

No.	DESCRIPTION:	DATE:
1	DRC APPLICATION	06/11/2024
2	DRC APPLICATION REV.1	11/13/2024
3	DRC APPLICATION REV.2	02/12/2025

NOT FOR CONSTRUCTION

Discrepancies must be reported immediately to the Architect before proceeding.
Only figured dimensions are to be used.
Contractors must check all dimensions on site.

CONSULTANT:

WEST 8 WEST 8 URBAN DESIGN &
LANDSCAPE ARCHITECTURE P.C.

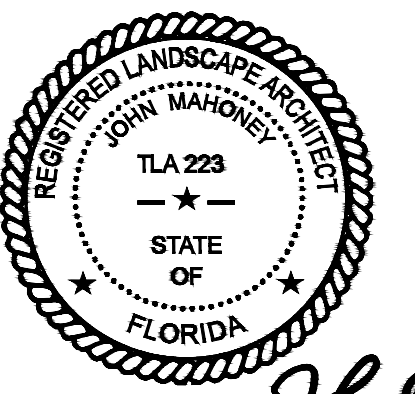
DRAWING TITLE:

SITE PREPARATION PLAN

SHEET No.:

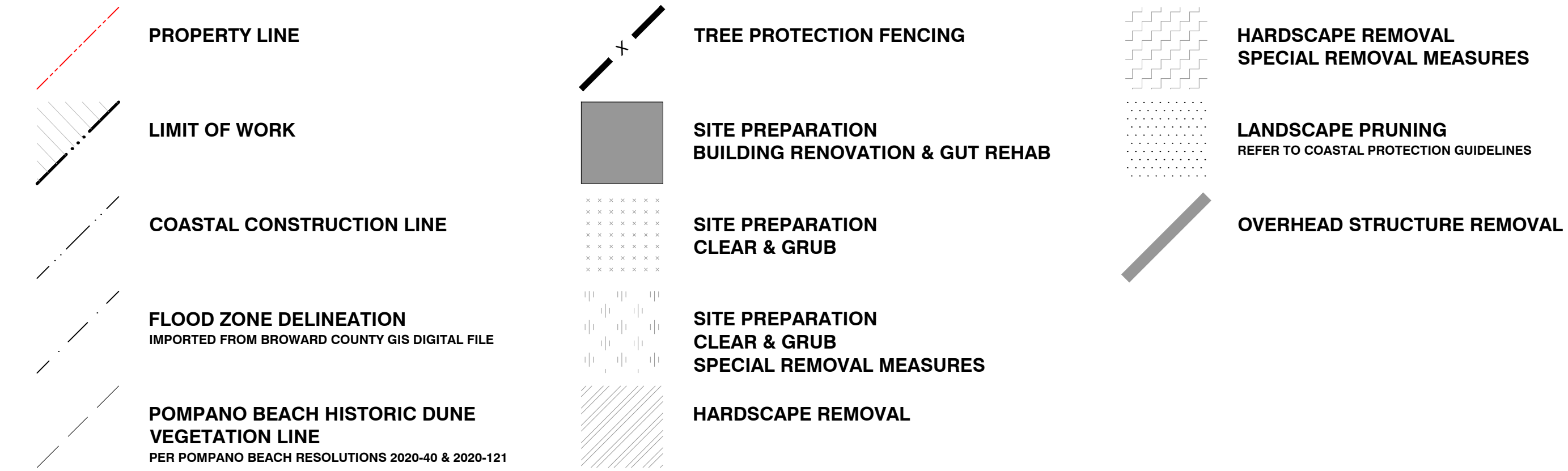
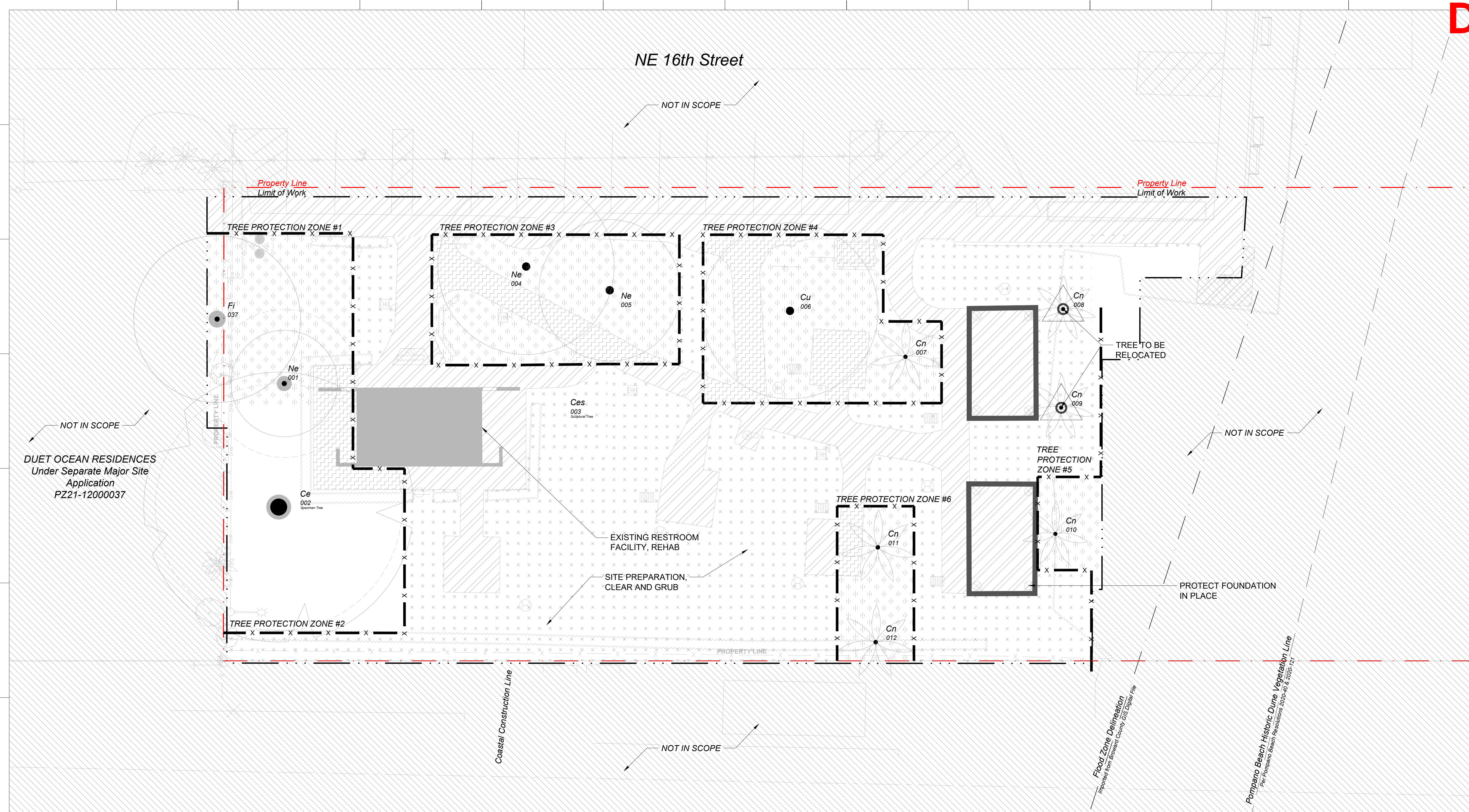
701-L-201

SEAL:



SIGNATURE:

All drawing and written materials herein constitute original work of the architect and may only be duplicated with their written consent.



SITE PREPARATION PLAN NOTES:

GENERAL NOTES

1. THE LOCATION, EXTENT OF ALL EXISTING CONDITIONS TO BE VERIFIED IN FIELD PRIOR TO THE COMMENCEMENT OF THE SITE PREPARATION SCOPE. NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES IN THE EXISTING CONDITIONS PRIOR TO COMMENCEMENT OF DEMOLITION SCOPE.
2. ALL SITE PREPARATION TO BE COORDINATED WITH ADJOINING DEMOLITION SCOPES & SITE SAFETY PLAN. REFER TO SITE SAFETY PLAN FOR CONSTRUCTION FENCING, HOARDING, AND SITE LOGISTICS.
3. SITE EDGE CONDITIONS TO BE EXAMINED AND VERIFIED IN FIELD DURING DEMOLITION; CONTRACTOR TO DOCUMENT ANY CONDITION THAT VARIES FROM OR AFFECTS DESIGN INTENT AND REVIEW WITH ARCHITECT BEFORE CONSTRUCTION CONTINUES.
4. ALL PAVEMENT TO BE REMOVED SHALL BE SAWCUT AT REMOVAL LIMIT PRIOR TO REMOVAL. ALL SAWCUTS SHALL BE CLEAN AND TO FULL DEPTH OF PAVEMENT.
5. CONTRACTOR SHALL MAINTAIN CLEAN CUT EDGES FOR PROPOSED WORK TO ABUT EXISTING PAVEMENT. BROKEN EDGES RESULTING IN THE CONTRACTOR'S FAILURE TO PROTECT THE EDGE WILL BE SAWCUT BEYOND THE BREAKS AT THE CONTRACTOR'S EXPENSE.
6. PROTECT EDGES OF ALL PAVEMENT WHERE REMOVALS ABUT PAVEMENT AREAS.
7. CONTRACTOR SHALL INVESTIGATE EXTENT AND LOCATION OF EXISTING UTILITIES AND SHALL BE RESPONSIBLE FOR PROTECTION AND RESTORATION OF UTILITIES IF DAMAGED AS A RESULT OF CONTRACTOR'S OPERATIONS.
8. ALL SURFACE FIXTURES WITHIN LIMIT OF CONSTRUCTION TO BE REMOVED, AND

- DISPOSED OR PRESERVED FOR RELOCATION AS NOTED PRIOR TO SITE PREPARATION
9. MAINTAIN POSITIVE DRAINAGE TO EXISTING AND PRESERVED AREA DRAINS ON SITE. IF SURFACE FLOW OR SITE DRAINAGE IS INTERRUPTED BY CONSTRUCTION ACTIVITY, CONTRACTOR TO PROVIDE MEANS OF DRAINAGE OR DE-WATERING. REFER TO CIVIL.
 10. ALL EXISTING CONDITIONS INCLUDING BUT NOT LIMITED TO, LANDSCAPES, LAWN, AND PLANTS TO REMAIN THAT ARE DISTURBED OR DAMAGED BY CONSTRUCTION ACTIVITIES SHOULD BE REPAIRED OR REPLACED IN KIND.
 11. ALL SITE PREPARATION TO BE COORDINATED WITH ADJOINING MAJOR SITE APPLICATION PZ21-12000037
 13. ALL TREE WORK WILL REQUIRE PERMITTING BY A REGISTERED BROWARD COUNTY TREE TRIMMER.

FINES & PENALTIES

14. PENALTIES WOULD BE INCURRED BY THE CONTRACTOR FOR DAMAGES TO THE EXISTING TREES ON SITE FROM THE CONTRACTOR, THE SUBCONTRACTORS, OR EMPLOYEES. ANY ENCROACHMENT WITHIN THE TREE PROTECTION ZONE, FAILURE TO MAINTAIN THE TREE PROTECTION ZONE, OR ANY DAMAGE TO THE TREE(S) OR CRITICAL ROOT ZONES WILL RESULT IN MITIGATION. THE CAUSE OF DAMAGES WOULD INCLUDE, BUT NOT BE LIMITED TO, STORAGE OF MATERIALS, PLACING FILL OR DEBRIS, DISPOSAL OF PAINT OR SOLVENTS, PARKING OF MACHINES UNDER TREES OR TREE PROTECTION ZONE ENCROACHMENT. AN EXAMPLE OF THIS WOULD BE: VIOLATIONS OF THIS WILL RESULT IN A FINE OF \$10,000.00 FOR THE FIRST OFFENSE, \$15,000.00 FOR THE SECOND, AND

\$20,000.00 FOR THE THIRD, ETC. IF PHYSICAL DAMAGE IS DONE TO THE TREE, AN APPRAISAL OF THE DAMAGES AND RELATED FEES WILL BE DETERMINED BY AN ASCA REGISTERED CONSULTING ARBORIST, AND BE BASED ON ALL, OR A PERCENTAGE OF, THE ESTABLISHED VALUE ASSIGNED TO THE TREE.

TREE #002 (GREEN BUTTONWOOD)

15. THE CONTRACTOR SHALL INSTALL AN AUTOMATIC TEMPORARY IRRIGATION SYSTEM FOR TREE #002 (GREEN BUTTONWOOD).
16. ALL TREE WORK WILL REQUIRE PERMITTING BY A REGISTERED BROWARD COUNTY TREE TRIMMER.