

RENDERING 7

VIEW 6 ILLUSTRATES THE HOTEL SPA TERRACE.

7140 COLLINS HOTEL  
7140 COLLINS AVENUE | MIAMI BEACH, FLORIDA 33141



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 RELOCATED NOTES

1. THE CONTRACTOR IS TO ROOT PRUNE ALL PLANT MATERIAL 90 DAYS MINIMUM IN ADVANCE OF MOVING PLANT MATERIAL.
2. THE CONTRACTOR IS TO WARRANTY ALL RELOCATED PLANT MATERIAL.
3. THE CONTRACTOR IS RESPONSIBLE FOR THE WATERING AND FERTILIZING OF ALL PLANT RELOCATED PLANT MATERIAL UNTIL PROJECT COMPLETION.
4. ALL RELOCATED PLANT MATERIAL IS TO BE APPROPRIATELY BRACED.
5. CONTRACTOR TO NOTIFY LANDSCAPE ARCHITECT TWO WEEKS IN ADVANCE OF ALL SCHEDULED WORK PERTAINING TO THE RELOCATION OF SITE TREES.

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.

MITIGATION NOTES

1. THERE IS A TOTAL 976 SQUARE FEET OF CANOPY AREA PROPOSED FOR REMOVAL.
2. AS A RESULT, **FOUR TREES** ARE TO BE PLANTED ON-SITE TO MEET CITY OF MIAMI BEACH MITIGATION REQUIREMENTS.

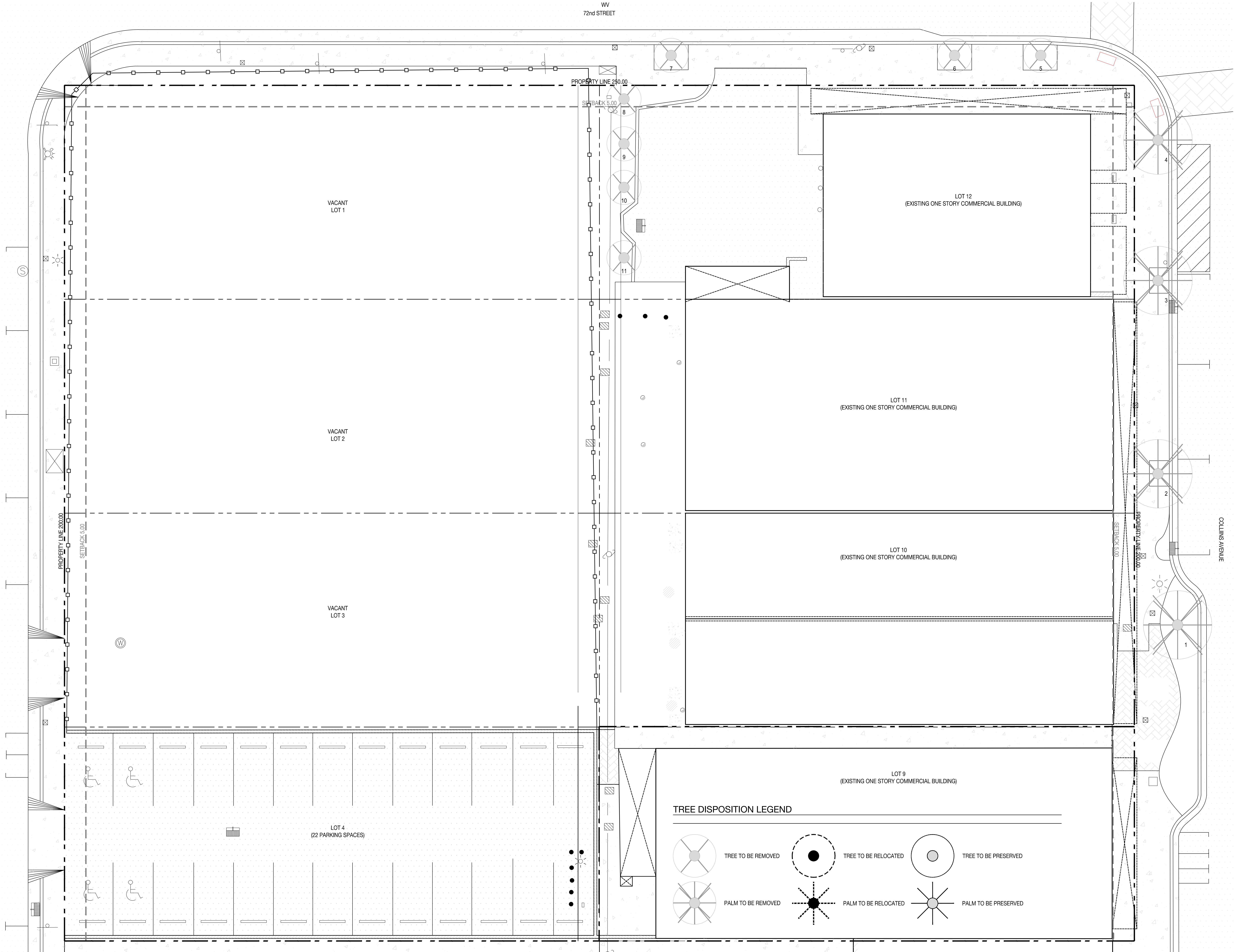
2.1. THE FOUR TREES ARE TO BE **CATEGORY 1 TREES (12 FEET IN HEIGHT OF GREATER)**

2.2. **TWO** DIFFERENT SPECIES ARE TO BE USED FOR THE MITIGATION PLANTINGS.

2.3. FIFTY PERCENT OF THE TREES ARE TO BE NATIVE TO MIAMI-DADE COUNTY. AS A RESULT, A MINIMUM OF **TWO NATIVE TREES** ARE TO BE PLANTED.

TREE DISPOSITION SCHEDULE

#	BOTANICAL NAME	COMMON NAME	DBH.	HT.	SPREAD	ACTION	NOTES
1	ROYSTONEA REGIA	ROYAL PALM	24"	30'	16'	REMOVE	PLANT CONFLICTS WITH CONSTRUCTION ENVELOPE
2	ROYSTONEA REGIA	ROYAL PALM	24"	30'	16'	REMOVE	PLANT CONFLICTS WITH CONSTRUCTION ENVELOPE
3	ROYSTONEA REGIA	ROYAL PALM	24"	30'	16'	REMOVE	PLANT CONFLICTS WITH CONSTRUCTION ENVELOPE
4	ROYSTONEA REGIA	ROYAL PALM	24"	30'	16'	REMOVE	PLANT CONFLICTS WITH CONSTRUCTION ENVELOPE
5	COCOLOBA DIVERSIFOLIA	PIGEON PLUM	4"	12'	5'	REMOVE	PLANT CONFLICTS WITH CONSTRUCTION ENVELOPE
6	COCOLOBA DIVERSIFOLIA	PIGEON PLUM	4"	12'	5'	REMOVE	PLANT CONFLICTS WITH CONSTRUCTION ENVELOPE
7	COCOLOBA DIVERSIFOLIA	PIGEON PLUM	4"	12'	5'	REMOVE	PLANT CONFLICTS WITH CONSTRUCTION ENVELOPE
8	CONOCARPUS ERECTUS 'S'	SILVER BUTTONWOOD	6"	12'	6'	REMOVE	PLANT CONFLICTS WITH CONSTRUCTION ENVELOPE
9	CONOCARPUS ERECTUS 'S'	SILVER BUTTONWOOD	6"	12'	6'	REMOVE	PLANT CONFLICTS WITH CONSTRUCTION ENVELOPE
10	CONOCARPUS ERECTUS 'S'	SILVER BUTTONWOOD	6"	12'	6'	REMOVE	PLANT CONFLICTS WITH CONSTRUCTION ENVELOPE
11	CONOCARPUS ERECTUS 'S'	SILVER BUTTONWOOD	6"	12'	6'	REMOVE	PLANT CONFLICTS WITH CONSTRUCTION ENVELOPE



# 7140 COLLINS HOTEL

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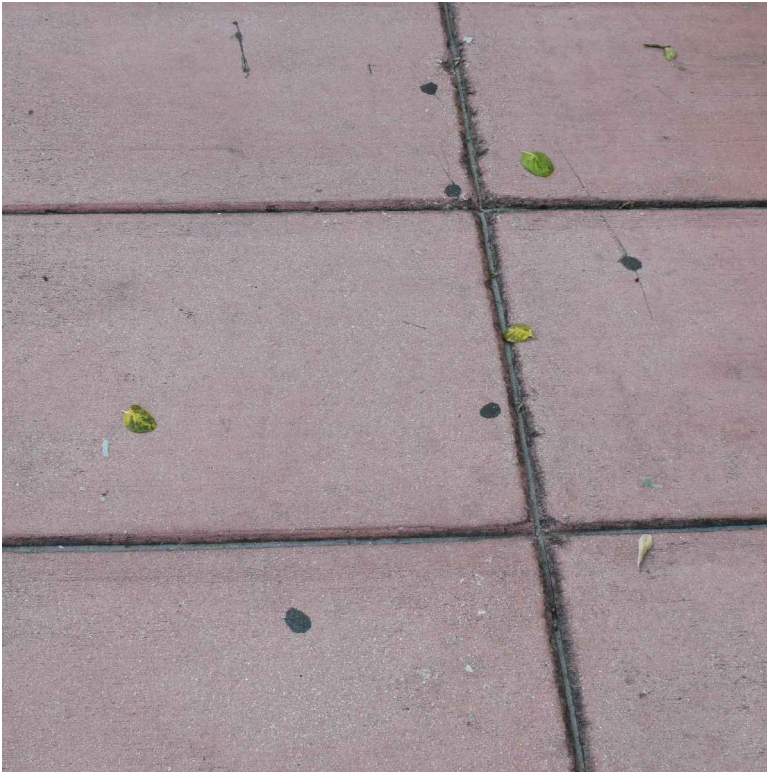
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## MATERIALS NOTES

- CONTRACTOR TO VERIFY ALL QUANTITIES. IN CASE OF ANY DISCREPANCIES, GRAPHICALLY SHOWN MATERIAL QUANTITIES SHALL TAKE PRECEDENCE.
- ALL CONSTRUCTION AND MATERIALS NOT SPECIFICALLY ADDRESSED IN THE CONTRACT DOCUMENTS OR SPECIFICATIONS SHALL BE IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL JURISDICTIONS AND GOVERNING BODIES/AGENCIES STANDARDS.
- THE CONTRACTOR SHALL PROVIDE A FULL-SCALE MOCKUP AND RECEIVE APPROVAL FROM THE LANDSCAPE ARCHITECT FOR ALL SYSTEMS BEFORE BEGINNING CONSTRUCTION OF PAVEMENT.
- EXPANSION JOINTS SHALL BE PROVIDED WHERE FLATWORK MEETS VERTICAL STRUCTURES, SUCH AS WALLS, CURBS, STEPS, AND OTHER HARDSCAPE ELEMENTS. EXPANSION JOINTS SHALL ALSO BE PROVIDED AT MATERIAL CHANGES. EXPANSION JOINT MATERIALS/METHODS SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
- CONTROL JOINTS SHOULD BE SPACED NO GREATER THAN TEN (10) LINEAR FEET MAXIMUM, UNLESS OTHERWISE SPECIFIED. EXPANSION JOINTS SHOULD BE SPACED NO GREATER THAN FORTY (40) LINEAR FEET MAXIMUM, UNLESS OTHERWISE SPECIFIED. CONTRACTOR SHALL ADVISE ON OTHER JOINTS AS NEEDED TO MINIMIZE CRACKING. THIS INFORMATION SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
- CONTROL JOINTS SHALL BE PROVIDED AS SPECIFIED IN THE CONTRACT DOCUMENTS. CONTROL JOINT MATERIALS, METHODS AND RECOMMENDATIONS ON ADDITIONAL CONTROL JOINTS TO MINIMIZE CRACKING SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL.
- ALL STEPS SHALL HAVE TWELVE (12) INCH TREADS AND SIX (6) INCH RISERS, UNLESS OTHERWISE SPECIFIED.
- HOLD TOP OF WALLS AND FENCES LEVEL, UNLESS OTHERWISE SPECIFIED.
- CONTRACTOR SHALL NOT INSTALL WORK LOCATED ON TOP OF ARCHITECTURAL STRUCTURES WITHOUT FIRST REVIEWING ARCHITECTURAL DRAWINGS.
- SAMPLES OF SPECIFIED MATERIALS SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO ORDERING FOR JOB.



### CONCRETE

COLOR: MB PINK  
FINISH: BRUSH W/ TOOL JT.  
DIMENSIONS: NA  
SOURCE: TBD



### RIVER ROCK

COLOR: WHITE  
FINISH: NA  
DIMENSIONS: NA  
SOURCE: YARDCO



### PEDRA PORTUGUESA

COLOR: ROSE  
FINISH: SNAPPED  
DIMENSIONS: NA  
SOURCE: SUTTON BRICK & STONE



### WESTERN RED CEDAR

COLOR: NA  
FINISH: ROUGH  
DIMENSIONS: TBD  
SOURCE: TBD



### PEDRA PORTUGUESA

COLOR: WHITE  
FINISH: SNAPPED  
DIMENSIONS: NA  
SOURCE: SUTTON BRICK & STONE



### GLASS TILE MOSAIC

COLOR: TBD  
FINISH: TBD  
DIMENSIONS: TBD  
SOURCE: TBD



### PLANK PAVERS

COLOR: GREY  
FINISH: TBD  
DIMENSIONS: 6 IN. X 18 IN.  
SOURCE: HANOVER PAVERS

S. TYLER NIELSEN - LA6667067

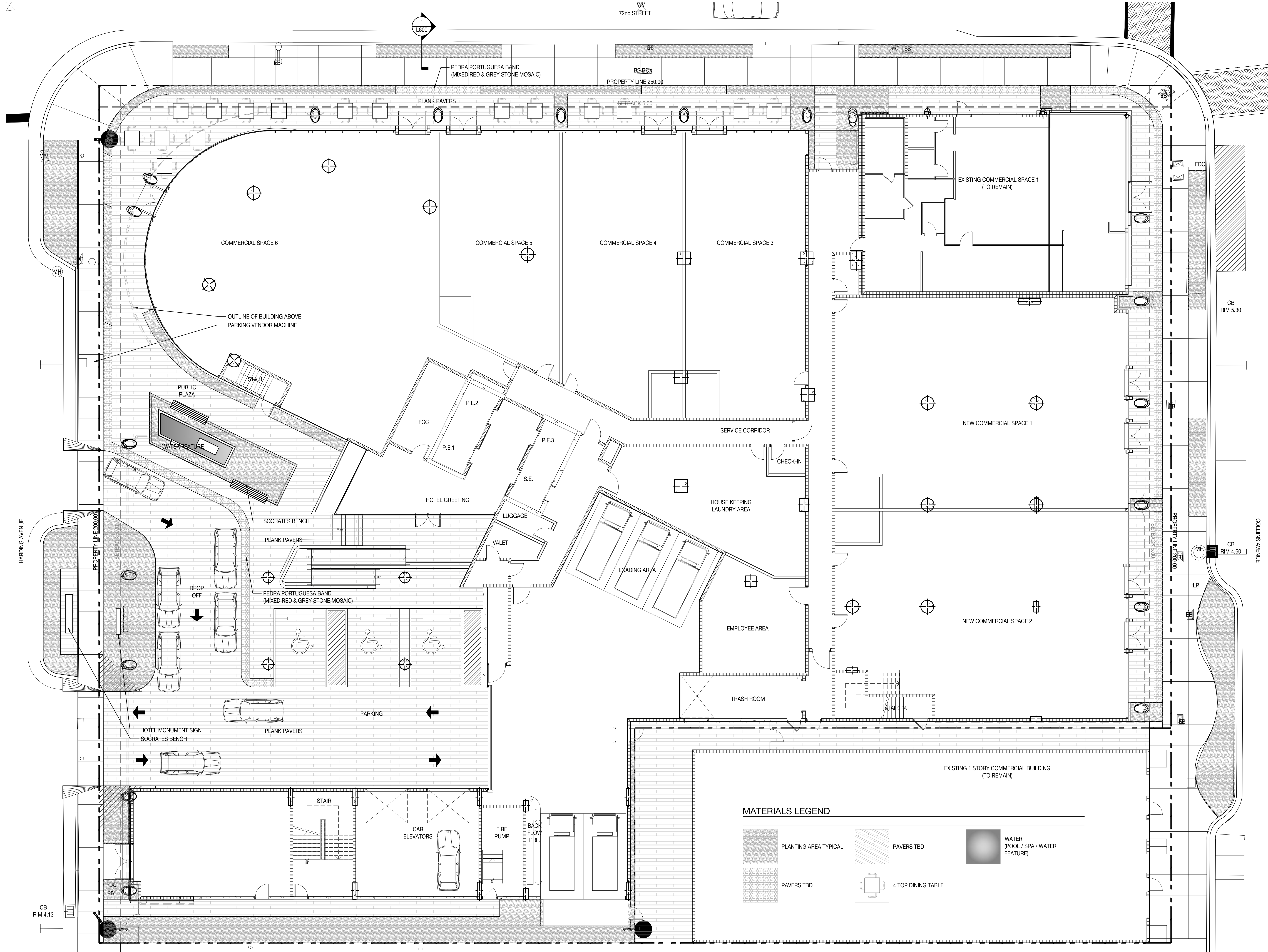
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DATE	ISSUE
10.17.2016	PLANNING BOARD
10.28.2016	M. BEACH DRB
11.02.2016	M. BEACH REVIEW



1



WV  
72nd STREET

1  
L600

PEDRA PORTUGUESA BAND  
(MIXED RED & GREY STONE MOSAIC)

PROPERTY LINE 250.00

PLANK PAVERS

PROPERTY LINE 250.00

WF TEB

EXISTING COMMERCIAL SPACE 1  
(TO REMAIN)

FDC

CB  
RIM 5.30

COLLINS AVENUE

PROPERTY LINE 200.00

CB  
RIM 4.60

PROPERTY LINE 200.00

HARDING AVENUE

CB  
RIM 4.13

MATERIALS LEGEND

	PLANTING AREA TYPICAL		PAVERS TBD		WATER (POOL / SPA / WATER FEATURE)
	PAVERS TBD		4 TOP DINING TABLE		

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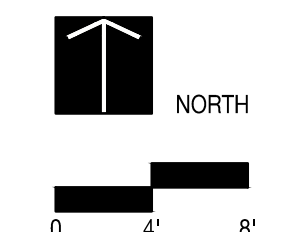
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L301



7140 COLLINS HOTEL

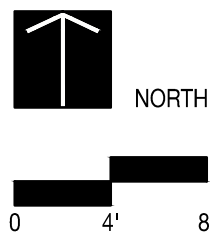
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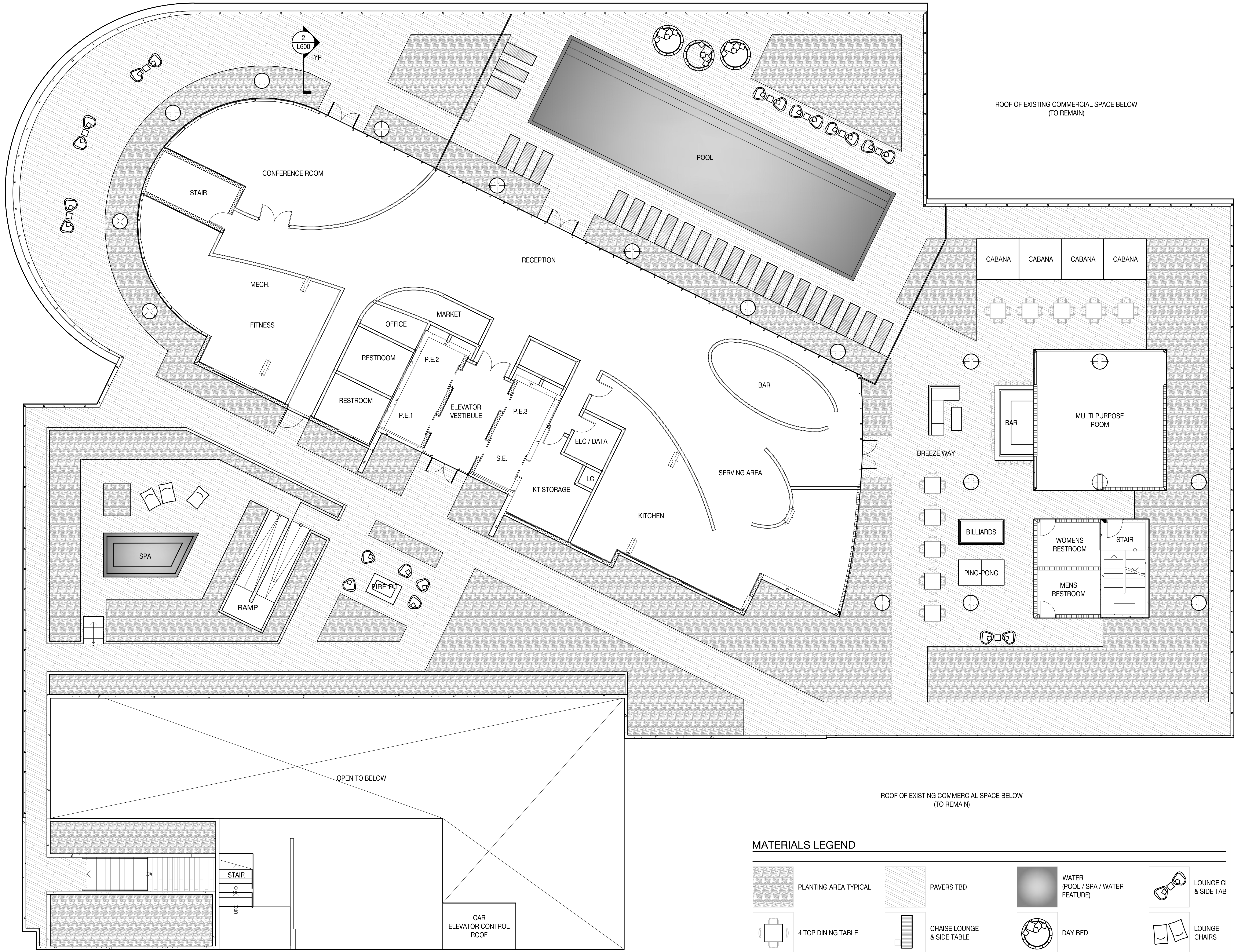
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L302



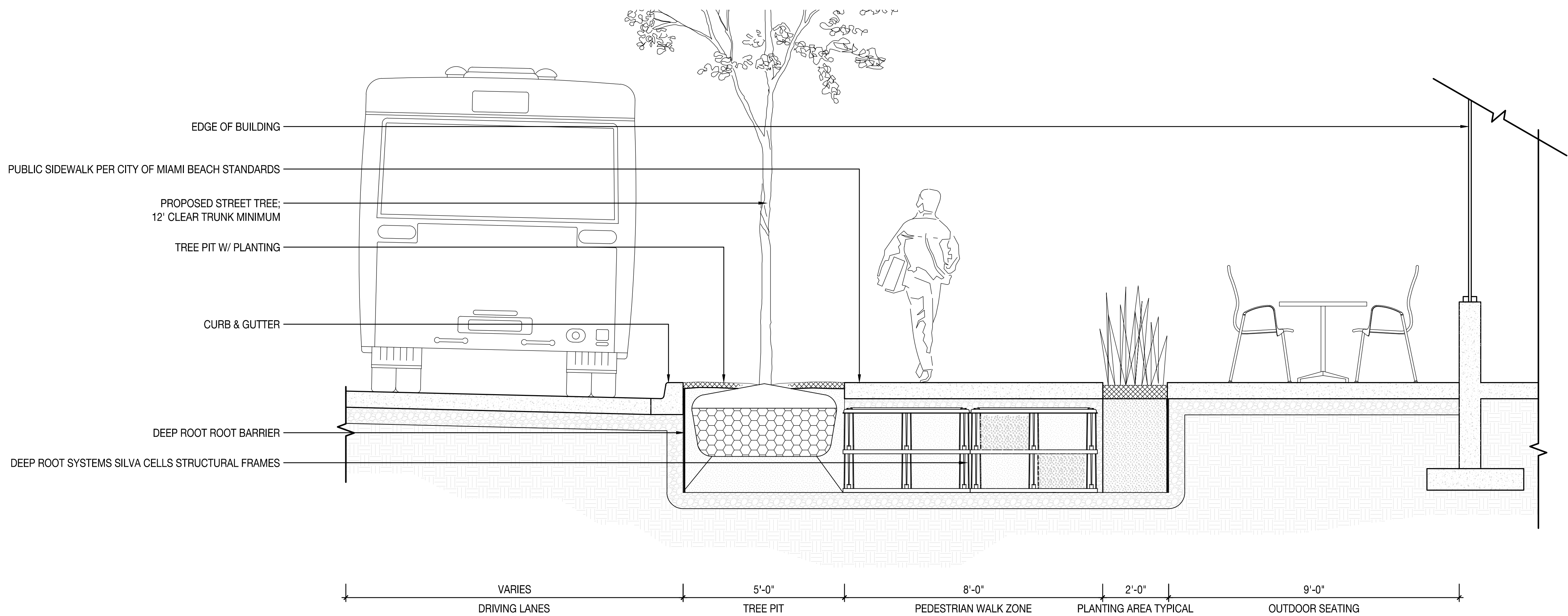


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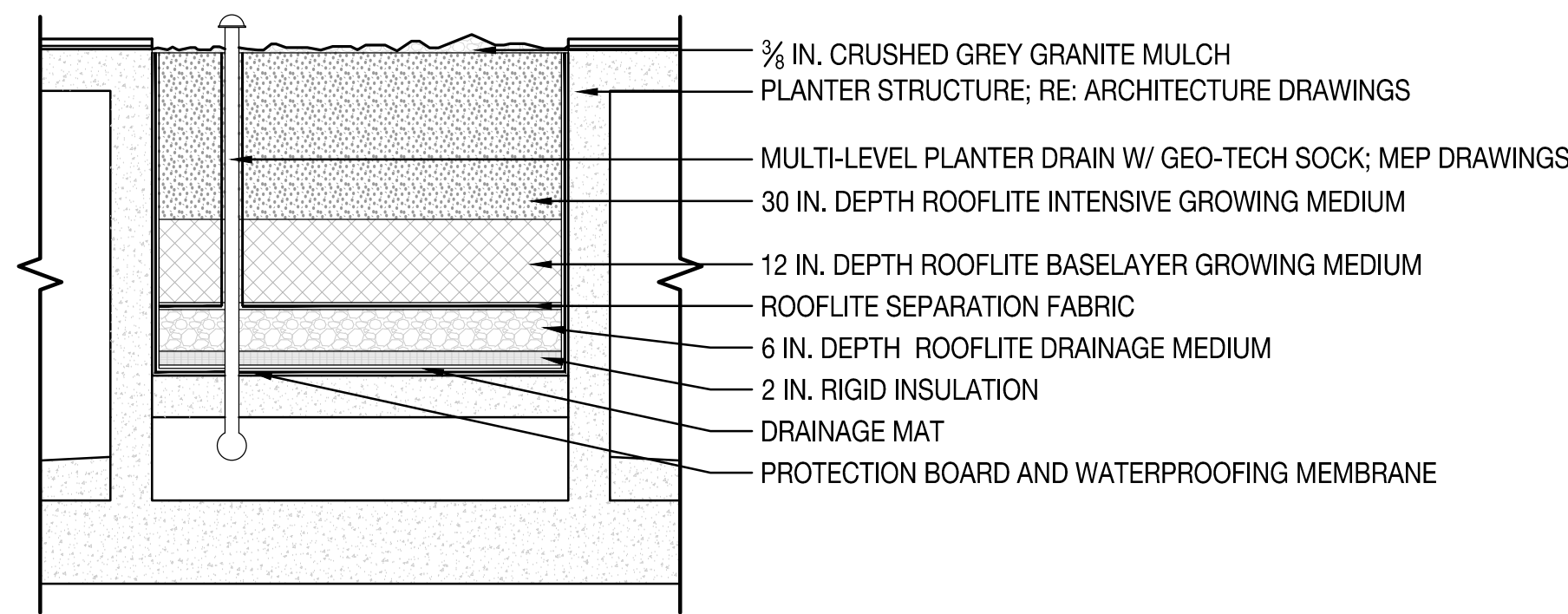
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1 PROPOSED R.O.W. SIDEWALK & LANDSCAPE IMPROVEMENTS

Scale: 1/2" = 1'-0



2 TERRACE PLANTER DETAIL TYPICAL

Scale: 1/2" = 1'-0

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SCALE AS NOTED:

L600



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.

PLANTING SCHEDULE GROUND LEVEL

ABR.	QUANTITY	BOTANICAL NAME	COMMON NAME	SPECIFICATIONS
TREES				
CER	4	CONOCARPUS ERECTUS	GREEN BUTTONWOOD	FG. 12' - 14' HT. MULTI-TRUNK
CSP	1	CEIBA SPECIOSA	FLOSS SILK TREE	FG. 20' HT. OA
LLA	18	LYSILOMA LASTIQUALA	WILD TAMARIND	FG. 14' - 16' HT. OA
CZY	17	CALYPTRANTHES ZUZYGIUM	MYRTLE OF THE RIVER	25 GAL. 8' HT. OA.
PALMS				
REX	7	RHAPIS EXCELSA	LADY PALM	7 GAL. 3' - 4'
RMU	1	RHAPIS MULTIFIDA	FINGER PALM	25 GAL. 6' HT. OA. CLUMPING
VMO	5	VEITCHIA MONTGOMERYANA	MONTGOMERY PALM	TRIPLE - 16' - 18' OA
TRA	27	THRINAX RADIATA	THATCH PALM	15 GAL. 4' HT. MIN.
UNDERSTORY SHRUBS & ACCENTS				
RC	128	PHILODENDRON ROJO CONGO	SAME	7 GAL. 3' X 3'
AO	25	ALCANTEREA ODORATA	SILVER BROMELIAD	3 GAL. 18" X 18"
ZM	25	ZAMIA MARITIMA	CARDBOARD PALM	15 GAL. 3' X 3'
GROUNDCOVERS				
EL	880	TRIPSACUM FLORIDANUM	DWARF FAKAHATCHEER GRASS	1 GAL. 18" OC
MS	320	MICROSORUM SCOLOPENDRIUM	WART FERN	1 GAL. 12" OC
CONTRACTOR TO PROVIDE \$2000 MISCELLANEOUS WHOLESALE PLANT ALLOWANCE. LANDSCAPE ARCHITECT TO TAG PLANTS AT NURSERY				

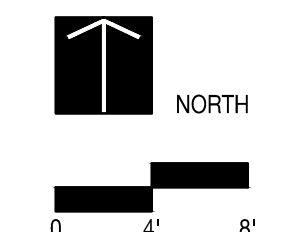
PLANTING SCHEDULE AMENITY LEVEL

ABR.	QUANTITY	BOTANICAL NAME	COMMON NAME	SPECIFICATIONS
TREES				
CER	9	CONOCARPUS ERECTUS	GREEN BUTTONWOOD	FG. 12' - 14' HT. MULTI-TRUNK
CRO	4	CLUSIA ROSEA	AUTOGRAPH TREE	45 GAL. MULTI-TRUNK
CZY	40	CALYPTRANTHES ZUZYGIUM	MYRTLE OF THE RIVER	25 GAL. 8' HT. OA.
PALMS				
BNO	1	BISMARCKIA NOBILIS	BISMARCK PALM	FG. 32' OA
TRA	40	THRINAX RADIATA	THATCH PALM	15 GAL. 4' HT. MIN.
RMU	7	RHAPIS MULTIFIDA	FINGER PALM	25 GAL. 6' HT. OA. CLUMPING
VMO	25	VEITCHIA MONTGOMERYANA	MONTGOMERY PALM	TRIPLE - 16' - 18' OA
UNDERSTORY SHRUBS & ACCENTS				
SMA	19	SURIANA MARITIMA	SAME	25 GAL. 6' HT. MIN.
RC	165	PHILODENDRON ROJO CONGO	SAME	7 GAL. 3' X 3'
AP	65	ALPINIA PURPURATA	WHITE GINGER	7 GAL. 3' - 4' HT.
ZM	36	ZAMIA MARITIMA	CARDBOARD PALM	15 GAL. 3' X 3'
JW	58	ACALPHYA WILKESIANA 'JAVA WHITE'	SAME	7 GAL. 3' X 3'
GROUNDCOVERS				
TD	1630	TRIPSACUM DACTYLIODES	DWARF FAKAHATCHEE GRASS	1 GAL. 18" OC
CONTRACTOR TO PROVIDE \$4000 MISCELLANEOUS WHOLESALE PLANT ALLOWANCE. LANDSCAPE ARCHITECT TO TAG PLANTS AT NURSERY				

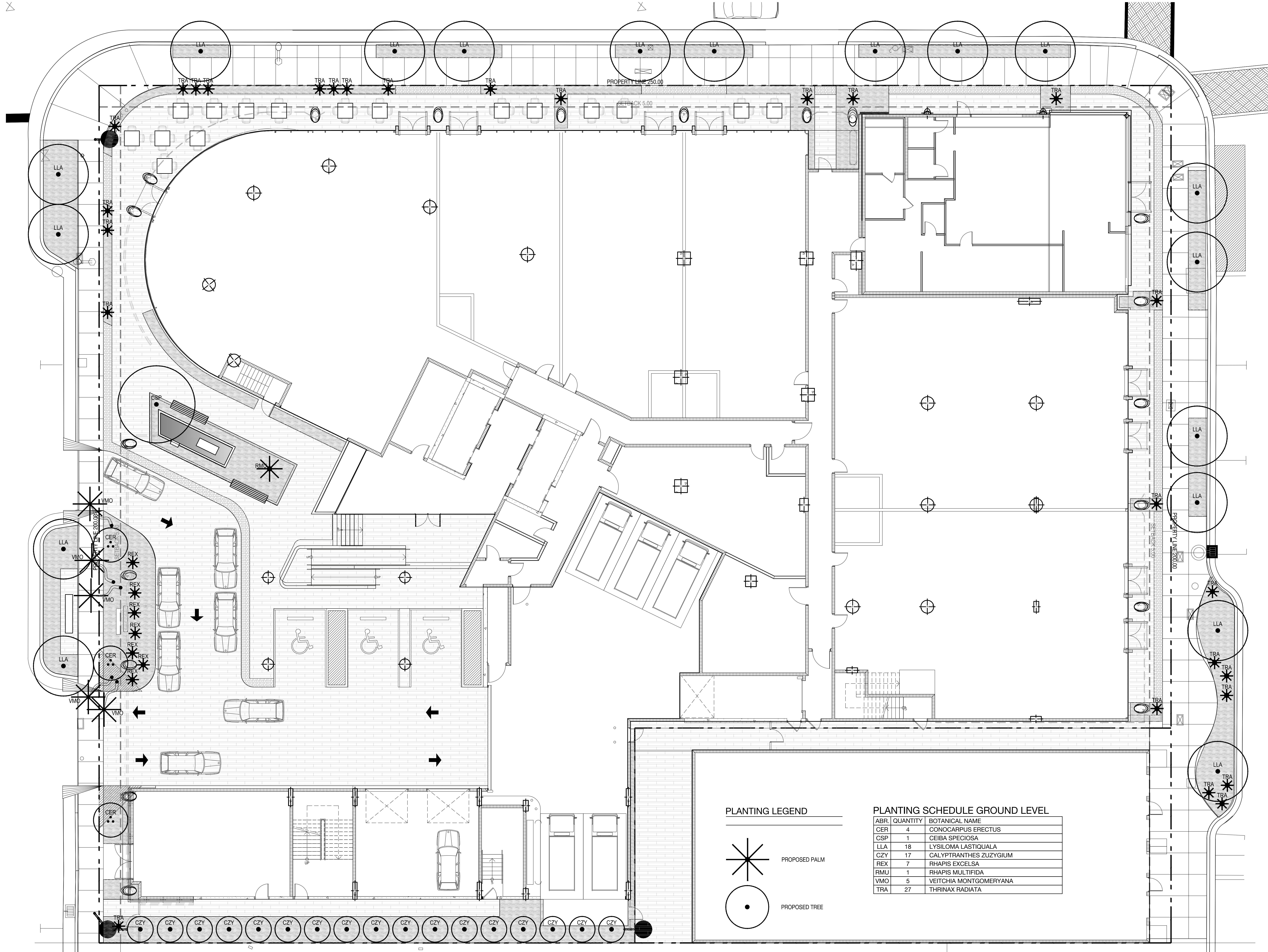


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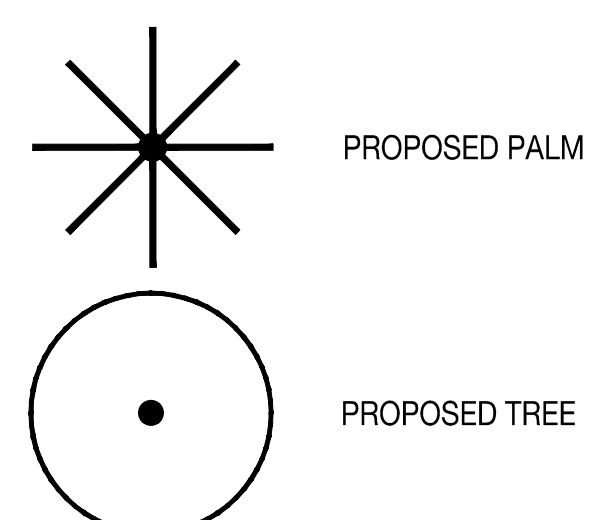
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**L701**



**PLANTING LEGEND**



**PLANTING SCHEDULE GROUND LEVEL**

ABR.	QUANTITY	BOTANICAL NAME
CER	4	CONOCARPUS ERECTUS
CSP	1	CEIBA SPECIOSA
LLA	18	LYSILOMA LASTIQUALA
CZY	17	CALYPTRANTHES ZUZYGIUM
REX	7	RHAPIS EXCELSA
RMU	1	RHAPIS MULTIFIDA
VMO	5	VEITCHIA MONTGOMERYANA
TRA	27	THRINAX RADIATA