SITE DEVELOPMENT DRAWINGS FOR:

ABC FINE WINE & SPIRITS

14075 BISCAYNE BLVD

NORTH MIAMI BEACH, FL

MIAMI-DADE COUNTY

SECTION 21, TOWNSHIP 52 S, RANGE 42 E

FOR

EIP AT NMB, LLC & TARGET CORPORATION

VICINITY \ AERIAL MAP

1"=200'

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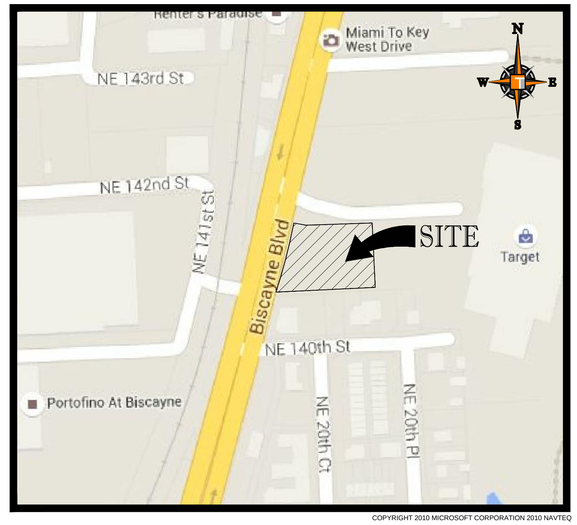
LOCATION MAP

1"=200'



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PROPERTY OWNER
EIP AT NMB, LLC
CONTACT: RICHARD LEONARDI
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PARKLAND, FL 33076
OFFICE: 954-755-5817

CIVIL ENGINEER
CONTACT: ANGELINA M. ROSENBERG
THOMAS ENGINEERING GROUP
1000 CORPORATE DRIVE, SUITE 250
FORT LAUDERDALE, FL 33334
OFFICE: 954-202-7000
FAX: 954-202-7070
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LANDSCAPE ARCHITECT
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ARCHITECT:
DESIGN CONSTRUCTION INTERNATIONAL LLC
321 MONTGOMERY RD, SUITE 160958
ALTAMONTE SPRINGS, FL 32716
OFFICE: 407-504-4489

PHOTOMETRICS
KAMM CONSULTING
CONTACT: GREG KEMP
1407 WEST NEWPORT CENTER DRIVE
DEERFIELD BEACH, FL 33442
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FAX: 954-949-2201

PREPARED BY

THOMAS ENGINEERING GROUP

CIVIL ENGINEERS - PROJECT MANAGERS - LAND PLANNING - LANDSCAPE ARCHITECTS

RADICE III
1000 CORPORATE DRIVE, SUITE 250
FT. LAUDERDALE, FL. 33334

PH: (954) 202-7000
FX: (954) 202-7070
www.ThomasEngineeringGroup.com

LEGAL DESCRIPTION:

A PORTION OF TRACT "A", ""ANNA LOUISA KAY SUBDIVISION", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 149, PAGE 53, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE MOST WESTERLY SOUTHWEST CORNER OF SAID TRACT "A", A POINT ON THE EASTERLY RIGHT-OF-WAY LIMIT OF BISCAYNE BOULEVARD (U.S. HIGHWAY NO. 1) (STATE ROAD NO. 5), A POINT ON THE ARC OF A CIRCULAR CURVE, CONCAVE WESTERLY, THE RADIUS POINT OF WHICH BEARS NORTH 75°48'03" WEST; THENCE NORTHERLY ON SAID EASTERLY RIGHT-OF-WAY LIMIT AND ON THE ARC OF SAID CURVE, WITH A RADIUS OF 5,548.40 FEET, A CENTRAL ANGLE OF 02°03'29", FOR AN ARC DISTANCE OF 199.29 FEET; THENCE SOUTH 79°26'20" EAST 37.84 FEET; THENCE NORTH 88°12'56" EAST 186.42 FEET; THENCE SOUTH 02°41'57" EAST 180.03 FEET TO THE INTERSECTION WITH A SOUTH LINE OF SAID TRACT "A"; THENCE SOUTH 87°18'03" WEST ON SAID SOUTH LINE 277.71 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF NORTH MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA, AND CONTAINING 45836 SQUARE FEET, 1.0523 ACRES.

THOMAS ENGINEERING GROUP
CIVIL ENGINEERS - PROJECT MANAGERS - LAND PLANNING - LANDSCAPE ARCHITECTS
1000 CORPORATE DR. SUITE 250 FT. LAUDERDALE, FL 33334 P: 954-202-7000
4950 W. KENNEDY BLVD. SUITE 600 TAMPA, FL 33609 P: 813-379-4100
125 W INDIANTOWN RD. SUITE 206 JUPITER, FL 33458 P: 561-203-7503

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REVISIONS:

REV:	DATE:	COMMENT:	BY:

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PROJECT No.:	F150117
DRAWN BY:	RFJ
CHECKED BY:	AMR
DATE:	01/15/16
CAD I.D.:	F150117-COVER SHEET

PROJECT:

ABC FINE WINE & SPIRITS NORTH MIAMI BEACH

FOR

EIP AT NMB, LLC & TARGET CORPORATION

A PORTION OF TRACT 'A', "ANNA LOUISA KAY SUBDIVISION" PB 149 PG 53

(1.05 AC.)
SECTION 21, TOWNSHIP 52 S RANGE 42 E
NORTH MIAMI BEACH
MIAMI-DADE COUNTY, FLORIDA

THOMAS ENGINEERING GROUP
RADICE III
1000 CORPORATE DRIVE, SUITE 250
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ANGELINA M. ROSENBERG
PROFESSIONAL ENGINEER
FLORIDA LICENSE No. 69212
FLORIDA BUSINESS CERT. OF AUTH. No. 27528

SHEET TITLE:

COVER SHEET

SHEET NUMBER:

C-01

Printed on Monday, April 18, 2016, 5:52 PM by Ruben Farran, J:\PROJECTS\F150117-COVER SHEET ------ LAYOUT: C-01 COVER SHEET

LEGAL DESCRIPTION: TARGET OUTPARCEL

A PORTION OF TRACT "A", ""ANNA LOUISA KAY SUBDIVISION", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 149, PAGE 53, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE MOST WESTERLY SOUTHWEST CORNER OF SAID TRACT "A", A POINT ON THE EASTERLY RIGHT-OF-WAY LIMIT OF BISCAYNE BOULEVARD (U.S. HIGHWAY NO. 1) (STATE ROAD NO. 5), A POINT ON THE ARC OF A CIRCULAR CURVE, CONCAVE WESTERLY, THE RADIUS POINT OF WHICH BEARS NORTH 75°48'03" WEST; THENCE NORTHERLY ON SAID EASTERLY RIGHT-OF-WAY LIMIT AND ON THE ARC OF SAID CURVE, WITH A RADIUS OF 5,548.40 FEET, A CENTRAL ANGLE OF 02°03'29", FOR AN ARC DISTANCE OF 199.29 FEET; THENCE SOUTH 79°26'20" EAST 37.84 FEET; THENCE NORTH 88°12'56" EAST 186.42 FEET; THENCE SOUTH 02°41'57" EAST 180.03 FEET TO THE INTERSECTION WITH A SOUTH LINE OF SAID TRACT "A"; THENCE SOUTH 87°18'03" WEST ON SAID SOUTH LINE 277.71 FEET TO THE POINT OF BEGINNING.

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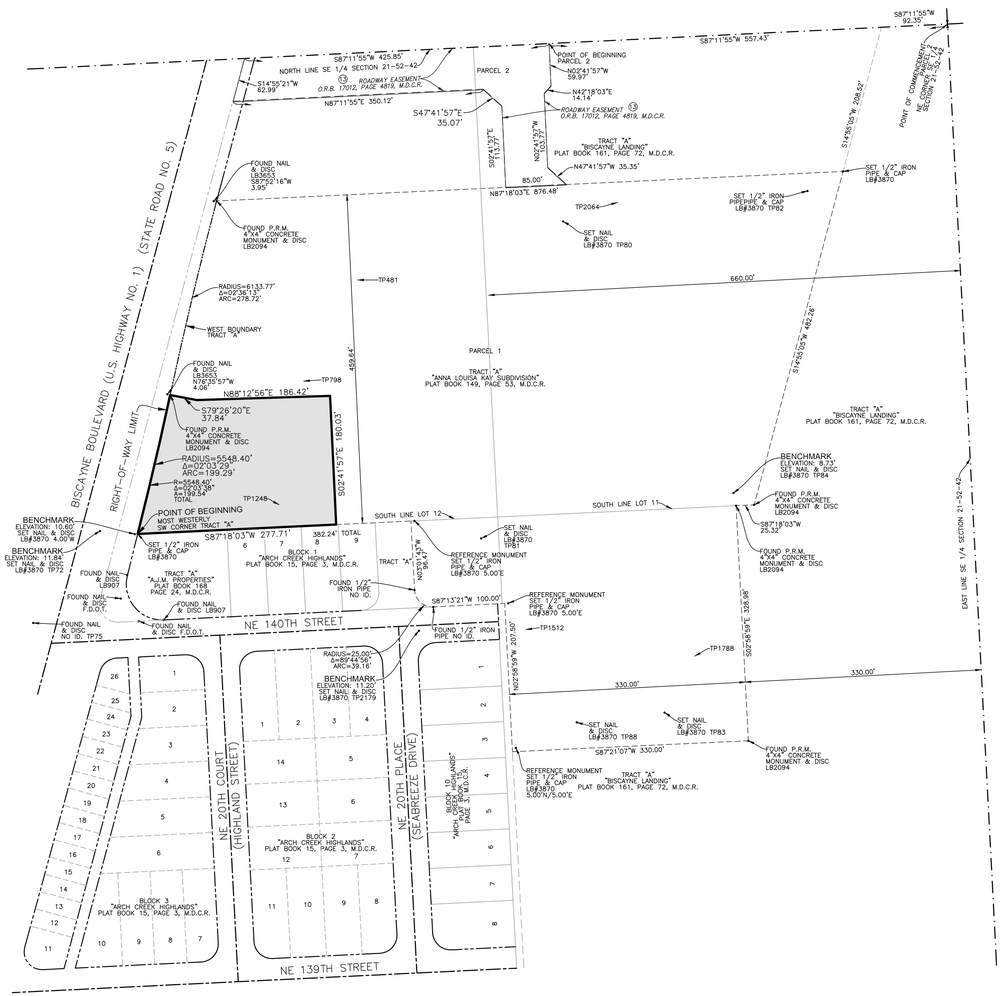
LEGEND

	CONCRETE
	ASPHALT PAVEMENT
	PAVERS
— OHW —	OVERHEAD WIRES
— W —	UNDERGROUND WATER LINE
— STM —	UNDERGROUND STORM SEWER LINE
— SAN —	UNDERGROUND SANITARY SEWER LINE
℄	CENTERLINE
O.R.B.	OFFICIAL RECORDS BOOK
M.D.C.R.	MIAMI-DADE COUNTY RECORDS
TP	TRAVERSE POINT (FOR FIELD INFORMATION ONLY)
R	RADIUS
Δ	CENTRAL ANGLE
A	ARC
FPL	FLORIDA POWER & LIGHT COMPANY
LAT=	NOTRH LATITUDE
LONG=	WEST LONGITUDE

NOTES:

1) ELEVATIONS ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1929. MIAMI-DADE COUNTY BENCHMARK: S-35; ELEVATION: 11.33 FEET.
2) FLOOD ZONE: AE & X; BASE FLOOD ELEVATION: 8" & NONE; COMMUNITY: 120656; PANELS: 0141L, 0142L, 0143L, 0144L; MAP DATE: 09/11/09.
3) THIS SITE LIES IN SECTION 21, TOWNSHIP 52 SOUTH, RANGE 42 EAST, MIAMI-DADE COUNTY, FLORIDA.
4) BEARINGS ARE BASED ON THE SOUTH LINE OF TRACT "A" BEING S87°18'03"W.
5) REASONABLE EFFORTS WERE MADE REGARDING THE EXISTENCE AND THE LOCATION OF UNDERGROUND UTILITIES. THIS FIRM, HOWEVER, DOES NOT ACCEPT RESPONSIBILITY FOR THIS INFORMATION. BEFORE EXCAVATION OR CONSTRUCTION CONTACT THE APPROPRIATE UTILITY COMPANIES FOR FIELD VERIFICATION.
6) THE HORIZONTAL POSITIONAL ACCURACY OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS ±0.07'. THE VERTICAL ACCURACY OF ELEVATIONS OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS ±0.07'.
7) THIS SITE CONTAINS 98 TOTAL PARKING SPACES (98 REGULAR & 0 HANDICAPPED).
8) THIS SURVEY WAS PREPARED WITH BENEFIT OF COMMITMENT FOR TITLE INSURANCE, FILE NO.: NCS-768587-MPLS, PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY; EFFECTIVE DATE: DECEMBER 15, 2015 AT @ 8:00 AM. THE FOLLOWING ARE SCHEDULE B-II EXCEPTIONS TO SAID COMMITMENT:
   ITEMS 1, 2, 3, 4, 5 & 6-NOT ADDRESSED.
   ITEM 7-INTENTIONALLY DELETED.
   ITEM 8-NOT ADDRESSED.
   ITEM 9-MATTERS SHOWN IN PLAT BOOK 149, PAGE 53, AFFECT THIS SITE AS DEPICTED HEREON.
   ITEM-10-EASEMENT AGREEMENT GRANTED IN O.R.B. 15065, PAGE 1441, AFFECTS THIS SITE AS DEPICTED HEREON.
   ITEM 11-DECLARATION OF RESTRICTIVE COVENANT IN O.R.B. 15703, PAGE 3260, AFFECTS THIS SITE. NOT PLOTTED.
   ITEM 12-DECLARATION OF RESTRICTIVE COVENANT IN O.R.B. 15703, PAGE 3263, AFFECTS THIS SITE. NOT PLOTTED.
   ITEM 13-EASEMENT AGREEMENT GRANTED IN O.R.B. 17012, PAGE 4819, DEPICTED HEREON, DOES NOT AFFECT THIS SITE.
   ITEM 14-BELLSOUTH EASEMENT IN O.R.B. 17209, PAGE 1496, DEPICTED HEREON, DOES NOT AFFECT THIS SITE.
   ITEM 15-FPL EASEMENT IN O.R.B. 17209, PAGE 1935, DEPICTED HEREON, DOES NOT AFFECT THIS SITE.
   ITEM 16-EASEMENT AGREEMENT GRANTED IN O.R.B. 20406, PAGE 1509, DEPICTED HEREON, DOES NOT AFFECT THIS SITE.
   ITEM 17-EASEMENT AGREEMENT GRANTED IN O.R.B. 21355, PAGE 1660, AFFECTS THIS SITE AS DEPICTED HEREON.
   ITEM 18-NOT ADDRESSED.
9) SITE ZONE: B-2, COMMERCIAL CENTRAL.
10) THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK OR BUILDING CONSTRUCTION WITHIN RECENT MONTHS.
11) THERE IS NO OBSERVABLE EVIDENCE OF THIS SITE BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
12) MIAMI-DADE COUNTY FLOOD INFORMATION: 5 FEET PER DADE COUNTY FLOOD CRITERIA MAP. PLAT BOOK 120, PAGE 13, PAGE 2 OF 5.
13) THIS SITE CONTAINS NO WETLANDS.



LOCATION MAP
1"=100'

GRAPHIC SCALE
1"=100'

CERTIFICATION:

TO, TARGET CORPORATION; EDGEWOOD INVESTMENT PROPERTIES; EIP AT NMB, LLC, A FLORIDA LIMITED LIABILITY COMPANY; BB&T; KOPELOWITZ OSTROW P.A.; ABC LIQUORS, INC.; FIRST AMERICAN TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 8, 11(a), 14 AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 02/13/16.

THE UNDERSIGNED FURTHER CERTIFIES THAT I HAVE SURVEYED THE PROPERTY AND EASEMENT(S) DESCRIBED AND SHOWN HEREON, AND THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED REFLECT THE MATTERS REFERENCED IN THE TITLE COMMITMENT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, DATED 12/15/15, COMMITMENT NUMBER NCS-768587-MPLS.

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

☐ JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691
☐ BETH BURNS, PROFESSIONAL SURVEYOR AND MAPPER LS6136
STATE OF FLORIDA

SHEET 1 OF 2

THIS DOCUMENT IS NEITHER FULL NOR COMPLETE WITHOUT SHEETS 1 AND 2

NO.	REVISIONS	BY
5		
4	GEOGRAPHIC COORDINATES ADDED-02/13/16	B.E.
3	#60511-OUTPARCEL SURVEY-02/09/16	B.E.
2	COMMENTS ADDRESSED-02/09/16	B.E.
1	REVIEWED NEW COMMITMENT-01/19/16	B.E.

TARGET STORE T-1038 OUTPARCEL
14075 BISCAYNE BOULEVARD
NORTH MIAMI BEACH, MIAMI-DADE COUNTY
FLORIDA 33181

BOUNDARY AND TOPOGRAPHIC SURVEY
ALTA/ACSM LAND TITLE SURVEY

PULICE LAND SURVEYORS, INC.
5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351
TELEPHONE: (954) 572-1777
FAX: (954) 572-1778
E-MAIL: surveys@pulicelandsurveyors.com
CERTIFICATE OF AUTHORIZATION LB#3870

DRAWN BY: B.E.	SCALE: 1" = 100'	FILE: EDGEWOOD INVESTMENT PROPERTIES
CHECKED BY: J.F.P.	SURVEY DATE: 02/13/16	ORDER NO.: 60511

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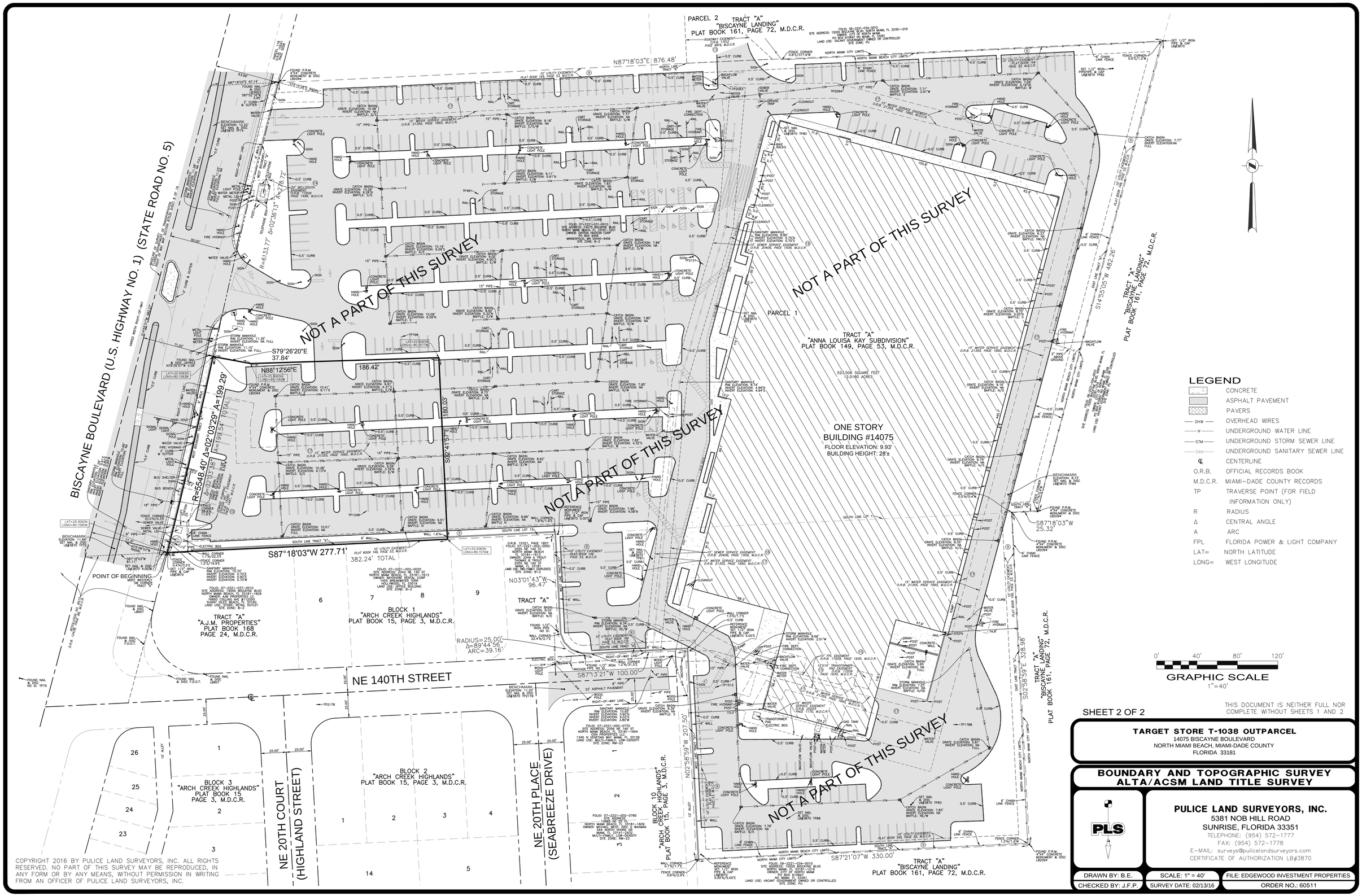

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SHEET 2 OF 2

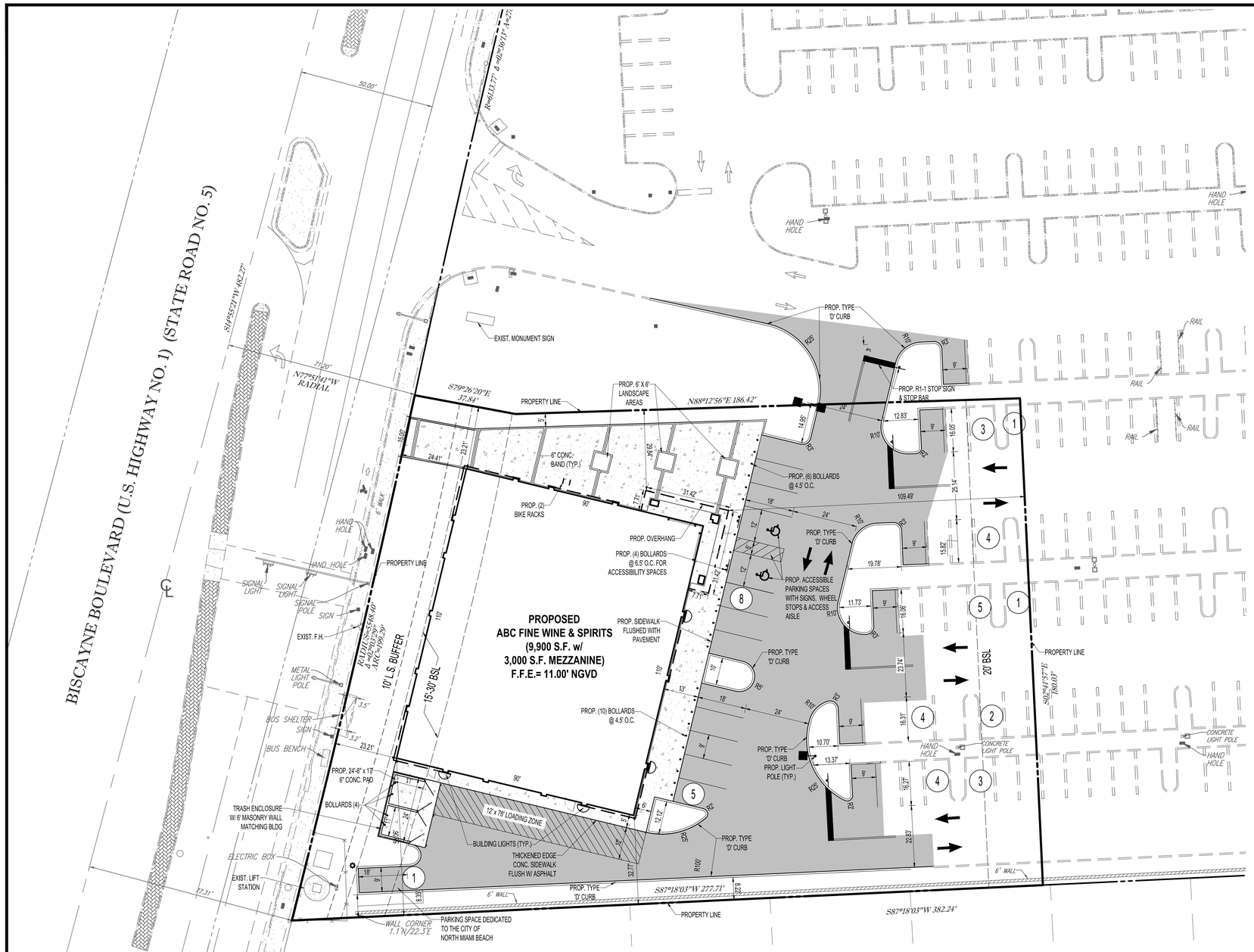
THIS DOCUMENT IS NEITHER FULL NOR COMPLETE WITHOUT SHEETS 1 AND 2

TARGET STORE T-1038 OUTPARCEL
14075 BISCAYNE BOULEVARD
NORTH MIAMI BEACH, MIAMI-DADE COUNTY
FLORIDA 33181

BOUNDARY AND TOPOGRAPHIC SURVEY
ALTA/ACSM LAND TITLE SURVEY

PULICE LAND SURVEYORS, INC.
5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351
TELEPHONE: (954) 572-1777
FAX: (954) 572-1778
E-MAIL: surveys@pulicelandsurveyors.com
CERTIFICATE OF AUTHORIZATION LB#3870

DRAWN BY: B.E.	SCALE: 1" = 40'	FILE: EDGEWOOD INVESTMENT PROPERTIES
CHECKED BY: J.F.P.	SURVEY DATE: 02/13/16	ORDER NO.: 60511



LOCATION MAP

1"=200'

DISTRICT REQUIREMENTS & GENERAL NOTES

1. THIS PLAN REFERENCES AN ALTA/ACSM LAND TITLE SURVEY BY:
   PULICE LAND SURVEYORS, INC.
   5381 NOB HILL ROAD, SUNRISE, FLORIDA 33351
   TELEPHONE: (954) 572-1777 FAX: (954) 572-1778 LB#3870

2. CLIENT/OWNER: EIP AT NMB, LLC & TARGET CORPORATION

3. ENGINEER: THOMAS ENGINEERING GROUP, LLC
   1000 CORPORATE DRIVE, SUITE 250
   FORT LAUDERDALE, FL 33334
   (954) 202-7000

4. SITE DATA:

CURRENT USE:	PARKING LOT
PROPOSED USE:	COMMERCIAL/RETAIL
FUTURE LAND USE DESIGNATION:	COMMERCIAL
ZONING DESIGNATION:	MU/C (ARCH CREEK MIXED USE CORRIDOR DISTRICT)
ZONING SUB AREA	CORE-SUB AREA
FOLIO #	07-2221-031-0010
TOTAL GROSS SITE AREA:	45,836 SF (1.05 ACRES)
PROPERTY WIDTH:	199.29'
PROPERTY DEPTH:	277.71'
NON-RESIDENTIAL USE:	RETAIL (9,900 SF) STORAGE (3,000 SF) - MEZZANINE LEVEL TOTAL: 12,900 SF
BUILDING FOOT PRINT:	9,900 SF (0.23 AC)
GROSS BUILDING AREA:	12,900 SF
BUILDING FOOTPRINT W/ CANOPY:	10,325 SF (0.24 AC)

5. AREA CALCULATIONS:

	EXISTING	PROPOSED
IMPERVIOUS AREA		
BUILDING	0 SF (0.00 AC) (0%)	9,900 SF (0.23 AC) (21.6%)
PAVEMENT	33,057 SF (0.76 AC) (72.1%)	19,516 SF (0.45 AC) (42.6%)
SIDEWALK	1,359 SF (0.00 AC) (3.0%)	6,534 SF (0.15 AC) (14.3%)
TOTAL IMPERVIOUS AREA:	34,416 SF (0.76 AC) (75.1%)	35,950 SF (0.83 AC) (78.4%)
PERVIOUS AREA		
GREEN AREA	11,420 SF (0.26 AC) (24.9%)	9,882 SF (0.23 AC) (21.6%)
TOTAL PERVIOUS AREA:	11,420 SF (0.26 AC) (24.9%)	9,882 SF (0.23 AC) (21.6%)

6. PARKING DATA:

   RETAIL, RESTAURANT, OR COMMERCIAL PARKING FORMULA:
   2 SPACES FOR EVERY 1,000 SF (MINIMUM)
   4 SPACES FOR EVERY 1,000 SF (MAXIMUM)

	MINIMUM	MAXIMUM	PROVIDED
STANDARD PARKING (9' x 18')	24	49	38*
ACCESSIBLE PARKING (12' x 18')	2	3	2
TOTAL SPACES	26	52	40 *

* DOES NOT INCLUDE 1 SPACE DEDICATED TO CITY OF NORTH MIAMI BEACH UTILITIES DEPARTMENT FOR LIFT STATION MAINTENANCE

7. SITE DEVELOPMENT STANDARDS:

	REQUIRED	PROVIDED
MAX. BLDG. HEIGHT:	195 ft. (15 STORIES)	22'-6" (ONE STORY)
MAX. IMPERVIOUS AREA:	80%	78.4%
LOT COVERAGE:		0.23
FAR:		0.22
BIKE RACKS:	2	2

8. DISTRICT REQUIREMENTS CHART

BUILDING SETBACKS:	REQUIRED	PROPOSED
FRONTSTREET (WEST)	15' (MIN.) 30' (MAX)	23.21' (FROM BUILDING)
SIDE (NORTH)	0'	23.21' (FROM BUILDING)
SIDE (SOUTH)	0'	32.77' (FROM BUILDING)
REAR (EAST)	20'	109.49' (FROM CANOPY)
LANDSCAPE BUFFERS:		
FRONT STREET (WEST)	10'	23.21"
SIDE (NORTH)	0'	5'
SIDE (SOUTH)	0'	8.22'
REAR (EAST)	0'	0'

9. GENERAL NOTES

   1. MECHANICAL EQUIPMENT WILL BE CONCEALED ON THE ROOF.
   2. WASTE MANAGEMENT SHALL PROVIDE GARBAGE SERVICE
   3. HOURS OF OPERATION PROPOSED:
      MONDAY-THURSDAY 9AM - 9PM
      FRIDAY & SATURDAY 9AM - 10PM
      SUNDAY 1PM - 8PM

LEGAL DESCRIPTION:

A PORTION OF TRACT "A", ""ANNA LOUISA KAY SUBDIVISION", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 149, PAGE 53, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE MOST WESTERLY SOUTHWEST CORNER OF SAID TRACT "A", A POINT ON THE EASTERLY RIGHT-OF-WAY LIMIT OF BISCAYNE BOULEVARD (U.S. HIGHWAY NO. 1) (STATE ROAD NO. 5), A POINT ON THE ARC OF A CIRCULAR CURVE, CONCAVE WESTERLY, THE RADIUS POINT OF WHICH BEARS NORTH 75°48'03" WEST; THENCE NORTHERLY ON SAID EASTERLY RIGHT-OF-WAY LIMIT AND ON THE ARC OF SAID CURVE, WITH A RADIUS OF 5,548.40 FEET, A CENTRAL ANGLE OF 02°03'29", FOR AN ARC DISTANCE OF 199.29 FEET; THENCE SOUTH 79°26'20" EAST 37.84 FEET; THENCE NORTH 88°12'56" EAST 186.42 FEET; THENCE SOUTH 02°41'57" EAST 180.03 FEET TO THE INTERSECTION WITH A SOUTH LINE OF SAID TRACT "A"; THENCE SOUTH 87°18'03" WEST ON SAID SOUTH LINE 277.71 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF NORTH MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA, AND CONTAINING 45836 SQUARE FEET, 1.0523 ACRES.

I HEREBY CERTIFY THAT ALL OF THE ROADS FOR THE SUBJECT PROJECT COMPLY WITH THE APPLICABLE PORTIONS OF THE MANUAL OF UNIFORM MINIMUM STANDARDS FOR DESIGN, CONSTRUCTION AND MAINTENANCE FOR STREETS AND HIGHWAYS (FLORIDA GREENBOOK) REGARDING: DESIGN SPEED, LANE WIDTHS, HORIZONTAL ALIGNMENT, VERTICAL ALIGNMENT, STOPPING SIGHT DISTANCE, SIGHT DISTANCE, HORIZONTAL CLEARANCE, VERTICAL CLEARANCE, SUPERELEVATION, SHOULDER WIDTHS, GRADES, BRIDGE WIDTHS, ETC.

SIGNAGE SHALL BE REVIEWED SEPARATELY AND IS EXCLUDED FROM THIS PLAN SET.

DATUM NOTE:

ELEVATIONS SHOWN HEREON ARE IN FEET AND BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 1929).

HATCH LEGEND

PROP. CONCRETE	PROP. ASPHALT PAVEMENT
EXIST. CONCRETE	EXIST. PAVERS

FEMA FLOOD ZONE

COMMUNITY MAP: 12086C0141L, 12086C0143L
FLOOD ZONE: X
BASE FLOOD ELEVATION: NONE
EFFECTIVE DATE: 09/11/2009

THOMAS ENGINEERING GROUP
CIVIL ENGINEERS - PROJECT MANAGERS - LAND PLANNING - LANDSCAPE ARCHITECTS
1000 CORPORATE DR. SUITE 250 FORT LAUDERDALE, FL 33334 P: 954-202-7000
4950 W. KENNEDY BLVD. SUITE 600 TAMPA, FL 33609 P: 813-379-4100
125 W INDIANTOWN RD. SUITE 206 JUPITER, FL 33458 P: 561-203-7503

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REVISIONS:

REV:	DATE:	COMMENT:	BY:

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PROJECT No.:	F150117
DRAWN BY:	RFJ
CHECKED BY:	AMR
DATE:	01/15/16
CAD I.D.:	F150117-SITE PLAN

PROJECT:

ABC FINE WINE & SPIRITS NORTH MIAMI BEACH

FOR

EIP AT NMB, LLC & TARGET CORPORATION

A PORTION OF TRACT 'A', "ANNA LOUISA KAY SUBDIVISION" PB 149 PG 53

(1.05 AC.)
SECTION 21, TOWNSHIP 52 S RANGE 42 E
NORTH MIAMI BEACH
MIAMI-DADE COUNTY, FLORIDA

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FX: (954) 202-7070
www.ThomasEngineeringGroup.com

ANGELINA M. ROSENBERG
PROFESSIONAL ENGINEER
April 19, 2016
FLORIDA LICENSE No. 69212
FLORIDA BUSINESS CERT. OF AUTH. No. 27528

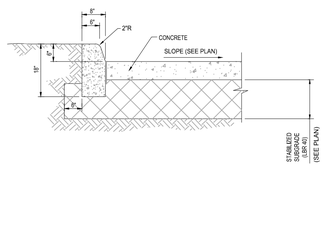
SHEET TITLE:

SITE PLAN

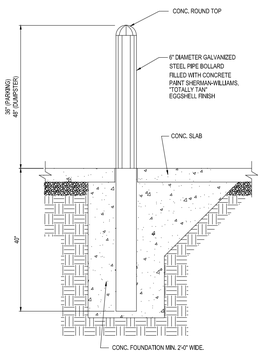
SHEET NUMBER:

C-05

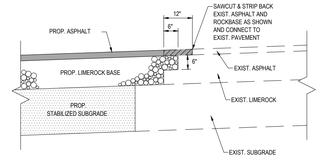
Printed on Tuesday, April 19, 2016, 2:59 PM by Angelina Rosenberg



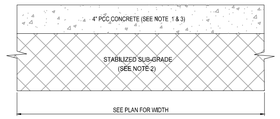
1 CONCRETE CURB (TYPE 'D') DETAIL
SCALE: NONE



2 BOLLARD DETAIL
SCALE: NONE

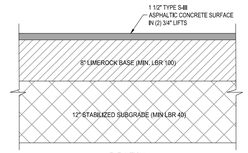


3 CONNECTION TO EXISTING PAVEMENT DETAIL
SCALE: NONE



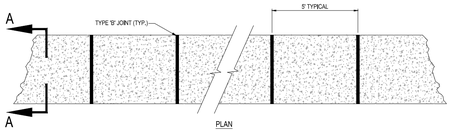
NOTES:
1. SIDEWALK SHALL BE 4" THICK EXCEPT IN DRIVEWAYS WHERE THE THICKNESS SHALL BE 6".
2. SUBGRADE BELOW SIDEWALK SHALL BE COMPACTED TO 98% OF MAX. DENSITY PER A.A.S.H.T.O. T-180.
3. CONCRETE STRENGTH SHALL BE MIN. 3000 PSI @ 28 DAYS.
4. SIDEWALK REMOVAL & REPLACEMENTS TO CONSIST OF FULL FLAGS.
5. PROVIDE EXPANSION JOINT (TYPE 'A') AT CONNECTIONS BETWEEN NEW AND EXISTING SIDEWALK.
6. PROVIDE FIBEROUS JOINTS 20' O.C.

4 TYPICAL CONCRETE SIDEWALK SECTION
NONE

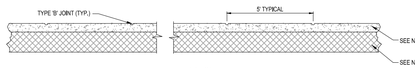


ELEVATION

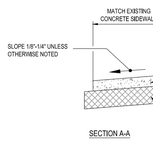
5 ASPHALTIC CONCRETE PAVEMENT DETAIL
SCALE: NONE



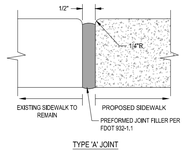
PLAN



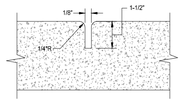
ELEVATION



SECTION A-A



TYPE 'A' JOINT



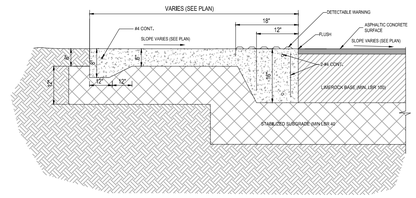
TYPE 'B' JOINT

NOTES:
1. SIDEWALK SHALL BE 4" THICK EXCEPT IN DRIVEWAYS WHERE THE THICKNESS SHALL BE 6".
2. SUBGRADE BELOW SIDEWALK SHALL BE COMPACTED TO 98% OF MAX. DENSITY PER A.A.S.H.T.O. T-180. (12" THICKNESS)
3. CONCRETE STRENGTH SHALL BE MIN. 3000 PSI @ 28 DAYS.
4. SIDEWALK REMOVAL & REPLACEMENTS TO CONSIST OF FULL FLAGS.
5. PROVIDE EXPANSION JOINT (TYPE 'A') AT CONNECTIONS BETWEEN NEW AND EXISTING SIDEWALK.

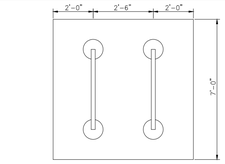
TABLE OF SIDEWALK JOINTS

TYPE	LOCATION
'A'	AT CONNECTION BETWEEN NEW AND EXISTING SIDEWALK
'B'	5 FEET CENTER TO CENTER ON SIDEWALKS.

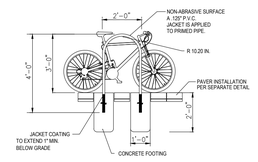
6 SIDEWALK DETAILS
SCALE: NONE



7 THICKENED EDGE SIDEWALK @ LOADING AREA
SCALE: NONE

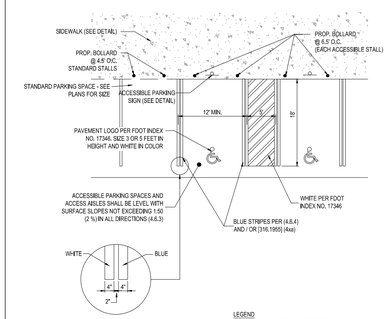


PLAN



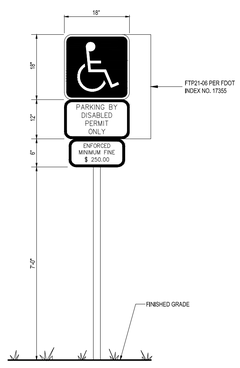
PROFILE

8 'INVERTED-U' BIKE RACK DETAIL
SCALE: NONE



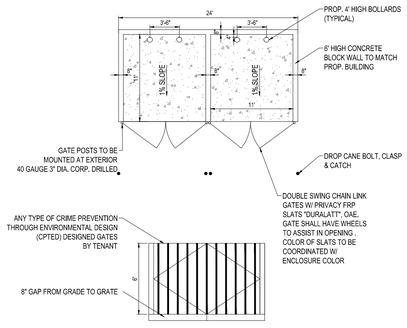
LEGEND
(4.6.3) FLORIDA ACCESSIBILITY
[316.1955] FLORIDA STATUES

9 ACCESSIBLE PARKING SPACE - ADA COMPLIANT
SCALE: NONE

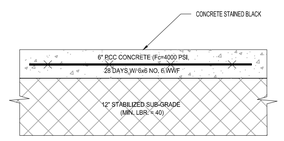


NOTES
1. HANDICAPPED SIGN WILL BE OF A D.O.T. (BLUE)

10 ACCESSIBLE PARKING SIGN
SCALE: NONE



11 DOUBLE DUMPSTER ENCLOSURE DETAIL
SCALE: NONE



NOTE:
CONSTRUCTION JOINTS TO BE PLACED EVERY 12' MAXIMUM. 10' TO 8' TYPICAL CONTROL JOINT SPACING TO BE DETERMINED IN ORDER TO ACHIEVE UNIFORM SPACING.

12 6" REINFORCED CONCRETE PAVEMENT DETAIL
SCALE: NONE

THOMAS ENGINEERING GROUP
CIVIL ENGINEERS - PROJECT MANAGERS - LAND PLANNING - LANDSCAPE ARCHITECTS
1000 CORPORATE DR. SUITE 250 FT. LAUDERDALE, FL 33334 P: 954-202-7000
4950 W. KENNEDY BLVD. SUITE 600 TAMPA, FL 33609 P: 813-370-4100
125 W INDIANTOWN RD. SUITE 206 JUPITER, FL 33458 P: 561-203-7503

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REV:	DATE:	COMMENT:	BY:

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PROJECT No.: F150117
DRAWN BY: RFJ
CHECKED BY: AMR
DATE: 01/15/16
CAD I.D.: F150117-SITE DETAILS

PROJECT:

ABC FINE WINE & SPIRITS NORTH MIAMI BEACH

FOR

EIP AT NMB, LLC & TARGET CORPORATION

A PORTION OF TRACT 'A', "ANNA LOUISA KAY SUBDIVISION" PB 149 PG 53

(1.05 AC.)
SECTION 21, TOWNSHIP 52 S RANGE 42 E
NORTH MIAMI BEACH
MIAMI-DADE COUNTY, FLORIDA

THOMAS ENGINEERING GROUP
RADICE III
1000 CORPORATE DRIVE, SUITE 250
FORT LAUDERDALE, FL 33334
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April 19, 2016
FLORIDA LICENSE No. 69212
FLORIDA BUSINESS CERT. OF AUTH. No. 27528

SHEET TITLE:

SITE DETAILS

SHEET NUMBER:

C-06

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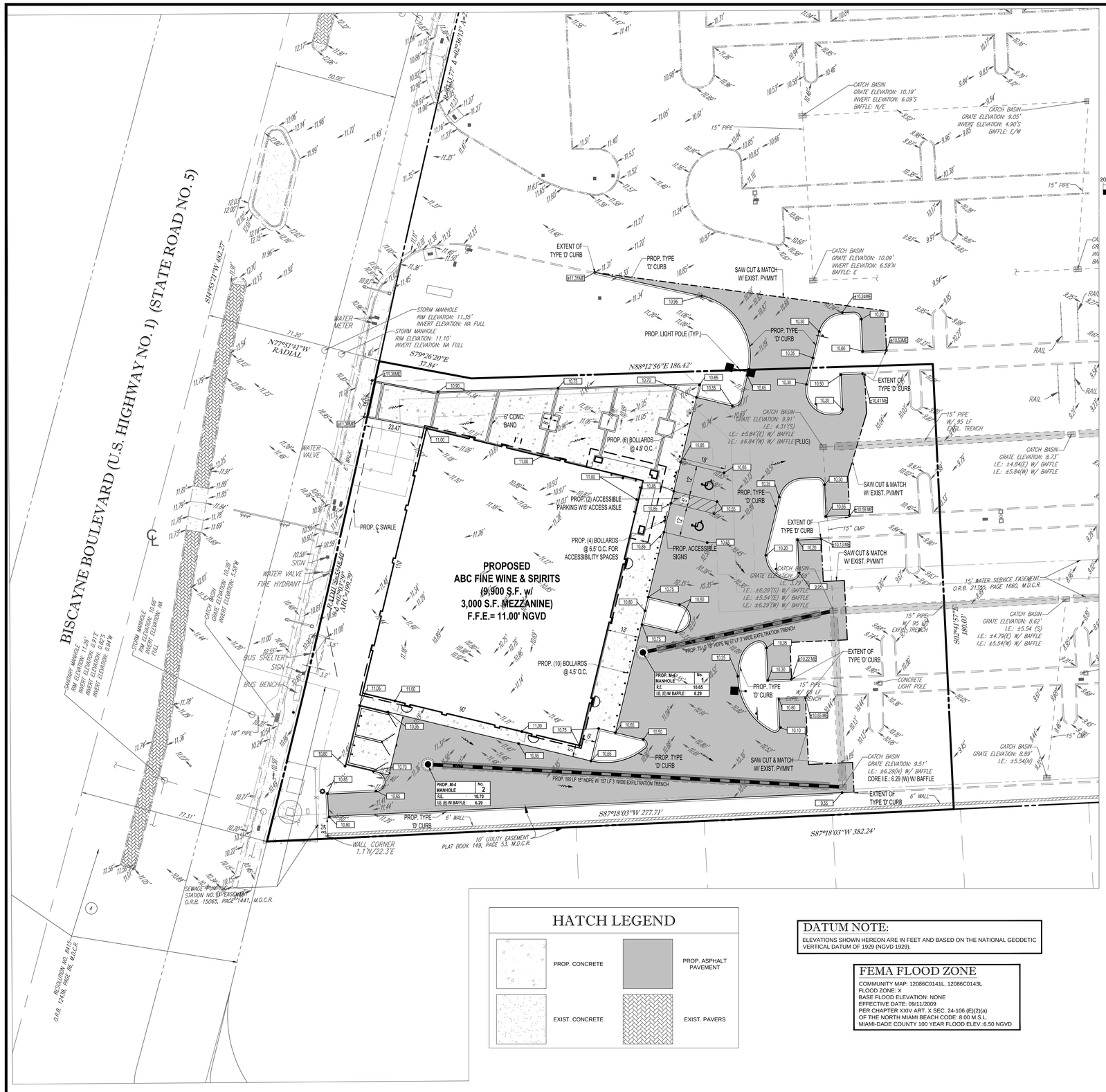

PAVING, GRADING & DRAINAGE LEGEND

EXISTING NOTE	TYPICAL NOTE TEXT	PROPOSED NOTE
W	UNDERGROUND WATER LINE	W
	STORM SEWER	
	DRAINAGE LATERAL	D D
	SANITARY SEWER	
	SANITARY LATERAL	SL SL
	HYDRANT	
	WATER METER	
	WATER VALVE	
	BACKFLOW PREVENTER	
	LIFT STATION	
	SANITARY MANHOLE	
	CATCH BASIN	
	STORM MANHOLE	
	CURB INLET	
	SIGN	
X.XX	GRADE SPOT SHOT	X.XX

CONSTRUCTION NOTES:

1. CONTRACTOR TO SAW-CUT AT ALL LOCATIONS OF REMOVAL OF EXISTING CONC. SIDEWALK, CONC. CURB AND ASPHALT UNLESS OTHERWISE NOTED. ALL BASE AND SUBASE MATERIAL SHALL BE REMOVED WITHIN THE PROPOSED LANDSCAPED AREA.
2. CONTRACTOR TO MATCH EXIST. GRADES AND TO CONSTRUCT A SMOOTH TRANSITION FROM EXISTING FACILITIES TO PROPOSED.
3. CONTRACTOR TO REMOVE ALL CONSTRUCTION DEBRIS FROM CONSTRUCTION SITE AND DISPOSE PER LOCAL ORDINANCES.
4. CONTRACTOR TO ENSURE ALL CONSTRUCTION IS IN ACCORDANCE WITH CITY DESIGN STANDARDS.
5. CONTRACTOR TO SOD ALL DISTURBED AREAS. SODDING INCLUDES MAINTAINING SLOPE AND SOD UNTIL COMPLETION AND ACCEPTANCE OF THE TOTAL PROJECT OR GROWTH IS ESTABLISHED WHICHEVER COMES LAST.
6. ALL EXISTING TRAFFIC SIGNS DISTURBED DURING CONSTRUCTION SHALL BE REINSTALLED WHERE APPLICABLE BY THE CONTRACTOR.
7. THESE PLANS REFLECT CONDITIONS KNOWN DURING PLAN DEVELOPMENT. IN THE EVENT THAT ACTUAL PHYSICAL CONDITIONS PREVENT THE APPLICATION OF THESE STANDARDS OR THE PROGRESSION OF THE WORK, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION OF AFFECTED AREA.
8. THE CONTRACTOR SHALL PROTECT ALL EXISTING STRUCTURES, STORM DRAINS, UTILITIES, AND OTHER FACILITIES TO REMAIN AND SHALL REPAIR ANY DAMAGES DUE TO HIS/HER CONSTRUCTION ACTIVITIES AT NO ADDITIONAL COST TO THE OWNER.
9. NOTIFY SUNSHINE STATE ONE CALL (1-800-432-4770) OR (811) PRIOR TO CONSTRUCTION.
10. PROJECT BASED ON DESIGN SURVEY PREPARED BY OTHERS.
11. THE CONTRACTOR SHALL NOT ENCROACH ONTO PRIVATE PROPERTY WITHOUT EASEMENTS NECESSARY FOR COMPLETION OF THE WORK.
12. THE EXISTING UNDERGROUND UTILITIES SHOWN ARE PER ABOVE GROUND SURVEY DATA AND UTILITY AS-BUILT DATA. THIS INFORMATION DOES NOT WARRANT EXACT SIZE AND LOCATION OF THE UTILITIES. ALSO, THERE MAY BE ADDITIONAL UTILITIES WITHIN THE LIMITS OF CONSTRUCTION THAT MAY BE AFFECTED. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING AND PROTECTING EXISTING UTILITIES DURING THE COURSE OF CONSTRUCTION.
13. PLEASE SEE MEP PLANS FOR CONTINUATION OF ROOF LEADERS.
14. 2.0% MAXIMUM SLOPE ON HANDICAP SPACES AND ADA ACCESS WAYS.
15. ALL SIDEWALKS SHOULD HAVE A MAXIMUM CROSS SLOPE OF 2.0%.
16. EXISTING COVER MUST BE MAINTAINED ON ALL WATER AND SANITARY LINES.
17. EXISTING SEWER MUST REMAIN FREE FROM CONSTRUCTION DEBRIS AND FLOW MUST BE MAINTAINED.
18. NO STRUCTURES SHALL BE ALLOWED IN UTILITY EASEMENT.

HATCH LEGEND

PROP. CONCRETE	PROP. ASPHALT PAVEMENT
EXIST. CONCRETE	EXIST. PAVERS

DATUM NOTE:

ELEVATIONS SHOWN HEREON ARE IN FEET AND BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 1929).

FEMA FLOOD ZONE

COMMUNITY MAP: 12086C0141L, 12086C0143L
FLOOD ZONE: X
BASE FLOOD ELEVATION: NONE
EFFECTIVE DATE: 09/11/2009
PER CHAPTER XXIV ART. X SEC. 24-106 (E)(2)(a)
OF THE NORTH MIAMI BEACH CODE: 8.00 M.S.L.
MIAMI-DADE COUNTY 100 YEAR FLOOD ELEV.:6.50 NGVD

THOMAS ENGINEERING GROUP
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SHEET TITLE:

PAVING, GRADING & DRAINAGE PLAN

SHEET NUMBER:

C-07

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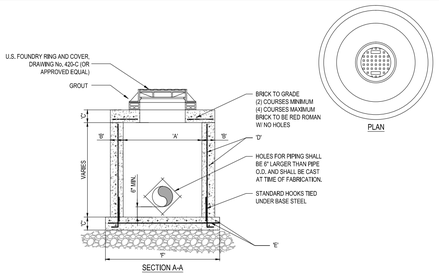
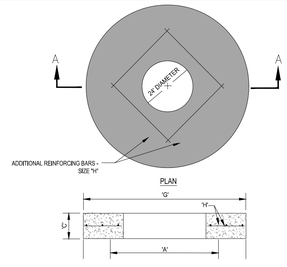


TYPE	"A"	"B"	"C"	"D"	"E"	"F"
M-4	4'-0" Ø	8"	8"	# 4 @ 12" C.C.E.W.	# 4 @ 12" C.C.E.W.	6'-4" Ø
M-5	5'-0" Ø	8"	8"	# 5 @ 12" C.C.E.W.	# 5 @ 12" C.C.E.W.	7'-4" Ø
M-6	6'-0" Ø	8"	8"	# 5 @ 12" C.C.E.W.	# 5 @ 6" C.C.E.W.	8'-4" Ø
M-7	7'-0" Ø	8"	8"	# 5 @ 12" C.C.E.W.	# 5 @ 6" C.C.E.W.	9'-4" Ø
M-8	8'-0" Ø	10"	10"	2-W.W.M. w/ 4 @ 12" C.C. VERT	# 5 @ 6" C.C.E.W.	10'-8" Ø

1 PRECAST CIRCULAR DRAINAGE MANHOLE

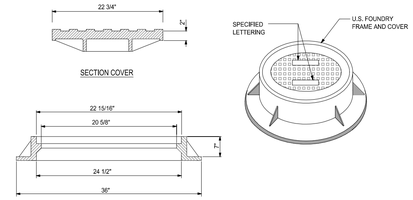
SCALE: NONE



TYPE	"A"	"C"	"G"	"H"
M-4	4'-0" Ø	8"	5'-4" Ø	# 4 @ 6" C.C.E.W.
M-5	5'-0" Ø	8"	6'-4" Ø	# 5 @ 6" C.C.E.W.
M-6	6'-0" Ø	8"	7'-4" Ø	# 5 @ 6" C.C.E.W.
M-7	7'-0" Ø	8"	8'-4" Ø	# 5 @ 6" C.C.E.W.
M-8	8'-0" Ø	10"	9'-8" Ø	# 5 @ 6" C.C.E.W.

2 PRECAST CONCRETE-TOP SLAB FOR DRAINAGE MANHOLES

SCALE: NONE



NOTE:

1. RING AND COVER TO BE TYPE U.S.F. No. 420-C

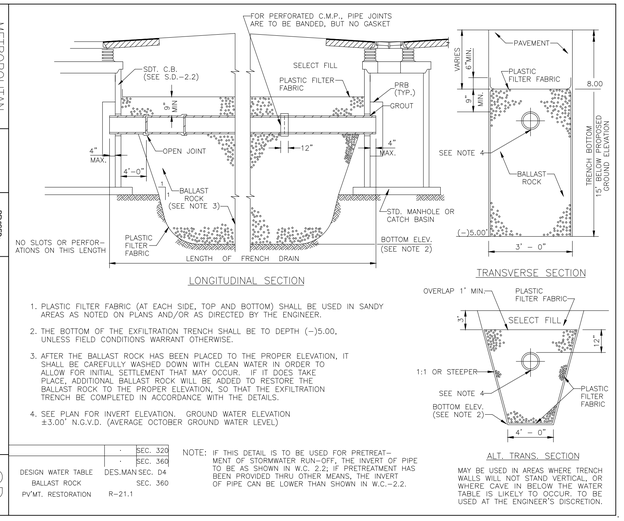
3 MANHOLE FRAME DETAIL

SCALE: NONE

METROPOLITAN DADE COUNTY PUBLIC WORKS DEPARTMENT

APPROVED

REVISED:



LONGITUDINAL SECTION

TRANSVERSE SECTION

1. PLASTIC FILTER FABRIC (AT EACH SIDE, TOP AND BOTTOM) SHALL BE USED IN SANDY AREAS AS NOTED ON PLANS AND/OR AS DIRECTED BY THE ENGINEER.
2. THE BOTTOM OF THE EXFILTRATION TRENCH SHALL BE TO DEPTH (-)5.00, UNLESS FIELD CONDITIONS WARRANT OTHERWISE.
3. AFTER THE BALLAST ROCK HAS BEEN PLACED TO THE PROPER ELEVATION, IT SHALL BE CAREFULLY WASHED DOWN WITH CLEAN WATER IN ORDER TO ALLOW FOR INITIAL SETTLEMENT THAT MAY OCCUR. IF IT DOES TAKE PLACE, ADDITIONAL BALLAST ROCK WILL BE ADDED TO RESTORE THE BALLAST ROCK TO THE PROPER ELEVATION, SO THAT THE EXFILTRATION TRENCH BE COMPLETED IN ACCORDANCE WITH THE DETAILS.
4. SEE PLAN FOR INVERT ELEVATION. GROUND WATER ELEVATION ±3.00' N.G.V.D. (AVERAGE OCTOBER GROUND WATER LEVEL)

ALT. TRANS. SECTION

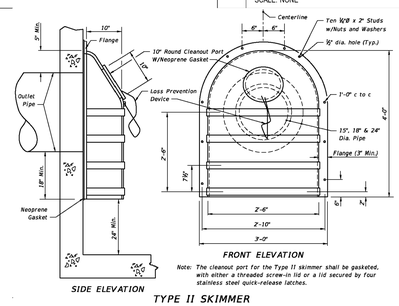
MAY BE USED IN AREAS WHERE TRENCH WALLS WILL NOT STAND VERTICAL, OR WHERE CAVE IN BELOW THE WATER TABLE IS LIKELY TO OCCUR TO BE USED AT THE ENGINEER'S DISCRETION.

	·	SEC. 320
	·	SEC. 360
DESIGN WATER TABLE	DES.MAN	SEC. D4
BALLAST ROCK		SEC. 360
PV'MT. RESTORATION	R-21.1	

NOTE: IF THIS DETAIL IS TO BE USED FOR PRETREATMENT OF STORMWATER RUN-OFF, THE INVERT OF PIPE TO BE AS SHOWN IN W.C. 2.2; IF PRETREATMENT HAS BEEN PROVIDED THRU OTHER MEANS, THE INVERT OF PIPE CAN BE LOWER THAN SHOWN IN W.C.-2.2.

SHEET 1 OF 1

SD 1.1.1



Note: The cleanout port for the Type II skimmer shall be gasketed, with either a threaded screw-in lid or a lid secured by four stainless steel quick-release latches.

TYPE II SKIMMER

GENERAL NOTES

1. The Frenchdrain Skimmer is a hooded cover, mounted over an outlet in a catchbasin, that prevents oil and floating debris from exiting the basin. Use this skimmer in Frenchdrain Catchbasins and in other locations where there is a need to prevent oil, debris or other floating contaminants from exiting Catchbasins through outlet pipes.
2. Place neoprene gasket material between the skimmer and the catchbasin at all points of contact. Trim the gasket neatly to extend ½ inch beyond the joint on all sides.
3. Skimmer baffle, cleanout pipe and angles shall be primarily constructed of either galvanized steel, aluminum, polyvinyl chloride, polyethylene, fiberglass or acrylonitrite butadiene styrene. All steel components, other than stainless, shall be hot-dip galvanized.
4. Mounting hardware, hinges and latches shall all be stainless steel. Loss prevention device shall be either stainless steel chain or riveted nylon strap.
5. Material used in construction of skimmer bodies (baffles) and cleanout pipe shall comply with Standard Specification 943 for steel, 945 for aluminum or 948 for plastics.
6. All costs for furnishing and installing a frenchdrain skimmer shall be included in the cost of the basin in which it is installed. Retrofit skimmers shall be paid for as 'modify existing structure'.
7. Plastic Skimmers shall contain a minimum of 1.5% by weight of carbon black for UV protection.

DESIGN NOTES

1. The contractor may submit an alternative design prefabricated Frenchdrain Skimmer for approval by the Engineer.
2. Show, in the plans, the location of the basin and indicate the interior side(s) of the basin on which a skimmer will be installed.
3. Type I Skimmer dimensions shall be based on the outlet pipe diameter as shown in the dimension table.
4. Type II Skimmers are to be used only with outlet pipe diameters of 15", 18", and 24".

SKIMMERS FOR FRENCHDRAIN OUTLETS	INDEX NO. 241	SHEET NO. 1

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4950 W. KENNEDY BLVD. SUITE 600 TAMPA, FL 33609 P: 813-370-4100
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PROJECT No.:	F150117
DRAWN BY:	RFJ
CHECKED BY:	AMR
DATE:	01/15/16
CAD I.D.:	F150117-PGD DETAILS

PROJECT:

ABC FINE WINE & SPIRITS NORTH MIAMI BEACH

FOR

EIP AT NMB, LLC & TARGET CORPORATION

A PORTION OF TRACT 'A', "ANNA LOUISA KAY SUBDIVISION" PB 149 PG 53

(1.05 AC.)
SECTION 21, TOWNSHIP 52 S RANGE 42 E
NORTH MIAMI BEACH
MIAMI-DADE COUNTY, FLORIDA

THOMAS ENGINEERING GROUP
RADICE III
1000 CORPORATE DRIVE, SUITE 250
FORT LAUDERDALE, FL 33334
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ANGELINA M. ROSENBERG
PROFESSIONAL ENGINEER
April 18, 2016
FLORIDA LICENSE No. 69212
FLORIDA BUSINESS CERT. OF AUTH. No. 27528

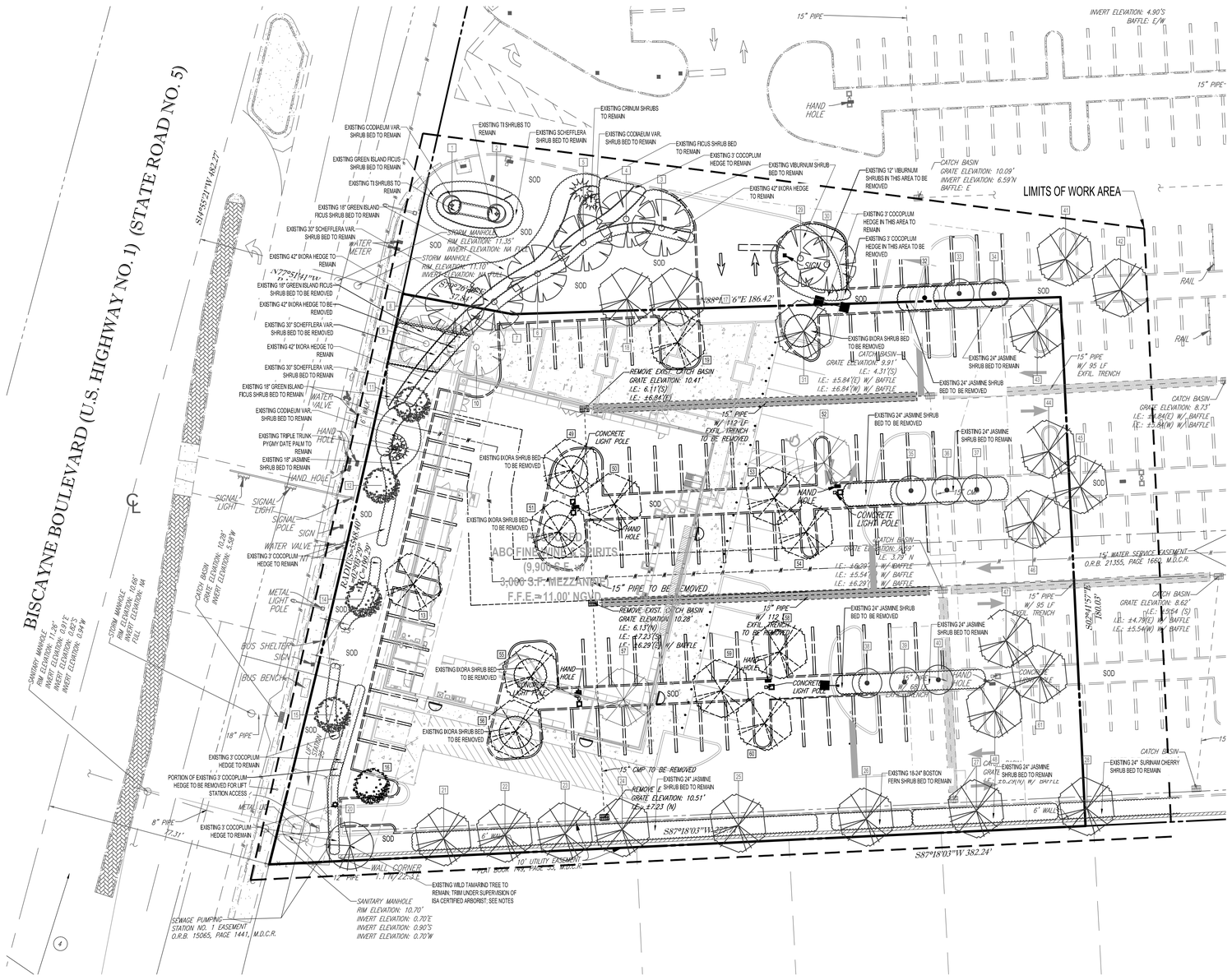
SHEET TITLE:

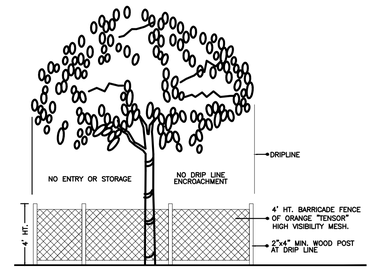
PAVING, GRADING & DRAINAGE DETAILS

SHEET NUMBER:

C-08

Printed on Monday, April 18, 2016, 5:54 PM by Ruben Ferron
J:\PROJECTS\F150117-PGD DETAILS\INTERIOR\F150117-PGD DETAILS ------>LAYOUT: C-08 PAVING, GRADING & DRAINAGE DETAILS





TREE PRESERVATION BARRICADE FENCING DETAIL

N.T.S.

EXISTING TREE DISPOSITION CHART

ABC FINE WINE & SPIRITS- NORTH MIAMI BEACH, FL

TREE NO.	BOTANICAL NAME	COMMON NAME	HT	SPR	DBH	CONDITION	DISPOSITION
1	Hyophorbe lagenicaulis	Bottle Palm	5' oa	6	8	70%	REMAIN
2	Hyophorbe lagenicaulis	Bottle Palm	6' oa	7	8	70%	REMAIN
3	Roystonea regia	Royal Palm	24' gw	20	16	70%	REMAIN
4	Roystonea regia	Royal Palm	15' gw	20	14	70%	REMAIN
5	Roystonea regia	Royal Palm	30' gw	22	18	70%	REMAIN
6	Roystonea regia	Royal Palm	15' gw	12	14	40%	REMAIN
7	Roystonea regia	Royal Palm	28' gw	24	16	70%	REMAIN
8	Roystonea regia	Royal Palm	32' gw	22	18	70%	REMAIN
9	Roystonea regia	Royal Palm	21' gw	22	16	70%	Relocate
10	Roystonea regia	Royal Palm	26' gw	22	14	60%	Relocate
11	Calophyllum inophyllum	Beautyleaf	24	22	10	70%	REMAIN
12	Calophyllum inophyllum	Beautyleaf	26	34	22	70%	REMAIN
13	Quercus virginiana	Live Oak	28	34	18	70%	REMAIN
14	Calophyllum inophyllum	Beautyleaf	22	32	10	70%	REMAIN
15	Calophyllum inophyllum	Beautyleaf	18	16	10	70%	REMAIN
16	Calophyllum inophyllum	Beautyleaf	28	30	14	70%	remove
17	Quercus virginiana	Live Oak	26	24	10	70%	REMAIN
18	Quercus virginiana	Live Oak	28	24	14	70%	REMAIN
19	Quercus virginiana	Live Oak	28	26	12	70%	remove
20	Lysiloma latisiliquum	Wild Tamarind	40	45	20	70%	REMAIN
21	Swietani mahogani	Mahogany	32	22	14	70%	REMAIN
22	Swietani mahogani	Mahogany	32	25	18	70%	REMAIN
23	Swietani mahogani	Mahogany	30	22	16	70%	REMAIN
24	Swietani mahogani	Mahogany	36	34	16	70%	REMAIN
25	Swietani mahogani	Mahogany	38	40	22	70%	REMAIN
26	Swietani mahogani	Mahogany	28	25	10	70%	REMAIN
27	Swietani mahogani	Mahogany	34	40	26	70%	REMAIN
28	Swietani mahogani	Mahogany	32	28	12	70%	REMAIN
29	Roystonea regia	Royal Palm	22' gw	20	16	60%	REMAIN
30	Roystonea regia	Royal Palm	22' gw	22	12	70%	REMAIN
31	Quercus virginiana	Live Oak	20	22	18	70%	REMAIN
32	Sabal palmetto	Sabal Palm	16' gw	8	12	70%	Relocate
33	Sabal palmetto	Sabal Palm	26' gw	10	12	70%	REMAIN
34	Sabal palmetto	Sabal Palm	24' gw	10	12	70%	REMAIN
35	Sabal palmetto	Sabal Palm	15' gw	10	12	70%	REMAIN
36	Sabal palmetto	Sabal Palm	25' gw	10	12	70%	REMAIN
37	Sabal palmetto	Sabal Palm	14' gw	10	12	70%	REMAIN
38	Sabal palmetto	Sabal Palm	14' gw	10	14	70%	REMAIN
39	Sabal palmetto	Sabal Palm	24' gw	10	12	70%	REMAIN
40	Sabal palmetto	Sabal Palm	18' gw	10	10	70%	REMAIN
41	Quercus virginiana	Live Oak	18	20	10	70%	REMAIN
42	Quercus virginiana	Live Oak	20	22	11	70%	REMAIN
43	Quercus virginiana	Live Oak	20	18	11	70%	REMAIN
44	Quercus virginiana	Live Oak	18	22	10	70%	REMAIN
45	Quercus virginiana	Live Oak	22	20	14	60%	REMAIN
46	Quercus virginiana	Live Oak	18	18	9	70%	REMAIN
47	Quercus virginiana	Live Oak	16	14	7	70%	REMAIN
48	Quercus virginiana	Live Oak	15	12	8	70%	REMAIN
49	Quercus virginiana	Live Oak	28	22	14	70%	remove
50	Quercus virginiana	Live Oak	25	22	11	70%	remove
51	Quercus virginiana	Live Oak	20	16	10	70%	remove
52	Quercus virginiana	Live Oak	15	12	6	70%	Relocate
53	Quercus virginiana	Live Oak	22	25	12	70%	remove
54	Quercus virginiana	Live Oak	26	20	9	70%	remove
55	Quercus virginiana	Live Oak	26	30	12	70%	remove
56	Quercus virginiana	Live Oak	26	24	13	70%	remove
57	Quercus virginiana	Live Oak	16	12	5	70%	Relocate
58	Quercus virginiana	Live Oak	18	20	9	70%	remove
59	Quercus virginiana	Live Oak	20	28	10	70%	remove
60	Quercus virginiana	Live Oak	25	25	14	70%	remove
61	Quercus virginiana	Live Oak	21	20	10	70%	REMAIN
	TOTAL TREES REMOVED, TO BE REPLACED @ 1:1 :						12 TREES

ALL EXISTING TREES TO REMAIN SHALL BE STRUCTURALLY PRUNED AND TRIMMED UNDER THE SUPERVISION OF AN ISA CERTIFIED ARBORIST.

ALL EXISTING TREES ADJACENT TO PROPOSED IMPROVEMENTS TO BE ROOT PRUNED UNDER THE SUPERVISION OF AN ISA CERTIFIED ARBORIST PRIOR TO COMMENCEMENT OF CONSTRUCTION.

TREE PRESERVATION BARRICADES SHALL BE INSTALLED PRIOR TO A CLEARING PERMIT & SHALL REMAIN INTACT FOR THE DURATION OF CONSTRUCTION

THOMAS ENGINEERING GROUP
CIVIL ENGINEERS - PROJECT MANAGERS - LAND PLANNING - LANDSCAPE ARCHITECTS
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PROJECT No.: F150117
DRAWN BY: RJK
CHECKED BY: MDG
DATE: 2/22/2016
CAD I.D.: F150117-DISPOSITION PLAN

PROJECT:

ABC FINE WINE & SPIRITS

FOR

EDGEWOOD INVESTMENT PARTNERS

NORTH MIAMI BEACH
FLORIDA

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MICHAEL D. GROSSWIRTH
REGISTERED LANDSCAPE ARCHITECT
April 19, 2016
FLORIDA LICENSE No. 6666871
FLORIDA BUSINESS CERT. OF AUTH. No. 27528

SHEET TITLE:

DISPOSITION PLAN

SHEET NUMBER:

L-01

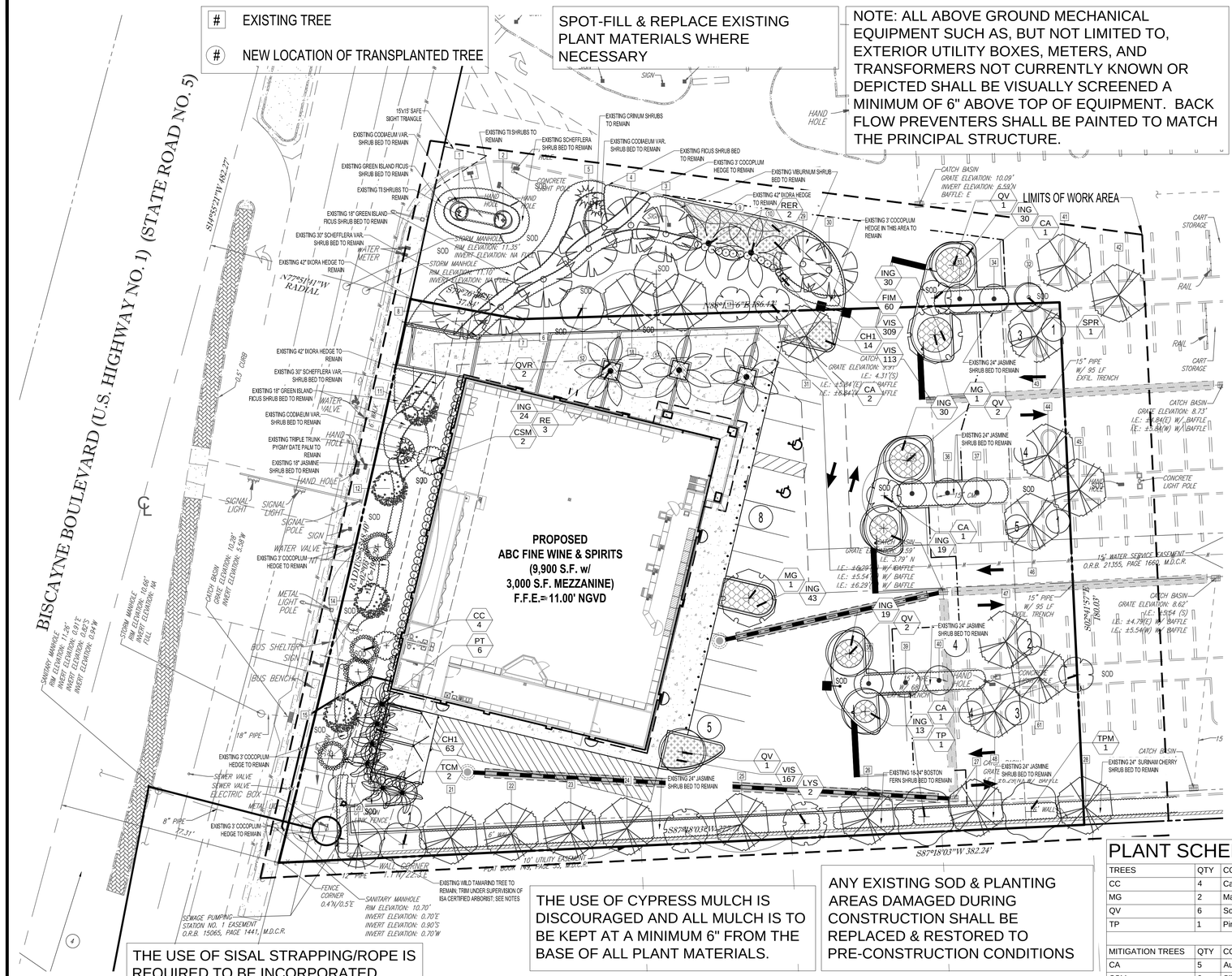
Printed on Tuesday, April 19, 2016, 3:00 PM by Angelina Rosenberg

EXISTING TREE

NEW LOCATION OF TRANSPLANTED TREE

SPOT-FILL & REPLACE EXISTING PLANT MATERIALS WHERE NECESSARY

NOTE: ALL ABOVE GROUND MECHANICAL EQUIPMENT SUCH AS, BUT NOT LIMITED TO, EXTERIOR UTILITY BOXES, METERS, AND TRANSFORMERS NOT CURRENTLY KNOWN OR DEPICTED SHALL BE VISUALLY SCREENED A MINIMUM OF 6" ABOVE TOP OF EQUIPMENT. BACK FLOW PREVENTERS SHALL BE PAINTED TO MATCH THE PRINCIPAL STRUCTURE.



THE USE OF SISAL STRAPPING/ROPE IS REQUIRED TO BE INCORPORATED AROUND THE TREE WHEN WELLINGTON TAPE IS USED TO STABILIZE THE PLANTING.

POLES AND TIES ARE TO BE REMOVED PRIOR TO PLANTING. TREES ARE TO BE ABLE TO STAND WITHOUT SUPPORT. THOSE THAT CANNOT STAND UPRIGHT ALONE WILL BE REJECTED.

ALL LANDSCAPED AREAS TO BE FULLY COVERED BY AUTOMATIC IRRIGATION SYSTEM AS PER CITY CODES AND REQUIREMENTS. EXISTING SYSTEM TO BE MODIFIED TO CONFORM TO NEW GREEN AREA AND PROVIDE FULL COVERAGE

THE USE OF CYPRESS MULCH IS DISCOURAGED AND ALL MULCH IS TO BE KEPT AT A MINIMUM 6" FROM THE BASE OF ALL PLANT MATERIALS.

ANY EXISTING SOD & PLANTING AREAS DAMAGED DURING CONSTRUCTION SHALL BE REPLACED & RESTORED TO PRE-CONSTRUCTION CONDITIONS

CITY OF NORTH MIAMI BEACH, FLORIDA - LANDSCAPE CODE COMPLIANCE CHART

North Miami Beach Land Development Regulations Chapter XXIV, Article XI

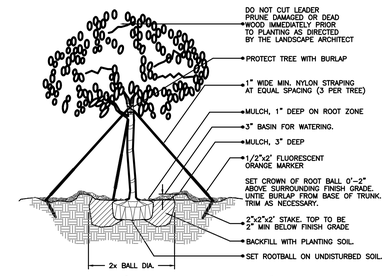
Zone: Arch Creek Mixed Use Corridor District (MU/C)

Sec. 24-119: PLANT MATERIAL REQUIREMENTS
Shrubs: 24" ht, 3' ht. min. for hedges; Ground Covers: 18" ht. max.
Palms: 16' oa, min. 6' ct; (3 palms : 1 tree)
Trees: 12' ht., 5' spr. min., 3" dbh

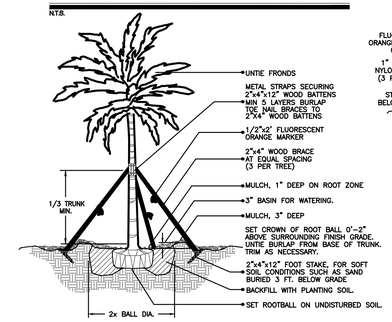
		REQUIRED	PROVIDED
PERIMETER LANDSCAPE REQUIREMENTS: Type UG 1 Greenway			
Sec. 24-58.4.l.1.a.i. 15' min. width of Urban Greenway			Complies
Sec. 24-58.4.l.2.a.: (1) Tree/30' o.c. along urban greenways (Biscayne Blvd.)	(199.29 lf /30	7 Trees	7 TREES
70% of frontage along urban greenways to provide continuous shade			Complies
PERIMETER LANDSCAPE REQUIREMENTS: ABUTTING PROPERTIES			
Sec 24-122.A.1.: (1) Tree/30' along all perimeters of vehicular use area (South)	(277.72 lf / 30)	10 Trees	10 Trees
Durable landscaped barrier no less than 3' ht.			Existing 6' Wall & Landscaping
Sec 24-122: PARKING INTERIOR LANDSCAPE REQUIREMENTS:			
B.1.a. (1) Tree / Terminal Island, w/ at least of (1) Tree / 100 sf of said terminal island		17 Trees	17 Trees
Proposed: 9 terminal islands; 1681 sf altogether	(1681 sf/100)		
B.1.a. (1) Tree / Interior Island	(7 Int. islands)	7 Trees	7 Trees
MITIGATION REQUIREMENTS			
Trees to be mitigated @ 1:1 per Sec. 24-121.C.2		12 Trees	12 Trees
(12) Existing Trees in affected area removed			
(12) Replacement Trees proposed on site for mitigation			
	TOTALS	41 TREES	41 TREES*

*INCLUDES (25) EXISTING TREES

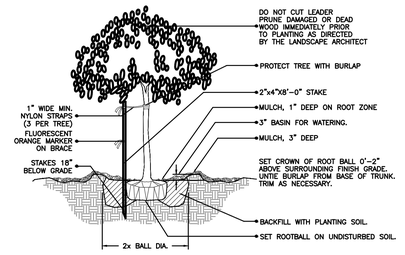
NOTE: EXISTING/RELOCATED TREES NOT APPLICABLE TO ANY CODE REQUIREMENT NOT INCLUDED IN 'PROVIDED' TABULATIONS



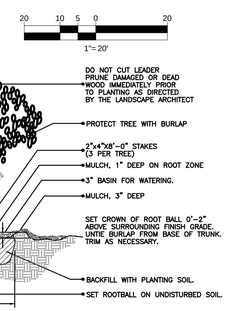
(2" cal. and over)
LARGE TREE PLANTING DETAIL
N.T.S.



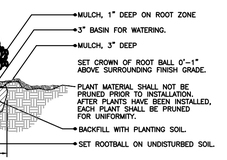
LARGE PALM PLANTING DETAIL
N.T.S.



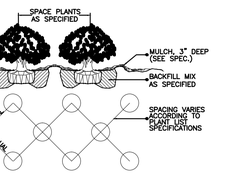
(2" cal. and under)
SMALL TREE PLANTING DETAIL
N.T.S.



MULTI- TRUNK AND SMALL TREE
(2" cal. and under) PLANTING DETAIL
N.T.S.



SHRUB PLANTING DETAIL
N.T.S.



SHRUB / GROUNDCOVER
SPACING / PLANTING DETAIL
N.T.S.

PLANT SCHEDULE

TREES	QTY	COMMON NAME	BOTANICAL NAME	SPECIFICATIONS	CAL/DBH	HEIGHT	SPREAD	NATIVE	XERIC	REMARKS
CC	4	Cassia	Cassia surattensis	B & B	3"	12` Ht	5`	Yes	Medium	
MG	2	Magnolia "Blanchard"	Magnolia grandiflora	B & B	2"Cal	16` Ht	8`	Yes	High	6` CT
QV	6	Southern Live Oak	Quercus virginiana	B & B	3"Cal	16` Ht	5-6`	Yes	High	6` CT
TP	1	Pink Tabebuia	Tabebuia pallida	B & B	2.5"	12` Ht	6`	Yes	Medium	12-14` x 5-6`
MITIGATION TREES	QTY	COMMON NAME	BOTANICAL NAME	SPECIFICATIONS	CAL/DBH	HEIGHT	SPREAD	NATIVE	XERIC	REMARKS
CA	5	Autograph Tree	Clusia rosea	B & B	2.5"	12` Ht	5`	Yes	Medium	
CSM	2	Silver Button Wood	Conocarpus erectus sericeus	B & B	2.5"	10` Ht	8`	Yes	Medium	
LYS	2	False Tamarind	Lysiloma latisiliquum	B & B	2.5"	12` Ht	6`	Yes	Medium	
TCM	2	Silver Trumpet	Tabebuia caraiba	B & B	2.5"	12` Ht	6`	Yes	Medium	12-14` x 5-6`
TPM	1	Pink Tabebuia	Tabebuia pallida	B & B	2.5"	12` Ht	6`	Yes	Medium	12-14` x 5-6`
PALM TREES	QTY	COMMON NAME	BOTANICAL NAME	SPECIFICATIONS	CAL/DBH	HEIGHT	SPREAD	NATIVE	XERIC	REMARKS
PT	6	Alexander Palm	Ptychosperma elegans	14-18` ct		18-22` oa	12`	No	Medium	single trnk
RE	3	Florida Royal Palm	Roystonea elata	B & B		As Noted on Sheet L-01		Yes	High	
RELOCATED PALMS	QTY	COMMON NAME	BOTANICAL NAME	SPECIFICATIONS	CAL/DBH	HEIGHT	SPREAD	NATIVE	XERIC	REMARKS
RER	2	Florida Royal Palm	Roystonea elata	B & B		varies		Yes	High	
SPR	1	Cabbage Palmetto	Sabal palmetto	B & B		varies	10`	Yes	High	
RELOCATED TREES	QTY	COMMON NAME	BOTANICAL NAME	SPECIFICATIONS	CAL/DBH	HEIGHT	SPREAD	NATIVE	XERIC	REMARKS
QVR	2	Southern Live Oak	Quercus virginiana	B & B	Varies	varies	varies	Yes	High	6` CT
SHRUBS	QTY	COMMON NAME	BOTANICAL NAME	SPECIFICATIONS	SPACING	HEIGHT	SPREAD	NATIVE	XERIC	REMARKS
CH1	77	Red Tip Cocoplum	Chrysobalanus icaco `Red Tip`	NA	30"	36"	36"	Yes	High	Full to base
SHRUB AREAS	QTY	COMMON NAME	BOTANICAL NAME	SPECIFICATIONS	SPACING	HEIGHT	SPREAD	NATIVE	XERIC	REMARKS
ING	208	Pink Ixora	Ixora macrothyrsa `Nora Grant`	n/a	24"	18-24"	18-24"	No	Medium	Full to base
GROUND COVERS	QTY	COMMON NAME	BOTANICAL NAME	SPECIFICATIONS	SPACING	HEIGHT	SPREAD	NATIVE	XERIC	REMARKS
FIM	60	Green Island Ficus	Ficus microcarpa `Green Island`	n/a	18"	14-16"	14-16"	No	Medium	
VIS	589	Sandankwa Viburnum	Viburnum suspensum	n/a	16"	12-14"	10-12"	No	High	Full clumps

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PROJECT No.: F150117
DRAWN BY: RJK
CHECKED BY: MDG
DATE: 2/22/2016
CAD I.D.: F150117-LANDSCAPE PLAN

PROJECT:

ABC FINE WINE & SPIRITS

FOR

EDGEWOOD INVESTMENT PARTNERS

NORTH MIAMI BEACH
FLORIDA

THOMAS ENGINEERING GROUP
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MICHAEL D. GROSSWIRTH
REGISTERED LANDSCAPE ARCHITECT
April 19, 2016
FLORIDA LICENSE No. 6666871
FLORIDA BUSINESS CERT. OF AUTH. No. 27528

SHEET TITLE:

LANDSCAPE PLAN

SHEET NUMBER:

L-02

Printed on Tuesday, April 19, 2016, 3:02 PM by Angelina Rosenberg

LANDSCAPE GENERAL NOTES

A. SCOPE OF WORK

1. THE WORK CONSISTS OF FURNISHING ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, TRANSPORTATION, AND ANY OTHER APPURTENANCES NECESSARY FOR THE COMPLETION OF THIS PROJECT AS SHOWN ON THE DRAWINGS, AS INCLUDED IN THE PLANT LIST, AND AS HEREIN SPECIFIED.

2. WORK SHALL INCLUDE MAINTENANCE AND WATERING OF ALL PLANTING AREAS OF THIS CONTRACT UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER.

B. PROTECTION OF EXISTING STRUCTURES

1. ALL EXISTING BUILDINGS, WALKS, WALLS, PAVING, PIPING, AND OTHER ITEMS OF CONSTRUCTION AND PLANTING ALREADY COMPLETED OR ESTABLISHED SHALL BE PROTECTED FROM DAMAGE BY THIS CONTRACTOR UNLESS OTHERWISE SPECIFIED. ALL DAMAGE RESULTING FROM NEGLIGENCE SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR TO THE SATISFACTION OF THE OWNER.

C. PROTECTION OF EXISTING PLANT MATERIALS OUTSIDE LIMIT OF WORK

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UNAUTHORIZED CUTTING OR DAMAGE TO TREES AND SHRUBS, EXISTING OR OTHERWISE, CAUSED BY CARELESS OPERATION OF EQUIPMENT, STOCKPILING OF MATERIALS, ETC. THIS SHALL INCLUDE COMPACTION BY DRIVING OR PARKING INSIDE THE DRIP—LINE OR THE SPILLING OF OIL, GASOLINE, OR OTHER DELETERIOUS MATERIALS WITHIN THE DRIP—LINE.

2. NO MATERIALS SHALL BE BURNED WHERE THE HEAT WILL DAMAGE ANY PLANT. TREES KILLED OR DAMAGED SO THAT THEY ARE MISSHAPEN AND/OR UNSIGHTLY SHALL BE REPLACED AT THE COST TO THE CONTRACTOR OF ONE HUNDRED DOLLARS ($100) PER CALIPER INCH ON AN ESCALATING SCALE WHICH ADDS AN ADDITIONAL TWENTY PERCENT (20%) PER INCH OVER FOUR INCHES (4") CALIPER AS FIXED AND AGREED LIQUIDATED DAMAGES, OR AS MAY BE REQUIRED BY THE REGULATING GOVERNMENT AGENCY, WHICHEVER IS GREATER. CALIPER SHALL BE MEASURED AT BREAST HEIGHT OR FOUR FEET (4') ABOVE SURROUNDING GROUND.

D. MATERIALS

1. SUBMITTALS: GENERAL SAMPLES OF PLANTING MATERIALS AS LISTED BELOW SHALL BE SUBMITTED FOR APPROVAL, ON THE SITE OR AS OTHERWISE DETERMINED BY THE OWNER. UPON APPROVAL OF SAMPLES, DELIVERY OF MATERIALS MAY BEGIN.
MATERIALS SAMPLE SUBMITTALS
MULCH ONE (1) CUBIC FOOT
TOPSOIL ONE (1) CUBIC FOOT
PLANTS ONE (1) REPRESENTATIVE SAMPLE OF EACH VARIETY

2. PLANT MATERIALS
a) GENERAL: PLANT SPECIES AND SIZE SHALL CONFORM TO THOSE INDICATED ON THE DRAWINGS. NOMENCLATURE SHALL CONFORM TO STANDARDIZED PLANT NAMES, 1942 EDITION. ALL NURSERY STOCK SHALL BE IN ACCORDANCE WITH "GRADES AND STANDARDS FOR NURSERY PLANTS" PARTS I AND II, LATEST EDITION PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES. ALL PLANTS SHALL BE FLORIDA NO. 1 AS AN ABSOLUTE MINIMUM UNLESS OTHERWISE SUPERCEDED BY A FLORIDA FANCY DESIGNATION, AS DETERMINED BY THE FLORIDA DIVISION OF PLANT INDUSTRY. ALL PLANTS SHALL BE FRESHLY DUG, SOUND. HEALTHY, VIGOROUS, WELL—BRANCHED AND FREE OF DISEASE AND INSECTS, INSECT EGGS AND LARVAE, AND SHALL HAVE ADEQUATE ROOT SYSTEMS. TREES FOR PLANTING IN ROWS SHALL BE UNIFORM IN SIZE AND SHAPE. ALL MATERIALS SHALL BE SUBJECT TO APPROVAL BY THE OWNER. WHERE ANY REQUIREMENTS ARE OMITTED FROM THE PLANT LIST, THE PLANTS FURNISHED SHALL BE NORMAL FOR THE VARIETY. PLANTS SHALL BE PRUNED PRIOR TO DELIVERY ONLY UPON THE APPROVAL OF THE OWNER.

b) MEASUREMENTS: THE HEIGHT AND/OR WIDTH OF TREES SHALL BE MEASURED FROM THE TOP OF ROOTBALL (TRUNK FLARE) AND/OR ACROSS THE AVERAGE SPREAD OF BRANCHES WITH THE PLANTS IN THEIR NORMAL POSITION. THIS MEASUREMENT SHALL NOT INCLUDE THE IMMEDIATE TERMINAL GROWTH. PLANTS LARGER IN SIZE THAN THOSE SPECIFIED IN THE PLANT LIST MAY BE USED IF APPROVED BY THE OWNER. IF THE USE OF LARGER PLANTS IS APPROVED, THE BALL OF EARTH OR SPREAD OF ROOTS SHALL BE INCREASED IN PROPORTION TO THE SIZE OF THE PLANT.

c) INSPECTION: PLANTS SHALL BE SUBJECT TO INSPECTION AND APPROVAL AT THE PLACE OF GROWTH, OR UPON DELIVERY TO THE SITE, AS DETERMINED BY THE OWNER, FOR QUALITY, SIZE, AND VARIETY; SUCH PRELIMINARY APPROVAL SHALL NOT SUPERCEDE THE RIGHT OF INSPECTION AND REJECTION AT THE SITE DURING PROGRESS OF THE WORK OR AFTER COMPLETION FOR SIZE AND CONDITION OF BALLS OR ROOTS, LATENT DEFECTS OR INJURIES, PRESENCE OF INSECTS, AND OTHER CONDITIONS THAT MAY HAVE OCCURRED SINCE THE NURSERY INSPECTION. REJECTED PLANTS SHALL BE REMOVED IMMEDIATELY FROM THE SITE. NOTICE REQUESTING INSPECTION SHALL BE SUBMITTED IN WRITING BY THE CONTRACTOR AT LEAST ONE (1) WEEK PRIOR TO ANTICIPATED DATE.

d) AMENDED PLANTING SOIL: PLANTING SOIL FOR USE IN BACK FILLING PLANTING HOLES SHALL BE FORTY PERCENT (40%) TOPSOIL AND SIXTY PERCENT (60%) SAND AND BE FERTILE, FRIABLE, AND OF A LOAMY CHARACTER, WITHOUT MIXTURE OF SUBSOIL MATERIALS, AND OBTAINED FROM A WELL—DRAINED, ARABLE SITE. IT SHALL CONTAIN THREE (3) TO FIVE (5) PERCENT DECOMPOSED ORGANIC MATTER AND SHALL BE FREE FROM HEAVY CLAY, COARSE SAND, STONES, LIME, LUMPS, PLANTS, ROOTS OR OTHER FOREIGN MATERIALS, OR NOXIOUS WEEDS. IT SHALL NOT CONTAIN TOXIC SUBSTANCES WHICH MAY BE HARMFUL TO PLANT GROWTH. PH RANGE SHALL BE 5.0 TO 7.0 INCLUSIVE.

e) SAND SHALL BE CLEAN, WELL DRAINING NATIVE SAND. IF REQUESTED, CONTRACTOR SHALL AT ANY TIME AND AT NO COST TO OWNER SUBMIT RESULTS OF SOIL TESTS FOR TOPSOIL AND SAND PROPOSED FOR USE UNDER THIS CONTRACT FOR APPROVAL BY OWNER.

E. WATER

1. WATER NECESSARY FOR PLANTING AND MAINTENANCE SHALL BE OF SATISFACTORY QUALITY TO SUSTAIN AN ADEQUATE GROWTH OF PLANTS AND SHALL NOT CONTAIN HARMFUL NATURAL OR MAN—MADE ELEMENTS DETRIMENTAL TO PLANTS. WATER MEETING THE ABOVE STANDARD SHALL BE OBTAINED ON THE SITE FROM THE OWNER, IF AVAILABLE, AND THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE ARRANGEMENTS FOR ITS USE BY HIS TANKS, HOSES, SPRINKLERS, ETC. IF SUCH WATER IS NOT AVAILABLE AT THE SITE, THE CONTRACTOR SHALL PROVIDE SUCH SATISFACTORY WATER FROM SOURCES OFF THE SITE AT NO ADDITIONAL COST TO THE OWNER.

F. COMMERCIAL FERTILIZER

1. COMMERCIAL FERTILIZER SHALL BE A COMPLETE FORMULA; IT SHALL BE UNIFORM IN COMPOSITION, DRY AND FREE FLOWING. THIS FERTILIZER SHALL BE DELIVERED TO THE SITE IN THE ORIGINAL UNOPENED CONTAINERS, EACH BEARING THE MANUFACTURER'S GUARANTEED STATEMENT OF ANALYSIS.

FIFTY PERCENT (50%) OF THE NITROGEN SHALL BE DELIVERED FROM NATURAL ORGANIC SOURCES. THE FOLLOWING FERTILIZERS SHALL BE USED AND APPLIED AT RATES AS SUGGESTED BY MANUFACTURER'S SPECIFICATIONS:

1. SHRUBS AND TREES — MILORGANITE, OR APPROVED EQUAL
2. ANNUALS AND GROUNDCOVERS — OSMOCOTE/SIERRA BLEND 14—14—14
3. SOD — 8—8—8

IN ADDITION TO SURFACE APPLIED FERTILIZERS, ALL CONTAINER GROWN AND FIELD GROWN PLANT MATERIAL SHALL RECEIVE "AGRIFORM" PLANTING TABLETS 24—10—5 FORMULA, 21 GRAM OR EQUAL. THESE TABLETS SHALL BE PLACED AT THE RATE AND DEPTH SPECIFIED BY MANUFACTURER.

G. MULCH

1. MULCH SHALL BE FROM SHREDDED WOOD DERIVED FROM MELALEUCA OR OTHER INVASIVE TREE SPECIES AND SHALL BE STERILIZED TO EFFECTIVELY ELIMINATE ALL SEEDS, SPORES, ETC. AND RENDER THEM BARREN.

2. MULCH MATERIAL SHALL BE MOISTENED AT THE TIME OF APPLICATION TO PREVENT WIND DISPLACEMENT, AND APPLIED AT A DEPTH OF THREE INCHES (3").

3. MULCH SHALL BE GRADE 'B' SHREDDED, AND SHALL BE APPLIED EVENLY AND SMOOTH TO PLANTED AREAS.

4. NO RED OR COLORED MULCH SHALL BE ACCEPTED UNLESS SPECIFIED ACCORDINGLY. NO CYPRESS MULCH SHALL BE USED.

H. DIGGING AND HANDLING

1. PROTECT ROOT SYSTEMS OR ROOTBALLS OF PLANTS AT ALL TIMES FROM SUN AND DRYING WINDS, WATER EROSION, AND OTHER HARMFUL CRITERIA AS NECESSARY UNTIL PLANTING. PLANT MATERIALS SHALL BE ADEQUATELY PACKED TO PREVENT BREAKING AND DRYING OUT DURING LOADING, TRANSIT, AND UNLOADING/PLANTING. TREES TRANSPORTED MORE THAN TEN (10) MILES OR WHICH ARE NOT PLANTED WITHIN THREE (3) DAYS OF DELIVERY TO SITE SHALL BE SPRAYED WITH AN ANTITRANSPIRANT PRODUCT ("WILTPRUF" OR EQUAL) TO MINIMIZE TRANSPIRATIONAL WATER LOSS.

2, BALLED AND BURLAPPED PLANTS (B&B) SHALL BE DUG WITH FIRM, NATURAL BALLS OF SOIL OF SUFFICIENT SIZE TO ENCOMPASS THE FIBROUS AND FEEDING ROOTS OF THE PLANTS, AND IN ACCORDANCE WITH "GRADES AND STANDARDS FOR NURSERY PLANTS" FLORIDA PUBLICATION. NO PLANT WITH A ROOTBALL SHALL BE PLANTED IF THE BALL IS CRACKED OR BROKEN. PLANTS BALLED AND BURLAPPED OR CONTAINER GROWN SHALL NOT BE HANDLED BY STEMS.

3. PLANTS MARKED "BR" IN THE PLANT LIST SHALL BE DUG WITH BARE ROOTS. THE ROOTS SHALL NOT BE CUT WITHIN THE MINIMUM SPREAD SPECIFIED IN THE PLANT LIST. CARE SHALL BE EXERCISED THAT THE ROOTS DO NOT DRY OUT IN MOVING AND PRIOR TO PLANTING.

4. PROTECTION OF PALMS (IF APPLICABLE): ONLY A MINIMUM OF FRONDS SHALL BE REMOVED FROM THE CROWN OF THE PALM TREES TO FACILITATE MOVING AND HANDLING. CLEAR TRUNK (CT) SHALL BE AS BY "GRADES AND STANDARDS FOR NURSERY PLANTS" FLORIDA PUBLICATION. PRUNING PRACTICED OTHER THAN MINIMAL PRUNING OF FRONDS, PRIMARILY TO REACH A "CLEAR TRUNK" SPECIFICATION, MAY CONSTITUTE REJECTION, OR ALL PALMS SUBJECTED TO SUCH PRACTICE. LIKEWISE EXCESSIVE PRUNING OR "SHAVING" OF ROOTBALLS TO MEET "CLEAR TRUNK" CRITERIA MAY CONSTITUTE REJECTION ONSITE. ALL PALMS SHALL BE BRACED PER PALM PLANTING DETAIL ON THE PLANTING DETAILS SHEET.

5. EXCAVATION OF PLANTING HOLES SHALL BE DONE USING EXTREME CARE TO AVOID DAMAGE TO SURFACE AND SUBSURFACE ELEMENTS SUCH AS UTILITIES OR HARDSCAPE ELEMENTS, FOOTERS, AND PREPARED SUB—BASES.

I. CONTAINER GROWN STOCK

1. ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL—ROOTED PLANTS AND ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS WHICH ARE OF GOOD QUALITY AND ARE IN A HEALTHY GROWING CONDITION, AND SHALL MEET MINIMUM SPECIFICATIONS IN THE PLANT LIST.

2. AN ESTABLISHED CONTAINER GROWN PLANT SHALL BE TRANSPLANTED INTO A CONTAINER AND GROWN IN THAT CONTAINER SUFFICIENTLY LONG FOR THE NEW FIBROUS ROOTS TO HAVE DEVELOPED SO THAT THE ROOT MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER. CONTAINER GROWN STOCK SHALL NOT BE HANDLED BY THEIR STEMS.

3, PLANT ROOTS BOUND IN CONTAINERS SHALL NOT BE ACCEPTABLE.

4. SUBSTITUTION OF NON—CONTAINER GROWN MATERIAL FOR MATERIAL EXPLICITLY SPECIFIED TO BE CONTAINER GROWN WILL NEED AUTHORIZATION FROM THE OWNER.

J. COLLECTED STOCK

1. WHEN THE USE OF COLLECTED STOCK IS PERMITTED AS INDICATED ON THE PLANT LIST SCHEDULE, THE MINIMUM SIZES OF ROOT BALLS SHALL BE EQUAL TO THAT SPECIFIED FOR THE NEXT LARGER SIZE OF NURSERY GROWN STOCK OF THE SAME VARIETY.

K. NATIVE STOCK

1. PLANTS COLLECTED FROM WILD OR NATIVE STANDS SHALL BE CONSIDERED GROWN WHEN THEY HAVE BEEN SUCCESSFULLY REESTABLISHED IN A NURSERY ROW AND GROWN UNDER REGULAR NURSERY CULTURAL PRACTICES FOR A MINIMUM OF TWO (2) GROWING SEASONS AND HAVE ATTAINED ADEQUATE ROOT AND TOP GROWTH TO INDICATE FULL RECOVERY FROM TRANSPLANTING INTO THE NURSERY ROW.

L. MATERIALS LIST

1. QUANTITIES NECESSARY TO COMPLETE THE WORK ON THE DRAWINGS SHALL BE FURNISHED. QUANTITY ESTIMATES HAVE BEEN MADE CAREFULLY, BUT THE LANDSCAPE ARCHITECT OR OWNER ASSUMES NO LIABILITY FOR OMISSIONS OR ERRORS. SHOULD A DISCREPANCY OCCUR BETWEEN A BIDDER'S TAKE OFF AND THE PLANT LIST QUANTITY, THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED FOR CLARIFICATION PRIOR TO THE SUBMISSION OF BIDS. DRAWING SHALL TAKE PRECEDENCE. ALL DIMENSIONS AND/OR SIZES SPECIFIED SHALL BE THE MINIMUM ACCEPTABLE SIZE.

M. FINE GRADING

1. FINE GRADING UNDER THIS CONTRACT SHALL CONSIST OF FINAL FINISHED GRADING OF LAWN AND PLANTING AREAS THAT HAVE BEEN ROUGH GRADED BY OTHERS. BERMING AS SHOWN ON THE DRAWINGS SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR, UNLESS OTHERWISE NOTED.

2. THE CONTRACTOR SHALL FINE GRADE THE LAWN AND PLANTING AREAS TO BRING THE ROUGH GRADE UP TO FINAL FINISHED GRADE ALLOWING FOR THICKNESS OF SOD AND/OR MULCH DEPTH. THIS CONTRACTOR SHALL FINE GRADE BY HAND AND/OR WITH ALL EQUIPMENT NECESSARY INCLUDING A GRADING TRACTOR WITH FRONT—END LOADER FOR TRANSPORTING SOIL WITHIN THE SITE.

3. ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED TO ALLOW FREE FLOW OF SURFACE WATER. AREAS ADJACENT TO BUILDINGS SHALL SLOPE AWAY FROM THE BUILDINGS.

N. PLANTING PROCEDURES

1. CLEANING UP BEFORE COMMENCING WORK: THE CONTRACTOR SHALL CLEAN UP WORK AND SURROUNDING AREAS OF ALL RUBBISH OR OBJECTIONABLE MATTER. ALL MORTAR, CEMENT, AND TOXIC MATERIAL SHALL BE COMPLETELY REMOVED FROM THE SITE. THESE MATERIALS SHALL NOT BE MIXED WITH THE SOIL. SHOULD THE CONTRACTOR FIND SUCH SOIL CONDITIONS BENEATH THE SOIL WHICH WILL IN ANY WAY AFFECT THAT VIABILITY OF THE PLANTS TO BE INSTALLED, HE/SHE SHALL IMMEDIATELY CALL IT TO THE ATTENTION OF THE OWNER'S CONSTRUCTION MANAGER OR DESIGNEE.

2. VERIFY LOCATIONS OF ALL UTILITIES, CONDUITS, SUPPLY LINES AND CABLES. INCLUDING BUT NOT LIMITED TO: ELECTRIC, GAS (LINES AND TANKS), WATER, SANITARY SEWER, STORM WATER LINES, CABLE AND TELEPHONE. PROPERLY MAINTAIN AND PROTECT EXISTING UTILITIES.

3. SUBGRADE EXCAVATION: CONTRACTOR IS RESPONSIBLE TO REMOVE ALL EXISTING AND IMPORTED LIMEROCK AND LIMEROCK SUB—BASE FROM ALL LANDSCAPE PLANTING AREAS TO MINIMUM DEPTH OF APPROXIMATELY 20% GREATER THAN RECOMMENDED PLANTING SOIL DEPTH. CONTRACTOR IS RESPONSIBLE TO BACKFILL THESE PLANTING AREAS TO ROUGH FINISHED GRADE WITH CLEAN TOPSOIL FROM AN ONSITE SOURCE OR AN IMPORTED SOURCE. IF LIMEROCK CONDITIONS OCCUR IN PLANTED AREAS AFTER 36" DEEP EXCAVATION BY CONTRACTOR, AND POSITIVE DRAINAGE CAN NOT BE ACHIEVED, CONTRACTOR SHALL UTILIZE PLANTING DETAIL THAT ADDRESSES POOR DRAINAGE OR CONTACT OWNER'S CONSTRUCTION MANAGER OR DESIGNEE FOR RESOLUTION.

4. FURNISH NURSERY'S CERTIFICATE OF COMPLIANCE WITH ALL REQUIREMENTS AS HEREIN SPECIFIED AND REQUIRED. INSPECT AND SELECT PLANT MATERIALS BEFORE PLANTS ARE DUG AT NURSERY OR GROWING SITE.

5. GENERAL: COMPLY WITH FEDERAL, STATE, COUNTY, AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK. CONFORM TO ACCEPTED HORTICULTURAL PRACTICES AS USED IN THE TRADE. PLANTS SHALL BE PROTECTED UPON ARRIVAL AT THE SITE BY BEING THOROUGHLY WATERED AND PROPERLY MAINTAINED UNTIL PLANTED. PLANTS SHALL NOT REMAIN UNPROTECTED FOR A PERIOD EXCEEDING TWENTY—FOUR (24) HOURS. AT ALL TIMES WORKMANLIKE METHODS CUSTOMARY IN GOOD HORTICULTURAL PRACTICES SHALL BE EXERCISED.

6. THE WORK SHALL BE COORDINATED WITH OTHER TRADES TO PREVENT CONFLICTS. COORDINATE THE PLANTING WITH THE IRRIGATION WORK TO ASSURE AVAILABILITY OF WATER AND PROPER LOCATION OF IRRIGATION ITEMS AND PLANTS.

7. ALL PLANTING HOLES SHALL BE EXCAVATED TO SIZE AND DEPTH IN ACCORDANCE WITH THE USA STANDARD TO NURSERY STOCK 280.1, UNLESS SHOWN OTHERWISE ON THE DRAWINGS, AND BACKFILLED WITH THE PREPARED PLANTING SOIL AS SPECIFIED HEREIN BEFORE (SEE MATERIALS, SECTION D). TEST ALL TREE PITS WITH WATER BEFORE PLANTING TO ASSURE PROPER DRAINAGE PERCOLATION IS AVAILABLE. NO ALLOWANCE WILL BE MADE FOR LOST PLANTS DUE TO IMPROPER DRAINAGE. IF POOR DRAINAGE EXISTS, UTILIZE PLANTING DETAIL THAT ADDRESSES THIS CONDITION. TREES SHALL BE SET PLUMB AND HELD IN POSITION UNTIL THE PLANTING MIXTURE HAS BEEN FLUSHED INTO PLACE WITH A SLOW, FULL HOSE STREAM. ALL PLANTING SHALL BE PERFORMED BY PERSONNEL FAMILIAR WITH PLANTING PROCEDURE AND UNDER THE SUPERVISION OF A QUALIFIED PLANTING FOREMAN. PROPER "JETTING IN" SHALL BE ASSURED TO ELIMINATE AIR POCKETS AROUND THE ROOTS. "JET STICK" OR EQUAL IS RECOMMENDED.

8. TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO BUILDINGS, CURBS, PAVING, AND OTHER HARDSCAPE MATERIALS WHILE INSTALLING TREES.

9. SOIL MIXTURE SHALL BE AS SPECIFIED IN SECTION D (MATERIALS) OF THESE SPECIFICATIONS. IN ADDITION, EACH PLANTING HOLE SHALL RECEIVE 21—GRAM "AGRIFORM" PLANTING TABLETS PER MANUFACTURER'S SPECIFICATIONS OR AS FOLLOWS:
— TWO (2) TABLETS PER 1 GAL. PLANT
— THREE (3) TABLETS PER 3 GAL. PLANT
— FOUR (4) TABLETS PER 10 GAL. PLANT
LARGER MATERIAL
— TWO (2) TABLETS PER HALF INCH (1/2") OF TRUNK CALIPER

10. TREES AND SHRUBS SHALL BE SET STRAIGHT AND AT SUCH A LEVEL THAT AFTER SETTLEMENT, THE TOP OF THE ROOT SYSTEM (FOR SHRUBS AND GROUNDCOVER) OR TRUNK FLARE (TREES AND PALMS) WILL STAND ONE (1) TO TWO (2) INCHES ABOVE FINAL GRADE. EACH PLANT SHALL BE SET IN THE CENTER OF THE PLANTING HOLE. PLANTING SOIL MIXTURE SHALL BE BACKFILLED AND THOROUGHLY TAMPED AROUND THE BALL AND SHALL BE SETTLED BY WATER AFTER TAMPING.

11. FILL HOLE WITH SOIL MIXTURE, MAKING CERTAIN ALL SOIL IS SATURATED. TO DO THIS, FILL HOLE WITH WATER AND ALLOW TO SOAK MINIMUM TWENTY (20) MINUTES, TURNING SOIL IF NECESSARY TO GET SOIL THOROUGHLY WET. PACK LIGHTLY WITH FEET OR OTHER TAMPING DEVICE. ADD MORE WET SOIL MIXTURE. DO NOT COVER TOP OF BALL WITH SOIL MIXTURE, ONLY WITH MULCH. ALL BURLAP, ROPE, WIRES, ETC., SHALL BE PULLED FROM UNDERNEATH.

12. PRUNING: FOR DAMAGED OR BROKEN LIMBS, EACH TREE SHALL BE PRUNED TO PRESERVE THE NATURAL CHARACTER OF THE SPECIES. ALL SUCKER GROWTH SHALL BE COMPLETELY REMOVED PRIOR TO DIGGING.

13. SHRUBS AND GROUNDCOVER PLANTS SHALL BE EVENLY SPACED IN ACCORDANCE WITH THE DRAWINGS AND AS INDICATED IN THE PLANT LIST. CULTIVATE ALL MASS PLANTING AREAS TO A MINIMUM DEPTH OF 6", REMOVE AND DISPOSED ALL DEBRIS, TILL 4" OF PLANTING SOIL MIX INTO THE NEWLY TILLED PLANTING BED FOR GENERAL NUTRIENT DISBURSEMENT. MASS PLANTING BED IS NOW READY TO RECEIVE HOLES FOR NEW PLANTS. THOROUGHLY WATER ALL PLANTS AFTER INSTALLATION.

14. TREE GUYING AND BRACING SHALL BE INSTALLED BY THE LANDSCAPE CONTRACTOR IN ACCORDANCE WITH THE PLANS TO INSURE STABILITY AND MAINTAIN TREES IN AN UPRIGHT POSITION. TREES SHALL USE ARBORTIE AS PER DETAIL SHEET. PALMS SHALL USE WOOD BRACING PER DETAIL SHEET.

15. MULCHING: PROVIDE A THREE INCH (3") MINIMUM LAYER OF SPECIFIED MULCH OVER THE ENTIRE AREA OF EACH SHRUB BED, GROUNOCOVER AND VINE BED AND TREE PIT (FOR TREES AND PALMS, MIN. THREE INCH (3") FROM EDGE OF TRUNKS). – UNLESS OTHER REQUIRED BY LOCAL CODES AND SPECIFIED AS SUCH.

16. SYSTEMIC HERBICIDE WEED CONTROL ALL PLANT BEDS SHALL BE KEPT FREE OF NOXIOUS WEEDS UNTIL FINAL ACCEPTANCE OF WORK. IF DIRECTED BY THE OWNER OR THEIR DESIGNEE, A SYSTEMIC HERBICIDE SHALL BE APPLIED FOR WEED CONTROL BY QUALIFIED PERSONNEL TO ALL PLANTING AREAS IN SPOT APPLICATIONS PER MANUFACTURER'S PRECAUTIONS AND SPECIFICATIONS. AFTER MULCH HAS BEEN APPLIED TO PLANTING BEDS AND TREE RINGS, TREAT ALL MULCHED AREAS WITH AN APPROVED PRE—EMERGENT HERBICIDE AT AN APPLICATION RATE RECOMMENDED BY THE MANUFACTURER.

0. LAWN SODDING

STENOTAPHRUM SECUNDATUM, V. 'FLORITAM' UNLESS OTHERWISE NOTED. (ST. AUGUSTINE SOLID SOD).
1. THE WORK CONSISTS OF LAWN BED PREPARATION, SOIL PREPARATION, AND SODDING:
COMPLETE IN STRICT ACCORDANCE WITH THE SPECIFICATIONS AND THE APPLICABLE DRAWINGS TO PRODUCE A GRASS LAWN ACCEPTABLE TO THE OWNER AND GOVERNING AGENCIES.
2. LAWN BED PREPARATION: ALL AREAS THAT ARE TO BE SODDED SHALL BE CLEARED OF ANY ROUGH GRASS, WEEDS, AND DEBRIS, AND THE SOIL BROUGHT TO AN EVEN PREPARED GRADE TO ALLOW FOR SOIL PREPARATION BELOW.

3. SOIL PREPARATION: PREPARE LOOSE BED FOUR INCHES (4") DEEP. APPLY FERTILIZER AT A RATE OF TWENTY (20) POUNDS PER ONE THOUSAND (1000) SQUARE FEET. APPLICATION SHALL BE UNIFORM, UTILIZING COMMERCIAL BROADCAST SPREADERS. MIX FERTILIZER THOROUGHLY WITH THE SOIL TO A DEPTH OF THREE INCHES (3"). HAND RAKE UNTIL ALL BUMPS AND DEPRESSIONS ARE REMOVED. WET PREPARED AREA THOROUGHLY TO PREPARE FOR SOD INSTALLATION.

4. SODDING: THE CONTRACTOR SHALL SOD ALL PERVIOUS AREAS THAT ARE NOT PAVED OR PLANTED AS DESIGNATED ON THE DRAWINGS WITHIN THE CONTRACT LIMITS TO CREATE A UNIFORM, NEW TURF BLANKET FOR THE SITE.

a) THE SOD SHALL BE CERTIFIED TO MEET FLORIDA STATE BOARD SPECIFICATIONS, ABSOLUTELY TRUE TO VARIETY TYPE, AND FREE FROM WEEDS, FUNGUS, INSECTS, AND DISEASE OF ANY KIND, SOD PANELS SHALL BE LAID TIGHTLY TOGETHER TO MAKE A SOLID, SODDED LAWN AREA.

b) SOD SHALL BE LAID IN ROWS. WITH EVERY OTHER ROW STAGGERED HALFWAY BETWEEN THE NEXT TO INSURE NO CONTINUOUS STACKED JOINTS. SEW JOINTS OF SOD TO INSURE A TIGHT FIT AT JOINTS.

c) SOD SHALL BE LAID UNIFORMLY AGAINST THE EDGES OF ALL CURBS AND OTHER HARDSCAPE ELEMENTS, PAVED AND PLANTED AREAS. ADJACENT TO BUILDINGS, A FOUR INCH (4") MULCH STRIP SHALL BE PROVIDED. IMMEDIATELY FOLLOWING SOD LAYING, THE LAWN AREAS SHALL BE ROLLED WITH A LAWN ROLLER CUSTOMARILY USED FOR SUCH PURPOSES, AND THEN THOROUGHLY IRRIGATED TO THOROUGHLY MOISTEN THE SOIL BENEATH. IF, IN THE OPINION OF THE OWNER, TOP—DRESSING IS NECESSARY AFTER ROLLING TO FILL THE VOIDS BETWEEN THE SOD PANELS AND TO EVEN OUT INCONSISTENCIES IN THE SOD, CLEAN SAND AS APPROVED BY THE LANDSCAPE ARCHITECT OR OWNER SHALL BE UNIFORMLY SPREAD OVER THE ENTIRE SURFACE OF THE SOD AND THOROUGHLY WATERED IN.

5. DURING DELIVERY, PRIOR TO AND DURING THE PLANTING OF THE LAWN AREAS, THE SOD PANELS SHALL AT ALL TIMES BE PROTECTED FROM EXCESSIVE DRYING AND UNNECESSARY EXPOSURE OF THE ROOTS TO THE SUN. ALL SOD SHALL BE INSTALLED DURING THE DAY OF ITS ARRIVAL.

6. LAWN MAINTENANCE:

a) WITHIN THE SITE, THE CONTRACTOR SHALL PRODUCE A DENSE, WELL ESTABLISHED LAWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR AND RE—SODDING OF ALL ERODED, SUNKEN OR BARE SPOTS UNTIL CERTIFICATION OF ACCEPTABILITY BY OWNER OR AS IN THE ORIGINAL WORK SCOPE AND PROCESS (INCLUDING REGRADING. IF NECESSARY).

b) WATER EVERY DAY FOR FOURTEEN (14) SUCCESSIVE DAYS, THEN WATER THREE (3) TIMES PER WEEK (AT EVEN INTERVALS) UNTIL FULLY ESTABLISHED OR UNTIL AUTOMATIC IRRIGATION SYSTEM IS FULLY OPERATIONAL AND PROGRAMMED ACCORDINGLY. COORDINATE WATERING SCHEDULE WITH NATURAL RAINFALL . RAINFALL EVENTS IN DURATION OF TWENTY (20) MINUTES OR MORE THAT PRODUCE MORE THAN A HALF INCH (1/2") OF PRECIPITATION WILL NEGATE THE NEED FOR WATERING THE FOLLOWING DAY IF PREVIOUSLY SCHEDULED. ALL WATERING SHALL BE OF SUFFICIENT QUANTITY TO WET OR RESTORE WATER TO A DEPTH OF FOUR INCHES (4").

P. CLEANUP

1. UPON COMPLETION OF ALL PLANTING WORK AND BEFORE FINAL ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL MATERIAL, EQUIPMENT, AND DEBRIS RESULTING FROM HIS WORK. ALL PAVED AREAS SHALL BE BROOM CLEANED AND THE SITE LEFT IN A NEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE.

Q. PLANT MATERIAL MAINTENANCE

1. ALL PLANTS AND PLANTING MATERIALS INCLUDED UNDER THIS CONTRACT SHALL BE MAINTAINED BY WATERING, CULTIVATING, SPRAYING, AND ALL OTHER OPERATIONS (SUCH AS RE—STAKING OR REPAIRING GUY SUPPORTS) NECESSARY TO INSURE A HEALTHY CONDITION BY THE CONTRACTOR UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER OR OWNER'S DESIGNEE. MAINTENANCE AFTER THE CERTIFICATION OF ACCEPTABILITY SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS IN THIS SECTION. CONTRACTORS ARE REQUESTED TO PROVIDE A BID ESTIMATE TO COVER LANDSCAPE AND IRRIGATION MAINTENANCE FOR A PERIOD OF NINETY (90) CALENDAR DAYS COMMENCING AFTER ACCEPTANCE (SEE NEXT SECTION).

R. MAINTENANCE (ALTERNATE BID ITEM)

1. CONTRACTORS ARE REQUESTED TO PROVIDE A BID ESTIMATE FOR LANDSCAPE AND IRRIGATION MAINTENANCE FOLLOWING THE INITIAL 90—DAY MAINTENANCE PERIOD ON A COST PER MONTH BASIS.

S. GUARANTEE

1. THE LIFE AND SATISFACTORY CONDITION OF ALL PLANT MATERIAL INSTALLED BY THE CONTRACTOR SHALL BE GUARANTEED BY THE CONTRACTOR FOR A MINIMUM OF ONE (1) CALENDAR YEAR COMMENCING AT THE TIME OF CERTIFICATION OF ACCEPTABILITY BY THE OWNER OR OWNER'S DESIGNEE.

2. THE LIFE AND SATISFACTORY CONDITION OF ALL SOD INSTALLED BY THE CONTRACTOR SHALL BE GUARANTEED BY THE CONTRACTOR FOR A MINIMUM OF NINETY (90) CALENDAR DAYS, COMMENCING AT THE TIME OF CERTIFICATION OF ACCEPTABILITY BY THE OWNERS OR OWNER'S DESIGNEE.

3. REPLACEMENT: ANY PLANT NOT IN A HEALTHY, THRIVING GROWING CONDITION SHALL BE REMOVED FROM THE SITE AND REPLACED AS SOON AS WEATHER CONDITIONS PERMIT. SHOULD THE OWNER ELECT, TREES AND PALMS MAY BE GIVEN A PERIOD OF NINETY (90) DAYS BEFORE REMOVAL TO ALLOW THE CONTRACTOR TO RESURRECT THE TREE OR PALM IN QUESTION AND BRING IT TO A THRIVING, HEALTHY CONDITION. ALL REPLACEMENTS SHALL BE PLANTS OF LIKE KIND, CONDITION AND SIZE AS SPECIFIED IN THE PLANT LIST. THEY SHALL BE FURNISHED, PLANTED. AND MULCHED AS SPECIFIED WITHIN THESE SPECIFICATIONS, AT NO ADDITIONAL COST TO THE OWNER. ANY REPAIRS FROM THIS REPLACEMENT MATERIAL SHALL BE SOLELY THE CONTRACTOR'S RESPONSIBILITY. REPLACEMENT MATERIAL SHALL BE GUARANTEED TO A ONE (1) YEAR PERIOD FROM THE DAY OF REPLACEMENT ACCEPTANCE BY THE OWNER. SHOULD REPLACEMENT MATERIAL FAIL WITHIN THE GUARANTEE PERIOD, OWNER MAY OPT FOR A CREDIT OF THE MONETARY AMOUNT FOR THE REPLACEMENT MATERIALS, AT A RATE OF THE ORIGINAL CONTRACT BID RATE, IN LIEU OF AN ADDITIONAL REPLACEMENT.

4. IN THE EVENT THE OWNER ELECTS NOT TO CONTRACT WITH THE CONTRACTOR FOR LANDSCAPE (AND IRRIGATION) MAINTENANCE, THE CONTRACTOR IS ENCOURAGED TO VISIT THE PROJECT SITE PERIODICALLY DURING THE ONE (1) YEAR WARRANTY PERIOD TO EVALUATE MAINTENANCE PROCEDURES BEING PERFORMED BY THE OWNER OR THEIR DESIGNEE, AND SHALL NOTIFY THE OWNER IN WRITING OF MAINTENANCE PROCEDURES OR CONDITIONS WHICH THREATEN VIGOROUS AND HEALTHY PLANT GROWTH OF ITEMS UNDER REPLACEMENT WARRANTY. IT IS SUGGESTED SUCH SITE VISITS SHALL BE CONDUCTED A MINIMUM OF ONCE PER MONTH FOR A PERIOD OF TWELVE (12) MONTHS FROM THE DATE OF ACCEPTANCE.

T. FINAL INSPECTION AND ACCEPTANCE OF WORK

1. FINAL INSPECTION BY OWNER OR THEIR DESIGNEE AT THE END OF THE GUARANTEE PERIOD SHALL INCLUDE PLANTING, CONSTRUCTION AND ALL OTHER INCIDENTAL WORK PERTAINING TO THIS CONTRACT. ANY PLANTS NOT MEETING THE CRITERIA OF HEALTHY, VIGOROUS, AND THRIVING AT THIS TIME, AND THAT HAVE NOT ALREADY BEEN REPLACED PREVIOUSLY UNDER SAID WARRANTY, SHALL BE SUBJECT TO THE SAME ONE (1) YEAR GUARANTEE (OR AS SPECIFIED BY THE OWNER IN WRITING) BEGINNING WITH THE TIME OF REPLACEMENT AND ENDING WITH THE SAME INSPECTION AND ACCEPTANCE HEREIN DESCRIBED.

U. GRADING & DRAINAGE NOTES

1. PRIOR TO COMMENCING ANY EXCAVATION WORK, THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES IN ACCORDANCE WITH THE "DIG SAFE" NOTIFICATION PROCEDURES PROMOTED BY THE RESPECTIVE UTILITY COMPANIES IN FLORIDA, CALL FLORIDA SUNSHINE AT 811.

2. CONTRACTOR SHALL BLEND NEW EARTHWORK SMOOTHLY INTO EXISTING , PROVIDING VERTICAL CURVES OR ROUNDINGS AT ALL TOP AND BOTTOM OF SLOPES.

3. PITCH EVENLY BETWEEN SPOT GRADES. ALL PAVED AREAS MUST PITCH TO DRAIN AT A MINIMUM SLOPE OF ONE—EIGHTH INCH (1/8") PER FOOT. ANY DISCREPANCIES NOT ALLOWING THIS TO OCCUR SHALL BE REPORTED TO THE OWNER PRIOR TO CONTINUING WORK.

4, WHERE NEW PAVING OR EARTHWORK MEETS EXISTING PAVING OR EARTHWORK, SMOOTHLY BLEND LINE AND GRADE OF EXISTING WITH NEW, WHERE EXISTING VEGETATION IS TO REMAIN, MEET EXISTING GRADES; DO NOT FILL ABOVE BASAL FLARE OF EXISTING TREES.

V. UTILITY PLAN NOTES

1. CONTRACTOR SHALL INSTALL SCHEDULE 40 PVC CONDUIT (SLEEVES) FOR ALL IRRIGATION PIPING UNDER ALL PAVEMENT AREAS TO CONNECT ALL LANDSCAPE AREAS.

W. SITE PREPARATION

1. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL MEET THE OWNER AND IDENTIFY TREES AND SHRUBS WHICH ARE TO BE PROTECTED AS WELL AS THOSE WHICH ARE TO BE REMOVED. DO NO CLEARING WITHOUT A CLEAR UNDERSTANDING OF EXISTING CONDITIONS TO BE PRESERVED.

2. TREES AND SHRUBS TO REMAIN SHALL BE PROTECTED BY THE INSTALLATION OF FENCING AT THE DRIP LINE OR AS DIRECTED BY THE OWNER (SEE LANDSCAPE DETAIL SHEET). PROTECTIVE FENCING SHALL BE INSTALLED PRIOR TO CONSTRUCTION, PROTECTIVE FENCING SHALL BE SUFFICIENT TO PREVENT CONSTRUCTION EQUIPMENT FROM COMPACTING SOIL AT THE ROOT ZONE AND DAMAGING TRUNKS AND BRANCHES.

3. IF, IN ORDER TO PERFORM EXCAVATION WORK, IT SHOULD BECOME NECESSARY TO CUT ROOTS OF PLANTS TO BE SAVED, SUCH ROOTS SHOULD BE CUT NEATLY WITH A SMOOTH CLEAN CUT BY A SHARP SAW, COVERED WITH BURLAP, AND KEPT MOIST UNTIL ROOTS ARE BACK FILLED. TEARS OR JAGGED CUTS TO ROOTS ARE UNACCEPTABLE.

4. TREE AND SHRUB REMOVAL SHALL INCLUDE THE FILLING, CUTTING, GRUBBING OUT OF ENTIRE ROOT SYSTEMS AND SATISFACTORY OFF—SITE DISPOSAL OF ALL TREES, SHRUBS, STUMPS, VEGETATIVE AND EXTRANEOUS DEBRIS PRODUCED BY THE REMOVAL OPERATIONS.

5. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE INSIDE AND OUTSIDE THE LIMITS OF CONSTRUCTION DUE TO HIS CONTRACT OPERATIONS.

6. ALL REFUSE, DEBRIS, UNSUITABLE MATERIALS AND MISCELLANEOUS MATERIALS TO BE REMOVED SHALL BE LEGALLY DISPOSED OF OFF—SITE BY CONTRACTOR.

7. ALL INVASIVE EXOTIC VEGETATION SHALL BE DISPOSED OF OR TREATED AS PER THE LOCAL OR REGIONAL GOVERNING AUTHORITIES, REQUIREMENTS OR RECOMMENDATIONS.

X. ROOT CONTROL BARRIER

1. ROOT CONTROL PRODUCT SHALL BE A BIOLOGICAL BARRIER PRODUCT. PRODUCT SHALL BE 810—BARRIER ROOT CONTROL SYSTEM, AS MANUFACTURED BY BBA FIBERWEB/REEMAY, INC. AND DISTRIBUTED BY HORT ENTERPRISES, INC.
HORT ENTERPRISES, INC.
P.O. BOX 2448
POMPANO BEACH, FL 33061
1—800—966—4678

2. PRODUCT SHALL BE A BIOLOGICAL BARRIER UTILIZING LIME—RELEASE CAPSULES INTEGRATED INTO A GEOTEXTILE FABRIC. ACTIVE HERBICIDE SHALL BE TRIFLURALIN, AND MINIMUM TIME RELEASE OF EFFECTIVE PRODUCT SHALL BE 1—5 YEARS IN THE MOST ADVERSE CONDITIONS FOR SUCH A PRODUCT.

3. PRODUCT SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS AND INSTRUCTIONS FOR ROOT CONTROL SYSTEMS.

4. USE PRODUCT WHERE TREES ARE WITHIN EIGHT FEET (8') OR LESS OF HARDSCAPE SURFACES INCLUDING CURBS, SIDEWALKS, STEPS, AND ROADWAYS.

5. SPECIFY 1 9.5" WIDTH OPTION.

6. WHERE CONDITIONS REQUIRE PRODUCT AS SET FORTH IN NO. 4 ABOVE, USE PRODUCT AT LEAST TEN FEET (10') IN EITHER DIRECTION FROM THE CENTER OF TRUNK ALONG LINEAR FEATURES SUCH AS CURBS, WALKWAYS, ETC. THE INTENT OF THIS SPECIFICATION IS TO PROVIDE A ROOT CONTROL SYSTEM WHERE ROOTS WOULD LIKELY CAUSE PHYSICAL DAMAGE TO ADJACENT HARDSCAPE SURFACES, FOUNDATIONS, OR OTHER ELEMENTS THAT MAY RECEIVE DAMAGE FROM ROOT SYSTEMS OF TREES.

7. SEE WWW.BIOBARRIER.COM FOR ADDITIONAL INFORMATION AND PRODUCT SPECIFICATION.

Y. IRRIGATION

1. CONTRACTOR TO PROVIDE AN IRRIGATION DESIGN FOR BOTH LAWN AND BED AREAS. DESIGN TO BE SUBMITTED TO PROJECT LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL. CONTRACTOR TO VERIFY STATIC PRESSURE PRIOR TO DESIGN. CONTRACTOR IS RESPONSIBLE FOR ANY PRESSURE REDUCING DEVICES REQUIRED TO MEET PRESSURE REQUIREMENTS. SYSTEM DESIGN TO SHOW ALL VALVES, PIPING, HEADS, BACKFLOW PREVENTION, METERS, AND CONTROLLERS. ALL SLEEVES IN PAVEMENT AREAS MUST BE SHOWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR BACKFLOW PREVENTION DEVICE INSTALLATION AND PERMITTING. CONTRACTOR SHALL NOT INSTALL IRRIGATION IN RIGHT—OF—WAY UNLESS REQUIRED BY CITY. NETAFIM DRIP IRRIGATION TO BE INSTALLED IMMEDIATELY AROUND BUILDING TO PREVENT WATER SPRAY ON BUILDING, WALKS, AND WINDOWS. NETAFIM PIPING TO BE BURIED JUST BENEATH SOIL SURFACE AND COVERED INSTALLED BY AN OWNER APPROVED CONTACTOR .

2. DESIGNED SYSTEM SHALL CONSIST OF AN AUTOMATIC, UNDERGROUND IRRIGATION SYSTEM PROVIDING 100% COVERAGE WITH 100% OVERLAP, AND CONTAINING A RAIN SENSOR INSTALLED BY AN OWNER APPROVED CONTACTOR. THIS SYSTEM SHALL BE INSTALLED AND OPERATIONAL WITHIN TEN (10) DAYS OF THE INITIAL LANDSCAPE INSTALLATION.

SITE NOTES

1. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS IN THE FIELD AND REPORT ANY DISCREPANCIES IN THE SITE SURVEY TO THE OWNER PRIOR TO STARTING WORK.

GENERAL PLANTING NOTES

1. THE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTING SHOWN ON THIS DRAWING.

2. ALL BIODEGRADABLE BURLAP SHALL BE UNTIED AND PULLED DOWN TO EXPOSE THE TOP 1/3 OF THE BALL. WIRE BASKETS AND OTHER NON—BIODEGRADABLE MATERIALS ATTACHED TO PLANTS SHALL BE REMOVED PRIOR TO PLANTING. CARE SHALL BE TAKEN NOT TO BREAK OR DISTURB ROOT BALL OF PLANTS.

3. ALL PLANTS SHALL BE WATERED BY HAND IN SUFFICIENT QUANTITIES TO THOROUGHLY WET ENTIRE ROOT SYSTEM IMMEDIATELY AFTER PLANTING.

4. PLANTS SHALL BE GUARANTEED TO A PERIOD OF ONE (1) YEAR AFTER ACCEPTANCE OF THE PROJECT AND SHALL BE VIGOROUS AND THRIVING AT THE END OF THE GUARANTEE PERIOD SEE SECTIONS S, GUARANTEE FOR MORE DETAILS.

5. CONTRACTOR SHALL LOCATE AND VERIFY ALL EXISTING UTILITY LINES PRIOR TO PLANTING AND SHALL REPORT ANY CONFLICTS TO THE OWNER.

6. CONTRACTOR SHALL FAMILIARIZE HIM/HER SELF WITH THE LIMITS OF WORK AND EXISTING CONDITIONS AND VERIFY ALL INFORMATION. IF DISCREPANCIES EXIST, CONTRACTOR SHALL NOTIFY OWNER OR OWNER'S DESIGNEE IN WRITING WITHIN SEVEN (7) CALENDAR DAYS OF NOTICE TO PROCEED.

7. CONTRACTOR SHALL VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES AND OBTAIN AS—BUILT INFORMATION. DRAWINGS WERE PREPARED ACCORDING TO THE BEST INFORMATION AVAILABLE AT THE TIME. CONTRACTOR SHALL NOTIFY OWNER'S REPRESENTATIVE IN WRITING WITHIN SEVEN (7) CALENDAR DAYS OF NOTICE TO PROCEED OF ANY DISCREPANCIES.

8. CONTRACTOR SHALL NOTIFY ALL NECESSARY UTILITY COMPANIES FORTY—EIGHT (48) HOURS MINIMUM PRIOR TO DIGGING FOR VERIFICATION OF ALL UNDERGROUND UTILITIES AND OTHER OBSTRUCTIONS AND COORDINATE WITH OWNER'S DESIGNEE IN WRITING PRIOR TO INITIATING OPERATIONS.

9. CONTRACTOR SHALL TAG AND NUMBER ALL PLANT MATERIAL TO BE RELOCATED. THE CONTRACTOR SHALL FULLY ASSIST AND COORDINATE THIS WORK WITH THE OWNER'S DESIGNEE PRIOR TO INITIATING FIELD DIGGING THE TREES.

10. LOCATIONS OF RELOCATED PLANT MATERIAL ARE APPROXIMATED ON THE DRAWINGS. EXACT LOCATIONS OF RELOCATED PLANT MATERIAL WILL BE CLARIFIED BY THE OWNER'S DESIGNEE ON SITE.

11. THE CONTRACTOR SHALL BEAR ALL COSTS OF TESTING SOILS, AMENDMENTS, ETC. ASSOCIATED WITH THE WORK AND INCLUDED IN THE SPECIFICATIONS.

12. TYPICALLY, SHRUB AND GROUNDCOVER PLANTINGS ARE SHOWN IN MASS PLANTING BEDS. PLANTS SHALL BE PLACED ON A LINEAR SPACING CONFIGURATION AROUND BUILDING FOUNDATION AS SHOWN ON DRAWING. PLANT CENTER TO CENTER DIMENSIONS (O.C.) ARE LISTED ON THE PLANT LIST. FOR PERIMETER AND PARKING ISLAND SPACING, USE THE TRIANGULAR SPACING METHOD.

13. CONTRACTOR SHALL FIELD STAKE THE LOCATIONS OF ALL PLANT MATERIAL PRIOR TO INITIATING INSTALLATION FOR THE REVIEW AND APPROVAL OF THE OWNER'S DESIGNEE.

14. CONTRACTOR SHALL FIELD ADJUST LOCATION OF PLANT MATERIAL AS NECESSARY TO AVOID DAMAGE TO ALL EXISTING UNDERGROUND UTILITIES AND/OR EXISTING ABOVE GROUND ELEMENTS. ALL CHANGES REQUIRED SHALL BE COMPLETED AT THE CONTRACTOR'S EXPENSE AND SHALL BE COORDINATED WITH THE OWNER'S DESIGNEE.

15. ALL PLANTING AREAS, UNLESS OTHERWISE NOTED, SHALL INCLUDE THREE INCH (3") LAYER OF MULCH AS PER THE SPECIFICATIONS.

16. ALL TREES PLANTED IN LAWN AREA SHALL RECEIVE A THREE FOOT DIAMETER (3') MULCH RING AT DEPTH OF THREE INCHES (3").

17. ALL EXISTING TREES TO REMAIN IN LAWN AREA SHALL RECEIVE A MULCH RING TWO FEET (2') OUT FROM EDGE OF TRUNK OR TO THE LIMIT OF THE ADJACENT LAWN AREA AT A DEPTH OF THREE INCHES (3") AS PER THE SPECIFICATIONS,

18. ANY SUBSTITUTIONS IN SIZE AND/OR PLANT MATERIAL MUST BE APPROVED BY THE OWNER'S DESIGNEE IN WRITING. ALL PLANTS WILL BE SUBJECT TO APPROVAL BY OWNER'S DESIGNEE BEFORE PLANTING CAN BEGIN.

19. PLANT LIST QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. IN THE EVENT OF QUANTITY DISCREPANCIES, THE DRAWING SHALL TAKE PRECEDENCE. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.

20. CONTRACTOR SHALL REFER TO THE LANDSCAPE PLANTING DETAILS, PLANT LIST, GENERAL NOTES AND THE PROJECT MANUAL AND SPECIFICATIONS FOR FURTHER AND COMPLETE INSTRUCTIONS.

21. ALL UTLITY BOXES, CLEANOUTS, ETC., SHALL BE PAINTED GREEN IF IN GRASS AREAS AND BROWN IF IN MULCH AREAS.

22. THIS SITE MAY CONTAIN EXISTING TREES WHICH REQUIRE TRIMMING AND/OR PRUNING. THE LANDSCAPE COMPANY/CONTRACTOR MUST HAVE A CERTIFIED ARBORIST ON STAFF TO ENSURE PROPER ISA HORTICULTURAL PROCEDURES ARE FOLLOWED REGARDING THE TRIMMING, PRUNING, TRANSPLANTING, ETC. OF THESE TREES.

THOMAS ENGINEERING GROUP
CIVIL ENGINEERS - PROJECT MANAGERS - LAND PLANNING - LANDSCAPE ARCHITECTS
1000 CORPORATE DR. SUITE 250 FT. LAUDERDALE, FL 33334 P: 954-202-7000
4950 W. KENNEDY BLVD. SUITE 600 TAMPA, FL 33609 P: 813-379-4100
125 W INDIANTOWN RD. SUITE 206 JUPITER, FL 33458 P: 561-203-7503

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REV:	DATE:	COMMENT:	BY:

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PROJECT No.: F150117
DRAWN BY: RJK
CHECKED BY: MDG
DATE: 2/22/2016
CAD I.D.: F150117-LANDSCAPE PLAN

PROJECT:

ABC FINE WINE & SPIRITS

FOR

EDGEWOOD INVESTMENT PARTNERS

NORTH MIAMI BEACH
FLORIDA

THOMAS ENGINEERING GROUP
RADICE III
1000 CORPORATE DRIVE, SUITE 250
FORT LAUDERDALE, FL 33334
PH: (954) 202-7000
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MICHAEL D. GROSSWIRTH
REGISTERED LANDSCAPE ARCHITECT
March 29, 2016
FLORIDA LICENSE No. 6666871
FLORIDA BUSINESS CERT. OF AUTH. No. 27528

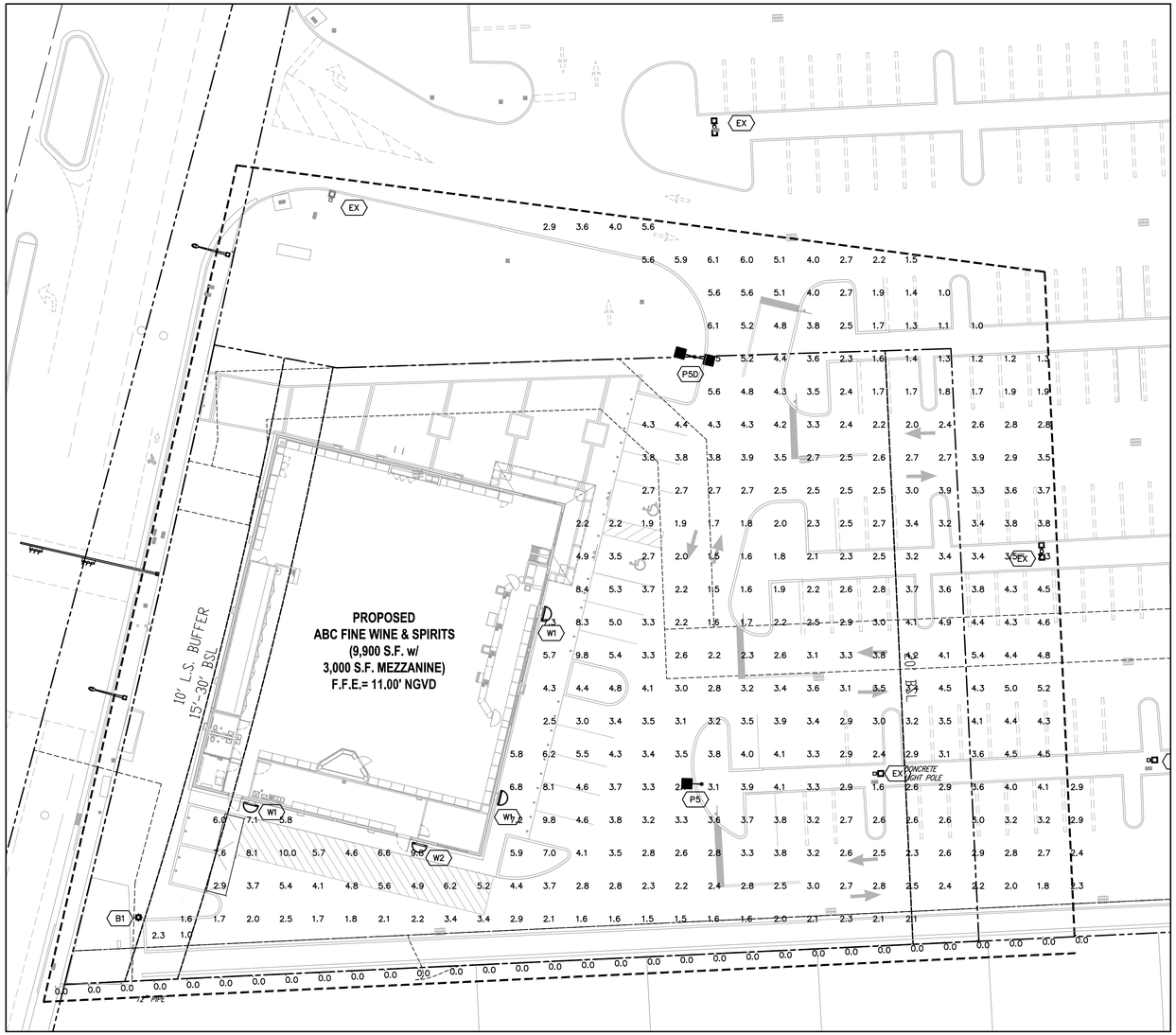
SHEET TITLE:

GENERAL NOTES

SHEET NUMBER:

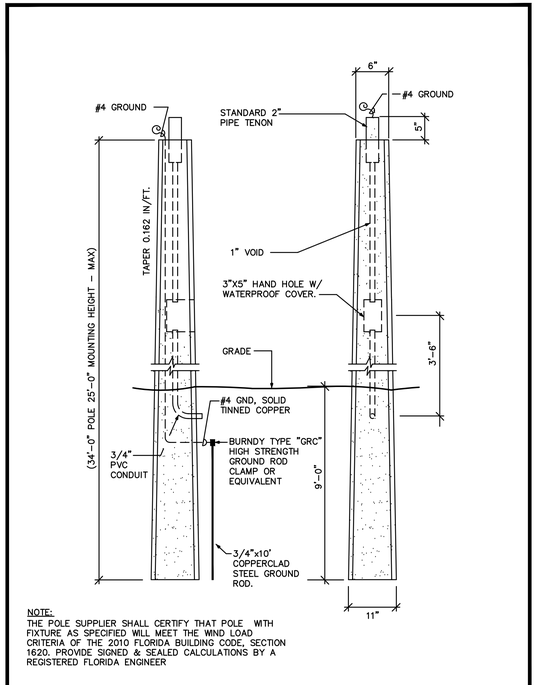
L-03

Printed on Tuesday, March 29, 2016, 4:38 PM by Angelina Rosenberg
G:\2015\F150117 – TARGET, NORTH MIAMI BEACH\DWG\LANDSCAPE\F150117-LANDSCAPE PLAN-----LAYOUT: L-03 GENERAL NOTES



SITE PHOTOMETRIC PLAN

1"=20'-0"



NOTE:
THE POLE SUPPLIER SHALL CERTIFY THAT POLE WITH FIXTURE AS SPECIFIED WILL MEET THE WIND LOAD CRITERIA OF THE 2010 FLORIDA BUILDING CODE, SECTION 1620. PROVIDE SIGNED & SEALED CALCULATIONS BY A REGISTERED FLORIDA ENGINEER

CONCRETE POLE DETAIL

NOT TO SCALE

Luminaire Schedule								
Symbol	Label	[MANUFAC]	Description	Qty	Arrangement	Total Lamp Lumens	LLF	Lum. Watts
	EX	EXISTING LIGHTPOLE						
	P5D	Lithonia Lighting	KVF2 400M SYMFL (PULSE START)	2	D180	42000	0.720	456
	P5	Lithonia Lighting	KVF2 400M SYMFL (PULSE START)	1	SINGLE	42000	0.720	456
	W1	Lithonia Lighting	ASW2 250M SR4SC (PULSE START) MTD @ 15'	3	SINGLE	25000	0.720	295
	W2	Lithonia Lighting	ASW2 250M SR3 (PULSE START MTD @ 15')	1	SINGLE	25000	0.720	296
	B1	Lithonia Lighting	KBD8 32TRT LV	1	SINGLE	2400	0.85	36

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
PROPERTY LINE-SOUTH	Illuminance	Fc	0.00	0.0	0.0	N.A.	N.A.
SCOPE_Planar	Illuminance	Fc	3.45	10.0	1.0	3.45	10.00

GENERAL NOTE

A CERTIFIED REPORT FROM A CREDITABLE ELECTRICAL OR LIGHTING ENGINEER/CONTRACTOR TO VERIFY THAT THE PHOTOMETRIC PLAN MEETS THE APPROVED PLAN WILL BE REQUIRED PRIOR TO ANY CERTIFICATE OF APPROVAL BEING ISSUED.

ANY ACCEPTABLE ALTERNATE/SUBSTITUTE MUST BE APPROVED IN WRITING PRIOR TO BID DATE.
TO CONFIRM THAT THE SPECIFIED PHOTOMETRIC CRITERIA HAS BEEN MET, A COMPUTER DISK CONTAINING THE IES PHOTOMETRIC FILE FOR THE PROPOSED ALTERNATE/SUBSTITUTION MUST BE SUBMITTED TO KAMM CONSULTING ENGINEERS FOR EVALUATION NO LESS THAN 10 DAYS PRIOR TO BID.

PERMIT ISSUED	-
CONSTRUCTION ISSUED	-

revision	date

KAMM Consulting
1407 West Newport Center Drive
Deerfield Beach, Florida 33442
Phone: 954.570.9876 Fax: 954.570.9220
engineering@kammconsulting.com
Certification of Authorization #6189

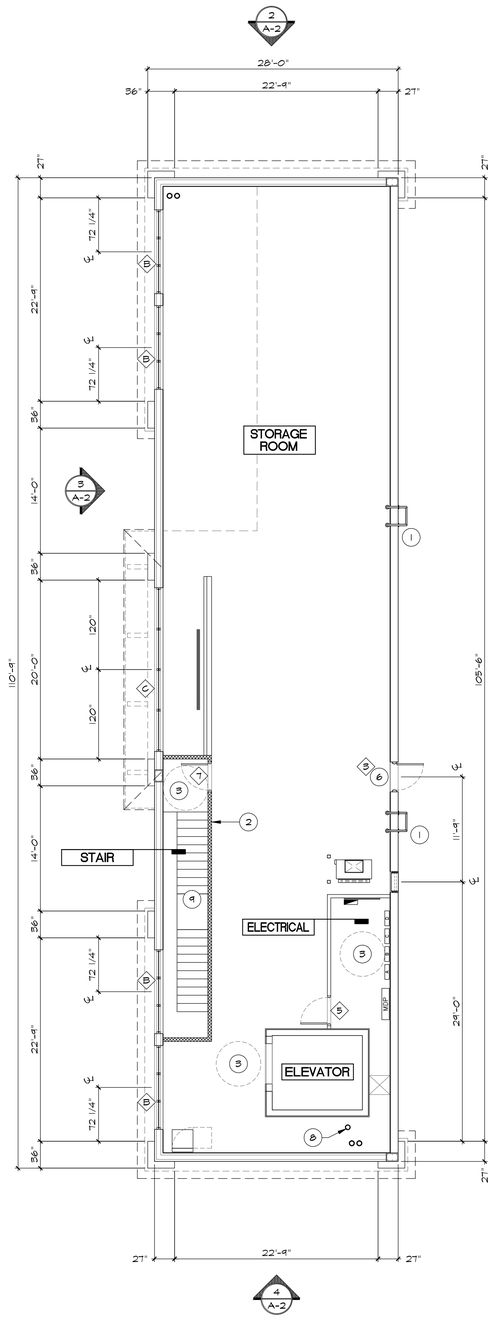
4-19-16
date
signed

project title:
ABC FINE WINE & SPIRITS NORTH MIAMI BEACH
FOR
EIP AT NMB, LLC & TARGET CORPORATION

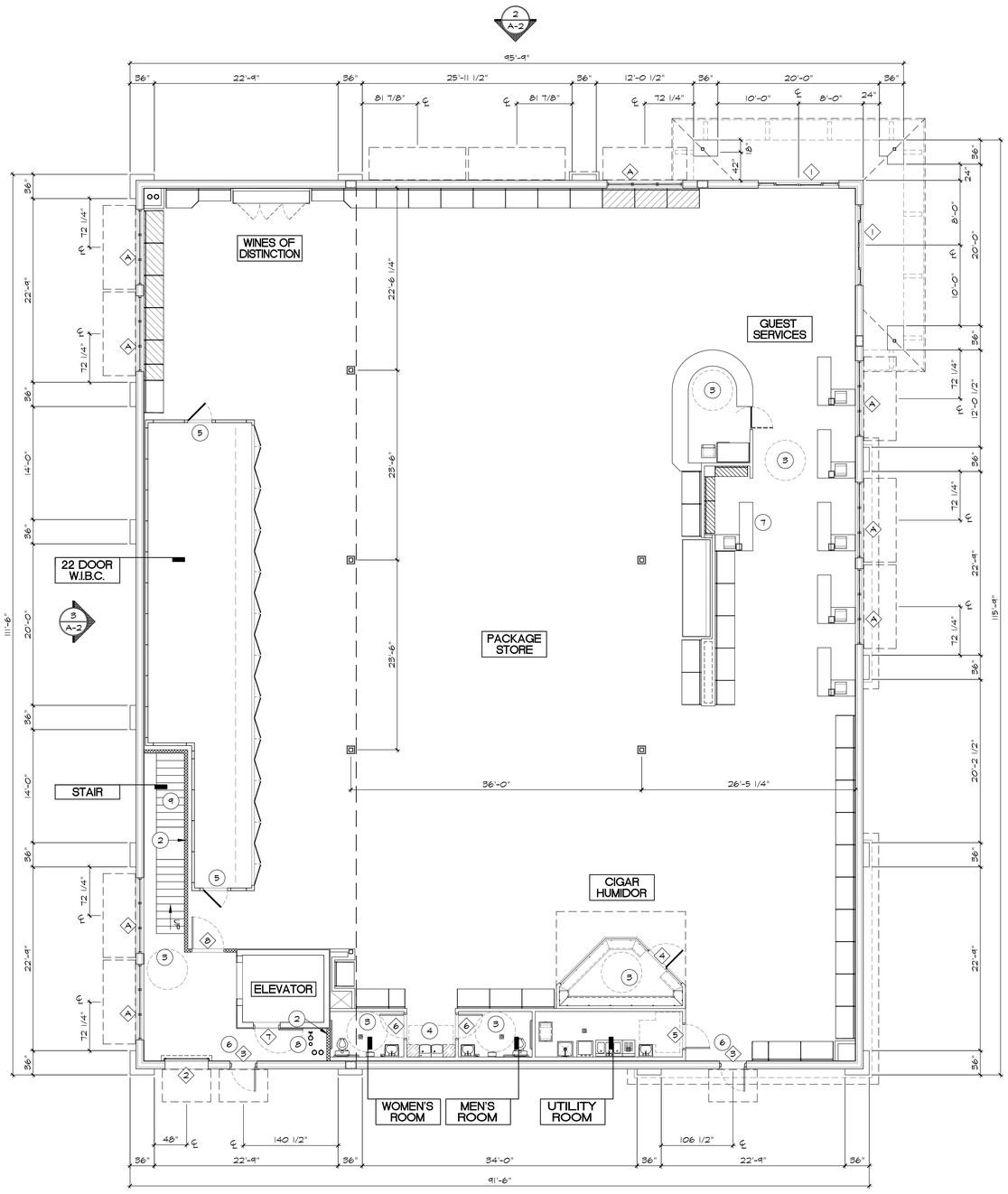
sheet title:
SITE PHOTOMETRIC PLAN

projt. no.:	2016-0239
project manager:	GK
checked by:	LTC/RAK
scale:	AS NOTED
date:	3/22/16

sheet
E1.1
project



1 A-1 SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



2 A-1 GROUND FLOOR PLAN
SCALE: 1/8" = 1'-0"

TRUE NORTH
PROJECT NORTH

LEGEND

- SECTION NUMBER
- SHEET NUMBER WHERE SECTION IS DRAWN
- WALL / BUILDING SECTION SYMBOL AND ELEVATION SYMBOL
- REVISION SYMBOL AND NUMBER
- DOOR / WINDOW SYMBOL AND NUMBER
- KEY NOTE SYMBOL
- EXTERIOR ICF WALL
- WALL, 1/2" DRYWALL OVER 3 5/8" 20 GA. METAL STUDS
- 1-HR FIRE RATED PARTITION, SEE DETAIL ON SHEET A-3

KEY NOTES

1. ROOF ACCESS LADDER. REFER TO ROOF PLAN FOR ADDITIONAL INFORMATION.
2. 1-HR FIRE WALL UL-465
3. 60" Ø CLEAR FLOOR SPACE FOR H/C ACCESS (TYPICAL) REFER TO P-1 & P-2 RESTROOMS DETAILS AND ELEVATIONS FOR ADDITIONAL INFORMATION.
4. 30" x 48" CLEAR FLOOR SPACE FOR H/C ACCESS.
5. COOLER DOOR BY W.I.B.C. MANUF.
6. INTERIOR PREP ONLY FOR DOOR BOLT INSTALLED @ 32" TO CENTER
7. H/C ACCESS AT EACH REGISTER, TYPICAL.
   30" X 60" MIN. CLEAR FLOOR SPACE FOR PARALLEL APPROACH
   36" X 48" MIN. CLEAR FLOOR SPACE FOR FORWARD APPROACH
8. WATER RISER CLOSET. LOCATION OF INCOMING WATER LINE FOR FIRE SPRINKLER SYSTEM. REFER TO FIRE SUPPRESSION PLANS FOR ADDITIONAL INFORMATION
9. REFER TO MANUFACTURER / FABRICATOR SHOP DRAWINGS FOR FOR STAIR DIMENSIONS AND DETAILS.

DOOR SCHEDULE

MARK	QTY	SIZE	ELEVATION
1	2	10'-0" X 7'-8" X 6"	SHEET A-2
2	1	5'-0" X 7'-0"	SHEET A-2
3	3	3'-0" X 6'-8" X 1 3/4"	A
4	1	3'-0" X 6'-8" X 4"	B
5	2	3'-0" X 6'-8" X 1 3/4"	A
6	2	3'-0" X 6'-8" X 1 3/4"	A
7	2	3'-0" X 6'-8" X 1 3/4"	A (FIRE RATED)
8	1	4'-0" X 6'-8" X 1 3/4"	A (FIRE RATED)

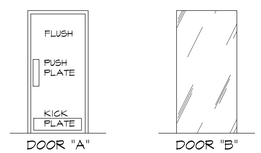
WINDOW SCHEDULE

REFER TO DETAIL SHEET A- FOR ADDITIONAL INFORMATION.

MARK	QTY	SIZE	ELEVATION
A	8	9'-4" WIDE x 6'-6" TALL	SHEET A-2
B	4	9'-4" WIDE x 3'-3" TALL	SHEET A-2
C	1	18'-4" WIDE x 7'-7" TALL	SHEET A-2

DOOR SCHEDULE NOTES:

1. ARM-A-DOR #A101-002 HARDWIRE KIT A107-002 1 1/8" MORTISE CYLINDER
2. PDQ INDUSTRIES INT. ONLY DOOR BOLT KV SERIES, 32D FIN.
3. KICK PLATE: 12"X 34" ROCKWD. STAINLESS STL.



3 A-1 DOOR ELEVATIONS
SCALE: 1/4" = 1'-0"

REVISIONS	BY

DESIGN CONSTRUCTION INTERNATIONAL LLC
AA26000718
DCI
321 MONTGOMERY RD
SUITE #160958
ALTAMONTE SPRINGS, FL 32716
OFFICE:
(407) 504-4489

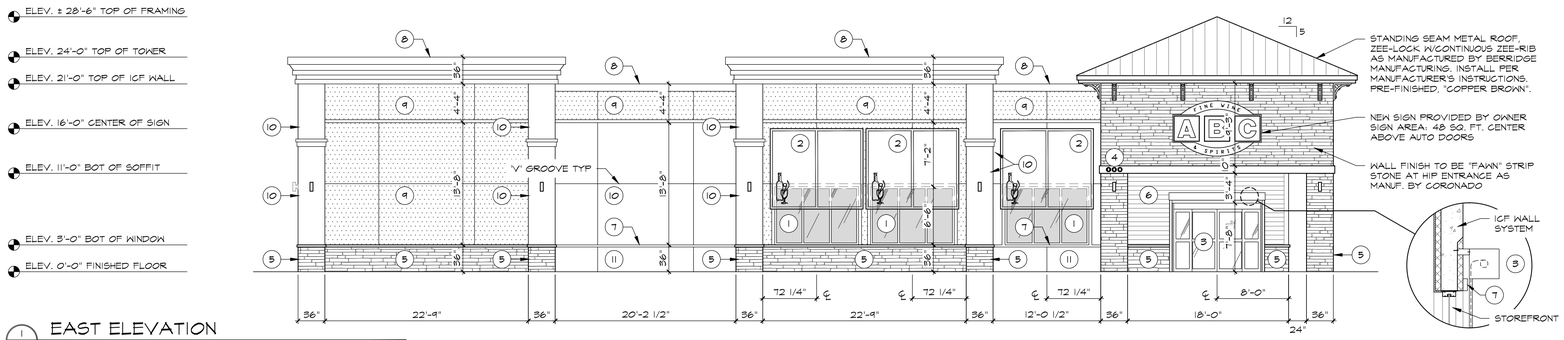
ABC LIQUORS, INC.
8989 S. ORANGE AVE. - ORLANDO, FLA. 32809

ABC STORE NO. 51 b
TRACT "A" - ANNA LOUISA KAY SUBDIVISION NORTH MIAMI BEACH, FLORIDA

DRAWN:	M. MAISCO
CHECKED:	S. RIVERA
DATE:	03 / 23 / 16
SCALE:	AS NOTED
JOB No:	51 b

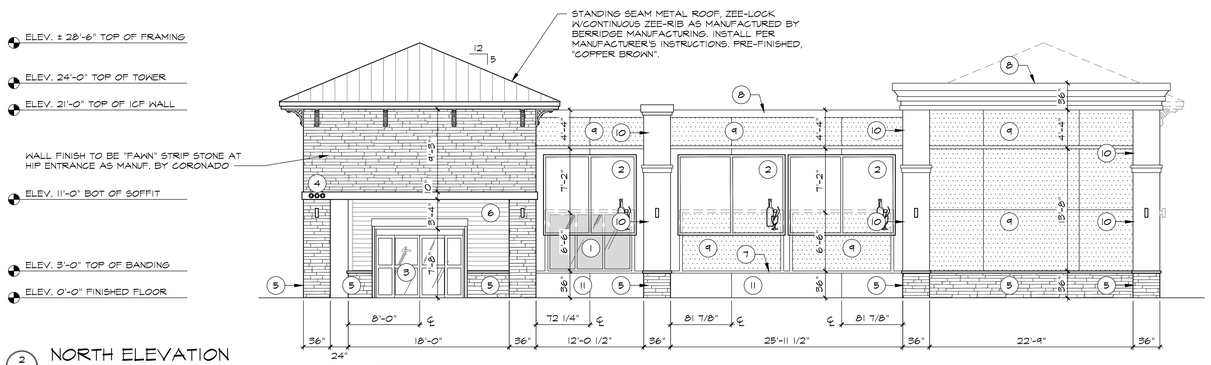
SHEET
A-1

FLOOR PLAN



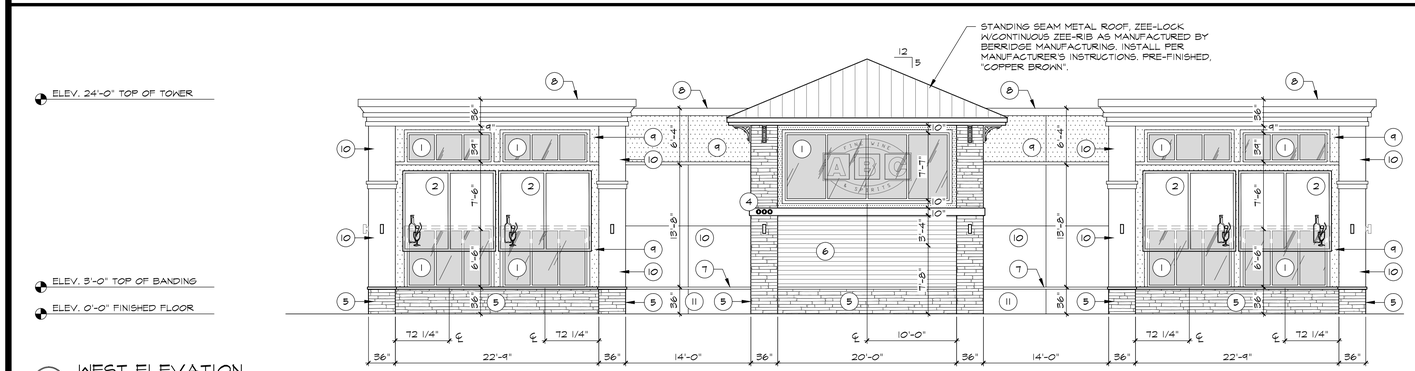
1 A-2 EAST ELEVATION

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



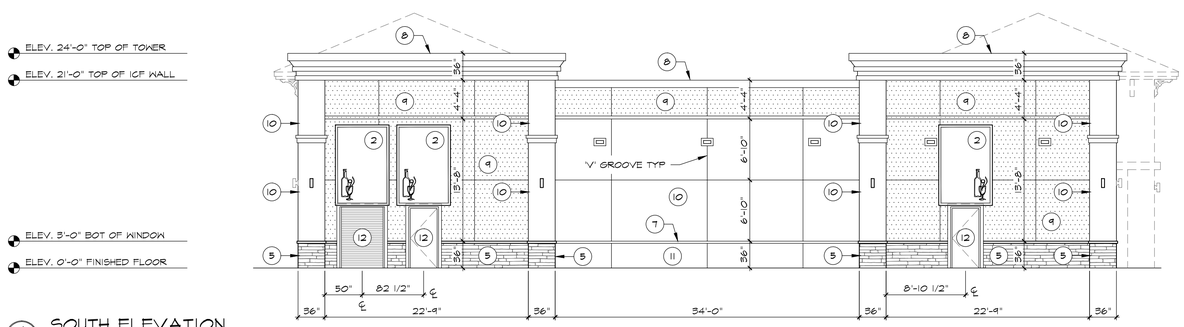
2 A-2 NORTH ELEVATION

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



3 A-2 WEST ELEVATION

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



4 A-2 SOUTH ELEVATION

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

WALL SIGNS:

UNDER SEPERATE PERMIT

WALL SIGN PERMITTED: ON FACE OF ENTRANCE ONLY, 1 SF PER LF OF BUILDING FRONTAGE, NOT TO EXCEED 75% OF WALL WIDTH

WALL SIGN CALCULATION:

ENTRANCE HIP NORTH FACE: 95'-0" LF OF FACADE:
1 LF x 95'-0" = 115 75% OF 95 = 71.25 SF
71.25 SF ALLOWABLE
(1) 48 SF SIGN PROPOSED

KEY NOTES:

1. ALUMINUM FLUSH GLAZED STOREFRONT SYSTEM W/ 1/4" LAMINATED SAFETY GLASS. ALL STORE FRONT WINDOWS SHALL BE PROVIDED W/ REMOVABLE .050" ALUMINUM STORM PANEL AS MANUFACTURED BY ALL BRONARD HURRICANE PANEL INC., OR EQUAL. ALL STOREFRONT WINDOW FRAMES TO HAVE DARK BRONZE FINISH.
2. 14 GA PREFINISHED "COPPER BROWN" SHEET METAL AWNING W/ 1" SQ ALUMINUM TUBE REINFORCING. MOUNTED ABOVE STOREFRONT WINDOWS AT 30° ANGLE.
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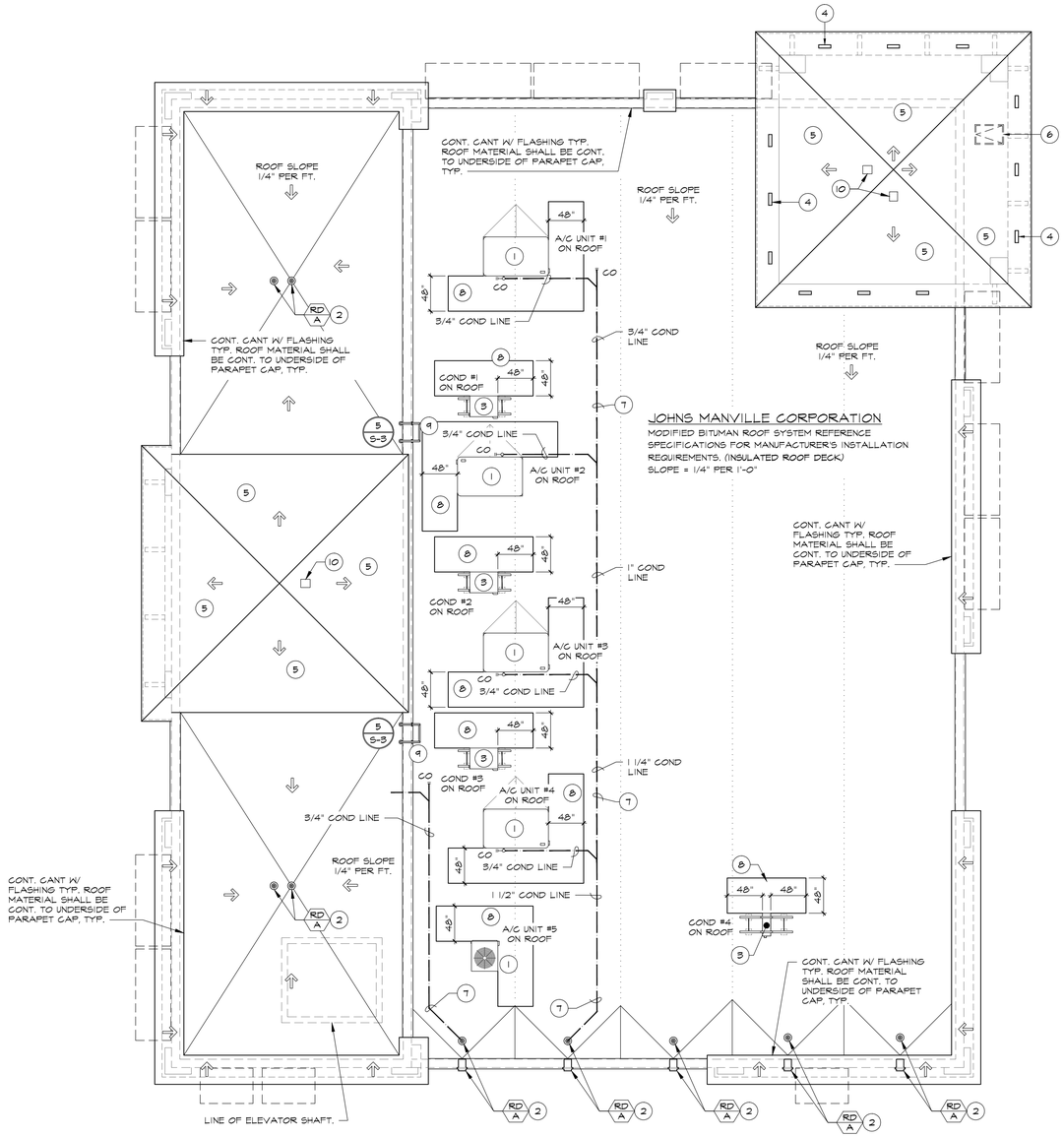
ABC STORE NO. 51 b
TRACT 'A' - ANNA LOUISA KAY SUBDIVISION NORTH MIAMI BEACH, FLORIDA

EXTERIOR ELEVATIONS

DRAWN:	M. MAISCO
CHECKED:	S. RIVERA
DATE:	03 / 23 / 16
SCALE:	AS NOTED
JOB No:	51 b

SHEET

A-2



ROOF DRAIN & SCUPPER SIZING

ROOF DRAINS SIZED USING FBC PLUMBING 2010 SECTIONS 1105 AND 1106.

MIN. 4"Ø VERTICAL ROOF DRAIN (649 - 4,140 SF @ 4.5 INCHES PER HOUR OF RAIN) PER TABLE 1106.2

SCUPPERS ARE DESIGNED PER FBC 2010, SECTION 1503.4 AND PLUMBING CODE SECTION 1106

4" x 10" SCUPPER OPENING TO BE INSTALLED (1995 - 2992 SF @ 4.5 INCHES PER HOUR OF RAIN) PER TABLE TABLE 1106.7 AND FBC 2010, SECTION 1503.4. GALVANIZED METAL FLASHING AT EACH SCUPPER. FLASHING SHALL EXTEND 4" BEYOND WALL FACE AND BE LOCATED A MIN. 2" / MAX. 4" ABOVE ROOF SURFACE. TYP. OF 8 LOCATIONS

SECONDARY (EMERGENCY) ROOF DRAINS
SHALL BE SIZED IN ACCORDANCE WITH SECTION 1106 BASED ON THE RAINFALL RATE FOR WHICH THE PRIMARY SYSTEM IS SIZED IN TABLES 1106.2(1), 1106.2(2), 1106.3 AND 1106.6. THE FLOW THROUGH THE PRIMARY SYSTEM SHALL NOT BE CONSIDERED WHEN SIZING THE SECONDARY ROOF DRAIN SYSTEM.

ROOF PLAN KEY NOTES:

1. A/C UNIT ON FACTORY FABRICATED ROOF CURB. REFER TO MECHANICAL AND STRUCTURAL PLANS FOR ADDITIONAL INFORMATION.
2. REFER TO PLUMB. PLANS FOR CONTINUATION OF RAIN WATER LEADERS (RWL AND ADDITIONAL INFORMATION TYPICAL.
3. REFER TO STRUCTURAL PLANS FOR ADDITIONAL FRAMING AND BRACING FOR RTUS., TYPICAL.
4. 16" X 4" ALUMINUM SOFFIT VENT, BACKED WITH INSECT SCREEN LOCATED AT SOFFIT.
5. STANDING SEAM METAL ROOFING "COPPER BROWN" COLOR AS MANUF. BY BERRIDGE, #30 FELT OVER CDX PLYWOOD. REFER TO MANUFACTURERS INSTALLATION REQUIREMENTS.
6. PROVIDE AND INSTALL 24" x 36", 16 GA. INSPECTION HATCH WITH KEYED LOCKING MECHANISM IN SOFFIT BELOW ENTRANCE CANOPY
7. A/C CONDENSATE DRAIN LINE ON UV PROTECTED PLASTIC ROOF STANDS. TERMINATE WITH 90° ELBOW DOWN INTO ROOF DRAIN.
8. ROOF WALK PADS MANUF. BY SOFREMA ROOFING SYSTEM.
9. SHIPS LADDER SEE DETAIL
10. ROOF VENT - OHAGAN NO. UBBINK-LAS, OR EQ. TYP. OF 2

RD A. PRIMARY AND AUXILIARY ROOF DRAIN. ZURN MODEL NO. Z-121 12" DIAMETER ROOF DRAIN, DURA-COATED CAST IRON BODY WITH COMBONATION MEMBRANE FLASHING CLAMP / GRAVEL GUARD AND LOW SILHOUETTE CAST IRON DOME WITH 4"Ø RWL

1 A-10 ROOF PLAN
SCALE: 1/8" = 1'-0"

TRUE NORTH PROJECT NORTH

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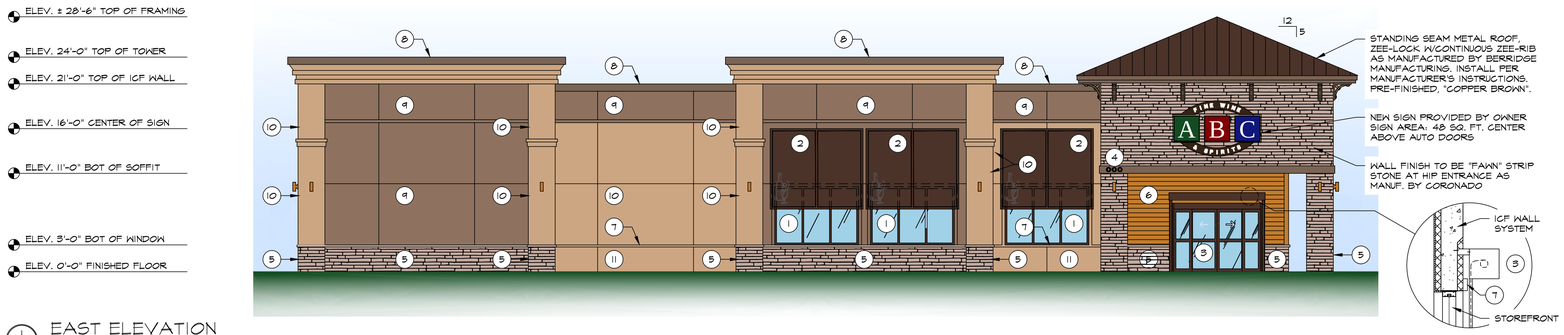
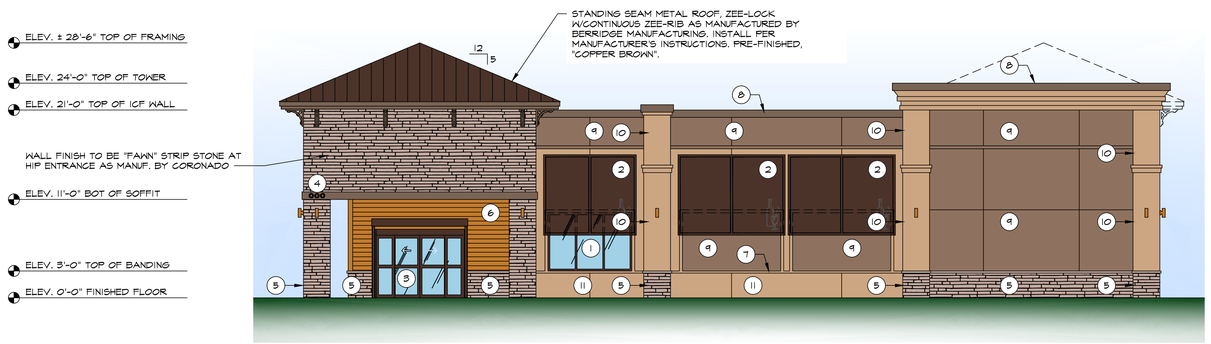
A-10

ROOF PLAN



1 CE EAST ELEVATION

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



2 CE NORTH ELEVATION

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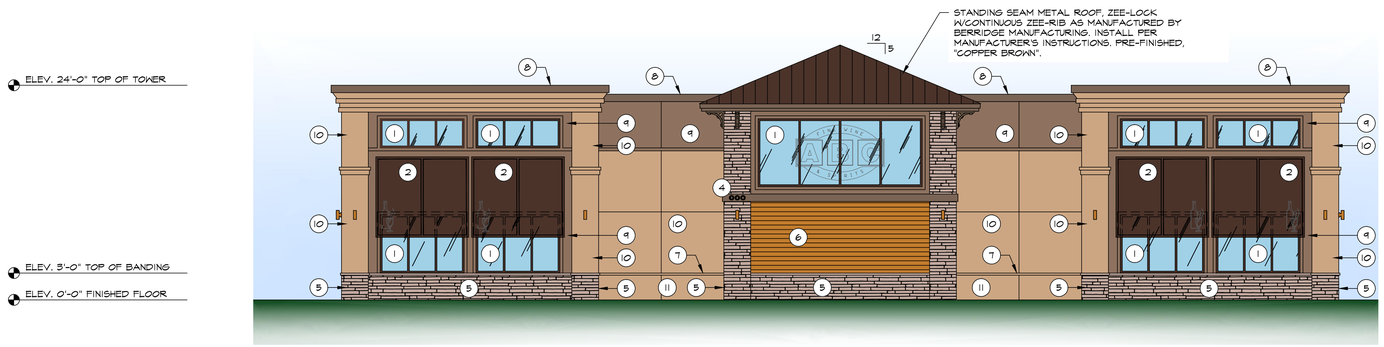

3 CE WEST ELEVATION

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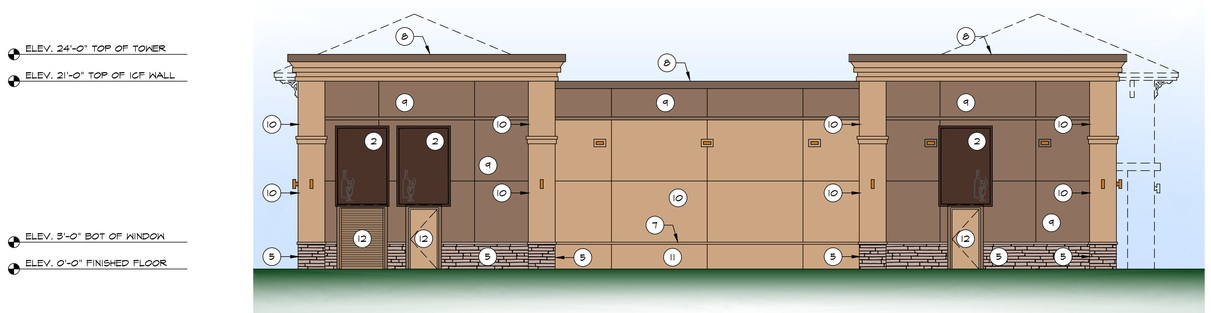

4 CE SOUTH ELEVATION

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

WALL SIGNS:

UNDER SEPERATE PERMIT

WALL SIGN PERMITTED: ON FACE OF ENTRANCE ONLY, 1 SF PER LF OF BUILDING FRONTAGE, NOT TO EXCEED 75% OF WALL WIDTH

WALL SIGN CALCULATION:

ENTRANCE HIP EAST FACE: 115'-0" LF OF FACADE:
1 LF x 115'-0" = 115 75% OF 115 = 86.25 SF
86.25 SF ALLOWABLE
(1) 48 SF SIGN PROPOSED

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