

1162.22

10/27/22

JBC25ARCH.dwg

JDM

PROJECT NUMBER:

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**PROJECT** 

RENOVATIONS

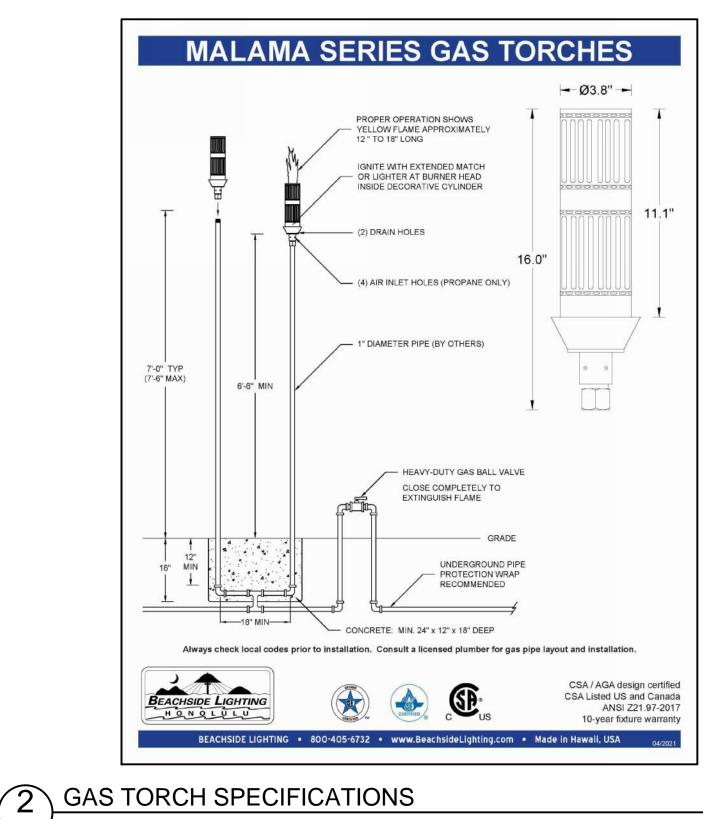
OAKLAND PARK

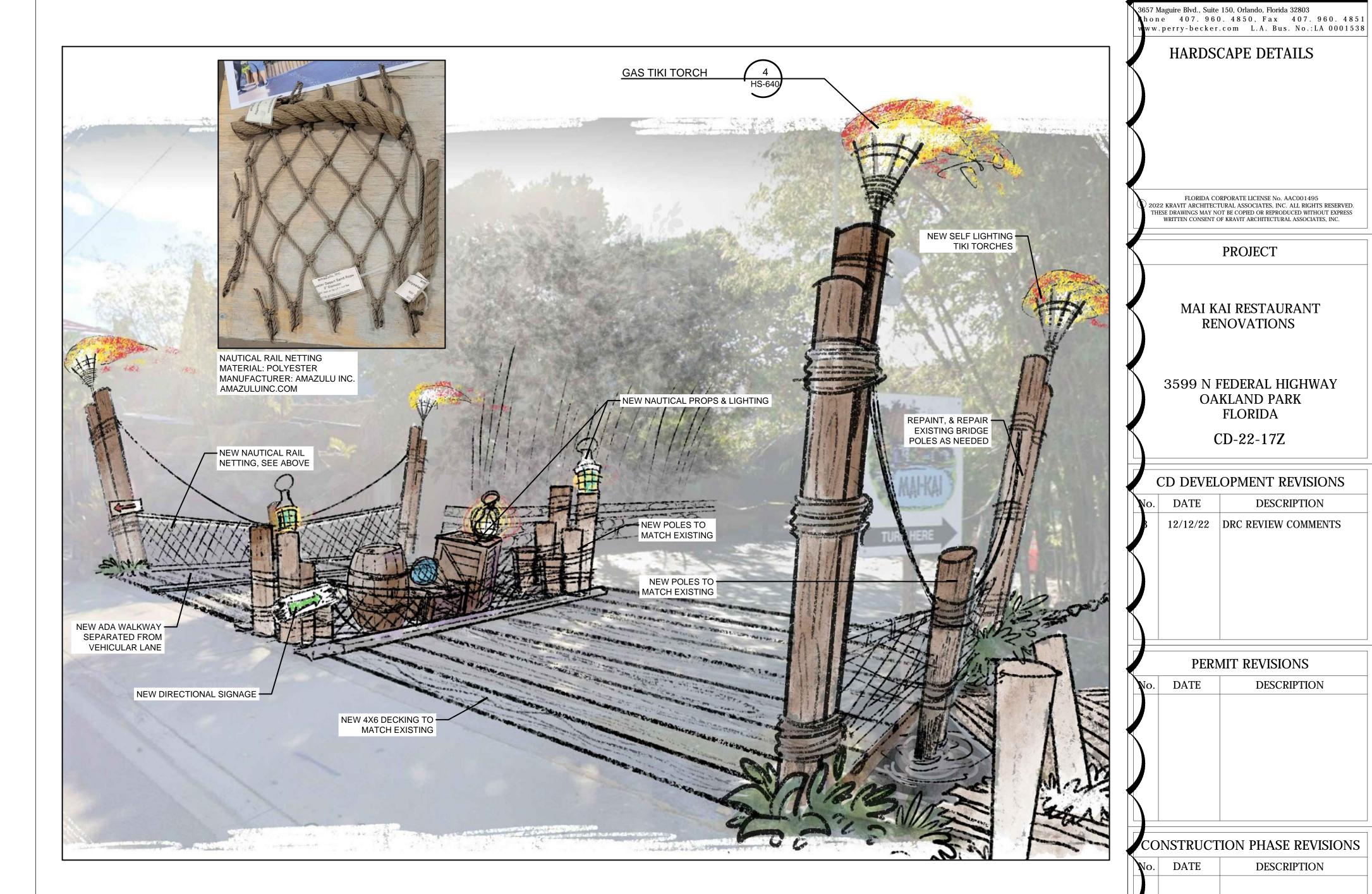
**FLORIDA** 

CD-22-17Z

DESCRIPTION







\ ENTRY BRIDGE

1/4" = 1'-0"

PROJECT PHASE

**PROJECT** 

RENOVATIONS

OAKLAND PARK

**FLORIDA** 

CD-22-17Z

PERMIT REVISIONS

DESCRIPTION

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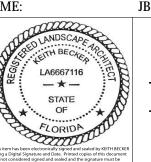
SITE PLANNING

SCHEMATIC DESIGN

DESIGN DEVELOPMENT

CONSTRUCTION DOCUMENTS

PROJECT NUMBER: 1162.22 10/27/22 JDM DRAWN BY: CHECKED BY: FILENAME: JBC25ARCH.dwg





SOUTH SIDE YARD

1/4" = 1'-0"

PERRY BECKE

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Phone 407. 960. 4850, Fax 407. 960. 4851
www.perry-becker.com L.A. Bus. No.:LA 0001538

HARDSCAPE DETAILS

FLORIDA CORPORATE LICENSE No. AACOO1495

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PROJECT

MAI KAI RESTAURANT RENOVATIONS

3599 N FEDERAL HIGHWAY OAKLAND PARK FLORIDA

CD-22-17Z

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SITE PLANNING

SCHEMATIC DESIGNDESIGN DEVELOPMENT

☐ CONSTRUCTION DOCUMENTS

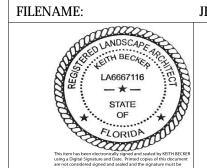
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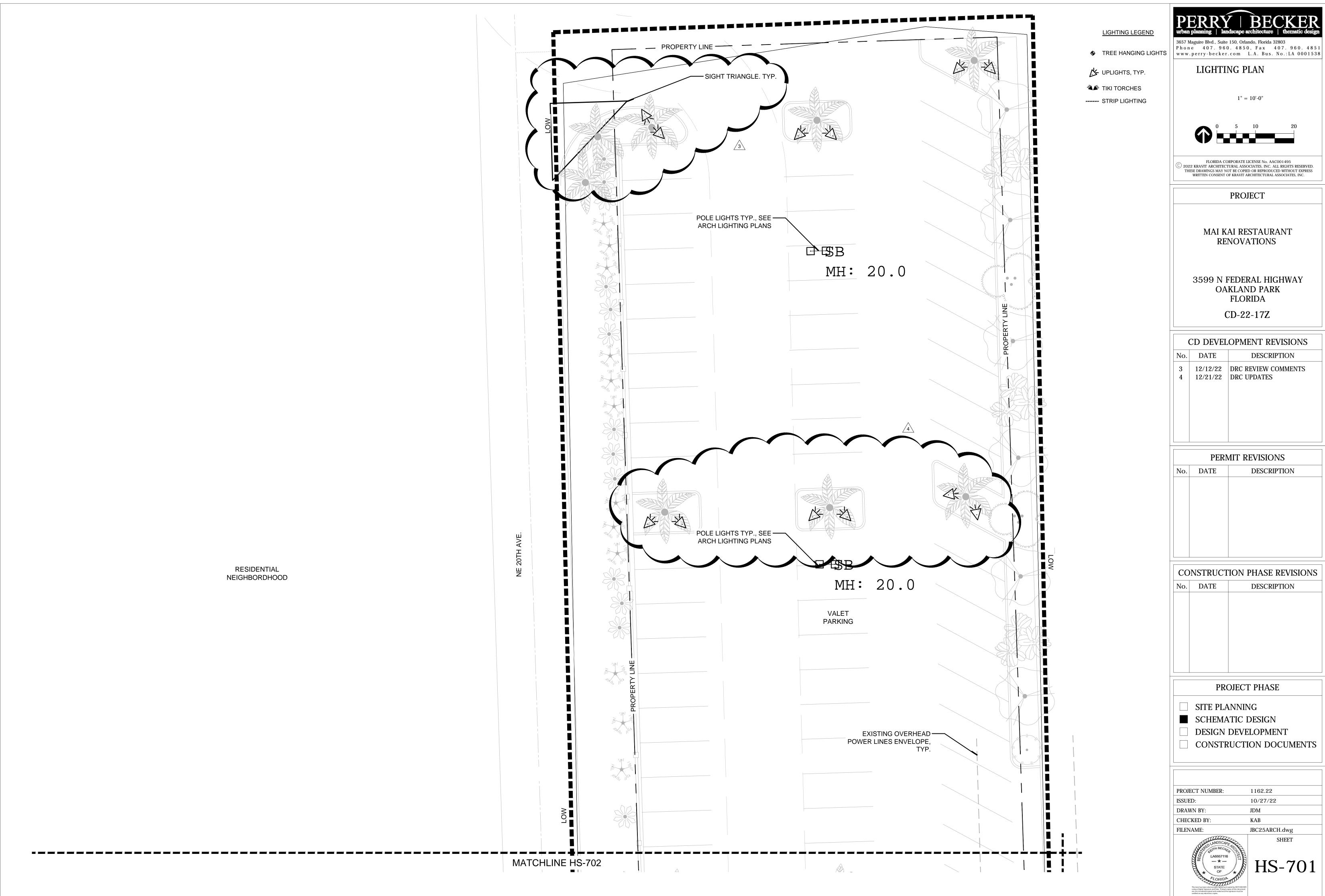
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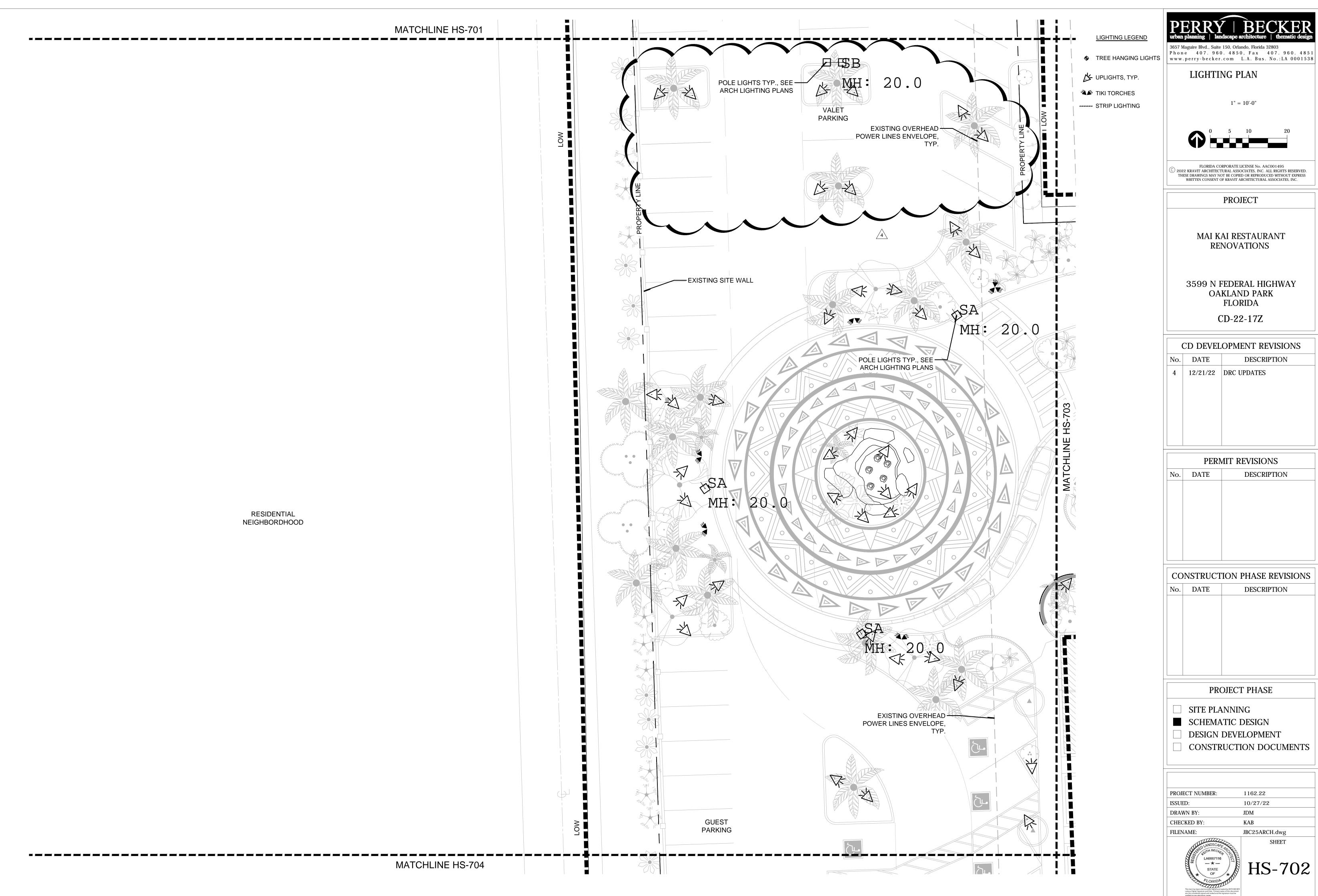
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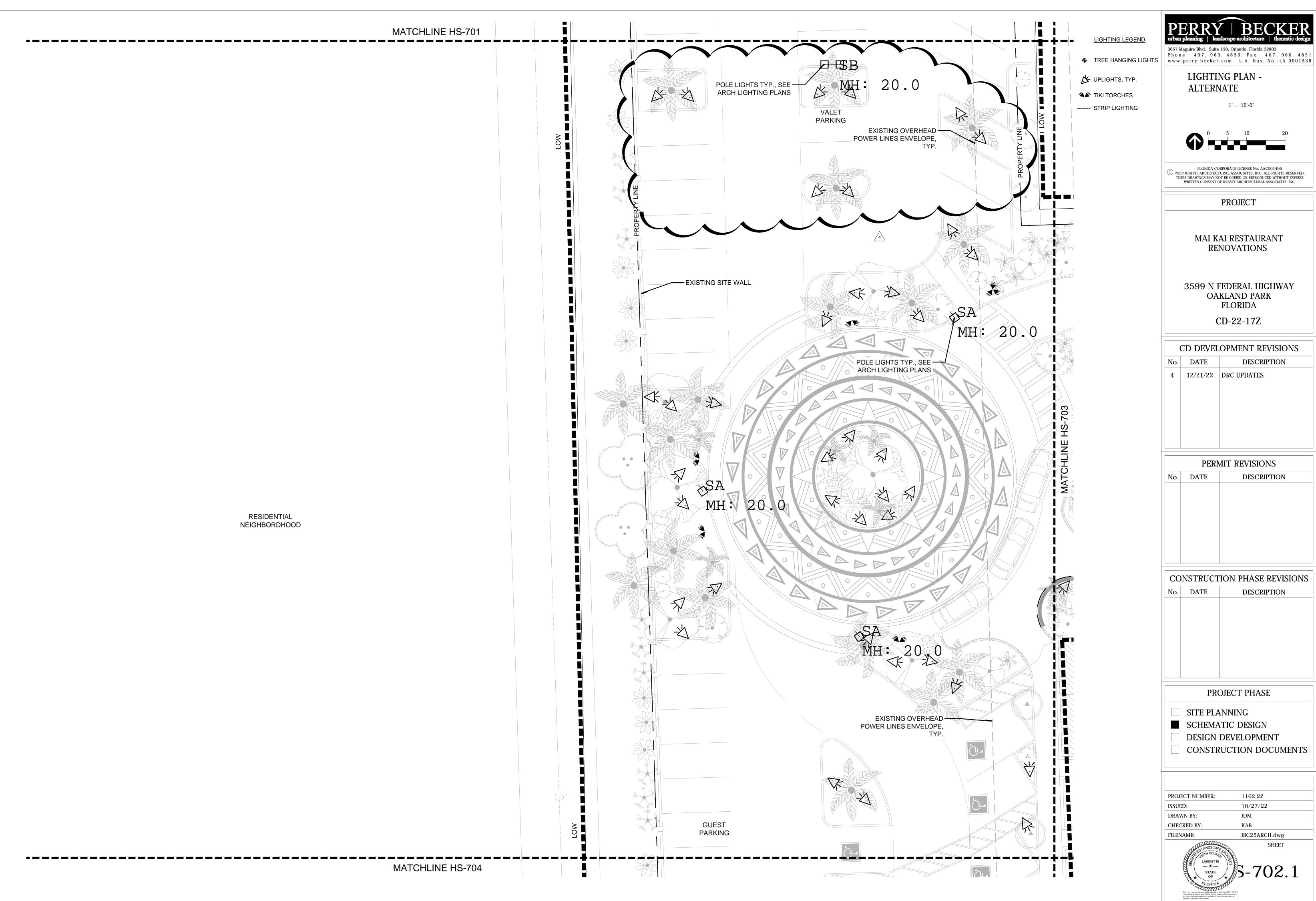
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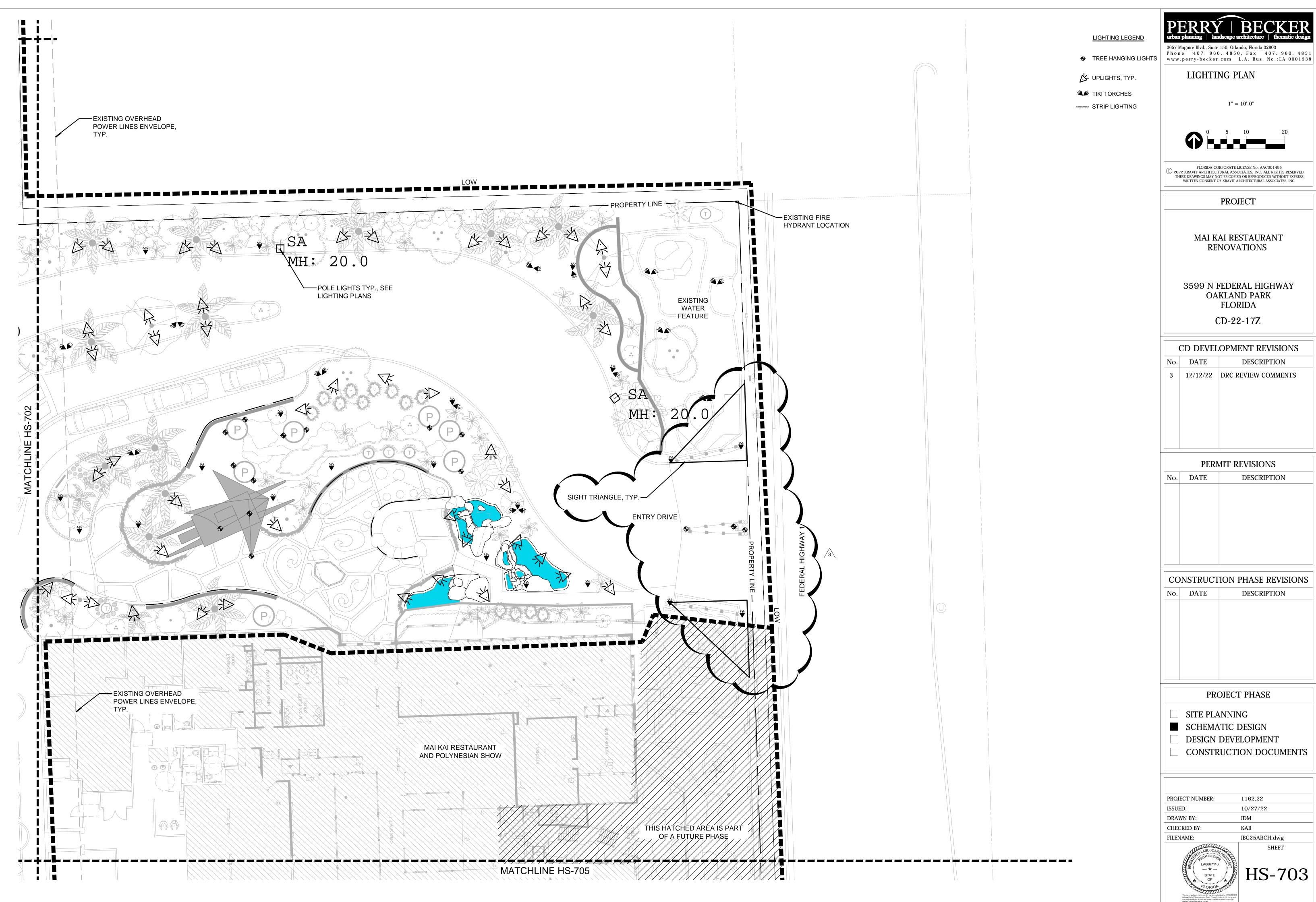
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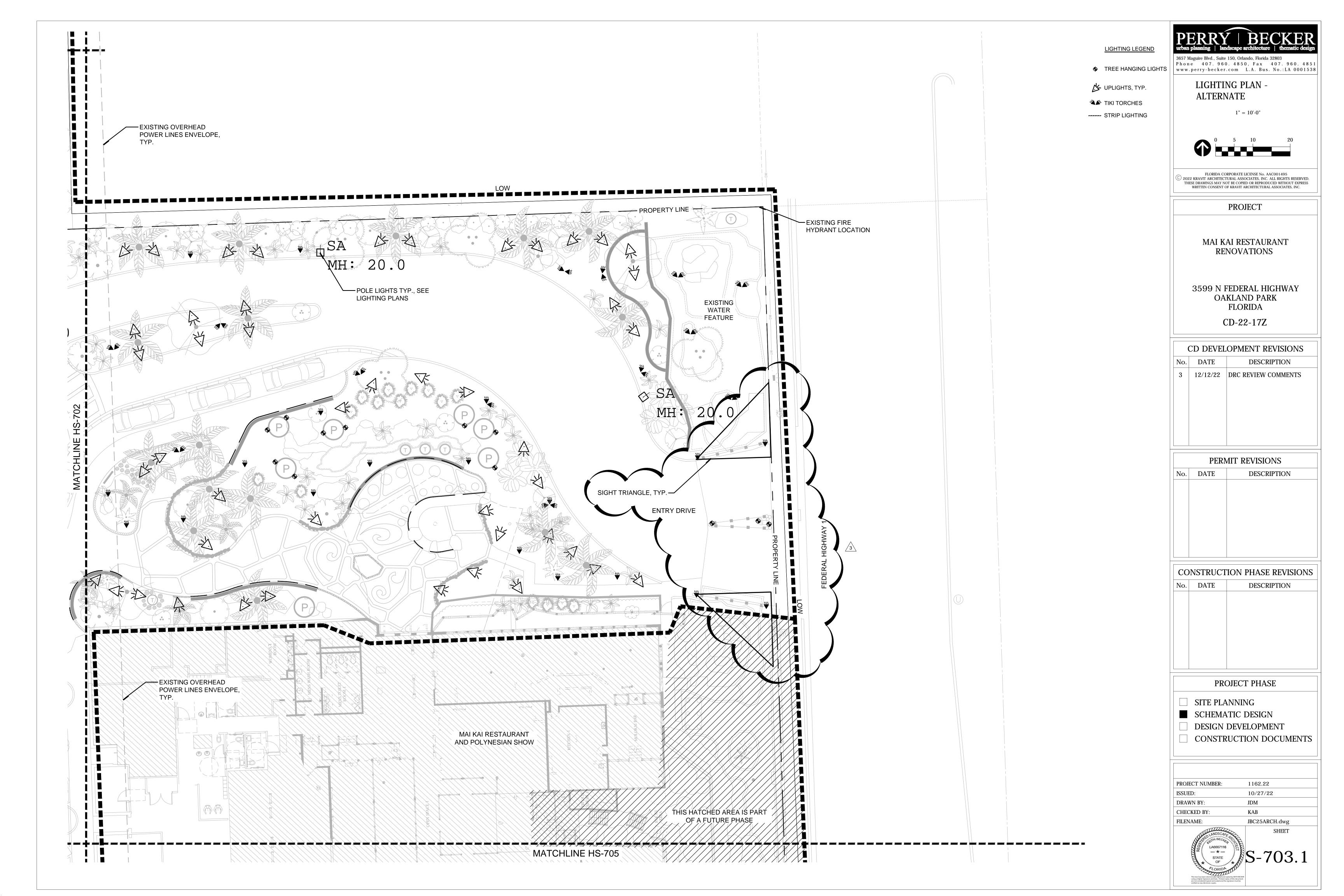
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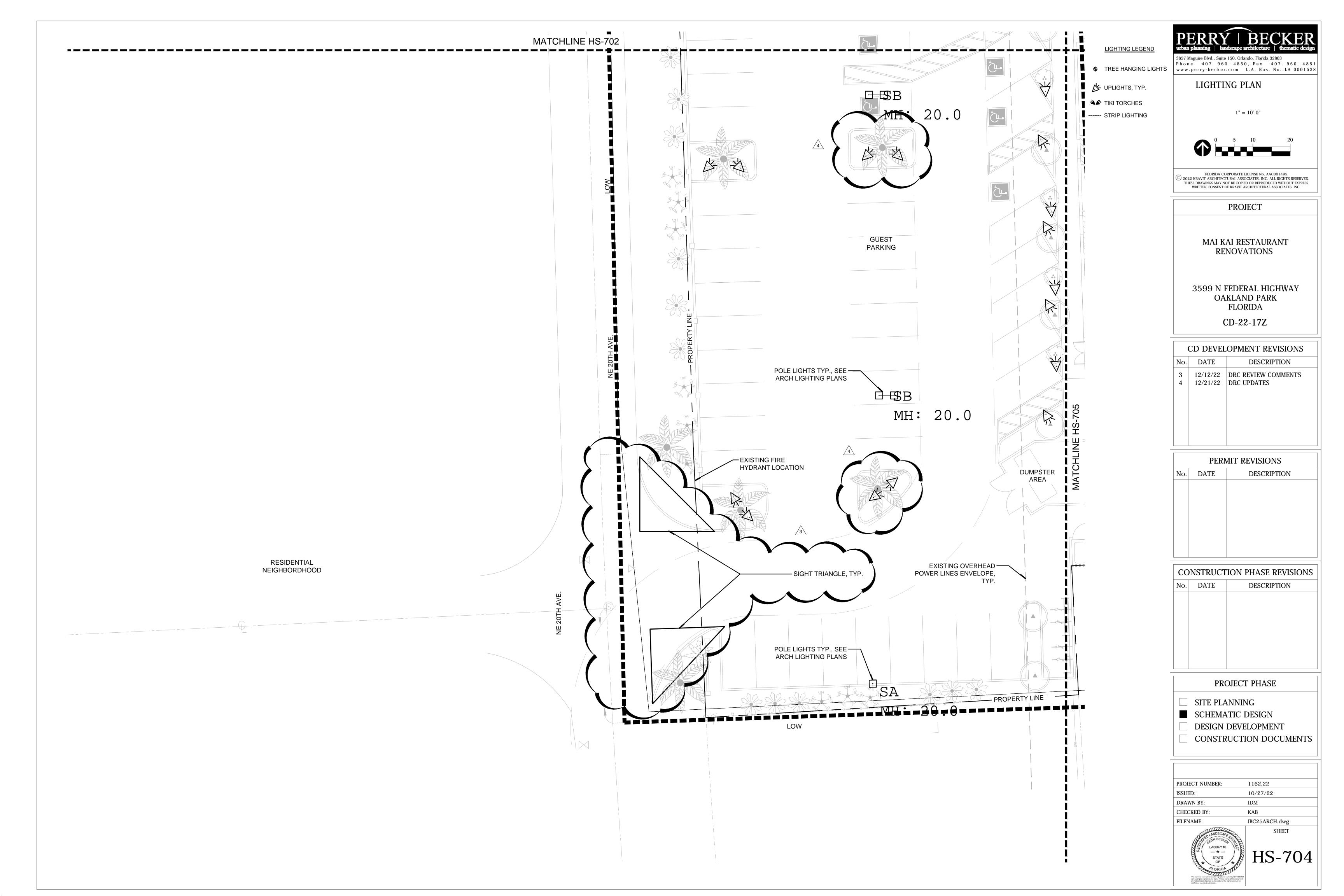
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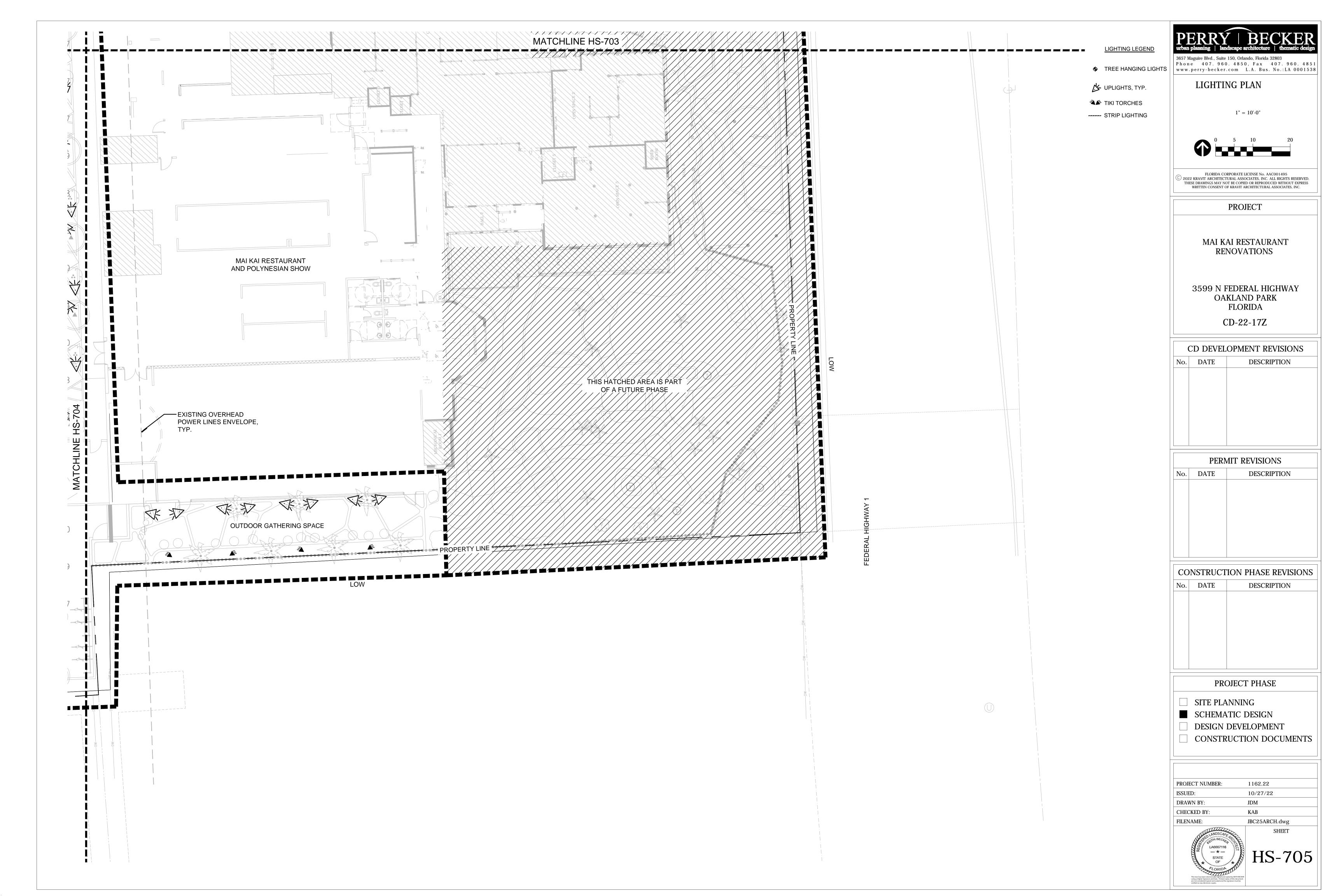
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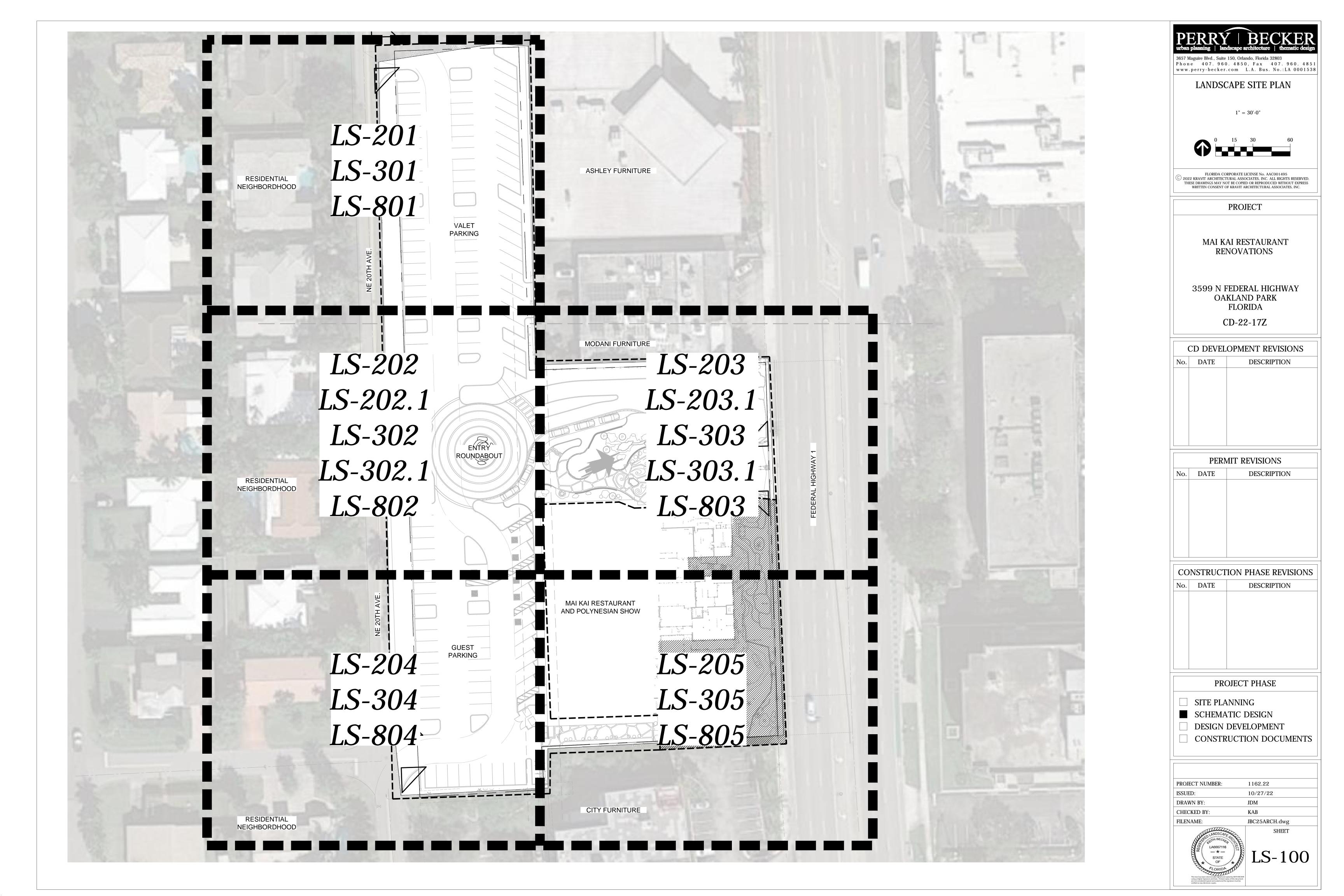
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## LANDSCAPE SPECIFICATIONS

- 1) The landscape contractor shall be responsible for adhering to all
- requirements stated as outlined herein and on the landscape drawings.

  2) The scope of work for the landscape contractor for this project shall include the provision of all labor, materials and equipment required to complete all tasks associated with the landscape and irrigation installation as shown on the drawings or noted herein. The landscape contractor is responsible for coordinating with the general contractor reasonable access to power and potable water sources as required.
- 3) The landscape contractor shall be responsible for ensuring all work (including delivery, storage and disposal of their materials) is performed in compliance with applicable jurisdictional codes.
- 4) The landscape contractor shall assign a qualified project manager and field supervisor to work directly with the owner's representative and supervise the work at all times through final owner acceptance. It is the contractor's responsibility to ensure that project manager has a complete current set of documents on-site at all times.
- 5) The landscape contractor for this project must be able to document a minimum of five (5) years of comparable experience in the installation of plant material for projects of similar scale, intensity and quality. General contractor must submit documentation to owner's representative for approval prior to bid award.
- 6) The landscape contractor shall be responsible for familiarizing themselves with existing site conditions and notifying the owner's representative in writing of any concerns prior to commencement of work. This evaluation should include, but is not limited to, verification of surface and subsurface utilities, grades, dimensions and soil conditions.
- 7) The landscape contractor shall be responsible for familiarizing themselves with project plans and scopes of work related to associated trades to be performed by others in order to identify key coordination items including, but not limited to, site access, material storage, scheduling and sequencing of work. The landscape contractor is responsible for coordinating all site issues with the general contractor.
- 8) The landscape contractor shall be responsible for the protection of all adjacent work, materials and equipment from damage due to their activities. The landscape contractor will be solely responsible for any damage or injury to person or property that may occur as a result of the execution of their work.
- 9) The landscape contractor shall be responsible for maintaining the area, materials and equipment within the limits of work in a safe, neat and orderly manner. Excess materials and debris are to be removed from the work area no less than daily or as directed by the general contractor.
- 10) The landscape contractor shall be responsible for maintaining work activities within the limits of work and performing work at times, and in a manner, as prescribed by the general contractor.
- 11) The landscape contractor shall coordinate any excavation in the vicinity of pre-existing or newly installed utilities with the general contractor. It is the responsibility of the landscape contractor to notify the owner's representative a minimum of 48 hours prior to digging for field verification of all underground utilities and other elements. The contractor must coordinate with the general contractor prior to initiating operations emergency repair plans and any possible service interruption(s) on-site and off. The landscape contractor shall bear the sole responsibility of any damage to subsurface utilities caused by their work. Return of
- services to off-site areas (if any) must be immediate.

  12) The landscape contractor must take precautions to protect all existing site roads, parking lots, curbs and utilities from damage. This applies not only to the area within the limits of work but also along any local access roads or roadways internal to the project.
- 13) The landscape contractor shall provide all necessary safety measures during construction operations to protect the public according to all applicable codes and recognized local practices.
- 14) The landscape contractor shall coordinate with general contractor to ensure that temporary erosion and sedimentation control measures (silt fence, geo fence and/or other measures) are installed prior to beginning excavation.
- 15) The landscape contractor shall be responsible for the maintenance of all plant materials and the planting areas until final acceptance by the owner's representative.
- 16) The landscape contractor is responsible for the agronomic evaluation of soil characteristics. Evaluation must include chemical analysis by a qualified agricultural soils testing laboratory. Soils sample should be taken immediately following completion of rough grading activities and should be collected at a rate of one sample for each 10,000 square feet of impacted area, or a total of six, whichever is greater. At a minimum the chemical analysis of the soil should consider the following:

  A. Percentage of organic matter
  - B. Salinity
  - C. ph
  - D.Lime content
  - E. Mineral nutrients including concentrations of nitrogen, phosphorous, potassium. Calcium, magnesium, iron, zinc, manganese, copper, sulfur and molybdenum.
  - F. Potential hazards or impediments for plant growth including salinity, sodium chloride, boron, impaired soil structure or drainage.
  - G.Sand fraction analysis as a percent passing through 1", 1-1/4" and no. 200 sieves.
  - H.Percolation rate in inches per hour.
  - The analysis should also include specific recommendations to the owner's representative for any amendments and backfill mixes for optimal plant growth to be made to the soils prior to planting. The contractor should include the cost of this soil testing in their base bid as well as the basic backfill mixes specified herein but should include any anticipated cost for soil amendment. The contractor is to provide the owner's representative with copies of all soil testing results. Submittal documentation must also contain a graphic site plan depicting locations and depth from which each sample was drawn.

- 17) Soil preparation is to include the following fertilizer with the understanding that soil mix design may need to be adjust based on outcome of agronomic testing:
  - A. Trees, 100% site soil with 5 lb. Triple super phosphates per cu. Yd.
  - B. Shrubs, 100% site soil with osmocote controller release fertilizer (14-14-14) per manufacturer's recommendation.
- 18) Should owner's representative and contractor agree with the recommendation of the testing agency to further amend the soils the contractor's contract will be adjusted accordingly. The contractor shall be required to submit samples of amended soils to be re-tested to confirm compliance with recommendations following the same procedures as the original tests.
- 19) The landscape contractor is responsible for confirming the availability of all the specified plant materials within two (2) weeks of project award. All requests for substitution due to lack of availability must be made to the owner's representative in writing within this period. No substitution shall be permitted without prior written approval from the owner's representative. The contractor is responsible for exhausting all means possible to obtain the materials as specified prior to requesting substitution. In order to be considered by the owner's representative as viable alternates plants must share the same general appearance/ form, installation size, mature size, color, quality and growth habit. Materials must be offered at no additional costs to the owner.
- 20) The landscape contractor is responsible for confirming the quantities of each plant material required to adequately cover the area shown on the landscape plans at the prescribed spacing and notifying the owner's representative immediately of any perceived discrepancies for resolution.
- 21) The owner's representative will not review any change order requests from the landscape contractor related to 'extra' work performed without prior written authorization from the owner's representative.
- 22) The owner's representative reserves the right to review and approve all plant materials, including sod, at their source nursery with the landscape contractor prior to delivery to the job site. It is the responsibility of the landscape contractor to coordinate and schedule all nursery trips with the landscape architect or owner's representative a minimum of two weeks prior to the schedule date for material delivery for shipping. The landscape contractor is to provide a minimum of one week to the owner's representative for all trips. The owner also reserves the rights to have the nursery review of material or to provide approval through review of photographs or representative samples.
- 23) All plant material suppliers, including sod, for this project must be able to document a minimum of five (5) years of experience in the specialization of growing and cultivation of comparable materials as specified for this project. Contractor is responsible for providing documentation to the owner's representative for approval prior to procuring material.
- 24) In preparation for the delivery to the site the landscape contractor shall only prune branches or roots after notifying owner's representative. Pruning should only be preformed as required to assure safe loading, shipping and job site handling. In no case can any tree be topped. Prior to shipping all trees should be sprayed for insects and fungus as well as a foliar anti- dessicant.
- 25) Balled and burlap trees should be dug and prepared for shipment in a manner that will not damage roots, branches, shape and future development after planting. Trees should be root pruned 30 days prior to digging and hardened off at the nursery for a minimum of 30 days prior to shipping. In addition to rootball irrigation the nursery should provide overhead mist irrigation for the duration of this period. The product received on-site should have a firm ball with natural soils. Dryed, cracked or broken rootballs will not be accepted. Rootballs should be sized at a minimum dia. ratio of 12" of rootball for each 1" of tree caliper.
- 26) The landscape contractor is responsible for the preparation of soils within all planting areas inclusive of providing all imported soil materials, soil amendments, soil conditioners and fertilizers as required.
- 27) The landscape contractor is responsible for scheduling deliveries of sod so that all deliveries to site will installed no more than 24 hours from the time it arrives on site. The amount of sod delivered to the site at any one time should not exceed the amount that can be laid under these time constraints.
- 28) The landscape contractor shall exercise care in the placement of sod. Sod should be laid with staggered rows running parallel to slope contours. In slope situations, begin sod at base of slope and work uphill, all sod should be rolled and fertilized with a granular 16-4-8 fertilizer five days after planting. Newly sodded areas shall be kept moist for the first week after planting after which a watering rate of 2" per week, including rainfall, should be sufficient.
- 29) The landscape contractor is responsible for eradicating weeds within the limits of all planting areas prior to beginning landscape installation. Perennial weeds and grasses to be removed include, but are not limited to, nut grass, puncture vine, morning glory, dog fennel, torpedo grass, Bermuda grass, Bahia grass, kikuyu grass, crab grass, carpet grass, sedge and other noxious and/or invasive weeds. The site is to be maintained weed free throughout planting operations.

- 30) The landscape contractor is responsible for pre-tillage to scarify soils in all planting areas to a minimum depth of 4", and densely compacted areas between 85% and 90% are to be cross ripped to a minimum 8" depth. In the process of tilling all unacceptable materials included, but are not limited to, foreign debris, construction waste, roots, concrete, asphalt and rocks greater than 1/2" diameter on average shall be removed. In areas to receive sod till in fertilizer to a depth of 2" at a rate of 12 pounds per cubic ft.
- 31) The landscape contractor shall provide the owner's representative with one quart, sealed and labeled bag of soil from same location that test samples here drawn. the owner reserves the right to obtain secondary analysis to confirm test results at their expense.
- 32) The landscape contractor shall provide the owner's representative with one quart sealed and labeled bag of any imported soil material
- amendment or conditioner used in the preparation of the planting areas.

  33) The owner's representative reserves the right to review and approve all plant material at the job site prior to installation to ensure that the delivered state of the materials is in compliance with the material specifications contained herein. In the advent that delivered material does not comply with the project requirements the owner reserves the right to reject such materials and require the landscape contractor to remove and replace rejected materials at no additional cost to the owner. The landscape contractor shall remove rejected plants and materials from the project area and replace with acceptable materials.
- 34) The landscape contractor shall provide the owner's representative with record copies of all shipping receipts for all materials, including plants and sod, delivered to the project site. Delivery of all fertilizer and soil amendment materials must be in original, unopened container's bearing manufacturer's guaranteed chemical analysis, name, trade mark and conformance with local law.
- 35) The contractor shall store all materials in an area to be determined by the owner's representative. All excess stored materials must be removed prior to final acceptance from the owner.
- 36) The landscape contractor shall be responsible for staking all plant materials in the field in accordance with the landscape plans for approval by the owner's representative prior to excavation and installation. The landscape contractor shall provide stakes or flags to indicate locations of individual trees whereas all shrub and groundcover materials must be laid out in their containers with the appropriate spacing for owner's representative review and approval. The owner reserves the right to make field adjustments to plant layout as part of this review. Failure by the landscape contractor to obtain layout approval from the owner's representative prior to installation may result in the removal and reinstallation of materials by the contractor at no additional costs to the
- 37) All plant material shall meet or exceed the requirements for Florida no. I quality in accordance with the grades and standards for nursery plants published by the state of Florida, department of agriculture, current edition. All plant material is to be sourced from a nursery unless specifically noted to be collected.
- 38) All plant material sizes specified are minimum sizes at time of installation. All container and tree caliper sizes are minimum. Container or caliper size may be increased if necessary to provide overall plant size specified. Material height and width specified in landscape schedule is based on branches in their normal position. Specified caliper is to be measured at a point 12" above the ground.
- 39) All plant material must be delivered to the project site and installed in good health, free of pest, pest eggs, fungus and disease. Root systems shall be vigorous and fibrous, filling the container but shall not be root bound or exhibit spiraling roots. Verification of the health and vigor of all plant material is the sole responsibility of the landscape contractor.
- 40) The irrigation system is designed to maintain an established landscape. The contractor shall not rely on it as the new material's sole source of water. The landscape contractor shall be responsible for providing supplemental irrigation through hand watering or other means (including temporary drip, water wands and soaker hoses) to help establish the new and salvaged material. The contractor should continue to monitor the moisture content for all trees and shrubs. Use care to avoid creating large holes water jetting.
- 41) The landscape contractor shall refer to the following references in determining compliance with best practices:

B. Florida Turf Grass Association's (FTGA) standards.

- A.Florida Nurserymen and Grower's Association (FNGA) standards.
- C.Florida Department of Agriculture, Bureau of Plant Industry, "Trades and Standards for Nursery Plants", latest edition.
- D. "Cabling, Bracing and Guying Standards for Shade Trees" as published by the national arborist association (NAA).
- E. ANSI A300 1995 Standards as established by the Tree, Shrub and Other Woody Plant Maintenance Standard Practice.
- F. ANSI, Z60.1-American Standard For Nursery Stock.
- G. "Standard Plant Names" as established by Hortus III.
- 42) The owner's representative refers the right to defer any and all review responsibilities related to landscape to the project owner's representative or other authorized agent.
- 43) The contractor is responsible for protecting and maintaining all plant material to remain within the limits of construction as indicated on the plans. Existing trees to remain shall be undisturbed and protected by barricades erected at the perimeter of the tree drip line. No vehicle shall traverse this area nor shall any storage of materials or equipment be permitted within this protected area. The contractor shall bear the sole responsibility of replacement for any damage to protected materials caused by construction activity without additional costs to the owner.
- 44) The landscape contractor shall be responsible for establishing and maintaining the stability and plumb condition of all installed plant materials until receiving final acceptance from the owner's representative. The contractor shall be responsible for replacing any plant material which is damaged due to inadequate guying or staking, at no additional cost to the owner. The contractor shall remove all staking materials the end of the warranty period and dispose of properly offsite.

- 45) The landscape contractor shall grant the owner the following warranty for a period of one year (365 days) from the date of final acceptance for all trees, shrubs and groundcovers. the warranty period for sod shall be six months (180 days). it is understood that the warranty is to be inclusive of all labor, materials and equipment necessary for the replacement of any plant materials required. warranty is intended to cover defects and unsatisfactory growth caused by no fault of the owner. during the warranty period the landscape contractor shall make every reasonable effort to replace any dead, dying or diseased material within a period of 15 working days.
- 46) Should the landscape contractor be required to replace any damaged, diseased, dying or dead plant material it is understood that the replacement material is to be of the same species, size and quality as that originally specified and approved by the owner's representative. Replacement with alternate materials will be permitted only with prior written approval from the owner's representative. The contractor will be responsible for the removal of all materials and leaving the impacted area clean following any remedial action.
- 47) At the end of the warranty period the owner reserves the right to have the contractor replace any declining material or request an extension of up to ninety (90) days on any specific material.
- 48) The landscape contractor shall install plant materials using the best horticultural practices:
  - A.Protect plant material from damage during delivery, staging and installation.
  - to completion of irrigation installation and finish grading,

    C.Do not install plant materials in winds in excess of 30 miles per
  - hour.

    D.Do not install plant material if deemed site conditions will impede

B. Do not begin installation of shrub and groundcover materials prior

- the ability of plant material to thrive without notifying owner's representative of concerns prior to installation.

  E. Perform all work in accord with all applicable laws, codes and regulations inclusive of all permits and inspections required by
- federal, state and local jurisdictions.
  F. The use of cables and chains for the lifting of trees is prohibited.
  Trees are to be lifted using nylon straps a minimum of 4" in width.
  Wrap trunks to protect from scraping and scarring.
- G.The 'choke' strapping method for lifting trees is prohibited.
- H.Do not drop plant material.
- Limit the amount of plants to be installed per day to those that can adequately be watered in the same day.
- J. Carefully remove containerized plants from their cans to avoid breaking the rootball. Containers should only be removed immediately prior to installation and plants should be immediately watered after placement.
- K. Remove burlap and cut steel baskets from at least the top third of the rootball for all B&B material. Remove wire baskets to a minimum depth of 18'.
- L. Plant material must be installed at correct elevation in relation to finish grade as indicated on the planting details after settling. Plants set at incorrect elevations will need to be raised or lowered accordingly at no additional cost to the owner.
- M.Set fertilizer tablets on top of rootball for all trees laid out for planting to allow owner's representative to confirm correct amount. Set tablets at depth equal to x. The rootball when installed.
- N. Planting pits for trees and shrubs must be excavated to the dimensions specified on the planting details. Following planting area immediately surrounding plant is to be tamped firm and use water jet technique to remove all air pockets repeating as required.
- O.Apply rewetting agent to the surface of all plant pits for trees and shrubs per manufacturer's recommendations.
- P. Apply mulch in even layer to depth shown on detail. Do not place mulch without the approval of the owner's representative that weed removal and fine grading requirements have been met.
- Q.Continuously monitor status of installed materials and make modifications, clean-ups and replacements as required.



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LANDSCAPE SPECIFICATIONS

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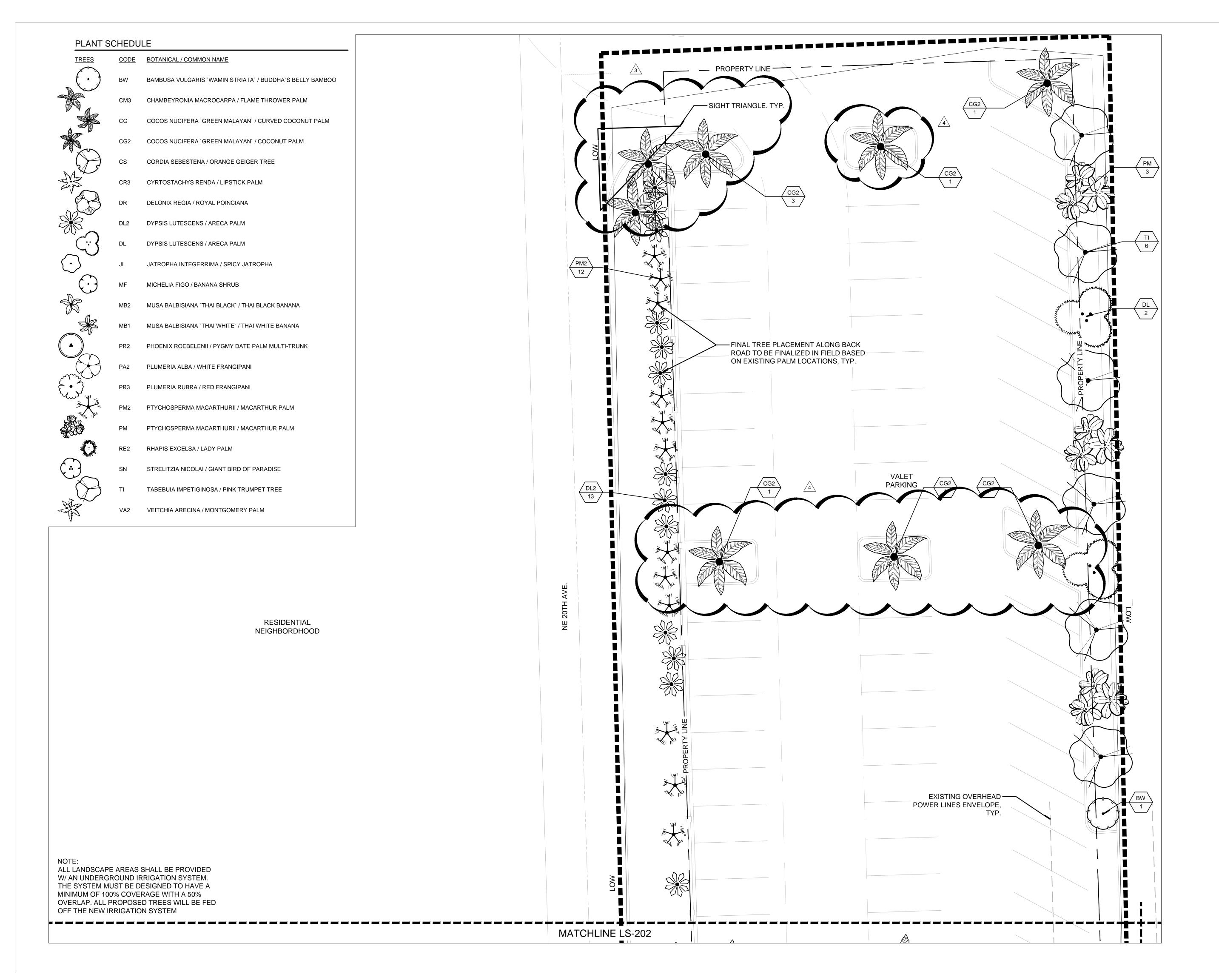
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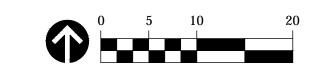






TREE PLANTING PLAN

1'' = 10'-0''



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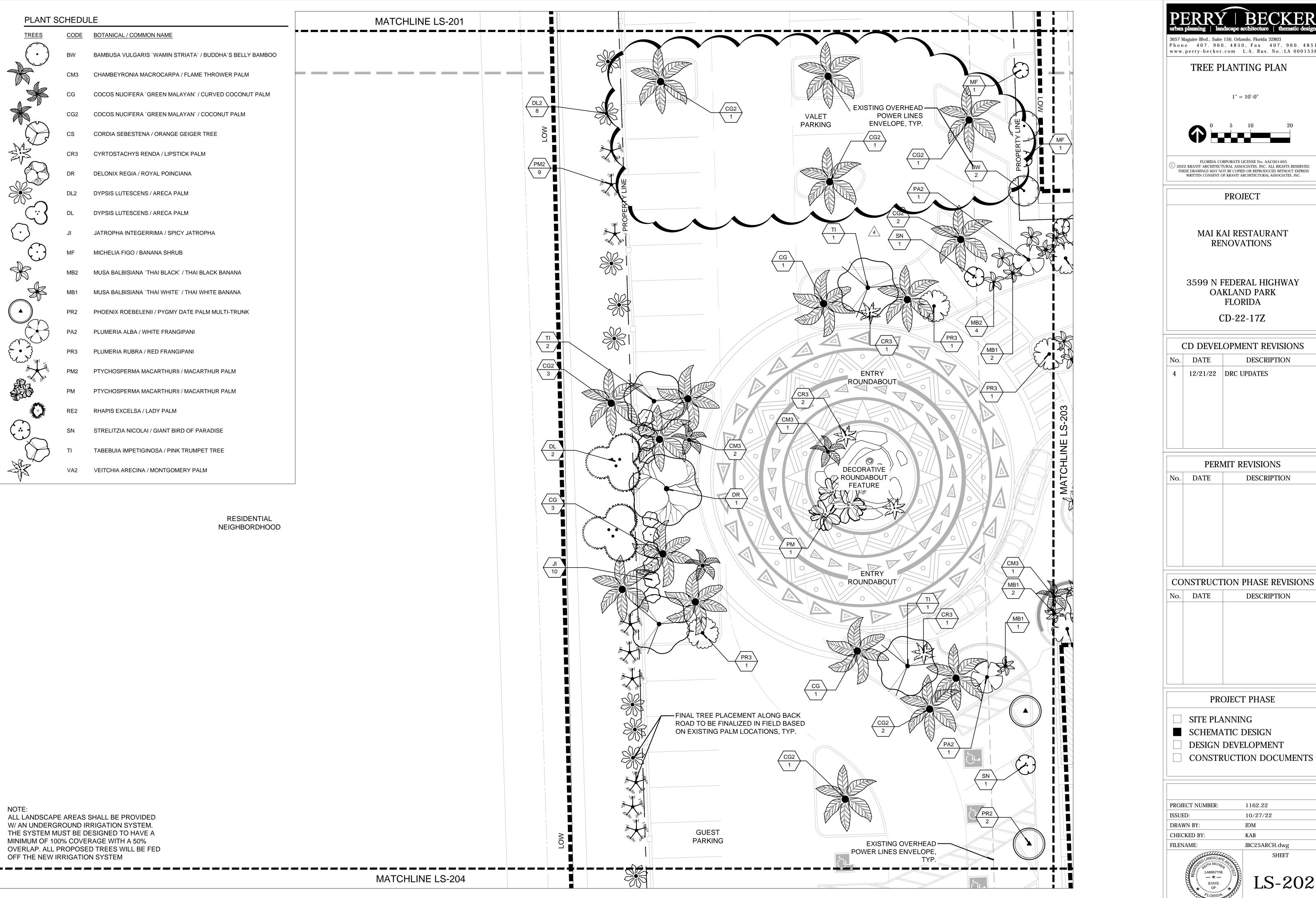
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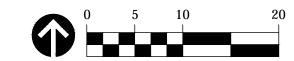
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TREE PLANTING PLAN

1" = 10'-0"



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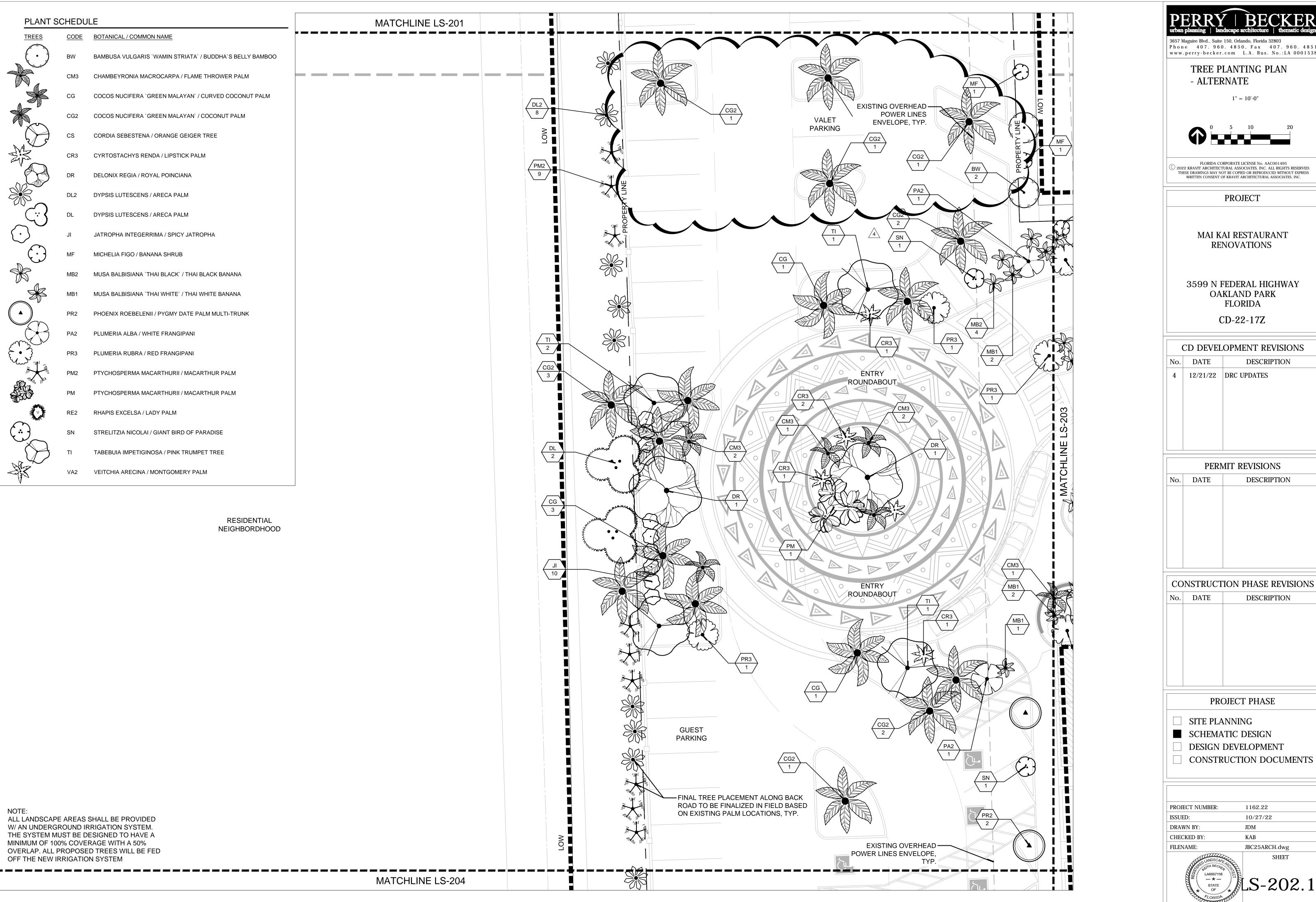
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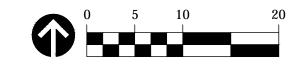
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TREE PLANTING PLAN



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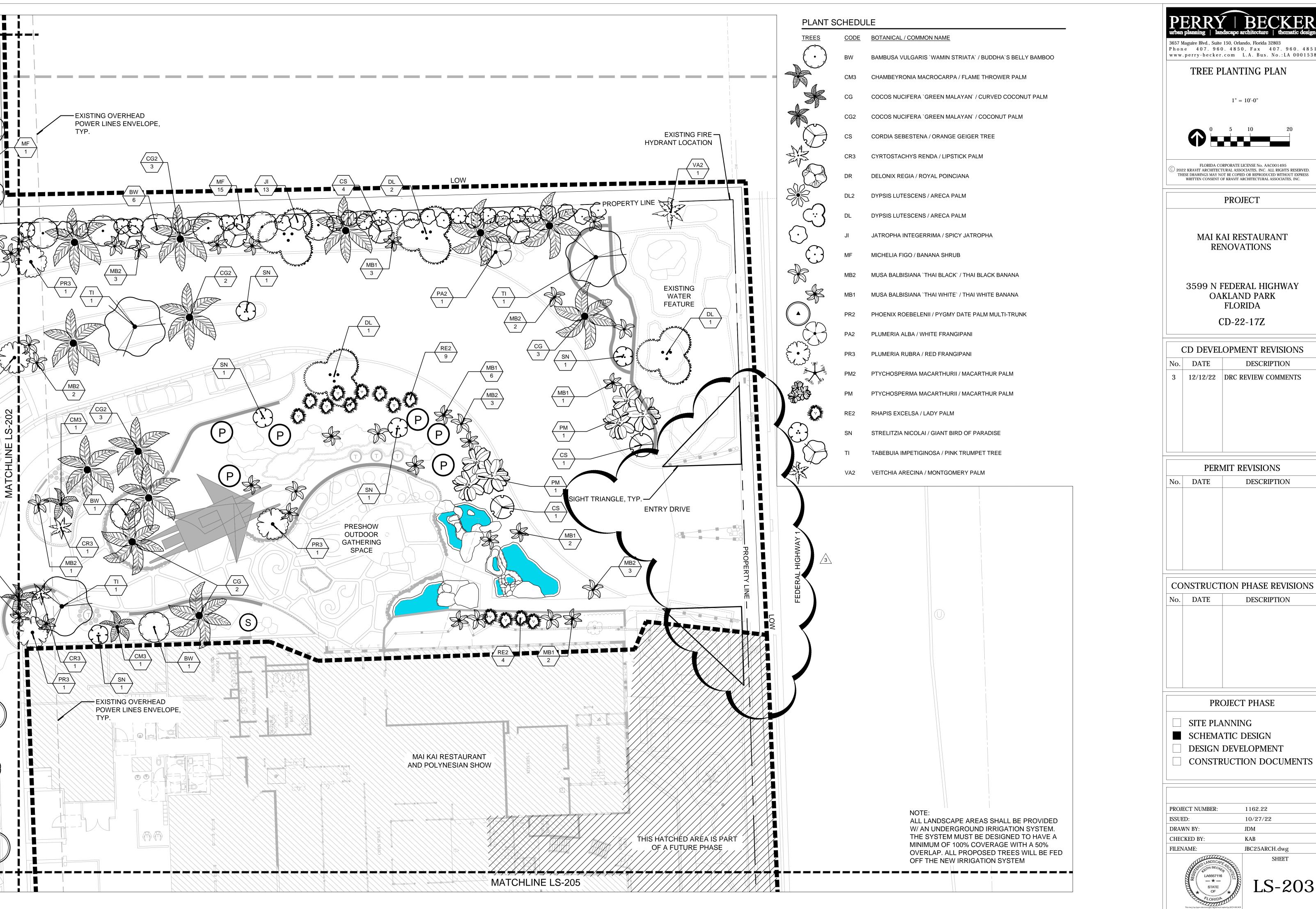
PRO.	JECT	PHASE

CONSTRUCTION DOCUMENTS

PROJECT NUMBER:	1162.22
ISSUED:	10/27/22
DRAWN BY:	JDM
CHECKED BY:	KAB

JBC25ARCH.dwg







TREE PLANTING PLAN

1" = 10'-0"



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**PROJECT** 

MAI KAI RESTAURANT RENOVATIONS

3599 N FEDERAL HIGHWAY OAKLAND PARK **FLORIDA** 

CD-22-17Z

(	CD DEVEI	OPMENT REVISIONS
No.	DATE	DESCRIPTION
3	12/12/22	DRC REVIEW COMMENTS

PERMIT REVISIONS		
No.	DATE	DESCRIPTION

CONSTRUCTION PHASE REVISION		
No.	DATE	DESCRIPTION

PROJECT PHASE
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☐ SITE PLANNING

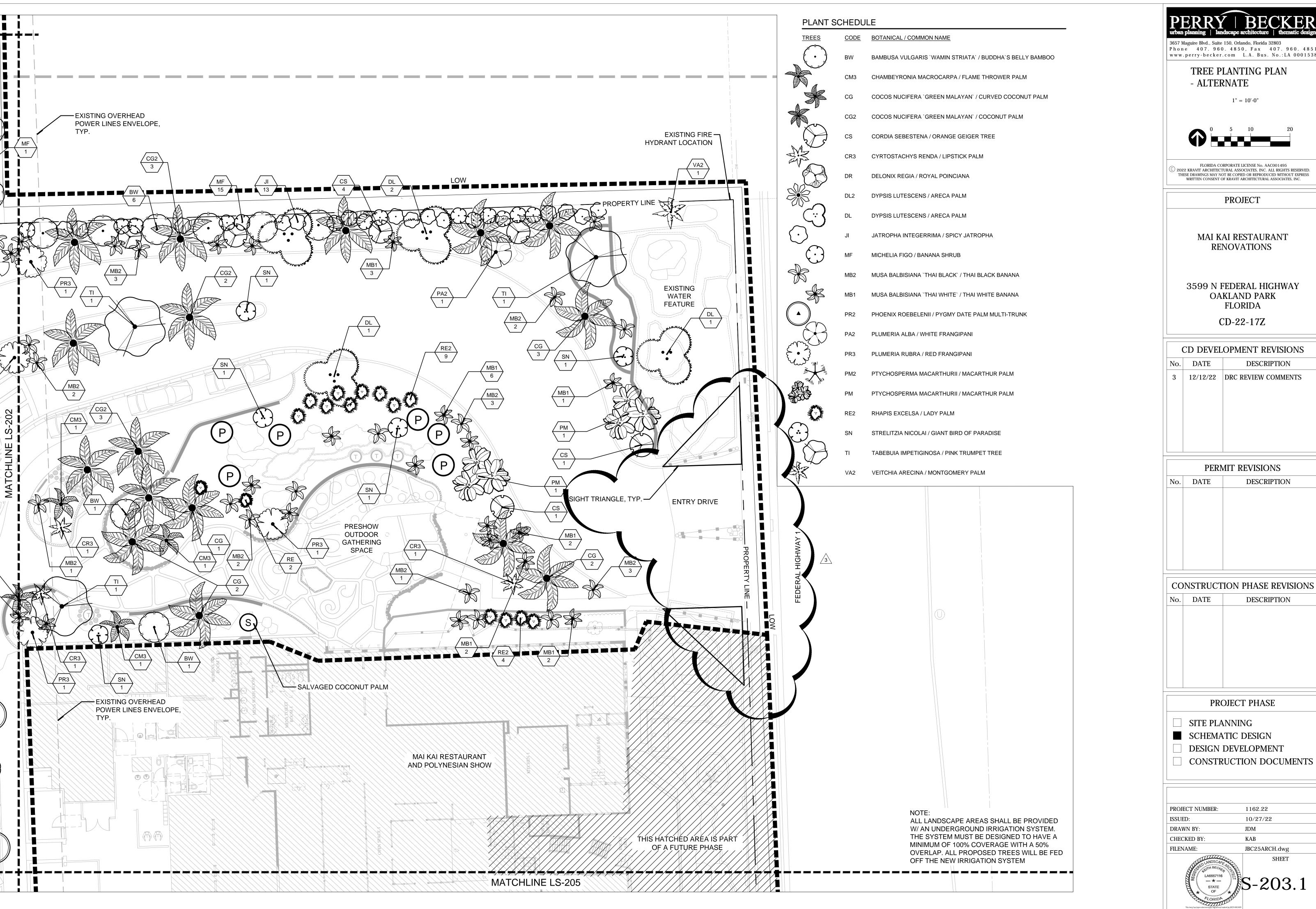
SCHEMATIC DESIGN

CONSTRUCTION DOCUMENTS

PROJECT NUMBER:	1162.22
ISSUED:	10/27/22
DRAWN BY:	JDM
CHECKED BY:	KAB
FILENAME:	JBC25ARCH.dwg



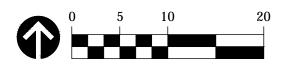
SHEET





> TREE PLANTING PLAN - ALTERNATE

> > 1" = 10'-0"



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**PROJECT** 

MAI KAI RESTAURANT RENOVATIONS

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PROJECT PHASE
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☐ SITE PLANNING

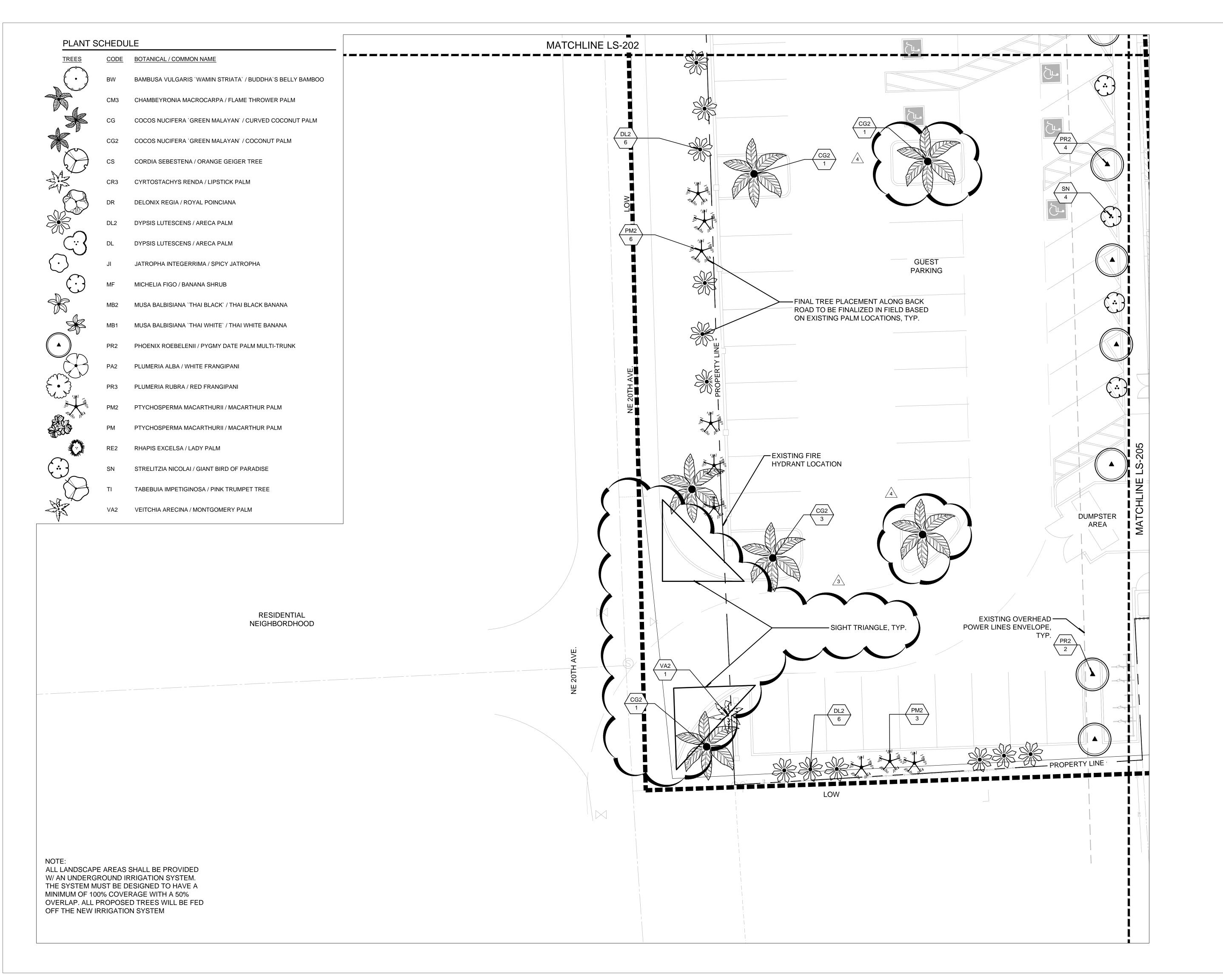
SCHEMATIC DESIGN

DESIGN DEVELOPMENT

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PROJECT NUMBER:	1162.22	
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10/27/22 JDM JBC25ARCH.dwg

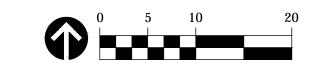






TREE PLANTING PLAN

1" = 10'-0"



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No.	DATE	DESCRIPTION
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☐ SITE PLANNING

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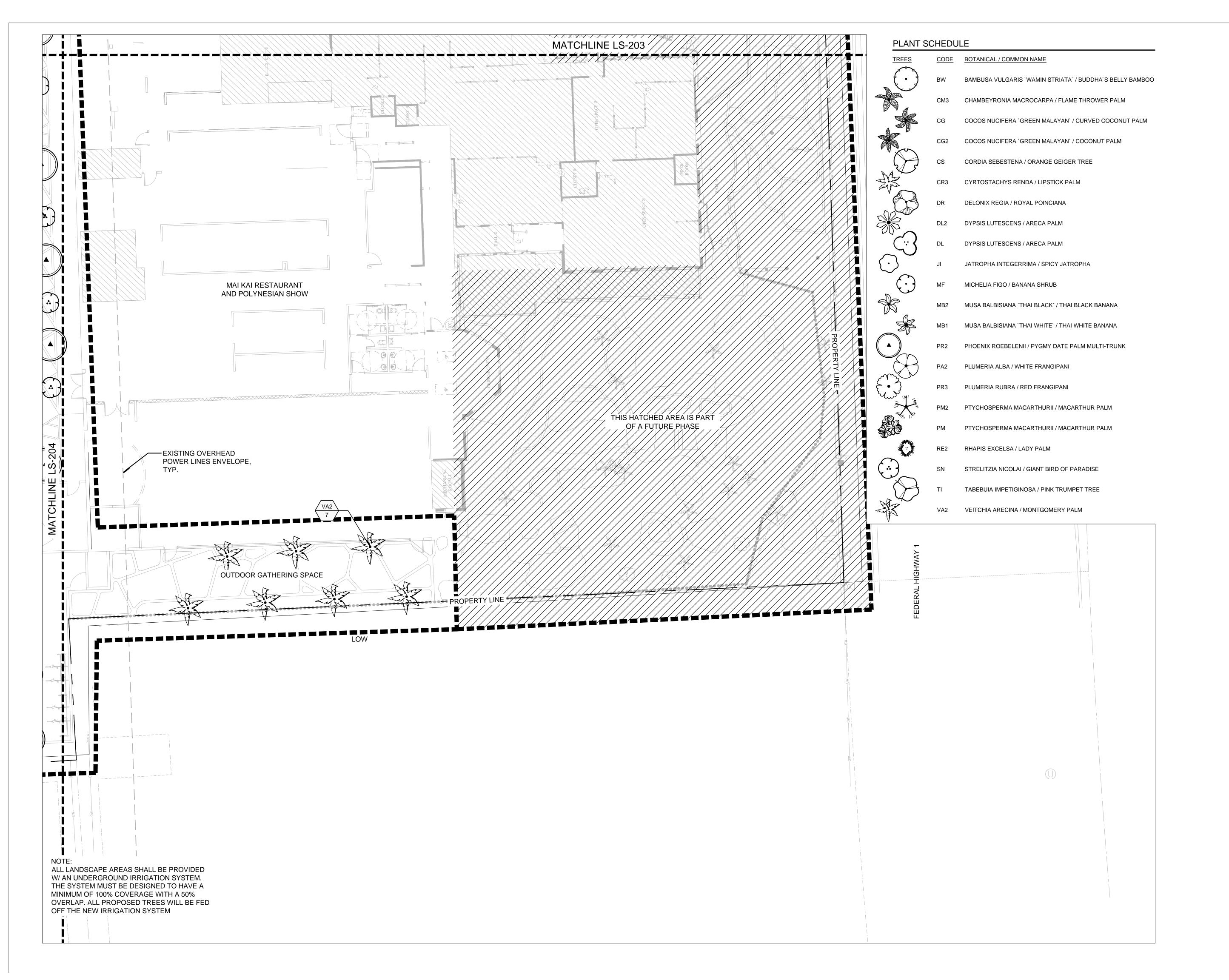
CONSTRUCTION DOCUMENTS

PROJECT NUMBER:	1162.22
ISSUED:	10/27/22
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LS-204

SHEET





TREE PLANTING PLAN

1" = 10'-0"



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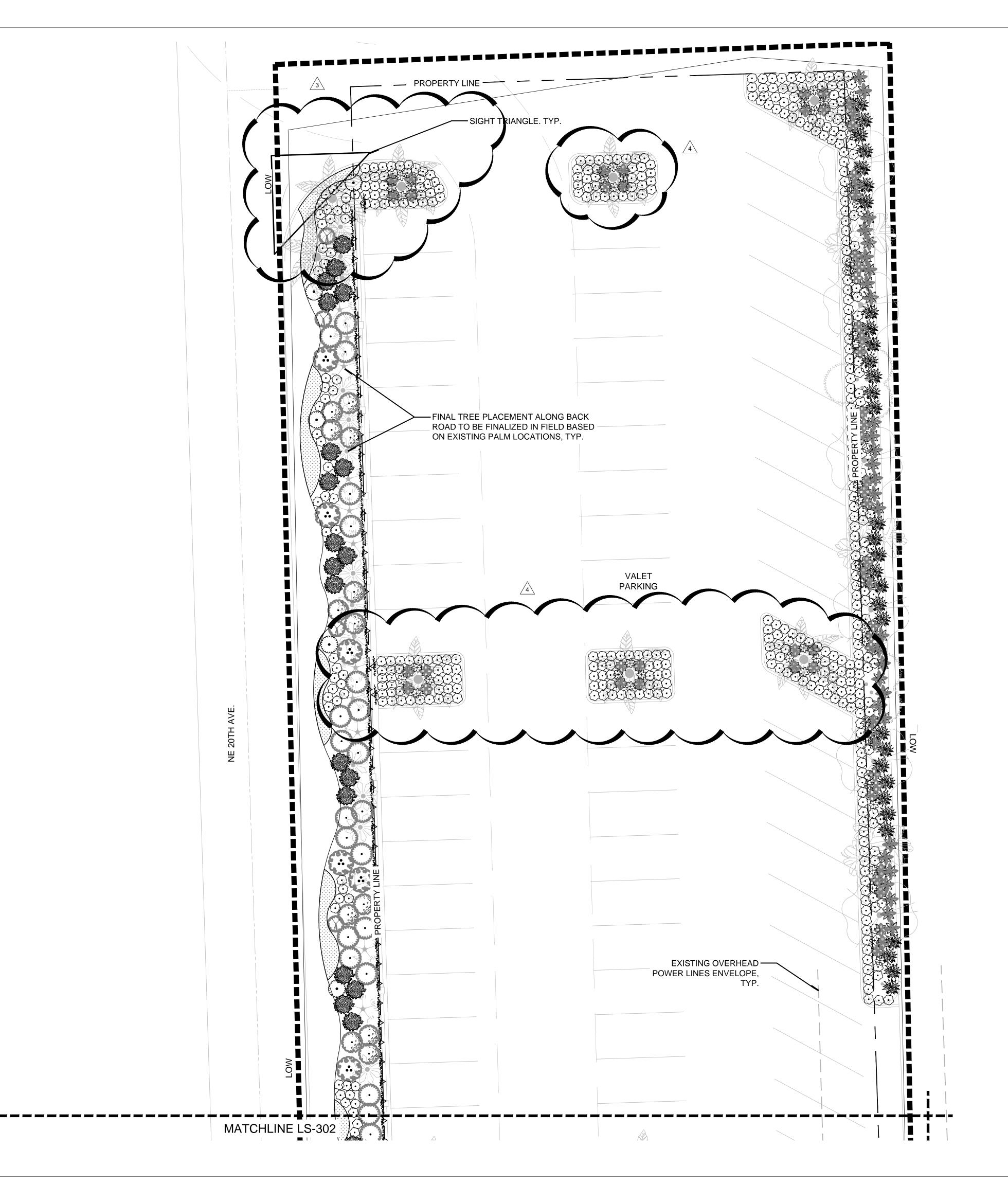
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- ☐ SITE PLANNING
- SCHEMATIC DESIGN
- DESIGN DEVELOPMENTCONSTRUCTION DOCUMENTS

PROJECT NUMBER:	1162.22
ISSUED:	10/27/22
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FILENAME:	JBC25ARCH.dwg

LA6667116

STATE
OF



RESIDENTIAL NEIGHBORDHOOD

ALL LANDSCAPE AREAS SHALL BE PROVIDED

W/ AN UNDERGROUND IRRIGATION SYSTEM.
THE SYSTEM MUST BE DESIGNED TO HAVE A

OFF THE NEW IRRIGATION SYSTEM

MINIMUM OF 100% COVERAGE WITH A 50% OVERLAP. ALL PROPOSED TREES WILL BE FED



3657 Maguire Blvd., Suite 150, Orlando, Florida 32803
Phone 407. 960. 4850, Fax 407. 960. 4851
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SHRUB PLANTING PLAN PLAN

1" = 10'-0"



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☐ SITE PLANNING

SCHEMATIC DESIGN

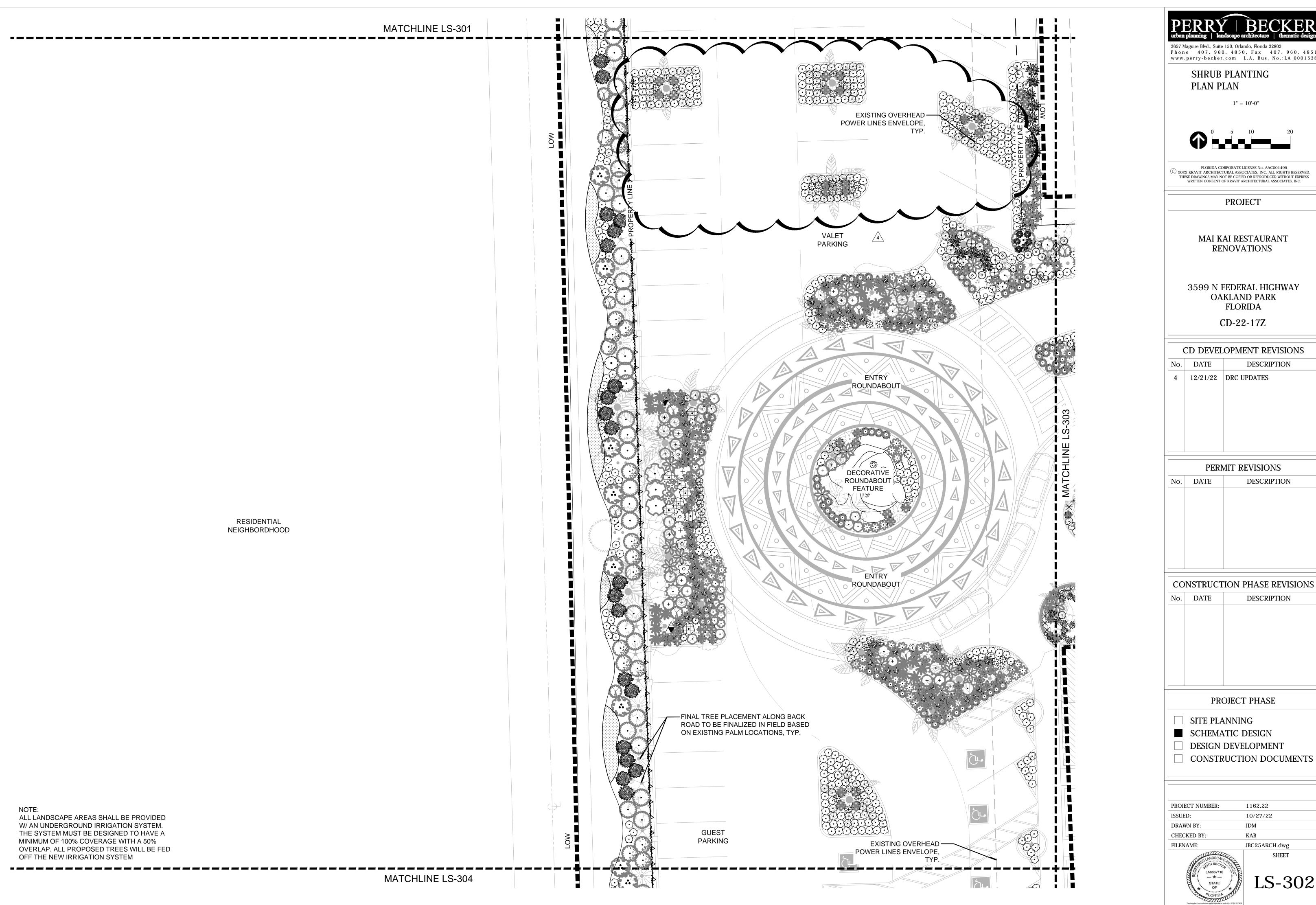
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☐ CONSTRUCTION DOCUMENTS

PROJECT NUMBER:	1162.22
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FILENAME:	JBC25ARCH.dwg
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SHEET







SHRUB PLANTING PLAN PLAN

1" = 10'-0"



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**PROJECT** 

MAI KAI RESTAURANT RENOVATIONS

3599 N FEDERAL HIGHWAY OAKLAND PARK **FLORIDA** 

CD-22-17Z

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No.	DATE	DESCRIPTION
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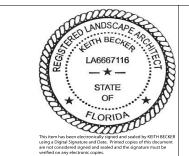
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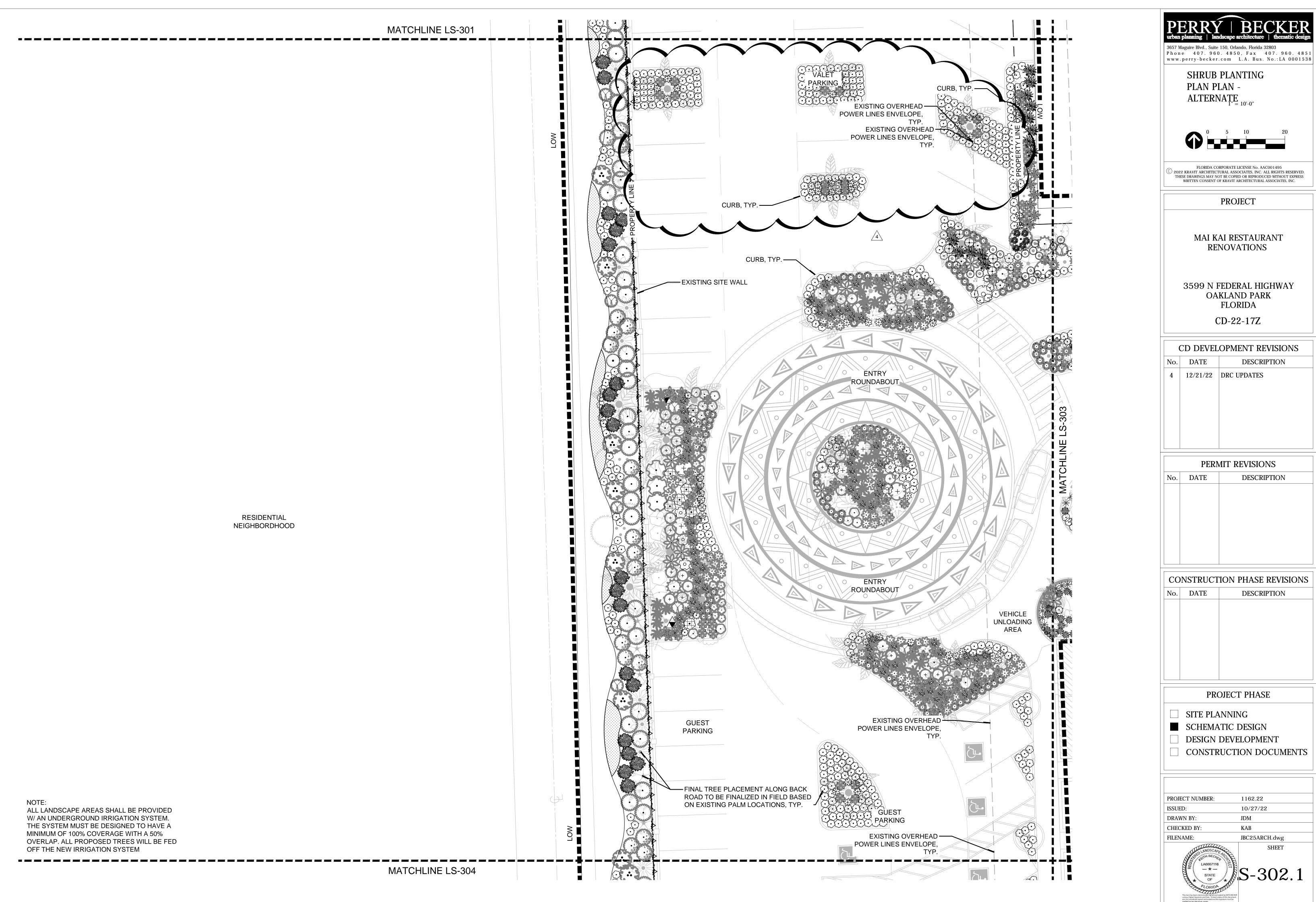
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SITE PLANNING

DESIGN DEVELOPMENT

PROJECT NUMBER:	1162.22
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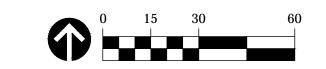
PROJECT NUMBER:	1162.22
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SHRUB PLANTING PLAN PLAN

1" = 30'-0"



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- ☐ SITE PLANNING
- SCHEMATIC DESIGN
- DESIGN DEVELOPMENTCONSTRUCTION DOCUMENTS

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PROJECT NUMBER:	1162.22
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