



LANDSCAPE ARCHITECTURE
 LAND PLANNING
 URBAN DESIGN
 2309 E. OAKLAND PARK BLVD. SUITE 300
 FORT LAUDERDALE, FLORIDA 33308 USA
 TEL: 954.533.8209
 www.andresmontero.com

Rev.	Date:	Description:
1		
2		
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5		
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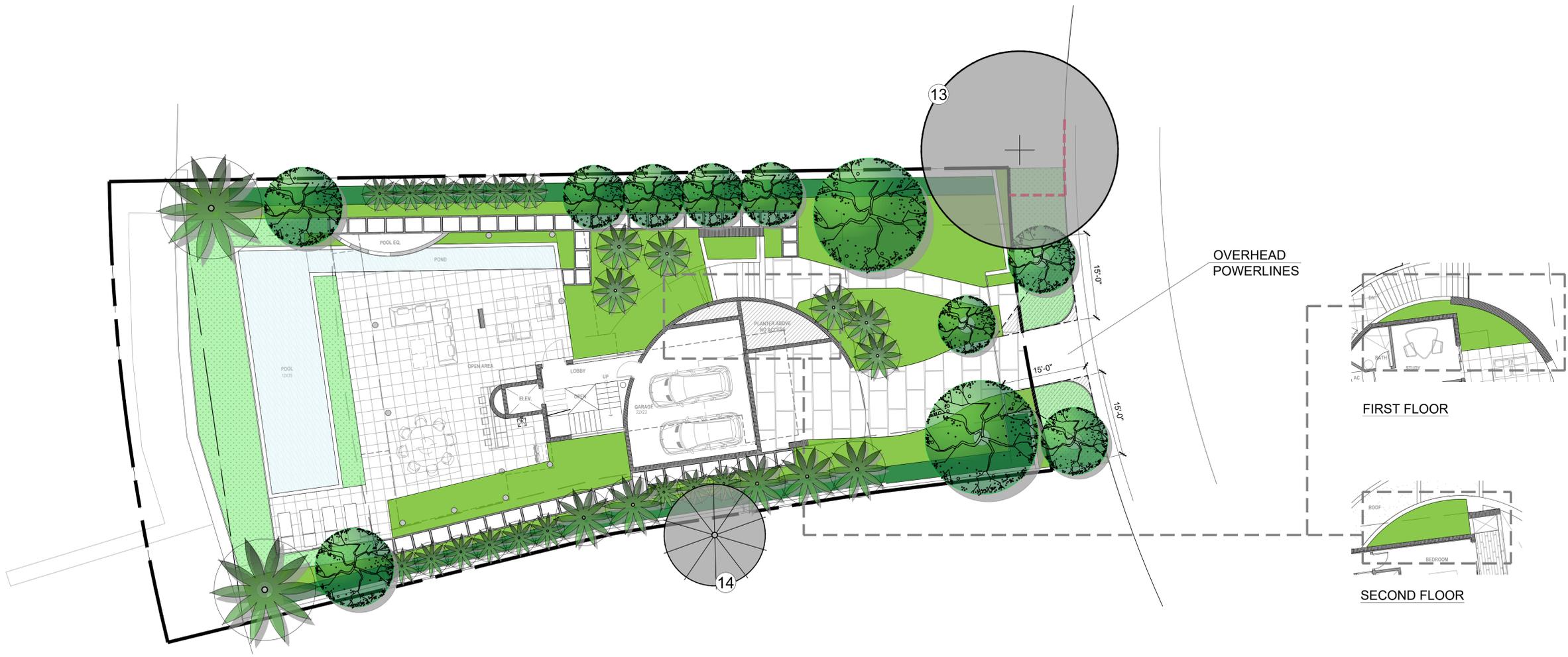
Sheet Title:
ILLUSTRATIVE SITE PLAN

Project Name:
PRIVATE RESIDENCE
 310 S COCONUT LANE
 MIAMI BEACH, FL 33139

ANDRES MONTERO, P.E., A.S.A.
 STATE OF FLORIDA
 REGISTRATION: LA669973
 SEAL / SIGNATURE

Date: AUGUST 18, 2024
 Scale: 1" = 10'-0"
 Drawn By: AEM/MEP
 Approved By: AEM
 Project No: 202414

Sheet Number:
L-00



LEGEND

-  NEW TREE
-  NEW PALM
-  HEDGE
-  SHRUBS & GROUNDCOVERS
-  SOD
-  EXISTING TREE OUTSIDE PROPERTY LINE
-  EXISTING PALM OUTSIDE PROPERTY LINE
-  TREE PROTECTION FENCE



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 Know what's below. Call before you dig.


PERMIT SET - NOT FOR CONSTRUCTION



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Sheet Title:
**PROPERTY SURVEY &
 TREE DISPOSITION
 PLAN**

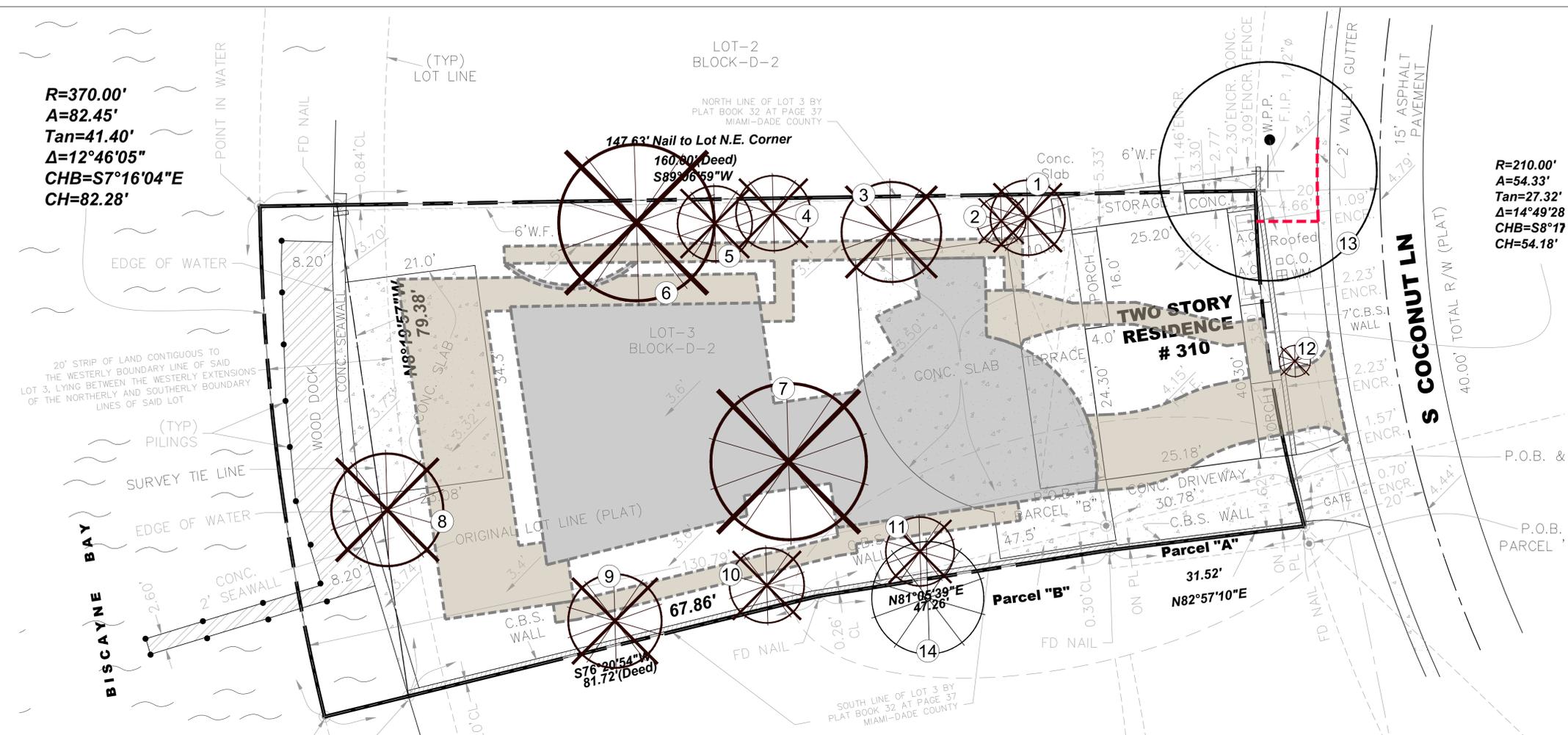
Project Name:
PRIVATE RESIDENCE
 310 S COCONUT LANE
 MIAMI BEACH, FL 33139

ANDRES MONTERO, P.E., A.S.A.
 STATE OF FLORIDA
 REGISTRATION: LA060973
 SEAL / SIGNATURE

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Date: AUGUST 18, 2024
 Scale: 1" = 10'-0"
 Drawn By: AEM/MEP
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L-01



$R=370.00'$
 $A=82.45'$
 $Tan=41.40'$
 $\Delta=12^{\circ}46'05''$
 $CHB=S7^{\circ}16'04''E$
 $CH=82.28'$

$R=210.00'$
 $A=54.33'$
 $Tan=27.32'$
 $\Delta=14^{\circ}49'28''$
 $CHB=S8^{\circ}17'$
 $CH=54.18'$

TREE DISPOSITION TABLE

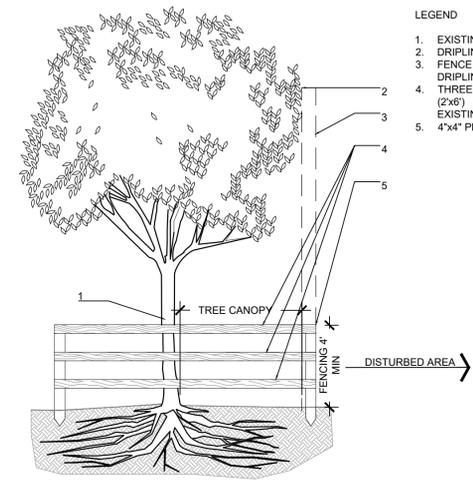
TREE #	BOTANICAL NAME	COMMON NAME	DBH (in)	CLEAR TRUNK (ft.)	O.A. HEIGHT (ft.)	SPREAD (ft)	COMMENTS	STATUS
1	Ptychosperma macarthurii	Macarthur Palm	6	15	23	12		REMOVE
2	Ptychosperma macarthurii	Macarthur Palm				Dead		REMOVE
3	Caryota mitis	Fishtail Palm	6		23	16	Cluster	REMOVE
4	Adonia merrillii	Christmas Palm	4, 5	20	28	12	Double - Severely Trunk Damage	REMOVE
5	Adonia merrillii	Christmas Palm	5	21	29	12		REMOVE
6	Cocos nucifera	Coconut Palm	9	10	22	25		REMOVE
7	Cocos nucifera	Coconut Palm	11	10	22	25		REMOVE
8	Cocos nucifera	Coconut Palm	10	14	26	18		REMOVE
9	Caryota mitis	Fishtail Palm			29	15	Cluster	REMOVE
10	Caryota mitis	Fishtail Palm			23	12	Cluster	REMOVE
11	Caryota mitis	Fishtail Palm			19	11	Cluster	REMOVE
12	Adonia merrillii	Christmas Palm	4	11	17	5	R.O.W.	REMOVE
13	Coccoloba uvifera	Sea Grape	9, 10		25	35	Double - Outside Property Line	REMAIN
14	Roystonea regia	Royal Palm					Outside Property Line	REMAIN

LEGEND

- PROPOSED BUILDING & HARDSCAPE FOOTPRINT
- TREE PROTECTION FENCE
- TREE NUMBER
- EXISTING TREE TO REMAIN
- EXISTING PALM TO REMAIN
- EXISTING PALM TO BE REMOVED

NOTES:

1. THE APPROXIMATE LOCATION AND SIZE OF THE EXISTING TREES/PALMS WITHIN THE PROJECT LIMITS HAVE BEEN COLLECTED FROM A SITE VISIT BY THE LANDSCAPE ARCHITECT AND THE EXISTING PROPERTY SURVEY PREPARED BY:
 ALVAREZ, AIGUESVIVES AND ASSOCIATES, INC.
 9789 SUNSET DRIVE
 MIAMI, FLORIDA 33173
 Ph: 305.220.2424
2. EXISTING TREES TO REMAIN TO BE PROTECTED DURING CONSTRUCTION - SEE EXISTING TREE PROTECTION FENCE DETAIL # 1- SHEET L-01
3. CONTRACTOR SHALL OBTAIN A TREE REMOVAL PERMIT FOR TREES/PALMS PROPOSED TO BE REMOVED, PRIOR TO DEVELOPMENT OF THE SITE.



NOTES:

- a. ALL EXPOSED ROOTS WITHIN ROOT PROTECTION ZONE SHALL BE HAND PRUNED TO HAVE A SMOOTH, CLEAN CUT WITHOUT TEARING OR SPLITTING.
- b. BARRIER TO FORM A CONTINUOUS CIRCLE AROUND THE TREE OR GROUP OF TREES.
- c. CONTRACTOR TO INSTALL PROTECTIVE FENCE BARRIER AROUND ALL EXISTING TREES TO REMAIN - AT THE START OF THE PROJECT - FENCE TO REMAIN IN PLACE THROUGHOUT THE DURATION OF THE PROJECT.
- d. CONTRACTOR SHALL TAKE EXTRA CARE DURING EARTHWORK AND UTILITY OPERATIONS TO PROTECT ALL EXISTING TREES - AND SHALL BE RESPONSIBLE TO REPLACE ANY TREES DAMAGED DURING CONSTRUCTION.

1 EXISTING TREE PROTECTION FENCE SECTION d-Protection fence 1.dwg SCALE: N.T.S.

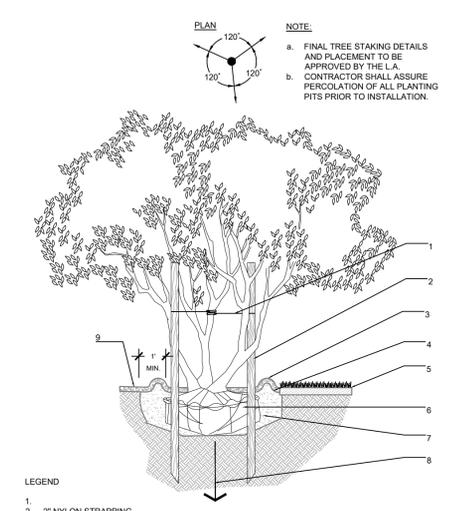


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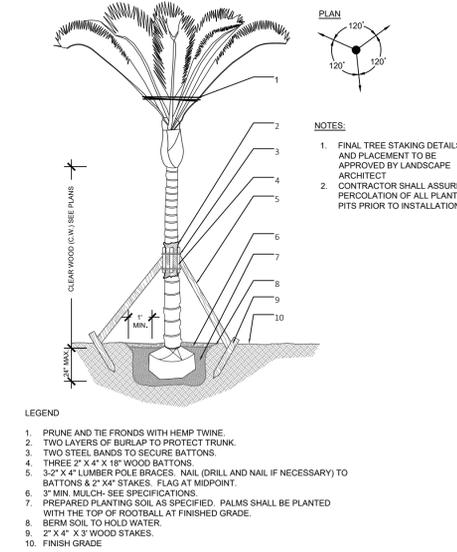
PERMIT SET - NOT FOR CONSTRUCTION

GENERAL NOTES:

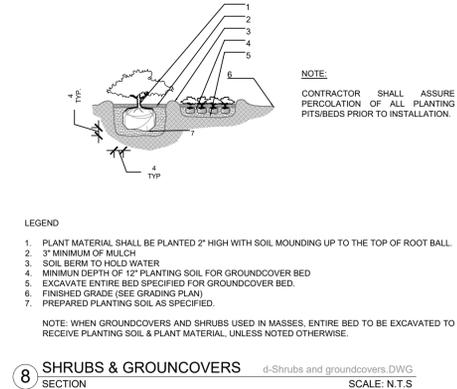
- Before construction begins, the Landscape Contractor is responsible for locating all underground utilities and must avoid damaging any services during construction. If any damage occurs by the fault of the Contractor, the necessary repairs must take place at the Landscape Contractor's expense and under the supervision of the Owner's representative.
- The Landscape Contractor shall be responsible for securing all necessary applicable permits and licenses to perform the work set forth in this plan set and the specifications.
- The Landscape Contractor shall be responsible for examining fully both the site and bid documents. Discrepancies in the documents or the actual site conditions shall be reported to the Landscape Architect in writing at the time of bidding or discovery. No account shall be made after contract completion for failure by the Landscape Contractor to report such condition or for errors on the part of the Landscape Contractor at the time of bidding.
- All dimensions to be field checked by the Landscape Contractor prior to landscape material installation. Discrepancies shall be reported immediately to the Landscape Architect.
- Contractor shall be responsible for removing all existing and imported limerock and limerock sub-base from all landscape planting areas to a minimum depth of 36" or to native soil. Contractor is responsible to backfill these planting areas to rough finished grade with clean topsoil from an on-site source or an imported source.
- All planting beds shall be excavated to a minimum size and depth as shown in the planting details for trees, shrubs, and groundcovers, and backfilled with suitable soil unless specified otherwise. All plant material shall be planted in planting soil that is delivered to the site in a loose, clean, and friable condition. The planting soil shall be of the approximate proportions as follows: 50% sand and 50% organic material consisting of native peat, well-decomposed sawdust, leaf mold and topsoil. It shall provide a good, pliable, and thoroughly mixed medium with adequate aeration, drainage, and water-holding capacity. It shall also be free of all extraneous debris, such as roots, stones, weeds, etc.
- Contractor to test all tree pits with water before planting to assure proper drainage percolation is available.
- All proposed trees and plant materials shall be graded as Nursery Grade Florida No. 1 or better as outlined by the Florida Department of Agriculture and Consumer Services, Division of Plant Industry "Grades and standards for Nursery Plants", most current edition. All planting shall be done in accordance with the Florida Nurserymen's and Grower's Association approved practices.
- All trees/palms and shrubs shall be fertilized with "Agriform" 20-10-5 planting tablets as per the manufacturer's specifications at the time of installation and prior completion of pit backfilling also in conjunction with note #5. Tablets to be placed uniformly around the root mass at a depth that is between the middle and bottom of root mass at an application rate of: One (1) - 21 gram tablet for 1 gal container, two (2)- tablets for 3 gal container, three (3)- tablets for 5 gal container, four (4)-tablets for 7 gal container, three (3)-tablets for each 1/2 inch of tree caliper, and seven (7) tablets for palms. Ground Cover areas shall receive fertilization with "Ozmocone" time release fertilizer as per manufacturer's specification.
- All plant beds shall receive a 3" layer of organic mulch, which is to be watered-in after installation. Mulch should be at least six (6) inches away from any portion of a structure or tree trunk and three (3) inches away from the base of shrubs. The use of Cypress mulch is discouraged.
- All plant material shall be thoroughly watered in at the time of planting and until landscape material is established. No dry material shall be permitted.
- The plant material schedule is presented for the convenience of the Landscape Contractor. In the event of a discrepancy between the plan and the plant list quantities, the contractor shall notify the owner's representative/Landscape Architect prior to bidding or installation of the project.
- Plants shall meet size, container, and spacing specifications. Any material not meeting specifications shall be removed and replaced at the contractor's expense.
- All tree and shrub locations shall be approved by Landscape Architect prior to planting.
- Plant material shall be bid as specified unless unavailable, at which time the Landscape Architect shall be notified in writing of intended changes.
- All questions concerning the plan set and/or specifications shall be directed to the Landscape Architect.
- All materials must be as specified on the landscape plan. If materials or labor do not adhere to specifications, they will be rejected by the Landscape Architect with proper installation carried out by the Landscape Contractor at no additional cost.
- There shall be no additions, deletions, or substitutions without written approval of the Landscape Architect.
- All screening hedges shall be planted and maintained in a way that they form a continuous visual screen. Screening hedges at VUA to be maintained at a minimum height of thirty (30) inches unless specified otherwise to meet local codes.
- The Landscape Contractor shall guarantee, in writing, plant survivability. Trees and palms for twelve (12) months, shrubs, and groundcovers for ninety (90) days and sod for sixty (60) days from final acceptance by the Owner or Owner's representative.
- Existing sod shall be removed as necessary to accommodate new plantings.
- All existing trees on site shall be protected from damage during construction - See existing tree protection fence detail.
- Any existing landscape and hardscape areas that are unnecessarily disturbed during the landscape installation shall be restored to their original conditions by the Landscape Contractor.
- The Landscape Contractor will be responsible for the collection, removal, and proper disposal of all debris generated during the installation of this project.
- The Landscape contractor shall fine grade all lawn and planting areas prior to plant material installation. Fine grading shall consist of final finished grading of lawn and planting areas that have been rough graded by others.
- The Landscape Contractor shall grade planting beds, as required, to provide positive drainage and promote optimum plant growth.
- Prior to sod installation, the Landscape Contractor shall clear the area of debris, weeds and remove any bumps and depressions within the area to be sodded.
- All landscape areas to have a positive drainage away from buildings and structures. Finished grade of landscape areas to be at or below the grade of adjacent sidewalks, slabs, or VUA
- All shade and medium trees installed within 5' of a public infrastructure shall utilize a root barrier system unless specified otherwise.
- In addition to these requirements the Landscape Contractor shall comply with all local landscape codes and requirements as part of this base bid and contract in order to satisfy the review and approval of the governing agency.



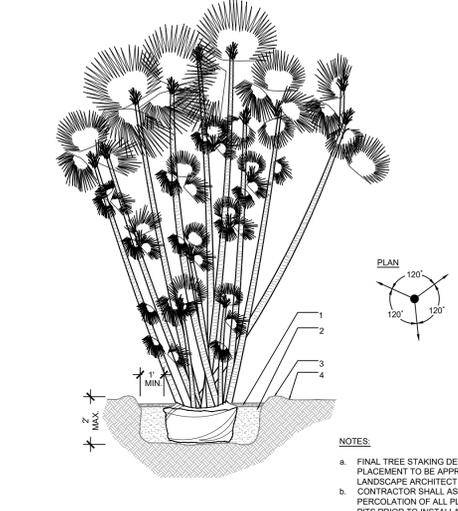
2 MULTI-TRUNK TREE
SECTION
SCALE: N.T.S.
d-Multi-trunk tree.dwg



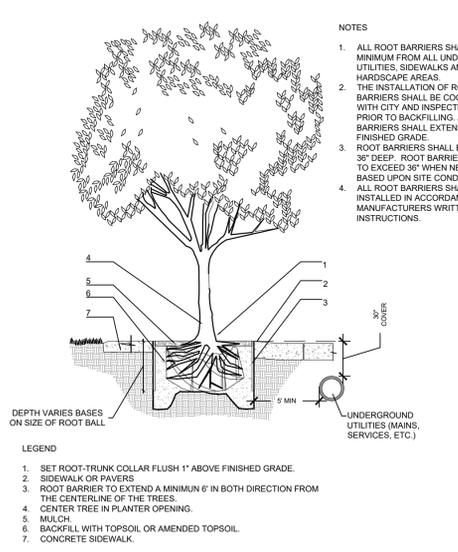
5 SMALL PALM
SECTION
SCALE: N.T.S.
d-Small palm.DWG



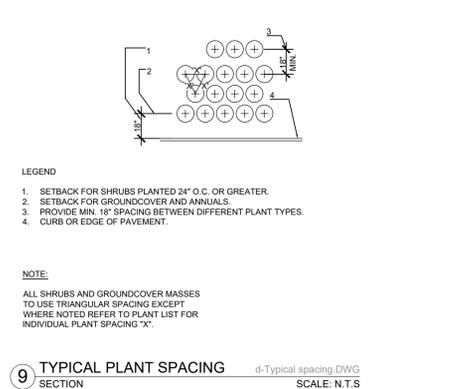
8 SHRUBS & GROUNDCOVERS
SECTION
SCALE: N.T.S.
d-Shrubs and groundcovers.DWG



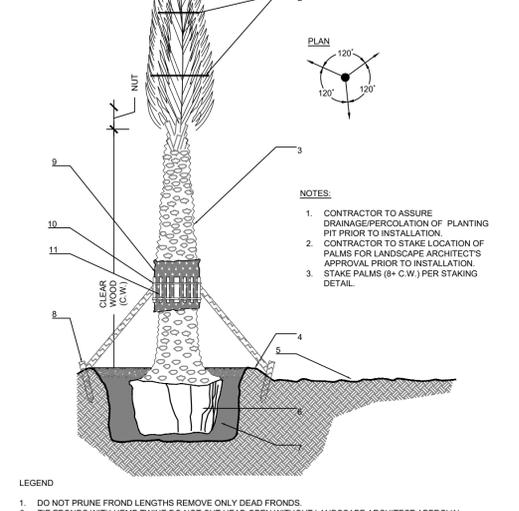
3 PAUROTIS PALM
SECTION
SCALE: N.T.S.
d-Paurotis palm.dwg



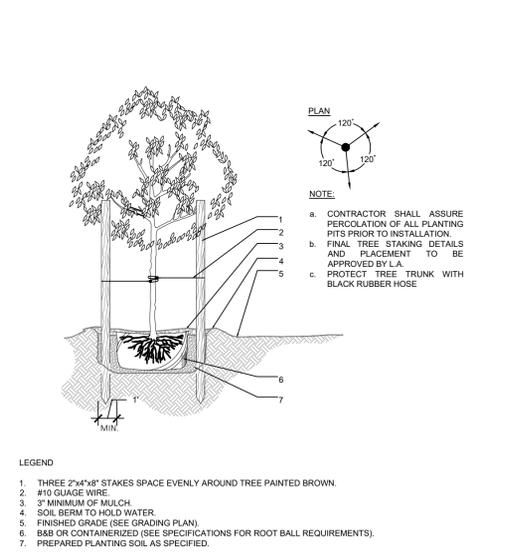
6 ROOT BARRIER INSTALLATION
SECTION
SCALE: N.T.S.
d-2006-Root barrier.dwg



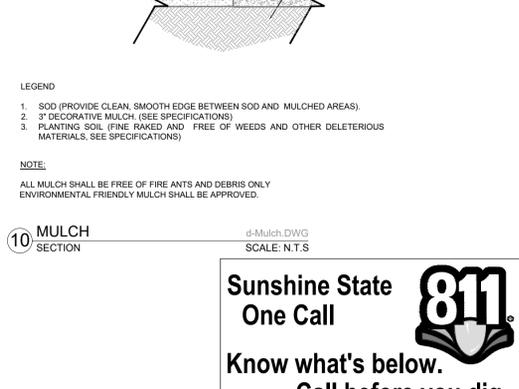
9 TYPICAL PLANT SPACING
SECTION
SCALE: N.T.S.
d-Typical spacing.DWG



4 SILVESTER DATE PALM
SECTION
SCALE: N.T.S.
D-Silvester PALM



7 SMALL TREE
SECTION
SCALE: N.T.S.
d-Small tree.dwg



10 MULCH
SECTION
SCALE: N.T.S.
d-Mulch.DWG



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LANDSCAPE DETAILS & GENERAL NOTES

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