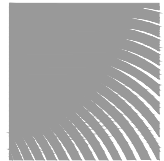


TREE #	COMMON NAME	BOTANICAL NAME	HEIGHT (ft)	WIDTH (ft)	DBH (in)	CLEAR TRUNK (ft)	HEALTH CONDITION	HEALTH CONDITION %	OBSERVATIONS
1	Brazilian Beautyleaf	<i>Calophyllum brasiliense</i>	25	20	11.5		Fair	53%	Girdled trunk, poor structure, deadwood and trunk lean (south)
2	Ligustrum	<i>Ligustrum japonicum</i>	8.5	6.5	12 (multi)		Fair	51%	Shaped, poor structure, deadwood
3	Coconut Palm	<i>Cocos nucifera</i>	33.5	14	9	19.50	Fair	57%	Nutrient deficiencies, trunk wounds
4	Ligustrum	<i>Ligustrum japonicum</i>	7	6	10.75 (Multi)		Fair	51%	Shaped, poor structure, deadwood
5	Coconut Palm	<i>Cocos nucifera</i>	23.5	14	7.25	12.00	Poor	39%	Severe penciling, large trunk wound (east), nutrient deficiencies
6	Ligustrum	<i>Ligustrum japonicum</i>	8.5	6.5	12 (multi)		Fair	51%	Shaped, poor structure, flush cuts
7	Coconut Palm	<i>Cocos nucifera</i>	30.5	14	12.25	19.00	Fair	57%	Nutrient deficiencies, trunk wounds
8	Ligustrum	<i>Ligustrum japonicum</i>	8.5	6.5	11 (multi)		Fair	51%	Shaped, poor structure, deadwood
9	Coconut Palm	<i>Cocos nucifera</i>	39	14	10	24.50	Good	61%	Good vigor
10	Ligustrum	<i>Ligustrum japonicum</i>	8.5	6.5	11		Fair	51%	Shaped, poor structure, stub and flush cuts
11	Coconut Palm	<i>Cocos nucifera</i>	38	14	12.25	24.00	Fair	51%	Curved trunk, nutrient deficiencies, trunk wounds (west and east)
12	Ligustrum	<i>Ligustrum japonicum</i>	8	6	9		Fair	50%	Shaped, poor structure, flush cuts, deadwood
13	Coconut Palm	<i>Cocos nucifera</i>	31.5	14	9.5	18.50	Poor	39%	Large trunk wound (east), additional trunk wounds (north and south), nutrient deficiencies
14	Ligustrum	<i>Ligustrum japonicum</i>	8.5	6	12.5 (multi)		Fair	49%	Shaped, poor structure, visual evidence of decay
15	Coconut Palm	<i>Cocos nucifera</i>	36.5	14	12	21.50	Fair	57%	Nutrient deficiencies, trunk wounds (east and south), curved trunk
16	Ligustrum	<i>Ligustrum japonicum</i>	7	6	7 (multi)		Fair	51%	Shaped, poor structure, flush cuts
17	Coconut Palm	<i>Cocos nucifera</i>	33	14	12.25	19.50	Poor	39%	Severe penciling, trunk wounds (south and east), nutrient deficiencies
18	Ligustrum	<i>Ligustrum japonicum</i>	8.5	8	12.5		Fair	51%	Shaped, poor structure, flush cuts, deadwood
19	Ligustrum	<i>Ligustrum japonicum</i>	8.5	8	12		Fair	50%	Shaped, poor structure, visual evidence of decay, flush cuts
20	Brazilian Beautyleaf	<i>Calophyllum brasiliense</i>	23	20	10		Fair	54%	Poor structure, trunk girdling (wellington tape)
20A	Coconut Palm	<i>Cocos nucifera</i>	37	14	10.5	21.00	Poor	39%	Significant penciling, trunk wound (north) and nutrient deficiencies
21	Ligustrum	<i>Ligustrum japonicum</i>	5.5	6.5	11.5		Fair	51%	Shaped, poor structure, deadwood
22	Coconut Palm	<i>Cocos nucifera</i>	40	14	11.75	25.50	Fair	46%	Severe penciling, nutrient deficiencies
23	Ligustrum	<i>Ligustrum japonicum</i>	8.5	6.5	12.75		Fair	50%	Shaped, poor structure, deadwood, stub cuts
24	Coconut Palm	<i>Cocos nucifera</i>	35	14	10.75	22.00	Fair	46%	Large trunk wound (north), trunk curve, nutrient deficiencies
25	Ligustrum	<i>Ligustrum japonicum</i>	8.5	6.5	12.5		Fair	49%	Shaped, poor structure, stub cuts and deadwood
26	Ligustrum	<i>Ligustrum japonicum</i>	8.5	8	12.25		Fair	51%	Shaped, poor structure, deadwood
27	Coconut Palm	<i>Cocos nucifera</i>	25.5	14	10.5	14.50	Fair	47%	Nutrient deficiency, frond burn, trunk wounds (north)
28	Ligustrum	<i>Ligustrum japonicum</i>	8.5	6.5	12		Fair	51%	Shaped, poor structure, deadwood
29	Coconut Palm	<i>Cocos nucifera</i>	37	14	10.5	22.50	Poor	39%	Trunk curve, nutrient deficiencies, vertical trunk cracks
30	Ligustrum	<i>Ligustrum japonicum</i>	8.5	8	11.5		Fair	51%	Shaped, poor structure, deadwood
31	Ligustrum	<i>Ligustrum japonicum</i>	7.5	8	12		Fair	51%	Shaped, poor structure, deadwood
32	Coconut Palm	<i>Cocos nucifera</i>	39	14	10.5	21.00	Fair	42%	Trunk curve, nutrient deficiencies, large trunk wound (south)
33	Ligustrum	<i>Ligustrum japonicum</i>	8	8	12.5		Fair	51%	Shaped, poor structure, deadwood
34	Coconut Palm	<i>Cocos nucifera</i>	39.5	14	11.5	23.00	Fair	49%	Nutrient deficiencies, trunk wound (east)
35	Ligustrum	<i>Ligustrum japonicum</i>	8.5	8	11		Fair	51%	Shaped, poor structure, deadwood
36	Brazilian Beautyleaf	<i>Calophyllum brasiliense</i>	31	22	11		Fair	47%	Girdled trunk (wellington tape), poor structure, deadwood
37	Mahogany	<i>Swietenia mahagoni</i>	28.5	18	9.75		Fair	52%	Poor structure, deadwood, large trunk wound (south), confined roots
38	Mahogany	<i>Swietenia mahagoni</i>	24	17	10.5		Fair	53%	Poor structure, over-lifted, deadwood, stub cuts, confined roots
39	Mahogany	<i>Swietenia mahagoni</i>	25.5	20	11		Fair	48%	Poor structure, deadwood, stub cuts, confined root space
40	Mahogany	<i>Swietenia mahagoni</i>	25.5	14	10.5		Fair	50%	Poor structure, deadwood, canopy dieback, confined root space
41	Mahogany	<i>Swietenia mahagoni</i>	27.5	20	11.25		Fair	53%	Poor structure, deadwood, confined root space
42	Mahogany	<i>Swietenia mahagoni</i>	29	12	9.75		Fair	50%	Poor structure, deadwood, stub and flush cuts, confined root space
43	Mahogany	<i>Swietenia mahagoni</i>	29.5	17	10.25		Fair	53%	Poor structure, deadwood, stub cuts, confined root space
44	Ligustrum	<i>Ligustrum japonicum</i>	5.5	6	10		Fair	51%	Shaped, poor structure, deadwood
44A	Coconut Palm	<i>Cocos nucifera</i>	30	14	11.5	21.00	Fair	49%	Nutrient deficiencies, penciling
45	Coconut Palm	<i>Cocos nucifera</i>	32	14	10.5	21.50	Fair	47%	Nutrient deficiencies, penciling, trunk wounds (west and north)
46	Ligustrum	<i>Ligustrum japonicum</i>	5.5	4.5	11		Fair	49%	Shaped, poor structure, deadwood, visual evidence of decay
47	Coconut Palm	<i>Cocos nucifera</i>	31	14	9	21.50	Fair	49%	Nutrient deficiencies, penciling, trunk wounds, girdling (north)
48	Coconut Palm	<i>Cocos nucifera</i>	31.5	14	10.5	22.00	Fair	57%	Nutrient deficiencies, minor penciling
49	Ligustrum	<i>Ligustrum japonicum</i>	5.5	6	10		Fair	51%	Shaped, poor structure, deadwood
50	Ligustrum	<i>Ligustrum japonicum</i>	5.5	4.5	9.5		Fair	51%	Shaped, poor structure, deadwood
51	Coconut Palm	<i>Cocos nucifera</i>	36.5	14	9.5	24.00	Fair	47%	Nutrient deficiencies, trunk wound (west)
52	Ligustrum	<i>Ligustrum japonicum</i>	5.5	6.5	10.5		Fair	51%	Shaped, poor structure, deadwood
53	Coconut Palm	<i>Cocos nucifera</i>	28	14	10.5	17.50	Fair	52%	Nutrient deficiencies, penciling, trunk wounds (west and south)
54	Ligustrum	<i>Ligustrum japonicum</i>	5.5	8	10.5		Fair	51%	Shaped, poor structure, deadwood
55	Coconut Palm	<i>Cocos nucifera</i>	30.5	14	10	18.00	Fair	48%	Nutrient deficiencies, penciling
56	Ligustrum	<i>Ligustrum japonicum</i>	5.5	8	10.5		Fair	51%	Shaped, poor structure, deadwood
57	Coconut Palm	<i>Cocos nucifera</i>	44.5	14	13.5	31.50	Fair	49%	Nutrient deficiencies, trunk wounds (west and north)
58	Ligustrum	<i>Ligustrum japonicum</i>	6	8	11.25		Fair	51%	Shaped, poor structure, deadwood
59	Coconut Palm	<i>Cocos nucifera</i>	32.5	14	12	17.00	Fair	46%	Nutrient deficiencies, trunk wounds (north)
60	Coconut Palm	<i>Cocos nucifera</i>	40	14	13.25	26.50	Good	61%	Good vigor
61	Ligustrum	<i>Ligustrum japonicum</i>	6	4.5	10.5		Fair	48%	Shaped, poor structure, deadwood
62	Sabal Palm	<i>Sabal palmetto</i>					Missing		Missing
62A	Ligustrum	<i>Ligustrum japonicum</i>	13.5	8.5	11		Fair	51%	Shaped, poor structure, deadwood
63	Key Thatch Palm	<i>Thrinax morrisi</i>					Missing		Missing
64	Brazilian Beautyleaf	<i>Calophyllum brasiliense</i>	26.5	22	9.5		Fair	47%	Poor structure, flush and stub cuts, confined roots and overlifted canopy
65	Brazilian Beautyleaf	<i>Calophyllum brasiliense</i>	29	16	8.5		Fair	46%	Poor structure, flush and stub cuts, confined roots, trunk lean (north)
66	Brazilian Beautyleaf	<i>Calophyllum brasiliense</i>	30	16	9		Fair	48%	Poor structure, flush cuts, confined roots, girdled trunk (wellington tape) and trunk lean (east)
67	Black Olive	<i>Bucida buceras</i>	33	36	20.5		Poor	38%	Poor structure, flush cuts, trunk cracks, girdling roots, confined root space
68	Gumbo Limbo	<i>Bursera simaruba</i>					Missing		Missing
69	Black Olive	<i>Bucida buceras</i>	40	40	23		Fair	43%	Poor structure, flush cuts, overlifted canopy, large diameter deadwood, trunk wound (north)
70	Brazilian Beautyleaf	<i>Calophyllum brasiliense</i>	17	6	4.25		Fair	45%	Poor structure, crowded canopy, trunk girdling (wellington tape)
71	Brazilian Beautyleaf	<i>Calophyllum brasiliense</i>	30.5	16	8.75		Fair	53%	Poor structure, canopy crowding
72	Brazilian Pepper	<i>Schinus terebinthifolius</i>	28	14	7		Poor	39%	Category 1 Exotic Invasive

I certify that all statements are true, complete and correct to the best of my knowledge and belief and that they are made in good faith.

Mark C. Williams FL-5221 AM, ISA Certified Arborist Municipal Specialist

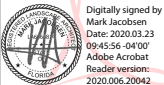


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**FB GARAGE & BALLROOM
EXPANSION**
4441 COLLINS AVE., MIAMI BEACH, FLORIDA
TREE DISPOSITION PLAN

REVISIONS:

MARCH 20, 2020
DATE
M.S.
DRAWN BY:
M.J.
APPROVED BY:

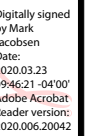
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SHEET

TD-01



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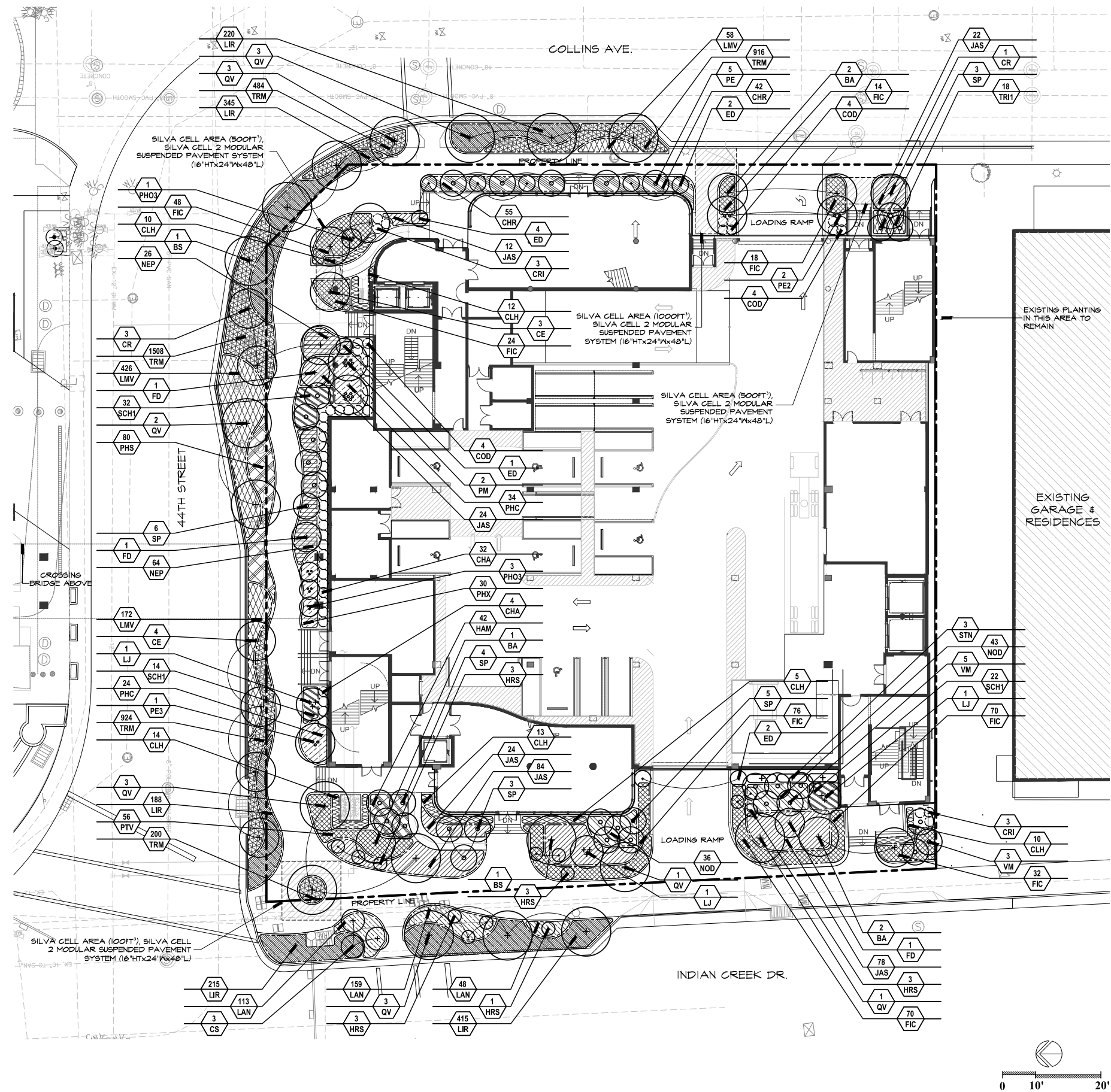


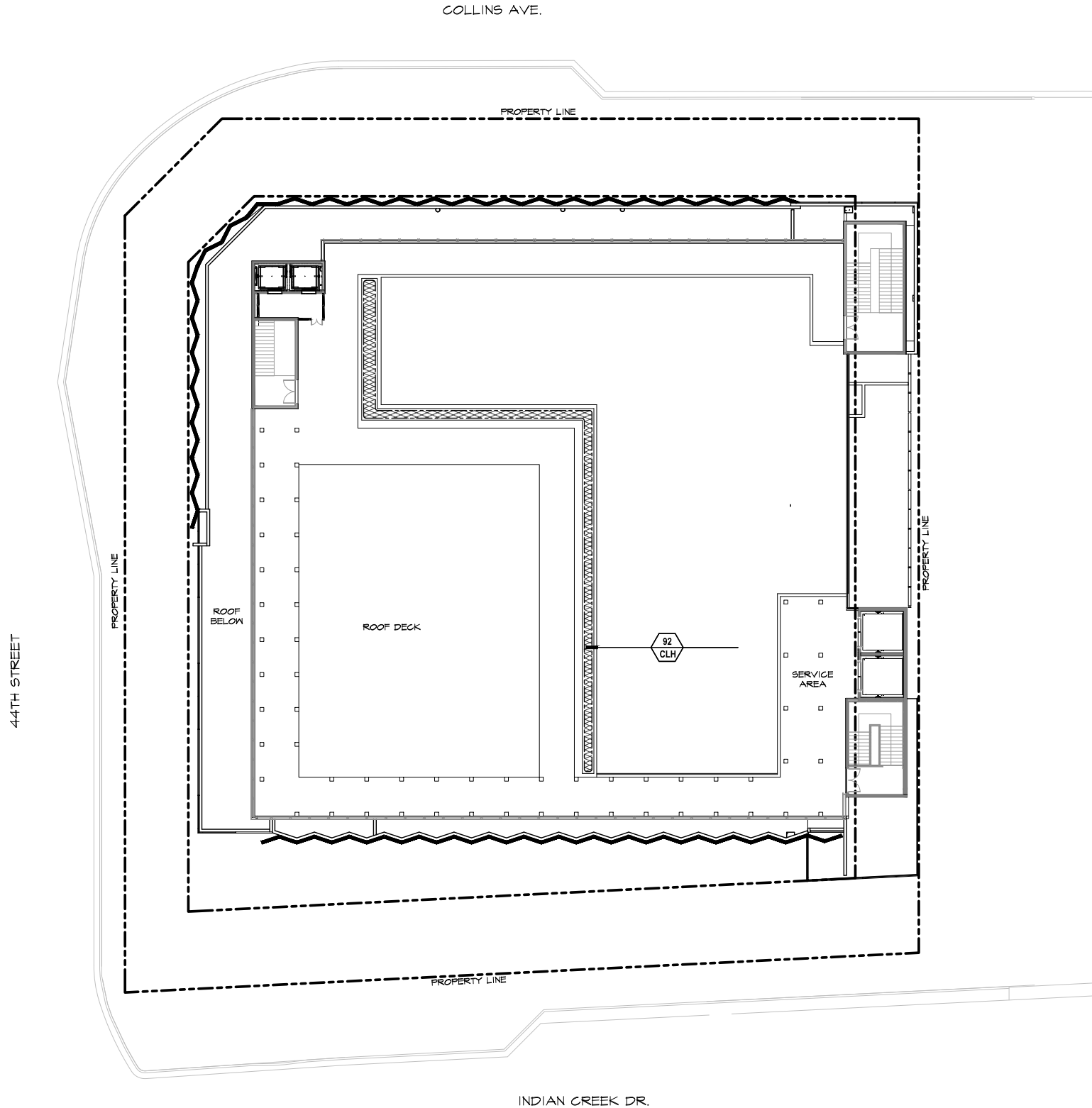
**FFB GARAGE & BALLROOM
EXPANSION
4441 COLLINS AVE., MIAMI BEACH, FLORIDA
GROUND LEVEL PLANTING PLAN**

MARCH 20, 2020
DATE
J.R.
DRAWN BY:
M.J.
APPROVED BY:

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LP-01



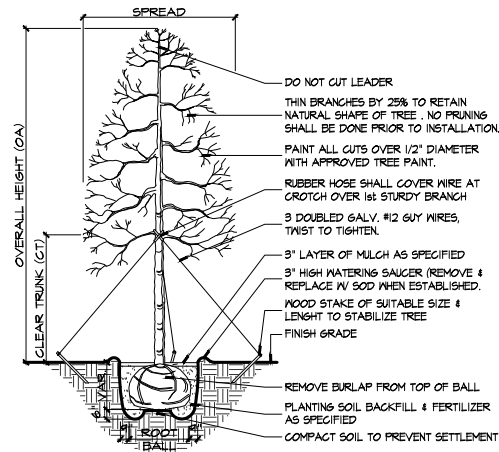


**FB GARAGE & BALLROOM
EXPANSION
4441 COLLINS AVE., MIAMI BEACH, FLORIDA
ROOF DECK PLANTING PLAN**

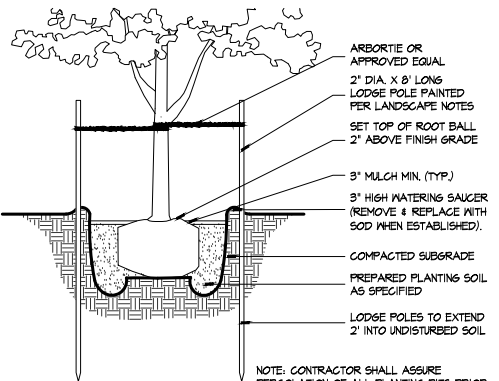
REVISIONS:

MARCH 20, 2020
DATE
J.R.
DRAWN BY:
M.J.
APPROVED BY:

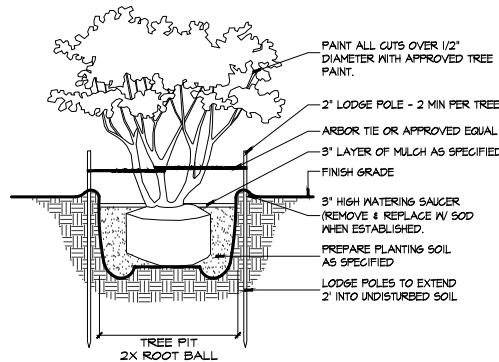
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TYPICAL TREE PLANTING DETAIL



SMALL TREE PLANTING DETAIL



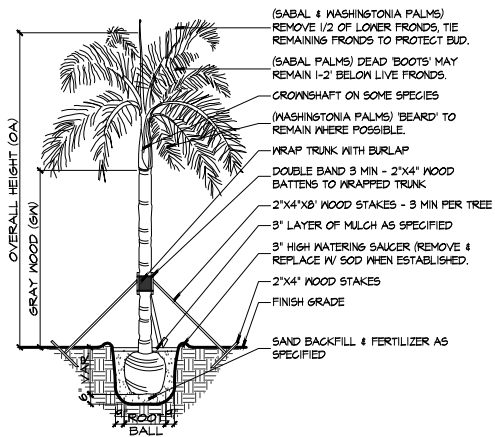
MULTI TRUNK TREE PLANTING DETAIL

MISSCELLANEOUS

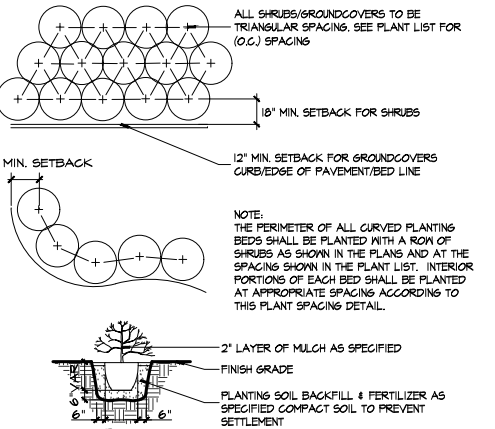
- Sod to be St. Augustine sod.
- Planting soil -12 cu. yd. per tree and 4" depth at all hedges and mass planting beds.
- Sand - Palms to be planted in clean sand; 1/2 cu. yd. per palm.
- Mulch - 2" depth of shredded mulch or pine straw at all hedges and mass planting beds.

GENERAL NOTES

- All sod to be Stenotaphrum secundatum 'Flor-tam', St. Augustine solid sod.
- Any previous area to remain that is disturbed by construction and not indicated on landscape plans to have shrubs or groundcovers shall be sodded.
- All plant materials shall conform to the standards for Florida No. 1 or better as given in "Grades and Standards for Nursery Plants", State of Florida Department of Agriculture, Tallahassee, or thereto. Refer to the latest edition
- All trees shall be properly guyed and staked at the time of planting to ensure proper establishment
- The planting soil for all planting areas shall be composed of a minimum of 30% muck or horticulturally acceptable organic material. The minimum soil depth shall be four inches in all hedges and mass planting beds and 1/2 cu. yd. per tree. Palms to be planted in clean sand.
- Two inches minimum of shredded mulch or pine straw shall be installed around each tree and palm and throughout mass planting beds, the use of Cypress mulch is strongly discourage.
- Irrigation system to provide 100% coverage to landscaped areas with 50% overlap. Irrigation to be an automatic system with a rain gauge/moisture sensor shut-off.
- For trees designated for preservation, protective barriers shall be in place prior to the start of any construction and shall remain in place until development is completed and the Planning and Zoning Division has authorized their removal.
- The relocation of any tree and necessary tree pruning must conform to ANSI A-300 Standards.
- In case of discrepancies, planting plan takes precedence over plant list.
- Landscape contractor is responsible for his own quantity take-offs.



TYPICAL PALM PLANTING DETAIL



TYPICAL SHRUB PLANTING DETAIL

CITY OF MIAMI BEACH

LANDSCAPE LEGEND

INFORMATION REQUIRED TO BE PERMANENTLY AFFIXED TO PLANS

Zoning District RM-2 Lot Area 44,712 Acres 1.02

OPEN SPACE

A. Square feet of required Open Space as indicated on site plan:

Lot Area = _____ s.f. x _____ % = _____ s.f.

B. Square feet of parking lot open space required as indicated on site plan:

Number of parking spaces _____ x 10 s.f. parking space =

C. Total square feet of landscaped open space required: A+B=

LAWN AREA CALCULATION

A. Square feet of landscaped open space required

B. Maximum lawn area (sod) permitted= _____ % x _____ s.f.

TREES

A. Number of trees required per lot or net lot acre, less existing number of trees meeting minimum requirements=

28 trees x 1.02 net lot acres - number of existing trees=

B. % Natives required: Number of trees provided x 30% =

C. % Low maintenance / drought and salt tolerant required:

Number of trees provided x 50%=

D. Street Trees (maximum average spacing of 20' o.c.)

565 linear feet along street divided by 20' =

E. Street tree species allowed directly beneath power lines:

(maximum average spacing of 20' o.c.):

_____ linear feet along street divided by 20' =

SHRUBS

A. Number of shrubs required: Sum of lot and street trees required x 12=

B. % Native shrubs required: Number of shrubs provided x 50%=

LARGE SHRUBS OR SMALL TREES

A. Number of large shrubs or small trees required: Number of required shrubs

x 10%=

B. % Native large shrubs or small trees required: Number of large shrubs or

small trees provided x 50%=

*SEE CODE COMPLIANCE TABLE FOR QUANTITIES BREAKDOWN

CODE COMPLIANCE TABLE

TREES:

STREET TREES (SECTION 126-6)

20' O.C. (\$65 L.F./20 = 29 TREES	REQUIRED	PROVIDED
BULNESIA ARBOREA	-	5
BURSERIA SIMARUBA	-	2
CONOCARPUS ERECTUS	-	7
CONOCARPUS E. SERICEUS	-	3
CLUSIA ROSEA	-	4
QUERCUS VIRGINIANA	-	8
TOTAL	29	29

REQUIRED TREES PER ACRE OF NET LOT AREA (SECTION 126-6)

ZONING DISTRICT RM-2: 1.02 ACRES * 28 = 29 TREES	REQUIRED	PROVIDED
FILICIMUM DECIPIENS	-	3
ELAECARPUS DECIPIENS	-	2
LIGUSTRUM JAPONICUM	-	3
QUERCUS VIRGINIANA	-	8
PITYCHOSPERMA ELEGANS	-	8*
PTYCHOSPERMA MACARTHURII	-	2*
SABAL PALMETTO	-	21*
VEITCHIA MONTGOMERYANA	-	8*
TOTAL	29	29*

*39 PALMS ARE BEING COUNTED AS 13 TREES

SHRUBS:

AT LEAST 12 SHRUBS SHALL BE PLANTED FOR EACH REQUIRED TREE (SECTION 126-6)

REQUIRED TREES: 58	REQUIRED	PROVIDED
	696 Shrubs	727 Native Shrubs

PLANT LIST										
TREES AND PALMS										
KEY	QTY.	TOTAL	LP-1	LP-2	BOTANICAL/COMMON NAME	HEIGHT	SPREAD	CLEAR TRK.	SPA.	REMARKS
BA	5	5	-	-	Bulnesia arborea Verawood	14-16'	7-8'			Full Canopy
BS*	2	2	-	-	Bursera simaruba Gumbo Limbo	14-16'	10-12'	6'		Full Canopy
CE*	7	7	-	-	Conocarpus erectus Green Buttonwood	12-14'	5-6'	5-6'		Full Canopy
CS*	3	3	-	-	Conocarpus e. sericeus Silver Buttonwood	12-14'	8-10"	5-6'		Full Canopy
CR*	4	4	-	-	Clusia Rosea Pitch Apple	10'	7-8'	5'		Full canopy
ED	9	9	-	-	Elaeocarpus decipiens Japanese Blueberry	7-8'		3'		Cone Shape Full to Base
FD	3	3	-	-	Filicium decipiens Japanese Fern Tree	14-16'	7-8'	5-6'		Full canopy
LJ	3	3	-	-	Ligustrum japonicum Wax Privet	8-9'	7-8'	multi-trunk		Full canopy multi-trunk
PE	5	5	-	-	Ptychosperma elegans Alexander Palm	16-18'				Single Full head
PE2	2	2	-	-	Ptychosperma elegans Alexander Palm	16-18'				Double Full head
PE3	1	1	-	-	Ptychosperma elegans Alexander Palm	16-18'				Triple, Full heads
QV*	16	16	-	-	Quercus virginiana Live Oak	16-18'	7-8'	5-6'		200 gallon, Full Heads
PM	2	2	-	-	Ptychosperma macarthurii Macarthur palm	18-20'				7-9 trunks Full heads
SP*	21	21	-	-	Sabal palmetto Cabbage Palm	10-18' O.A.				stagg. ht groups, Full heads
VM	8	8	-	-	Veitchia montgomeryana Veitchia Palm			18-20' O.A.		Single Trunk, full head

SHRUBS AND GROUNDCOVERS

KEY	QTY.	TOTAL	LP-1	LP-2	BOTANICAL/COMMON NAME	HEIGHT	SPREAD	CLEAR TRK.	SPA.	REMARKS
CHA	36	36	-	-	Chamaedorea cataractarum Cat Palm	4-5'	3-4'	Full to base		Full cont.
CHR*	97	97	-	-	Chrysobalanus icaco 'Red Tip' Cocoplum	2'	18"	Full to base	2 o.c.	Full cont.
CLH*	160	68	92		Clusia guittifera Small Leaf Clusia	5'	20-22"	Full to base	2 o.c.	Full cont. 15 gal.
OOD	12	12	-	-	Codiaeum variegatum 'sloppy painter' Sloppy Painter Croton	18"	18"		2' o.c.	Full clump 7 gal.
CRI	6	6	-	-	Crinum asiaticum Crinum Lily	30"	30"			Full clump
FIC	352	352	-	-	Ficus microcarpa 'Green Island' Green Island Ficus Shrub	16"	16"		2' o.c.	Full cont.
HAM*	42	42	-	-	Hamelia patens 'dwarf' Firebush	18"	18"		2' o.c.	Full Cont.
HRS	13	13	-	-	Hibiscus R. sinensis 'Anderson Crape' Weeping Hibiscus	6-7'	2-3'			Standard Pink
JAS	244	244	-	-	Jasminum volubile Waxleaf Jasmine	18"	18"		2' o.c.	Full cont.
LAM*	320	320	-	-	Lantana montevidensis Purple Trailing Lantana	8-10"	10-12"		2' o.c.	Full cont.
LIR	1383	1383	-	-	Liriope m. 'Evergreen Giant' Giant Lilyturf	10-12"	10-12"		12"	Full Clump
LMV	656	656	-	-	Liriope m. 'Variegata' Variegated Lilyturf	10-12"	10-12"		12" o.c.	Full Clump
NEP*	90	90	-	-	Nephrolepis 'exaltata' Boston Fern	18"	18"		2' o.c.	Full cont.
NOD	79	79	-	-	Nerium oleander 'dwarf' Dwarf Oleander 'Pink'	18"	18"		2' o.c.	Full cont.
PHC	58	58	-	-	Philodendron 'Roj'o Congo' Congo Rojo	24"	24"			Full cont.
PHO3	4	4	-	-	Phoenix roebelinii 'Triple' Pygmy Date Palm		5-6'	3.5' of wood		Triple Trunk, Full Heads
PHS	80	80	-	-	Phymatosorus scolopendria Wart Fern	18"	18"		2' o.c.	Full cont.
PHX	30	30	-	-	Philodendron xanadu Dwarf Philodendron	16-18"	16-18"		2' o.c.	Full Clump
PTV	56	56	-	-	Pittosporum T. 'Variegata' Variegated Pittosporum	18"	18"		2' o.c.	Full cont.
SCH1	68	68	-	-	Schefflera arboricola 'Variegated' Variegated Schefflera	18"	18"		2' o.c.	Full cont.
STN	3	3	-	-	Strelitzia nicotai White Bird of Paradise	8-10'	5-6'			Multi-stem Full Clump
TRM	4032	4032	-	-	Trachelospermum asiaticum 'Minima' Asian Jasmine	4-6"	4-6"		6" o.c.	1 gal. cont. Full cont.
TRM*	18	18	-	-	Tripsacum dactyloides 'dwarf' Fakahatchee Grass	18"	18"		3' o.c.	Full Clump

*INDICATES NATIVE PLANT MATERIAL

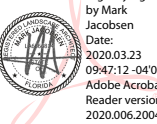


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FB GARAGE & BALLROOM
EXPANSION
4441 COLLINS AVE., MIAMI BEACH, FLORIDA
PLANT LIST & DETAILS

REVISIONS:

MARCH 20, 2020
DATE
J.R.
DRAWN BY:
M.J.
APPROVED BY:

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LP-03

1. Scope:

The work includes furnishing all plants, materials, equipment and labor necessary for planting of plant materials indicated on the drawings and in these specifications. A list of plants is attached to these specifications.

2. Plant Materials & Protection:

- A. All plant materials shall be nursery grown unless otherwise noted.
- Spread (or Spr.): Indicates average spread to midpoint of current season's growth.
 - Height (or O.A.): Indicates overall height from top of ball to midpoint of current season's growth.
 - C.T.D.: Indicates clear trunk measurement from top of ball to first branching (see tree & Palm Planting Diagrams)
 - Meter of Wood (or Meter of Hard Grey Wood): Indicates measurement of Palms from top of ball to top of solid trunk before start of frond stalks or green "boots". (See Palm Planting Diagram)
- B. Quantities:
All quantities indicated on the plant list are intended as a guide for the bidders and does not relieve the bidder of his responsibility to do a comprehensive plant take off. Should a discrepancy occur between the bidder's take off and the plant list quantity, the Architect/Landscape Architect is to be notified for clarification prior to the submission of bids.
- C. Quality and Sizes:
Plants shall have a habit of growth that is normal for the species and shall be healthy, vigorous and equal or exceed the measurements specified in the plant list, which are the minimum acceptable sizes. Plants shall be measured with branches in normal position. Pruning (Section IV.J.) should not reduce acceptable size and shape of tree, and should be done after acceptance of Architect/Landscape Architect. Requirements for measurements, branching, grading, quality, bailing and burlapping of plants in the plant list generally follow the code of standards currently recommended by the American Association of Nurserymen, Inc., in the American Standard for Nursery Stock. Plant materials shall be graded Fancy No.1 or better as outlined under U.A.E. Grades & Standards for nursery plants. Plants that meet the requirements specified, but do not have the normal balance of height and spread typical for the respective plant, shall not be accepted. All plant material to be healthy, pest and disease free.
- D. Substitution:
Plant substitution requests by the Contractor will be considered by the Architect/Landscape Architect only upon submission of proof that any plant is not obtainable in the type or size specified. The Landscape Architect shall determine the nearest equivalent replacement in an obtainable size and variety. The unit price of the substitute item shall not exceed the bid item replaced, without approval of the Owner.
- E. Protection of Plants:

1. Root Protection

A. Balled and Burlapped Plants (B & B) shall be dug with natural balls of earth of sufficient diameter and depth to encompass the fibrous and feeding root system necessary for full recovery of the plant. Balls shall be firmly wrapped with burlap or similar materials and bound with twine, cord, or wire mesh. All collected plants shall be balled and burlapped.

B. Container Grown Plants: Plants grown in containers will be accepted as B & B, providing that all other specified requirements are met. Container grown plants shall meet plant sizes as specified on the plant list and on the plans, and shall not be governed by container sizes. Minimum root balls or container grown material shall be no more than 25% less proportionately in size than that stated in "Grades & Standards" for nursery plants. These plants shall have been grown in the container for a maximum of two years prior to installation and shall exhibit a fully developed root system when removed from the container.

2. Protection During Transporting:
All plant material shall be protected from possible bark injury or breakage of branches. All plants transported by open trucks shall be adequately covered to prevent windburn, drying or damage to plants.

3. Protection After Delivery:
Plants which cannot be planted immediately upon delivery to the site shall be covered with moist soil, mulch, or other protection from the drying of wind and sun. All plants shall be watered as necessary until accepted. Storage period shall not exceed seventy-two (72) hours.

4. Protection of Palms:
Only a minimum of fronds shall be removed from the crown of the palm trees to facilitate moving and handling. Clear trunk (G.T.) shall be as specified after the minimum of fronds have been removed. Coconut palms shall be "hard" trees grown in marl or sand. Cabbage palm buds shall be tied with a biodegradable cord to be left in place until the tree is well established in its new location. All palms shall be triple braced and staked with new, clean lumber at least 6" in length to resist tree displacement.

5. Protection During Planting:
Trees moved by winch or crane shall be thoroughly protected from chain marks, girdling or bark slippage by means of other approved methods.

3. Materials:

- A. Commercial Fertilizer: Commercial fertilizer shall be organic fertilizer containing nitrogen, phosphoric acid and potash in equal percentages, 6-6-6 with micro nutrients.
- Nitrogen shall be not less than 50 % from organic source. Inorganic chemical nitrogen shall not be derived from the sodium form of nitrate. Fertilizers shall be delivered to the site in unopened original containers, each bearing the manufacturer's guaranteed analysis. Any fertilizer that becomes caked or otherwise damaged shall not be acceptable.
- The following shall be sterilized, certified and free of seed:
- B. Peat: Peat shall be horticultural peat composed of not less than 60% decomposed organic matter by weight, on an oven dried basis. Peat shall be delivered to the site in a workable condition, free from lumps.
- C. Planting Soil: Planting soil for all plantings shall be sandy loam and shall contain a 25% minimum amount of decomposed organic matter. There must be a slight acid reaction to the soil with no excess of calcium carbonate. Planting soil shall be free from clay, stones, plants, roots, and other foreign materials which might be a hindrance to planting operations or be detrimental to good plant growth and shall be delivered in a loose friable condition and applied in accordance with the planting specifications and details.
- D. Mulch: Mulch material to be shredded "dark brown" hybrid mulch B grade or better, moistened at time of installation to prevent wind displacement. Alternate mulch material may be noted elsewhere in these drawings.
- E. Drainage Stone (when applicable): Drainage stone shall be gravel or crushed stone reasonably free of sharp edges - $\frac{1}{2}$ "- $1\frac{1}{2}$ " in diameter - as required in the bottom of raised planters.
- F. Filter Fabric: (when applicable): Filter fabric, as required between gravel and soil in planters to be Denitt "Filter-Fabric" (800)888-9669 or equal.

4. Planting Operations:

- A. Soil Preparation:
All existing soil and new fill/berms shall be treated with an approved weed killer such as "Round Up" according to manufacturer's specifications.
- B. Layout:
Location for plants and outlines of areas to be planted are indicated on the drawings. All plant locations shall be staked in the field by the Contractor, to the satisfaction of the Architect/Landscape Architect. Where construction or utilities below ground or overhead are encountered or where changes have been made in the construction, necessary adjustments will be approved by the Architect/ Landscape Architect.
- C. Excavation for Planting:
Excavation of holes shall extend to the required sub-grades as specified hereunder. Plant pits shall be circular in outline and shall have a profile which conforms to the "Typical Tree & Palm Planting Details"(attached). The minimum depth of plant pits specified below shall be measured from the finishing grade. Shrub planting beds shall be "bed-prepared" and not "pit-prepared".
- D. Balled and Burlapped Plants:
After final setting, loosen wrappings of balled and burlapped plants and roll wrappings back from top of ball, leaving ball unbroken. Cut off excessive amounts of burlap and remove in sufficient quantity to eliminate creation of voids upon decomposition.
- E. Container Grown Plants:
Container grown plants shall, when delivered, have sufficient root growth to hold earth intact when removed from container. They shall not be root bound. Containers shall be removed to prevent damage to plant or root system according to diagrams (attached). Plant pits for container materials shall be formed flat on the bottom to avoid air pockets at the bottom of root balls.
- F. Pit Sizes:
Minimum diameter (Width) and depth of planting pits for balled and burlapped, and container grown plants shall be as follows:

-Diameter-Trees: 18" greater than diameter of ball or spread of roots.
-Diameter-Shrubs: 6" greater than diameter of ball or spread of roots.
-Depth-Trees and Shrubs: 4" greater than depth of ball or roots to provide 4" of topsoil backfill under the root ball. (Large, heavy trees and shrubs shall sit directly on excavated pit bottom to prevent settlement)
-Depth-Vines and Ground Covers: Pits shall be large enough for adequate planting.

G. Backfilling:
When pit has been excavated as specified in Paragraph IV-C, the pit shall be backfilled with material as specified in Paragraph III. A, B, C, D, and IV. B and shown in the Typical Tree and Shrub diagrams (attached).

H. Setting Trees and Shrubs:
Unless otherwise specified, all trees and shrubs shall be planted in pits, centered and set on four inches (4") of compacted topsoil to such depths that the finished grade level of the plant after settlement shall be the same as that at which the plant was grown. They shall be planted upright and faced to give the best appearance or relationship to adjacent structures. No burlap shall be pulled out from under the balls. Platforms, wire and surplus binding from top and sides of the balls shall be removed. All broken or frayed roots shall be cut off cleanly. Soil shall be placed and compacted thoroughly avoiding injury and shall be settled by watering. No filling around trunks will be permitted. After the ground settles, additional soil shall be filled in, to the level of the finished grade, allowing for two inches (2") of mulch. Form a shallow saucer around each plant by placing a ridge of soil along the edge of the plant pit.

I. Setting Palms:
All palms shall be planted in sand, thoroughly washed in during planting operations and with a shallow saucer depression left at the soil line for future waterings. Saucer areas shall be top-dressed two inches (2") deep with topsoil raked and left in a neat, clean manner.

J. Pruning - New Plant Material:
Remove dead and broken branches from all plant material. Prune to retain typical growth habit of individual plants with as much height and spread as is practicable. Make all cuts with sharp instrument flush with trunk or adjacent branch, in such a manner as to insure elimination of stubs. "Headback" cuts at right angles to line of growth will not be permitted. Trees shall not be poled or topped. Remove trimmings from site.

K. Guying Tree:
(See "Typical Tree Planting Diagram" included herein.) Guy all trees 11/2 inches in caliper and greater, in three directions with two strands of No. 12 galvanized wire attached to approved anchors driven below grade. When securing wires to trees, cover all wires which may come in contact with any part of tree with new rubber hose. Place guys not less than 1/3 of the height of tree above finished grade and above substantial limbs (one inch [1"] in diameter or more), if possible. All hoses shall be interlocked around tree trunk. Place anchors so that guys are equally spaced and at 45 degree angles to horizon. Keep guys tight until project completion.

L. Mulching:
All trees and shrub beds shall be mulched immediately after planting to a two inch (2") depth. Prevent wind displacement of mulch by thoroughly netting down.

M. Excess Excavated Soil:
Excess excavated soil shall be disposed of by the Contractor at no additional expense to the Owner, at Owner's discretion.

N. Relocated Material (when applicable):
Existing material shown on the plan to be relocated shall be root-pruned as far ahead of time as necessary to move them safely, and shall be protected and treated as new material, as previously specified. Planting shall be in accord with these specifications.

O. Disposition of Existing Material:
All existing plant material not shown as remaining or relocated shall be removed from the site at no additional cost to the Owner, at Owner's discretion.

5. Sod

- A. Soil:
The Landscape Contractor shall submit a unit price per cubic yard for the supply and distribution of planting soil as herein before specified, to be applied at a depth of one inch (1"), to all areas receiving sod. (The use of this one inch (1") of soil shall be at the discretion of the Architect/Landscape Architect after evaluation of the existing soil on the site.)
- B. Grades:
It shall be the responsibility of the Landscape Contractor to finish (fine) grade all landscape areas, eliminating all bumps, depressions, sticks, stones and other debris to the satisfaction of the Architect/Landscape Architect.
- C. The sod shall be as called for on the landscape plans. Sod shall be of firm tough texture, having a compact growth of grass with good root development, and shall contain no weeds or any other objectionable vegetation. The soil embedded in the sod shall be good earth, free from stones and debris and all sod shall be free from fungus, vermin and other diseases.
- D. Before being cut and lifted, the sod shall have been mowed at least three times with a lawn mower, with the final mowing not more than seven days before the sod is cut. The sod shall be carefully cut into uniform dimensions.
- E. Solid sod shall be laid with closely abutting joints with a tamped or rolled, even surface. It shall be the responsibility of the Contractor to bring the sod edge in a neat, clean manner to the edge of all paving and shrub areas. If, in the opinion of the Architect/Landscape Architect, top-dressing is necessary after rolling, clean sand will be evenly applied over the entire surface and thoroughly washed in.

6. Clean-up:

Any soil, peat or similar material which has been brought onto any paved areas shall be removed promptly keeping these areas clean as the work progresses. Upon completion of the planting, all excess soil, stones and debris which has not been previously cleaned up shall be removed from the site or disposed of as directed by the Architect/Landscape Architect.

7. Maintenance:

- A. Maintenance shall begin immediately after each plant is planted and shall continue until all planting has passed final inspection and acceptance by the Owner. Maintenance shall include watering, weeding, cultivating, removal of dead materials, resetting plants to proper grades or upright position and restoration of the planting saucer and any other necessary operations. Proper protection to lawn areas and existing plant materials shall be provided and any damage resulting from planting operations shall be repaired promptly.
- B. The Contractor shall deep-water all trees and shrubs for a period of ninety (90) days after planting. In the event an irrigation system is operable, Contractor shall see that adequate water is supplied for that period.

8. Inspection and Acceptance:

- A. Inspection:
Inspection of work to determine completion of contract, exclusive of the possible replacement of plants, will be made by the Owner and/or Landscape Architect at the conclusion of all planting and at the written request of the Contractor.
- B. Acceptance:
After inspection, the Contractor will be notified by the Owner of the acceptance of all plant material and workmanship, exclusive of the possible replacement of plants subject to guarantee.

9. Guarantee and Replacement:

- A. Guarantee:
The Contractor shall furnish a written guarantee warranting all materials, workmanship and plant materials, for a period specified in the General Conditions of Project Specifications. All plant materials shall be alive and in satisfactory condition and growth for each specific kind of plant at the end of guarantee period. Where vandalism is agreed by the Architect/Landscape Architect as the cause for replacement, the Contractor shall not be responsible for replacement during the guarantee after final acceptance. See General Conditions of Project Specifications for additional guarantee information.
- B. Replacement:
During guarantee period, any plant required under this contract that is dead or not in satisfactory condition, as determined by the Architect/Landscape Architect, shall be replaced within two weeks of notification by the Architect/Landscape Architect. The Contractor shall be responsible for the full replacement cost of plant materials.
- C. Material and Operations:
All replacements shall be plants of the same kind and size as specified in the plant list. They shall be furnished and planted as specified herein.

10. Care and Maintenance Schedule:

- A. The Contractor shall furnish the Owner's Maintenance staff with a written and detailed description for the care and maintenance of all plant materials and irrigation systems at the time of final inspection. Contractor will also provide a one year Landscape Maintenance Contract, to take affect after Substantial Completion of the project. It will be in the Owner's discretion to accept or reject this contract.

11. Permits and Regulations:

- A. The Contractor shall give all notices and comply with all laws, ordinances, rules and regulations bearing on the conduct of this work as drawn and specified.

12. Protection of Work and Property:

- A. The Contractor shall continuously maintain adequate protection of all his work from damage and theft and shall protect the Owner's property from injury and loss arising in connection with this contract, making good any such loss or injury or damage except where caused by Owner or his agents. He shall adequately provide and maintain passageways, guard fences, lights and other protections required by public authority according to State, Federal and local ordinances.
- B. The Contractor shall provide protection for existing trees and other plant material as designated by drawings, by Owner's representative or by local authorities. Such protection shall consist of fencing or such devices as will prevent harm to material from excavation, breakage, chemical or other types of damage.
- C. A competent superintendent, foreman or workman capable of reading drawings and acting on behalf of the Contractor shall be kept on the work during its progress.

13. Changes In The Work:

- A. The Contractor shall conduct a soil survey of the site to determine the need for any additives to overcome severe conditions not met by normal planting soil requirements. A report of any problems shall be submitted to the Owner and the Architect/Landscape Architect for approval prior to installation, along with a cost break-down of additional services needed.
- B. The Contractor shall advise the Owner and Landscape Architect of any special site conditions (high water table, light or soil conditions, etc.) that might require change of plant material or adjustment to finish elevation shown. The Owner will approve any changes thus determined.

14. Landscape Architect:

- A. The Landscape Architect is the author of the design and agents for its execution. When his services are used by the Owner for supervision, he shall act impartially between the Owner and Contractor and shall have authority to reject all work and materials which do not conform to the contract. All decisions of the Landscape Architect shall be final.

The Contractor shall remove from the site all materials considered not up to specifications by the Landscape Architect and replace with suitable materials.

15. Obstructions:

- A. The Contractor shall acquaint himself with the existence and location of all surface and subsurface structures, utilities and installations before commencing any work, and shall avoid any disturbance or damage to them throughout the course of the work. Repairs to any utilities, subsurface structures and installations and surface obstructions damaged by the Contractor shall be at the Contractor's own time and expense.



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EXPANSION
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PLANTING SPECIFICATIONS

REVISIONS:

MARCH 20, 2020
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LP-04