

# 1685 COLLINS HOTEL GARDEN

1685 COLLINS AVE., MIAMI BEACH, FL 33139

Historic Preservation Board Submittal - December 03, 2021

Prepared for:

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

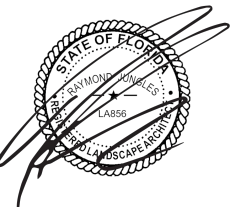
Prepared by:

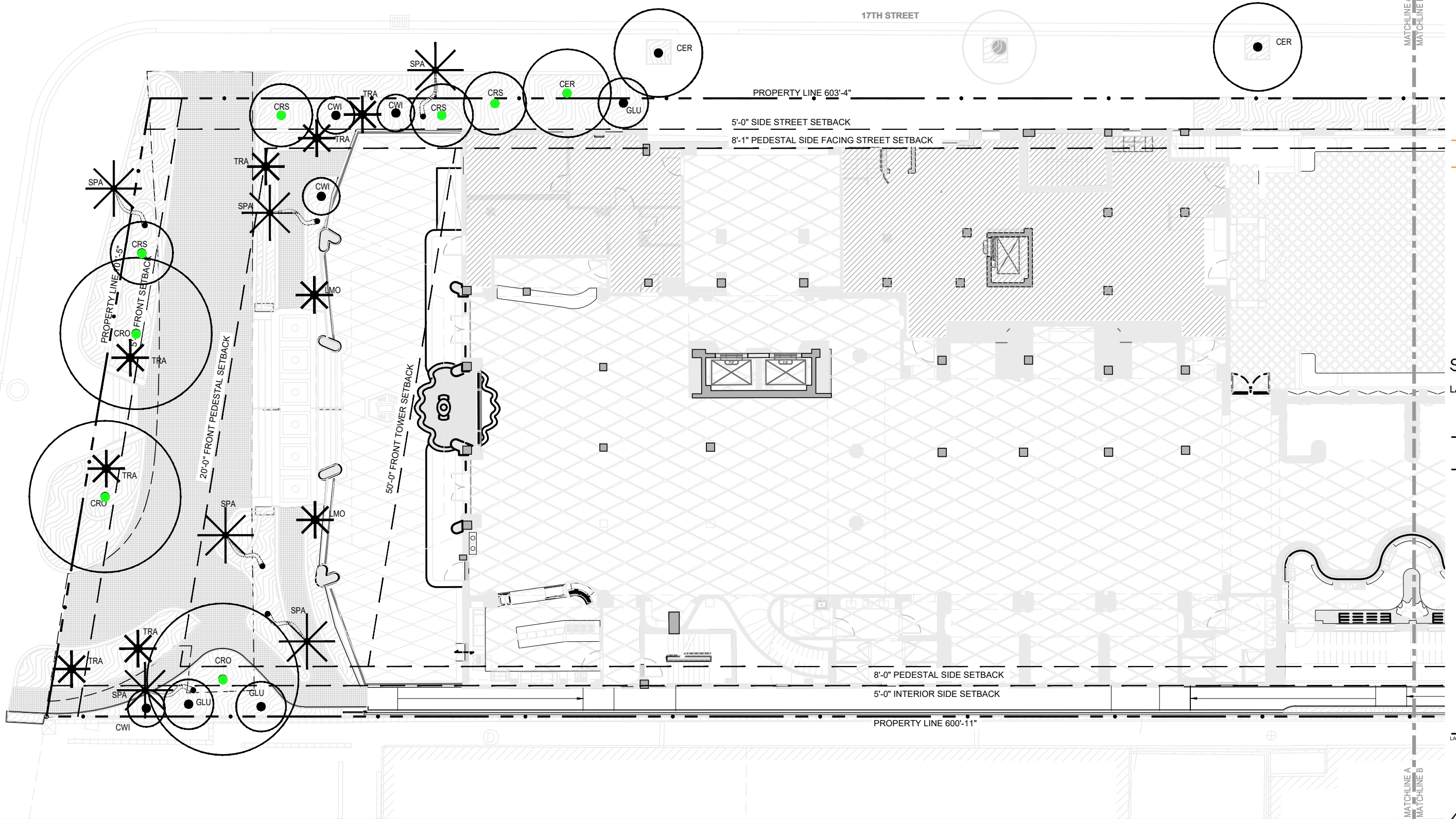
## jungles

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**Landscape Architect**

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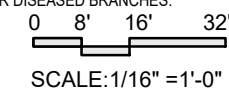
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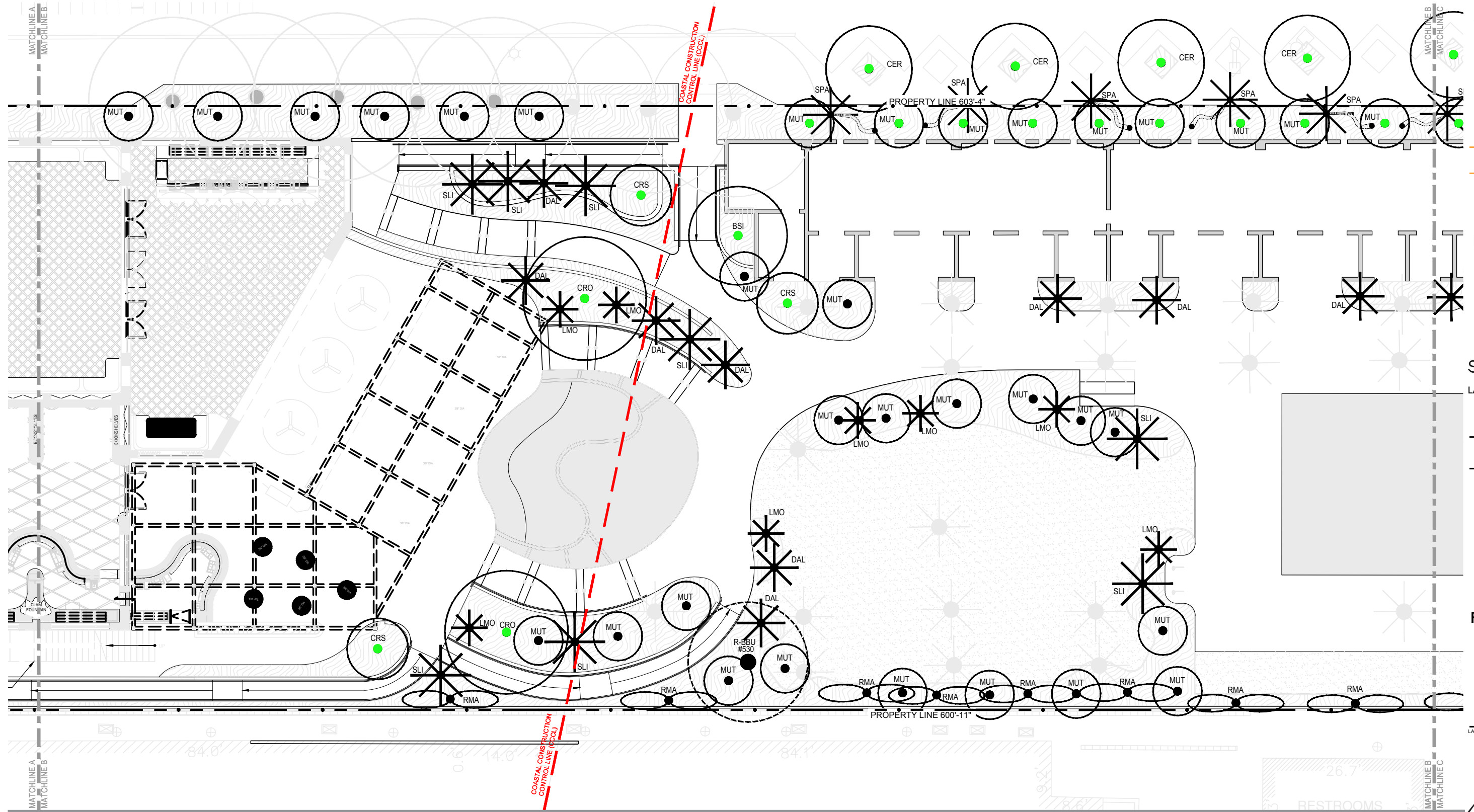
PROPERTY LINE	OFF-SITE	RELOCATED FROM ON SITE	PROPOSED	PROPOSED CHARACTER PALM	PROPOSED TRAVELERS TREE
SETBACK LINE	PALM	N/A	TRA	SP	SP
PLANTING AREA	TREE		TRA	SP	SP
LAWN AREA			TRA	SP	SP
MITIGATION TREE REPLACEMENT			TRA	SP	SP

1. THE LANDSCAPE CONTRACTOR SHALL PROVIDE PHOTOGRAPHS OF ALL TREES AND PALMS FOR THE LANDSCAPE ARCHITECT'S APPROVAL PRIOR TO SHIPMENT OF PLANT MATERIAL
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8. ALL WORK AND/OR IMPROVEMENTS WITHIN THE RIGHT-OF-WAY, INCLUDING LANDSCAPING AND IRRIGATION, REQUIRES A SEPARATE CITY OF MIAMI BEACH PUBLIC WORKS DEPARTMENT RIGHT-OF-WAY CONSTRUCTION PERMIT.

**ONE YEAR MAINTENANCE PLAN:**

1. WATERING: ALL NEW TREES AND PALMS SHALL BE WATERED DAILY FOR THE FIRST TWO WEEKS AT HIGH VOLUME. THEY SHALL BE WATERED EVERY-OTHER DAY FOR THE FOLLOWING TWO MONTHS. THEY SHALL BE WATERED TWICE PER WEEK FOR THE REMAINDER OF THE YEAR.
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6. ONE YEAR GUARANTEE: ALL PLANT MATERIAL TO HAVE ONE YEAR GUARANTEE. TO BEGIN THE DAY OF FINAL APPROVAL.





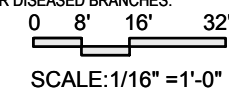
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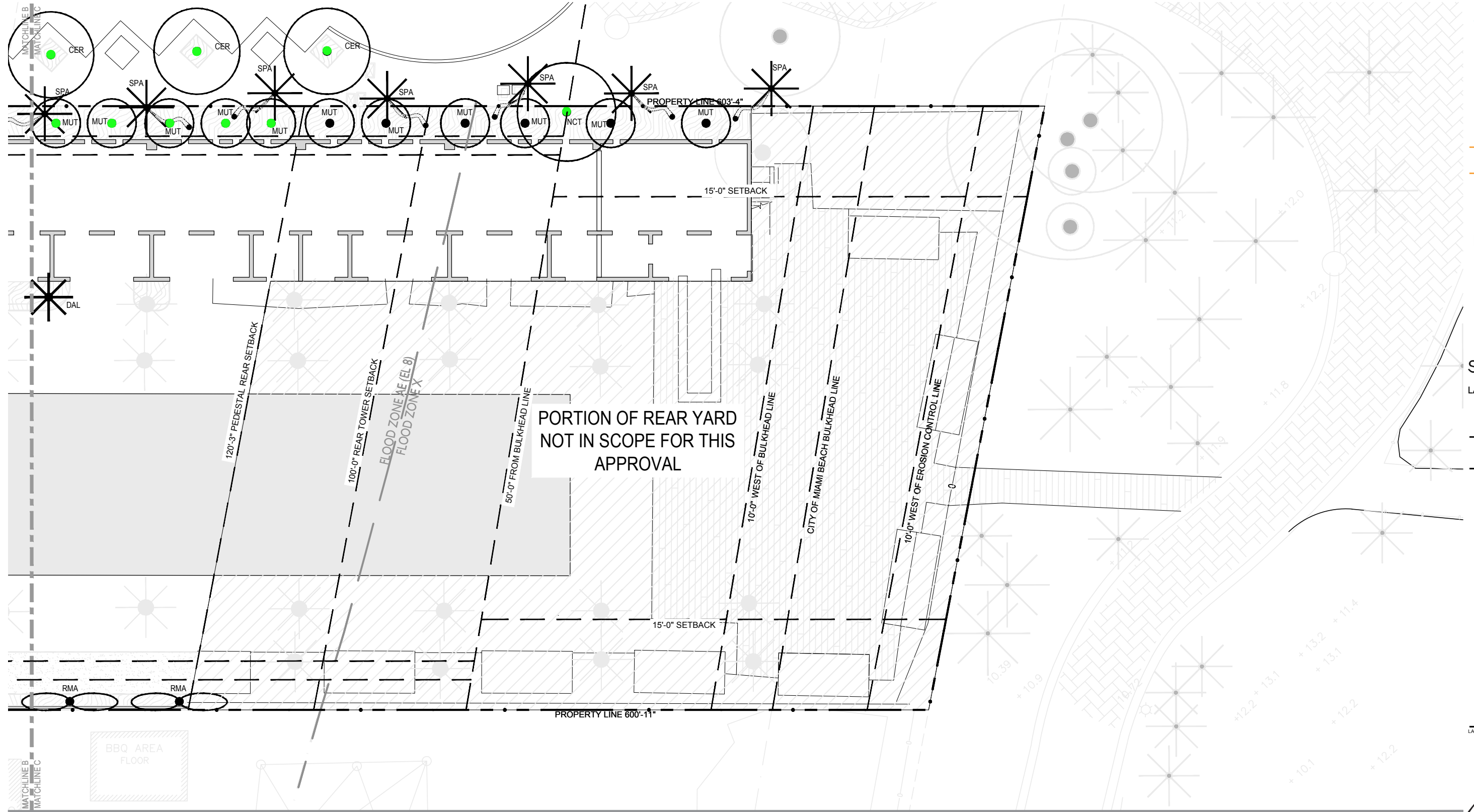
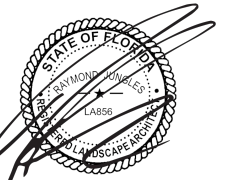
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PLANTING AREA	TREE		SP #	SP #	
LAWN AREA					
MITIGATION TREE REPLACEMENT					

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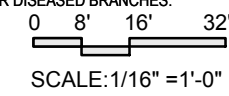
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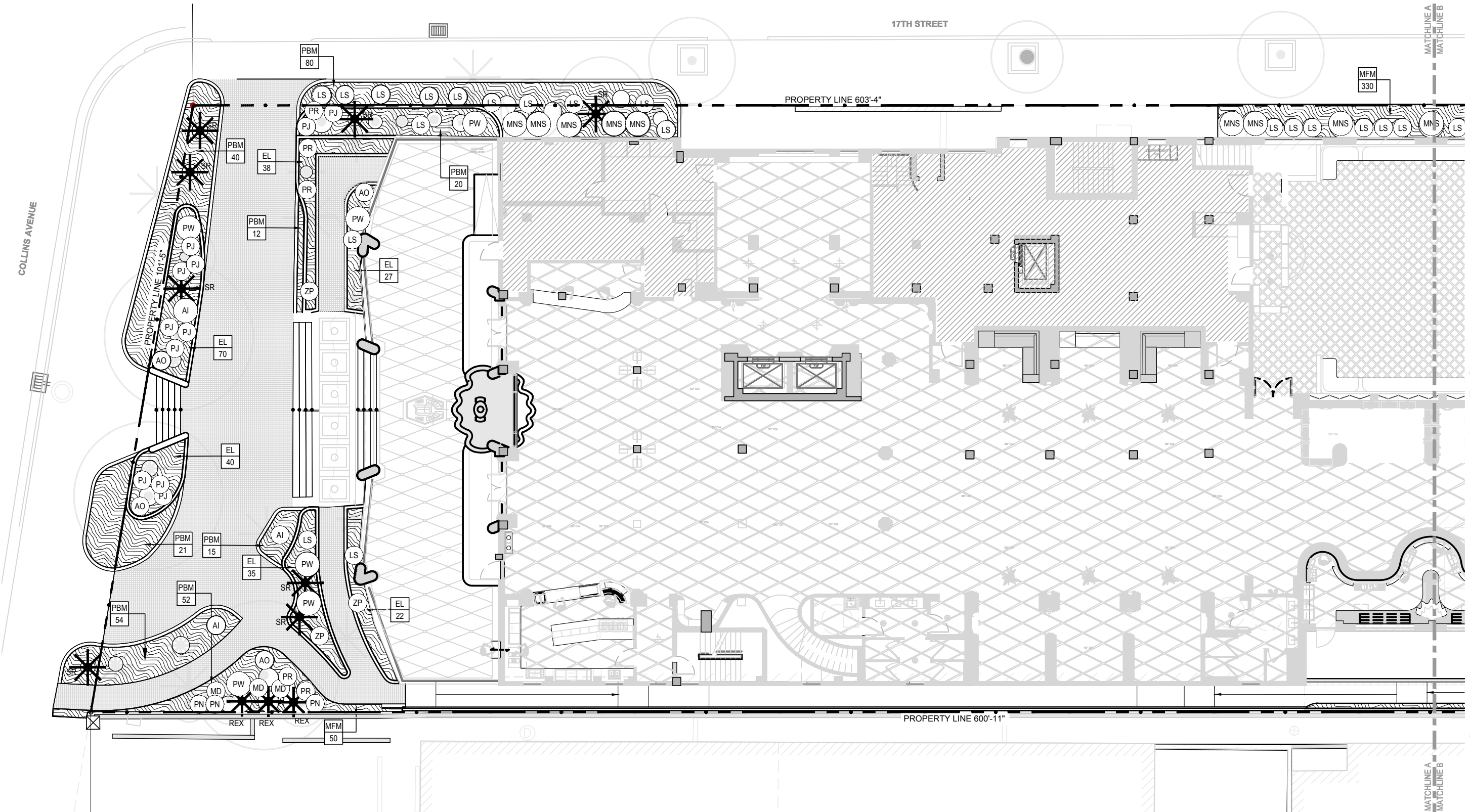
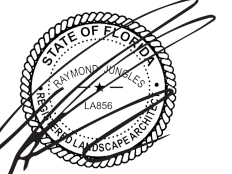
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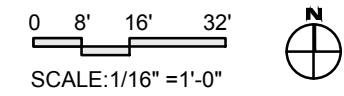


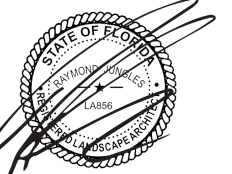
LEGEND

PROPERTY LINE	PLANTING LABEL	XX	VINE	SP
SETBACK LINE	PLANTING AREA	##	SHRUB	SP
	LAWN AREA		UNDERSTORY PALM	SP

GENERAL NOTES:

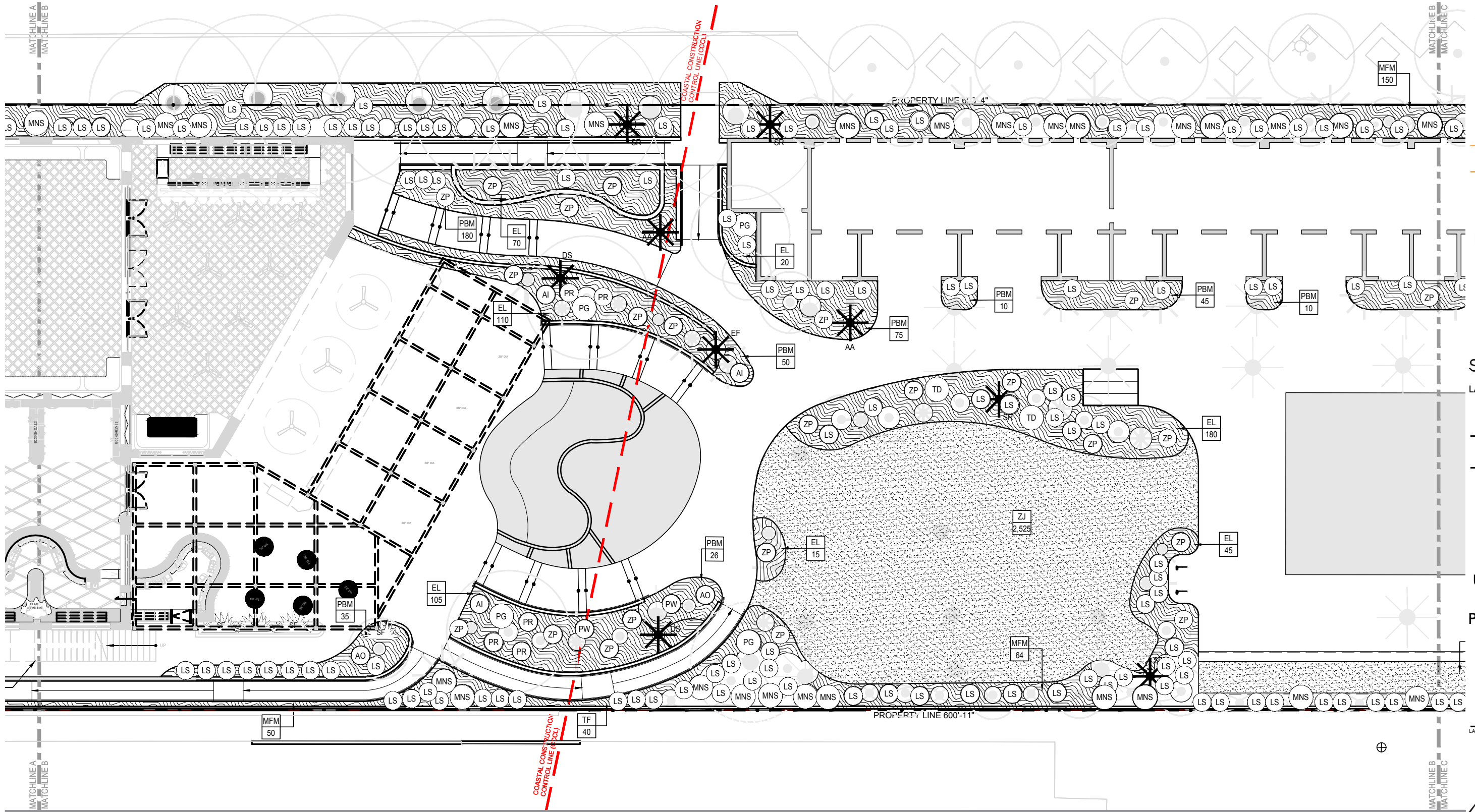
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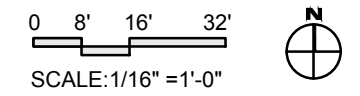


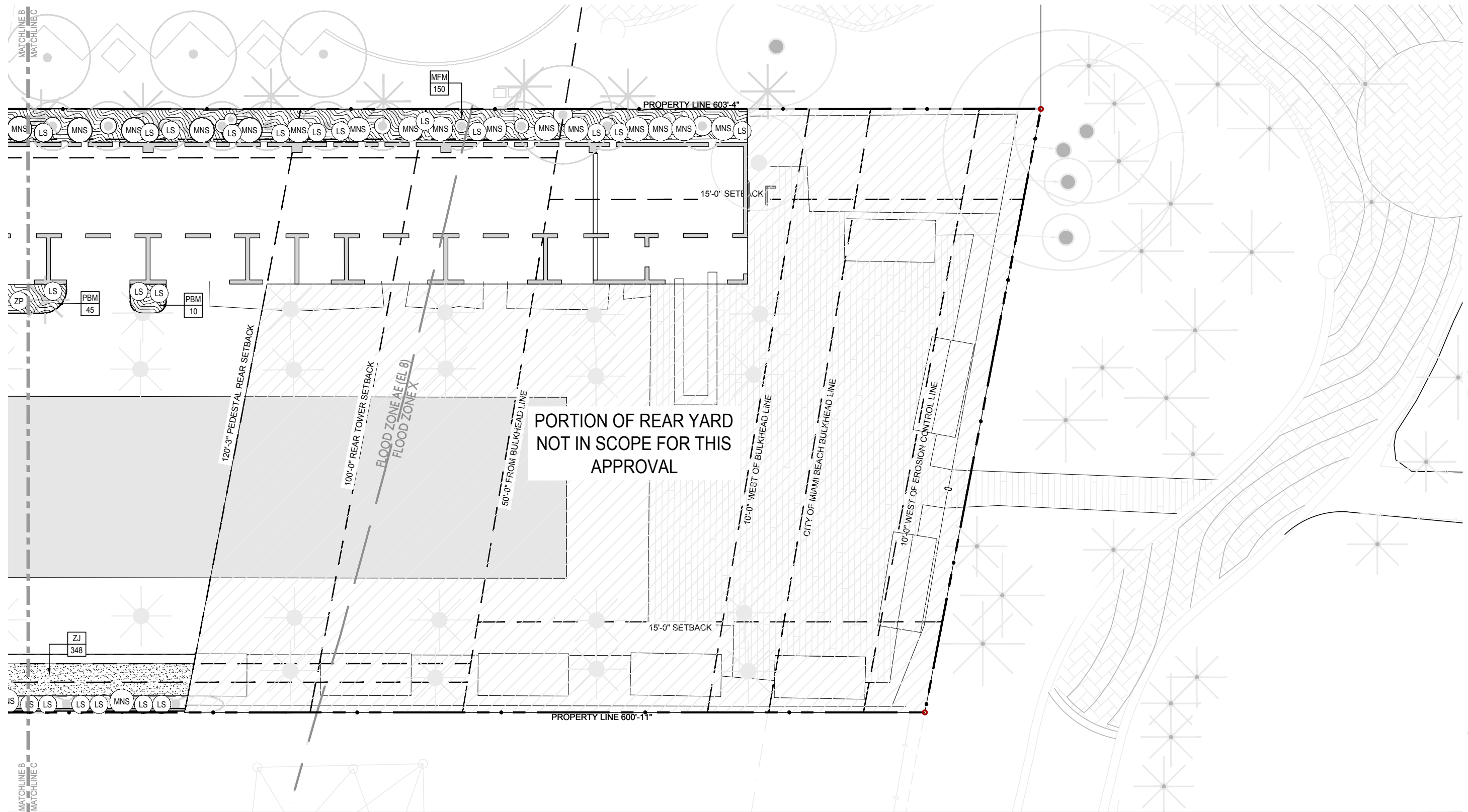
**LEGEND**

**GENERAL NOTES:**

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SETBACK LINE	PLANTING AREA	##	SHRUB	SP
	LAWN AREA		UNDERSTORY PALM	SP

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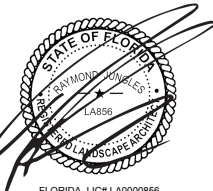




LEGEND	
PROPERTY LINE	—
SETBACK LINE	- - -
PLANTING LABEL	XX ##
PLANTING AREA	[Wavy line pattern]
LAWN AREA	[Stippled pattern]
VINE	SP
SHRUB	SP
UNDERSTORY PALM	* SP

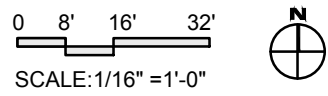
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LANDSCAPE ARCHITECT: RAYMOND JUNGLES



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**LP.203**

# jungles

## 1685 COLLINS HOTEL MIAMI BEACH

1685 Collins Ave., Miami Beach, FL 33139

3-Dec-21

RELOCATED TREES/PALMS					
QTY	SYM	Botanical Name	Common Name	Native	Specifications
1	R-BBU	<i>Bucida buceras</i> 'Shady Lady'	Black Olive 'Shady Lady'	No	(Tree ID #305)

TREES					
QTY	SYM	Botanical Name	Common Name	Native	Specifications
1	BSI	<i>Bursera simaruba</i>	Gumbo Limbo	Yes	F.G.; 18'-22' HT.; 8" D.B.H. min.; Native Green Cay Nursery
10	CER	<i>Conocarpus erectus</i>	Green Buttonwood	Yes	20'-24' HT.; 8" D.B.H. min.
5	CRO	<i>Clusia rosea</i>	Autograph Tree	Yes	Specimen; 24' HT. x 18' SPR.; 24" D.B.H., Character trunk
7	CRS	<i>Clusia rosea</i>	Autograph Tree	Yes	100 Gal.; 14'-16' HT. x 8' SPR., Character trunk
1	NCT	<i>T.B.D.</i>	Misc. Native Canopy Trees	Yes	16' HT. x 8' SPR.; 4" D.B.H. min.
10	RMA	<i>Ravenala madagascariensis</i>	Travelers Tree	No	20'-24' HT., Multi-trunk

PALMS					
QTY	SYM	Botanical Name	Common Name	Native	Specifications
8	DAL	<i>Dictyosperma album</i>	Hurricane Palm	No	F.G.; 8'-14' HT.; Staggered heights
9	SLI	<i>Satakentia liukiensis</i>	Satakentia Palm	No	Specimen; 24'-27' HT.
17	SPA	<i>Sabal palmetto</i>	Sabal Palm	Yes	30'-37' WD.; Character trunks

UNDERSTORY TREES / LARGE SHRUBS					
QTY	SYM	Botanical Name	Common Name	Native	Specifications
43	MUT	(T.B.D.)	Miscellaneous Native Trees	Yes	12' HT. x 6' SPR.; 2" DBH. min.
4	CWI	<i>Canella winterana</i>	Wild Cinnamon Bark	Yes	45 Gal., 8'-10' HT.
3	GLU	<i>Gymnanthes lucida</i>	Crabwood	Yes	65 Gal., 12'-14' HT. x 6'-8' SPR.; Low branching

UNDERSTORY PALMS					
QTY	SYM	Botanical Name	Common Name	Native	Specifications
2	AA	<i>Allagoptera arenaria</i>	Seashore Palm	No	25 Gal., 4'-5' HT. x 4'-5' SPR.
10	LMO	<i>Leucothrinax morrisii</i>	Keys Thatch Palm	Yes	30 Gal., Root pruned to fit planter
3	REX	<i>Rhapis excelsa</i>	Lady Palm	No	15 Gal., 5' HT.; Full
12	SR	<i>Serenoa repens</i> 'Cinerea'	Silver Saw Palmetto	Yes	6' HT. x 6' SPR.
7	TRA	<i>Thrinax radiata</i>	Green Thatch Palm	Yes	17'-23' WD, Staggered heights

UNDERSTORY SHRUBS					
QTY	SYM	Botanical Name	Common Name	Native	Specifications
50	MNS	(T.B.D.)	Miscellaneous Native Shrubs	Yes	To be selected from list below
		<i>Ardisia escallonioides</i>	Marlberry	Yes	25 Gal., 6' HT. x 4' SPR. min.
		<i>Capparis cynophallophora</i>	Jamaican Caper	Yes	25 Gal., 6' HT. x 4' SPR. min.
		<i>Coccoloba uvifera x diversifolia</i>	Sea Plum	Yes	25 Gal., 6' HT. x 4' SPR. min.
		<i>Eugenia foetida</i>	Spanish Stopper	Yes	25 Gal., 6' HT. x 4' SPR. min.
		<i>Eugenia rhombea</i>	Red Stopper	Yes	25 Gal., 6' HT. x 4' SPR. min.
		<i>Guapira discolor</i>	Blolly	Yes	25 Gal., 6' HT. x 4' SPR. min.
		<i>Jacquinia keyensis</i>	Joewood	Yes	25 Gal., 6' HT. x 4' SPR. min.
		<i>Savia bahamensis</i>	Bay Cedar	Yes	25 Gal., 6' HT. x 4' SPR. min.
		<i>Suriana maritima</i>	Bahama maidenbush	Yes	25 Gal., 6' HT. x 4' SPR. min.

LOW UNDERSTORY SHRUBS					
QTY	SYM	Botanical Name	Common Name	Native	Specifications
160	LS	(T.B.D.)	Miscellaneous Low Native Shrubs	Yes	To be selected from list below
		<i>Callicarpa americana</i>	American Beautyberry	Yes	7 Gal., 24" HT. min.
		<i>Chrysobalanus icaco</i> 'Horizontal'	Horizontal Cocoplum	Yes	7 Gal., 24" HT. min.
		<i>Croton linearis</i>	Pineland Croton	Yes	7 Gal., 24" HT. min.
		<i>Psychotria nervosa</i>	Wild Coffee	Yes	7 Gal., 24" HT. min.
		<i>Randia aculeata</i>	White Indigo Berry	Yes	7 Gal., 24" HT. min.

ACCENTS					
QTY	SYM	Botanical Name	Common Name	Native	Specifications
6	AI	<i>Alcantarea imperialis</i> 'Rubra'	Same	No	7 Gal., 30" HT. x 30" HT.
6	AO	<i>Alcantarea</i> 'Odorata'	Same	No	7 Gal., 30" HT. x 30" HT.
2	DS	<i>Dioon spinulosum</i>	Mexican Cycad	No	25 Gal., 5' HT. x 5' SPR.
1	EF	<i>Encephalartos ferox</i>	Same	No	25 Gal., 5' HT. x 5' SPR.
3	MD	<i>Monstera deliciosa</i>	Mexican Breadfruit	No	7 Gal.; Mature leaves
2	PG	<i>Philodendron giganteum</i>	Same	No	7 Gal.
10	PR	<i>Philodendron</i> 'Rojo Congo'	Red Congo Philodendron	No	3 Gal., 24" HT. min.
8	PW	<i>Philodendron wilsonii</i>	Same	No	7 Gal.
11	PJ	<i>Portea petropolitana</i> 'Jungles'	Same	No	3 Gal., 24" HT. min.
26	ZP	<i>Zamia pumila</i>	Coontie	Yes	7 Gal., 24" HT. min.

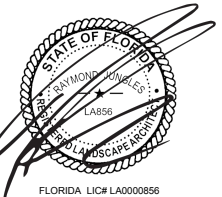
GROUND COVER					
QTY	SYM	Botanical Name	Common Name	Native	Specifications
777	EL	<i>Ernodea littoralis</i>	Golden Creeper	Yes	1 Gal. @ 18" O.C.
680	PBM	<i>Philodendron</i> 'Burle Marx'	Same	No	3 Gal., 18" HT.; @ 18" O.C.

GRASSES					
QTY	SYM	Botanical Name	Common Name	Native	Specifications
2	TD	<i>Tripsacum dactyloides</i>	Fakahatchee Grass	Yes	3 Gal., 24" HT. min.; @ 36" O.C.
40	TF	<i>Tripsacum floridana</i>	Florida Gama Grass	Yes	3 Gal. 24" HT. min., @ 24" O.C.

FERN MATRIX					
QTY	SYM	Botanical Name	Common Name	Native	Specifications
794	MFM	(T.B.D.)	Miscellaneous Fern Matrix		To be selected from list below
		<i>Microsorium scolopendrium</i>	Wart Fern	No	1 Gal., @ 18" O.C.
		<i>Nephrolepis exaltata</i>	Boston Fern	Yes	1 Gal., @ 18" O.C.
		<i>Thelypteris kunthii</i>	Southern Shield Wood Fern	Yes	1 Gal., @ 18" O.C.

VINES					
QTY	SYM	Botanical Name	Common Name	Native	Specifications
4	SF	<i>Stephanotis floribunda</i>	Madagascar Jasmine	No	7 Gal., 30" HT. min.; Trellis

SOD					
QTY	SYM	Botanical Name	Common Name	Native	Specifications
2,876	ZJ	<i>Zoysia japonica</i> 'Empire'	Empire Zoysia Grass	No	



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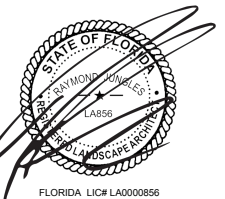
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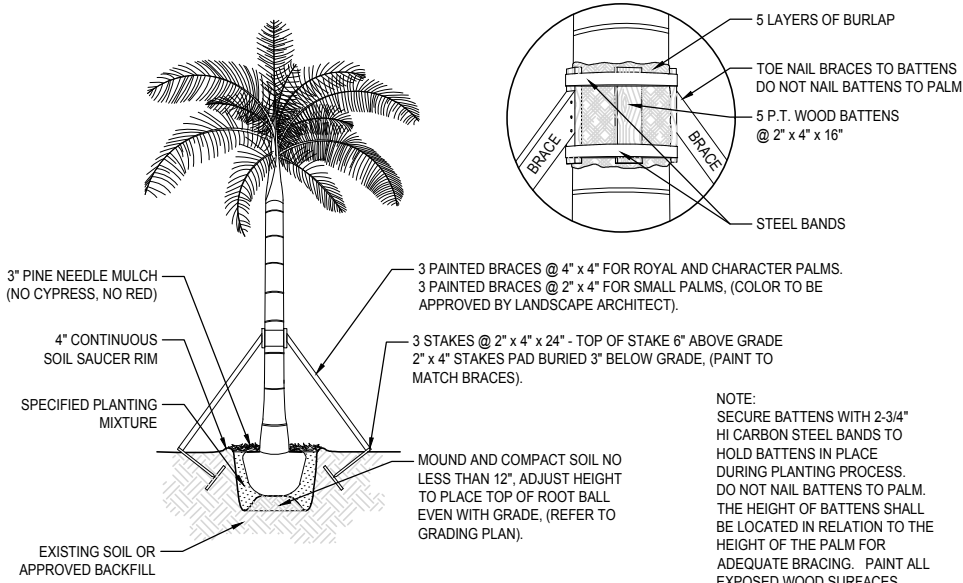
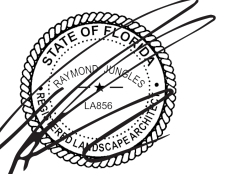
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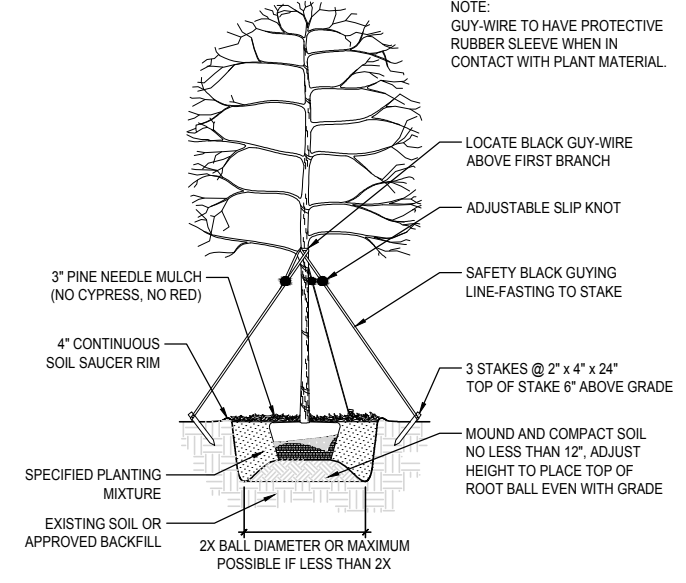
<b>1685 COLLINS HOTEL MIAMI BEACH</b>	
1685 Collins Ave, Miami Beach, FL 33139	
3-Dec-21	
<b>Mitigation Chart</b>	
Total Tree D.B.H. Removed Requiring Mitigation	36 inches (6 trees @ 16' HT. x 8' SPR.; 4" DBH. min.)
Proposed Trees with 16' HT. x 8' SPR.; 4" D.B.H. (minimum)	6 (refer to 'Trees' category in plant list)
Total Palms Removed Requiring Mitigation Tree Replacement on a 1:1 basis	13 (12' HT. x 6' SPR.; 2" DBH. min.)
Total (Off-Site) Palms Removed Requiring Mitigation Tree Replacement on a 1:1 basis	7 (14' HT; 3" D.B.H., 4' C.T. min.) R.O.W Street Tree

<b>1685 COLLINS HOTEL MIAMI BEACH</b>	
1685 Collins Ave, Miami Beach, FL 33139	
3-Dec-21	
 <b>*Note:</b> Tree location on plan. (Refer to LP.101, LP.102, LP.103 for locations)	
<b>Tree Replacement / Mitigation List</b>	
Replacement Mitigation Trees (16' HT. x 8' SPR.; 4" DBH. (minimum) specifications	6
(1) Gumbo limbo, (1) Native Canopy Tree, and (4) Autograph Tree	
Total Palms Removed Requiring Mitigation Tree Replacement on a 1:1 basis	13
(13) Misc. Native Trees	
Total (Off-Site) Palms Removed Requiring Mitigation Tree Replacement on a 1:1 basis	7
(7) Green Buttonwood	

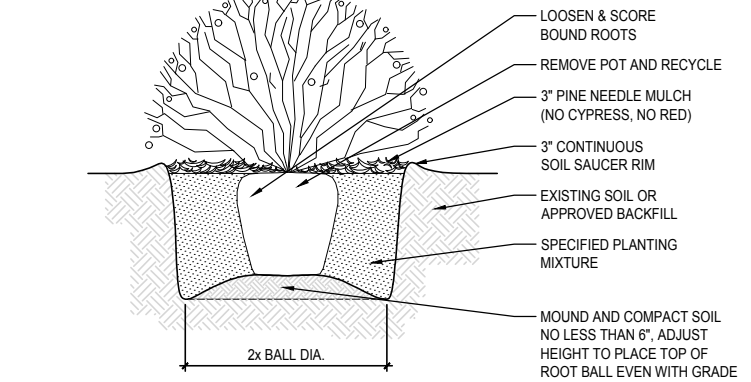
<b>CITY OF MIAMI BEACH LANDSCAPE LEGEND</b>			
INFORMATION REQUIRED TO BE PERMANENTLY AFFIXED TO PLANS			
ZONING DISTRICT <u>RM-3</u> LOT AREA <u>60,244 SF</u> ACRES <u>1.38</u>			
* PROJECT AREA <u>50,211 SF</u> ACRES <u>1.15</u>			
	<b>OPEN SPACE</b>	REQUIRED/ ALLOWED	PROVIDED
A.	SQUARE FEET OF REQUIRED OPEN SPACE AS INDICATED ON SITE PLAN: PROJECT AREA = <u>50,211 SF</u> X <u>30%</u> = <u>15,063 SF</u> .	15,063 SF	20,498 SF
B.	SQUARE FEET OF PARKING LOT OPEN SPACE REQUIRED AS INDICATED ON SITE PLAN:	N/A	N/A
	NUMBER OF PARKING SPACES <u>    </u> X 10 SF. PARKING SPACE =	N/A	N/A
C.	TOTAL SQUARE FEET OF LANDSCAPED OPEN SPACE REQUIRED: A+B=	15,063 SF	20,498 SF
<b>LAWN AREA CALCULATION</b>			
A.	SQUARE FEET OF LANDSCAPED OPEN SPACE REQUIRED 15,063 SF		
B.	MAXIMUM LAWN AREA (SOD) PERMITTED = 50% X 15,063 SF = 9,352 SF	7,532 SF	2,876 SF
<b>TREES</b>			
A.	TREES REQUIRED PER NET LOT ACRE (28) = 1.15 X 28 = 32	32	58
B.	30% NATIVES REQUIRED: 32 X 30% = 10	10	51
C.	50% LOW MAINTENANCE / DROUGHT AND SALT TOLERANT REQUIRED: 32 X 50% = 16	16	58
D.	STREET TREES (COLLINS AVE.) (MAXIMUM AVERAGE SPACING OF 20' O.C.) 100 LF / 20' = 5	5	5
E.	STREET TREE SPECIES ALLOWED DIRECTLY BENEATH POWER LINES: (MAXIMUM AVERAGE SPACING OF 20' O.C.):	N/A	N/A
<b>SHRUBS</b>			
A.	NUMBER OF SHRUBS REQUIRED: SUM OF LOT AND STREET TREES REQUIRED 37 X 12 = 444	444	915
B.	50% NATIVE SHRUBS REQUIRED: 444 X 50% = 222	222	226
<b>LARGE SHRUBS OR SMALL TREES</b>			
A.	LARGE SHRUBS OR SMALL TREES (10% OF REQUIRED SHRUBS) 528 X 10% = 53	44	50
B.	50% NATIVE LARGE SHRUBS OR SMALL TREES REQUIRED: 44 X 50% = 22	22	50



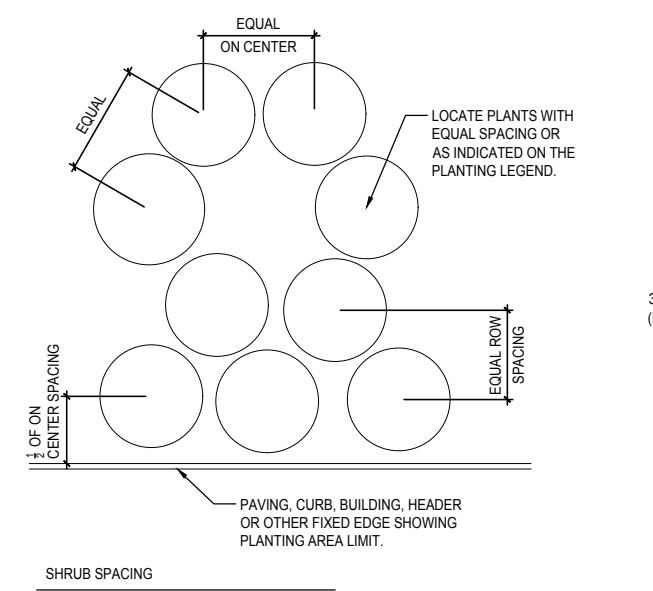
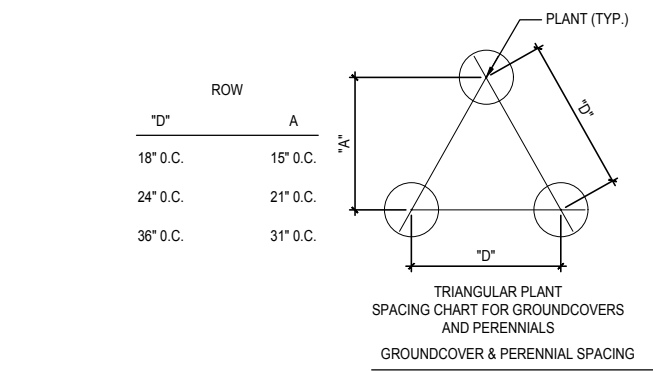
1 PALM PLANTING AND STAKING DETAIL  
SCALE: 3/32" = 1'- 0"



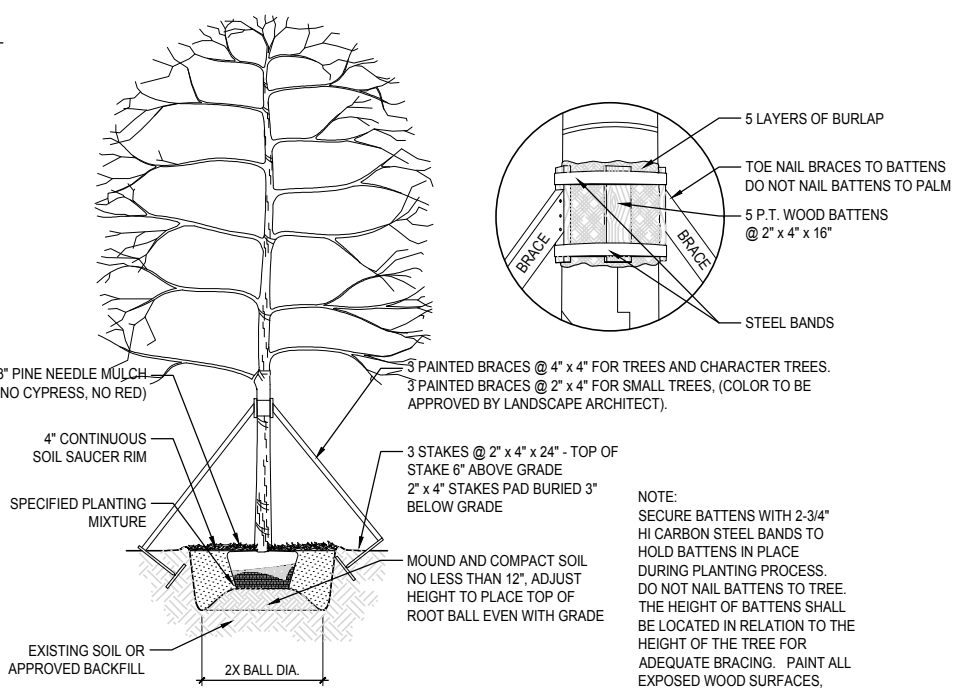
2 UNDERSTORY TREE PLANTING AND STAKING DETAIL  
SCALE: 3/32" = 1'- 0"



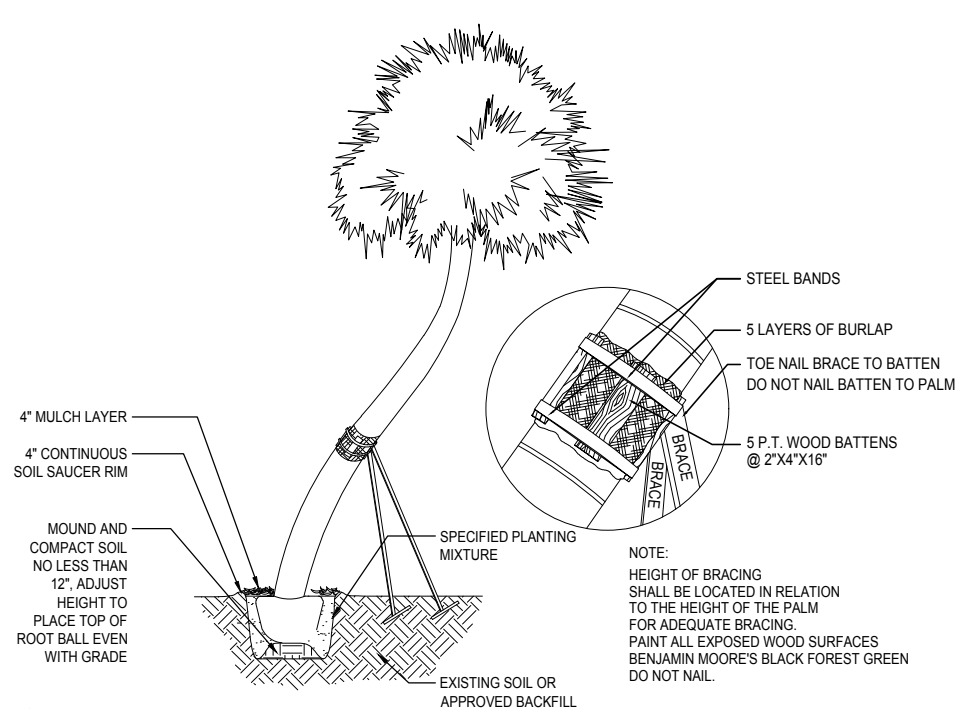
3 SHRUB PLANTING DETAIL  
SCALE: 3/32" = 1'- 0"



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



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



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

## GENERAL LANDSCAPE NOTES AND SPECIFICATIONS

- LANDSCAPE CONTRACTOR SHALL BECOME FAMILIAR WITH THE SCOPE OF WORK AS WELL AS THE SITE, DIGGING CONDITIONS, AND ANY OBSTACLES PRIOR TO SUBMITTING A BID.
- LANDSCAPE CONTRACTOR SHALL PROVIDE AN INSTALLATION SCHEDULE TO THE GENERAL CONTRACTOR AND LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL.
- LANDSCAPE CONTRACTOR SHOULD VERIFY ALL ESTIMATED QUANTITIES OF MATERIAL SHOWN ON THE LANDSCAPE ARCHITECT'S DRAWINGS PRIOR TO SUBMITTING A BID.
- PLANTING PLAN SHALL TAKE PRECEDENCE OVER PLANT LIST IN CASE OF DISCREPANCIES.
- ALL PLANT MATERIAL SYMBOLS SHOWN ON LANDSCAPE PLANS SHALL BE CONSIDERED DIAGRAMMATIC AND SHOULD BE ADJUSTED IN THE FIELD BY LANDSCAPE CONTRACTOR TO AVOID ALL UTILITIES AND ALL OTHER OBSTRUCTIONS, AFTER CONSULTING THE LANDSCAPE ARCHITECT.
- ALL SIZES SPECIFIED FOR PLANT MATERIAL ON THE PLAN AND PLANT LIST SHALL BE CONSIDERED MINIMUM.
- ALL PLANT MATERIAL MUST MEET OR EXCEED THE SPECIFIED MINIMUM REQUIREMENTS FOR BOTH HEIGHT AND SPREAD. MEASURE ALL INSTALLED PLANTS AND COMPARE AGAINST SPECIFICATIONS.
- ANY SPECIFIC REQUIREMENTS SUCH AS SPECIFIC SHAPE, CHARACTER, NUMBER OF TREE TRUNKS, PLANT SOURCE, TRANSPORTING, AND OR SPECIAL BRACING NOTED ON THE PLAN OR PLANT LIST, WILL REQUIRE APPROVAL AND OR COORDINATION WITH THE LANDSCAPE ARCHITECT.
- NO CHANGE OR SUBSTITUTION SHALL BE MADE WITHOUT PRIOR APPROVAL OF THE LANDSCAPE ARCHITECT.
- ALL MATERIAL SHALL BE SUBJECT TO AVAILABILITY AT TIME OF INSTALLATION. SUBSTITUTIONS MAY BE MADE AFTER CONSULTATION WITH THE LANDSCAPE ARCHITECT
- ALL TREES, PALMS, SHRUBS AND GROUND COVERS SHALL BE GUARANTEED FOR A PERIOD OF 12 MONTHS FROM DATE OF FINAL ACCEPTANCE.
- CHANGES MAY OCCUR DURING THE NORMAL COURSE OF IMPLEMENTATION. VERBAL CHANGE ORDERS WILL NOT BE HONORED. ANY CHANGES MUST BE SUBMITTED TO THE LANDSCAPE ARCHITECT IN WRITING AS A CHANGE ORDER TO BE REVIEWED AND APPROVED IN WRITING BY OWNER/CLIENT.
- LANDSCAPE CONTRACTOR SHALL LOCATE AND VERIFY ALL UNDERGROUND UTILITIES OR STRUCTURES PRIOR TO DIGGING. LANDSCAPE CONTRACTOR SHALL REPAIR ALL DAMAGES TO UNDERGROUND UTILITIES, AND OR CONSTRUCTION CAUSED BY LANDSCAPE INSTALLATION, AT NO COST TO THE OWNER.
- LANDSCAPE CONTRACTOR SHALL COORDINATE WITH THE GENERAL CONTRACTOR, THE REMOVAL OF ALL BUILDING CONSTRUCTION DEBRIS AND FOREIGN MATERIAL PRIOR TO INSTALLATION OF ANY PLANT MATERIAL.
- SITE PREPARATION SHOULD INCLUDE THE ERADICATION AND REMOVAL OF ANY WEEDS OR GRASS, REMOVAL AND CLEAN UP OF ANY DEAD MATERIAL AND ROUGH AND FINISH GRADING PER SPECS AND OR LANDSCAPE PLANS.
- FOR PLANT MATERIAL DESIGNATED TO BE REMOVED, THE ENTIRE ROOT SYSTEM SHALL BE DUG AND REMOVED FROM THE SITE.
- ALL PLANTING AREAS SHALL BE EXCAVATED TO A MINIMUM OF 6" FOR GROUNDCOVERS AND MORE THAN 12" FOR SHRUBS, TREES, AND PALMS, AND SHOULD RECEIVE PLANTING SOIL TYPE 1(REFER TO SOIL SPECIFICATIONS LP. 402) (COARSE SAND 70%, FLORIDA PEAT 20%, PINE BARK 10% FINAL TESTED ORGANIC MATTER BETWEEN 1.5% & 2.5% (BY DRY WEIGHT). SUBMIT ALL TESTING DATA FOR APPROVAL BY LANDSCAPE ARCHITECT.
- ALL PLANT MATERIAL SHALL BE FLORIDA NO. 1 OR BETTER. FLORIDA DEPARTMENT OF AGRICULTURE GRADES AND STANDARDS, PARTS I & II, 1975, RESPECTIVELY.
- ALL TREES SHALL BE STAKED IN A GOOD WORKMANLIKE MANNER. NO NAIL STAKING PERMITTED. (REFER TO BRACING NOTES AND PLANTING DETAILS)
- AFTER REMOVAL OR RELOCATION OF EXISTING TREES AND PALMS, ALL REMAINING HOLES SHALL BE BACK FILLED AROUND AND UNDER ROOT BALL WITH WASHED BEACH SAND. SOD DISTURBED AREA, IF REQUIRED. ALL SHRUB BEDS TO BE INSTALLED WITH WASHED BEACH SAND. (SEE SPEC)
- ALL TREES, PALMS, SHRUBS AND GROUND COVER PLANTS SHALL BE FERTILIZED AT INSTALLATION, WITH LONG LASTING FERTILIZER, ACCORDING TO MANUFACTURERS' RECOMMENDATIONS AND BASED ON EXISTING SOIL TEST.
- ALL EXISTING PLANT MATERIAL TO REMAIN, SHALL BE PROTECTED DURING ALL CONSTRUCTION PHASES. ANY PLANT MATERIAL SCARRED OR DESTROYED DESIGNATED TO REMAIN MUST BE REPLACED AT THE CONTRACTOR'S EXPENSE WITH SIMILAR SPECIES SIZE AND QUALITY.
- ALL TREES ON SOD AREA SHALL RECEIVE A HARDWOOD / PINE NEEDLE MULCH MIX RING 2' IN DIAMETER TYPICAL. MULCH TO BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PURCHASE AND/OR INSTALLATION.
- ALL PLANTING AREAS SHALL BE MULCHED WITH PINE STRAW MULCH TO A MINIMUM OF 3"; WITH THE EXCEPTION OF BEACH PLANTING. DO NOT USE CYPRESS OR RED MULCH.
- ALL TREES SHALL HAVE 2" CALIPER AT D.B.H. MINIMUM FOR A 10' HEIGHT TREE, UNLESS NOTED OTHERWISE.
- ALL 1 GALLON MATERIAL SHALL HAVE 12" SPREAD MINIMUM, ALL 3 GALLON MATERIAL TO HAVE 20-24" SPREAD MINIMUM.
- ALL PLANTING AREAS WITHIN THE LIMITS OF WORK SHALL RECEIVE 100% COVERAGE BY AUTOMATIC IRRIGATION SYSTEM (DRIP PREFERRED) UNLESS OTHERWISE DIRECTED BY OWNER. SEE IRRIGATION PLANS FOR ADDITIONAL SPECIFICATIONS.
- LANDSCAPE CONTRACTOR SHALL COORDINATE HIS WORK WITH ALL OTHER APPROPRIATE CONTRACTORS.
- THE LANDSCAPE CONTRACTOR SHALL AT ALL TIMES KEEP THE JOB SITE CLEAN AND FREE FROM ACCUMULATION OF WASTE MATERIAL, DEBRIS, AND RUBBISH.
- LANDSCAPE PLAN SHALL BE INSTALLED IN COMPLIANCE WITH ALL LOCAL CODES.
- ON-SITE LAYOUT OF PLANT MATERIAL SHALL BE COORDINATED WITH LANDSCAPE ARCHITECT AT THE TIME OF INSTALLATION.
- ALL PLANTS, MATERIALS, WORKMANSHIP, AND INVOICE APPROVAL ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT.
- CONTRACTOR TO FLAG ALL PROPOSED TREE AND PALM LOCATIONS FOR LANDSCAPE ARCHITECT'S APPROVAL PRIOR TO INSTALLATION.
- LANDSCAPE ARCHITECT TO APPROVE ALL SHRUB AND GROUNDCOVER PLANTING LOCATION AND LAYOUT PRIOR TO INSTALLATION.
- CONTRACTOR SHALL PROVIDE DIGITAL PHOTOGRAPHIC DOCUMENTATION DURING INSTALLATION FOR LANDSCAPE ARCHITECT'S REVIEW, WEEKLY.
- LANDSCAPE CONTRACTOR TO INSURE ALL PLANT MATERIAL IS INSTALLED AT THE CORRECT ELEVATION, REFER TO GRADING PLAN.
- THE LANDSCAPE CONTRACTOR SHALL MAINTAIN OR COORDINATE WITH THE IRRIGATION CONTRACTOR AND LANDSCAPING MAINTENANCE SERVICES ALL PLANTING INCLUDING WATERING, MOWING, MULCHING, WEED, AND PEST CONTROL UNTIL FINAL ACCEPTANCE BY THE LANDSCAPE ARCHITECT AND OWNER.
- THE AWARDED LANDSCAPE CONTRACTOR SHALL SUBMIT A PROPOSED BID / CONTRACT WITH UNIT COST PRICING FOR ALL PLANT MATERIAL INCLUDING (WARRANTY, LABOR, TRANSPORTATION, RELOCATION, SITE MAINTENANCE AND PREPARATION) AS PER THE LANDSCAPE ARCHITECT'S SPECIFICATIONS AND OR PLANTING PLANS.
- THE LANDSCAPE CONTRACTOR'S CONTRACT SHALL ACKNOWLEDGE ALL TERMS AND CONDITIONS SET FORTH UNDER THESE GENERAL LANDSCAPE NOTES AND SPECIFICATIONS.
- THESE DRAWINGS, DOCUMENTS, AND ALL CONTENTS ARE THE PROPERTY OF RAYMOND JUNGLES, INC. ALL RIGHTS ARE RESERVED. UNAUTHORIZED USE OR PRODUCTION, IN PART OR WHOLE, FOR ANY PURPOSE IS UNLAWFUL AND PROHIBITED EXCEPT BY EXPRESS WRITTEN CONSENT.
- IN ADDITION TO THE ABOVE PLANT LIST AND SPECIFICATIONS THERE IS TO BE AN ADDITIONAL \$20,000.00 WHOLESALE PLANT ALLOWANCE - LANDSCAPE ARCHITECT TO SELECT ACCENT SPECIMENS DURING NURSERY VISITS. LANDSCAPE ARCHITECT TO LAY OUT ACCENT PLANTS IN THE FIELD.
- FINAL GRADES SHALL BE APPROVED IN THE FIELD BY LANDSCAPE ARCHITECT PRIOR TO PLANTING.

## GENERAL TREE BRACING NOTES AND SPECIFICATIONS:

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

- CHOOSE THE CORRECT SIZE, LENGTH, AND NUMBER OF PROPS TO BE USED (PRESSURE TREATED (PT), TIMBER BAMBOO (GUADUA ANGUSTIFOLIA) 3" DIA.).
- ALL (PRESSURE TREATED (PT) 2"x4", 4"x4"). STAKES SHALL BE PAINTED AS SPECIFIED BY THE LANDSCAPE ARCHITECT. WRAP AT LEAST 5 LAYERS OF BURLAP AROUND TRUNK OF THE PALM AT LEAST 4 INCHES WIDER THAN THE BATTENS BEING USED. BATTENS SHOULD BE MOUNTED AT A POINT 1/3 OF THE DISTANCE FROM GROUND TO THE CLEAR TRUNK OF THE TREE OR PALM, BUT NOT LESS THAN 4 FEET, WHICHEVER IS GREATER. ALL PAINT COLORS TO BE APPROVED BY LANDSCAPE ARCHITECT.
- SELECT THE PROPER LENGTH AND SIZE OF BATTENS (PT 2"x4"x12"-16")
- USE THE SAME NUMBER OF BATTENS AS PROPS BEING USED.
- PLACE THE BATTENS VERTICALLY AND EVENLY SPACED AGAINST THE BURLAP.
- SECURE THE BATTENS IN PLACE WITH METAL OR PLASTIC BANDING STRAPS. DO NOT NAIL TREE.
- WEDGE LOWER END OF PROP INTO SOIL AND SECURE WITH A 2"x4"x30" STAKE. PROPS SHOULD BE INSTALLED AT A 30 TO 40 DEGREE ANGLE FROM THE BATTENS AND OF SUFFICIENT LENGTH TO REACH THE GROUND. NOTE: ON STRAIGHT TREES OR PALMS OR TREES, SPACE PROPS EQUAL DISTANCE AROUND TREE OR PALM ON CURVED (CHARACTER) PALMS OR TREES, SPACE PROPS AGAINST THE FRONT OF THE CURVE OF THE PALM.
- CUT A SMOOTH ANGLE AT THE END OF THE PROPS. ALIGN WITH AND NAIL INTO BATTENS. DO NOT PENETRATE TREE OR PALM WITH NAILS.
- IF IT APPEARS THAT ADDITIONAL CONSTRUCTION WORK WILL TAKE PLACE NEAR TO OR IN THE VICINITY OF THE NEWLY BRACED TREES OR PALMS, THEN PROPS ARE TO BE CLEARLY LABELED WITH THE STATEMENT, "DO NOT REMOVE."
- PROPS ARE NOT TO BE REMOVED UNTIL APPROVED BY THE LANDSCAPE CONTRACTOR.

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

- CHOOSE THE CORRECT SIZE AND NUMBER OF STAKES AND SIZE OF HOSE AND WIRE. GUYING SHALL BE COMPLETED WITHIN 48 HOURS OF PLANTING THE TREE.
- CUT LENGTHS OF STAKING HOSE TO EXTEND 2 INCHES PAST TREE TRUNK WHEN WRAPPING AROUND.
- SPACE STAKES EVENLY ON OUTSIDE OF WATER RING AND DRIVE EACH FIRMLY INTO THE GROUND. STAKES SHOULD BE DRIVEN AT A 30 DEGREE ANGLE WITH THE POINT OF THE STAKE TOWARD THE TREE UNTIL 4 TO 5 INCHES ARE LEFT SHOWING.
- PLACE THE HOSE AROUND THE TRUNK JUST ABOVE THE LOWEST BRANCH.
- THREAD THE WIRE THROUGH THE HOSE AND PAST THE STAKE, ALLOWING APPROXIMATELY 2 FEET OF EACH OF THE TWO ENDS BEYOND THE STAKE BEFORE CUTTING THE WIRE.
- TWIST WIRE AT RUBBER HOSE TO KEEP IT IN PLACE.
- PULL WIRE DOWN AND WIND BOTH ENDS AROUND STAKE TWICE. TWIST WIRE BACK ONTO ITSELF TO SECURE IT BEFORE CUTTING OFF THE EXCESS.
- THE ABOVE PROCEDURES ARE TO BE FOLLOWED FOR EACH STAKE, KEEPING THE TREE STRAIGHT AT ALL TIMES.
- THERE SHOULD BE A 1 TO 3 INCH SWAY IN THE TREE (THE WIRES SHOULD NOT BE PULLED TIGHT) FOR BEST ESTABLISHMENT.
- FLAG THE GUY WIRES WITH SURVEYOR'S FLAGGING OR APPROVED EQUAL FOR SAFETY.
- ANY WIRES ARE NOT TO BE REMOVED UNTIL APPROVED BY LANDSCAPE ARCHITECT.

## SHOP DRAWINGS / SUBMITTALS AND MOCK-UPS

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

PROJECT:

## 1685 COLLINS HOTEL

1685 Collins Avenue  
Miami Beach  
Florida 33139

## INTERIOR DESIGNER SHAMSHIRI

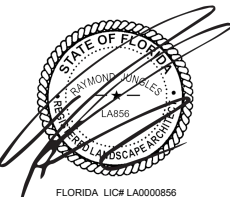
LANDSCAPE ARCHITECT

jungles

DRAWING:

## PLANTING NOTES

LANDSCAPE ARCHITECT: RAYMOND JUNGLES



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