

| TREE # | COMMON NAME | BOTANICAL NAME | DBH | HEIGHT | SPREAD | ACTION |
|--------|-----------------------|--------------------------------|-----|--------|--------|----------|
| 100 | Green Malayan Coconut | Cocos nucifera 'Green Malayan' | 10" | 20' | 20' | Relocate |
| 101 | Green Malayan Coconut | Cocos nucifera 'Green Malayan' | 10" | 20' | 20' | Relocate |
| 102 | Green Malayan Coconut | Cocos nucifera 'Green Malayan' | 10" | 20' | 20' | Relocate |
| 103 | Green Malayan Coconut | Cocos nucifera 'Green Malayan' | 9" | 8' | 8' | Relocate |
| 104 | Cabbage Palm | Sabal palmetto | 10" | 20' | 8' | Remain |
| 105 | Cabbage Palm | Sabal palmetto | 15" | 30' | 8' | Remain |
| 106 | Cabbage Palm | Sabal palmetto | 15" | 30' | 8' | Remain |
| 107 | Cabbage Palm | Sabal palmetto | 15" | 30' | 8' | Relocate |
| 108 | Green Malayan Coconut | Cocos nucifera 'Green Malayan' | 10" | 20' | 20' | Remain |
| 109 | Green Malayan Coconut | Cocos nucifera 'Green Malayan' | 10" | 20' | 20' | Remain |
| 110 | Cabbage Palm | Sabal palmetto | 15" | 25' | 10' | Remain |
| 111 | Cabbage Palm | Sabal palmetto | 15" | 25' | 10' | Remain |
| 112 | Green Malayan Coconut | Cocos nucifera 'Green Malayan' | 10" | 20' | 20' | Remain |
| 113 | Green Malayan Coconut | Cocos nucifera 'Green Malayan' | 10" | 20' | 20' | Remain |
| 114 | Green Malayan Coconut | Cocos nucifera 'Green Malayan' | 10" | 20' | 20' | Relocate |
| 115 | Green Malayan Coconut | Cocos nucifera 'Green Malayan' | 10" | 20' | 20' | Remain |
| 116 | Green Malayan Coconut | Cocos nucifera 'Green Malayan' | 10" | 20' | 20' | Remain |
| 117 | Cabbage Palm | Sabal palmetto | 15" | 20' | 10' | Remain |
| 118 | Cabbage Palm | Sabal palmetto | 15" | 20' | 10' | Remain |
| 119 | Screwpine | Pandanus utilis | 12" | 20' | 20' | Remain |
| 120 | Pitch Apple | Clusia rosea | 8" | 10' | 12' | Remain |
| 121 | Sea Grape | Coccoloba uvifera | 8" | 15' | 20' | Relocate |
| 122 | Cabbage Palm | Sabal palmetto | 15" | 20' | 10' | Remain |
| 123 | Cabbage Palm | Sabal palmetto | 15" | 20' | 10' | Remain |
| 124 | Cabbage Palm | Sabal palmetto | 18" | 25' | 12' | Remain |
| 125 | Pitch Apple | Clusia rosea | 8" | 10' | 12' | Relocate |
| 126 | Sea Grape | Coccoloba uvifera | 8" | 20' | 20' | Relocate |
| 127 | Green Malayan Coconut | Cocos nucifera 'Green Malayan' | 10" | 20' | 20' | Remain |
| 128 | Green Malayan Coconut | Cocos nucifera 'Green Malayan' | 10" | 20' | 20' | Remain |
| 129 | Green Malayan Coconut | Cocos nucifera 'Green Malayan' | 10" | 20' | 20' | Remain |
| 130 | Green Malayan Coconut | Cocos nucifera 'Green Malayan' | 10" | 20' | 20' | Remain |
| 131 | Sea Grape | Coccoloba uvifera | 8" | 20' | 25' | Relocate |
| 132 | Sea Grape | Coccoloba uvifera | 8" | 20' | 20' | Relocate |
| 133 | Cabbage Palm | Sabal palmetto | 15" | 20' | 12' | Remain |
| 134 | Cabbage Palm | Sabal palmetto | 15" | 25' | 12' | Remain |
| 135 | Cabbage Palm | Sabal palmetto | 10" | 20' | 10' | Remain |
| 136 | Green Malayan Coconut | Cocos nucifera 'Green Malayan' | 10" | 20' | 20' | Remain |
| 137 | Green Malayan Coconut | Cocos nucifera 'Green Malayan' | 10" | 20' | 20' | Remain |
| 138 | Green Malayan Coconut | Cocos nucifera 'Green Malayan' | 10" | 20' | 20' | Remain |
| 139 | Cabbage Palm | Sabal palmetto | 15" | 20' | 12' | Remain |
| 140 | Green Malayan Coconut | Cocos nucifera 'Green Malayan' | 10" | 20' | 20' | Remain |
| 141 | Green Malayan Coconut | Cocos nucifera 'Green Malayan' | 10" | 20' | 20' | Remain |
| 142 | Green Malayan Coconut | Cocos nucifera 'Green Malayan' | 10" | 20' | 20' | Remain |
| 143 | Green Malayan Coconut | Cocos nucifera 'Green Malayan' | 10" | 20' | 20' | Relocate |
| 144 | Green Malayan Coconut | Cocos nucifera 'Green Malayan' | 10" | 20' | 20' | Remain |
| 145 | Green Malayan Coconut | Cocos nucifera 'Green Malayan' | 10" | 20' | 20' | Remain |
| 146 | Cabbage Palm | Sabal palmetto | 18" | 15' | 12' | Remain |
| 147 | Green Malayan Coconut | Cocos nucifera 'Green Malayan' | 12" | 15' | 12' | Remain |
| 148 | Cabbage Palm | Sabal palmetto | 10" | 20' | 12' | Remain |
| 149 | Green Malayan Coconut | Cocos nucifera 'Green Malayan' | 12" | 30' | 15' | Remain |
| 150 | Cabbage Palm | Sabal palmetto | 15" | 20' | 12' | Remain |
| 151 | Cabbage Palm | Sabal palmetto | 18" | 25' | 12' | Remain |
| 152 | Sea Grape | Coccoloba uvifera | 8" | 20' | 20' | Remain |
| 153 | Cabbage Palm | Sabal palmetto | 15" | 20' | 15' | Remain |
| 154 | Cabbage Palm | Sabal palmetto | 18" | 20' | 12' | Remain |
| 155 | Cabbage Palm | Sabal palmetto | 18" | 20' | 12' | Remain |
| 156 | Cabbage Palm | Sabal palmetto | 15" | 15' | 12' | Remain |
| 157 | Green Malayan Coconut | Cocos nucifera 'Green Malayan' | 12" | 30' | 15' | Remain |
| 158 | Green Malayan Coconut | Cocos nucifera 'Green Malayan' | 12" | 30' | 15' | Remain |
| 159 | Green Malayan Coconut | Cocos nucifera 'Green Malayan' | 12" | 30' | 15' | Relocate |
| 160 | Green Malayan Coconut | Cocos nucifera 'Green Malayan' | 12" | 30' | 15' | Remain |
| 161 | Sea Grape | Coccoloba uvifera | 6" | 6' | 10' | Remain |
| 162 | Sea Grape | Coccoloba uvifera | 8" | 15' | 15' | Remain |
| 163 | Sea Grape | Coccoloba uvifera | 7" | 12' | 12' | Remain |
| 164 | Cabbage Palm | Sabal palmetto | 12" | 20' | 12' | Relocate |
| 165 | Green Malayan Coconut | Cocos nucifera 'Green Malayan' | 12" | 30' | 15' | Remain |
| 166 | Cabbage Palm | Sabal palmetto | 12" | 15' | 12' | Remain |
| 167 | Green Malayan Coconut | Cocos nucifera 'Green Malayan' | 12" | 30' | 15' | Remain |
| 168 | Green Malayan Coconut | Cocos nucifera 'Green Malayan' | 12" | 30' | 15' | Remain |
| 169 | Green Malayan Coconut | Cocos nucifera 'Green Malayan' | 9" | 20' | 15' | Remain |
| 170 | Green Malayan Coconut | Cocos nucifera 'Green Malayan' | 12" | 30' | 15' | Remain |
| 171 | Green Malayan Coconut | Cocos nucifera 'Green Malayan' | 12" | 30' | 15' | Remain |
| 172 | Christmas Palm | Adonidia merrillii | 6" | 8' | 6' | Remain |
| 173 | Christmas Palm | Adonidia merrillii | 6" | 10' | 10' | Remain |
| 174 | Christmas Palm | Adonidia merrillii | 6" | 14' | 14' | Remain |
| 175 | Christmas Palm | Adonidia merrillii | 6" | 10' | 10' | Remain |
| 176 | Christmas Palm | Adonidia merrillii | 6" | 8' | 6' | Remain |
| 177 | Christmas Palm | Adonidia merrillii | 6" | 8' | 6' | Remain |
| 178 | Christmas Palm | Adonidia merrillii | 6" | 10' | 10' | Remain |
| 179 | Christmas Palm | Adonidia merrillii | 8" | 18' | 18' | Remain |
| 180 | Christmas Palm | Adonidia merrillii | 6" | 10' | 10' | Remain |
| 181 | Christmas Palm | Adonidia merrillii | 6" | 8' | 6' | Remain |
| 182 | Sea Grape | Coccoloba uvifera | 8" | 15' | 20' | Relocate |
| 183 | Sea Grape | Coccoloba uvifera | 12" | 20' | 20' | Relocate |
| 184 | Sea Grape | Coccoloba uvifera | 12" | 20' | 315' | Relocate |
| 185 | Sea Grape | Coccoloba uvifera | 8" | 20' | 20' | Remain |
| 186 | Christmas Palm | Adonidia merrillii | 8" | 18' | 18' | Remain |
| 187 | Christmas Palm | Adonidia merrillii | 8" | 18' | 18' | Remain |
| 188 | Christmas Palm | Adonidia merrillii | 8" | 18' | 18' | Relocate |
| 189 | Christmas Palm | Adonidia merrillii | 8" | 18' | 18' | Relocate |
| 190 | Christmas Palm | Adonidia merrillii | 8" | 18' | 18' | Relocate |
| 191 | Christmas Palm | Adonidia merrillii | 8" | 18' | 18' | Relocate |
| 192 | Christmas Palm | Adonidia merrillii | 8" | 18' | 18' | Remain |
| 193 | Christmas Palm | Adonidia merrillii | 8" | 18' | 18' | Remain |
| 194 | Sea Grape | Coccoloba uvifera | 8" | 15' | 20' | Remain |
| 195 | Sea Grape | Coccoloba uvifera | 8" | 15' | 20' | Relocate |
| 196 | Pitch Apple | Clusia rosea | 8" | 10' | 12' | Relocate |
| 197 | Sea Grape | Coccoloba uvifera | 8" | 15' | 20' | Relocate |
| 198 | Sea Grape | Coccoloba uvifera | 8" | 15' | 20' | Relocate |
| 199 | Screwpine | Pandanus utilis | 12" | 20' | 20' | Remain |
| 200 | Screwpine | Pandanus utilis | 12" | 20' | 20' | Remain |
| 201 | Sea Grape | Coccoloba uvifera | 8" | 15' | 20' | Relocate |
| 202 | Christmas Palm | Adonidia merrillii | 6" | 8' | 6' | Remain |
| 203 | Christmas Palm | Adonidia merrillii | 6" | 10' | 10' | Remain |
| 204 | Christmas Palm | Adonidia merrillii | 6" | 10' | 10' | Remain |
| 205 | Christmas Palm | Adonidia merrillii | 6" | 8' | 6' | Remain |
| 206 | Montgomery Palm | Veitchia montgomeryana | 8" | 18' | 18' | Relocate |
| 207 | Montgomery Palm | Veitchia montgomeryana | 8" | 18' | 18' | Relocate |
| 208 | Montgomery Palm | Veitchia montgomeryana | 8" | 18' | 18' | Relocate |
| 209 | Montgomery Palm | Veitchia montgomeryana | 8" | 18' | 18' | Remain |
| 210 | Montgomery Palm | Veitchia montgomeryana | 8" | 18' | 18' | Remain |
| 211 | Montgomery Palm | Veitchia montgomeryana | 8" | 18' | 18' | Relocate |
| 212 | Montgomery Palm | Veitchia montgomeryana | 8" | 18' | 18' | Remain |
| 213 | Christmas Palm | Adonidia merrillii | 8" | 18' | 18' | Remain |
| 214 | Christmas Palm | Adonidia merrillii | 6" | 8' | 6' | Relocate |
| 215 | Cabbage Palm | Sabal palmetto | 15" | 40' | 10' | Remain |
| 216 | Sea Grape | Coccoloba uvifera | 8" | 25' | 15' | Remain |
| 217 | Sea Grape | Coccoloba uvifera | 8" | 25' | 15' | Remain |
| 218 | Sea Grape | Coccoloba uvifera | 8" | 25' | 15' | Remain |
| 219 | Cabbage Palm | Sabal palmetto | 15" | 25' | 10' | Remain |
| 220 | Cabbage Palm | Sabal palmetto | 15" | 40' | 10' | Remain |
| 221 | Sea Grape | Coccoloba uvifera | 10" | 30' | 40' | Remain |

GENERAL TREE DISPOSITION NOTES:

1. REFER TO THE TREE DISPOSITION TABLES ON L0.02.00 FOR REFERENCE
2. THE CONTRACTOR SHALL CALL FOR AND ATTEND AN INSPECTION OF EXISTING CONDITIONS BY THE OWNER PRIOR TO COMMENCING WORK, INCLUDING BUT NOT LIMITED TO IDENTIFICATION OF TREES, AND POTENTIAL OBSTRUCTIONS TO THE RELOCATION WORK. THE CONTRACTOR WILL PREPARE A REPORT OF EXISTING CONDITIONS AS A MATTER OF RECORD, TO INCLUDE PHOTOGRAPHS. THE CONTRACTOR WILL ACCEPT THE EXISTING CONDITIONS AS A REFERENCE POINT FOR CONDITION OF TREES, AND CONDITION OF THE SITE. EXISTING CONDITIONS WILL THEN BECOME THE RESPONSIBILITY OF THE CONTRACTOR TO KEEP INTACT
3. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS BETWEEN PROPOSED IMPROVEMENTS AND EXISTING TRESS/PALMS.
4. ALL EXISTING TREES TO REMAIN SHALL BE PROTECTED BY INSTALLING PROTECTIVE BARRIERS AROUND THE DRIP LINE OF TREES PER DETAIL 5/L4.05.02. TREE PROTECTION BARRIERS SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF DEMOLITION AND MAINTAINED THROUGHOUT CONSTRUCTION.
5. ALL TREES SUBJECT TO ENCROACHMENT INTO THE ROOTZONE, DUE TO PROPOSED CONSTRUCTION, SHALL BE ROOT PRUNED 18" FROM THE PAVEMENT EDGE OR TRENCH AS INDICATED ON THE DRAWINGS AND HEREIN THESE SPECIFICATIONS.
6. TREE PITS RESULTING FROM RELOCATED MATERIAL SHALL BE BACKFILLED WITH CLEAN, STABLE FILL AND BROUGHT FLUSH WITH SURROUNDING GRADE.
7. CONTRACTOR SHALL FOLLOW THE AMERICAN STANDARD FOR TREE CARE OPERATIONS - TREE, SHRUB AND OTHER WOODY PLANT MAINTENANCE - STANDARD PRACTICES (TRANSPANTLING ANSI A300(PART 6)-2005 MUST BE ADHERED TO IN ITS ENTIRETY FOR ALL RELOCATING/TRANSPANTLING OF TREES AND SHRUBS. ANSI A300 (PART 6-2005 INCLUDES THE FOLLOWING: 60-TRANSPANTLING STANDARDS, 61-NORMATIVE REFERENCES, 62-DEFINITIONS, 63-TRANSPANTLING PRACTICES.
8. EXISTING TREES TO BE RELOCATED SHALL BE CROWN PRUNED, ROOT PRUNED, AND TREATED WITH SOIL AMENDMENTS PRIOR TO RELOCATION. ALL TREES ARE TO BE TRIMMED BY THINNING THE CROWN ONLY, AND NOT BY REDUCING CROWN DIMENSIONS. TRIM TO CONFORM TO NAA AND ISA STANDARDS, INCLUDING REMOVAL OF DEAD WOOD.
9. WATERING:

9.A. ALL TREES TO BE RELOCATED ARE TO BE PROVIDED WITH AN AUTOMATIC IRRIGATION SYSTEM WHICH PROVIDES 3 BUBBLER HEADS FED BY PVC PIPE TO EACH TREE.

9.B. THE CONTRACTOR SHALL VERIFY A SOURCE OF MUNICIPAL OR WELL WATER AND PROVIDE FOR A TEMPORARY METER TO OPERATE THE IRRIGATION.

9.C. PROVIDE IRRIGATION TIMER, OR BATTERY POWERED VALVE TO WATER TREES TO BE RELOCATED. HAND WATERING IN LIEU OF AUTOMATIC SYSTEM SHALL NOT BE ALLOWED, HOWEVER HAND WATERING SHALL BE PERFORMED TO AVOID LAPSES SHOULD THE AUTOMATIC SYSTEM BE INOPERABLE FOR MORE THAN 24 HOURS.
10. BARRICADES:

10.A. BARRICADES SHALL BE INSTALLED AT AN OFFSET DISTANCE OF 2' (TWO FEET) OUTSIDE THE TREE DRIP LINE/EDGE OF TREE CANOPY, PRIOR TO ANY CONSTRUCTION ACTIVITY.

10.B. BARRICADE ALL EXISTING TREES AND PALMS WITH SIX FOOT (6') CHAIN LINK FENCE OR OTHER BARRICADE APPROVED BY OWNER.
11. ROOT PRUNING TECHNIQUE:

11.A. ALL TREES SHALL BE EXCAVATED BY DIGGING A TRENCH A MINIMUM OF 48" DEEP BY 6" WIDE, EITHER BY HAND OR WITH A TRENCHING MACHINE DESIGNED FOR THIS PURPOSE. HAND CUT BROADLEAF TREE ROOTS AFTER TRENCHING TO PRODUCE CLEAN CUTS WITH NO SPLITS OR TEARS.

11.B. TREES TO BE ROOT PRUNED SHALL HAVE A MINIMUM ROOT BALL SIZE OF 10" PER 1" OF CALIPER MEASURED AT DBH FOR BROAD LEAF TREES. ROOT BALLS ARE TO BE FORMED SQUARE, ALL TRENCHES BEING EQUAL DISTANCE FROM THE TRUNK.
12. TIMING:

12.A. ALL BROADLEAF TREES ARE TO BE RELOCATED SHALL BE MAINTAINED FOR A MINIMUM OF TWELVE (12) WEEKS AFTER ROOT PRUNING PRIOR TO RELOCATION.
13. PRUNING:

13.A. ALL CUTS SHALL BE MADE ACCORDING TO THE ANSI A-300 (2008) PRUNING STANDARDS, AND SHALL BE DONE BY AN ISA CERTIFIED ARBORIST. CROWN PRUNING SHALL ONLY BE PERFORMED TO REMOVE DEADWOOD, MINOR STRUCTURAL DEFECTS AND /OR DAMAGE. WOUND COATING SHALL NOT BE APPLIED.



1303

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1 HOTEL & RESIDENCES

2377 COLLINS AVE
MIAMI BEACH, FL 33139

EoA

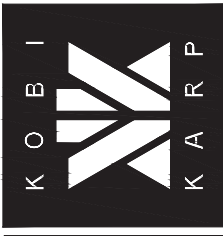
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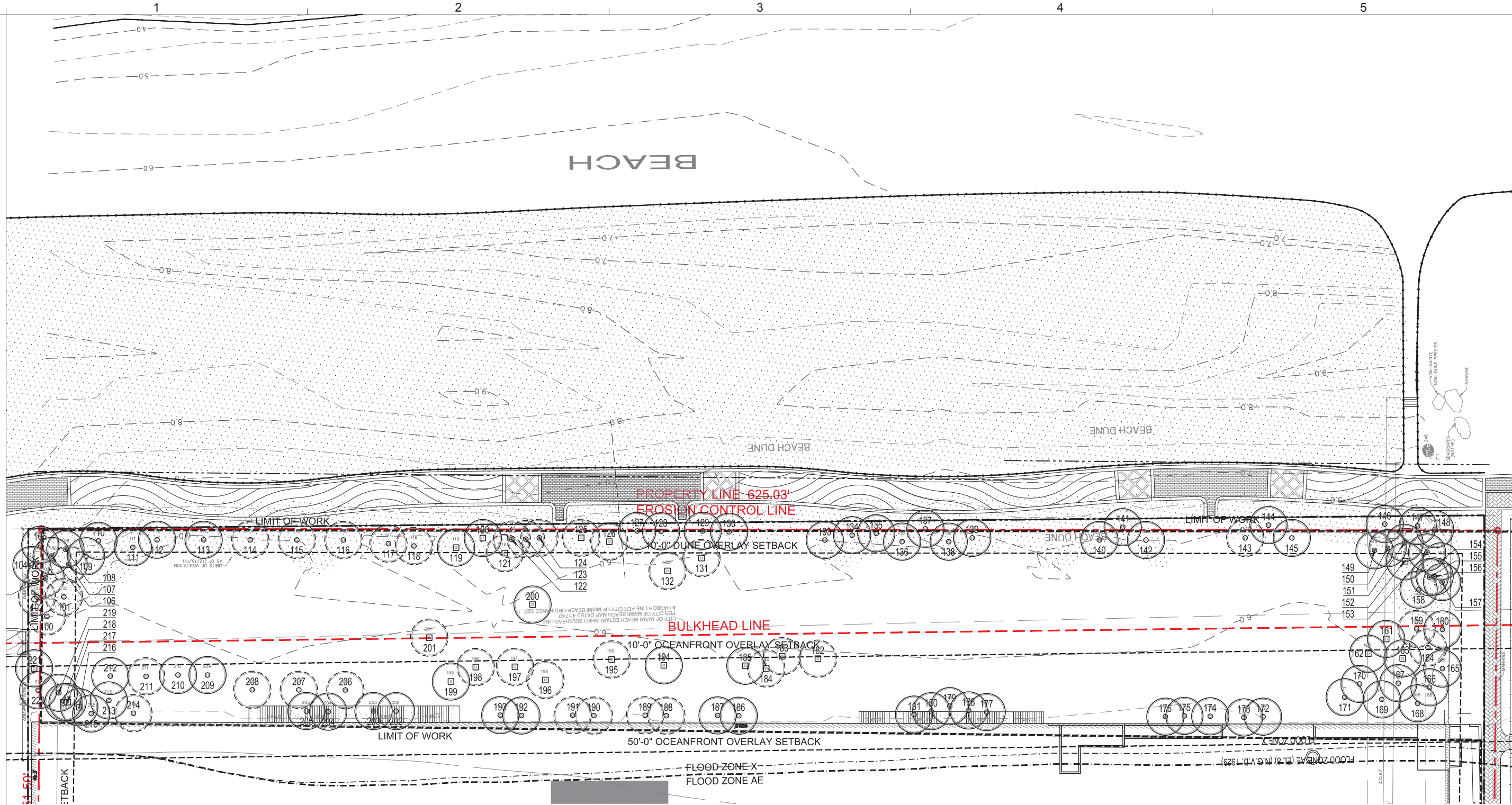


DRAWN BY:

CHECKED BY:

DATE: AUGUST 04, 2016

| TREE TABLE | |
|-----------------------------------|----|
| TREES TO REMAIN | 14 |
| PALMS TO REMAIN | 77 |
| TREES TO BE RELOCATED | 13 |
| PALMS TO BE RELOCATED | 18 |
| TREES TO BE REMOVED | 0 |
| PALMS TO BE REMOVED | 0 |
| TREES TO BE PLANTED | 9 |
| PALMS TO BE PLANTED | 35 |
| NET GAIN OF TOTAL TREES AND PALMS | 44 |



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6. TREE PITS RESULTING FROM RELOCATED MATERIAL SHALL BE BACKFILLED WITH CLEAN, STABLE FILL AND BROUGHT FLUSH WITH SURROUNDING GRADE.

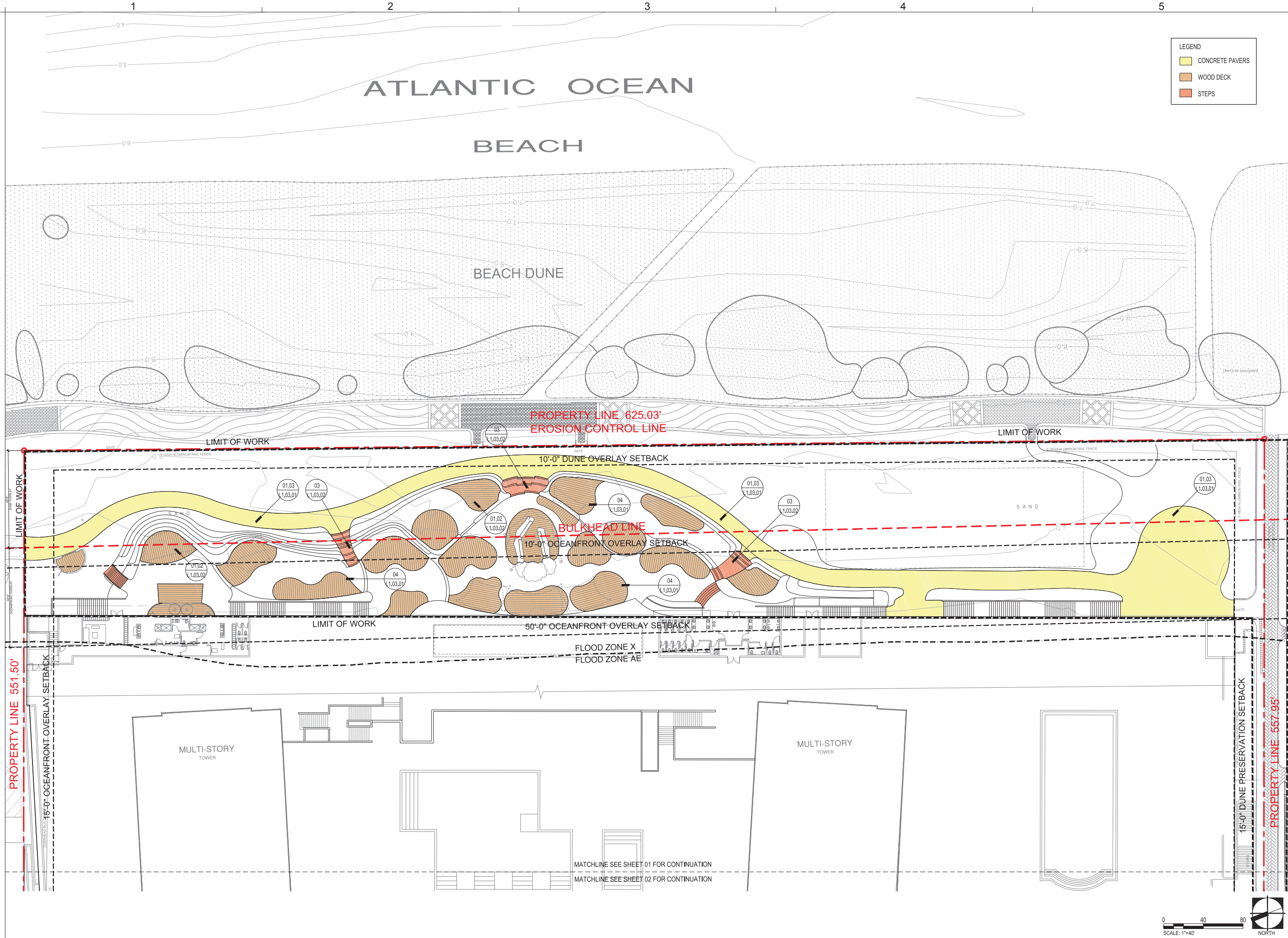
7. CONTRACTOR SHALL FOLLOW THE AMERICAN STANDARD FOR TREE CARE OPERATIONS - TREE, SHRUB AND OTHER WOODY PLANT MAINTENANCE - STANDARD PRACTICES (TRANSPLANTING ANSI A300(PART 6)-2005 MUST BE ADHERED TO IN ITS ENTIRETY FOR ALL RELOCATING/TRANSPLANTING OF TREES AND SHRUBS. ANSI A300 (PART 6-2005 INCLUDES THE FOLLOWING: 60-TRANSPLANTING STANDARDS, 61-NORMATIVE REFERENCES, 62-DEFINITIONS, 63-TRANSPLANTING PRACTICES.
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9. WATERING:
 - 9.A. ALL TREES TO BE RELOCATED ARE TO BE PROVIDED WITH AN AUTOMATIC IRRIGATION SYSTEM WHICH PROVIDES 3 BUBBLER HEADS FED BY PVC PIPE TO EACH TREE.
 - 9.B. THE CONTRACTOR SHALL VERIFY A SOURCE OF MUNICIPAL OR WELL WATER AND PROVIDE FOR A TEMPORARY METER TO OPERATE THE IRRIGATION.
 - 9.C. PROVIDE IRRIGATION TIMER, OR BATTERY POWERED VALVE TO WATER TREES TO BE RELOCATED. HAND WATERING IN LIEU OF AUTOMATIC SYSTEM SHALL NOT BE ALLOWED, HOWEVER HAND WATERING SHALL BE PERFORMED TO AVOID LAPSES SHOULD THE AUTOMATIC SYSTEM BE INOPERABLE FOR MORE THAN 24 HOURS.

10. BARRICADES:
 - 10.A. BARRICADES SHALL BE INSTALLED AT AN OFFSET DISTANCE OF 2' (TWO FEET) OUTSIDE THE TREE DRIP LINE/EDGE OF TREE CANOPY, PRIOR TO ANY CONSTRUCTION ACTIVITY.
 - 10.B. BARRICADE ALL EXISTING TREES AND PALMS WITH SIX FOOT (6') CHAIN LINK FENCE OR OTHER BARRICADE APPROVED BY OWNER.
11. ROOT PRUNING TECHNIQUE:
 - 11.A. ALL TREES SHALL BE EXCAVATED BY DIGGING A TRENCH A MINIMUM OF 48" DEEP BY 6" WIDE, EITHER BY HAND OR WITH A TRENCHING MACHINE DESIGNED FOR THIS PURPOSE. HAND CUT BROADLEAF TREE ROOTS AFTER TRENCHING TO PRODUCE CLEAN CUTS WITH NO SPLITS OR TEARS.
 - 11.B. TREES TO BE ROOT PRUNED SHALL HAVE A MINIMUM ROOT BALL SIZE OF 10" PER 1" OF CALIPER MEASURED AT DBH FOR BROAD LEAF TREES. ROOT BALLS ARE TO BE FORMED SQUARE, ALL TRENCHES BEING EQUAL DISTANCE FROM THE TRUNK.
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LEGEND:

- LIMIT OF WORK
- PROPERTY BOUNDARY
- TREE TO REMAIN
- PALM TO REMAIN
- TREE TO BE RELOCATED
- PALM TO BE RELOCATED
- TREE/PALM TO BE DEMOLISHED





- LEGEND
- CONCRETE PAVERS
 - WOOD DECK
 - STEPS

1

HOTEL & HOMES
SOUTH BEACH

1303

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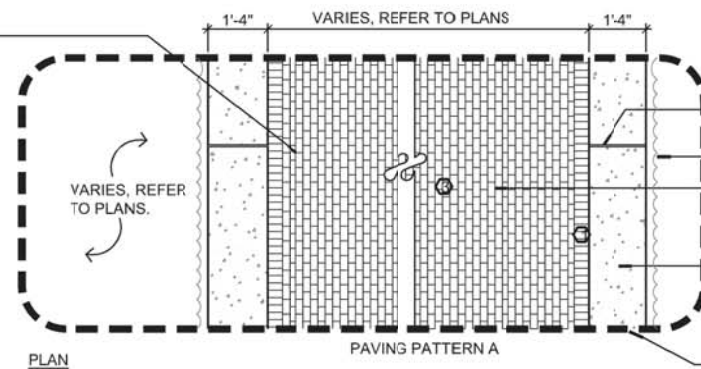
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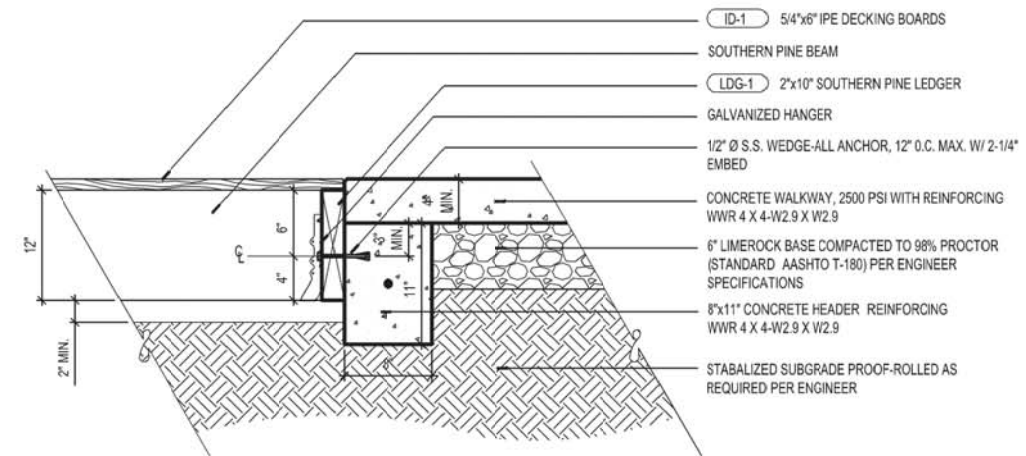
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CHECKED BY: _____
DATE: AUGUST 04, 2016

HARDSCAPE PLAN
L1.01.01





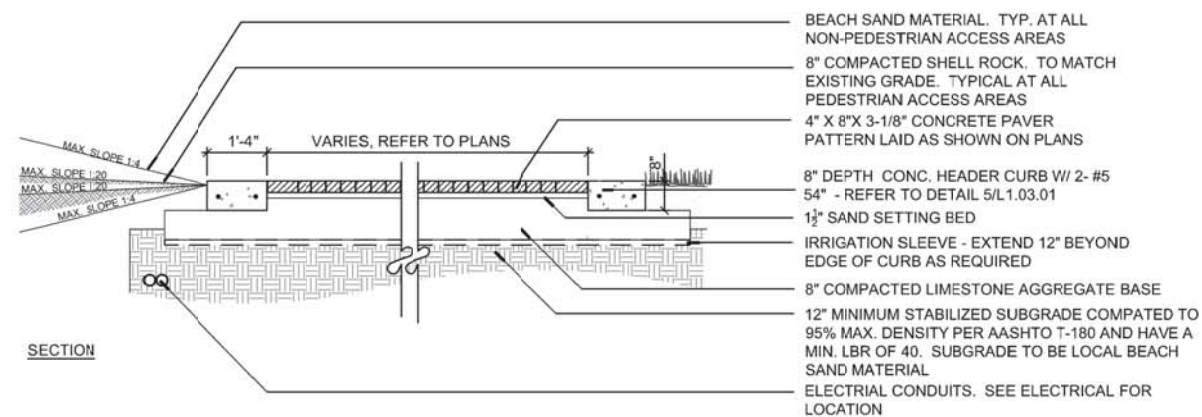
- NOTES:
- SEE SPECIFICATIONS FOR FURTHER DETAILS.
 - STABILIZED SUBGRADE TO BE LOCAL SAND BEACH MATERIAL.
 - SAND SWEEP JOINTS
- COLD JOINTS FULL DEPTH EVERY 5' AT CONCRETE HEADER
- ADJACENT CONDITIONS VARY, REFER TO PLANS
- 4" X 8"X 2-5/8" CONCRETE PAVER
- PATTERN: VARIES, REFER TO PLAN
 - COLOR: TO MATCH EXISTING
 - SAND SWEEP JOINTS
- 8" DEPTH CONC. HEADER CURB W/ 2- #5 54"
- SEE DETAIL 5/L.03.01 MAXIMUM SECTION OF CONCRETE TO BE 60" W/ FULL DEPTH COLD JOINT.
 - 3000 PSI GRAY CONCRETE W/ BROOM FINISH
- SEE SECTION DETAIL 4/L1.03.01



- NOTES:**
1. REFER TO HARDSCAPE PLANS FOR INTEGRAL COLOR, AGGREGATE MIXTURE, FINISH, AND JOINT LAYOUTS.
 2. ALL VISIBLE HARDWARE TO BE STAINLESS STEEL. ALL CONCEALED HARDWARE TO BE GALVANIZED.

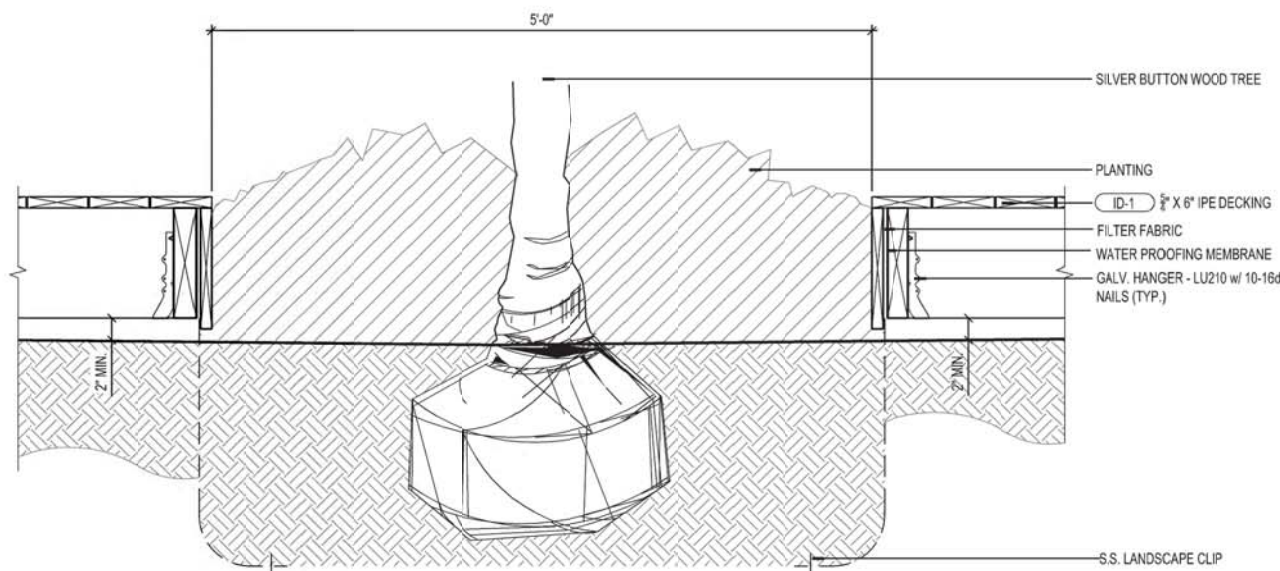
Section/Plan

SCALE: 1/2" = 1'-0"



Plan / Section

SCALE: 1/2" = 1'-0"

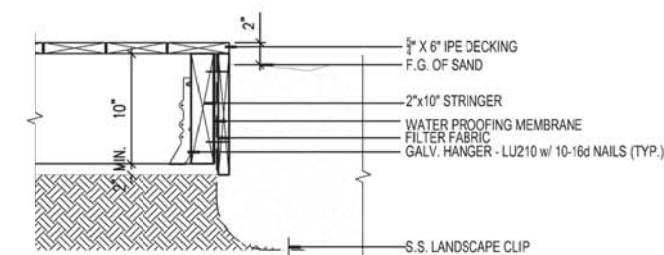


SECTION

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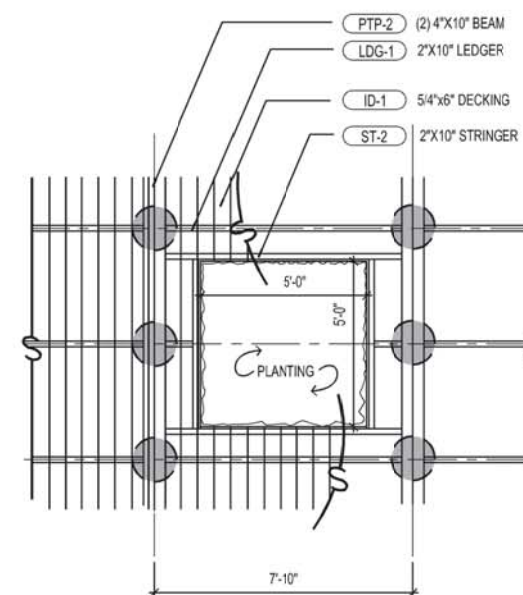
2 PAVIN
SECTION

CD-5337-PAVING TYPE 24.dwg
SCALE: 1-1/2"=1'-0"



4 SAND SECTION

CD-5337-PAVING TYPE 24.dwg
SCALE: 1-1/2"=1'-0"



6 TYPICAL
PLAN/SECTION

SCALE: 3/8"=1'0"

HOTEL & HOMES
SOUTH BEACH

1303

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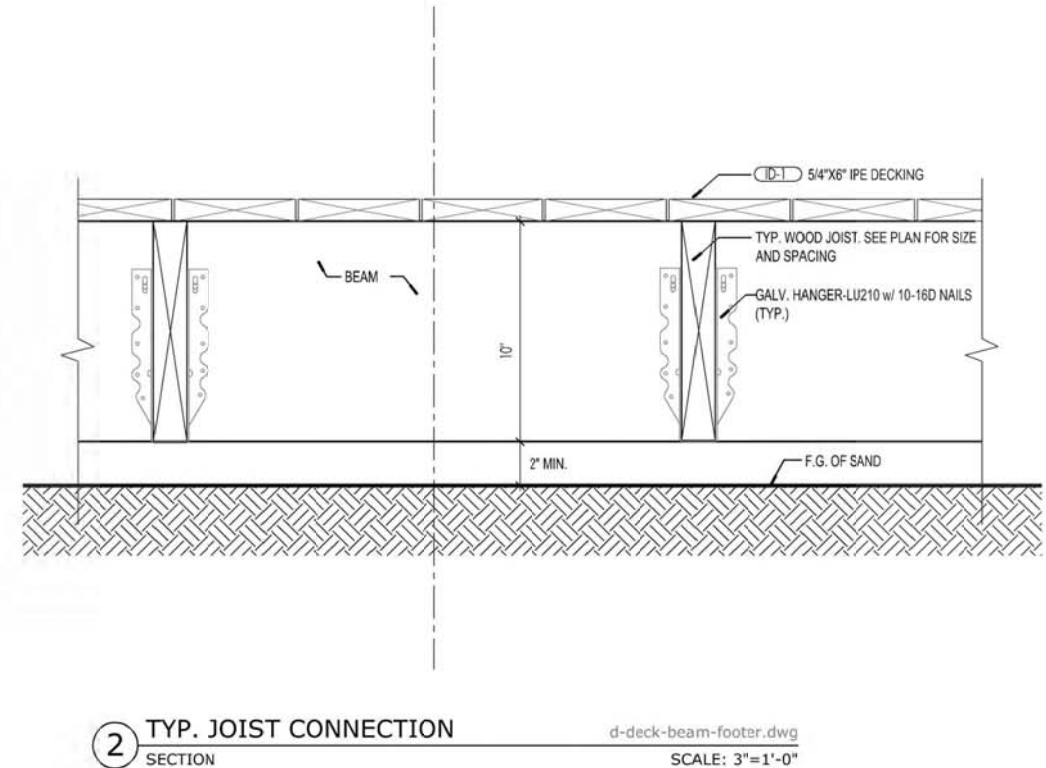
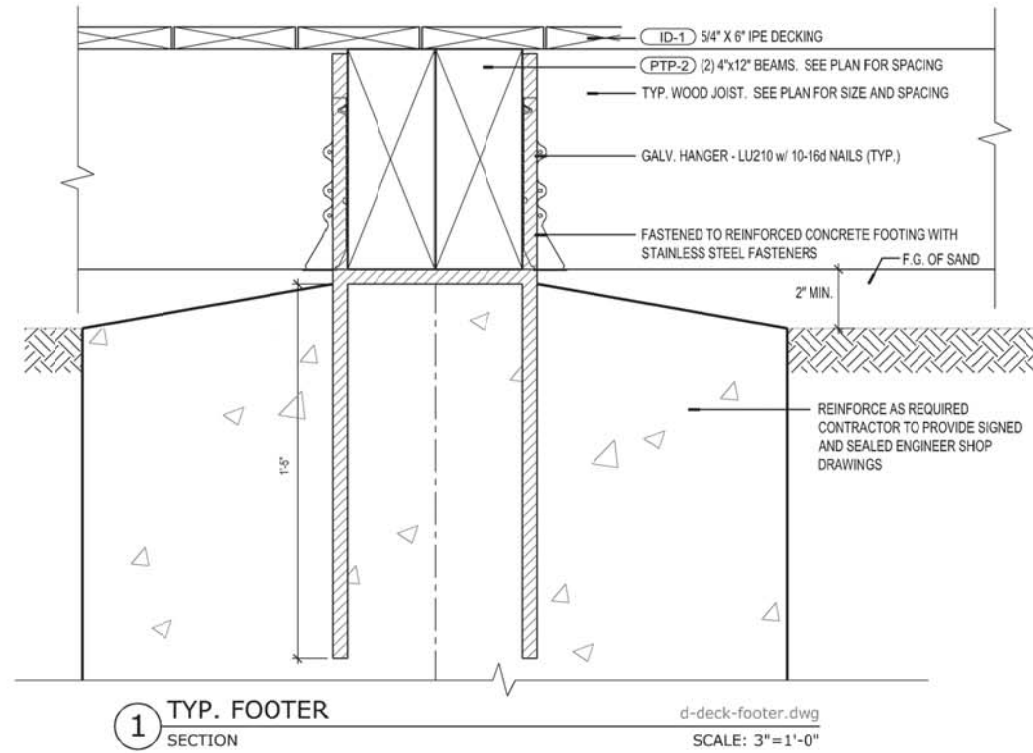
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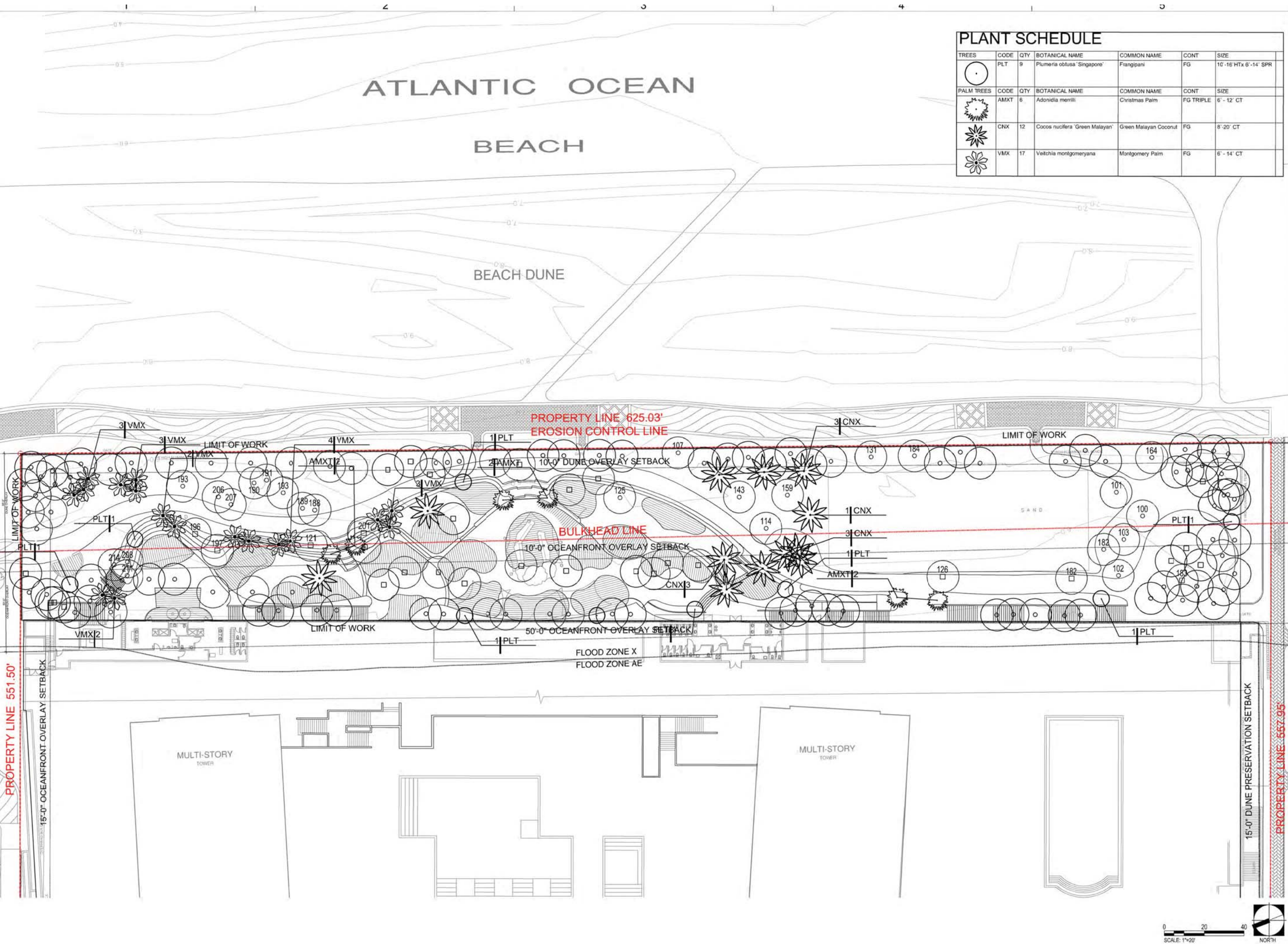
DATE: AUGUST 04, 2016

HARDSCAPE DETAILS
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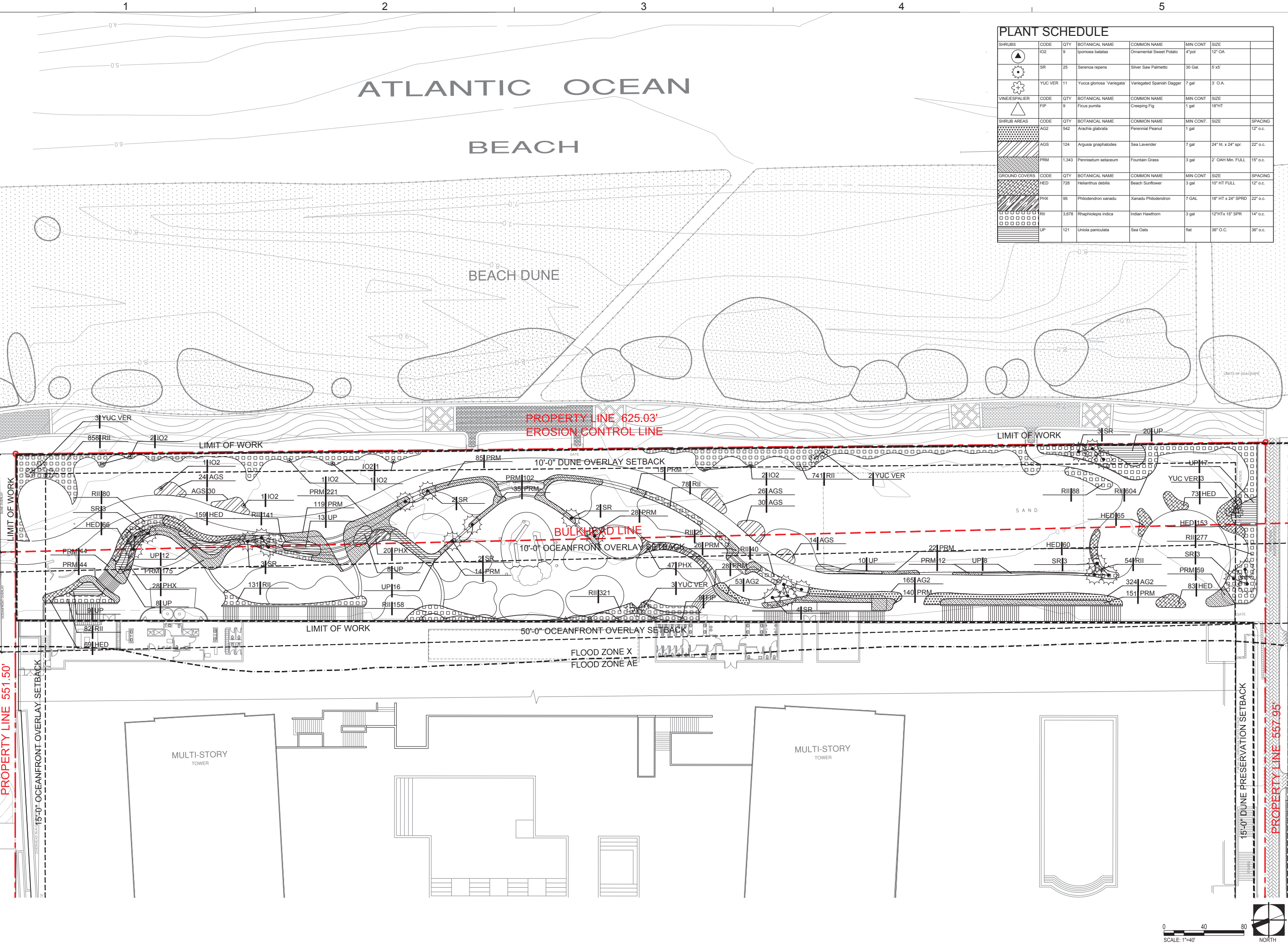
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3 STAIR
SCALE: NA



| PLANT SCHEDULE | | | | | |
|----------------|------|-----|----------------------------------|-------------------------|-----------------------|
| TREES | CODE | QTY | BOTANICAL NAME | COMMON NAME | CONT |
| | PLT | 9 | Plumeria obtusa 'Singapore' | Frangipani | FG |
| PALM TREES | CODE | QTY | BOTANICAL NAME | COMMON NAME | SIZE |
| | AMXT | 6 | Adonidia merillii | Christmas Palm | FG TRIPLE 6' - 12' CT |
| | CNX | 12 | Cocos nucifera 'Green Malaysian' | Green Malaysian Coconut | FG 8'-20' CT |
| | VMX | 17 | Veitchia montgomeryana | Montgomery Palm | FG 6' - 14' CT |



| PLANT SCHEDULE | | | | | | | |
|---|---------|-------|----------------------------|---------------------------|----------|--------------------|----------|
| SHRUBS | CODE | QTY | BOTANICAL NAME | COMMON NAME | MIN CONT | SIZE | |
|  | IO2 | 9 | Ipomoea batatas | Ornamental Sweet Potato | 4" pot | 12" OA | |
|  | SR | 25 | Serenoa repens | Silver Saw Palmetto | 30 Gal. | 5'x5' | |
|  | YUC VER | 11 | Yucca gloriosa 'Variegata' | Variegated Spanish Dagger | 7 gal | 3' O.A. | |
| VINE/SPALIER | CODE | QTY | BOTANICAL NAME | COMMON NAME | MIN CONT | SIZE | |
|  | FIP | 9 | Ficus pumila | Creeping Fig | 1 gal | 18"HT | |
| SHRUB AREAS | CODE | QTY | BOTANICAL NAME | COMMON NAME | MIN CONT | SIZE | SPACING |
|  | AG2 | 542 | Arachis glabrata | Perennial Peanut | 1 gal | | 12" o.c. |
|  | AGS | 124 | Argusia graphalodes | Sea Lavender | 7 gal | 24" ht. x 24" spr. | 22" o.c. |
|  | PRM | 1,343 | Pennisetum setaceum | Fountain Grass | 3 gal | 2' OAH Min. FULL | 15" o.c. |
| GROUND COVERS | CODE | QTY | BOTANICAL NAME | COMMON NAME | MIN CONT | SIZE | SPACING |
|  | HED | 728 | Helianthus debilis | Beach Sunflower | 3 gal | 10" HT FULL | 12" o.c. |
|  | PHX | 95 | Philodendron xanadu | Xanadu Philodendron | 7 GAL | 18" HT x 24" SPRD | 22" o.c. |
|  | RHI | 3,678 | Rhaphiolepis indica | Indian Hawthorn | 3 gal | 12"HTx 15" SPR | 14" o.c. |
|  | UP | 121 | Uniola paniculata | Sea Oats | flat | 36" O.C. | 36" o.c. |

GENERAL NOTES:

- CONTRACTOR SHALL FAMILIARIZE THEMSELVES WITH THE SITE CONDITIONS PRIOR TO INITIATING CONSTRUCTION. ALL EXISTING STRUCTURES, PAVING, LANDSCAPE AND OTHER ELEMENTS TO REMAIN SHALL BE PROTECTED FROM ANY DAMAGE UNLESS OTHERWISE NOTED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL UNDERGROUND UTILITIES PRIOR TO DIGGING IN ANY AREA. THE CONTRACTOR SHALL NOTIFY ALL NECESSARY UTILITY COMPANIES 48 HOURS MINIMUM PRIOR TO DIGGING FOR VERIFICATION OF ALL UNDERGROUND UTILITIES, IRRIGATION AND ALL OTHER OBSTRUCTIONS AND COORDINATE WITH OWNER'S REPRESENTATIVE PRIOR TO INITIATING OPERATIONS. DRAWINGS ARE PREPARED ACCORDING TO THE BEST INFORMATION AVAILABLE AT THE TIME OF PREPARING THESE DOCUMENTS.
- DEMOLITION AND CONSTRUCTION ACTIVITIES, INCLUDING THE STAGING AND STORAGE OF EQUIPMENT, LANDSCAPE AND CONSTRUCTION MATERIALS, ARE TO BE CONFINED TO THE WORK AREA IDENTIFIED BY THE LIMITS OF CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE TO OBTAIN ANY AND ALL NECESSARY PERMITS REQUIRED FOR DEMOLITION PRIOR TO THE BEGINNING OF WORK.
- CONTRACTOR IS RESPONSIBLE TO CONTACT THE OWNER AND/OR THE LANDSCAPE ARCHITECT IMMEDIATELY IF THERE ARE ANY DISCREPANCIES BETWEEN FIELD CONDITIONS AND INFORMATION PROVIDED IN THESE DRAWINGS.
- CONTRACTOR SHALL ENSURE APPROPRIATE SEDIMENT AND EROSION CONTROL MEASURES ARE IN PLACE PRIOR TO INITIATION OF CONSTRUCTION ACTIVITIES.
- CONTRACTOR SHALL CLEAN THE WORK AREAS AT THE END OF EACH WORKING DAY. RUBBISH AND DEBRIS SHALL BE COLLECTED AND DEPOSITED OFF-SITE DAILY. ALL MATERIALS, PRODUCTS AND EQUIPMENT SHALL BE STORED IN AN ORGANIZED FASHION AS DIRECTED BY THE OWNER, ITS REPRESENTATIVE, OR LANDSCAPE ARCHITECT.
- THE CONTRACTOR SHALL REQUEST A 'SUBSTANTIAL COMPLETION' INSPECTION IN WRITING TWO WEEKS PRIOR TO REQUESTED DATE. PRIOR TO THIS INSPECTION CONTRACTOR SHALL SUBMIT THEIR LIST OF WORK DEFICIENCIES TO LANDSCAPE ARCHITECT FOR REVIEW. LANDSCAPE ARCHITECT SHALL UTILIZE THIS LIST AS THE STARTING POINT FOR REVIEW OF 'SUBSTANTIAL COMPLETION'. DURING THE INSPECTION LANDSCAPE ARCHITECT SHALL IDENTIFY ANY ADDITIONAL DEFICIENT ITEMS TO THE CONTRACTOR AND FOLLOWING THE INSPECTION SHALL SUBMIT A COPY OF THIS TO THE OWNER AND CONTRACTOR WITHIN SEVEN (7) DAYS. THIS REPORT CONSTITUTES THE 'PUNCH LIST'. IF ALL WORK IS SATISFACTORY AND COMPLETE IN ACCORDANCE WITH CONDITIONS OF CONTRACT DOCUMENTS, THE OWNER SHALL DECLARE THE WORK SUBSTANTIALLY COMPLETE. SUBSTANTIAL COMPLETION CONSTITUTES THE BEGINNING OF THE GUARANTEE PERIOD.
- CONTRACTOR TO GUARANTEE PLANT MATERIAL FOR A TWELVE (12) MONTH PERIOD BEGINNING THE DATE OF 'SUBSTANTIAL COMPLETION'.
- FOLLOWING THE GRANTING OF 'SUBSTANTIAL COMPLETION' CONTRACTOR SHALL HAVE COMPLETED AND REMEDIED ALL DEFICIENCIES AS LISTED IN THE 'PUNCH LIST' FROM THE SUBSTANTIAL COMPLETION WALK THROUGH PERFORMED BY THE LANDSCAPE ARCHITECT. AT THIS POINT CONTRACTOR SHALL REQUEST 'FINAL ACCEPTANCE' OF CONTRACTED WORK IN WRITING A MINIMUM OF TEN (10) DAYS IN ADVANCE OF DESIRED DATE.

PLANTING NOTES:

- LANDSCAPE CONTRACTOR SHALL COORDINATE ALL WORK WITH RELATED CONTRACTORS AND WITH THE GENERAL CONSTRUCTION OF THE PROJECT IN ORDER NOT TO IMPEDE THE PROGRESS OF THE WORK OF OTHERS OR THE CONTRACTOR'S OWN WORK. LANDSCAPE CONTRACTOR SHALL PROVIDE SCHEDULE OF HIS/HER WORKS AT A MINIMUM OF TWO WEEKS IN ADVANCE, BEGINNING TWO WEEKS PRIOR TO COMMENCING LANDSCAPE TRADE CONSTRUCTION.
- CONTRACTOR SHALL BE RESPONSIBLE TO REMOVE EXISTING GROUND COVER FOR ALL PLANTING BEDS AS SPECIFIED PRIOR TO PLANTING MATERIAL. CONTRACTOR SHALL BE RESPONSIBLE TO REPLACE ALL PORTIONS OF EXISTING LANDSCAPE AND HARDSCAPE AREAS DAMAGED TO THE SATISFACTION OF THE OWNER, ITS REPRESENTATIVE, OR LANDSCAPE ARCHITECT.
- THE LOCATIONS OF PLANTS, AS SHOWN IN THESE PLANS, ARE APPROXIMATE. THE FINAL LOCATIONS MAY BE ADJUSTED TO ACCOMMODATE UNFORESEEN FIELD CONDITIONS TO COMPLY WITH SAFETY CRITERIA, TO AVOID CREATING UNSAFE SIGHT CONDITIONS, OR AS OTHERWISE DIRECTED BY OR APPROVED BY THE LANDSCAPE ARCHITECT.
- CONTRACTOR IS RESPONSIBLE FOR THE MAINTENANCE OF ALL PLANT MATERIALS, INCLUDING TEMPORARY IRRIGATION AND FERTILIZATION IF NECESSARY DURING CONSTRUCTION AND/OR WHILE BEING HELD IN LANDSCAPE HOLDING AREAS.
- THE CONTRACTOR SHALL BEAR ALL COSTS OF TESTING OF SOILS, AMENDMENTS, ETC. ASSOCIATED WITH THE WORK AND INCLUDED IN THE SPECIFICATIONS. PRIOR TO COMMENCEMENT OF THE LANDSCAPE PLANTING WORK THE CONTRACTOR SHALL PROVIDE COMPLETE SOIL TESTS INCLUDING CONTENT ANALYSIS WITH RECOMMENDATIONS FOR THE INSTALLATION AREA.
- ALL PLANT MATERIAL SHALL BE IN FULL AND STRICT ACCORDANCE TO FLORIDA NO. 1 GRADE, ACCORDING TO THE "GRADES AND STANDARDS FOR NURSERY PLANTS", PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES. ALL REPLACEMENT MATERIAL SHALL MATCH THE SIZE AND QUALITY OF THE MATERIAL BEING REPLACED.
- LANDSCAPE CONTRACTOR SHALL FIELD STAKE THE LOCATION OF TREES AND ALL SHRUB BEDS PRIOR TO INITIATING INSTALLATION FOR THE REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT. LANDSCAPE CONTRACTOR TO NOTIFY THE LANDSCAPE ARCHITECT AT LEAST 5 DAYS PRIOR TO REQUESTED REVIEW OF STAKED MATERIALS. EXCAVATION SHALL NOT BEGIN UNTIL LOCATIONS OF INDIVIDUAL PLANT AND PLANT BEDS ARE ACCEPTABLE TO THE LANDSCAPE ARCHITECT.
- LANDSCAPE CONTRACTOR SHALL FIELD ADJUST LOCATION OF PLANT MATERIAL AS NECESSARY DUE TO EXISTING SITE CONDITIONS. ALL CHANGES REQUIRED SHALL BE COMPLETED AT THE CONTRACTOR'S EXPENSE AND SHALL BE COORDINATED WITH THE LANDSCAPE ARCHITECT.
- ANY SUBSTITUTIONS IN SIZE AND/OR PLANT MATERIAL MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO MODIFICATION OF THE CONTRACT, PURCHASING AND DELIVERY OF PLANTS. ALL PLANTS WILL BE SUBJECT TO APPROVAL BY LANDSCAPE ARCHITECT BEFORE PLANTING CAN BEGIN. ALL PLANT MATERIALS WILL NOT INCLUDE ANY PLANTS CONSIDERED TO BE INVASIVE. CONTRACTOR TO PROVIDE SOURCE LIST OF PLANT MATERIAL.
- CONTRACTOR SHALL REFER TO THE LANDSCAPE PLANTING DETAILS, GENERAL NOTES AND/OR SPECIFICATIONS FOR FURTHER AND COMPLETE LANDSCAPE PLANTING INSTRUCTIONS.
- LANDSCAPE CONTRACTOR SHALL COORDINATE ALL PLANTING WORK WITH PERMANENT OR TEMPORARY IRRIGATION WORK. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL HAND WATERING AS REQUIRED TO SUPPLEMENT IRRIGATION WATERING AND RAINFALL. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR HAND WATERING IN ALL PLANTING AREAS, REGARDLESS

PLANTING NOTES (continued):

- OF THE STATUS OF EXISTING OR PROPOSED IRRIGATION UNTIL FINAL ACCEPTANCE OF THE PROJECT.
- GUYPING / STAKING PRACTICES SHALL NOT PERMIT NAILS, SCREWS, WIRES ETC., TO PENETRATE OUTER SURFACE OF TREE OR PALM. TREES OR PALMS REJECTED DUE TO THIS PRACTICE SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
 - BURLAP MATERIAL, WIRE CAGES, PLASTIC STRAPS, ETC., MUST BE CUT AND REMOVED FROM TOP ONE - THIRD (1/3) OF ROOT BALL.
 - TREES GROWN IN GROW BAGS OR GROW BAG TYPE MATERIAL ARE NOT ALLOWED.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE GUARANTEE OF ALL PLANT MATERIAL FOR A PERIOD OF TWELVE (12) MONTHS FROM THE DATE SUBSTANTIAL COMPLETION. SUBSTANTIAL COMPLETION CONSTITUTES THE BEGINNING OF GUARANTEE PERIOD.
 - ALL EXISTING TREES TO REMAIN SHALL BE PROTECTED BY INSTALLING PROTECTIVE BARRIERS AROUND THE DRIP LINE OF TREES. THE PROTECTIVE BARRIERS SHALL BE SEEN EASILY BY OPERATORS OF TRUCKS AND OTHER EQUIPMENT. PROTECTIVE BARRIERS SHALL BE CONSTRUCTED OF STURDY MATERIALS (NOT FLAGGING OR RIBBONS) AND SHALL BE INSTALLED PRIOR TO AND MAINTENANCE THROUGHOUT CONSTRUCTION AND/OR LAND DEVELOPMENT:
 - DO NOT STORE OR USE MATERIALS OR EQUIPMENT WITHIN THE DRIP LINE OF ANY TREE TO BE RELOCATED ON SITE UNLESS THE ACTIVITY IS BEING DONE TO PROTECT TREES.
 - DO NOT DISCHARGE OR CONTAMINATE THE SOIL WITHIN THE DRIP LINE OF ANY TREE TO BE RELOCATED ON SITE WITH ANY CONSTRUCTION MATERIALS SUCH AS PAINT, OIL, SOLVENTS, PETROLEUM PRODUCTS, ASPHALT, CONCRETE, MORTAR, OR OTHER MATERIALS THAT MAY CAUSE ADVERSE IMPACTS.
 - CLEARING OF VEGETATION WITHIN THE DRIP LINE OF TREES DESIGNATED FOR PRESERVATION SHALL ONLY BE BY HAND OR LIGHT RUBBER WHEELED EQUIPMENT THAT WILL NOT DAMAGE TREE ROOTS.
 - MAKE NO ATTACHMENTS, OTHER THAN THOSE OF A PROTECTIVE AND NON-DAMAGING NATURE, TO ANY TREE TO BE RETAINED ON THE SITE.
 - DO NOT CHANGE THE NATURAL GRADE ABOVE THE ROOT SYSTEM WITHIN THE DRIP LINE OF ANY TREE TO BE RETAINED ON SITE UNLESS IT CAN BE DEMONSTRATED THAT IT WILL NOT DAMAGE THE TREE.
 - AVOID ANY ENCROACHMENTS, EXCAVATIONS OR SEVERE GRADE CHANGES WITHIN THE DRIPLINE OF PRESERVED TREES THAT WILL IMPACT ANY TREE SCHEDULED TO REMAIN.
 - PLANT SIZE SPECIFICATIONS TAKE PRECEDENCE OVER CONTAINER SIZE.
 - PLANT QUANTITIES SHOWN ARE FOR CONVENIENCE ONLY. CONTRACTOR TO VERIFY QUANTITIES AND REPORT ANY DISCREPANCIES TO THE OWNER, ITS REPRESENTATIVE, OR LANDSCAPE ARCHITECT.
 - ALL GROUND COVER SHALL HAVE A MINIMUM 50% COVERAGE AT INSTALLATION AND 100% COVERAGE IN 6 MONTHS.
 - EXCAVATE ALL PLANTING ISLANDS TO A MINIMUM OF 24" AND BACKFILL WITH SPECIFIED PLANTING MIX.
 - IRRIGATION SYSTEM WILL HAVE 100% COVERAGE WITH 100% OVERLAP WITH NO OVERSPRAY ON WALKS. SYSTEM SHALL INCLUDE A RAIN SENSOR AND RUST FREE WATER. ALL EXPOSED RISERS TO BE PAINTED FLAT BLACK.
 - ALL ROOT BALLS SHALL CONFORM TO THE SIZE STANDARDS SET FORTH IN "AMERICAN STANDARDS FOR NURSERY STOCK" AND "GRADES AND STANDARDS FOR NURSERY PLANTS".
 - ALL PLANT MATERIAL SHALL BE PROTECTED DURING TRANSPORT AND DELIVERY TO FINAL LOCATION WITH SHADE CLOTH OR OTHER ACCEPTABLE MEANS OF WINDBURN PREVENTION. ALL PLANT MATERIAL TO BE PLANTED ON THE SAME DAY IT ARRIVES ON SITE.
 - ALL PLANT MATERIAL SHALL BE INSTALLED IN A SOUND, WORKMAN-LIKE MANNER AND ACCORDING TO ACCEPTED GOOD PLANTING AND TREE RELOCATION PROCEDURES WITH THE QUALITY OF PLANT MATERIALS AS HEREINAFTER DESCRIBED. ALL ELEMENTS OF LANDSCAPING SHALL BE INSTALLED SO AS TO MEET ALL APPLICABLE ORDINANCES AND CODE REQUIREMENTS.
 - THERE SHALL BE NO CHAINS OR CABLES USED ON TREES OR PALMS. HANDLE WITH TWO INCH (2") MINIMUM WIDTH NYLON STRAPS OR EQUAL.
 - CONTRACTOR TO REPLACE REJECTED PLANT MATERIAL WITHIN TWO (2) WEEKS OF WRITTEN NOTICE AND GUARANTEE FOR TWELVE (12) MONTHS FROM DATE OF INSTALLATION.
 - CONTRACTOR SHALL MULCH ALL PLANT MATERIAL THROUGHOUT AND COMPLETELY TO A THREE INCH (3") DEPTH OF LOOSE, WEED FREE STERILIZED CYPRESS OR OTHER APPROVED HARDWOOD MULCH. SUBMIT SAMPLE AND SOURCE FOR APPROVAL PRIOR TO PROCUREMENT.
 - ALL PLANT MATERIAL IS TO BE TAGGED AT THE NURSERY BY CONTRACTOR. THE LANDSCAPE ARCHITECT MAY BE PRESENT DURING SELECTION AND TAGGING ACTIVITIES WITH NOTIFICATION AT LEAST 2 WEEKS IN ADVANCE.
 - PROTECT PLANTS DURING DELIVERY TO PREVENT DAMAGE TO ROOT BALL OR DESICCATION OF LEAVES AND FRONDS.
 - NOTIFY THE LANDSCAPE ARCHITECT OF DELIVERY SCHEDULE IN ADVANCE SO PLANT MATERIAL MAY BE INSPECTED UPON ARRIVAL AT JOB SITE.
 - REMOVE UNACCEPTABLE PLANT MATERIAL IMMEDIATELY FROM JOB SITE.
 - DELIVER FERTILIZER TO SITE IN ORIGINAL UNOPENED CONTAINERS BEARING MANUFACTURER'S GUARANTEED CHEMICAL ANALYSIS, NAME, TRADE NAME, TRADEMARK, AND CONFORMANCE TO FLORIDA STATE LAW OR OTHER LOCAL CODES AND ORDINANCES.
 - FERTILIZATION.
 - PALMS: 13-3-13 PLUS MINOR ELEMENTS - SLOW RELEASE SULFUR COATED UREA 1/2 LB FERTILIZER PER 1/2 INCH CALIPER.
 - SHRUBS/ GROUNDCOVERS: 8-10-10 PLUS MINOR ELEMENTS - SLOW RELEASE SULFUR COATED UREA 1 LB FERTILIZER PER 100 SF.
 - TREES - 8-6-6 PLUS MINOR ELEMENTS - SLOW RELEASE 1/2 LB FERTILIZER PER 1/2 INCH CALIPER.
 - TURF - 16-4-8 PLUS MINOR ELEMENTS - SLOW RELEASE 1 LB FERTILIZER PER 1000 SF.CONTRACTOR SHALL SUBMIT FERTILIZER SAMPLES AND COMPLETE LABELS TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO PURCHASE. FERTILIZATION SHALL BE PERFORMED TO ALL PLANTING AREAS EACH MONTH FROM THE TIME OF INSTALLATION UNTIL THE POINT OF 'SUBSTANTIAL COMPLETION'.
 - PROTECT ROOTS OF PLANT MATERIAL FROM DRYING OR OTHER POSSIBLE INJURY. KEEP ROOT BALL MOIST AT ALL TIMES.
 - REPAIR DAMAGE TO OTHER PLANTS OR CONSTRUCTION WORK DURING PLANT PLACEMENT AND/OR

PLANTING NOTES (continued):

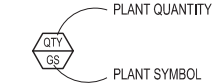
- REPLACEMENT INCLUDING, BUT NOT LIMITED TO, DAMAGE TO EXISTING TREES, WALKS, STRUCTURES, SITE FURNISHINGS, ETC.
- NURSERY GROWN STOCK SHALL BE GROWN UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT.
 - PLANTING
 - GENERAL
 - IRRIGATION SHALL BE 100% OPERATIONAL PRIOR TO PLANT MATERIAL INSTALLATION, IF APPLICABLE.
 - THE LANDSCAPE ARCHITECT SHALL RESERVE THE RIGHT TO REJECT ANY AND ALL PLANT MATERIAL NOT MEETING SPECIFICATIONS AT THE JOB SITE.
 - REMOVE BURLAP FROM TOP 1/2 OF ROOT BALL.
 - CENTER PLANT IN PIT OR TRENCH.
 - POSITION PLANT FOR BEST EFFECT, OR AS DIRECTED BY THE LANDSCAPE ARCHITECT.
 - SET PLANT PLUMB AND HOLD RIGIDLY IN POSITION UNTIL SOIL HAS BEEN TAMPED FIRMLY AROUND PLANTING BALL.
 - USE ONLY PLANTING SOIL BACKFILL AS SPECIFIED ON THIS SHEET UNDER SOIL PREPARATION AND SOIL MIX.
 - PLACE SUFFICIENT PLANTING SOIL UNDER PLANT TO BRING TOP OF PLANTING BALL TO FINISH GRADE.
 - BACKFILL PIT OR TRENCH WITH PLANTING SOIL IN 9-INCH LIFTS AND WATER EACH LAYER THOROUGHLY TO SETTLE SOIL AND WORK SOIL COMPLETELY AROUND ROOTS AND PLANTING BALL.
 - AFTER SOIL SETTLES FILL PIT WITH PLANTING SOIL, WATER, AND LEAVE PIT SURFACE EVEN WITH FINISH GRADE.
 - TOPSOIL BERM:
 - CONSTRUCT A TOPSOIL BERM 6-INCHES ABOVE FINISH GRADE FORMING A WATERING BASIN WITH A LEVEL BOTTOM AROUND EACH PALM OR TREE.
 - THE TOPSOIL BERM SHALL FORM A WATERING BASIN 1 FOOT GREATER THAN DIAMETER OF PLANTING BALL.
 - COMPLETELY MULCH WATERING BASIN AND BERM TO AVOID ANY EXPOSED DIRT.
 - BRACES SHALL BE INSTALLED, AS SPECIFIED HEREIN, WHILE THE TREE IS SUPPORTED BY MACHINERY.
 - BALLED AND BURLAPPED PLANTS (B & B):
 - PLACE IN PIT ON PLANTING SOIL BACKFILL MATERIAL THAT HAS BEEN HAND-TAMPED PRIOR TO PLACING PLANT.
 - PLACE WITH BURLAP INTACT SO LOCATION OF GROUND LINE AT TOP OF BALL IS SAME AS AT NURSERY WHERE GROWN.
 - REMOVE BINDING AT TOP HALF OF THE PLANTING BALL AND CUT OFF EXPOSED BURLAP.
 - DO NOT PULL WRAPPING FROM UNDER PLANTING BALL.
 - DO NOT PLANT IF PLANTING BALL IS CRACKED, BROKEN, OR SHOWING EVIDENCE OF VOIDS BEFORE OR DURING PLANTING PROCESS. REPLACE WITH PLANT OF SAME SPECIES, SIZE, AND SPECIFICATION.
 - CONTRACTOR SHALL FIELD REVIEW EACH AREA TO FINALIZE AND COORDINATE VEGETATION TO BE REMOVED OR TO REMAIN, PRIOR TO THE COMMENCEMENT OF WORK. CONTRACTOR SHALL REMOVE EXISTING PLANTINGS AS SPECIFIED PRIOR TO INSTALLATION OF NEW PLANTINGS. CONTRACTOR SHALL BE RESPONSIBLE TO REPAIR OR REPLACE ALL EXISTING LAWN AREAS DAMAGED WHILE COMPLETING THE PLANTING INSTALLATION. REPLACEMENT SOD SHALL BE JANUARY ZOYSIA.
 - ALL RELOCATED PLANT MATERIAL SHALL BE TAGGED AND NUMBERED PRIOR TO RELOCATION. CONTRACTOR SHALL COORDINATE THIS WORK WITH THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE PRIOR TO ROOT PRUNING OR FIELD DIGGING OF TREES.
 - THE FOLLOWING GUIDELINES SHALL BE UTILIZED TO ENSURE SUCCESSFUL TRANSPLANTING OF PALMS AND TREES. CONTRACTOR SHALL GUARANTEE A MINIMUM TRANSPLANT SUCCESS RATE OF 90%.
 - ANY PALM OR TREE BEING RELOCATED SHALL NOT BE UNNECESSARILY DAMAGED DURING REMOVAL, TRANSPORT OR REPLANTING.
 - DURING AND FOLLOWING TRANSPLANTING, THE ROOT BALL SHALL BE KEPT MOIST AT ALL TIMES.
 - TRANSPLANTED PALMS AND TREES SHALL BE BRACED FOR AT LEAST SIX (6) MONTHS.
 - TRANSPLANTED PALMS AND TREES SHALL NOT BE FERTILIZED AT PLANTING TIME, BUT SHALL BE WATERED SUFFICIENTLY UNTIL THE TREE GROWTH IS RE-ESTABLISHED. FERTILIZATION SHALL BE PERFORMED 7 DAYS AFTER SUCCESSFUL TRANSPLANTING.
 - ALL CROWN PRUNING SHALL BE DONE IN ACCORDANCE WITH NATIONAL ARBORIST ASSOCIATION STANDARDS IN ACCORDANCE WITH DISTRICT STANDARDS AND/OR THE STANDARDS LISTED IN "ARBORICULTURE SECOND EDITION" BY RICHARD W. HARRIS, AS AMENDED.
 - TYPICALLY, SHRUB AND GROUND COVER PLANTINGS ARE SHOWN AS MASS PLANTING BEDS. PLANTS SHALL BE PLACED ON A TRIANGULAR SPACING CONFIGURATION (STAGGERED SPACING) AS SHOWN IN THE PLANTING DETAILS. PLANT CENTER TO CENTER DIMENSIONS (OC) ARE LISTED ON THE PLANT LIST.
 - REMOVAL OF ALL STAKING AND GUYING FOR TREES AND PALMS AFTER TIME OF INSTALLATION SHALL BE THE RESPONSIBILITY OF THE OWNER.
 - ALL LANDSCAPE PLANT MATERIAL SHALL BE APPROVED AND TAGGED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION, AND CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION FOR APPROVAL OF MATERIAL. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY AND ALL MATERIAL THAT DOES NOT MEET THE REQUIRED SPECIFICATIONS WHEN DELIVERED TO SITE.
 - CONTRACTOR IS RESPONSIBLE FOR MAINTAINING IN FULL, ALL PLANTING AREAS (INCLUDING WATERING, SPRAYING, MULCHING, MOVING, WEEDING, FERTILIZING, ETC.) UNTIL THE POINT OF 'FINAL ACCEPTANCE', AS GRANTED IN WRITING BY THE OWNER.
- SOIL PREPARATION AND SOIL MIX :
- ALL PLANTS NOTED FOR REMOVAL SHALL BE REMOVED AND PROPERLY DISPOSED OF OFF-SITE AT CONTRACTOR'S EXPENSE UNLESS OTHERWISE NOTED.
 - APPLY ROUNDUP (MANUFACTURED BY MONSANTO CORP.) ACCORDING TO MANUFACTURER'S RATE AND SPECIFICATION WITHIN LIMITS OF ALL AREAS TO BE PLANTED. PROTECT EXISTING PLANTS TO REMAIN FROM OVER SPRAY OR SPRAY WITHIN ROOT ZONE. CONTRACTOR TO ENSURE TOTAL WEED ERADICATION. CONTRACTOR TO PROVIDE MANUFACTURER'S SPECIFICATIONS FOR APPROVAL
 - BEFORE REPLACING TOPSOIL, RAKE SUBSOIL SURFACE CLEAR OF STONES (1" DIAMETER AND LARGER), DEBRIS, RUBBISH, AND REMAINING ROOTS FROM REMOVED PLANT MATERIAL
 - SCARIFY SUBSOIL TO A DEPTH OF FOUR INCHES (4").
 - CONTRACTOR TO APPLY "SURFLAN" OR APPROVED PRE-EMERGENT HERBICIDE IN ACCORDANCE WITH MANUFACTURER'S RATE AND SPECIFICATIONS. CONTRACTOR TO PROVIDE MANUFACTURER'S SPECIFICATIONS FOR APPROVAL
 - PLANTING SOIL MIX FOR TREES, SHRUBS, AND GROUND COVER SHALL CONSIST OF A THOROUGHLY

SOIL PREPARATION AND SOIL MIX (continued):

- BLENDED MIXTURE OF:
- 30% - CANADIAN PEAT MOSS OR OTHER APPROVED ORGANIC MATTER
 - 15% - COMPOSTED LOCAL ORGANIC MATTER OR MANURE
 - 15% - CLEAN WASHED SAND
 - 40% - APPROVED LOCAL TOPSOIL
- MIXTURE SHALL BE FREE OF DELETERIOUS MATERIALS HARMFUL TO PLANT GROWTH, FREE OF NEMATODES, AND OF UNIFORM QUALITY WITH A PH RANGE OF 5.5-6.5.
- FLORIDA PEAT SHALL BE FREE OF DELETERIOUS MATERIALS THAT WOULD BE HARMFUL TO PLANT GROWTH. SHALL BE FREE OF NEMATODES, SHALL BE OF UNIFORM QUALITY, AND SHALL BE STERILIZED TO MAKE FREE OF ALL VIABLE NUT GRASS AND OTHER UNDESIRABLE WEEDS. FLORIDA PEAT SHALL HAVE A PH VALUE BETWEEN 6.5 AND 7.5 (AS DETERMINED IN ACCORDANCE WITH ASTM E70). 6.5. IF NECESSARY, THE CONTRACTOR SHALL APPLY THE APPROPRIATE SOIL AMENDMENTS ADJUSTING SOIL PH TO ASSURE A PH RANGE OF 5.5 TO 6.5.
 - TOPSOIL SHALL BE NATURAL, FERTILE, AGRICULTURAL SOIL CAPABLE OF SUSTAINING VIGOROUS PLANT GROWTH. IT SHALL BE OF UNIFORM COMPOSITION THROUGHOUT, WITH ADMIXTURE OF SUBSOIL. IT SHALL BE FREE OF STONES, LUMPS, LIVE PLANTS AND THEIR ROOTS, STICKS, AND OTHER EXTRANEIOUS MATTER. SPREAD TOPSOIL MIXTURE TO MINIMUM DEPTH OF 12" IN ALL LANDSCAPE AREAS AND 4" THROUGH-OUT ALL LAWN AREAS. REMOVE ALL ROCKS AND OTHER OBJECTS OVER 1" IN DIAMETER.
 - SMOOTH ALL SOIL MIXTURE TO FIVE INCHES (5") BELOW TOP OF SURROUNDING PAVEMENT EDGES.
 - CONTRACTOR TO PROVIDE MINIMUM DRESSING OF THREE INCHES (3") OF MULCH TO ALL LANDSCAPE AREAS, TYP.
 - FINISH GRADE ALL TOPSOIL AREAS TO A SMOOTH, EVEN SURFACE, ASSURING POSITIVE DRAINAGE AWAY FROM THE STRUCTURES AND ELIMINATE ANY LOW AREAS WHICH MAY COLLECT WATER. REMOVE ALL STONES 1" OR LARGER IN DIAMETER.
 - CONTRACTOR TO REMOVE DEBRIS AND EXCESS MATERIAL IMMEDIATELY FROM JOB SITE.
 - TEST FILL TREE PITS WITH WATER BEFORE PLANTING TO ASSURE PROPER DRAINAGE AND PERCOLATION IS AVAILABLE. THE RELATIVE PERMEABILITY OF THE SOIL SHALL BE 20IN./HR. MINIMUM. PITS THAT ARE FOUND TO NOT BE ADEQUATELY DRAINING SHALL BE EXCAVATED TO A DEPTH SUFFICIENT FOR DRAINAGE AND BACKFILLED WITH COARSE SAND, AND 6 INCHES OF PLANTING SOIL ADDED BELOW THE ROOT BALL AND COMPACTED BY FLOODING PRIOR TO PLANTING. NO ALLOWANCE WILL BE MADE FOR LOST PLANTS DUE TO IMPROPER DRAINAGE. REPLACE WITH SAME SPECIES SIZE AND SPECIFICATION.
 - SUBMITTALS:
 - TEST REPORTS
 - RESULTS OF TOPSOIL ANALYSIS
 - RESULTS OF WATER ANALYSIS
 - RESULTS OF PLANTING SOIL MIX ANALYSIS, INCLUDING CONTENT ANALYSIS
 - CERTIFICATES
 - MANUFACTURERS CERTIFICATION AND/OR TESTING LABORATORY CERTIFICATION THAT CONTENT OF SOIL CONDITIONERS MEET SPECIFIED REQUIREMENTS
 - LITERATURE AND PROPOSED APPLICATION RATES OF SOIL AMENDMENTS
 - LITERATURE AND PROPOSED APPLICATION RATES FOR ALL HERBICIDES AND STERILIZERS
 - MECHANICAL ANALYSIS FOR WELL-GRADED TOPSOIL SHALL BE AS FOLLOWS:

| SIEVE SIZE | PERCENTAGE PASSING BY DRY WEIGHT |
|------------|----------------------------------|
| 1/4 IN. | 90-92% |
| NO. 10 | 50-55% |
| NO. 40 | 20-25% |
| NO. 100 | 4-6% |
| NO. 200 | 0-1% |
 - SOIL AMENDMENTS:
 - FERTILIZER
 - ALL FERTILIZERS SHALL BE MANUFACTURED FROM QUALITY MATERIALS, BE FREE FROM IMPURITIES, UNIFORM IN COMPOSITION, MEET RECOGNIZED STANDARDS FOR EFFECTIVENESS, AND BE FREE FLOWING AND SUITABLE FOR APPLICATION WITH APPROVED EQUIPMENT.
 - ALL FERTILIZER SHALL BE DELIVERED TO THE SITE IN BAGS OR OTHER CONVENIENT CONTAINERS, EACH FULLY LABELED, CONFORMING TO THE APPLICABLE STATE FERTILIZER LAWS, AND BEARING THE GRADE AND THE TRADE NAME OF THE PRODUCER.
 - DIE HARD ROOT REVIVER - ENDO AND ECTOMYCORRIZAL INOCULANT, AS MANUFACTURED BY DIE HARD, 1-(800)628.6373 OR APPROVED EQUAL.
 - DIE HARD TRANSPLANT - ONE STEP - ENDO AND ECTOMYCORRIZAL INOCULANT, AS MANUFACTURED BY DIE HARD, 1-(800)628.6373 OR APPROVED EQUAL.
 - DIE HARD PALM TRANSPLANT - ENDOMYCORRIZAL INOCULANT, AS MANUFACTURED BY DIE HARD, 1-(800) 628.6373 OR APPROVED EQUAL.
 - TIME RELEASE, PALM MIX FERTILIZER WITH MINOR ELEMENTS OR APPROVED EQUAL.
 - TIME RELEASE, TREE AND SHRUB MIX FERTILIZER, 6-6-6, WITH MINOR ELEMENTS OR APPROVED EQUAL.
 - AGRIFORM PLANTING TABLETS, 8-8-8 PLUS MINORS, AS MANUFACTURED BY GRACE SIERRA, 1-(408) 263.8080 OR APPROVED EQUAL.
 - WETTING AGENT TO BE TERRA SORB OR APPROVED EQUAL.
 - SOIL CONDITIONER TO BE "SUPER LESCO WET", AS MANUFACTURED BY LESCO, INC. OR APPROVED EQUAL.
 - WATER: IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE THE NECESSARY CLEAN AND POTABLE WATER TO THE SITE FOR USE IN WATERING.
 - SAND: CLEAN, SHARP, BUILDERS SAND, FREE DRAINING AND FREE OF SUBSTANCES HARMFUL TO PLANT GROWTH.
 - PEAT: CANADIAN OR FLORIDA PEAT FROM APPROVED SOURCE.
 - COMPOST: FROM APPROVED SOURCE.

TYPICAL SYMBOLS:



PLANT CALLOUT



1303

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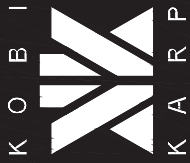
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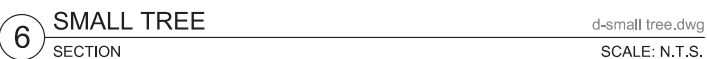
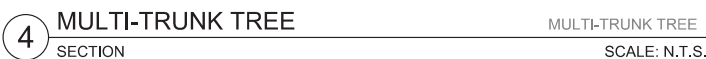
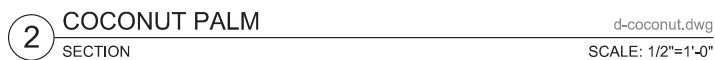
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DATE: AUGUST 04, 2016

PLANTING NOTES

L4.05.00



1

2

3

4

5

1

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SOUTH BEACH

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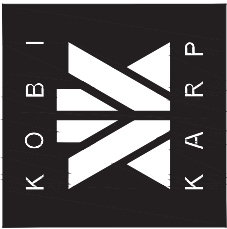
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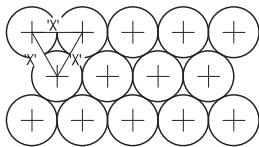
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PLANTING DETAILS

L4.05.02

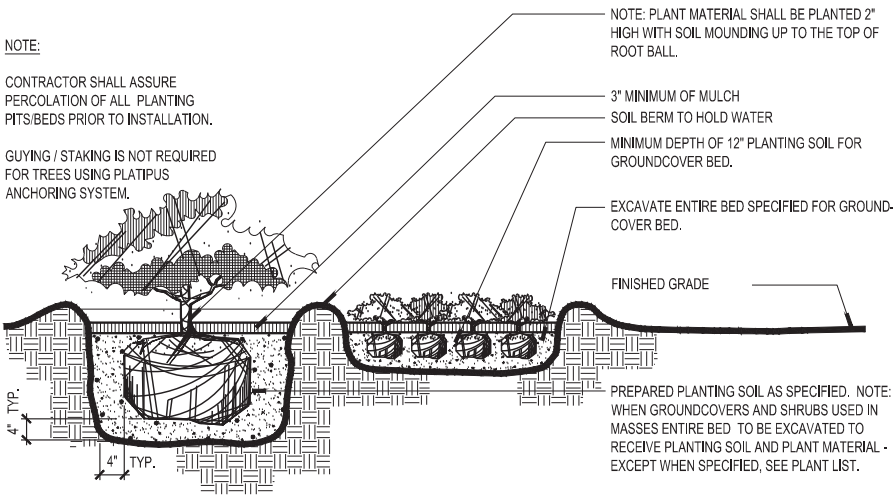


NOTE:
ALL SHRUBS AND GROUNDCOVER MASSES
TO USE TRIANGULAR SPACING EXCEPT
WHERE NOTED REFER TO PLANT LIST FOR
INDIVIDUAL PLANT SPACING 'X'.

CURB OR EDGE OF PAVEMENT.

1 TYPICAL PLANT SPACING
PLAN

C102A152.DWG
SCALE: 1"=1'-0"



NOTE:

CONTRACTOR SHALL ASSURE
PERCOLATION OF ALL PLANTING
PITS/BEDS PRIOR TO INSTALLATION.

GUYING / STAKING IS NOT REQUIRED
FOR TREES USING PLATIPUS
ANCHORING SYSTEM.

NOTE: PLANT MATERIAL SHALL BE PLANTED 2"
HIGH WITH SOIL MOUNDING UP TO THE TOP OF
ROOT BALL.

3" MINIMUM OF MULCH
SOIL BERM TO HOLD WATER

MINIMUM DEPTH OF 12" PLANTING SOIL FOR
GROUNDCOVER BED.

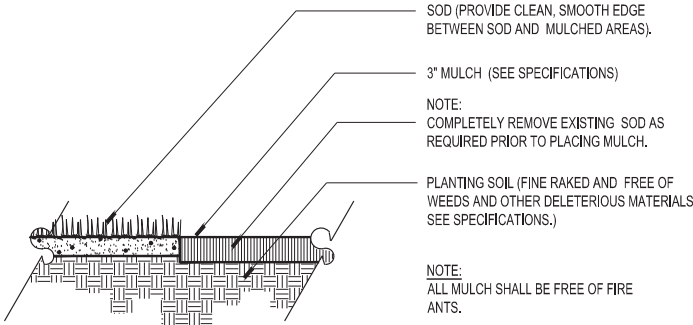
EXCAVATE ENTIRE BED SPECIFIED FOR GROUND-
COVER BED.

FINISHED GRADE

PREPARED PLANTING SOIL AS SPECIFIED. NOTE:
WHEN GROUNDCOVERS AND SHRUBS USED IN
MASSES ENTIRE BED TO BE EXCAVATED TO
RECEIVE PLANTING SOIL AND PLANT MATERIAL -
EXCEPT WHEN SPECIFIED, SEE PLANT LIST.

2 SHRUB AND GROUNDCOVER
SECTION

d-shrub and gc.dwg
SCALE: 1"=1'-0"



SOD (PROVIDE CLEAN, SMOOTH EDGE
BETWEEN SOD AND MULCHED AREAS).

3" MULCH (SEE SPECIFICATIONS)

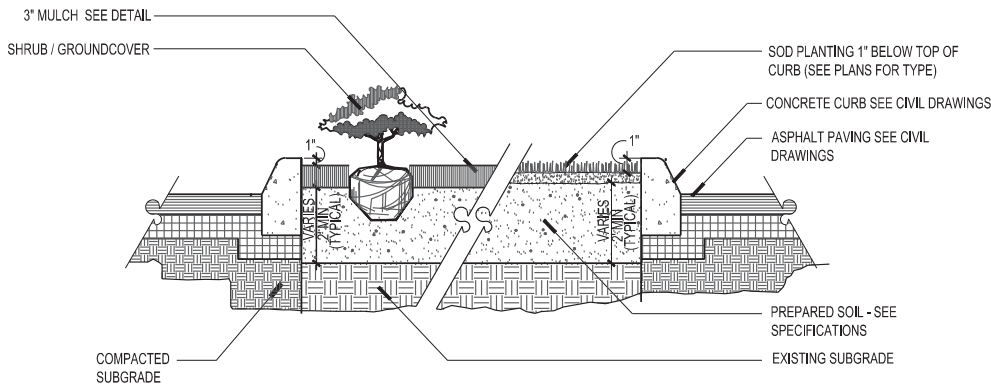
NOTE:
COMPLETELY REMOVE EXISTING SOD AS
REQUIRED PRIOR TO PLACING MULCH.

PLANTING SOIL (FINE RAKED AND FREE OF
WEEDS AND OTHER DELETERIOUS MATERIALS,
SEE SPECIFICATIONS.)

NOTE:
ALL MULCH SHALL BE FREE OF FIRE
ANTS.

4 MULCH
SECTION

MULCH
SCALE: 1"=1'-0"



3" MULCH SEE DETAIL

SHRUB / GROUNDCOVER

SOD PLANTING 1" BELOW TOP OF
CURB (SEE PLANS FOR TYPE)

CONCRETE CURB SEE CIVIL DRAWINGS

ASPHALT PAVING SEE CIVIL
DRAWINGS

VARIES -
TYPICAL

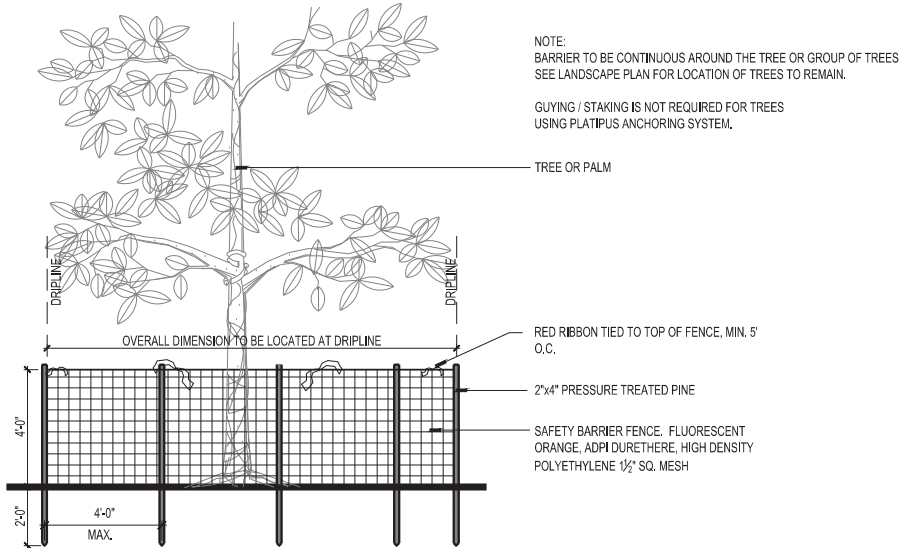
VARIES -
TYPICAL

PREPARED SOIL - SEE
SPECIFICATIONS

EXISTING SUBGRADE

3 SOD/MULCH AT CURB
SECTION

SOD_MULCH CURB
SCALE: 1"=1'-0"



NOTE:
BARRIER TO BE CONTINUOUS AROUND THE TREE OR GROUP OF TREES.
SEE LANDSCAPE PLAN FOR LOCATION OF TREES TO REMAIN.

GUYING / STAKING IS NOT REQUIRED FOR TREES
USING PLATIPUS ANCHORING SYSTEM.

TREE OR PALM

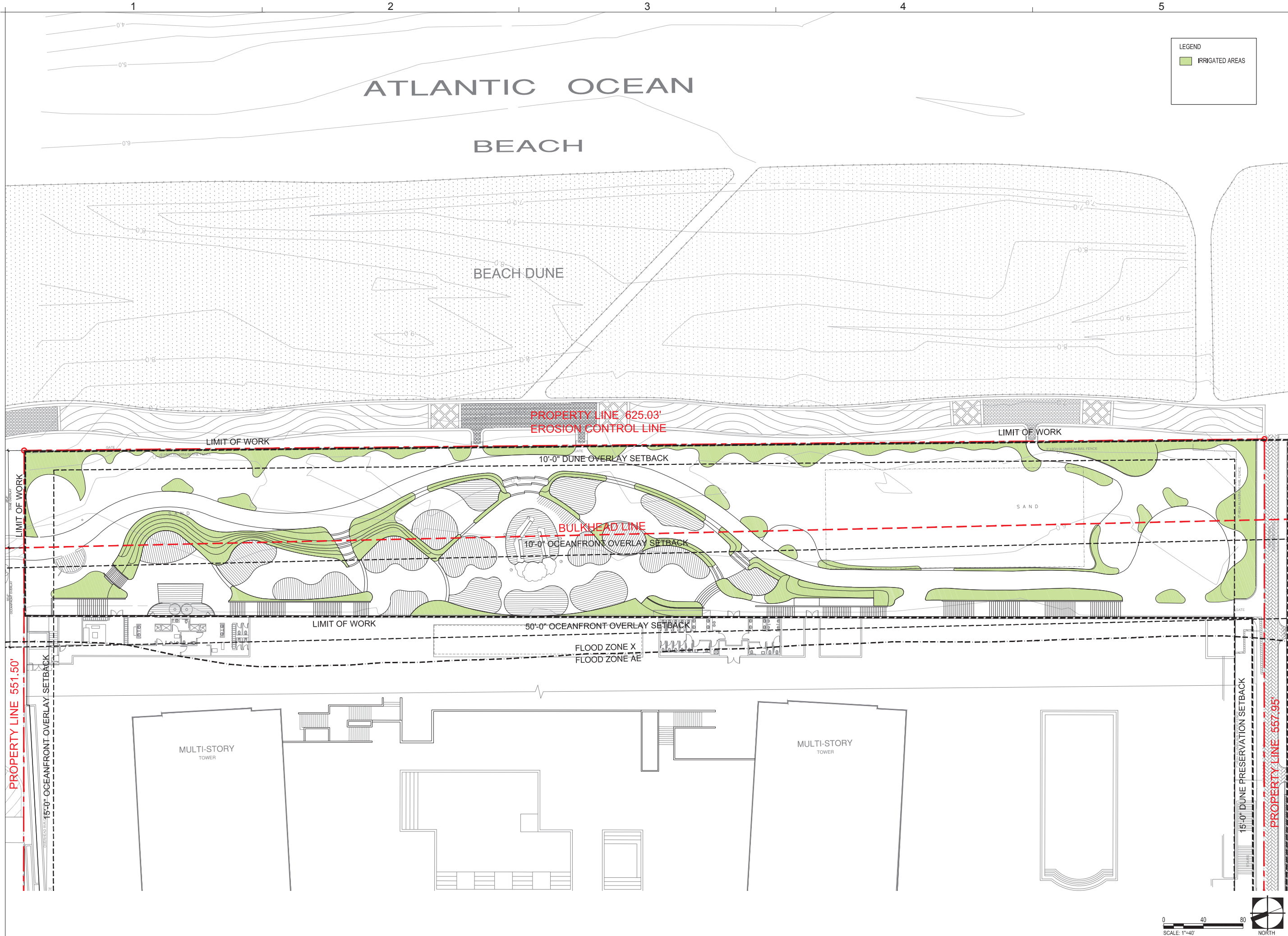
RED RIBBON TIED TO TOP OF FENCE, MIN. 5'
O.C.

2"x4" PRESSURE TREATED PINE

SAFETY BARRIER FENCE, FLUORESCENT
ORANGE, ADP DURETHERE, HIGH DENSITY
POLYETHYLENE 1/2" SQ. MESH

5 TREE PROTECTION DETAIL
ELEVATION

d-tree protection.dwg
SCALE: 3/8"=1'-0"



1

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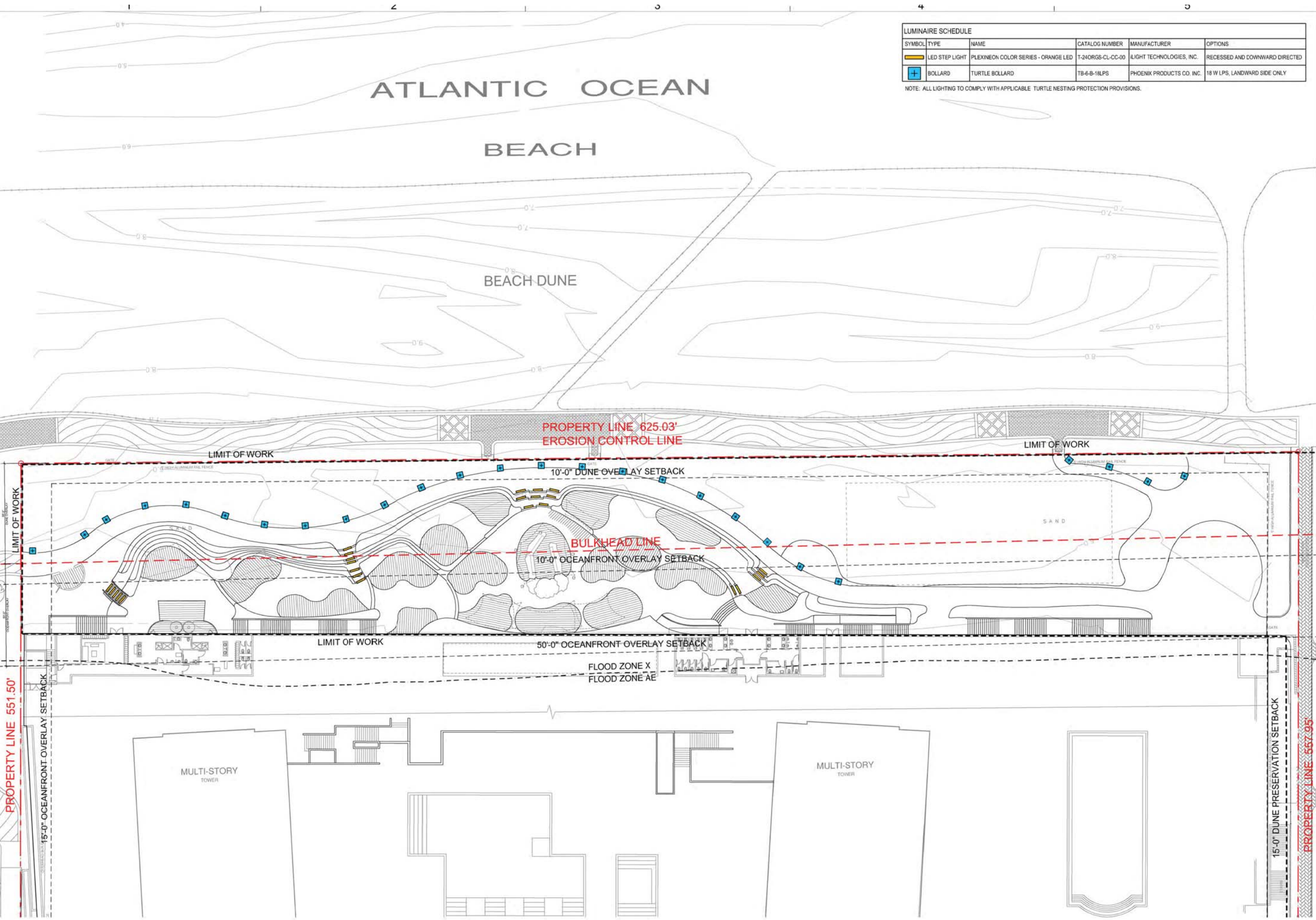
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IRRIGATION PLAN
L5.01.01



| LUMINAIRE SCHEDULE | | | | | | |
|---|--|----------------|-------------------------------------|-------------------|---------------------------|--------------------------------|
| SYMBOL | | TYPE | NAME | CATALOG NUMBER | MANUFACTURER | OPTIONS |
|  | | LED STEP LIGHT | PLEXINEON COLOR SERIES - ORANGE LED | T-24DRGS-CL-CC-00 | LIGHT TECHNOLOGIES, INC. | RECESSED AND DOWNWARD DIRECTED |
|  | | BOLLARD | TURTLE BOLLARD | TB-6-B-1MLPS | PHOENIX PRODUCTS CO. INC. | 18 W LPS, LANDWARD SIDE ONLY |

NOTE: ALL LIGHTING TO COMPLY WITH APPLICABLE TURTLE NESTING PROTECTION PROVISIONS.

1

HOTEL & HOMES
SOUTH BEACH

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LIGHTING PLAN
L6.01.01

