

WASHINGTON AVENUE

MBCDC THE MADISON LLC

COLLINS COURT

VACANT
LAND

TREE MITIGATION LIST							
TREE #	BOTANICAL NAME	COMMON NAME	DIAMETER (DBH)	HEIGHT	CANOPY	MITIGATION	CANOPY REMOVED
1	QUERCUS VIRGINIANA	LIVE OAK	6"	16'	16'	REMAIN	N/A
2	QUERCUS VIRGINIANA	LIVE OAK	6"	16'	16'	REMAIN	N/A
3	QUERCUS VIRGINIANA	LIVE OAK	12"	20'	16'	REMAIN	N/A
4	QUERCUS VIRGINIANA	LIVE OAK	12"	24'	16'	REMAIN	N/A
5	QUERCUS VIRGINIANA	LIVE OAK	12"	20'	16'	REMAIN	N/A
PROPOSED TOTAL CANOPY REMOVAL							0 SQ. FT.
NOTE: TO OUR KNOWLEDGE, THERE ARE HAVE BEEN NO TREES ON-SITE AS OF APPROX. SEPTEMBER 2008							

235 SOBE HOSPITALITY LLC



245 & 251 WASHINGTON AVENUE MIAMI BEACH FLORIDA



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L-01

TREE MITIGATION PLAN

PLANNING BOARD SUBMITTAL | 26 JULY 2019

TREE / PALM RELOCATION NOTES

ALL EXISTING PLANT MATERIAL TO REMAIN SHALL BE PROTECTED DURING ALL PHASES OF CONSTRUCTION. ANY PLANT MATERIAL SCARRED OR DESTROYED DESIGNATED 'TO REMAIN' MUST BE REPLACED AT THE CONTRACTORS EXPENSE WITH SIMILAR SPECIES, SIZE AND QUANTITY.

1. VERIFY AND INSURE ALL TREES / PALMS IDENTIFIED ON THE CONSTRUCTION DRAWINGS AND THOSE IN THE FIELD CORRESPOND AS TO NUMBERS AND DESCRIPTION. ANY DISCREPENCIES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT IMMEDIATELY, PRIOR TO PREPARATION
2. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR TREE / PALM PROTECTION OF ALL VERIFIED MATERIAL. INSTALL 4' MIN. HT. PROTECTION BARRIER OF CHAINLINK FENCING TO ENCOMPASS THE DRIPLINE OF THE TREE / PALM. BARRIER TO REMAIN UNTIL DEVELOPMENT IS COMPLETED.
3. TREE ROOT BALLSHALL BE ROOT PRUNED 50% (EQUALLY AROUND TREE) 60 DAYS PRIOR TO TRANSPLANT. THE REMAINING 50% TO BE PRUNED 30 DAYS PRIOR TO TRANSPLANTING.
4. PALMS TO BE RELOCATED MAY BE IMMEDIATELY RELOCATED AFTER DIGGING.
5. ROOTS TO BE PRUNED WITH CLEAN, SHARP TOOLS. ROOTS (1) INCH AND LARGER IN DIAMETERSHALL BE NEATLYAND CLEANLY CUT WITH A HAND SAW OROTHER APPROVED CUTTING IMPLEMENTATION.
6. LANSCAPE CONTRACTOR TO APPLY MYCORRHIZA APPLICATION TO ROOTS DURING ROOT PRUNING AND DIGGING OPERATIONS. ALL PRUNINGTO BE REVIEWED AND APPROVED BY LANDSCAPE ARCHITECTPRIOR TO PRUNING.
7. DEAD WOOD, CROSSING BRANCHES, AND GENERAL CANOPY PRUNING SHALL BE PERFORMED BY THE LANDSCAPE CONTRACTOR IMMEDIATELY AFTER COMPLETION OF ROOT PRUNINGOF EACH SPECIMEN TO BE RELOCATED. ALL PRUNING TO BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PRUNING.
8. ROOT BALL SIZE TABLE:

(NOTE: ROOT BALL SIZES SHALL EXCEED MINIMUM STANDARDS SET FORTH IN "GRADES AND STANDARDS FOR NURSERYPLANTS, PART II, PALMS AND TREES, FLORIDA DEPARTMENT OF AGRICULTURE")

TREE / PALM CALIPER MINIMUM ROOT BALL DIAMETER

1"- 1-1/2"	16"
1-1/2"- 1-3/4"	20"
1-3/4"- 2"	24"
2"- 2-1/2"	28"
2-1/2"- 3-1/2"	32"
3-1/2"- 4"	36"
4"- 4-1/2"	40"
4-1/2"- 5"	44"
5"- 5-1/2"	48"

THE ROOT BALL OF LARGER CALIPER SIZES SHALL BE INCREASEDPROPORTIONALLY AT THREE (3) INCHES OF ROOT BALL DIAMETERFOR EVERY INCREASE OF ONE (1) INCH IN CALIPER OR FRACTION THEREOF.

9. MAINTAIN COMPACT ROOT BALLS. ROOT BALLS SHALL BE COMPLETELY ENCLOSED WITHIN A BURLAP COVERING OR STRETCH WRAP AS COMMONLY USED WITHIN THE HORTICULTURAL INDUSTRY, IN TWO COMPLETE LAYERS (THICKNESS).
10. ALL TREES TO BE FLOODED FOR FIVE (5) DAYS PRIOR TO TRANSPLANT.
11. ALL PITS TO BE FILLED THE SAME DAY AND WITH CLEAN FILL IN 18 INCH LIFTS / LAYERS. EACH THEN COMPACTED BEFORE A SUBSEQUENT 18 INCH LIFT / LAYER IS PLACED. REPEAT UNTIL BACKFILL IS FLUSH WITH THE SURROUNDING GRADE.
12. CORRECT ALL PROBLEMS RELATED TO SETTLEMENT, EROSION, OR OTHER DISTRESS OF EXCAVATED / BACKFILLED PITFROM WHICH TREE / PALM HAS BEEN REMOVED, INCLUDING THE COMPLETE AND THOROUGH REMOVAL OF ALL RESIDUAL ROOTS, STUMPS AND PORTIONS AND PARTS THEREOF.
13. RESTORE THE SURFACE WITH MATERIAL TO MATCH ADJACENT AREAS. MATERIAL TO BE APPROVED BY LANDSCAPE ARCHITECT. CONTRACTOR TO PROVIDEA MINIMUM ONE (1) YEAR WARRANTEE ON SETTLING AND PLANT MATERIAL.
14. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ALL MATERIAL, INCLUDING BUT NOT EXCLUDED TO BACKFILL MATERIAL, PROTECTIVE FENCING, FLAGGING, ROOT BALL BURLAP OR SHRINK WWRAP.

INSTALLATION

1. VERIFY NOUNDERGROUND CONSTRUCTIONS OR OBSTRUCTIONS(UTILITIES, SEPTIC SYSTEMS, ETC.) ARE IDENTIFIED, LOCATED AND CLEARLY MARKED AS APPROPRIATE PRIOR TO EXCAVATION OF PLANTING PITS FOR RELOCATED TREES AND PALMS. ANY UNKNOWN OBJECTS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT IMMEDIATELY, PRIOR TO INSTALLING AND BACKFILLING.
2. LANDSCAPE CONTRACTOR SHALL FLAG ALL PROPOSED PLANT LOCATIONS FOR LANDSCAPE ARCHITECT'S APPROVAL PRIOR TO INSTALLATION.
3. PLANTING PITS SHALL BE A MINIMUM OF TWO (2) TIMES LARGER IN DIAMETER AND ONE AND A HALF (1-1/2) TIMES LARGER IN DEPTH THAN THE ROOT BALL. ROUGHEN SIDES AND BOTTOM OF PIT.
4. AFTER EACH PLANTING PIT IS EXCAVATED, PLACE SUFFICIENT PLANTING MIX IN BOTTOM OF EXCAVATION, ANDSEAT PLANT, INSURING TOP OF ROOT BALL IS FLUSH WITH IMMEDIATELY ADJACENT TO FINAL OR PROPOSED GRADE.
5. LANDSCAPE CONTRACTOR TO INSURE ALL PLANT MATERIAL IS INSTALLEDAT THE CORRECT ELEVATION. REFER TO LANDSCAPE GRADING AND/ OR CIVIL PLANS.
6. LANDSCAPE CONTRACTOR TO INSURE ALL ROOTFLARES ARE EXPOSED.
7. CENTER EACH RELOCATED TREE / PALM IN ITS PLANTING PIT AND BACKFILL WITH SPECIFIED PLANTING MIX.
8. PLACE PLANTING MIX IN 12" INCH LIFTS / LAYERSAROUND ROOT BALLAND COMPACT UNTIL ALL VOIDS ARE FILLED WITH COMPACTED PLANTING MIX.
9. BUILD SOIL SAUCER OF MOUNDED EXCAVATED SOIL AROUND PERIMETER OF EACH PLANTING PIT TO FORMWATERING BASIN. MULCH TO A DEPTH OF 3".

HANDLING AND TRANSPORTATION

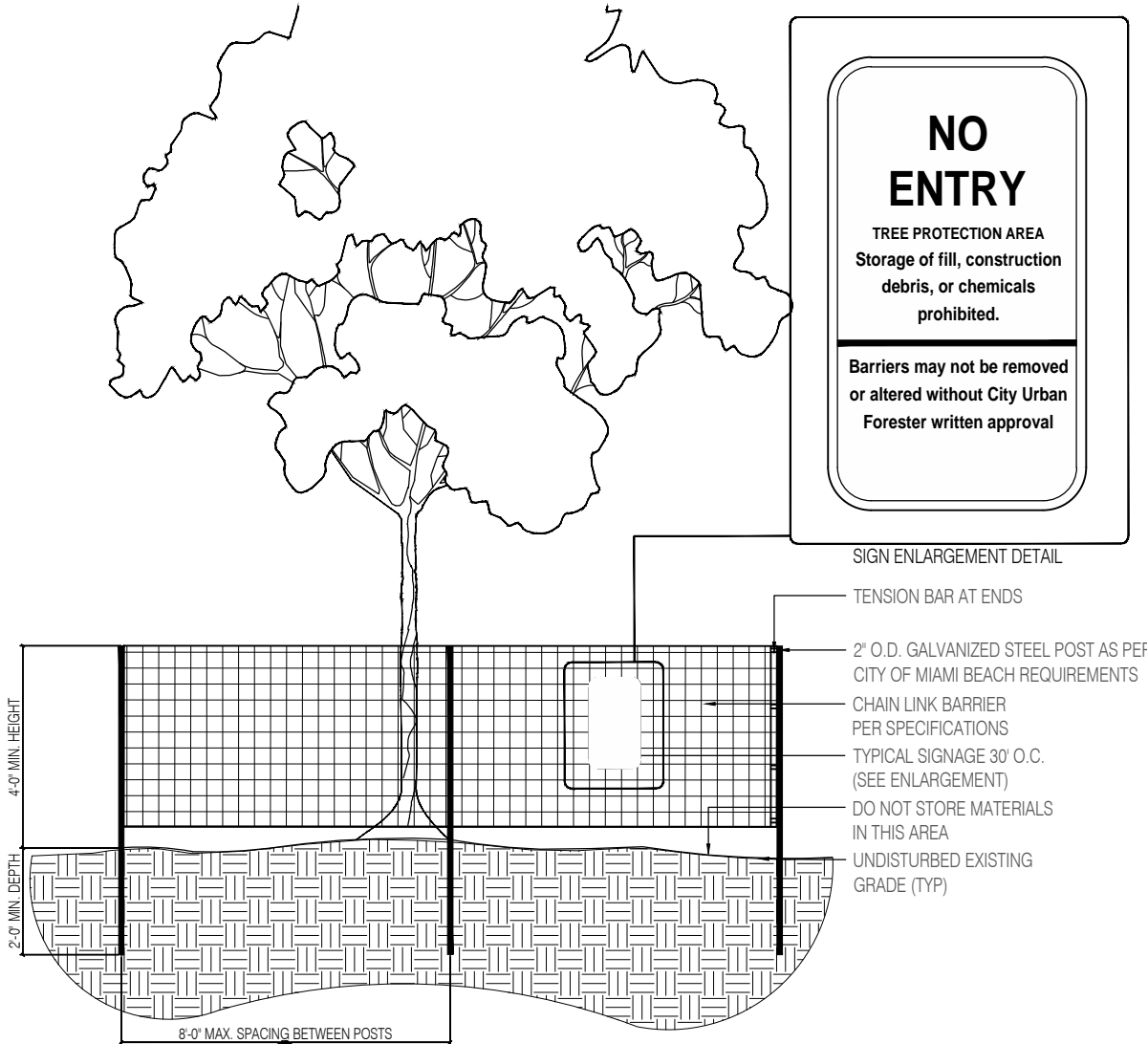
1. TREES / PALMSSHALL BE PROPERLY HANDLED DURING EXCAVATION, MOVING, STORAGE, RELOCATION AND REPLANTING. DO NOT SCAR OR OTHERWISEDAMAGE TRUNKS AND BRANCHES, AND AVOIDBREAKING LIMBS, BRANCHES, AND FRONDS. DAMAAGE TO TREE / PALM MAY BE CAUSE FOR ITS REJECTION, AND MAY REQUIRE MITIGATION REPLACEMENT.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR THE MANUAL WATERING OF ALL RELOCATED TREES / PALMS DURING MAINTENANCE PERIOD, UNTIL FINAL ACCEPTANCE OF ALL WORK BY THE LANDSCAPE ARCHITECT AND / OR CLIENT.
3. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING AND MAINTAINING TREE / PALM PROTECTION. INSTALL BARRIER OF CHAINLINK FENCING TO ENCOMPASS THE DRIPLINE OF THE TREE / PALM. BARRIER TO BE PLUM, TAUT, AND STURDY. BARRIER TO BE LEFT UP AND MAINTAINED UNTIL DIRECTED TO BE REMOVED BY LANDSCAPE ARCHITECT.

TREE PROTECTION MATERIALS

1. BARRIER SHALL BE CHAINLINK FENCING MATERIAL, 48" MINIMUM HEIGHT.
2. POSTS: 4X4 WOOD. SUFFICIENT TO HOLD BARRIER MATERIAL PLUMB AND TAUT.
3. ACCESS: PROVIDE HINGED, LATCHING GATE.
4. METAL GATE: SHALL PERMIT FREE PASSAGE OF WATER, AIR AND SHALL ACCEPT CONSTRUCTION TRAFFIC WITHOUTEXCESSIVE DEFLECTION.
5. MULCH WHERE AVAILABLE. USE CHIPS PRODUCED FROM ON-SITE TREE REMOVALS AND REMEDIAL WORK IF DISEASE FREE. WHERE ON-SITE CHIPS ARE NOT AVAILABLE, PROVIDE DISEASE FREE RECYCLED MULCH.
6. AERATION PIPE: RIGIDPERFORATED DRAIN PIPE. 3" DIAMETER X 4 FEET LONG, WITH PERFORATED CAP. FILL WITH WASHED PEA GRAVEL.

WARRANTY

1. LANDSCAPE CONTRACTOR SHALL PROVIDE A MINIMUM OF ONE (1) YEAR GUARANTEE FOR ALL RELOCATED TREES / PALMS AFYER FINAL ACCEPTANCE BY LANDSCAPE ARCHITECT AND / OR CLIENT.
2. REMOVE COMPLETELY AND DISPOSE OF OFF-SITE, ANY RELOCATED TREE / PALM THAT FAILS TO THRIVE AS DETERMINED BY THE LANDSCAPE ARCHITECT.
3. FOR ANY RELOCATED TREE / PALM REMOVED DUE TO ITS FAILURE TO THRIVE, LANDSCAPE CONTRAACTOR SHALL BE RESPONSIBLE FOR REPLACING AND INSTALLING WITH A SPECIMEN OF EQUAL OR GREATER SPECIFICATION OF ORIGINAL. REPLACEMENT MATERIALSHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR O PROCUREMENT, PREPARATIONOR INSTALLATION.



NOTES

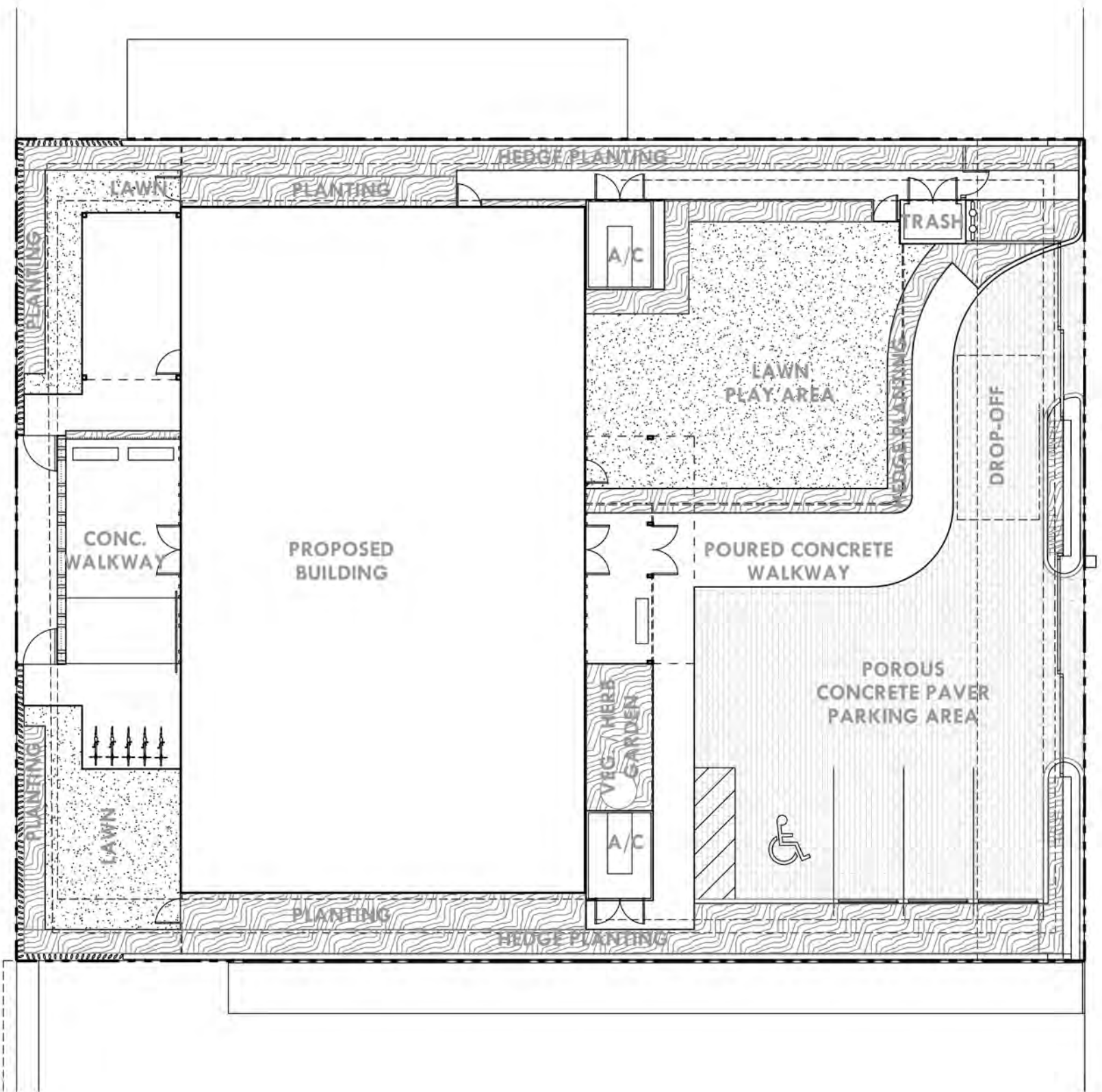
- 1.) TREE BARRICADE APPROVAL: OBTAIN CITY APPROVAL OF TREE BARRICADES BEFORE BEGINNING CLEARING OPERATIONS OR ANY SITE DEVELOPMENT.
- 2.) TREE PROTECTION FENCE SHALL BE INSTALLED PRIOR TO ANY SITE WORK, CLEARING, OR DEMOLITION.
- 3.) THE TREE PROTECTION BARRICADE SHALL BE INSTALLED PER CITY OF MIAMI BEACH CODE CHAPTER 46, AND WILL BE AT LEAST FOUR (4) FEET HIGH. THE BARRIER SHALL BE CONSTRUCTED OF CONTINUOUS 2" CHAIN LINK FENCE FABRIC WITH GALVANIZED STEEL POSTS AT (8) FOOT SPACING, OR OF 2X4 POSTS WITH THREE EQUALLY SPACED 2X4 RAILS. POSTS MAY BE SHIFTED TO AVOID ROOTS.
- 4.) THE BARRIER SHALL BE PLACED AT THE DRIP LINE OF EACH TREE OR PRESERVATION AREA, AND IN NO CASE LESS THAN 10' FROM THE TRUNK OF ANY PROTECTED TREE. FOR ANY DISCREPANCIES RELATED TO PLACEMENT OF THE BARRIER, THE CITY'S URBAN FORESTER SHOULD BE CONTACTED FOR APPROVAL.
- 5.) HAND WORK ONLY WITHIN TREE BARRICADES. NO CONSTRUCTION ACTIVITIES PERMITTED WITHIN TREE PROTECTION FENCE WITHOUT URBAN FORESTER APPROVAL.
- 6.) TREE PROTECTION FENCE SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.
- 7.) REMOVE TREE PROTECTION FENCE ONLY WITHIN WRITTEN APPROVAL FROM CITY URBAN FORESTER AFTER ALL SITE WORK HAS BEEN COMPLETED.

1 COMB TREE PROTECTION DETAIL
SCALE: N.T.S

MATERIAL LEGEND

- PLANTING AREA
- LAWN
- RIVER ROCK
- GRAVEL
- CONCRETE WALKWAY
- CONCRETE PAVER

WASHINGTON AVENUE



COLLINS COURT

CITY OF MIAMI BEACH

LANDSCAPE LEGEND

INFORMATION REQUIRED TO BE PERMANENTLY AFFIXED TO PLANS

Zoning District RPS-3 Lot Area 13,000 SQ. FT. Acres .30 ACRE

OPEN SPACE

- A. Square feet of required Open Space as indicated on site plan:
Lot Area = 13,000 s.f. x 70 % = 9,100 s.f.
- B. Square feet of parking lot open space required as indicated on site plan:
Number of parking spaces 4 x 10 s.f. parking space = 40 SQ. FT.
- C. Total square feet of open space required: A+B= 9,140 SQ. FT.

REQUIRED/ ALLOWED	PROVIDED
9,100 SQ. FT.	5,635 SQ. FT.
40 SQ. FT.	40 SQ. FT.
9,140 SQ. FT.	5,675 SQ. FT.

LAWN AREA CALCULATION

- A. Square feet of open space required
- B. Maximum lawn area (sod) permitted= 20 % x 9,140 s.f.

9,140 SQ. FT.	5,675 SQ. FT.
1,828 SQ. FT.	1,688 SQ. FT.

TREES

- A. Number of trees required per lot or net lot acre, less existing number of trees meeting minimum requirements=
22 trees x .30 net lot acres - number of existing trees= 7 9
- B. % Natives required: Number of trees provided x 30% = 2 8
- C. % Low maintenance / drought and salt tolerant required:
Number of trees provided x 50%= 4 9
- D. Street Trees (maximum average spacing of 20' o.c.)
100 linear feet along street divided by 20'= 5 5 EXIST. LIVE OAKS
- E. Street tree species allowed directly beneath power lines:
(maximum average spacing of 20' o.c.):
linear feet along street divided by 20'= N/A N/A

SHRUBS

- A. Number of shrubs required: Sum of lot and street trees required x 12= 108 125
- B. % Native shrubs required: Number of shrubs provided x 50%= 54 96

108	125
54	96

LARGE SHRUBS OR SMALL TREES

- A. Number of large shrubs or small trees required: Number of required shrubs x 10%= 11 96
- B. % Native large shrubs or small trees required: Number of large shrubs or small trees provided x 50%= 49 96

11	96
49	96

PLANT LIST

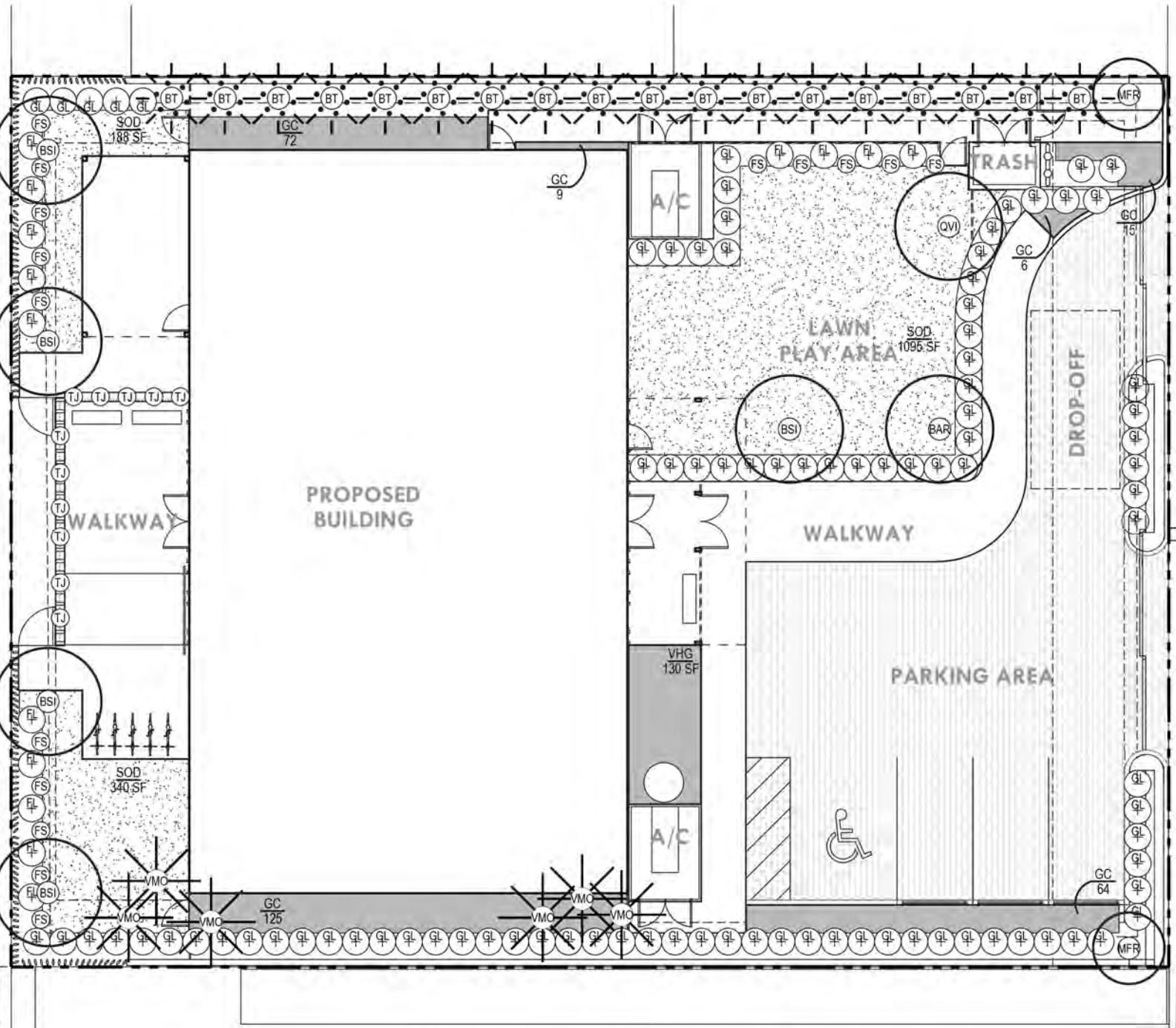
Symb	Quant	Botanical Name	Common Name	Description	Native	Canopy Credit
Trees						
BAR	1	Bursera arborea	Veranwood	10' OA, 2" Min. Caliper, FI #1	No	CAT2- 150 (150 x 1)
BSI	5	Bursera simaruba	Gumbo Limbo	(4) 16' OA, Multi-trunk or low split branching	Yes	CAT1- 1600 (300 x 5)
MFR	2	Myrciantha fragrans	Simpson's Stopper	8' OA, 2" Min. Caliper, Tree form, Multi Trunk	Yes	CAT3- 300 (100 x 2)
QVI	1	Quercus virginiana	Live Oak	12' OA, 2" Min. Caliper, FI #1	Yes	CAT1- 300 (300 x 1)
Palms						
DCA	5	Washingtonia robusta	Montgomery Palm	Staggered heights: (2) @ 24', (2) @ 28', (2) @ 32'	No	
Shrubs						
BT	18	Bambusa textilis 'gracilis'	Graceful Bamboo	18-24' HT. Heavy Clump. Full to Bottom	No	
GL	96	Gymnanthes lucida	Crabwood Hedge	25G F. B.	Yes	
Accents & Small Shrubs						
FL	14	Large Flowering Shrub TBD	Same	Must Be Non-Toxic		
FS	10	Small Flowering Shrub TBD	Same	Must Be Non-Toxic		
Grasses						
SOD	1,023	Sod Type TBD	Same	S.F. Area		
Groundcovers						
GC	291	Groundcover TBD	Same	G. Approx. 24" OC. Must Be Non-Toxic		
Vines						
TJ	11	Trachelospermum jasminoides	Confederate Jasmine	3G. On 3' min. Trellis	No	
Miscellaneous Groundcovers						
GR	TBD	Gravel	Same	2" deep: FDOT Grade weed barrier / filter fabric under all rock / gravel areas		
MU	TBD	Mulch	Same	No Cypress, Colored nor Synthetic Mulch		

Existing Trees, Relocations & Removals
See sheet L-01 Tree Mitigation Site Plan

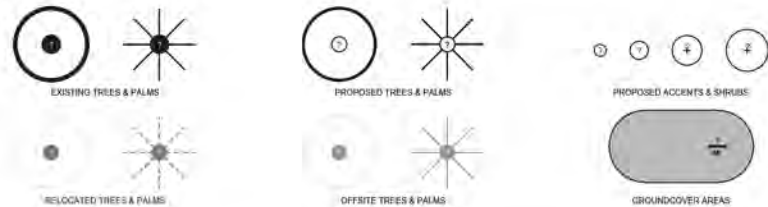
Total Canopy Credit: 2,150 SQ. FT.

WASHINGTON AVENUE

COLLINS COURT



PLANT SYMBOL LEGEND



NOTE: TO OUR KNOWLEDGE THERE ARE NO EASEMENTS ON THE PROPERTY THAT WOULD RESTRICT PLANTING.

GENERAL LANDSCAPE NOTES AND SPECIFICATIONS:

1. Landscape Contractor shall become familiar with the scope of work, as well as the site digging conditions and any other obstacles prior to submitting a bid.
2. Landscape Contractor should verify all estimated quantities of material shown on the Landscape Architect's drawings prior to submitting a bid.
3. Planting plan shall take precedence over plant list in case of discrepancies.
4. All plant material symbols shown on landscape plans shall be considered diagrammatic. Installation locations should be adjusted on the field by landscape contractor to avoid all utilities and all other obstructions, after obtaining consent from the Landscape Architect.
5. All sizes specified for plant material on the plan and plant list shall be considered minimum.
6. All plant material must meet or exceed the specified minimum requirements for both height and spread.
7. Any specific requirements such as specific shape, character, number of tree trunks, plant source, transporting, and or special bracing noted on the plan or plant list, will require approval and or coordination with the Landscape Architect.
8. No change shall be made without prior consent of the Landscape Architect.
9. All planting material shall be subject to availability at time of installation. Substitutions may be made after consent from the Landscape Architect.
10. All trees, palms, shrubs and ground covers shall be guaranteed for a period of 36 months from date of final acceptance.
11. Changes may occur during the normal course of implementation. Verbal change orders will not be honored. Any changes must be submitted to the Landscape Architect in writing as a change order to be reviewed and approved in writing by owner/client.
12. Landscape Contractor shall locate and verify all underground utilities or structures prior to digging. Landscape Contractor shall repair all damages to underground utilities, and or construction caused by landscape installation, at no cost to the owner.
13. Landscape Contractor shall coordinate with the General Contractor, the removal of all building construction debris and foreign material prior to installation of any plant material.
14. Site preparation should include the eradication and removal of any weeds or grass, removal and clean up of any dead material and rough and finish grading per specs, landscape plans or civil plans.
15. For plant material designated to be removed, the entire root system shall be dug and removed from the site.
16. All planting areas shall be excavated to a minimum of 6" for groundcovers, shrubs, trees, and palms, and should receive an 80/20 mix fill soil, or match specifications. Any soil amendments required for new planting materials, exotic materials in particular, shall be specified (mix and quantity) and provided by the Landscape Contractor.
17. All Plant material shall be Florida No. 1 or better. Florida Department of Agriculture Grades and Standards, Parts I & II, 1975, respectively.
18. All trees shall be staked in a good workmanlike manner. No nail staking permitted. (Refer to bracing notes and planting details)
19. After removal or relocation of existing trees and palms, all remaining holes and disturbed sod areas shall be back filled around and under root ball with 80/20 mix fill soil, or match specifications.
20. All trees, palms, shrubs and ground cover plants shall be fertilized at installation, with long lasting fertilizer, according to manufacturers' recommendations. For Palms and Trees use "Palm Special" (6-12-12), for Shrubs use a (12-6-8), and for Sod use a (20-3-3).
21. All existing plant material to remain shall be protected during all construction phases. Any plant material scarred or destroyed designated to remain must be replaced at the contractor's expense with similar species size and quality. Refer to planting details for tree protecting barrier.
22. All existing plant material designate to be stored off-site shall be protected and cared for according to industry standard. Any plant material scarred or destroyed designated to remain must be replaced at the contractor's expense with similar species size and quality.
23. All trees to be relocated shall be root pruned at least 30 days prior to relocation, or more if required by the species. Upon relocation, thin out 30% of the relocated trees' canopy under the direction of the Landscape Architect.
24. All trees in sod areas shall receive a mulch ring 2' in diameter typical.
25. All planting areas shall be mulched with shredded organic mulch to a minimum of 3" in depth. With the exception of beach planting. Do not use cypress, colored or synthetic mulch. Pine needles are preferred.
26. All trees shall have 2" caliper at D.B.H. minimum for a 10' height tree, unless specified otherwise.
27. All 1 gallon material shall have 12" spread minimum, all 3 gallon material to have 20-24" spread minimum.
28. Irrigation system to be provided and installed per included irrigation plans, details and notes.
29. Landscape Contractor to coordinate installation of irrigation system with Irrigation Contractor. Irrigation time clock to be hard wired on completion. *This is responsibility of Irrigation Contractor.* Landscape Contractor shall hand water or arrange for watering during planting until irrigation system is 100% operable. *This is the responsibility of the Landscape Contractor.*
30. Landscape Contractor shall coordinate his work with the General Contractor, Irrigation Contractor, and the Electrical Contractor.
31. The Landscape Contractor shall at all times keep the job site clean and free from accumulation of waste material, debris, and rubbish.
32. Landscape plan shall be implemented in compliance with all local codes.
33. On-site layout of plant material shall be coordinated with Landscape Architect prior to installation.
34. Landscape Architect shall be notified of plant installation with a minimum of 3 weeks notice.
35. All plants, materials, workmanship, and invoice approval are subject to the approval of the Landscape Architect.
36. The Landscape Contractor shall coordinate with the Irrigation Contractor in order to provide Landscaping Maintenance Services for a period of three (3) years, including watering, mowing, mulching, fertilizing, and controlling weeds and pests. This period shall start at the time that the final acceptance is provided by the Landscape Architect and the Owner.
37. The awarded Landscape Contractor shall submit a unit price proposal with pricing for all plant material including (warranty, labor, transportation, relocation, site maintenance and preparation) as per the Landscape Architect's specifications and or planting plans.
38. The Landscape Contractor's contract shall acknowledge all terms and conditions set forth under these general landscape notes and specifications.

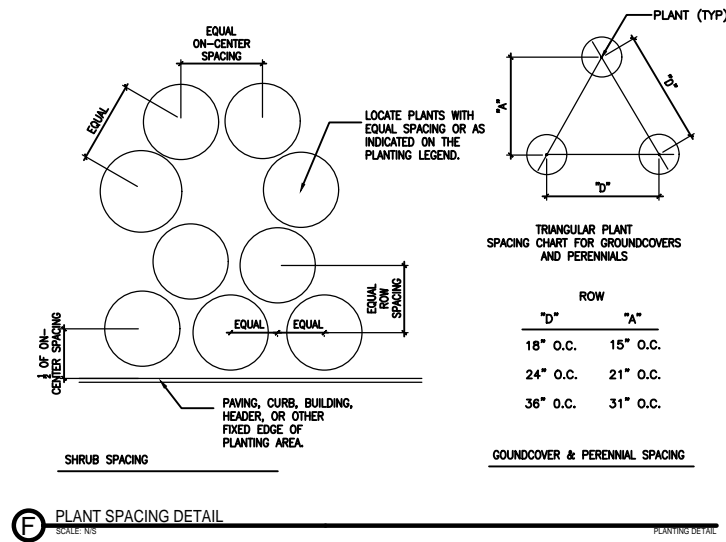
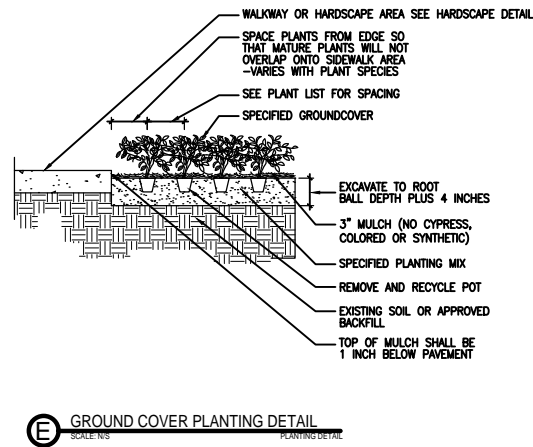
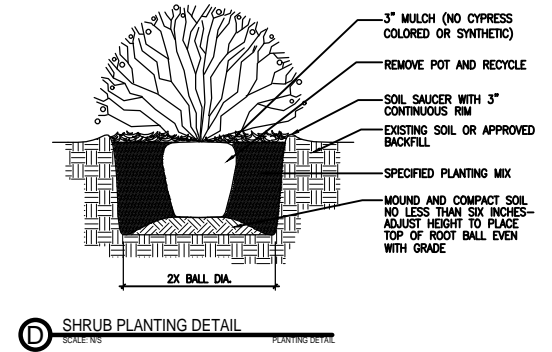
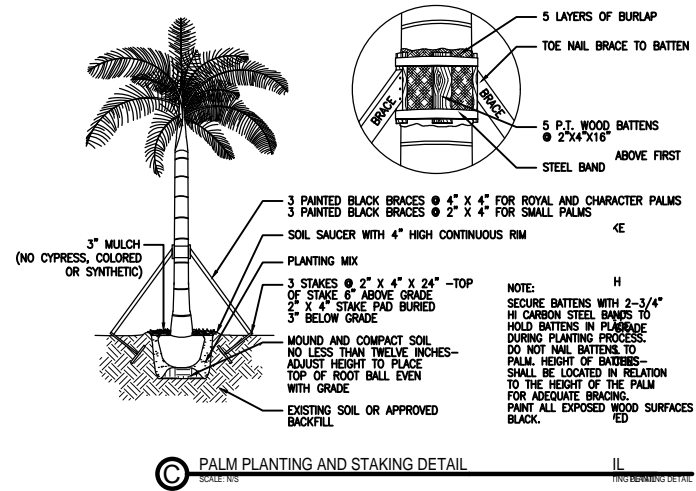
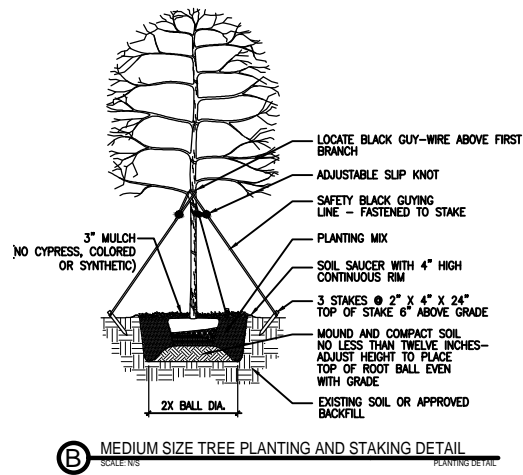
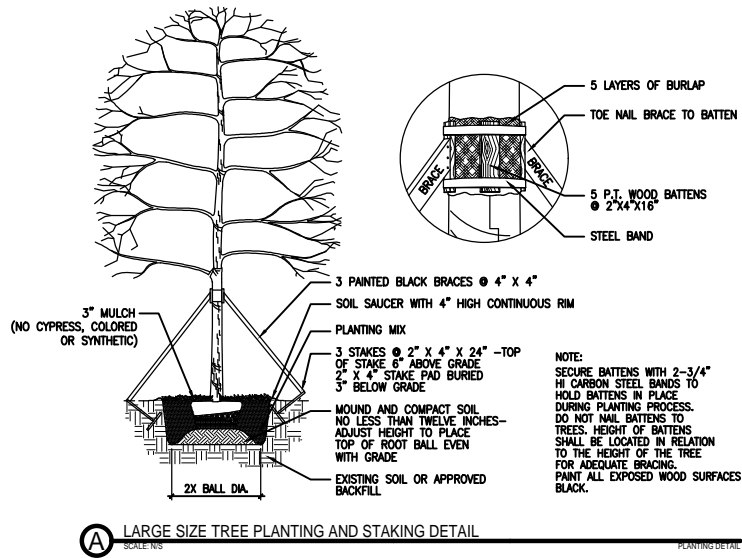
GENERAL TREE BRACING NOTES AND SPECIFICATIONS:

Specimen trees and tall palms braced with braces/props: Refer to General Planting Details for further information.

1. Choose the correct number of props to be used (PT 2"x4", 4"x4").
2. Stakes shall be painted with Benjamin Moore exterior black paint, matte finish.
3. Wrap at least five (5) layers of burlap around trunk of the palm at least four inches (4") wider than the battens being used. Battens should be mounted at a point 1/3 of the distance from ground to the clear trunk of the tree or palm, but not less than four feet (4'-0"), whichever is greater.
4. Select the proper amount of battens (PT 2"x4"x12"-16") based on the tree/palm trunk diameter. Use at least the same number of battens as braces/props being used.
5. Place the battens vertically and evenly spaced against the burlap.
6. Secure the battens in place with metal banding straps. Do not nail tree or palm.
7. Wedge lower end of brace/prop into soil and secure with a 2"x4"x24" stake. Braces/props should be installed at a 30 to 40 degree angle from the battens and of sufficient length to reach the ground.
Note: on straight trees or palms, space braces/props equal distance around tree or palm.
On curved (character) palms or trees, space braces/props against the front of the curve of the tree or palm.
8. Cut a smooth angle at the end of the braces/props. Align with and nail into battens. Do not penetrate tree or palm with nails.
9. If it appears that additional construction work will take place near to or in the vicinity of the newly braced trees or palms, then braces/props are to be clearly labeled with the statement, "Do Not Remove."
10. Braces/props are not to be removed until approved by the Landscape Contractor or Landscape Architect.

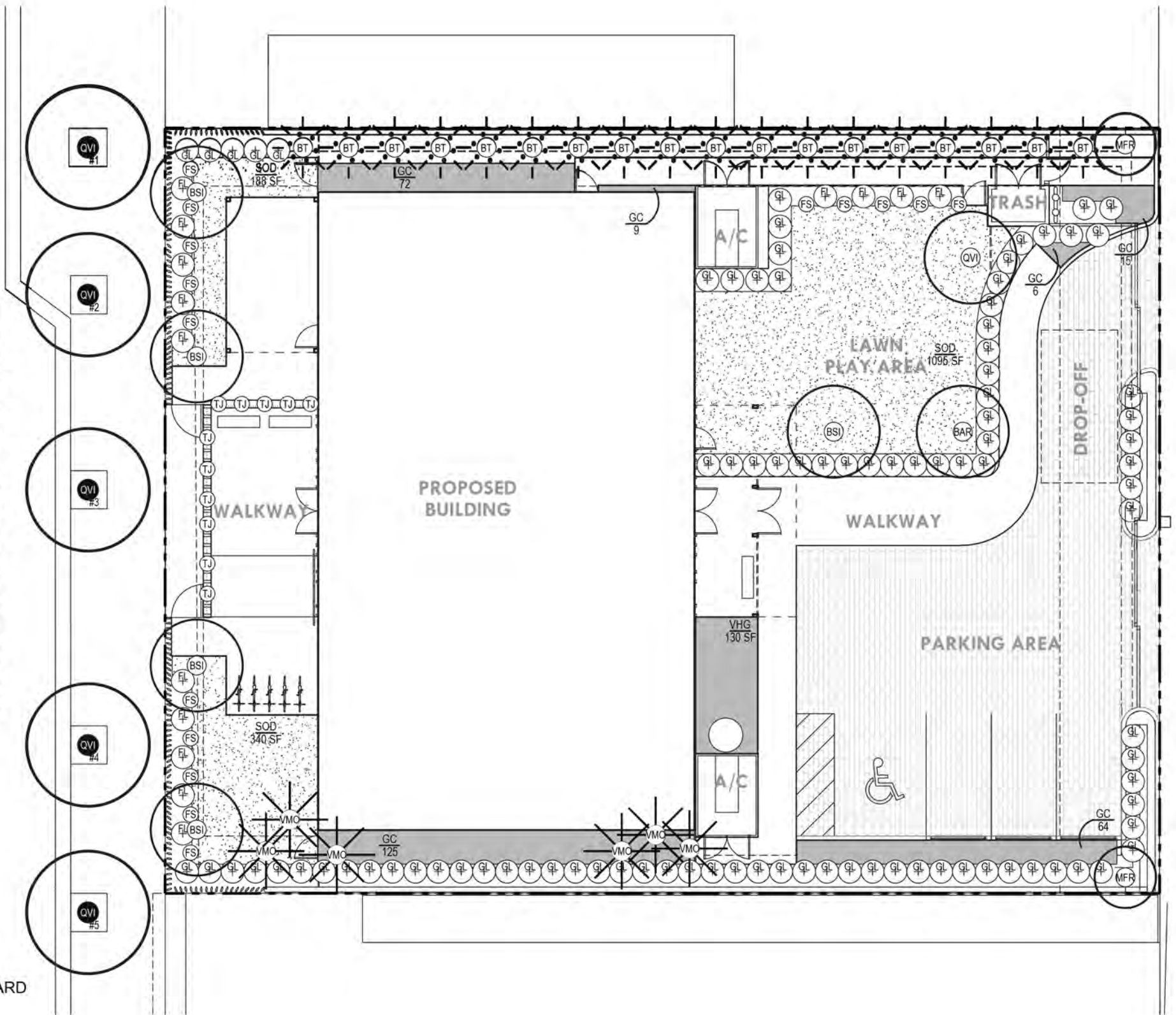
2" and larger caliper trees braced by guying: Refer to General Planting Details for further information.

1. Guying shall be completed within 48 hours of planting the tree.
2. Cut lengths of staking hose to extend two inches (2") past tree trunk when wrapping around.
3. Space stakes evenly on outside of water ring and drive each firmly into the ground. Stakes should be driven at a 30 degree angle with the point of the stake toward the tree until six inches (6") are left showing.
4. Place the hose around the trunk just above the lowest branch.
5. Thread the wire through the hose and past the stake, allowing approximately two feet (2'-0") of each of the two ends beyond the stake before cutting the wire.
6. Twist wire at rubber hose to keep it in place.
7. Pull wire down and wind both ends around stake twice. Twist wire back onto itself to secure it before cutting off the excess.
8. The above procedures are to be followed for each stake, keeping the tree straight at all times.
There should be a one (1") to three-inch (3") way in the tree. The wires should not be pulled tight for best establishment.
9. Flag the guy wires with surveyor's flagging or approved equal for safety.
10. Guys are not to be removed until approved by Landscape Contractor or Landscape Architect.



WASHINGTON AVENUE

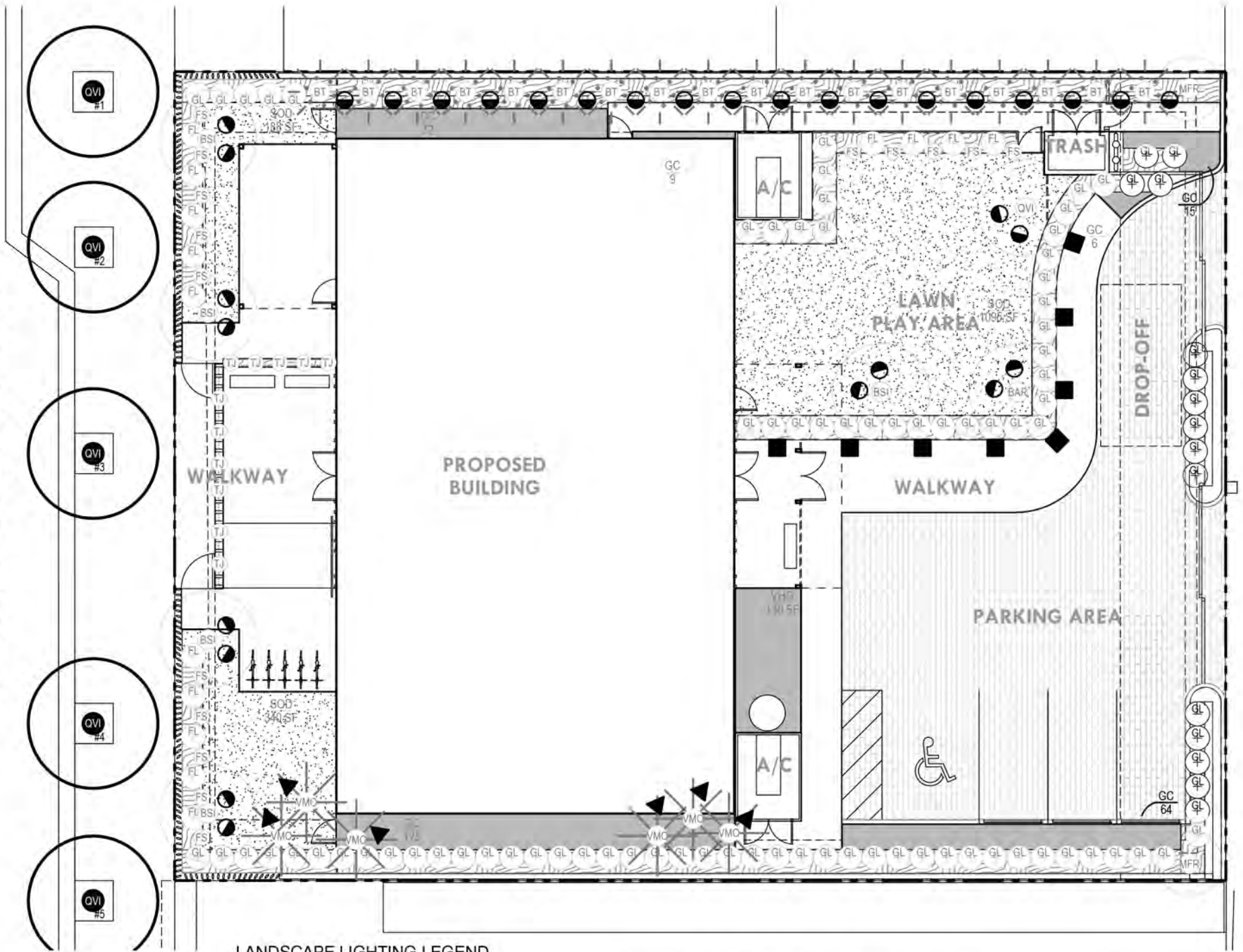
COLLINS COURT



NOTE:
IRRIGATION PLANS SHALL PROVIDE ADEQUATE COVERAGE TO ALL
PLANTING AREAS IN COMPLIANCE WITH THE CITY OF MIAMI BEACH
CODE. FULL IRRIGATION PLANS TO BE DEVELOPED FOLLOWING BOARD
APPROVAL.

WASHINGTON AVENUE

COLLINS COURT



LANDSCAPE LIGHTING LEGEND

SYMBOL	TYPE	FIXTURE TYPE, MANUFACTURE & CATALOG #	FIXTURE QTY.	BULB TYPE, WATT. & LOAD	MOUNTING TYPE & HEIGHT	LOCATION OF FIXTURE	STRUCTURE LEVEL
▲	L1	LED LANDSCAPE UPLIGHT WITH FULL GLARE SHIELD AND LOUVER	6 FIXTURES	WARM WHITE LED , 30 WATT	INSTALL UNDER TREES- AIM UP	L ONLY	GROUND
		MANUFACTURE : TBD					
●	L2	LED LANDSCAPE WELL LIGHT WITH FULL GLARE SHIELD AND LOUVER	32 FIXTURES	WARM WHITE LED , 12 WATT	IN-GROUND	L ONLY	IN- GROUND
		MANUFACTURE : TBD					
■	L3	LED PATH LIGHT	8 FIXTURES		ABOVE GRADE	L ONLY	GROUND
		MANUFACTURE : TBD					