



**1685 WASHINGTON HOTEL  
MIAMI BEACH, FLORIDA**

**CLIENT / PROPERTY INFORMATION**

**FINVARB GROUP**

**PROPERTY ADDRESS**  
1685 WASHINGTON AVE MIAMI  
BEACH, FL 33139

**SCOPE OF WORK**

- New streetscape design for Washington Avenue and 17th street
- New landscape design to complement new development project
- Fourth level Atrium Garden and Amenity Roof Deck Levels

**INDEX OF SHEETS**

- L0.00** Landscape Cover Page + Sheet Index
- L1.00** Existing Tree Survey + Disposition Plan
- L1.01** Disposition Chart + Mitigation Summary
- L2.00** Landscape Plan
- L2.01** Third Level Landscape Plan
- L2.02** Fourth Level Landscape Plan
- L2.03** Roof Deck Landscape Plan
- L2.04** Landscape Legend + Notes + Details

PROJECT:

**1685  
Washington**

1685 Washington Ave  
Miami Beach, FL 33139



**FINVARB  
GROUP**  
CLIENT

**RUDY RICCIOTTI**  
architecte  
DESIGNER

**CHRISTOPHER CAWLEY** | CC  
Landscape Architecture LLC | LA  
LANDSCAPE ARCHITECT

DRAWING:

**COVER + SHEET  
INDEX**

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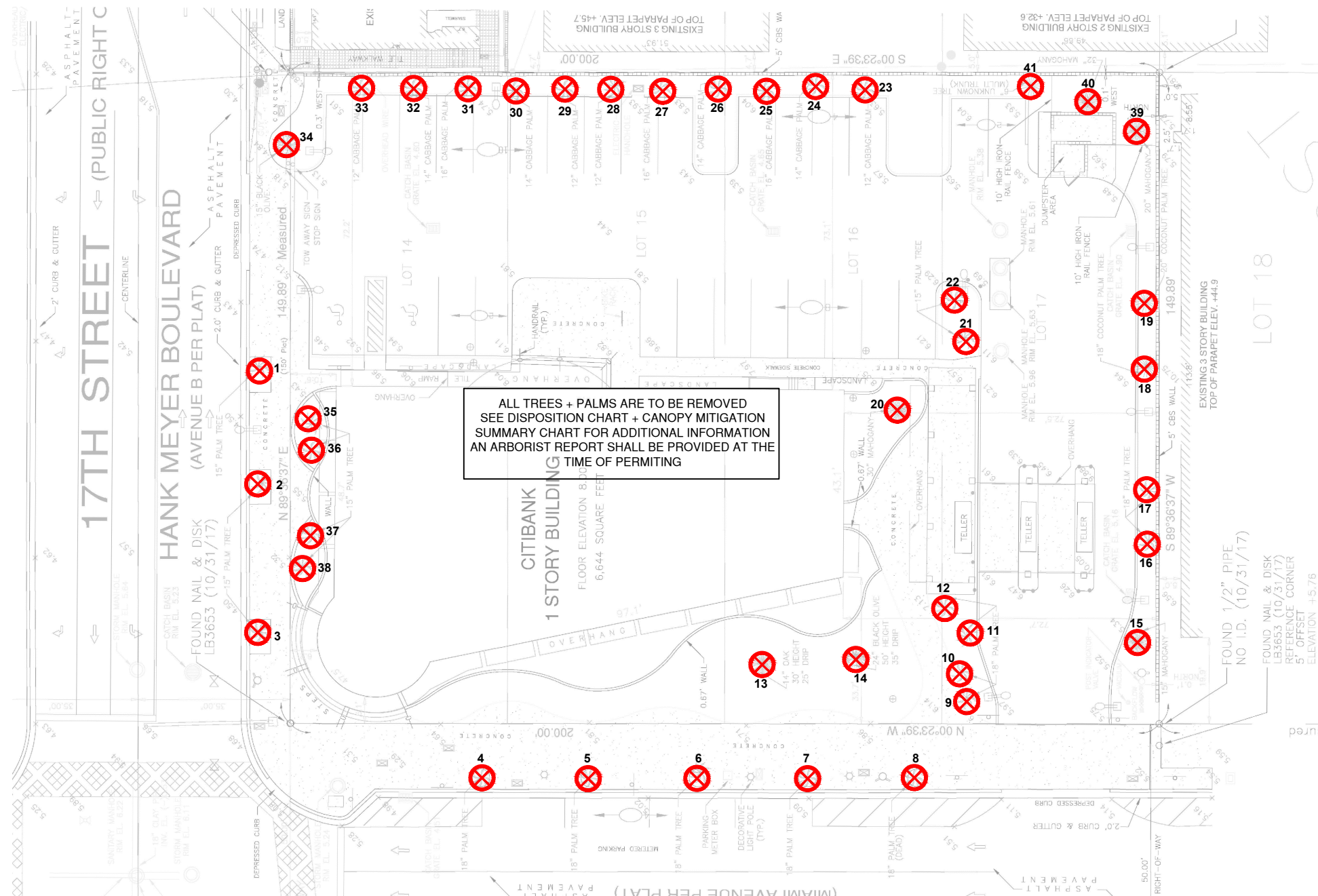
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DATE: 04/02/2018

SHEET NUMBER

**L0.00**



**C.M.B. CHAPTER 46, DIVISION 2 - TREE INVENTORY + DISPOSITION PLAN NOTES**

1. THIS 'EXISTING TREE INVENTORY + DISPOSITION PLAN' HAS BEEN PREPARED IN ACCORDANCE WITH THE CITY OF MIAMI BEACH, CHAPTER 46 - ENVIRONMENT, DIVISION 2, TREE PRESERVATION and PROTECTION ORDINANCE.
2. EXISTING TREE, PALM, AND VEGETATION INFORMATION AS INDICATED HAS BEEN PREPARED AS AN OVERLAY ON THE SURVEY PREPARED BY FORTIN, LEAVY, SKILES, INC DATED 10.31.2017
3. THE INFORMATION AS PRESENTED HEREIN HAS BEEN FIELD VERIFIED BY THE LANDSCAPE ARCHITECT ON 04.06.2018
4. MIAMI BEACH P+Z MUST APPROVE LANDSCAPE PLANS PRIOR TO REMOVING ANY TREES OR PALMS WITH A DBH BETWEEN 6" AND 12" INCHES. A WRITTEN TREE REMOVAL PERMIT IS REQUIRED FROM CITY OF MIAMI BEACH GREENSPACE MANAGEMENT / P.W FOR THE REMOVAL OF TREES / PALMS WITH A DBH GREATER THAN 12" INCHES OR IN THE R.O.W.
5. THE OWNER RESERVES THE RIGHT TO REMOVE ANY VEGETATION NOT LOCATED WITHIN THE CITY R.O.W. w/ a D.B.H. OF LESS THAN 6" WITHOUT OBTAINING A TREE REMOVAL PERMIT.

**C.M.B. EXISTING TREE SURVEY LEGEND**

- TREE or PALM TO BE REMOVED. SEE DISPOSITION CHART ON SHEET L1.01



## C.M.B. EXISTING TREE INVENTORY + DISPOSITION CHART - 1685 WASHINGTON AVE

NUMBER	COMMON NAME	BOTANICAL NAME	SPECIMEN	D.B.H. (IN)	HEIGHT (FT)	SPREAD (FT)	CONDITION	DISPOSITION	CANOPY AREA	CANOPY LOSS / MIT. REQ. (SF)	COMMENTS
#1	ROYAL PALM	Roystonea elata	YES	+/- 15"	+/- 35'	+/- 15'	POOR	REMOVE	177 SF	177 SF	HURRICANE DAMAGE
#2	ROYAL PALM	Roystonea elata	YES	+/- 15"	+/- 35'	+/- 15'	POOR	REMOVE	177 SF	177 SF	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED
#3	MEDJOOOL DATE PALM	Phoenix dactylifera 'Medjool'	YES	+/- 15"	+/- 35'	+/- 15'	GOOD	REMOVE	177 SF	177 SF	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED
#4	ROYAL PALM	Roystonea elata	YES	+/- 18"	+/- 35'	+/- 15'	FAIR	REMOVE	177 SF	177 SF	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED
#5	ROYAL PALM	Roystonea elata	YES	+/- 18"	+/- 35'	+/- 15'	FAIR	REMOVE	177 SF	177 SF	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED
#6	ROYAL PALM	Roystonea elata	YES	+/- 18"	+/- 35'	+/- 15'	FAIR	REMOVE	177 SF	177 SF	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED
#7	ROYAL PALM	Roystonea elata	YES	+/- 18"	+/- 35'	+/- 15'	FAIR	REMOVE	177 SF	177 SF	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED
#8	ROYAL PALM	Roystonea elata	YES	+/- 18"	+/- 25'	+/- 6'	DEAD	REMOVE	28 SF	28 SF	HURRICANE DAMAGE. MITIGATION PROVIDED
#9	COCONUT PALM	Cocos nucifera 'Green Malayan'	YES	+/- 18"	+/- 40'	+/- 12'	POOR	REMOVE	113 SF	113 SF	HURRICANE DAMAGE. MITIGATION PROVIDED
#10	COCONUT PALM	Cocos nucifera 'Green Malayan'	YES	+/- 18"	+/- 40'	+/- 12'	POOR	REMOVE	113 SF	113 SF	HURRICANE DAMAGE. MITIGATION PROVIDED
#11	COCONUT PALM	Cocos nucifera 'Green Malayan'	YES	+/- 18"	+/- 40'	+/- 12'	POOR	REMOVE	113 SF	113 SF	HURRICANE DAMAGE. MITIGATION PROVIDED
#12	COCONUT PALM	Cocos nucifera 'Green Malayan'	YES	+/- 18"	+/- 40'	+/- 12'	POOR	REMOVE	113 SF	113 SF	HURRICANE DAMAGE. MITIGATION PROVIDED
#13	LIVE OAK TREE	Quercus virginiana	YES	+/- 14"	+/- 30'	+/- 25'	POOR	REMOVE	491 SF	491 x 2 = 982 SF	HURRICANE DAMAGE. MITIGATION PROVIDED
#14	BLACK OLIVE	Bucida buceras	YES	+/- 24"	+/- 50'	+/- 20'	POOR	REMOVE	314 SF	314 x 2 = 628 SF	HURRICANE DAMAGE. MITIGATION PROVIDED
#15	MAHOGANY TREE	Swietenia mahogani	YES	+/- 15"	+/- 45'	+/- 25'	POOR	REMOVE	491 SF	491 x 2 = 982 SF	HURRICANE DAMAGE. MITIGATION PROVIDED
#16	COCONUT PALM	Cocos nucifera 'Green Malayan'	YES	+/- 18"	+/- 30'	+/- 20'	POOR	REMOVE	314 SF	314 SF	HURRICANE DAMAGE. MITIGATION PROVIDED
#17	COCONUT PALM	Cocos nucifera 'Green Malayan'	YES	+/- 18"	+/- 30'	+/- 12'	POOR	REMOVE	113 SF	113 SF	HURRICANE DAMAGE. MITIGATION PROVIDED
#18	COCONUT PALM	Cocos nucifera 'Green Malayan'	YES	+/- 18"	+/- 30'	+/- 12'	POOR	REMOVE	113 SF	113 SF	HURRICANE DAMAGE. MITIGATION PROVIDED
#19	COCONUT PALM	Cocos nucifera 'Green Malayan'	YES	+/- 18"	+/- 30'	+/- 12'	POOR	REMOVE	113 SF	113 SF	HURRICANE DAMAGE. MITIGATION PROVIDED
#20	MAHOGANY TREE	Swietenia mahogani	YES	+/- 30"	+/- 30'	+/- 25'	FAIR	REMOVE	491 SF	491 x 2 = 982 SF	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED
#21	PALM		YES	+/- 15"	+/- 12'	+/- 12'	POOR	REMOVE	113 SF	113 SF	HURRICANE DAMAGE. MITIGATION PROVIDED
#22	PALM		YES	+/- 15"	+/- 12'	+/- 12'	POOR	REMOVE	113 SF	113 SF	HURRICANE DAMAGE. MITIGATION PROVIDED
#23	CABBAGE PALM	Sabal palmetto	YES	+/- 12"	+/- 35'	+/- 12'	FAIR	REMOVE	113 SF	113 SF	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED
#24	CABBAGE PALM	Sabal palmetto	YES	+/- 14"	+/- 35'	+/- 12'	FAIR	REMOVE	113 SF	113 SF	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED
#25	CABBAGE PALM	Sabal palmetto	YES	+/- 16"	+/- 35'	+/- 12'	FAIR	REMOVE	113 SF	113 SF	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED
#26	CABBAGE PALM	Sabal palmetto	YES	+/- 14"	+/- 35'	+/- 12'	FAIR	REMOVE	113 SF	113 SF	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED
#27	CABBAGE PALM	Sabal palmetto	YES	+/- 16"	+/- 35'	+/- 12'	FAIR	REMOVE	113 SF	113 SF	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED
#28	CABBAGE PALM	Sabal palmetto	YES	+/- 12"	+/- 35'	+/- 12'	FAIR	REMOVE	113 SF	113 SF	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED
#29	CABBAGE PALM	Sabal palmetto	YES	+/- 12"	+/- 35'	+/- 12'	FAIR	REMOVE	113 SF	113 SF	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED
#30	CABBAGE PALM	Sabal palmetto	YES	+/- 14"	+/- 35'	+/- 12'	FAIR	REMOVE	113 SF	113 SF	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED
#31	CABBAGE PALM	Sabal palmetto	YES	+/- 16"	+/- 35'	+/- 12'	FAIR	REMOVE	113 SF	113 SF	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED
#32	CABBAGE PALM	Sabal palmetto	YES	+/- 14"	+/- 35'	+/- 12'	FAIR	REMOVE	113 SF	113 SF	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED
#33	CABBAGE PALM	Sabal palmetto	YES	+/- 12"	+/- 35'	+/- 12'	FAIR	REMOVE	113 SF	113 SF	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED
#34	BLACK OLIVE	Bucida buceras	YES	+/- 15"	+/- 40'	+/- 12'	FAIR	REMOVE	113 SF	113 x 2 = 226 SF	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED
#35	COCONUT PALM	Cocos nucifera 'Green Malayan'	YES	+/- 15"	+/- 35'	+/- 12'	FAIR	REMOVE	113 SF	113 SF	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED
#36	COCONUT PALM	Cocos nucifera 'Green Malayan'	YES	+/- 15"	+/- 35'	+/- 12'	FAIR	REMOVE	113 SF	113 SF	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED
#37	COCONUT PALM	Cocos nucifera 'Green Malayan'	YES	+/- 15"	+/- 35'	+/- 12'	FAIR	REMOVE	113 SF	113 SF	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED
#38	COCONUT PALM	Cocos nucifera 'Green Malayan'	YES	+/- 15"	+/- 35'	+/- 12'	FAIR	REMOVE	113 SF	113 SF	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED
#39	MAHOGANY TREE	Swietenia mahogani	YES	+/- 20"	+/- 35'	+/- 30'	POOR	REMOVE	706 SF	706 x 2 = 1,412 SF	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED
#40	MAHOGANY TREE	Swietenia mahogani	YES	+/- 32"	+/- 35'	+/- 30'	POOR	REMOVE	706 SF	706 x 2 = 1,412 SF	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED
#41	UNKOWN TREE	UNKOWN TREE	NO	+/- 6"	+/- 35'	+/- 12'	POOR	REMOVE	113 SF	113 SF	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED
<b>TOTAL MITIGATION REQUIRED: 10,610 SF</b>										<b>TOTAL MITIGATION PROVIDED : 11,100 SF</b>	

### C.M.B. CANOPY MITIGATION NOTES

THE CANOPY MITIGATION OF 10,610 SF AS REQUIRED BY THE CITY OF MIAMI BEACH, CHAPTER 46 - ENVIRONMENT, DIVISION 2, TREE PRESERVATION and PROTECTION ORDINANCE HAS BEEN MET AND EXCEEDED. A TOTAL 11,100 SF OF CANOPY HAS BEEN PROVIDED. THE CLIENT RESPECTFULLY REQUEST THAT ANY CANOPY MITIGATION SHORTFALL SHALL PAID INTO CMB TREE TRUST FUND.

#### CANOPY MITIGATION SUMMARY

- (6) SPECIMEN NATIVE LIVE OAK STREET TREES: 2,700 SF (MB category I @ 450 SF each)
- (4) NATIVE SEA GRAPE TREES: 1,200 SF (MB category I @ 300 SF each)
- (12) NATIVE CLUSIA ROSEA TREES: 3,600 SF (MB category I @ 300 SF each)
- (7) PURPLE TRUMPET TREES: 1,050 SF (MB category II @ 150 SF each)
- (6) BAY RUM TREES: 900 SF (MB category II @ 150 SF each)
- (8) SILVER BUTTONWOOD TREES: 1,200 SF (MB category II @ 150 SF each)
- (3) SPECIMEN NATIVE SIMPSON'S STOPPER TREES: 450 SF (MB category III @ 150 SF each)



7580 NE 4th Court  
Studio 100  
Miami, FL 33138

1723

PROJECT NUMBER

PROJECT:

**1685  
Washington**

1685 Washington Ave  
Miami Beach, FL 33139



FINVARB  
GROUP  
CLIENT

RUDY RICCIOTTI  
architecte  
DESIGNER

CHRISTOPHER CAWLEY | CC  
Landscape Architecture LLC | LA  
LANDSCAPE ARCHITECT

DRAWING:

**DISPOSITION  
CHART +  
MITIGATION  
SUMMARY**

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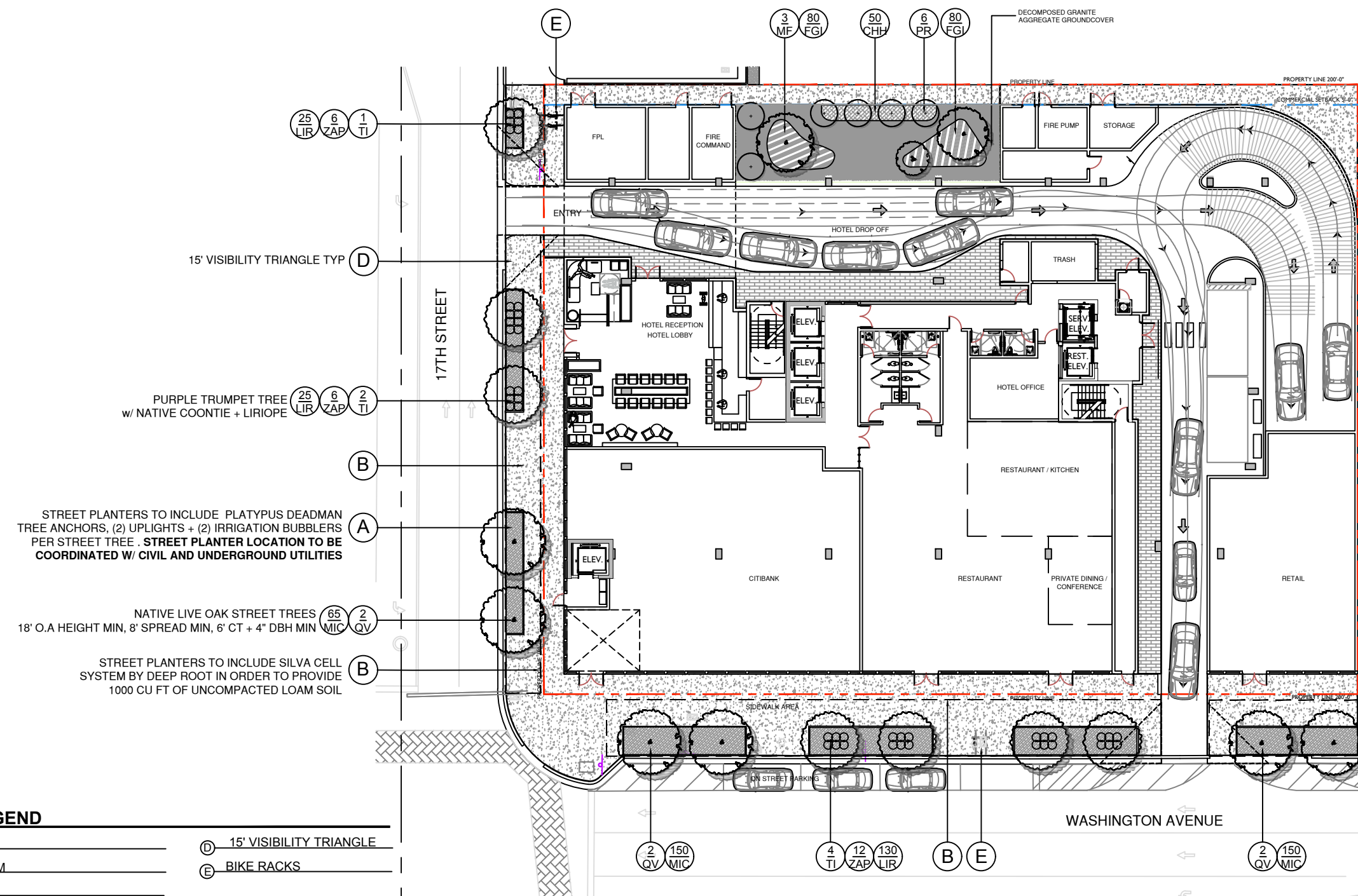
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PR | BAY RUM TREE



PI | PURPLE TRUMPET STREET TREE



MF | SIMPSON STOPPER TREE



QV | LIVE OAK STREET TREE

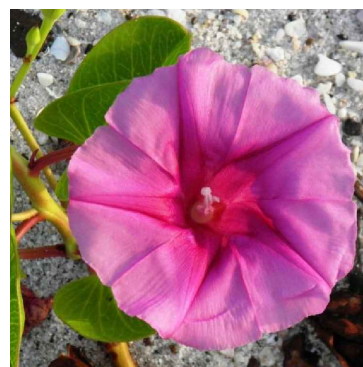
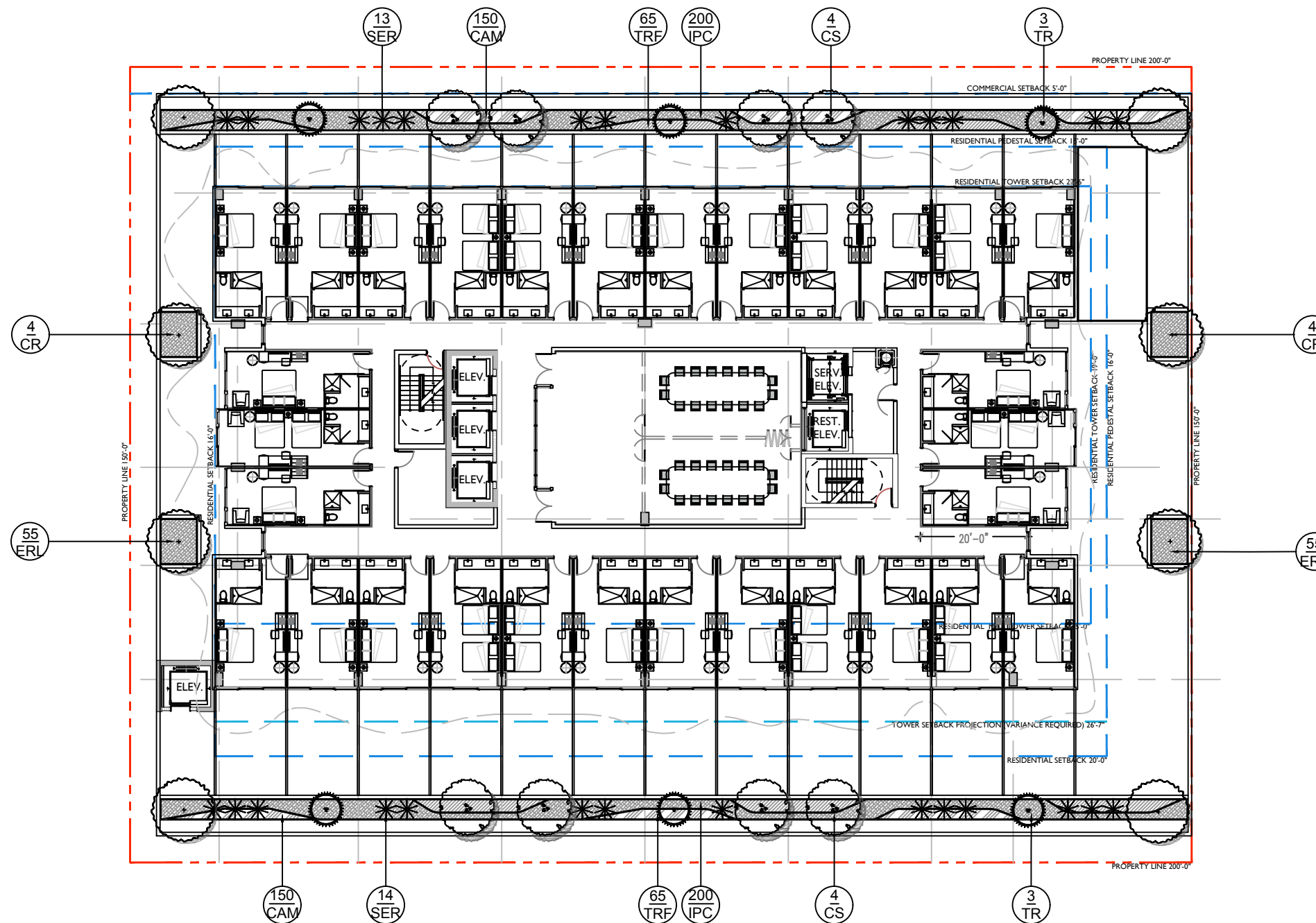
PLANTLIST - 1685 WASHINGTON AVE GROUND LEVEL					
KEY	NATIVE	QTY.	COMMON NAME	BOTANICAL NAME	HEIGHT, SPECIFICATION, & NOTES
<b>TREES</b>					
MF	YES	3	SIMPSON STOPPER TREE	Myrcianthes fragrans	Fg. 14' - 18' height, multi-trunk specimen to be approved
PR	NO	6	BAY RUM TREE	Pimenta racemosa	14' ht min, 6' spread min, 2" dbh
QV	YES	6	LIVE OAK TREE	Quercus virginiana	Fg. 18' height min, 8' spread, 4" dbh min, 6' clear trunk, to be approved by LA
TI	NO	6	PURPLE TRUMPET TREE	Tabebuia impetiginosa	Fg. 14' height, 6' spread, 3" dbh, 5' clear trunk, to be approved
<b>SHRUBS + GROUNDCOVERS</b>					
CHH	YES	50	HORIZONTAL COCOPLUM	Chrysobalanus icaco 'Horizontal'	3 gallon, full, space 30" on center
FGI	NO	160	FICUS GREEN ISLAND	Ficus macrocarpa 'Green Island'	3 gallon, full, space 12" on center
LIR	NO	180	LIRIOPE	Liriope muscari	1 gallon, full, space 12" on center
MIC	NO	365	WART FERN	Microsorium scolopendrium	3 gallon, full, space 18" on center
ZAP	YES	46	COONTIE	Zamia pumila	7 gallon, full, space 24" on center

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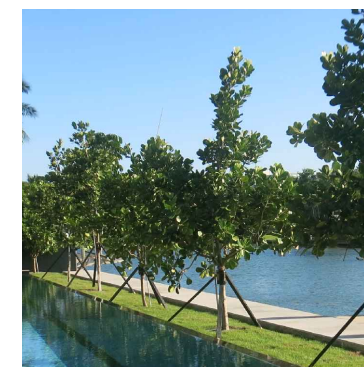
IPC - RAILROAD VINE



TR | THATCH PALMS



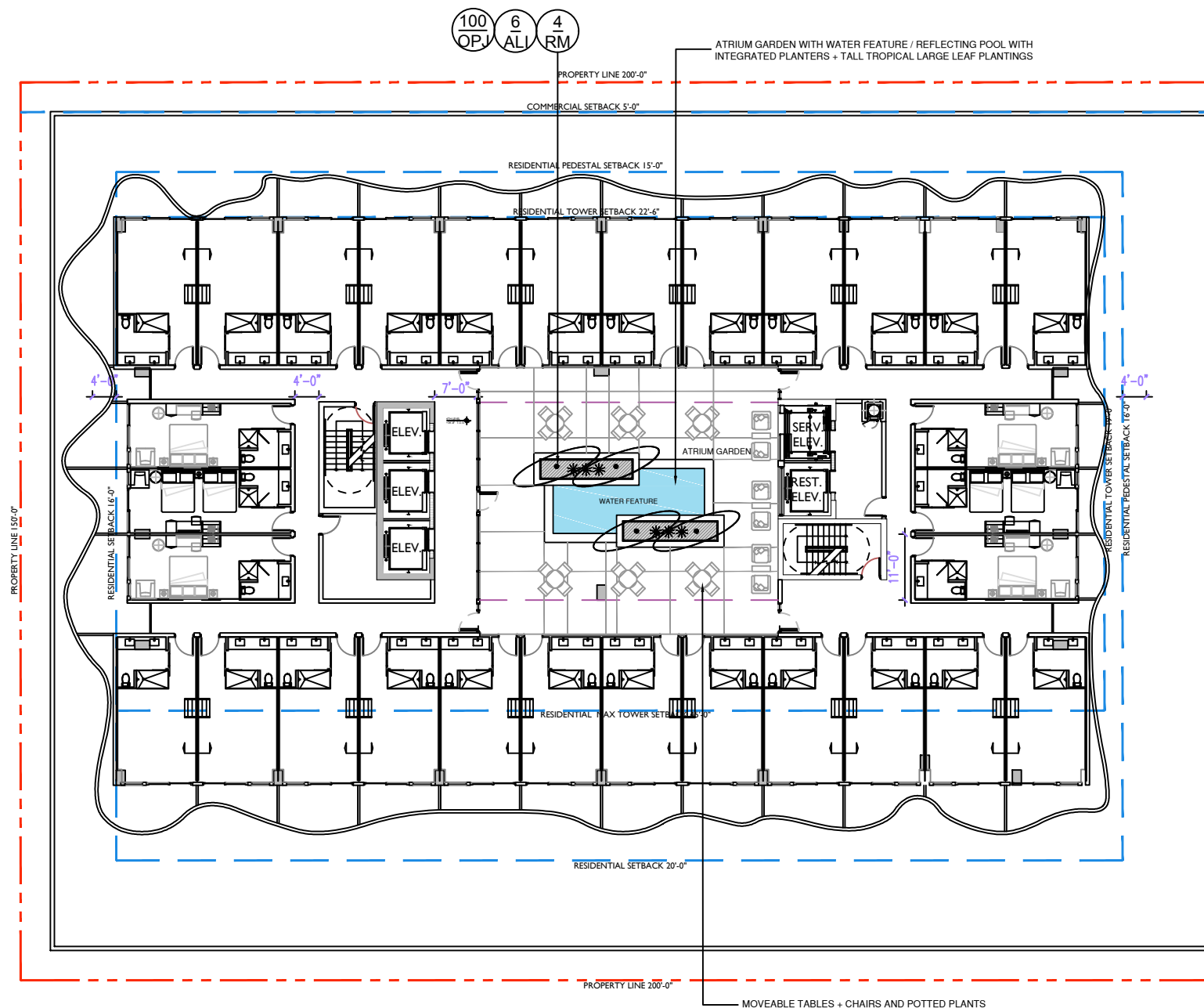
SER | SILVER SAW PALMETTO



CR | CLUSIA ROSEA TREES

PLANTLIST - 1685 WASHINGTON AVE THIRD LEVEL					
KEY	NATIVE	QTY.	COMMON NAME	BOTANICAL NAME	HEIGHT, SPECIFICATION, & NOTES
<b>TREES</b>					
CS	YES	8	SILVER BUTTWOOD TREE	Conocarpus erectus 'Sericeus'	14' height, multi-trunk specimen to be approved
CG	NO	8	SMALL LEAF CLUSIA	Clusia gutifera	14' height, multi-trunk specimen to be approved
CU	YES	ALT	SEA GRAPE TREE	Coccoloba uvifera	16' height, multi-trunk specimen to be approved
<b>PALMS</b>					
TR	YES	6	FLORIDA THATCH PALM	Thrinax radiata	3 gallon, full, space 30" on center
SER	YES	26	SILVER SAW PALMETTO	Serenoa repens	3 gallon, full, space 30" on center
<b>GROUNDCOVERS</b>					
CAM	YES	300	DWARF CARRISSA	Carissa macro 'Emerald blanket'	3 gallon, full, space 30" on center
ERL	YES	400	GOLDEN BEACH CREEPER	Ernoida littoralis	1 gallon, full, space 18" on center
IPC	YES	400	RAILROAD VINE	Ipomoea pes-caprae	1 gallon, full, space 18" on center
TRF	YES	130	DWARF FAKAHATCHEE GRASS	Psychotria ligustrifolia	3 gallon, full, space 18" on center

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OPJ | MONDO GRASS



ALI | IMPERIAL BROMELIAD

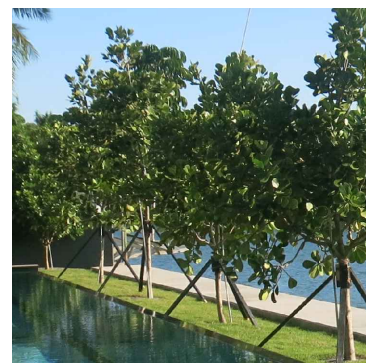


RM | TRAVELLERS PALM

PLANTLIST - 1685 WASHINGTON AVE - FOURTH FLOOR					
KEY	NATIVE	QTY.	COMMON NAME	BOTANICAL NAME	HEIGHT, SPECIFICATION, & NOTES
<b>PALMS</b>					
RM	NO	4	TRAVELERS PALM	Ravenea madagascarensis	12-14' height, partial shade grown, full to base
SR	YES	--	SILVER SAW PALMETTO	Serenoa repens	3' x 3', equal to Botanics Wholesale
<b>GROUNDCOVERS</b>					
ALI	NO	6	ALCANTAREA IMPERIALIS	Same	3' x 3', equal to Botanics Wholesale
FGI	NO	--	FICUS GREEN ISLAND	Ficus macrocarpa 'Green Island'	3 gallon, full, space 18" on center
OPJ	NO	100	MONDO GRASS	Ophiogon japonica	1 gallon, full, space 8" on center

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CR | NATIVE CLUSIA ROSEA TREE



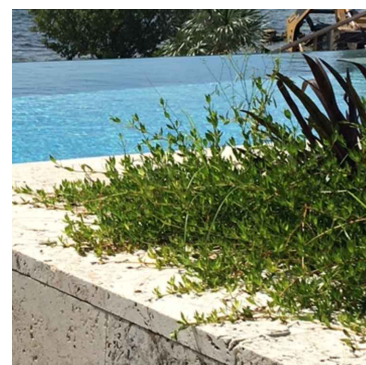
CU | SEA GRAPE TREE



TR | NATIVE THATCH PALM



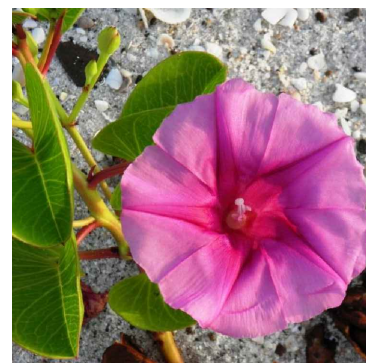
SER | SILVER SAW PALMETTO



ERL | GOLDEN BEACH CREEPER



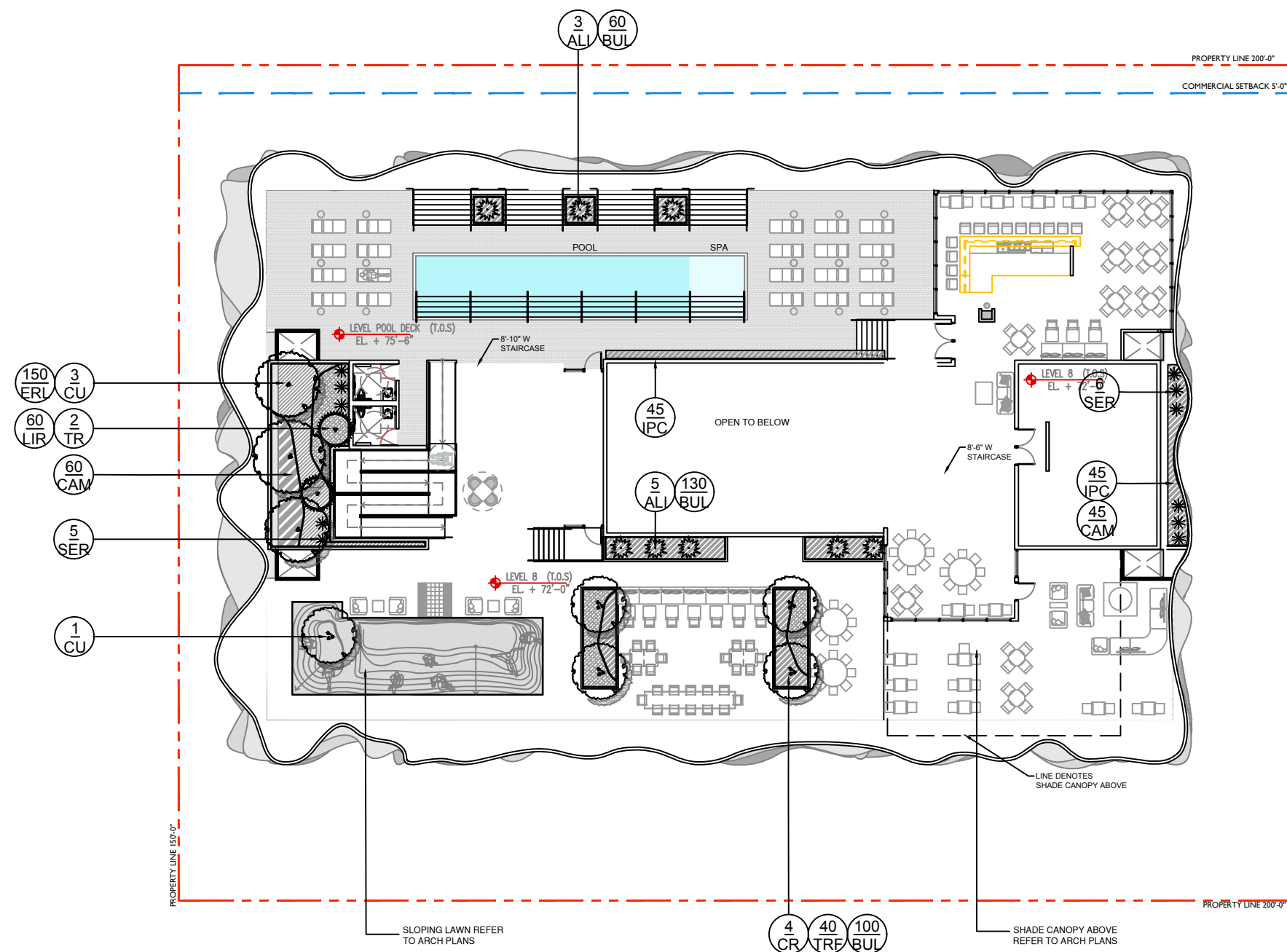
BUL | BULBINE



IPC - RAILROAD VINE



ALI | IMPERIAL BROMELIAD



PLANTLIST - 1685 WASHINGTON AVE - FOURTH FLOOR					
KEY	NATIVE	QTY.	COMMON NAME	BOTANICAL NAME	HEIGHT, SPECIFICATION, & NOTES
<b>TREES</b>					
CU	YES	4	SEA GRAPE TREE	Coccoloba uvifera	14' height minimum, 6' spread, multitrunk
CR	YES	4	PITCH APPLE TREE	Clusia rosea	12' height minimum, 6' spread, standard form
<b>PALMS</b>					
TR	YES	3	FLORIDA THATCH PALM	Thrinax radiata	6' x 6', equal to Botanics Wholesale
SR	YES	11	SILVER SAW PALMETTO	Serenoa repens	3' x 3', equal to Botanics Wholesale
<b>SHRUBS + GROUNDCOVERS</b>					
ALI	NO	8	ALCANTAREA IMPERIALIS	Same	3' x 3', equal to Botanics Wholesale
BUL	NO	160	BULBINE	Bulbine frutescens	3 gallon, full, space 30" on center
CAM	YES	105	DWARF CARRISSA	Carissa macro 'Emerald blanket'	3 gallon, full, space 30" on center
ERL	YES	150	GOLDEN BEACH CREEPER	Emoida littoralis	1 gallon, full, space 18" on center
IPC	YES	45	RAILROAD VINE	Ipomoea pes-caprae	1 gallon, full, space 18" on center
LIR	NO	60	LIRIOPE	Liriope muscari	1 gallon, full, space 18" on center
TRF	YES	40	DWARF FAKAHATCHEE GRASS	Psychotria ligustrifolia	3 gallon, full, space 18" on center



CITY OF MIAMI BEACH

LANDSCAPE LEGEND

INFORMATION REQUIRED TO BE PERMANENTLY AFFIXED TO PLANS

Zoning District **CD-3** Lot Area **29,978 SF** Acres **.688**

OPEN SPACE

- A. Square feet of required Open Space as indicated on site plan:  
Lot Area = **29,978** s.f. x **10** % = **2997** s.f.
- B. Square feet of parking lot open space required as indicated on site plan:  
Number of parking spaces \_\_\_\_\_ x 10 s.f. parking space =
- C. Total square feet of landscaped open space required: A+B=

REQUIRED/ ALLOWED	PROVIDED
N/A	N/A
N/A	N/A
N/A	N/A

LAWN AREA CALCULATION

- A. Square feet of landscaped open space required
- B. Maximum lawn area (sod) permitted= \_\_\_\_\_ % x \_\_\_\_\_ s.f.

N/A	N/A
N/A	N/A

TREES

- A. Number of trees required per lot or net lot acre, less existing number of trees meeting minimum requirements=  
**22** trees x **.688** net lot acres - number of existing trees=
- B. % Natives required: Number of trees provided x 30% =
- C. % Low maintenance / drought and salt tolerant required:  
Number of trees provided x 50%=
- D. Street Trees (maximum average spacing of 20' o.c.)  
**349 LF** linear feet along street divided by 20' =
- E. Street tree species allowed directly beneath power lines:  
(maximum average spacing of 20' o.c.):  
\_\_\_\_\_ linear feet along street divided by 20' =

<b>15 TREES</b>	<b>29 TREES</b>
<b>5 TREES</b>	<b>23 TREES</b>
<b>7 TREES</b>	<b>23 TREES</b>
<b>17 TREES</b>	<b>17 TREES</b>
N/A	N/A

- 9 TREE PROVIDED ON GROUND LEVEL  
12 TREE PROVIDED ON 3RD LEVEL PLANTER  
8 TREES PROVIDED ON ROOF LEVEL
- 8 STREET TREES PROVIDED ON WASHINGTON AVE  
5 STREET TREES PROVIDED ON 17TH ST  
4 STREET TREES PROVIDED ON 3RD LEVEL PLANTER

SHRUBS

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

<b>384</b>	<b>828</b>
<b>192</b>	<b>671</b>

LARGE SHRUBS OR SMALL TREES

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

<b>38</b>	<b>17</b>
<b>19</b>	<b>17</b>

LANDSCAPE NOTES

- ALL PLANT MATERIAL SHALL BE FLORIDA GRADE NO. 1 OR BETTER.
- CONTRACTOR SHALL BECOME FAMILIAR WITH THE LOCATION OF, AVOID, AND PROTECT ALL UTILITY LINES, BURIED CABLES, AND OTHER UTILITIES.
- TREE, PALM, ACCENT AND BED LINES ARE TO BE LOCATED IN THE FIELD AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- ALL PLANTING SOIL SHALL BE 50:50 TOPSOIL:SAND MIX, FREE OF CLAY, STONES, ROCKS, OR OTHER FOREIGN MATTER. THIS SPECIFICATION INCLUDES ALL BACKFILL FOR BERMS AND OTHER LANDSCAPE AREAS.
- ALL EXISTING TREE + PALM INFORMATION THAT HAS BEEN PROVIDED ON THIS PLAN FOLLOWS THE MIAMI DADE COUNTY E.R.M. TREE PERMITTING GUIDELINES. ANY TREES OR PALMS CONSIDERED INVASIVE OR THAT FALLS UNDER THE TREE PERMIT EXEMPTION / PROHIBITED SPECIES LIST 24-94 (4) MAY NOT BE SHOWN FOR CLARITY PURPOSES. ANY DISCREPANCIES IF NOTED UPON FURTHER FIELD INSPECTION SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE LANDSCAPE ARCHITECT.
- ALL PLANTING BEDS SHALL BE MULCHED TO A DEPTH OF 2" WITH APPROVED NATURAL SHREDDED COCO BROWN MULCH MULCH FREE FROM WEEDS AND PESTS. NO 'NUGGETS', 'CYPRESS MULCH' OR 'RED DYED MULCH' TO BE ACCEPTED. KEEP MULCH 6" AWAY FROM TREE OR PALM TRUNKS AS PER INDUSTRY RECOMMENDATIONS.
- SOD SHALL BE 'EMPIRE TURF' ZOYSIA GRASS IN ALL LAWN AREAS AS SHOWN ON THE PLANS. SOD SHALL BE STRONGLY ROOTED, FREE FROM WEED, FUNGUS, INSECTS AND DISEASE. CONTRACTOR SHALL SOD ALL AREAS AS INDICATED ON THE PLANS OR AS DIRECTED. PAYMENT SHALL BE DETERMINED BY THE TOTAL MEASURED SODDED AREAS X THE UNIT PRICE SUBMITTED AND FIELD VERIFIED. SOD SHALL CARRY A 5-MONTH WARRANTY.
- ALL TREES, PALMS, SHRUBS AND GROUNDCOVERS, AND SOD / LAWN SHALL CARRY A ONE-YEAR WARRANTY FROM THE DATE OF FINAL ACCEPTANCE.
- ALL TREES AND PALMS SHALL BE STAKED PER ACCEPTED STANDARDS BY THE FLORIDA NURSERYMEN & GROWERS LANDSCAPE ASSOCIATION (FNGLA) AND ANSI A-300 (PART 6)-2012 TREE, SHRUB, AND OTHER WOODY PLANT MANAGEMENT STANDARD PRACTICES (PLANTING AND TRANSPLANTING). CONTRACTOR SHALL ENSURE THAT THE PLANS, DETAILS, SPECIFICATIONS AND NOTES HAVE BEEN ADHERED TO AND THAT THE LANDSCAPE AND IRRIGATION INSTALLATION IS COMPLIANT TO ALL ITEMS AS DIRECTED ON THE PLANS PRIOR TO SCHEDULING OF THE FINAL INSPECTION.**
- FERTILIZATION: ONE COMPLETE APPLICATION OF GRANULAR FERTILIZER SHALL BE APPLIED PRIOR TO FINAL ACCEPTANCE AND APPROVAL BY THE LANDSCAPE ARCHITECT. FERTILIZER SHALL BE SCOTTS AGRIFORM 20-10-5 PLANTING TABS OR APPROVED EQUAL AS RECOMMENDED BY LANDSCAPE CONTRACTOR
- ALL TREES + PALMS TO REMAIN OR BE RELOCATED ON SITE IN THE VICINITY OF CONSTRUCTION ACTIVITIES, SHALL BE PROTECTED THROUGH THE USE OF TREE PROTECTION BARRICADES INSTALLED AT THE TREE OR PALM DRIP LINE. A TREE PROTECTION FENCE SHALL BE CONSTRUCTED PRIOR TO ANY CONSTRUCTION ACTIVITY INCLUDING GRUBBING AND SHALL REMAIN IN PLACE UNTIL ON SITE CONSTRUCTION HAS BEEN COMPLETED.**
- MULCH SHALL NOT BE APPLIED WITHIN 6" OF ANY TREE OR PALM TRUNK THAT IS INSTALLED OR INCORPORATED INTO THE PROJECT. FOR ROW TREES + PALMS, ALL MULCH SHALL BE AMERIGROW 'PREMIUM PINEBARK BROWN' SHREDDED MULCH OR A CITY APPROVED ALTERNATIVE.

