

# City of Pembroke Pines Planning & Economic Development Department 601 City Center Way 3<sup>rd</sup> Floor Pembroke Pines FL, 33025

# **Summary**

Agenda Date:	January 23, 2020	Application ID:	MSC 2019-24	
Project:	Stand Up MRI	Project Number:	N/A	
Project Planner:	Cole Williams, Planner / Zoning Technician			
Owner:	Sheridan Real Estate Group LLC	Agent:	Nelson Fernandez	
Location:	16604 Sheridan Street			
Existing Zoning:	C-1 (Commercial)	Existing Land Use:	Residential Flexed to Commercial	
Reference Applications:	SP 2016-02, SP 2015-09, SP 2014-03, ZV 2014-02, ZV 2014-01, MSC 2013-23, MSC 2013-11, SP 2012-02, ZC 2012-03, ZC 2012-02, SP 200-09, ZC 2006-05, SUB 2006-02			
Applicant Request:	Site modifications to accommodate mechanical equipment for an MRI facility.			
Staff Recommendation:	Approval			
Final:	⊠Planning & Zoning Board	□City Commission		
Reviewed for the Agenda:	Director:	Planning Administrator:		

## **Project Description / Background**

Nelson Fernandez, agent, is requesting approval of site modifications to Sheridan Village Commercial located at 16602 Sheridan Street. The changes are the result of a new tenant (Stand Up MRI) which requires additional mechanical equipment (MRI chillers and condensing units) to operate.

Sheridan Village was approved via site plan in 2014 (SP 2014-03) as one multi-tenant building and freestanding PDQ restaurant. In 2015, the site plan was modified via site plan amendment (SP 2015-09) to remove the PDQ, which was replaced with a second multi-tenant building. In 2016, via site plan amendment (SP 2016-02), a two story self-storage addition to building 2 (easternmost building on site) was approved.

#### **BUILDINGS / STRUCTURES:**

Stand Up MRI will be located in the easternmost bay of building 2. The following site modifications are proposed to accommodate the new tenant:

- The MRI chillers and condensing units cannot be roof mounted, therefore, two parking spaces to the south of the tenant bay will be converted into an island to house the equipment. The new island will be 15'-8" x 22'-8". The mechanical equipment will be setback 4'-2" from the drive aisle and screened from view by an 8' tall PVC fence painted to match the building. The mechanical equipment will be 7'-4" tall at the highest point.
- Addition of an electrical meter, electrical panel and C/T cabinet on the southern side of the building 2's east elevation. The equipment will be painted to match the building.
- Addition of an FPL transformer in the existing landscape island east of building 2. The transformer will be protected by bollards on all sides.

#### **PARKING:**

Currently there are 210 spaces provided on site for both buildings. 204 parking spaces are required based on current uses. If this application is approved, the removal of 2 parking spaces will leave a surplus of 4 spaces within the shopping center.

#### Landscaping:

To screen the FPL transformer and provide additional screening of the mechanical equipment the applicant is proposing the installation of shrubs consisting of Clusia guttifera. Green Island Ficus, and Schefflera Trinette.

Staff has reviewed the proposed changes and find that the proposed changes meet code requirements. Staff therefore recommends approval of this application.

**Enclosed:** 

Miscellaneous Plan Application

Memo from Planning Division (1/14/20)

Memo from Engineering Division (1/13/20)
Memo from Planning Division (12/24/19)
Memo from Zoning Administrator (12/24/19)
Memo from Landscape Division (12/23/19)
Memo from Landscape Division (11/5/19)
Memo from Fire Prevention Bureau (11/5/19)
Memo from Planning Division (11/4/19)
Memo from Zoning Administrator (11/4/19)
Miscellaneous Plan
Site Aerials



# City of Pembroke Pines Planning and Economic Development Department Unified Development Application

Planning and Economic Development City Center - Third Floor Prior to the submission of this application, the applicant must 601 City Center Way have a pre-application meeting with Planning Division staff to review the proposed project subhittel and processing es Pembroke Pines, FL 33025 Phone: (954) 392-2100 requirements. Received http://www.ppines.com Pre Application Meeting Date: # Plans for DRC Planner: Indicate the type of application you are applying for: Planning & Economic Development Appeal\* ☐ Sign Plan ☐ Comprehensive Plan Amendment ☐ Site Plan\* ☐ Delegation Request Site Plan Amendment\* DRI\* ☐ Special Exception\* ☐ DRI Amendment (NOPC)\* ☐ Variance (Homeowner Residential) ☐ Flexibility Allocation ☐ Variance (Multifamily, Non-residential)\* ☐ Interpretation\* ☐ Zoning Change (Map or PUD)\* Land Use Plan Map Amendment\* ☐ Zoning Change (Text) Miscellaneous ☐ Zoning Exception\* ☐ Plat\* Deed Restriction **INSTRUCTIONS:** 1. All questions must be completed on this application. If not applicable, mark N/A. 2. Include all submittal requirements / attachments with this application. 3. All applicable fees are due when the application is submitted (Fees adjusted annually). 4. Include mailing labels of all property owners within a 500 feet radius of affected site with signed affidavit (Applications types marked with \*). 5. All plans must be submitted no later than noon on Thursday to be considered for Development Review Committee (DRC) review the following week. 6. Adjacent Homeowners Associations need to be noticed after issuance of a project number and a minimum of 30 days before hearing. (Applications types marked with \*). 7. The applicant is responsible for addressing staff review comments in a timely manner. Any application which remains inactive for over 6 months will be removed from staff review. A new, updated, application will be required with applicable fees. 8. Applicants presenting demonstration boards or architectural renderings to the City Commission must have an electronic copy (PDF) of each board submitted to Planning Division no later than the Monday preceding the meeting. Staff Use Only Project Planner: \_\_\_\_\_ Project #: PRJ 20\_\_\_\_ -\_\_\_ Application #: MSC 2019 - 24 Date Submitted: 10/21/2019 Posted Signs Required: (\_\_\_) Fees: \$\_1,037

SECTION 1-PROJECT INFORMATION:
Project Name: Stand-up Mnr. Sheridan Plag
Project Address: 16604 SHERIDAN ST
Location / Shopping Center: WESTERN UNIT (ENDCAP)
Acreage of Property: 3,96 Building Square Feet: 49,745
Flexibility Zone: Folio Number(s):
Plat Name: SHERIDAN VILLAGE Traffic Analysis Zone (TAZ):
Legal Description: SHERIDAN VILLAGE 179-155 B POR OF PARCELA,
DESCAS, BEGGINING AT NE CONNER OF SAID PARA 5 247.58, W 700.08
N 247.50, E 693,84 TO POB AKA PARA-Z
Has this project been previously submitted?  Yes  No
Describe previous applications on property (Approved Variances, Deed Restrictions, etc) Include previous application numbers and any conditions of approval.

Date	Application	Request	Action	Resolution / Ordinance #	Conditions of Approval
				,	
			TO POPP STEEL BLOOM SEED STEEL SEED STEEL SEED SEED SEED SEED STEEL SEED SEED SEED SEED SEED SEED SEED S		

## **SECTION 2 - APPLICANT / OWNER / AGENT INFORMATION** Owner's Name: SHERLOAN RALESTATE GROUP LLC Owner's Address: 7700 DAVIE ROAD Owner's Email Address: nfernander@anfaroup.com Owner's Phone: 954-275-4952 Owner's Fax: 954-693-9901 Agent: NELSON FERNANDEZ Joice Zweig Contact Person: Agent's Address: 1000 wills por Stute 101 Agent's Email Address: Med Conflus office e amair, Com Agent's Phone: 454-340-3868 Agent's Fax: All staff comments will be sent directly to agent unless otherwise instructed in writing from the owner. SECTION 3- LAND USE AND ZONING INFORMATION: **EXISTING PROPOSED** Zoning: B.Z Zoning: B-Z Land Use / Density: \_\_\_\_\_ Land Use / Density: Use: \_\_\_\_\_ Use: \_\_\_\_\_ Plat Name: Plat Name: Plat Restrictive Note: \_\_\_\_\_ Plat Restrictive Note: **ADJACENT ZONING** ADJACENT LAND USE PLAN North: North: South: South: East: East: West: West:

-This page is for Variance, Zoning Appeal, Interpretation and Land Use applications only-SECTION 4 - VARIANCE • ZONING APPEAL • INTERPRETATION ONLY Application Type (Circle One): Variance Zoning Appeal Interpretation Related Applications: Code Section: Required: Request: Details of Variance, Zoning Appeal, Interpretation Request: CONVERTING EXISTING AND APPROUSD ORIVE-THRU LANES TO ACCOMODATE MECHANICAL EQUIPMENT FOR MRI FACILITY. THE AREA WILL BE SCREENED WITH FENCING AND LAUDSCAPING. **SECTION 5 - LAND USE PLAN AMENDMENT APPLICATION ONLY** ☐ City and County Amendment ☐ City Amendment Only Existing City Land Use: \_\_\_\_\_ Requested City Land Use: \_\_\_\_\_ Existing County Land Use: Requested County Land Use: \_\_\_\_\_

# SECTION 6 - DESCRIPTION OF PROJECT (attach additional pages if necessary)

0	NAME OF THE OWNER, NAME OF THE O
Loter of Drythmy Closure	
- OF Prifosood Pland for	•
- loterian Drythmy closure	
	PORTING AND ADDRESS OF THE PARTY OF THE PART

## **SECTION 7- PROJECT AUTHORIZATION**

#### **OWNER CERTIFICATION**

This is to certify that	at I am the owner of the property of	described in this application and that
all information supp	blied herein is true and correct to	the best of my knowledge.
1/ 1/		
		10/18/19
Signature of Owner		Date
Sworn and Subscri	bed before me thisday	1
of October		
Fee Paid	Signature of Notary Public	My Commission Expires
	Josefina Flores NOTARY PUBLIC STATE OF FLORIDA Comm# GG064396 Expires 3/31/2021	my commission Expires
AGENT CER	TIFICATION	
This is to certify that and that all informate	t I am the agent of the property or tion supplied herein is true and co	wner described in this application prect to the best of my knowledge.
Signature of Agent	ONICHI SILVERI IN THE STATE OF	Date
Sworn and Subscrib	ped before me this day	
of	, 20	
Fee Paid	Signature of Notary Public	My Commission Expires
		3

#### PLANNING DIVISION STAFF COMMENTS

#### Memorandum:

Date:

January 14, 2019

To:

MSC 2019-24 file

From:

Cole Williams, Planner / Zoning Technician

Re:

Stand-Up MRI

Items which do not conform with the City of Pembroke Pines Code of Ordinances or other Governmental Regulations:

#### ALL COMMENTS REGARDING THIS APPLICATION HAVE BEEN ADDRESSED

# CITY OF PEMBROKE PINES PUBLIC SERVICES DEPARTMENT ENVIRONMENTAL SERVICES/ENGINEERING DIVISION

# **DRC REVIEW FORM**



January 13, 2020

Project: SHERIDAN VILLAGE - STAND-UP MRI

City Reference Number: MSC 2019-24

To: Cole Williams, Planner/Zoning Technician Planning and Economic Development Department

From: John L. England, P.E., Assistant City Engineer Environmental Services/Engineering Division, Public Services Department (954) 518-9046

#### **COMMENTS/RECOMMENDATIONS:**

The Environmental Services/Engineering Division takes 'No Exception' to the proposed MRI site related modifications and improvements based upon the revised site location and the project is hereby recommended for 'Consideration' by the Planning and Zoning Board.

**NOTE** that an Engineering Construction Permit is required for construction of the proposed project site related modifications and improvements. Submittal of appropriate signed and sealed plans and applicable Plans Review Fees will be required, as a minimum, by the Environmental Services/Engineering Division for acceptance of the proposed project for initiation of the plans review for Engineering Construction Permit.

#### PLANNING DIVISION STAFF COMMENTS

#### Memorandum:

Date: December 24, 2019

To: MSC 2019-24 file

From: Cole Williams, Planner / Zoning Technician

Re: Stand-Up MRI

Items which do not conform with the City of Pembroke Pines Code of Ordinances or other Governmental Regulations:

- 1. Consider painting the fence to match the building rather than the building accent.
- 2. Provide paint chip for color to be used on the fence.
- 3. Provide height of the equipment within the fence area.
- 4. Consider a sleeve for the bollards to soften the appearance of them.
- 5. Contact staff to discuss options for the area north of the enclosed equipment 954-392-2100.
- 6. Wall mounted equipment must match the building color.
- 7. Clarify if any other changes will be made to the building or site, for example lighting.
- 8. Provide landscape mitigation plan for landscape removed for FPL transformer and fence.
- 9. Provide screening around FPL transformer.
- 10. Resubmittal must include an itemized response to all comments made by DRC members. In your resubmittal you must restate the comment, give an explanation of what you have done to alleviate the comment and show where the comment was addressed on the plans (page number and the details which may help staff identify revisions quickly). The DRC will not review your resubmittal if you fail to provide this response.

December 24, 2019

To: Cole Williams

Planning/Zoning Technician

From: Dean A. Piper

Zoning Administrator

Re: MSC 2019-24 (Stand Up MRI @ 16604 Sheridan Street)

All of my comments regarding the above Miscellaneous Plan have been satisfied.

December 23, 2019

To: Cole Williams
Planner & Zoning Specialist

From: Kristen Jensen

Landscape Planner

Re: (MSC2019-24) Stand Up MRI

The City of Pembroke Pines Planning Division has conducted a landscape review for Stand Up MRI. The following items need to be addressed prior to this project being found in compliance:

All landscape comments have been addressed at this time.

Note: A courtesy landscape inspection will take place and if any landscape material is missing these items will need to be addressed.

Plant diversification is important for the project in order to sustain a healthy and vigorous landscape. It is also required that projects utilize best management practices set by Florida Friendly Landscape Standards.

Please contact me with any questions.

Please consider the environment before printing this email.

#### Kristen Jensen

Landscape Planner/Designer

Planning and Economic Development Division
City of Pembroke Pines

954.392.2107 (Office) • kjensen@ppines.com

Please consider the environment before printing this email.

November 5, 2019

To: Cole Williams

Planner & Zoning Specialist

From: Kristen Jensen

Landscape Planner

Re: (MSC2019-24) Stand Up MRI

The City of Pembroke Pines Planning Division has conducted a landscape review for Stand Up MRI. The following items need to be addressed prior to this project being found in compliance:

- 1. Provide a disposition plan for the trees and plant material to be removed and a planting plan with the mitigation of the trees removed and landscape to be planted back in the island as per landscape ordinance.
- 2. Irrigation will be checked at the time of final inspection.

Note: A courtesy landscape inspection will take place and if any landscape material is missing these items will need to be addressed.

Plant diversification is important for the project in order to sustain a healthy and vigorous landscape. It is also required that projects utilize best management practices set by Florida Friendly Landscape Standards.

Please contact me with any questions.

Please consider the environment before printing this email.

#### Kristen Jensen

Landscape Planner/Designer
Planning and Economic Development Division
City of Pembroke Pines
954.392.2107 (Office) • kjensen@ppines.com
Please consider the environment before printing this email.

#### **DRC REVIEW FORM**

PEMBROKE PINES FIRE RESCUE FIRE PREVENTION BUREAU

FIRE PLANS EXAMINER BY: Daniel Almaguer, Assistant Fire Marshal

(954) 499-9557

PROJECT NAME:

Stand-up MRI, Sheridan Plaza

REFERENCE #:

MSC 2019 - 24

DATE REVIEWED:

11/05/2019

# CONFORMS TO THE CITY OF PEMBROKE PINES FIRE DEPARTMENT STANDARDS

YOU HAVE SATISFIED THE FIRE DEPARTMENT'S CONCERNS REGARDING THE SITE PLAN REVIEW.

Note: No Alterations to Fire Access Lane

#### PLANNING DIVISION STAFF COMMENTS

#### Memorandum:

Date: November 4, 2019

To: MSC 2019-24 file

From: Cole Williams, Planner / Zoning Technician

Re: Stand-Up MRI

Items which do not conform with the City of Pembroke Pines Code of Ordinances or other Governmental Regulations:

- 1. Consider painting the fence to match the building rather than the building accent.
- 2. Provide paint chip for color to be used on the fence.
- 3. Provide height of the equipment within the fence area.
- 4. Consider a sleeve for the bollards to soften the appearance of them.
- 5. Contact staff to discuss options for the area north of the enclosed equipment 954-392-2100.
- 6. Wall mounted equipment must match the building color.
- 7. Clarify if any other changes will be made to the building or site, for example lighting.
- 8. Provide landscape mitigation plan for landscape removed for FPL transformer and fence.
- 9. Provide screening around FPL transformer.
- 10. Resubmittal must include an itemized response to all comments made by DRC members. In your resubmittal you must restate the comment, give an explanation of what you have done to alleviate the comment and show where the comment was addressed on the plans (page number and the details which may help staff identify revisions quickly). The DRC will not review your resubmittal if you fail to provide this response.

November 4, 2019

To: Cole Williams

Planning/Zoning Technician

From: Dean A. Piper

Zoning Administrator

Re: MSC 2019-24 (Stand Up MRI @ 16604 Sheridan Street)

The following are my comments regarding the above Miscellaneous Plan:

- Confirm color as color for fence stated to be DE 5522 "Palm Frond" (#1
  Color and Finishes Legend), however, color it is pointing to as a reference
  on building elevation appears to be SW 7685 "White Raisin" (#3 Color and
  Finishes Legend).
- 2. Provide landscape screening around FPL Transformer, not just bollards.
- 3. Provide details and heights of ALL equipment to be placed within fenced area.
- 4. Provide finished height of all equipment being installed as Building Code requires some equipment to be installed at Finished Floor Elevation (F.F.E.) of building so some equipment as shown may extend above the proposed 8' fence.
- 5. Provide note that any wall mounted equipment will be painted to match wall color it is mounted to.
- 6. Provide partial north and south elevations showing fencing/gates building.
- 7. Provide new Landscape Plan showing all work being proposed and new landscape layout in island. Note: "Taller" landscaping should be installed along new fence to soften look.

Please contact me with any questions.



**16604 SHERIDAN STREET** PEMBROKE PINES, FL 33028



#### ARCHITECTURE



THIBEAUX ARCHITECTURE, INC. 2101 South Andrews Avenue #205 Fort Lauderdale, FL 33316 PH: (954) 467-4140 www . Thibeaux Architecture . Com

#### PLBG / MECH / ELEC



BERLIN CONSULTING, INC. 14701 Rothschild Dr. Coral Springs, FL 33067 PH: (954)333-8560 WWW . BERLINCONSULTINGINC . COM

#### STRUCTURAL CONSULTANT

MANUEL E. GARCIA, P.E. 7410 S. Cypresshead Drive Parkland, FL 33067 PH: (954)757-6979

# LANDSCAPE

dave

Dave Bodker Landscape Arch. 601 N Congress Ave, Suite 105-A bodker Dellray Beach, FL 33445 PH: (561)276-6311

	PERMIT	PRELIM	* SHEET INDEX	e active page m new page x page deleted	▲ preliminary O volded page
	•		G-100 COVER SHEET		
		-	DX-110 DEMOLITION PLAN		
		-	A-110 FLOOR PLAN		AND THE REAL PROPERTY AND ADDRESS OF THE PARTY OF T
			A-110D DIMENSIONAL FLOOR PLAN		
			A-114 EQUIPMENT PLAN		
		-	A-130 ELEVATIONS		
-			I-1 IRRIGATION PLAN	***************************************	
			L-1 PLANTING PLAN	-	
		-	L-2 SPECIFICATIONS, DETAILS, AND NO	OTES	

City of Pembroke Pines Received

JAN 1 6 2020

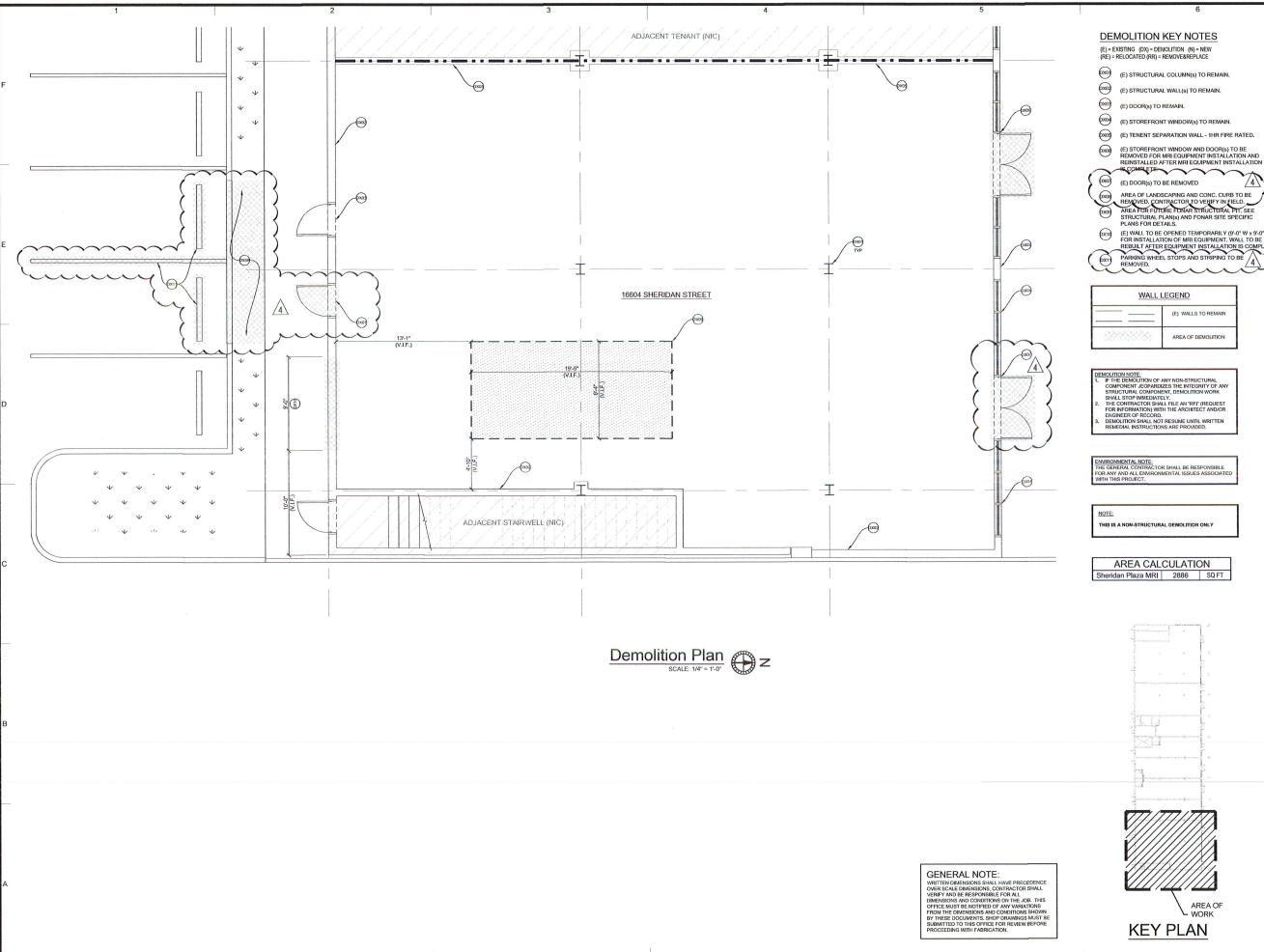
Planning & Economic Developmer

# STAND-UP MRI SHERIDAN 16604 SHERIDAN STREET PEMBROKE PINES, FL 3302

33028

TAI PROJECT # 19804

G-100



(E) STRUCTURAL COLUMN(s) TO REMAIN.

REMOVED, CONTRACTOR TO VERIFY IN FIELD.

AREA FOR FUTURE FORMAR STRUCTURAL PIT. SEE
STRUCTURAL PLAN(s) AND FONAR SITE SPECIFIC
PLANS FOR DETAILS.

(E) WALL TO BE OPENED TEMPORARILY (9-0" W x 9-0" H) FOR INSTALLATION OF MRI EQUIPMENT. WALL TO BE REBUILT AFTER EQUIPMENT INSTALLATION IS COMPLETE. PARKING WHEEL STOPS AND STRIPING TO BE

WALL I	WALL LEGEND	
	(E) WALLS TO REMAIN	
335555	AREA OF DEMOLITION	

AREA CALCULATION



AREA OF

THIBEAUX ARACHITECTURE
THOMAS E. THIBEAUX, R.A.
REGISTERED ARCHITECT FLAROO16423
SANDREWS AVENUE #205, FORT LAUDERDALE, FL 33316
PH 9 5 54 - 4 5 7 4 1 4 0

TO THE BEST OF MY KNOWLEDGE THE PLANS AND SPECIFICATIONS SUBMITTED HEREWITH COMPLY WITH EXISTING MYTERPETATIONS AND PROVISIONS OF THE APPLICABLE BUILDING CODES. THIS DRAWNG IS THE PROPERTY OF THIBEAUX ARCHITECTURE, INC. AND THE PROVINCE OF THE PROVINCE O

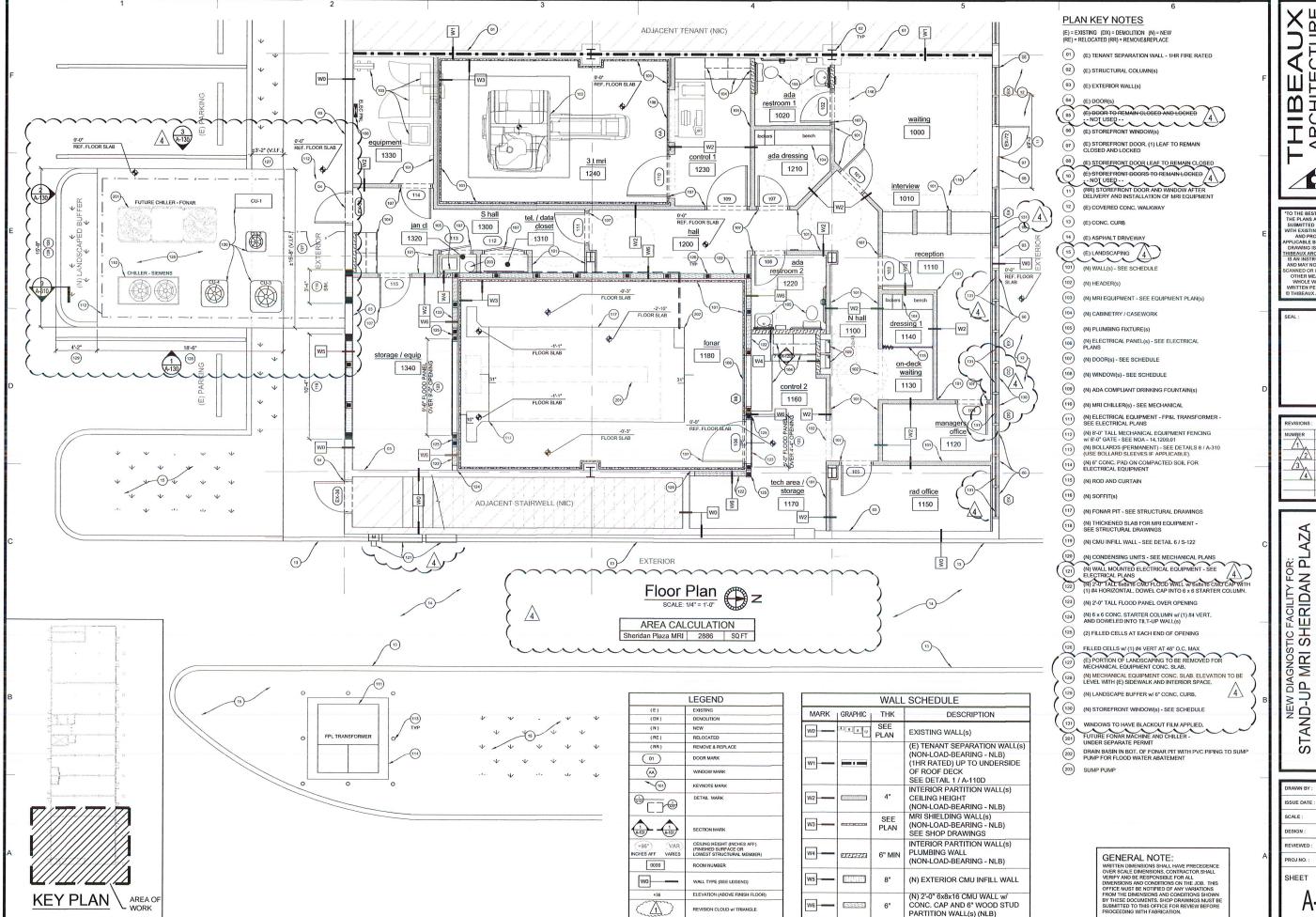
NUMBER DATE
2019-09-05
2019-10-04
3 2019-11-13
4 2020-01-08

NEW DIAGNOSTIC FACILITY FOR:
STAND-UP MRI SHERIDAN PLAZA
16604 SHERIDAN STREET
PEMBROKE PINES, FL 33028

AWN BY : 2019-05-07 SSUE DATE : SCALE : AS NOTED TT T. Thibeaux REVIEWED: PROJ NO.: 19804 A16a SHEET

DX-110

File: Saved:



File: Saved: Plotted

CTURE IBEAUX, R. 1 ARCHITEC THOMAS E. THIB REGISTERED ARCHITECT THEWS AVEN IE 0 

> PLICABLE BUILDING CODES. 1 DRAWING IS THE PROPERTY O THIBEAUX ARCHITECTURE, INC. A IS AN INSTRUMENT OF SERVICE
> AND MAY NOT BE REPRODUCED
> SCANNED OR REPRODUCED BY A
> OTHER MEANS IN PART OR IN
> WHOLE WITHOUT EXPRESS
> WRITTEN PERMISSION OF SAME
> © THIBEAUX ARCHITECTURE, IN

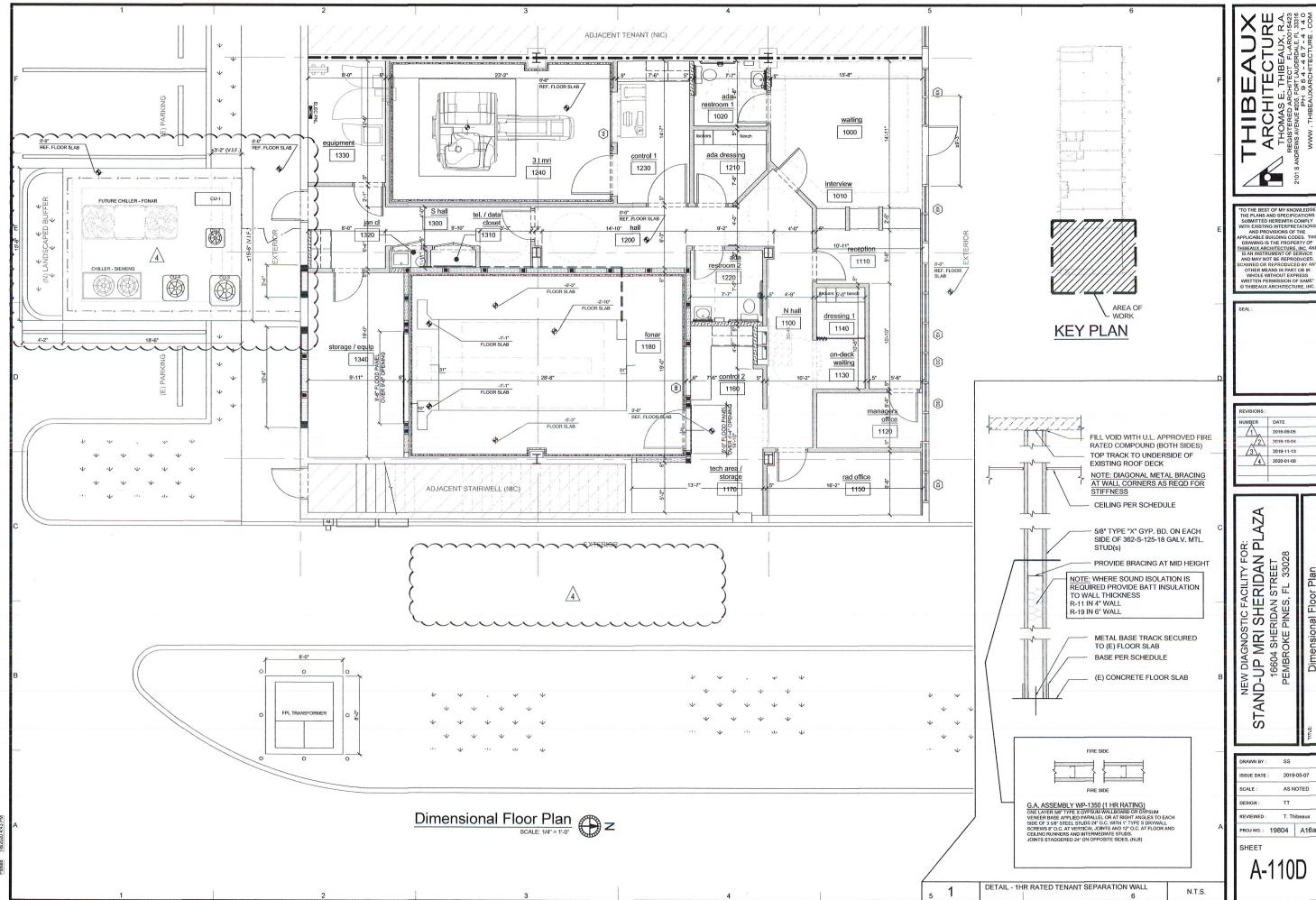
2019-09-05 2 2019-10-04 3 2019-11-13 4 2020-01-08

렸고

V DIAGNOSTIC FACILITY FOR UP MRI SHERIDAN P 16604 SHERIDAN STREET SMBROKE PINES, FL 33028

2019-05-07 AS NOTED SCALE DESIGN TT EVIEWED : T. Thibeaux PROJ NO.: 19804 A16a

SHEET



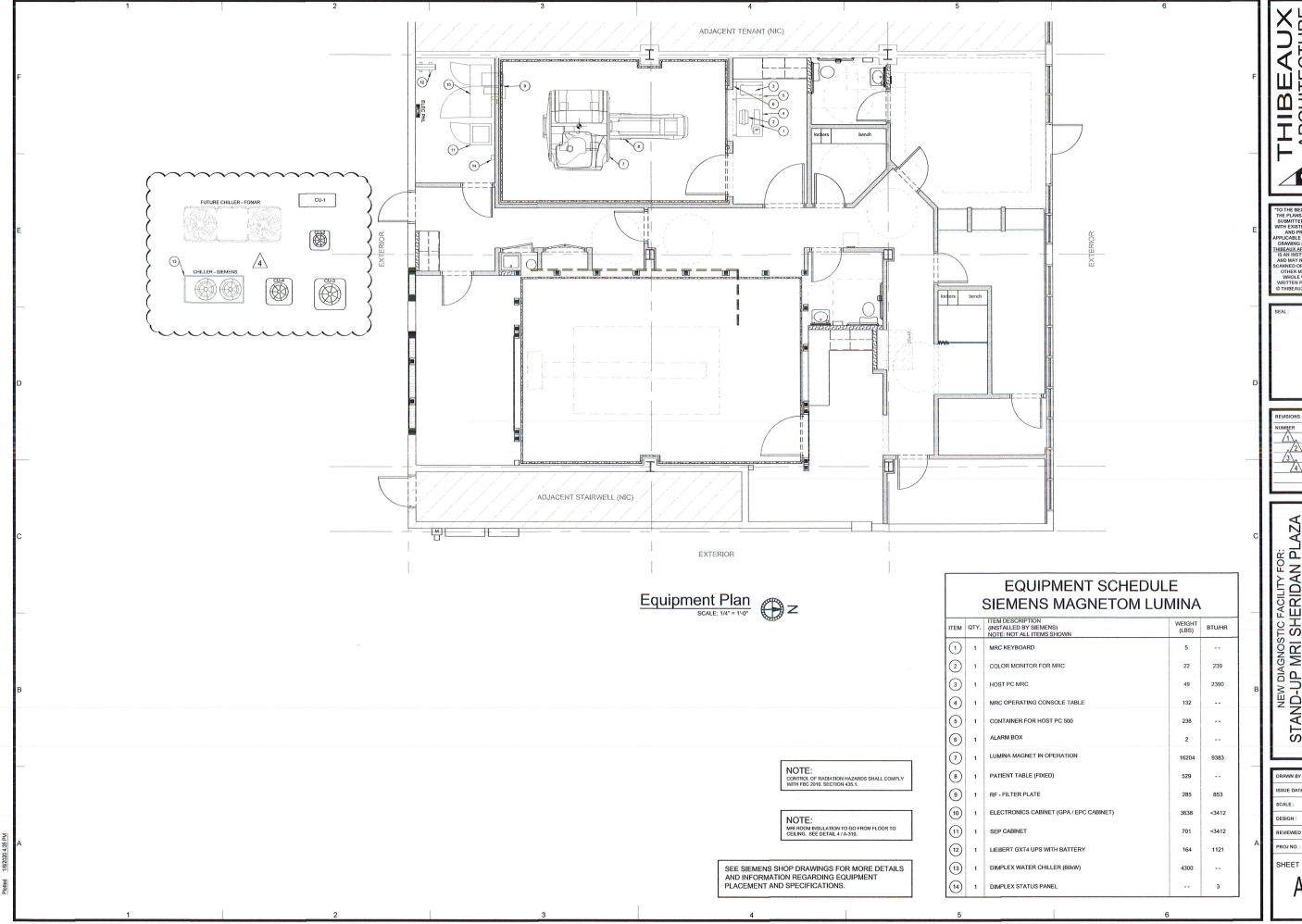
DATE 2019-09-05

> 2019-05-07 AS NOTED

TT

T. Thibeaux

File: Saved: Plotted



ARCHITECTURE

ARCHITECTURE

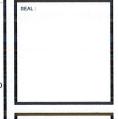
THIBBAUX, R.A.

THOMAS E. THIBBAUX, R.A.

ARCHITECT FLARGUIS423

UNREWS AVENUE #205, FORT LANDERFALE

UNDERWS AVENUE #

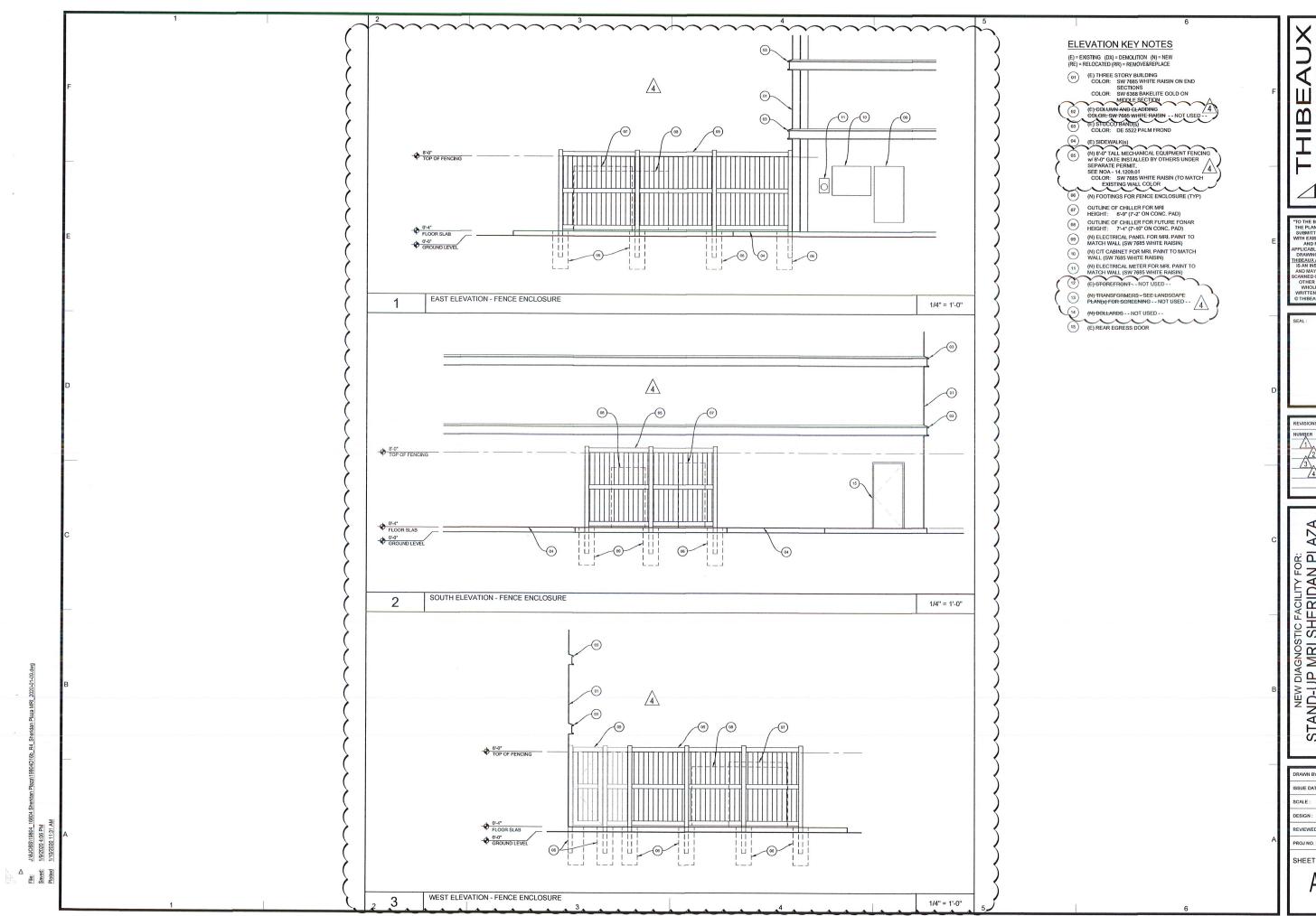


REVISIONS		
NUMBER	DATE	
1	2019-09-05	
^2	2019-10-04	
3	2019-11-13	ind
4	2020-01-08	

NEW DIAGNOSTIC FACILITY FOR:
STAND-UP MRI SHERIDAN PLAZA
16604 SHERIDAN STREET
PEMBROKE PINES, FL 33028

RAWN BY : 2019-05-07 SSUE DATE : REVIEWED:

A-114



THIBEAUX
ARCHITECTURE
THOMAS E. THIBEAUX, R.A.
REGISTERED ARCHITECT FL-ARGO15423
NOREWS AVENUE #205, FORT LAUDERDALE, FL 33336

\*TO THE BEST OF MY KNOWLEDG THE PLANS AND SPECIFICATION: THE PLANS AND SPECIFICATIONS SUBMITTED HEREWITH COMPLY WITH EXISTING INTERPRETATIONS AND PROVISIONS OF THE APPLICABLE BUILDING CODES. THE APPLICABLE BUILDING CODES THE APPLICABLE SITE OF THE PROPERTY OF THIS AND HIS THE PROPERTY OF AND MAY NOT BE REPRODUCED. AND MAY NOT BE REPRODUCED AND MAY NOT BE REPRODUCED WITHOUT EXPRESS WITTEN PERMISSION OF SAME® OTHER MERMISSION PAT OF IN WITHOUT EXPRESS WITTEN PERMISSION OF SAME® THIS PERMISSION OF SAME® THE PERMISSION OF SAME® OF THIS PERMISSION OF THIS PERMIS PERMISSION OF THIS PERMISSION OF THIS

NUMBER DATE

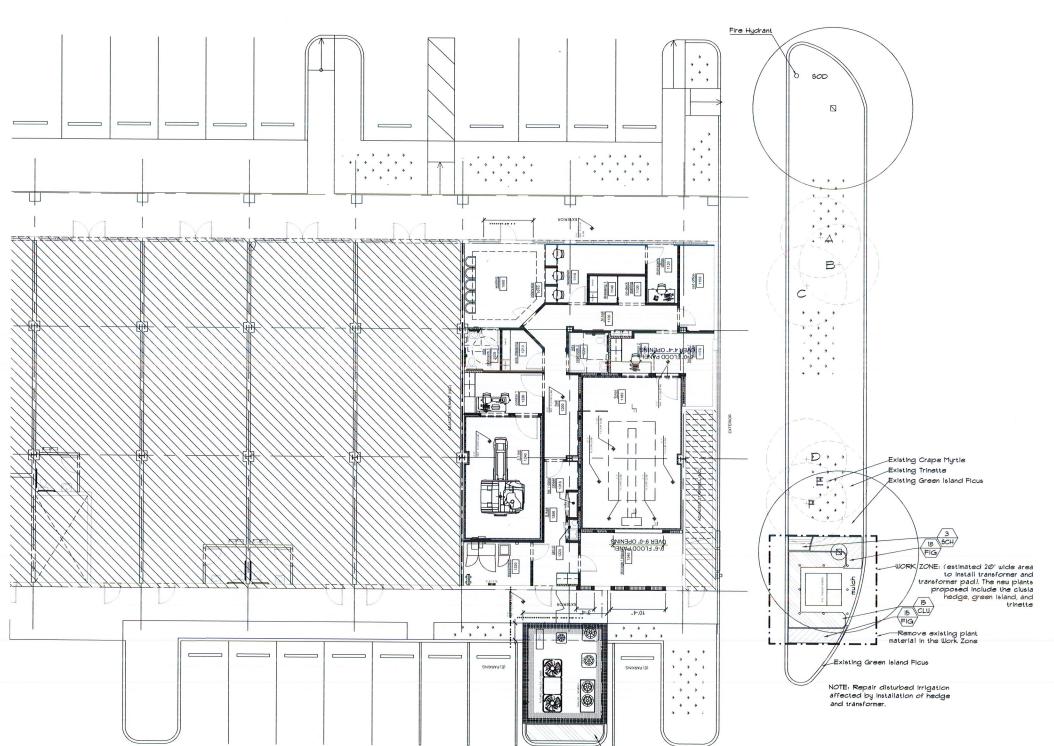
2019-09-05
2019-10-04
3 2019-11-13
4 2020-01-08

NEW DIAGNOSTIC FACILITY FOR:

STAND-UP MRI SHERIDAN PLAZA
16604 SHERIDAN STREET
PEMBROKE PINES, FL 33028

DRAWN BY ISSUE DATE : 2019-05-07 AS NOTED DESIGN : TT REVIEWED: T. Thibeaux ROJ NO.: 19804 A16a

A-130



#### EXISTING TREE LIST

SIII INSELTYE DESCRIPTION

A Lagerstroemia indica/Crape Nytle I4\* ht. x I2\* spr. multi trurk re
B Lagerstroemia indica/Crape Nytle I4\* ht. x I2\* spr. multi trurk re
C Lagerstroemia indica/Crape Nytle I4\* ht. x I2\* spr. multi trurk re
Lagerstroemia indica/Crape Nytle I4\* ht. x I2\* spr. multi trurk re
E Lagerstroemia indica/Crape Nytle I4\* ht. x I2\* spr. multi trurk re
E Lagerstroemia indica/Crape Nytle I4\* ht. x I2\* spr. multi trurk re
E Lagerstroemia indica/Crape Nytle I4\* ht. x I2\* spr. multi trurk re

#### PLANT LIST

SYM	BOTANICAL/COMMON NAME	SPECIFICATIONS	QT
CLU	Clusia guttifera Clusia	5' ht. x 24" spr., 24" o.c.	15
CLU'	Clusia guttifera Clusia	8' ht. x 36" spr., 30" o.c.	6
FIG	Ficus microcarpa Green Island Ficus	10" ht. x 10" spr., 18" o.c.	33
SCH	Schefflera arboricola 'Trinette' Trinette	24" ht. x 18" spr., 24" o.c.	33



## stand up

### mri

pembroke pines, fl

# dave bodker landscape architecture/planning inc.

601 n. congress ave., suite 105-a delray beach, florida 33445 561-276-6311

> #LA0000999 sheet title:

#### planting plan

project number: 13019

date: 11/25/2019 scale: n.t.s. drawn by: Imb

NORTH

she



2 sheet

These Specifications and the requirements hereinafter utili govern this project during the hetallation, guarantee and native acceptant.

- B. The sork shall include, but not be initied to, furnishing saterial root pruning share required, signal, protection to the public, securition, relation backfilling, gracing, revisiting, suiching, staking and guying share required, satering, pruning share required, soil installation seeding, cleaning, instances and garance.
- D. Investigation of Montriese Condition The Contractor shall be responsible for rathing site substrates investigations and excellention as her or the chosen is noise to become feather and the contractor conditions will be supported by the contractor conditions used to get a support of the contractor conditions used to get the contractor shall not receive separate, additional compressation for this.
- F. Ten percent (10%) of the total contract price util be held as retainer for 50 days after final stritten acceptance.
- The Landscape Contractor util coordinate his work with all other traces at the Job site.
- 27 Pain frond tying shall be as set forth in the latest echtion of the Florida Department of Agricultures forcides and Benderde for Pharey Plansk<sup>1</sup>, tying paths shall be at the option of the Contractor. The Landscape Adritiset high first the Landscape Contractor to unite Pain Fronds to accommodate an owner "grand opening". The Contractor may rate the pain fair for the event. This striping will not affect the guarantee or represent an additional cost to the comer.
- (3) To reduce head volume, Pain fronds say be taper trismed by not more than one-third.

- A. Dod shall be solled sod and shall be standard quality grade.
  Note challing grade shall be based on the standard of sold
  withing the present standard or connectably as
  the grade present standard or connectably as
  the grade present standard or connectably as
  the grade present standard or of Findida
  Inc. The sood shall be said noted sink noots and of the
  today feature a bring a compest set group and heavy noot
  after the present standard or the standard stand up to one half hold allowable (incompressed). We sell embedded in the sed with lise a claim, earth, here of stones and debrit. The sod wild lise a claim, earth, here of stones and debrit. The sod wild lise a claim, earth, and expended the compression of the process. The sod wild be provided in commercial paid stone seasoning not less than it has been and wild be to vuo, fresh and the hour of holds by it shows and wild be to vuo, fresh and wild have the sold of the control of the co

Protection

- Renoval of Plant Materials (I) All plant material to be removed shall be removed completely, including the rootball, from the Job or as directed by the Landscape Architect. The remaining hole shall be filled alth subtable naterial or planting soil as directed by the Landscape Architect. J. Existing Plant Material to be Relocated:
- All existing plan natural to be relocated shall be root pruned a minim of the days or for a period as determined by the Landscape Architect prior to relocation.

- (9) Root pruning shall be accomplished by digging a trench completely around the plant about 10 inches deep. All exposed roots shall be cut off smoothly.
- (4) A nixture of good organic fertilizer and planting soil shall be used to refill the trench.
- (5) Plant natural already in its roll of a socie sensize, which does not ready, adhere to the not system expectably, but case of targe prices or treat, all have the case of targe prices or treat, all have the nootball supposed in buting and then stee, it directed by the Landscape Architect. For six h, oggins what the used and it shall be placed around the nootball before before the place in place to a provide a place of the shall be used and it shall be placed around the nootball before before the place is not placed and sensition. The six shall be looped and sensitioned with the but highly before the place of the line in the place of the landscape and the place of the landscape and the place of the landscape and the la

- A. The Landscape Architect may happest trees, sinular, and groundcover either at the place of growth or at the six before pitting for completion as the responsess for exchange the subsequent and the six of the
- B. Responsibility for Assuring Quality Works (I) The Contractor's Superintendent shall speak linglish and be self versed in Nincida plant natural, planting operation, Plant and Specification Interpretation, coordination with other contracts or service in the project area and coordination between the narsery and the project.

- (I) Plant material shall be Florida 9 or better as set forth in the latest edition of the Florida Department of Agriculture's Grades and Standards for Narsery Planta.
- (2) All plans natural still be subject to the approval of the fundacipe with the subject to the approval of the fundacipe with the fundacipe and color. Plants lately the compositions or proper properties, plants stich are made or this, and plants hyperal by plants stich are made or this, and plants hyperal by first natural within him to be not back from larger grades to meet certain specification respressors will be rejected.
- (3) Plant naterial shall have normal, sell developed branches and shall be vigorous plants, free from defects, decay, burs disfiguring roots, sun-scald lightes, abresion of the bark, plant diseases, heact peet eggs, barers, and all forms of briestations or objectionable defigurements.

#### Planting Soll

- A Mulch shall be
- (I) Florassicht or other approved recycled suich (approval by Landscape Architect or other governing agency)
- A. New and existing Trees and Palms Pertilize with 8-2-12 palm fertilizer with micronutrients per naturacturer's recommendations.
- Neu and existing Shrubs, and diroundcover:
   Fertilize with 8-2-12 pain fertilizer with nicronutrients at a rate of ly lo. per 1000 SF of area.
- Annuals: Partitize with Osnocote Sierra blend I4-I4-I4 or approved equal.
- Composition and Guillipy All fertilizer shall be uniform in composition and day. Granular fertilizer shall be free flowing and delivered in unopened bags. All bags containers or boxes shall be fully liabeled with the sanufacturer's analysis.

So overloopy seep.

B. Encese PRIA ill seeps fill shich results from the installation of the project shall results the property of the installation of the project shall result the option of the Outer. One makes in the project is the option of the Outer, removed and deposed of from the project at no additional costs. No excess fill shall be removed or deposed as the other shall be only one of the additional cost. No excess fill shall be removed or deposed and excitate. Boxes fill shall be indiposed of a derotated.

A Upon artition notice from the Contractor of the presumptive completion as defined below, of the entire project, the Landscape Architect, along with other appropriate parties, all links an inspection within 46 hours after the written notice. If all construction provided for and compensated by the contract fire found to be completed in accordance with the contract fires and positionations, such respection.

#### Delivery, Handling and Storage.

- A Delivery and Handlings (I) Movement of rursery stock shall comply with all Pecleral, State, and local laws, regulations, ordinances, codes, etc. (2) Protect daring delivery to prevent datage to root bat or desiccation of leaves. Remove tracceptable plant naturals insectisely from the job site. Halviain and protect while stored at the site.
- (3) Transport naterials on vehicles large enough to allow plants not to be crouded and danaged. Plats shall be covered to prevent sind danage during transit.

- Littles required to approval to udostitude a plant species a plant designation (BR, IBBR, Cd stack plant grade quality, start, quantity, stack are to be non-availability of the interest specified, approval such be given by the chairman of the proper of the provided and the provided statistics of the project. The Contractor may provide artist proof that the specified plant saterial is
- B. Any request for the approval of an equal shall be in unting. Approval shall be given by the Landscape Architect before th saterial is delivered and hatalled on the project.
- Subsit time prints of shop chasings for any special conditions not covered in the details indicated. This shall be for approval by the Landicaipe Architect before they are replemented in the project.
- E. If requested by the Owner or Landscape Architect, subsit a letter indicating the sources or suppliers of all sod and the

#### Staking and Guying:

- A flowing and opping shall be the responsibility of the Lindescape Contractors. Stabing and gaping unit not be Lindescape Contractors, Stabing and gaping unit not be stabled as the stabing and gaping all not be statisticated to the piles naterial with relia. Any sethod of stabing and gaping often the noise hiddents in the ideals, asking gaping contracts who have been been better that the stabing and gaping contracts to the stabing and the stabing and the stabing that the stabing of the stabing of the sear of the stabing of the grades in order to eliminate the sead or responsance of "thing" or gaping.
- The Contractor is responsible for performing all staking and gaying in accordance with all applicable regulations, ordinances and code requirements from the appropriate local jurisdiction the project is located in.

#### EXECUTION Inspection

- A. Utilities (Above Ground and Underground)
- (I) The sork area say have existing utilities, such as, but not listled to, trigation, phone, electrical and storm sever. The location of some of these existing utilities have been indicated on the Plans.

- F. If requested by the Owner or Landscape Architect, sizelt a seeple and analysis of all pitering soil types for approval by the Landscape Architect before the saterial is delivered and hetalised on the project. seeple and analysis of the mich for approval by the Landscape Architect, when it is all if requested by the Owner or Landscape Architect, when it a
- Architect before the naterial is delivered and installed on the project.
- Submit three prints of shop drawing for all staking and guing methods to be used if the ones indicated in these specifications and on the Plans are not to be implemented, staking and guing nethods before they are implemented in the Landscape Architect will approve all shop drawings of
- C Submit in uniting any hindrance to the timely completion of the installation.
- At then the specifies plant designation (IS-S), IS-S), Col etc., ight, grade, quality, sites, quantity etc. of a sateral in not available, the Convence whill select a matter request variable, the Convence whill select a matter request convention, doosened proof but the plant designation (IS-S), IS-S, Col etc.), large grade, quality site, quantity, sit, of asterial is not available. The Londonpe Architect while approve all statistications before the gar delivered are antispated to be a substitution, before the gar delivered and antispated to be a substitution, before in his been substituted in miting and approved as a substitute, byte Londonpe Architect. Also, set sharpes, if any, to the converse security writing between the Outer and the Collection before the artispate substitute is delivered and installed on the project.

# Nominer, no guarantee is implied that the Pites are accurate or complete. It will be the responsibility of the Centractor to verify the location of all such utilities, structures, etc., by hand encaration or other appropriate nearness before performing any servi half of the country of the c

- location.

  2) The Contractor shall take translate steps to repair, replices, or restore all services to enjutifities or videous facilities with mer discipated due to his or her desired with the processor of the contractor of the processor of the contractor of the contractor of the processor of the processor of the contractor of the processor of the contractor of the processor of the contractor of
- 3) Should utilities, structures, etc., be encountered with hterfere with the sork, the Lendscape Architect shall be consulted immediately in order for a decision to be sade on the relocation of the sork so it still clear the obstruction, if the obstruction carnot be relocated.
- (4) The Contractor shall not purposefully disrupt or disconnect any tipe of utility shatsoners without first obtaining the sirriten premised nor of the Lendespe Architect. Requests for disconnection must be in uriting and received by the Lendesape Architect at least 12 hours prior to the title of the requested Hemphion.

- A. Its shall be the responsibility of the Contractor to provide the final gracing so the final level for planting areas conforms to serrounding galactes and is at the proper elevation with relation to calls, priving, dain injusting and other site condition, where indicated orbitation on the plans.
- B. Plant Area Next to Pavement. All planting areas next to pavement areas, such as, but not limited to, curbs, roucis, chives, as far, terraces, decks and slabs shall be set so that the TOP OF THE FILECH is INCH DELOUI THE TOP OF THE PAVID'ENT AREA or as indicated othersise on the plans. Preparation

Staking Plant Locations: Stake or mark plant naterial locations prior to plant hole excavation, based on information from the plant.

(9) Sock After the social has been list, tepped and top cheesed, all areas and parts of area sinch fall to show uniforing growth and health, shid to resolded, repeatedly, and the standard of the second of the sec

(19) Protection Plant naterial shall be protected against vespeasing and dasage. If any plant is become disagge hizhed, they shall be treated or replaced as disagge hizhed, they shall be treated or replaced as disagged additional cost. No each shall be done sittle no cover planting areas or adjacest to plants shloot proper singularies and protection.

D. Material rejected during the course of construction shall be recoved within 3 working days and replaced before an inspection for completion will be scheduled.

P. Replacement. Replacement of plant natural shall be the responsibility of the Contractor technique be possible replacement of plant natural resulting from removal by their or vandalise or acts of negligence on the part of others. All plant natural shall be allowed in the good ground condition for each specific land of plant at the time of final acceptance.

Q. Rating: The rating of plant naterial according to Florida drades and Standards shall be equal to or better than called for on the Plans and in these Specifications at the time of

E. Survival and Conditions: The Contractor shall be res for the proper saliterance and the survival and con-all landscape items from the time a landscape item is installed until final acceptance.

- (6) Edge and used all shrubs, groundcover and flower bads once a used.
- (1) Renove all litter once a usek. (8) Spraying and Dusting: Contractor shall do all seasonal spraying endfor dusting of all planting, as needed, for complete control of peats and diseases. The naturals and nethods shall be in accordance with the highest standard notrollural practices and as recommended by the Costig Agent, and approved by the Landscape Architect, prior to Implementation.
- F. The guarantee shall not begin until the day final acceptance is given.
- (I) Maintenance shall begin tenediately after each plant is planted and continue until final acceptance.

- C. Coepletion of the work shall mean the full and exact coeplance and conformity with the provisions expressed or implied in the Plans and Specifications relating any and all "punch lists" which may be issued outlining certain items of such which sere found unsatisfactory or required coeplesion corrective action.

- A. The Contractor is responsible for the entire project prior to unitten acceptance.
- C. Harrienance Prior to Pinel Acceptances
- (3) Inneclately after planting, each plant shall be ustered and the satering period shall contrue until final acceptance. Refer to the heading "listering", shich is In Part 3 of these Specifications, for additional requirements.

- Certain responsibilities prior to Final Acceptance. The following is a partial list of certain responsibilities. It is not a complete list, but only a summary of certain responsibilities.
- B. The Contractor is responsible for safety on and off the job site.

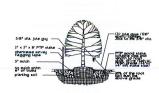
- The guarantee shall not begin until the day final stricten acceptance is given.
- C. The guarantee shall be null and void for plant saterial which is damaged or dies as a result of "Acts of God" insteed to hall, freeze, lighting, and shole shifth exceed hurricane force, providing the plant use in a healthy growing condition prior to these "Acts of God".
- D. At the option of the Ower, and Inspections may be nade at the end of the guarantee period, but prior to the last day of the guarantee period.

- A. The guaranteeing of a plant naterial shall be construes to mean the complete and immediate replacement of plant naterial within 3 calendar days if it is:
- U Not in a healthy groung condition and thus renders it below the infimum quality indicted in the financial condi-(2) There is a question to its ability to survive after the end of the guarantee period that would render it below the minimal quality indicated in the Specifications.
- (3) it is dead. D. The 3 calendar days say be extended due to seasonal conditions, availability, preparation the such as root printing, etc. only if approved by the Landcape Architect in advance. The extended the shall be negotiated between all parties concerned, but may receive final approval by the Landcape Architect.
- C. Stze, Quality, and Grades
- (I) Replacement plant natural shall be one of the same specic quality and grade as that of the plant to be replaced. The size of the replacement shall not necessarily be the same size as the original specified plant, at its britist planting. The replacement shall be of equal size to the plant to be replaced at the time it has been determined that it must be replaced.
- B. Spacing of dinouncleover 4 Shrubs: The location of a planting bed finds or groundcover) next to another bed, safessy structure, etc., shall have the plants along the perheder spaced so that the plants can sature properly without growing into the other bed, safessy, structure, etc.
- C. The rootballs of 845 plants which cannot be planted innediately shall be covered with noist soil or much to have protection from drying which and sun. All plants shall be nafitationed as necessary until planting.
- be installed a recessing until placing.

  Sharptes Conditions done or all such make any low
  completed and/or contain enabling started such a harvoolstarten any started with designate vertical dishape and/or
  proper plant survival and grouth and therefore removal or
  the started in part of the accept or one. For the project,
  the Contractor shall be responsible for leaving adequate
  started, as required, by such sears a agenty, diving or
  crocifing. If necessing securities to a depth begond the
  responded such such supply for the plant hock, in order to
  leaving resper vertical dishape reconsisty for plant survival
  and grouth.
- E. Resove under table existing vegetation present on the project by use of chemicals ancien recharcal nears strick are acceptable to the Landscape Architect. Apply chemicals as recommended by the number care. Exercise care to evoid any nature of the dismostic which all cases destinents resolutal conditions. Care shall also be used so that any final grades witch have been established are not akened.
- Excevetion of Plant Holes
- A. Encavation of plant holes shall be roughly cylindrical in shape with the sides approximately vertical. The Landscape Architect reserves the right to edylast the size and shape of the plant hole and the location of the plant, in the hole to compensate for unanticipated structures or unanticipated factors with are a conflict.
- b. The excavated naterial from the plant holes shall not be used to backfill around the plant naterial. Buth naterial shall be disposed of either on the project site or off the site, as directed by the Landscape Architect.
- locations for the plants and outlines of areas to be plante and obtain approval of the Landscape Architect before excavation is begin. The Landscape Architect may adjust the location of specifies plant extensis prior to planting.

#### PLANTING DETAILS





NOTE: blake all trees up to 2° cal. \* 2 per tree. Guy all trees larger than 2° cal.
All plastic natery tape / flagging that be removed from all plants.

#### Trees

EXISTING TREE PROTECTION BARRIER DETAIL



# However, if for some reason, the plant to be replaced is enabler than the size originally specifies, the replacement shall be at least equal to the originally specifies size.

- (3) Phali payment to the Contractor shall not relieve he or she of the guarantee obligations. Plan and Specification Interpretation
- A On the Pries, figured dimensions shall govern over scaled dimensions. If any error of indeeppeng is count in the total control of the contr

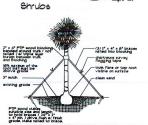
#### Persits and Codes

- A. The Contractor shall procure all necessary permits to accomplish all of the work.
- Changes and Additional Borks
- A. The Contractor shall not start on any changes or additional work in the project until a written agreement setting forth the adplaced contract account has been executed by the Owner and the Contractor. Any work performed on any changes or additional sork prior to the execution of a written agreement any or may not be corporated for.
- The words "job site", "project site", "job", "project" and "site" shall be synonynous with one another shan used in these documents.

- A. In performing the scope of work, all safety on of off the Job site shall be the sole responsibility of the Contractor. The Landscape Architect shall not be responsible for safety on or off the Job site.
- B. Setting of Plants
- In detting of Planta.

  (I) all pines and lib see at 1 the proper level or text per per level or text p
- (2) All sabal and queen pains shall be backfilled with clean thoroughly seshed in claring the planting operation.
- Bitter Studen: A 4-inch high sater saucer shall be formed around the rin of each individual tree or pain pill and saintained in place.
- (4) Plant naterial of the shift category and shaller sust be hended by the ball only. Plant saterial too large for hard hending. I moved by which or crain, sat be thoroughly protected froe chats rope, or cable sarks, chro
- (8) All trees and pales shall be handled by both the trusk and rootball at the same time and not by the trusk only. Trusks shall be thoroughly protected. (6) Container group plant naterial shall be carefully removed from the container so as not to disturb the root system.
- (I) Boll Preparation: Eithin 24 hours prior to placing sod, prepare the soil in the following name: a. Uniformly apply formula 8-8-8 fertilizer over the area at a rate of 25 pounds per LEGG square feet.
- b. Renove stones and foreign natter over two inches in diameter from the top two inches of soil. c. Grade the sod areas so that the top of the sod util be at Inished grade after rolling and temping.





- Lándscape Architect's on site observations or inspections whill be only for the purpose of varifying that the Pfane and Spectifications are being inplemented properly. The Landscape Architect's on site observations or inspections are not for safety on or of the job site.
- A. The Contractor shall take requests for on site observat or inspections 48 hours in advance and they shall be in smiling. If directed by the Landscape Architect.
- If an inspection is related to coepletion and final acceptance, the request shall be nade in uniting 46 hours in advance.
- C. An inspections at the growing site closes not preclude the right of rejection at the project site.
- D. The fact that the Landscape Architect his not sade an aery on site observation or hispections to discover failing sork or sork certified, or sork performed sitch is not in accordance with the contract recomments, shall not but the Landscape Architect from subsequently rejecting such sork at a later ties. The Lindicage Architects on site observations or supections will be only for the purpose of verifying that the Pitas and Specifications are being implemented property. The Lindicage interest of the property of the property

- A. Plant naterial shall be nursery grown excepts (I) there specified as collected naterial
- Where approved by the Landscape Architect for such plant naterial which is only available as a collected item from sources such as residences.
- B. Except where enother grade is specifically called for in the Minn, all plant naterial, holizing collected naterial if specified, while he no less that Procide 9, or better, at the time of installation and final acceptance. Essaing plant naterial to resear or to be relocated shall be excluded from this requirement.

- a. Piace sod with staggered joints closely butted, tarped or rolled to an even surface to the required hished grade. Avoid continuous sears along lines of sater flow is suales. Place sod in ross at right, angles to slope.
- b. Lister sod every day for a period of three useks.
- c. Fertilize sod three weeks after planting with 12 pounds of 8-8-8 formula fertilizer per LODO square feet of laun. d. No sod shall be used which is not certified as being free of the imported fire ant. Before any sod is brought to the site, furtish a critical certification of clearance from peat control officials of either State or Rederal Department of Agriculture.
- (3) Maintenance of Book
- It shall be the responsibility of the Contractor to replace any areas of soci that are not in healthy growing condition. b. The Contractor shall completely maintain the soci until final acceptance by sowing or spraying as necessary.
- D. Planting Beds: (I) Spread six inches of topsoil mixture uniformly over the entire planting area.
- (2) Spread BO's organic fertilizer at a rate of 4 pounds per 1,000 square feet uniformly over the groundcover area. (3) Rotor six, or by other approved sethod, to a depth of tiseline tropes.
- (4) Fine grade to remove all trash rocks, and debris to depth indicated. (8) Regrade to finish grade before adding tso inches ruich
- (6) Thoroughly water and firm the plants into the soil sixture. E. Mulch (I) Areas to be suiched shall have existing useds and vegetation removed, including root systems, before applying suich.
- (2) Grades are to be uniform. Grade areas which are rough and uneven. Fill in voids and holes with planting soil or other approved fill naterial.

#### GENERAL NOTES

- LALL PLANTS TO BE PLORIDA NO. I OR BETTER. NO SUBSTITUTIONS WILL BE ACCEPTED WITHOUT PRIOR ERITTEN APPROVAL BY THE LANDSCAPE ARCHITECT. 3. ALL LANDSCAPED AREAS TO RECEIVE BOD IRROGATION COVERAGE
  AN AUTOMATIC INCREMENCING OFFICE-LIES STREET EQUIPMED WITH
  AUTOMATIC INCREMENCING OFFICE-LIES STREET EQUIPMED WITH
  AUTOMATIC INCREMENCING OFFICE-LIES STREET
  FOR THE STREET OFFICE-LIES OFFICE-LIES STREET
  FOR THE STREET OFFICE-LIES OFFICE-LIES STREET
  FOR THE STREE
- 4. CALAMITIES OF FLANT MATERIALS ARE TO CONTROL SYSTEM:

  4. CALAMITIES OF FLANT MATERIALS ARE TOR CONSIDERCE CRLT.

  1. LANDOCAPE CONTRACTOR IS REPOSSIBLE FOR ALL PLAYES SHOWN
  OF FLANTING FLANS, BEEN DISCOPPRIANCES OCCUR. PRETENDED PLAYT

  1.167 MAY PLAYTING PLANS, THE PLANS ARE TO OVERRORE THE PLANT

  1.167 NAL CARRES, 600 CALAMITY IS TO BE DETERMINED BY

  CONTRACTOR PRICE TO BEDDING.
- 5. CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES TO AVOID DAMAGE.
- 1. ALL GROUNDCOVER BEDS TO ABUT PARKING, BULDING, SIDELIALKS, ETC., N A PERPENDICULAR LINE.
- ALL PLANTED AREAS ARE TO BE MILCHED WITH FLORAMILCH!,
  TO A DEPTH OF 3!. IO. ALL PLANT MATERIAL TO BE BACKFILLED WITH 50% CLEAN MICK AND 50% SAND AND BE FERTLE, AND FRUIDLE IL GROUNDCOVER AND SHRUBS TO BE LAID OUT IN A UNFORM AND

19% of cita.
65% of cita.
66% o b. Height. The height of plant natural shall be neasured from frield grade and continue up to where the rath nates of the plant uniformly ends. The height shall not include any singular or sociated parts of the plant, such as leaves, shoots, branches, little or fronds, shich extend out beyond the rath nates of the plant.

(I) Trees, Strubs, and Groundcovers

CALIFER

Rootball Requirements for the seasurement of stream rootball diseaser and depth shall couply with the Ronda Department of Agriculture's 'Grades and Bundards for Narsery Plants, Part I and Part 2" as follows:

MN BALL DIA

- E. Die-Back and Leaf Drop. plant naterial showing signs of dis-back of leaf-drop will not be accepted and must be removed from the project teredistably if so directed by the Landscape Acriticat. Therefore, any plant naterial with tendencies toward leaf-drop or dis-back must be root prused any enough to provide a count network of his roots prior to relocation.

- (I) Remove a minimum of fronds from the crown of the pains to facilitate transporting and handling.

# 7) The such shall be uniformly applied to a depth of approximately 3 inches, or other depth as indicated otherwise, over all shrub and groundcover areas, around trees and palss in soid areas and any other areas as indicated on the plans.

- soil says from the roots.

  (2) Provide continues astering of piece setestic sheer piecking in order to address options, growin conditions to establish pieces. Silters with the supplied at an order to establish pieces of the set of
- (5) If there is no source for sater available at the project, such as a hose bito (s) or fire hydrant (s) if approved for use, then the Contractor shall be responsible for supplying sater for satering, by such makes as a sater truck or tank.
- G. Pruning and Thirning:
- (I) The anount of general pruning and thinning shall be limited to the infinition necessary to resolve deald or tilyand stagls and branches and to compensate for the loss of roots as a result of transplanting operations. Fruning and thinning shall be done in such a namer as not to change the natural habit or shape of a plant.

# (I) In the event that seeds or other undestrable vegetation becomes prevalent to such an extent that they threaten plant nateral, they shall be removed as chreated by the Landscape Architect. This condition shall apply until final acceptance.

- TREES, PALYS, SYRLES AND GROUNDCOVERS TO BE GLARANTEED TO BE GLARANTEED FOR CHE (I) TEAR APTER PINAL URITIES ACCEPTANCE IS GLAYER BY OWEN OR LANDSCAPE ARCHITECT. CONTRACTOR IS REPORTSBULE FOR PLANT HANTISHANCE UNIT. HE TEC OF BUTTEN ACCEPTANCE. 4. LANDSCAPING IN SAFE DISTANCE TRANSLESS SHALL BE HANTANED TO PROVIDE UNOSSTRUCTED VISIBILITY AT A LEVEL BETWEEN 2" AND 8" ABOVE PRINAPD (READS
- 6. ALL EXISTING AND NEULY CREATED PLAYING BEDS TO BE CLEAVED AND FREE OF WEEDS AND DEBRIS AND EXCLAVATED AS REQUIRED TO RUFFLL PLAYING SOUR REQUIREDEDTS OF DEFINATION DISTAILS. IL FILL HOLES WERRE EXISTING TREES OR PLANT HATERIAL HAVE BEEN REPOYAD TO PROVIDE LEVEL SUPFACE UTH SURROUNDING AREA AND SOC OVER FINER PLANT BEED AREA OF TO SE NOTALLED.
- ALL PLAYING BEDS THAT ARE ADJACENT TO PAYING ARE TO BE LOUER THAN THE ADJACENT PAYING SO THAT RINGE (FILLS, SOIL) RICH BED DOES NOT RIN ONTO THE ADJACENT PAYING.

6. ALL PLASTIC NURSERY TAPE TO BE REHOVED FROM TREE TRUNCS OF HEILLY PLAYIED TREES. IF IT IS NECESSARY TO TE TREE TRUNCS TO A STAYLE BOCCEGRADABLE JUTE IS TO BE USED.

II. TREES PLANTED IN PARKING IBLANDS OR ARCUND VEHICLEAR USE AREAS SHALL NOT BE PLANTED WERE THEY OBSCURE SKINS.

specifications details, notes

> date: 11/25/2019 drawn by:

stand up

pembroke pines, fl

dave bodker

landscape architecture/planning inc.

delray beach, florida 33445 561-276-6311

project number:

#LA0000999

sheet title:

601 n. congress ave., suite 105-a

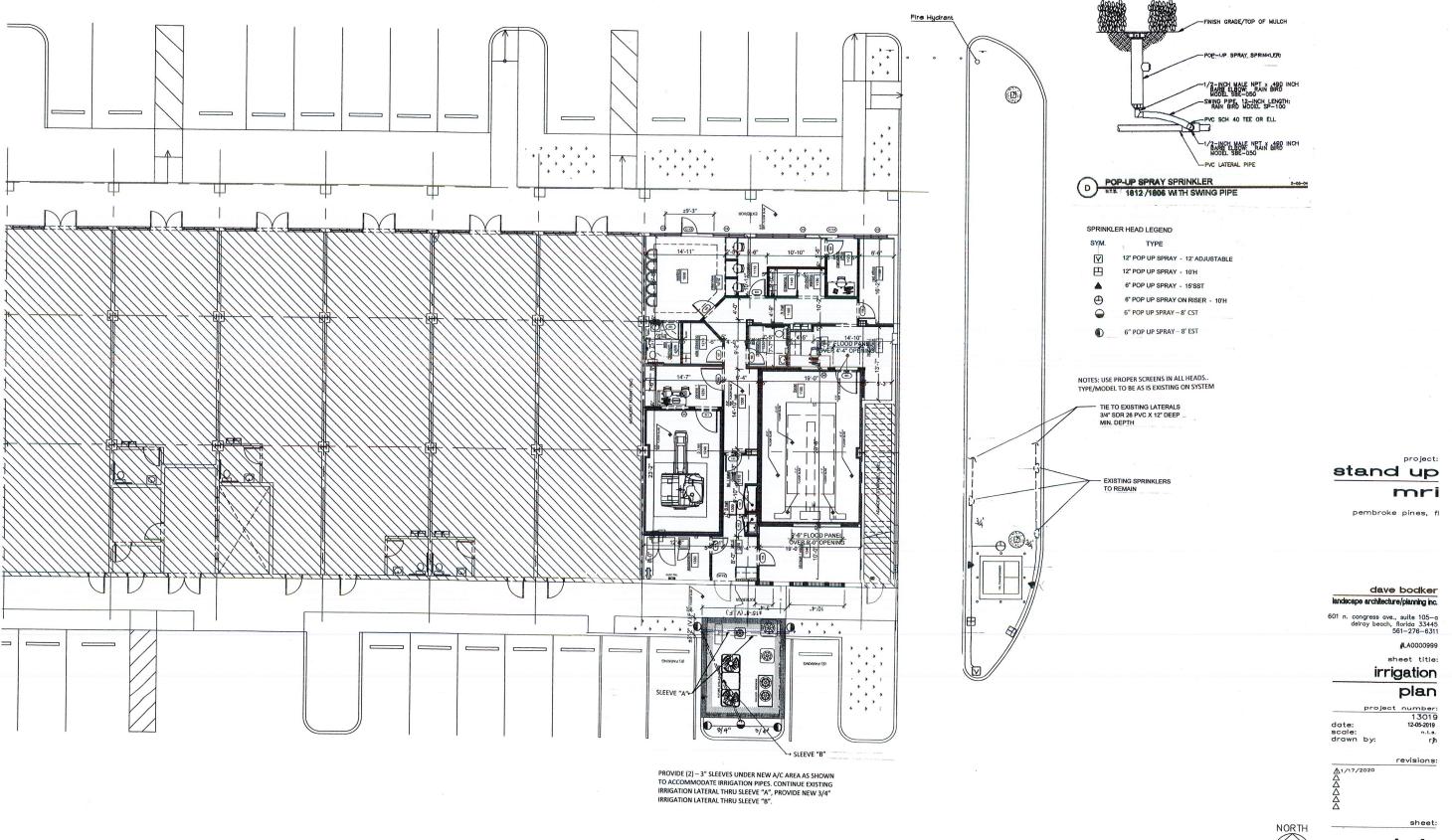
mri

sheet

L-2

revisions

2 sheets



NORTH

1-1

of 1 sheets