



521 PINE TREE DR
RESIDENCE

MIAMI BEACH, FLORIDA

SITE ADDRESS:

4521 PINE TREE DRIVE
MIAMI, FLORIDA 33140

LANDSCAPE ARCHITECT:

CLAD
3020 NE 4TH AVE, STUDIO 113
MIAMI, FL 33138
(786) 536-6076
INFO@CLADLANDSCAPE.COM

SEAL:

CAROLINA MONTEIRO DA SILVA
REGISTERED LANDSCAPE ARCHITECT
A6667311

DRAWING TITLE:

OVER SHEET &
SHEET INDEX

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REVISIONS:

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- 4521 PINE TREE DRIVE -
MIAMI BEACH, FL
BOA FINAL SUBMITTAL

SHEET INDEX

4521 PINE TREE DRIVE, MIAMI BEACH		x = SHEET SUBMITTED	= SHEET REVISED	
SHEET #		BOA FIRST SUBMITTAL 12-15-2024	BOA FINAL SUBMITTAL 01-05-2025	
L-0	COVER SHEET & SHEET INDEX	X		X
L-1	TREE DISPOSITION PLAN	X		X
L-1.1	TREE DISPOSITION SCHEDULE	X		X
L-1.2	TREE MITIGATION PLAN & SCHEDULE	X		X
L-2	ILLUSTRATIVE OVERALL SITE PLAN - GROUND FLOOR	X	•	X
L-2.1	ILLUSTRATIVE OVERALL SITE PLAN - LEVEL 2	X	•	X
L-5	CANOPY PLANTING PLAN - GROUND FLOOR	X		X
L-5.1	UNDERSTORY PLANTING PLAN - GROUND FLOOR	X	•	X
L-5.2	OVERALL PLANTING PLAN - LEVEL 2	X	•	X
L-5.3	PLANTING SCHEDULES & CODE CALCULATIONS	X	•	X
L-5.4	PLANTING DETAILS	X		X
L-5.5	PLANTING DETAILS	X		X
L-5.6	GENERAL LANDSCAPE NOTES	X		X



SITE ADDRESS:

LANDSCAPE ARCHITECT:

SEAL:

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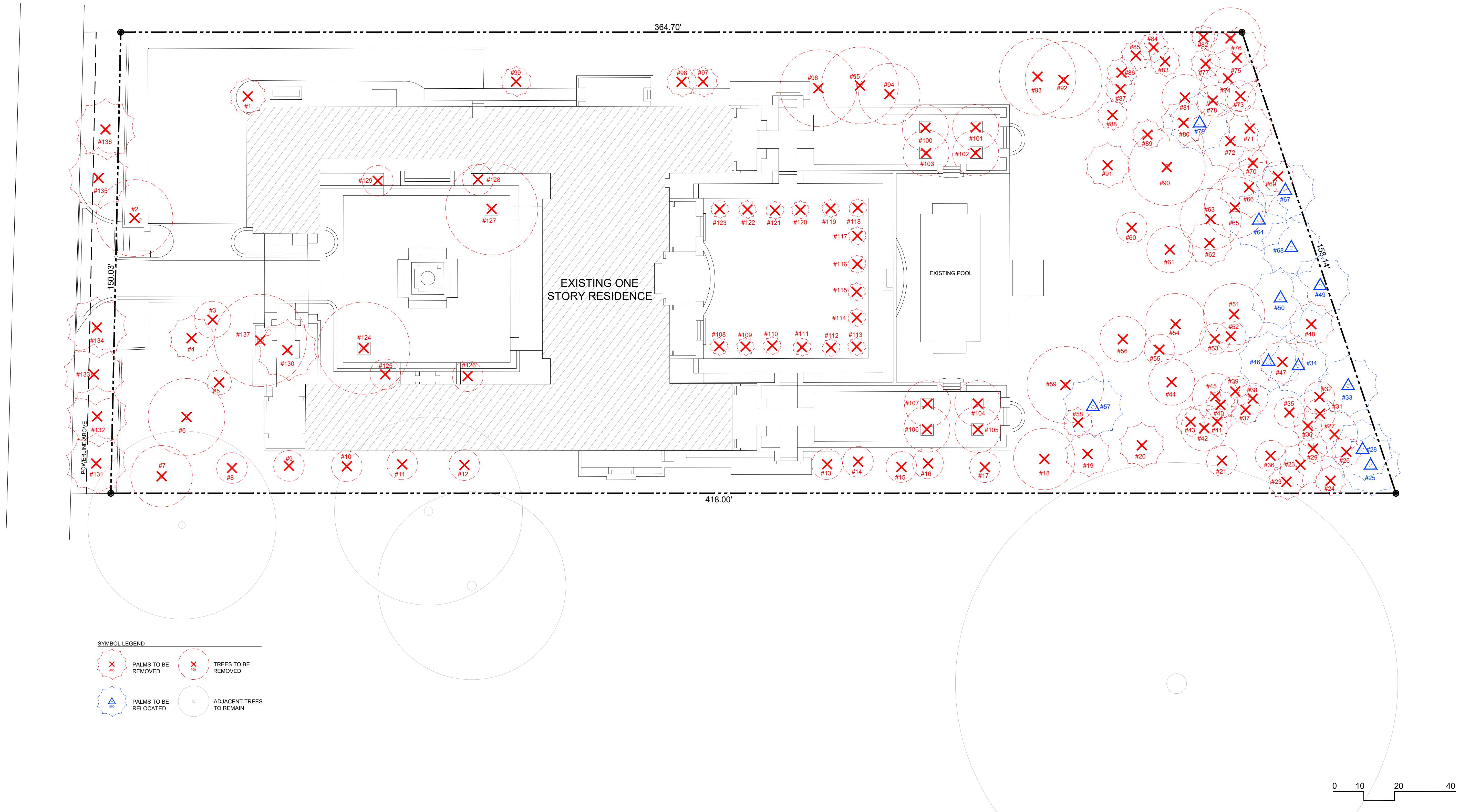
FREE DISPOSITION PLAN

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TREE DISPOSITION SCHEDULE

ISSUE	DATE
BOA FIRST SUBMITTAL	12/15/24
BOA FINAL SUBMITTAL	01/05/25

PROJ. N°:
2425
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L-1-1

TREE DISPOSITION SUMMARY				
	TOTAL	REMAIN	REMOVE	RELOCATE
TREES	65	0	52	0
PALMS	73	0	21	14

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DRAWING TITLE:

TREE MITIGATION PLAN &
SCHEDULE

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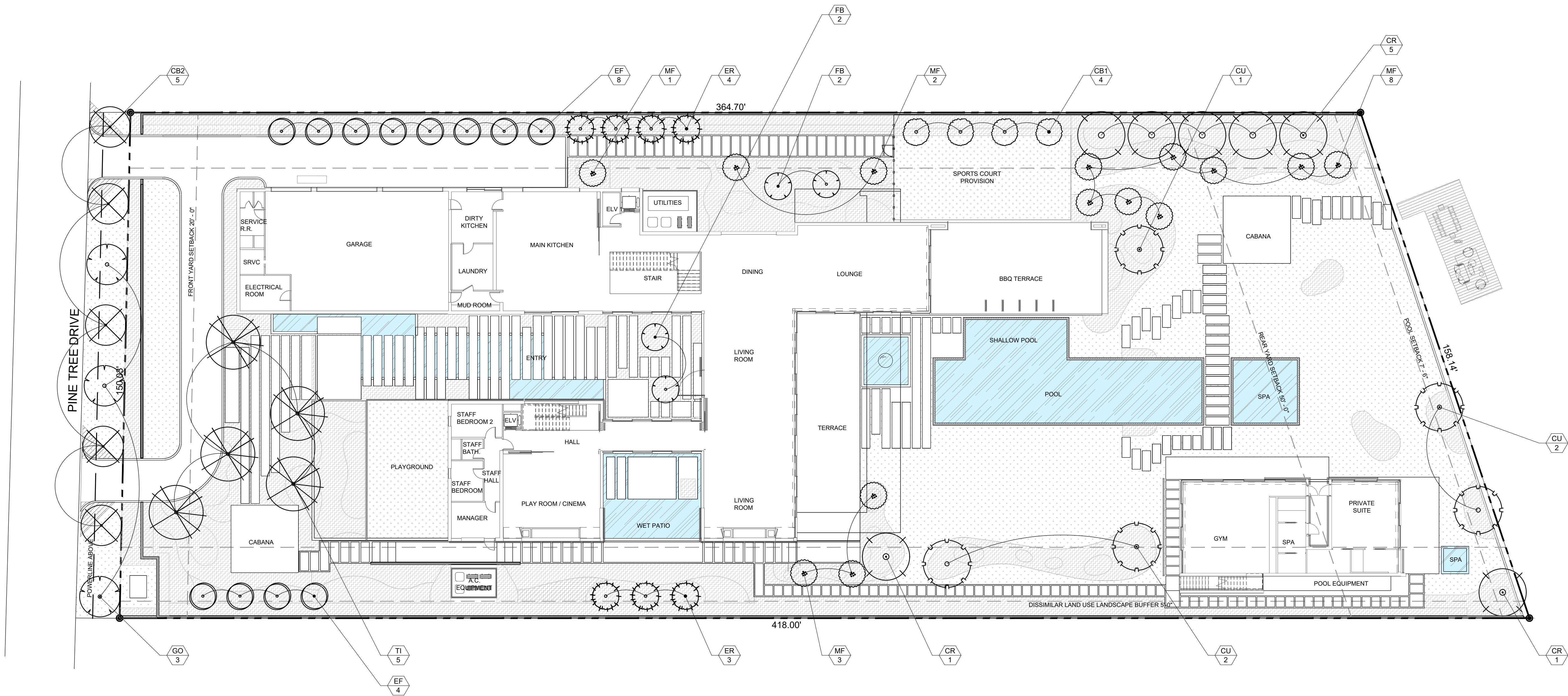
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1/16" = 1'-0"

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MITIGATION SYMBOL LEGEND:
XX PROPOSED MITIGATION TREES
XX

TREES USED FOR MITIGATION							
SYM	QTY	SCIENTIFIC NAME	COMMON NAME	NATIVE	SPECIFICATIONS	MITIGATION TREE EQUIVALENCE	TOTAL MITIGATION TREES:
TI	5	<i>Terminalia ivorensis</i>	IVORY COAST ALMOND	N	26' HT, 16' SP	7	35
CB1	4	<i>Calophyllum brasiliense</i>	BRAZILIAN BEAUTYLEAF	N	20' HT, 15' SP	4	16
CU	5	<i>Coccoloba uvifera</i>	SEA GRAPE	Y	24' HT, 18' SP	6	30
CR	7	<i>Clusia rosea</i>	AUTOGRAPH TREE	Y	26' HT, 16' SP	7	49
FB	4	<i>Ficus binnendijkii 'Alil'</i>	FICUS ALIL	N	20' HT, 8' SP	4	16
MF	14	<i>Myrcianthes fragrans</i>	SIMPSON'S STOPPER	Y	16' HT, 8' SP	2	28
EF	12	<i>Eugenia foetida</i>	SPANISH STOPPER	Y	16' HT, 8' SP	2	24
ER	7	<i>Eugenia thombea</i>	RED STOPPER	Y	16' HT, 8' SP	2	14
GO	3	<i>Guaiacum officinale</i>	LIGNUM VITAE	N	16' HT, 8' SP	2	6
CB2	5	<i>Cordia boissieri</i>	TEXAS OLIVE	N	16' HT, 8' SP	2	10
TOTAL:		66 TREES USED FOR MITIGATION EQUIVALENT TO 66 TREES DIVIDED IN 10 SPECIES 68% NATIVE TREES				GRAND TOTAL:	228

MITIGATION SUMMARY	
TOTAL DBH (IN) REMOVED	TOTAL PALMS REMOVED
611	21

THE REMOVAL OF 611" DBH + 21 PALMS IS EQUAL TO 225 TREES NEEDED FOR MITIGATION:
66 TREES EQUIVALENT TO 228 TREES DIVIDED INTO 10 SPECIES.

CRITERIA FOR MITIGATION TREE EQUIVALENCE: A PROPOSED 16' HEIGHT TREE IS EQUAL TO 2 SITE TREES.
PROPOSED TREES EXCEEDING 16' HT SHALL EQUAL AN ADDITIONAL TREE PER EACH ADDITIONAL 2 FEET IN HEIGHT.

0 10 20 40

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DRAWING TITLE:

ILLUSTRATIVE OVERALL
SITE PLAN - GROUND FLOOR

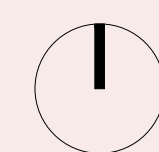
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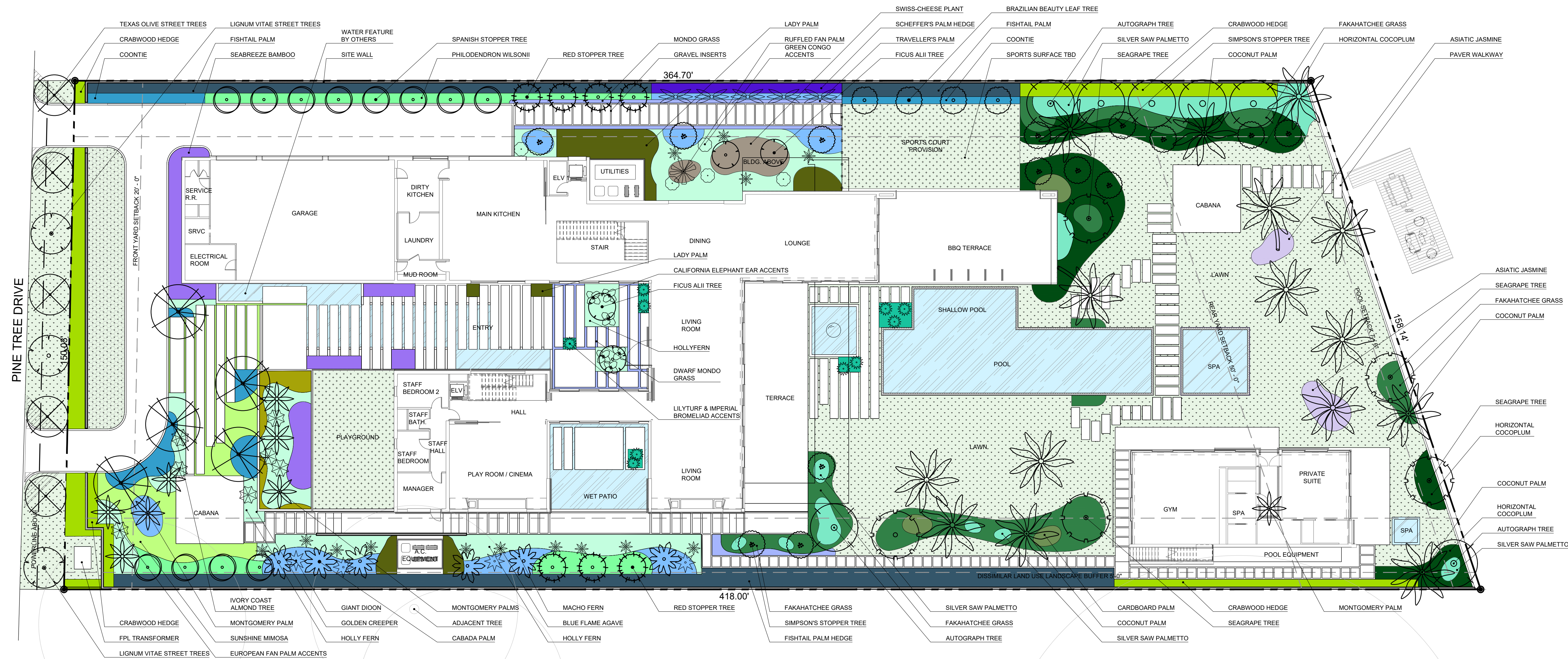
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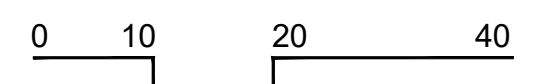
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DRAWING TITLE:

CANOPY PLANTING PLAN - GROUND FLOOR

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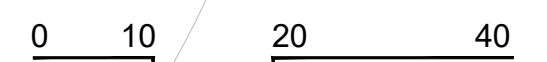
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UNDERSTORY PLANTING
PLAN - GROUND FLOOR

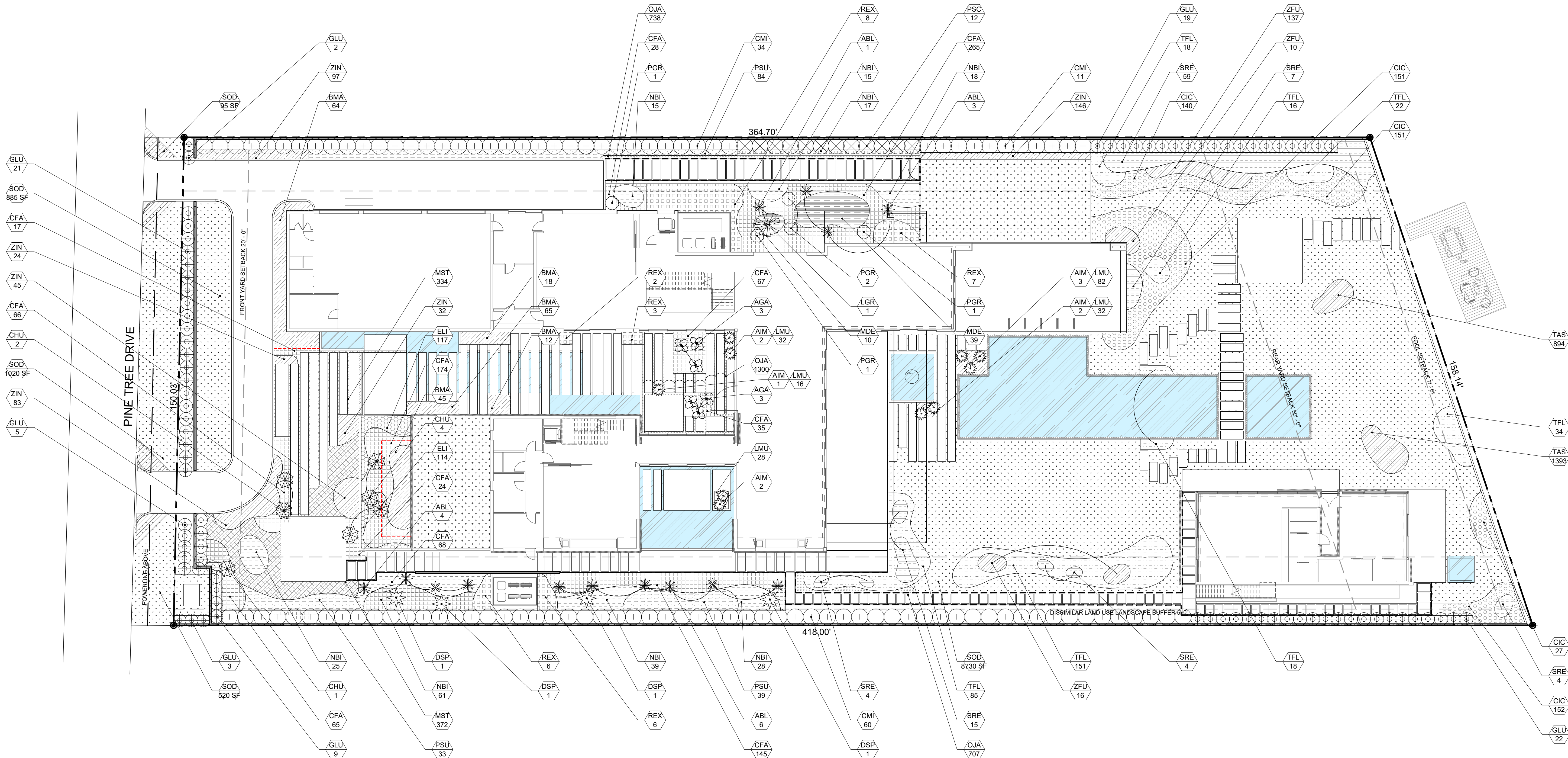
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SYMBOL LEGEND:

XX/XX PROPOSED PLANTING MATERIAL

--- METAL EDGING: 695 LF

--- BAMBOO ROOT BARRIER: 62 LF

0 10 20 40



SITE ADDRESS:

LANDSCAPE ARCHITECT:

SEAL:

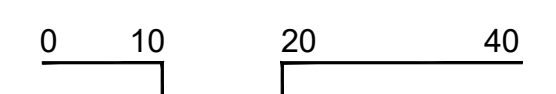
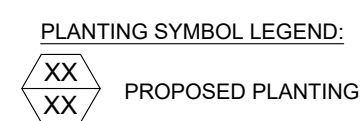
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CANOPY PLANTING SCHEDULE - GROUND FLOOR - 4521 PINE TREE DR				
SYMBOL	QTY	PROPOSED MATERIAL	DESCRIPTION AND NOTES	NATIVE
PROPOSED STREET TREES				
CB2	5	<i>Cordia boissieri</i>	16' HT, 8' SP	N
		TEXAS OLIVE	FG	
GO	3	<i>Guaiacum officinale</i>	16' HT, 8' SP	N
		LIGNUM VITAE	FG	
PROPOSED TREES				
TI	5	<i>Terminalia ivorensis</i>	26' HT, 16' SP	N
		IVORY COAST ALMOND	FG	
CR	7	<i>Clusia rosea</i>	26' HT, 18' SP	Y
		AUTOGRAPH TREE	FG	
CU	5	<i>Coccoloba uvifera</i>	24' HT, 18' SP	Y
		SEA GRAPE	FG	
CB1	4	<i>Calophyllum brasiliense</i>	24' HT, 18' SP	N
		BRAZILIAN BEAUTYLEAF	FG	
FB	4	<i>Ficus binnendijkii 'Alii'</i>	20' HT, 18' SP	N
		FICUS ALII	FG	
MF	14	<i>Myrcianthes fragrans</i>	16' HT, 8' SP	Y
		SIMPSON'S STOPPER	FG	
EF	12	<i>Eugenia foetida</i>	16' HT, 8' SP	Y
		SPANISH STOPPER	FG	
ER	7	<i>Eugenia rhombea</i>	16' HT, 8' SP	Y
		RED STOPPER	FG	
PROPOSED PALMS				
CN	1	<i>Cocos nucifera 'Green Malayan'</i>	20' GW	N
		COCONUT PALM	FG	
VA1	1	<i>Veitchia arecina</i>	30' OA	N
		MONTGOMERY PALM	FG	
VA2	7	<i>Veitchia arecina</i>	20'-22' OA	N
		MONTGOMERY PALM	FG	
DC	5	<i>Dypsis cabadae</i>	12'-15' HT, MULTI-TRUNK	N
		CABADA PALM	FG	
RM	5	<i>Ravenala madagascariensis</i>	8'-10' HT	N
		TRAVELER'S PALM	45G	
RELOCATED PALMS				
CN	14	<i>Cocos nucifera</i>	#25, #28, #33, #34, #46, #49, #50, #64, #67, #68, #72, #74, #75, #79	N
		COCONUT PALM		

UNDERSTORY PLANTING SCHEDULE - GROUND FLOOR - 4521 PINE TREE DR				
SYMBOL	QTY	PROPOSED MATERIAL	DESCRIPTION AND NOTES	NATIVE
PROPOSED LARGE SHRUBS				
CMI	105	<i>Caryota mitis</i>	14'-16" HT, 5' SP, FULL TO BASE	N
		FISHTAIL PALM	25G	
PSC	12	<i>Ptychosperma schefferi</i>	12'-14" HT, 5' SP, FULL TO BASE	N
		SCHEFFERS PALM	FG	
GLU	81	<i>Gymnanthes lucida</i>	10' HT, 4' SP	Y
		CRABWOOD	25G, FULL TO BASE	
SHRUBS				
BMA	204	<i>Bambusa malingensis</i>	14'-16" HT, 24" O.C	N
		SEABREEZE BAMBOO	25G	
REX	35	<i>Rhapis excelsa</i>	5'-6" HT, 36" O.C	N
		LADY PALM	15G	
SRE	93	<i>Serenoa repens "Cinerea"</i>	3' HT, 36" O.C	Y
		SILVER SAW PALMETTO	15G	
TFL	344	<i>Tripsacum floridana</i>	36" HT, 24" O.C	Y
		DWARF FAKAHATCHEE GRASS	7G	
MDE	49	<i>Monstera deliciosa</i>	3' HT, 30" O.C	N
		SWISS-CHEESE PLANT	7G	
CIC	621	<i>Chrysobalanus icaco 'Horizontalis'</i>	2' HT, 24" O.C	Y
		HORIZONTAL COCOPLUM	7G	
NBI	218	<i>Nephrolepis bisserata</i>	24" HT, 24" O.C.	Y
		MACHO FERN	3G	
PSU	156	<i>Philodendron subincisum</i>	3' HT, 30" O.C	N
		PHILODENDRON WILSONII	7G	
ZFU	163	<i>Zamia furfuracea</i>	3' HT, 30" O.C	N
		CARDBOARD PALM	7G	
ZIN	427	<i>Zamia integrifolia</i>	2' HT, 15" O.C	Y
		COONTIE	3G	
CFA	954	<i>Cyrtomium falcatum</i>	18"-24" HT, 18" O.C	N
		HOLLY FERN	3G	
ACCENTS				
CHU	8	<i>Chamaerops humilis</i>	4'-5' CT, 3 TRUNKS	N
		EUROPEAN FAN PALM	SPECIMEN	
AGA	6	<i>Alocasia gageana 'California'</i>	3'-4" HT	N
		CALIFORNIA ELEPHANT EAR	7G	
LGR	1	<i>Licuala grandis</i>	4' HT, 4' SP	N
		RUFFLED FAN PALM	15G	
DSP	4	<i>Dioon spinulosum</i>	4' HT, 4' SP	N
		GIANT DIOON	15G	
ABL	14	<i>Agave 'Blue Flame'</i>	2' HT, 2' SP	N
		BLUE FLAME AGAVE	7G	
PGR	5	<i>Philodendron 'Green Congo'</i>	3' HT, 3' SP	N
		PHILODENDRON GREEN CONGO	7G	
AIM	10	<i>Alcantarea imperialis</i>	3' HT, 3' SP	N
		GREEN IMPERIAL BROMELIAD	7G	
GROUNDCOVERS				
ELI	231	<i>Ermodea littoralis</i>	12" HT, 12" O.C	Y
		GOLDEN CREEPER	3G	
LMU	190	<i>Liriope muscari 'Super Blue'</i>	12" HT, 12" O.C	N
		LILYTURF	1G	
OJA	3,764	<i>Ophiopogon japonicus</i>	6" HT, 4" O.C	N
		MONDO GRASS	4" PLUGS	
TAS	2,287	<i>Trachelospermum asiaticum</i>	6" HT, 4" O.C	N
		ASIATIC JASMINE	4" PLUGS	
MST	706	<i>Mimosa strigillosa</i>	6" HT, 12" O.C	Y
		SUNSHINE MIMOSA	1G	
SOD				
SOD	9,615 SF	<i>Paspalum vaginatum</i>	STAGGERED AND BUTTED JOINTS	N
		SEASHORE PASPALUM		

NOTE: SPECIFIED HEIGHT AND SPREAD SUPERCEDE GALLON SIZE WHEN PROCURING PLANTING MATERIAL.

OVERALL PLANTING SCHEDULE - 4521 PINE TREE DR				
SYMBOL	QTY	PROPOSED MATERIAL	DESCRIPTION AND NOTES	NATIVE
SHRUBS				
PXA	30	Philodendron 'Xanadu'	24" HT, 18" O.C	N
		PHILODENDRON XANADU	3G	
TFL	119	Tripsacum floridana	18" HT, 12" O.C	Y
		DWARF FAKAHATCHEE GRASS	3G	
LMU	46	Liriope muscari 'Super Blue'	12" HT, 12" O.C	N
		LILYTURF	1G	
ACCENTS				
DMA	1	Dracaena marginata 'Tarzan'	4'-5' HT, SPACING AS SHOWN	N
		DRAGON TREE	10G	
REX	3	Rhapis excelsa	3'-4' HT, SPACING AS SHOWN	N
		LADY PALM	7G	
AHO	2	Anthurium hookeri	3' HT, SPACING AS SHOWN	N
		BIRD'S NEST FERN	7G	
MDE	2	Monstera deliciosa	3' HT, SPACING AS SHOWN	N
		SWISS-CHEESE PLANT	7G	
GROUNDCOVERS				
ELI	119	Ermodea littoralis	12" HT, 12" O.C	Y
		GOLDEN BEACH CREEPER	3G	

CITY OF MIAMI BEACH

LANDSCAPE LEGEND

INFORMATION REQUIRED TO BE PERMANENTLY AFFIXED TO PLANS

Zoning District RS-2 Lot Area 58,650 Acres 1.4

OPEN SPACE

Square feet of required Open Space as indicated on site plan:

Lot Area = 58,650 s.f.x 50% % = 29,325 s.f.

Square feet of parking lot open space required as indicated on site pl

Number of parking spaces N/A x 10 s.f. parking space =

Total square feet of landscaped open space required: A+B=

REQUIRED/ ALLOWED	PROVIDED
29,325	39,645
N/A	N/A
29,328	39,645

LAWN AREA CALCULATION

Square feet of landscaped open space required

Maximum lawn area (sod) permitted= 50 % x 29,328 s.f.

29,325
14,663
9,615

TREES

Number of trees required per lot or net lot acre=

5 trees + 12 (11,987 additional sf of lot over 6,000 sf) = 58

Number of trees required per lot or net lot acre, less existing

number of trees meeting minimum requirements = 58

trees - number of existing trees 0 =

58	58
17	43

% Natives required: Number of trees provided x 30% =

% Low maintenance / drought and salt tolerant required:

Number of trees provided x 50%=

Street Trees (maximum average spacing of 20' o.c.)

151' linear feet along street divided by 20'=

28	48
8	8

Street tree species allowed directly beneath power lines:

(maximum average spacing of 20' o.c.):

151' linear feet along street divided by 20'=

8	8
66	

Number of total trees required (lot + street) =

SHRUBS

Number of shrubs required: Sum of lot and street trees required x 12:

% Native shrubs required: Number of shrubs provided x 50%=

180	1,552
776	1,552

LARGE SHRUBS OR SMALL TREES

Number of large shrubs or small trees required: Number of required

shrubs x 10%=

% Native large shrubs or small trees required: Number of large

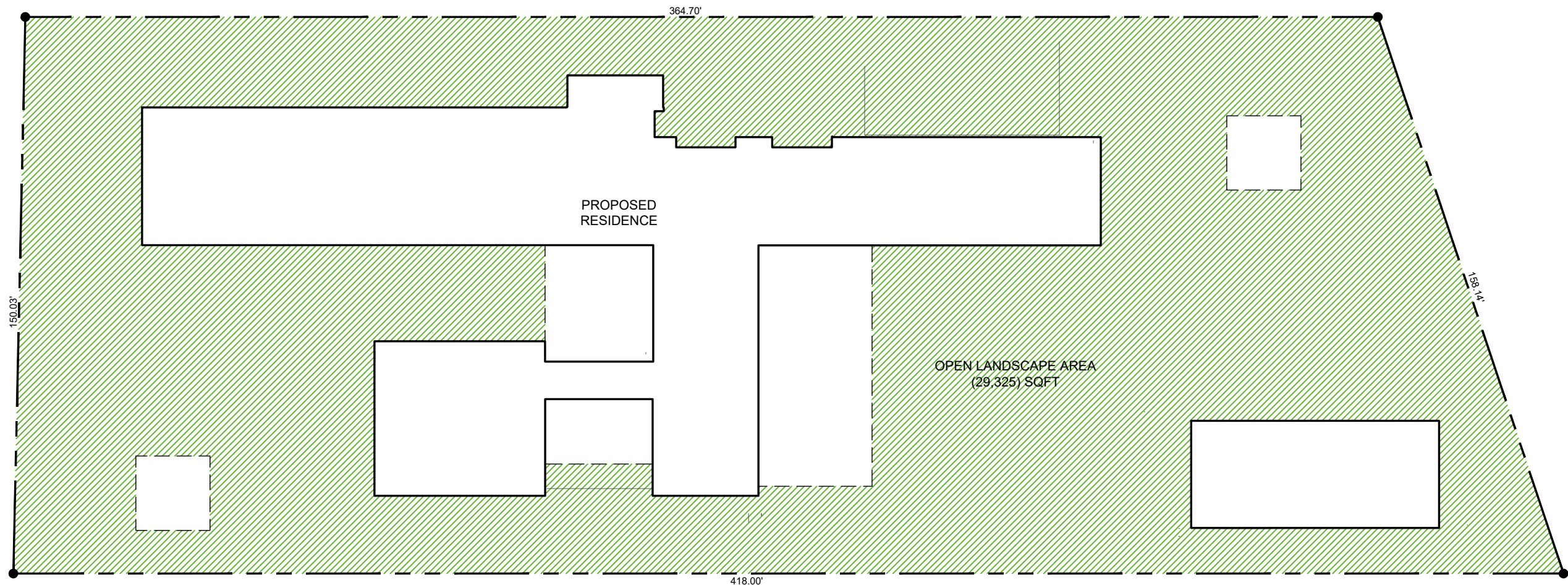
shrubs or small trees provided x 50%=

18	81
41	81

NOTE:

Tree species diversity (31 or more 53)

7	8
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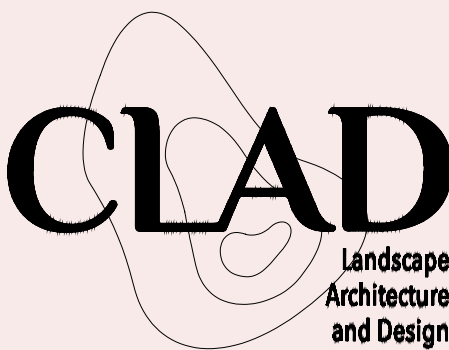


OPEN SPACE DIAGRAM:

LOT AREA: 58,650 SQFT

OPEN SPACE REQUIRED: 29,325 SQFT (50% X LOT AREA)

OPEN SPACE PROVIDED: 39,645 (68%)



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DRAWING TITLE:

PLANTING SCHEDULES
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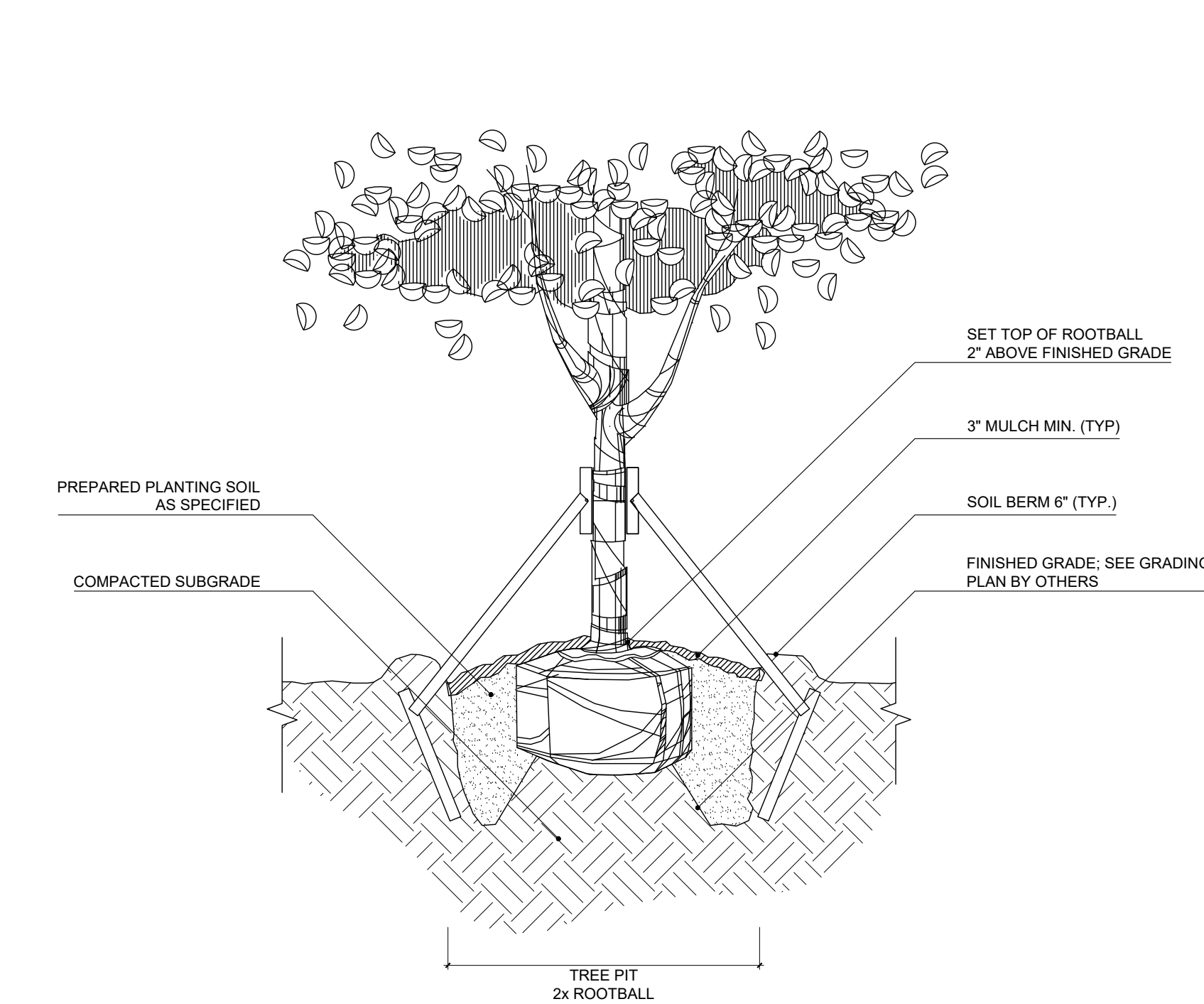
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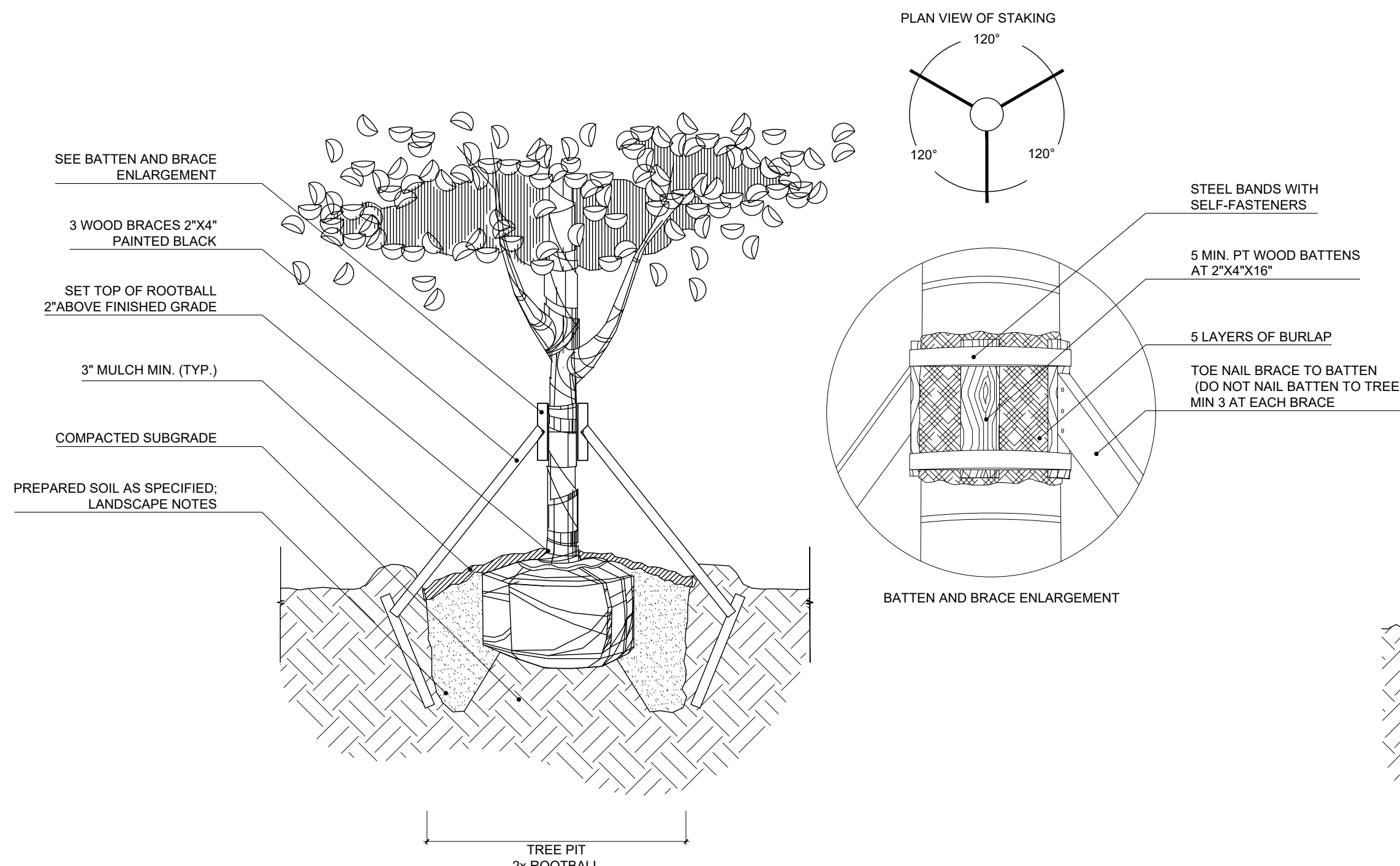
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NOTE:
1. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.
2. SOIL BERMS ARE TO BE CONSTRUCTED AT RIGHT ANGLES TO THE TREE OR SHRUB OR IN THE POSITION WHICH WILL MOST EFFECTIVELY SERVE THE PURPOSE OF RETAINING WATER AT THE BASE OF THE PLANT.

1 TREE PLANTING DETAIL

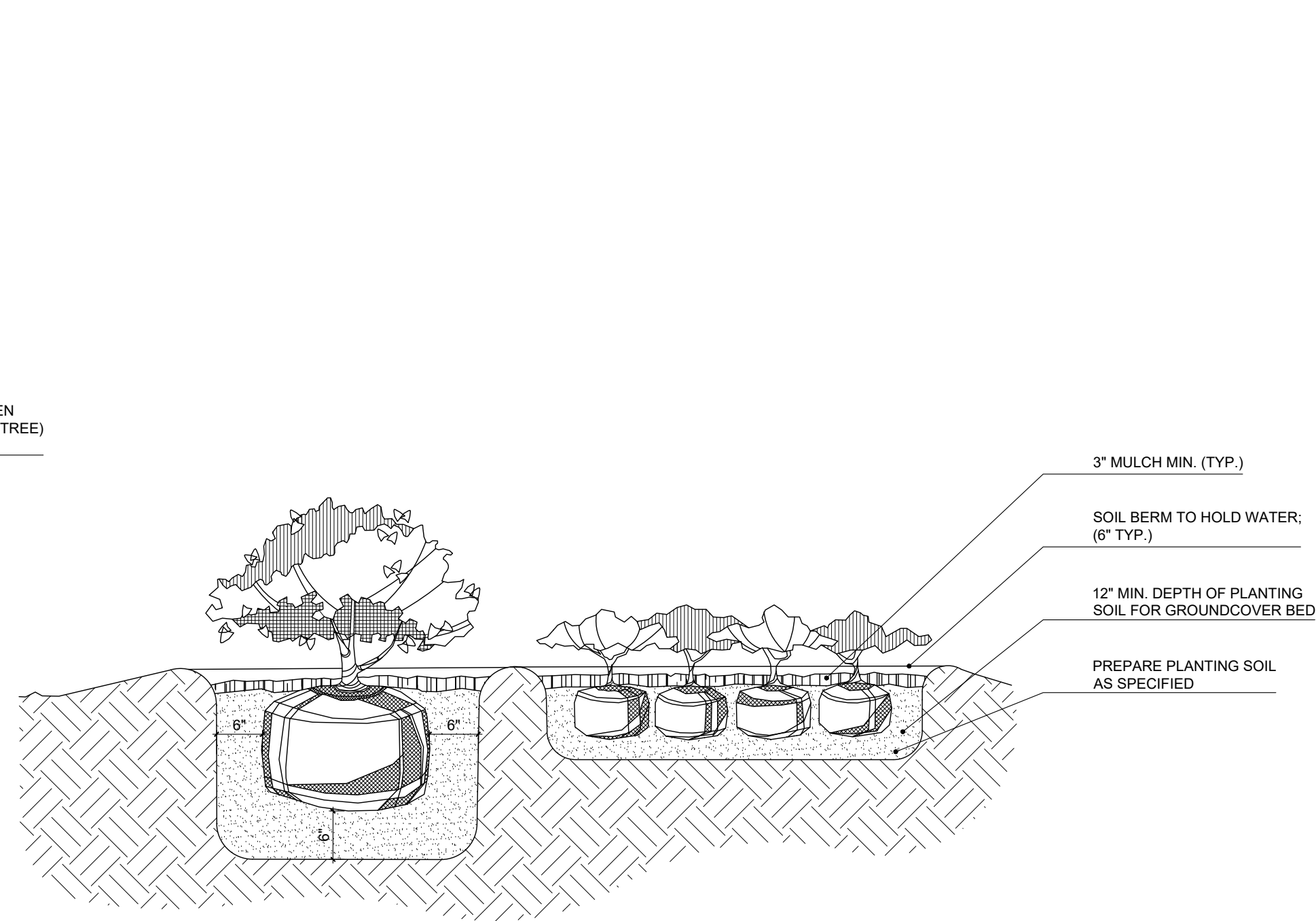
SCALE: N.T.S.



NOTE:
1. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.
2. STAKING COMPONENTS SHALL BE MANUFACTURED BY ARBORBRACE STAKING SYSTEMS INC. OR APPROVED EQUAL.

2 TREE STAKING DETAIL

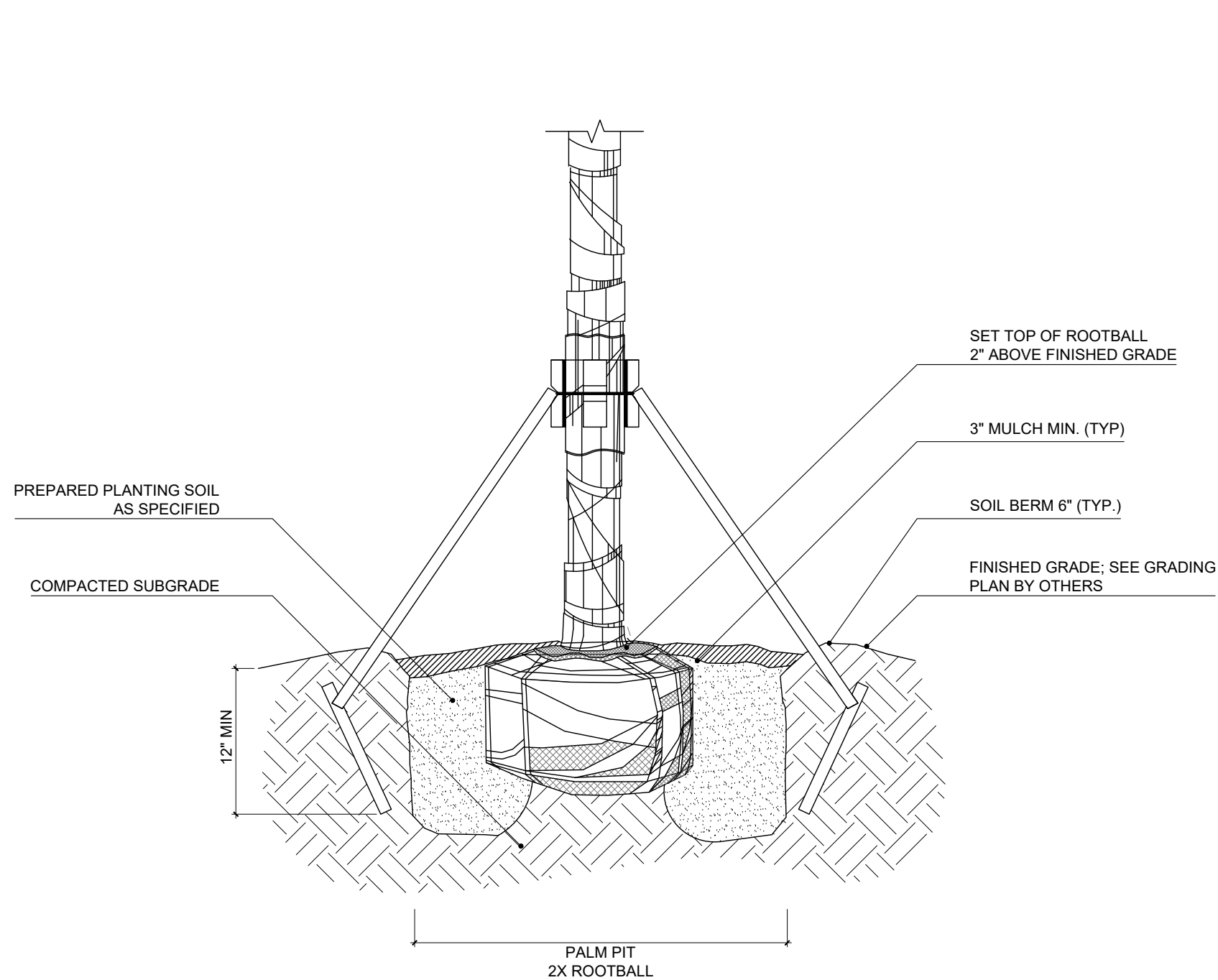
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3 SHRUB AND GROUNDCOVER PLANTING DETAIL

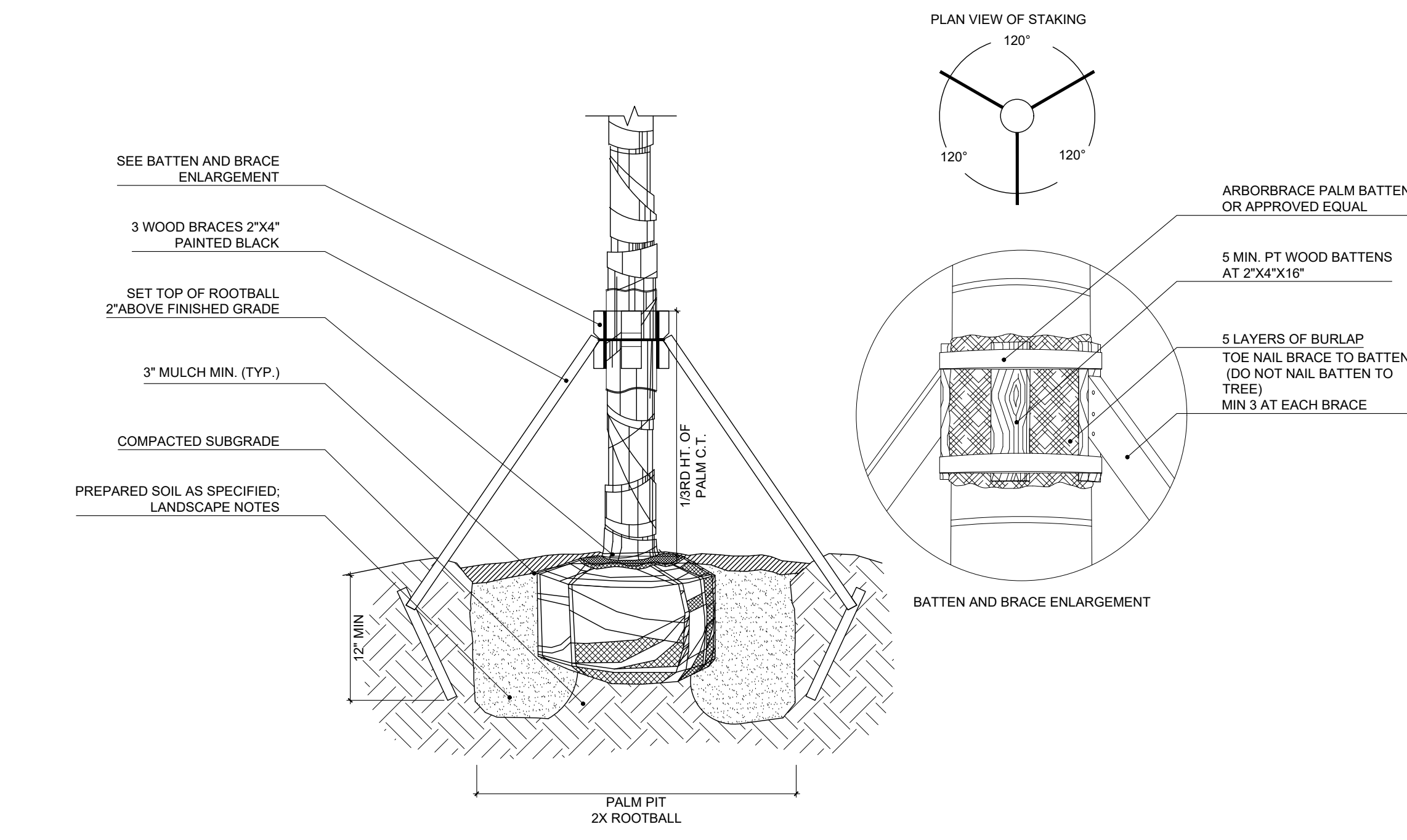
SCALE: N.T.S.



NOTE:
1. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.
2. SOIL BERMS ARE TO BE CONSTRUCTED AT RIGHT ANGLES TO THE TREE OR SHRUB OR IN THE POSITION WHICH WILL MOST EFFECTIVELY SERVE THE PURPOSE OF RETAINING WATER AT THE BASE OF THE PLANT.

4 PALM PLANTING DETAIL

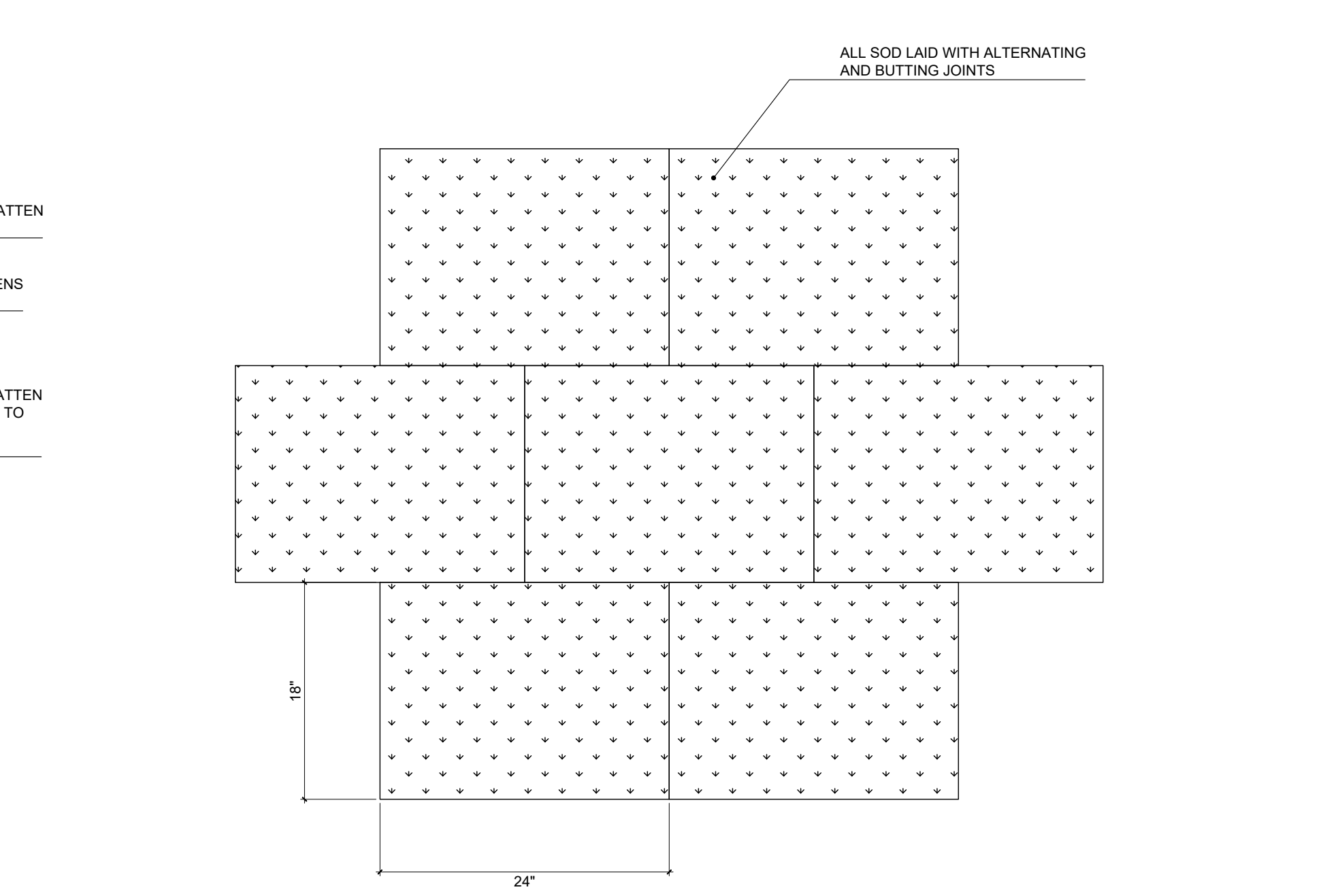
SCALE: N.T.S.



NOTE:
1. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.
2. STAKING COMPONENTS SHALL BE MANUFACTURED BY ARBORBRACE STAKING SYSTEMS INC. OR APPROVED EQUAL.

5 PALM STAKING DETAIL

SCALE: N.T.S.



NOTE:
PROVIDE 2\"/>

6 SOD PLANTING DETAIL

SCALE: N.T.S.



4521 PINE TREE DRIVE
MIAMI, FLORIDA 33140

CLAD
8020 NE 4TH AVE, STUDIO 113
MIAMI, FL 33138
(786) 536-6076
INFO@CLADLANDSCAPE.COM

CAROLINA MONTEIRO DA SILVA
REGISTERED LANDSCAPE ARCHITECT
LA6667311

PLANTING DETAILS

REVISIONS:

THIS DRAWING SHALL BE VIEWED IN
COLOR FOR THE MOST ACCURATE
INTERPRETATION OF THE DESIGN.

PROJ. N°:
2425
SHEET N°:

L-5.5



Even with all they bring to today's cityscapes – higher property values, decreased storm water runoff and reduced heat island effects – a poorly planned and maintained tree becomes costly over time, with unrestrained tree root growth creating hazardous cracked sidewalks, foundations, and underground infrastructure. City maintenance departments and homeowners are faced with costly repair projects that can damage trees or lead to their removal.

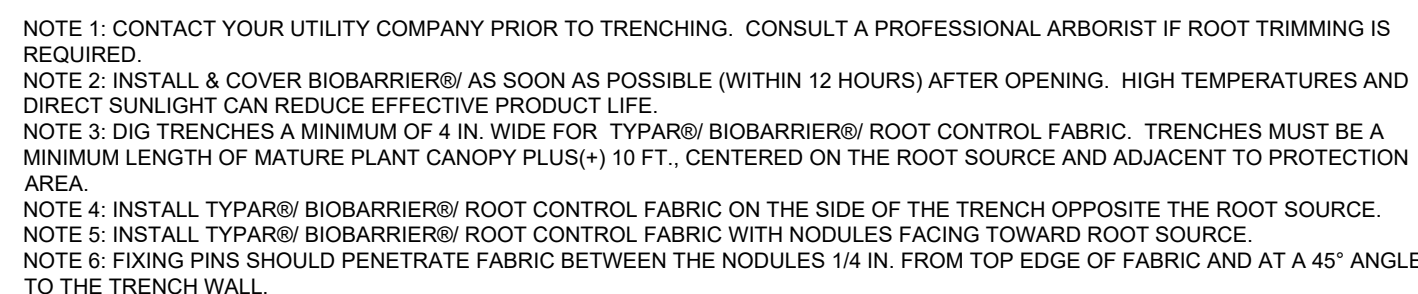
A **fiberweb** BUSINESS

A diagram showing a tree with a thick trunk and many roots extending deep into the ground. The ground is represented by a cross-section with a blue sky above, a green surface, and brown soil layers. The roots are shown as a dense network of lines extending downwards into the soil.

Removal and disposal of below-ground infrastructure is messy, time-consuming, and costly. In areas with aggressively rooting species, root treatment or complete replacement is required every one to five years. BIOBARRIER is guaranteed to prevent roots from crossing its protective membrane, eliminating long-term costs from clogging or fracturing caused by roots. With a permeable, non-toxic design, BIOBARRIER protects investments without impeding infiltration or drainage which maintains optimal system performance over time.

BIOBARRIER Surround System is used for

- Septic tanks and leach fields
- Perforated drain tile
- Stormwater drainage pipes
- Underground storage tanks
- City sewer and municipal water pipes

[illegible]

SPECIFIC ADVICE ON THE USE OF BIOBARRIER® CAN BE OBTAINED FROM POLYMER GROUP INC.

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ROOT CONTROL FABRIC BARRIER

SCALE: N.T.S.

