

1685 COLLINS HOTEL GARDEN

1685 COLLINS AVE., MIAMI BEACH, FL 33139

Historic Preservation Board Submittal - May 9, 2022

Prepared for:

Eldridge 17th Street Holdings LLC
350 Park Ave. 14th Floor
New York, NY 10022

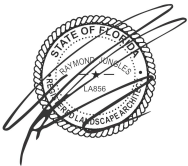
Prepared by:

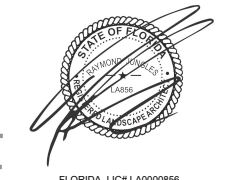
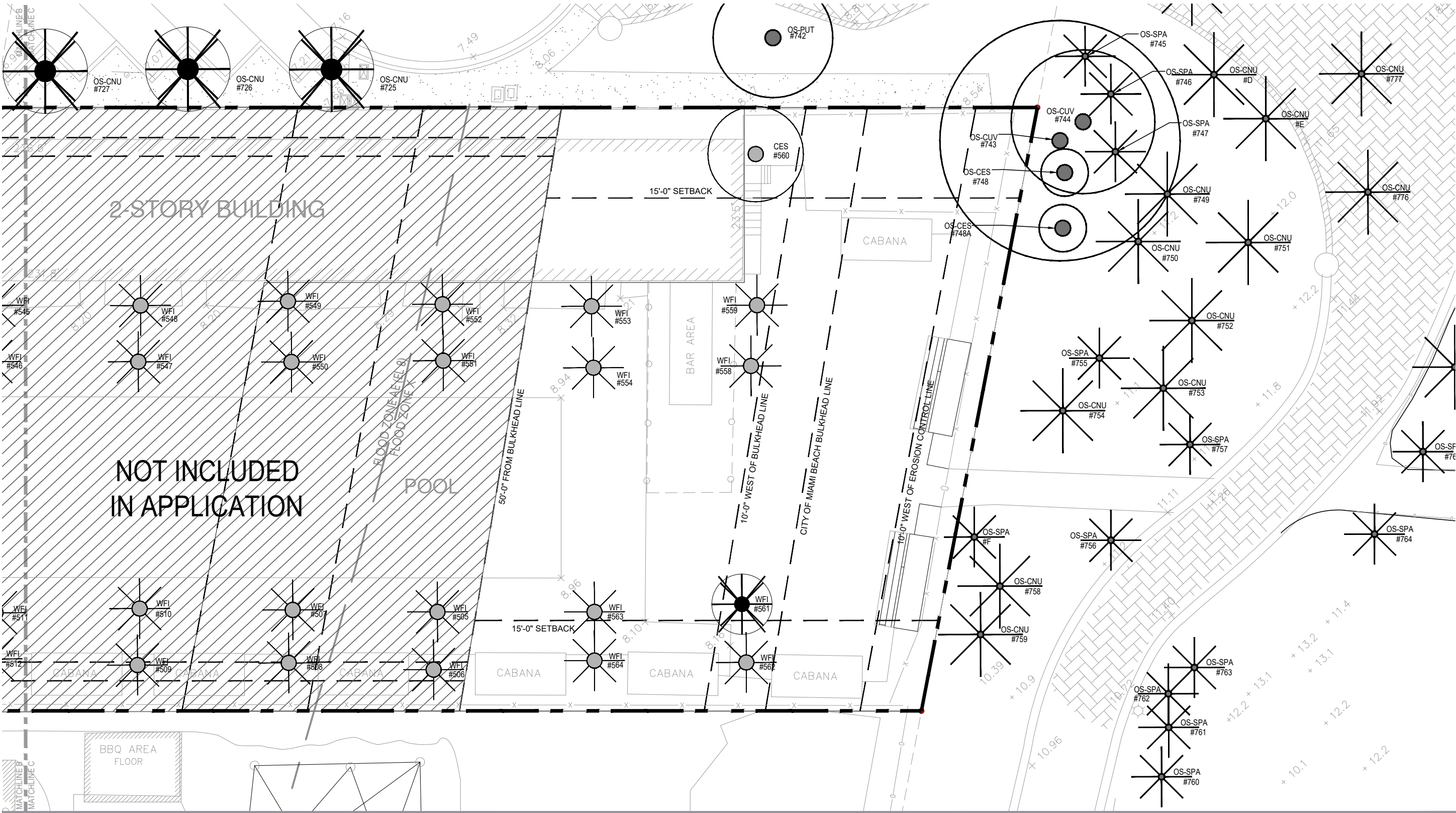
jungles

Raymond Jungles, Inc.
Landscape Architect

2964 Aviation Ave.
Coconut Grove, FL 33133
P: 305.858.6777
www.raymondjungles.com
Florida License No. LC 0000856

Sheet #	Drawing Index	HISTORIC PRESERVATION BOARD SUBMITTAL (05/09/2022)
GI.000	COVER SHEET	•
LR.103	TREE DISPOSITION PLAN - EAST	•
LR.200	TREE DISPOSITION SCHEDULE	•
LR.201	TREE DISPOSITION NOTES & DETAILS	•
LH.103	HARDSCAPE PLAN - EAST	•
LH.104-A	HARDSCAPE DIAGRAM - DUNE OVERLAY ZONE (EXISTING)	•
LH.104-B	HARDSCAPE DIAGRAM - DUNE OVERLAY ZONE (PROPOSED)	•
LH.105-A	HARDSCAPE DIAGRAM - OCEANFRONT OVERLAY ZONE (EXISTING)	•
LH.105-B	HARDSCAPE DIAGRAM - OCEANFRONT OVERLAY ZONE (PROPOSED)	•
LH.106-A	HARDSCAPE DIAGRAM - REQUIRED REAR YARD (EXISTING)	•
LH.106-B	HARDSCAPE DIAGRAM - REQUIRED REAR YARD (PROPOSED)	•
LH.500	HARDSCAPE DETAILS	•
LG.103	GRADING PLAN - EAST	•
LP.103	CANOPY PLANTING PLAN - EAST	•
LP.203	UNDERSTORY PLANTING PLAN - EAST	•
LP.300	PROPOSED PLANT LIST	•
LP.301	LANDSCAPE MITIGATION AND LEGEND	•
LP.400	PLANTING DETAILS	•
LP.401	PLANTING NOTES	•

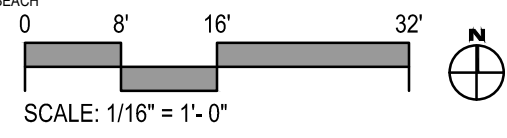




PROPERTY LINE	EXISTING TO REMAIN	EXISTING TO BE RELOCATED	EXISTING TO BE REMOVED	EXISTING OFF-SITE TO REMAIN
TREE	XXX ###	XXX ###	XXX ###	OS-XXX ###
PALM	XXX ###	N/A	XXX ###	OS-XXX ###

GENERAL NOTES:

1. TREE SURVEY BASED ON ALL AVAILABLE INFORMATION. CONTRACTOR TO REPORT ALL DISCREPANCIES TO LANDSCAPE ARCHITECT FOR REVIEW PRIOR TO CONSTRUCTION. RAYMOND JUNGLES, INC. (RJI) MAY ASSIST WITH THE TAGGING OF ALL TREES IN THE FIELD.
2. ALL TREES TO BE RELOCATED SHALL BE ROOT PRUNED A MINIMUM OF 60 DAYS PRIOR TO THEIR RELOCATION AND SHOULD BE SETUP ON A CONTROLLED IRRIGATION SYSTEM DURING THIS TIME. RJI WILL ALSO OVERSEE ANY RECOMMENDATIONS FOR FURTHER MODIFICATIONS TO ANY EXISTING MATERIAL.
3. ALL PITS TO BE FILLED THE SAME DAY OF REMOVAL OF TREES. RESTORE SURFACE WITH SOD OR MULCH TO MATCH EXISTING CONDITIONS.
4. CONTRACTOR SHALL VERIFY ALL EXISTING ABOVE AND UNDERGROUND UTILITIES 48 HOURS PRIOR TO ANY ON SITE EXCAVATION.
5. REVIEW ADDITIONAL NOTES AND DETAILS ON SHEET LR.201 FOR RELOCATED MATERIAL.
6. SEE LR.200 FOR TREE DISPOSITION SCHEDULE.
7. REFER TO LANDSCAPE PLANS FOR FINAL LOCATION OF RELOCATED TREES.
8. ALL WORK AND/OR IMPROVEMENTS WITHIN THE RIGHT-OF-WAY, INCLUDING LANDSCAPING AND IRRIGATION, REQUIRES A SEPARATE CITY OF MIAMI BEACH PUBLIC WORKS DEPARTMENT RIGHT-OF-WAY CONSTRUCTION PERMIT.





1685 COLLINS HOTEL MIAMI BEACH												
1685 Collins Ave, Miami Beach, FL 33139												
TREE DISPOSITION SCHEDULE												
Per Arborists Tree Resource Evaluation, Dated 10/18/2021												
Existing Trees and Palms				D.B.H. (inch)	O.A. Height (feet)	Canopy Diameter (feet)	Condition	TPZ (feet)	Notes	Disposition	Mitigation Credits Required	
Iden.	Symbol	Scientific Name	Common Name									
#505	WFI	Washingtonia filifera	Mexican Fan Palm	13	45	8	Moderate	5		Remain		
#506	WFI	Washingtonia filifera	Mexican Fan Palm	10	50	8	Moderate	5		Remain		
#507	WFI	Washingtonia filifera	Mexican Fan Palm	13	32	8	Moderate	5		Remain		
#508	WFI	Washingtonia filifera	Mexican Fan Palm	15	38	8	Moderate	5		Remain		
#509	WFI	Washingtonia filifera	Mexican Fan Palm	14	50	8	Moderate	5		Remain		
#510	WFI	Washingtonia filifera	Mexican Fan Palm	11	45	8	Moderate	5		Remain		
#511	WFI	Washingtonia filifera	Mexican Fan Palm	11	50	8	Moderate	5		Remain		
#512	WFI	Washingtonia filifera	Mexican Fan Palm	10	50	8	Moderate	5		Remain		
#513	WFI	Washingtonia filifera	Mexican Fan Palm	10	45	6	Moderate	5		Remain		
#514	WFI	Washingtonia filifera	Mexican Fan Palm	N/A	N/A	N/A	Dead	0	Dead; Cut to grade	Remove	N/A	
#515	FBE	Ficus benjamina	Weeping Fig	18	22	20	Poor	12	Hazardous Tree; No mitigation required	Remove	N/A	
#516	WFI	Washingtonia filifera	Mexican Fan Palm	10	50	8	Moderate	5		Remain		
#517	WFI	Washingtonia filifera	Mexican Fan Palm	11	50	8	Poor	5		Remain		
#518	FBE	Ficus benjamina	Weeping Fig	31	22	20	Poor		Hazardous Tree; No mitigation required	Remove	N/A	
#519	WFI	Washingtonia filifera	Mexican Fan Palm	10	50	8	Moderate	5		Remain		
#520	WFI	Washingtonia filifera	Mexican Fan Palm	10	50	8	Moderate	5		Remain		
#521	FBE	Ficus benjamina	Weeping Fig	34	22	22	Poor	12	Hazardous Tree; No mitigation required	Remove	N/A	
#522	WFI	Washingtonia filifera	Mexican Fan Palm	12	50	8	Moderate	5		Remain		
#523	WFI	Washingtonia filifera	Mexican Fan Palm	11	50	8	Moderate	5		Remain		
#524	FBE	Ficus benjamina	Weeping Fig	46	22	22	Poor	12	Hazardous Tree; No mitigation required	Remove	N/A	
#525	WFI	Washingtonia filifera	Mexican Fan Palm	10	48	8	Moderate	5		Remain		
#526	WFI	Washingtonia filifera	Mexican Fan Palm	12	50	8	Moderate	5		Remove	(1) TREE	
#527	FBI	Ficus binnendijkii	Long Leaved Fig	11	18	14	Poor	10		Remove	11	
#528	FBI	Ficus binnendijkii	Long Leaved Fig	11	18	11	Poor	10		Remove	11	
#529	FBI	Ficus binnendijkii	Long Leaved Fig	14	18	11	Poor	10		Remove	14	
#530	BBU	Bucida buceras	Black Olive	12	30	40	Good	12		Relocated		
#531	WFI	Washingtonia filifera	Mexican Fan Palm	9	45	7	Moderate	5		Remove	(1) TREE	
#532	WFI	Washingtonia filifera	Mexican Fan Palm	10	48	7	Moderate	5		Remove	(1) TREE	
#533	FBE	Ficus benjamina	Weeping Fig	21	18	22	Poor	12	Hazardous Tree; No mitigation required	Remove	N/A	
#534	WFI	Washingtonia filifera	Mexican Fan Palm	10	45	7	Moderate	5		Remove	(1) TREE	
#535	WFI	Washingtonia filifera	Mexican Fan Palm	11	45	7	Moderate	5		Remain		
#536	FBE	Ficus benjamina	Weeping Fig	19	20	20	Poor	12	Hazardous Tree; No mitigation required	Remove	N/A	
#537	WFI	Washingtonia filifera	Mexican Fan Palm	10	50	7	Moderate	5		Remain		
#538	WFI	Washingtonia filifera	Mexican Fan Palm	11	45	7	Moderate	5		Remain		
#539	FBE	Ficus benjamina	Weeping Fig	37	22	18	Poor	12	Hazardous Tree; No mitigation required	Remove	N/A	
#540	WFI	Washingtonia filifera	Mexican Fan Palm	11	50	7	Moderate	5		Remain		
#541	WFI	Washingtonia filifera	Mexican Fan Palm	13	45	7	Moderate	5		Remain		
#542	FBE	Ficus benjamina	Weeping Fig	20	22	20	Poor	12	Hazardous Tree; No mitigation required	Remove	N/A	
#543	WFI	Washingtonia filifera	Washingtonia Palm	10	50	7	Moderate	5		Remain		
#544	WFI	Washingtonia filifera	Washingtonia Palm	10	45	7	Moderate	5		Remain		
#545	WFI	Washingtonia filifera	Washingtonia Palm	10	45	7	Moderate	5		Remain		
#546	WFI	Washingtonia filifera	Washingtonia Palm	10	48	7	Moderate	5		Remain		
#547	WFI	Washingtonia filifera	Washingtonia Palm	10	48	7	Moderate	5		Remain		
#548	WFI	Washingtonia filifera	Washingtonia Palm	10	45	7	Moderate	5		Remain		
#549	WFI	Washingtonia filifera	Washingtonia Palm	16	45	7	Moderate	5		Remain		
#550	WFI	Washingtonia filifera	Washingtonia Palm	11	50	7	Moderate	5		Remain		
#551	WFI	Washingtonia filifera	Washingtonia Palm	13	45	7	Moderate	5		Remain		
#552	WFI	Washingtonia filifera	Washingtonia Palm	11	45	7	Moderate	5		Remain		
#553	WFI	Washingtonia filifera	Washingtonia Palm	11	45	7	Moderate	5		Remain		
#554	WFI	Washingtonia filifera	Washingtonia Palm	11	48	7	Moderate	5		Remain		
#558	WFI	Washingtonia filifera	Washingtonia Palm	12	45	7	Moderate	5		Remain		
#559	WFI	Washingtonia filifera	Washingtonia Palm	13	45	7	Moderate	5		Remain		
#560	CES	Conocarpus erectus 'Sericeus'	Silver Buttonwood	16	22	28	Moderate	10		Remain		
#561	WFI	Washingtonia filifera	Washingtonia Palm	11	45	7	Moderate	5		Remove	(1) TREE	
#562	WFI	Washingtonia filifera	Washingtonia Palm	11	50	8	Moderate	5		Remain		
#563	WFI	Washingtonia filifera	Washingtonia Palm	13	45	8	Moderate	5		Remain		
#564	WFI	Washingtonia filifera	Washingtonia Palm	10	50	8	Moderate	5		Remain		
#637	WFI	Washingtonia filifera	Washingtonia Palm	16	50	8	Moderate	5		Remove	(1) TREE	
#638	WFI	Washingtonia filifera	Washingtonia Palm	10	40	8	Moderate	5		Remove	(1) TREE	
#639	FBE	Ficus benjamina	Weeping Fig	28	20	15	Poor	12	Hazardous Tree; No mitigation required	Remove	N/A	
#640	WFI	Washingtonia filifera	Washingtonia Palm	14	40	8	Moderate	5		Remain		
#641	WFI	Washingtonia filifera	Washingtonia Palm	10	50	8	Moderate	5		Remove	(1) TREE	
#642	FBE	Ficus benjamina	Weeping Fig	16	22	15	Poor	12	Hazardous Tree; No mitigation required	Remove	N/A	
#643	WFI	Washingtonia filifera	Washingtonia Palm	13	48	8	Moderate	5		Remain		
#644	WFI	Washingtonia filifera	Washingtonia Palm	9	50	8	Moderate	5		Remove	(1) TREE	
#645	FBE	Ficus benjamina	Weeping Fig	22	22	20	Poor	12	Hazardous Tree; No mitigation required	Remove	N/A	
#646	WFI	Washingtonia filifera	Washingtonia Palm	13	40	13	Moderate	5		Remove	(1) TREE	
#647	WFI	Washingtonia filifera	Washingtonia Palm	9	40	8	Moderate	5		Remove	(1) TREE	
#725	OS-CNU	Cocos nucifera	Coconut Palm	13	22	22	Moderate	5		Remove	(1) TREE	

1685 COLLINS HOTEL MIAMI BEACH

1685 Collins Ave., Miami Beach, FL 33139

1-Apr-22

EXISTING TREES

Total # of Existing Trees : 19 To remain: 4 To be relocated: 1 To be removed on-site: 14 To be removed off-site: 0

EXISTING PALMS

Total # of Existing Palms : 51 To remain: 41 To be relocated: 0 To be removed on-site: 11 To be removed off-site: 7

Existing Trees and Palms				D.B.H. (inch)	O.A. Height (feet)	Canopy Diameter (feet)	Condition	TPZ (feet)	Notes	Disposition	Mitigation Credits Required
Iden.	Symbol	Scientific Name	Common Name								
#726	OS-CNU	Cocos nucifera	Coconut Palm	7	22	20	Moderate	5		Remove	(1) TREE
#727	OS-CNU	Cocos nucifera	Coconut Palm	10	23	22	Moderate	5		Remove	(1) TREE
#728	OS-CNU	Cocos nucifera	Coconut Palm	10	23	28	Moderate	5		Remove	(1) TREE
#729	OS-CNU	Cocos nucifera	Coconut Palm	7	23	24	Moderate	5		Remove	(1) TREE
#730	OS-CNU	Cocos nucifera	Coconut Palm	8	23	22	Moderate	5		Remove	(1) TREE
#731	OS-CNU	Cocos nucifera	Coconut Palm	9	23	24	Moderate	5		Remove	(1) TREE
#732	BBU	Bucida buceras	Black Olive	17	35	42	Good	15		Remain	
#733	BBU	Bucida buceras	Black Olive	11	45	25	Moderate	10		Remain	
#734	BBU	Bucida buceras	Black Olive	15	45	25	Good	12		Remain	
#735	OS-BBU	Bucida buceras	Black Olive	22	40	30	Good	15		Remain	
#736	OS-BBU	Bucida buceras	Black Olive	18	40	30	Good	15		Remain	
#737	OS-BBU	Bucida buceras	Black Olive	22	45	25	Good	15		Remain	
#738	OS-BBU	Bucida buceras	Black Olive	21	45	35	Good	15		Remain	
#739	OS-BBU	Bucida buceras	Black Olive	12	40	30	Good	15		Remain	
#740	NA	N/A	N/A	N/A	N/A	N/A	N/A	N/A	NOT ON-SITE	Remain	
#742	OS-PUT	Pandanus utilis	Screw Pine	20	18	24	Good	15		Remain	
#743	OS-CUV	Coccoloba uvifera	Sea Grape	48	30	45	Good	18		Remain	
#744	OS-CUV	Coccoloba uvifera	Sea Grape	9	30	30	Moderate	10		Remain	
#745	OS-SPA	Sabal palmetto	Sabal Palm	10	14	16	Good	4		Remain	
#746	OS-SPA	Sabal palmetto	Sabal Palm	11	13	16	Good	4		Remain	
#747	OS-SPA	Sabal palmetto	Sabal Palm	10	15	16	Good	4		Remain	
#748	OS-CES	Conocarpus erectus 'Sericeus'	Silver Buttonwood	3	12	10	Poor	4		Remain	
#748A	OS-CES	Conocarpus erectus 'Sericeus'	Silver Buttonwood	16	18	18	Moderate	6		Remain	
#749	OS-CNU	Cocos nucifera	Coconut Palm	9	18	24	Good	5		Remain	
#750	OS-SPA	Sabal palmetto	Sabal Palm	11	14	18	Good	4		Remain	
#751	OS-CNU	Cocos nucifera	Coconut Palm	8	20	22	Good	5		Remain	
#752	OS-CNU	Cocos nucifera	Coconut Palm	9	18	22	Good	5		Remain	
#753	OS-CNU	Cocos nucifera	Coconut Palm	8	18	26	Good	5		Remain	
#754	OS-CNU	Cocos nucifera	Coconut Palm	10	20	26	Good	5		Remain	
#755	OS-SPA	Sabal palmetto	Sabal Palm	9	12	16	Good	4		Remain	
#756	OS-SPA	Sabal palmetto	Sabal Palm	14	25	16	Good	4		Remain	
#757	OS-SPA	Sabal palmetto	Sabal Palm	15	28	16	Good	4		Remain	
#758	OS-CNU	Cocos nucifera	Coconut Palm	11	30	32	Moderate	5		Remain	
#759	OS-CNU	Cocos nucifera	Coconut Palm	11	28	30	Moderate	5		Remain	
#760	OS-SPA	Sabal palmetto	Sabal Palm	9	12	14	Good	4		Remain	
#761	OS-SPA	Sabal palmetto	Sabal Palm	10	13	14	Good	4		Remain	
#762	OS-SPA	Sabal palmetto	Sabal Palm	13	13	14	Good	4		Remain	
#763	OS-SPA	Sabal palmetto	Sabal Palm	12	14	14	Good	4		Remain	
#764	OS-SPA	Sabal palmetto	Sabal Palm	15	23	14	Good	4		Remain	
#765	OS-SPA	Sabal palmetto	Sabal Palm	15	27	14	Good	4		Remain	
#766	OS-SPA	Sabal palmetto	Sabal Palm	7	22	14	Good	4		Remain	
#767	OS-SPA	Sabal palmetto	Sabal Palm	13	23	10	Moderate	4		Remain	
#768	OS-SPA	Sabal palmetto	Sabal Palm	13	22	12	Good	4		Remain	
#769	OS-SPA	Sabal palmetto	Sabal Palm	9	25	26	Good	4		Remain	
#770	OS-CNU	Cocos nucifera	Coconut Palm	9	22	26	Moderate	5		Remain	
#771	OS-CNU	Cocos nucifera	Coconut Palm	7	14	18	Moderate	5		Remain	
#772	CNU	Cocos nucifera	Coconut Palm	9	28	32	Moderate	5	NOT SHOWN ON SURVEY		
#773	CNU	Cocos nucifera	Coconut Palm	9	22	32	Moderate	5	NOT SHOWN ON SURVEY		
#774	CNU	Cocos nucifera	Coconut Palm	10	28	34	Moderate	5	NOT SHOWN ON SURVEY		
#775	CNU	Cocos nucifera	Coconut Palm	9	14	28	Moderate	5	NOT SHOWN ON SURVEY		
#776	CNU	Cocos nucifera	Coconut Palm	9	20	20	Moderate	5	NOT SHOWN ON SURVEY		
#777	OS-CNU	Cocos nucifera	Coconut Palm	8	20	18	Moderate	5		Remain	
#778	OS-CNU	Cocos nucifera	Coconut Palm	7	20	18	Moderate	5		Remain	
#779	OS-PDA	Phoenix dactylifera	Date Palm	18	16	24	Moderate	5		Remain	
#780	OS-PDA	Phoenix dactylifera	Date Palm	16	16	26	Moderate	5		Remain	
#781	OS-PDA	Phoenix dactylifera	Date Palm	16	15	24	Moderate	5		Remain	
A	FBE	Ficus benjamina	Weeping Fig	18	20	14	Poor	6	Hazardous Tree; No mitigation required	Remove	
B	FBE	Ficus benjamina	Weeping Fig	18	20	14	Poor	6	Hazardous Tree; No mitigation required	Remove	
C	FBE	Ficus benjamina	Weeping Fig	12	20	18	Poor	6	Hazardous Tree; No mitigation required	Remove	
D	OS-CNU	Cocos nucifera	Coconut Palm	7	20	26	Moderate	5		Remain	
E	OS-CNU	Cocos nucifera	Coconut Palm	8	18	24	Moderate	5		Remain	
F	OS-SPA	Sabal palmetto	Sabal Palm	14	24	16	Moderate	5		Remain	
G	OS-CES	Conocarpus erectus 'Sericeus'	Silver Buttonwood	14	18	30	Good	8		Remain	
Total Tree D.B.H. Removed Requiring Mitigation (feet)											3
Total Tree D.B.H. Removed Requiring Mitigation (inches)											36
Total Palms Removed Requiring Mitigation											11
Total Off-Site Palms Removed Requiring Mitigation											7

TREE / PALM PROTECTION NOTES

1. CONTRACTOR QUALIFICATIONS

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

2. CONTRACTOR REQUIREMENTS

- 2.1. 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.
- 2.2. 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.
- 2.3. 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.
- 2.4. CONTRACTOR MUST DESIGNATE A COMPETENT, ENGLISH-SPEAKING SUPERVISOR OR FOREMAN TO OVERSEE AND DIRECT ALL RELOCATION AND MAINTENANCE ACTIVITIES AS OUTLINED IN THESE SPECIFICATIONS.
- 2.5. 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.
- 2.6. CONTRACTOR MUST CALL SUNSHINE 811 TO HAVE ALL UNDERGROUND UTILITIES LOCATED UNDER OR IN THE VICINITY OF THE CURRENT OR FUTURE LOCATIONS OF ALL TREES AND PALMS TO BE RELOCATED PRIOR TO WORK COMMENCING.
- 2.7. 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.
- 2.8. 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.
- 2.9. CONTRACTOR MUST FLAG ALL PROPOSED TRANSPLANT LOCATIONS FOR THE LANDSCAPE ARCHITECT'S APPROVAL. A MINIMUM OF 15 DAYS PRIOR TO RELOCATION.
- 2.10. CONTRACTOR MUST ENSURE THAT ALL TREES AND PALMS TO BE RELOCATED ARE INSTALLED AT THE CORRECT GRADE OR ELEVATION, ACCORDING TO THE GRADING PLAN.
- 2.11. CONTRACTOR MUST ENSURE THAT ALL ROOT FLARES ARE EXPOSED AFTER RELOCATION.
- 2.12. 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.
- 2.13. CONTRACTOR MUST 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.
- 2.14. 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.
- 2.15. 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.
- 2.16. CONTRACTOR MUST OBTAIN ALL NECESSARY OR REQUIRED PERMITS FOR THE RELOCATION AND TRANSPORTATION OF THE TREES AND PALMS TO BE RELOCATED.
- 2.17. CONTRACTOR MUST REPLACE ANY TREES OR PALMS SCARRED OR DAMAGED DURING RELOCATION, AT THE CONTRACTOR'S EXPENSE, WITH THE SAME OR SIMILAR SPECIES, SIZE, AND QUALITY. REPLACEMENT TREES OR PALMS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO PROCUREMENT, PREPARATION, AND/OR INSTALLATION. REPLACEMENT TREES AND PALMS MUST BE INSTALLED WITHIN 60 DAYS OF NOTICE.
- 2.18. 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.
- 2.19. 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.

3. ROOT PRUNING SPECIFICATIONS

3.1. GENERAL

- 3.1.1. 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.
- 3.1.2. EACH TREE AND PALM 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.
- 3.1.3. 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.
- 3.1.4. 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.
- 3.1.5. MYCORRHIZA (ROOTS8 TRANSPLANT OR EQUIVALENT) MUST BE INCORPORATED INTO THE BACKFILL SOIL PRIOR TO BACKFILLING AS PER MANUFACTURER'S RECOMMENDATIONS.
- 3.1.6. 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.
- 3.1.7. 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.

3.2. TREES

- 3.2.1. 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.
- 3.2.2. 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 HEIGHTS. IN MANY CASES, SUCH APPROACHES RESULT IN ROOTBALLS THAT ARE EITHER TOO LARGE OR TOO SMALL FOR A GIVEN TREE. THE FOLLOWING TABLE LISTS 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	4	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

- 3.2.3. WHENEVER POSSIBLE, ROOTBALLS MUST BE CIRCULAR IN SHAPE WITH AN EQUAL DISTANCE FROM THE TRUNK TO THE EDGE OF THE ROOTBALL ALL AROUND.
- 3.2.4. 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.

- 3.2.5. 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.
- 3.2.6. 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.
- 3.2.7. CERTAIN HARDWOOD TREES AND GYMNOSPERMS REQUIRE LONGER ROOT PRUNING TIMES. THESE INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING:
 - AVOCADO (PERSEA AMERICANA)
 - BLACK OLIVE (BUCIDIA BUCERAS)
 - BRIDALVEIL (CAESALPINIA GRANADILLO)
 - CASSIAS (ALL SPECIES OF CASSIA)
 - LIGNUM VITAE (GUAIACUM SANCTUM & G. OFFICINALE)
 - PODOCARPUS (PODOCARPUS SP.)
 - LIVE OAK (QUERCUS VIRGINIANA)
 - MAHOGANY (SWETENA MAHAGONI)
 - MANGO (MANGIFERA INDICA)
 - PIGEON PLUM (COCOLOBIA DIVERSIFOLIA)
 - SWEET ACACIA (ACACIA FARNESIANA)
 - VERAWOOD (BULNESIA ARBOREA)
 - WILD TAMARIND (LYSILOMA LATISILIQUUM & L. SABICU)

FOR THESE TREES, THE MINIMUM ROOT PRUNE TIMES DISCUSSED IN SECTIONS 3.2.5 AND 3.2.6 ABOVE MAY BE INSUFFICIENT. 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).

3.3. PALMS

- 3.3.1. 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 (see sec. 3.3.4)	24" from trunk in all directions
- 3.3.2. PALM ROOTBALLS 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.
- 3.3.3. 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 MINIMUM OF 3-4 WEEKS LATER, AND A THIRD ROOT PRUNE ON THE LAST SIDE DONE A MINIMUM OF 4-6 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.
- 3.3.4. 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 (GASTROCOCCOS CRISPA)
 - GINGERBREAD/DOUM PALMS (ALL SPECIES OF HYPHAENE)
 - PALMYRA PALMS (ALL SPECIES OF BORASSUS)
 - SATAKE PALM (SATAKANTIA LUKUJENSIS)
 - SAW PALMETTO (SERENOA REPENS)
 - SILVER PALM (COCOCTHRINAX 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).

4. CANOPY PRUNING SPECIFICATIONS

4.1. TREES

- 4.1.1. 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.
- 4.1.2. 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 TREE MUST BE PRESERVED.
- 4.1.3. FOR TREES BEING RELOCATED OFFSITE, THE CANOPY MUST BE PRUNED, AT THE DIRECTION OF THE LANDSCAPE ARCHITECT, TO FIT ON THE TRAILER FOR TRANSPORT. EVERY EFFORT MUST BE MADE TO RETAIN AS MANY LARGE BRANCHES AS POSSIBLE AND TO PRESERVE AS MUCH OF THE SHAPE, FORM, AND CHARACTER OF THE TREE 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.
- 4.1.4. ALL CANOPY PRUNING MUST BE CONDUCTED FOLLOWING ANSI A-300 TREE PRUNING STANDARDS AND BEST MANAGEMENT PRACTICES.
- 4.1.5. ALL DEBRIS GENERATED DURING CANOPY PRUNING MUST BE REMOVED OFFSITE AND DISPOSED.

4.2. PALMS

- 4.2.1. IT IS WELL KNOWN 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.
- 4.2.2. PALM LEAVES MUST BE TIED UP WITH 2-PLY BIODEGRADABLE TWINE PRIOR TO RELOCATION TO PREVENT MECHANICAL DAMAGE DURING THE RELOCATION PROCESS.
- 4.2.3. PALM TRUNKS SHALL ONLY BE "CLEANED UP" ACCORDING TO THE LANDSCAPE ARCHITECT'S SPECIFICATIONS SPECIFIC TO EACH PALM.

5. RELOCATION SPECIFICATIONS

5.1. GENERAL

- 5.1.1. 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.
- 5.1.2. 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.
- 5.1.3. ALL ROOTBALLS MUST BE WRAPPED IN BURLAP AND THEN 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 ROOTS ATTACHED TO A SECTION OF ROCK AS PART OF THE ROOTBALL, SUCH THAT THE ROOTS REMAIN INTACT. ROOTBALLS COMING FROM SANDY OR SANDY SOIL MAY ALSO NEED TO BE BOXED PRIOR TO RELOCATION, AT THE DISCRETION OF THE LANDSCAPE ARCHITECT.
- 5.1.4. 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.
- 5.1.5. 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" HIGHER) FINAL GRADE.
- 5.1.6. 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 POSITIONED IN A MORE-OR-LESS UPRIGHT POSITION, WITH THE STRAP ON THE TRUNK USED ONLY FOR BALANCING AND MANEUVERING THE TREE OR PALM INTO 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.
- 5.1.7. 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.
- 5.1.8. ONCE LIFTING BEGINS, 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.
- 5.1.9. 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.
- 5.1.10. MYCORRHIZA (ROOTS8 TRANSPLANT OR EQUIVALENT) MUST BE INCORPORATED INTO THE BACKFILL SOIL PRIOR TO BACKFILLING.
- 5.1.11. 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. (SEE 5.2.2 BELOW FOR SPECIAL CONDITIONS REGARDING DATE PALMS AND BACKFILL SPECIFICATIONS).
- 5.1.12. 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.
- 5.1.13. 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.
- 5.1.14. ONCE THE TREE RING IS CONSTRUCTED, A HIGH-PHOSPHORUS ROOT STIMULANT MUST BE LIBERALLY APPLIED TO THE SURFACE OF THE ROOTBALL AND THOROUGHLY WATERED IN.
- 5.1.15. ROOTBALLS MUST BE THOROUGHLY WATERED IN USING A HOSE AND A JOHNSON BAR INSERTED TO THE VERY BOTTOM OF THE ROOTBALL AND SWING BACK AND FORTH TO PREVENT FORMATION OF AIR POCKETS. THE JOHNSON BAR TECHNIQUE MUST BE REPEATED AT LEAST ONCE MORE WITHIN ONE WEEK AFTER RELOCATION, AND AGAIN IF ANY SIGNS OF STRESS BECOME APPARENT.
- 5.1.16. 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.
- 5.1.17. PITS FROM WHICH THE RELOCATED TREES AND PALMS WERE REMOVED MUST BE CLEANED OF ALL RESIDUAL ROOTS, STUMPS, AND PORTIONS THEREOF AND BACKFILLED WITH CLEAN FILL FLUSH WITH THE SURROUNDING GRADE.
- 5.1.18. 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 TIME OF SUBSTANTIAL COMPLETION.
- 5.2. SPECIAL CONDITIONS

- 5.2.1. MULTI-TRUNK TREES AND PALMS MUST BE RELOCATED AS ONE UNIT WITH A SINGLE ROOTBALL.
- 5.2.2. PLANTING PITS FOR EDIBLE DATE PALMS (PHOENIX DACTYLIFERA) MUST BE BACKFILLED WITH PURE DOT SILICA SAND.

6. MAINTENANCE SPECIFICATIONS

6.1. GENERAL

- 6.1.1. ALL RELOCATED TREES AND PALMS MUST BE MAINTAINED FOR ONE YEAR FROM THE DATE OF RELOCATION TO THEIR FINAL LOCATIONS.
- 6.1.2. CONTRACTOR MUST MAINTAIN ALL RELOCATED TREES AND PALMS FOR ONE FULL YEAR FROM THE DATE OF RELOCATION TO THE FINAL LOCATION.
- 6.1.3. 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.
- 6.1.4. 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.
- 6.1.5. 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.
- 6.1.6. 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.
- 6.1.7. 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.

6.2. SHADE TREES

- 6.2.1. 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.
- 6.2.2. FOLIAR FEED FOUR TIMES PER YEAR.

6.3. FLOWERING TREES

- 6.3.1. IMMEDIATELY AFTER RELOCATION TO THE FINAL LOCATION AND EVERY THREE MONTHS THEREAFTER, A HIGH-QUALITY, SLOW-RELEASE 5-10-15 GRANULAR FERTILIZER MUST BE APPLIED, AT THE RECOMMENDED LABEL RATE, SPREAD EVENLY ACROSS THE SURFACE OF THE ROOTBALL.
- 6.3.2. FOLIAR FEED FOUR TIMES PER YEAR.

6.4. PALMS

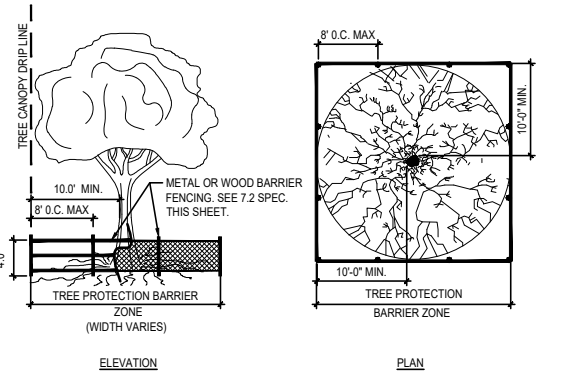
- 6.4.1. STRING MUST BE REMOVED FROM THE TIED UP LEAVES IMMEDIATELY AFTER RELOCATION TO THE FINAL LOCATION IF THE PALM WAS ROOT PRUNED OR WITHIN 30-45 DAYS AFTER RELOCATION ON THE OCCASION THE LANDSCAPE ARCHITECT APPROVED RELOCATION WITHOUT ROOT PRUNING DUE TO TIME CONSTRAINTS.
- 6.4.2. IMMEDIATELY AFTER 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.
- 6.4.3. FOLIAR FEED SIX TIMES PER YEAR.

7. TREE PROTECTION SPECIFICATIONS

- 7.1. TREE PROTECTION FENCES SHALL BE CONSTRUCTED PRIOR TO ANY CONSTRUCTION ACTIVITY INCLUDING GRUBBING FOR ALL TREES / PALMS TO REMAIN OR BE RELOCATED.
- 7.2. FENCES SHOULD BE OF STURDY CONSTRUCTION. 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 INCH RAILS. POSTS MAY BE SHIFTED TO AVOID ROOTS.
- 7.3. FENCES MUST BE MAINTAINED INTACT UNTIL THE PROJECT IS COMPLETED. THEY SHOULD NOT BE REMOVED OR DROPPED FOR ANY REASON WITHOUT AUTHORIZATION FROM THE CITY'S URBAN FORESTER.
- 7.4. NO ACTIVITY OR DISTURBANCE SHOULD OCCUR WITHIN THE FENCED AREAS, INCLUDING VEHICLE USE, STORAGE OF MATERIALS, DUMPING OF LIQUIDS OR MATERIALS, GRADE CHANGES, GRUBBING, MECHANICAL TRENCHING FOR IRRIGATION, ELECTRICAL LIGHTING, ETC.

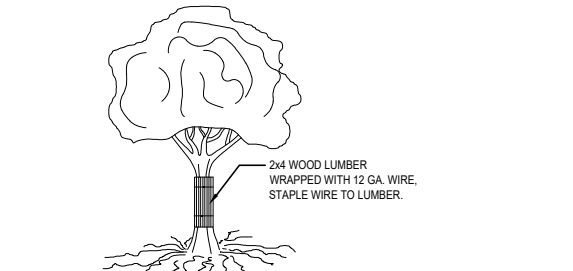
8. WARRANTY

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



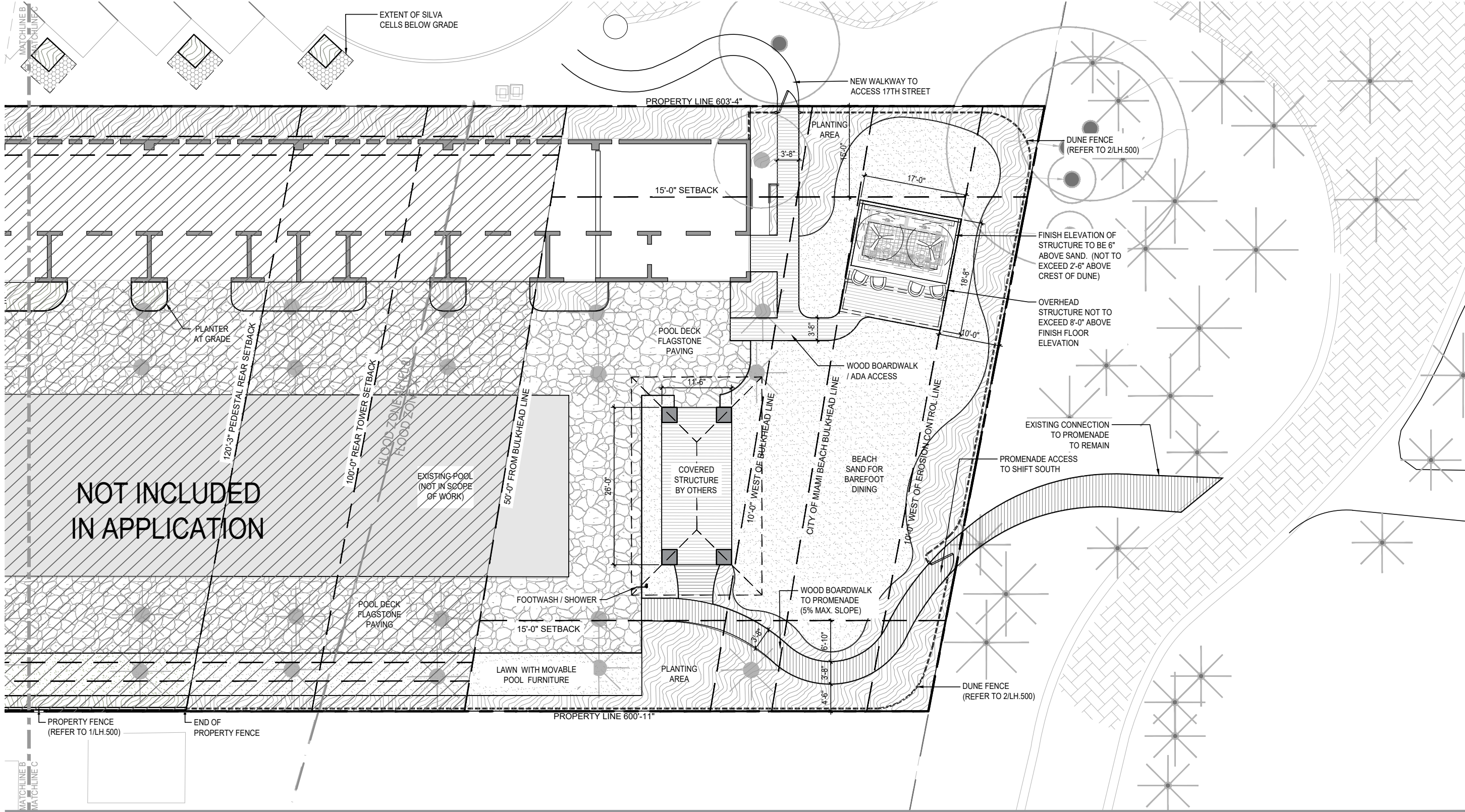
1 TREE BARRICADE DETAIL

SCALE: N/A



2 TREE TRUNK PROTECTION DETAIL

SCALE: N/A



PROPERTY LINE

SETBACK LINE

EXISTING PLANTING TO REMAIN

TREE

PALM

MATERIALS LEGEND

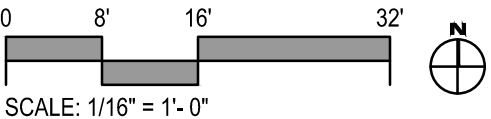
LAWN

PLANTING AREA

WATER

- GENERAL NOTES:**
1. CONTRACTOR SHALL BE RESPONSIBLE FOR CALCULATING / VERIFYING ALL QUANTITIES.
 2. GENERAL CONTRACTOR SHALL SUBMIT, OBTAIN AND KEEP RECORDS OF ALL PERMITTING REQUIRED BY LOCAL CODES.
 3. PRIOR TO ANY CONSTRUCTION, CONTRACTOR SHALL LOCATE ALL ABOVE AND UNDERGROUND UTILITIES. UTILITIES SHALL BE PROTECTED THROUGHOUT CONSTRUCTION.
 4. ALL MATERIALS SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PROCUREMENT.
 5. ALL MATERIAL AND ELEMENTS LOCATION/LAYOUT SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

6. ALL ELEMENTS CALLED OUT ON THE HARDSCAPE PLAN SHALL BE MOCKED-UP FOR CLIENT AND LANDSCAPE ARCHITECT'S REVIEW AND APPROVAL. CONTRACTOR TO REWORK MOCK-UP AS NECESSARY FOR APPROVAL. MAINTAIN APPROVED MOCK-UP FOR COMPARISON OF FINISHED WORK.
7. OVERALL PLAN IS FOR REFERENCE ONLY. ENLARGED PLANS GOVERN IN REGARDS TO LAYOUT AND DIMENSIONING.
8. IT IS THE CONTRACTOR'S RESPONSIBILITY TO BE IN ACCORDANCE WITH THE FLORIDA STORM WATER EROSION AND SEDIMENTATION CONTROL INSPECTOR'S MANUAL, LATEST REVISION, AND IN ACCORDANCE WITH MIAMI-DADE COUNTY DEPARTMENT OF ENVIRONMENTAL RESOURCES MANAGEMENT FOR ALL EARTHWORK AND SOIL DISTURBING ACTIVITIES.





LEGEND:

- STRUCTURE (IMPERVIOUS)
- OPEN TO SKY (PERVIOUS)

CALCULATIONS:
DUNE PRESERVATION OVERLAY ZONE AREA: 2,716 SQ.FT.
REQUIRED MIN. PERVIOUS AREA: 2,173 SQ.FT. (80%)

EXISTING PERVIOUS AREA: 606 SQ.FT. (22%)

STUDIO
MCG
ARCHITECTURE

7500 NE 4th Court
Studio 102
Miami, FL 33138

2127

PROJECT NUMBER

PROJECT:

1685 COLLINS
HOTEL

1685 Collins Avenue
Miami Beach
Florida 33139

INTERIOR DESIGNER
SHAMSHIRI

LANDSCAPE ARCHITECT
jungles

DRAWING:

HARDSCAPE
DIAGRAM -
DUNE
PRESERVATION
OVERLAY
(EXISTING)

LANDSCAPE ARCHITECT: RAYMOND JUNGLES

FLORIDA LIC# LA0000856

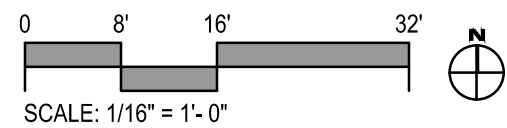
ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF STUDIO MCG ARCHITECTURE, INC. AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF STUDIO MCG ARCHITECTURE, INC. © 2021

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

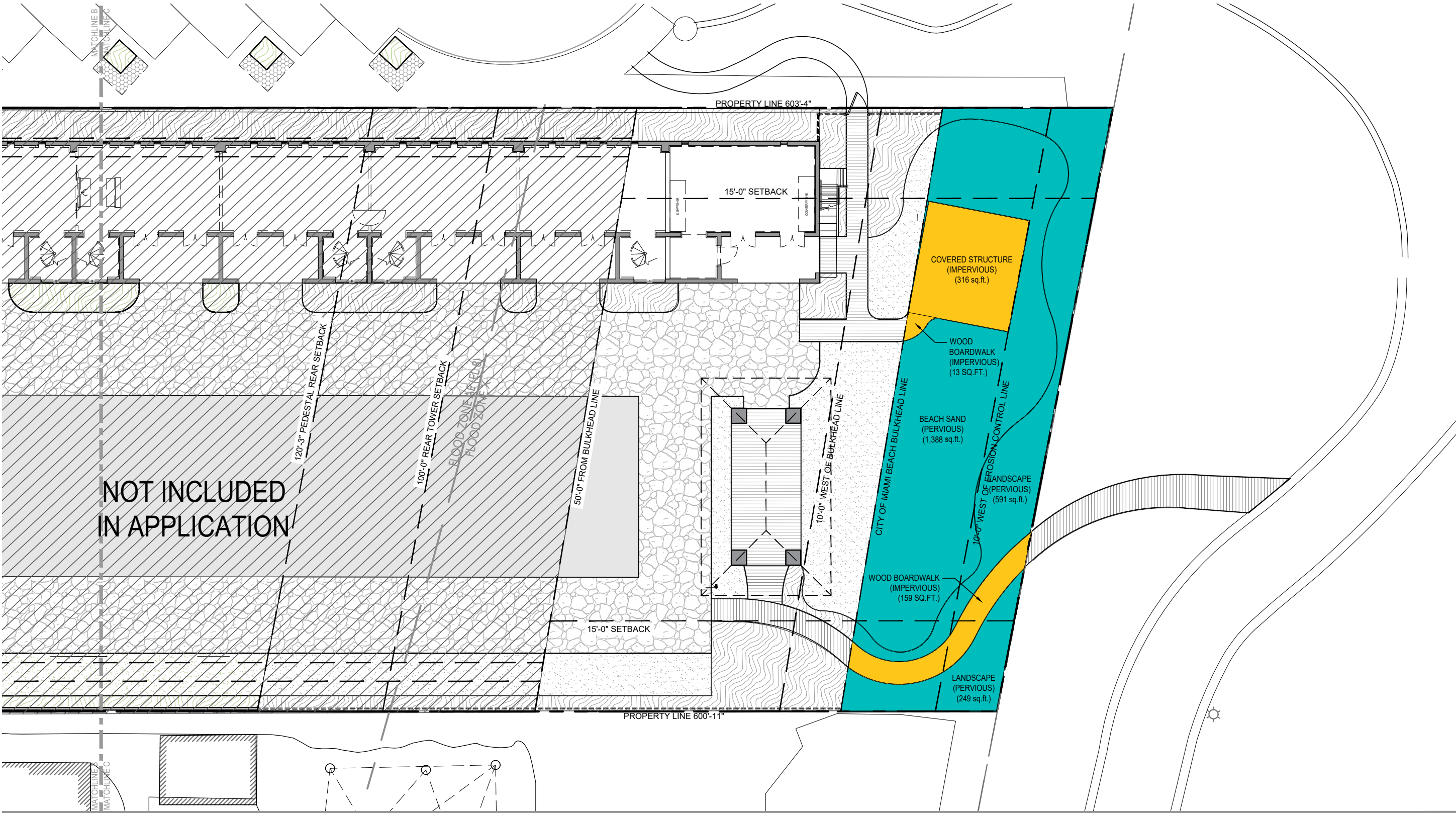
CHECK: JS

DATE: 05/09/2022

SHEET NUMBER



LH.104-A



7500 NE 4th Court
Studio 102
Miami, FL 33138

2127
PROJECT NUMBER

PROJECT:

1685 COLLINS
HOTEL

1685 Collins Avenue
Miami Beach
Florida 33139

INTERIOR DESIGNER
SHAMSHIRI

LANDSCAPE ARCHITECT
jungles

DRAWING:

HARDSCAPE
DIAGRAM -
DUNE
PRESERVATION
OVERLAY
(PROPOSED)

LANDSCAPE ARCHITECT: RAYMOND JUNGLES



FLORIDA LIC# LA0000856

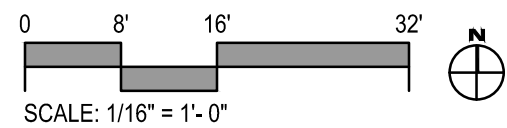
ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF STUDIO MCG+ ARCHITECTURE, INC. AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF STUDIO MCG+ ARCHITECTURE, INC. © 2021

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

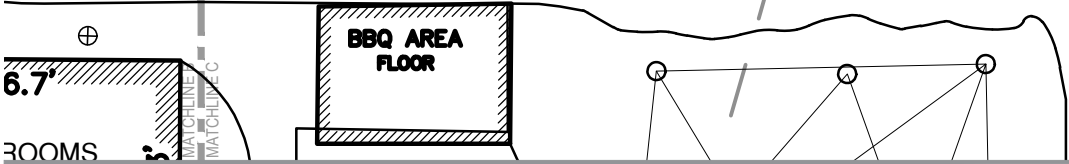
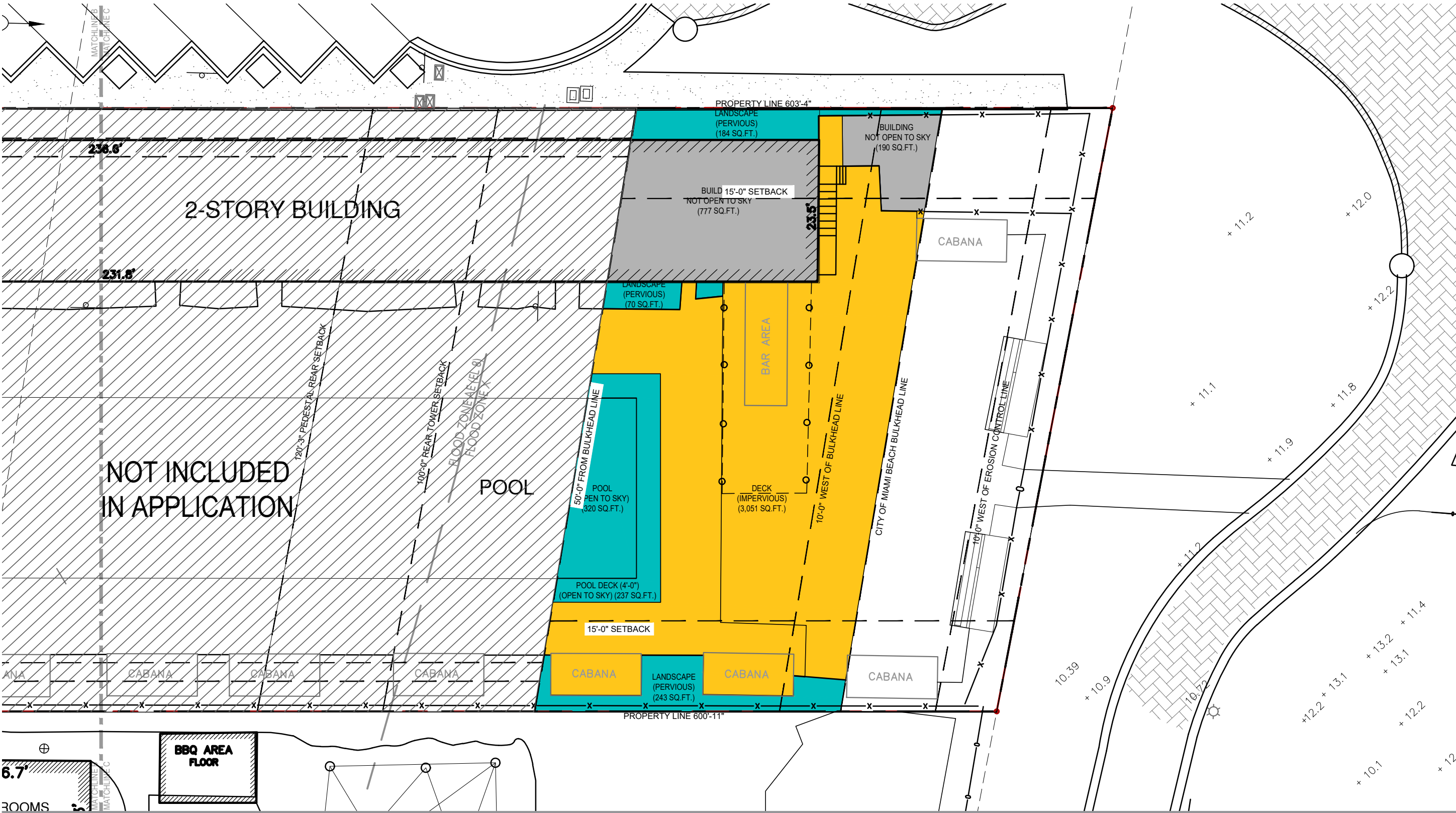
CHECK: JS

DATE: 05/09/2022

SHEET NUMBER



LH.104-B



LEGEND:

STRUCTURE (IMPERVIOUS)

OPEN TO SKY (PERVIOUS)

CALCULATIONS:
OCEANFRONT OVERLAY ZONE AREA: 5,072 SQ.FT.
REQUIRED MIN. PERVIOUS AREA: 2,536 SQ.FT. (50%)

EXISTING PERVIOUS AREA: 1,054 SQ.FT. (21%)



7500 NE 4th Court
Studio 102
Miami, FL 33138

2127
PROJECT NUMBER

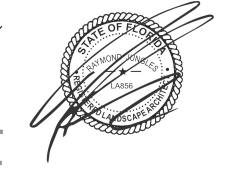
PROJECT:
1685 COLLINS HOTEL
1685 Collins Avenue
Miami Beach
Florida 33139

INTERIOR DESIGNER
SHAMSHIRI
LANDSCAPE ARCHITECT
jungles

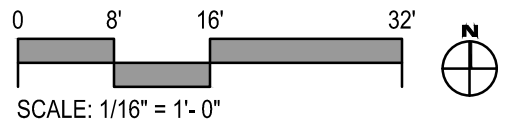
DRAWING:

**HARDSCAPE
DIAGRAM -
OCEANFRONT
OVERLAY
(EXISTING)**

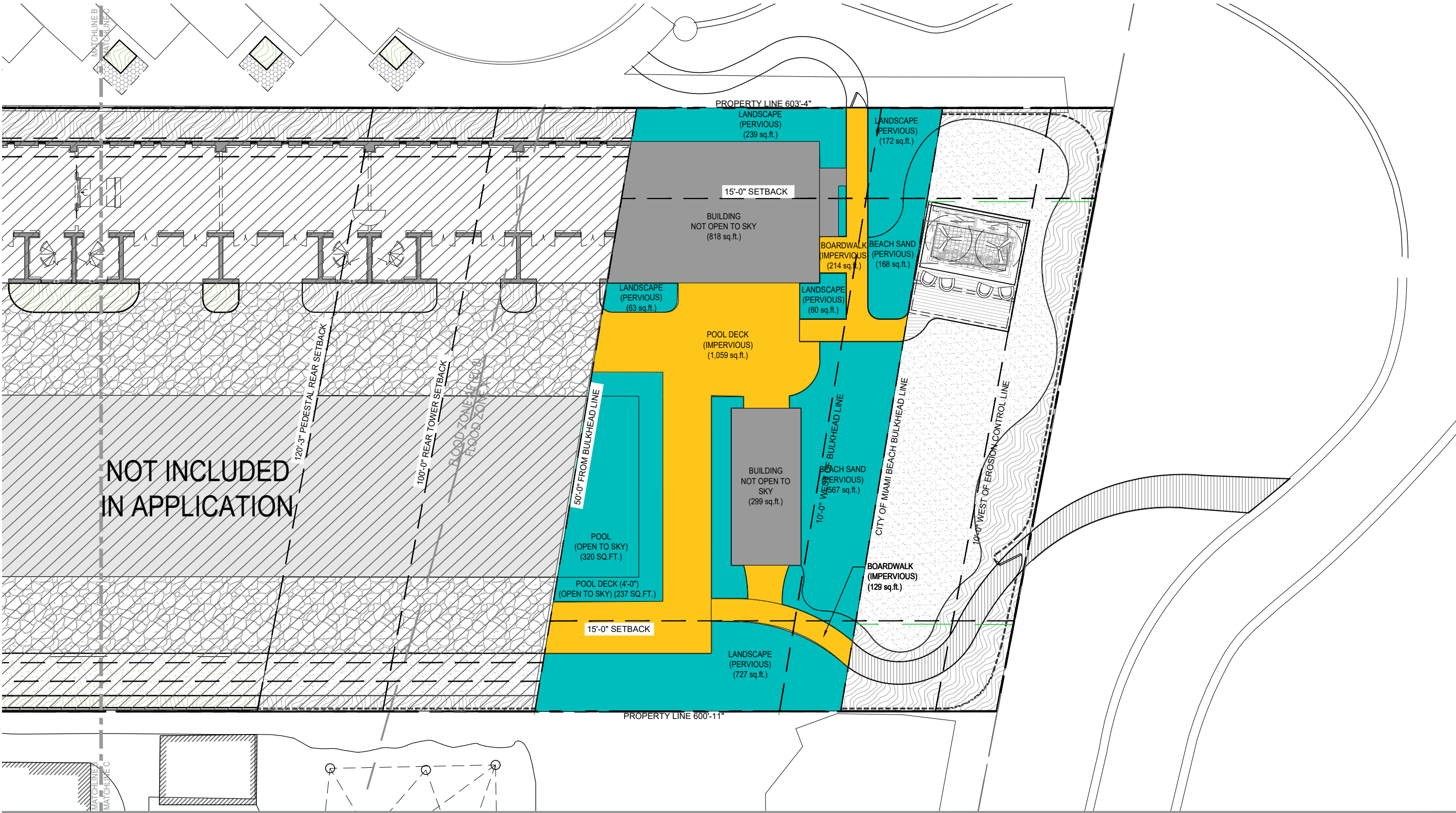
LANDSCAPE ARCHITECT: RAYMOND JUNGLES



FLORIDA LIC# LA0000856
ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF STUDIO MCG+ ARCHITECTURE, INC. AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF STUDIO MCG+ ARCHITECTURE, INC. © 2021
SCALE: 1/16" = 1'-0"
CHECK: JS
DATE: 05/09/2022
SHEET NUMBER



LH.105-A



7500 NE 4th Court
Studio 102
Miami, FL 33138

2127
PROJECT NUMBER

PROJECT:
**1685 COLLINS
HOTEL**

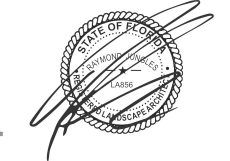
1685 Collins Avenue
Miami Beach
Florida 33139

INTERIOR DESIGNER
SHAMSHIRI
LANDSCAPE ARCHITECT
jungles

DRAWING:

**HARDSCAPE
DIAGRAM -
OCEANFRONT
OVERLAY
(PROPOSED)**

LANDSCAPE ARCHITECT: RAYMOND JUNGLES



FLORIDA LIC# LA0000856

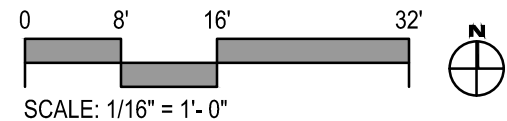
ALL DRAWINGS AND WRITTEN MATERIAL APPEARING
HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED
WORK OF STUDIO MCG+ ARCHITECTURE, INC. AND MAY
NOT BE REPRODUCED, COPIED, OR DISCLOSED WITHOUT
THE EXPRESS WRITTEN CONSENT OF STUDIO MCG+
ARCHITECTURE, INC. © 2021

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

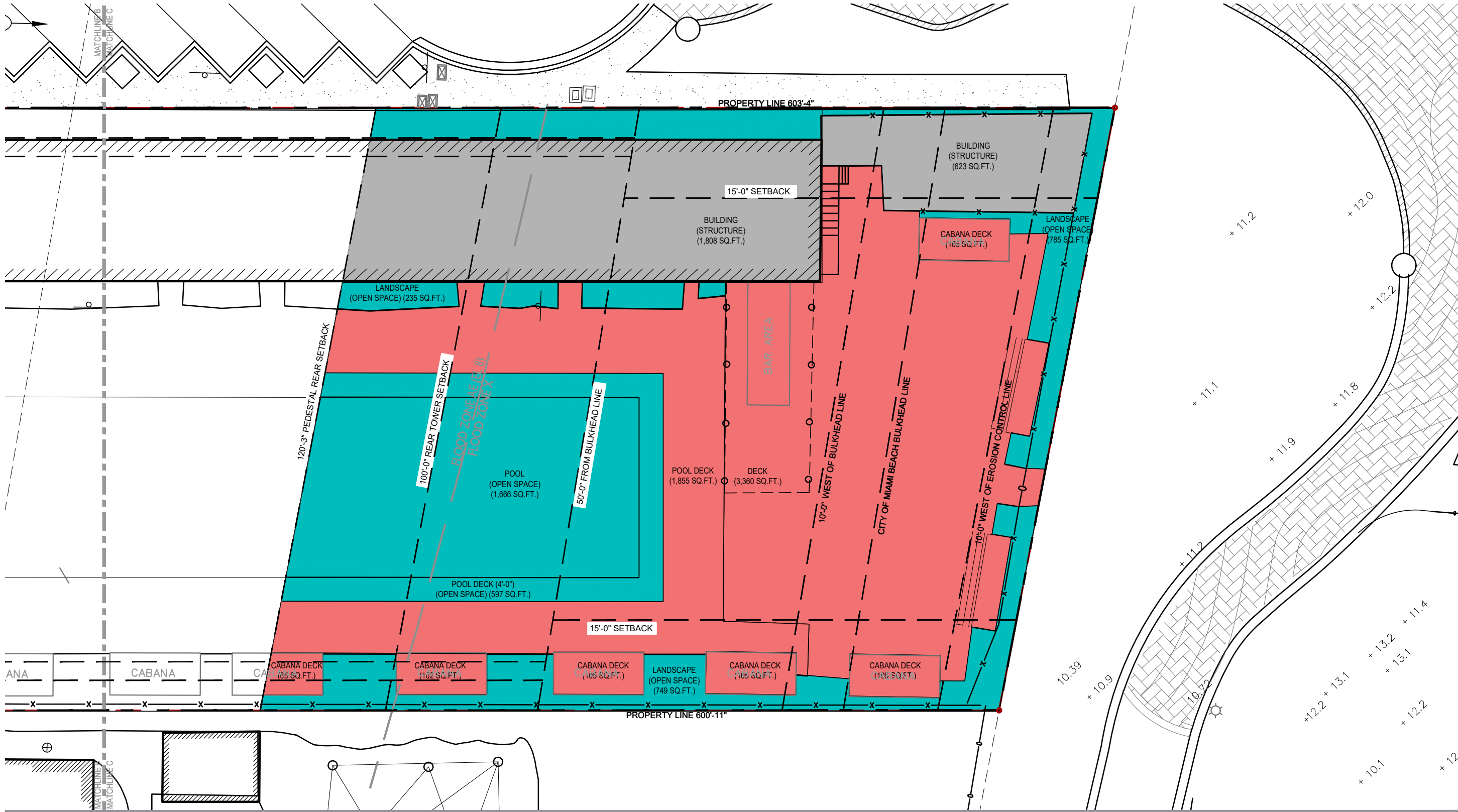
CHECK: JS

DATE: 05/09/2022

SHEET NUMBER



LH.105-B



LEGEND:

- STRUCTURE
- DECK
- OPEN SPACE

CALCULATIONS:

REQUIRED REAR YARD AREA: 12,257 SQ.FT.

MAX. STRUCTURE ALLOWED: 3,677 SQ.FT. (30%)
EXISTING STRUCTURE AREA: 2,431 SQ.FT. (20%)

MAX. DECK ALLOWED: 3,677 SQ.FT. (30%)
EXISTING DECK AREA: 5,802 SQ.FT. (47%)

STUDIO
MCG
ARCHITECTURE

7500 NE 4th Court
Studio 102
Miami, FL 33138

2127
PROJECT NUMBER

PROJECT:
1685 COLLINS HOTEL
1685 Collins Avenue
Miami Beach
Florida 33139

INTERIOR DESIGNER
SHAMSHIRI
LANDSCAPE ARCHITECT
jungles

DRAWING:

**HARDSCAPE
DIAGRAM -
REQUIRED
REAR YARD
(EXISTING)**

LANDSCAPE ARCHITECT: RAYMOND JUNGLES

FLORIDA LIC# LA0000856

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING
HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED
WORK OF STUDIO MCG ARCHITECTURE, INC. AND MAY
NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT
THE EXPRESS WRITTEN CONSENT OF STUDIO MCG
ARCHITECTURE, INC. © 2021

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

CHECK: JS

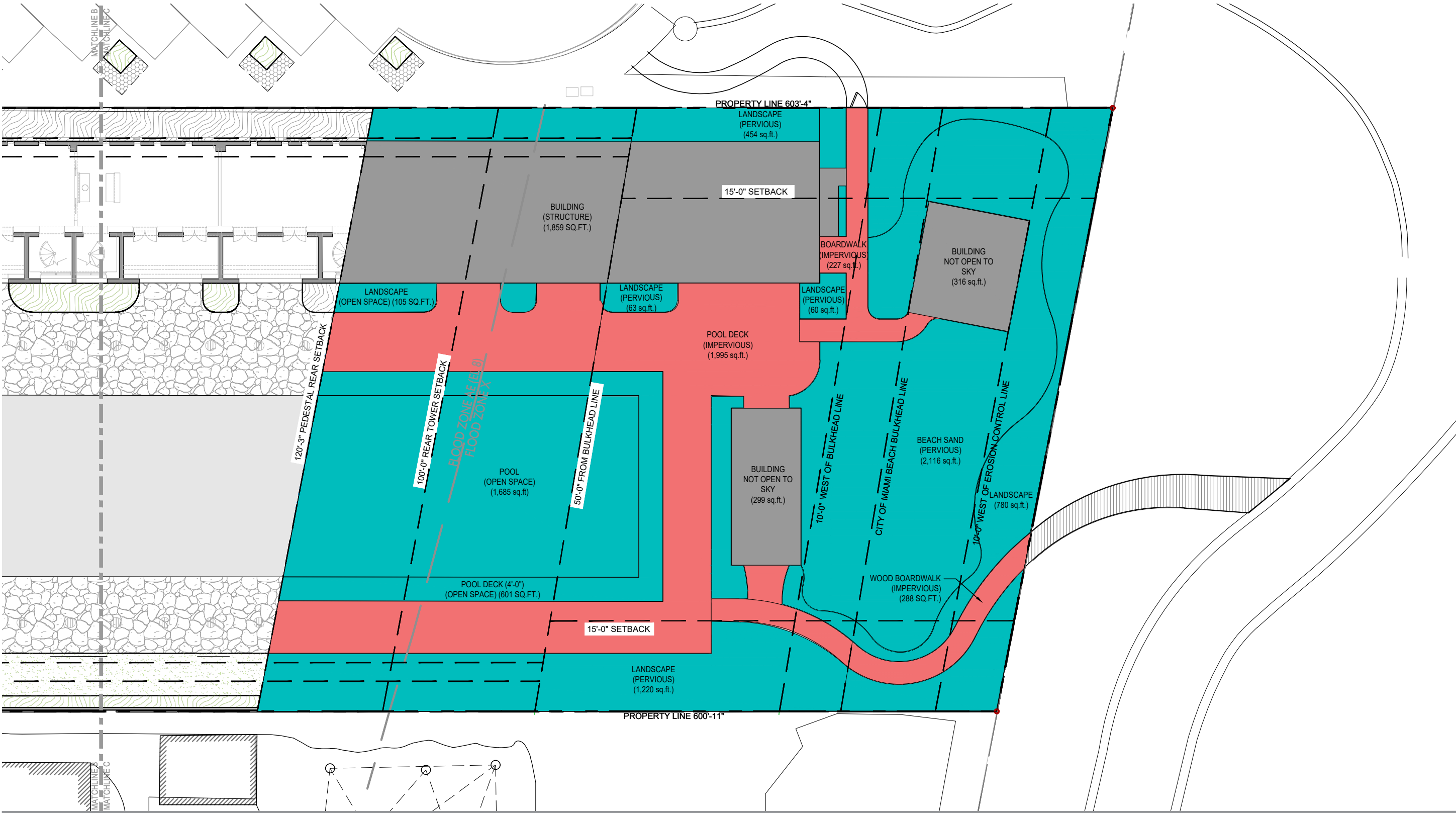
DATE: 05/09/2022

SHEET NUMBER

0 8' 16' 32'

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

LH.106-A



LEGEND:

- STRUCTURE
- DECK
- OPEN SPACE

CALCULATIONS:
REQUIRED REAR YARD AREA: 12,257 SQ.FT.
MAX. STRUCTURE ALLOWED: 3,677 SQ.FT. (30%)
PROPOSED STRUCTURE AREA: 2,474 SQ.FT. (20%)
MAX. DECK ALLOWED: 3,677 SQ.FT. (30%)
PROPOSED DECK AREA: 2,510 SQ.FT. (20%)

STUDIO
MCG
ARCHITECTURE

7500 NE 4th Court
Studio 102
Miami, FL 33138

2127

PROJECT NUMBER

PROJECT:

1685 COLLINS
HOTEL

1685 Collins Avenue
Miami Beach
Florida 33139

INTERIOR DESIGNER
SHAMSHIRI

LANDSCAPE ARCHITECT
jungles

DRAWING:

HARDSCAPE
DIAGRAM -
REQUIRED
REAR YARD
(PROPOSED)

LANDSCAPE ARCHITECT: RAYMOND JUNGLES

FLORIDA LIC# LA0000856

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING
HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED
WORK OF STUDIO MCG ARCHITECTURE, INC. AND MAY
NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT
THE EXPRESS WRITTEN CONSENT OF STUDIO MCG
ARCHITECTURE, INC. © 2021

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

CHECK: JS

DATE: 05/09/2022

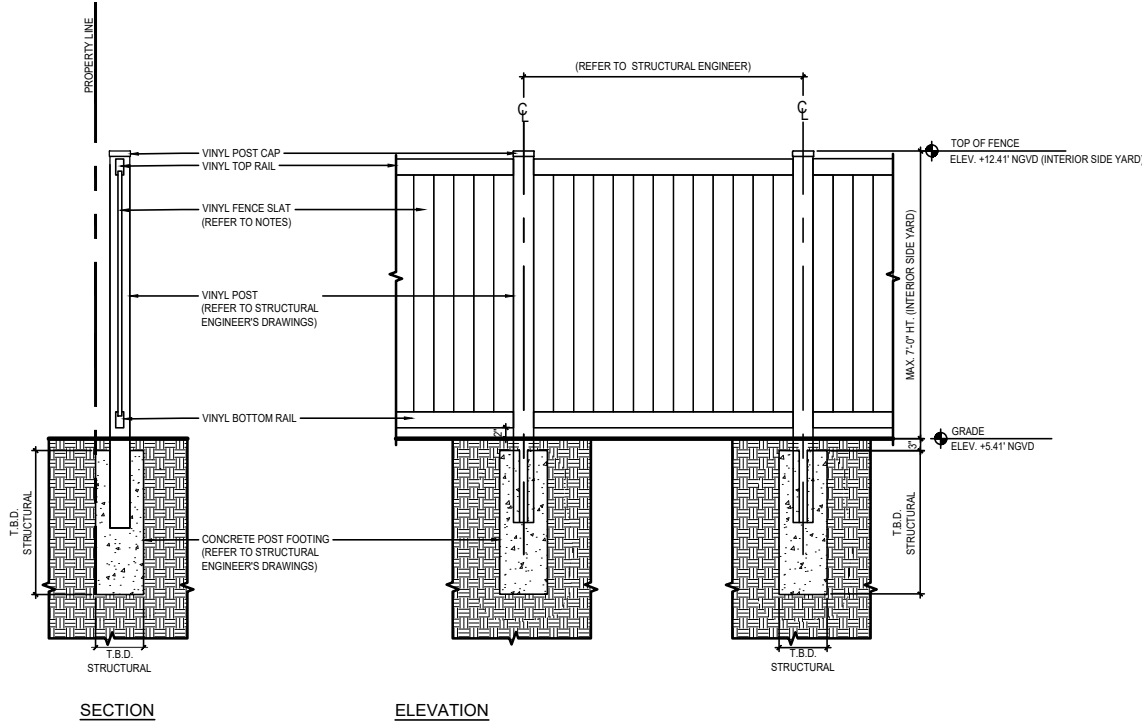
SHEET NUMBER

0 8' 16' 32'

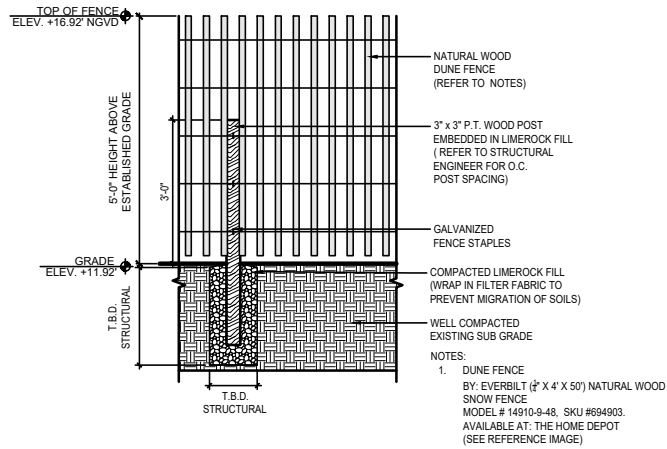
SCALE: 1/16" = 1'-0"

N

LH.106-B

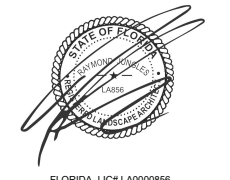
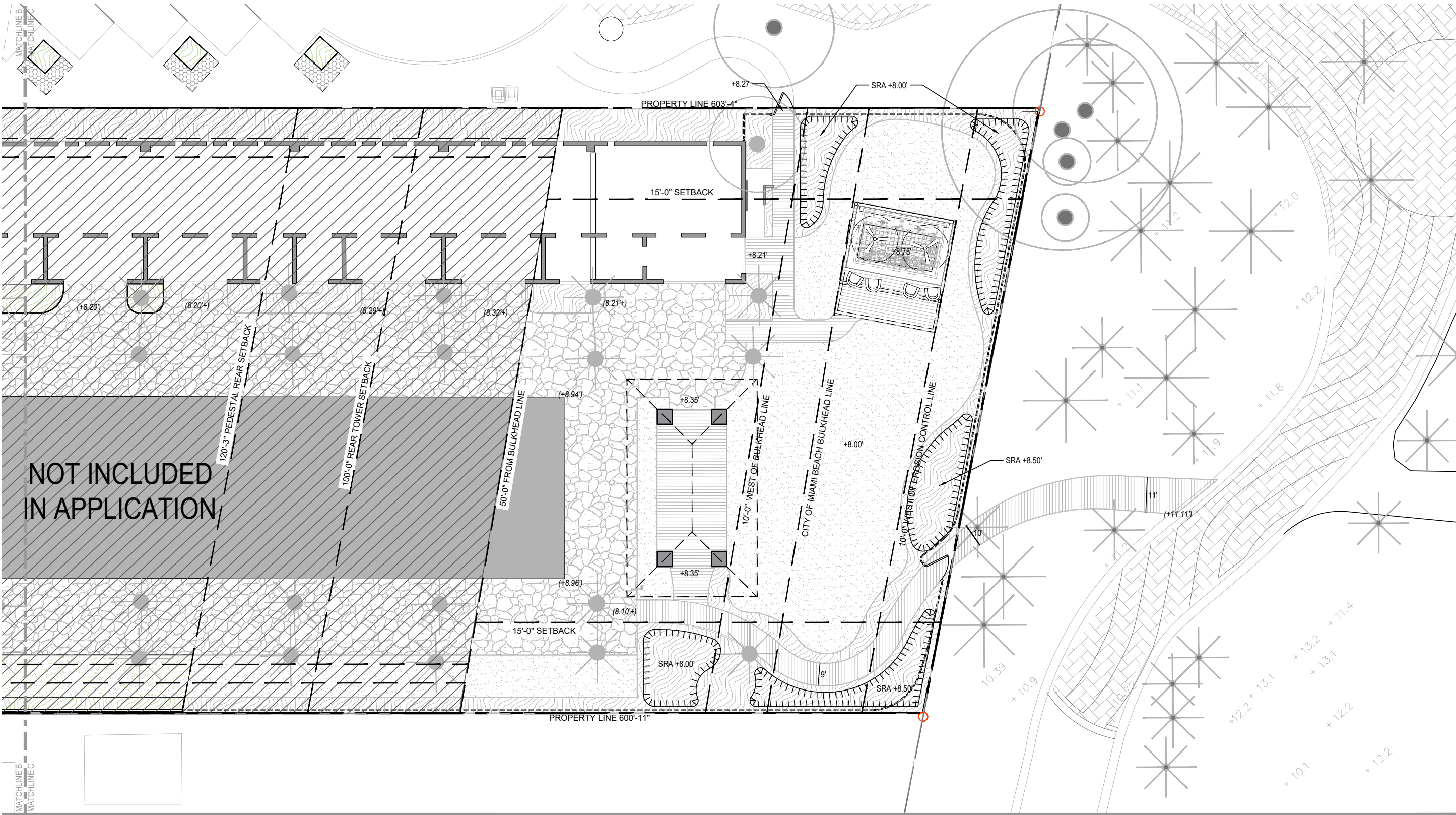


1 VINYL FENCE
Scale: 1/4" = 1'-0"



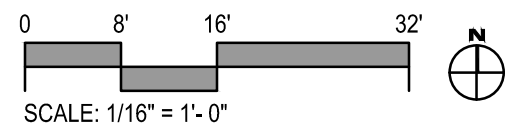
2 DUNE FENCE
Scale: 1/4" = 1'-0"

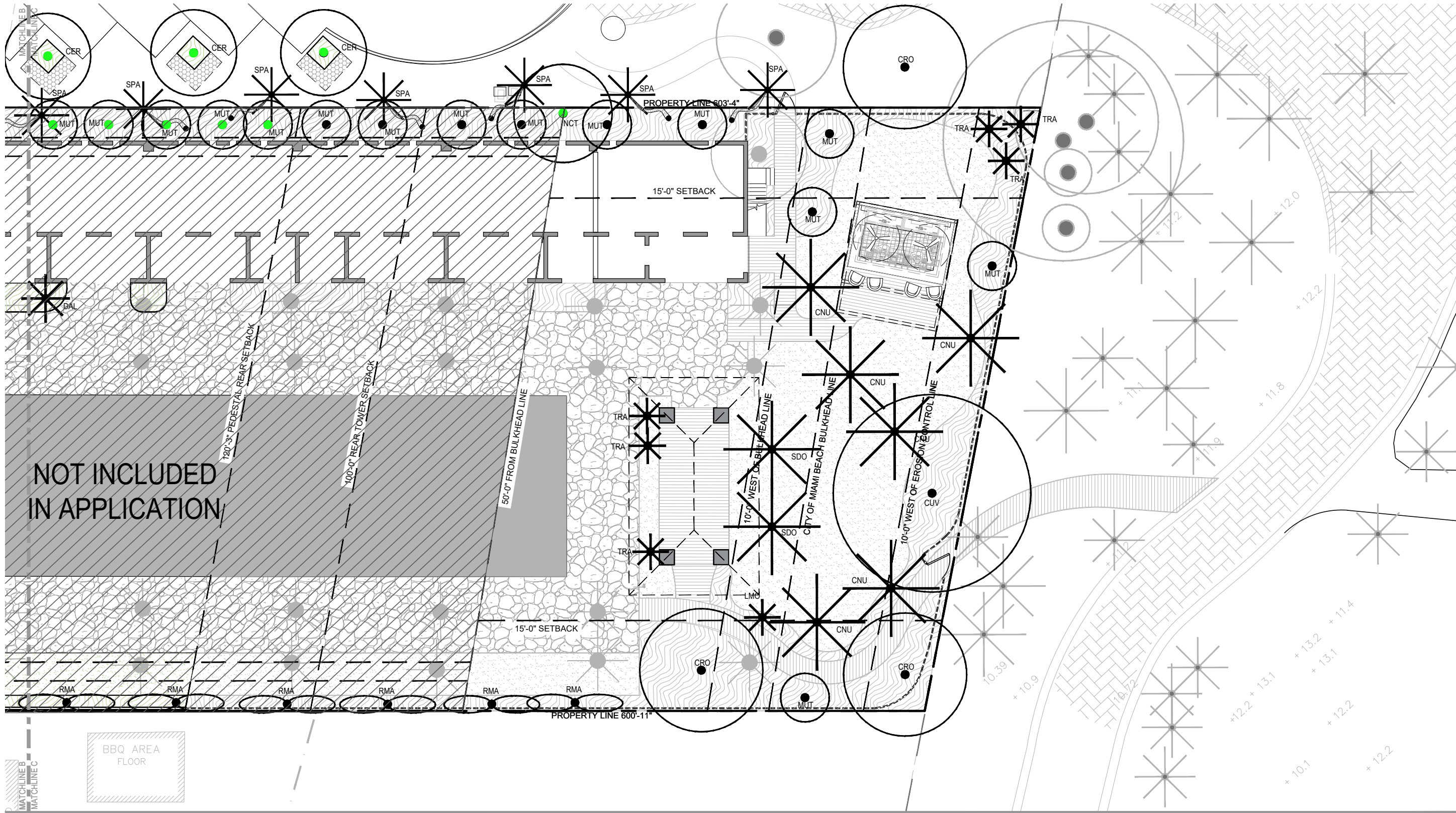




- PROPERTY LINE
SETBACK LINE
- SHALLOW
RETENTION AREA
- INDEX CONTOUR
INTERMEDIATE CONTOUR
DIRECTION OF SLOPE
- PLANTING AREA
- LAWN AREA
- (+00.00) NGVD
+00.00 NGVD
FFE
HP
TB
BS
TW
TF
TC
TG
PF
WL
- EXISTING SPOT ELEVATION
PROPOSED SPOT ELEVATION
FINISH FLOOR ELEVATION
HIGH POINT
TOP OF BOULDER
TOP OF STEP
TOP OF WALL
TOP OF FENCE
TOP OF COPING
TOP OF GATE
POOL FLOOR
WATER LEVEL
STEP RISER NOSE

- ALL SHALLOW RETENTION AREAS (SRA) SHALL BE GRADED GRADUALLY TO THE LOW POINT SPECIFIED ON THE PLAN. THESE AREAS WILL CATCH ON SITE WATER FOR PLANT MATERIAL AS WELL AS CREATE THE FIRST BARRIER FOR INFILTRATION BEFORE ENTERING THE STORM WATER SYSTEM.
- REPORT ANY DISCREPANCIES FROM SURVEY OR OTHERWISE IMMEDIATELY TO THE LANDSCAPE ARCHITECT.
- CONTRACTOR TO ENSURE POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES.
- ALL SHRUBS AND GROUND COVER AREAS ARE TO BE 2" BELOW FINISHED LEVEL OF ALL ADJACENT HARDSCAPE (TYPICAL).
- ALL TURF AREAS TO BE FLUSH WITH ADJACENT HARDSCAPE AREAS AND ENSURE NO TRIPPING HAZARDS.
- ALL STEP TREADS TO SLOPE AWAY FROM STEP FACE AT A MINIMUM OF 1% UNLESS NOTED OTHERWISE.
- CONTRACTOR TO TEST PERCOLATION IN ALL SRA's AND NOTIFY LANDSCAPE ARCHITECT OF ANY ISSUES.
- CONTRACTOR TO MAINTAIN EROSION CONTROL THROUGHOUT THE CONSTRUCTION PROCESS. LANDSCAPE ARCHITECT TO APPROVE SITE CONDITIONS PRIOR TO REMOVAL OF THESE METHODS.
- ALL DRAIN INLETS, PIPES, MANHOLES, AND SOAKAWAY LOCATIONS TO BE COORDINATED WITH CIVIL ENGINEER. PLAN IS INDICATIVE OF PREFERRED LOCATIONS.
- NO GRADING SHALL OCCUR BENEATH THE DRIP LINE OF ANY EXISTING TREE TO REMAIN.
- CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL SPOT ELEVATIONS IN FIELD. ALL QUANTITIES FOR THE MATERIALS NOTED ON GRADING PLANS SHALL BE VERIFIED BY THE CONTRACTOR BY DETAILED TAKEOFFS TO ENSURE THAT THE QUANTITIES GIVEN ARE SUFFICIENT TO FULFILL THE INTENT OF THE LANDSCAPE ARCHITECT. CONTRACTOR SHALL FIELD VERIFY ALL AS-BUILT DIMENSIONS ON-SITE PRIOR TO BID.
- CONTRACTOR SHALL SUBMIT UNIT PRICING FOR ALL GRADING MATERIALS AS ASSOCIATED LABOR TO INSTALL THESE MATERIALS AT TIME OF BID. THESE UNIT PRICES SHALL SERVE AS THE AGREED UPON UNIT PRICING AND RATES FOR THE LIFE OF THE CONTRACT. AND CHANGE ORDERS THAT OCCUR DURING THE LIFE OF THE CONTRACT SHALL BE BASED UPON THE UNIT PRICING AND RATES ESTABLISHED AT TIME OF BID.
- CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITIES ON-SITE BEFORE CONSTRUCTION BEGINS.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO BE IN ACCORDANCE WITH THE FLORIDA STORM WATER EROSION AND SEDIMENTATION CONTROL INSPECTOR'S MANUAL, LATEST REVISION, AND IN ACCORDANCE WITH MIAMI-DADE COUNTY DEPARTMENT OF ENVIRONMENTAL RESOURCES MANAGEMENT FOR ALL EARTHWORK AND SOIL DISTURBING ACTIVITIES.





STUDIO
MCG
ARCHITECTURE

7500 NE 4th Court
Studio 102
Miami, FL 33138

2127
PROJECT NUMBER

PROJECT:
**1685 COLLINS
HOTEL**

1685 Collins Avenue
Miami Beach
Florida 33139

INTERIOR DESIGNER
SHAMSHIRI
LANDSCAPE ARCHITECT
jungles

DRAWING:

CANOPY
PLANTING
PLAN - EAST

LANDSCAPE ARCHITECT: RAYMOND JUNGLES



FLORIDA LIC# LA0000856

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF STUDIO MCG ARCHITECTURE, INC. AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF STUDIO MCG ARCHITECTURE, INC. © 2021

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

CHECK: JS

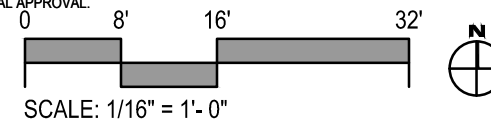
DATE: 05/09/2022

SHEET NUMBER

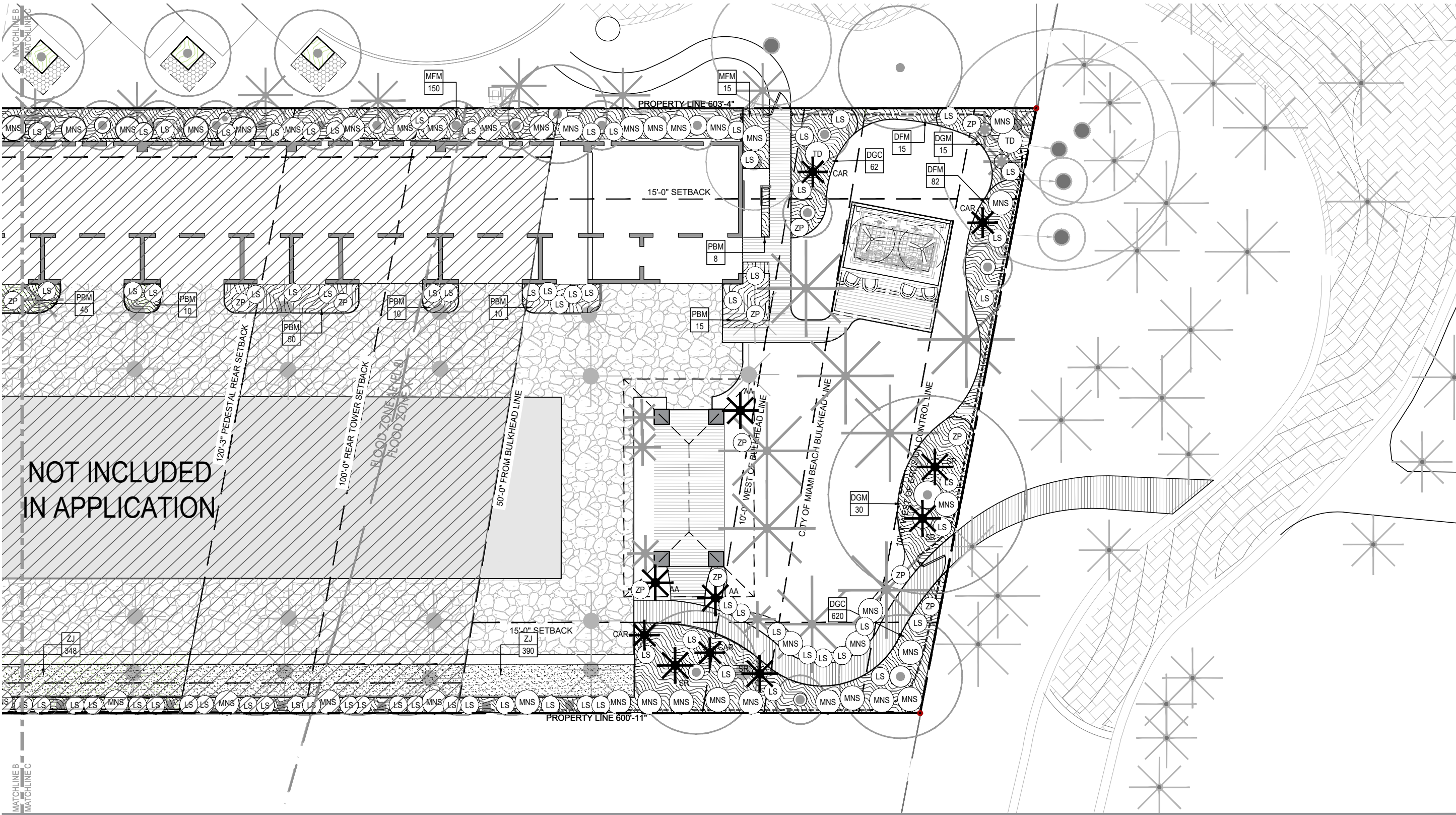
PROPERTY LINE	OFF-SITE	RELOCATED FROM ON SITE	PROPOSED	PROPOSED CHARACTER PALM	PROPOSED TRAVELERS TREE
SETBACK LINE					
PLANTING AREA	PALM	N/A	SP #	SP #	SP
LAWN AREA	TREE		SP #		
MITIGATION TREE REPLACEMENT					

- GENERAL NOTES
1. THE LANDSCAPE CONTRACTOR SHALL PROVIDE PHOTOGRAPHS OF ALL TREES AND PALMS FOR THE LANDSCAPE ARCHITECT'S APPROVAL PRIOR TO SHIPMENT OF PLANT MATERIAL.
 2. ALL QUANTITIES IN PLANT MATERIAL SHALL BE VERIFIED BY THE LANDSCAPE ARCHITECT UPON DELIVERY. ANY QUANTITIES IN PLANT MATERIAL THAT IS NOT USED SHALL BE CREDITED BACK TO THE CLIENT OR PLACED ELSEWHERE ON SITE BY THE LANDSCAPE ARCHITECT.
 3. CONTRACTOR SHALL STAKE ALL PROPOSED PLANTING BED LOCATIONS PER SITE PLAN AND CALL FOR INSPECTION BY THE LANDSCAPE ARCHITECT A MINIMUM OF 3 BUSINESS DAYS PRIOR TO INSTALLATION.
 4. THE LANDSCAPE ARCHITECT SHALL RESERVE THE RIGHT TO REDIRECT THE POSITIONS AND QUANTITIES OF EACH INDIVIDUAL SPECIMEN. SUBSTITUTIONS AND LANDSCAPING MATERIAL POSITION CHANGES MAY ONLY BE MADE AFTER CONSULTATION WITH THE LANDSCAPE ARCHITECT, THE CITY URBAN FORESTER AND PLANNING STAFF.
 5. MATERIAL PLANTED WITHOUT SPECIFIC DIRECTION FROM THE LANDSCAPE ARCHITECT SHALL BE REPLANTED AS DIRECTED AT NO ADDITIONAL COST TO THE CLIENT.
 6. SUBSTITUTIONS MAY ONLY BE MADE AFTER CONSULTATION WITH THE LANDSCAPE ARCHITECT, THE CITY URBAN FORESTER AND PLANNING STAFF.
 7. CONTRACTORS SHALL ADHERE TO PLANT SPECIFICATIONS AND DETAILS.
 8. ALL PLANT MATERIAL SHALL BE FLORIDA #1 GRADE OR BETTER.
 9. ALL WORK AND/OR IMPROVEMENTS WITHIN THE RIGHT-OF-WAY, INCLUDING LANDSCAPING AND IRRIGATION, REQUIRES A SEPARATE CITY OF MIAMI BEACH PUBLIC WORKS DEPARTMENT RIGHT-OF-WAY CONSTRUCTION PERMIT.

- ONE YEAR MAINTENANCE PLAN:
1. WATERING: ALL NEW TREES AND PALMS SHALL BE WATERED DAILY FOR THE FIRST TWO WEEKS AT HIGH VOLUME. THEY SHALL BE WATERED EVERY-OTHER DAY FOR THE FOLLOWING TWO MONTHS. THEY SHALL BE WATERED TWICE PER WEEK FOR THE OF THE YEAR.
 2. FERTILIZING: ALL NEW TREES AND PALMS SHALL BE FERTILIZED SIX WEEKS AFTER INSTALLATION USING GRANULAR 8-2-1 SPECIAL* PRODUCT AT STANDARD RATES.
 3. FERTILIZER SHALL BE RE-APPLIED ONCE EACH THREE MONTHS.
 4. PEST CONTROL: PEST CONTROL TREATMENTS SHALL BE PROVIDED AS NEEDED, FOLLOWING INTEGRATED PEST MANAGEMENT PRACTICES (IPM).
 5. PRUNING: THERE SHALL BE NO PRUNING OF NEWLY PLANTED TREES OR PALMS DURING THE FIRST YEAR AFTER INSTALLATION EXCEPT TO REMOVE DEAD, DAMAGED, OR DISEASED BRANCHES.
 6. ONE YEAR GUARANTEE: ALL PLANT MATERIAL TO HAVE ONE YEAR GUARANTEE. TO BEGIN THE DAY OF FINAL APPROVAL.



LP.103



PROPERTY LINE

SETBACK LINE

XX

##

PLANTING LABEL

PLANTING AREA

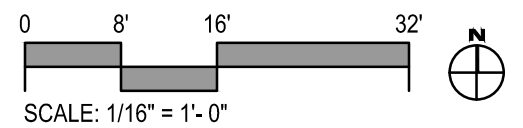
LAWN AREA

VINE

SHRUB

UNDERSTORY PALM

- GENERAL NOTES:**
- THE LANDSCAPE CONTRACTOR SHALL PROVIDE PHOTOGRAPHS OF ALL TREES AND PALMS FOR THE LANDSCAPE ARCHITECT'S APPROVAL PRIOR TO SHIPMENT OF PLANT MATERIAL.
 - ALL QUANTITIES OF PLANT MATERIAL SHALL BE VERIFIED BY THE LANDSCAPE ARCHITECT UPON DELIVERY.
 - CONTRACTOR SHALL STAKE ALL PROPOSED PLANTING BED LOCATIONS PER SITE PLAN AND CALL FOR INSPECTION BY THE LANDSCAPE ARCHITECT A MINIMUM OF 3 BUSINESS DAYS PRIOR TO INSTALLATION.
 - THE LANDSCAPE ARCHITECT SHALL RESERVE THE RIGHT TO REDIRECT THE POSITIONS AND QUANTITIES OF EACH INDIVIDUAL SPECIMEN. SUBSTITUTIONS AND LANDSCAPING MATERIAL POSITION CHANGES MAY ONLY BE MADE AFTER CONSULTATION WITH THE LANDSCAPE ARCHITECT.
 - MATERIAL PLANTED WITHOUT SPECIFIC DIRECTION FROM THE LANDSCAPE ARCHITECT SHALL BE REPLANTED AS DIRECTED AT NO ADDITIONAL COST TO THE CLIENT.
 - SUBSTITUTIONS MAY ONLY BE MADE AFTER CONSULTATION WITH THE LANDSCAPE ARCHITECT.
 - CONTRACTOR SHALL ADHERE TO PLANT SPECIFICATIONS AND DETAILS.
 - ALL PLANT MATERIAL SHALL BE FLORIDA FANCY GRADE OR BETTER, UNLESS OTHERWISE NOTED OR APPROVED BY LANDSCAPE ARCHITECT.
 - MULCH SHALL BE APPLIED TO A MINIMUM DEPTH OF THREE (3) INCHES IN ALL PLANTING BEDS.
 - ALL LANDSCAPE AREAS SHALL BE PROVIDED WITH AN IRRIGATION SYSTEM, AUTOMATICALLY OPERATED TO PROVIDE COMPLETE COVERAGE TO ALL PLANT MATERIALS AND GRASS.
 - HOSE BIBS TO BE INSTALLED BY IRRIGATION CONTRACTOR AS SPECIFIED BY LANDSCAPE ARCHITECT.
 - LANDSCAPE CONTRACTOR TO PROVIDE A 1-YEAR WARRANTY ON ALL PLANT MATERIAL.
 - LANDSCAPE MAINTENANCE PROGRAM TO RUN FOR (3) THREE YEARS WITH THE OPTION OF A ONE YEAR EXTENSION.



STUDIO
MCG
ARCHITECTURE

7500 NE 4th Court
Studio 102
Miami, FL 33138

2127
PROJECT NUMBER

PROJECT:
1685 COLLINS
HOTEL
1685 Collins Avenue
Miami Beach
Florida 33139

INTERIOR DESIGNER
SHAMSHIRI
LANDSCAPE ARCHITECT
jungles

DRAWING:

UNDERSTORY
PLANTING
PLAN - EAST

LANDSCAPE ARCHITECT: RAYMOND JUNGLES

FLORIDA LIC# LA0000856
ALL DRAWINGS AND WRITTEN MATERIAL APPEARING
HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED
WORK OF STUDIO MCG ARCHITECTURE, INC. AND MAY
NOT BE REPRODUCED, COPIED, OR DISCLOSED WITHOUT
THE EXPRESS WRITTEN CONSENT OF STUDIO MCG
ARCHITECTURE, INC. © 2021

SCALE: 1/16" = 1'-0"
CHECK: JS
DATE: 05/09/2022
SHEET NUMBER

LP.203

jungles 1685 COLLINS HOTEL MIAMI BEACH 1685 Collins Ave., Miami Beach, FL 33139 1-Apr-22					
RELOCATED TREES/PALMS					
QTY	SYM	Botanical Name	Common Name	Native	Specifications
1	R-BBU	Bucida buceras 'Shady Lady'	Black Olive 'Shady Lady'	No	(Tree ID #305)
TREES					
QTY	SYM	Botanical Name	Common Name	Native	Specifications
1	BSI	Bursera simaruba	Gumbo Limbo	Yes	F.G.; 18'-22' HT.; 8" D.B.H. min.; Native Green Cay Nursery
8	CRO	Clusia rosea	Autograph Tree	Yes	Specimen; 24' HT. x 18' SPR., 24" D.B.H., Character trunk
7	CRS	Clusia rosea	Autograph Tree	Yes	100 Gal.; 14'-16' HT. x 8' SPR., Character trunk
10	CER	Conocarpus erectus	Green Buttonwood	Yes	20'-24' HT.; 8" D.B.H. min.
1	CUV	Coccoloba uvifera	Seagrape Tree	Yes	Specimen; 24' HT. x 18' SPR., 24" D.B.H., Character trunk
1	NCT	T.B.D.	Misc. Native Canopy Trees	Yes	16' HT. x 8' SPR.; 4" D.B.H. min.
14	RMA	Ravenala madagascariensis	Travelers Tree	No	20'-24' HT.; Multi-trunk
PALMS					
QTY	SYM	Botanical Name	Common Name	Native	Specifications
6	CNU	Cocos nucifera	Coconut Palm	No	25'-35' HT.; Character trunks
8	DAL	Dictyosperma album	Hurricane Palm	No	F.G.; 8'-14' HT.; Staggered heights
2	SDO	Sabal domingensis	Dominican Sabal Palm	No	15'-20' C.T.
17	SPA	Sabal palmetto	Sabal Palm	Yes	30'-37' WD.; Character trunks
9	SU	Satakentia liukiuensis	Satakentia Palm	No	Specimen; 24'-27' HT.
UNDERSTORY TREES / LARGE SHRUBS					
QTY	SYM	Botanical Name	Common Name	Native	Specifications
47	MUT	(T.B.D.)	Miscellaneous Native Trees	Yes	12' HT. x 6' SPR.; 2" DBH. min.
4	CWI	Canella winterana	Wild Cinnamon Bark	Yes	45 Gal., 8'-10' HT.
3	GLU	Gymnanthes lucida	Crabwood	Yes	65 Gal., 12'-14' HT. x 6'-8' SPR.; Low branching
UNDERSTORY PALMS					
QTY	SYM	Botanical Name	Common Name	Native	Specifications
5	AA	Allagoptera arenaria	Seashore Palm	No	25 Gal., 4'-5' HT. x 4'-5' SPR.
4	CAR	Coccothrinax argentea	Silver Thatch Palm	Yes	45 Gal., 4'-5' HT.
11	LMO	Leucothrinax morrisii	Keys Thatch Palm	Yes	30 Gal., Root pruned to fit planter
3	REX	Rhapis excelsa	Lady Palm	No	15 Gal., 5' HT.; Full
16	SR	Serenoa repens 'Cinerea'	Silver Saw Palmetto	Yes	6' HT. x 6' SPR.
10	TRA	Thrinax radiata	Green Thatch Palm	Yes	17'-23' WD, Staggered heights
UNDERSTORY SHRUBS					
QTY	SYM	Botanical Name	Common Name	Native	Specifications
72	MNS	(T.B.D.)	Miscellaneous Native Shrubs	Yes	To be selected from list below
		Ardisia escallonioides	Marlberry	Yes	25 Gal., 6' HT. x 4' SPR. min.
		Capparis cynophallophora	Jamaican Caper	Yes	25 Gal., 6' HT. x 4' SPR. min.
		Coccoloba uvifera x diversifolia	Sea Plum	Yes	25 Gal., 6' HT. x 4' SPR. min.
		Eugenia foetida	Spanish Stopper	Yes	25 Gal., 6' HT. x 4' SPR. min.
		Eugenia rhombea	Red Stopper	Yes	25 Gal., 6' HT. x 4' SPR. min.
		Genipa clusifolia	Seven year Apple	Yes	25 Gal., 6' HT. x 4' SPR. min.
		Guapira discolor	Blolly	Yes	25 Gal., 6' HT. x 4' SPR. min.
		Jacquinia keyensis	Joewood	Yes	25 Gal., 6' HT. x 4' SPR. min.
		Savia bahamensis	Bahama maidenbush	Yes	25 Gal., 6' HT. x 4' SPR. min.
		Suriana maritima	Bay Cedar	Yes	25 Gal., 6' HT. x 4' SPR. min.
LOW UNDERSTORY SHRUBS					
QTY	SYM	Botanical Name	Common Name	Native	Specifications
209	LS	(T.B.D.)	Miscellaneous Low Native Shrubs	Yes	To be selected from list below
		Callicarpa americana	American Beautyberry	Yes	7 Gal., 24" HT. min.
		Chrysobalanus icaco 'Horizontal'	Horizontal Cocoplum	Yes	7 Gal., 24" HT. min.
		Croton linearis	Pineland Croton	Yes	7 Gal., 24" HT. min.
		Psychotria nervosa	Wild Coffee	Yes	7 Gal., 24" HT. min.
		Randia aculeata	White Indigo Berry	Yes	7 Gal., 24" HT. min.

ACCENTS					
QTY	SYM	Botanical Name	Common Name	Native	Specifications
6	AI	Alcantarea imperialis 'Rubra'	Same	No	7 Gal., 30" HT. x 30" HT.
6	AO	Alcantarea 'Odorata'	Same	No	7 Gal., 30" HT. x 30" HT.
2	DS	Dioon spinulosum	Mexican Cycad	No	25 Gal., 5' HT. x 5' SPR.
1	EF	Encephalartos ferox	Same	No	25 Gal., 5' HT. x 5' SPR.
3	MD	Monstera delciosa	u u u u	No	7 Gal.; Mature leaves
2	PG	Philodendron giganteum	Same	No	7 Gal.
10	PR	Philodendron 'Rojo Congo'	Red Congo Philodendron	No	3 Gal., 24" HT. min.
8	PW	Philodendron wilsonii	Same	No	7 Gal.
11	PJ	Portea petropolitana 'Jungles'	Same	No	3 Gal., 24" HT. min.
38	ZP	Zamia floridana	Coontie	Yes	7 Gal., 24" HT. min.
GROUNDCOVER					
QTY	SYM	Botanical Name	Common Name	Native	Specifications
777	EL	Ernodea littoralis	Golden Creeper	Yes	1 Gal. @ 18" O.C.
753	PBM	Philodendron 'Burle Marx'	Same	No	3 Gal., 18" HT.;;@ 18" O.C.
GRASSES					
QTY	SYM	Botanical Name	Common Name	Native	Specifications
2	TD	Tripsacum dactyloides	Fakahatchee Grass	Yes	3 Gal., 24" HT. min.; @36" O.C.
40	TF	Tripsacum floridana	Florida Gama Grass	Yes	3 Gal. 24" HT. min., @ 24" O.C.
FERN MATRIX					
QTY	SYM	Botanical Name	Common Name	Native	Specifications
813	MFM	(T.B.D.)	Miscellaneous Fern Matrix		To be selected from list below
		Microsorium scolopendrium	Wart Fern	No	1 Gal., @ 18" O.C.
		Nephrolepis exaltata	Boston Fern	Yes	1 Gal., @ 18" O.C.
		Thelypteris kunthii	Southern Shield Wood Fern	Yes	1 Gal., @ 18" O.C.
DUNE GRONDCOVER MATRIX					
QTY	SYM	Botanical Name	Common Name	Native	Specifications
682	DGC	(T.B.D.)	Miscellaneous Dune Groundcovers		
		Argusia gnaphalodes	Sea Lavender	Yes	1 Gal. @ 18" O.C.
		Ernodea littoralis	Golden Creeper	Yes	1 Gal. @ 18" O.C.
		Iva imbricata	Beach Elder	Yes	1 Gal. @ 18" O.C.
		Sesuvium portulacastrum	Sea Purslane	Yes	1 Gal. @ 18" O.C.
DUNE FLOWER MATRIX					
QTY	SYM	Botanical Name	Common Name	Native	Specifications
97	DFM	(T.B.D.)	Miscellaneous Dune Flowers		
		Borrichia frutescens	Silver Sea Oxeye	Yes	1 Gal. @ 18" O.C.
		Helianthus debilis	Dune Sunflower	Yes	1 Gal. @ 18" O.C.
		Heliotropium angiospermum	Scorpion Tail	Yes	1 Gal. @ 18" O.C.
		Hymenocallis latifolia	Spider Lily	Yes	1 Gal. @ 18" O.C.
		Ipomoea pes-caprae	Railroad Vine	Yes	1 Gal. @ 24" O.C.
		Gaillardia pulchella	Indian Blanket Flower	Yes	1 Gal. @ 18" O.C.
		Lantana involucrata	Florida Native White Lantana	Yes	1 Gal. @ 18" O.C.
		Solidago sempervirens	Seaside Goldenrod	Yes	1 Gal. @ 18" O.C.
DUNE GRASS MATRIX					
QTY	SYM	Botanical Name	Common Name	Native	Specifications
45	DGM	(T.B.D.)	Miscellaneous Dune Grasses	Yes	
		Spartina patens	Saltmeadow Cordgrass	Yes	1 Gal. @ 24" O.C.
		Uniola paniculata	Sea Oats	Yes	1 Gal. @ 24" O.C.
		Muhlenbergia capillaris	Gulf Coast Muhly Grass	Yes	1 Gal. @ 24" O.C.
VINES					
QTY		Botanical Name	Common Name	Native	Specifications
4	SF	Stephanotis floribunda	Madagascar Jasmine	No	7 Gal., 30" HT. min.; Trellis
SOD					
QTY		Botanical Name	Common Name	Native	Specifications
3,266	ZJ	Zoysia japonica 'Empire'	Empire Zoysia Grass	No	



7500 NE 4th Court
Studio 102
Miami, FL 33138

2127
PROJECT NUMBER

PROJECT:

1685 COLLINS
HOTEL

1685 Collins Avenue
Miami Beach
Florida 33139

INTERIOR DESIGNER

SHAMSHIRI

LANDSCAPE ARCHITECT

jungles

DRAWING:

PROPOSED
PLANT LIST

LANDSCAPE ARCHITECT: RAYMOND JUNGLES

FLORIDA LIC# LA0000856

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF STUDIO MCG+ ARCHITECTURE, INC. AND MAY NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE EXPRESS WRITTEN CONSENT OF STUDIO MCG+ ARCHITECTURE, INC. © 2021

SCALE: 1/8" = 1'-0"

CHECK: JS

DATE: 05/09/2022

SHEET NUMBER

LP.300

1685 COLLINS HOTEL MIAMI BEACH

1685 Collins Ave, Miami Beach, FL 33139

1-Apr-22

Mitigation Chart

Total Tree D.B.H. Removed Requiring Mitigation	36 inches (6 trees @ 16' HT. x 8' SPR. ; 4" DBH. min.)
Proposed Trees with 16' HT. x 8' SPR.; 4" D.B.H. (minimum)	6 (refer to 'Trees' category in plant list)
Total Palms Removed Requiring Mitigation Tree Replacement on a 1:1 basis	11 (12' HT. x 6' SPR. ; 2" DBH. min.)
Total (Off-Site) Palms Removed Requiring Mitigation Tree Replacement on a 1:1 basis	7 (14' HT; 3" D.B.H., 4' C.T. min.) R.O.W Street Tree

1685 COLLINS HOTEL MIAMI BEACH

1685 Collins Ave, Miami Beach, FL 33139

1-Apr-22

*Note: Tree location on plan.

(Refer to LP.101, LP.102, LP.103 for locations)

Tree Replacement / Mitigation List

Replacement Mitigation Trees (16' HT. x 8' SPR.; 4" DBH. (minimum) specifications	6
(1) Gumbo limbo and (5) Autograph Tree	
Total Palms Removed Requiring Mitigation Tree Replacement on a 1:1 basis	11
(11) Miscellaneous Native Trees	
Total (Off- Site) Palms Removed Requiring Mitigation Tree Replacement on a 1:1 basis	7
(7) Green Buttonwood	

CITY OF MIAMI BEACH LANDSCAPE LEGEND

INFORMATION REQUIRED TO BE PERMANENTLY AFFIXED TO PLANS

	ZONING DISTRICT <u>RM-3</u> LOT AREA <u>60,244 SF</u> ACRES <u>1.38</u> PROJECT AREA <u>50,211 SF</u> ACRES <u>1.15</u>		
	<u>OPEN SPACE</u> *	REQUIRED/ ALLOWED	PROVIDED
A.	SQUARE FEET OF REQUIRED OPEN SPACE AS INDICATED ON SITE PLAN: PROJECT AREA = <u>50,211</u> S.F. X <u>30%</u> % = <u>15,063</u> S.F.	15,063 SF	20,498 SF
B.	SQUARE FEET OF PARKING LOT OPEN SPACE REQUIRED AS INDICATED ON SITE PLAN:	N/A	N/A
	NUMBER OF PARKING SPACES <u> </u> X 10 S.F. PARKING SPACE =	N/A	N/A
C.	TOTAL SQUARE FEET OF LANDSCAPED OPEN SPACE REQUIRED: A+B=	15,063 SF	20,498 SF
	<u>LAWN AREA CALCULATION</u>		
A.	SQUARE FEET OF LANDSCAPED OPEN SPACE REQUIRED 15,063 SF		
B.	MAXIMUM LAWN AREA (SOD) PERMITTED= 50 % X 15,063 SF = 9,352 SF	7,532 SF	2,876 SF
	<u>TREES</u>		
A.	TREES REQUIRED PER NET LOT ACRE (28) = 1.15 X 28 = 32	32	58
B.	30% NATIVES REQUIRED: 32 X 30% = 10	10	57
C.	50% LOW MAINTENANCE / DROUGHT AND SALT TOLERANT REQUIRED: 32 X 50% = 16	16	58
D.	STREET TREES (COLLINS AVE.) (MAXIMUM AVERAGE SPACING OF 20' O.C.) 100 LF / 20' = 5	5	5
E.	STREET TREE SPECIES ALLOWED DIRECTLY BENEATH POWER LINES: (MAXIMUM AVERAGE SPACING OF 20' O.C.):	N/A	N/A
	<u>SHRUBS</u>		
A.	NUMBER OF SHRUBS REQUIRED: SUM OF LOT AND STREET TREES REQUIRED 37 X 12 = 444	444	915
B.	50% NATIVE SHRUBS REQUIRED: 444 X 50% = 222	222	226
	<u>LARGE SHRUBS OR SMALL TREES</u>		
A.	LARGE SHRUBS OR SMALL TREES (10% OF REQUIRED SHRUBS) 528 X 10% = 53	44	50
B.	50% NATIVE LARGE SHRUBS OR SMALL TREES REQUIRED: 44 X 50% = 22	22	50

7500 NE 4th Court
Studio 102
Miami, FL 33138

2127

PROJECT NUMBER

PROJECT:

1685 COLLINS
HOTEL

1685 Collins Avenue
Miami Beach
Florida 33139

INTERIOR DESIGNER

SHAMSHIRI

LANDSCAPE ARCHITECT

jungles

DRAWING:

LANDSCAPE MITIGATION / LEGEND

LANDSCAPE ARCHITECT: RAYMOND JUNGLES



FLORIDA LIC# LA0000856

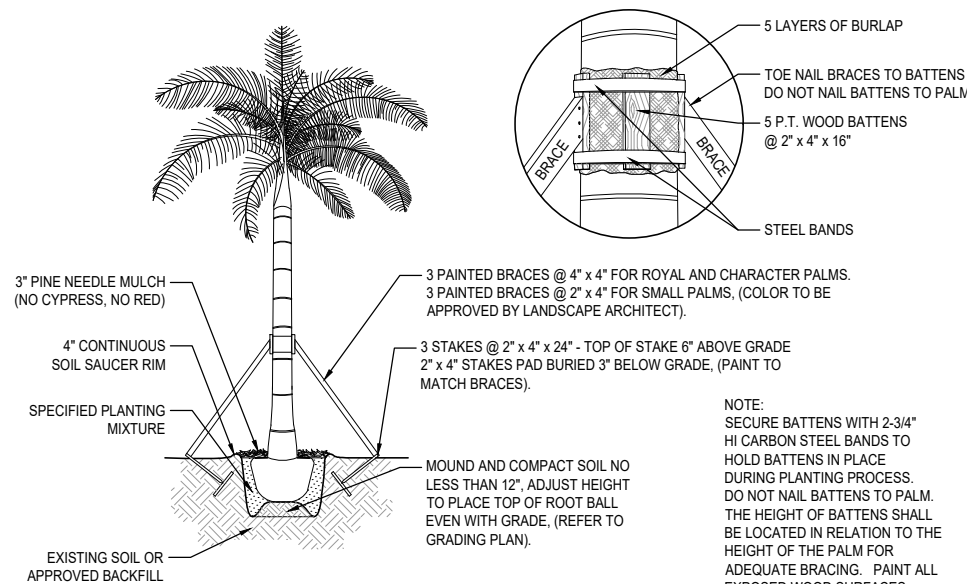
ALL DRAWINGS AND WRITTEN MATERIAL APPEARING
HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED
WORK OF STUDIO MC+G ARCHITECTURE, INC. AND MAY
NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT
THE EXPRESS WRITTEN CONSENT OF STUDIO MC+G
ARCHITECTURE, INC. (c) 2021

SCALE: $\frac{1}{16}" = 1'-0"$

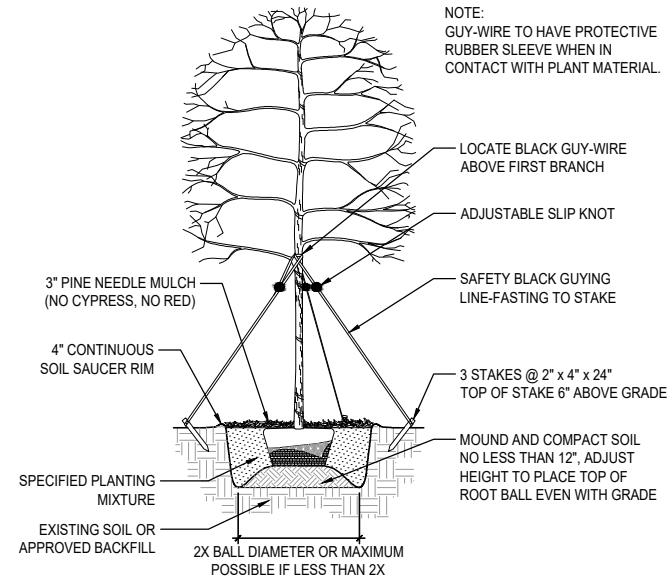
CHECK: JS

DATE: 05/09/2022

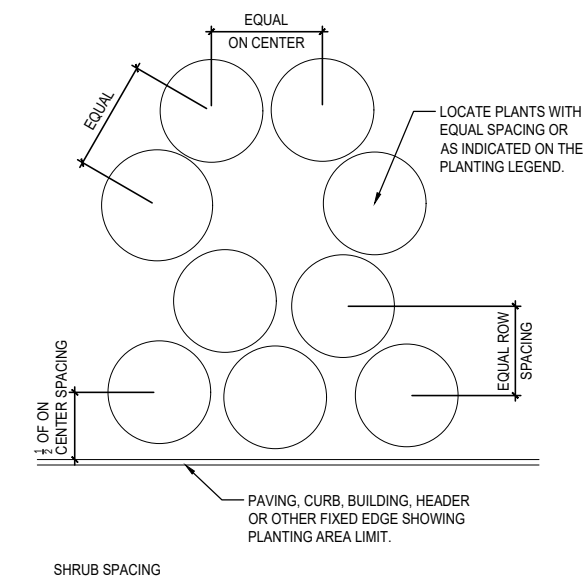
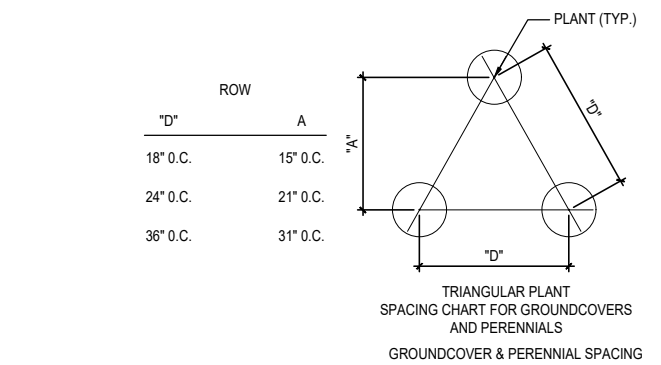
LP.301



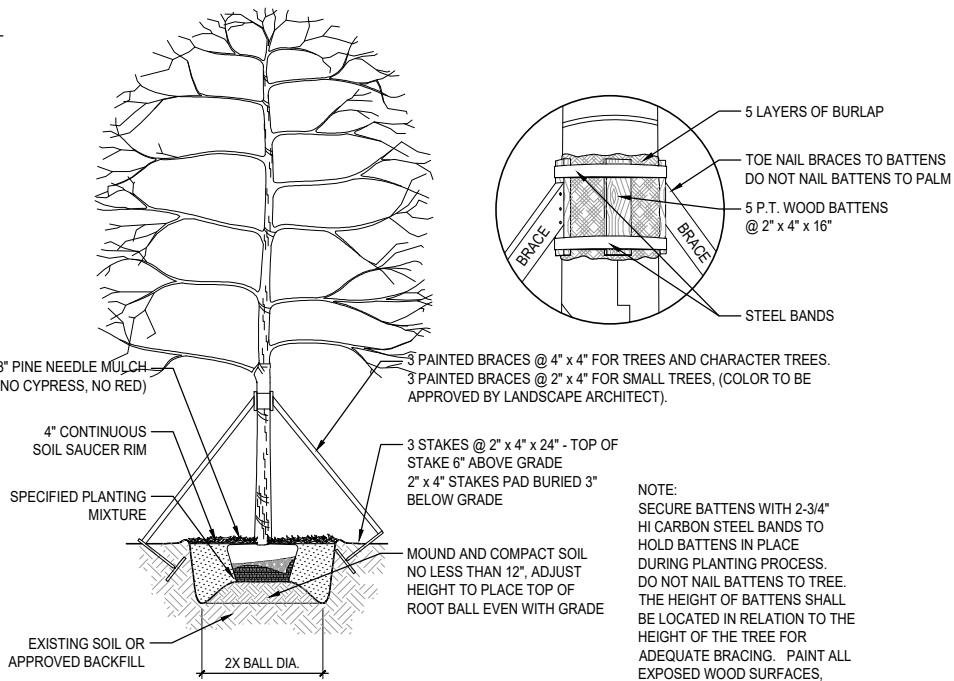
1 PALM PLANTING AND STAKING DETAIL
SCALE: 3/32" = 1'- 0"



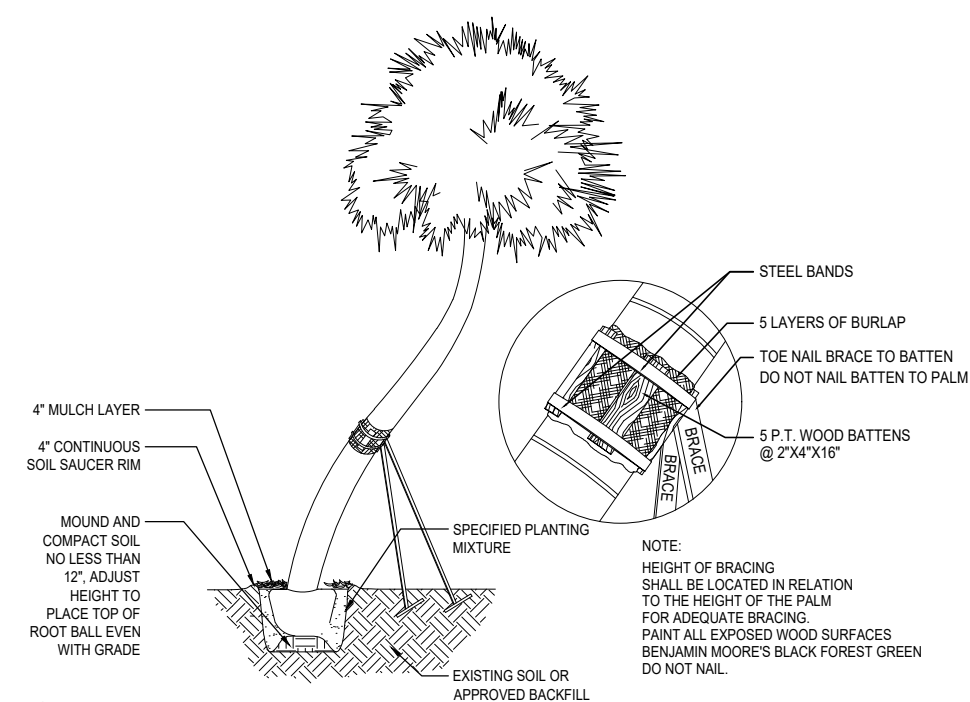
2 UNDERSTORY TREE PLANTING AND STAKING DETAIL
SCALE: 3/32" = 1'- 0"



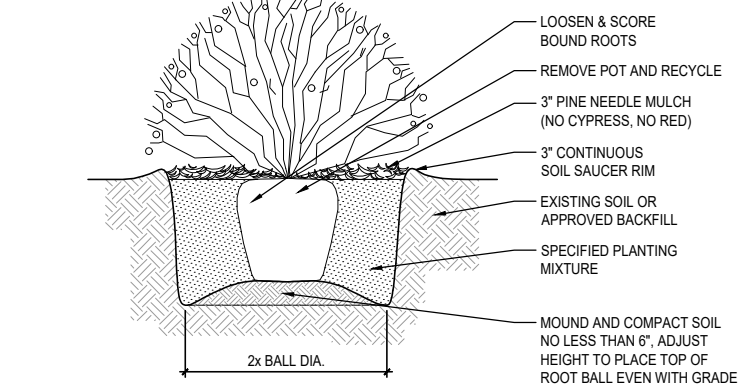
5 PLANT & SHRUB SPACING DETAIL
SCALE: 3/32" = 1'- 0"



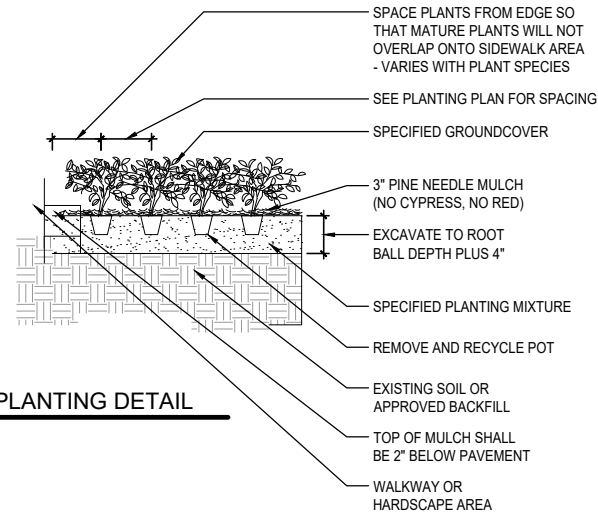
6 TREE PLANTING AND STAKING DETAIL
SCALE: 3/32" = 1'- 0"



7 CHARACTER PALM PLANTING AND STAKING DETAILS
SCALE: N/A



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



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

GENERAL LANDSCAPE NOTES AND SPECIFICATIONS

1.

LANDSCAPE CONTRACTOR SHALL BECOME FAMILIAR WITH THE SCOPE OF WORK AS WELL AS THE SITE, DIGGING CONDITIONS, AND ANY OBSTACLES PRIOR TO SUBMITTING A BID.
2.

LANDSCAPE CONTRACTOR SHALL PROVIDE AN INSTALLATION SCHEDULE TO THE GENERAL CONTRACTOR AND LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL.
3.

LANDSCAPE CONTRACTOR SHOULD VERIFY ALL ESTIMATED QUANTITIES OF MATERIAL SHOWN ON THE LANDSCAPE ARCHITECT'S DRAWINGS PRIOR TO SUBMITTING A BID.
4.

PLANTING PLAN SHALL TAKE PRECEDENCE OVER PLANT LIST IN CASE OF DISCREPANCIES.
5.

ALL PLANT MATERIAL SYMBOLS SHOWN ON LANDSCAPE PLANS SHALL BE CONSIDERED DIAGRAMMATIC AND SHOULD BE ADJUSTED IN THE FIELD BY LANDSCAPE CONTRACTOR TO AVOID ALL UTILITIES AND ALL OTHER OBSTRUCTIONS, AFTER CONSULTING THE LANDSCAPE ARCHITECT.
6.

ALL SIZES SPECIFIED FOR PLANT MATERIAL ON THE PLAN AND PLANT LIST SHALL BE CONSIDERED MINIMUM.
7.

ALL PLANT MATERIAL MUST MEET OR EXCEED THE SPECIFIED MINIMUM REQUIREMENTS FOR BOTH HEIGHT AND SPREAD. MEASURE ALL INSTALLED PLANTS AND COMPARE AGAINST SPECIFICATIONS.
8.

ANY SPECIFIC REQUIREMENTS SUCH AS SPECIFIC SHAPE, CHARACTER, NUMBER OF TREE TRUNKS, PLANT SOURCE, TRANSPORTING, AND OR SPECIAL BRACING NOTED ON THE PLAN OR PLANT LIST, WILL REQUIRE APPROVAL AND OR COORDINATION WITH THE LANDSCAPE ARCHITECT.
9.

NO CHANGE OR SUBSTITUTION SHALL BE MADE WITHOUT PRIOR APPROVAL OF THE LANDSCAPE ARCHITECT.
10.

ALL MATERIAL SHALL BE SUBJECT TO AVAILABILITY AT TIME OF INSTALLATION. SUBSTITUTIONS MAY BE MADE AFTER CONSULTATION WITH THE LANDSCAPE ARCHITECT
11.

ALL TREES, PALMS, SHRUBS AND GROUND COVERS SHALL BE GUARANTEED FOR A PERIOD OF 12 MONTHS FROM DATE OF FINAL ACCEPTANCE.
12.

CHANGES MAY OCCUR DURING THE NORMAL COURSE OF IMPLEMENTATION. VERBAL CHANGE ORDERS WILL NOT BE HONORED. ANY CHANGES MUST BE SUBMITTED TO THE LANDSCAPE ARCHITECT IN WRITING AS A CHANGE ORDER TO BE REVIEWED AND APPROVED IN WRITING BY OWNER/CLIENT.
13.

LANDSCAPE CONTRACTOR SHALL LOCATE AND VERIFY ALL UNDERGROUND UTILITIES OR STRUCTURES PRIOR TO DIGGING. LANDSCAPE CONTRACTOR SHALL REPAIR ALL DAMAGES TO UNDERGROUND UTILITIES, AND OR CONSTRUCTION CAUSED BY LANDSCAPE INSTALLATION, AT NO COST TO THE OWNER.
14.

LANDSCAPE CONTRACTOR SHALL COORDINATE WITH THE GENERAL CONTRACTOR, THE REMOVAL OF ALL BUILDING CONSTRUCTION DEBRIS AND FOREIGN MATERIAL PRIOR TO INSTALLATION OF ANY PLANT MATERIAL.
15.

SITE PREPARATION SHOULD INCLUDE THE ERADICATION AND REMOVAL OF ANY WEEDS OR GRASS, REMOVAL AND CLEAN UP OF ANY DEAD MATERIAL AND ROUGH AND FINISH GRADING PER SPECS AND OR LANDSCAPE PLANS.
16.

FOR PLANT MATERIAL DESIGNATED TO BE REMOVED, THE ENTIRE ROOT SYSTEM SHALL BE DUG AND REMOVED FROM THE SITE.
17.

ALL PLANTING AREAS SHALL BE EXCAVATED TO A MINIMUM OF 6" FOR GROUNDCOVERS AND MORE THAN 12" FOR SHRUBS, TREES, AND PALMS, AND SHOULD RECEIVE PLANTING SOIL TYPE 1(REFER TO SOIL SPECIFICATIONS LP. 402) (COARSE SAND 70%, FLORIDA PEAT 20%, PINE BARK 10% FINAL TESTED ORGANIC MATTER BETWEEN 1.5% & 2.5% (BY DRY WEIGHT). SUBMIT ALL TESTING DATA FOR APPROVAL BY LANDSCAPE ARCHITECT.
18.

ALL PLANT MATERIAL SHALL BE FLORIDA NO. 1 OR BETTER. FLORIDA DEPARTMENT OF AGRICULTURE GRADES AND STANDARDS, PARTS I & II, 1975, RESPECTIVELY.
19.

ALL TREES SHALL BE STAKED IN A GOOD WORKMANLIKE MANNER. NO NAIL STAKING PERMITTED. (REFER TO BRACING NOTES AND PLANTING DETAILS)
20.

AFTER REMOVAL OR RELOCATION OF EXISTING TREES AND PALMS, ALL REMAINING HOLES SHALL BE BACK FILLED AROUND AND UNDER ROOT BALL WITH WASHED BEACH SAND. SOD DISTURBED AREA, IF REQUIRED. ALL SHRUB BEDS TO BE INSTALLED WITH WASHED BEACH SAND. (SEE SPEC)
21.

ALL TREES, PALMS, SHRUBS AND GROUND COVER PLANTS SHALL BE FERTILIZED AT INSTALLATION, WITH LONG LASTING FERTILIZER, ACCORDING TO MANUFACTURERS' RECOMMENDATIONS AND BASED ON EXISTING SOIL TEST.
22.

ALL EXISTING PLANT MATERIAL TO REMAIN, SHALL BE PROTECTED DURING ALL CONSTRUCTION PHASES. ANY PLANT MATERIAL SCARRED OR DESTROYED DESIGNATED TO REMAIN MUST BE REPLACED AT THE CONTRACTOR'S EXPENSE WITH SIMILAR SPECIES SIZE AND QUALITY.
23.

ALL TREES ON SOD AREA SHALL RECEIVE A HARDWOOD / PINE NEEDLE MULCH MIX RING 2' IN DIAMETER TYPICAL. MULCH TO BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PURCHASE AND/OR INSTALLATION.
24.

ALL PLANTING AREAS SHALL BE MULCHED WITH PINE STRAW MULCH TO A MINIMUM OF 3"; WITH THE EXCEPTION OF BEACH PLANTING. DO NOT USE CYPRESS OR RED MULCH.
25.

ALL TREES SHALL HAVE 2" CALIPER AT D.B.H. MINIMUM FOR A 10' HEIGHT TREE, UNLESS NOTED OTHERWISE.
26.

ALL 1 GALLON MATERIAL SHALL HAVE 12" SPREAD MINIMUM, ALL 3 GALLON MATERIAL TO HAVE 20-24" SPREAD MINIMUM.
27.

ALL PLANTING AREAS WITHIN THE LIMITS OF WORK SHALL RECEIVE 100% COVERAGE BY AUTOMATIC IRRIGATION SYSTEM (DRIP PREFERRED) UNLESS OTHERWISE DIRECTED BY OWNER. SEE IRRIGATION PLANS FOR ADDITIONAL SPECIFICATIONS.
28.

LANDSCAPE CONTRACTOR SHALL COORDINATE HIS WORK WITH ALL OTHER APPROPRIATE CONTRACTORS.
29.

THE LANDSCAPE CONTRACTOR SHALL AT ALL TIMES KEEP THE JOB SITE CLEAN AND FREE FROM ACCUMULATION OF WASTE MATERIAL, DEBRIS, AND RUBBISH.
30.

LANDSCAPE PLAN SHALL BE INSTALLED IN COMPLIANCE WITH ALL LOCAL CODES.
31.

ON-SITE LAYOUT OF PLANT MATERIAL SHALL BE COORDINATED WITH LANDSCAPE ARCHITECT AT THE TIME OF INSTALLATION.
32.

ALL PLANTS, MATERIALS, WORKMANSHIP, AND INVOICE APPROVAL ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT.
33.

CONTRACTOR TO FLAG ALL PROPOSED TREE AND PALM LOCATIONS FOR LANDSCAPE ARCHITECT'S APPROVAL PRIOR TO INSTALLATION.
34.

LANDSCAPE ARCHITECT TO APPROVE ALL SHRUB AND GROUNDCOVER PLANTING LOCATION AND LAYOUT PRIOR TO INSTALLATION.
35.

CONTRACTOR SHALL PROVIDE DIGITAL PHOTOGRAPHIC DOCUMENTATION DURING INSTALLATION FOR LANDSCAPE ARCHITECT'S REVIEW, WEEKLY.
36.

LANDSCAPE CONTRACTOR TO INSURE ALL PLANT MATERIAL IS INSTALLED AT THE CORRECT ELEVATION, REFER TO GRADING PLAN.
37.

THE LANDSCAPE CONTRACTOR SHALL MAINTAIN OR COORDINATE WITH THE IRRIGATION CONTRACTOR AND LANDSCAPING MAINTENANCE SERVICES ALL PLANTING INCLUDING WATERING, MOWING, MULCHING, WEED, AND PEST CONTROL UNTIL FINAL ACCEPTANCE BY THE LANDSCAPE ARCHITECT AND OWNER.
38.

THE AWARDED LANDSCAPE CONTRACTOR SHALL SUBMIT A PROPOSED BID / CONTRACT WITH UNIT COST PRICING FOR ALL PLANT MATERIAL INCLUDING (WARRANTY, LABOR, TRANSPORTATION, RELOCATION, SITE MAINTENANCE AND PREPARATION) AS PER THE LANDSCAPE ARCHITECT'S SPECIFICATIONS AND OR PLANTING PLANS.
39.

THE LANDSCAPE CONTRACTOR'S CONTRACT SHALL ACKNOWLEDGE ALL TERMS AND CONDITIONS SET FORTH UNDER THESE GENERAL LANDSCAPE NOTES AND SPECIFICATIONS.
40.

THESE DRAWINGS, DOCUMENTS, AND ALL CONTENTS ARE THE PROPERTY OF RAYMOND JUNGLES, INC. ALL RIGHTS ARE RESERVED. UNAUTHORIZED USE OR PRODUCTION, IN PART OR WHOLE, FOR ANY PURPOSE IS UNLAWFUL AND PROHIBITED EXCEPT BY EXPRESS WRITTEN CONSENT.
41.

IN ADDITION TO THE ABOVE PLANT LIST AND SPECIFICATIONS THERE IS TO BE AN ADDITIONAL \$20,000.00 WHOLESALE PLANT ALLOWANCE - LANDSCAPE ARCHITECT TO SELECT ACCENT SPECIMENS DURING NURSERY VISITS. LANDSCAPE ARCHITECT TO LAY OUT ACCENT PLANTS IN THE FIELD.
42.

FINAL GRADES SHALL BE APPROVED IN THE FIELD BY LANDSCAPE ARCHITECT PRIOR TO PLANTING.

GENERAL TREE BRACING NOTES AND SPECIFICATIONS:

TREES AND PALMS GREATER THAN 6" DBH TO BE BRACED WITH PROPS:

1.

CHOOSE THE CORRECT SIZE, LENGTH, AND NUMBER OF PROPS TO BE USED (PRESSURE TREATED (PT), TIMBER BAMBOO (GUADUA ANGUSTIFOLIA) 3" DIA.).
2.

ALL (PRESSURE TREATED (PT) 2"x4", 4"x4"). STAKES SHALL BE PAINTED AS SPECIFIED BY THE LANDSCAPE ARCHITECT. WRAP AT LEAST 5 LAYERS OF BURLAP AROUND TRUNK OF THE PALM AT LEAST 4 INCHES WIDER THAN THE BATTENS BEING USED. BATTENS SHOULD BE MOUNTED AT A POINT 1/3 OF THE DISTANCE FROM GROUND TO THE CLEAR TRUNK OF THE TREE OR PALM, BUT NOT LESS THAN 4 FEET, WHICHEVER IS GREATER. ALL PAINT COLORS TO BE APPROVED BY LANDSCAPE ARCHITECT.
3.

SELECT THE PROPER LENGTH AND SIZE OF BATTENS (PT 2"x4"x12'-16")
4.

USE THE SAME NUMBER OF BATTENS AS PROPS BEING USED.
5.

PLACE THE BATTENS VERTICALLY AND EVENLY SPACED AGAINST THE BURLAP.
6.

SECURE THE BATTENS IN PLACE WITH METAL OR PLASTIC BANDING STRAPS. DO NOT NAIL TREE.
7.

WEDGE LOWER END OF PROP INTO SOIL AND SECURE WITH A 2"x4"x30" STAKE. PROPS SHOULD BE INSTALLED AT A 30 TO 40 DEGREE ANGLE FROM THE BATTENS AND OF SUFFICIENT LENGTH TO REACH THE GROUND. NOTE: ON STRAIGHT TREES OR PALMS OR TREES, SPACE PROPS EQUAL DISTANCE AROUND TREE OR PALM ON CURVED (CHARACTER) PALMS OR TREES, SPACE PROPS AGAINST THE FRONT OF THE CURVE OF THE PALM.
8.

CUT A SMOOTH ANGLE AT THE END OF THE PROPS. ALIGN WITH AND NAIL INTO BATTENS. DO NOT PENETRATE TREE OR PALM WITH NAILS.
9.

IF IT APPEARS THAT ADDITIONAL CONSTRUCTION WORK WILL TAKE PLACE NEAR TO OR IN THE VICINITY OF THE NEWLY BRACED TREES OR PALMS, THEN PROPS ARE TO BE CLEARLY LABELED WITH THE STATEMENT, "DO NOT REMOVE."
10.

PROPS ARE NOT TO BE REMOVED UNTIL APPROVED BY THE LANDSCAPE CONTRACTOR.

TREES AND PALMS LESS THAN 6" DBH TO BE BRACED BY GUYING:

1.

CHOOSE THE CORRECT SIZE AND NUMBER OF STAKES AND SIZE OF HOSE AND WIRE. GUYING SHALL BE COMPLETED WITHIN 48 HOURS OF PLANTING THE TREE.
2.

CUT LENGTHS OF STAKING HOSE TO EXTEND 2 INCHES PAST TREE TRUNK WHEN WRAPPING AROUND.
3.

SPACE STAKES EVENLY ON OUTSIDE OF WATER RING AND DRIVE EACH FIRMLY INTO THE GROUND. STAKES SHOULD BE DRIVEN AT A 30 DEGREE ANGLE WITH THE POINT OF THE STAKE TOWARD THE TREE UNTIL 4 TO 5 INCHES ARE LEFT SHOWING.
4.

PLACE THE HOSE AROUND THE TRUNK JUST ABOVE THE LOWEST BRANCH.
5.

THREAD THE WIRE THROUGH THE HOSE AND PAST THE STAKE, ALLOWING APPROXIMATELY 2 FEET OF EACH OF THE TWO ENDS BEYOND THE STAKE BEFORE CUTTING THE WIRE.
6.

TWIST WIRE AT RUBBER HOSE TO KEEP IT IN PLACE.
7.

PULL WIRE DOWN AND WIND BOTH ENDS AROUND STAKE TWICE. TWIST WIRE BACK ONTO ITSELF TO SECURE IT BEFORE CUTTING OFF THE EXCESS.
8.

THE ABOVE PROCEDURES ARE TO BE FOLLOWED FOR EACH STAKE, KEEPING THE TREE STRAIGHT AT ALL TIMES.
9.

THERE SHOULD BE A 1 TO 3 INCH SWAY IN THE TREE (THE WIRES SHOULD NOT BE PULLED TIGHT) FOR BEST ESTABLISHMENT.
10.

FLAG THE GUY WIRES WITH SURVEYOR'S FLAGGING OR APPROVED EQUAL FOR SAFETY.
11.

ANY WIRES ARE NOT TO BE REMOVED UNTIL APPROVED BY LANDSCAPE ARCHITECT.

SHOP DRAWINGS / SUBMITTALS AND MOCK-UPS

1.

LANDSCAPE: SUBMIT PHOTOGRAPHS OF ALL MATERIALS WITH SCALE REFERENCE. INDICATE GROWER'S LOCATION AND ANY LEAD TIME FOR ROOT PRUNING OR PREPARATION.



7500 NE 4th Court
Studio 102
Miami, FL 33138

2127
PROJECT NUMBER

PROJECT:

1685 COLLINS
HOTEL

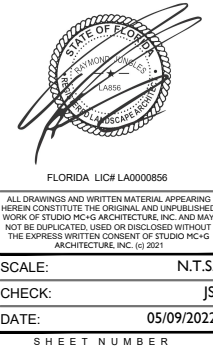
1685 Collins Avenue
Miami Beach
Florida 33139

INTERIOR DESIGNER
SHAMSHIRI

LANDSCAPE ARCHITECT
jungles
DRAWING:

PLANTING
NOTES

LANDSCAPE ARCHITECT: RAYMOND JUNGLES



LP.401