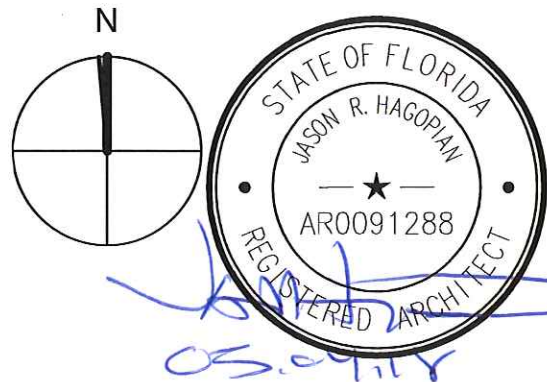
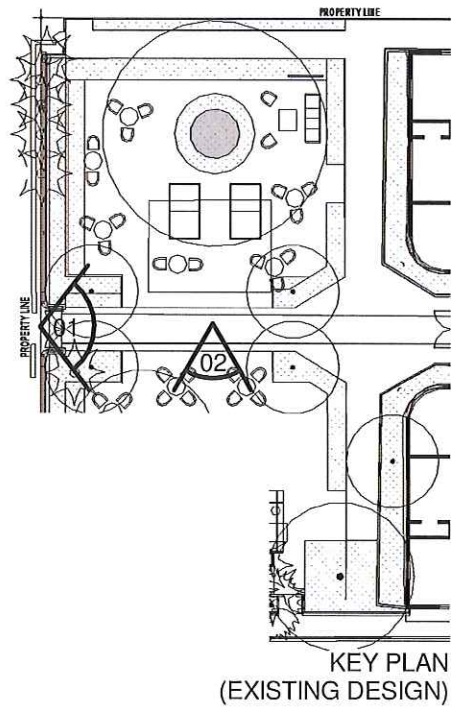




EXISTING CONDITIONS PHOTOGRAPH 01



EXISTING CONDITIONS PHOTOGRAPH 02

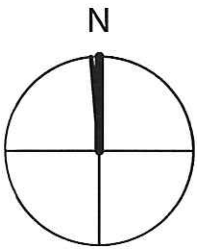
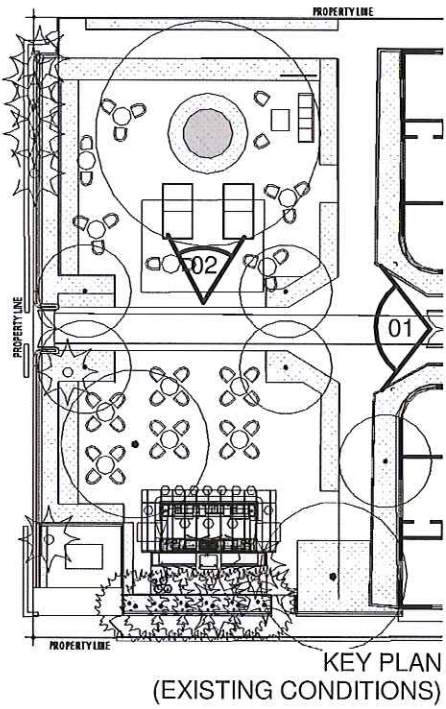




EXISTING CONDITIONS PHOTOGRAPH 01



EXISTING CONDITIONS PHOTOGRAPH 02



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Project Name: AXEL BEACH - MIAMI

Project Address: 1500 COLLINS AVE
MIAMI BEACH, FL 33139

Project Number: 18118.01

Sheet Name: SCOPE OF WORK #1
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Issue Date: 05/04/18
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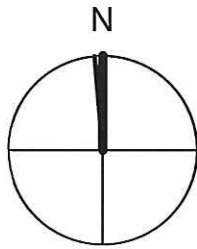
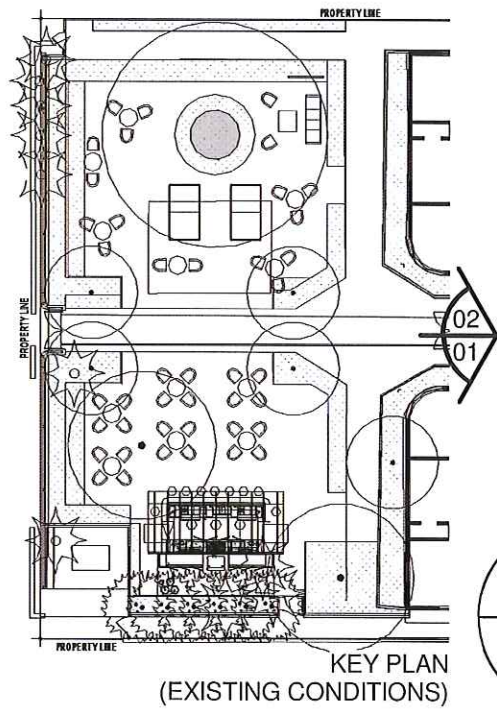
4/12/2018

EXISTING CONDITIONS PHOTOGRAPH 02



4/12/2018

EXISTING CONDITIONS PHOTOGRAPH 03



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Sheet Name: SCOPE OF WORK #1
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Project Address: 1500 COLLINS AVE
MIAMI BEACH, FL 33139

Project Number: 18118.01

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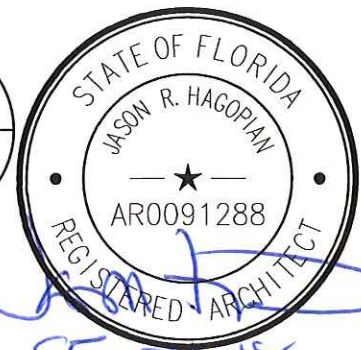
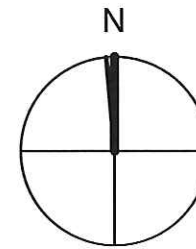
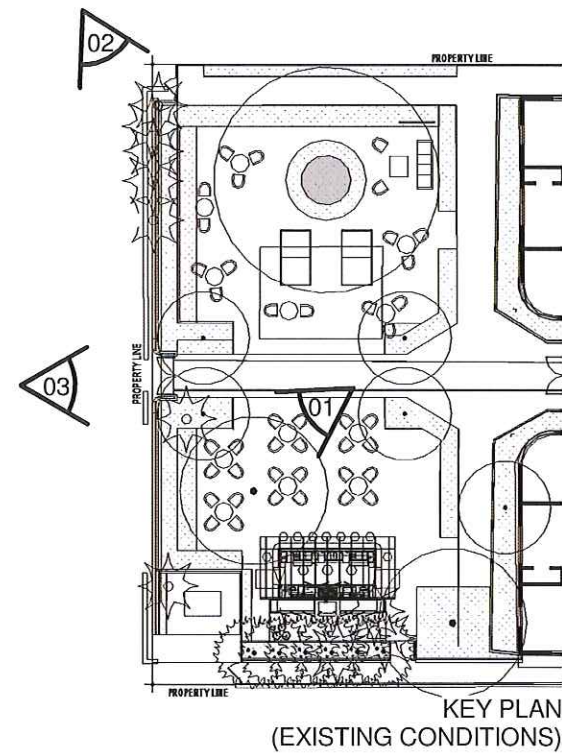
EXISTING CONDITIONS PHOTOGRAPH 01



EXISTING CONDITIONS PHOTOGRAPH 02



EXISTING CONDITIONS PHOTOGRAPH 03



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Issue Date: 05/04/18
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Project Address: 1500 COLLINS AVE
MIAMI BEACH, FL 33139

Project Number: 18118.01

Project Name: AXELBEACH - MIAMI

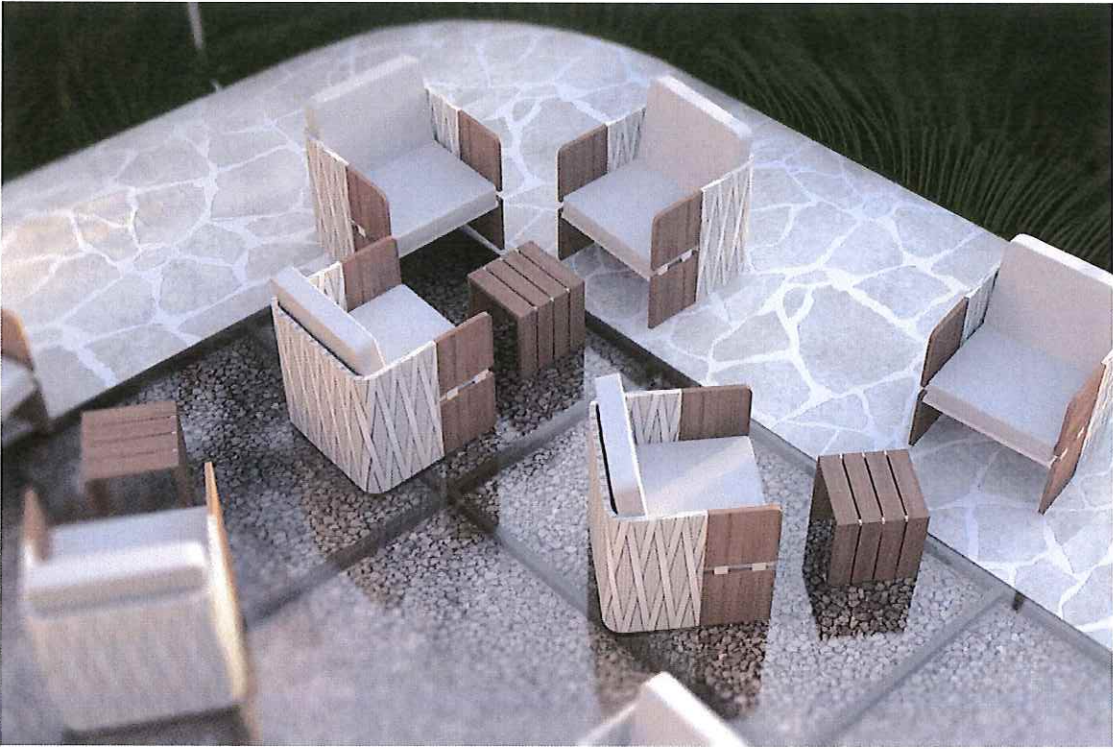
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MIAMI BEACH, FL 33139

Project Number: 18118.01

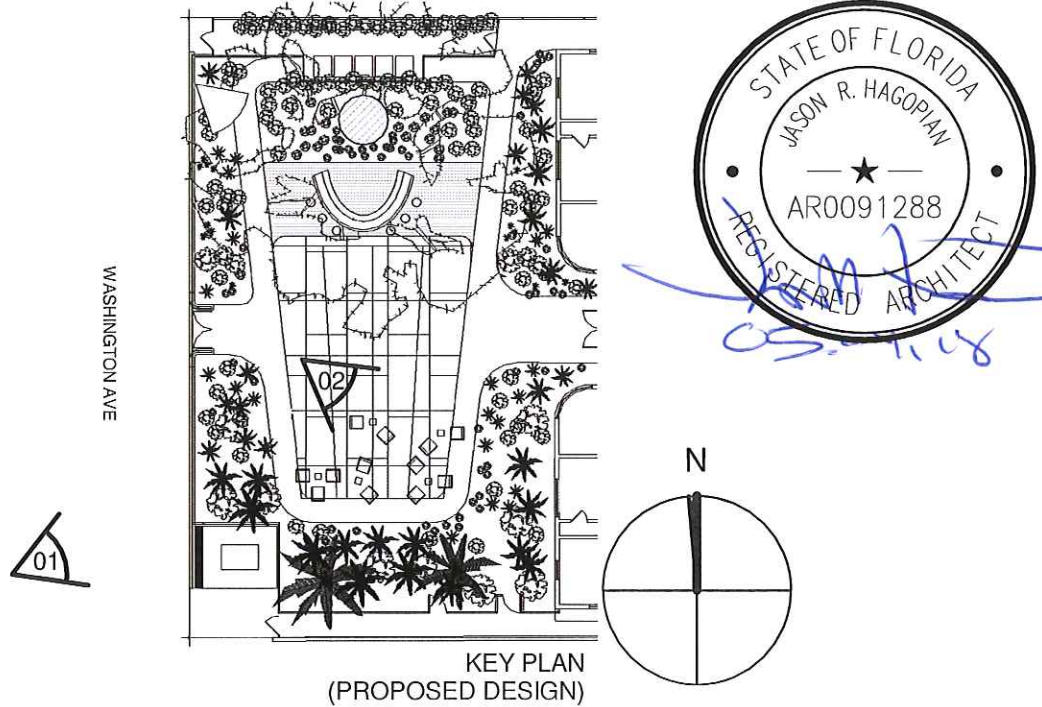


SIGNAGE AT WASHINGTON AVENUE WILL COMPLY WITH ALL SIGN CODES, AND IS NOT PART OF THIS VARIANCE PACKAGE.

RENDERING 01: PROPOSED WASHINGTON AVENUE GARDEN BAR #1



RENDERING 02: PROPOSED WASHINGTON AVENUE GARDEN BAR FURNITURE



Project Name: AXELBEACH - MIAMI
 Project Address: 1500 COLLINS AVE
 MIAMI BEACH, FL 33139
 Project Number: 18118.01

Sheet Name: SCOPE OF WORK #1
 PROPOSED DESIGN
 RENDERINGS
 Scale: N.T.S.
 Issue Date: 05/04/18
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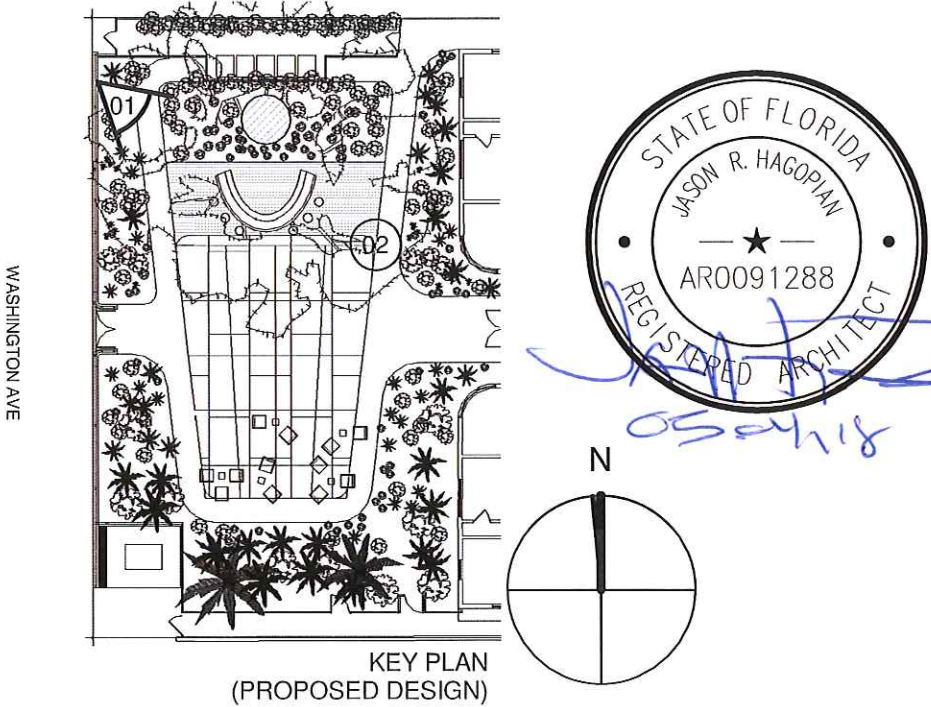
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RENDERING 01: PROPOSED WASHINGTON AVENUE GARDEN BAR #2



DETAIL RENDERING 02: PROPOSED WASHINGTON AVENUE FLOOR FINISHES



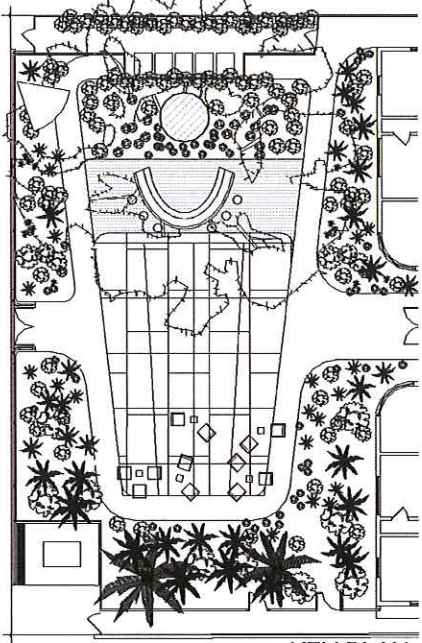


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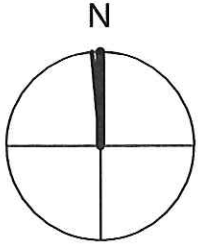
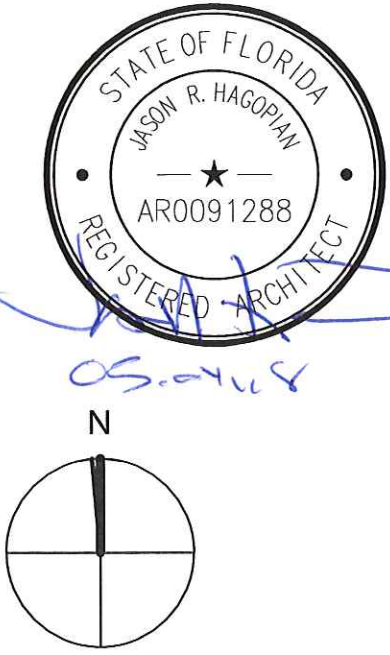


RENDERING 02: WASHINGTON AVENUE FENCE REFRESH #2

SIGNAGE AT WASHINGTON AVENUE WILL COMPLY WITH ALL SIGN CODES, AND IS NOT PART OF THIS VARIANCE PACKAGE.



KEY PLAN
(PROPOSED DESIGN)



Sheet Name: SCOPE OF WORK #1
PROPOSED DESIGN
RENDERINGS
Scale: N.T.S.
Issue Date: 05/04/18
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Project Number: 18118.01

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SIGNAGE AT WASHINGTON AVENUE WILL COMPLY WITH ALL SIGN CODES, AND IS NOT PART OF THIS VARIANCE PACKAGE.

NIGHT RENDERING #1 - WASHINGTON AVENUE GARDEN BAR



SIGNAGE AT WASHINGTON AVENUE WILL COMPLY WITH ALL SIGN CODES, AND IS NOT PART OF THIS VARIANCE PACKAGE.

NIGHT RENDERING #2 - WASHINGTON AVENUE GARDEN BAR



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Sheet Name: SCOPE OF WORK #1
 PROPOSED DESIGN
 NIGHT RENDERINGS

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Issue Date: 05/04/18
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Project Name: AXELBEACH - MIAMI

Project Address: 1500 COLLINS AVE
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Project Number: 18118.01

SIGNAGE AT WASHINGTON AVENUE WILL COMPLY WITH ALL SIGN CODES, AND IS NOT PART OF THIS VARIANCE PACKAGE.



NIGHT RENDERING #3 - WASHINGTON AVENUE GARDEN BAR



NIGHT RENDERING #4 - WASHINGTON AVENUE GARDEN BAR

Sheet Name: SCOPE OF WORK #1
PROPOSED DESIGN
NIGHT RENDERINGS
Scale: N.T.S.
Issue Date: 05/04/18
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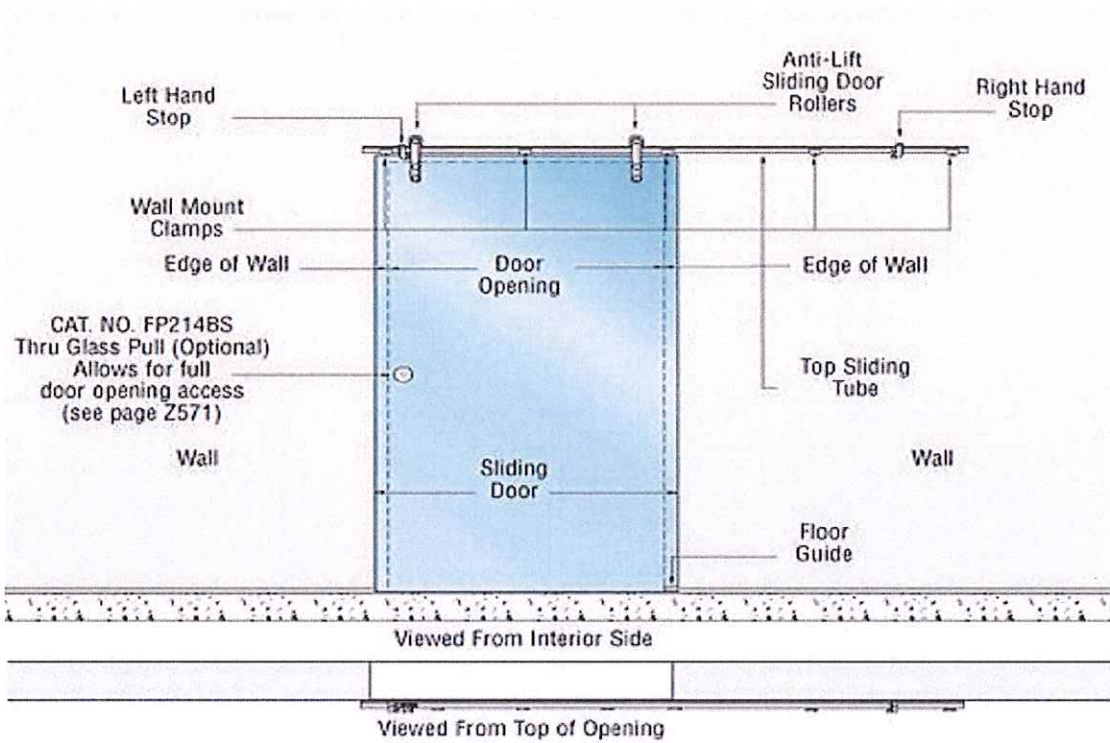
Project Name: AXELBEACH - MIAMI
Project Address: 1500 COLLINS AVE
MIAMI BEACH, FL 33139
Project Number: 18118.01



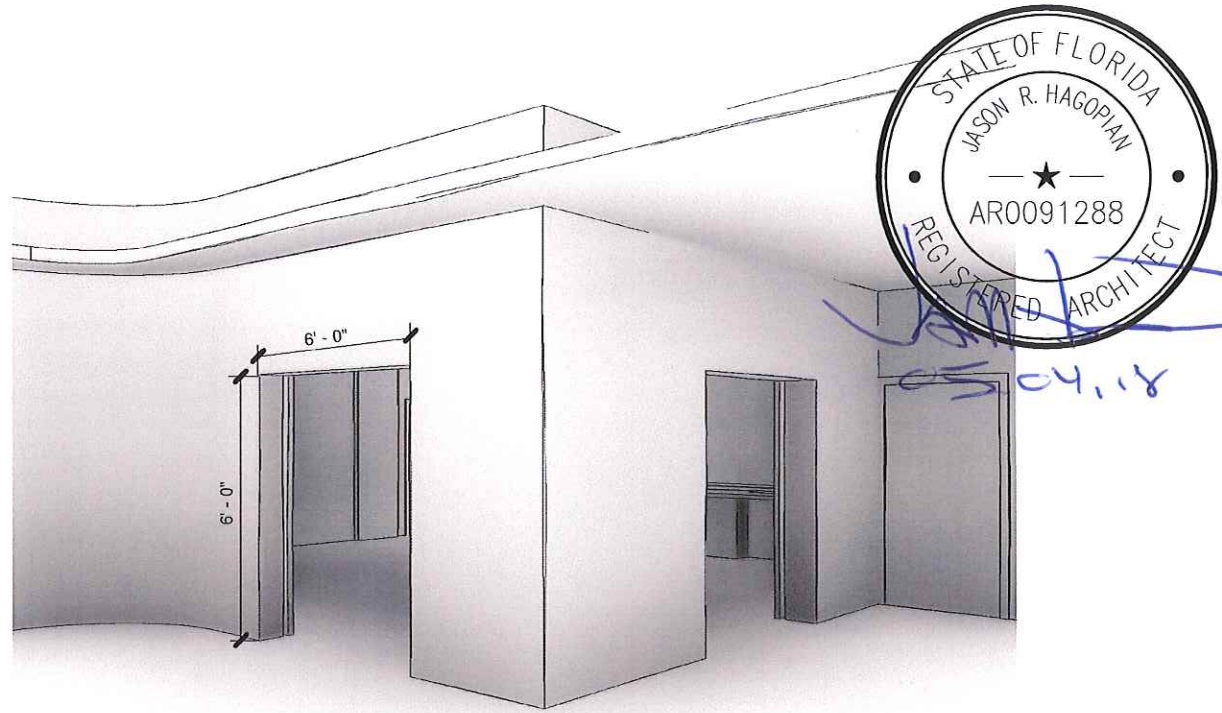
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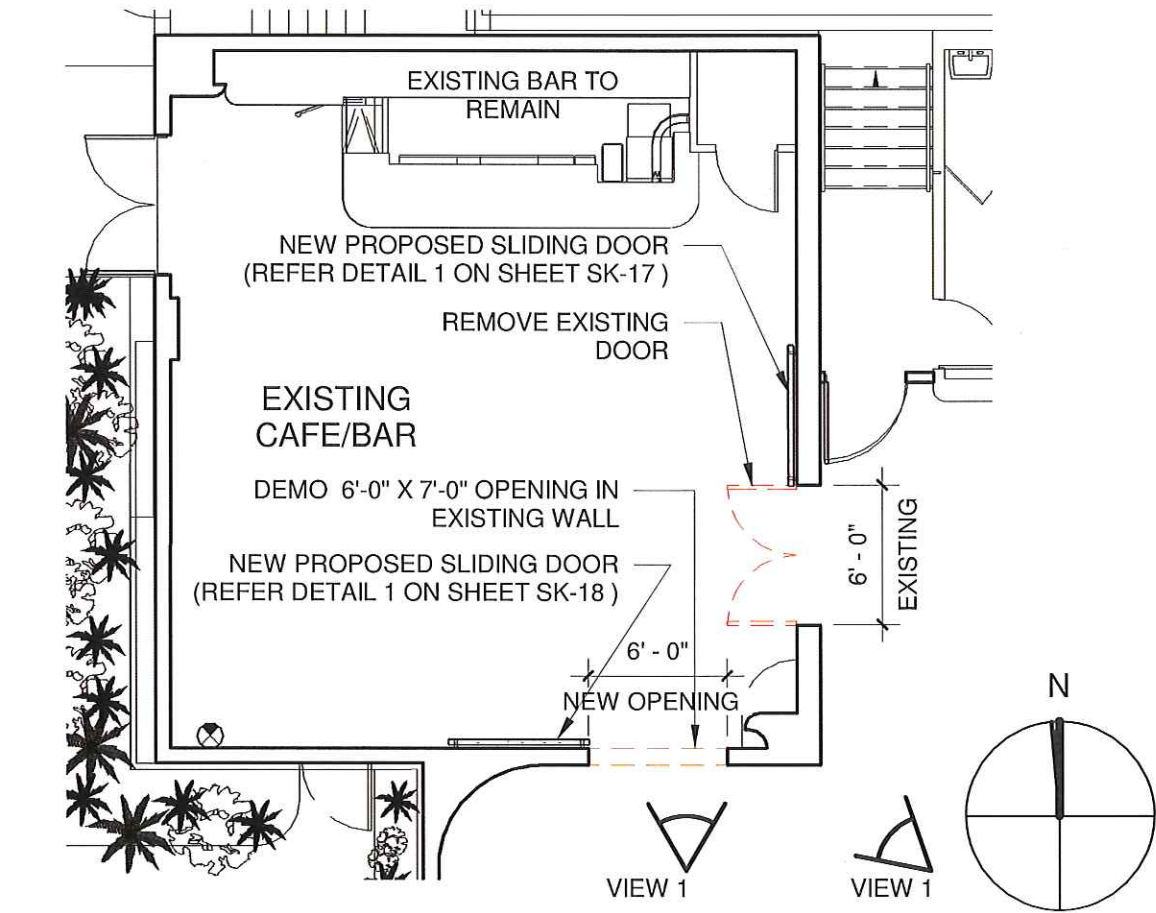
VIEW 1 : EXISTING LOBBY VIEW



DETAIL 1: SLIDING DOOR EXAMPLE



VIEW 2: PROPOSED RENDERING NEW CAFE/BAR DOORS



PROPOSED FLOOR PLAN: NEW CAFE/BAR DOORS

Sheet Name: SCOPE OF WORK #2
PROPOSED DESIGN

Scale: N.T.S.

Issue Date: 05/04/18
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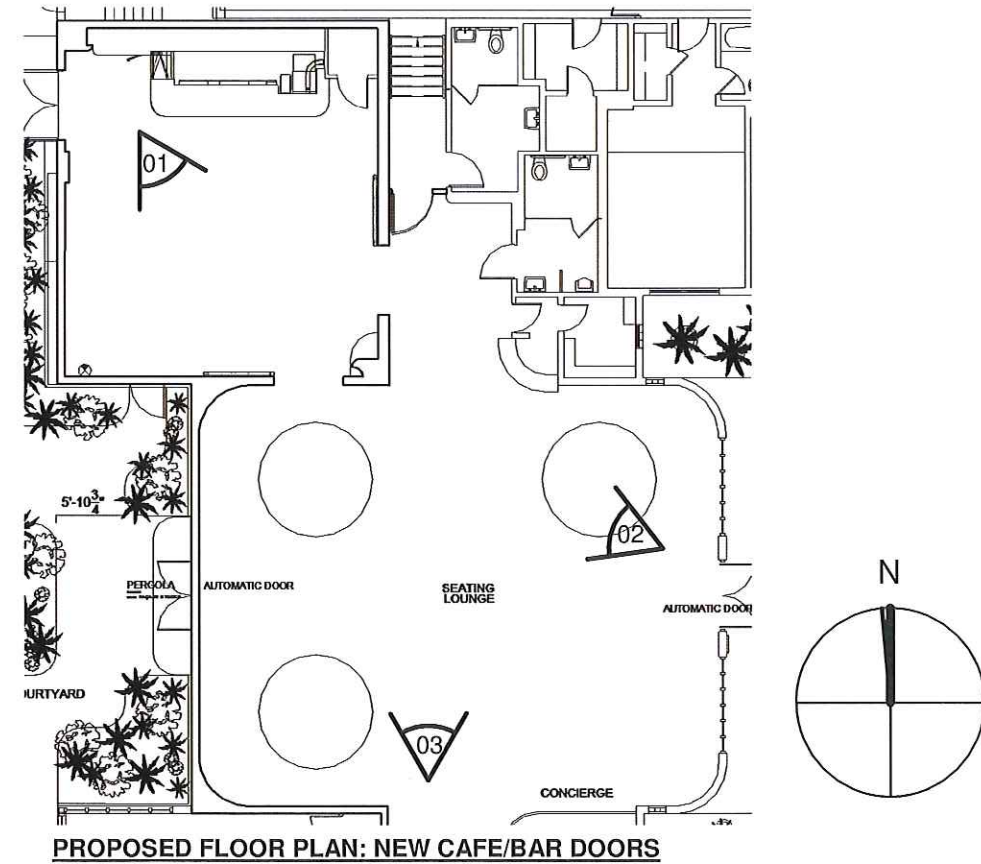
EXISTING CONDITIONS PHOTOGRAPH 01



EXISTING CONDITIONS PHOTOGRAPH 02



EXISTING CONDITIONS PHOTOGRAPH 03



Sheet Name: SCOPE OF WORK #2
EXISTING PHOTOGRAPHS

Scale: N.T.S.

Issue Date: 05/04/18
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Project Name: AXELBEACH - MIAMI

Project Address: 1500 COLLINS AVE
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Project Number: 18118.01

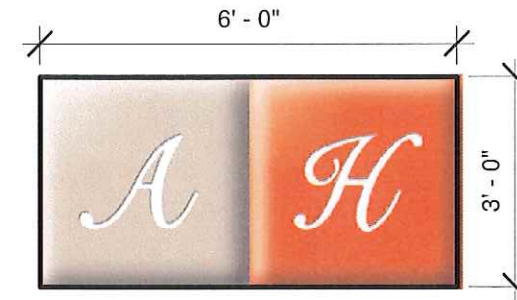
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EXISTING VIEW: COLLINS AVENUE ELEVATION



PROPOSED SIGN "A"

43'-7" X 42'-0" = 1,831 SF
MAX ALLOWED SIZE = 1% X 1,831 = 18.31 SF
PROPOSED SIGN SIZE = 18 SF
18SF < 18.31 SF

PROPOSED SIGN "B"

43'-0" X 42'-0" = 1,806 SF
MAX ALLOWED SIZE = 1% X 1,806 = 18.06 SF
PROPOSED SIGN SIZE = 18 SF
18SF < 18.06 SF

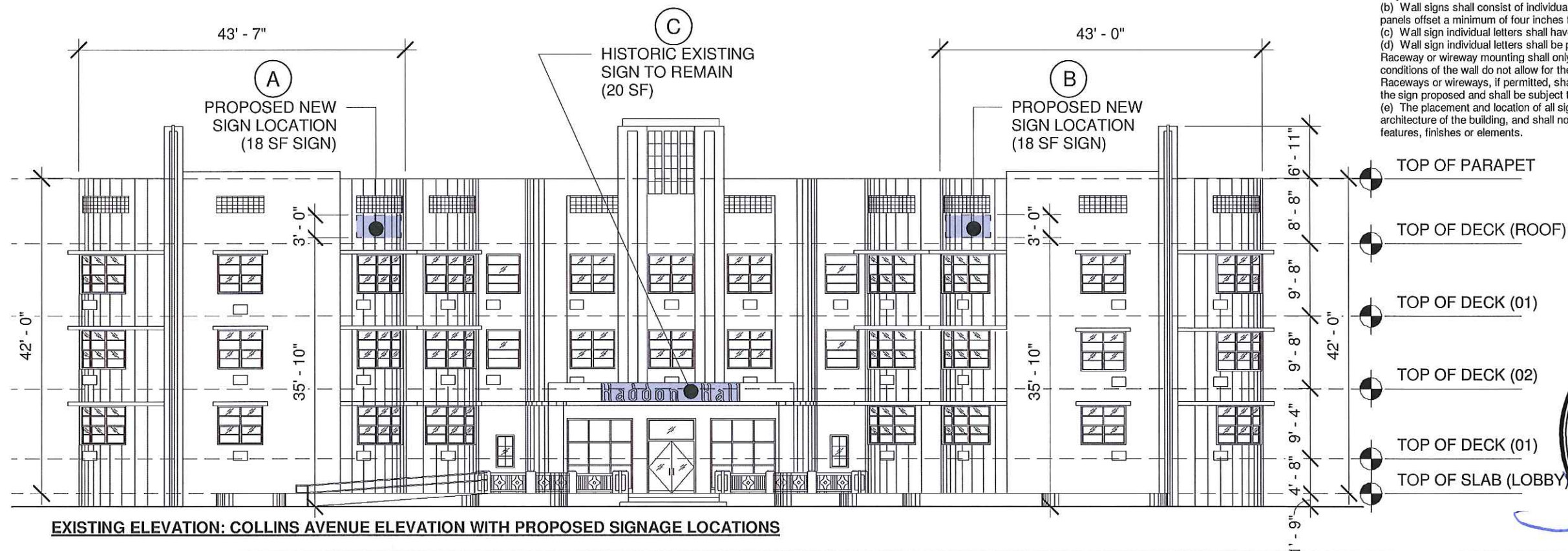
EXISTING SIGN "C"

20 SF - HISTORIC EXISTING HADDEN
HALL SIGN TO REMAIN

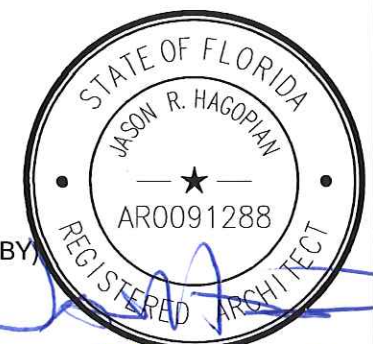
TOTAL ALLOWED SIGNAGE = 100 SF

TOTAL PROPOSED SIGNS
(2) 18 SF + 20 SF = 56 SF < 100

Sec. 138-21. - Minimum design standards and guidelines.
All signs permissible within this article shall comply with the following minimum design standards:
(a) The framework and body of all signs shall consist of aluminum or similar alloy material.
(b) Wall signs shall consist of individual letters, or routed out aluminum panels offset a minimum of four inches from the wall.
(c) Wall sign individual letters shall have a minimum depth of four inches.
(d) Wall sign individual letters shall be pin-mounted or flush-mounted. Raceway or wireway mounting shall only be permitted where the structural conditions of the wall do not allow for the direct mounting of letters. Raceways or wireways, if permitted, shall not exceed the width or height of the sign proposed and shall be subject to the design review process.
(e) The placement and location of all signs shall be compatible with the architecture of the building, and shall not cover or obscure architectural features, finishes or elements.



EXISTING ELEVATION: COLLINS AVENUE ELEVATION WITH PROPOSED SIGNAGE LOCATIONS



Project Name: AXELBEACH - MIAMI
Project Address: 1500 COLLINS AVE
MIAMI BEACH, FL 33139
Project Number: 18118.01

Sheet Name: SCOPE OF WORK #3
COLLINS AVENUE
ELEVATION SIGNAGE
Scale: N.T.S.
Issue Date: 05/04/18
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RENDERING: PROPOSED ELEVATION



RENDERING: PROPOSED ELEVATION (NIGHT)



Sheet Name: SCOPE OF WORK #3

COLLINS AVENUE

ELEVATION SIGNAGE

Scale: N.T.S.

Issue Date: 05/04/18

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Project Name: AXELBEACH - MIAMI

Project Address: 1500 COLLINS AVE

MIAMI BEACH, FL 33139

Project Number: 18118.01

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SK-28

LAND

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MIAMI, FL 33127
514.439.4895
WWW.LAND.DESIGN

SCOPE OF WORK

THE FOLLOWING DRAWINGS ILLUSTRATE THE PROPOSED SCOPE OF WORK FOR 1500 COLLINS AVENUE TO BE PERMITTED BY THE CITY OF MIAMI BEACH.

- NEW LANDSCAPE DESIGN FOR COURTYARD IN THE BACK OF THE PROPERTY ALONG WASHINGTON AVENUE

05/04/2018 HPB SUBMITTAL

SHEET INDEX

LANDSCAPE DRAWINGS		DRAWING NOTES
LCVR	COVER PAGE	
L001	GENERAL SITE NOTES	
LSVR	SURVEY	BY OTHERS
L100	TREE DISPOSITION NOTES	
L101	TREE DISPOSITION PLAN	
L400	PLANTING SCHEDULE & NOTES	
L401	TREE & PALM PLANTING PLAN	
L450	PLANTING DETAILS	

LOCATION MAP



AXEL HOTEL

1500 COLLINS AVENUE | MIAMI BEACH, FL 33139

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(MARSH C. KRIPLEN LIC-FL LA8667067)
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COVER PAGE

DATE: 05/04/2018 ISSUE: HPB SUBMITTAL

LANDSCAPE ARCHITECT
LAND
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514.439.4895
WWW.LAND.DESIGN

ARCHITECT
TSAO DESIGN GROUP
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MIAMI, FL 33138
305.576.2005
305.576.2005
WWW.TSAODESIGN.COM

LCVR

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Know what's below.
Call before you dig.

SITWORK 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.

SITWORK 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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GENERAL SITE NOTES
DATE ISSUE
ISSUES

L001

MITIGATION NOTES

1. THE PROPOSED PLAN SPECIFIES THE REMOVAL OF 334 SQUARE FEET OF CANOPY AREA FOR SITE TREES. PER , CITY OF MIAMI BEACH CODE OF ORDINANCES, CHAPTER 46, DIVISION 2.

DEFINITIONS

1. TREE: ANY SELF-SUPPORTING WOODY PLANT OR PALM WHICH USUALLY HAS A SINGLE MAIN AXIS OR TRUNK, WITH A MINIMUM TRUNK DIAMETER AT BREAST HEIGHT OF TWO INCHES AND A MINIMUM OVERALL HEIGHT OF 12 FEET. THIS DEFINITION EXCLUDES PLANTS WHICH ARE DEFINED AS SHRUBS, HEDGES, VINES, OR GROUND COVERS. PALMS SHALL HAVE A MINIMUM HEIGHT OF 14 FEET IN ORDER TO BE CLASSIFIED AS A TREE. - CITY OF MIAMI BEACH CODE OF ORDINANCES, CHAPTER 46, DIVISION 2

TREES & PLANTING TO BE PRESERVED NOTES

1. EXISTING TREES TO BE PRESERVED SHALL BEAR SAME RELATIONSHIP TO FINISHED GRADE AS THEY BEAR TO PRE-CONSTRUCTION GRADE.
2. EXISTING TREES TO BE PRESERVED SHALL BE PROTECTED WITH STURDY, WEATHERPROOF 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.
3. NO WORK SHALL BE CONDUCTED WITHIN THE DRIPLINE, UNLESS REVIEWED AND APPROVED BY THE LANDSCAPE ARCHITECT. ALL WORK APPROVED WITHIN THE DRIPLINE SHALL BE COMPLETED BY HAND. PROTECT ROOT SYSTEMS FROM PONDING, ERODING, OR EXCESSIVE WETTING.
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.

TREES & PLANTING TO BE REMOVED NOTES

1. THE CONTRACTOR IS TO COMPLETELY REMOVE ALL PLANTER MATERIAL DESIGNATED FOR REMOVAL (I.E. ROOT BALL, DEBRIS, SAW DUST, ETC.).
2. THE CONTRACTOR IS TO BACKFILL ALL EXCAVATED ROOT BALLS FLUSH TO THE ADJACENT ELEVATION LEVEL.
3. CONTRACTOR TO NOTIFY LANDSCAPE ARCHITECT TWO WEEKS IN ADVANCE OF ALL SCHEDULED WORK PERTAINING TO THE RELOCATION OF SITE TREES.

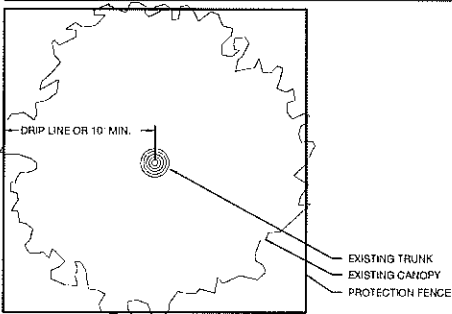
TREE PROTECTION NOTES

1. PROTECTION FENCE SHALL BE GALVANIZED CHAIN LINK STANDARD 2"X2" MESH.
2. PROVIDE HINGED GATE.
3. ALTERNATE: 2X4 WOOD POSTS (6'-0" O.C. MAX) WITH THREE EVENLY SPACED WOODEN RAILS. MIN. HT 4'
4. POSTS MAY BE SHIFTED TO AVOID ROOTS.
5. NO STORAGE, DEBRIS, VEHICULAR TRAFFIC OR EQUIPMENT CLEANING IS ALLOWED WITHIN THE PROTECTED AREA.
6. REFER TO MUNICIPAL REQUIREMENTS FOR ADDITIONAL INFORMATION.

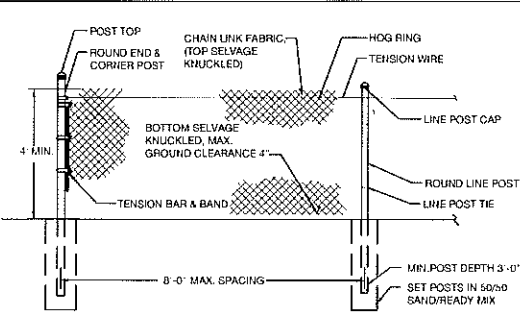
TREE PRUNING

1. RETAIN CERTIFIED ARBORIST TO UNDERTAKE PRUNING OF ANY ON SITE OR OFF SITE PLANTING MATERIAL TO REMAIN.
2. USE BEST PRACTICES AND FOLLOW MUNICIPAL GUIDELINES FOR ALL PRUNING. DO NOT REMOVE MORE MATERIAL THAN ALLOWED. DO NOT LEAVE MATERIAL MISSHAPEN.

TREE PROTECTION DETAIL



PLAN



ELEVATION

TREES DISPOSITION SCHEDULE

TREE No.	TREE - LATIN NAME	TREE - COMMON NAME	DIAMETER at BREAST HEIGHT (in inches)	HEIGHT OF CANOPY TREES (in feet)	CLEAR TRUNK HEIGHT OF PALM TREES (in feet)	CANOPY DIAMETER (in feet)	CANOPY (in Sq. FT.)	DISPOSITION	CONDITION	REMOVAL- MUNICIPAL CRITERIA AND NOTES		
										CRITERIA	CANOPY SQ. FT.	ROW CANOPY SQ. FT.
17	Ficus benghalensis	BANYAN TREE	60	35		50	1963	REMAIN	GOOD			
18	Tamarindus indica	TAMARIN TREE	4	18		10	79	REMOVE	FAIR		79	
19	Ficus aurea	FIGUS TREE	6	20		12	113	REMOVE	POOR		113	
20	Psychotermia elegans	ALEXANDER PALM	6		18	9	64	REMOVE	POOR		64	
21	Conocarpus erectus	SILVER BUTTONWOOD	6	18		10	79	REMOVE	POOR		79	
STREET TREES												
1	Cocos nucifera	COCONUT PALM	10		15	15	177	REMAIN	GOOD			
2	Cocos nucifera	COCONUT PALM	10		15	15	177	REMAIN	GOOD			
3	Cocos nucifera	COCONUT PALM	10		15	15	177	REMAIN	GOOD			
4	Cocos nucifera	COCONUT PALM	8		15	15	177	REMAIN	GOOD			
5	Cocos nucifera	COCONUT PALM	10		15	15	177	REMAIN	GOOD			
6	Cocos nucifera	COCONUT PALM	10		15	15	177	REMAIN	GOOD			
7	Cocos nucifera	COCONUT PALM	10		15	15	177	REMAIN	GOOD			
8	Cocos nucifera	COCONUT PALM	7		15	15	177	REMAIN	GOOD			
9	Cocos nucifera	COCONUT PALM	8		15	15	177	REMAIN	GOOD			
10	Cocos nucifera	COCONUT PALM	8		15	15	177	REMAIN	GOOD			
11	Cocos nucifera	COCONUT PALM	8		15	15	177	REMAIN	GOOD			
12	Cocos nucifera	COCONUT PALM	8		15	15	177	REMAIN	GOOD			
13	Cocos nucifera	COCONUT PALM	8		15	15	177	REMAIN	GOOD			
14	Cocos nucifera	COCONUT PALM	8		15	15	177	REMAIN	GOOD			
15	Cocos nucifera	COCONUT PALM	7		15	15	177	REMAIN	GOOD			
16	Cocos nucifera	COCONUT PALM	7		15	15	177	REMAIN	GOOD			

UNITS REMOVED FROM ROW		3,780
UNITS REMOVED FROM SITE		334
TOTAL UNITS REMOVED:		334
PROPOSED ON SITE MITIGATION BREAKDOWN		
	credit/tree	TREE CREDIT MAX ALLOWED
CATEGORY 1 TREE 2" CAL/12' HT MIN:	1 300	Category 1 Tree = 300sf credit/Tree 300 1
CATEGORY 2 TREE 2" CAL/10' HT MIN:	2 150	Category 2 Tree = 150sf credit/Tree 300 2
CATEGORY 3 TREE 2" CAL/8' HT MIN:	3 100	Category 3 Tree = 100sf credit/Tree 300 3
CATEGORY 4 PALM 6" CLR TRUNK MIN:	7 50	Category 4 Palm = 50sf credit/tree 350 7
TOTAL PROPOSED REPLACEMENT TREES (REFER TO PLANTING PLANS):		13 COMBINATION FULFILLS SITE MITIGATION OF CANOPY SF: 1,250

LAND

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AXEL HOTEL

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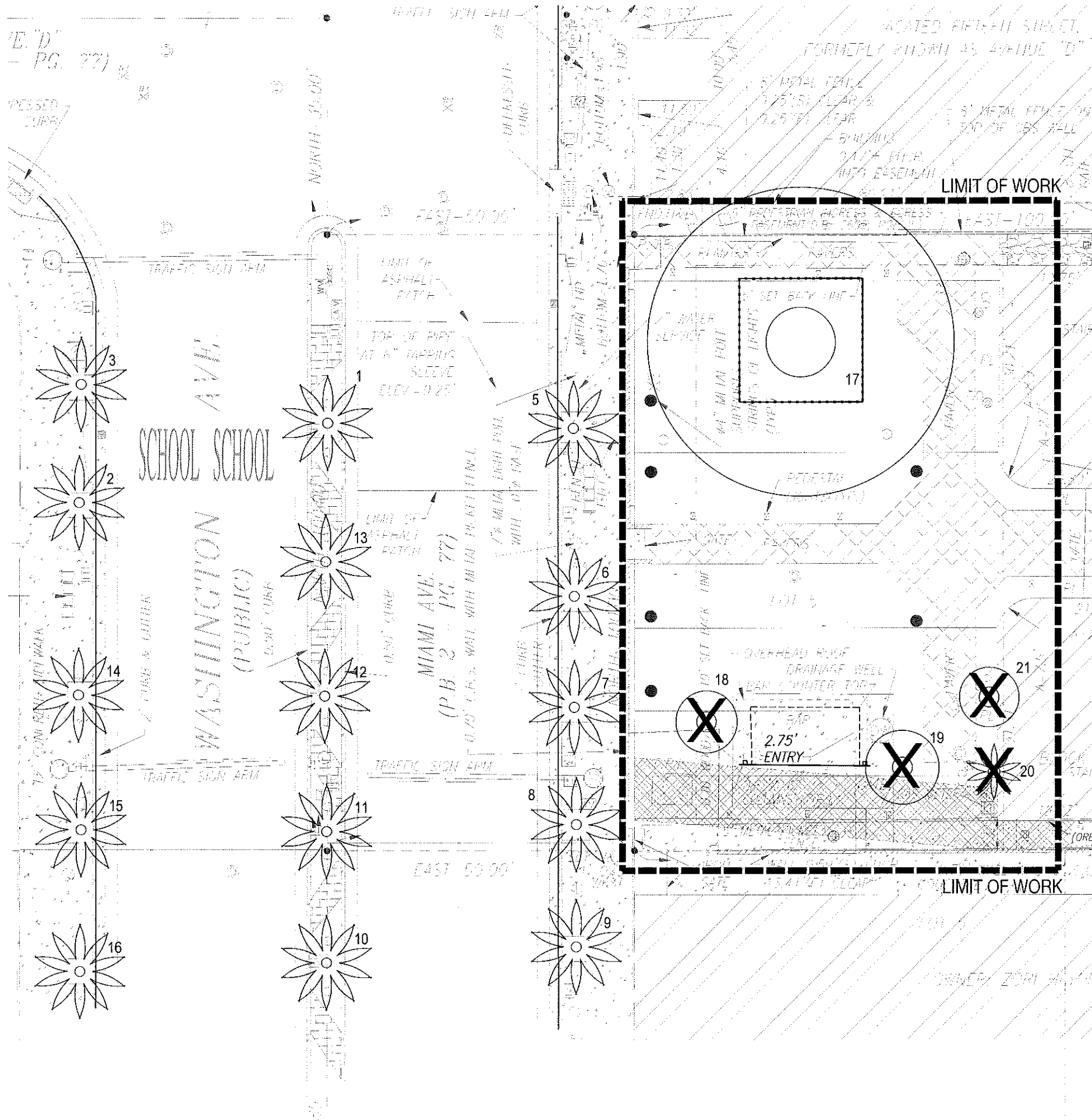
SEAL
(MARSH C. KRIPLEN LIC. FL. LA6667007)
NOT FOR CONSTRUCTION

05.15.18

TREE DISPOSITION NOTES & SCHEDULE
DATE 05/24/2018 ISSUE 01/04/2018

TD100

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TREE DISPOSITION LEGEND

- TREE TO BE PRESERVED
- TREE TO BE RELOCATED
- PALM TO BE PRESERVED
- PALM TO BE RELOCATED
- TREE TO BE REMOVED
- PALM TO BE REMOVED
- LIMIT OF WORK
- TREE PROTECTION

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05.15.18

TREE DISPOSITION PLAN
DATE: 05.15.18
ISSUE: 1

05/15/2018 HHS SUBMITTAL



TD101

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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. LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL NEW TREES AND PALMS FOR A PERIOD OF 1-YEAR FROM DATE OF INITIAL ACCEPTANCE.
21. A FINAL ONSITE INSPECTION SHALL BE REQUIRED WITH URBAN FORESTRY DIVISION STAFF PRIOR TO ANY OFFICIAL ACCEPTANCE OF ROW PLANT MATERIAL, IN ORDER TO VERIFY PROPER PLANTING DEPTH, SPACING AND QUALITY OF MATERIAL. FAILURE TO CONDUCT THE INSPECTION COULD RESULT IN REJECTION OF THE PLANT MATERIAL.

PLANTING SCHEDULE

EXISTING TREES TO REMAIN									
#	BOTANICAL NAME		COMMON NAME		DBH.	HT.	SREAD	ACTION	NOTES
17	FICUS BENGHALENSIS		BANYAN TREE		60"	35'	50'	REMAIN	
PALMS									
ABR.	QUANTITY	BOTANICAL NAME		COMMON NAME		SPECIFICATIONS			
CNU	5	COCOS NUCIFERA		COCONUT PALM		CHARACTER CURVE TRUNK 25' OA			
SPA	11	SABAL PALMETTO		CABBAGE PALM		CHARACTER CURVE TRUNK 30" OA			
TREES									
CGR	4	CAESALPINIA GRANADILLO		BRIDALVEIL		200 GALLON, 4" CAL. 12' HEIGHT MIN.			
CRO	3	CLUSIA ROSEA		AUTOGRAPH TREE		200 GALLON, 2" CAL. 10' HEIGHT MIN. MULTI.			
CUV	1	COCOLOBA UVIFERA		SEA GRAPE		300 GALLON, 4" CAL. 12' HEIGHT MIN. MULTI.			
PRA	6	PIMENTA RACEMOSA		BAY RUM		25 GALLON, 2" CAL. 8' HEIGHT MIN.			
SHRUBS & GROUNDCOVERS									
AT	312	ASCLEPIAS TURBEROSA		ORANGE BUTTERFLY PLANT		3 GAL. 18" O.C.			
MS	20	MICROSORUM SCOLOPENDRIUM		WART FERN		3 GAL. 24" O.C.			
MD	130	MONSTERA DELICIOSA		MONSTERA		3 GAL. 24" O.C.			
NB	129	NEPHROLEPIS BISERRATA		MACHO FERN		3 GAL. 24" O.C.			
PB	394	PHILODENDRON BURLE MARX		PHILODENDRON		3 GAL. 18" O.C.			
CONTRACTOR TO PROVIDE LANDSCAPE ARCHITECT WITH \$6,000 WHOLESALE PLANT ALLOWANCE FOR ORCHIDS, AND ACCENTS									

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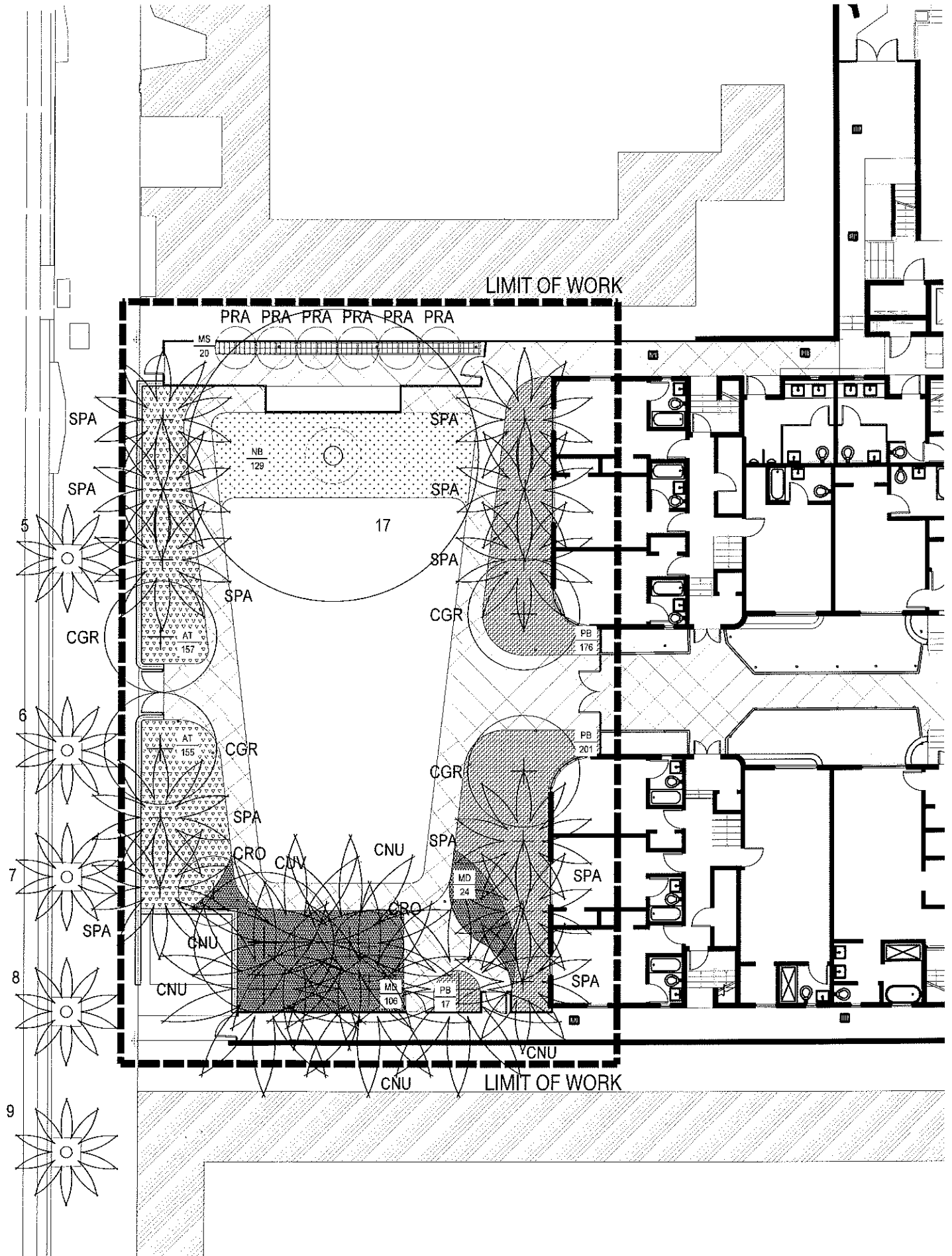
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NOT FOR CONSTRUCTION

PLANTING SCHEDULE & NOTES
DATE: 05.15.18
ISSUE: 1



L400

WASHINGTON AVE.



PLANTING LEGEND

- TREE TO BE PRESERVED
- PROPOSED TREE
- PALM TO BE PRESERVED
- PROPOSED PALM

UNDERSTORY LEGEND

- AT, ASCLEPIAS TUBEROSA
- NB, NEPHROLEPIS BISERRA
- MS, MICROSORUM SCOLOPENDRIUM
- PB, PHILODENDRON BURLE
- MD, MONSTERA DELICIOSA
- LIMIT OF WORK

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PLANTING PLAN
DATE _____ ISSUE _____
05/04/2015 10/24/2015

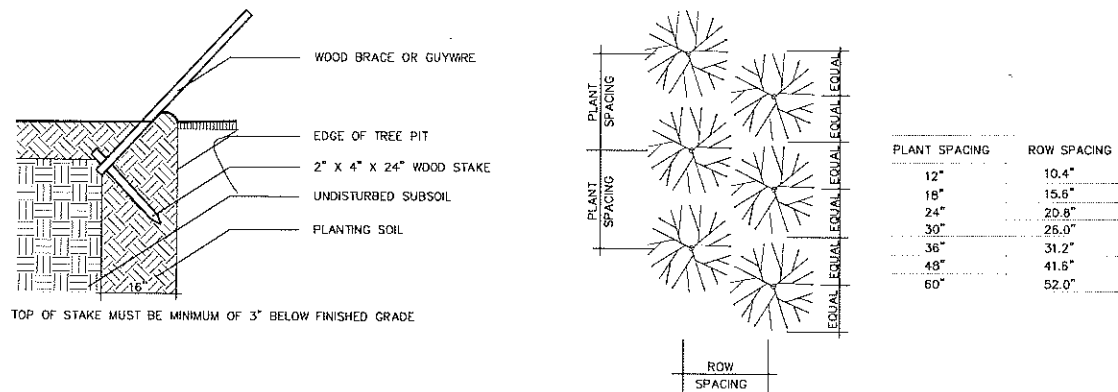


0 4' 8'

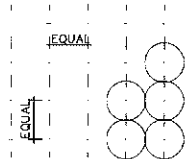
SCALE 1/8"=1' - 0"

L401

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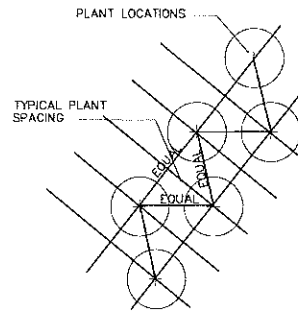
**9 STAKING DETAIL**
SCALE: NOT TO SCALE**6 PLANT SPACING**
SCALE: NOT TO SCALE

NOTE:
IN MOST CASES TRIANGULAR
SPACING IS PREFERRED. USE
SQUARE SPACING ONLY IN
SMALL RECTILINEAR AREAS.



TYPICAL PLANT SPACING

SQUARE SPACING PLAN



TRIANGULAR SPACING PLAN

FERTILIZE PER SPECIFICATIONS

FORM SAUCER WITH 3"
CONTINUOUS RIM IF APPLICABLE

EXCAVATE PLANTING PIT. REMOVE
ROOTS, ROCKS, & OTHER DEBRIS &
CONTAMINANTS. TAKE EXISTING
NATIVE SOIL (ROCKY FILL, SAND OR
SIMILAR) AND BLEND 50/50 WITH
SPECIFIED PLANTING SOIL.

DIG OUT / DECOMPACT EXISTING SOIL
TO ENSURE PROPER DRAINAGE
UNDERNEATH ROOT BALL. FRACTURE
CORAL ROCK TO ENCOURAGE DEEP
ROOTING. BLEND IN SOME PLANTING
SOIL INTO EXISTING SUB GRADE
AS FEASIBLE.

1 SHRUB PLANTING
SCALE: NOT TO SCALE

PREPARATION:
STORE ALL MATERIAL IN DRY, CLEAN AREA, COVER TO PROTECT FROM RAIN AND
MINIMIZE DUST. COORDINATE RUN-OFF CONTROL WITH GENERAL CONTRACTOR.
TEST EXISTING SOIL TO ENSURE IT IS FREE OF EXCESSIVE CLAY OR SALT AND ANY
CHEMICALS/PETROCHEMICALS WHICH MAY HARM PLANT HEALTH.

EXISTING MATERIAL:
IF INCORPORATING EXISTING SITE SOIL REMOVE ALL ROOTS, AND ROCK LARGER THAN
2" IN SIZE. REMOVE ALL PLASTIC, METAL AND MANMADE DETRITUS.

MIX:
50% EXISTING SOIL
10% COCO PEAT
10% COMPOST
20% CLEAN SAND
10% PERLITE

BLEND QUANTITIES NEEDED BY HAND OR MACHINE.

INSTALLATION:
REFER TO APPROPRIATE DETAILS FOR AMENDMENTS, COMPACTION DEPTHS ETC.

GENERAL: REFER TO LANDSCAPE NOTES FOR ADDITIONAL INFORMATION

10 PLANTING SOIL- TYPICAL

MULCH A:
PINE STRAW, FOR USE IN GENERAL PLANTING AREAS AND ON SLOPES
GREATER THAN 10%

MULCH B:
MINI PINE BARK NUGGETS, FOR USE IN SPECIALTY AREAS

MULCH C:
MELALEUCA MULCH, FOR USE IN GENERAL PLANTING AREAS AND ON
SLOPES GREATER THAN 10%

BLEND QUANTITIES NEEDED BY HAND OR MACHINE.

INSTALLATION:
REFER TO APPROPRIATE DETAILS FOR EXTENTS AND DEPTHS.

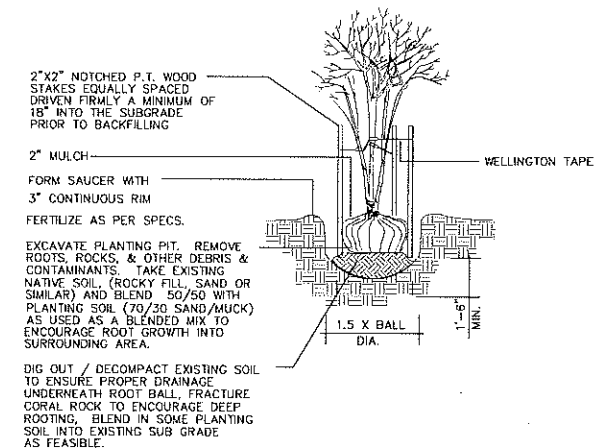
GENERAL: REFER TO LANDSCAPE NOTES FOR ADDITIONAL INFORMATION,
CONFIRM TYPE TO BE USED WITH LANDSCAPE ARCHITECT PRIOR TO
INSTALLATION.

11 MULCH- TYPICAL

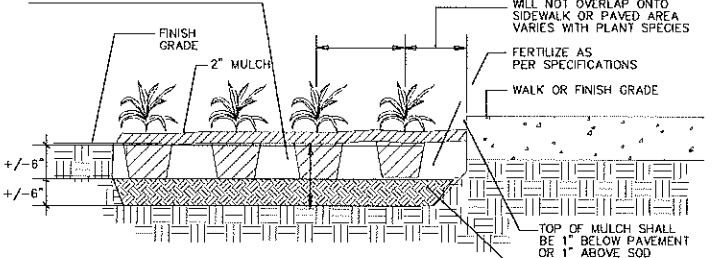
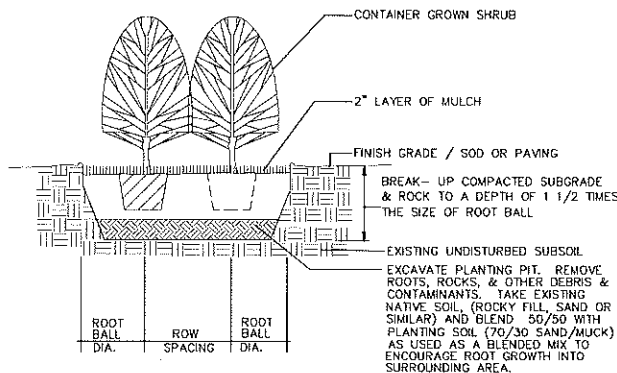
MIX:

50/50- MUCK AND FINE SAND

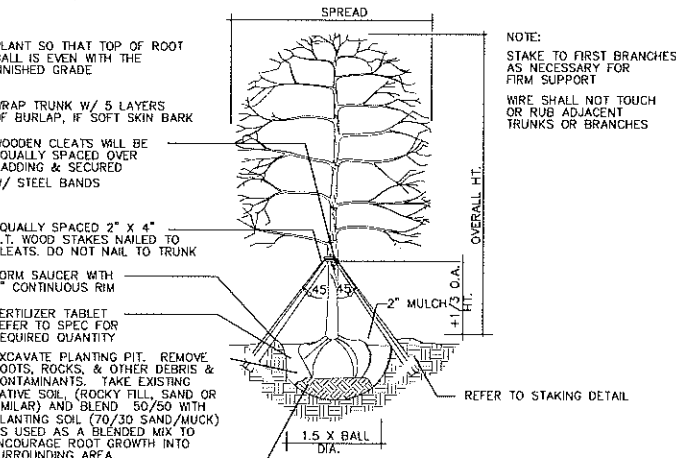
SUPPLIER: ATLAS PEAT AND SOIL 561.734.7300

12 PLANTING SOIL- LAWN TOP DRESSING**7 MULTI TRUNK TREE- PLANTING & STAKING**
SCALE: NOT TO SCALE

EXCAVATE PLANTING BED AS A WHOLE
REMOVE ROOTS, ROCKS, & OTHER
DEBRIS & CONTAMINANTS. TAKE EXISTING
NATIVE SOIL (ROCKY FILL, SAND OR
SIMILAR) AND BLEND "GEOMANTIC MIX" AT 50/50 RATIO
AND LAY PLANTING SOIL MINIMUM 6" DEEP.

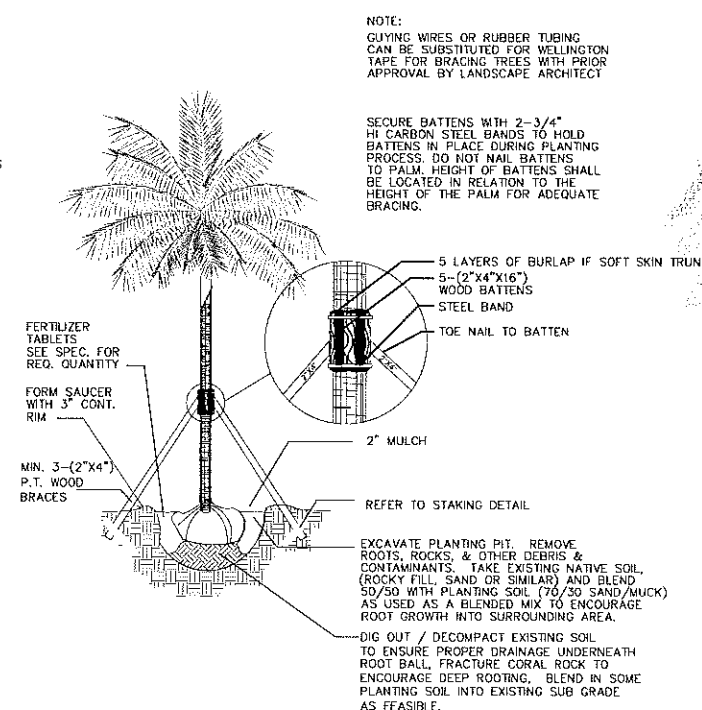
**4 SHRUB- HEDGE AND MASS PLANTING**
SCALE: NOT TO SCALE**2 SHRUB- HEDGE AND MASS PLANTING**
SCALE: NOT TO SCALE

CALIPER	CLEATS	STRAPS	BRACES	NAILS
3" - 5"	2 x 4 x 8"	1 # 12	3 - 2 X 4	2 - 16d
6" - 10"	2 x 4 x 12"	1 # 12	3 - 2 X 4	3 - 16d
10" - 16"	2 x 4 x 12"	2 # 12	4 - 2 X 4	3 - 16d



DIG OUT / DECOMPACT EXISTING SOIL
TO ENSURE PROPER DRAINAGE
UNDERNEATH ROOT BALL. FRACTURE
CORAL ROCK TO ENCOURAGE DEEP
ROOTING. BLEND IN SOME PLANTING
SOIL INTO EXISTING SUB GRADE
AS FEASIBLE.

NOTE:
USE FOR 3" TO 12" SINGLE TRUNK TREES

5 CANOPY TREE- PLANTING & TRIPLE BRACE STAKING
SCALE: NOT TO SCALE**3 PALM- PLANTING & STAKING**
SCALE: NOT TO SCALESEAL
(MARSH C. KRIPPLEN, LIC. FL. LA0667007)
NOT FOR CONSTRUCTIONPLANTING DETAILS
DATE: ISSUE:

SCALE AS NOTED