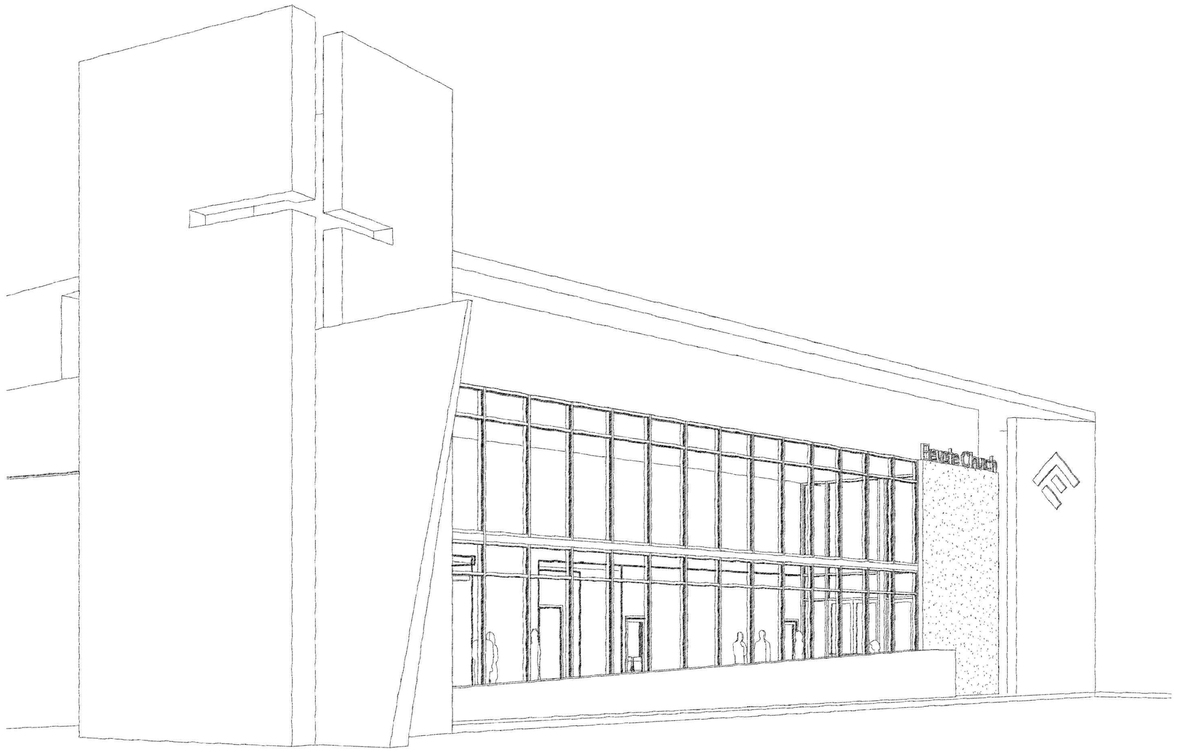

ELEVATE CHURCH

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△	DATE	REVISION

DWG. TITLE
COVER

SCALE
N.T.S.

PROJECT NO.
2014-30

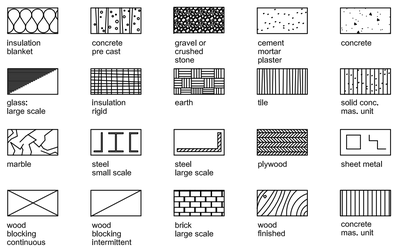
DATE
03-14-17

SHEET NUMBER
A-000

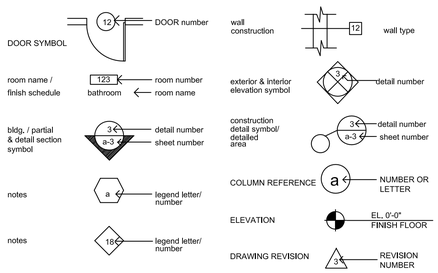
ABBREVIATIONS

A	ACOUS.	ACOUSTICAL
	A.C	AIR CONDITIONING
	A.D.	AREA DRAIN
	ADJ.	ADJUSTABLE
	AGGR.	AGGREGATE
	AL.	ALUMINUM
	APPROX.	APPROXIMATE
	ARCH.	ARCHITECTURAL
	ASB.	ASBESTOS
	ASPH.	ASPHALT
B	BD.	BOARD
	BITUM.	BITUMINOUS
	BLDG.	BUILDING
	BLK.	BLOCK
	BLKG.	BLOCKING
	BLKHD.	BULKHEAD
	BM.	BEAM
	BOT.	BOTTOM
C	CAB.	CABINET
	CARP.	CARPET
	C.B.	CATCH BASIN
	CEM.	CEMENT
	CER.	CERAMIC
	C.I.	CAST IRON
	C.G.	CORNER GUARD
	CLG.	CEILING
	CLKG.	CAULKING
	CLO.	CLOSET
	CLR.	CLEAR
	C.M.U.	CONCRETE MASONRY UNIT
	C.O.	CASED OPENING
	COL.	COLUMN
	CONC.	CONCRETE
	CONN.	CONNECTION
	CONSTR.	CONSTRUCTION
	CONT.	CONTINUOUS
	CORR.	CORRIDOR
	CTSK.	COUNTERSUNK
	CNTR.	COUNTER
	C.T.	CERAMIC TILE
	CTR.	CENTER
D	DBL.	DOUBLE
	DEPT.	DEPARTMENT
	D.F.	DRINKING FOUNTAIN
	DET.	DETAIL
	DIA.	DIAMETER
	DIM.	DIMENSION
	DISP.	DISPENSER
	DN.	DOWN
	D.O.	DOOR OPENING
	DR.	DOOR
	DWR.	DRAWER
	DS.	DOWN SPOUT
	D.S.P.	DRY STANDPIPE
	DWG.	DRAWING
E	E.	EAST
	EA.	EACH
	E.J.	EXPANSION JOINT
	EL.	ELEVATION
	ELEC.	ELECTRICAL
	ELEV.	ELEVATOR
	EMER.	EMERGENCY
	ENCL.	ENCLOSURE
	E.P.	ELECTRICAL PANEL BOARD
	EQ.	EQUAL
	EQPT.	EQUIPMENT
	E.S	EMERGENCY OVERFLOW SCUPPER
	E.W.C.	ELECTRIC WATER COOLER
	EXST.	EXISTING
	EXP0.	EXPOSED
	EXP.	EXPANSION
	EXT.	EXTERIOR
F	F.A.	FIRE ALARM
	F.B.	FLAT BAR
	F.D.	FLOOR DRAIN
	FDN.	FOUNDATION
	F.E.	FIRE EXTINGUISHER
	F.E.C.	FIRE EXTINGUISHER CAB.
	F.H.C.	FIRE HOSE CABINET
	FIN.	FINISH
	FL.	FLOOR
	FLASH.	FLASHING
	FLUOR.	FLUORESCENT
	F.O.C.	FACE OF CONCRETE
	F.O.F.	FACE OF FINISH
	F.O.S.	FACE OF STUDS
	FPRF.	FIREPROOF
	F.S.	FULL SIZE
	FT.	FOOT OR FEET
	FTG.	FOOTING
	FURR.	FURRING
	FUT.	FUTURE
	F.V.	FIELD VERIFY
	F.V.C.	FIRE VALVE CABINET
G	GA.	GAUGE
	GALV.	GALVANIZED
	G.B.	GRAB BAR
	G.C.	GENERAL CONTRACTOR
	GL.	GLASS
	GND.	GROUND
	GR.	GRADE
	GYP.	GYPSUM
	G.W.B.	GYPSUM WALLBOARD
H	H.B.	HOSE BIB
	H.C.	HOLLOW CORE
	HDWD.	HARD WOOD
	HDWE.	HARDWARE
	H.M.	HOLLOW METAL
	HORIZ.	HORIZONTAL
	HR.	HOUR
	HGT.	HEIGHT
I	I.D.	INSIDE DIAMETER (DIM.)
	IN.	INCH
	INSUL.	INSULATION
	INT.	INTERIOR
	INV.	INVERT
J	JAN.	JANITOR
	JST.	JOIST
	JT.	JOINT
K	KIT.	KITCHEN
L	LAB.	LABORATORY
	LAM.	LAMINATE
	LAV.	LAVATORY
	L.F.	LINEAR FEET
	LKR.	LOCKER
	LT.	LIGHT
	LTG.	LIGHTING
	LTWT.	LIGHT WEIGHT
M	MAX.	MAXIMUM
	M.C.	MEDICINE CABINET
	MACH.	MACHINE
	MECH.	MECHANICAL
	MEMB.	MEMBRANE
	MET.	METAL
	MFR.	MANUFACTURER
	MH.	MANHOLE
	MIN.	MINIMUM
	MIR.	MIRROR
	MISC.	MISCELLANEOUS
	M.L.	MATCH LINE
	M.O.	MASONRY OPENING
	MTD.	MOUNTED
	MUL.	MULLION
N	N.	NORTH
	N.I.C.	NOT IN CONTRACT
	NO, OR #	NUMBER
	NOM.	NOMINAL
	N.T.S.	NOT TO SCALE
O	O.A.	OVERALL
	OBS.	OBSCURE
	O.C.	ON CENTER
	O.D.	OUTSIDE DIMENSION
	OFF.	OFFICE
	OPNG.	OPENING
	OP. HD.	OPPOSITE HAND
	OPP.	OPPOSITE
P	PRCST.	PRE-CAST
	P.L.	PROPERTY LINE
	P.T.	PRESSURE TREATED
	PL.	PLATE
	P.LAM.	PLASTIC LAMINATE
	PLAS.	PLASTER
	PLYWD.	PLYWOOD
	POL.	POLISHED
	PR.	PAIR
	PT.	POINT
	P.T.D.	PAPER TOWEL DISPENSER
	PTN.	PARTITION
	PTR.	PAPER TOWEL RECEPTACLE
Q	Q.T.	QUARRY TILE
R	R.	RISER
	RAD.	RADIUS
	R.D.	ROOF DRAIN
	REF.	REFERENCE
	REFL.	REFLECTED
	REFR.	REFRIGERATOR
	RF.	ROOF
	RGTR.	REGISTER
	REINF.	REINFORCED
	REQ.	REQUIRED
	RESIL.	RESILIENT
	RM.	ROOM
	R.O.	ROUGH OPENING
	RWD.	REDWOOD
	R.W.L.	RAIN WATER LEADER
S	S.	SOUTH
	SABF	SOUND ATTENUATION FIRE BLANKETS
	S.C.	SOLID CORE
	S.C.D.	SEAT COVER DISPENSER
	SCHED.	SCHEDULE
	S.D.	SOAP DISPENSER
	SECT.	SECTION
	SH.	SHELF
	SHR.	SHOWER
	SHT.	SHEET
	SIM.	SIMILAR
	S.N.D.	SANITARY NAPKIN DISPENSER
	S.N.R.	SANITARY NAPKIN RECEPTACLE
	SPEC.	SPECIFICATION
	SQ.	SQUARE
	S.ST.	STAINLESS STEEL
	S.SK.	SERVICE SINK
	STA.	STATION
	STD.	STANDARD
	STL.	STEEL
	STOR.	STORAGE
	STRL.	STRUCTURAL
	SUSP.	SUSPEND
	SYM.	SYMMETRICAL
T	TRD.	TREAD
	T.B.	TOWEL BAR
	T.C.	TOP OF CURB
	TEL.	TELEPHONE
	TEMP.	TEMPERED
	T. & G.	TONGUE AND GROOVE
	THK.	THICK
	TOIL.	TOILET
	T.P.	TOP OF PAVEMENT
	T.P.D.	TOILET PAPER DISPENSER
	T.V.	TELEVISION
	T.W.	TOP OF WALL
	TYP.	TYPICAL
	T.O.B.	TOP OF BEAM
	T.O.C.	TOP OF CONCRETE
	T.O.S.	TOP OF SLAB
U	UNF.	UNFINISHED
	U.O.N.	UNLESS OTHERWISE NOTED
	UR.	URINAL
		UNDERWRITERS LAB
V	V.I.F.	VERIFY IN FIELD
	VERT.	VERTICAL
	V.T.	VINYL TILE
	VEST.	VESTIBULE
	V.B.	VAPOR BARRIER
W	W.	WEST
	WT.	WEIGHT
	W/	WITH
	W.C.	WATER CLOSET
	WD.	WOOD
	W/O	WITHOUT
	WP.	WATERPROOF
	WSCT.	WAINSCOT

MATERIAL LEGEND



SYMBOL LEGEND



PROJECT TEAM

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PASTOR LOUIS EGIPCIACO, SENIOR PASTOR
6250 MIAMI LAKES DRIVE EAST
MIAMI LAKES, FL 33014
Phone: (786) 4578372

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GARDNER + SEMLER LANDSCAPE ARCHITECTURE
KEN GARDNER, ASLA, LEED AP
17670 NW 78TH AVE., SUITE 2014
Miami FL 33015
TEL. (305)-3921016

APPLICABLE CODES

GOVERNING ZONING CODE:	CITY OF MIAMI LAKES, FLORIDA CODE OF ORDINANCE
BUILDING CODE:	FLORIDA BUILDING CODE 2014
STRUCTURAL:	FLORIDA BUILDING CODE 2014
PLUMBING:	FLORIDA BUILDING CODE 2014 - PLUMBING
MECHANICAL:	FLORIDA BUILDING CODE 2014 - MECHANICAL
ELECTRICAL:	FLORIDA BUILDING CODE - 2014 EDITION
ACCESSIBILITY:	FLORIDA BUILDING CODE 2014 - CHAPTER 11 FACBC
FIRE PROTECTION:	FLORIDA FIRE PREVENTION CODE - 2014 EDITION

DRAWING INDEX

ARCHITECTURAL

LANDSCAPE

PROJECT INFORMATION

SCOPE OF WORK

NEW SANCTUARY BUILDING OF 17,670,5 S.F., WITH A TOTAL OF 813 OF SEATING CAPACITY AND 185 PARKING SPACES.

LEGAL DESCRIPTION

TRACT E OF MIAMI LAKES SECTION THREE; ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 78 AT PAGE 47 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

ZONING SUMMARY

Item	ZONING INFORMATION					
1	Address:	6250 MIAMI LAKES DR, MIAMI LAKES, FL 33014				
2	Folio number(s)	32-2024-008-1300				
3	Year built	1967	Zoning District		IUC - INDUSTRIAL DISTRICT, CONDITIONAL	
4	Based Flood Elevation	NGVD	Grade Value in NGVD		NGVD	
5	Lot Gross Area (SF)	217,605.6 / 4.92 ACRES	Net Lot Area (SF)		182,886.50 / 4.20 ACRES	
6	Lot Width	REFER TO SURVEY	Lot Depth		REFER TO SURVEY	
7	Existing Bldg. - Gross (SF)	11,399.00	New Sanctuary - Gross (SF)			17,040.00
		ALLOW/REQUIRED	EXISTING BLDG		PROPOSED (EXISTING & NEW SANCTUARY)	
8	Lot coverage (SF)	N/A	11,351.70	6.20%	17,670.50	9.66%
9	FAR	N/A	N/A		N/A	
10	Unit Size	N/A	N/A		N/A	
11	Bldg. Height (No greater than the width of widest street abutting)	35'-0"MAX.	21'-2"(to Top of Roof)		30'-0" (to Top of Parapet)	
	Church Spire Height Exception		42'-4"(to Top of Tower Cap)		40'-0" (to Top of Spire)	
12	Number of Stories	-	1 STORY		2 STORY (New Sanctuary)	
13	Landscaped Open Space 20% Net Lot Area	36,597.80	138,180.80	75.51%	75,282.40	41.14%
14	Impervios (Asphalt/concrete areas)		33,454.00	18.28%	78,681.90	43.00%
	SETBACKS	REQUIRED	EXISTING BLDG (REFER TO SURVEY)		PROPOSED (EXISTING & NEW SANCTUARY)	
15	Front Setback (North)	15% of 255.00'	35'-9"	EXISTING TO REMAIN	38'-4"	-
16	Street Side Setback (East)	25'-0"	172'-11.5"	-	25'-0"	-
17	Interior Side Setback (West)	10'-0"	135'-3"	EXISTING TO REMAIN	135'-3"	EXISTING TO REMAIN
18	Rear Setback	20'-0"	136'-6"	EXISTING TO REMAIN	136'-6"	EXISTING TO REMAIN
	PARKING	REQUIRED	EXISITNG		PROPOSED (EXISTING & NEW SANCTUARY)	
19	Front Setback (North)	25'-0"	22'-0"	-	25'-0"	-
20	Street Setback (East)	10'-0"	N/A	-	10'-0"	GREENBELT
21	Interior Side Setback (West)	5'-0"	6'-0"	-	10'-0"	GREENBELT
22	Rear Setback	5'-0"	56'-8"	-	10'-0"	GREENBELT
23	Parking Spaces (1 Space 50 sf of Sitting Area)	172 SPACES	1,723 SF (EXISTING)+6,356. SF (NEW SANCTUARY)= 8,079 SF TOTAL SITTING AREA			185 SPACES TOTAL
24	Bicycle Racks Spaces (12/301-500 Parking Spaces)	12 SPACES	0		12 SPACES	
26	Located within a Local Historic District?					Yes or No
27	Designated as an individual Historic Single Family Residence Site?					Yes or No
28	Determined to be Architecturally Significant?					Yes or No

GENERAL NOTES

1. ALL DIMENSIONS AND CONDITIONS ARE TO BE FIELD VERIFIED PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO BID.

2. ALL WORK TO BE DONE IN COMPLIANCE WITH THE REQUIREMENTS OF AND ACCEPTABLE TO THE CITY OF MIAMI LAKES BUILDING DEPARTMENT

3. ALL MATERIALS SHALL CONFORM WITH ALL PREVAILING CODES, MANUFACTURERS SHALL PROVIDE DADE COUNTY APPROVAL CODES FOR ALL REQUIRED ASSEMBLIES.

4. CONTRACTOR SHALL GUARANTEE IN WRITING ALL MATERIAL AND WORKMANSHIP FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF FINAL ACCEPTANCE BY THE OWNER, UNLESS OTHERWISE NOTED, CONTRACTOR SHALL AT HIS OWN COST REPAIR OR REPLACE ALL DAMAGED DURING REPAIR FOR THE PERIOD OF THE GUARANTEE.

5. COORDINATE ALL STRUCTURAL WORK WITH ARCHITECTURAL, MECHANICAL AND ELECTRICAL DWG'S. FOR VERIFICATION OF LOCATIONS AND DIMENSIONS OF ALL PROJECT REQUIREMENTS.

6. SUBMIT 3 SETS SHOP DWGS. FOR ARCHITECTS REVIEW OF ALL ITEM REQUIRING FABRICATION. DO NOT FABRICATE UNTIL REVIEWED.

7. ALL MATERIALS AND FIXTURES MUST BE BRAND NEW.

8. INFORMATION SHOWN ON THE DWGS. AS TO THE LOCATION OF THE EXISTING UTILITIES HAS BEEN PREPARED FROM THE MOST RELIABLE DATA AVAILABLE TO THE A/E. HOWEVER, THIS INFORMATION IS NOT GARANTEED. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE LOCATION, CHARACTER AND DEPTH OF EXISTING UTILITIES. THE CONTRACTOR SHALL ASSIST THE UTILITY COMPANIES, BY EVERY MEANS POSSIBLE, TO DETERMINE SAID LOCATIONS AND THE LOCATIONS OF RECENT ADDITIONS OR MODIFICATIONS TO THE SYSTEMS NOT SHOWN. EXTREME CAUTION SHALL BE EXERCISED BY THE CONTRACTOR TO ELIMINATE ANY POSSIBILITY OF ANY DAMAGE TO UTILIES DURING CONSTRUCTION. THE LOCATION OF ALL UTILITIES SHALL BE VERIFIED AND THE PROJECT REPRESENTATIVE NOTIFIED OF ANY CONFLICT OR DISCREPANCIES WHICH MAY OCCUR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING WHICH CONDITIONS WILL NEED SHORING DURING EXCAVATION AND SHALL PROVIDE SUCH SHORING AND SUPPORT AS REQUIRED.

9. CONTRACTOR TO NOTIFY ALL UTILITY COMPANIES AT LEAST 48 HOURS PRIOR TO EXCAVATION.

10. ALL ELEVATIONS REFER TO THE NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D.) OF 1929.

11. EXISTING PAVEMENT, SIDEWALKS, SOD, CURB OR OTHER EXISTING WORK NOT SPECIFIED FOR REMOVAL WHICH IS TEMPORARILY REMOVED, DAMAGED, EXPOSED, OR IN ANY WAY DISTURBED DURING CONSTRUCTION PERFORMED UNDER THIS CONTRACT SHALL BE REPAIRED TO ORIGINAL PRE-CONSTRUCTION CONDITION AT NO ADDITIONAL COST TO OWNER.

12. ALL PAVING, SIDEWALK AND CURB & GUTTER WORK IN THE PUBLIC RIGHT OF WAY SHALL CONFORM WITH THE REQUIREMENTS OF THE CITY OF MIAMI, FLORIDA AND/OR THE FLORIDA DEPARTMENT OF TRANSPORTATION.

13. ALL UTILITY CONSTRUCTION AND CONNECTIONS WITHIN THE PUBLIC RIGHT OF WAY ARE TO BE PERFORMED BY THE CITY OF MIAMI WATER AND SEWER DEPARTMENT.

14. ALL EXISTING UTILITIES ARE TO REMAIN UNLESS OTHERWISE NOTED.

15. THIRD PARTY BENEFICIARIES: NOTHING CONTAINED IN THESE DRAWINGS SHALL CREATE A CONTRACTUAL RELATIONSHIP WITH OR A CAUSE OF ACTION IN FAVOR OF A THIRD PARTY AGAINST EITHER THE CLIENT OR THE DESIGN PROFESSIONAL. THE DESIGN PROFESSIONAL'S SERVICES UNDER WHICH THESE DRAWINGS WERE PREPARED, ARE BEING PERFORMED SOLELY FOR THE CLIENT'S BENEFIT, AND NO OTHER ENTITY SHALL HAVE ANY CLAIM AGAINST THE DESIGN PROFESSIONAL BECAUSE OF THESE DRAWINGS OR THE PERFORMANCE OR NONPERFORMANCE OF SERVICES HEREUNDER.

16. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER DRAWING SCALE.

17. CONTRACTOR AND EACH SUBCONTRACTOR SHALL BE RESPONSIBLE FOR HAVING COMPLETE KNOWLEDGE OF ALL CONSTRUCTION DOCUMENTS AND THE RELEVANCE TO THE WORK FAILURE TO BE ACQUAINTED WITH THIS KNOWLEDGE DOES NOT RELIEVE RESPONSIBILITY FOR PERFORMING ALL WORK PROPERLY. ADDITIONAL COMPENSATION SHALL NOT BE ALLOWED DUE TO THE FAILURE TO BECOME FAMILIAR WITH THE ENTIRE CONSTRUCTION DOCUMENT PACKAGE.

18. FIRE SPRINKLER SYSTEM AND FIRE ALARM SYSTEM (IF REQUIRED) ARE DESIGN BUILD BY THE CONTRACTOR, CONTRACTOR SHALL SUBMIT FIRE SPRINKLER & FIRE ALARM DRAWINGS TO THE JURISDICTION (AND LANDLORD AS REQUIRED) AND OBTAIN APPROVAL PRIOR TO BEGINNING ANY WORK ON THE FIRE SPRINKLER OR ALARM SYSTEM. THE FIRE SPRINKLER AND ALARM WORK SHALL BE PERFORMED UNDER A SEPARATE PERMIT WHERE APPLICABLE.

19. COORDINATED ALL ROOF PENETRATIONS WITH TENANT AND THE LANDLORD. MAKE ALL ROOF PENETRATIONS IN ACCORDANCE WITH LANDLORD REQUIREMENTS TO MAINTAIN VALIDITY OF ALL ROOFING WARRANTEES.

20. CONTRACTOR SHALL INSPECT ALL EXISTING FIRE PROOFING OF STRUCTURAL ELEMENTS, DEMISING WALLS, AND FLOOR CEILING ASSEMBLIES WHICH ARE REQUIRED TO BE FIRE PROTECTED BY GOVERNING CODES. CONTRACTOR SHALL PATCH AND REPAIR ALL DAMAGED FIREPROOFING. CONTRACTOR SHALL MAINTAIN THE EXISTING FIRE RATINGS OF ALL ELEMENTS AND SHALL PATCH AND REPAIR ANY DAMAGED OR REMOVED ELEMENTS AS REQUIRED TO MAINTAIN ALL FIRE RATINGS.

21. LANDLORD HAS FILED FOR AND OBTAINED APPROVAL OF THE BUILDING PERMIT. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETING ANY OUTSTANDING BUILDING PERMIT ITEMS AND PICKING UP THE PERMIT.

22. CONTRACTOR SHALL BE RESPONSIBLE FOR APPLYING FOR AND OBTAINING ALL TRADE PERMITS AND OTHER PERMITS AS MAY REQUIRED BY THE JURISDICTIONS HAVING AUTHORITY OVER THE PROJECT.

23. CONTRACTOR SHALL BE RESPONSIBLE FOR SUBMITTING ANY REVISIONS TO THE APPROVED PERMIT DOCUMENTS AND PROCESSING THE APPROVAL OF THE REVISED DOCUMENTS WITH THE JURISDICTIONS HAVING AUTHORITY.

24. CONTRACTOR SHALL VERIFY THAT ALL EXISTING DEMISING WALL EXTEND TO THE BOTTOM OF THE FLOOR OF THE LANDLORD'S RESPONSIBILITY.

25. CONTRACTOR SHALL PATCH AND REPAIR ALL EXISTING SUBSTRATES TO RECEIVE NEW FINISHES AND ALL EXISTING SURFACES AND FINISHES AS NECESSARY FOR A COMPLETE AND PROPER INSTALLATION.

26. CONTRACTOR SHALL ENGAGE A STRUCTURAL ENGINEER TO REVIEW, DESIGN, AND SEAL ALL CHANGES NECESSARY TO THE BUILDING STRUCTURE FOR THE INSTALLATION OF OR REVISION OF ALL CONTRACTOR INSTALLED MECHANICAL UNITS OR OTHER CONTRACTOR INSTALLED ELEMENTS SUPPORTED BY OR ANCHORED TO THE EXISTING STRUCTURE THE ENGINEER SHALL SUBSTANTIATE THE DESIGN MODIFICATIONS NECESSARY TO MAINTAIN THE INTEGRITY OF THE EXISTING BUILDING STRUCTURE.

27. IN THE EVENT THE CONTRACTOR DISCOVERS, AT ANY TIME DURING DEMOLITION, CONSTRUCTION, AND/OR REMODELING OPERATIONS, EXISTING CONDITIONS THAT COULD INCLUDE THE PRESENCE OF MOLD AND/OR MILDEW, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE, CONSTRUCTION MANAGER, AND THE ARCHITECT OF RECORD, IN WRITING OF THE CONCERNS AND/OR SUSPICIONS,

28. ALL BUILDINGS SHALL HAVE A PRE-CONSTRUCTION TREATMENT PROTECTION AGAINST SUBTERRANEAN TERMITES AS PER FBC 1816.1.7. THE RULES AND LAWS AS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES SHALL BE DEEMED AS APPROVED WITH RESPECT TO PRE-CONSTRUCTION SOIL TREATMENT FOR PROTECTION AGAINST SUBTERRANEAN TERMITES. A CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY THE LICENSED PEST CONTROL COMPANY THAT CONTAINS THE FOLLOWING STATEMENT:
"THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN
TERMITES, TREATMENT IS IN ACCORDANCE WITH RULES AND LAWS ESTABLISHED BY THE FLORIDA
DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES."

29. A WEATHER RESISTANT JOB SITE POSTING BOARD SHALL BE PROVIDED TO RECEIVE DUPLICATE TREATMENT CERTIFICATES AS EACH REQUIRED PROTECTIVE TREATMENT IS COMPLETED, PROVIDING A COPY FOR THE PERSON THE PERMIT IS ISSUED TO AND ANOTHER COPY FOR THE BUILDING PERMIT FILES, THE TREATMENT CERTIFICATE SHALL BE PROVIDE PRODUCT USED, IDENTIFY OF THE APPLICATOR, TIME AND DATE OF THE TREATMENT, SITE LOCATION, AREA TREATED, CHEMICAL USED, PERCENT CONCENTRATION AND NUMBER OF GALLONS USED, TO ESTABLISH A VERIFIABLE RECORD OF PROTECTIVE TREATMENT, IF THE SOIL CHEMICAL BARRIER METHOD FOR TERMITE PREVENTION IS USED, FINAL EXTERIOR TREATMENT SHALL BE COMPLETED PRIOR TO FINAL BUILDING APPROVAL.

30. MINIMUM INSULATION SHALL BE: R-10 FOR CEILINGS, R-4,1 FOR EXTERIOR WALLS, R-3 BOTH SIDES FOR CBS COMMON WALLS, AS PER FBC CHAPTER 13, SUB-CHAPTER 6.

31. TOPOGRAPHIC AND BOUNDARY INFORMATION SHOWN ON PLANS ARE TAKEN FROM A SURVEY PREPARED BY MOJARENA & ASSOCIATES, INC. DATED 03-25-02, REVISED 11-06-08 JOB No 02-0248 DRAWN BY M.M.

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6250 MIAMI LAKES DR.
MIAMI LAKES, FL. 33014

DATE	REVISION

DWG. TITLE
GENERAL NOTES INDEX

SCALE
N.T.S.

PROJECT NO.
2014-30

DATE
03-14-17

SHEET NUMBER
A-001

SKETCH OF SURVEY

PREPARED BY:

GUNTER GROUP, INC.

LAND SURVEYING - LAND PLANNING

FLORIDA CERTIFICATE OF AUTHORIZATION NO. LB 4507

9350 S.W. 22nd TERRACE

MIAMI, FLORIDA 33165

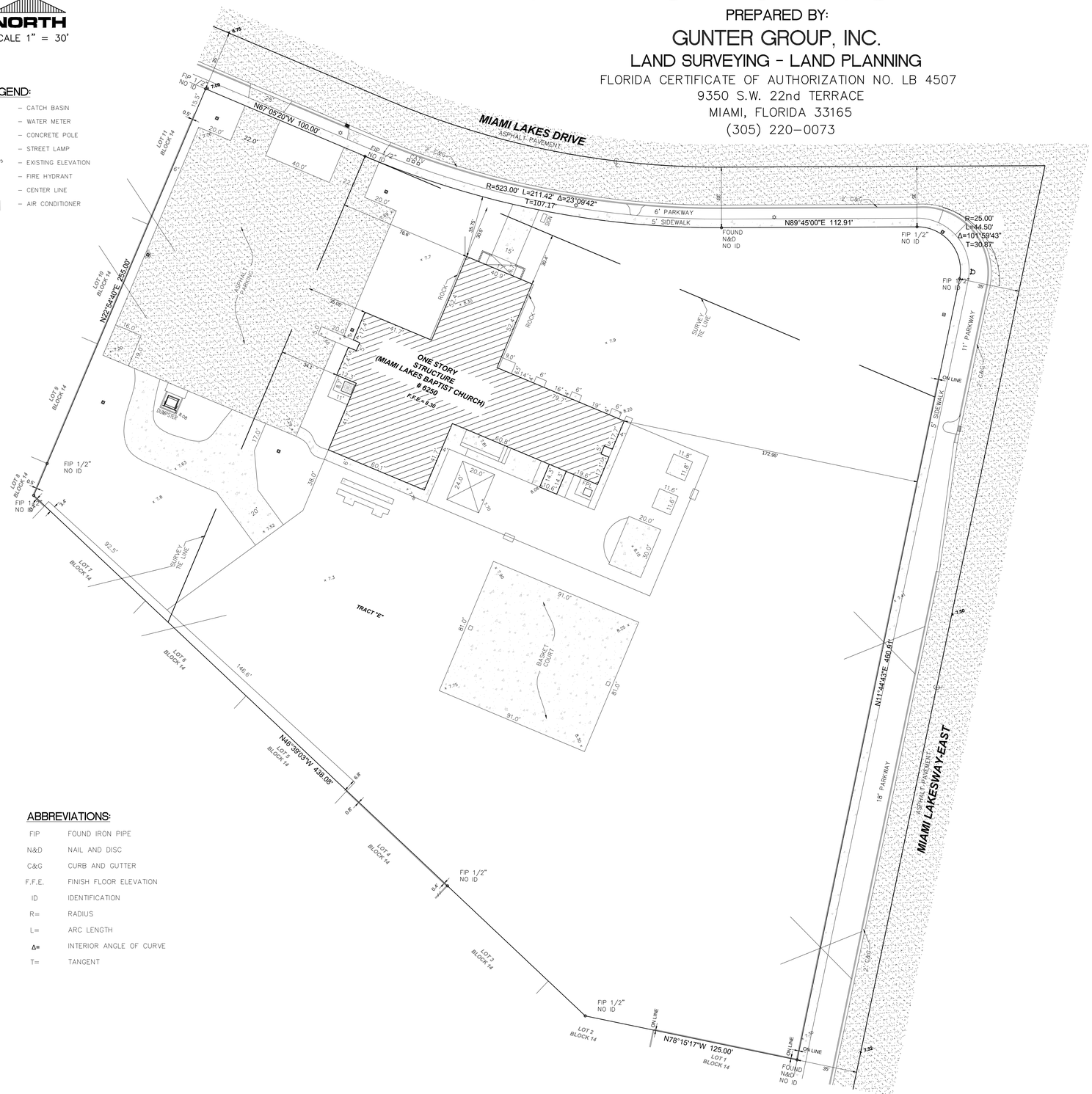
(305) 220-0073

NORTH

SCALE 1" = 30'

LEGEND:

- CATCH BASIN
- WATER METER
- CONCRETE POLE
- STREET LAMP
- EXISTING ELEVATION
- FIRE HYDRANT
- CENTER LINE
- AIR CONDITIONER

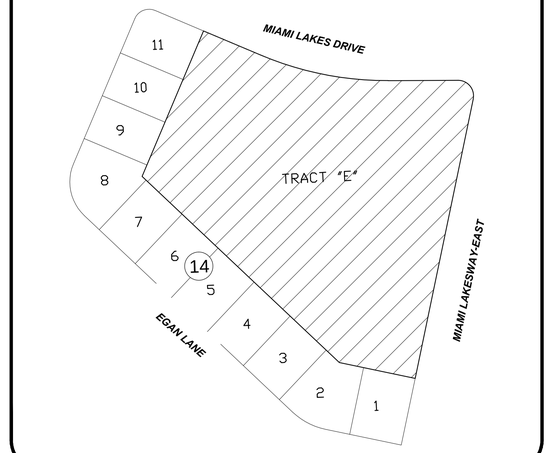


ABBREVIATIONS:

FIP	FOUND IRON PIPE
N&D	NAIL AND DISC
C&G	CURB AND GUTTER
F.F.E.	FINISH FLOOR ELEVATION
ID	IDENTIFICATION
R=	RADIUS
L=	ARC LENGTH
Δ=	INTERIOR ANGLE OF CURVE
T=	TANGENT

LOCATION MAP

NOT TO SCALE



PROPERTY ADDRESS:

6250 Miami Lakes Drive Miami Lakes, Florida 33014.

LEGAL DESCRIPTION:

Tract E of MIAMI LAKES SECTION THREE; according to the Plat thereof as recorded in Plat Book 78 at Page 47 of the Public Records of Miami-Dade County, Florida.

FOR:

MIAMI LAKES BAPTIST CHURCH.

SURVEYOR'S NOTES:

1) This survey was conducted for the purpose of a "Topographic Survey" only and is not intended to delineate the regulatory jurisdiction of any federal, state, regional or local agency, board, commission or other entity.
2) The accuracy obtained by measurements and calculations on this survey, meets and exceeds the Minimum Technical Standards requirements for a Suburban area (1 foot in 7,500 feet) as specified in Chapter 5J-17, Florida Administrative Code.
3) Bearings shown hereon are based on an assumed meridian of X89°45'00"E along the Northerly boundary line of the subject property.
4) The North arrow direction shown herein is based on an assumed Meridian.
5) In some cases graphic representation have exaggerated to more clearly illustrate a particular area where dimensions shall have preference over graphic location.
6) Legal description was provided by the client and is subject to any dedications, limitations, restrictions reservations or easements of record.
7) Examination of the Abstract of Title will have to be made to determine recorded instruments, if any affecting the property; search of Public Records not performed by this office.
8) No effort was made by this office to locate any underground utilities and/or structures within or abutting the subject property.
9) This survey has been prepared for the exclusive use of the entities named hereon only and the certifications hereon do not extend to any unnamed parties.
10) Elevations shown referred to N.G.V. Datum 1929, Miami-Dade County benchmark No. "N-666", elevation 7.95 feet; located at E. Miami Lakes Drive (± NW 150 Street) (31 feet North of edge of pavement); Miami Lakeway N. (± NW 62 Avenue) (80 feet East of center line); 10 feet East of FPL Meter on a pedestal; 18.5 feet East SE of a Bell Telephone MH; PK Nail and Brass washer in the SW corner of a 9'X10' concrete; Support for Bell Telephone Junction Box.
11) According to the National Flood Insurance Program the subject property falls in Community No. 120686, Panel No. 0116, Suffix "L", Date of FIRM 09-11-2009, Flood Zone "X".
12) Contact the appropriate authorities prior to any design work on the hereon-described parcel for Building and Zoning information.
13) Professional Land Surveyor and Mapper in responsible charge: Rolando Ortiz LS 4312, State of Florida.
14) This survey is not valid without the signature and the raised seal of a Florida Licensed Land Surveyor and Mapper.

I hereby certify to **MIAMI LAKES BAPTIST CHURCH** that the Sketch of Topographic Survey of the described property is true and correct to the best of my knowledge and belief, as recently surveyed and platted under my direction; also that meets the Minimum Technical Standards set in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027 Florida Statutes.

Date: 12-23-2014
Job No.: 93-5408
Sketch No. 5111

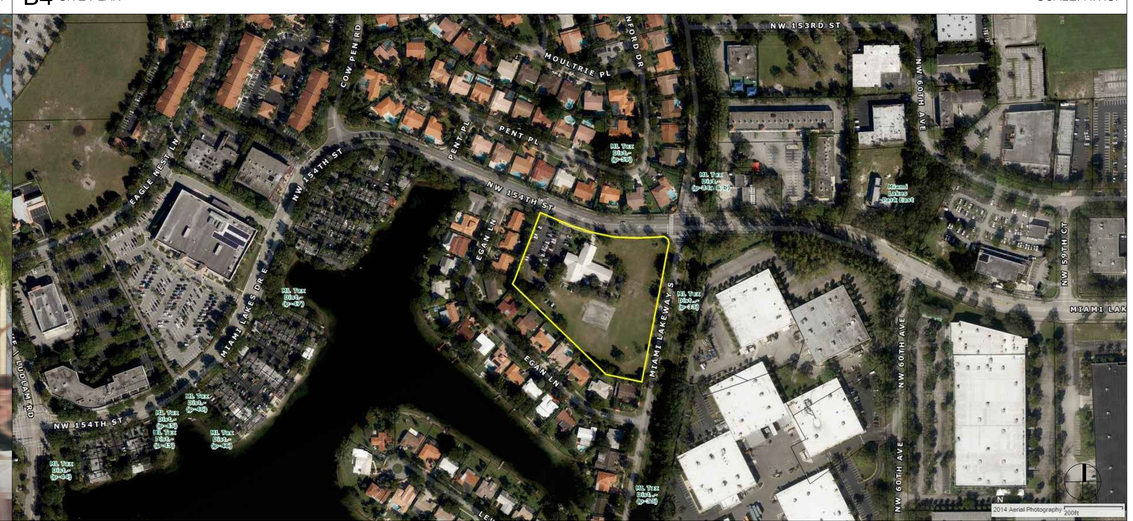
By: Rolando Ortiz LS 4312
Professional Land Surveyor
& Mapper, State of Florida.

C1 VIEW 1 SCALE: N.T.S.

B1 VIEW 2 SCALE: N.T.S.

B4 SITE PLAN SCALE: N.T.S.

A1 VIEW 3 SCALE: N.T.S.



A4 AERIAL VIEW SCALE: N.T.S.

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ELEVATE CHURCH

6250 MIAMI LAKES DR.
MIAMI LAKES, FL. 33014

△	DATE	REVISION

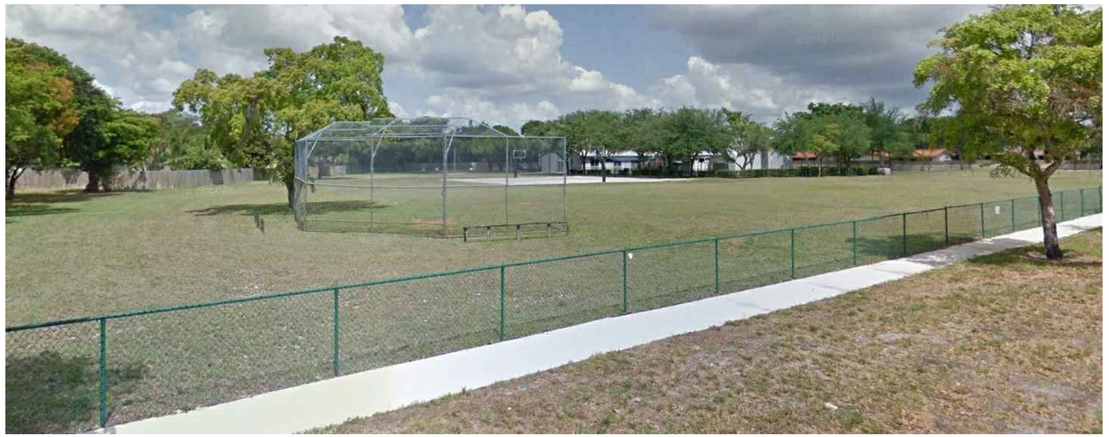
DWG. TITLE
PROJECT IMAGES

SCALE
N.T.S.

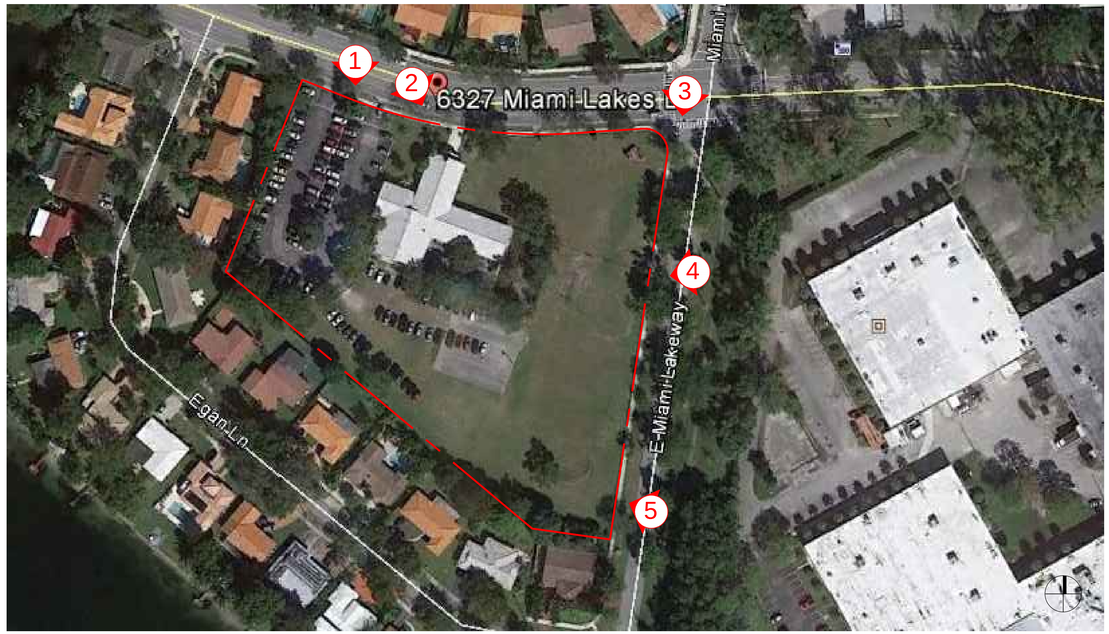
PROJECT NO.
2014-30

DATE
03-14-17

SHEET NUMBER
A-IMAGES



VIEW 5



SITE AERIAL

VIEW 4

VIEW 1

VIEW 3

VIEW 2

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DATE	REVISION

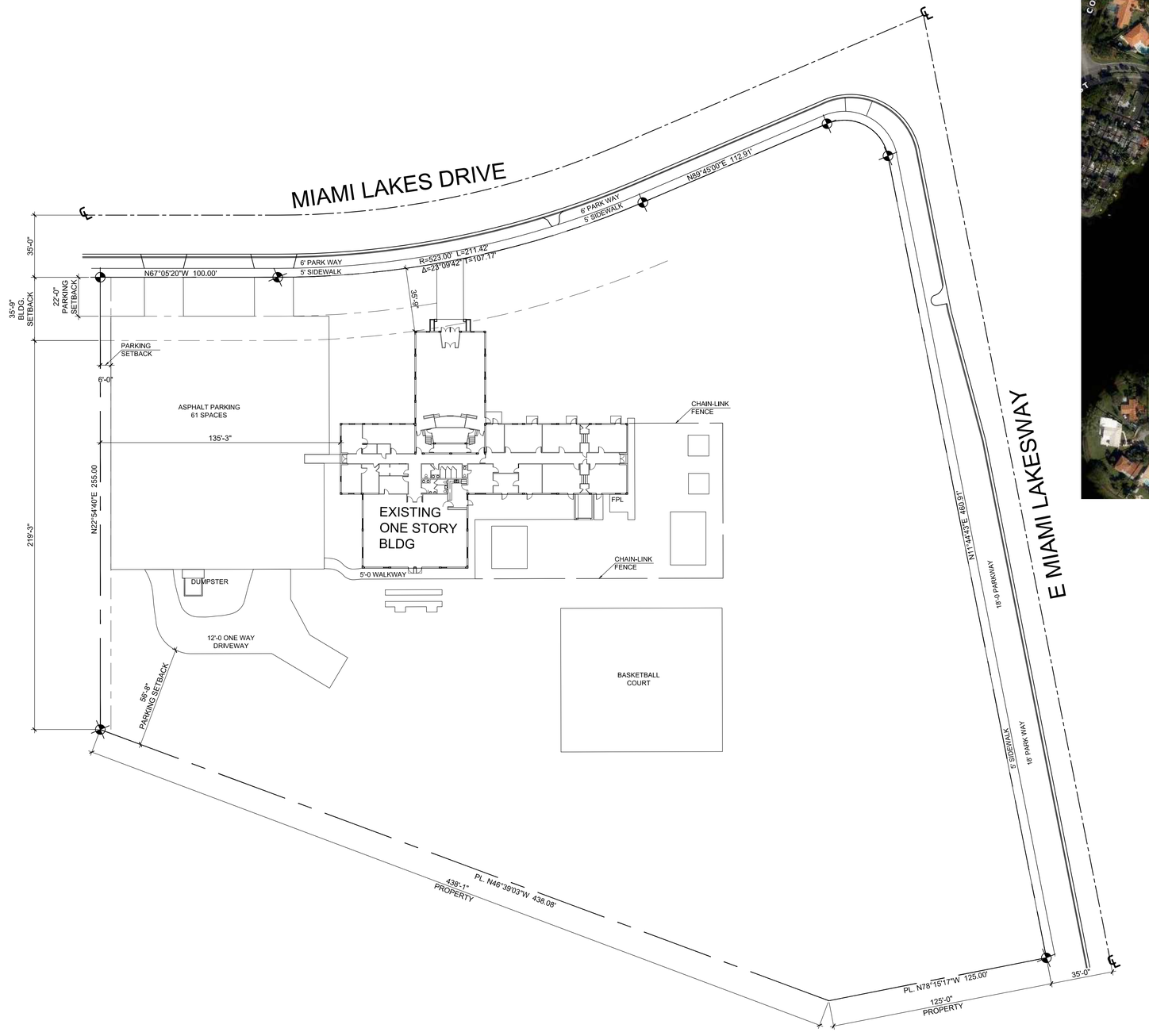
DWG. TITLE
AERIAL AND SITE PICTURES

SCALE
N.T.S.

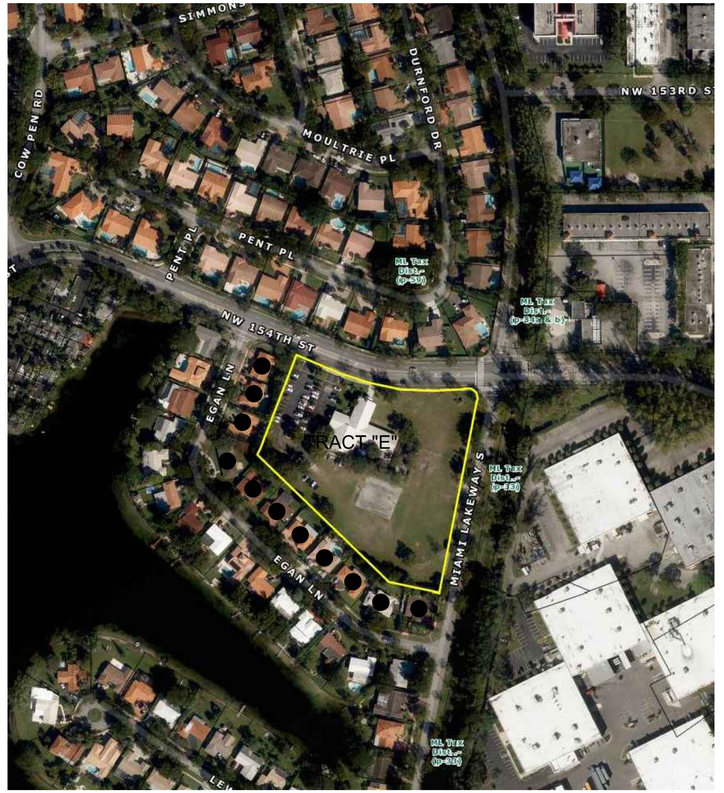
PROJECT NO.
2014-30

DATE
03-14-17

SHEET NUMBER
A-002



EXISTING SITE PLAN
SCALE: 1/32" = 1'-0"



LOCATION PLAN
SCALE: N.T.S.

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DATE	REVISION

DWG. TITLE
EXISTING SITE PLAN

SCALE
AS SHOWN

PROJECT NO.
2014-30

DATE
03-14-17

SHEET NUMBER
SP-EXSIT.

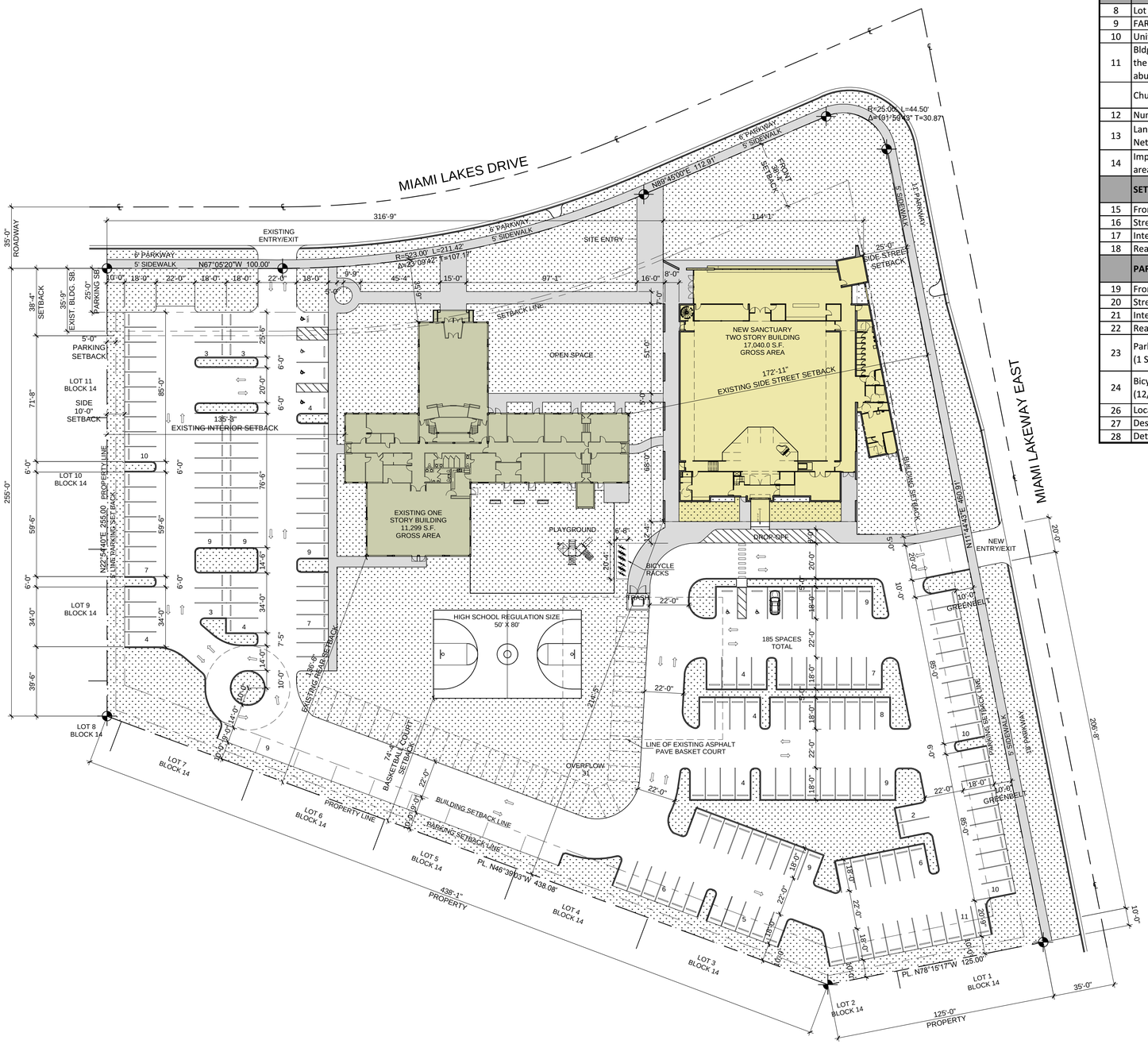
item	ZONING INFORMATION					
1	Address:	6250 MIAMI LAKES DR. MIAMI LAKES, FL 33014				
2	Folio number(s)	32-2024-008-1300				
3	Year built	1967		Zoning District	IUC - INDUSTRIAL DISTRICT, CONDITIONAL	
4	Based Flood Elevation	NGVD		Grade Value in NGVD	NGVD	
5	Lot Gross Area (SF)	217,605.6	4.92 ACRES	Net Lot Area (SF)	182,986.50	4.20 ACRES
6	Lot Width	REFER TO SURVEY		Lot Depth	REFER TO SURVEY	
7	Existing Bldg. - Gross (SF)	11,299.00		New Sanctuary - Gross (SF)	17,040.00	

		ALLOW/REQUIRED	EXISITNG BLDG		PROPOSED (EXISTING & NEW SANCTUARY)	
8	Lot coverage (SF)	N/A	11,351.70	6.20%	17,670.50	9.66%
9	FAR	N/A	N/A		N/A	
10	Unit Size	N/A	N/A		N/A	
11	Bldg. Height (No greater than the width of widest street abuting)	35'-0"MAX.	21'-2"(to Top of Roof)		30'-0" (to Top of Parapet)	
	Church Spire Height Exception		42'-4"(to Top of Tower Cap)		40'-0" (to Top of Spire)	
12	Number of Stories	-	1 STORY		2 STORY (New Sanctuary)	
13	Landscaped Open Space 20% Net Lot Area	36,597.30	138,180.80	75.51%	75,282.40	41.14%
14	Impervios (Asplhalt/concrete areas)		33,454.00	18.28%	78,681.90	43.00%

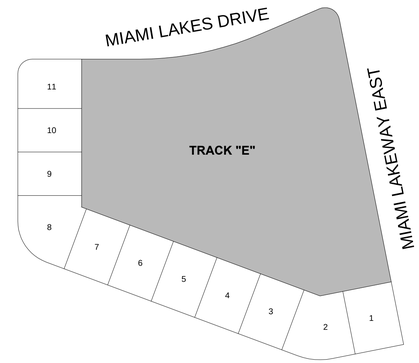
	SETBACKS	REQUIRED	EXISITNG BLDG (REFER TO SURVEY)		PROPOSED (EXISTING & NEW SANCTUARY)	
15	Front Setback (North)	15% of 255.00'	35'-9"	EXISTING TO REMAIN	38'-4"	-
16	Street Side Setback (East)	25'-0"	172'-11.5"	-	25'-0"	-
17	Interior Side Setback (West)	10'-0"	135'-3"	EXISTING TO REMAIN	135'-3"	EXISTING TO REMAIN
18	Rear Setback	20'-0"	136'-6"	EXISTING TO REMAIN	136'-6"	EXISTING TO REMAIN

	PARKING	REQUIRED	EXISITNG		PROPOSED (EXISTING & NEW SANCTUARY)	
19	Front Setback (North)	25'-0"	22'-0"	-	25'-0"	-
20	Street Setback (East)	10'-0"	N/A	-	10'-0"	GREENBELT
21	Interior Side Setback (West)	5'-0"	6'-0"	-	10'-0"	GREENBELT
22	Rear Setback	5'-0"	56'-8"	-	10'-0"	GREENBELT
23	Parking Spaces (1 Space 50 sf of Sitting Area)	172 SPACES	1,723 SF (EXISTING)+6,856. SF (NEW SANCTUARY)= **8,579 SF TOTAL SITTING AREA**		185 SPACES TOTAL	
24	Bicycle Racks Spaces (12/101-501 Parking Spaces)	12 SPACES	0		12 SPACES	

26	Located within a Local Historic District?	Yes or **No**
27	Designated as an individual Historic Single Family Residence Site?	Yes or **No**
28	Determined to be Architecturally Significant?	Yes or **No**



PROPOSED SITE PLAN
SCALE: 1/32" = 1'-0"



LOCATION MAP
SCALE: N.T.S.

SITE PLAN LEGEND

- EXISTING BUILDING
- NEW SANCTUARY
- LANDSCAPE
- SIDEWALK
- ASPHALT/ PARKING

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ELEVATE CHURCH

6250 MIAMI LAKES DR.
MIAMI LAKES, FL. 33014

△	DATE	REVISION

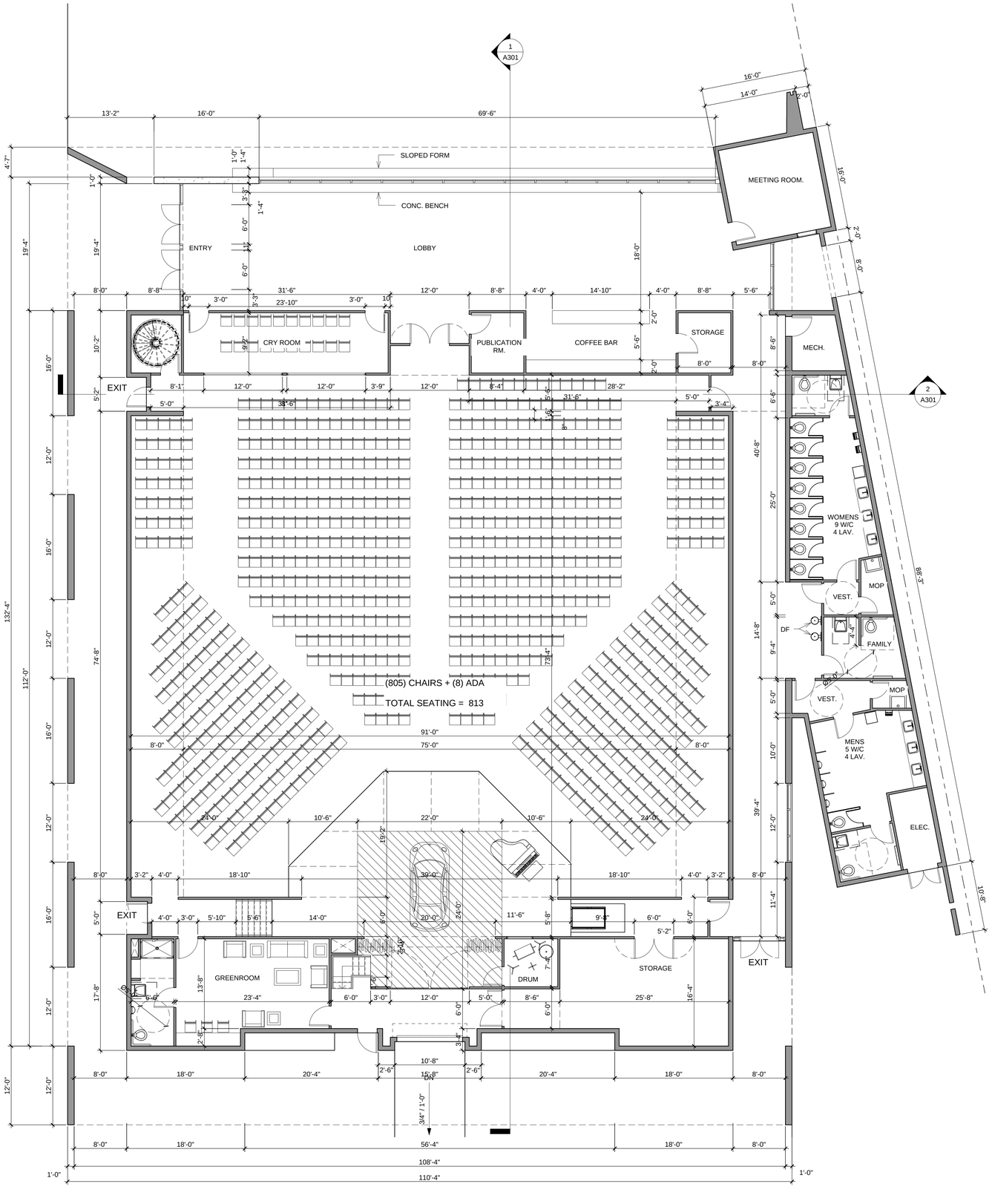
DWG. TITLE
SITE PLAN

SCALE
1/32"=1'-0"

PROJECT NO.
2014-30

DATE
03-14-17

SHEET NUMBER
SP-101



GROUND FLOOR

SCALE: 1/8" = 1'-0"

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MIAMI LAKES, FL. 33014

DATE	REVISION

DWG. TITLE

GROUND FLOOR PLAN

SCALE

1/8"=1'-0"

PROJECT NO.

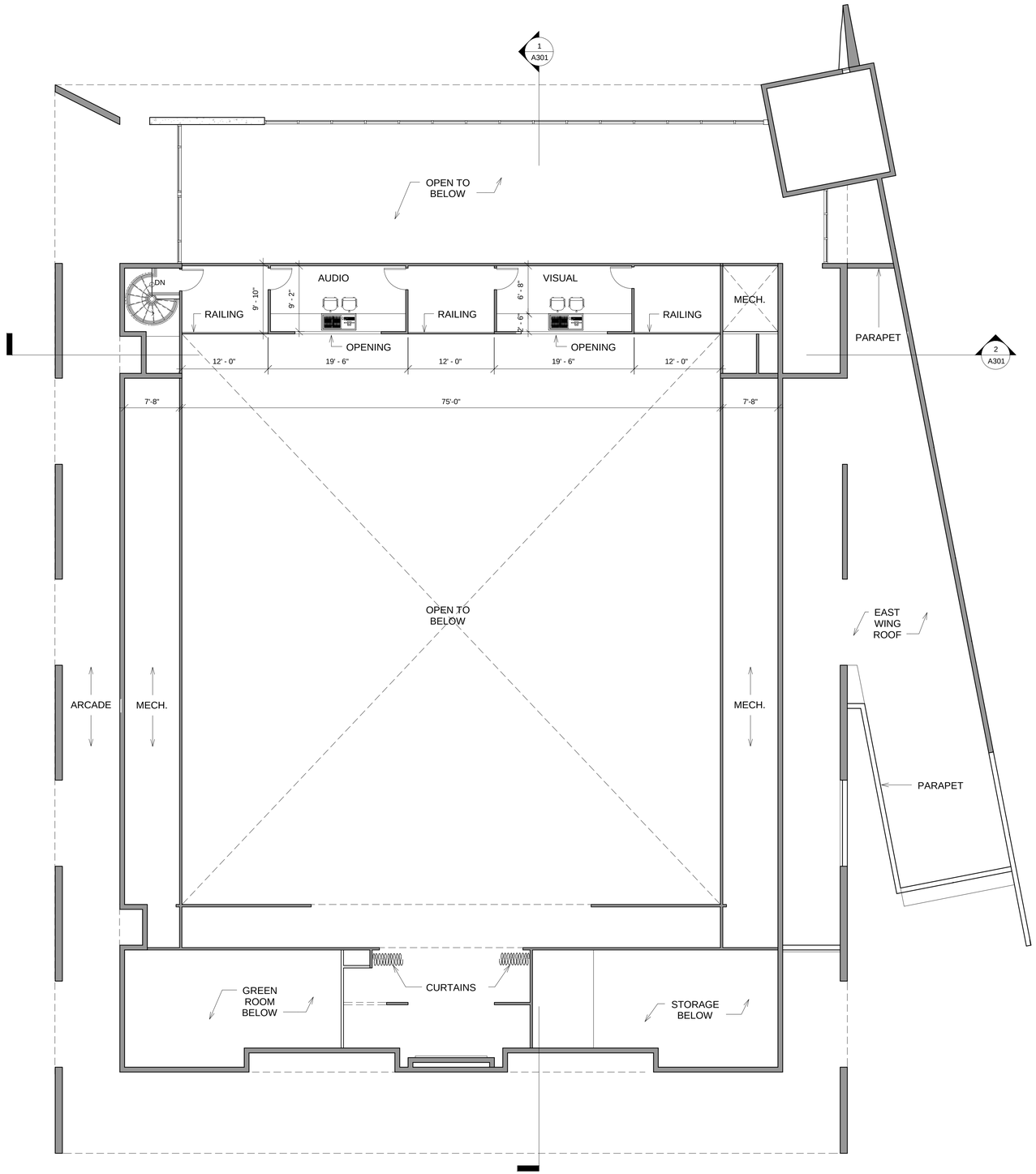
2014-30

DATE

03-14-17

SHEET NUMBER

A-101



2ND FLOOR PLAN

SCALE: 1/8" = 1'-0"

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ELEVATE CHURCH

6250 MIAMI LAKES DR.
MIAMI LAKES, FL. 33014

DATE	REVISION

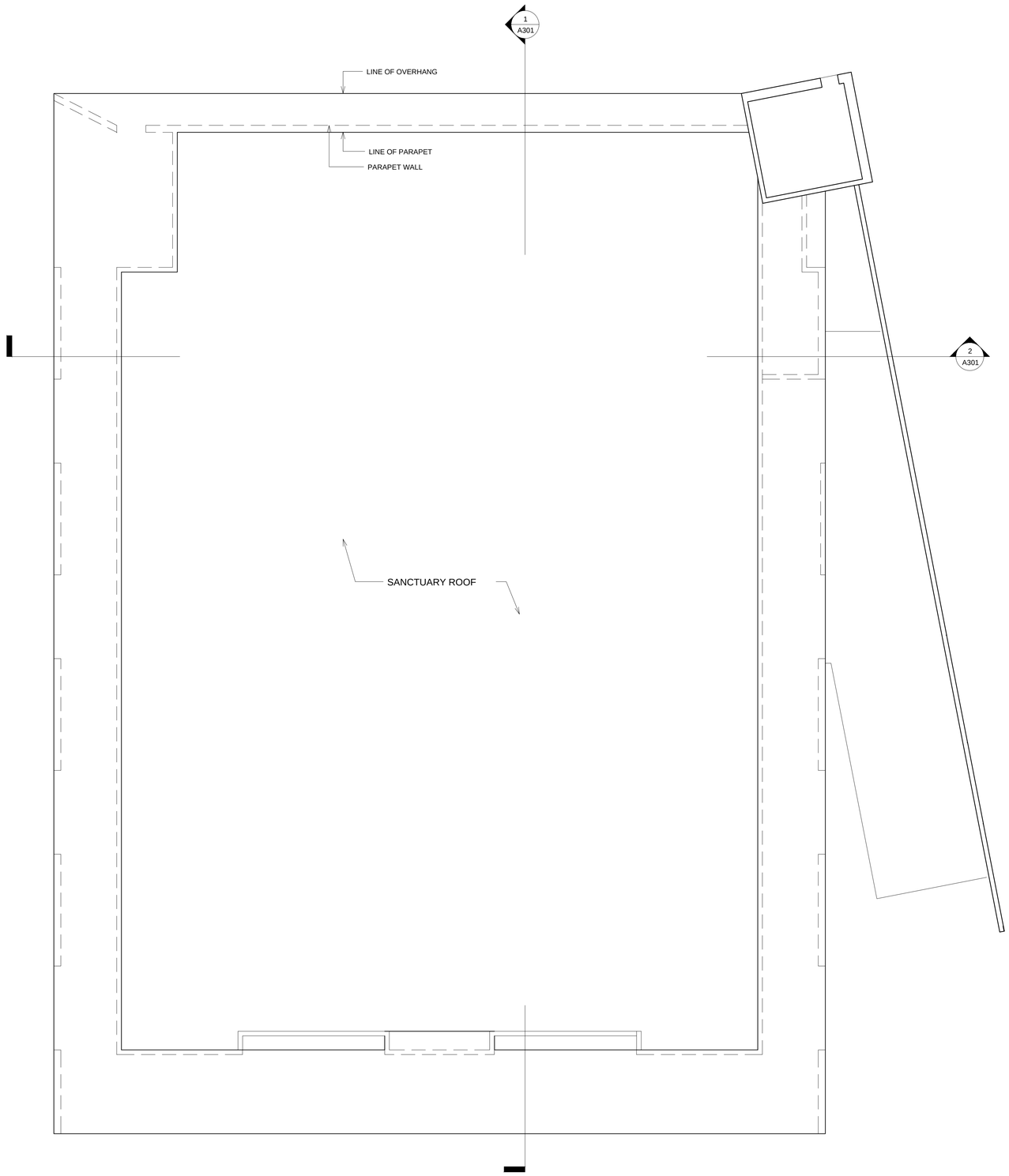
DWG. TITLE
2ND FLOOR PLAN SANCTUARY

SCALE
1/8" = 1'-0"

PROJECT NO.
2014-30

DATE
03-14-17

SHEET NUMBER
A-102



ROOF PLAN
SCALE: 1/8" = 1'-0"

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ELEVATE CHURCH

6250 MIAMI LAKES DR.
MIAMI LAKES, FL. 33014

△	DATE	REVISION

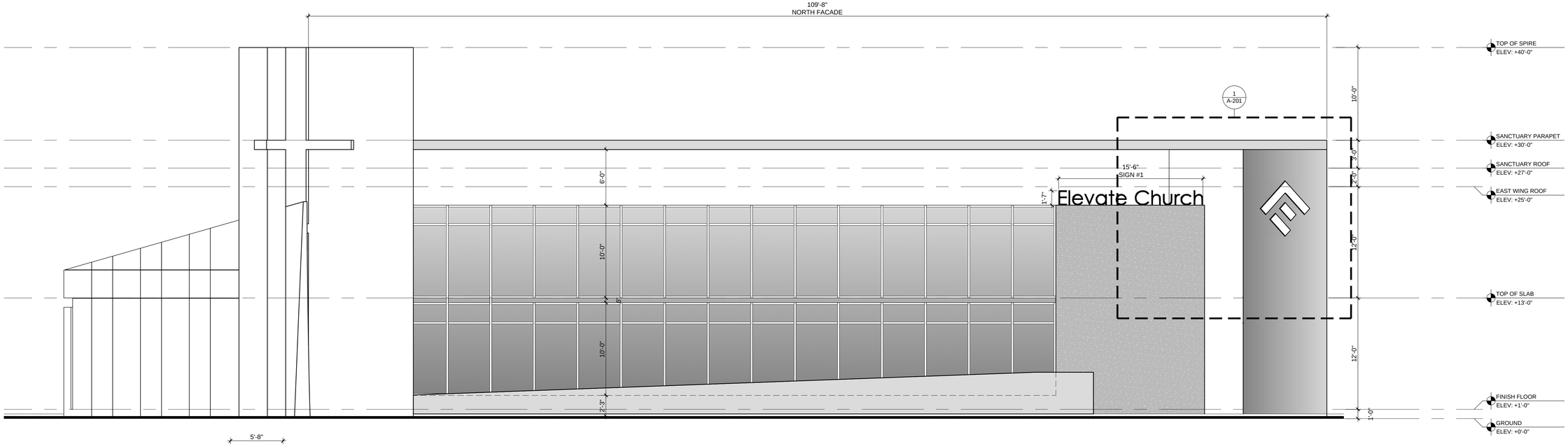
DWG. TITLE
ROOF PLAN

SCALE
1/8"=1'-0"

PROJECT NO.
2014-30

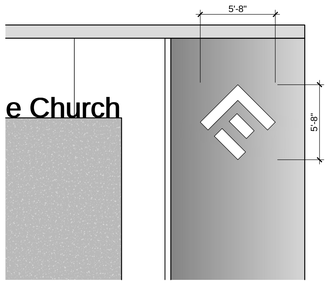
DATE
03-14-17

SHEET NUMBER
A-103



NORTH ELEVATION

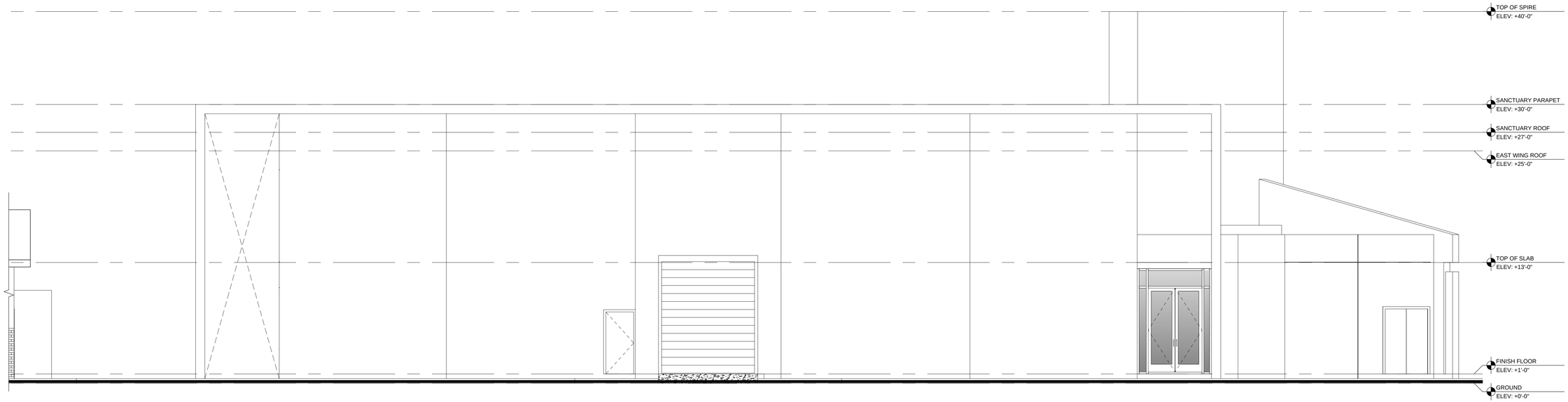
SCALE: 3/16"=1'-0"



SIGN # 2 @ NORTH ELEVATION

SCALE: 3/16"=1'-0"

SIGNAGE	
NORTH FACE AREA:	3,384.6 S.F
SIGN # 1:	24.0 S.F
SIGN #2:	32.0 S.F
TOTAL:	56.0 S.F (1.65 % OF NOTRH FACADE)



SOUTH ELEVATION

SCALE: 3/16"=1'-0"

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ELEVATE CHURCH

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DATE	REVISION

DWG. TITLE

NORTH & SOUTH ELEVATIONS

SCALE

3/16"=1'-0"

PROJECT NO.

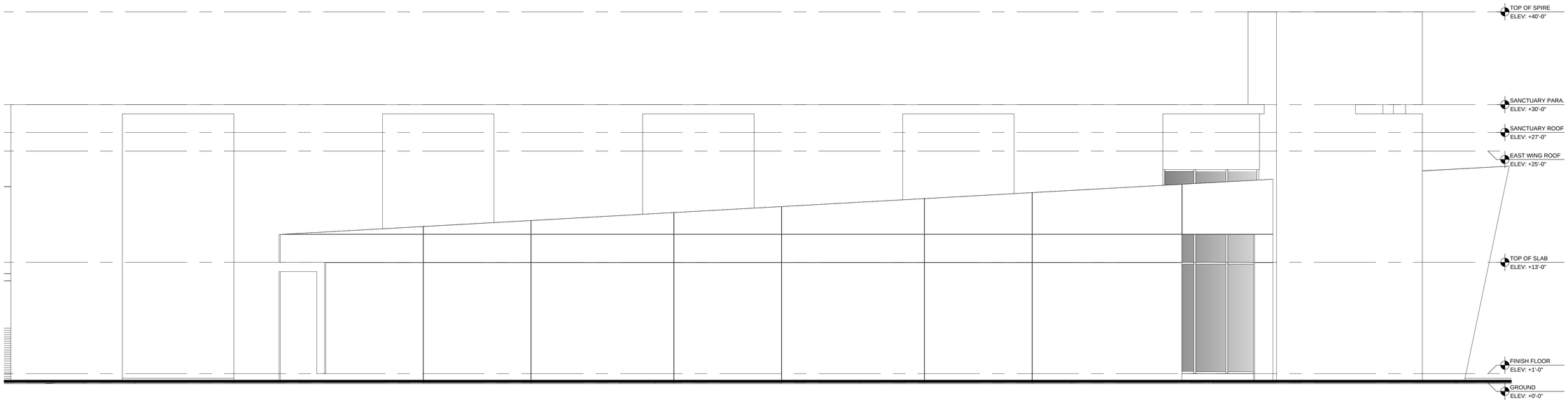
2014-30

DATE

03-14-17

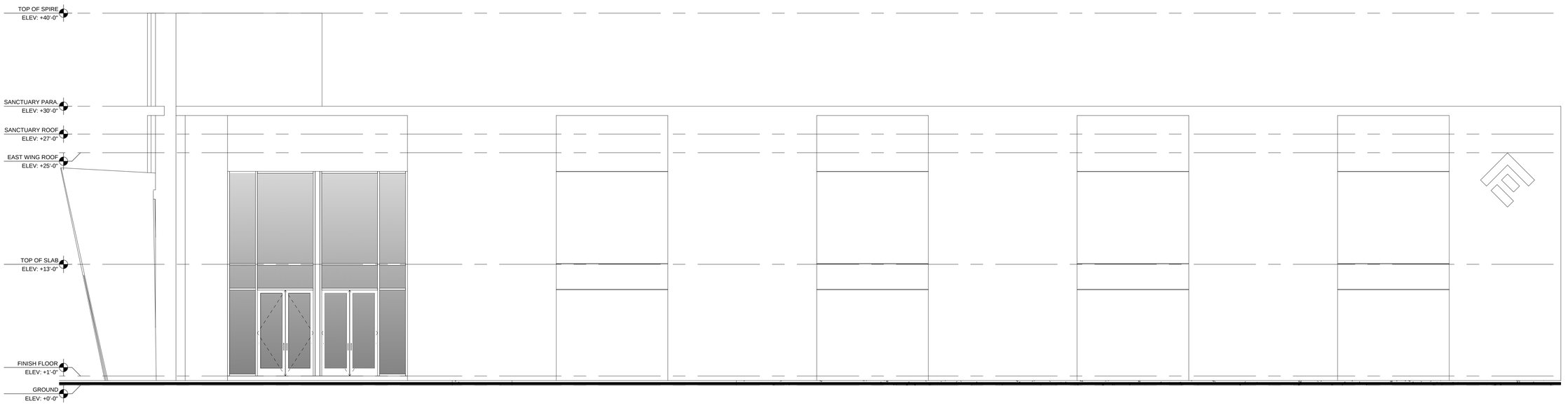
SHEET NUMBER

A-201



EAST ELEVATION

SCALE: 3/16"=1'-0"



WEST ELEVATION

SCALE: 3/16"=1'-0"

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ELEVATE CHURCH

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MIAMI LAKES, FL. 33014

DATE	REVISION

DWG. TITLE

EAST & WEST ELEVATION

SCALE

3/16"=1'-0"

PROJECT NO.

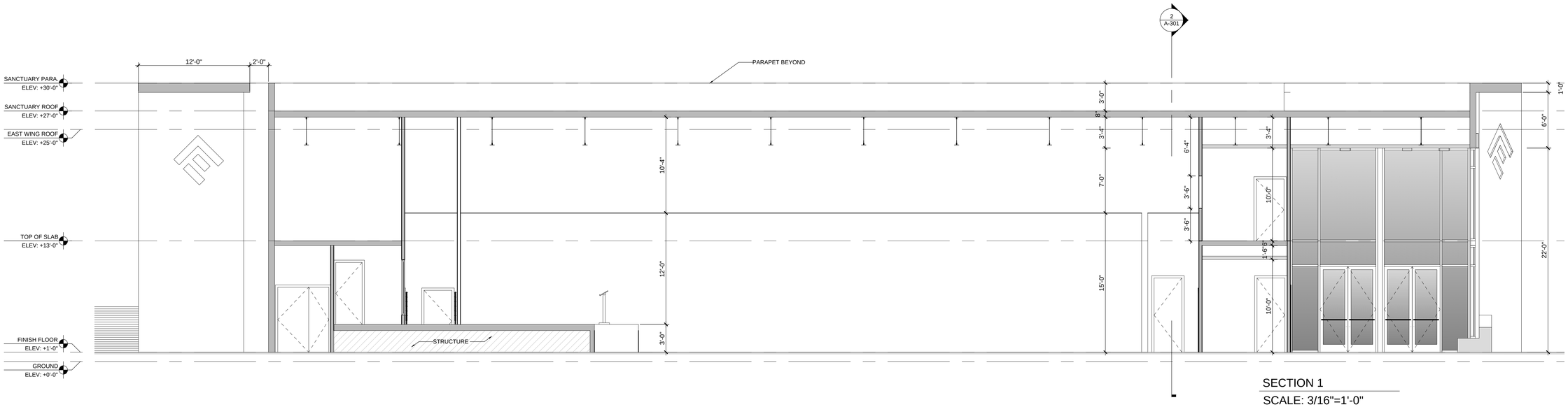
2014-30

DATE

03-14-17

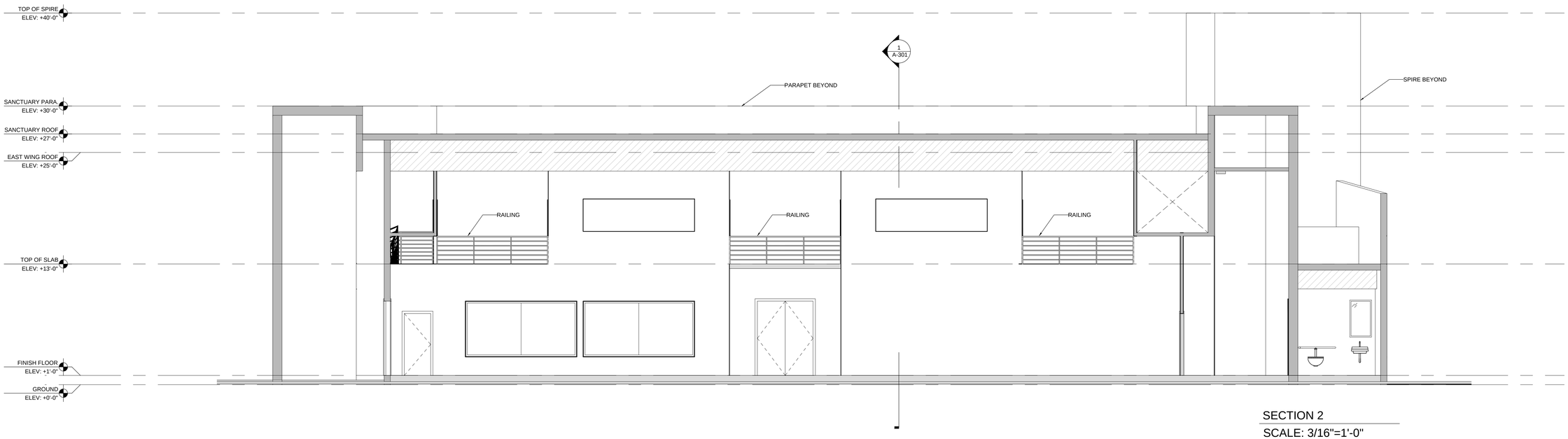
SHEET NUMBER

A-202



SECTION 1

SCALE: 3/16"=1'-0"



SECTION 2

SCALE: 3/16"=1'-0"

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ELEVATE CHURCH

6250 MIAMI LAKES DR.
MIAMI LAKES, FL. 33014

DATE	REVISION

DWG. TITLE
SECTIONS

SCALE
3/16"=1'-0"

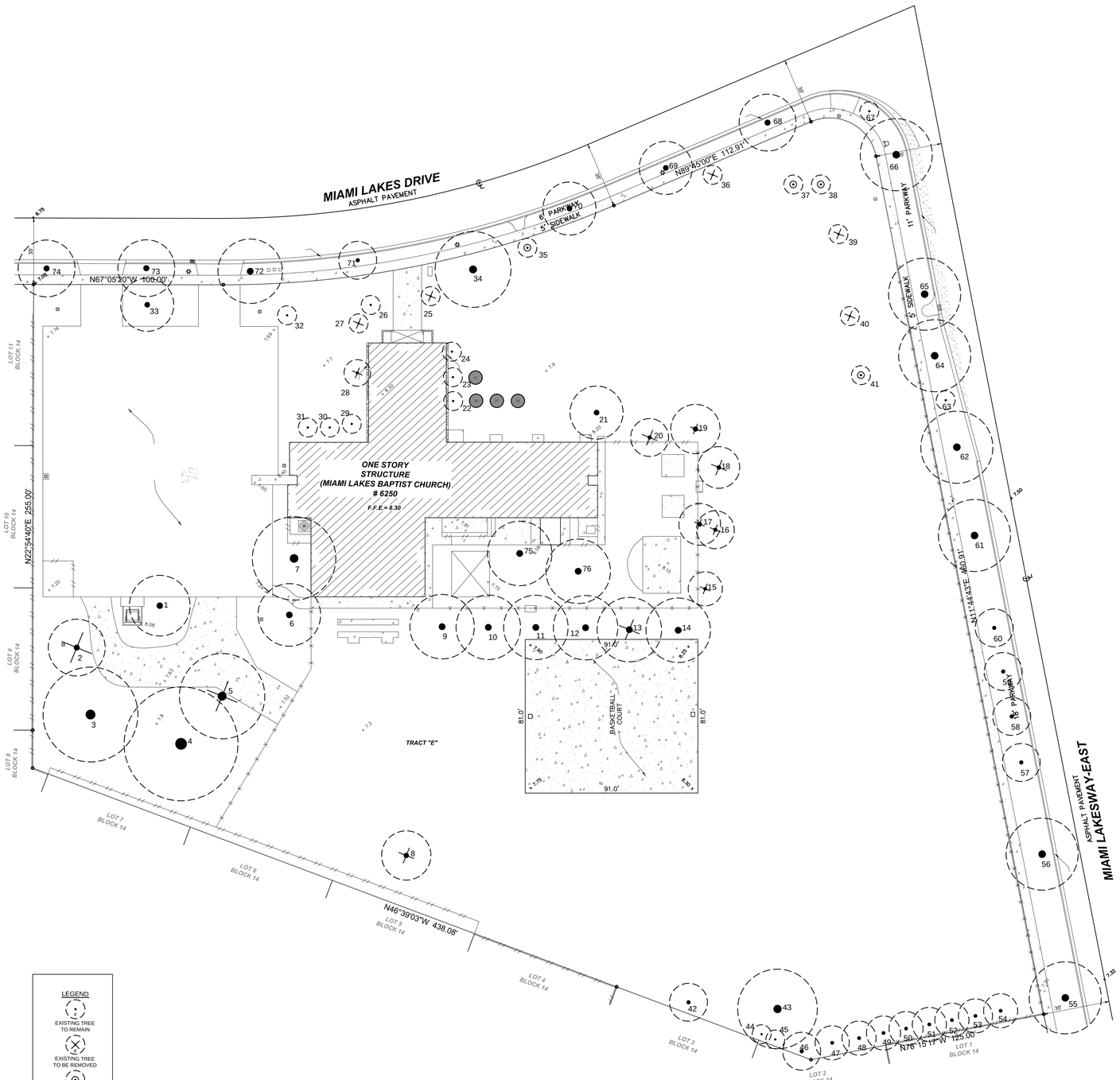
PROJECT NO.
2014-30

DATE
03-14-17

SHEET NUMBER
A-301

EXISTING TREE DISPOSITION LIST

KEY	BOTANICAL NAME	COMMON NAME	SIZE HT.(ft.)	SPD.(ft.)	DBH.(in.)	DISPOSITION REMAIN	REMOVE	TRANSPL.	MITIGATION S.F. CANOPY
1	Swietenia mahagoni	Mahogany	28	32	29.5	X			
2	Swietenia mahagoni	Mahogany	26	30	11		X		707
3	Swietenia mahagoni	Mahogany	38	50	23	X			
4	Swietenia mahagoni	Mahogany	45	60	36.5	X			
5	Bucida buceras	Black Olive	35	45	17		X		1590
6	Swietenia mahagoni	Mahogany	25	38	30	X			
7	Swietenia mahagoni	Mahogany	34	44	35	X			
8	Bucida buceras	Black Olive	28	26	23		X		1062
9	Quercus virginiana	Live Oak	28	34	16.5	X			
10	Quercus virginiana	Live Oak	28	34	19	X			
11	Quercus virginiana	Live Oak	28	34	16.5	X			
12	Quercus virginiana	Live Oak	28	34	16	X			
13	Quercus virginiana	Live Oak	28	34	13		X		908
14	Quercus virginiana	Live Oak	28	34	16.5	X			
15	Quercus virginiana	Live Oak	28	18	6		X		254
16	Bucida buceras	Black Olive	24	20	7		X		314
17	Quercus virginiana	Live Oak	26	22	11		X		380
18	Quercus virginiana	Live Oak	28	22	18		X		760
19	Quercus virginiana	Live Oak	28	26	14.5		X		531
20	Quercus virginiana	Live Oak	30	20	6.5		X		314
21	Bucida buceras	Black Olive	32	28	14	X			
22	Hyophorbe lagenicaulis	Bottle Palm	7	5	9	X			
23	Hyophorbe lagenicaulis	Bottle Palm	4	5	10	X			
24	Hyophorbe lagenicaulis	Bottle Palm	4	5	8.5	X			
25	Phoenix canariensis	Canary Island Date Palm	7	5	10	X			
26	Phoenix canariensis	Canary Island Date Palm	7	5	10	X			
27	Syagrus romanzoffiana	Queen Palm	18	9	8		X		64
28	Schefflera arboricola	Umbrella Tree	18	8	11		X		Exempt by ordinance
29	Phoenix canariensis	Canary Island Date Palm	5	6	10	X			
30	Hyophorbe lagenicaulis	Bottle Palm	6	5	12	X			
31	Hyophorbe lagenicaulis	Bottle Palm	7	5	12	X			
32	Phoenix canariensis	Canary Island Date Palm	7	5	12	X			
33	Unknown		28	28	16.5	X			
34	Bucida buceras	Black Olive	28	40	20.5	X			
35	Hyophorbe lagenicaulis	Bottle Palm	10	8	15			X	
36	Washingtonia robusta	Mexican Fan Palm	9	10	11		X		
37	Hyophorbe lagenicaulis	Bottle Palm	10	8	12			X	
38	Hyophorbe lagenicaulis	Bottle Palm	9	8	13			X	
39	Washingtonia robusta	Mexican Fan Palm	14	10	10		X		79
40	Washingtonia robusta	Mexican Fan Palm	12	10	10		X		79
41	Hyophorbe lagenicaulis	Bottle Palm	9	7	10			X	
42	Bucida buceras	Black Olive	24	24	9	X			
43	Bucida buceras	Black Olive	30	42	22.5	X			
44	Veitchia montgomeryana	Montgomery Palm	12	6	5	X			
45	Veitchia montgomeryana	Montgomery Palm	10	6	5	X			
46	Dypsis lutescens	Areca Palm	12	6	5	X			
47	Dypsis lutescens	Areca Palm	12	6	5	X			
48	Dypsis lutescens	Areca Palm	12	6	5	X			
49	Dypsis lutescens	Areca Palm	12	6	5	X			
50	Dypsis lutescens	Areca Palm	14	6	5	X			
51	Dypsis lutescens	Areca Palm	14	6	5	X			
52	Dypsis lutescens	Areca Palm	14	6	5	X			
53	Dypsis lutescens	Areca Palm	14	6	5	X			
54	Dypsis lutescens	Areca Palm	14	6	5	X			
55	Bucida buceras	Black Olive	22	38	15.5	X			
56	Bucida buceras	Black Olive	20	16	11	X			
57	Quercus virginiana	Live Oak	16	20	7	X			
58	Quercus virginiana	Live Oak	16	20	8	X			
59	Quercus virginiana	Live Oak	16	20	9	X			
60	Quercus virginiana	Live Oak	11	8	6	X			
61	Bucida buceras	Black Olive	25	38	23	X			
62	Bucida buceras	Black Olive	25	29	15	X			
63	Sabal palmetto	Sabal Palm	18	10	10	X			
64	Bucida buceras	Black Olive	30	40	19.5	X			
65	Bucida buceras	Black Olive	28	38	18	X			
66	Bucida buceras	Black Olive	26	38	18.5	X			
67	Sabal palmetto	Sabal Palm	16	5	9	X			
68	Quercus virginiana	Live Oak	24	30	17	X			
69	Quercus virginiana	Live Oak	24	28	13.5	X			
70	Quercus virginiana	Live Oak	24	28	13	X			
71	Quercus virginiana	Live Oak	24	20	10	X			
72	Quercus virginiana	Live Oak	25	33	20	X			
73	Quercus virginiana	Live Oak	25	28	10	X			
74	Quercus virginiana	Live Oak	24	30	15	X			
75	Quercus virginiana	Live Oak	28	34	19	X			
76	Quercus virginiana	Live Oak	28	34	16.5	X			
						TOTAL CANOPY S.F. TO BE REPLACED			6,335
						TOTAL CANOPY S.F. MITIGATION PROVIDED			41,300
						DENOTES SPECIMEN TREES TO BE REMOVED (TREE CANOPY DOUBLED)			



LEGEND

- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- EXISTING TREE TO BE TRANSPLANTED
- NEW LOCATION OF EXISTING TREE TO BE TRANSPLANTED

EXISTING TREE DISPOSITION PLAN

SCALE: 1"=30'-0"

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6215 Miami Lakes Drive
Miami Lakes, FL 33014

REV.

TITLE: EXISTING TREE DISPOSITION PLAN

Ken Gardner — FL LA #1569
Kiehl Semler — FL LA #6667205

DATE: 03.14.17

SCALE: as noted

SHEET: LA-1

TREE TRANSPLANTING SPECIFICATIONS

1.01 Root Pruning, Watering Before Transplanting

A. Prior to root pruning and before excavating holes for transplanted trees, check with all local utilities to locate existing underground utilities. If any unknown utilities or sprinkler pipes are in advertently broken, do not cover them up. Immediately notify the utility and/or the Client, and take all necessary steps to repair the break.

B. Root prune trees a minimum of eight (8) weeks prior to moving them. It is not necessary to root prune palms prior to transplanting unless specifically instructed to do so by the Landscape Architect. Prior to root pruning, thoroughly water the root zone with at least 2"-3" of water.

C. Root pruning shall be accomplished by digging a trench two-thirds (2/3) of the way around the tree at a minimum of twenty four (24) inches deep. Root prune only with a mechanical root-pruning saw or a trencher with a maximum trench width of 8 inches. This trench shall form a rootball of the minimum following sizes:

Up to 5" caliper	5' diameter
6"-8" caliper	6'-7' diameter
9"-12" caliper	9'-10' diameter
Over 12" caliper	12' diameter

D. All exposed roots shall be cut off smoothly, with sharp instruments. Backfill trenches with soil consisting of 30% silica sand and 70% mulch. Water them thoroughly immediately after root pruning, and once weekly during the root regeneration period. Every 2 weeks add a soluble fertilizer that has a 20.20.20 analysis at manufacturer's recommended rate, to the watering mix.

E. It may be necessary to remove curbing and/or paving to complete the root pruning operation. Where this is required, the Contractor shall first cut cleanly with a concrete saw, any section of curb or pavement before cutting the roots. This material shall be removed from the site by the Contractor and the area of pavement cut and removed by the root pruning shall be filled to flush with adjacent pavement.

1.02 Top Pruning and Thinning

A. The amount of general pruning and thinning shall be limited to the minimum necessary to remove dead or injured twigs or branches and to compensate for the loss of roots as a result of transplanting operations. Approximately 1/3 of the mass of the canopy shall be removed unless otherwise instructed by the Landscape Architect. Pruning and thinning shall be done in such a manner as not to change the natural habit or shape of a plant. For very large trees that must be transported on public R.O.W.'s or where obstacles require it, additional pruning may be allowed at time of transport; cut back trees to the maximum size which can be transported after limbs are tied in as much as possible. The Landscape Architect shall be contacted prior to performing any major pruning or thinning.

1.03 Bracing and Guying of Trees After Root Pruning

A. Bracing and Guying shall be provided to assure the trees' stability during the root regeneration period, if required by the Landscape Architect.

1.04 Balling and Burlapping

A. Plant material which is in a soil of a loose texture, which does not readily adhere to the root system, especially in the case of large plants or trees, shall have the rootball wrapped in burlap and then wire, if directed by the Landscape Architect.

1.05 Transplanting Plant Material

A. Movement of plants on public R.O.W.'s shall comply with all ordinances, codes and safety requirements, etc.

B. Transport materials on vehicles large enough to allow plants to not be crowded and damaged. Plants shall be covered to prevent wind damage during transit.

C. Protect plant material during transporting to prevent damage to the root system and desiccation of leaves. Trees shall be protected by tying in the branches and covering all exposed branches as necessary. Do not bend or bind-tie plant material in such a manner as to damage bark, break branches or alter the natural shape.

D. The Contractor shall exercise care in handling, loading, unloading, storing, and transporting material to prevent damage. The Contractor shall assume full responsibility for protection and safekeeping of materials stored.

E. Transplanting must be done within 24 hours after being dug. Store plants in shade and keep the root ball and canopy moist.

1.06 Installation

A. Excavation of Holes: Plant holes shall be roughly cylindrical in shape with sides approximately vertical. The depth of the hole shall be equal to the rootball depth plus 12" unless further depth is required to provide adequate drainage. The diameter of the hole shall be a minimum of 24" larger than the rootball diameter.

B. Setting of Plants

1) PLANT MATERIAL SHALL BE PLANTED AT THEIR NATURAL AND ORIGINAL PLANTING LEVEL PRIOR TO THEIR PLACEMENT ON THIS PROJECT OR JOB. WHEN LOWERED INTO THE HOLE, THE PLANTS SHALL REST ON THE PREPARED HOLE BOTTOM SUCH THAT THE SURFACE ROOTS AT THE TOP OF THE ROOTBALL ARE LEVEL OR SLIGHTLY ABOVE THE LEVEL OF THE TOP OF THE HOLE. CREATE A SAUCER, APPROXIMATELY 6" DEEP TO HELP HOLD WATER. THE PRACTICE OF PLUNGING, BURYING OR PLANTING AND PLANT MATERIAL SUCH THAT THE SURFACE ROOTS AT THE TOP OF THE ROOTBALL ARE BELOW THE LEVEL OF THE SURROUNDING FINAL GRADE WILL NOT BE PERMITTED UNLESS IT IS INDICATED OTHERWISE IN THESE SPECIFICATIONS. The plants shall be set straight or plumb or normal to the relationship of their growth prior to transplanting. The Landscape Architect reserves the right to realign any plant material after it has been set.

C. Backfilling

1) Use planting soil consisting of 40% silica sand, 40% muck, and 20% well-rotted compost derived from yard wastes.
2) Backfill the bottom two-thirds of the planting hole and firmly tamp and settle by watering as backfilling progresses. After having tamped and settled the bottom two-thirds of the hole, thoroughly puddle with water and fill remaining one-third of the hole with planting soil, tamping and watering to eliminate air pockets.
3) Add Diehard® transplant innoculant supplied by Horticultural Alliance, Inc. (800-628-6373) or equal. Mix into top 8-10 inches of planting hole, making sure it is contact with the root ball. Add at a rate of one (1) 8oz. bag per 2 inches of trunk caliper.

1.07 Watering Transplanted Trees:

A. Once trees have been relocated and well-watered in during the transplanting, provide water for a period of 60 days after transplanting.

B. Rootball Watering: Maintain a soil moisture in the root zone at an optimum level for growth, by deep watering of the entire rootball area according to the following schedule:

When	Frequency	Amount
first week	once daily	3" per tree
second week	every other day	2" per tree
following month	twice a week	1" per tree
last 2 weeks	once per week	1" per tree

C. In addition to the rootball watering, the canopy of the large shade trees (over 12" caliper) shall be watered with an automatic irrigation system spraying the canopy. Spray heads shall be installed near the top of the canopy and spaced so that the entire canopy shall be sprayed. This system shall remain in place until directed by the Landscape Architect to be removed.

D. If there is no source for water available at the project, such as a hose bib(s) or fire hydrants(s) if approved for use, then the Contractor shall be responsible for supplying water by means of a truck or tank. It is the Contractor's responsibility to pay any fees for water use.

1.08 Mulching of Plant Saucer

A. Spread 3" thick layer of shredded Eucalyptus or Melaleuca mulch over entire area of the rootball.

1.09 Application of Fertilizer

A. At time of watering root-pruned trees prior to transplanting, drench rootball once per week during the course of watering with a soluble fertilizer that has a 20.20.20 analysis at manufacturer's recommended rate.

B. Three (3) weeks after transplanting, and after mulching, apply on the surface, evenly spread over the area of the entire rootball, FEC (Florida East Coast Fertilizer Co) #5231 (12-6-8) or equal at the rate of one (1) pound per inch of trunk diameter.

1.10 Staking Trees

A. Stake all trees and palms at the new site with new timbers with a minimum 2" x 4" dimension as per the details enclosed, or in the case of obstacle, in another manner which will support the trees.

1.11 Clean-Up

A. Disposal of Waste: All waste and other objectionable material created through planting operations and landscape construction shall be removed completely on a daily basis from the job or as directed by the Landscape Architect. Any paved areas, including curbs and sidewalks which have been strewn with soil, sod waste, fertilizer or other waste shall be thoroughly swept. The Client is not required to supply areas or facilities for storage or removal of waste on-site.

B. The Contractor shall remove and dispose of stakes and battens and untie any tied-up canopies when it is determined by the Landscape Architect that sufficient time has elapsed for the plants to root stabilizing the plant. This shall be done even if the project has been completed and given final acceptance.

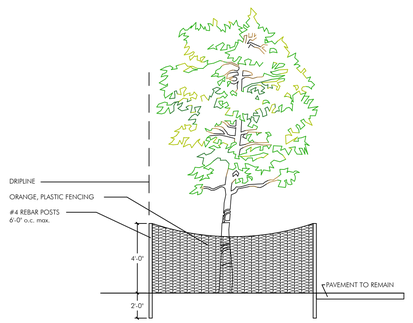
C. Backfilling shall be done immediately after tree removal, or suitable barricades shall be provided to prevent injuries. The Contractor shall backfill holes with clean fill to a level flush with adjacent grade.

1.12 Maintenance of Traffic

A. During all transplanting operations, the Contractor is responsible to maintain the safe flow of vehicular and pedestrian traffic around hazardous areas. The Contractor shall provide barricades, cones, signal boards, etc. as necessary to adequately warn traffic and maintain flow of traffic around or through construction zones. Work shall be performed in such a manner that minimizes the amount of time traffic is impeded by construction activities. Coordinate with Landscape Architect.

1.13 Guarantee and Replacement

A. Plant material which is on the site and scheduled to be transplanted is not covered by the guarantee, except in the case of Contractor's negligence or work that has been done in an unworkmanlike manner. If it is determined by the Landscape Architect that the Contractor's negligence or unworkmanlike operations has severely damaged or poses a threat to the health of material to be transplanted or already transplanted, then the Contractor shall be required to replace the tree at a size equal to the transplanted tree, at his cost, and water it as per 1.07.



PLACE ORANGE, PLASTIC FENCING (BY TENSAR OR OTHER APPROVED EQUAL) AROUND INDIVIDUAL TREES AND TREE CLUMPS TO REMAIN ON SITE IN ANY AREAS WITHIN THE LIMITS OF CONSTRUCTION. BARRIER SHALL BE PLACED AT THE EDGE OF THE DRIPLINE OF THE TREE CANOPY OR AS FAR FROM THE TREE AS POSSIBLE WHERE THE CANOPY OVERHANGS PAVEMENT THAT IS TO REMAIN. BARRIER SHALL BE MAINTAINED IN AN UPRIGHT POSITION AT ALL TIMES.

TREE PROTECTION DETAIL

N.T.S.

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LANDSCAPE ARCHITECTURE
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CORP. ID# 0000266

ELEVATE CHURCH
6215 Miami Lakes Drive
Miami Lakes, FL 33014

REV.		

TITLE
TRANSPLANTING SPECS & TREE PROTECTION DETAIL

Ken Gardner — FL LA #1569
Kiehl Semler — FL LA #666705

DATE 03.14.17

SCALE as noted

SHEET LA-2

LANDSCAPE LEGEND (This information to be permanently affixed to the plan.)

Zoning District: IU-C | Net Lot Area: 4.20 (acres) | 182,987 (square feet)

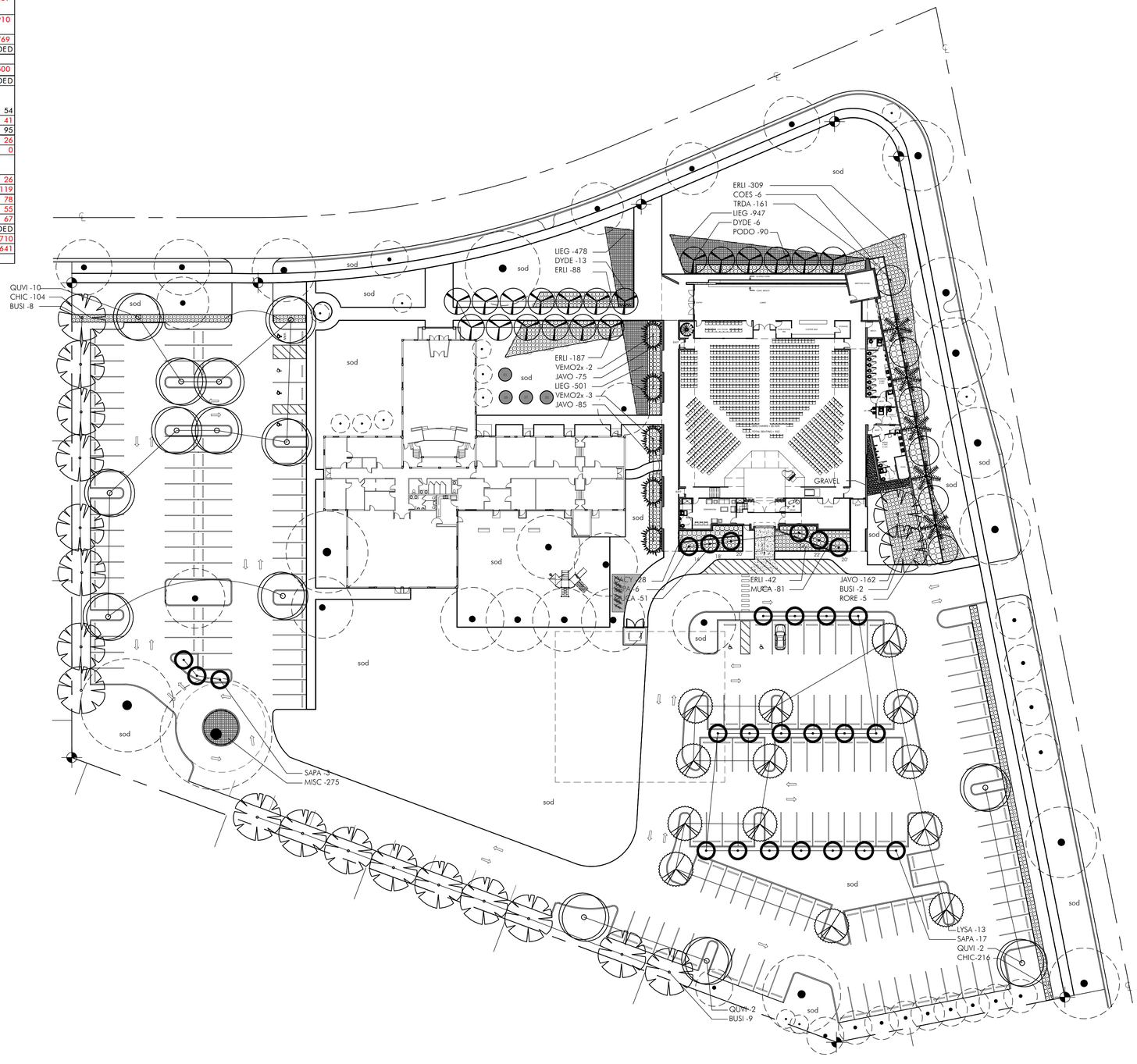
OPEN SPACE REQUIREMENTS		REQUIRED	PROVIDED
A.	Square feet of open space required by Chapter 33, as indicated on site plan:	36,597	68,859
	Net Lot area = 182,987 square feet x 20 % = 36,597 square feet		
B.	Square feet of parking lot open space required by Chapter 18A, as indicated on site plan:	1,910	1,910
	The number of parking spaces 191 x 10 square feet per parking space =		
C.	Total square feet of landscaped open space required by Chapter 33 = A+B=	38,507	70,769
LAWN AREA CALCULATION		REQUIRED	PROVIDED
A.	Total square feet of landscape open space required by Chapter 33 =	38,507	
B.	Maximum lawn area (St. Augustine sod) permitted = 20 % = 7,701 square feet =	7,701	7,500
TREES		REQUIRED	PROVIDED
A.	The number of trees required per net lot acre		
	= 22 trees x net lot acreage =		
	TOTAL SITE TREES REQUIRED	93	54
	less the existing number of trees that meet the minimum requirements (minus)	41	41
	TOTAL NEW SITE TREES REQUIRED	52	95
B.	Street trees (max. average spacing of 35' o.c.): 885 linear feet along street / 35 =	26	26
	Palms as street trees (max. average spacing of 25' o.c. 0 linear feet along street / 25 =	-	0
	Street trees located directly beneath power lines (Max. average spacing 25' o.c.):		
	0 linear feet along street / 25 =	-	
	TOTAL STREET TREES REQUIRED	26	26
	GRAND TOTAL TREES REQUIRED	119	119
	GRAND TOTAL NEW TREES REQUIRED	78	78
C.	30% palm species allowed (two palms = one tree) Palms provided =	71	55
D.	Percentage of native trees required = number of trees provided x 30% =	36	67
SHRUBS		REQUIRED	PROVIDED
A.	The total number of trees required x 10 = the number of shrubs required	1,190	1710
B.	The total number of trees required x 30% = the number of native shrubs required	357	641

IRRIGATION: Required by Chapter 33. Auto Irrigation X or hose bib provided.

PLANT LIST

KEY	PLANT NAME	QTY.	UT.	SIZE
TREES				
*BUSI	Bursera simaruba ...Gumbo Limbo	19	ea.	12' tall x 5' spread, 2" cal.
*COES	Conocarpus erectus 'Sericeus' ...Silver Buttonwood	6	ea.	8' tall x 4' spread, lifted to tree form, max. 3 trunks
*LYSA	Lysiloma sabicu ...Sabicu Tamarind	13	ea.	12' tall x 5' spread, 2" cal.
*QUVI	Quercus virginiana ...Live Oak	14	ea.	12' tall x 5' spread, 2" cal.
PALMS				
DYDE	Dypsis decaryii ...Triangle Palm	19	ea.	20' tall overall, matched overall and GW heights
*RORE	Roystonea regia ...Royal Palm	5	ea.	25' tall overall, matched overall and GW heights
*SAPA	Sabal palmetto ...Sabal Palm	26	ea.	21 @ 16' tall OA, 1 @ 18' tall oa, 2 @ 20' tall oa, 1 @ 22' tall oa, 1 @ 24' tall oa,smooth trunk; hurricane cut.
VEMO2x	Veitchia montgomeriana ...Montgomery Palm	5	ea.	16' tall OA; double trunks, both heads same height
SHRUBS				
*CACY	Capparis cynophallophora ...Jamaican Caper	28	ea.	24" x 24", 30" o.c.
*CHIC	Chrysobalanus icaco ...Cocoplum	320	ea.	24" x 24", 24" o.c.
*ERLI	Ernodea littoralis ..Golden creeper	640	ea.	18" x 18", 24" o.c.
JAVO	Jasminum volubile ...Wax Jasmine	339	ea.	18" x 18", 24" o.c.
PODO	Podocarpus macrophyllus ..Podocarpus	90	ea.	18" x 18", 24" o.c.
GROUNDCOVER & GRASSES				
LIEG	Liriope muscari 'Variegata' ...Variegated Giant Liriope	1926	ea.	1 gallon cans, full
MISC	Microsorum scolopendria ...Wart Fern	275	ea.	1 gallon cans, full
*MUCA	Muhlenbergia capillaris ...Muhly Grass	132	ea.	3 gallon cans, full
*TRDA	Tripsacum datyloides ...Fakahatchee Grass	161	ea.	3 gallon cans, full
OTHER				
sod	St. Augustine 'Floratam'	as req.	s.f.	solid sod
	Planting Soil 80% Silica Sand 20% Everglades Muck	as req.	c.y.	
	Shredded Melaluca Mulch	as req.	c.y.	

*Denotes Native Species



PLANTING PLAN
SCALE: 1"=30'-0"

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ELEVATE CHURCH

6215 Miami Lakes Drive
Miami Lakes, FL 33014

REV.

TITLE
PLANTING PLAN

Ken Gardner FL LA #1569
Kiehl Semler FL LA #6667205

DATE 03.14.17

SCALE as noted

SHEET LA-3

LANDSCAPE SPECIFICATIONS

PART 1 - GENERAL

1.1 SCOPE
A. Contractor shall provide all labor, materials, equipment, supervision, and related work necessary to complete the landscape work in accordance with the intent of the landscape plans, schedules and these specifications. The extent of work is shown on the drawings which are a part of this document.

1.2 CONTRACTOR QUALIFICATIONS
A. Landscape installation work to be performed by a Contractor Certified by the Florida Nurserymen, Growers and Landscape Association (FNGLA) as a Certified Landscape Contractor. Any pruning to be supervised by an Arborist, certified by the International Society of Arboriculture (ISA) and licensed in Miami-Dade County.

1.3 INVESTIGATION OF UTILITIES
A. Prior to beginning work, the Contractor shall be responsible to locate existing underground utilities. Check with all utility companies and Sunshine State, call (811).

1.4 SUBSTITUTIONS
A. Only materials specified will be accepted, unless approved in writing by the Landscape Architect in advance.

1.5 PLANT SIZES
A. All plant sizes shall equal or exceed the minimum sizes as specified in the plant list. When plant sizes are specified as a range of size, installed materials shall average the mean of the range specified. Plants shall be measured following pruning, with branches in normal position. All necessary pruning shall be done at the time of planting.

1.6 PLANT QUALITY
A. All plant material shall be equal to or better than Florida No. 1 as classified by "Grades and Standards for Nursery Plants" by the Division of Plant Industry, Florida Department of Agriculture. They shall have a growth habit that is normal for the species; healthy, vigorous, free from insects, disease and injury.

B. The Owner or Landscape Architect reserves the right to refuse any plant material which does not conform to the intent of the written specifications or design.

C. CIRCLING ROOTS FOUND ON CONTAINER-GROWN MATERIAL WILL NOT BE ACCEPTED UNLESS REMEDIAL ROOT PRUNING, APPROVED BY THE LANDSCAPE ARCHITECT IS DONE BEFORE PLANTING.

1.7 PLANT QUANTITY
A. The plant quantities shown on the plant list are to be used only as an aid to bidders. In the case of discrepancy between the plant list and the plan, the quantity on the plan shall override the plant list.

1.8 UNIT PRICES
A. The successful bidder shall furnish to the Owner and the Landscape Architect, a unit price breakdown for all materials. The Owner may, at his discretion, add to or delete from the materials utilizing the unit price breakdown submitted to and accepted by the Owner.

1.9 SUBMITTALS
A. Fertilizer: The Contractor shall submit to the Owner and Landscape Architect documentation that all the fertilizer used for the project is of the analysis specified and placed at the rates specified in section 2.2 FERTILIZER.

B. Planting soil: The Contractor shall submit a sample of the planting soil (approximately 1 cu. Ft.) for approval by the Landscape Architect prior to delivery to the site.

1.10 CLEAN-UP & MAINTENANCE OF TRAFFIC
A. Follow procedures in FDOT Index 600 for maintenance of traffic during construction.

B. At the end of each work day, the Contractor shall remove debris and shall barricade the un-filled holes in a manner appropriate in the path of pedestrians and motorists.

C. Upon completion of the work or any major portion of the work or as directed by the Landscape Architect, all debris and surplus material from his work shall be removed from the job site.

1.11 MAINTENANCE PRIOR TO ACCEPTANCE
A. The Contractor is responsible to maintain the plantings until they are accepted under the provisions of 1.12 "ACCEPTANCE OF INSTALLATION".

1. Plants: Begin maintenance immediately following the final plant installation operation for each plant and continue until all plant installation is complete and accepted. Maintenance shall include watering all plants, weeding, mulching, pest and disease control, tightening and repairing of guys, repair of braces, removal of dead growth, resetting of plants to proper grade or up-right position, restoration of plant saucer, litter pick-up in plant beds and other necessary operations to assure specified minimum grade of Florida No. 1.

2. Turf Areas: Begin maintenance of turf immediately following the placement of sod and continue until sod installation is complete and accepted. Maintenance shall include but not be limited to, watering, leveling, mowing, weed and pest control, fungus and disease control and other necessary operations as determined by the Landscape Architect and good nursery practice.

3. Re-setting or straightening trees and palms:
The Contractor shall re-set and/or straighten trees and palms as required at no additional cost to the Owner unless caused by sustained winds of 75 mph or more. Then, the costs of the operations may be charged to the owner. Re-set trees within 48 hours.

1.12 ACCEPTANCE OF INSTALLATION
A. Inspection: Inspection of the work, to determine completion of contract work, exclusive of the possible replacement of plants and turf, will be made by the Landscape Architect at the conclusion of the maintenance period. Written notice requesting such an inspection and submitted by the Contractor at least ten (10) days prior to the anticipated date.

1.13 GUARANTEE
A. Guarantee all plants for a period of one year (CCD). Guarantee shall commence from the date of written acceptance. Plant material which is on the site and scheduled to be relocated is not covered by the guarantee except in the case of Contractor's negligence or work that has been done in an unworkman-like manner. The Contractor is not responsible for loss due to acts of god, (i.e.) sustained winds of 75 mph or more, floods, frost, lightning, vandalism or theft.

1.14 REPLACEMENT
A. Replacement shall be made during the guarantee period as directed by the Landscape Architect within ten (10) days from time of notification. For all replacement plant material, the guarantee period shall extend for an additional forty-five (45) days beyond the original guarantee period. The Contractor shall be responsible to provide water to the replacement plants in sufficient quantity to aid in their establishment. At the end of the guarantee period, inspection will be made by the Landscape Architect, upon written notice requesting such inspection and submitted by the Contractor at least five (5) days before the anticipated date. Replacement plants must meet the requirements of Florida No. 1 at time of inspection. Remove from the site all plants that are dead or in a state of unsatisfactory growth, as determined by the Landscape Architect. Replace these and any plants missing due to the Contractor's negligence as soon as conditions permit.

1. Materials and Operations: All replacement plants shall be of the same kind and size as indicated on the plant list. The Contractor shall supply and plant the plants as specified under planting operations.

2. Cost of Replacements: A sum sufficient to cover the estimated cost of possible replacements, including material and labor will be retained by the Owner and paid to the Contractor after all replacements have been satisfactorily made and approved by the Landscape Architect.

PART 2 - MATERIALS

2.1 PLANTING SOIL
A. Planting soil for trees, shrubs and ground covers shall be of the composition noted on the plans, measured by volume.

B. Soil for Sodded Areas: shall be coarse lawn sand.

2.2 FERTILIZER
A. Fertilizer for trees, palms, shrubs, and groundcovers shall be as follows: LESCO Palm Special 13-3-13 or equal, Sulfur coated with iron and other minor elements and maximum of 2% chlorine, or brand with equal analysis. The fertilizer shall be uniform in composition, dry and free flowing and shall be delivered to the site in the original unopened containers, bearing the manufacturer's guaranteed analysis. Fertilizer for sod and seeded areas shall be 8-6-8, 50% organically derived nitrogen, or equal.
2.3 WATER
A. The Contractor shall provide potable water on site, available from the start of planting. The Contractor is responsible to ascertain the location and accessibility of the water source. The Contractor is responsible to provide the means of distribution (i.e. water truck, hoses, etc.) for distribution of water to the planting areas.

2.4 MULCH
A. Mulch shall be shredded Melaleuca mulch (Florimulch) as manufactured by Forestry Resources, Inc., or equal.

2.5 ROOT BARRIER MATERIAL
A. When specified in the plans, root barrier material shall be Biobarrier (19.5 inch width) Reemay or approved equal.

B. Install per details in the plans.

PART 3 - INSTALLATION PROCEDURES

3.1 LAYOUT
A. Verify location of all underground utilities and obstructions prior to excavation.

3.2 HERBICIDE TREATMENT
A. In all areas infected with weed and/or grass growth, a systemic herbicide, such as Roundup, shall be applied per manufacturer's rates. When it has been established where work will be done, the systemic herbicide shall be applied in accordance with manufacturer's labeling to kill all noxious growth. Contractor shall schedule his work to allow more than one application to obtain at least 95% kill of undesirable growth. If necessary, Contractor shall conduct a test to establish suitability of product and applicator to be used on this project, prior to execution of the full application.

3.3 PLANT PIT EXCAVATION AND BACKFILLING
A. Trees: See the Planting and Bracing Details and notes.

B. All planting holes shall be hand dug where machine dug holes may adversely affect utilities or improvements.

C. Shrubs and Groundcover: Shrubs and groundcover shall be planted in a soil bed as described in the notes and details. Space shrubs and provide setback from curb and pavements as shown in the plans.

D. Watering of field-grown plants: Thoroughly puddle in water to remove any air pockets in the plant hole.

3.4 WATERING
A. The Contractor is responsible to provide the water for all new plants and transplants and means of distribution (i.e. hand watering or water truck) during the maintenance period and extending into the period after acceptance until the full schedule as listed below is complete. Water for trees and other large field grown plants shall be supplemented by hand or water truck, in addition to the irrigation system, (if one is provided). Contractor can adjust watering schedule during heavy rain season upon approval of the Landscape Architect.

AMOUNT OF WATER PER APPLICATION
For trees up to 5 inch caliper - 5 gallons
From 5 to 8 inch caliper - 25 gallons
9 inch and up caliper - 50 gallons

FREQUENCY OF WATER
Daily for the first week
3 times per week for weeks 2 - 5
2 times per week for weeks 6 - 8
1 time per week for weeks 9 - 12

B. Water in plants by thoroughly soaking of the entire root ball immediately after planting. For large trees and shrubs, add water while backfilling hole to eliminate any air pockets in the soil around the root ball.

C. Water shrubs, sod and groundcover a minimum of once daily for a week or until an irrigation system is fully operational. If no irrigation system is to be installed, the Contractor shall be responsible for watering the shrub, sod, and groundcover for the time specified above, after installation of each section of the planting installed.

3.5 FERTILIZING
A. Add fertilizer on top of the surface of shrubs beds and tree and palms root balls two (2) months after installation. Fertilize sod within two (2) days after installing after planting of each segment of the job. Fertilizer shall be applied after soil has been well moistened. Fertilizer shall be washed off of plant leaves and stems immediately after application. Apply at the following rates:

1. Trees and Large Shrubs: One (1) pound per inch of trunk diameter, spread evenly over the root ball area.

2. Shrubs: One half (1/2) handful per shrub, spread evenly over the root ball area.

3. Groundcover: Twelve (12) pounds per 100 sq. ft. of bed area.

4. Sod: Twelve (12) pounds per 1,000 sq. ft. Wash fertilizer off blades immediately after spreading.

3.6 MULCHING
A. Spread mulch two (2) inches thick uniformly over the entire surface of shrubs and groundcover beds, depth measured after settling, unless otherwise specified in the plans. Provide 36" diameter bed of mulch, measured from outer edge of the trunk, for all trees and palms planted in sod areas. Keep mulch away from contact with the trunk. Create a 6" high ring of mulch at the outer edge of tree and palm holes.

3.7 GUYING AND BRACING
A. See the details bound herewith or made part of the plans.

3.8 SODDING
A. Provide a blanket of lawn sand as described in the notes in these plans. Prior to planting, remove stones, sticks, etc. from the sub-soil surface. Excavate existing non-conforming soil as required so that the finish grade of sod is flush with adjacent pavement or top of curb as well as adjacent sod in the case of sod patching.

B. Place sod on moistened soil, with edges tightly butted, in staggered rows at right angles to slopes. The sod shall be rolled with a 500 pound hand roller immediately after placing.

C. Keep edge of sod bed a minimum of 18" away from groundcover beds and 24" away from edge of shrub beds and 36" from trees, measured from the edge of plant or tree trunk.

D. Sod shall be watered immediately after installation to uniformly wet the soil to at least two inches below the bottom of sod strips.

E. Apply fertilizer to the sod as specified in Section 3.5.

F. Excavate and remove excess soil so top of sod is flush w/top of curb or adjacent pavement, or adjacent existing sod.

PLANT BED PREPARATION NOTES

1. In all areas where new sod and shrub and groundcover masses are to be planted, kill all existing weeds by treating with Round-up prior to beginning soil preparation.

2. In all shrub and groundcover beds, prepare soil as described for either condition, over the entire area to be planted:

Condition A:
If any compacted road base or asphalt or rocky soil is encountered, remove compacted material entirely to allow an 18" depth of planting soil. Backfill the entire area of the shrub and groundcover beds with 18" planting soil (as specified in Plans) to within 2 inches of the adjacent pavement or top of curb. Remove all debris and rocks and pebbles larger than 1 inch in size and level the grade before planting.

Condition B:
Where no compacted soil is encountered, thoroughly mix 6 inches of planting soil into the existing soil to a depth of 18 inches. If required, excavate and remove the existing soil to lower the grade, so that the prepared mix is finished to a minimum of 2 inches below top of curb or adjacent walkway. Remove all debris and rocks and pebbles larger than 1 inch in size and level the grade before planting.

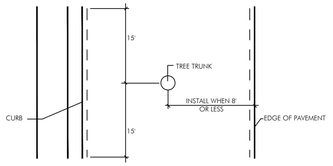
For all sod areas, spread a 2" deep layer of lawn sand prior to sodding. Remove all debris and rocks and pebbles larger than 1 inch in size and level the grade before sodding. Remove, if required, existing soil so that top of sod is flush with and adjacent top of curb or pavement.

SPACING OF PLANTS (SEE PLANT SPACING DETAIL)

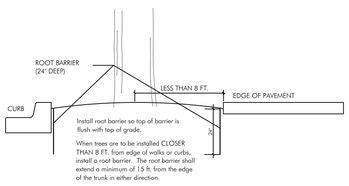
1. Plants shall be planted sufficiently away from edges of pavements or curbs, to allow for growth toward the edges of the bed.

PROTECTION OF PLANTS

1. The Contractor shall be responsible to protect existing trees and shrubs in and adjacent to the area of work. Erect barriers as necessary to keep equipment and materials, any toxic material, away from the canopy drip line of trees and shrubs. DO NOT PILE SOIL OR DEBRIS AGAINST TREE TRUNKS OR DEPOSIT NOXIOUS BUILDING SUPPLIES OR CHEMICALS WITHIN THE DRIP LINE.

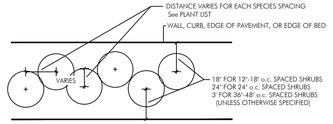


PLAN VIEW



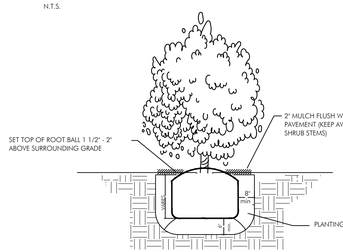
ROOT BARRIER INSTALLATION DETAIL

N.T.S.



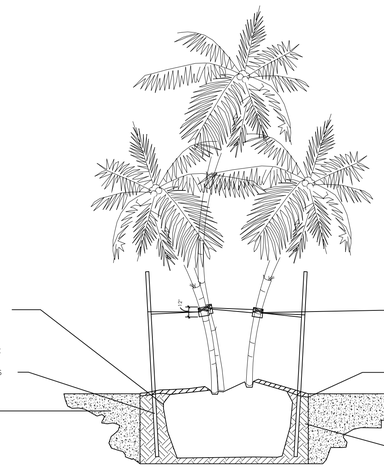
SHRUB SPACING DIAGRAM

N.T.S.



SHRUB INSTALLATION DETAIL

N.T.S.

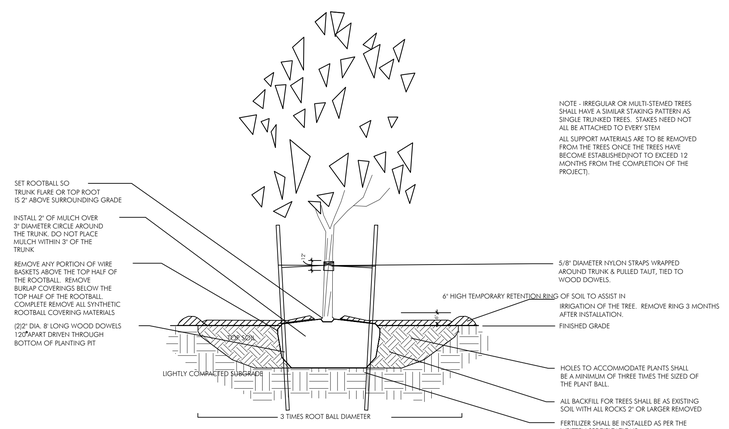


MULTI-TRUNKED PALM BRACING DETAIL

N.T.S.

NOTE - IRREGULAR OR MULTI-STEMED TREES SHALL HAVE A SIMILAR STAKING PATTERN AS SINGLE TRUNKED TREES. STAKES NEED NOT ALL BE ATTACHED TO EVERY STEM

ALL SUPPORT MATERIALS ARE TO BE REMOVED FROM THE TREES ONCE THE TREES HAVE BECOME ESTABLISHED(NOT TO EXCEED 12 MONTHS FROM THE COMPLETION OF THE PROJECT).



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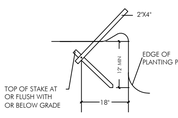
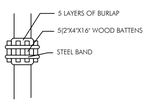
PLANTING & BRACING DETAIL
UNDER 3 1/2" CALIPER

N.T.S.



DETAIL A

N.T.S.



BATTEN DETAIL B

N.T.S.

PLANTING & BRACING DETAIL
OVER 3 1/2" CALIPER

N.T.S.

GSLA DESIGN
GARDNER + SEMLER
LANDSCAPE ARCHITECTURE
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ELEVATE CHURCH
6215 Miami Lakes Drive
Miami Lakes, FL 33014

REV.

TITLE
LANDSCAPE SPECS & PLANTING DETAILS

Ken Gardner FL LA #1569
Kiehl Semler FL LA #6667205

DATE 03.14.17

SCALE as noted

SHEET LA-4