GENERATOR MIAMI: BUILDING E

3120 Collins Avenue
Miami Beach, FL 33139

SCOPE OF WORK

- Construction of a new four-story 6,977 SF 'Building E' on the south side of the property to house a total of 21 guestrooms.
- Relocation of the swimming pool to the north side of the pool deck.
- Replacement of all east-facing windows on floors 2-8 of the existing 8-story 'Building C' with new casement windows to match historic.
- Reconstruction of two historic wall-mounted flagpoles on east facade of 'Building C'.
- Reconstruction of historic pole sign on corner of Collins Avenue and 32nd Street.
- Reconstruction of segment of historic site wall along 32nd Street to screen existing pad-mounted transformer from the street.

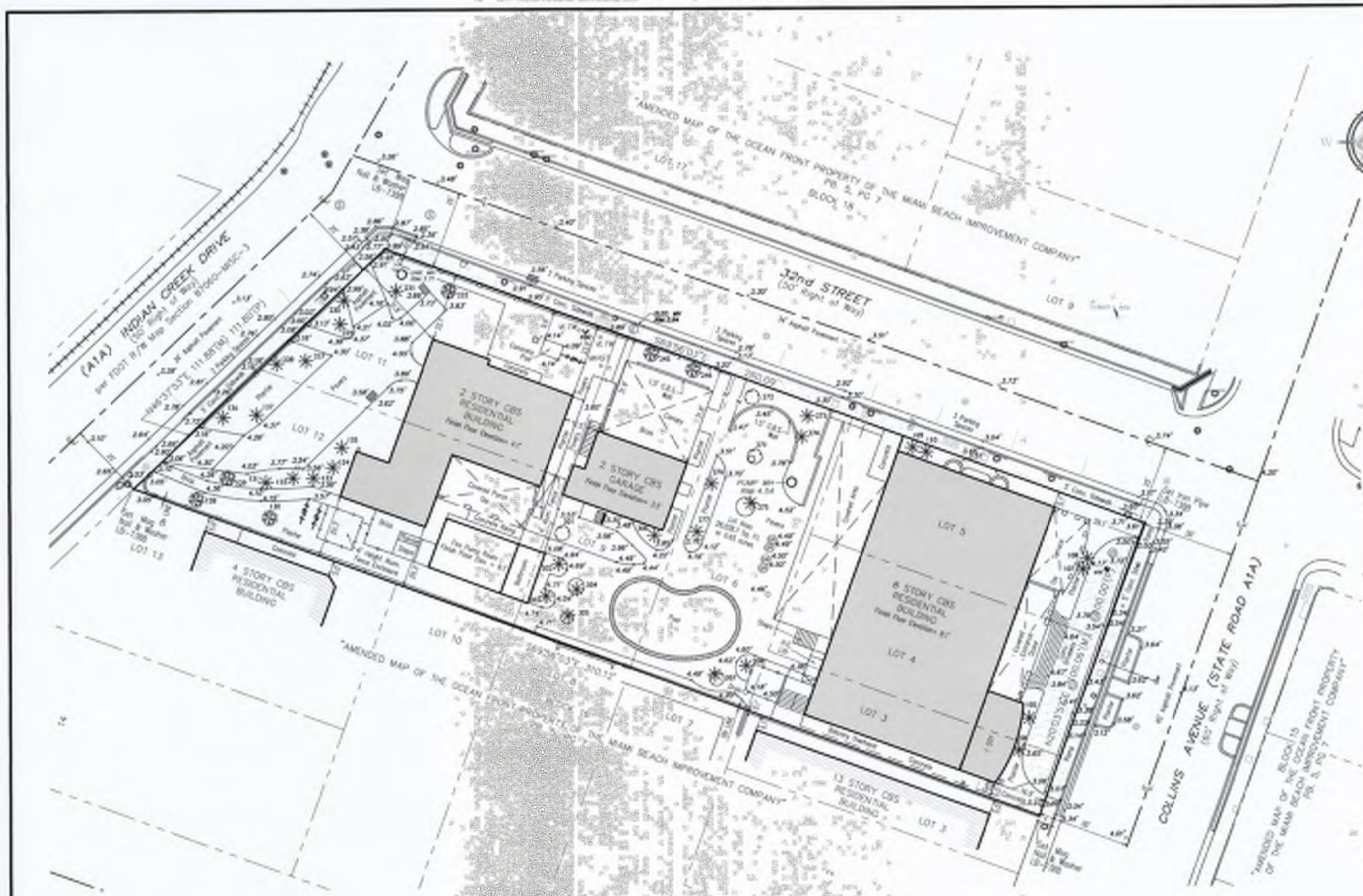
HISTORIC PRESERVATION BOARD RESUBMITTAL

Application for HPB Certificate of Appropriateness for Design and Variance Request

September 11, 2020
STA Project #3426.01

INDEX OF DRAWINGS

3526 NORTH MIAMI AVE.
MIAMI, FL 33127
TEL: 305.571.1811
Todd Tragash, A.I.A. Florida Registration Number #11053
STA ARCHITECTURAL GROUP



LOCATION MAP
NOT TO SCALE

LEGEND:

- ℄ Centerline
- Right of way line
- Catch basin
- Clean out
- Fire hydrant
- Street light pole
- Light pole
- Gas meter
- Unknown manhole
- Drainage manhole
- Electrical manhole
- Sanitary sewer manhole
- Signal mast arm
- Single sign support
- Public telephone
- Unknown valve
- Gas valve
- Sewer valve
- Water valve
- Water meter
- Wire pull box

ABBREVIATIONS:

- (M) = Measured
- (P) = Platted Dimension
- A/C = Air conditioner
- BLDG = Building
- CBS = Concrete Block and Stucco
- CL = Clear
- CLF = Chain Link Fence
- CONC = Concrete
- LB = Licensed Business
- PB, PG = Plat Book and Page
- R/W = Right of Way
- STY = Story

TREE TABLE

TREE NUMBER	SCIENTIFIC NAME	COMMON NAME	DIAMETER (INCHES)	HEIGHT	CANOPY
105	COCOS NUCIFERA	COCONUT PALM	10"	15'	20'
106	PTYCHOSTERMA ELEGANS	ALEXANDER PALM	3"	10'	8'
107	PTYCHOSTERMA ELEGANS	ALEXANDER PALM	3"	15'	10'
108	PTYCHOSTERMA ELEGANS	ALEXANDER PALM	4"	15'	10'
109	PTYCHOSTERMA ELEGANS	ALEXANDER PALM	4"	12'	10'
110	PTYCHOSTERMA ELEGANS	ALEXANDER PALM	4"	12'	10'
128	BURSERA SIMARUBA	GUMBO LIMBO	6"	15'	15'
129	CASSIA FISTULA	GOLDEN SHOWER	5"	10'	10'
130	BISCHOFIA JAVANICA	BISHOPWOOD	6"	12'	15'
131	TR-PA ALEXANDRIA	ALEXANDER PALM (2)	3"	6'	8'
132	PTYCHOSTERMA ELEGANS	ALEXANDER PALM (3)	3"	6'	8'
133	PTYCHOSTERMA ELEGANS	ALEXANDER PALM	2"	8'	6'
134	PTYCHOSTERMA ELEGANS	ALEXANDER PALM	3"	12'	8'
135	PTYCHOSTERMA ELEGANS	ALEXANDER PALM	3"	10'	8'
136	COCOS NUCIFERA	COCONUT PALM	10"	24'	15'
137	COCOS NUCIFERA	COCONUT PALM	12"	26'	15'
227	COCOS NUCIFERA	COCONUT PALM	10"	15'	20'
228	COCOS NUCIFERA	COCONUT PALM	10"	15'	20'
229	COCOS NUCIFERA	COCONUT PALM	10"	15'	20'
230	COCOS NUCIFERA	COCONUT PALM	8"	15'	20'
231	DELONIX REGIA	ROYAL POINCIANA	3"	12'	20'
232	QUERCUS	OAK TREE	6"	18'	20'
245	QUERCUS	OAK TREE	4"	15'	15'
246	QUERCUS	OAK TREE	4"	15'	15'
271	CLUSIA MAJOR	AUTOGRAPH TREE			
272	BURSERA SIMARUBA	GUMBO LIMBO	10"	20'	20'
273	PTYCHOSTERMA ELEGANS	ALEXANDER PALM (3)	4"	20'	20'
274	COCOS NUCIFERA	COCONUT PALM	12"	20'	20'
275	COCOS NUCIFERA	COCONUT PALM	8"	14'	20'
276	COCOS NUCIFERA	COCONUT PALM	8"	14'	20'
277	COCOS NUCIFERA	COCONUT PALM	10"	16'	20'
301	CONOCARPUS ERECTUS	SILVER BUTTON WOOD	4"	16'	20'
302	COCOS NUCIFERA	COCONUT PALM	12"	26'	20'
303	COCOS NUCIFERA	COCONUT PALM	12"	26'	20'
304	COCOS NUCIFERA	COCONUT PALM	10"	20'	20'
305	COCOS NUCIFERA	COCONUT PALM	12"	18'	20'
306	COCOS NUCIFERA	COCONUT PALM	14"	18'	20'
307	COCOS NUCIFERA	COCONUT PALM	12"	16'	20'
308	COCOS NUCIFERA	COCONUT PALM	14"	22'	20'

LEGAL DESCRIPTION:

Lot 4, 5, 6, 9 11, 12 and North ½ of Lot 3, all in Block 16, of AMENDED MAP OF THE OCEAN FRONT PROPERTY OF THE MIAMI BEACH IMPROVEMENT COMPANY, according to the Plat thereof as recorded in Plat Book 5, at Page 7, of the Public Record of Dade County Florida.

AND

That certain strip of land lying to the West of Lots 11 and 12, Block 16, of AMENDED MAP OF THE OCEAN FRONT PROPERTY OF THE MIAMI BEACH IMPROVEMENT COMPANY, as per Plat thereof as recorded in Plat Book 5, at Page 7, of the Public Record of Dade County Florida, which said strip is described as being a strip of land lying between Indian Creek and Indian Creek Drive and between the North lot line of Lot 11 and the South Lot Line of Lot 12 when said lot lines are projected Westerly to Indian Creek.

Folio: 02-3226-040-0001

Lot is 28,528.7 Square Feet or 0.65 acres more or less.

SURVEYOR'S NOTES:

Bearings are based on an assumed meridian, where the East Line of Block 16 of said plat of AMENDED MAP OF THE OCEAN FRONT PROPERTY OF THE MIAMI BEACH IMPROVEMENT COMPANY, bears North 20°03'57 East. All distances as shown are based on the US Survey foot.

The client provided the legal description to this surveyor.

No attempt was made to locate any underground footings or encroachments.

Any notorious evidence of occupation and/or use of the described parcel for Right-of-Way, Ingress or Egress is shown on this survey drawing. However, this survey does not purport to reflect any recorded instruments or Right-of-Way other than shown on the recorded plat or stated in the legal description as it appears on this drawing.

Only visible evidence of the utilities has been shown. There may be underground utilities that have not been shown.

The National Flood Insurance Rate Map for Florida, Community Panel No. 12086C Panel 336L date 09/11/09 publish by the United States Department of Housing and Urban Development, delineates the herein described land to be situated in Zone AE with a base flood elevation of 8.0 feet.

This survey is based on platted information. Recovered monumentation and occupation.

Additions or deletions to this survey by other than the signing party are prohibited without the written permission of the signing party. Examination of the abstract of title will have to be made to determine recorded instruments, if any, affecting this property. Accuracy Statement: Commercial/High Risk Linear 1 foot in 10,000.

This sketch shown hereon in its graphic form, is the record depiction of the surveyed lands described herein and will in no circumstances be supplanted in authority by any other graphic or digital format of this Survey. This map is intended to be displayed at a scale of 1"=20' or smaller. At the maximum intended displayed scale the survey and sketch's positional accuracy value occupies 1/20" on the display.

Although care was taken with the identification of the trees noted hereon, an arborist, landscape architect, botanist, environmental specialist or others with advanced education in dendrology should be utilized if critical identification of the trees is required.

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811
Know what's below. Call before you dig.
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AIMARA DIAZ LA ROSA
FLORIDA PROFESSIONAL SURVEYOR & MAPPER

BOUNDARY SURVEY
FOR
3120 COLLINS AVENUE

A PORTION OF BLOCK 16

MIAMI DADE COUNTY FLORIDA

BOUNDARY SURVEY

1 of 1

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

3526 NORTH MIAMI AVE.
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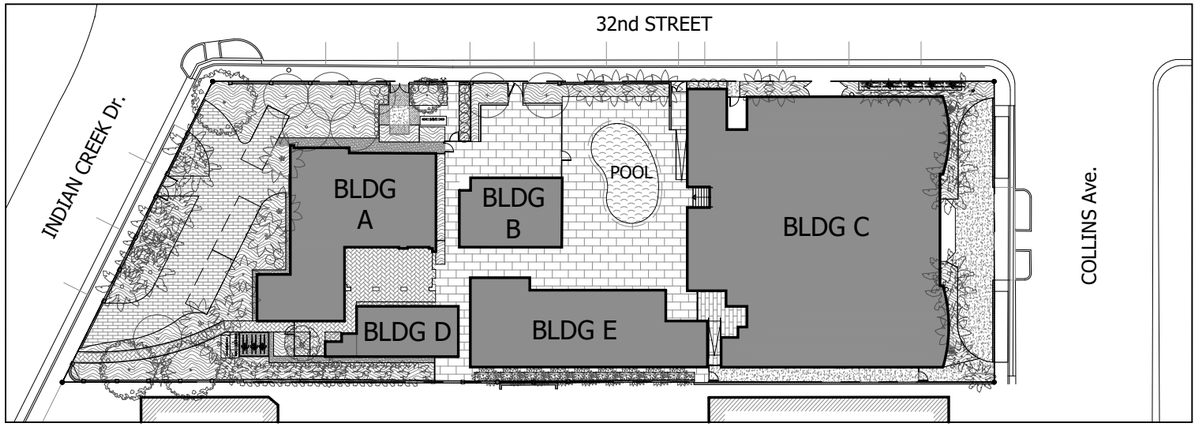
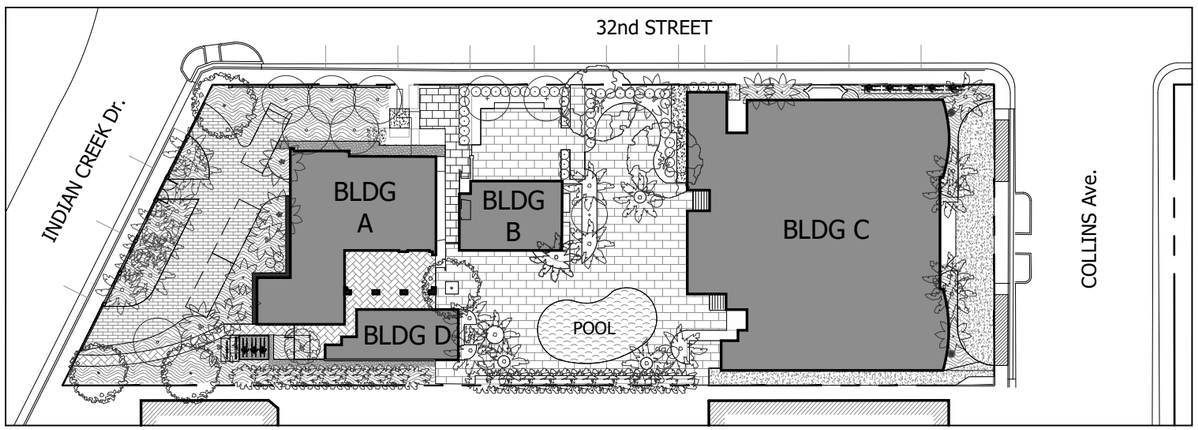
STA ARCHITECTURAL GROUP

HISTORIC PRESERVATION BOARD: RESUBMITTAL - 09/11/2020
City of Miami Beach Planning Dept.
1700 Convention Center Drive
Miami Beach, FL, 33139

Project # 3426.01
3120 Collins Avenue
Miami Beach, FL, 33139



3 PROPOSED SITE KEY PLAN
SCALE: N.T.S.



1 EXISTING SITE KEY PLAN
SCALE: N.T.S.

4 LOCATION MAP
SCALE: N.T.S.
N

2 LOCATION PLAN
SCALE: N.T.S.
N

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Miami Beach, FL, 33139

A-1.2
CONTEXT LOCATION PLAN

MIAMIBEACH
Planning Department, 1700 Convention Center Drive
Miami Beach, Florida 33139, www.miamibeachfl.gov
305.673.7550

MULTIFAMILY - COMMERCIAL - ZONING DATA SHEET

ITEM #	Zoning Information			
1	Address:	3120 COLLINS AVE, MIAMI BEACH, FL 33139		
2	Board and file numbers :			
3	Folio number(s):	02-3226-001-1370		
4	Year constructed:	1926, 1940, 2018	Zoning District:	RM2 - RESIDENTIAL MULTIFAMILY
5	Based Flood Elevation:	8.0' NGVD	Grade value in NGVD:	2.9' NGVD
6	Adjusted grade (Flood+Grade/2):	5.45' NGVD	Lot Area:	28,500
7	Lot width:	100'	Lot Depth:	310'
8	Minimum Unit Size	200 sf	Average Unit Size	271 sf
9	Existing use:	HOTEL	Proposed use:	HOTEL

		Maximum	Existing	Proposed	Deficiencies
10	Height	75'-0"	Varies; up to 85'-4"	42'-4" (NEW BLDG E)	N/A
11	Number of Stories	N/A	Varies; up to 8	4 (NEW BLDG E)	N/A
12	**FAR**	2.0	1.77	2.0	N/A
13	Gross square footage	N/A	50,549 SF	56,997 SF	N/A
14	Square Footage by use	N/A	N/A	N/A	N/A
15	Number of units Residential	N/A	N/A	N/A	N/A
16	Number of units Hotel	N/A	102	122	N/A
17	Number of seats	N/A	255	Existing to Remain	N/A
18	Occupancy load	N/A	270 (PUBLIC SPACE)	Existing to Remain	N/A

	Setbacks	Required	Existing	Proposed	Deficiencies
	Subterranean:				
19	Front Setback (Collins Ave):	20'	58'-8"	Existing to Remain	N/A
20	Front Setback (Indian Creek Dr):	20'	166'	Existing to Remain	N/A
21	Side Setback:	10'	30'-5"	Existing to Remain	N/A
22	Side Setback facing street (32nd St):	10'	5'-0"	Existing to Remain	N/A
23	Rear Setback:	N/A	N/A	N/A	N/A
	At Grade Parking:				
24	Front Setback (Collins Ave):	20'	235'	Existing to Remain	N/A
25	Front Setback (Indian Creek Dr):	20'	20'	Existing to Remain	N/A
26	Side Setback:	10'	22'-7"	Existing to Remain	N/A
27	Side Setback facing street (32nd St):	10'	8'	Existing to Remain	N/A
28	Rear Setback:	N/A	N/A	N/A	N/A
	Pedestal:				
29	Front Setback (Collins Ave):	20'	15'-0" (BLDG C)	Existing to Remain	N/A
30	Front Setback (Indian Creek Dr):	20'	32'-8" (BLDG A)	Existing to Remain	N/A
31	Side Setback:	10'	1'-0" (BLDG C)	5'-0" (NEW BLDG E)	N/A
32	Side Setback facing street (32nd St):	10'	2'-6" (BLDG C)	65'-4" (NEW BLDG E)	N/A
33	Rear Setback:	N/A	N/A	N/A	N/A
	Tower:				
34	Front Setback (Collins Ave):	20' + 1' (up to 50')	15'-0" (BLDG C)	Existing to Remain	N/A
35	Front Setback (Indian Creek Dr):	20' + 1' (up to 50')	N/A	Existing to Remain	N/A
36	Side Setback:	20' + 1' (up to 50')	1'-0" (BLDG C)	5'-0" (NEW BLDG E)	N/A
37	Side Setback facing street (32nd St):	10'	5'-0" (BLDG C)	65'-4" (NEW BLDG E)	N/A
38	Rear Setback:	N/A	N/A	N/A	N/A

MIAMIBEACH
Planning Department, 1700 Convention Center Drive
Miami Beach, Florida 33139, www.miamibeachfl.gov
305.673.7550

	Parking	Required	Existing	Proposed	Deficiencies
39	Parking district	DISTRICT #1			
40	Total # of parking spaces	1*	3	3 (Existing)	N/A
41	# of parking spaces per use (Provide a separate chart for a breakdown calculation)	N/A	N/A	N/A	N/A
42	# of parking spaces per level (Provide a separate chart for a breakdown calculation)	N/A	N/A	N/A	N/A
43	Parking Space Dimensions	N/A	N/A	N/A	N/A
44	Parking Space configuration (45o,60o,90o,Parallel)	N/A	N/A	N/A	N/A
45	ADA Spaces	N/A	N/A	N/A	N/A
46	Tandem Spaces	N/A	N/A	N/A	N/A
47	Drive aisle width	N/A	N/A	N/A	N/A
48	Valet drop off and pick up	N/A	N/A	N/A	N/A
49	Loading zones and Trash collection areas	3	0	Existing to Remain	N/A
50	Bicycle parking, location and Number of racks	N/A	16 (incl. 6 in secure enclosure)	Existing to Remain	N/A

*The applicant will seek a reduction via waiver to reduce the parking requirement from 1 space per unit to 0.5 spaces per unit.
The applicant will also seek a reduction by implementing alternative parking incentives
Please refer to sheet A-1.3A for parking calculation breakdown.

	Restaurants, Cafes, Bars, Lounges, Nightclubs	Required	Existing	Proposed	Deficiencies
51	Type of use	N/A	RESTAURANT & BAR	Existing to Remain	N/A
52	Number of seats located outside on private property	N/A	168	Existing to Remain	N/A
53	Number of seats inside	N/A	87	Existing to Remain	N/A
54	Total number of seats	N/A	255	Existing to Remain	N/A
55	Total number of seats per venue (Provide a separate chart for a breakdown calculation)	N/A	BLDG B: 46 BLDG C: 110 POOL DECK: 99	Existing to Remain	N/A
56	Total occupant content	N/A	270 (PUBLIC SPACE)	Existing to Remain	N/A
57	Occupant content per venue (Provide a separate chart for a breakdown calculation)	N/A	BLDG B: 46 BLDG C: 224 (PUBLIC SPACE)	Existing to Remain	N/A

58	Proposed hours of operation	TBD
59	Is this an NIE? (Neighboot Impact stablishment, see CMB 141-1361)	NO
60	Is dancing and/or entertainment proposed ? (see CMB 141-1361)	NO
61	Is this a contributing building?	YES
62	Located within a Local Historic District?	YES

Variances Requested:

1. Variance from Section 142-217 for smaller unit size.
2. Variance from Section 142-218 to provide side yard setback less than 10 feet.
3. Variance from Section 142-1133 to provide side yard (facing a street) setback for swimming pool and pool deck less than 15 feet.

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OFF-STREET PARKING CALCULATIONS

		Calculation Factor	Required Parking Spaces
	Restaurant/Bar	N/A Existing to Remain	N/A Existing to Remain
	Units (Guestrooms)	0.5 spaces per unit*	21 units/2 = **11 spaces**
	TOTAL SPACES REQUIRED	N/A	**11 spaces**
	Alternative Parking Incentive Reductions		
	Short-term bicycle parking	10 : 1 space reduction	10 racks = 1 space reduction
	Long-term bicycle parking	5 : 1 space reduction	6 racks = 1 space reduction
	Passenger drop-off stall	1 : 3 space reduction	3 stalls = 9 space reduction
	TOTAL SPACES AFTER REDUCTIONS	N/A	11 spaces - 10 spaces (max reduction) = **1 space**

*The applicant will seek a reduction via waiver to reduce the parking requirement from 1 space per unit to 0.5 spaces per unit

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RENDALE HOTEL / SCHMIDHEISER HOUSE
3120 COLLINS AVE. / 3127 INDIAN CREEK DRIVE, MIAMI BEACH

I. Historical Context

These properties occupy part of Block 16 of the Miami Beach Improvement Company's Oceanfront Subdivision of Miami Beach. This is one of the oldest sections of the city. Pioneer John S. Collins and his family formed the Miami Beach Improvement Company in 1912, before Miami Beach was even a town, and platted their Oceanfront Subdivision, which extends from Collins Park northward to approximately 44th Street, in February 1916. Most of this subdivision, including the subject buildings, is included in the Collins Waterfront Historic District, designated by the city in January 2001. More recently, the Collins Waterfront district has been added to the National Register of Historic Places as well.

Block 16 of the Oceanfront Subdivision lies between 31st and 32nd Streets, from Collins Avenue to Indian Creek Drive. It is divided into an irregular arrangement of 14 lots: Lots 1 to 5 face Collins Avenue; Lots 11 to 14 line Indian Creek Drive, and Lots 6 to 10 are clustered in between.

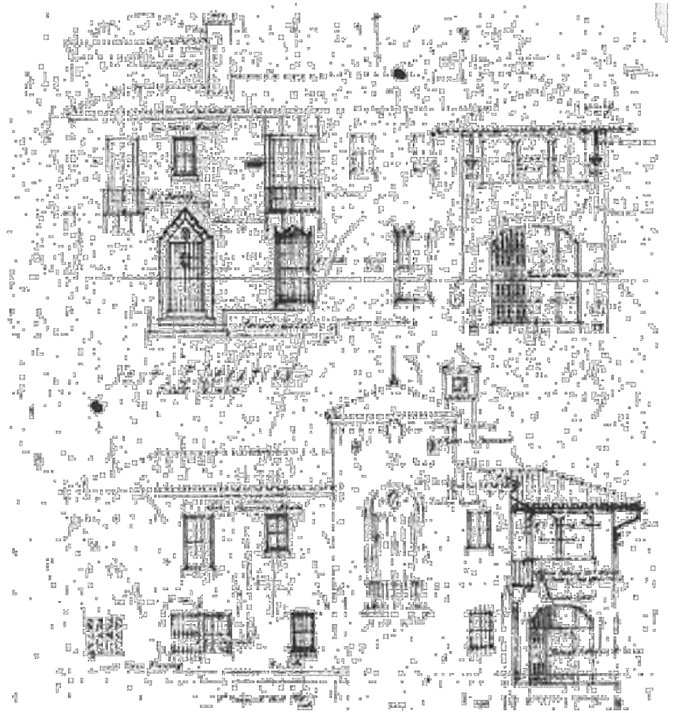
Under consideration here are two entities that were built separately but are now consolidated: the first was a small residence constructed in 1926 on the northwest corner of the block, at 3127 Indian Creek Drive; the second was the eight-story Rendale Hotel, now the Atlantic Princess Condominium, built in 1940 at 3120 Collins Avenue, directly east of the earlier house.

II. Schmidheiser Residence, 3127 Indian Creek Drive

This charming little residence occupies Lots 11 and 12 of the block, facing west toward Indian Creek, and its rear garage occupies Lot 9. The building permit for this two-story, $30,000 structure (quite costly at the time) was issued on September 1, 1926, just days before the great hurricane would hit Miami Beach. The original owner was Edward C. Schmidheiser, who, with his wife Louise, is listed at this address in city directories through 1940, but no other information about him has been found. Architects of the house were Edwin L. Robertson and Lawrence R. Patterson, who had formed a partnership a few years earlier. (See Biography following) Mediterranean was their style of choice.

This house is a striking example of the Mediterranean architectural style with Moorish elements (pointed arch and turrets). Original plans were found on Microfilm #1951 in the Miami Beach Building Department. In addition, an early photograph taken from the northwest was published in the 1930 Yearbook of the Architectural League of Greater Miami.[1] The original plans include foundation and roof plans, first and second floor plans, and west and north elevations. The garage is not included in the plans but is seen in the photo as having two stories, a clay tile roof, and entries for two cars on the north elevation.

RESIDENCE OF E. E. SHMIDHEISER, MIAMI BEACH
E. L. Robertson, Architect



The footprint of the house is basically L-shaped, conforming with the street corner, and of two stories with an additional half-story tower over the interior stairwell. The hip roofs are of clay barrel tile. A number of whimsical touches include a chimney with peaked cap and crenellations, scalloped molding on the tower and atop it, an elaborate wrought-iron weathervane in the form of a ship. The front entrance, on the west elevation, is recessed into a scrolled, pointed archway. The plans show a plaque above the front door with the letter S --- probably for Schmidheiser. In recent years a metal lantern hung in this archway but has since disappeared. Also gone is a second-story door opening onto a small wrought-iron balcony, and elaborate iron grilles on the first-floor windows, all seen in the 1930 photograph. Original windows seen in plans and photo were multi-paned sash type that have since been replaced with horizontal panes.

[1] Florida Room, Miami Public Library. (p. 22)

At the south end of the west elevation, a two-story projection originally housed screened porches that have since been enclosed. On the second floor this was a sleeping porch in that era without air conditioning. On the first floor, the plans show rods of turned wood enclosing the screens, and a scroll in the stucco of the exterior wall. The photo shows canvas awnings added to this first-floor porch. There was also a low, solid masonry wall enclosing the property, fragments of which still survive. The entrance on the west had a wrought-iron gate with scrolled-stucco posts. This was probably not a driveway, since the garage was entered from 32nd Street, on the north.

The original floor plan shows the front door opening into a stair hall, and the living room, with fireplace, to the right. The dining room was set inside the angle of the L-shaped footprint. Continuing eastward were the pantry, kitchen, and a service area. Upstairs were four bedrooms with adjoining bathrooms, and oak floors documented on the plans.

The north elevation of the house, seen more clearly on the plans than in the photo, still retains many of its rich decorative elements, especially on the stairwell tower. Between the two stories, multi-paned French doors open onto a small iron balcony and are set into a rounded arch which has a floral design in bas-relief. An escutcheon, scalloped molding, and two clusters of scupper holes decorate the upper tower. The first-floor windows here, as on the west elevation, originally had iron grilles. An exterior stairway and new doors have been added to the north elevation at an unknown date.

The Building Permit Card indicates that E.L.Robertson continued to work on the house for Mr. Schmidheiser, with “repairs” in 1929 and a “two-story addition” costing $10,000 in 1931. Plans #4382 for this addition were found but are illegible. No plans were found for other Robertson additions in 1933 and ‘34.

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The south and east elevations of the property are not included in the plans nor seen in the photograph, so their original design is undocumented. At present, part of the first floor on the north elevation is recessed to create a patio.

The Schmidheisers apparently left the house by 1940; the 1941-1942 city directories list it as the residence of Edward and Frances Kester, and they were issued a permit for a sign in 1940. During World War II, when much of Miami Beach was used as a military training base, this house was one of over 300 Miami Beach properties that were leased for this purpose. Government records[2] list it as the "Rendale Annex" with nine rooms and a capacity for twelve men, rented for "hospital" use at $4000 annual rent. The 1944 city directory lists it as a "U.S. Army Dispensary." It was returned to its owner on November 17, 1945. After the war, as Miami Beach prospered again as a resort, this previously private residence became a rooming house. Mrs. Augusta Schott advertised "furnished rooms" here in the 1947 and 1949 city directories, but in 1955 this address is listed as the "Rendale Hotel parking lot."

III. <u>RendaleHotel, 3120 Collins Avenue</u>

E. L. Robertson, who had collaborated on the Schmidheiser house, designed the Rendale Hotel solo in 1940, for a company called Deko, Inc. (This did not refer to the Art Deco style, a term that was not coined until the 1960s.)Departing from the outmoded Mediterranean style, Robertson designed it as a fine example of Art Deco. It occupies Lots 4 and 5 and the north half of Lot 3 in this block. Eight stories tall, it had 91 hotel rooms plus a dining room and cost $180,000.

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[2] *Investigation of the National Defense Program,* Senate Res. 6; Jan. 4, 1944; p. 9126 (online).

Original plans were found on Microfilm #14095 in the Building Department, consisting of all four exterior elevations; plot plan, basement and roof plans; first floor plan; typical floor plan; interior elevations of dining room, lounge, and lobby, and details. In addition, photographs of the front elevation and lobby were published in the 1941 issue of *Florida Architecture and Allied Arts.*[3] Several postcard images also document the front façade.

Built late in the Art Deco era, the Rendale has a few inventive variations on the style. The front façade is symmetrical, with a vertical row of seven small, rounded eyebrows above the windows along the central axis. Decorative bas-relief panels are interspersed between these windows, five incised horizontal lines wrap around the first floor, and the parapet is stepped up, with two flagpoles as finials. These are all typical Art Deco features. What is unusual are the eyebrows that wrap around the corners of the building: they don't project outward as far as usual, and they are all conjoined by matching vertical fins. These fins split the front façade into the classic three sections of Art Deco. They also seem to presage the "boxed" windows of the Postwar style.

This being a corner building, the north elevation is also fully developed and has the same features as the front: a column of rounded eyebrows above the central doorway (the "north entrance"), bas-reliefs, and the same vertical fins connecting the corner eyebrows.

The front entrance on Collins Avenue has been enlarged from its initial design but still retains original elements. The 1941 photo shows a flight of steps leading up from the front yard (!) to the terrace, which has a roof only across the center section; the north end of the terrace is unroofed. The terrace is enclosed by a low wall of decorative metal panels, with a motif that still survives. The terrace roof is supported by a pair of square columns, and a channel letter sign is centered over the entrance. To the left, the wall of the

[3] Published by Miami chapter of A.I.A. Miami Public Library, Florida Room archive.

RENDALE HOTEL, C. 1940

original dining room bows outward, with five vertical window panels. Most of the Rendale's original windows were casements, replaced by single-hung type in 1983, according to the Permit Card.

The lobby too has been somewhat altered – the reception desk and glass chandeliers are new – but many features seen in the plans and photo remain, such as the geometric patterns in the terrazzo floor, the cylindrical pillars, cove lighting in the ceiling, and the stairway recessed into the south wall, as seen in the 1941 photograph.

The Rendale received its Certificate of Occupancy on January 6, 1941. A year later, the country was at war and, like the Schmidheiser house, the Rendale saw military duty. It was leased for a yearly rent of $27,500 and served as "quarters for troops or trainees," with capacity for 287 men in its 91 rooms.[4] It returned to civilian use on October 30, 1945.

After the war, a swimming pool designed by architect Norman Giller was added in 1949, and air conditioning began to be installed in 1950. (Unfortunately, some were wall units that pierced the exterior stucco.) Giller also remodeled the hotel rooms in 1954 and '55, consolidating pairs of rooms into a total of 24 one-bedroom, two-bath apartments.

[4] *Investigation of the National Defense Program,* Senate Res. 6; Jan. 4, 1944; pp. 9121 (online).

RENDALE HOTEL POOL, HISTORIC POSTCARD

RENDALE HOTEL LOBBY, C. 1940

IV. Architects' Biography: Robertson & Patterson

Edwin L. Robertson, from Mobile, Alabama, trained in New York and came to Miami about 1919, where he first worked with August Geiger.
Lawrence R. Patterson, from Portsmouth, Ohio, graduated from the University of Pennsylvania in 1910. He came to Miami in 1915 and worked with Walter DeGarmo before partnering with Robertson in 1923.[5]
Their buildings in Miami included the Cromer-Cassel Department Store (remodeled as Metromall), the Dallas Park Apartments, and the Alhambra and Alcazar Hotels (demolished).
In Miami Beach, they designed the Club Lido (Rod & Reel Club, demolished) on Hibiscus Island; the Hurlbut and Hiawatha Apartments at 1512 and 1552 Washington Avenue; and the Washington Storage Company (now the Wolfsonian/FIU), as well as several residences.
Robertson alone is the architect of record for the Oasis Restaurant, 801 Washington Avenue (1929); the Paddock Grill, 685 Washington Avenue (1934); and several other commercial buildings.

---Carolyn Klepser, researcher
November 12, 2015

[5] "Architects Are Busy," Miami Herald, May 28, 1926, p. B-10.

RENDALE HOTEL, HISTORIC PHOTO

ADDENDUM: March 9, 2020

GENERATOR MIAMI: Historic Restoration & Improvements

In September 2018, a substantial historic preservation improvement project was completed under new ownership as Generator Miami opened its doors. The property's use was restored to its original one as a hotel.

STA Architectural Group was commissioned as the Architect of Record for the project. A Certificate of Appropriateness was issued by the City's Historic Preservation Board (Ref. Final Order No. 7602).

Notable Improvements: Schmidheiser Residence

The historic Schmidheiser Residence (c. 1926) and its accessory garage structure were preserved. The residence now houses eleven guest suites, and the garage structure houses a bar on the ground floor and one guestroom on the second floor.

All jalousie windows were replaced with new single-hung impact resistant windows with a muntin configuration to replicate the original. In addition, all thru-the-wall AC units were removed.

The stair on the north elevation of the residence (not original to the historic structure,) was removed.

The original wood corbels above the windows in the second floor porch were uncovered and restored to their original condition.

The balconette on the west elevation was reconstructed in accordance with historic photographic documentation, and the building was repainted with a palette consistent with the building's era.

The interior layout of the residence was reconfigured from its previous reconfiguration as a condominium. Nonetheless, a substantial portion of the original terracotta floor tile was preserved, as was the grand stair and the original fireplace.

SCHMIDHEISER RESIDENCE INTERIOR, POST-IMPROVEMENTS (2019)

SCHMIDHEISER RESIDENCE, POST-IMPROVEMENTS (2019)

A new trellis structure was installed on the north side of the garage structure, to cover an outdoor dining patio.

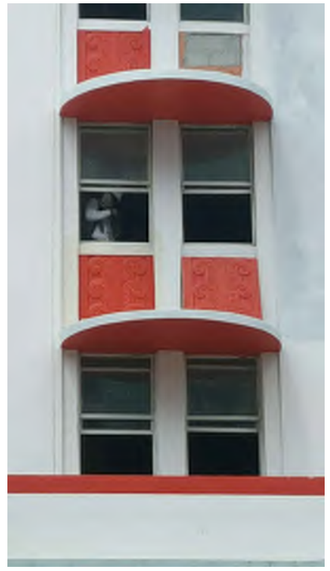
Notable Improvements: Rendale Hotel

The Rendale Hotel was converted from a condominium back to a hotel.
The east-facing windows and doors on the ground floor of the hotel were replaced with new impact resistant windows with a muntin configuration to replicate their original condition.
All thru-the-wall AC units were removed on all floors. Where the AC units once punctured the original bas-reliefs on the east elevation, the bas-reliefs were re-casted from forms made of the intact panels.
The building exterior was repainted in a white base color and bold red accents, to replicate one of the building's original color schemes. (See photo, right.)

The lobby of the hotel has undergone significant restoration work.
The original terrazzo floors were restored, the ceiling light coves were preserved, and new era-appropriate decorative light fixtures were installed.
The mezzanine overlook was uncovered, moldings at the walls and columns reinstated, and the original wall paneling was recreated.
A new restaurant and bar, "The Jim and Neesie" is operating in the southeast corner of the lobby level.
A new one-story addition was added to the west side of the hotel at lobby level. The addition houses a new guest lounge overlooking the pool deck, as well as new restrooms and a trash room.

The original kidney bean shaped pool was preserved and renovated. The pool deck and site was repaved and landscaped.

---Addendum by STA Architectural Group
March 9, 2020



RENDALE HOTEL, BAS-RELIEF RE-CASTING, POST-IMPROVEMENTS (2019)

RENDALE HOTEL, POST-IMPROVEMENTS (2019)

ARMY RETURNED TO OWNER 11/17/46

Owner Ed. Schmidheiser — Mailing Address — Permit No. 1951 — Cost $ 30,000.

Lot 9,11 & 12 Block 16 — Subdivision M.B. IMPR.CO. OCEAN FRONT — Address 3127 Indian Creek Drive

General Contractor Williams Construction Co: — Bond No. 431

Architect Robertson and Patterson — Engineer

Zoning Regulations: Use "R2" Area "15" — Lot Size 3 lots

Building Size: Front 57'6 Depth 59'2 — Height — Stories

Certificate of Occupancy No. — Use RESIDENCE AND GARAGE

Type of Construction CBS — Foundation Reinforced concrete — Roof Tile — Date Sept.1,1926

17135

Main house on Lots 11 & 12
Rear house on Lot 9

Plumbing Contractor		Sewer Connection	Date
		Temporary Closet	
Plumbing Contractor			Date
Water Closets	Bath Tubs	Floor Drains	
Lavatories	Showers	Grease Traps	
Urinals	Sinks	Drinking Fountains	
Gas Stoves	Gas Heaters	Rough Approved	Date
Gas Radiators	Gas Turn On Approved		
Septic Tank Contractor		Tank Size	Date
Oil Burner Contractor		Tank Size	Date
Sprinkler System			

Electrical Contractor Wagner Electric Co. — Address — Date Nov.17,1926

OUTLETS Switch — Light 80 — Receptacles — Range 1, — Motors — HEATERS Water 1, Space — Refrigerators — Irons — Fans — Temporary Service — Centers of Distribution — Sign Outlets

No. FIXTURES — Electrical Contractor — Date

FINAL APPROVED BY — Date of Service

Alterations or Repairs Over # 3351..REPAIRS..(contractor,Gaffney) $ 4,500.....Dec.10,1929
(architect,Robertson)

See Over

ALTERATIONS & ADDITIONS

Ed. Schmidheiser, owners — May 2, 1931

Building Permits: #4332.. Two-story addition and new bath room in living room.....$ 10,000.
John C. Gaffney, contractors
E.L. Robertson, Architect : CBS, Spread Footings; Tile roof;

5287.. Repair Tile Floors, Addition of bath room $ 2,000:
John C. Gaffney, contractor; architect, E.L. Robertson. May 8, 1933

6230.. Marion and Remodling $ 1,000:
John C. Gaffney, contractor; E.L. Robertson, architect; Sept. 15, 1934

1446.. 1 Sign for R. Kester - Neon Sign & Service Aug. 14, 1940..... 100:

Plumbing Permits: # 1034.. Alex. Orr,P... 1 water closet, 1 Sewer Connection. Aug. 15, 1933

02131..

Electrical Permits: American Electric Company: 10 Outlets..... May 28, 1931
6578.. George LaVigne.... 2 space heaters..... May 12, 1936
1435.. Neon Sign & Service Co: 1 neon transformer..... Aug. 14, 1940
1650.. State Electric.. 1 service equipment ....Dec.12,1941..Final OK Brown 2/6/1942

Lot 9,11 & 12 Block 16 Subdivision MIAMI BEACH IMPROVEMENT COMPANY'S OCEAN FRONT.
3127 Indian Creek Drive:: ALTERATIONS & ADDITIONS

Building Permits: # 21564 Painting - Morris Kalof, painter $ 15,000: Dec/ 7, 1945
35238 PARKING LOT- Passed by city Council 2/21/51-George E. Sunnell,Inc.,contr $ 2,000: Feb. 22, 1951

Plumbing Permits:

PLUMBING PERMITS: #6318 Morgan Plumbing: 1 water closet; 2 lavatories; 1 bath tub - 6/29/64

Electrical Permits:

1 BUILDING CARD: 3127 INDIAN CREEK DRIVE (BUILDINGS A & B)
SCALE: N.T.S.

3526 NORTH MIAMI AVE.
MIAMI, FL 33127
TEL: 305.571.1811
Todd Tragash, A.I.A. Florida Registration Number #11053
STA ARCHITECTURAL GROUP

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[redacted] Rendale Hotel
J.C. Devine Props, Inc.

USAAFTTC Owner DEKO, INC. Mailing Address Permit No 14095 Cost $180,000.....

N½ of 3 Lot & all 4 and 5 Block 16 Subdivision M.B.IMPR.C.O.P. Address 3120 Collins Avenue

General Contractor O'Neill & Orr Building Corp: Bond No. 2387 3226-01-132

Architect E. L. Robertson 17133 Engineer Jorgensen & Schreffler.

Zoning Regulations: Use RE Area 15 Lot Size See Permit #15394 for New Hotel Room Count........... 137

Building Size: Front 90' Depth 65' Height 100' 90 Stories 8,

Cerificate of Occupancy No. 389 Jan.6,1941 - 102 rooms Use HOTEL 91 rooms & dining room-accessory use
#2530- Nov.4,1954 ----- 78 hotel rms & 12 (1-bedrm) apts:

Type of Construction Fire proof Foundation Concrete Piling Roof Flat Date May 23, 1940

Plumbing Contractor Alexander Orr, Jr. Inc. Sewer Connection 1, Date June 8,1940

Temporary Closet 1,

Plumbing Contractor

Water Closets	97	Bath Tubs	91	Floor Drains	1,
Lavatories	99	Showers	2	Grease Traps	1,
Urinals	1	Sinks-slop	7	Drinking Fountains	
Gas Stoves		Gas Heater		Rough Approved	Date
Gas Radiators		Gas Turn On Approved	T. J. Bell, Dec. 19, 1941		
Septic Tank Contractor	METRO CRD. #75-34			Tank Size	Date
Oil Burner Contractor	RECERTIFICATION DATE: 5/22/61 2KM			Tank Size	Date
Sprinkler System					

METRO CRD. #75-34 RECERTIFICATION DATE: 3-10-88

Electrical Contractor # 16032 LaVigne Electric Address Date June 4, 1940

OUTLETS Switch 23 Light 407 Receptacles 245 Range Motors 5, HEATERS Water Space Fans Temporary Service August 30, 1940 #15522 - LaVigne

Centers of Distribution 27

Refrigerators

Irons Sign Outlets

No. FIXTURES 417 --------Electrical Contractor #16444 LaVigne Electric Date Dec. 6, 1940

FINAL APPROVED BY Lincoln Brown, Jr. Date of Service December 20, 1940

ALTERATIONS OR REPAIRS ARMY returned to owner Oct.30,1945

Building Permits:

Building Permit 14022 to C.O. Reed Construction Co: May 9, 1940 $ 5,000 for Filing for foundations only

Building Permit #14095 to O'Neill & Orr May 23,1940 for building: $175,000

[redacted]

Building Permits:

#47564 REMODELING Twenty-four hotel rooms into twelve - one bedroom, two bath apartments
Norman Giller, architect: work done by owner: $ 1 000 May 20, 1955

ROOMS		
408-409	410-411	412-414
508-509	510-511	512-514
608-609	610-611	612-614
708-709	710-711	712-714

#51645 PAINTING ------- Work done by owner $ 1 000 Nov. 1, 1955

#52242 Concrete Stairway on West Side and Rear of Building: Sidney Hyman: $750.00: December 7, 1956

#52830 Owner: 8x9-7'6" high electric service bldg,CBS-$400.00-March 18, 1957

#57900 Owner: Painting exterior of bldg, insurance attached to application - $1000 - Nov. 18, 1958

#60393 Owner:Painting exterior of bldg.,see attached insurance certificate,$1,000, 10/26/59

#62860 N.Miami Home Improvement Co.:Removing 49 steel casement windows & replacing with awning type,$1200, 9/1/60

#63025 Morris Marcus: Roof Repairs - $450.00 - Sept. 26, 1960

#63081 Owner:Sanding exterior & painting, $1000, 9/30/60

#66206 Bennie Winbish: Paint and touch up around air conditioner shells - $250. - 10/25/61

#66284 Sears, Roebuck & Co.: Install 3 - 1 hp air conditioners, wall units - $600. - 11/3/61 OK PLAAC 1/10/62

#66530 Sears, Roebuck & Co.: Install 3 - 1 hp window unit air conditioners - $600. - 12/13/61 OK PLAAC 1/10/62

#66991 Sears, Roebuck & Co.: Install 2 - 1 ton air conditioners, wall units - $400. - 3/23/62

#67575 Sears Roebuck Co.: Install 1 - 1 HP air conditioner wall unit - $200 - 7/5/62

#68247 Sears Roebuck & Co.: Install 1-1hp air conditioner unit $200.00 10/17/62 OK Plaag12/3/62

#69036 Sears Roebuck Co.: Two 1-hp a.c. wall units -$400. - 3/27/63

#69101 Sears Roebuck Co.: Two 1-hp a.c. wall units - $400. - 4/5/63

#69149 Sears Roebuck Co.: Install 1 - 1 hp air cond., wall unit - $200. - 4/12/63

#69227 Dewey Hawkins: Install 1 - 1 hp a.c. wall unit - $200. - 4/30/63

#70064 Sears Roebuck & Co.: Install 2 - 1 hp a.c. wall units - $400. - 8/23/63 OK PLAAC 11/21/63

#70383 Owner, Rendale Hotel: Paint exterior - $800. - 10/18/63

#74779 Carruth Roofing Co.: Reroof - $6,000 - 9/17/65

#75202 Economy Tile and Roofing: Reroof - $1,000 - 11/9/65

#78375 Jack August: 40 x 20' concrete pool, approved by Bd. of Health 5/31/67 (SP 1856) - Cap. 25,000 - $5200 - 6/1/67 Ok Brown 8/17/67

#82297 Metro Sandblasting: Sandblast swim pool $200 5/2/69

#82763 A. C. Gonzalez: Pressure clean and paint the exterior of the building. 7/31/69 $5400

#05768-Nevada Painting-Exterior cleaning and painting-$6000-6-18-74

#07603-Smiles Construction-panel walls and drop ceilings-$2400-7-16-75

#08406- A B Martin Roofing-Re-roof 7 sqs-$1449-12-30-75

#10302-A W Roofing-Re-roof 8 sqs-$1400-11-24-76

#13743-Eddys Painting&Pressure cleaning and paint exterior-$8000-8-23-78

Plumbing Permits:

#45957 Jack August: 1 pool piping - 6/1/67 (Bldg. Permit #78375)

#47046 Peoples Gas System: 1 gas dryer 1/31/69

1 BUILDING CARD: 3120 COLLINS AVE (BUILDING C)

SCALE: N.T.S.

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AERIAL VIEW / PHOTO KEY PLAN

SCALE: N.T.S.

N

1 COLLINS AVE & 32nd ST

SCALE: N.T.S.

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A-2.1

SITE PHOTOS: EXISTING CONDITIONS

2 VIEW FROM 32nd ST, FACING SE

SCALE: N.T.S.

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A-2.2

SITE PHOTOS: EXISTING CONDITIONS

3 BUILDING B: VIEW FROM 32nd ST

SCALE: N.T.S.

4 BUILDING A: INDIAN CREEK DR & 32nd ST

SCALE: N.T.S.

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5 BUILDING B & POOL DECK: FACING NW

SCALE: N.T.S.

6 BUILDING B & POOL DECK: FACING SW

SCALE: N.T.S.

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1 BUILDING A: NORTH FACADE

SCALE: N.T.S.

2 BUILDING A: WEST FACADE

SCALE: N.T.S.

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1 BUILDING A: ENTRY VESTIBULE

SCALE: N.T.S.

2 BUILDING A: INTERIOR

SCALE: N.T.S.

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A-2.6

BUILDING PHOTOS: HISTORIC RESTORATION DETAILS

1 BUILDING C: PRE-RESTORATION CONDITION (2015)

SCALE: N.T.S.

2 BUILDING C: POST-RESTORATION CONDITION (2019)

SCALE: N.T.S.

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A-2.7

BUILDING PHOTOS: HISTORIC RESTORATION DETAILS

1 BUILDING C: DECO BASS RELIEF RESTORATION

SCALE: N.T.S.

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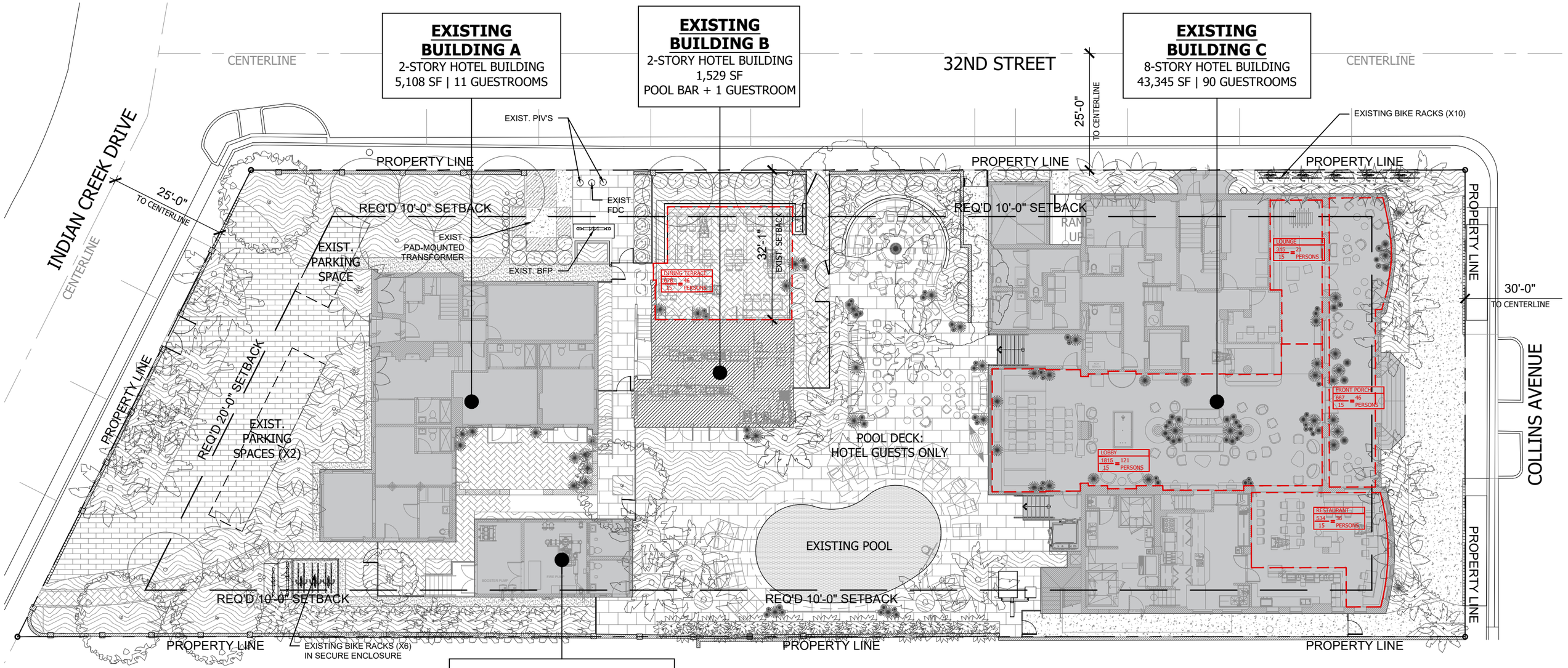

EXISTING OCCUPANCY SUMMARY

FOR PUBLIC FOOD & BEVERAGE AREAS

PUBLIC INTERIOR SPACE

LOBBY: 121
LOUNGE: 21
RESTAURANT: 36
INTERIOR TOTAL: 178

PUBLIC EXTERIOR SPACE

FRONT PORCH: 46
DINING TERRACE: 46
EXTERIOR TOTAL: 92

PUBLIC SPACE GRAND TOTAL: 270 PERSONS

NOTE: POOL DECK RESERVED FOR HOTEL GUESTS ONLY.

1 EXISTING SITE PLAN
SCALE: 1" = 20'

EXISTING TO REMAIN
NOT IN SCOPE OF WORK

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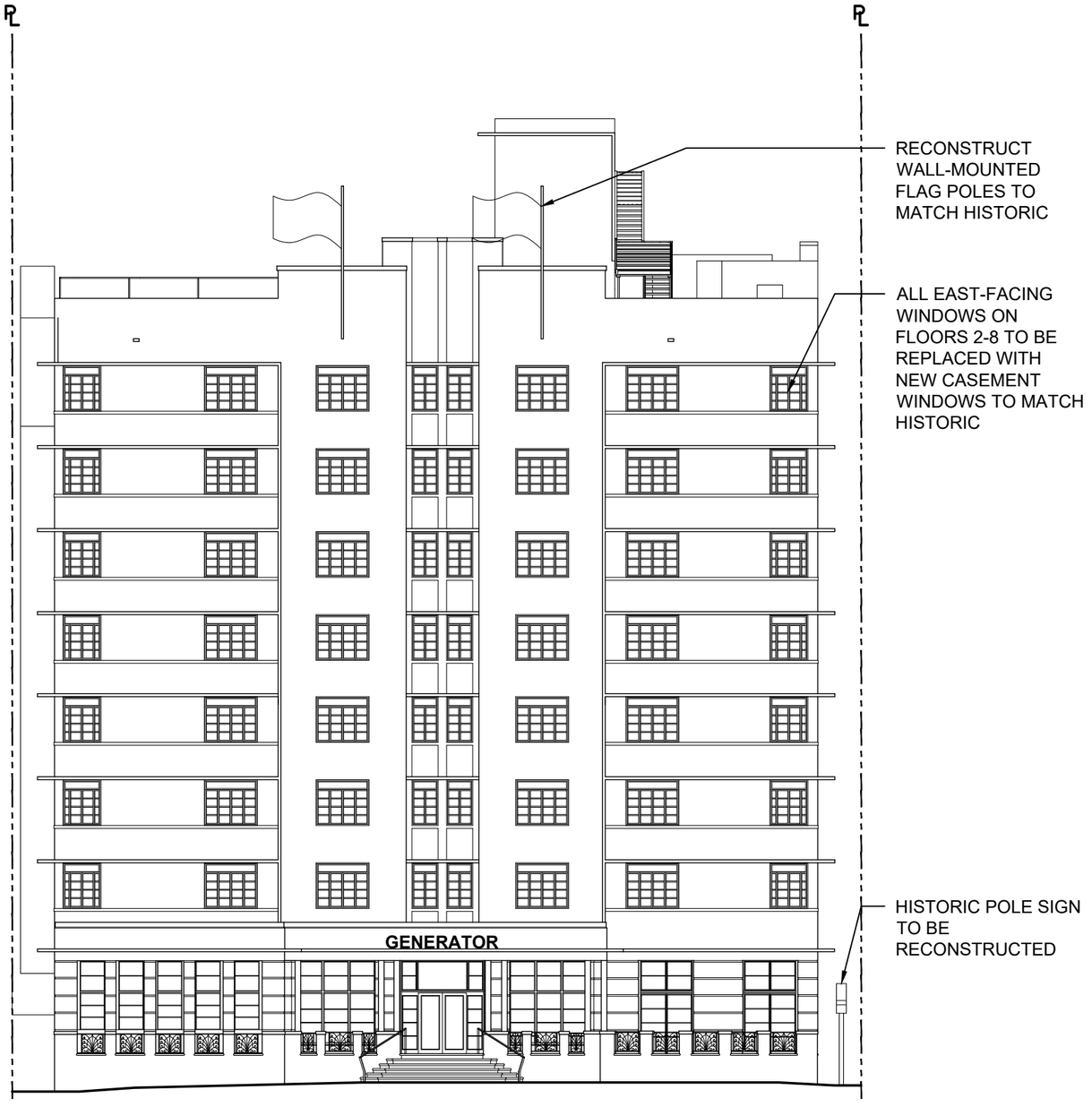
A-3.1
EXISTING SITE PLAN

1 EXISTING BUILDING C: EAST ELEVATION

SCALE: 1/16"=1'-0"



2 PROPOSED BUILDING C: EAST ELEVATION

SCALE: 1/16"=1'-0"

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STA ARCHITECTURAL GROUP

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A-3.2

EXISTING & PROPOSED ELEVATIONS: BUILDING C

A PERSPECTIVE VIEW: 32ND STREET
SCALE: N.T.S

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A-4.1
RENDERING / PERSPECTIVE VIEW

A PERSPECTIVE VIEW: INDIAN CREEK DRIVE & 32ND STREET
SCALE: N.T.S

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A-4.2
RENDERING / PERSPECTIVE VIEW

A PERSPECTIVE VIEW: FACING EAST
SCALE: N.T.S

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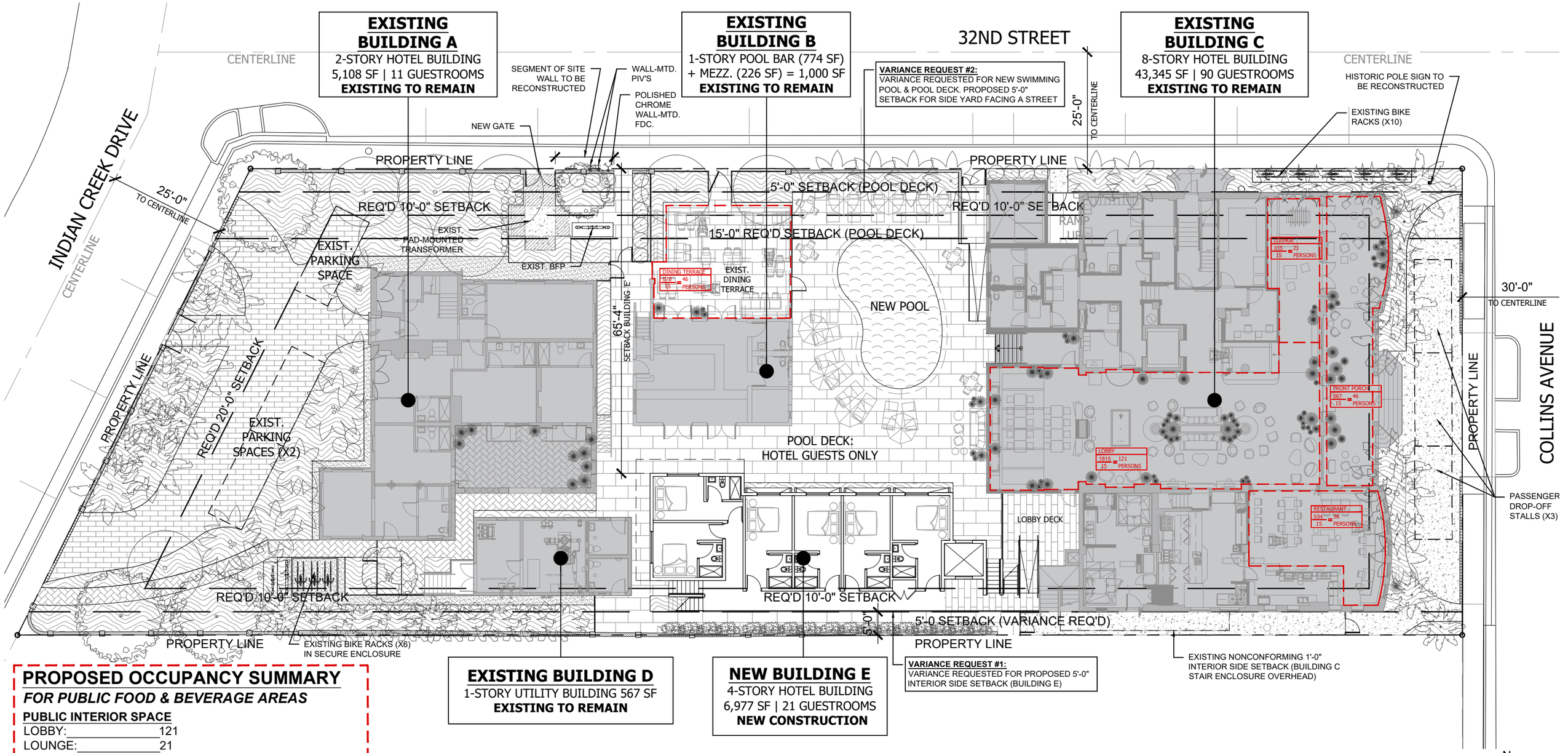
A-4.3
RENDERING / PERSPECTIVE VIEW



PROPOSED OCCUPANCY SUMMARY

FOR PUBLIC FOOD & BEVERAGE AREAS

PUBLIC INTERIOR SPACE

LOBBY:	121
LOUNGE:	21
RESTAURANT:	36
INTERIOR TOTAL:	**178**

PUBLIC EXTERIOR SPACE

FRONT PORCH:	46
DINING TERRACE:	46
EXTERIOR TOTAL:	**92**

PUBLIC SPACE GRAND TOTAL: 270 PERSONS (EXISTING TO REMAIN)

NOTE: POOL DECK RESERVED FOR HOTEL GUESTS ONLY.

1 PROPOSED SITE PLAN
SCALE: 1" = 20'

EXISTING TO REMAIN
NOT IN SCOPE OF WORK

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STA ARCHITECTURAL GROUP

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Project # 3426.01
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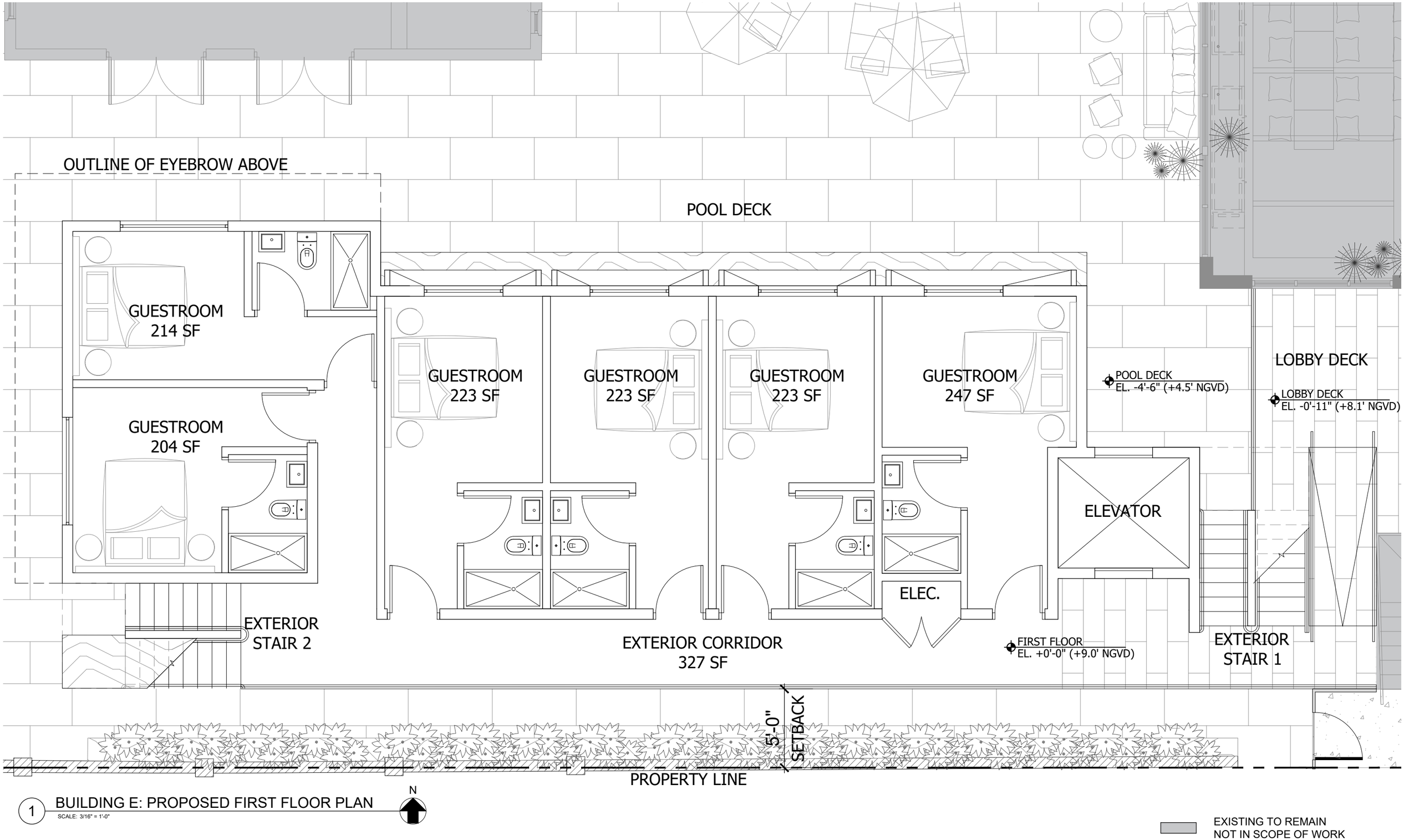
A-5.1
PROPOSED SITE PLAN



1 BUILDING E: PROPOSED FIRST FLOOR PLAN

SCALE: 3/16" = 1'-0"

EXISTING TO REMAIN
NOT IN SCOPE OF WORK

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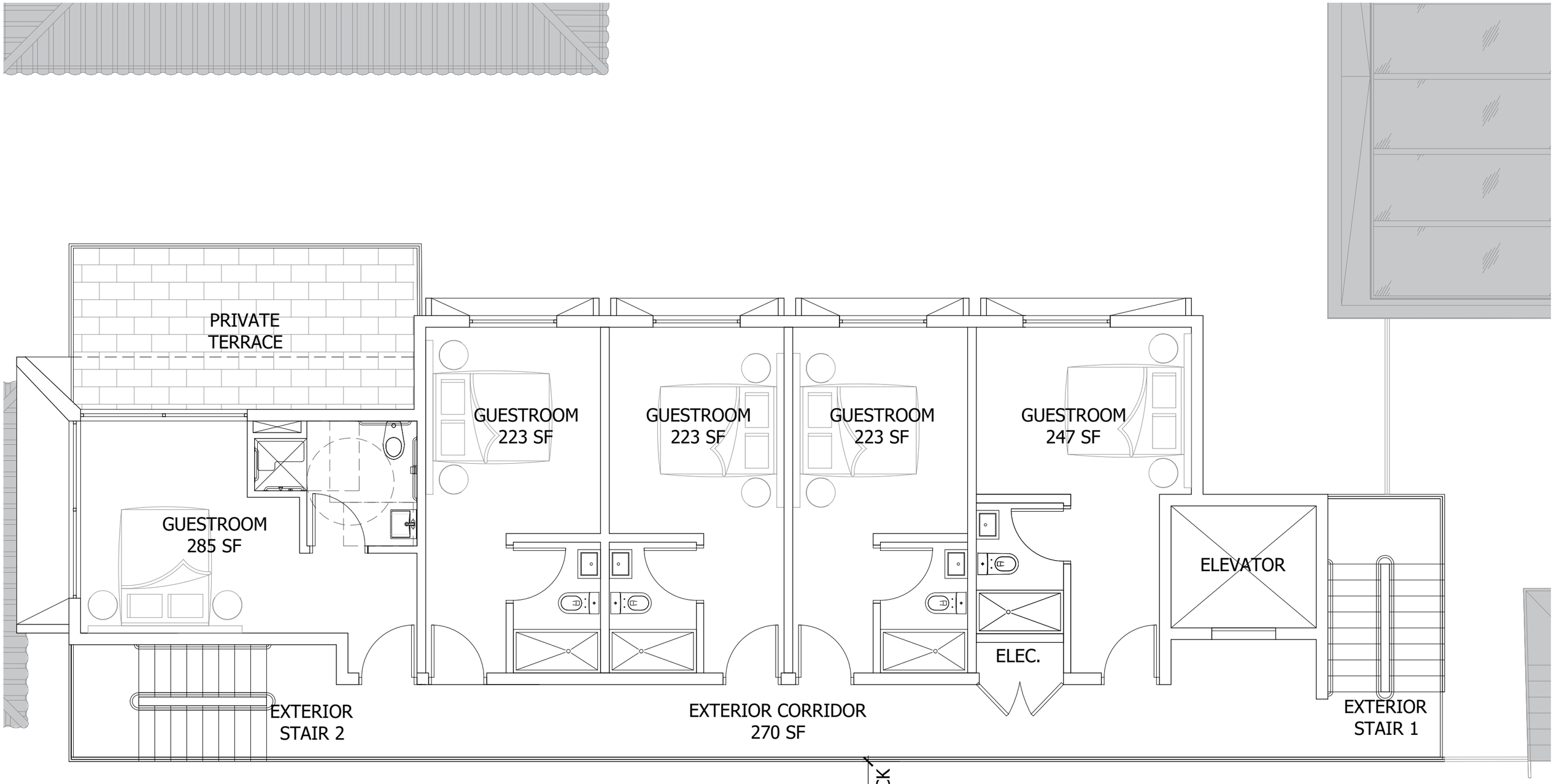
A-5.2

PROPOSED GROUND FLOOR PLAN



1 BUILDING E: PROPOSED SECOND FLOOR PLAN

SCALE: 3/16" = 1'-0"

N

EXISTING TO REMAIN
NOT IN SCOPE OF WORK

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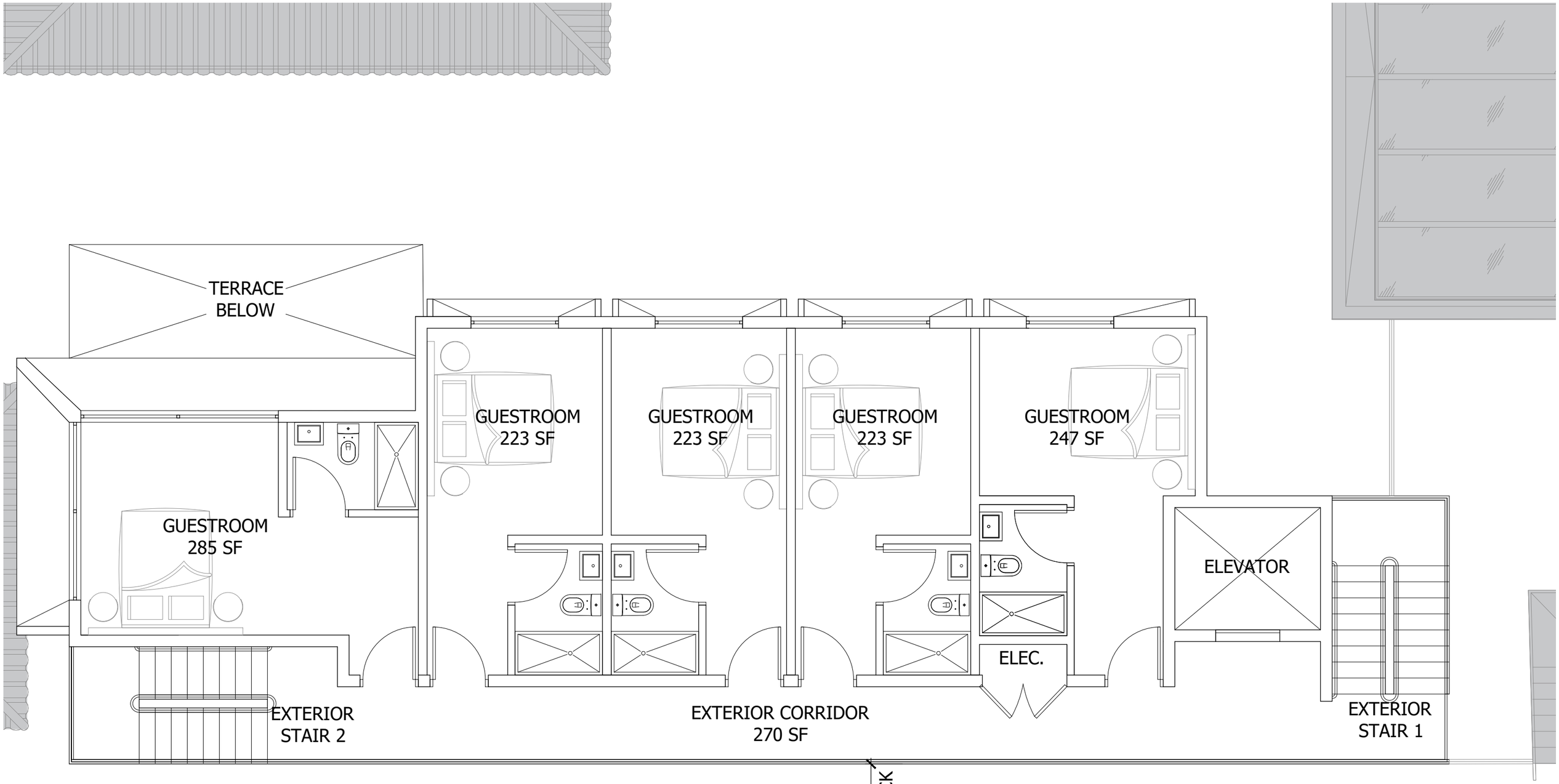
A-5.3

PROPOSED SECOND FLOOR PLAN



1 BUILDING E: PROPOSED THIRD FLOOR PLAN

SCALE: 3/16" = 1'-0"

EXISTING TO REMAIN
NOT IN SCOPE OF WORK

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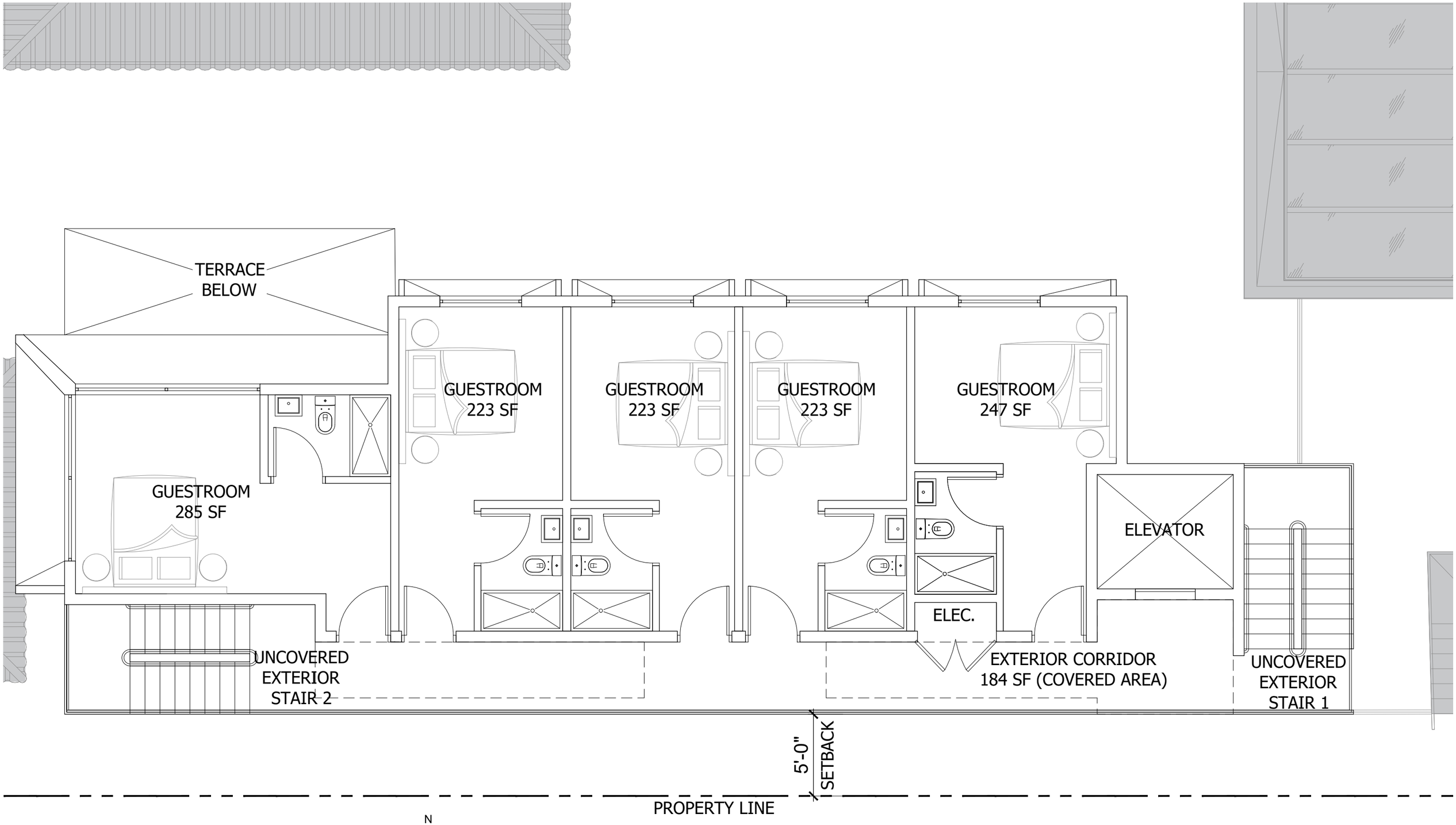
A-5.4

PROPOSED THIRD FLOOR PLAN



1 BUILDING E: PROPOSED FOURTH FLOOR PLAN

SCALE: 3/16" = 1'-0"

N

EXISTING TO REMAIN
NOT IN SCOPE OF WORK

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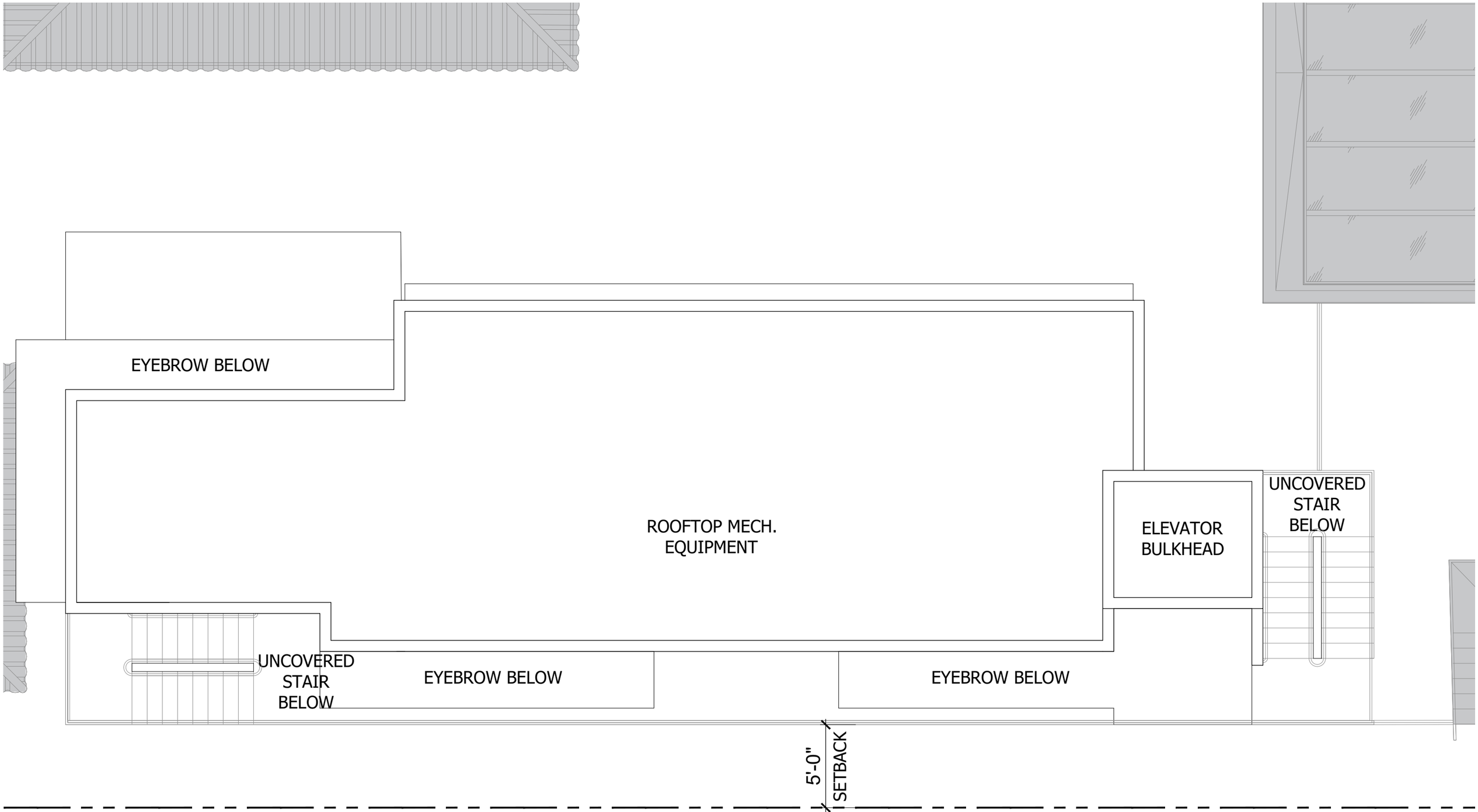
A-5.5

PROPOSED FOURTH FLOOR PLAN



1 BUILDING E: PROPOSED ROOF PLAN

SCALE: 3/16" = 1'-0"

EXISTING TO REMAIN
NOT IN SCOPE OF WORK

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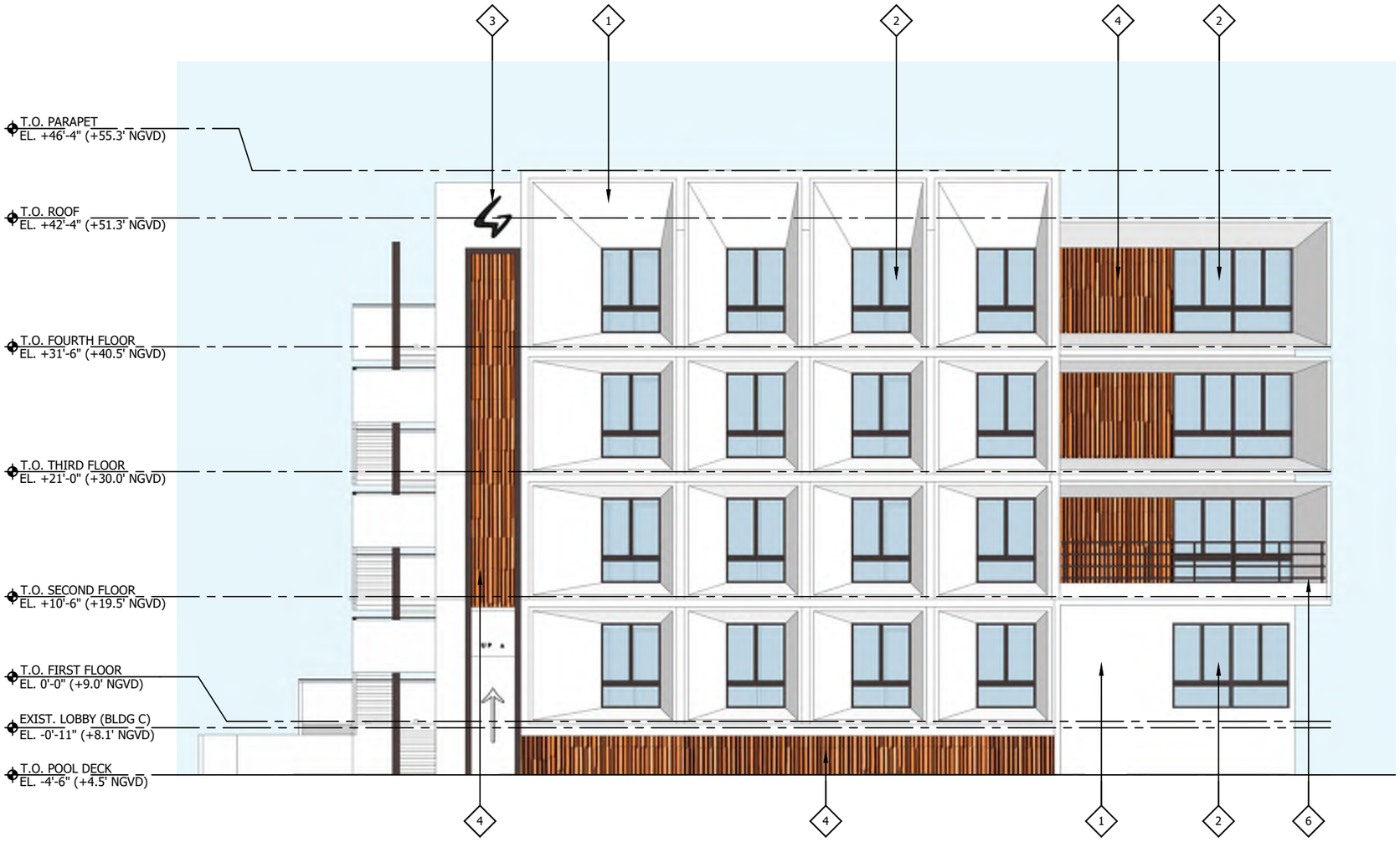
A-5.6

PROPOSED ROOF PLAN

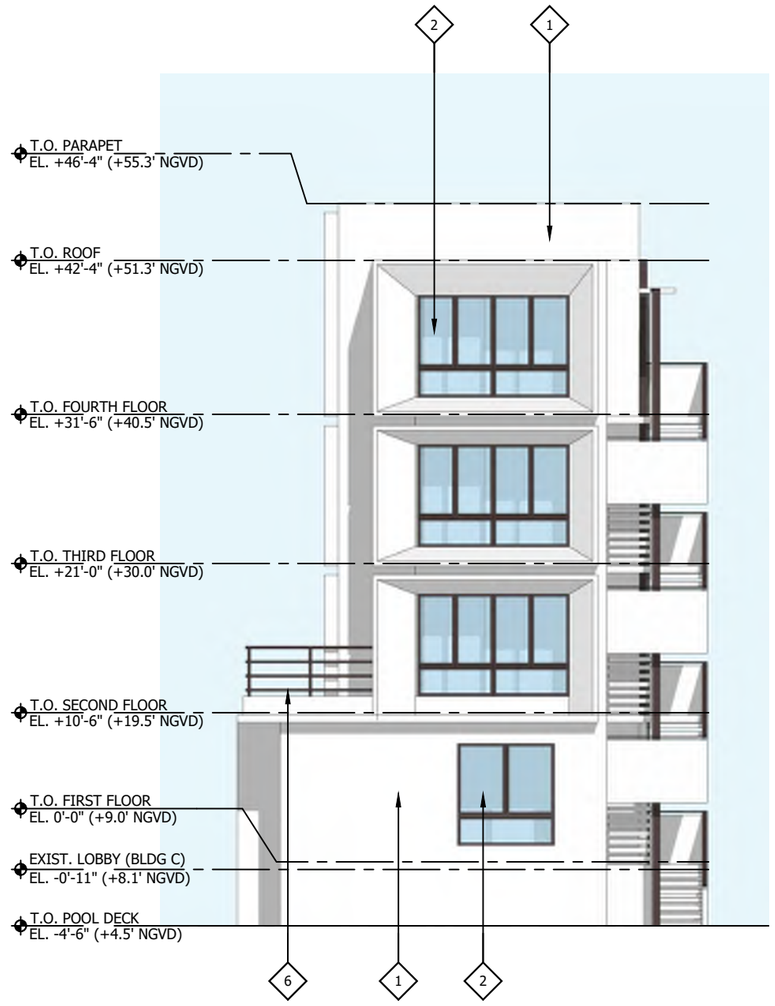
ELEVATION LEGEND

1. STUCCO WALL, PAINTED WHITE, TYP.
2. NEW CLEAR GLASS WINDOW W/ DARK BRONZE FRAME, TYP.
3. NEW EDGE-LIT WALL LOGO SIGN (12 SF)
4. ARCHITECTURAL TERRACOTTA CLADDING
5. HOLLOW METAL DOOR, PAINTED WHITE W/ DARK BRONZE FRAME, TYP.
6. ALUMINUM RAILING, POWDER COATED DARK BRONZE COLOR



A BUILDING E: PROPOSED NORTH ELEVATION

SCALE: 3/32"=1'-0"



B BUILDING E: PROPOSED WEST ELEVATION

SCALE: 3/32"=1'-0"

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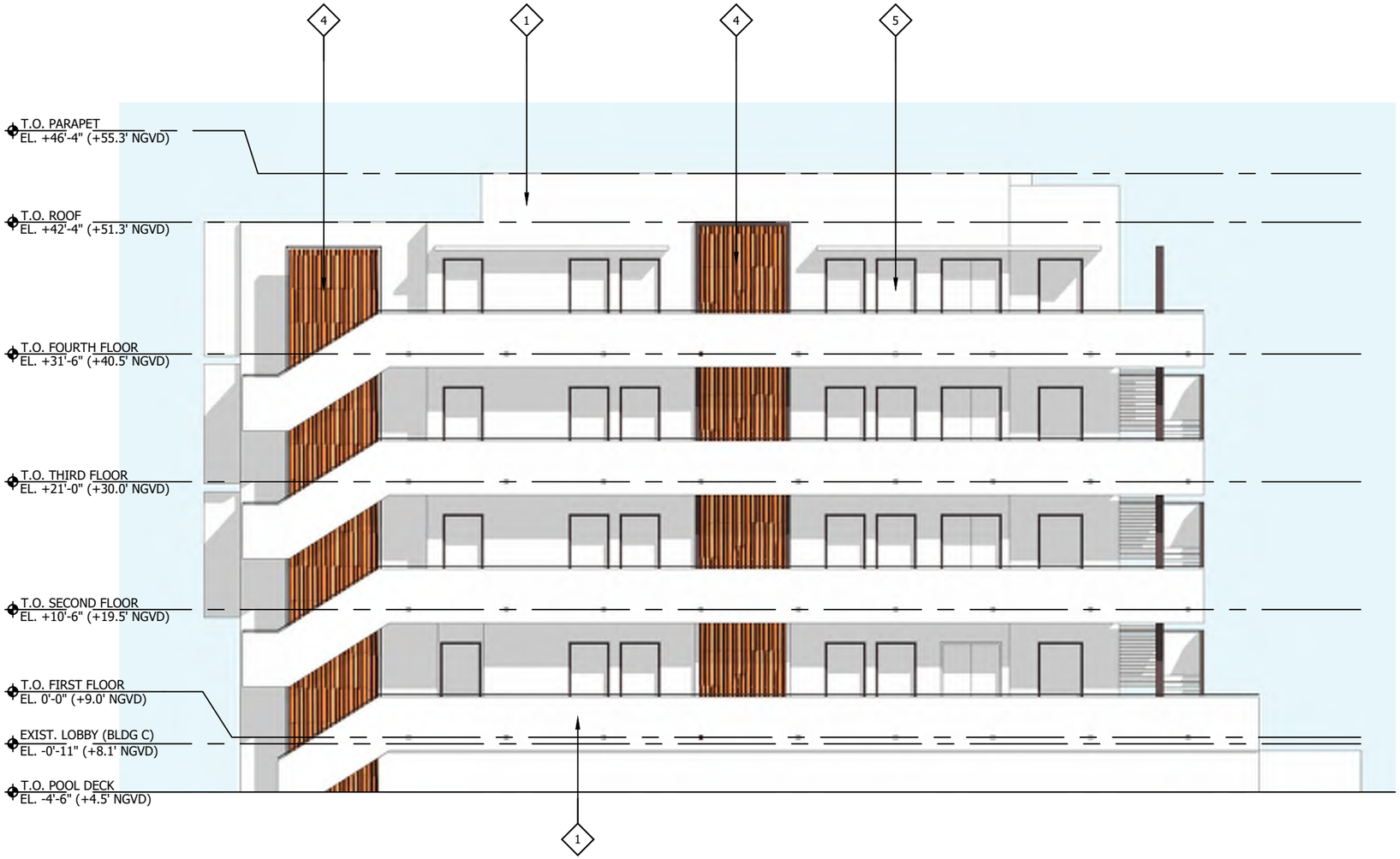
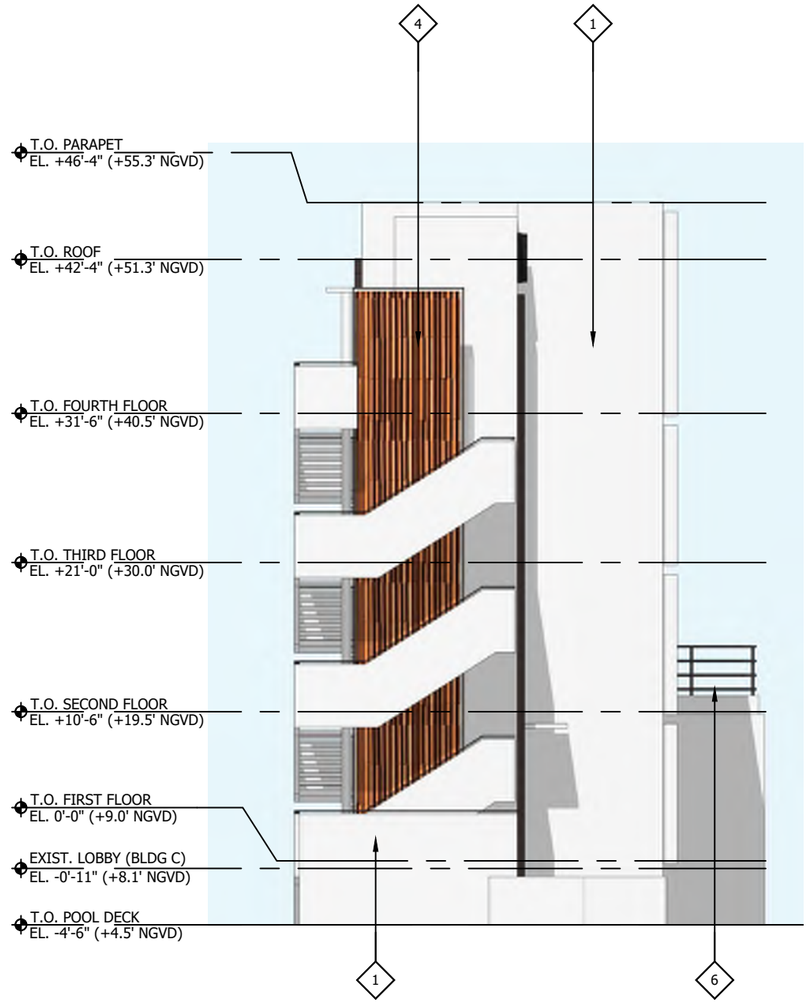
ELEVATION LEGEND

1. STUCCO WALL, PAINTED WHITE, TYP.
2. NEW CLEAR GLASS WINDOW W/ DARK BRONZE FRAME, TYP.
3. NEW EDGE-LIT WALL LOGO SIGN (12 SF)
4. ARCHITECTURAL TERRACOTTA CLADDING
5. HOLLOW METAL DOOR, PAINTED WHITE W/ DARK BRONZE FRAME, TYP.
6. ALUMINUM RAILING, POWDER COATED DARK BRONZE COLOR



A BUILDING E: PROPOSED SOUTH ELEVATION

SCALE: 3/32"=1'-0"



B BUILDING E: PROPOSED EAST ELEVATION

SCALE: 3/32"=1'-0"

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1 32ND ST CONTEXTUAL ELEVATION

SCALE: 1/16"=1'-0"

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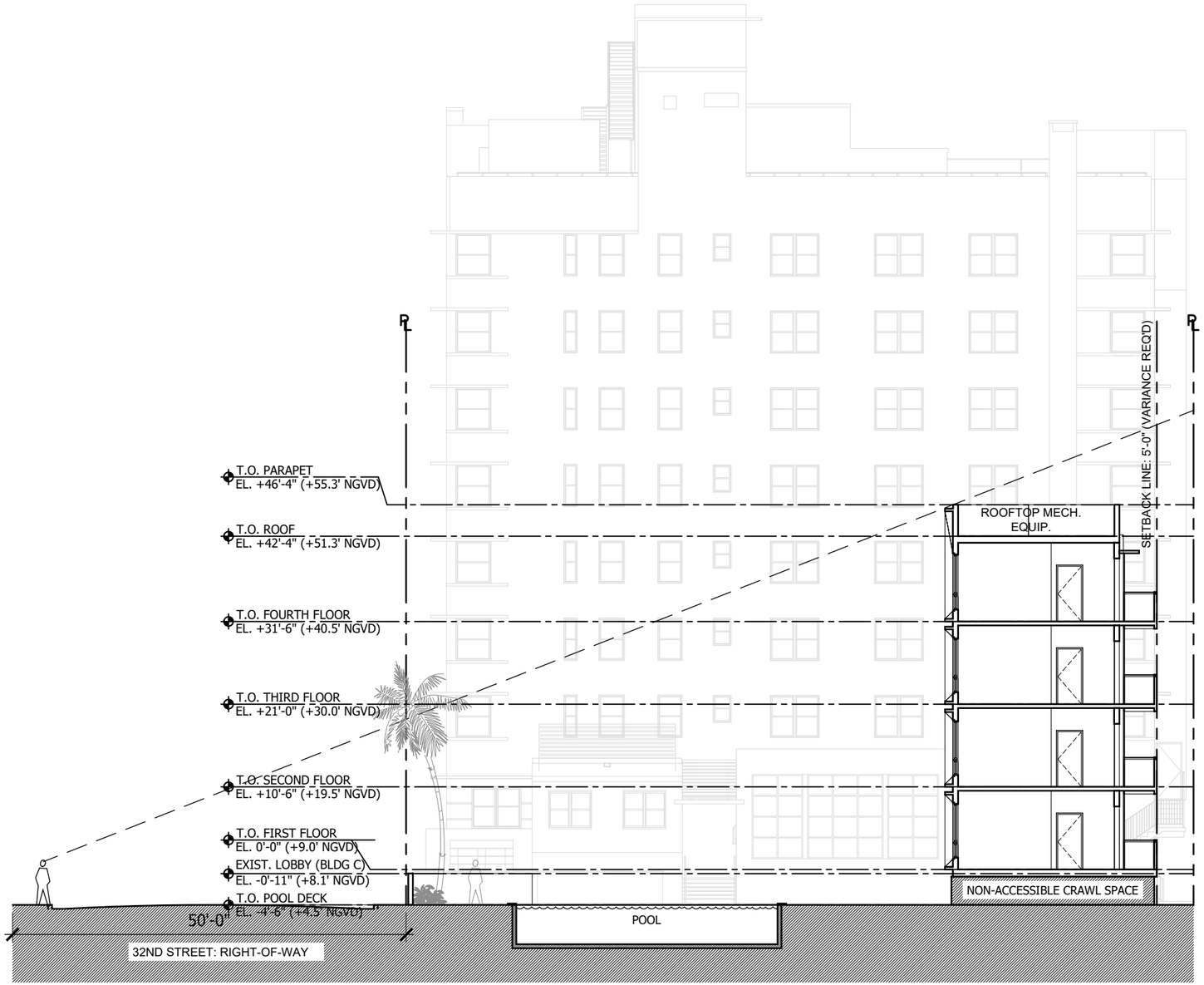
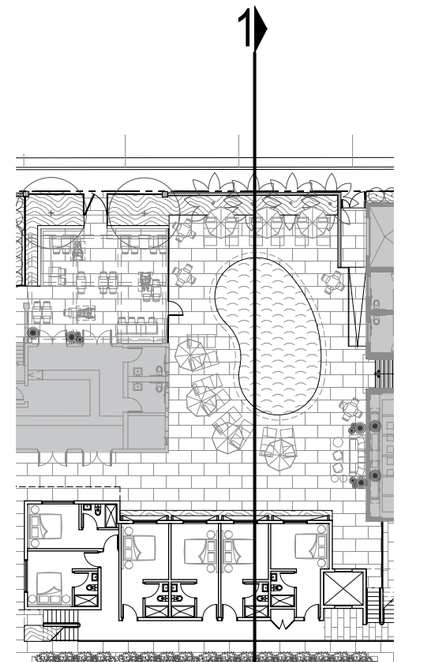
A-5.9
CONTEXTUAL ELEVATION



1 SITE SECTION / LINE-OF-SIGHT STUDY
SCALE: 1/16"=1'-0"



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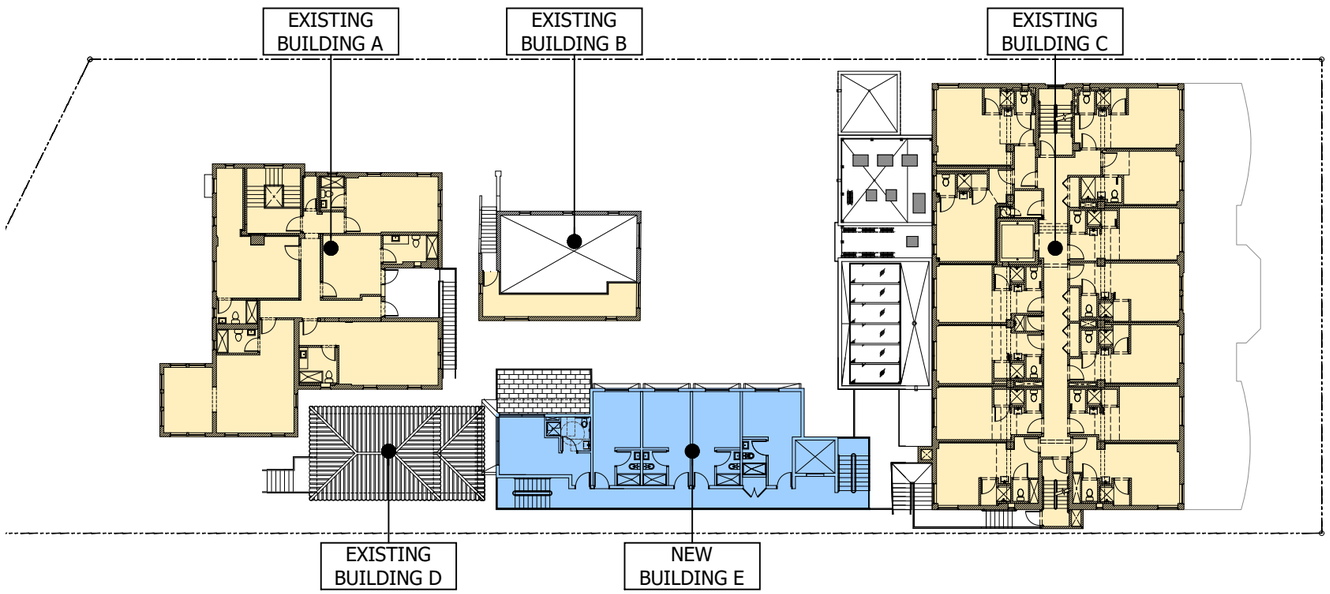
A-5.10
PROPOSED SITE SECTION



2 FAR DIAGRAM: SECOND FLOOR

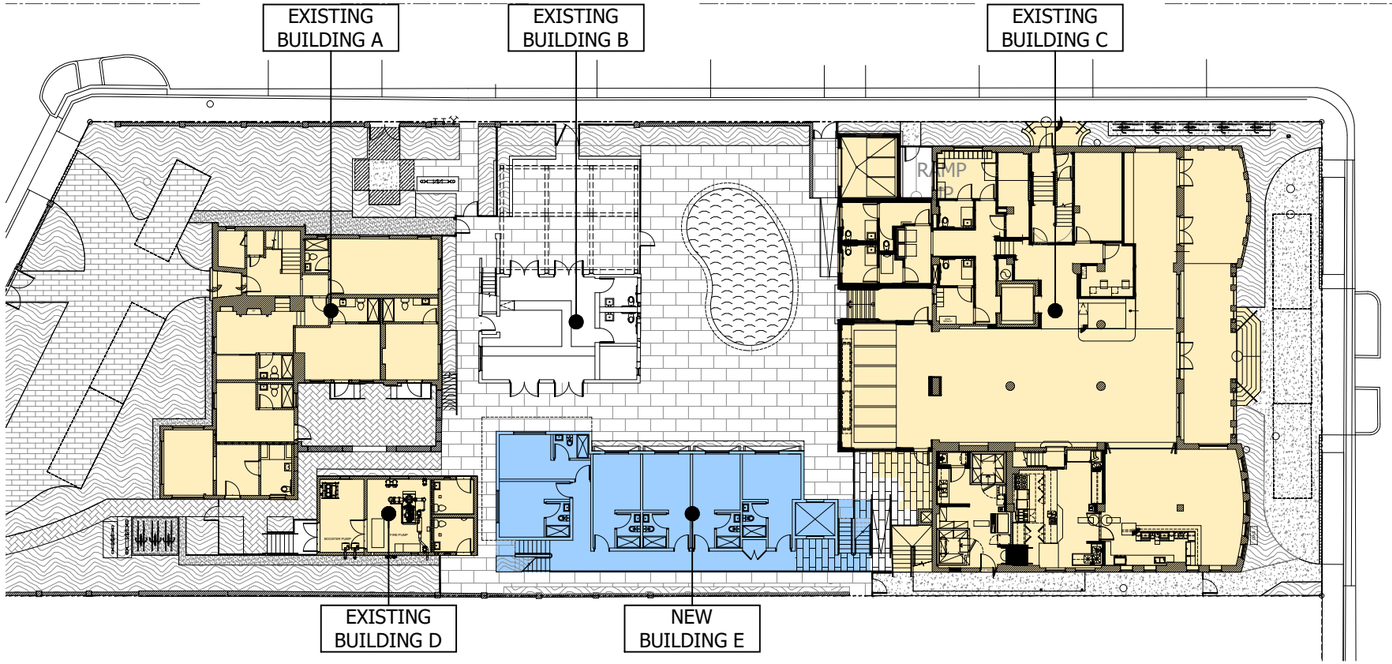
SCALE: 1/32"=1'-0"

FLOOR AREA* SUMMARY (Square Feet)

Floor	Building A - EXISTING -	Building B - EXISTING -	Building C - EXISTING -	Building D - EXISTING -	Building E - NEW -
Basement	-	-	2,048	-	-
First	2,627	774	6,510	567	1,961
Second	2,481	226**	4,831	-	1,771
Third	-	-	4,831	-	1,771
Fourth	-	-	4,831	-	1,474
Fifth	-	-	4,831	-	-
Sixth	-	-	4,831	-	-
Seventh	-	-	4,831	-	-
Eighth	-	-	4,831	-	-
Roof	-	-	970	-	-
Total	**5,108**	**1,000**	**43,345**	**567**	**6,977**
TOTAL EXISTING FAR**					**50,020**
TOTAL ADDITIONAL FAR					**6,977**
TOTAL PROPOSED FAR					**56,997**
MAXIMUM FAR					28,500 sf (Lot Area) x 2.0 = **57,000**

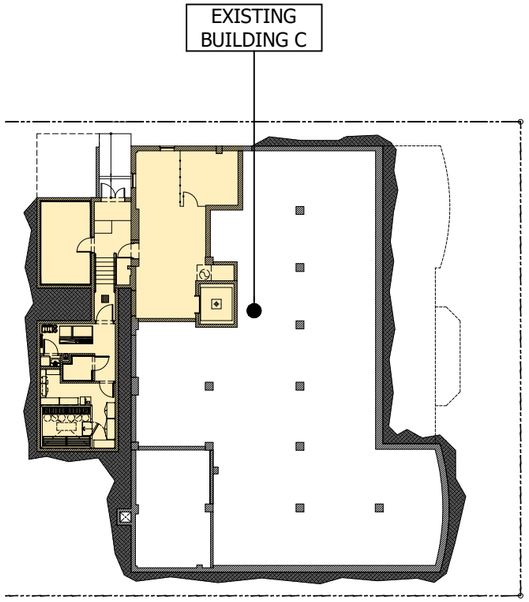
* "Floor area", as defined by City of Miami Beach Land Development Regulations, Section 114-1, Definitions.

** After partial demolition of second floor slab in Building B.



1 FAR DIAGRAM: FIRST FLOOR

SCALE: 1/32"=1'-0"



0 FAR DIAGRAM: BASEMENT

SCALE: 1/32"=1'-0"

N

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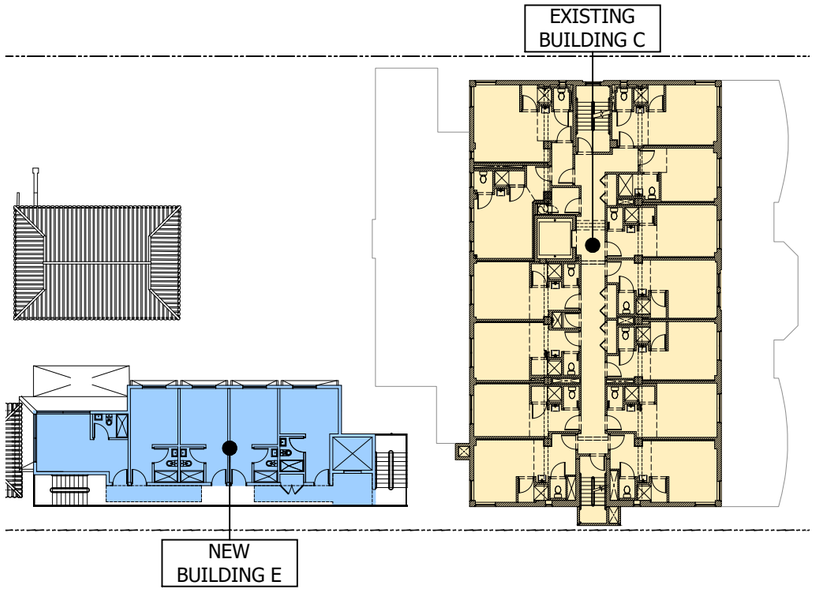
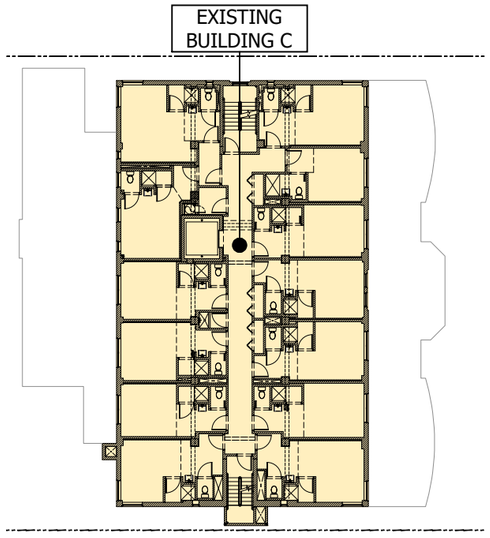
A-6.1
FAR DIAGRAMS



2 FAR DIAGRAM: 4TH FLOOR
SCALE: 1/32"=1'-0"



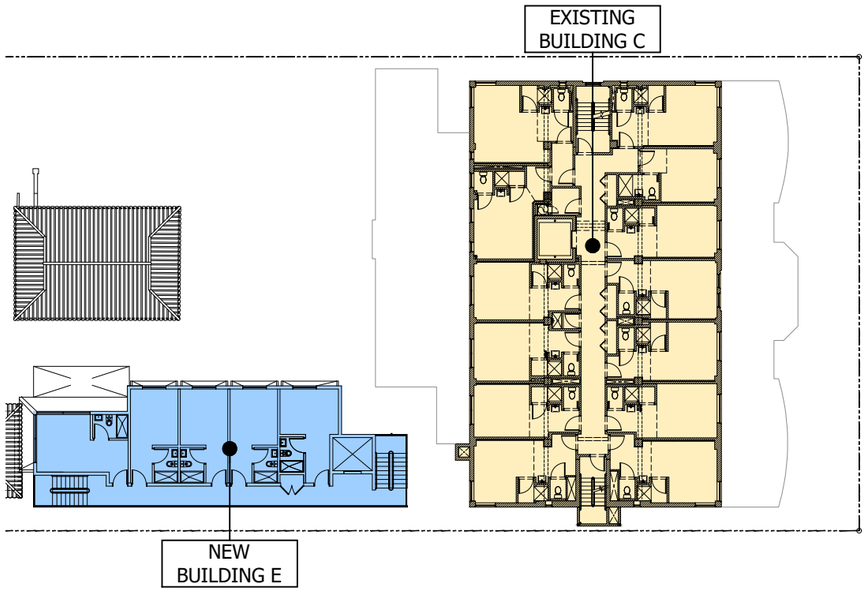
2 FAR DIAGRAM: 5TH FLOOR
SCALE: 1/32"=1'-0"

FLOOR AREA* SUMMARY (Square Feet)

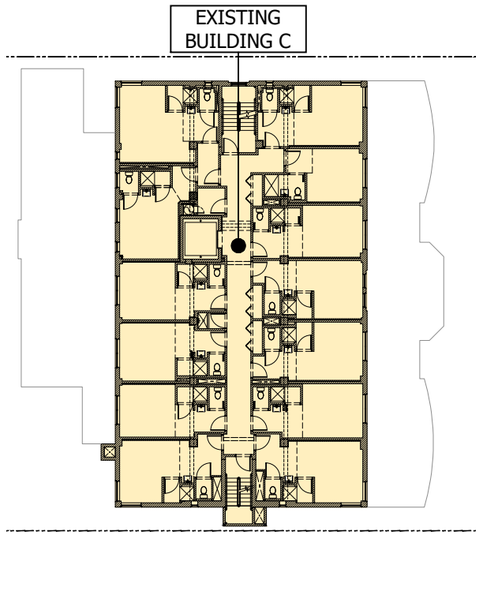
Floor	Building A - EXISTING -	Building B - EXISTING -	Building C - EXISTING -	Building D - EXISTING -	Building E - NEW -
Basement	-	-	2,048	-	-
First	2,627	774	6,510	567	1,961
Second	2,481	226**	4,831	-	1,771
Third	-	-	4,831	-	1,771
Fourth	-	-	4,831	-	1,474
Fifth	-	-	4,831	-	-
Sixth	-	-	4,831	-	-
Seventh	-	-	4,831	-	-
Eighth	-	-	4,831	-	-
Roof	-	-	970	-	-
Total	**5,108**	**1,000**	**43,345**	**567**	**6,977**
TOTAL EXISTING FAR**					**50,020**
TOTAL ADDITIONAL FAR					**6,977**
TOTAL PROPOSED FAR					**56,997**
MAXIMUM FAR					28,500 sf (Lot Area) x 2.0 = **57,000**

* "Floor area", as defined by City of Miami Beach Land Development Regulations, Section 114-1, Definitions.

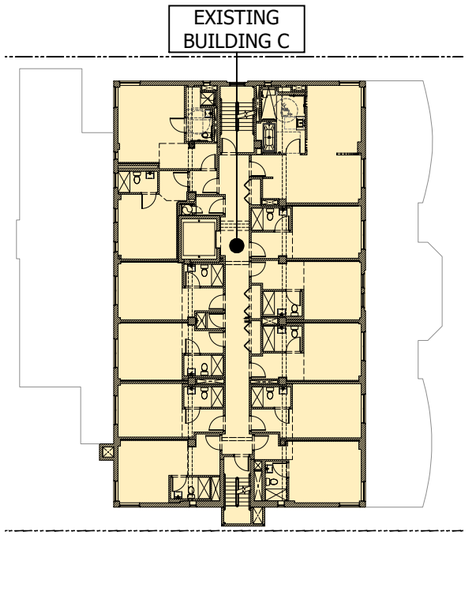
** After partial demolition of second floor slab in Building B.



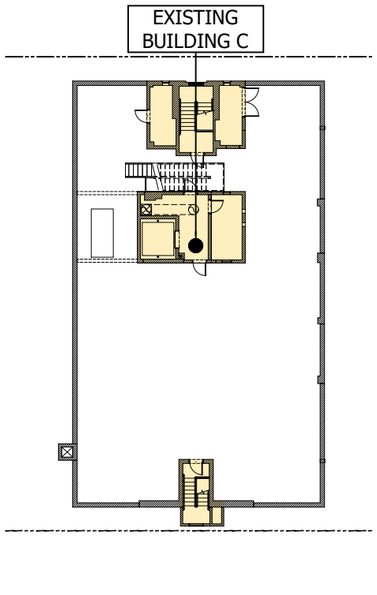
1 FAR DIAGRAM: 3RD FLOOR
SCALE: 1/32"=1'-0"



3 FAR DIAGRAM: 6TH & 7TH FLOORS
SCALE: 1/32"=1'-0"



4 FAR DIAGRAM: 8TH FLOOR
SCALE: 1/32"=1'-0"



5 FAR DIAGRAM: ROOF
SCALE: 1/32"=1'-0"

N

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GUESTROOM FLOOR AREAS

- EXISTING GUESTROOMS
- NEW GUESTROOMS

EXISTING BUILDING A

EXISTING BUILDING B

EXISTING BUILDING C

A101
305 SF

A104
245 SF

A103
252 SF

A102
200 SF

A105
202 SF

A106
327 SF

RAMP UP

E105
214 SF

E106
204 SF

E104
223 SF

E103
223 SF

E102
223 SF

E101
247 SF

BOOSTER PUMP

FIRE PUMP

EXISTING BUILDING D

NEW BUILDING E

1 GUESTROOM SIZE VARIANCE DIAGRAM: FIRST FLOOR

SCALE: 1/16"=1'-0"

N

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A-6.3

VARIANCE DIAGRAM: FIRST FLOOR

GUESTROOM FLOOR AREAS

- EXISTING GUESTROOMS
- NEW GUESTROOMS

1 GUESTROOM SIZE VARIANCE DIAGRAM: SECOND FLOOR

SCALE: 1/16"=1'-0"

N

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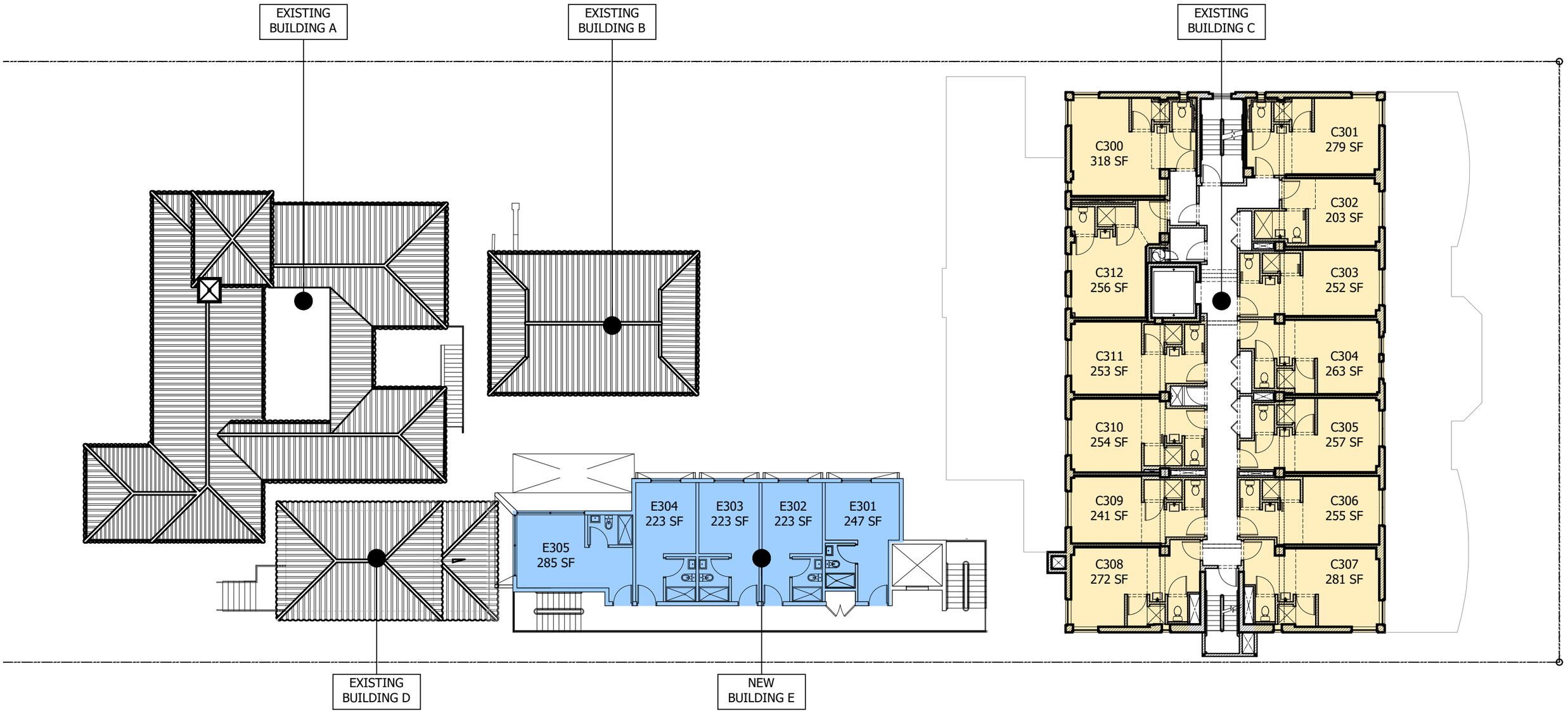
GUESTROOM FLOOR AREAS

- EXISTING GUESTROOMS
- NEW GUESTROOMS



1 GUESTROOM SIZE VARIANCE DIAGRAM: 3RD FLOOR

SCALE: 1/16"=1'-0"

N

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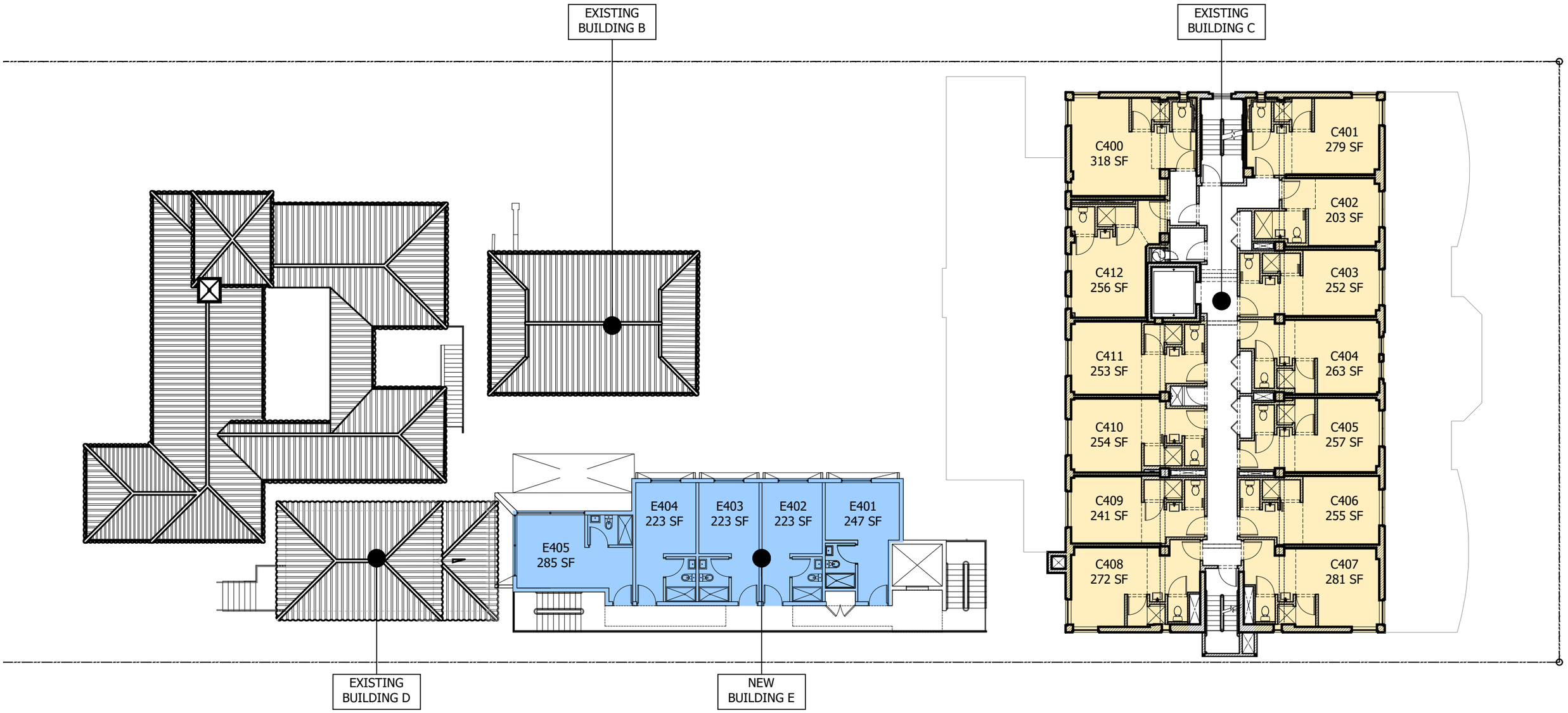
GUESTROOM FLOOR AREAS

- EXISTING GUESTROOMS
- NEW GUESTROOMS



1 GUESTROOM SIZE VARIANCE DIAGRAM: 4TH FLOOR

SCALE: 1/16"=1'-0"

N

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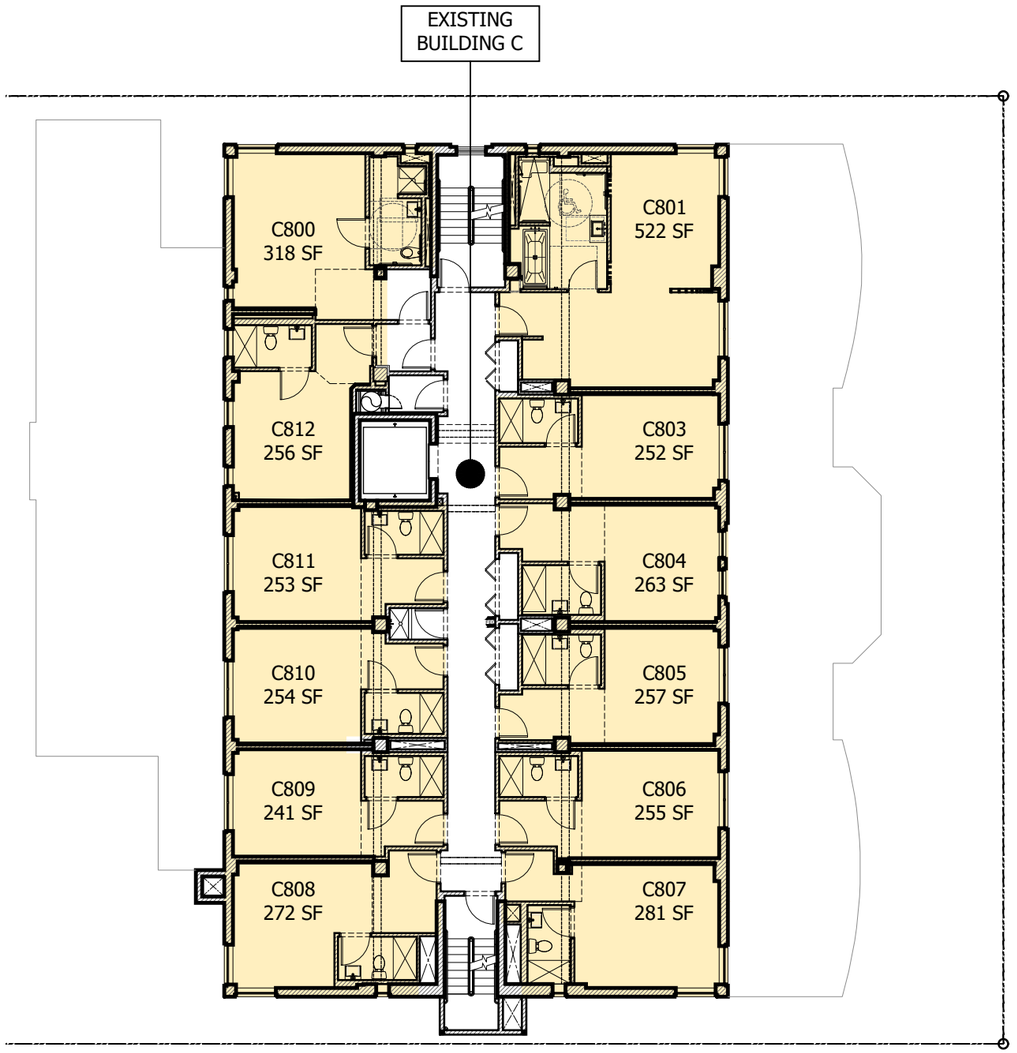
GUESTROOM FLOOR AREAS

- EXISTING GUESTROOMS
- NEW GUESTROOMS

1 GUESTROOM SIZE VARIANCE DIAGRAM: 5TH, 6TH & 7TH FLOOR

SCALE: 1/16"=1'-0"

N



2 GUESTROOM SIZE VARIANCE DIAGRAM: 8TH FLOOR

SCALE: 1/16"=1'-0"

N

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A-6.7

VARIANCE DIAGRAM: 5TH, 6TH, 7TH & 8TH FLOOR

GUESTROOM FLOOR AREA* (Sq. Ft.)

Guestroom	Existing Area	Proposed Area
Building A (EXISTING)		
A101	305	Existing To Remain
A102	200	
A103	252	
A104	245	
A105	202	
A106	327	
A200	362	
A201	270	
A202	228	
A203	392	
A204	530	
Building B (EXISTING)		
B201**	612	0**
Building C (EXISTING)		
C200	318	Existing To Remain
C201	279	
C202	203	
C203	252	
C204	263	
C205	257	
C206	255	
C207	281	
C208	272	
C209	241	
C210	254	
C211	253	
C212	256	
C300	318	Existing To Remain
C301	279	
C302	203	
C303	252	
C304	263	
C305	257	
C306	255	
C307	281	
C308	272	
C309	241	
C310	254	
C311	253	
C312	256	
C400	318	Existing To Remain
C401	279	
C402	203	
C403	252	
C404	263	
C405	257	
C406	255	
C407	281	
C408	272	
C409	241	
C410	254	
C411	253	
C412	256	

GUESTROOM FLOOR AREA* (Sq. Ft.)

Guestroom	Existing Area	Proposed Area
C500	318	Existing To Remain
C501	279	
C502	203	
C503	252	
C504	263	
C505	257	
C506	255	
C507	281	
C508	272	
C509	241	
C510	254	
C511	253	
C512	256	
C600	318	Existing To Remain
C601	279	
C602	203	
C603	252	
C604	263	
C605	257	
C606	255	
C607	281	
C608	272	
C609	241	
C610	254	
C611	253	
C612	256	
C700	318	Existing To Remain
C701	279	
C702	203	
C703	252	
C704	263	
C705	257	
C706	255	
C707	281	
C708	272	
C709	241	
C710	254	
C711	253	
C712	256	
C800	318	Existing To Remain
C801	522	
C803	252	
C804	263	
C805	257	
C806	255	
C807	281	
C808	272	
C809	241	
C810	254	
C811	253	
C812	256	

GUESTROOM FLOOR AREA* (Sq. Ft.)

Guestroom	Existing Area	Proposed Area
Building E (NEW CONSTRUCTION)		
E101	-	247
E102	-	223
E103	-	223
E104	-	223
E105	-	214
E106	-	204
E201	-	247
E202	-	223
E203	-	223
E204	-	223
E205	-	285
E301	-	247
E302	-	223
E303	-	223
E304	-	223
E305	-	285
E401	-	247
E402	-	223
E403	-	223
E404	-	223
E405	-	285

SUMMARY	EXISTING	PROPOSED
Total Guestrooms	102	122
Total Area (SF)	27,653	32,590
Average Area (SF)	271	267
Minimum Area (SF)	200	200

* "Floor area", as defined by City of Miami Beach Land Development Regulations, Section 114-1, Definitions.

** Existing guestroom on second floor of Building B to be replaced with mezzanine open to floor below.

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STA ARCHITECTURAL GROUP

09.11.2020

SCOPE OF WORK

THE FOLLOWING DRAWINGS ILLUSTRATE THE PROPOSED SCOPE OF WORK FOR **3120 COLLINS AVENUE** TO BE APPROVED BY CITY OF MIAMI BEACH:

- REMOVAL OF EXISTING TREES & PALMS
- INSTALLATION NEW LANDSCAPE PLANTINGS
- INSTALLATION OF NEW AUTOMATIC IRRIGATION SYSTEM

SHEET INDEX

LOCATION MAP

NORTH

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HISTORIC PRESERVATION BOARD: RESUBMITTAL - 09/11/2020
City of Miami Beach Planning Dept.
1700 Convention Center Drive
Miami Beach, FL, 33139

Project # 3426.01
3120 Collins Avenue
Miami Beach, FL, 33139

COVER PAGE

SITEWORK GENERAL NOTES

1. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL WORK BY THE SUBCONTRACTORS.

2. CONTRACTOR SHALL VERIFY ALL CONDITIONS AT JOB SITE AND NOTIFY LANDSCAPE ARCHITECT AND GENERAL CONTRACTOR OF DIMENSIONAL ERRORS, OMISSIONS OR DISCREPANCIES BEFORE BEGINNING ANY WORK.

3. CONTRACTOR TO OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION. ALL CONTRACTORS MUST COMPLY WITH PERMIT REQUIREMENTS, LOCAL, STATE AND FEDERAL JURISDICTIONS AND GOVERNING BODIES/AGENCIES RULES AND REGULATIONS AND LAND USE APPROVAL CONDITIONS AT ALL TIMES.

4. WORK PERFORMED WITHOUT APPROVAL OF LOCAL, STATE AND FEDERAL JURISDICTIONS AND GOVERNING BODIES/AGENCIES AND/OR NOT IN COMPLIANCE WITH SPECIFICATIONS AND/OR DRAWINGS IS SUBJECT TO REMOVAL AT CONTRACTOR'S EXPENSE.

5. ALL WORK SHALL CONFORM TO THE APPROPRIATE AGENCIES. CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING UTILITIES, LINES AND STRUCTURES PRIOR TO EXCAVATION OR TRENCHING. DAMAGE SHALL BE REPAIRED BY THE CONTRACTOR AT NO COST TO THE OWNER. THE LANDSCAPE ARCHITECT ASSUMES NO RESPONSIBILITY FOR UTILITIES OR STRUCTURES NOT SHOWN ON THE DRAWINGS. CONTRACTOR IS TO VERIFY THE EXACT LOCATION OF UTILITIES PRIOR TO CONSTRUCTION AND NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES. CONTRACTOR SHALL USE EXTREME CAUTION WHEN WORKING OVER OR NEAR EXISTING GAS AND ELECTRICAL LINES.

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESETTING ALL LAND MONUMENTS DISRUPTED BY CONSTRUCTION ACTIVITIES OR NEGLIGENCE ON THE PART OF THE CONTRACTOR. RESETS SHALL BE PERFORMED UNDER THE SUPERVISION OF A REGISTERED LAND SURVEYOR AND MONUMENT RECORDS MUST BE FILED AS REQUIRED BY STATUTE FOR ALL MONUMENTS.

7. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONARY MEASURES NECESSARY TO PROTECT EXISTING IMPROVEMENTS FROM DAMAGE AND ALL SUCH IMPROVEMENTS AND STRUCTURES DAMAGED BY THE CONTRACTOR'S OPERATIONS SHALL BE REPAIRED OR RECONSTRUCTED SATISFACTORY TO THE LANDSCAPE ARCHITECT AT THE CONTRACTOR'S EXPENSE.

8. ALL BARRICADING AND TEMPORARY TRAFFIC CONTROL DEVICES OR METHODS USED DURING CONSTRUCTION SHALL BE IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL JURISDICTIONS AND GOVERNING BODIES/AGENCIES STANDARDS. PROVIDE ADEQUATE TIME FOR REVIEW AND APPROVAL BY THE ABOVE JURISDICTIONS PRIOR TO COMMENCEMENT.

9. THE LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES UTILIZED OR FOR SAFETY PRECAUTIONS OR PROBLEMS IN CONNECTION WITH THE WORK. THE LANDSCAPE ARCHITECT WILL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. CONTRACT DOCUMENTS INCLUDE THE CONSTRUCTION DOCUMENT DRAWING SET/TECHNICAL SPECIFICATIONS MANUAL/LASIS.

10. CONTRACTOR TO VERIFY ALL QUANTITIES. IN CASE OF ANY DISCREPANCIES, GRAPHICALLY SHOWN MATERIAL QUANTITIES SHALL TAKE PRECEDENCE.

11. A SYSTEM OF DIAGRAMMATIC SYMBOLS, HATCHES AND NOTATIONS IS USED IN THESE DRAWINGS. REVIEW NOTATIONS CAREFULLY, NOTIFY LANDSCAPE ARCHITECT AND REQUEST CLARIFICATION OF ANY UNCLEAR NOTATION OR DISCREPANCY PRIOR TO COMMENCING WORK.

SITEWORK GENERAL NOTES CONTINUED

1. PROVIDE SLEEVES AS REQUIRED FOR DRAINAGE, IRRIGATION AND ELECTRICAL LINES. IRRIGATION AND ELECTRICAL SLEEVES AND SUBSURFACE DRAINAGE SYSTEMS SHALL BE CONSTRUCTED PRIOR TO PAVING AND LANDSCAPE WORK. UTILITY SLEEVES ARE REQUIRED IN ALL PLANT BEDS ISOLATED BY PAVEMENT OR ANY OTHER STRUCTURES.

2. SPECIAL CONSIDERATION IS GIVEN TO THE DESIGN AND INTENDED RELATIONSHIP BETWEEN ARCHITECTURE, PLANTING AREAS AND PAVING SYSTEMS. PAVEMENT JOINTING, PAVERS, STONE, FINISHES AND GRADES HAVE BEEN STRICTLY COORDINATED IN THE CONTRACT DOCUMENTS. CONSTRUCTION OF THESE SYSTEMS SHALL BE STRICTLY COORDINATED.

3. VEHICLES, EQUIPMENT, AND/OR MATERIALS SHALL NOT BE PARKED OR STORED IN AREAS OF EXISTING VEGETATION, INCLUDING WITHIN THE DRIPLINE OF EXISTING TREES TO REMAIN.

4. CONSTRUCTION WASTE-INCLUDING BUT NOT LIMITED TO: PLANT MATERIAL, BUILDING MATERIALS, DEMOLISHED MATERIALS, PACKAGING, LEFTOVER PAINT AND CONCRETE SLURRY-SHOULD BE PROPERLY REUSED, RECYCLED, DISPOSED OF LEGALLY OFF-SITE OR IN DESIGNATED WASH-OUT AREAS DETERMINED BY THE GENERAL CONTRACTOR.

5. RECYCLING AND TRASH BINS TO BE PROVIDED ON SITE. SEPARATE BINS FOR CARDBOARD, CO-MINGLED, AND OTHER RECYCLABLE/REUSABLE MATERIALS IDENTIFIED BY THE LOCAL JURISDICTION SHALL BE MAINTAINED. ALL BINS TO BE WILDLIFE-PROOF.

6. ON-SITE FUEL STORAGE FOR CONSTRUCTION EQUIPMENT IS DISCOURAGED. CONSTRUCTION EQUIPMENT USED ON SITE TO BE CHECKED REGULARLY TO ASSURE CONTAMINATION CONCERNS FROM OILS AND GREASES ARE ELIMINATED. NO TOXIC MATERIALS SHALL BE STORED ON-SITE.

7. GENERAL CONTRACTOR TO KEEP ALL ITEMS IMPLEMENTED BY LANDSCAPE ARCHITECT IN PROPER WORKING ORDER THROUGHOUT THE DURATION OF THE PROJECT.

8. THE CONSTRUCTION SITE TO BE INSPECTED ON A MONTHLY BASIS BY LANDSCAPE ARCHITECT AND/OR CIVIL ENGINEER TO ASSURE THAT THE SILT FENCE AND MUD TRACKING PAD ARE PROPERLY IN PLACE AND FUNCTIONING AS DESIGNED.

9. GREEN BUILDING PRACTICES SHALL BE EMPLOYED TO THE EXTENT FEASIBLE. SUCH PRACTICES INCLUDE: CARPOOLING/VANPOOLING TO JOB SITE, MINIMIZING MATERIALS PACKING BEFORE ARRIVAL TO JOB SITE, REDUCING MATERIAL/RESOURCE INEFFICIENCIES BY COORDINATING WORK.

10. THE PROJECT LIMIT OF CONSTRUCTION AND ALL EXISTING VEGETATION TO REMAIN IS TO BE CLEARLY DEFINED BY STURDY, WEATHERPROOF FENCING AT A MINIMUM OF FOUR (4) FEET HIGH.

11. WATERPROOFING OF SUBGRADE AND OTHER ARCHITECTURAL SPACES BELOW AND/OR ADJACENT TO IMPROVEMENTS DESIGNED BY THE LANDSCAPE ARCHITECT IS TO BE ADEQUATELY DESIGNED AND DETAILED BY OTHERS TO PERMANENTLY REPEL ALL WATER SOURCES INCLUDING, BUT NOT LIMITED TO: PRECIPITATION, STORM WATER RUNOFF, GROUND WATER, IRRIGATION, ROOF RUNOFF, GROUND WATER, AND PLUMBING LEAKS.

12. STRUCTURAL DESIGN TO SUPPORT IMPROVEMENTS DESIGNED BY THE LANDSCAPE ARCHITECT AND LOCATED ABOVE, BELOW, AND/OR ADJACENT TO SUBGRADE AND OTHER ARCHITECTURAL SPACES IS THE RESPONSIBILITY OF THE STRUCTURAL ENGINEER. THE STRUCTURAL DESIGN SHOULD BE ADEQUATELY DESIGNED TO SUPPORT ALL POSSIBLE LOADS INCLUDING, BUT NOT LIMITED TO: BACKFILL, COMPACTION, PLANTINGS, HARDSCAPES, RETAINING AND FREESTANDING SITE WALLS, AND CONSTRUCTION MATERIALS/EQUIPMENT/ACTIVITY.

SOIL EROSION CONTROL NOTES

1. PRIOR TO BEGINNING ANY EARTH CHANGE, THE CONTRACTOR SHALL INSTALL AND MAINTAIN ALL SESC MEASURES AS SHOWN ON THE CONTRACT DOCUMENTS AND AS REQUIRED BY ANY GOVERNING AGENCIES.
.
2. ALL SESC MEASURES TO BE MAINTAINED DAILY.

3. THE CONTRACTOR TO CONDUCT ALL EXCAVATION, FILLING, GRADING, AND CLEANUP OPERATIONS IN A MANNER SUCH THAT SEDIMENT, GENERATED BY WIND OR WATER IS NOT DISCHARGED INTO ANY STORM SEWER, DRAINAGE DITCH, RIVER, LAKE, AIR, OR UNDERGROUND UTILITY SYSTEM. STAGE WORK TO MINIMIZE THE AREA OF EXPOSED SOIL, THEREBY REDUCING THE OPPORTUNITY FOR SOIL EROSION.

4. WATER FROM TRENCHES AND OTHER EXCAVATION TO BE PUMPED INTO A FILTRATION BAG TO REMOVE SEDIMENTS FROM THE WATER.

5. NORTH AMERICAN GREEN SC-150 OR EQUIVALENT EROSION CONTROL FABRIC IS REQUIRED ON ALL DISTURBED SLOPES GREATER THAN 3:1 UNTIL PROJECT AREA IS REVEGETATED PER THE PLANTING PLAN.

6. PROVIDE POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES.

7. CONTRACTOR TO PROVIDE ONSITE WATERING TO REDUCE FUGITIVE DUST LEAVING THE SITE DURING CONSTRUCTION.

8. SOIL EROSION CONTROL MEASURES TO BE PROVIDED FOR ALL EXISTING AND PROPOSED DRAINAGE STRUCTURES WITHIN THE PROJECT LIMITS.

9. CONSTRUCTION STAGING AND PHASING SHALL OCCUR, WHERE APPLICABLE, TO MINIMIZE SOIL DISTURBANCE TIME.

10. BEST MANAGEMENT PRACTICES (BMPs) SHALL BE ADJUSTED AS NEEDED TO MEET ANY OTHER UNFORESEEN CONDITIONS.

11. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR INSTALLING A MUD TRACKING PAD/WASHING PAD AT THE CONSTRUCTION ENTRANCES TO MINIMIZE MUD DETACHMENT FROM TRUCK TIRES. 1-1/2 INCH SCREENED ROCK TO BE PLACED ON MIRAFI 140-N FILTER FABRIC. ADDITIONAL CLEAN GRAVEL TO BE ADDED THROUGHOUT THE DURATION OF CONSTRUCTION AS NEEDED.

12. CONTRACTOR SHALL ABIDE BY THE LOCAL, STATE AND FEDERAL JURISDICTIONS AND GOVERNING BODIES/AGENCIES CONSTRUCTION MANAGEMENT PLAN REQUIREMENTS.

13. RESEED AS INDICATED IN SEEDING NOTES.

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CONTRACTOR QUALIFICATIONS

1. CONTRACTOR MUST BE A LICENSED LANDSCAPE CONTRACTOR.
2. CONTRACTOR MUST HAVE A MINIMUM OF 10 YEARS OF PROVEN EXPERIENCE RELOCATING LARGE SPECIMEN TREES AND PALMS IN SOUTH FLORIDA.
3. CONTRACTOR MUST HAVE PROVEN EXPERIENCE RELOCATING TREES AND PALMS OF THE SAME SPECIES AND SIZE AS THOSE TO BE RELOCATED FOR THE CURRENT PROJECT.
4. CONTRACTOR MUST HAVE A CERTIFIED ARBORIST ON STAFF

CONTRACTOR REQUIREMENTS

1. CONTRACTOR MUST VISIT THE JOBSITE AND INSPECT ALL TREES AND PALMS TO BE RELOCATED AS WELL AS EXISTING SITE CONDITIONS AND RESTRICTIONS PRIOR TO PREPARING BID.
2. CONTRACTOR MUST VERIFY AND ENSURE THAT ALL TREES AND PALMS IDENTIFIED ON THE PLANS AND THOSE TAGGED ON THE JOBSITE CORRESPOND AS TO NUMBER AND DESCRIPTION. ANY DISCREPANCIES MUST BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT IMMEDIATELY, PRIOR TO PREPARING BID.
3. CONTRACTOR MUST CONDUCT ALL WORK ASSOCIATED WITH RELOCATION AND MAINTENANCE OF TREES AND PALMS TO BE RELOCATED. NO WORK IS TO BE SUBCONTRACTED WITHOUT PRIOR WRITTEN CONSENT OF THE OWNER AND/OR LANDSCAPE ARCHITECT.
4. CONTRACTOR MUST DESIGNATE A COMPETENT, ENGLISH-SPEAKING SUPERVISOR OR FOREMAN OVERSEE AND DIRECT ALL RELOCATION AND MAINTENANCE ACTIVITIES AS OUTLINED IN THESE SPECIFICATIONS.
5. CONTRACTOR MUST SCHEDULE ROOT PRUNING TO PROVIDE THE MAXIMUM POSSIBLE TIME FOR NEW ROOT GROWTH. EVEN TREES AND PALMS THAT TYPICALLY DO NOT REQUIRE LONG (OR ANY) ROOT PRUNING WILL BENEFIT FROM MORE ROOT PRUNING TIME; THEREFORE, ALL TREES AND PALMS TO BE RELOCATED MUST BE ROOT PRUNED. CONTRACTOR MUST PROVIDE A ROOT PRUNE SCHEDULE FOR EACH TREE OR PALM TO BE RELOCATED AS AN ATTACHMENT TO THE BID.
6. CONTRACTOR MUST CALL SUNSHINE 811 TO HAVE ALL UNDERGROUND UTILITIES LOCATED UNDER OR IN THE VICINITY OF THE CURRENT OF FUTURE LOCATIONS OF ALL TREES AND PALMS TO BE RELOCATED PRIOR TO WORK COMMENCING.
7. CONTRACTOR MUST VERIFY WITH THE GENERAL CONTRACTOR THE ABSENCE OF ANY UNDERGROUND CONSTRUCTION OR OBSTRUCTIONS (E.G., BULKHEADS, SEPTIC SYSTEMS, ETC.) IN THE CURRENT AND FUTURE LOCATIONS OF ALL TREES AND PALMS TO BE RELOCATED.
8. CONTRACTOR MUST ALERT THE LANDSCAPE ARCHITECT OF ANY TREES OR PALMS THAT WILL NOT SUCCESSFULLY RELOCATE DUE TO POOR HEALTH PRIOR TO BEGINNING ROOT PRUNING.
9. CONTRACTOR MUST FLAG ALL PROPOSED TRANSPLANT LOCATION FOR THE LANDSCAPE ARCHITECT'S APPROVAL A MINIMUM OF 15 DAYS PRIOR TO RELOCATION.
10. CONTRACTOR MUST ENSURE THAT ALL TREES AND PALMS TO BE RELOCATED ARE INSTALLED AT THE CORRECT GRADE OR ELEVATION, ACCORDING TO THE GRADING PLAN.
11. CONTRACTOR MUST BE ENSURE THAT ALL ROOT FLARES ARE EXPOSED AFTER RELOCATION.
12. CONTRACTOR MUST REMOVE ALL RESIDUAL ROOTS, STUMPS, AND PORTIONS THEREOF AND BACKFILL PITS FROM WHICH RELOCATED TREES AND PALMS WERE REMOVED WITH CLEAN FILL FLUSH WITH THE SURROUNDING GRADE.
13. CONTRACTOR MUST BE REPAIR ANY DAMAGE TO OTHER PLANTS, LAWN, HARDSCAPES, OR NEW CONSTRUCTION WITHIN THE RELOCATION AREA AT CONTRACTOR'S EXPENSE. HARDSCAPES INCLUDE BUT ARE NOT LIMITED TO CURBS, WALKS, ROADS, FENCES, SITE FURNISHINGS, ETC.
14. CONTRACTOR MUST PHOTOGRAPHICALLY DOCUMENT NEW ROOT GROWTH FOLLOWING EACH ROOT PRUNE AND SUBMIT THIS DOCUMENTATION TO THE LANDSCAPE ARCHITECT. THE PURPOSE OF THIS REQUIREMENT IS TO ENSURE THAT SUFFICIENT ROOT GROWTH HAS OCCURRED PRIOR TO THE SECOND AND SUBSEQUENT ROOT PRUNES AND FOLLOWING THE FINAL ROOT PRUNE PRIOR TO RELOCATION.
15. CONTRACTOR MUST INSTALL AND MAINTAIN PROTECTION FENCING AROUND EACH TREE AND PALM TO BE RELOCATED BOTH DURING ROOT PRUNING AND AFTER RELOCATION. PROTECTION FENCING MUST CONSIST OF GALVANIZED WELDED WIRE FABRIC OR PLASTIC MESH ATTACHED TO 4'' X 4'' POSTS INSERTED AROUND THE PERIMETER OF THE DRIPLINE OF THE TREE OR PALM. PROTECTION FENCING MUST BE PLUMB, TAUT, AND STURDY AT ALL TIMES AND MUST REMAIN IN PLACE THROUGHOUT THE ROOT PRUNING AND WARRANTY PERIODS, OR AS DIRECTED BY THE LANDSCAPE ARCHITECT.
16. CONTRACTOR MUST OBTAIN ALL NECESSARY OR REQUIRED PERMITS FOR THE RELOCATION AND TRANSPORTATION OF THE TREES AND PALMS TO BE RELOCATED.
17. CONTRACTOR MUST GUARANTEE ALL RELOCATED TREES AND PALMS FOR ONE YEAR FROM THE DATE OF RELOCATION TO THE FINAL LOCATION. GUARANTEE MUST INCLUDE TREE HEALTH AND SETTLING.
18. CONTRACTOR MUST PROVIDE ALL MATERIAL NECESSARY TO PERFORM THE WORK COVERED HEREIN, INCLUDING BUT NOT LIMITED TO BACKFILL MATERIAL, PROTECTION FENCING, FLAGGING, ADDITIVES AND SUPPLEMENTS, TEMPORARY IRRIGATION, BURLAP, WIRE, SHRINK WRAP, AND ALL NECESSARY TOOLS AND EQUIPMENT.

TREE ROOT PRUNING SPECIFICATIONS

1. ALL TREES AND PALMS TO BE RELOCATED MUST BE WATERED DAILY FOR AT LEAST 2-3 DAYS PRIOR TO ANY ROOTS BEING CUT TO ENSURE THAT THEY ARE FULLY HYDRATED. EACH WATERING MUST THOROUGHLY SATURATE THE ROOTBALL TO ITS FULL DEPTH.
2. EACH TREE AND PALMS MUST THEN BE WATERED EVERY OTHER DAY, NOT RELYING ON RAIN, DURING THE ENTIRE ROOT PRUNING PROCESS EITHER BY A TEMPORARY IRRIGATION SYSTEM OR BY HAND. EACH WATERING MUST THOROUGHLY SATURATE THE ROOTBALL TO ITS FULL DEPTH.
3. TREE AND PALM RELOCATION ACTIVITIES MUST BE SCHEDULED SO THAT REMOVAL AND REPLANTING TAKE PLACE IN THE SAME 24-HOUR PERIOD. NO TREES OR PALMS MAY BE "STOCKPILED" ONSITE OR OFFSITE FOR ANY PERIOD OF TIME WITHOUT PRIOR WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT. WHEN ALLOWED, APPROVAL FOR THE METHOD OF "STOCKPILING" MUST BE OBTAINED FROM THE LANDSCAPE ARCHITECT.
4. ALL DIGGING IN THE ROOT ZONE DURING THE ROOT PRUNE PROCESS MUST BE DONE BY HAND; NO MACHINERY WILL BE ALLOWED. PRUNING OF ROOTS MUST BE DONE BY HAND WITH CLEAN, SHARP TOOLS. DO NOT PAINT CUT ROOTS WITH TREE PAINT OR ANY KIND OF SEALANT.
5. MYCORRHIZA (ROOTS® TRANSPLANT OR EQUIVALENT) MUST BE INCORPORATED INTO THE BACKFILL SOIL PRIOR TO BACKFILLING AS PER MANUFACTURER'S RECOMMENDATIONS.
6. AFTER EACH ROOT PRUNE, EACH SECTION OF ROOTBALL THAT IS PRUNED MUST BE WRAPPED WITH BLACK PLASTIC AND THE TRENCH BACKFILLED WITH ORIGINAL EXCAVATED SOIL. A TREE RING WITH A MINIMUM HEIGHT OF 6'' MUST BE CONSTRUCTED 6-12'' OUTSIDE THE OUTERMOST EDGE OF THE ROOTBALL AND AROUND THE ENTIRE PERIMETER OF THE ROOTBALL TO DIRECT IRRIGATION WATER AND ANY ADDED SUPPLEMENTS DOWN INTO THE ROOTBALL DURING ROOT REGENERATION.
7. ONCE THE TREE RING IS CONSTRUCTED AFTER EACH ROOT PRUNE, A HIGH-PHOSPHORUS ROOT STIMULANT MUST BE LIBERALLY APPLIED TO THE SURFACE OF THE ROOTBALL AND THOROUGHLY WATERED IN TO ENCOURAGE NEW ROOT GROWTH.
8. PRIOR TO ANY ROOTS BEING CUT, ALL MAJOR ROOTS MUST BE IDENTIFIED TO DETERMINE THE ROOTBALL DIAMETER BASED ON THE RELATIVE LOCATION AND SIZE OF THE ROOTS.
9. MANY TREE RELOCATION SPECIFICATIONS USE "GENERAL RULES" TO CALCULATE MINIMUM ROOTBALL DIAMETER, SUCH AS MULTIPLYING THE DIAMETER AT BREAST HEIGHT (DBH) OF THE TREE BY A FACTOR OF 10 OR ALLOWING A MINIMUM OF 9''-12'' OF ROOTBALL FOR EVERY 1'' OF TREE CALIPER. OTHERS LIST UNREALISTIC MINIMUM SIZES FOR THE ROOTBALLS OF VARIOUS TREE CALIPERS OR OTHERS LIST UNREALISTIC MINIMUM SIZES FOR THE ROOTBALLS OF VARIOUS TREE CALIPERS OR HEIGHTS. IN MANY CASES, SUCH APPROACHES RESULT IN ROOTBALLS THAT ARE EITHER TOO LARGE OR TOO SMALL FOR A GIVEN TREE. THE FOLLOWING TABLE LIST MINIMUM ROOTBALL DIAMETERS BASED ON REAL-WORLD EXPERIENCE OF TREE RELOCATION SPECIALISTS IN SOUTH FLORIDA.

.CALIPER (inches)	MIN. ROOTBALL DIA. (feet)	CALIPER (inches)	MIN. ROOTBALL DIA. (feet)
1-4	3	12-14	8
4-5	4	15-17	10
6-7	5	18-24	12-15
8-9	6	25-30	15-25
10-11	7	30+	as needed

1. WHENEVER POSSIBLE, ROOTBALLS MUST BE CIRCULAR IN SHAPE WITH AN EQUAL DISTANCE FROM THE TRUNK TO THE EDGE OF ROOTBALL ALL AROUND.
2. MINIMUM ROOTBALL DEPTH MUST BE 24''-36'' FOR ALL TREES TO BE RELOCATED, WITH THE ACTUAL DEPTH TO BE DETERMINED ONLY AFTER A THOROUGH EXAMINATION OF ALL ROOTS DURING THE INITIAL ROOT INSPECTION AND BASED ON THE ABSENCE OF MAJOR ROOTS AT THE BOTTOM OF THE ROOTBALL. ROOTBALLS DEEPER THAN 36'' MAY BE REQUIRED FOR LARGE SPECIMEN TREES, DEPENDING ON THE RELATIVE LOCATIONS AND DEPTHS OF THE MAJOR ROOTS AS OBSERVED DURING THE INITIAL ROOT INSPECTION.
3. AS A GENERAL RULE, MINIMUM ROOT PRUNE TIME FOR TREES WITH A DBH OF LESS THAN 10'' IS 12 WEEKS. THE FIRST ROOT PRUNE MUST BE ON TWO OPPOSING SIDES OF THE ROOTBALL, WITH THE SECOND ROOT PRUNE ON ONE OF THE OTHER TWO SIDES DONE A MINIMUM OF 6 WEEKS LATER, AND A THIRD ROOT PRUNE ON THE LAST SIDE DONE A MINIMUM OF 3 WEEKS AFTER THAT. THE SECOND AND THIRD ROOT PRUNES MAY ONLY BE DONE WHEN HEALTHY NEW ROOT GROWTH FROM EARLIER ROOT PRUNES IS EVIDENT (SEE SECTION 2.14 ABOVE FOR SPECIFICATIONS ON PHOTOGRAPHICALLY DOCUMENTING NEW ROOT GROWTH DURING THE ROOT PRUNE PROCESS). MORE TIME MAY BE NEEDED DURING THE COOLER MONTHS OF THE YEAR.
4. AS A GENERAL RULE, MINIMUM ROOT PRUNE TIME FOR TREES WITH A DBH OF 10'' OR GREATER IS 24 WEEKS, THE FIRST ROOT PRUNE MUST BE ON TWO OPPOSING SIDES OF THE ROOTBALL, WITH THE SECOND ROOT PRUNE ON ONE OF THE OTHER TWO SIDES DONE A MINIMUM OF 12 WEEKS LATER, AND A THIRD ROOT PRUNE ON THE LAST SIDE DONE A MINIMUM OF 6 WEEKS AFTER THAT. THE SECOND AND THIRD ROOT PRUNES MAY ONLY BE DONE WHEN HEALTHY NEW ROOT GROWTH FROM EARLIER ROOT PRUNES IS EVIDENT (SEE SECTION 2.14 ABOVE FOR SPECIFICATIONS ON PHOTOGRAPHICALLY DOCUMENTING NEW ROOT GROWTH DURING THE ROOT PRUNE PROCESS). MORE TIME MAY BE NEEDED DURING THE COOLER MONTHS OF THE YEAR.

PALM ROOT PRUNING SPECIFICATIONS

1. THE FOLLOWING TABLE LISTS MINIMUM ROOTBALL DIAMETERS FOR VARIOUS SPECIES OF PALMS BASED ON REAL-WORLD EXPERIENCE OF RELOCATION SPECIALISTS IN SOUTH FLORIDA.

PALM SPECIES	ROOTBALL SPECIFICATIONS
SABAL/CABBAGE PALM	36'' diameter
QUEEN & FOXTAIL PALMS	12''from trunk in all directions
ROYAL & COCONUT PALMS	18-24'' from trunk in all directions
CANARY DATE PALM	24'' from trunk in all directions
SLOW-GROWING PALMS	24'' from trunk in all directions

2. PALM ROOTBALL MUST BE A MINIMUM OF 24'' DEEP, WHENEVER POSSIBLE, ROOTBALLS MUST BE CIRCULAR IN SHAPE WITH AN EQUAL DISTANCE FROM THE TRUNK TO THE EDGE OF THE ROOTBALL ALL AROUND.
3. AS A GENERAL RULE, MINIMUM ROOT PRUNE TIME FOR PALMS IS 6-8 WEEKS. THE FIRST ROOT PRUNE MUST BE ON TWO OPPOSING SIDES OF THE ROOTBALL, WITH THE SECOND ROOT PRUNE ON ONE OF THE OTHER TWO SIDES DONE A MINIMUN OF 3-4 WEEKS LATER, AND A THIRD ROOT PRUNE ON THE LAST SIDE DONE A MINIMUM OF 4.5-6 WEEKS AFTER THAT. THE SECOND AND THIRD ROOT PRUNES MAY ONLY BE DONE WHEN HEALTHY NEW ROOT GROWTH FROM EARLIER ROOT PRUNES IS EVIDENT (SEE SECTION 2.14 ABOVE FOR SPECIFICATIONS ON PHOTOGRAPHICALLY DOCUMENTING NEW ROOT GROWTH DURING THE ROOT PRUNE PROCESS). MORE TIME MAY BE NEEDED DURING THE COOLER MONTHS OF THE YEAR.
4. CERTAIN PALMS, IN PARTICULAR THOSE THAT ARE SLOW GROWING, REQUIRE LONGER ROOT PRUNING TIME. THESE INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING.
   - ALL SPECIES OF ARCHONTOPHOENIX
   - ALL SPECIES OF CORYPHA
   - AMERICAN OIL PALMS (ALL SPECIES OF ATTALEA)
   - BISMARCK PALM (BISMARCKIA NOBILIS)
   - CUBAN & CARIBBEAN COPERNICIA
   - CUBAN BELLY PALM (GASTROCOCOS CRISPA)
   - GINGERBREAD/DOUM PALMS (ALL SPECIES OF HYPHAENE)
   - PALMYRA PALMS (ALL SPECIES OF BORASSUS)
   - SATAKE PALM (SATAKENTIA LIUKIUENSIS)
   - SAW PALMETTO (SERENOA REPENS)
   - SILVER PALM (COCCOTHRINAX ARGENTATA)
   - ZOMBIE PALM (ZOMBIA ANTILLARUM)

   FOR THESE PALMS, THE MINIMUM ROOT PRUNING TIME IS 4-6 MONTHS OR GREATER. ONLY WHEN SUFFICIENT NEW ROOT GROWTH HAS TAKEN PLACE FOLLOWING AN EARLIER ROOT PRUNE CAN THE NEXT ROOT PRUNE BE DONE, AND ONLY WHEN SUFFICIENT NEW ROOT GROWTH HAS TAKEN PLACE FOLLOWING THE FINAL ROOT PRUNE MAY THE TREE BE RELOCATED (SEE SECTION 2.14 ABOVE FOR SPECIFICATIONS ON PHOTOGRAPHICALLY DOCUMENTING NEW ROOT GROWTH DURING THE ROOT PRUNE PROCESS).

TREE CANOPY PRUNING SPECIFICATIONS

1. PRIOR TO RELOCATION, THE CANOPY OF EACH TREE TO BE RELOCATED MUST BE SELECTIVELY PRUNED TO REMOVE CROSSING DEAD, DISEASED, BROKEN, AND LOW HANGING BRANCHES THAT MAY INTERFERE WITH CONSTRUCTION ACTIVITIES, OR THAT MAY INTERFERE OR RESTRICT STRAPPING OR LIFTING THE TREE DURING RELOCATION.
2. FOR TREES BEING RELOCATED ONSITE, THE CANOPY MAY BE SELECTIVELY THINNED AND REDUCED BY NO MORE THAN 1/3 OF THE OVERALL CANOPY MASS, AT THE DIRECTION OF THE LANDSCAPE ARCHITECT; HOWEVER, THE BASIC SHAPE, FORM, AND CHARACTER OF THE TREES MUST BE PRESERVED.
3. FOR TREES BEING RELOCATED OFFSITE, THE CANOPY MUST BE PRUNED, AT THE DIRECTIONS OF THE LANDSCAPE ARCHITECT, TO FIT ON THE TRAILER FOR TRANSPORT. EVERY EFFORT MUST BE MADE TO RETAIN AS MANY BRANCHES AS POSSIBLE. TO THE WIDEST LOAD WIDTH ALLOWABLE BY THE FLORIDA DEPARTMENT OF TRANSPORTATION. CONTRACTOR MUST OBTAIN ALL NECESSARY PERMITS AND ESCORTS TO TRANSPORT WIDE LOADS, PER FLORIDA LAW.
4. ALL CANOPY PRUNING MUST BE CONDUCTED FOLLOWING ANSI A-300 TREE PRUNING STANDARDS AND BEST MANAGEMENT PRACTICES.
5. ALL DEBRIS GENERATED DURING CANOPY PRUNING MUST BE REMOVED OFFSITE AND DISPOSED.

PALM CANOPY PRUNING SPECIFICATIONS

1. IT IS WELL KNOW THAT SOME PALMS SURVIVE RELOCATION BETTER WHEN ALL OF THE LEAVES ARE REMOVED (E.G., CABBAGE PALM, SABAL PALMETTO), AND THAT OTHER PALMS BENEFIT FROM HAVING THEIR LEAVES CUT IN HALF DURING RELOCATION (E.G., COCONUT PALM, COCOS NUCIFERA). BOTH OF THESE HORTICULTURAL PRACTICES, WHILE TRUE, ARE ONLY APPLICABLE WHEN PALMS ARE NOT ROOT PRUNED. LEAVES DO NOT NEED TO BE CUT IN HALF OR REMOVED FROM PALMS THAT ARE ADEQUATELY ROOT PRUNED. ON OCCASION WHEN SUFFICIENT ROOT PRUNING TIME IS NOT AVAILABLE, PALMS TO BE RELOCATED MAY HAVE THEIR LEAVES CUT IN HALF OR REMOVED ENTIRELY AT THE DIRECTION OF THE LANDSCAPE ARCHITECT.
2. PALMS LEAVES MUST BE TIED UP WITH 2-PLY BIODEGRADABLE TWINE PRIOR TO RELOCATION TO PREVENT MECHANICAL DAMAGE DURING THE RELOCATION PROCESS.
3. PALM TRUNKS SHALL ONLY BE 'CLEANED UP' ACCORDING TO THE LANDSCAPE ARCHITECT'S SPECIFICATIONS SPECIFIC TO EACH PALM.

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TREES PROTECTION NOTES

1. CONTRACTOR TO PROTECT ALL EXISTING TREES PRIOR TO THE DEMOLITION OF THE EXISTING STRUCTURE.
2. UPON COMPLETION OF OF SITE DEMOLITION, CONTRACTOR TO RELOCATE ALL SPECIFIED TREES AND PALMS FOR RELOCATION. CONTRACTOR TO REINSTALL TREE PROTECTION FENCE AROUND RELOCATED AND EXISTING TREES.
3. FENCING AT A MINIMUM FOUR (4) FEET HEIGHT INSTALLED NO CLOSER TO THE TREE TRUNK THAN ITS DRIPLINE. THIS FENCE SHALL BE MAINTAINED IN WORKING ORDER DURING ALL PHASES OF CONSTRUCTION. MAINTAIN TREE PROTECTION ZONES FREE OF WEEDS AND TRASH.
4. THE PROJECT LIMIT OF CONSTRUCTION AND ALL EXISTING VEGETATION TO REMAIN IS TO BE CLEARLY DEFINED BY STURDY, WEATHERPROOF FENCING AT A MINIMUM OF FOUR (4) FEET HIGH.
5. STURDY TEMPORARY BARRIERS SHALL BE INSTALLED AROUND ALL TREE PROTECTION ZONES. BARRIERS SHALL BE A MINIMUM OF FOUR FEET HIGH, AND SHALL BE CONSTRUCTED OF CONTINUOUS CHAIN LINK FENCE WITH METAL POSTS AT EIGHT-FOOT SPACING, OR OF TWO-BY-FOUR INCH POSTS WITH THREE EQUALLY SPACED TWO-BY-FOUR RAILS. POSTS MAY BE SHIFTED TO AVOID ROOTS.

MAINTENANCE SPECIFICATIONS

1. ALL RELOCATED TREES AND PALMS MUST BE MAINTAINED FOR ONE YEAR FROM THE DATE OF RELOCATION TO THEIR FINAL LOCATIONS.
2. CONTRACTOR MUST MAINTAIN ALL RELOCATED TREES AND PALMS FOR ONE FULL YEAR FROM THE DATE OF RELOCATION TO THE FINAL LOCATION.
3. WHENEVER POSSIBLE, EACH TREE AND PALM MUST BE WATERED BY A PERMANENT AUTOMATIC IRRIGATION SYSTEM FOLLOWING RELOCATION. EACH WATERING MUST THOROUGHLY SATURATE THE ROOTBALL TO ITS FULL DEPTH; THIS WILL REQUIRE 25-50 GALLONS OF WATER FOR SMALL TREES AND PALMS DEPENDING ON ROOTBALL SIZE, WHILE LARGE TREES WILL REQUIRE A MINIMUM OF 10 GALLONS PER FOOT OF ROOTBALL DIAMETER (I.E., A 10' DIAMETER ROOTBALL WILL REQUIRE A MINIMUM OF 100 GALLONS PER WATERING EVENT).WATERING FREQUENCY MUST BE EVERY DAY FOR THE FIRST TWO WEEKS, EVERY OTHER DAY FOR THE NEXT THREE WEEKS, AND EVERY THIRD DAY FOR THE NEXT 6-8 WEEKS.
4. WHEN AN AUTOMATIC IRRIGATION SYSTEM IS NOT POSSIBLE, CONTRACTOR IS RESPONSIBLE FOR HAND WATERING RELOCATED TREES AND PALMS THROUGHOUT THE MAINTENANCE PERIOD AND UNTIL FINAL ACCEPTANCE BY THE LANDSCAPE ARCHITECT AND/OR CLIENT.
5. IMMEDIATELY AFTER RELOCATION TO THE FINAL LOCATION. A HIGH-PHOSPHORUS ROOT STIMULANT MUST BE APPLIED TO THE SURFACE OF THE ROOTBALL AT THE RECOMMENDED LABEL RATE AND WATERED IN WITH A DRENCH CONSISTING OF A SYSTEMIC INSECTICIDE AND A CONTACT ROOT ROT FUNGICIDE, FOLLOWING LABEL INSTRUCTIONS, AS INITIAL PREVENTATIVE MAINTENANCE.
6. EVERY THREE MONTHS THEREAFTER, A HIGH-PHOSPHORUS ROOT STIMULANT MUST BE APPLIED TO THE SURFACE OF THE ROOTBALL AT THE RECOMMENDED LABEL RATE AND WATERED IN WITH A DRENCH CONSISTING OF A SYSTEMIC INSECTICIDE AND A BROAD-SPECTRUM SYSTEMIC FUNGICIDE, FOLLOWING LABEL INSTRUCTIONS, AS CONTINUING PREVENTATIVE MAINTENANCE.
7. IRRIGATION AND BRACING MUST BE CHECKED AND EACH TREE OR PALM THOROUGHLY INSPECTED FOR SIGNS OF STRESS, DISEASE, OR PEST PROBLEMS ON A MONTHLY BASIS.
8. IMMEDIATELY AFTER RELOCATION TO THE FINAL LOCATION AND EVERY THREE MONTHS THEREAFTER, A HIGH-QUALITY, SLOW-RELEASE 15-2-15 GRANULAR FERTILIZER MUST BE APPLIED, AT THE RECOMMENDED LABEL RATE, SPREAD EVENLY ACROSS THE SURFACE OF THE ROOTBALL.
9. IMMEDIATELY AFTER RELOCATION TO THE FINAL LOCATION AND EVERY THREE MONTHS THEREAFTER A HIGH-QUALITY, SLOW-RELEASE 15-2-15 GRANULAR FERTILIZER MUST BE APPLIED, AT THE RECOMMENDED LABEL RATE, SPREAD EVENLY ACROSS THE SURFACE OF THE ROOTBALL.
10. FOLIAR FEED FOUR TIMES PER YEAR.
11. STRING MUST BE REMOVED FROM THE TIED UP LEAVES IMMEDIATELY AFTER RELOCATION TO THE FINAL LOCATION IF THE PALM WAS ROOT PRUNED OR WITHIN 30-45 DAYS AFTER RELOCATION ON THE OCCASION THE LANDSCAPE ARCHITECT APPROVED RELOCATION WITHOUT ROOT PRUNING DUE TO TIME CONSTRAINTS.
12. IMMEDIATELY AFTER RELOCATION TO THE FINAL LOCATION AND EVERY THREE MONTHS THEREAFTER A HIGH-QUALITY, SLOW-RELEASE 8-4-12 GRANULAR PALM FERTILIZER WITH MINORS MUST BE APPLIED. AT THE RECOMMENDED LABEL RATE, SPREAD EVENLY ACROSS THE SURFACE OF THE ROOTBALL.
13. FOLIAR FEED PALMS SIX TIMES PER YEAR.

RELOCATION SPECIFICATIONS

1. LANDSCAPE CONTRACTOR TO FLAG ALL PROPOSED PLANT LOCATIONS FOR LANDSCAPE ARCHITECT'S APPROVAL PRIOR TO INSTALLATION. NOTIFY LANDSCAPE ARCHITECT A MINIMUM OF 15 DAYS PRIOR TO REVIEW.
2. ALL TREES AND PALMS TO BE RELOCATED MUST BE WATERED DAILY FOR AT LEAST 5 DAYS PRIOR TO ANY RELOCATION TO ENSURE THAT THEY ARE FULLY HYDRATED. EACH WATERING MUST THOROUGHLY SATURATE THE ROOTBALL TO ITS FULL DEPTH.
3. ALL ROOTBALLS MUST BE WRAPPED IN BURLAP AND THE TIGHTLY WIRE-WRAPPED (USING REDLINE HORSE WIRE OR EQUIVALENT) TO KEEP THE ENTIRE ROOTBALL INTACT DURING RELOCATION. TREES AND PALMS GROWING IN LIMESTONE MUST BE DUG AND RELOCATED WITH THE ROOT ATTACHED TO A SECTION OF ROCK AS PART OF THE ROOTBALL SUCH THAT THE ROOTS REMAIN INTACT, ROOTBALLS COMING FROM SAND OR SANDY SOIL MAY ALSO NEED TO BE BOXED PRIOR TO RELOCATION, AT THE DISCRETION OF THE LANDSCAPE ARCHITECT.
4. TREES AND PALMS BEING RELOCATED OFFSITE MUST HAVE THEIR ENTIRE ROOTBALLS THOROUGHLY AND TIGHTLY WRAPPED WITH PLASTIC SHRINK WRAP ON THE OUTSIDE OF THE WIRE WRAP, AND THE ENTIRE TREE OR PALM (INCLUDING CANOPY, TRUNK, AND ROOTBALL) MUST BE COVERED WITH A BREATHABLE TARP (E.G., SHADE CLOTH) DURING TRANSPORT.
5. NEW PLANTING PITS FOR RELOCATED TREES AND PALMS MUST BE PREPARED PRIOR TO LIFTING THE PALM OR TREE FROM ITS CURRENT LOCATION AND MUST BE AT LEAST 3-4 FEET WIDER THAN THE ROOTBALL AND THE SAME DEPTH AS THE ROOTBALL, SUCH THAT THE FINAL ELEVATION OF THE TOP OF THE ROOTBALL IS AT OR SLIGHTLY ABOVE (NO MORE THAN 2'' HIGHER0 FINAL GRADE.
6. TREES AND PALMS TO BE RELOCATED MUST BE LIFTED BY THE ROOTBALL ONLY, USING APPROPRIATELY SIZED (LENGTH AND STRENGTH) LIFTING STRAPS OR CHAINS. DURING LIFTING, THE TREE OR PALM MUST BE BALANCED IN A MORE-OR-LESS UPRIGHT POSITION, WITH THE STRAP THE TRUNK USED ONLY FOR BALANCING AND MANEUVERING THE TREE OR PALM INTO A POSITION. NO CHAINS MAY BE USED AROUND OR AGAINST THE TRUNK AT ANY TIME. AT NO TIME SHALL 100% OF THE WEIGHT OF THE TREE OR PALM BE ON THE STRAP ATTACHED TO THE TRUNK. TRUNKS MUST BE HEAVILY PADDED WITH 30-60 LAYERS (DEPENDING ON SIZE AND WEIGHT) OF BURLAP BENEATH THE BALANCING STRAP.
7. TREES AND PALMS MUST BE LIFTED WITH A CRANE OR BACKHOE APPROPRIATELY SIZED FOR THE SIZE AND WEIGHT OF THE TREE OR PALM AND LIFTED OR CARRIED DIRECTLY TO THE FINAL INSTALL LOCATION OR TRANSPORT TRAILER.
8. ONCE LIFTING BEINGS, ANY UNCUT ROOTS UNDER OR AROUND THE ROOTBALL THAT MAY YET REMAIN MUST BE IMMEDIATELY SEVERED WITH HAND PRUNING TOOLS TO MINIMIZE TEARING AND ROOT DAMAGE.
9. AGRIFORM PLANTING TABLETS (OR APPROVED EQUIVALENT) MUST BE EVENLY DISTRIBUTED AROUND THE PERIMETER OF THE PLANTING PIT AT THE RATE OF 2 TABLETS PER 1'' TRUNK CALIPER PRIOR TO BACKFILLING.
10. MYCORRHIZA (ROOTS® TRANSPLANT OR EQUIVALENT) MUST BE INCORPORATED INTO THE BACKFILL SOIL PRIOR TO BACKFILLING.
11. RELOCATED TREES AND PALMS MUST BE CENTERED IN THE PLANTING PIT, AND THE PIT BACKFILLED USING A 1:1 MIXTURE OF EXISTING SOIL AND 80:20 (DOT SAND:MUCK) SOIL MIX THOROUGHLY BLENDED TOGETHER. DO NOT USE MUDDY SOIL AS BACKFILL.
12. SMALL TREES AND PALMS MUST BE FIRMLY BRACED USING A MINIMUM OF FOUR 4''X 4'' WOODEN BRACES ATTACHED TO 2'' X 4'' WOODEN BATTENS HELD IN PLACE WITH TWO STEEL BANDS. LARGER TREES MAY REQUIRE 6''X 6'' WOODEN POSTS OR EVEN TELEPHONE POLES TO PROVIDE SUFFICIENT BRACING STRENGTH TO PREVENT TOPPLING DURING WIND EVENTS. A SUFFICIENT NUMBER OF BATTENS MUST BE STRATEGICALLY PLACED AROUND THE TRUNK SUCH THAT THE STEEL BANDS NEVER CONTACT THE TRUNK. NO BURLAP IS TO REMAIN UNDER THE WOODEN BATTENS ON TREES DURING BRACING, BUT SEVERAL LAYERS OF BURLAP SHOULD BE LEFT UNDER THE WOODEN BATTENS WHEN BRACING PALMS. NAILS SHALL NEVER BE DRIVEN DIRECTLY INTO THE TRUNK DURING BRACING. BRACING MUST REMAIN IN PLACE FOR A MINIMUM OF ONE YEAR.
13. A TREE RING WITH A MINIMUM HEIGHT OF 6'' MUST BE CONSTRUCTED 6-12'' OUTSIDE THE OUTERMOST EDGE OF THE ROOTBALL AND AROUND THE ENTIRE PERIMETER OF THE ROOTBALL TO DIRECT IRRIGATION WATER AND ANY SUPPLEMENTS THAT ARE ADDED DOWN INTO THE ROOTBALL DURING ROOT REGENERATION.
14. ONCE THE TREE RING IS CONSTRUCTED, A HIGH-PHOSPHORUS ROOT STIMULANT MUST BE LIBERALLY APPLIED TO THE SURFACE AND THOROUGHLY WATERED IN.
15. ROOTBALLS MUST BE A THOROUGHLY WATERED IN USING A HOSE AND JOHNSON BAR INSERTED TO THE VERY BOTTOM OF THE ROOTBALL AND SWUNG BACK AND FORTH TO PREVENT FORMATION OF AIR POCKETS. THE JOHNSON BAR TECHNIQUE MUST BE REPEATED AT LEAST ONCE MORE WITHIN 6'' OF THE TRUNK. MULCH MUST NOT BE APPLIED OR ALLOWED TO ACCUMULATE DIRECTLY AGAINST THE TRUNK.
16. ORGANIC MULCH (MELALEUCA IS PREFERRED) MUST BE APPLIED WITHIN 48 HOURS OF RELOCATION AT A DEPTH OF 3-4'' OVER THE ENTIRE TOP OF THE ROOTBALL FROM THE TREE RING TO WITHIN 6'' OF THE TRUNK. MULCH MUST NOT BE APPLIED OR ALLOWED TO ACCUMULATE DIRECTLY AGAINST THE TRUNK.
17. PITS FROM WHICH THE RELOCATED TREES AND PALMS WERE REMOVED MUST BE CLEANED OFF ALL RESIDUAL ROOTS, STUMPS, AND PORTIONS THEREOF AND BACKFILLED WITH CLEAN FILL FLUSH WITH THE SURROUNDING GRADE.
18. RESTORE THE SURFACE WITH MATERIAL TO MATCH ADJACENT AREAS, MATERIAL TO BE APPROVED BY LANDSCAPE ARCHITECT. CONTRACTOR TO PROVIDE A MINIMUM OF ONE YEAR WARRANTY ON SETTLING AND PLANT MATERIAL FROM THE SUBSTANTIAL COMPLETION.
19. MULTI-TRUNK TREES AND PALMS MUST BE RELOCATED AS ONE UNIT WITH A SINGLE ROOTBALL.
20. PLANTING PITS FOR EDIBLE DATE PALMS (PHOENIX DACTYLIFERA) MUST BE BACKFILLED WITH PURE DOT SILICA SAND.

WARRANTY NOTES

1. ALL RELOCATED TREES AND PALMS MUST BE GUARANTEED FOR ONE YEAR FROM THE DATE OF RELOCATION TO THEIR FINAL LOCATIONS.
2. IF A TREE OR PALM DIES WITHIN THE 1-YEAR WARRANTY PERIOD, IT MUST BE REMOVED AND REPLACED AT CONTRACTOR'S EXPENSE.
3. IF A TREE OR PALM PERFORMS POORLY WITHIN THE 1-YEAR WARRANTY PERIOD, IT MUST BE REMOVED AND REPLACED AT CONTRACTOR'S EXPENSE. THE DECISION TO REPLACE BASED ON POOR HEALTH IS AT THE DISCRETION OF THE LANDSCAPE ARCHITECT.
4. IF A TREE OR PALM SETTLES TO AN UNHEALTHY DEPTH WITHIN THE 1-YEAR WARRANTY PERIOD, AS DEEMED BY THE BY THE LANDSCAPE ARCHITECT, IT MUST BE RAISED TO THE CORRECT GRADE AT CONTRACTOR'S EXPENSE.

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TREE DISPOSITION SCHEDULE

#	BOTANICAL NAME	COMMON NAME	DBH.	HT.	SPREAD	ACTION	NOTES
1	PTYCHOSPERMA ELEGANS	SOLITARE PALM	3"	15'	14'	PRESERVE	CONTRACTOR TO PROTECT AND CARE FOR PLANT MATERIAL
2	PTYCHOSPERMA ELEGANS	SOLITARE PALM	3"	15'	14'	PRESERVE	CONTRACTOR TO PROTECT AND CARE FOR PLANT MATERIAL
3	PTYCHOSPERMA ELEGANS	SOLITARE PALM	3"	15'	14'	PRESERVE	CONTRACTOR TO PROTECT AND CARE FOR PLANT MATERIAL
4	PTYCHOSPERMA ELEGANS	SOLITARE PALM	3"	15'	14'	PRESERVE	CONTRACTOR TO PROTECT AND CARE FOR PLANT MATERIAL
5	COCOS NUCIFERA	COCONUT PALM	9"	28'	16'	PRESERVE	CONTRACTOR TO PROTECT AND CARE FOR PLANT MATERIAL
6	COCOS NUCIFERA	COCONUT PALM	9"	28'	16'	PRESERVE	CONTRACTOR TO PROTECT AND CARE FOR PLANT MATERIAL
7	COCOS NUCIFERA	COCONUT PALM	9"	28'	16'	PRESERVE	CONTRACTOR TO PROTECT AND CARE FOR PLANT MATERIAL
8	COCOS NUCIFERA	COCONUT PALM	9"	28'	16'	PRESERVE	CONTRACTOR TO PROTECT AND CARE FOR PLANT MATERIAL
9	PTYCHOSPERMA ELEGANS	SOLITARE PALM	3"	15'	14'	PRESERVE	CONTRACTOR TO PROTECT AND CARE FOR PLANT MATERIAL
10	PTYCHOSPERMA ELEGANS	SOLITARE PALM	3"	15'	14'	PRESERVE	CONTRACTOR TO PROTECT AND CARE FOR PLANT MATERIAL
11	PTYCHOSPERMA ELEGANS	SOLITARE PALM	3"	15'	14'	PRESERVE	CONTRACTOR TO PROTECT AND CARE FOR PLANT MATERIAL
12	COCOS NUCIFERA	COCONUT PALM	9"	28'	16'	PRESERVE	CONTRACTOR TO PROTECT AND CARE FOR PLANT MATERIAL
13	PTYCHOSPERMA ELEGANS	SOLITARE PALM	3"	15'	14'	PRESERVE	CONTRACTOR TO PROTECT AND CARE FOR PLANT MATERIAL
14	PTYCHOSPERMA ELEGANS	SOLITARE PALM	3"	15'	14'	PRESERVE	CONTRACTOR TO PROTECT AND CARE FOR PLANT MATERIAL
15	PTYCHOSPERMA ELEGANS	SOLITARE PALM	3"	15'	14'	PRESERVE	CONTRACTOR TO PROTECT AND CARE FOR PLANT MATERIAL
16	PTYCHOSPERMA ELEGANS	SOLITARE PALM	3"	15'	14'	PRESERVE	CONTRACTOR TO PROTECT AND CARE FOR PLANT MATERIAL
17	PTYCHOSPERMA ELEGANS	SOLITARE PALM	3"	15'	14'	PRESERVE	CONTRACTOR TO PROTECT AND CARE FOR PLANT MATERIAL
18	PTYCHOSPERMA ELEGANS	SOLITARE PALM	3"	15'	14'	PRESERVE	CONTRACTOR TO PROTECT AND CARE FOR PLANT MATERIAL
19	PTYCHOSPERMA ELEGANS	SOLITARE PALM	3"	15'	14'	PRESERVE	CONTRACTOR TO PROTECT AND CARE FOR PLANT MATERIAL
20	PTYCHOSPERMA ELEGANS	SOLITARE PALM	3"	15'	14'	PRESERVE	CONTRACTOR TO PROTECT AND CARE FOR PLANT MATERIAL
21	VEITCHIA WININ	VEITCHIA	4"	14'	8'	REMOVE	PLANT MATERIAL IS UNDESIRABLE
22	PTYCHOSPERMA ELEGANS	SOLITARE PALM	3"	15'	14'	REMOVE	PLANT MATERIAL IS UNDESIRABLE
23	BURSERA SIMARUBA	GUMBO LIMBO	4"	16'	9'	REMOVE	PLANT MATERIAL IS UNDESIRABLE
24	QUERCUS VIRGINIANA	LIVE OAK	5"	20'	16'	PRESERVE	CONTRACTOR TO PROTECT AND CARE FOR PLANT MATERIAL
25	QUERCUS VIRGINIANA	LIVE OAK	5"	20'	16'	PRESERVE	CONTRACTOR TO PROTECT AND CARE FOR PLANT MATERIAL
26	COCCOLOBA UVIFERA	SEAGRAPE	8"	14'	9'	REMOVE	PLANT MATERIAL IS UNDESIRABLE
27	COCOS NUCIFERA	COCONUT PALM	9"	28'	16'	REMOVE	PLANT MATERIAL IS UNDESIRABLE
28	COCOS NUCIFERA	COCONUT PALM	9"	28'	16'	REMOVE	PLANT MATERIAL IS UNDESIRABLE
29	PIMENTA DIOICA	ALLSPICE TREE	1.5"	10'	6'	REMOVE	PLANT MATERIAL IS UNDESIRABLE
30	COCOS NUCIFERA	COCONUT PALM	9"	28'	16'	REMOVE	PLANT MATERIAL IS UNDESIRABLE
31	COCOS NUCIFERA	COCONUT PALM	9"	28'	16'	REMOVE	PLANT MATERIAL IS UNDESIRABLE
32	COCOS NUCIFERA	COCONUT PALM	9"	28'	16'	REMOVE	PLANT MATERIAL IS UNDESIRABLE
33	COCOS NUCIFERA	COCONUT PALM	9"	28'	16'	REMOVE	PLANT MATERIAL IS UNDESIRABLE
34	COCOS NUCIFERA	COCONUT PALM	9"	28'	16'	REMOVE	PLANT MATERIAL IS UNDESIRABLE
35	COCOS NUCIFERA	COCONUT PALM	9"	28'	16'	REMOVE	PLANT MATERIAL IS UNDESIRABLE
36	COCOS NUCIFERA	COCONUT PALM	9"	28'	16'	REMOVE	PLANT MATERIAL IS UNDESIRABLE
37	COCOS NUCIFERA	COCONUT PALM	9"	28'	16'	REMOVE	PLANT MATERIAL IS UNDESIRABLE
38	CONOCARPUS ERECTUS	SILVER BUTTONWOOD	3.5"	14'	7'	REMOVE	PLANT MATERIAL IS UNDESIRABLE

TOTAL REMOVALS

- **4 TREES REMOVED** WITH A TOTAL OF **17.00 DBH. INCHES** REMOVED.
- **12 PALMS REMOVED** WITH A TOTAL OF **97.00 DBH. INCHES** REMOVED.

MITIGATION NOTES

THE PROPOSED LANDSCAPE PLAN MUST MITIGATE THE REMOVAL OF 17.00 DBH. INCHES OF TREES REMOVED WITH:

- **3 TREES (4 IN. DBH. x 8 FT. SPR. x 16 FT. HT.)**

THE PROPOSED LANDSCAPE PLAN MUST MITIGATE THE REMOVAL OF 12 PALMS WITH:

- **12 TREES (2 IN. DBH. x 4 FT. SPR. x 12 FT. HT.)**

REFER TO SHEET L700 & L701 FOR MITIGATION TREES & PALMS SPECIES, SPECIFICATIONS, AND LAYOUT.

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TREE DISPOSITION SCHEDULE

#	BOTANICAL NAME	COMMON NAME	DBH.	HT.	SPREAD	ACTION	NOTES
39	RAVENALA MADAGASCARIENSIS	TRAVELER PALM	6"	14'	10'	PRESERVE	CONTRACTOR TO PROTECT AND CARE FOR PLANT MATERIAL
40	RAVENALA MADAGASCARIENSIS	TRAVELER PALM	6"	14'	10'	PRESERVE	CONTRACTOR TO PROTECT AND CARE FOR PLANT MATERIAL
41	RAVENALA MADAGASCARIENSIS	TRAVELER PALM	6"	14'	10'	PRESERVE	CONTRACTOR TO PROTECT AND CARE FOR PLANT MATERIAL
42	RAVENALA MADAGASCARIENSIS	TRAVELER PALM	6"	14'	10'	PRESERVE	CONTRACTOR TO PROTECT AND CARE FOR PLANT MATERIAL
43	PTYCHOSPERMA ELEGANS	SOLITARE PALM	3"	15'	14'	PRESERVE	CONTRACTOR TO PROTECT AND CARE FOR PLANT MATERIAL
44	RAVENALA MADAGASCARIENSIS	TRAVELER PALM	6"	14'	10'	PRESERVE	CONTRACTOR TO PROTECT AND CARE FOR PLANT MATERIAL
45	RAVENALA MADAGASCARIENSIS	TRAVELER PALM	6"	14'	10'	PRESERVE	CONTRACTOR TO PROTECT AND CARE FOR PLANT MATERIAL
45A	MYRCIANTHES FRAGRANS	SIMPSON STOPPER	2"	8'	5'	PRESERVE	CONTRACTOR TO PROTECT AND CARE FOR PLANT MATERIAL
46	RAVENALA MADAGASCARIENSIS	TRAVELER PALM	6"	14'	10'	PRESERVE	CONTRACTOR TO PROTECT AND CARE FOR PLANT MATERIAL
47	RAVENALA MADAGASCARIENSIS	TRAVELER PALM	6"	14'	10'	PRESERVE	CONTRACTOR TO PROTECT AND CARE FOR PLANT MATERIAL
48	PTYCHOSPERMA ELEGANS	SOLITARE PALM	3"	15'	14'	PRESERVE	CONTRACTOR TO PROTECT AND CARE FOR PLANT MATERIAL
49	BURSERA SIMARUBA	GUMBO LIMBO	4"	16'	9'	PRESERVE	CONTRACTOR TO PROTECT AND CARE FOR PLANT MATERIAL
50	PTYCHOSPERMA ELEGANS	SOLITARE PALM	3"	15'	14'	PRESERVE	CONTRACTOR TO PROTECT AND CARE FOR PLANT MATERIAL
51	BURSERA SIMARUBA	GUMBO LIMBO	4"	16'	9'	PRESERVE	CONTRACTOR TO PROTECT AND CARE FOR PLANT MATERIAL
52	CASSIA BAKERIANA	PINK SHOWER TREE	2"	8'	7'	PRESERVE	CONTRACTOR TO PROTECT AND CARE FOR PLANT MATERIAL
53	VEITCHIA WININ	VEITCHIA	4"	14'	8'	PRESERVE	CONTRACTOR TO PROTECT AND CARE FOR PLANT MATERIAL
54	VEITCHIA WININ	VEITCHIA	4"	14'	8'	PRESERVE	CONTRACTOR TO PROTECT AND CARE FOR PLANT MATERIAL
55	PTYCHOSPERMA ELEGANS	SOLITARE PALM	3"	15'	14'	PRESERVE	CONTRACTOR TO PROTECT AND CARE FOR PLANT MATERIAL
56	PTYCHOSPERMA ELEGANS	SOLITARE PALM	3"	15'	14'	PRESERVE	CONTRACTOR TO PROTECT AND CARE FOR PLANT MATERIAL
57	PTYCHOSPERMA ELEGANS	SOLITARE PALM	3"	15'	14'	PRESERVE	CONTRACTOR TO PROTECT AND CARE FOR PLANT MATERIAL
58	VEITCHIA WININ	VEITCHIA	4"	14'	8'	PRESERVE	CONTRACTOR TO PROTECT AND CARE FOR PLANT MATERIAL
59	DYPSIS CABADAE	CABADA PALM	8"	14'	8'	PRESERVE	CONTRACTOR TO PROTECT AND CARE FOR PLANT MATERIAL
60	DYPSIS CABADAE	CABADA PALM	8"	14'	8'	PRESERVE	CONTRACTOR TO PROTECT AND CARE FOR PLANT MATERIAL
61	AVERRHOA CARAMBOLA	CARAMBOLA	2"	8'	4'	PRESERVE	CONTRACTOR TO PROTECT AND CARE FOR PLANT MATERIAL
62	MANGIFERA INDICA	MANGO	2"	10'	7'	PRESERVE	CONTRACTOR TO PROTECT AND CARE FOR PLANT MATERIAL
63	CITRUS AURANTIFOLIA	PERSIAN LIME	2"	8'	4'	PRESERVE	CONTRACTOR TO PROTECT AND CARE FOR PLANT MATERIAL
64	MYRCIARIA CAULIFLORA	JABOTICABA	8"	8'	4'	PRESERVE	CONTRACTOR TO PROTECT AND CARE FOR PLANT MATERIAL
65	QUERCUS VIRGINIANA	LIVE OAK	5"	20'	16'	PRESERVE	CONTRACTOR TO PROTECT AND CARE FOR PLANT MATERIAL
66	DELONIX REGIA	ROYAL POINCIANA	4"	10'	7'	PRESERVE	CONTRACTOR TO PROTECT AND CARE FOR PLANT MATERIAL
67	COCOS NUCIFERA	COCONUT PALM	9"	28'	16'	PRESERVE	CONTRACTOR TO PROTECT AND CARE FOR PLANT MATERIAL
68	COCOS NUCIFERA	COCONUT PALM	9"	28'	16'	PRESERVE	CONTRACTOR TO PROTECT AND CARE FOR PLANT MATERIAL
69	COCOS NUCIFERA	COCONUT PALM	9"	28'	16'	PRESERVE	CONTRACTOR TO PROTECT AND CARE FOR PLANT MATERIAL
70	COCOS NUCIFERA	COCONUT PALM	9"	28'	16'	PRESERVE	CONTRACTOR TO PROTECT AND CARE FOR PLANT MATERIAL
71	PTYCHOSPERMA ELEGANS	SOLITARE PALM	3"	15'	14'	PRESERVE	CONTRACTOR TO PROTECT AND CARE FOR PLANT MATERIAL
72	PTYCHOSPERMA ELEGANS	SOLITARE PALM	3"	15'	14'	PRESERVE	CONTRACTOR TO PROTECT AND CARE FOR PLANT MATERIAL
73	PTYCHOSPERMA ELEGANS	SOLITARE PALM	3"	15'	14'	PRESERVE	CONTRACTOR TO PROTECT AND CARE FOR PLANT MATERIAL
74	PTYCHOSPERMA ELEGANS	SOLITARE PALM	3"	15'	14'	PRESERVE	CONTRACTOR TO PROTECT AND CARE FOR PLANT MATERIAL
75	COCOS NUCIFERA	COCONUT PALM	9"	28'	16'	PRESERVE	CONTRACTOR TO PROTECT AND CARE FOR PLANT MATERIAL
76	COCOS NUCIFERA	COCONUT PALM	9"	28'	16'	PRESERVE	CONTRACTOR TO PROTECT AND CARE FOR PLANT MATERIAL

TOTAL REMOVALS

- **4 TREES REMOVED** WITH A TOTAL OF **17.00 DBH. INCHES** REMOVED.
- **12 PALMS REMOVED** WITH A TOTAL OF **97.00 DBH. INCHES** REMOVED.

MITIGATION NOTES

THE PROPOSED LANDSCAPE PLAN MUST MITIGATE THE REMOVAL OF 17.00 DBH. INCHES OF TREES REMOVED WITH:

- **3 TREES (4 IN. DBH. x 8 FT. SPR. x 16 FT. HT.)**

THE PROPOSED LANDSCAPE PLAN MUST MITIGATE THE REMOVAL OF 12 PALMS WITH:

- **12 TREES (2 IN. DBH. x 4 FT. SPR. x 12 FT. HT.)**

REFER TO SHEET L700 & L701 FOR MITIGATION TREES & PALMS SPECIES, SPECIFICATIONS, AND LAYOUT.

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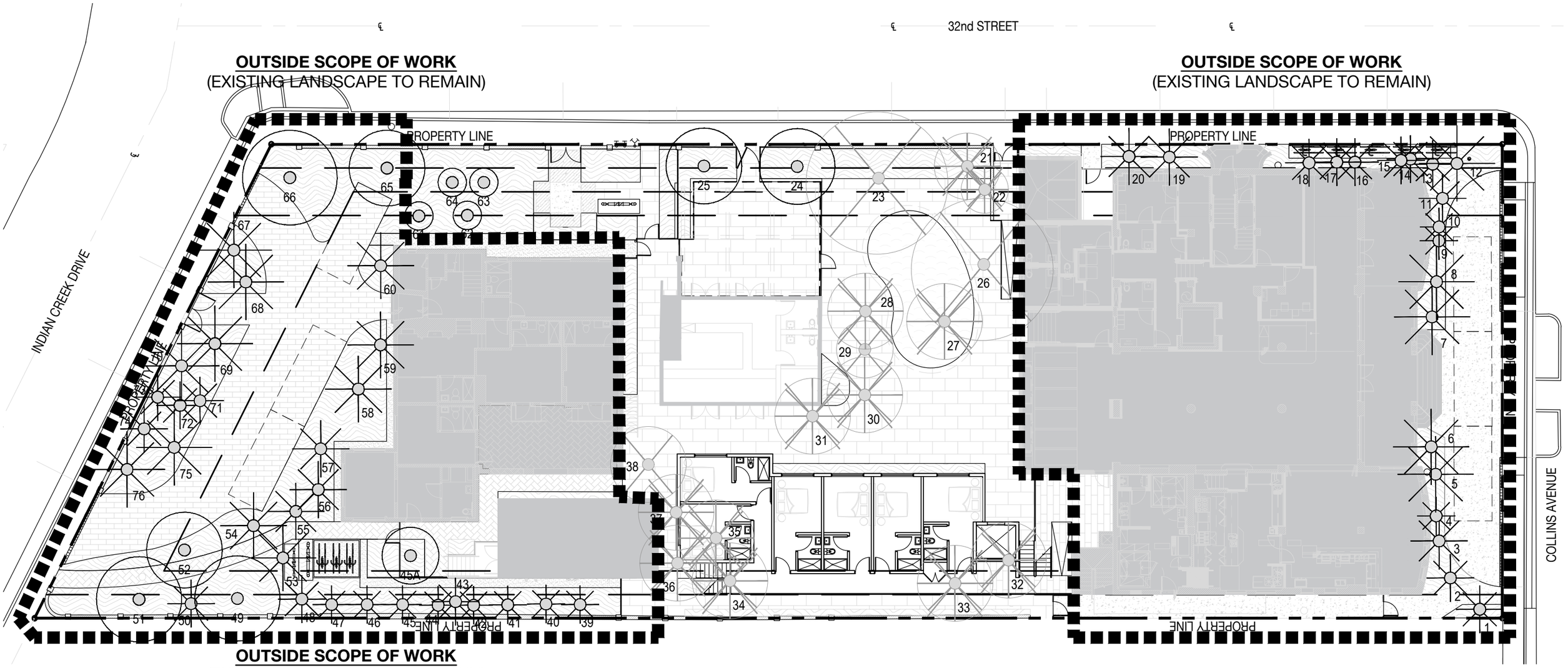

TREE DISPOSITION SCHEDULE

#	BOTANICAL NAME	ACTION	#	BOTANICAL NAME	ACTION	#	BOTANICAL NAME	ACTION	#	BOTANICAL NAME	ACTION
1	PTYCHOSPERMA ELEGANS	PRESERVE	21	VEITCHIA WININ	REMOVE	40	RAVENALA MADAGASCARIENSIS	PRESERVE	58	VEITCHIA WININ	PRESERVE
2	PTYCHOSPERMA ELEGANS	PRESERVE	22	PTYCHOSPERMA ELEGANS	REMOVE	41	RAVENALA MADAGASCARIENSIS	PRESERVE	59	DYPSIS CABADAE	PRESERVE
3	PTYCHOSPERMA ELEGANS	PRESERVE	23	BURSERA SIMARUBA	REMOVE	42	RAVENALA MADAGASCARIENSIS	PRESERVE	60	DYPSIS CABADAE	PRESERVE
4	PTYCHOSPERMA ELEGANS	PRESERVE	24	QUERCUS VIRGINIANA	PRESERVE	43	PTYCHOSPERMA ELEGANS	PRESERVE	61	AVERRHOA CARAMBOLA	PRESERVE
5	COCOS NUCIFERA	PRESERVE	25	QUERCUS VIRGINIANA	PRESERVE	44	RAVENALA MADAGASCARIENSIS	PRESERVE	62	MANGIFERA INDICA	PRESERVE
6	COCOS NUCIFERA	PRESERVE	26	COCCOLOBA UVIFERA	REMOVE	45	RAVENALA MADAGASCARIENSIS	PRESERVE	63	CITRUS AURANTIFOLIA	PRESERVE
7	COCOS NUCIFERA	PRESERVE	27	COCOS NUCIFERA	REMOVE	45A	MYRCIANTHES FRAGRANS	PRESERVE	64	MYRCIARIA CAULIFLORA	PRESERVE
8	COCOS NUCIFERA	PRESERVE	28	COCOS NUCIFERA	REMOVE	46	RAVENALA MADAGASCARIENSIS	PRESERVE	65	QUERCUS VIRGINIANA	PRESERVE
9	PTYCHOSPERMA ELEGANS	PRESERVE	29	PIMENTA DIOICA	REMOVE	47	RAVENALA MADAGASCARIENSIS	PRESERVE	66	DELONIX REGIA	PRESERVE
10	PTYCHOSPERMA ELEGANS	PRESERVE	30	COCOS NUCIFERA	REMOVE	48	PTYCHOSPERMA ELEGANS	PRESERVE	67	COCOS NUCIFERA	PRESERVE
11	PTYCHOSPERMA ELEGANS	PRESERVE	31	COCOS NUCIFERA	REMOVE	49	BURSERA SIMARUBA	PRESERVE	68	COCOS NUCIFERA	PRESERVE
12	COCOS NUCIFERA	PRESERVE	32	COCOS NUCIFERA	REMOVE	50	PTYCHOSPERMA ELEGANS	PRESERVE	69	COCOS NUCIFERA	PRESERVE
13	PTYCHOSPERMA ELEGANS	PRESERVE	33	COCOS NUCIFERA	REMOVE	51	BURSERA SIMARUBA	PRESERVE	70	COCOS NUCIFERA	PRESERVE
14	PTYCHOSPERMA ELEGANS	PRESERVE	34	COCOS NUCIFERA	REMOVE	52	CASSIA BAKERIANA	PRESERVE	71	PTYCHOSPERMA ELEGANS	PRESERVE
15	PTYCHOSPERMA ELEGANS	PRESERVE	35	COCOS NUCIFERA	REMOVE	53	VEITCHIA WININ	PRESERVE	72	PTYCHOSPERMA ELEGANS	PRESERVE
16	PTYCHOSPERMA ELEGANS	PRESERVE	36	COCOS NUCIFERA	REMOVE	54	VEITCHIA WININ	PRESERVE	73	PTYCHOSPERMA ELEGANS	PRESERVE
17	PTYCHOSPERMA ELEGANS	PRESERVE	37	COCOS NUCIFERA	REMOVE	55	PTYCHOSPERMA ELEGANS	PRESERVE	74	PTYCHOSPERMA ELEGANS	PRESERVE
18	PTYCHOSPERMA ELEGANS	PRESERVE	38	CONOCARPUS ERECTUS	REMOVE	56	PTYCHOSPERMA ELEGANS	PRESERVE	75	COCOS NUCIFERA	PRESERVE
19	PTYCHOSPERMA ELEGANS	PRESERVE	39	RAVENALA MADAGASCARIENSIS	PRESERVE	57	PTYCHOSPERMA ELEGANS	PRESERVE	76	COCOS NUCIFERA	PRESERVE
20	PTYCHOSPERMA ELEGANS	PRESERVE									

TREE DISPOSITION LEGEND

TREE TO BE REMOVED

TREE TO BE PRESERVED

PALM TO BE REMOVED

PALM TO BE PRESERVED

NORTH

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TREE DISPOSITION PLAN

PLANTING NOTES

1. PLANT MATERIAL IS TO BE HEALTHY SPECIMENS FREE FROM DISEASE OR DAMAGE, AND IS TO BE MAINTAINED IN EXCELLENT CONDITION WHILE ON THE JOBSITE. LANDSCAPE ARCHITECT SHALL INSPECT PLANT MATERIAL UPON ARRIVAL TO JOBSITE AND WILL REJECT PLANT MATERIAL THAT DOES NOT MEET THE STANDARDS DESCRIBED WITHIN THE CONTRACT DOCUMENTS.
2. THE LANDSCAPE ARCHITECT WILL PERIODICALLY INSPECT PLANT MATERIAL STOCKPILED AND/OR PLANTED ON SITE DURING THE COURSE OF CONSTRUCTION. PLANT MATERIAL NOT MEETING THE STANDARDS CONTAINED WITHIN CONTRACT DOCUMENTS SHALL BE REPLACED AT NO COST TO THE OWNER.
3. PROVIDE MATCHING SIZES AND FORMS FOR EACH PLANT OF THE SAME SPECIES UNLESS OTHERWISE INDICATED.
4. CONTRACTOR TO VERIFY ALL QUANTITIES. IN CASE OF DISCREPANCIES, GRAPHICALLY SHOWN QUANTITIES SHALL TAKE PRECEDENCE.
5. ALL MATERIALS USED SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY THE CURRENT AMERICAN STANDARDS FOR NURSERY STOCK, PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
6. ALL PLANT MATERIAL SHALL BE INSTALLED PLUMB AND PER THE SPECIFICATIONS CONTAINED WITHIN THE CONTRACT DOCUMENTS. ANY NECESSARY STAKING AND/OR OTHER SUPPORTS MATERIALS/METHODS SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
7. THE CONTRACTOR SHALL PRUNE EXISTING AND/OR NEW TREES ONLY PER LANDSCAPE ARCHITECT DIRECTION.
8. THE CONTRACTOR SHALL STAKE THE LOCATIONS OF ALL TREES AND B&B SHRUBS FOR LANDSCAPE ARCHITECT REVIEW AND APPROVAL, PRIOR TO INSTALLATION.
9. ALL ROOT-WRAPPING MATERIALS THAT ARE NOT BIO-DEGRADABLE SHALL BE REMOVED FROM THE ROOT BALL. ROOT BALLS SHALL BE FREE OF WEEDS.
10. SPECIFIED PLANT MATERIAL SIZES SHALL BE CONSIDERED MINIMUM SIZES.
11. FINISH GRADE OF PLANTING BEDS SHALL BE ONE (1) INCH BELOW ADJACENT FLATWORK, UNLESS SPECIFIED OTHERWISE.
12. MULCH OR PLANTING BED DRESSING SHALL BE PLACED IN ALL PLANTING AREAS AS SPECIFIED. MULCH OR PLANTING BED DRESSING SHALL NOT BE PLACED WITHIN SIX (6) INCHES OF TREE TRUNKS. MULCHING SHOULD BE REPEATED ANNUALLY DURING THE AUTUMN TO A THREE (3) INCH DEPTH.
13. ALL PLANT MATERIAL SHOULD RECEIVE AN ORGANIC FERTILIZER IN LIMITED APPLICATION FOLLOWING INSTALLATION. TYPE AND APPLICATION RATE AND METHOD OF APPLICATION TO BE SPECIFIED BY THE CONTRACTOR AND APPROVED BY THE LANDSCAPE ARCHITECT.
14. EXCESS FERTILIZER SHALL BE DISPOSED OF PROPERLY OFF-SITE. IT SHALL NOT BE DISPOSED OF IN STORM DRAINS AND/OR DRYWELLS.
15. STOCKPILED PLANT MATERIAL TO BE PLACED IN THE SHADE AND PROPERLY HAND-WATERED UNTIL PLANTED.
16. MINI-NUGGET TYPE DECORATIVE BARK MULCH WILL BE USED TO RETURN NUTRIENTS TO THE SOIL, REDUCE MAINTENANCE AND MINIMIZE EVAPORATION FOR AREAS APPROXIMATE TO THE RESIDENCE. LARGER SHREDDED BARK MULCH WILL BE USED FOR STEEP AREAS SO SLOUGHING IS LESS LIKELY TO OCCUR.
17. PRESERVE & PROTECT ALL EXISTING VEGETATION INDICATED TO REMAIN AT ALL TIMES.
18. ALL VEGETATION PROPOSED FOR OUTSIDE THE BUILDING ENVELOPE TO BE NATIVE UNLESS OTHERWISE NOTED. PLANTING THAT OCCURS OUTSIDE THE BUILDING ENVELOPE IS FOR RESTORATION PURPOSES ONLY OR IS SPECIFIC TO UTILITIES RESTORATION.
19. SIX (6) INCH PLANT MIX SHALL BE PROVIDED FOR ALL LAWN, TURF, AND NATIVE PLANTING ZONES. 18 INCH PLANT MIX SHALL BE PROVIDED FOR ALL PERENNIAL PLANTING BEDS UNLESS OTHERWISE NOTED.
20. ALL PLANT MATERIAL SHALL BE FLORIDA GRADE #1 OR BETTER AS OUTLINED IN GRADES AND STANDARDS FOR NURSERY PLANTS, PARTS I AND II OF THE LATEST EDITION, PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTRE AND CONSUMER SERVICES.

CITY OF MIAMI BEACH LANDSCAPE LEGEND

CITY OF MIAMI BEACH
LANDSCAPE LEGEND

INFORMATION REQUIRED TO BE PERMANENTLY AFFIXED TO PLANS

Zoning District RM-2 Lot Area 28,524 Acres .65

	REQUIRED/ ALLOWED	PROVIDED
OPEN SPACE		
A. Square feet of required Open Space as indicated on site plan: Lot Area = 28,524 s.f. x 9.5 % = 2,709 s.f.	2,709	3,973
B. Square feet of parking lot open space required as indicated on site plan: Number of parking spaces NA x 10 s.f. parking space =	NA	NA
C. Total square feet of landscaped open space required: A+B=	2,709	3,973
LAWN AREA CALCULATION		
A. Square feet of landscaped open space required	2,709	3,973
B. Maximum lawn area (sod) permitted= 30 % x 2,709 sf	813	0
TREES		
A. Number of trees required per lot or net lot acre, less existing number of trees meeting minimum requirements= 28 trees x .65 net lot acres - number of existing trees=	5	5
B. % Natives required: Number of trees provided x 30% =	5	8 EXISTING
C. % Low maintenance / drought and salt tolerant required: Number of trees provided x 50% =	9	9 EXISTING
D. Street Trees (maximum average spacing of 20' o.c.) NA linear feet along street divided by 20'=	NA	NA
E. Street tree species allowed directly beneath power lines: (maximum average spacing of 20' o.c.): NA linear feet along street divided by 20'=	NA	NA
SHRUBS		
A. Number of shrubs required: Sum of lot and street trees required x 12 =	18	322 EXISTING
B. % Native shrubs required: Number of shrubs provided x 50% =	108	150 EXISTING
LARGE SHRUBS OR SMALL TREES		
A. Number of large shrubs or small trees required: Number of required shrubs x 10% =	22	41 EXISTING
B. % Native large shrubs or small trees required: Number of large shrubs or small trees provided x 50% =	11	13 EXISTING

PLANTING SCHEDULE

ABR.	QUANTITY	BOTANICAL NAME	COMMON NAME	SPECIFICATIONS	
TREES					
PRA	13	PIMENTA RACEMOSA	BAY RUM	45 GAL. 16 FT. OA. 4 IN. DBH MIN. SINGLE LEADER STANDARD FLORIDA #1	**MITIGATION TREE**
AL	3	AMPHITECNA LATIFOLIA	BLACK CALABASH	FG 16 FT. OA. 4 IN. DBH MIN. SINGLE LEADER STANDARD FLORIDA #1	**MITIGATION TREE**
PALMS					
CNU	5	COCOS NUCIFERA 'GREEN MALAYAN'	COCONUT PALM	FG STAGGERED HEADS 12 FT. 18 FT. CT. PROVIDE IMAGES FOR LA APPROVAL	
DCA	1	DYPSIS CABADAE	CABADA PALM	100 GAL. MULTI-TRUNK 14 - 16 FT. OA.	
LARGE SHRUBS					
PL	22	POLYALTHIA LONGIFOLIA 'PENDULA'	MAST TREE	25 GAL. 12 FT. OA.	
SHRUBS					
PG	40	PHILODENDRON GLORIOSUM	SAME	7 GAL. 36 IN. X 36 IN.	
CI	30	CHRYSOBALANUS ICACO	COCOPLUM	15 GAL. 4 FT. HT.	
MISC.					
LANDSCAPE ARCHITECT TO HAVE $2000 WHOLESALE ACCENT PLANT ALLOWANCE					

PLANTING REFERENCE IMAGES


COCOS NUCIFERA


AMPHITECNA LATIFOLIA


PIMENTA RACEMOSA


CHRYSOBALANUS ICACAO


POLYALTHIA LONGIFOLIA 'PENDULA'


PHILODENDRON GLORIOSUM


DYPSIS CABADAE

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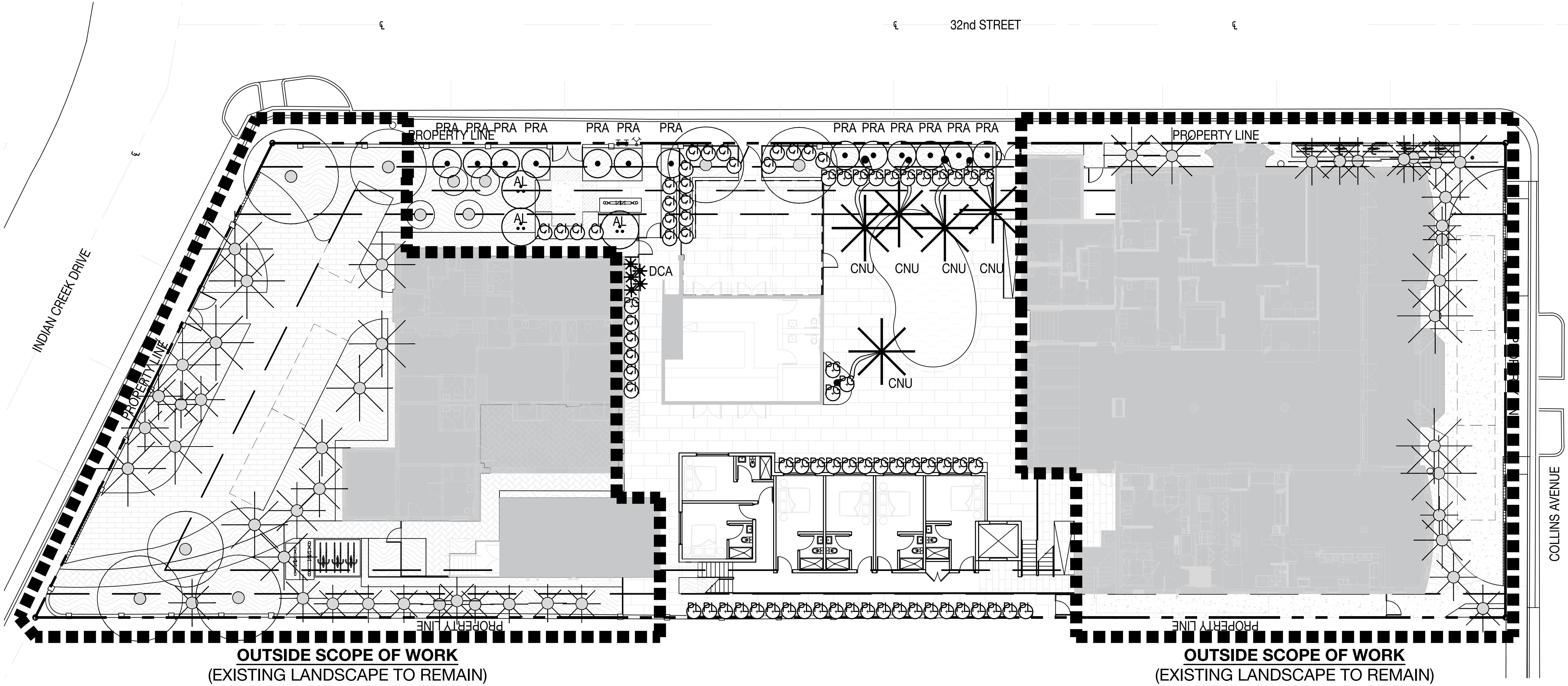

PLANTING SCHEDULE

ABR.	QUANTITY	BOTANICAL NAME	COMMON NAME	SPECIFICATIONS	
TREES					
PRA	13	PIMENTA RACEMOSA	BAY RUM	45 GAL. 16 FT. OA. 4 IN. DBH MIN. SINGLE LEADER STANDARD FLORIDA #1	**MITIGATION TREE**
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PALMS					
CNU	5	COCOS NUCIFERA 'GREEN MALAYAN'	COCONUT PALM	FG STAGGERED HEADS 12 FT. 18 FT. CT. PROVIDE IMAGES FOR LA APPROVAL	
DCA	1	DYPSIS CABADAE	CABADA PALM	100 GAL. MULTI-TRUNK 14 - 16 FT. OA.	
LARGE SHRUBS					
PL	22	POLYALTHIA LONGIFOLIA 'PENDULA'	MAST TREE	25 GAL. 12 FT. OA.	
SHRUBS					
PG	40	PHILODENDRON GLORIOSUM	SAME	7 GAL. 36 IN. X 36 IN.	
CI	30	CHRYSOBALANUS ICACO	COCOPLUM	15 GAL. 4 FT. HT.	
MISC.					
LANDSCAPE ARCHITECT TO HAVE $2000 WHOLESALE ACCENT PLANT ALLOWANCE					

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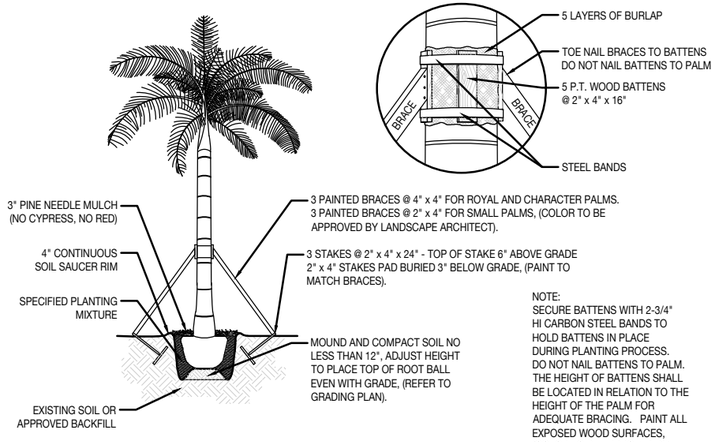
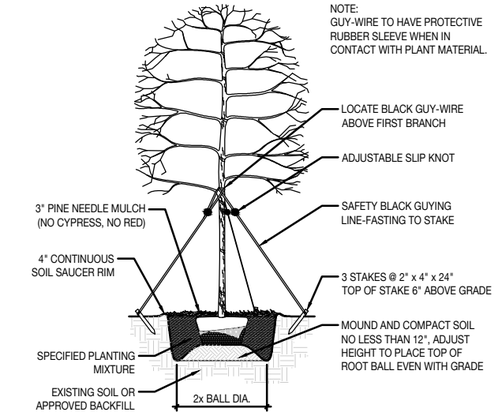
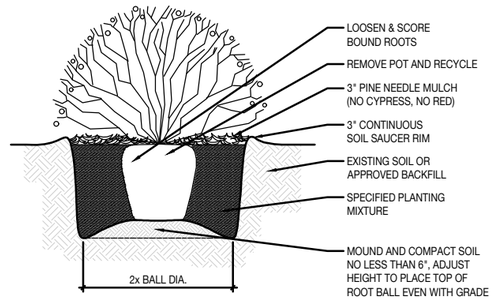
PLANTING PLAN



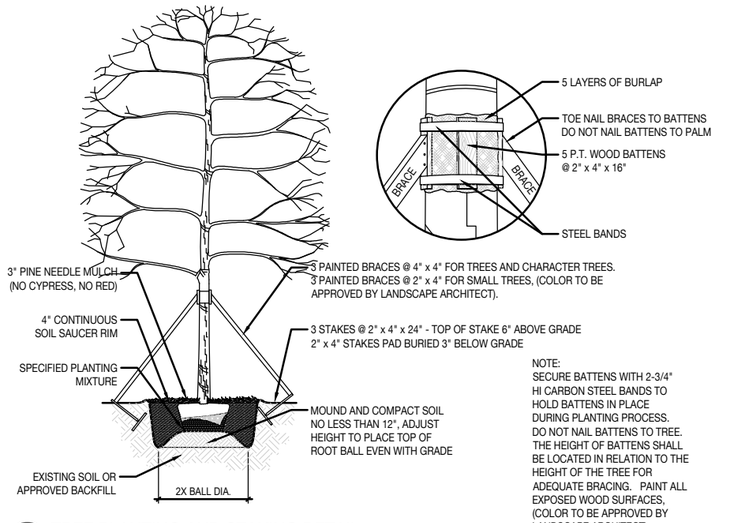
1 PALM PLANTING AND STAKING DETAIL
SCALE: 3/32" = 1'- 0"



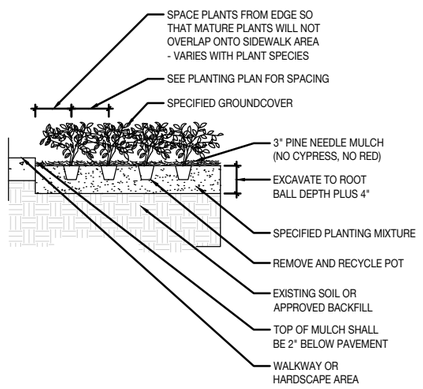
2 UNDERSTORY TREE PLANTING AND STAKING DETAIL
SCALE: 3/32" = 1'- 0"



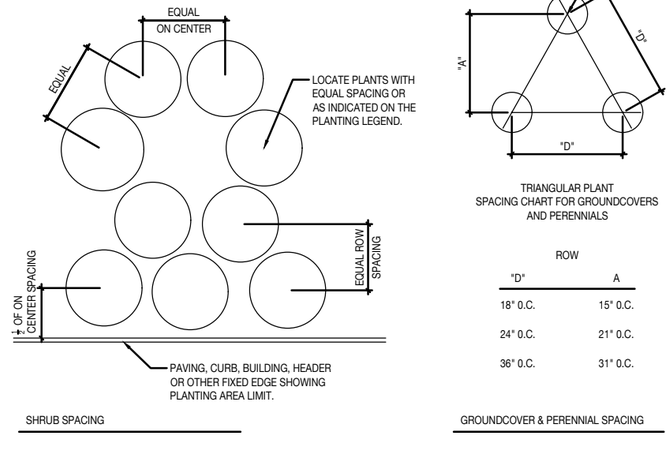
3 SHRUB PLANTING DETAIL
SCALE: 3/32" = 1'- 0"



4 TREE PLANTING AND STAKING DETAIL
SCALE: 3/32" = 1'- 0"



5 GROUND COVER PLANTING DETAIL
SCALE: 3/32" = 1'- 0"



6 PLANT & SHRUB SPACING DETAIL
SCALE: 3/32" = 1'- 0"

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PLANTING DETAILS