



# *Riviera Country Club*



Planning and Zoning Resubmission  
March 22nd , 2016



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February 19, 2016

Mr. Ramon Trias  
Planning & Zoning Director  
City of Coral Gables  
405 Biltmore Way  
Coral Gables, Florida 33134

Re: Planning & Zoning Submittal for Riviera Country Club – 1155 Blue Road

Dear Mr. Trias:

On behalf of the Riviera Country Club (“Applicant”), JMorton Planning & Landscape Architecture, is requesting site plan and conditional use approval to demolish and reconstruct the existing country club located on the 113 acre property located at 1155 Blue Road (“Property”). The Riviera Golf & Country Club (“Club”) was originally constructed on the Property circa 1946. The membership of the Club desires to construct a new club and fitness center that will better serve the needs of the members. It is the intent of the Applicant to commence construction of the new Club prior to the demolition of the existing Club in order to limit the amount of time that the Club is not in operation.

The Property currently has a zoning designation of Special Use and the underlying Future Land Use designation of the Property is Parks & Recreation. Private clubs and golf courses are identified as conditional uses in the Special Use zoning district. Currently situated on the affected area of the Property is a 52,717 square foot country club, fitness center, golf course, golf cart barn, and 186 parking spaces (including the parking area on the south side of Blue Road). This affected area of the property is 8.45 acres.

The proposed Club & Fitness Center have a building area of 44,923 square feet (air conditioned area excluding lobby). The proposed architectural style for the Riviera Country Club will be an elegant hybrid of classical forms and details from the Island Classical and Bermuda Colonial architectural styles. This hybridization is an appropriate nod to the continued evolution of architectural and demographic changes within the overall South Florida region. As part of the redevelopment project the existing cart barn will be demolished and incorporated into the design of the new Club. Additional site improvements to be made include the addition of parking spaces which will bring the total provided parking to 325 parking spaces. This additional parking will accommodate a general lack of parking that has historically been a problem for the Club. Currently, vehicles park along Blue Road during peak operating hours of the Club. However the proposed modifications to the Club will eliminate that situation while creating a new streetscape along the right-of-way.

Conditional use approval is required as the existing building will be completely demolished and rebuilt in a different location. As required by Section 3-408 of the City Code, the following responses have been provided to the review standards for conditional uses.

- A. The proposed conditional use is consistent with and furthers the goals, policies and objectives of the Comprehensive Plan and furthers the purposes of these regulations and other City ordinances and actions designed to implement the Plan.

*Response: The Property has a Parks and Recreation Future Land Use designation which allows for public/private land areas and buildings for recreation, both active and passive, including golf, tennis,*

and similar sporting and leisure activities. Thus, the existing golf course and country club is consistent with that Future Land Use designation. The use is also consistent with the current zoning designation of Special Use as the City Code defines this district as a zoning classification which accommodates uses which have the potential of adversely impacting adjacent uses but which enhance the quality of life of the citizens of the City. The Riviera Country Club has been a part of the City of Coral Gables' unique culture and fabric since the 1940's when the Club was originally developed.

- B. The available use to which the property may be put is appropriate to the property that is subject to the proposed conditional use and compatible with existing and planned uses in the area.

Response: *The Property has been utilized as a golf and country club for many years. This application for conditional use approval is needed as the Applicant desires to demolish and reconstruct that existing use. Compatibility will be accomplished through additional landscaping along the perimeter of the new parking area as well as the reconfiguration of the parking area to better accommodate the parking demands for the Club. This reconfiguration ensure that the use is more compatible with the surrounding neighborhood by eliminating the chaotic parking situation that currently occurs along Blue Road during peak operating hours of the Club.*

- C. The proposed conditional use does not conflict with the needs and character of the neighborhood and the City.

Response: *The Club has been in existence on the Property for approximately 70 years. It has become an integral part of the neighborhood and the homes adjacent to the golf course are very desirable and highly sought after. The proposed site plan will improve the existing parking configuration by removing the parking that occurs along Blue Road. Additionally, the proposed architecture of the new building will be an elegant hybrid of classical forms and details from the Island Classical and Bermuda Colonial architectural styles.*

- D. The proposed conditional use will not adversely affect the use of other property in the area.

Response: *The proposed Club will not adversely affect the use of other property in the area. The surrounding area is comprises mostly of large single family homes. These homes have enjoyed being located adjacent to a golf course as demonstrated by the high property values in the area. Additionally, the proposed reconfiguration will make the Club a better neighbor to these residential properties by accommodating all parking within the Property, having enhanced and upgraded architecture, as well as the provision of more landscaping within the Property.*

- E. The proposed use is compatible with the nature, condition and development of adjacent uses, buildings and structures and will not adversely affect the adjacent uses, building or structures.

Response: *The proposed Club is compatible with the nature, condition and development of the adjacent residential uses, buildings and structures. Country Clubs are found within residential areas across the county, state, and country. These residential uses typically have a higher property value when located within close proximity of such golf and country clubs.*

- F. The parcel proposed for development is adequate in size and shape to accommodate all development features.

Response: *As demonstrated by the attached site plan, the Property is of adequate size and shape to accommodate the proposed Club. The redevelopment will make better use and function of the Property rather than the current site configuration. The Property will now be able to accommodate all of the required parking on-site rather than within the right-of-way of Blue Road.*

- G. The nature of the proposed development is not detrimental to the health, safety and general welfare of the community.

*Response: The proposed redevelopment of the Club will not be detrimental to the health, safety, or general welfare of the community. The Club has been in operation in this location for approximately 70 years while the neighborhood developed around it. The Special Use zoning district is reserved for those uses such as the Riviera Country Club that enhance the quality of life of the surrounding community.*

- H. The design of the proposed driveways, circulation patterns and parking is well defined to promote vehicular and pedestrian circulation.

*Response: The proposed site plan has been designed so that its traffic flow functions well within the context of the general site parking and circulation. The proposed site plan identifies 3 access points from Blue Road to the Club. One drop-off circle is proposed at the main entry of the Club under the new porte cochere and a drop off loop is proposed in front of the new fitness center. Three parking areas are proposed, one for the fitness center, one for the main clubhouse, and one for the tennis center on the south side of Blue Road. A dedicated valet parking area has been identified on the site plan which includes 32 tandem parking spaces (approximately 10% of the total parking provided). The proposed loading bay has been incorporated into the proposed building footprint below the grade of the main entry.*

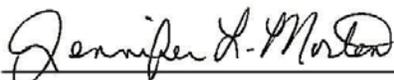
- I. The proposed conditional use satisfies the concurrency standards of Article 3, Division 13 and will not adversely burden public facilities, including the traffic carrying capacities of streets, in an unreasonable or disproportionate manner.

*Response: The proposed improvements to the Club will not impact traffic carrying capacities as there will be no increase to the membership of the Club and no increase in building area of the Club. A traffic statement from Simmons & White has been attached for further information.*

Based on the above justification and attached information, the Applicant respectfully requests approval of this site plan with conditional use. The Applicant is confident that the proposed application to redevelop the Riviera Country Club will enhance the surrounding area as well as improve

Sincerely,

**JMorton Planning & Landscape Architecture, Inc.**



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Jennifer Morton, RLA, LEED AP  
LA 000166



# City of Coral Gables Planning Division Application

305.460.5211

planning@coralgables.com

www.coralgables.com

## Application request

The undersigned applicant(s)/agent(s)/property owner(s) request City of Coral Gables consideration and review of the following application(s) (please check all that apply):

- Abandonment and Vacations
- Annexation
- Coral Gables Mediterranean Architectural Design Special Locational Site Plan
- Comprehensive Plan Map Amendment - Small Scale
- Comprehensive Plan Map Amendment - Large Scale
- Comprehensive Plan Text Amendment
- Conditional Use - Administrative Review
- Conditional Use without Site Plan
- Conditional Use with Site Plan
- Development Agreement
- Development of Regional Impact
- Development of Regional Impact - Notice of Proposed Change
- Mixed Use Site Plan
- Planned Area Development Designation and Site Plan
- Planned Area Development Major Amendment
- Restrictive Covenants and/or Easements
- Site Plan
- Separation/Establishment of a Building Site
- Subdivision Review for a Tentative Plat and Variance
- Transfer of Development Rights Receiving Site Plan
- University Campus District Modification to the Adopted Campus Master Plan
- Zoning Code Map Amendment
- Zoning Code Text Amendment
- Other: \_\_\_\_\_

## General information

Street address of the subject property: \_\_\_\_\_

Property/project name: \_\_\_\_\_

Legal description: Lot(s) \_\_\_\_\_

Block(s) \_\_\_\_\_ Section (s) \_\_\_\_\_

Property owner(s): \_\_\_\_\_

Property owner(s) mailing address: \_\_\_\_\_

Telephone: Business \_\_\_\_\_ Fax \_\_\_\_\_

Other \_\_\_\_\_ Email \_\_\_\_\_@\_\_\_\_\_



Applicant(s)/agent(s): \_\_\_\_\_

Applicant(s)/agent(s) mailing address: \_\_\_\_\_

Telephone: Business \_\_\_\_\_ Fax \_\_\_\_\_

Other \_\_\_\_\_ Email \_\_\_\_\_@\_\_\_\_\_

**Property information**

Current land use classification(s): \_\_\_\_\_

Current zoning classification(s): \_\_\_\_\_

Proposed land use classification(s) (if applicable): \_\_\_\_\_

Proposed zoning classification(s) (if applicable): \_\_\_\_\_

**Supporting information (to be completed by Planning Staff)**

A Preapplication Conference is required with the Planning Division in advance of application submittal to determine the information necessary to be filed with the application(s). Please refer to the Planning Division Development Review Process Handbook, Section 3.0, for an explanation of each item. If necessary, attach additional sheets to application. The Planning Division reserves the right to request additional information as necessary throughout the entire review process.

- Aerial.
- Affidavit providing for property owner’s authorization to process application.
- Annexation supporting materials.
- Application fees.
- Application representation and contact information.
- Appraisal.
- Architectural/building elevations.
- Building floor plans.
- Comprehensive Plan text amendment justification.
- Comprehensive Plan analysis.
- Concurrency impact statement.
- Encroachments plan.
- Environmental assessment.
- Historic contextual study and/or historical significance determination.
- Landscape plan.
- Lighting plan.
- Massing model and/or 3D computer model.
- City of Coral Gables Annual Registration Application and Issue Application Lobbyist forms.
- Ordinances, resolutions, covenants, development agreements, etc. previously granted for the property.
- Parking study.
- Photographs of property, adjacent uses and/or streetscape.
- Plat.
- Property survey and legal description.



- Property owners list, notification radius map and two sets of labels.
- Public Realm Improvements Plan for mixed use projects.
- Public school preliminary concurrency analysis (residential land use/zoning applications only).
- Sign master plan.
- Site plan and supporting information.
- Statement of use and/or cover letter.
- Streetscape master plan.
- Traffic accumulation assessment.
- Traffic impact statement.
- Traffic impact study.
- Traffic stacking analysis.
- Utilities consent.
- Utilities location plan.
- Vegetation survey.
- Video of the subject property.
- Zoning Analysis ( Preliminary).
- Zoning Code text amendment justification.
- Warranty Deed.
- Other: \_\_\_\_\_

## Application submittal requirements

1. Hard copies. The number of application binders to be submitted shall be determined by Staff at the preapplication meeting. The application shall include all the items identified in the preapplication meeting.
2. Digital media copies. Two (2) compact discs (CD ROMs) of the entire application including all the items identified in the Preapplication Conference. Each document shall be separated into PDF files (i.e., application; site plan, landscape plan; etc.). Please include a "Table of Contents" identifying all PDF file name(s). Each PDF file size shall not exceed 10 Mb. All discs shall be labeled with the applicant(s) name, project name and date of submittal.

## Applicant/agent/property owner affirmation and consent

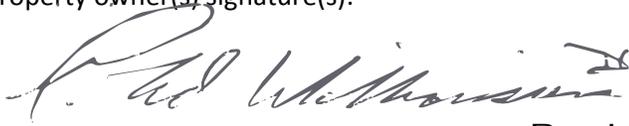
(I) (We) affirm and certify to all of the following:

1. Submission of the following:
  - a. Warranty deed/tax record as proof of ownership for all properties considered as a part of the application request;  
or
  - b. Authorized as the applicant(s)/agent(s) identified herein to file this application and act on behalf of all current property owner(s) and modify any valid City of Coral Gables entitlements in effect during the entire review process.
2. This request, application, application supporting materials and all future supporting materials complies with all provisions and regulations of the Zoning Code, Comprehensive Land Use Plan and Code of Ordinances of the City of Coral Gables unless identified and approved as a part of this application request or other previously approved applications. Applicant understands that any violation of these provisions renders the application invalid.
3. That all the information contained in this application and all documentation submitted herewith is true to the best of (my) (our) knowledge and belief.
4. Understand that the application, all attachments and fees become a part of the official records of the City of Coral Gables and are not returnable.



# City of Coral Gables Planning Division Application

5. Failure to provide the information necessary pursuant to the established time frames included but not limited to application submittal, submission of revised documents, etc. for review by City Staff and the designated reviewing entity may cause application to be deferred without further review until such time the requested information is submitted.
6. All representatives of the application have registered with and completed lobbyist forms for the City of Coral Gables City Clerk's office.
7. Understand that under Florida Law, all the information submitted as part of the application are public records.
8. Additional costs in addition to the application fees may be assessed associated with the review of applications by the City. These are costs that may be incurred by the applicant due to consultant fees paid by City to review the application. The types of reviews that could be conducted may include but are not limited to the following: property appraisals; traffic impact analyses; vegetation/environmental assessments; archeological/historic assessments; market studies; engineering studies or reports; and legal fees. Such fees will be assessed upon finalization of the City application review.

Property owner(s) signature(s):  <b>President</b>	Property owner(s) print name: <i>G. ED WILLIAMSON II</i> <b>President</b>
Property owner(s) signature(s):	Property owner(s) print name:
Property owner(s) signature(s):	Property owner(s) print name:
Address: 1155 Blue Road, Coral Gables, FL	

Telephone: (305) 661-5331	Fax: (305) 661-3485	Email:
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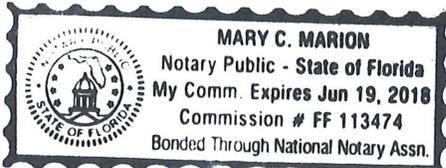
**NOTARIZATION**

STATE OF FLORIDA/COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me this *30th* day of *July, 2015* by *G. Ed Williamson II*

(Signature of Notary Public - State of Florida)

*Mary Marion*



(Print, Type or Stamp Commissioned Name of Notary Public)

Personally Known OR  Produced Identification; Type of Identification Produced \_\_\_\_\_

# City of Coral Gables Planning Division Application

Contract Purchaser(s) Signature:	Contract Purchaser(s) Print Name:
Contract Purchaser(s) Signature:	Contract Purchaser(s) Print Name:

Address:

Telephone:	Fax:	Email:
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### NOTARIZATION

STATE OF FLORIDA/COUNTY OF

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_ by \_\_\_\_\_  
 (Signature of Notary Public - State of Florida)

(Print, Type or Stamp Commissioned Name of Notary Public)

Personally Known OR  Produced Identification; Type of Identification Produced \_\_\_\_\_

Applicant(s)/Agent(s) Signature: 	Applicant(s)/Agent(s) Print Name: <u>Jennifer Morton</u>
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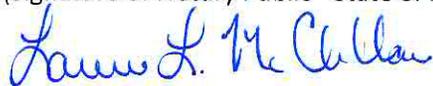
Address: 3920 RCA Blvd, Suite 2002, Palm Beach Gardens, FL 33410

Telephone: (561) 371-9384	Fax: N/A	Email: jmorton@jmortonla.com
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### NOTARIZATION

STATE OF FLORIDA/COUNTY OF

The foregoing instrument was acknowledged before me this 7<sup>th</sup> day of January by Jennifer Morton  
 (Signature of Notary Public - State of Florida)





(Print, Type or Stamp Commissioned Name of Notary Public)

Personally Known OR  Produced Identification; Type of Identification Produced \_\_\_\_\_



University Dr

Blue Rd

Blue Rd

Riviera Country Club

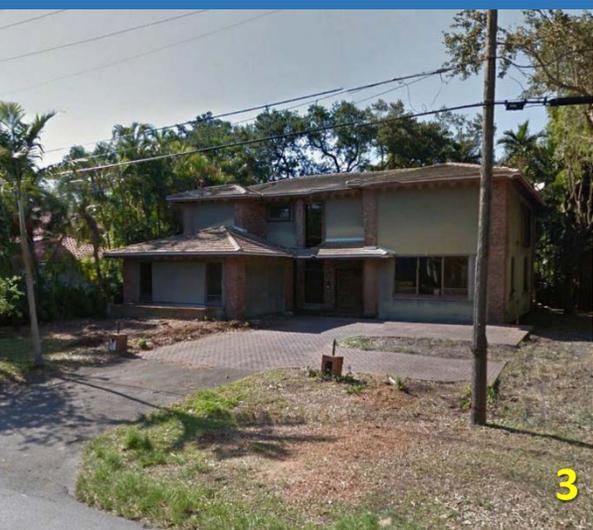
Riviera Golf Course

6



**Riviera  
Country  
Club**





**Riviera Country Club & Surrounding Properties**

**LEGAL DESCRIPTION:**

All that part of those certain tracts of land designated as

Miami-Biltmore Golf Course as shown on Plat of Country Club Section Part #5 Coral Gables, according to Plat thereof recorded in Plat Book 23, Page 55 of the Public Records of Miami-Dade County, Florida;

And

All that part of Miami-Biltmore Golf Course as shown on Plat of Riviera Section Part #4 of Coral Gables according to the Plat thereof filed for record and recorded in Plat Book 25 at Page 47 of the Public Records of Miami-Dade County, Florida;

And

Tracts 1, 2, 3, 4 and 5 of Riviera Country Club of Coral Gables, Florida according to Plat thereof recorded in Plat Book 46, Page 15 of the Public Records of Miami-Dade County, Florida;

And

Lots 10, 11, 12, 13 and 14, Block 112, amended Plat of Coral Gables Country Club Section, Part Five, as recorded in Plat Book 23, Page 55, of the Public Records of Miami-Dade County, Florida;

And

That portion of vacated Mendavia Avenue as described in Resolution No. 3946 of the City of Coral Gables recorded in Official Records Book 6940, Page 436, Public Records of Miami-Dade County, Florida.

# TOPOGRAPHIC SURVEY

## LOCATED IN SECTION 19, TOWNSHIP 54 S, RANGE 41 E

### MIAMI-DADE COUNTY, FLORIDA

**TITLE INFORMATION:**

ALTA COMMITMENT  
FIDELITY NATIONAL TITLE INSURANCE COMPANY  
SCHEDULE B - Section 2

Commitment Number 5308863, effective date 05/28/2015 @ 5:00 p.m.

4. Covenants regarding vacated portion of Mendavia Avenue, contained in that Quitclaim Deed recorded in Clerks Number CC-114723.
5. Encroachment Agreement between Riviera Country Club of Coral Gables, Florida and Joseph A. Von Arx and Carol R. Von Arx, recorded May 28, 1979 in Official Records Book 10405, Page 1867.
6. Declaration of Restrictive Covenant recorded October 17, 1979 in Official Records Book 10544, Page 379.
7. Covenant running with the land in favor of Metropolitan Dade County, recorded June 10, 1988 in Official Records Book 13712, Page 808.
8. Covenant of Construction within right-of-way recorded May 20, 1993 in Official Records Book 15921, Page 4133.
9. Declaration of Restrictive Covenant recorded March 19, 1999 in Official Records Book 18525, Page 4281.
10. Easement in favor of Florida Power & Light Company, recorded January 2, 2003 in Official Records Book 20914, Page 3890.
11. Easements, Dedications and Matters as set forth, shown or reflected on Amended Plat of Coral Gables Country Club Section, Part Five, recorded in Plat Book 23, Page 55.
12. Easements, Dedications and Matters as set forth, shown or reflected on The Revised Plat of Coral Gables Riviera Section Part 4, recorded in Plat Book 25, Page 47.
13. Easements, Dedications and Matters as set forth, shown or reflected on the Plat of Riviera Country Club of Coral Gables, Florida, recorded in Plat Book 46, Page 15.
14. Any right, interest or claim that may exist, arise or be asserted against the Title pursuant to the Perishable Agriculture Commodities Act of 1930, as amended, 7 USC 499a et seq., the Packers and Stockyard Act of 1921, as amended, 7 USC 181 et seq., or any similar state laws.
15. Any loss or damage occasioned by claims, demands, interests or rights asserted by others that prevent the Insured from using or maintaining the Land other than as a golf course or that affect the design of the Land or the improvements or landscaping thereon.

NOTE: All of the recording information contained herein refers to the Public Records of Miami-Dade County, Florida, unless otherwise indicated.

AFFECTS SITE SHOWN HEREON

AFFECTS COUNTRY CLUB NOT THIS SITE

AFFECTS SITE NOT A SURVEY MATTER

AFFECTS SITE RECORDING INFORMATION SHOWN HEREON

AFFECTS SITE RECORDING INFORMATION SHOWN HEREON

AFFECTS SITE RECORDING INFORMATION SHOWN HEREON

NOT A SURVEY MATTER

NOT A SURVEY MATTER

**INDEX OF SHEETS:**

Sheet 1 Cover  
Sheet 2-5 Sketch of Survey



LOCATION MAP  
(NOT TO SCALE)

ELEVATIONS SHOWN HEREON  
ARE ON NORTH AMERICAN  
VERTICAL DATUM 1988.

**LEGEND:**

- A/C = Air Conditioner
- ⊙ = Ballard
- ⊠ = Cable TV Riser
- CB = Catch Basin
- C/L = Center Line
- ⊙ = Cleanout
- Conc. = Concrete
- ⊙ = Drainage Manhole
- ⊠ = Electrical Junction Box
- ⊙ = Electrical Manhole
- x 0.00 = Existing Elevation
- - - - = Fence
- ⊠ = Fire Hydrant
- Fnd. = Found
- GAS = Gas Meter
- ⊙ = Greasetrap Manhole
- ⊠ = Guy Wire Anchor
- ⊠ = Handicap Parking
- ⊠ = Irrigation Valve
- LB = Licensed Business
- ⊙ = Light Pole
- MDCR = Miami-Dade County Records
- ⊙ = Unknown Manhole
- ⊠ = Overhead Utility Wires
- Pavers = Brick Pavers
- PB = Plat Book
- Pg. = Page
- ⊠ = Power Pole with Transformer
- ⊙ = Sanitary Sewer Manhole
- ⊠ = Sanitary Sewer Valve
- ⊠ = Sign/Information
- ⊠ = Telephone Riser
- (Typ.) = Typical
- ⊠ = Wall Column
- ⊠ = Water Valve
- ⊙ = Water Manhole
- ⊠ = Wood Power Pole

**LEGAL DESCRIPTION:**

All that part of those certain tracts of land designated as Miami-Biltmore Golf Course as shown on Plat of Country Club Section Part #5 Coral Gables, according to Plat thereof recorded in Plat Book 23, Page 55 of the Public Records of Miami-Dade County, Florida;

And

All that part of Miami-Biltmore Golf Course as shown on Plat of Riviera Section Part #4 of Coral Gables according to the Plat thereof filed for record and recorded in Plat Book 25 at Page 47 of the Public Records of Miami-Dade County, Florida;

And

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And

Lots 10, 11, 12, 13 and 14, Block 112, amended Plat of Coral Gables Country Club Section, Part Five, as recorded in Plat Book 23, Page 55, of the Public Records of Miami-Dade County, Florida;

And

That portion of vacated Mendavia Avenue as described in Resolution No. 3946 of the City of Coral Gables recorded in Official Records Book 6940, Page 436, Public Records of Miami-Dade County, Florida.

**FOR THE BENEFIT OF:**

Riviera Country Club of Coral Gables, Florida  
a Florida non profit corporation  
Bank of America, N.A. a national banking association  
Fidelity National Title Insurance Company  
Greenberg Traurig, P.A.

**SURVEYORS NOTES:**

1. The survey date is July 29, 2015.
2. This is a Topographic Survey, as defined in Chapter 5J-17.050(10)(a)-(k) of the Florida Administrative Code.
3. This survey map and report or the copies thereof are not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
4. Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.
5. Copyright © 2014 by Wantman Group, Inc.
6. Elevations shown hereon are referenced to the North American Vertical Datum of 1988 (NAVD 88), as established by National Geodetic Survey ("NGS") control point "FLGPS GABLES" a first order class 2 Vertical Point having a published elevation of 6.92' (NAVD 88).
7. The coordinate system utilized hereon is relative to the Florida State Plane Coordinate System, East Zone, North American Datum of 1983, 2011 adjustment as established using Real-Time Kinematic Global Positioning System ("RTK GPS") survey methods using a local base station and the private Lengemann of Florida L-Net Network of fixed base stations. The corrected positions computed were verified through a redundancy of measurements on located survey control as well as consistent horizontal checks to established control points to verify their accuracies and meet or exceed closure for Commercial/High Risk Linear: 1 foot in 10,000 feet. All distances shown hereon are in U.S. Survey Feet.
8. This survey is based on a review of Fidelity National Title Insurance Company Commitment Number 5308863, with an effective date of May 28, 2015 at 5:00 p.m. The title exceptions listed on this survey are from Schedule B - Section 2 of the Title Commitment above. The applicability of the title exceptions shown on this survey only indicate that the lands described in the title exception document describe lands contained within the boundary survey description but is not to be construed as validating the legality of the exception itself.
9. The description of the land contained in this boundary survey is per Schedule A of the title commitment referenced above.
10. Underground improvements, if any, were not located except as shown.
11. Lot lines and plat information shown hereon are for informational purposes only and were obtained from the Public Records of Miami-Dade County, Florida.
12. The aerial imagery shown hereon was downloaded from the Land Boundary Information System (Labins) website, and is for informational purposes only, and is not part of this survey.

For the Firm:  
Wantman Group, Inc.

\_\_\_\_\_ DATE \_\_\_\_\_

ERIC MATTHEWS, P.S.M.  
Professional Surveyor and Mapper  
State of Florida License No. 6717

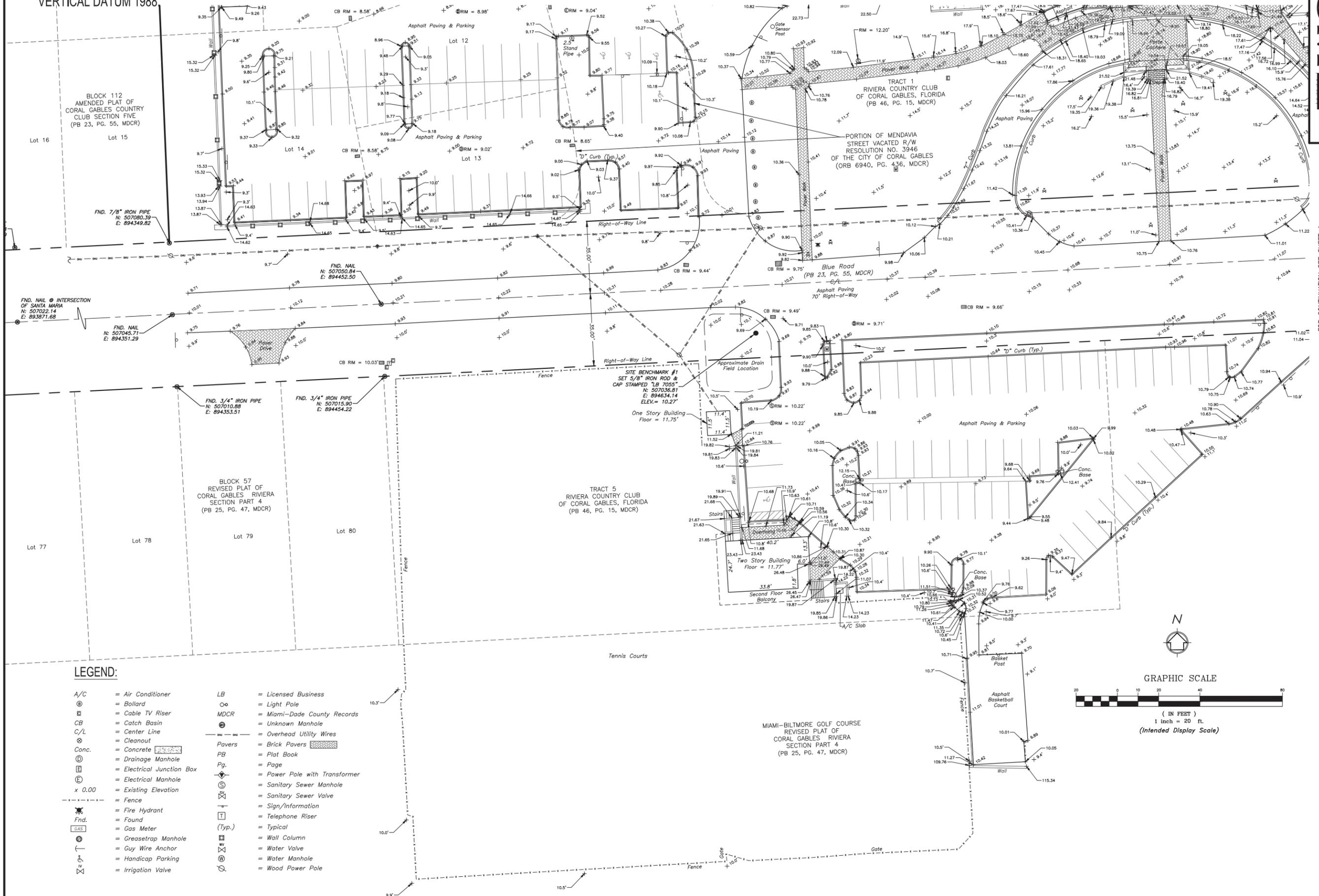
**WGI**  
Wantman Group, Inc.  
Engineering ♦ Planning ♦ Surveying ♦ Environmental  
2035 VISTA PARKWAY, SUITE 100, WEST PALM BEACH, FL 33411  
(561) 999-2220 phone (561) 687-1110 fax  
CENTRAL OFFICE: 10000 W. BOCA RATON BLVD., SUITE 100, BOCA RATON, FL 33433  
ORLANDO OFFICE: 10000 W. BOCA RATON BLVD., SUITE 100, BOCA RATON, FL 33433  
www.wantmangroup.com

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ELEVATIONS SHOWN HEREON  
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VERTICAL DATUM 1988.

# SKETCH OF SURVEY

FOR CONTINUATION SEE SHEET 3



FOR CONTINUATION SEE SHEET 4

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2025 VISTA PARKWAY, SUITE 100, WEST PALM BEACH, FL 33411  
(561) 909-2220 phone (561) 687-1110 fax  
CELESTIAL OFFICE: 1000 N. W. 10TH AVENUE, SUITE 100, MIAMI, FL 33136  
www.wantmangroup.com

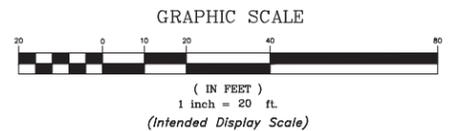
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BY:	
REVISIONS:	
UPDATE SURVEY/ADD TITLE INFORMATION	

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CKD	EM
JOB	31411551.00
FB/PG	514/37-56
DATE	11/07/14
DWG	155100_Topo SV
SHEET	2 OF 5

TOPOGRAPHIC SURVEY  
SECTION 19, TOWNSHIP 54 S, RANGE 41 E  
AS PREPARED FOR  
RIVIERA COUNTRY CLUB

**LEGEND:**

- |                             |                                  |
|-----------------------------|----------------------------------|
| A/C = Air Conditioner       | LB = Licensed Business           |
| ⊙ = Bollard                 | ○ = Light Pole                   |
| ⊕ = Cable TV Riser          | MDCR = Miami-Dade County Records |
| CB = Catch Basin            | ⊙ = Unknown Manhole              |
| C/L = Center Line           | — — — = Overhead Utility Wires   |
| ⊙ = Cleanout                | Pavers = Brick Pavers            |
| Conc. = Concrete            | PB = Plat Book                   |
| ⊙ = Drainage Manhole        | Pg. = Page                       |
| ⊙ = Electrical Junction Box | ⊙ = Power Pole with Transformer  |
| ⊙ = Electrical Manhole      | ⊙ = Sanitary Sewer Manhole       |
| x 0.00 = Existing Elevation | ⊙ = Sanitary Sewer Valve         |
| — — — = Fence               | ⊙ = Sign/Information             |
| ⊙ = Fire Hydrant            | ⊙ = Telephone Riser              |
| Fnd. = Found                | ⊙ = Wall Column                  |
| ⊙ = Gas Meter               | ⊙ = Water Valve                  |
| ⊙ = Greasetrap Manhole      | ⊙ = Water Manhole                |
| ⊙ = Guy Wire Anchor         | ⊙ = Wood Power Pole              |
| ⊙ = Handicap Parking        |                                  |
| ⊙ = Irrigation Valve        |                                  |

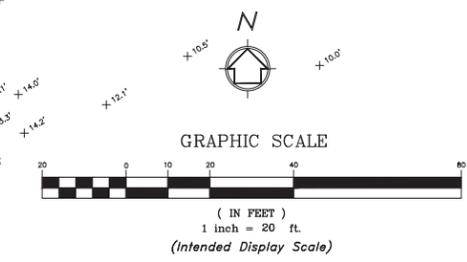


ELEVATIONS SHOWN HEREON  
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# SKETCH OF SURVEY

## LEGEND:

- |        |                           |        |                               |
|--------|---------------------------|--------|-------------------------------|
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| C/L    | = Center Line             | —      | = Overhead Utility Wires      |
| ⊙      | = Cleanout                | Pavers | = Brick Pavers                |
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| —      | = Fence                   | ⊕      | = Sign/Information            |
| ⊕      | = Fire Hydrant            | ⊕      | = Telephone Riser             |
| Fnd.   | = Found                   | (Typ.) | = Typical                     |
| GAS    | = Gas Meter               | ⊕      | = Wall Column                 |
| ⊕      | = Greasetrapp Manhole     | ⊕      | = Water Valve                 |
| ⊕      | = Guy Wire Anchor         | ⊕      | = Water Manhole               |
| ⊕      | = Handicap Parking        | ⊕      | = Wood Power Pole             |
| ⊕      | = Irrigation Valve        |        |                               |



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NO.	DATE
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2	
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5	

DATE	BY	DESCRIPTION
11/07/14	MRG	UPDATE SURVEY/ADD TITLE INFORMATION
11/07/14	EM	DWG 155100_Topog SV

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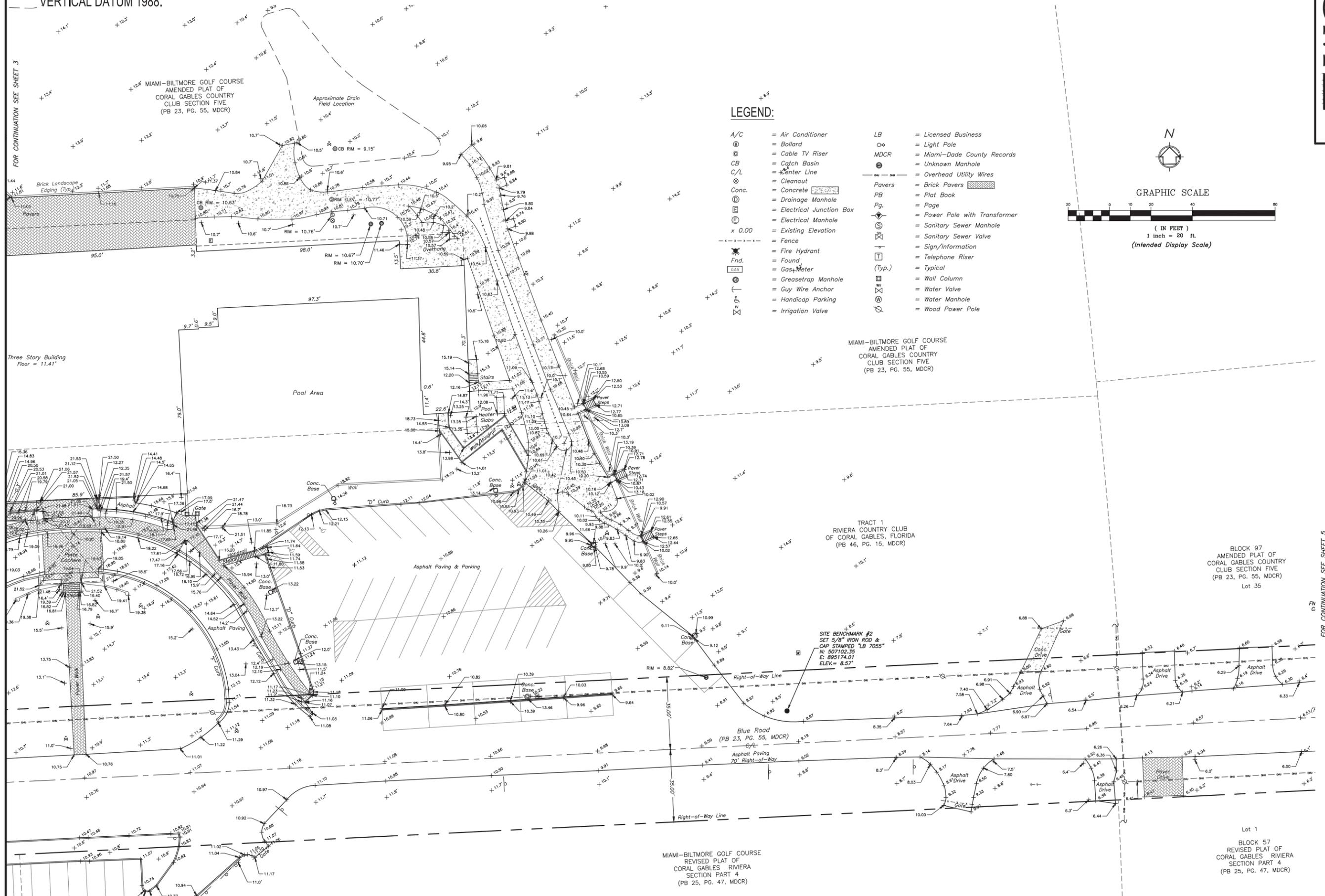
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AS PREPARED FOR	RIVIERA COUNTRY CLUB
JOB	31411551.00
DATE	11/07/14
FB/PG	514/37-56
DWG	584/9-10
SHEET	3 OF 5

FOR CONTINUATION SEE SHEET 2

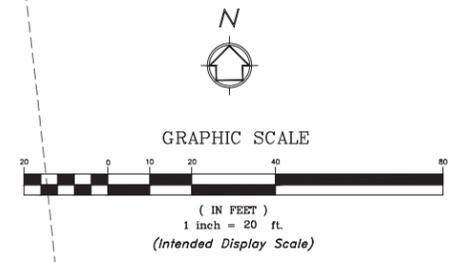
FOR CONTINUATION SEE SHEET 4

ELEVATIONS SHOWN HEREON  
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# SKETCH OF SURVEY



- LEGEND:**
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  - ⊙ = Bollard
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  - ⊞ = Water Valve
  - ⊞ = Water Manhole
  - ⊞ = Wood Power Pole



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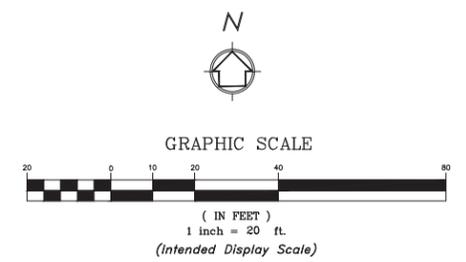
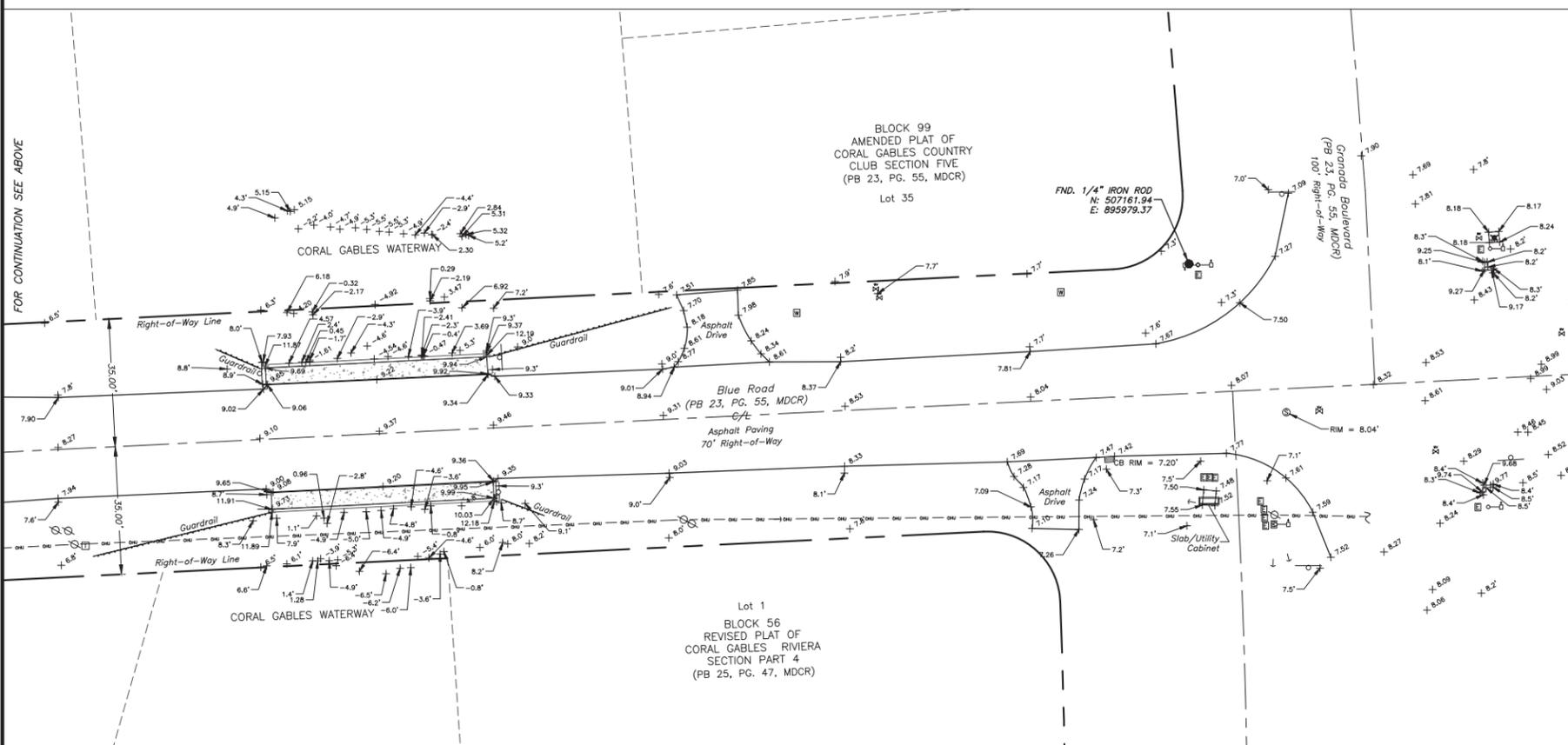
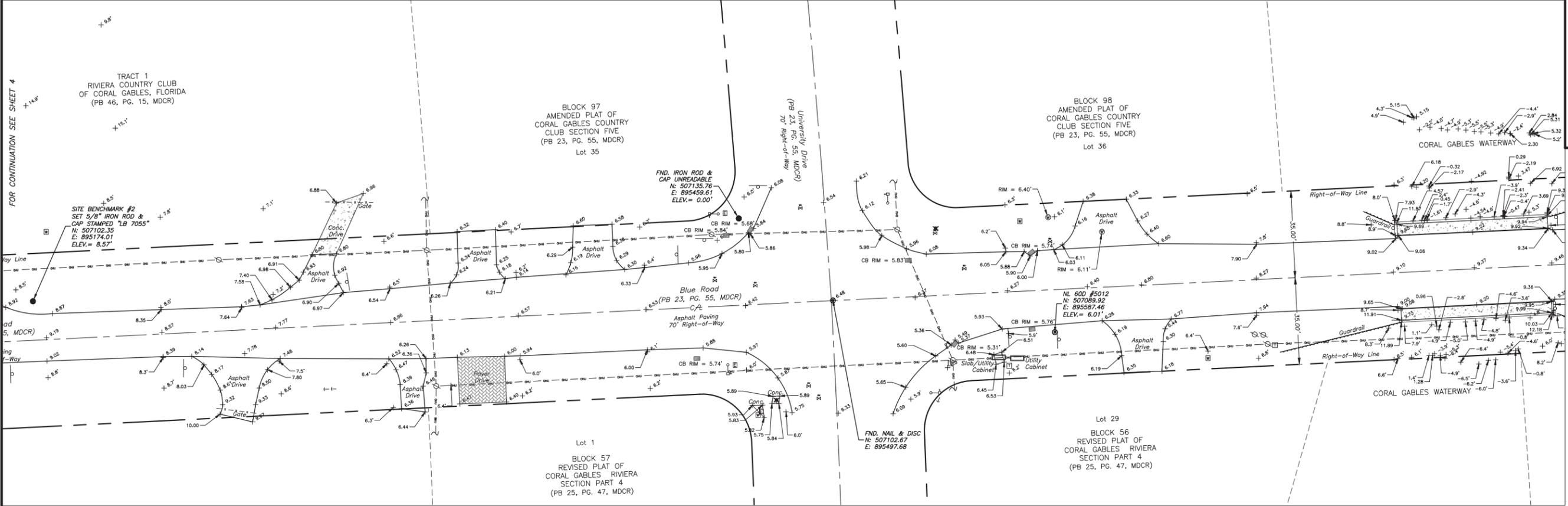
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TOPOGRAPHIC SURVEY		REVISIONS:	
SECTION 19, TOWNSHIP 54 S, RANGE 41 E		MRC BY:	
AS PREPARED FOR		DATE:	
RIVIERA COUNTRY CLUB			

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# SKETCH OF SURVEY

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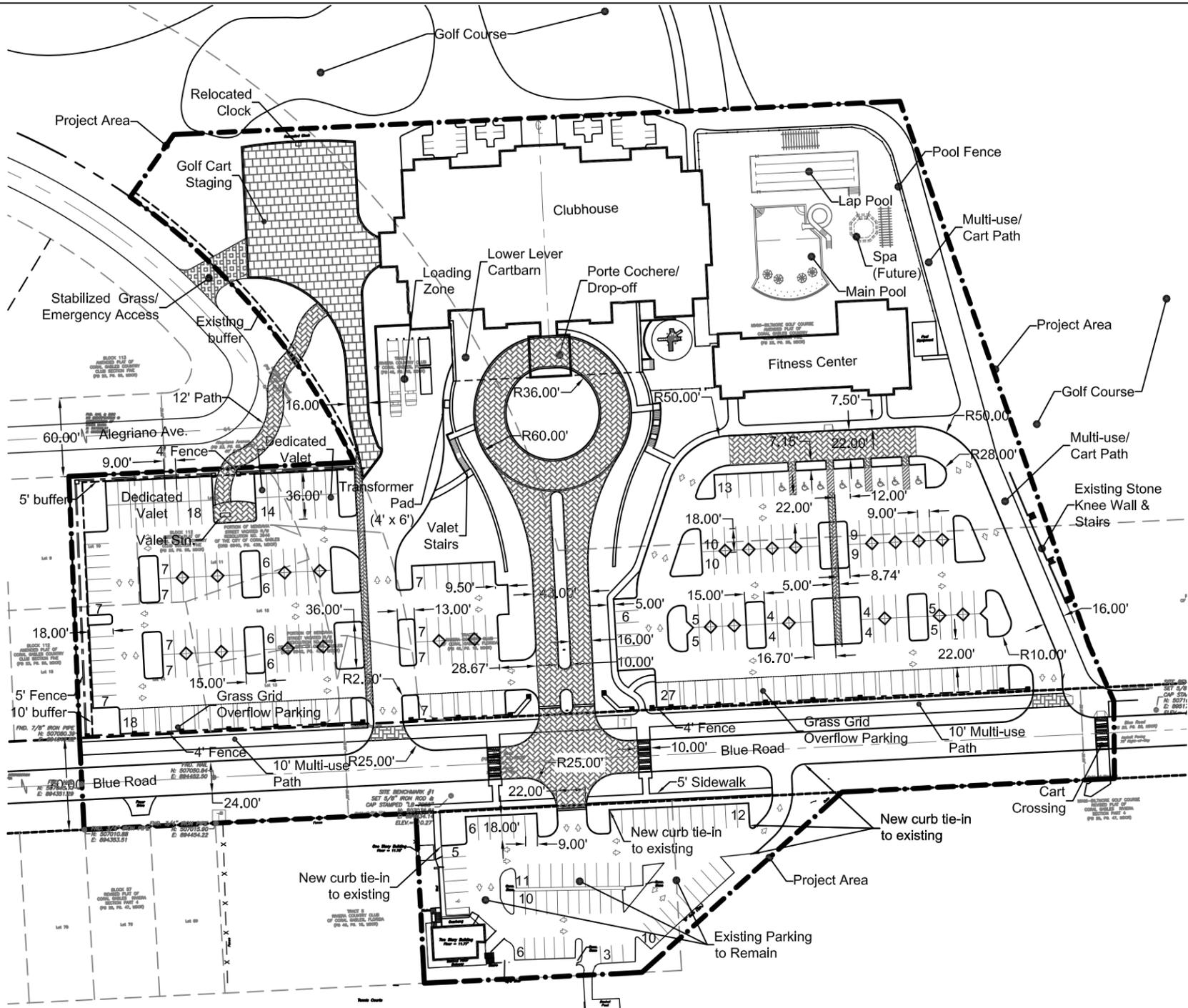
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FOR CONTINUATION SEE BELOW

FOR CONTINUATION SEE ABOVE

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OFF	MRG			DWG	155100_Topo SV
CKD	EM			SHEET	5 OF 5
				REVISIONS:	DATE:
				BY:	
				MRC	

TOPOGRAPHIC SURVEY  
SECTION 19, TOWNSHIP 54 S, RANGE 41 E  
AS PREPARED FOR  
RIVIERA COUNTRY CLUB



**SITE DATA**

FUTURE LAND USE

ZONING

TAX FOLIO NO.

SITE AREA (Project Area)

TOTAL IMPERVIOUS AREA

TOTAL PERVIOUS AREA

Parks and Recreation

Special District (S)

03-4119-002-0010

+/-8.7 AC

5.35AC (61.5%)

3.35AC (38.5%)

**BUILDING**

HEIGHT

REQUIRED  
45'

PROPOSED  
45'

F.A.R.

0.35 (MAX)

0.12

SQUARE FOOTAGE (A.C.)

N/A

44,923 s.f.

**PARKING DATA**

TOTAL

REQUIRED  
288

PROPOSED  
321

USE

Clubhouse (1sp/250 SF)

180

186

Golf Course (4 sp/hole)

72

72

Tennis (3 sp /court + L.F bleachers)

36

63

HANDICAP SPACE

9

9

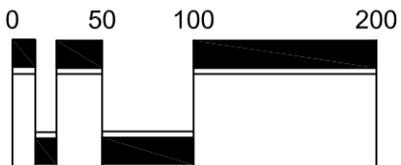
VALET

Up to 78 (25% MAX)

32 (10%)



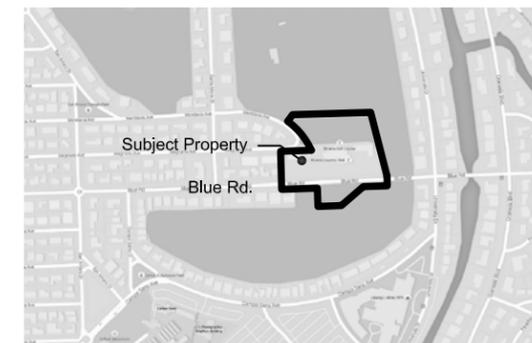
North



Scale: 1" = 100'

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**Location Map**



**Riviera Country Club**  
Riviera Country Club  
Coral Gables, Florida

**REVISIONS**

no.	Description	By	Date

SCALE | 1" = 100'  
DRAWN | SDP  
FILE | 103.02-Riviera CC - FSP ReSub2  
DATE | March 22, 2016

**Site Plan**  
**Sheet 1 of 1**



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North Palm Beach, FL 33408

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Riviera  
Country Club  
RIVIERA  
COUNTRY  
CLUB

CLUBHOUSE  
& FITNESS

PLANNING  
& ZONING

1155 BLUE ROAD  
CORAL GABLES, FL 33146



Seal:

AOR: JON D. OLSON  
Lic. No. AR91377

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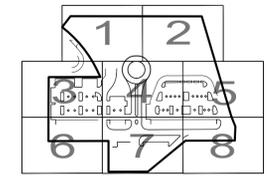
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Comm.:	Date:
15-027	12-14-15
Drawn:	Checked:
P+L	XXX

Sheet No.

L-1.0

Of:



KEY PLAN N.T.S.

**POOL DECK STONE**

Manufacture: BELGARD  
Size: 24" x 24" x 3"  
Style / Color: CREAM LUNA EP 04  
Contact: www.belgard.com  
817-235-4273



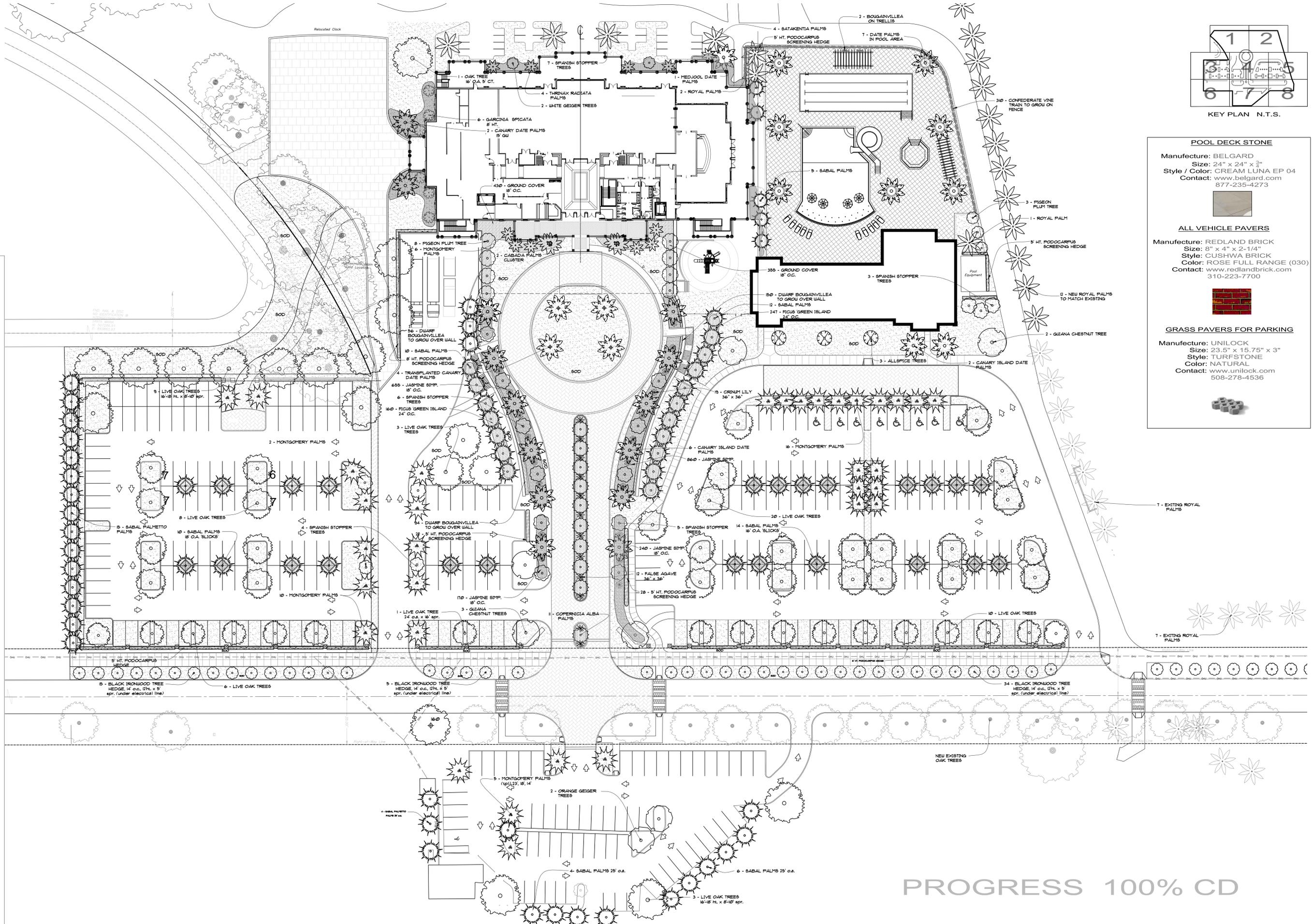
**ALL VEHICLE PAVERS**

Manufacture: REDLAND BRICK  
Size: 8" x 4" x 2-1/4"  
Style: GUSHWA BRICK  
Color: ROSE FULL RANGE (030)  
Contact: www.redlandbrick.com  
310-223-7700



**GRASS PAVERS FOR PARKING**

Manufacture: UNILOCK  
Size: 23.5" x 15.75" x 3"  
Style: TURFSTONE  
Color: NATURAL  
Contact: www.unilock.com  
508-278-4536



PROGRESS 100% CD

OVERALL PLANTING PLANS

SCALE: 1" = 30'-0"



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RIVIERA  
COUNTRY CLUB

CLUBHOUSE  
& FITNESS

PLANNING  
& ZONING

1155 BLUE ROAD  
CORAL GABLES, FL 33146

PROP. CONST. TYPE:  
IIIB (FULLY SPRINKLED)



Seal :

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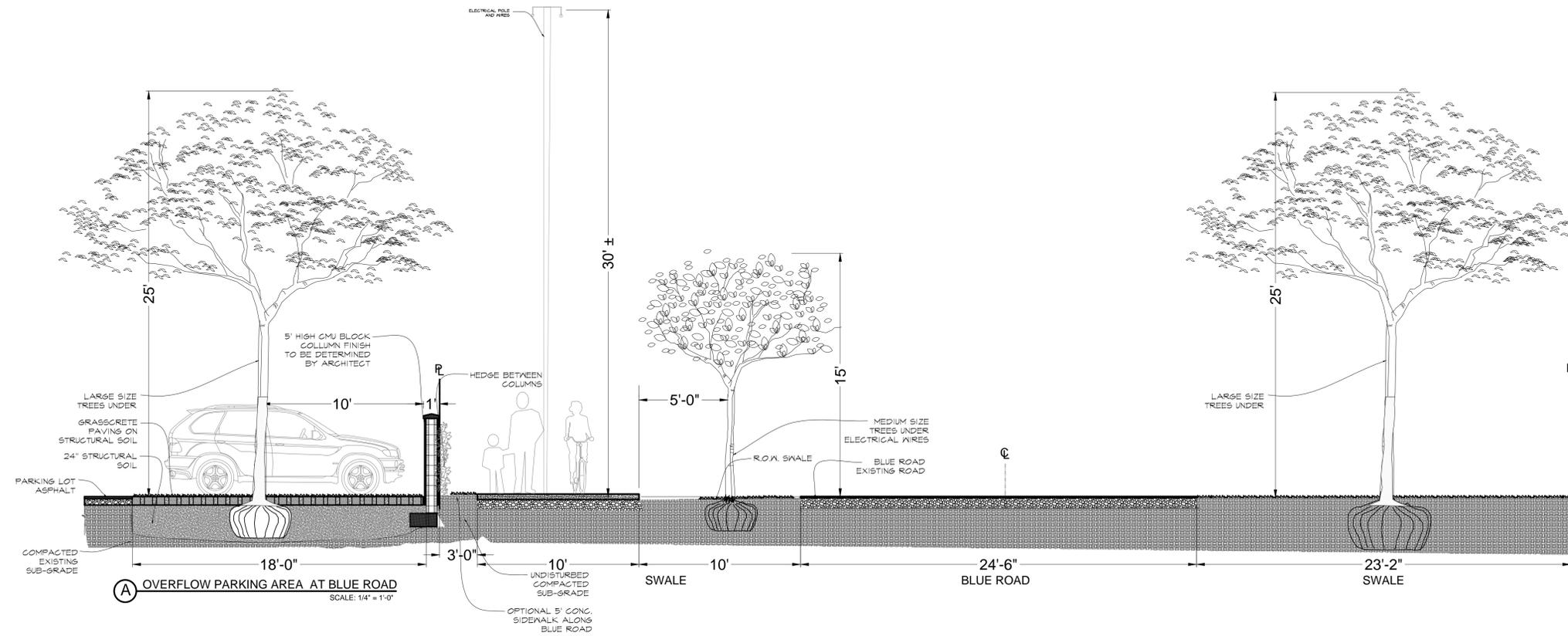
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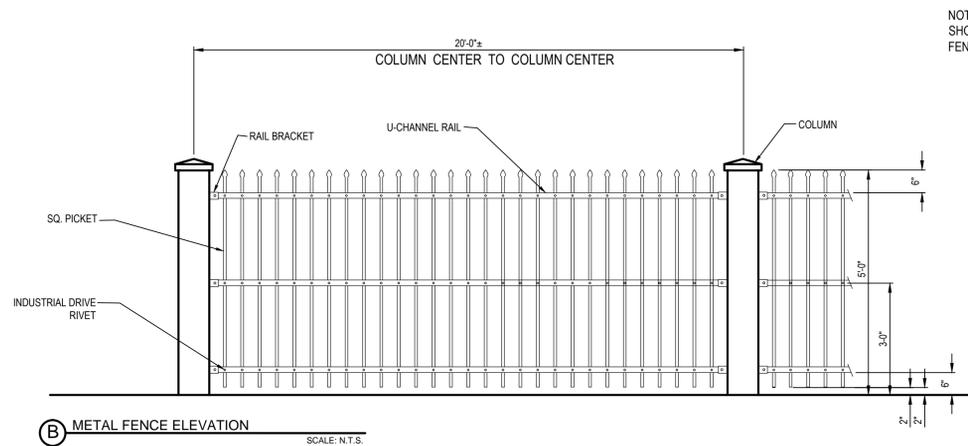
Sheet No.

L-2.0

Of:



TYPICAL GRASSCRETE PAVING



NOTE:  
SHOP DRAWINGS ARE REQUIRE BY  
FENCE MANUFACTURER

PROGRESS 100% CD

DETAIL ELEVATIONS  
SCALE: AS NOTED



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RIVIERA  
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CLUBHOUSE  
& FITNESS

PLANNING  
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PROP. CONST. TYPE:  
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### NEW TREE - 1 YEAR MAINTENANCE PLAN

**WATER:**  
ALL NEW TREES TO BE ON AN AUTOMATED IRRIGATION SYSTEM WITH RAIN SENSOR.  
1ST MONTH WATER EVERY DAY.  
2ND THROUGH 6TH MONTHS EVERY OTHER DAY.  
7TH THROUGH COMPLETE YEAR - 2 TIMES A WEEK.  
**NOTE:** ADJUST IRRIGATION DURATION TIMES TO ENSURE THAT TREE'S ROOT BALL IS COMPLETELY SATURATED WITH WATER. IRRIGATION WATER FREQUENCY AND DURATIONS MAY VARY DUE TO TIME OF YEAR AND CLIMATE CONDITIONS.

**FERTILIZER:**  
USE A PALM 'SPECIAL' FERTILIZER, 8-2-12, FROM ATLANTIC FERTILIZER, 1 LB. PER INCH CALIPER OF TREE EVERY 3 MONTHS.

**MULCH:**  
INSPECT AND REPLACE MULCH AFTER 6 MONTHS WITH APPROVED EUCALYPTUS OR MELALEUCA MULCH ONLY.  
NO RED COLORED OR CYRESS MULCH TO BE USED.

**TRIMMING & PRUNING:**  
PRUNE ONLY CRITICAL BRANCHES (DEAD OR BROKEN).

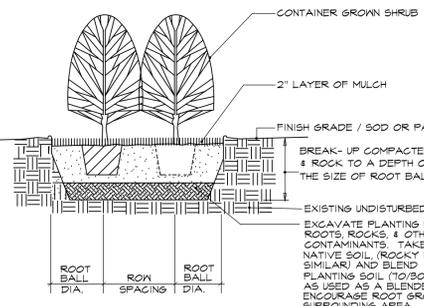
**STAKING & BRACING:**  
INSPECT ALL TREE TIES AND STAKING AND ADJUST AS NEEDED. REMOVE ANY STAKING MATERIAL THAT IS IN CONTACT WITH TREE AFTER A PERIOD OF NO MORE THAN 6 MONTHS AFTER INITIAL PLANTING AS THE TREE SHOULD BE WELL ESTABLISHED BY THEN.

### PLANTING SPECIFICATIONS AND WARRANTIES

- The demolition of existing plant material must be marked with spray paint by Landscape Architect (L.A.)
- All trees and palms to be laid out by Landscape contractor in the field with stakes and spray paint. To be reviewed and approved by (L.A.)
- Plant list is for information only. If there are any discrepancies between "plant quantities" on plan versus "plant list", the plans will take precedence. Please notify L.A. of any discrepancies prior to installing the sod.
- Only unit price installed planting bids based on Landscape Architect's planting plan and plant list will be accepted. Owner retains the right to remove portions of the work from the contract and / or create separate contracts for phasing of the project. Landscape Architect reserves the right to deny any and all bids when such rejections are in the best interest of the owner.
- All plant material must be Florida #1 or better, unless specified as "character" or with written approval from L.A.
- All planting beds must be free of surface rock over 1/2" diameter, prior to mulching.
- Planting beds should receive 6" of "Geomantic Mix" planting soil. See soil specification.
- Planting soil specification: "Geomantic Mix" (20% Florida Peat, 20% Compost, 20% Lake Wales Silica sand, 20% local "screening sand" or "beach sand" and 20% Cypress Shavings); Landscape contractor to submit sample to be approved by L.A.
- Fertilize all plants with Osmocote "Sierra Blend" 18-7-10, 1/2 hand full for 1 - 3 gallons, 1 hand full for 7-20 gallon, and 4 hands full for ball and burlapped (B & B) material.
- Fertilize all B&B material with 10 "Agriform" tablets or equal.
- Mulch all landscape areas with 2-1/2" - 3" of Eucalyptus or Melaleuca mulch "Eco mulch". (No cypress or red color mulch)
- All sod areas laid out by Landscape contractor to be hand raked prior to installing the sod.
- All sod areas to be top dressed with 2" of 80/20 Lake Wales silica sand/ Florida peat moss prior to sodding.
- All plant material, excluding sod, to be warranted as follows: Shrubs and Ground covers for 90 days, large shrubs (over 10 gal.) and small palms for 180 days, and B&B material for 360 days provided that plant material is receiving proper maintenance prescribed by Landscape contractor.
- Notes:** Hurricanes and other causes beyond the control of the Landscape contractor are not covered.
- All warranties to run concurrently, beginning upon Landscape architect's final acceptance of the installation, unless owner or general contractor (G.C.) requires construction phasing beyond control of the installer.
- Installer to notify Owner, G.C. and / or L.A. of any partial completion due to phasing.
- All materials used on site are the property of the installer until accepted by owner. Owner is not responsible for theft, unless notified in writing prior to installation and security arrangement agreed to.
- Watering is the responsibility of the installer during the installation and until final acceptance.
- Landscape contractor is responsible for coordinating their work with irrigation contractor.
- Landscape contractor is responsible to assure irrigation installation is properly progressing, and in the end adequate for good growth. The owner or G.C. must be notified in writing of any problems with irrigation phasing or performance.
- Any existing irrigation to be brought to a good functioning standard to ensure proper watering of new material.
- All landscape areas must be on an automatic irrigation system from time of installation, with 100% coverage and 100% overlaps, with rain sensors per city codes. No hand watering.
- Landscape contractor to exercise extreme care when digging and performing other work so not to damage any existing work such as underground and overhead utilities, (electrical, sewage, irrigation & plumbing). In the event of planting conflicts the L.A. or Owner's authorized representative to be notified to provide alternate locations of planting or utility / obstruction conflicts.
- Landscape contractor is responsible for immediate repair of any damage caused by their installation. Landscape contractor is responsible for working with the general contractor to assure that all cementitious contaminants and other construction debris are removed from all soils, to installing the sod.
- In planting beds, particularly by buildings, Landscape contractor to excavate existing soils to a minimum depth of 12" and backfilled with planting soil. In sod areas, Landscape contractor to decompact soil with back hoe teeth to a depth of 6" and add 2" min. of top soil for sodding.
- All circular pits to be excavated with vertical sides for all plants, except for hedges & planting beds. The diameter of these pits for trees and shrubs to be 1/3 larger than the root ball of the root ball.
- All tree pits to have the soil removed in the amount of 1/3 larger than the root ball of the tree and replaced with approved specified soil.
- All Palm tree pits to have the soil removed in the amount of 1/3 larger than the root ball of the palm and replaced with clear yellow sand.
- All Tree & Palm pits to be excavated with a backhoe only. Absolutely no use of augers.

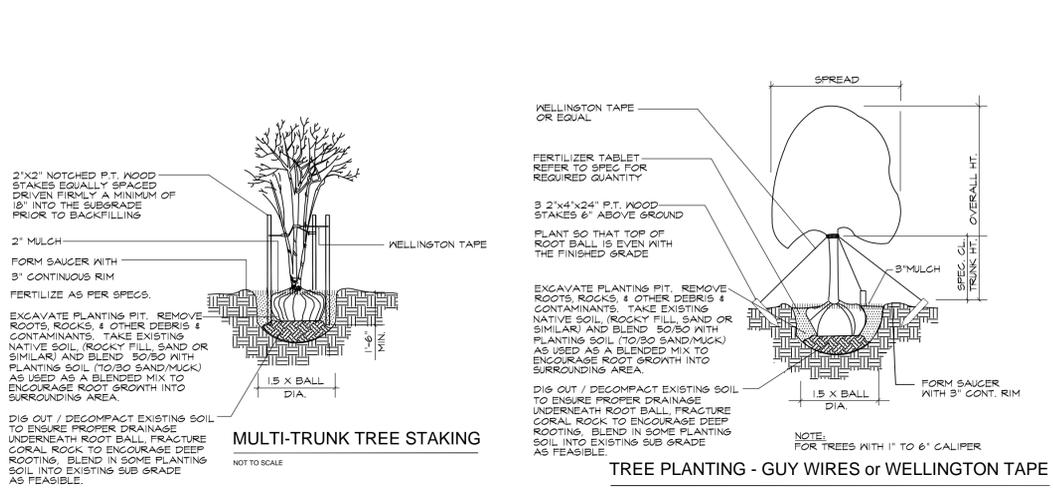
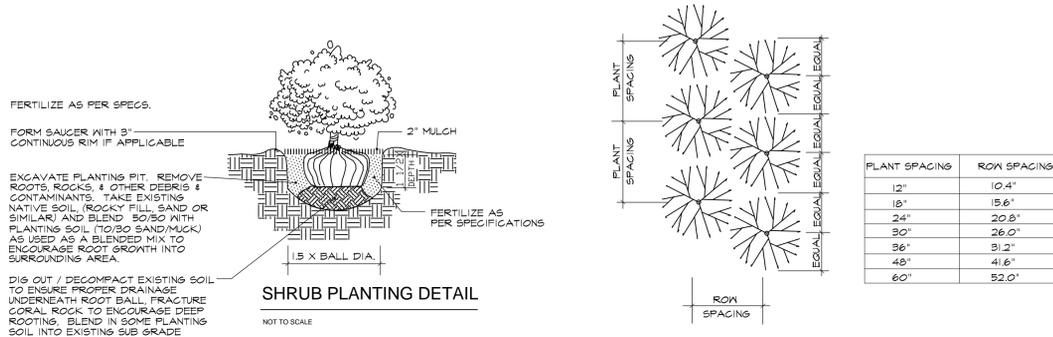
### TRANSPLANTING SPECIFICATIONS

- Root prune all trees and palms to a minimum depth of 24" for the palms and 48" for the trees.
- Trim frayed roots with clippers asus or similar and leave clean cuts.
- Wrap balled with shrink wrap plastic, back filling with shredded peat moss, fill voids between plastic & ball, covering all cut roots.
- Backfill with existing soil to hold plastic firmly against newly wrapped ball. Keep 2" deep trench exposed so as to find root ball when harvesting.
- Water three times per week for next 2 months or until trees are ready to move.
- Harvest palms after 5 weeks minimum and trees after 8 to 10 weeks depending on size. Consult with LA prior to moving on schedule.
- Redig holes well outside the plastic plant wrap being careful not to disturb or tear, preserving root ball, re-wrap if needed for transplanting.
- When digging trees, break off large piece of existing coral rock +/- 36" deep as feasible, by under cutting ball. Do Not Peel Ball off Rock. If necessary, the horizontal chipping or drilling may be required to break off specimen Oak ball at a minimum 30" depth.
- Replant transplanted trees and palms at correct height in new location, keeping original ball top exposed.
- Properly wrap and hook-up trees and palms to lifting equipment in such a way as to not tear cambium layer and excessively disfigure appearance.
- Plants that are not properly lifted and die due to girdling, compression or excessive damage to the cambium layer will be charged to the G.C. and sub-contractor at a rate of 1500 per caliper inch.
- Remove plastic, backfill with 50% existing soil blended with 50% planting soil plus 1/4 bale of Canadian peat moss for palms and 1/2 bale for trees.
- Backfill sink place in Agriform fertilizer tablets per recommendations, brace, and trim broken branches and fronds as needed. Brace per specification.
- Water daily for duration of overall job will be required, having bubblers as part of automatic irrigation system for post construction can supplement additional drenching, but are not a substitution.

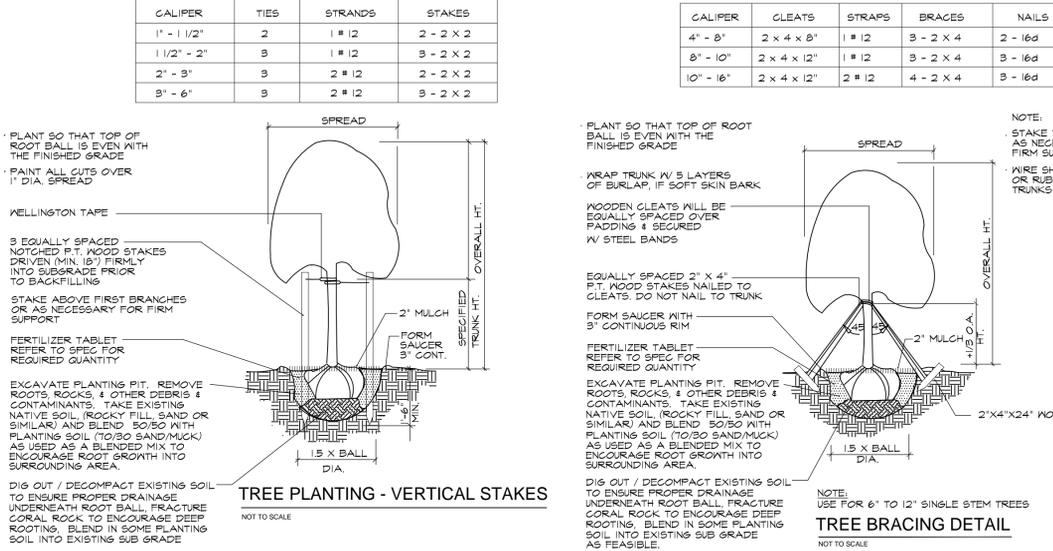


### HEDGE & MASS PLANTING DETAIL

NOT TO SCALE



CALIPER	TIES	STRANDS	STAKES
1" - 1 1/2"	2	1 # 12	2 - 2 X 2
1 1/2" - 2"	3	1 # 12	3 - 2 X 2
2" - 3"	3	2 # 12	2 - 2 X 2
3" - 6"	3	2 # 12	3 - 2 X 2



PROGRESS 100% CD

### PLANTING DETAILS