.
- EXISTING SITE CONDITIONS ARE TO BE RETROFITTED TO INCLUDE CLEANUP, REMOVAL OF DEAD OR DAMAGED PLANT MATERIAL, REMOVAL OF ALL PROHIBITED SPECIES, I.E. BRAZILIAN PEPPER, MELALEUCA, AUSTRALIAN PINE, ETC. AND REMOVAL OF ALL DEBRIS FROM THE PROPERTY.
- UNDERTAKING OF THIS TASK SHALL FURTHER PROVIDE ADEQUATE OPPORTUNITY TO SUBSEQUENTLY PLANT PER THE APPROVED LANDSCAPE PLANS.
- EXISTING TREES AND PALMS TO REMAIN SHALL BE TRIMMED PER ANSI-300 STANDARDS. SUPERVISION OF THE TRIMMING SHALL BE PERFORMED BY AN ISA-CERTIFIED ARBORIST.
- ALL EXISTING TREES AND PALMS SHALL BE 'LIFTED AND THINNED' TO PROVIDE FOR AN 8' MINIMUM CLEARANCE FOR SIDEWALKS AND PEDESTRIAN WALKWAYS AND A 14' MINIMUM CLEARANCE FOR ROADWAYS, DRIVEWAYS, AND ALL VEHICULAR USE AREAS.
- ALL PERIMETERS (TO INCLUDE PROPERTY AND BUILDING) ARE TO BE CLEANED-UP OF OVERGROWN VEGETATION WITH REMOVAL OF VINES, WEEDS, ETC. AND SHALL BE APPROVED BY THE CITY LANDSCAPE INSPECTOR PRIOR TO FINAL LANDSCAPE APPROVAL.
- MODIFICATIONS TO THE LANDSCAPE RELATED PLANS (BY THIS OFFICE) DO NOT CONSTITUTE IDENTIFICATION OF HAZARDOUS CONDITIONS OR VEGETATION WITHOUT A WRITTEN AND SIGNED REPORT FROM AN ISA CERTIFIED ARBORIST.

NOTES:

- A WRITTEN TREE REMOVAL PERMIT IS REQUIRED FROM THE LOCAL GOVERNING AGENCY PRIOR TO REMOVAL OF ANY TREES OR PALMS FROM THE SITE.
- SEE LANDSCAPE PLANS FOR PROPOSED LANDSCAPE PLANTINGS, LANDSCAPE LEGEND, PLANTLIST, SPECIFICATIONS, DETAILS, ETC.
- THE CONTRACTOR SHALL REMOVE ALL TREES AND HEDGES AS PER PLANS AND AS APPROVED BY THE LOCAL GOVERNING AGENCIES (TOWN OF MIAMI LAKES). TREE FALTS AND HEDGE MATERIAL SHALL INCLUDE ALL TRUNKS, STUMPS AND ROOTS. ALL EXCESS DEBRIS SHALL BE REMOVED FROM THE SITE AND DISPOSED OF AT AN APPROVED SITE. ALL HOLES AND DEPRESSIONS SHALL BE BACKFILLED WITH CLEAN, APPROVED BACKFILL.
- LOCATIONS SHOWN FOR THE EXISTING TREES AND PALMS ARE APPROXIMATE. EXACT LOCATIONS ARE TO BE FIELD VERIFIED BY A REGISTERED LAND SURVEYOR (R.L.S.) PRIOR TO ANY PAVING OR ANY OTHER SUCH WORK WHICH WILL BE IMPACTED BY ANY TREES OR PALMS TO REMAIN.
- ALL INVASIVE EXOTIC VEGETATION AND ANY OTHER PLANTS LISTED AS CATEGORY 1 ON THE FLORIDA EXOTIC PEST PLANT COUNCIL'S LIST OF FLORIDA'S MOST INVASIVE SPECIES SHALL BE REMOVED FROM THE SITE AND MAINTENANCE SHALL GUARANTEE CONTROL OF RE-INVASION.

SOUTHPOINTE, MIAMI LAKES, FL.											
3/15/2018											
TREE NUM	SYM	COMMON NAME	BOTANICAL NAME	HEIGHT	SPREAD	DBH	STATUS	CANOPY	CANOPY LOSS	DBH LOSS	PALM LOSS
						INCHES					
104	QV	LIVE OAK	Quercus virginiana	22	30	16	REMAIN	707			
105	QV	LIVE OAK	Quercus virginiana	20	25	14	REMOVE	491	491		
106	QV	LIVE OAK	Quercus virginiana	24	30	16	REMOVE	707	707		
107	QV	LIVE OAK	Quercus virginiana	15	20	16	REMAIN	314			
108	QV	LIVE OAK	Quercus virginiana	25	20	16	REMAIN	314			
109	QV	LIVE OAK	Quercus virginiana	22	32	10	REMAIN	804			
110	QV	LIVE OAK	Quercus virginiana	38	25	22	REMAIN	491			
131	QV	LIVE OAK	Quercus virginiana	32	25	18	REMAIN	491	491		
132	QV	LIVE OAK	Quercus virginiana	32	30	20	REMOVE	314	314		
133	QV	LIVE OAK	Quercus virginiana	20	32	18	REMAIN	804			
134	QV	LIVE OAK	Quercus virginiana	24	28	18	REMAIN	616			
135	QV	LIVE OAK	Quercus virginiana	20	30	14	REMAIN	707			
136	QV	LIVE OAK	Quercus virginiana	30	28	20	REMAIN	616			
118	QV	LIVE OAK	Quercus virginiana				REMAIN				OFF-SITE
119	QV	LIVE OAK	Quercus virginiana				REMAIN				OFF-SITE
120	QV	LIVE OAK	Quercus virginiana				REMAIN				OFF-SITE
121	QV	LIVE OAK	Quercus virginiana				REMAIN				OFF-SITE
122	QV	LIVE OAK	Quercus virginiana				REMAIN				OFF-SITE
123	QV	LIVE OAK	Quercus virginiana				REMAIN				OFF-SITE
124	QV	LIVE OAK	Quercus virginiana				REMAIN				OFF-SITE
125	QV	LIVE OAK	Quercus virginiana				REMAIN				OFF-SITE
126	QV	LIVE OAK	Quercus virginiana				REMAIN				OFF-SITE
127	QV	LIVE OAK	Quercus virginiana				REMAIN				OFF-SITE
128	QV	LIVE OAK	Quercus virginiana				REMAIN				OFF-SITE
129	QV	LIVE OAK	Quercus virginiana				REMAIN				OFF-SITE
130	QV	LIVE OAK	Quercus virginiana				REMAIN				OFF-SITE
TOTALS								7,376	2,063		



REMOVAL OF ANY AND ALL TREES AND PALMS WILL REQUIRE A WRITTEN TREE REMOVAL PERMIT FROM THE TOWN OF MIAMI LAKES.

SEE SHEET LANDSCAPE PLANS FOR PROPOSED LANDSCAPE PLANTINGS, LANDSCAPE LEGEND, PLANTLIST, DETAILS, NOTES, SPECIFICATIONS, ETC.



TREE DISPOSITION PLAN

WOLFBERG ALVAREZ

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LANDSCAPE ARCHITECTURE
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Sunshine State One Call
of Florida, Inc.

SOUTH POINTE
MIXED USE DEVELOPMENT
8205, 8225, 8275 COMMERCE WAY APARTMENTS
MIAMI LAKES, FLORIDA

SEAL

JAMES F. BOCASH
R.L.A. # 000192

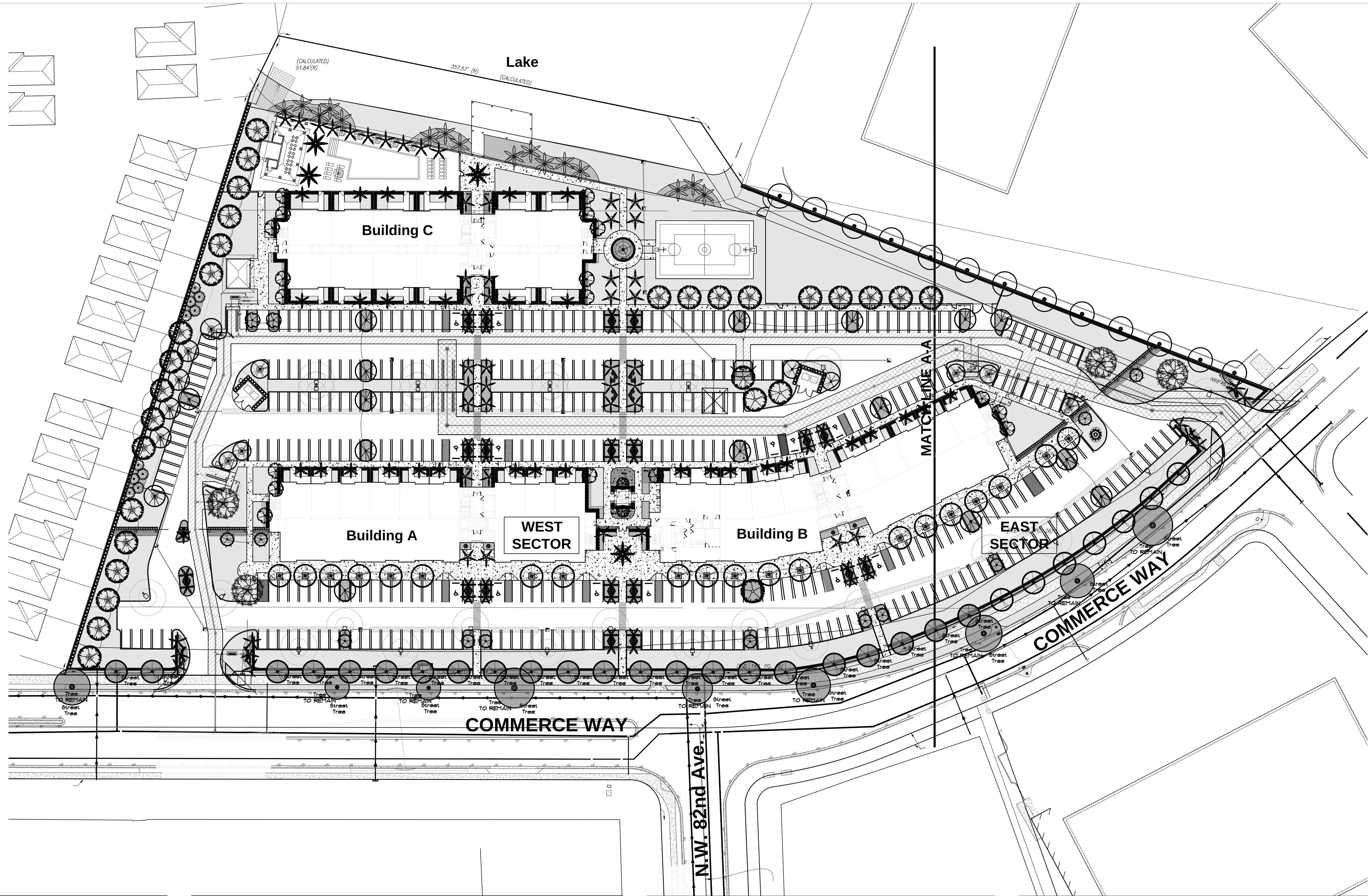
WA PROJECT NO.: 23716.00

ISSUE DATE
03/23/2018

NO. REVISION DATE

DRAWING TITLE
TREE DISPOSITION PLAN

SHEET NUMBER
TD-1

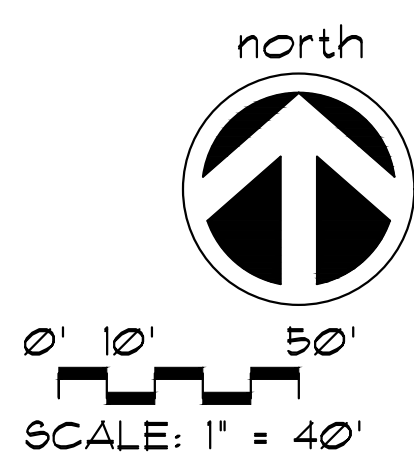


PLANT LIST					
SYTH.	NATIVE	*	NAME	BOTANICAL NAME	SPECIFICATION
ACCENT PLANTS, GROUNDCOVERS, ETC.					
AEC	84		AECHMEA BROMELIADS	Aechmea blanchetiana 'Orange'	3 gal, 18' x 18', BULLIS
ARA	1/95 a.f.		PERENIAL PEANUT	Arachis glabrata 'EcoTurf'	SOLID 60D, price per a.f.
CAT	237		CAT PALM	Chamaedorea cataractarum	1 gal, 30" x 24", 30" o.c.
BL3	1085		BLUEBERRY FLAX LILY	Dianella tasmanica	3 gal, 12" x 18', 18" o.c., full
FG3	824		'GREEN ISLAND' FIGUS	Ficus 'Green Island'	3 gal, 18" x 18', 18" o.c., full
FUR	16		GIANT FALSE AGAVE	Furcraea foetida	1B gal, 4' x 4', full specimen
MUH YES	210		MULLY GRASS	Muhlenbergia capillaris	1 gal, 12' x 12', 18" o.c., full
NEP YES	1080		BOSTON FERN	Nephtrolepis axillata	1 gal, 12' x 12' full, 15" o.c.
FEN	100		EGYPTIAN STAR CLUSTER	Pentstemon lanceolata	1 gal., 10' x 10', 14" o.c., full
PEG YES	350		GREEN MOUNTAIN GRASS	Pennisetum setaceum	3 gal, 24' x 18', 18" o.c., full
FAK YES	60		FAKAHATCHEE GRASS	Tripsacum dactyloides	3 gal, 24' x 24', 30" o.c., full
SOD					
FLO	85,000	S.F.	'FLORATAM' ST. AUGUSTINE	Stenotaphrum secundatum	SOLID 60D, price per a.f.
TOPSOIL:					
			TOPSOIL/SAND MIX	50:50 TOPSOIL/SAND MIX, 6"SPREAD IN PLACE	
	140	C.Y.	TREES, PALMS, SHRUBS AND GROUNDCOVERS		
	445	C.Y.	AREA TO BE SODDED WITH A 2' DEPTH OF TOPSOIL 6"SPREAD IN PLACE		
MULCHING:					
	250	C.Y./A-	'PINE BARK' MULCH	3' DEPTH, 6"SPREAD IN PLACE, ATLAS FEAT AND SOIL	
	---		TOPSOIL, SOD AND MULCH QUANTITIES SHOWN ARE APPROXIMATE, CONTRACTOR TO PROVIDE A UNIT PRICE PER UNIT AND WILL BE PAID ON THAT UNIT PRICE BASIS UPON FINAL INSPECTION AND APPROVAL.	PROVIDE SAMPLE FOR APPROVAL PRIOR TO INSTALLATION	
INSTALLATION WATERING:					
			CONTRACTOR SHALL THOROUGHLY WATER-IN ALL PLANTINGS WHEN PLANTED, AND SHALL CONTINUE WATERING UNTIL FINAL INSPECTION AND APPROVAL BY THE TOWN OF MIAMI LAKES AND THE OWNER.		

PLANT LIST			
SYM. NATIVE	*	NAME	BOTANICAL NAME SPECIFICATION
SITE PREPARATION:			
SP-1 LANDSCAPE CONTRACTOR SHALL CLEANUP TOTAL SITE, REMOVE ALL DEAD OR DECAYED PLANT MATERIAL, AND FULLY PREPARE THE SITE FOR PLANTING-PROVIDE LUMP SUM (L.S.) PRICE.			
EXISTING TREES			
9 LIVE OAKS TO REMAIN - PLEASE REFER TO TREE DISPOSITION PLAN			
PROPOSED TREES			
CD	YES	21 PIGEON PLUM	<i>Coccoloba diversifolia</i> 12' x 6'spr., 2 1/2" cal.
CS	YES	2 ORANGE GEIGER	<i>Cordia sebestena</i> FG, 10' x 5', 2" cal.
DR	4	4 POINCIANA	<i>Dalmanix regia</i> 14' x 6'spr., 3" cal.
ILE	YES	20 EAGLESTON HOLLY	<i>Ilex x attenuata 'Eagleston'</i> FG, 12' o.a., full
LIL		11 CRAPE MYRTLE 'LAVENDER'	<i>Lagerstroemia indica 'Muskogee'</i> 10' x 6", max. 5 lbs. o.a. ht.
LW		8 CRAPE MYRTLE 'WHITE'	<i>Lagerstroemia indica 'Natchez'</i> 10' x 6", max. 5 lbs. o.a. ht.
LY	YES	30 WILD TAMARIND	<i>Lyalloma latifolia</i> 12' x 6'spr., 2 1/2" cal.
QV	YES	50 LIVE OAKS	<i>Quercus virginiana</i> 12' x 6'spr., 2 1/2" cal.
PALMS			
BIS		1 BISHMARK PALMS	<i>Bismarkia nobilis 'Silver'</i> 8' x 3', full head, specimen
CN		16 GREEN MALAYAN COCONUTS	<i>Cocos nucifera</i> 30' o.a., 12' ct., full head
FMD		1 'MEDJOOL DATE' PALMS	<i>Phoenix dactylifera 'Medjool'</i> 12' ct., full head, specimen
SP	YES	10 SABAL PALMS	<i>Sabal palmetto</i> BTD, 16'-20' o.a.
VM		10 MONTGOMERY PALMS	<i>Veitchia montgomeryana</i> DBL. TK, FG, 14' o.a., full hd.
WB		55 FOXTAIL PALMS	<i>Wodyetia bifurcata</i> 14' o.a., 5' o dbh, full hd
SHRUBS			
CC3	YES	120 JAMAICA CAPER	<i>Capparis cynophallophora</i> 3 gal, 24" x 24", 24" o.c., full
C13	YES	145 COCOPLUM	<i>Cryobalanus icaco</i> 3 gal, 24" x 24", 24" o.c., full
CR1	YES	235 PITCH APPLE	<i>Clusia rosea</i> 1 GAL., 36" ht., 30" O.C., FTB.
CRO		170 CROTON 'PETRA'	<i>Codiaeum variegatum</i> 3 gal, 18" x 18", 18" o.c., full
HPD	YES	183 DWARF FIREBUSH	<i>Hamelia nodosa</i> 3 gal, 18" x 18", 18" o.c.
POT		106 PODOCARPUS HEDGE	<i>Podocarpus spp.</i> 1 gal, 30" x 24", full heavy

LANDSCAPE LEGEND - TOWN OF MIAMI LAKES-ORD. 12-151-SITE DATA		ORDINANCE 12-151	
ZONING DISTRICT: BU-2 SPECIAL BUSINESS DISTRICT	NET LAND 7.83 ACRES	341238 SF.	
OFFEN SPACE	REQUIRED	PROVIDED	
A. Square feet of open space required by "TOWN OF MIAMI" LAWS, Chapt. 13, as indicated on site plan: Net lot area =	63,129	93,929	
B. Square feet of parking lot open space required by Chapter 18A, on site plan: 310 SURFACE SPACES x 10 SF / SPACE	3,100	3,100	
C. Total s.f. of open space required by Chapter 33: A + B =	66,829	103,229	
LAWN AREA CALCULATION			
66,829	66,829	103,229	
required by Chapter 13			
B. Maximum lawn area (sod) permitted = required by Chapter 13, on site plan: 2 x 66,829 s.f. =	13,366	drought tolerant grasses shown on plan 13,366	
TREES: 22 per Acre			124 prop. trees, 100 palms / 2 = 50
A. No. trees required per net lot acre space Less existing No. of trees meeting min. required	173	174	
B. 3 Palms Allowed; No. of trees provided x 30% =	52	100% = 50	
C. 3 Natives Required: -	52	not including nat. trees 101	
D. Street Trees (maximum average spacing of 25' oc) linear feet along street / 25' No. of trees provided x 30% =	31	SEE "STREET TREE TABULATIONS" TABLE - BELOW 31 31	
E. Street Trees located directly beneath power lines, Max. ave. spacing of 25' oc	N/A	N/A	
TOTAL NUMBER OF TREES REQUIRED	204	205	
SHRUBS:			
A. No. trees required x 10 = No. of shrubs allowed	2,040	2,167	
B. No. shrubs allowed x 30% = No. of Native shrubs required	612	1,883 (81%)	

STREET TREE TABULATIONS		
	REQUIRED	PROVIDED
OAK LANE-COMMERCE WAY 1/212 L.F. , 1 TREE/ 35 L.F. = 31 TREES	31	31 9 EXISTING TREES + 22 NEW PROPOSED
TOTALS		31



REMOVAL OF ANY AND ALL TREES AND PALMS
WILL REQUIRE A WRITTEN TREE REMOVAL PERMIT
FROM THE TOWN OF MIAMI LAKES PRIOR TO
REMOVAL OF ANY TREES FROM THIS SITE.

SEE TD-1 FOR TREE DISPOSITION PLAN, TREE
INVENTORY, STATUS AND DISPOSITION.

SEE SECTOR LANDSCAPE PLANS, L-2, L-3, L-4
FOR PLANTING PLANS, PLANTLIST, DETAILS,
SPECIFICATIONS, ETC.

SOUTH POINTE
MIXED USE DEVELOPMENT
8205, 8225, 8275 COMMERCE WAY APARTMENTS
MIAMI LAKES, FLORIDA

01/11/2019

AMES F. SOCASH
RLA * 00001132

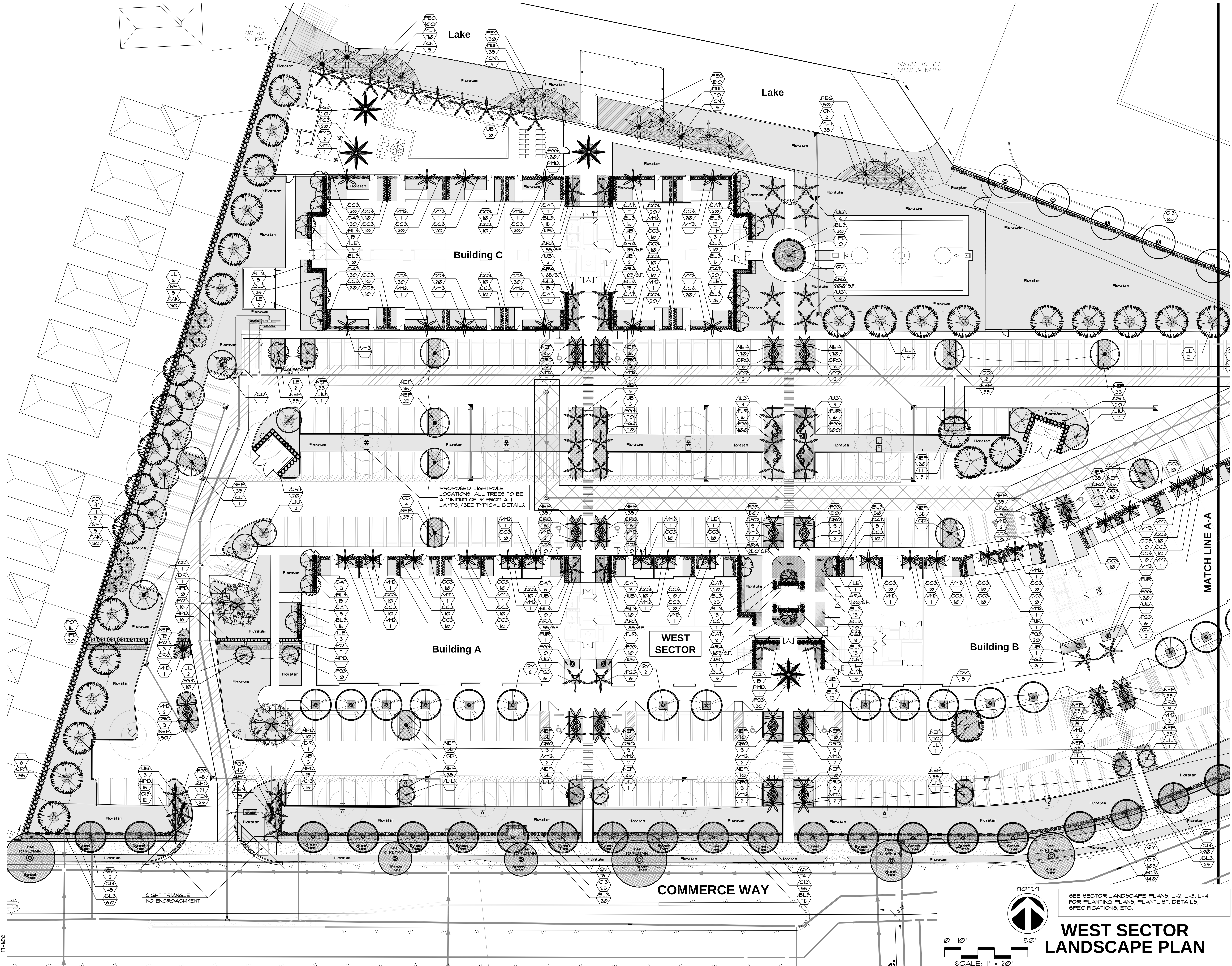
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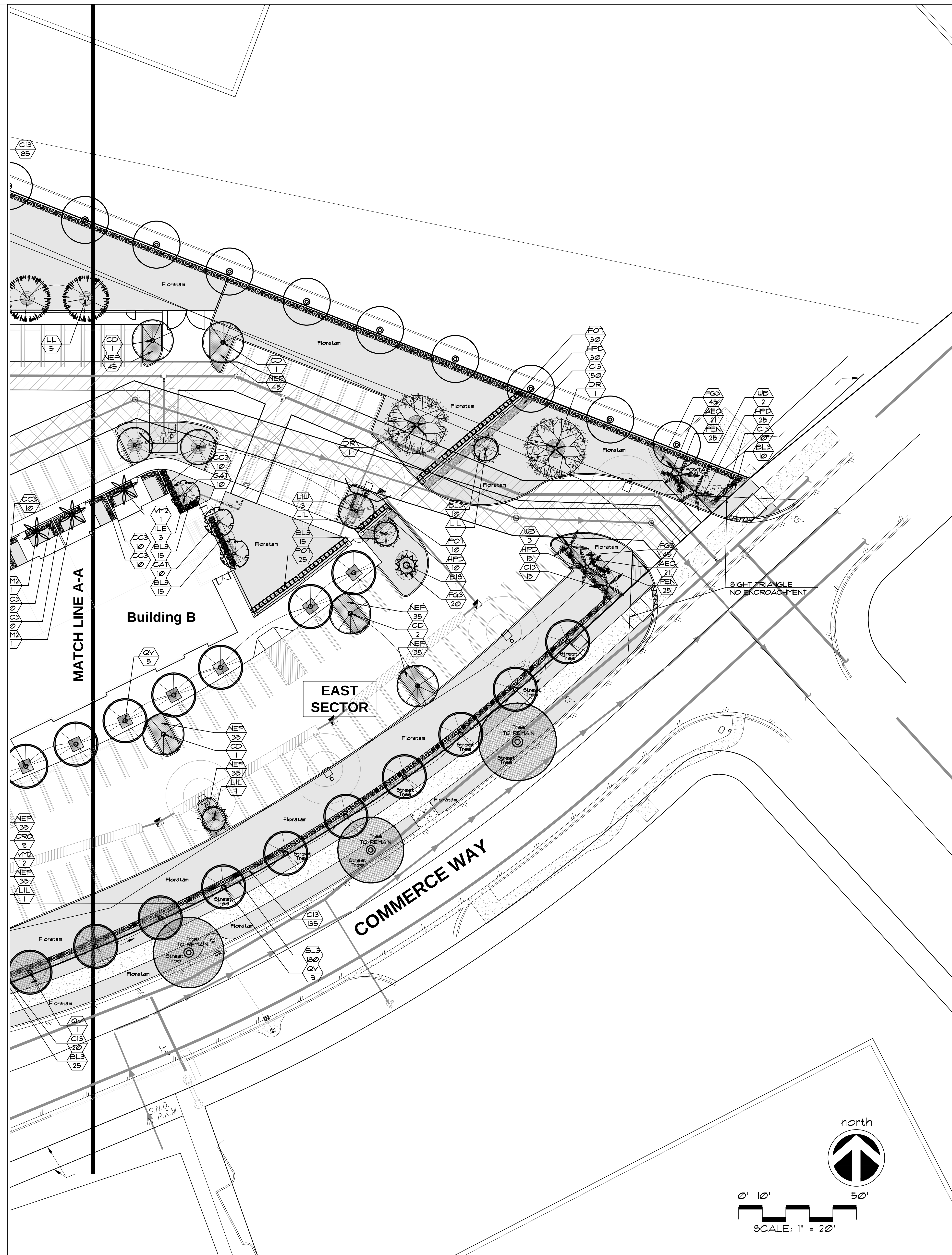
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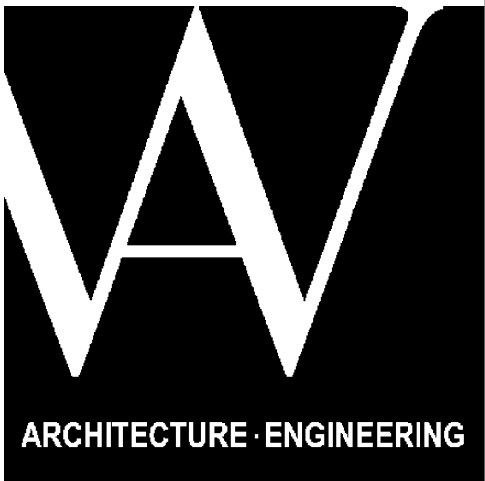
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WEST SECTOR
LANDSCAPE PLAN

SHEET NUMBER
L-2

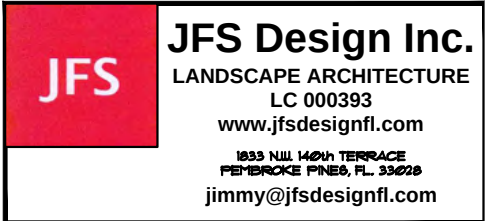




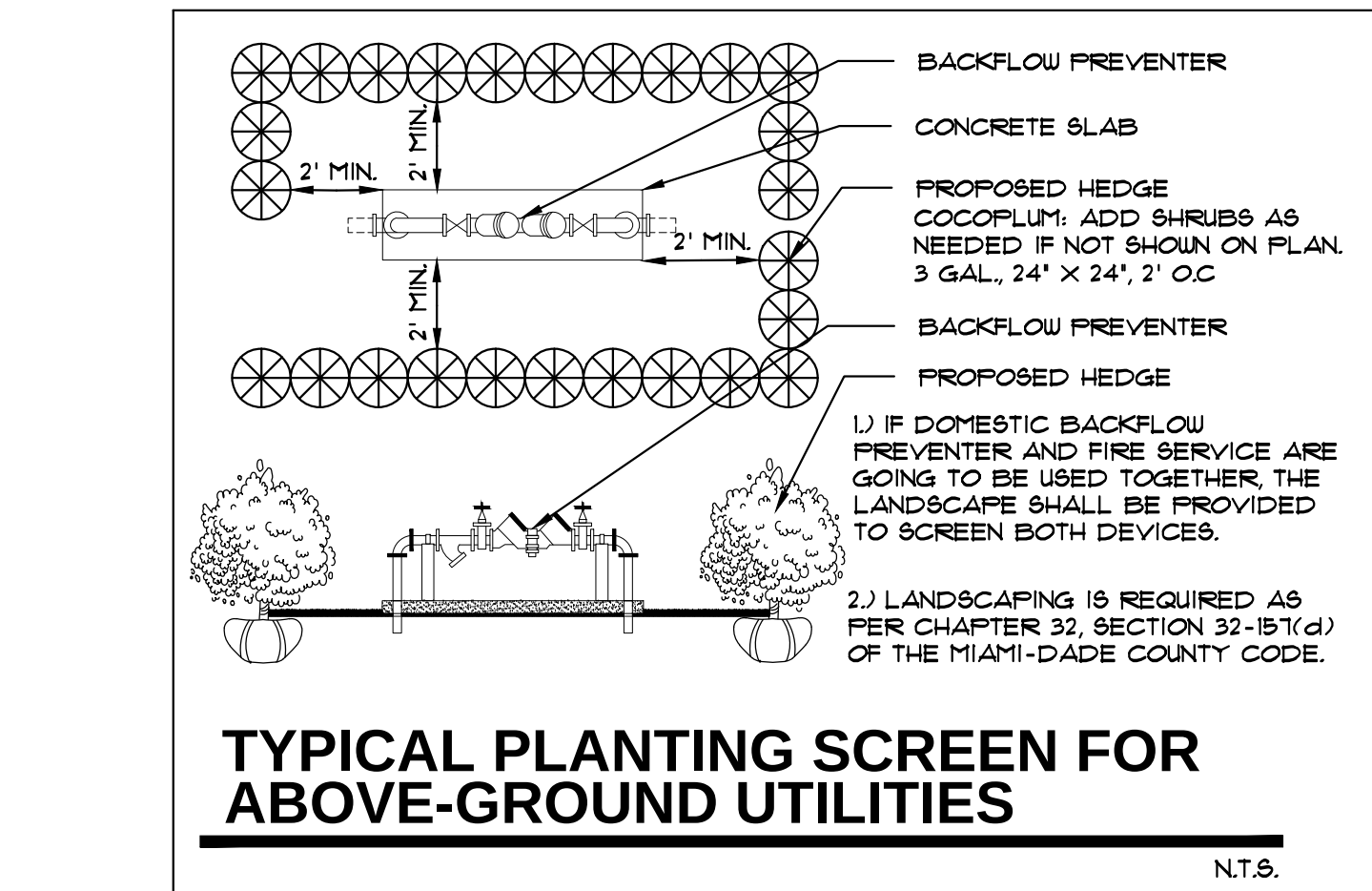
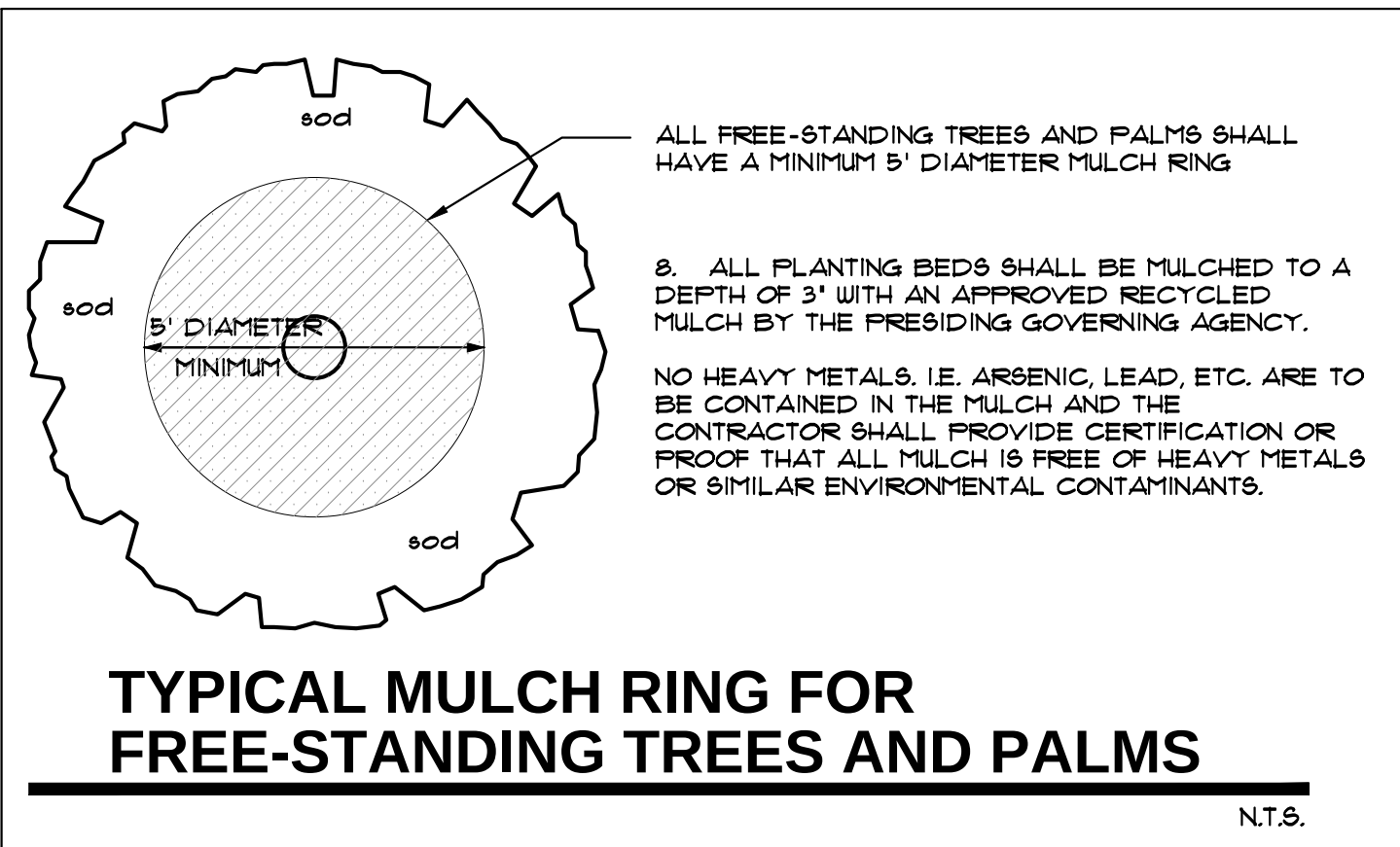
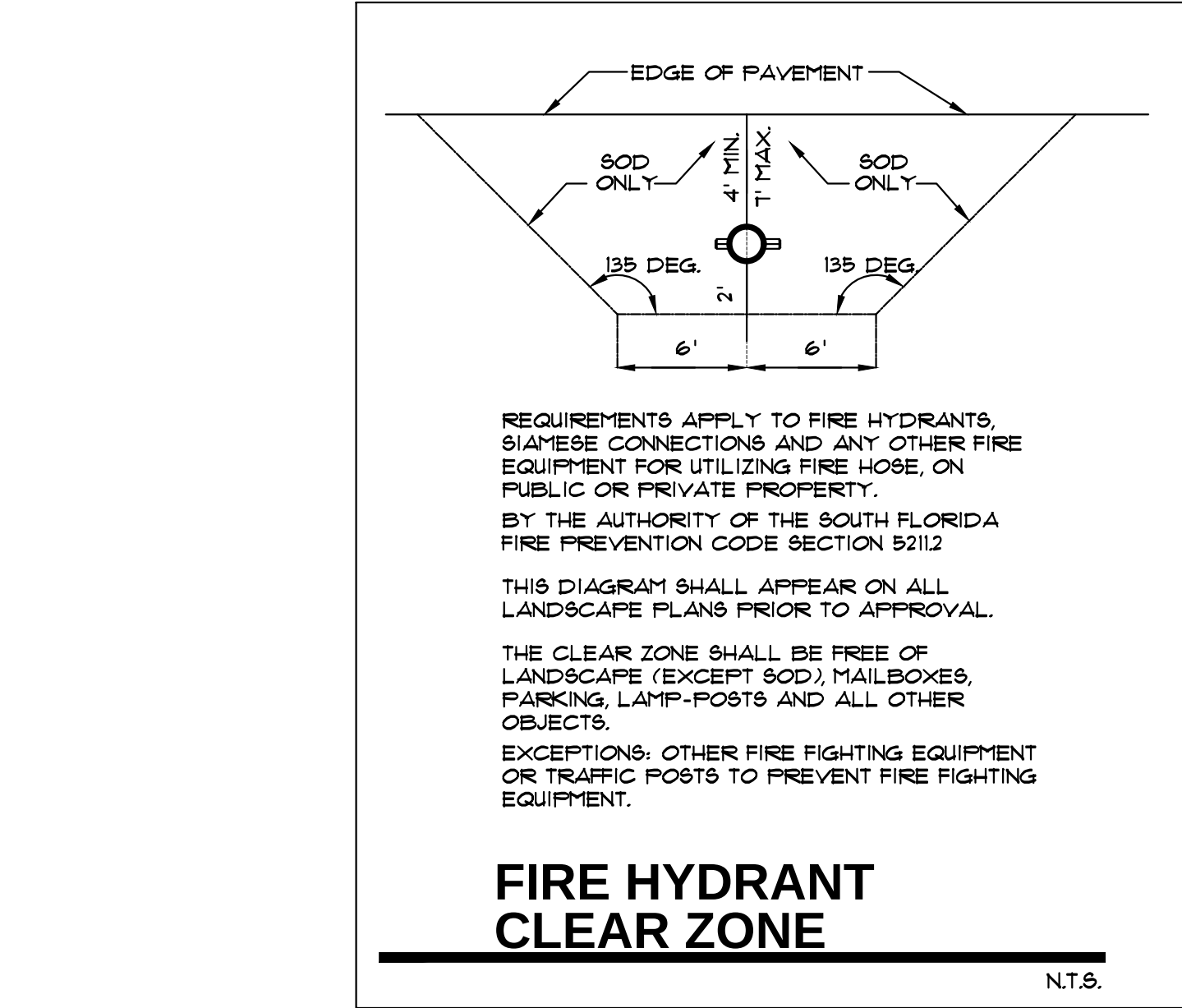
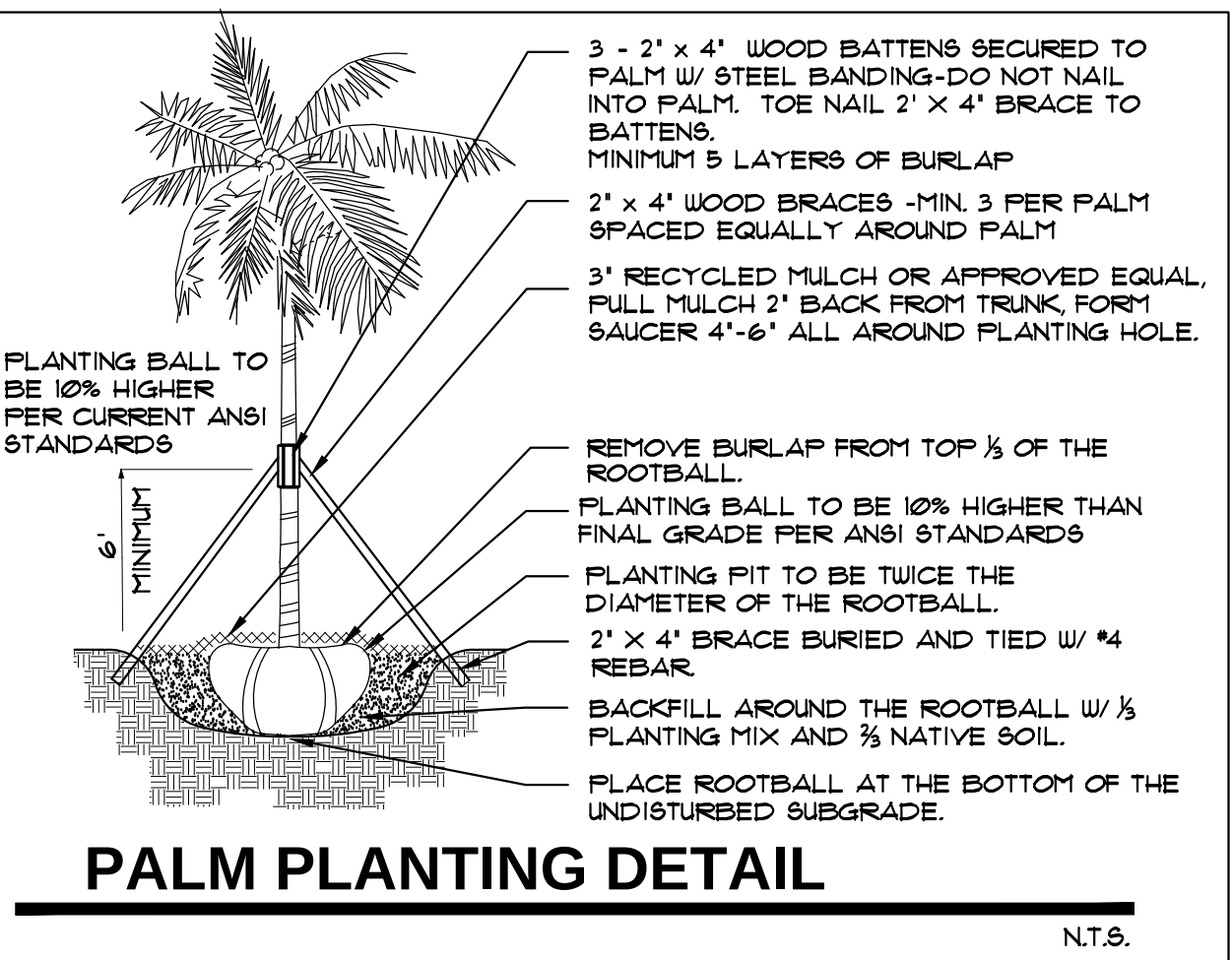
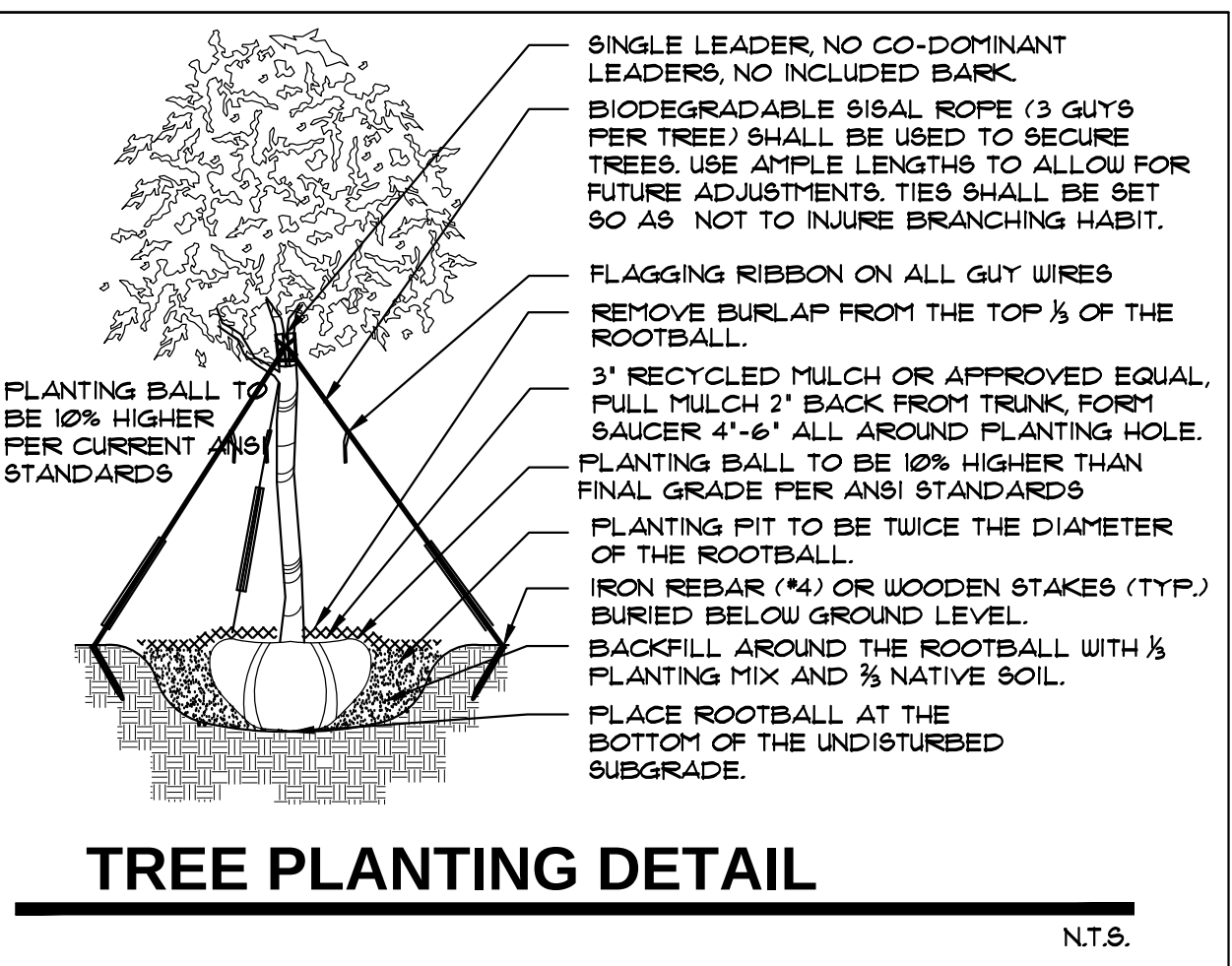
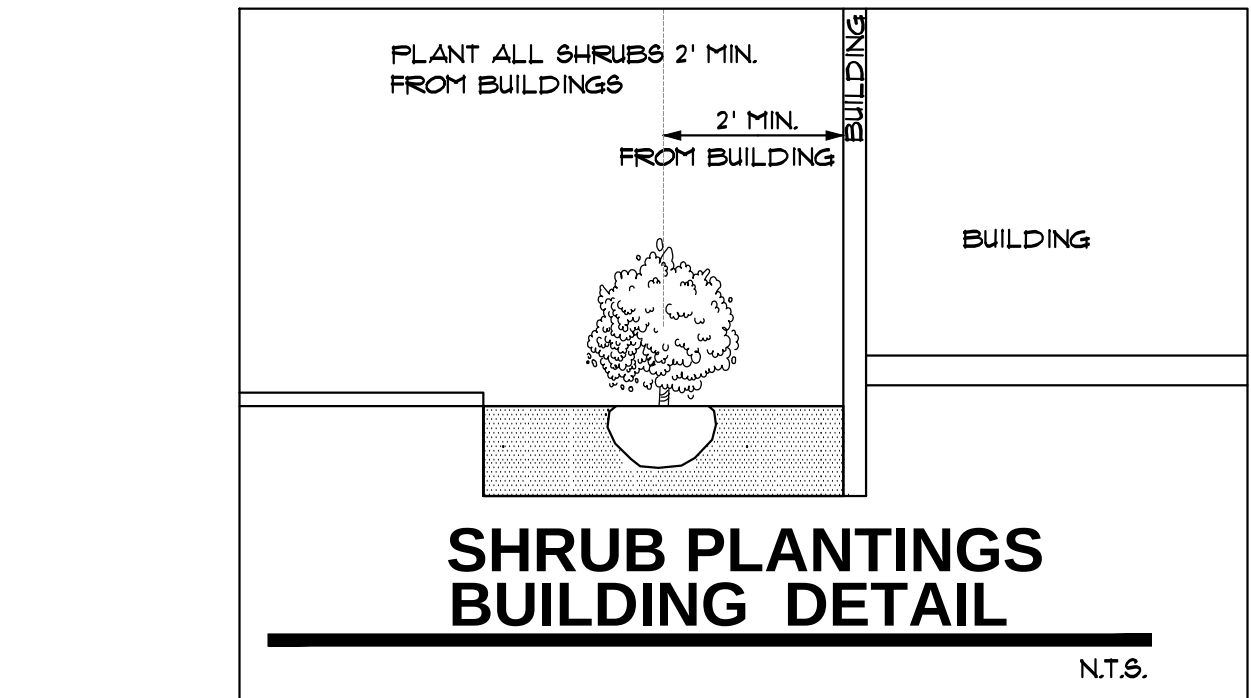
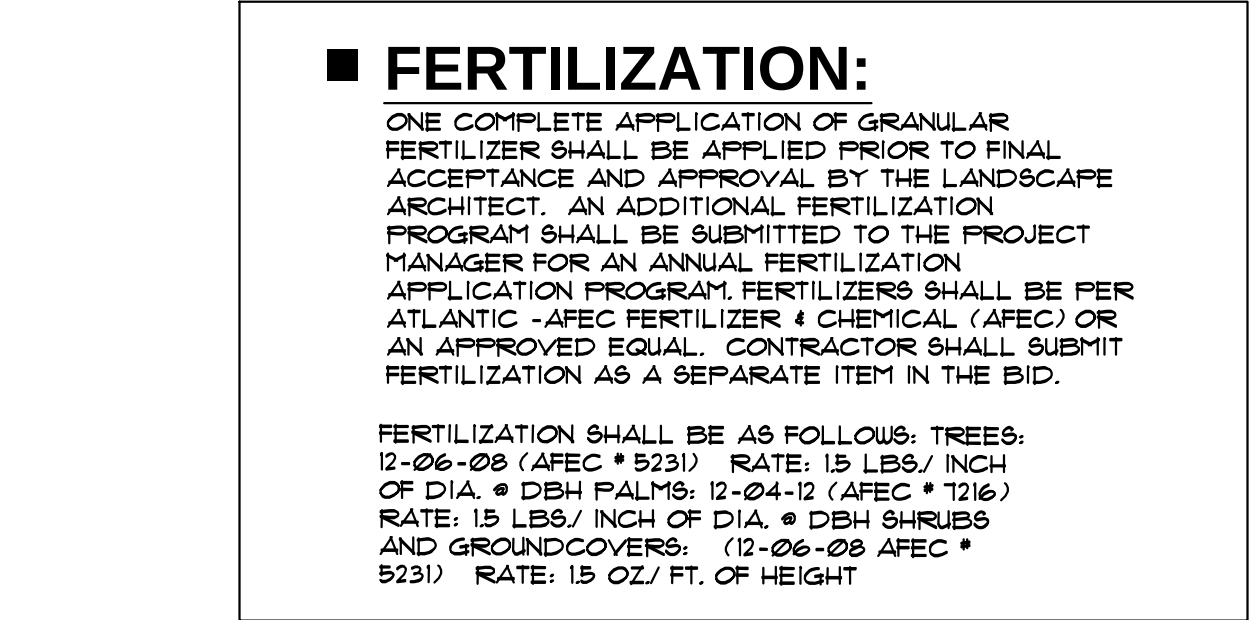
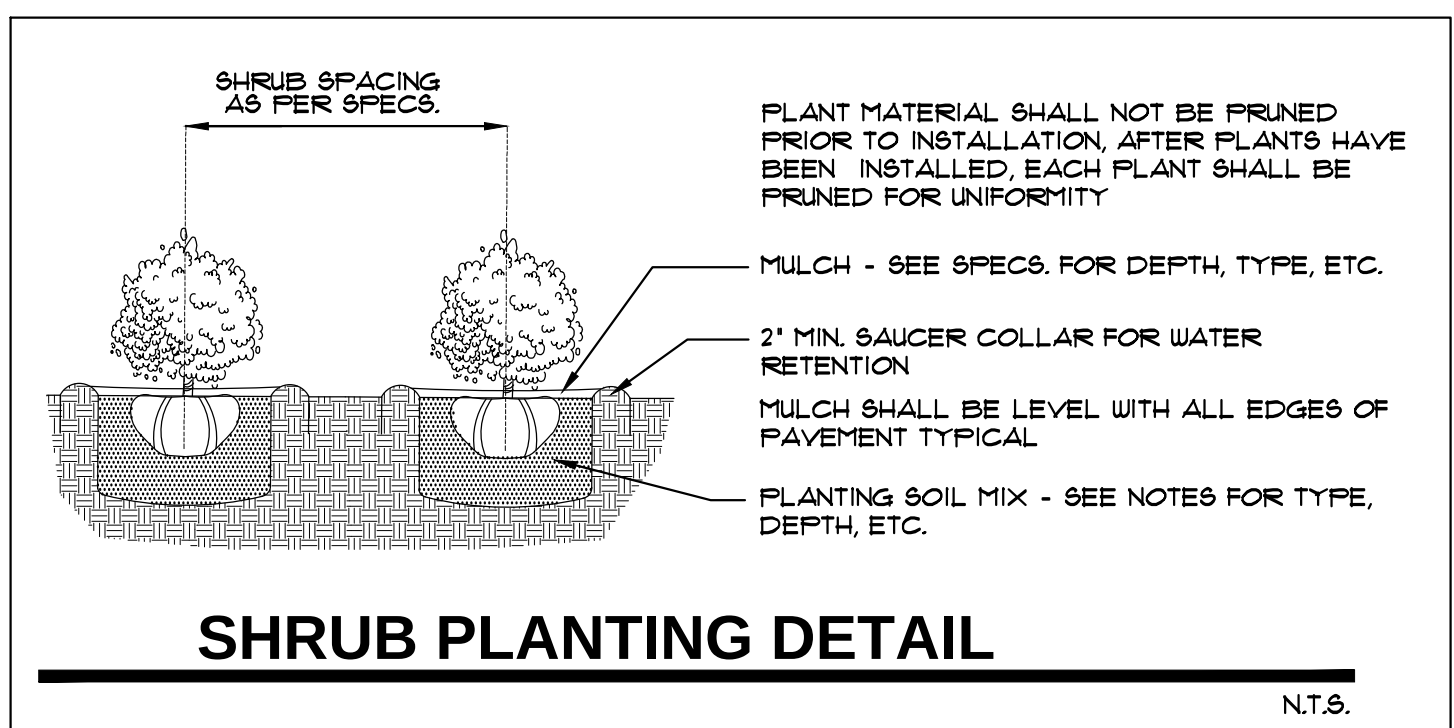
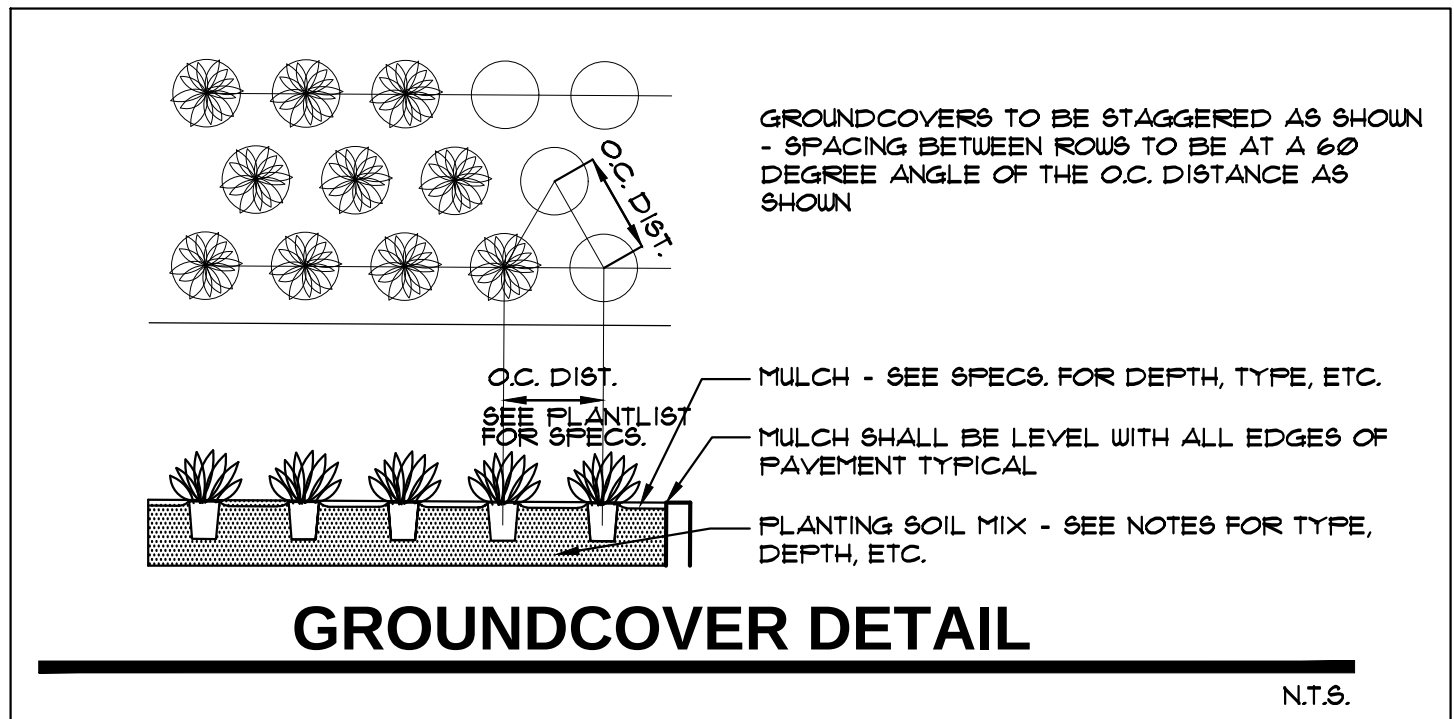
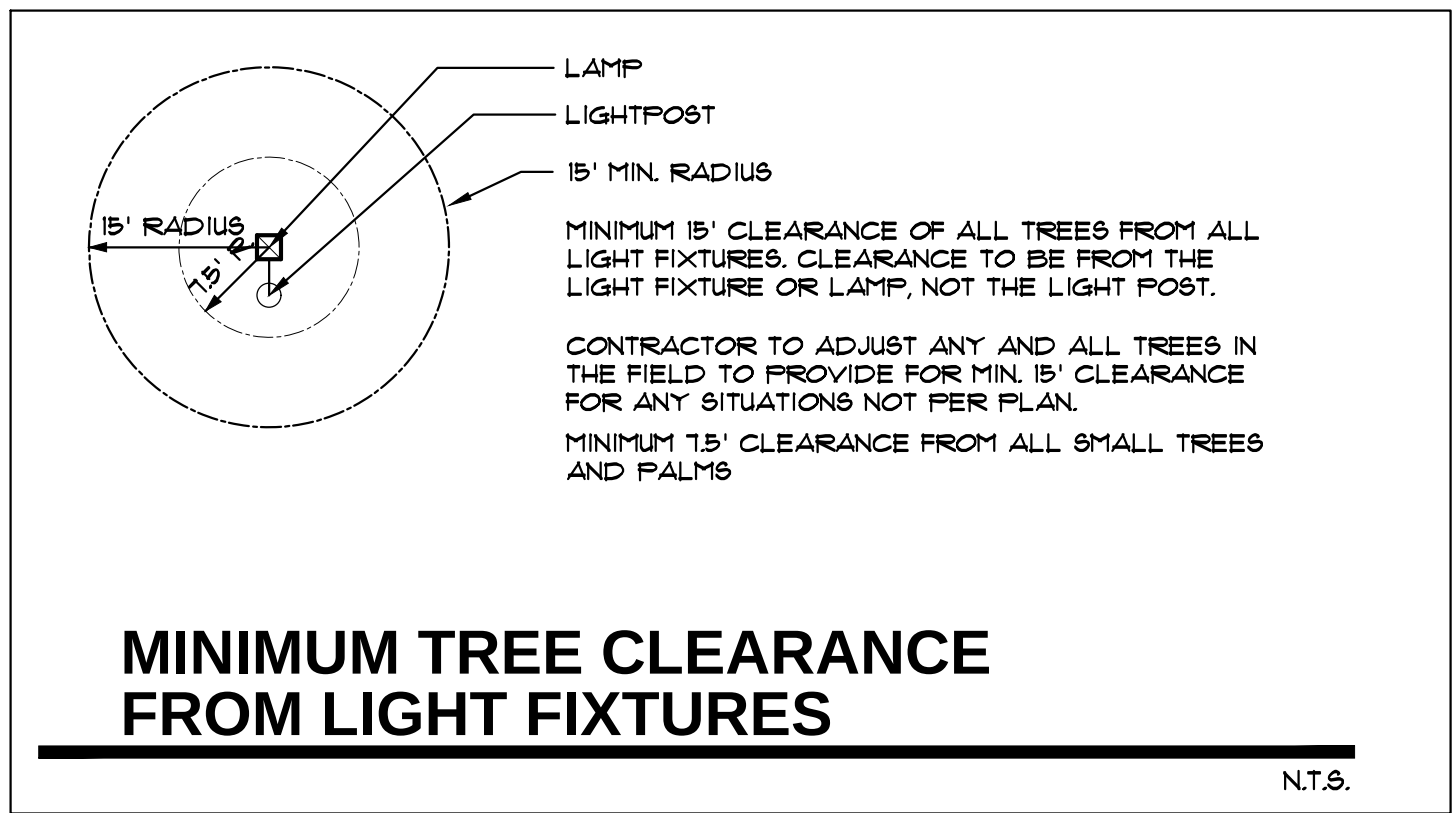
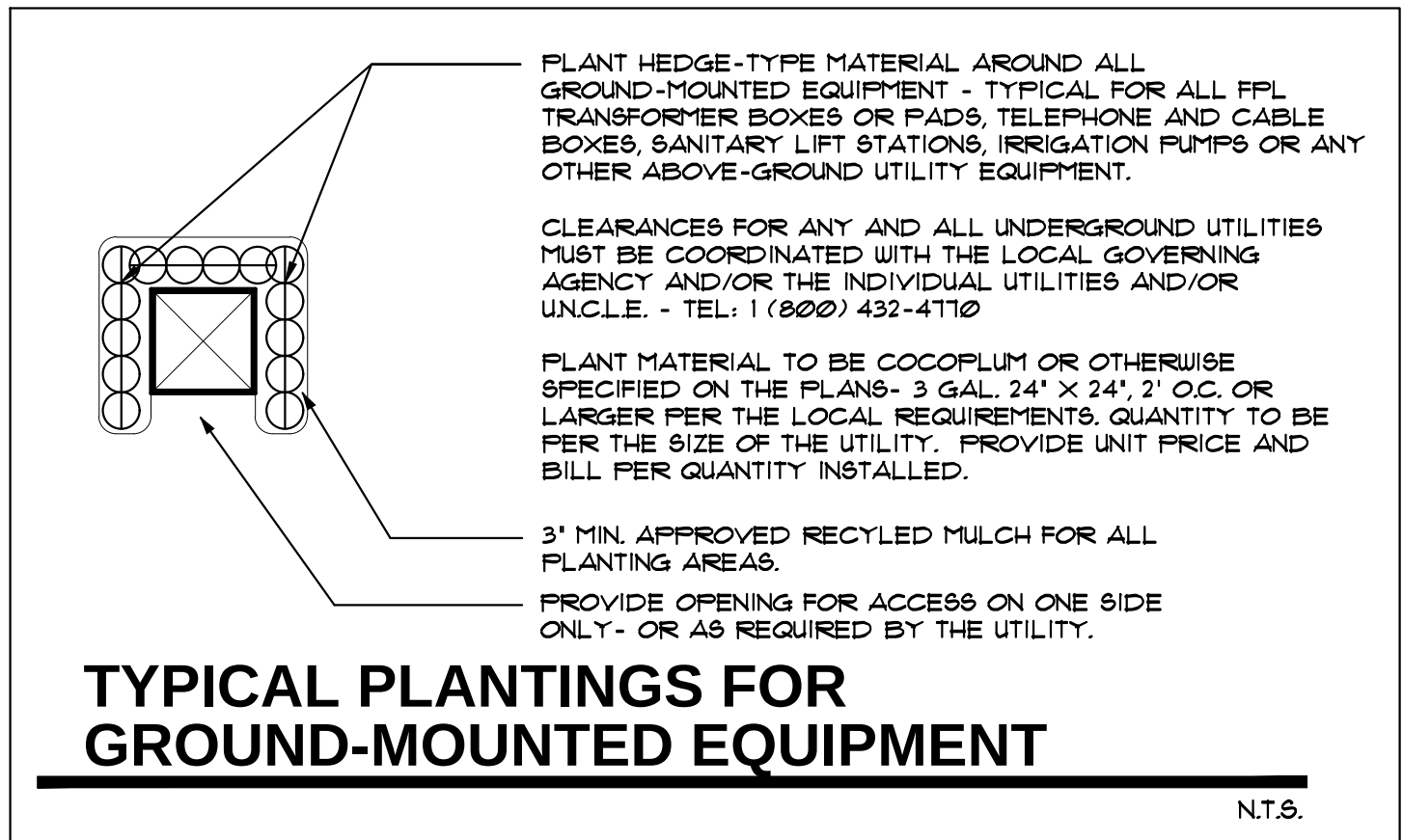
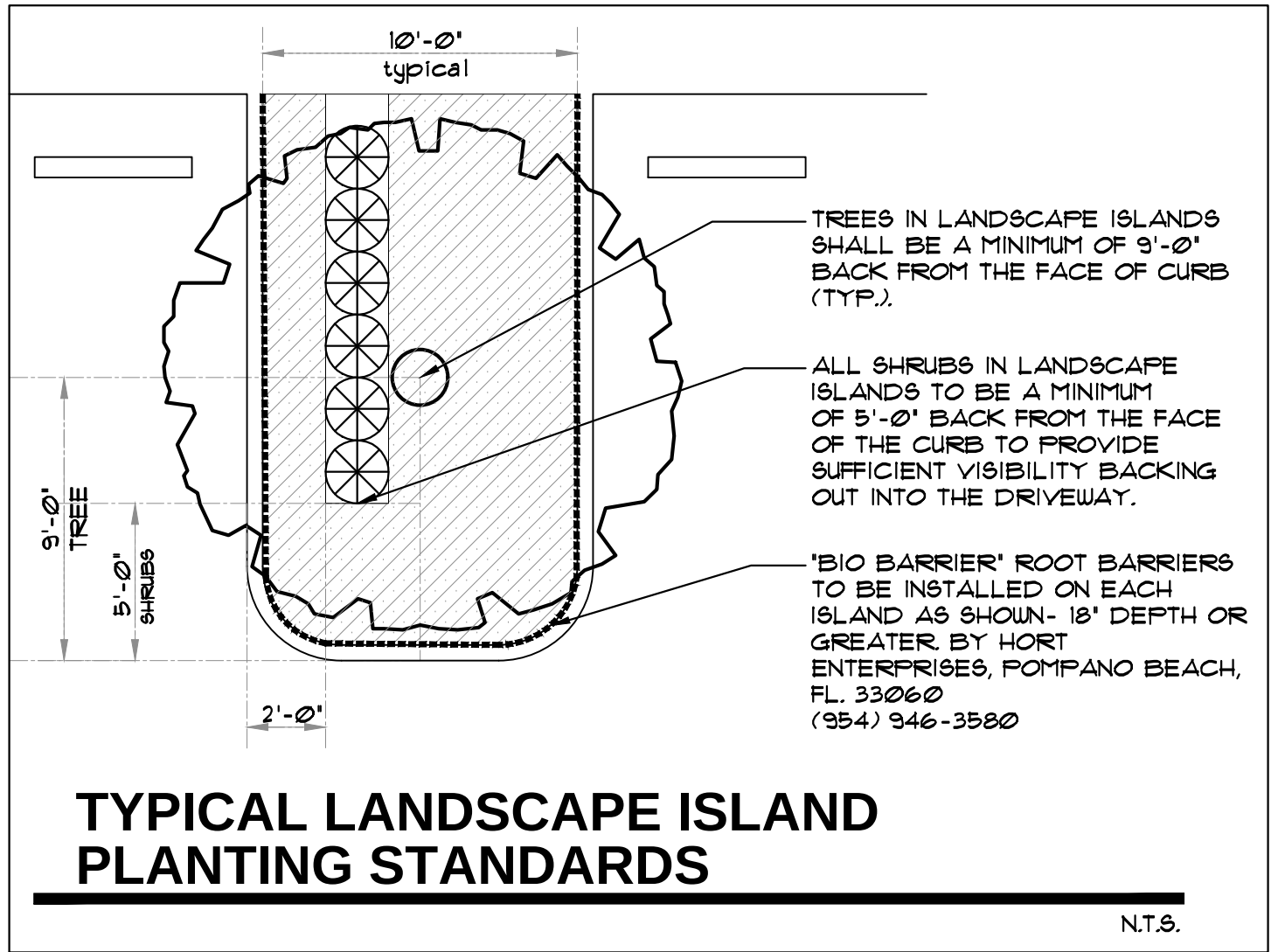
EAST SECTOR LANDSCAPE PLAN



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SOUTH POINTE
MIXED USE DEVELOPMENT
8205, 8225, 8275 COMMERCE WAY APARTMENTS
MIAMI LAKES, FLORIDA



LANDSCAPE NOTES

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

SEE SECTOR LANDSCAPE PLANS, L-2, L-3, L-4 FOR PLANTING PLANS, PLANTLIST, DETAILS, SPECIFICATIONS, ETC.

LANDSCAPE DETAILS, SPECIFICATIONS, ETC.

DRAWING TITLE
LANDSCAPE DETAILS,
SPECIFICATIONS, ETC.

SHEET NUMBER
L-4

SOUTH POINTE
MIXED USE DEVELOPMENT
8205, 8225, 8275 COMMERCE WAY APARTMENTS
MIAMI LAKES, FLORIDA

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- A. MIXED USE 4 STORY BUILDING, GROUND FLOOR COMMERCIAL AND UPPER LEVEL RESIDENTIAL.
- B. MIXED USE 4 STORY BUILDING, GROUND FLOOR COMMERCIAL AND UPPER LEVEL RESIDENTIAL.
- C. 4 STORY RESIDENTIAL BUILDING
- D. POOL CABANA
- E. MAINTENANCE / STORAGE BUILDING
- F. BASKETBALL COURT
- G. DOG PARK
- H. PIER
- I. COMMERCIAL / VISITOR PARKING
- J. RESIDENTIAL PARKING
- K. RESIDENTIAL SECURED ENTRIES
- L. 20 FT LANDSCAPED BUFFER
- M. 20 FT SERVICE ACCESS TO LAKE
- N. DUMPSTER ENCLOSURE

NOTE:

FOR ALL SITE GEOMETRY AT PARKING LOTS &
DRIVEWAYS. SEE CIVIL DRAWINGS.

SOUTH POINTE
MIXED USE DEVELOPMENT
8205, 8225, 8275 COMMERCE WAY APARTMENTS
MIAMI LAKES, FLORIDA

SEAL	
MARCEL R. MORLOTE, A.I.A. FL ARCHITECT FL ARCH REG. NO. #564	
WA PROJECT NO.: 21716.00	
ISSUE DATE 03/23/2018	
NO.	REVISION DATE
DRAWING TITLE SITE PLAN	
SHEET NUMBER A1.02	



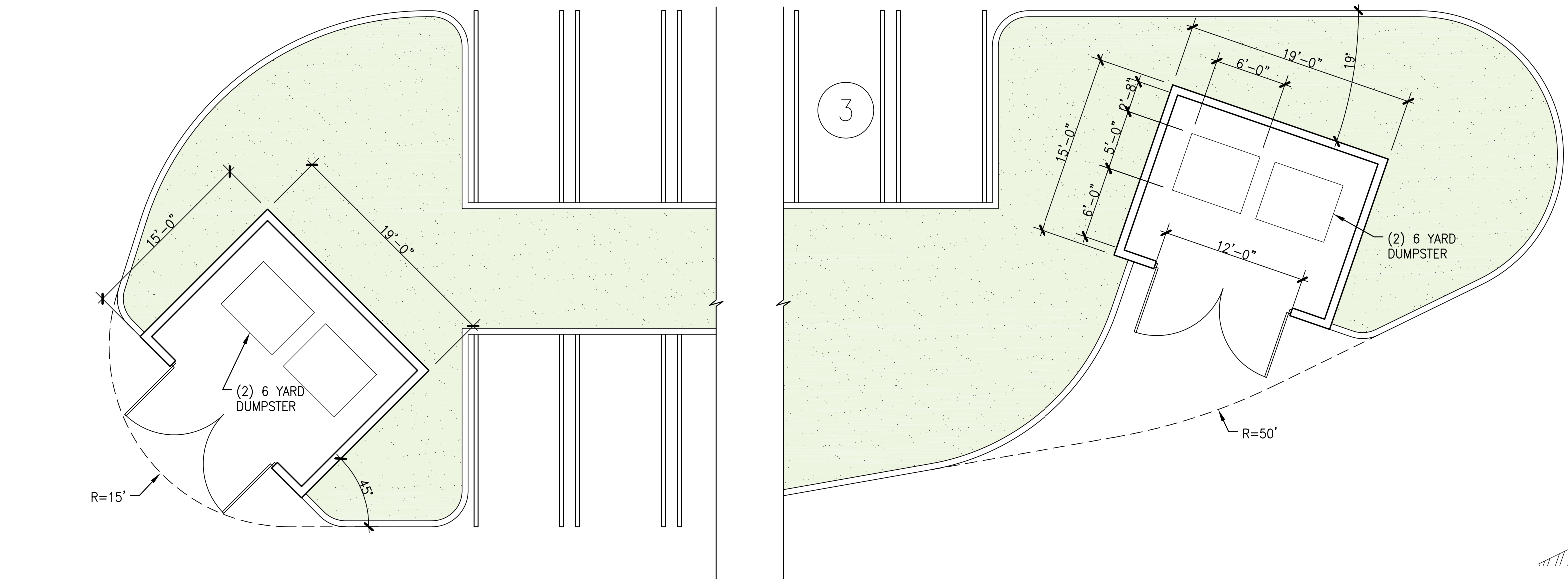
SOUTH POINTE
MIXED USE DEVELOPMENT
8205, 8225, 8275 COMMERCE WAY APARTMENTS
MIAMI LAKES, FLORIDA

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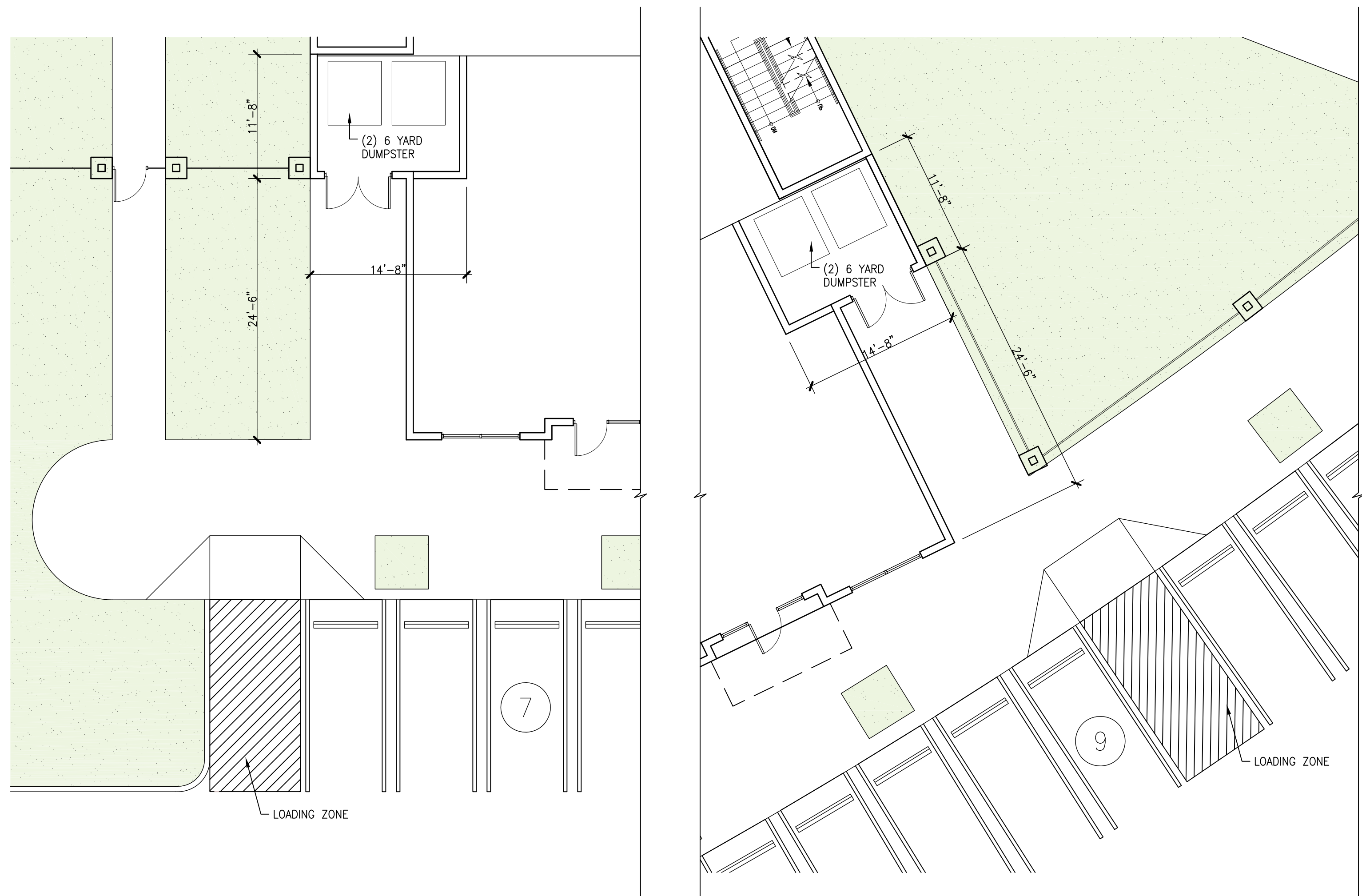
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A1.03

SITE PLAN
SCALE: 1" = 20'



WEST RESIDENTIAL
DUMPSTER ENCLOSURE
SCALE: 1/8" = 1'-0"

EAST RESIDENTIAL
DUMPSTER ENCLOSURE
SCALE: 1/8" = 1'-0"



WEST COMMERCIAL
TRASH ROOM
SCALE: 1/8" = 1'-0"

WEST COMMERCIAL
TRASH ROOM
SCALE: 1/8" = 1'-0"

SOUTH POINTE
MIXED USE DEVELOPMENT
8205, 8225, 8275 COMMERCE WAY APARTMENTS
MIAMI LAKES, FLORIDA

SEAL

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FL. ARCHITECT
FL. ARCH. REG. NO. 9564

WA PROJECT NO.: 21716.00

ISSUE DATE

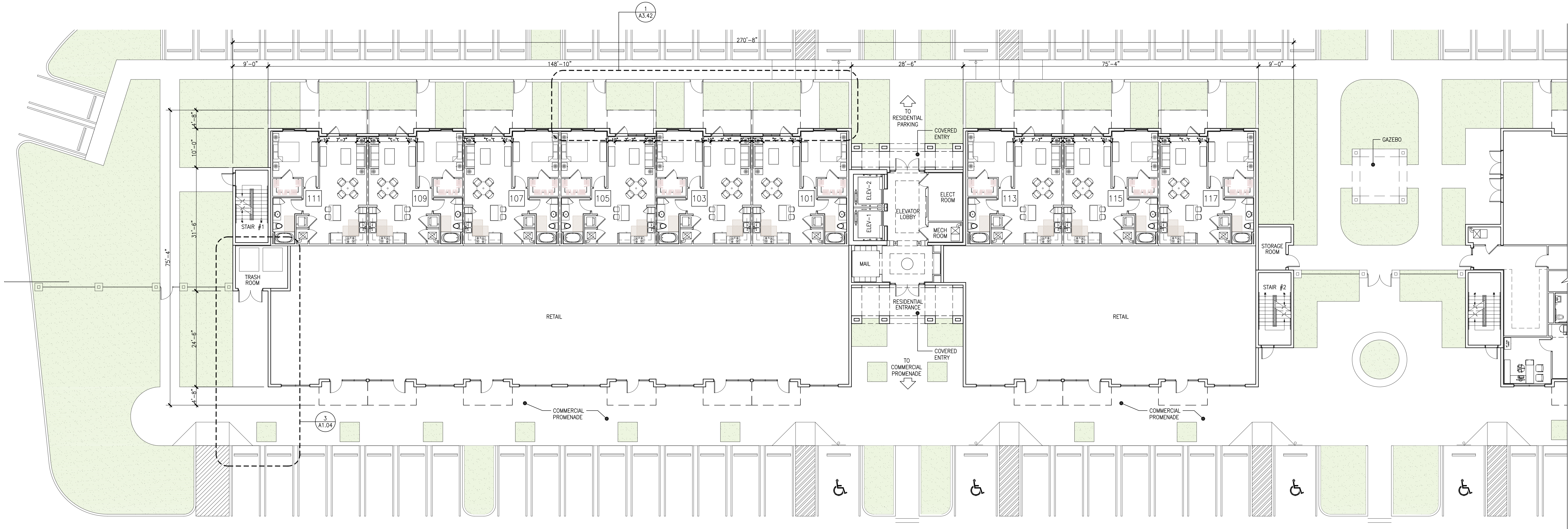
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REVISION D

DRAWING TITLE
HUMPSTER PLAN

SHEET NUMBER

A1.04

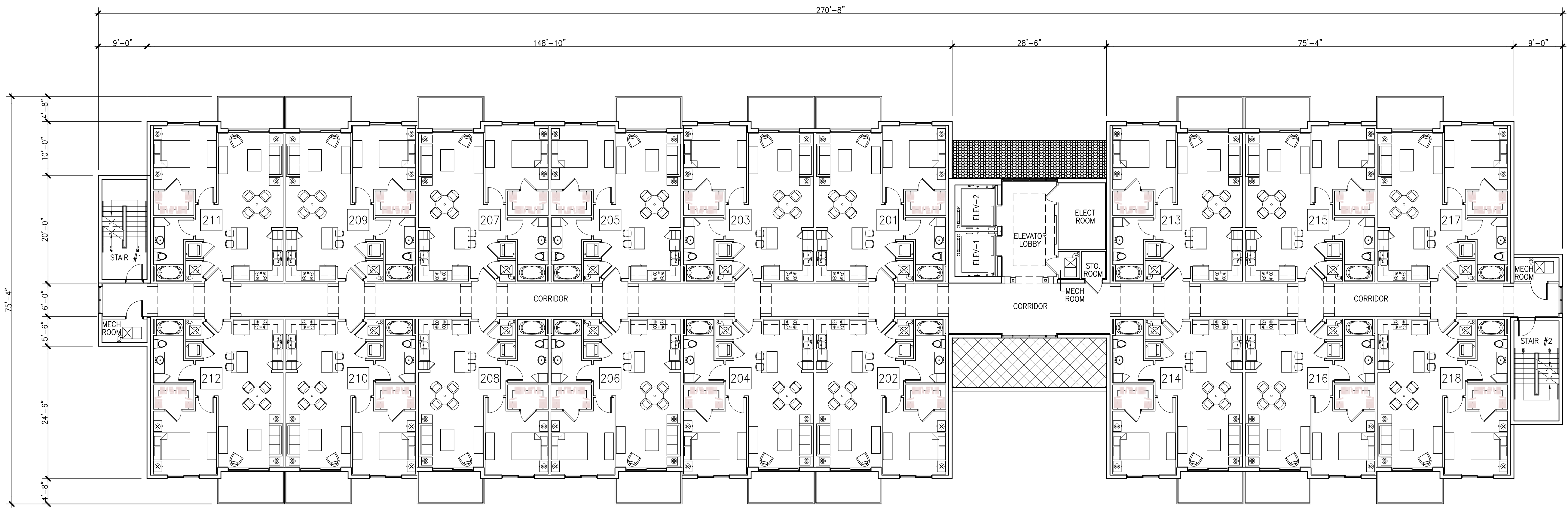


GENERAL NOTE:

1. OPTIONAL JULIETTE BALCONY ON THE SOUTH SIDE OF BUILDING A & B

1
A3.10

FIRST FLOOR PLAN - BUILDING A
SCALE: 3/32"=1'-0"



2
A3.10

TYPICAL FLOOR PLAN - BUILDING A
SCALE: 3/32"=1'-0"

SEAL

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PL. ARCH. REG. NO. 9564

WA PROJECT NO.: 21716.00

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03/23/2018

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DRAWING TITLE
FLOOR PLAN - BLDG A

SHEET NUMBER

A3.10

SOUTH POINTE
MIXED USE DEVELOPMENT
8205, 8225, 8275 COMMERCE WAY APARTMENTS
MIAMI LAKES, FLORIDA

SEAL

DIAZQUEZ

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FL. ARCHITECT
FL. ARCH. REG. NO. 9564

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ISSUE DATE

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DRAWING TITLE
FLOOR PLAN - BLDG B

SHEET NUMBER

A3.20



GENERAL NOTE:

1. OPTIONAL JULIETTE BALCONY ON THE SOUTH SIDE OF BUILDING A & B

1
A3.20

FIRST FLOOR PLAN - BUILDING B
SCALE: 3/32" = 1'-0"

SOUTH POINTE
MIXED USE DEVELOPMENT
8205, 8225, 8275 COMMERCE WAY APARTMENTS
MIAMI LAKES, FLORIDA



1
A3.21

TYPICAL FLOOR PLAN - BUILDING B
SCALE: 3/32" = 1'-0"

SEAL

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FL. ARCH. REG. NO. 9564

WA PROJECT NO.: 21716.00

ISSUE DATE

03/23/2018

D.	REVISION D
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DRAWING III

FLOOR PLAN - B

SHEET NUMBER

CHIEF, POLICE

432

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