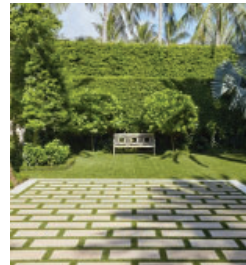


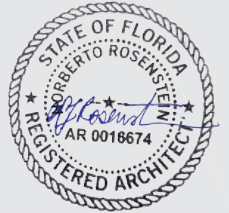


RESTORATION OF THE HISTORIC PROPERTY LANDSCAPE



Deco Preservation with Spanish Roots

Layers of time and history. A palimpsest of different time layered over and over again. The landscape will respect and respond to the forms and shapes of streamline moderne but painted with the rich texture and patterns of the Spanish Roots of Florida



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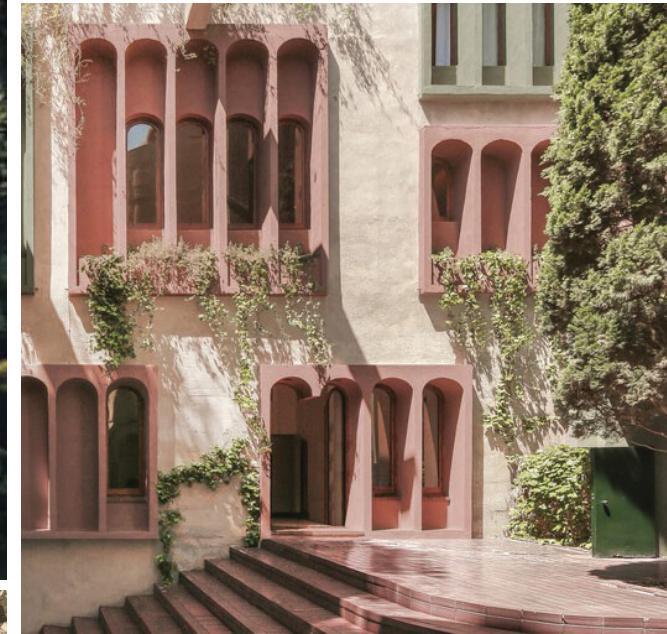
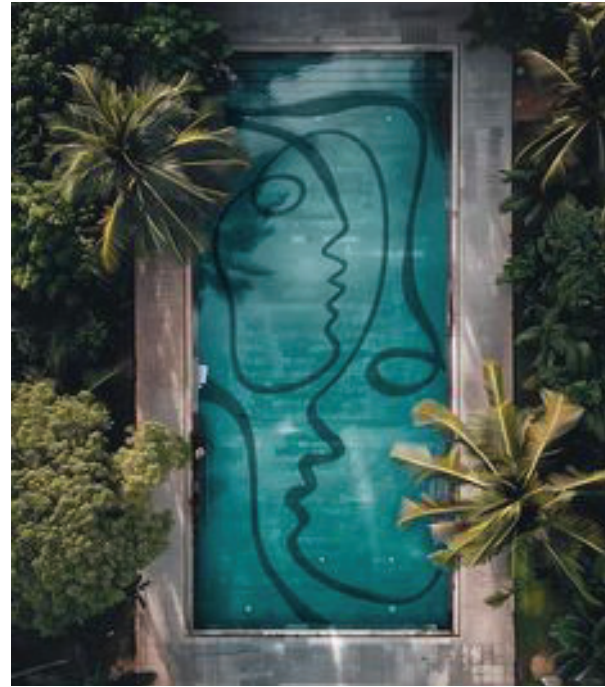
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**TREEHOUSE HOTEL,
MIAMI BEACH**

1500 COLLINS +
1509-1515 WASHINGTON
AVE, MIAMI BEACH, FL,
33139

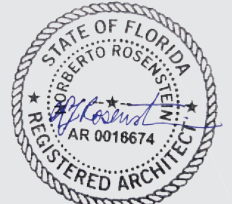
**LANDSCAPE
CONCEPTS**

LC0-01



The Spanish Foundation

Rich and layered like the world the Spanish found, this interior courtyard will be full of natural curves with nooks and crannies for guests to get lost within. Native plants drape the garden and building with nature and merge with fragments and layers of Spanish tile and terrazzo.



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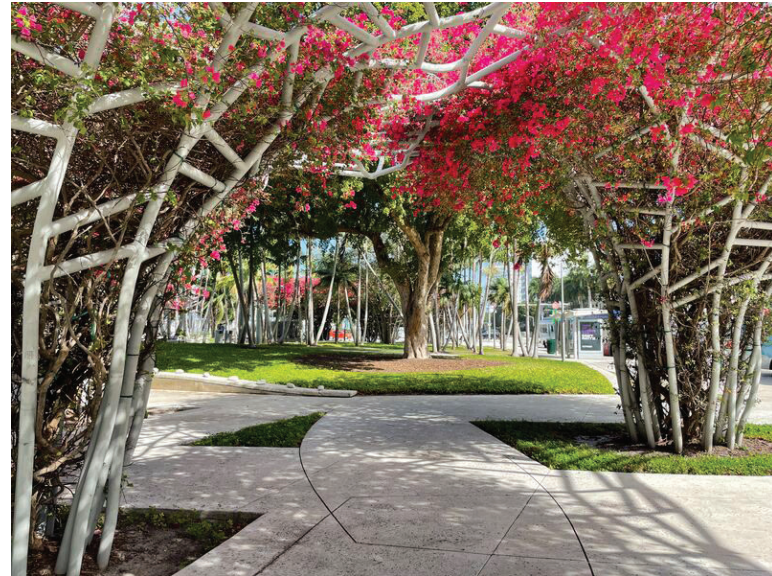
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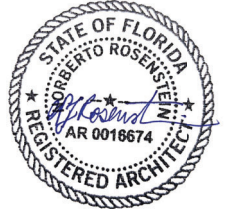
**LANDSCAPE
CONCEPTS**

LC0-02



Building's Interaction with Nature

Like the Bayan trees that have inspired many myths and legends across many cultures, this conceptual Banyan tree bridges the 3 distinct buildings. The canopy unifies each building into a singular property and brings the landscape up into the sky to provide shade and activation for activities on multiple levels.



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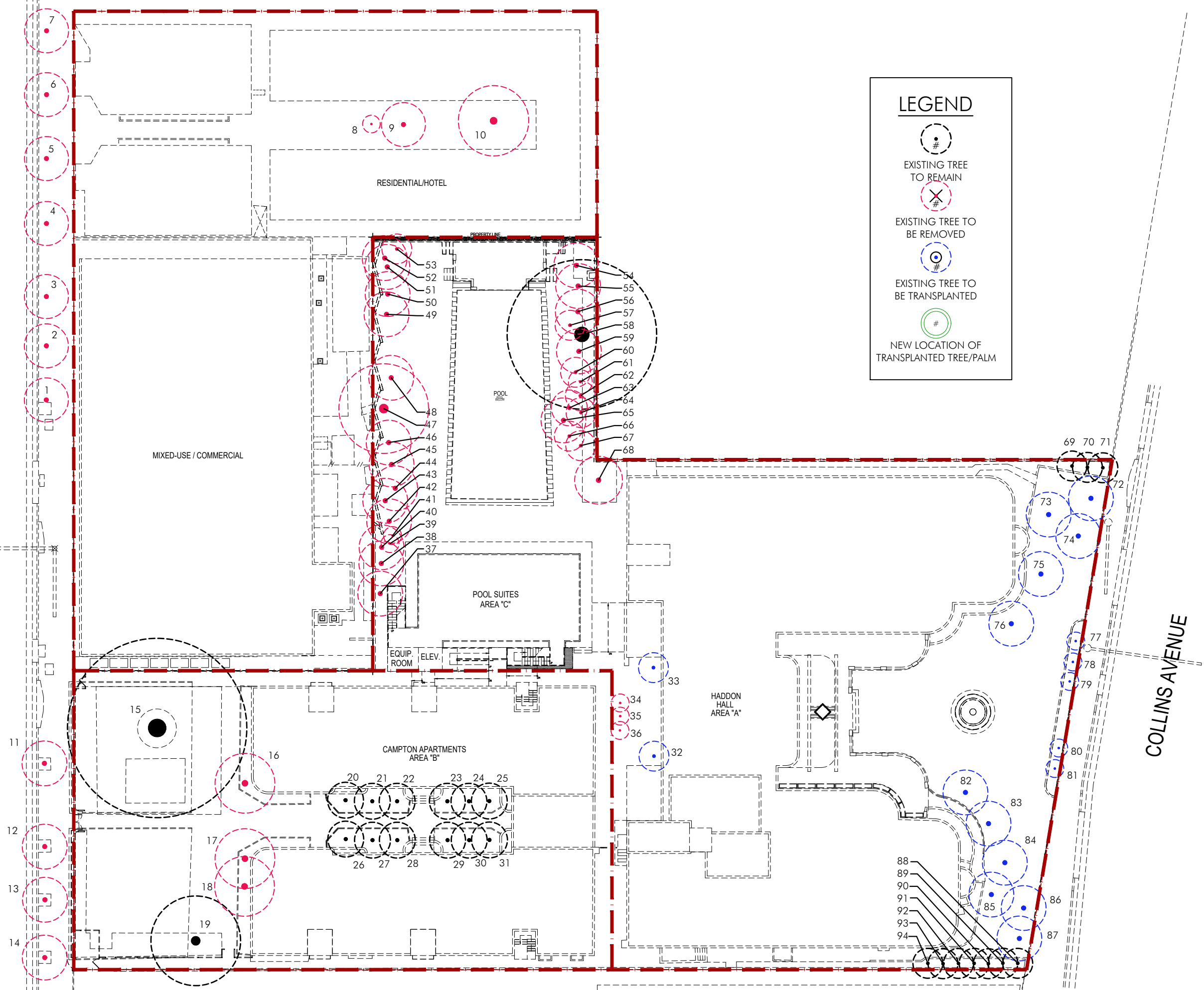
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LANDSCAPE CONCEPTS

LC0-03

WASHINGTON AVENUE



LEGEND

- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- EXISTING TREE TO BE TRANSPLANTED
- NEW LOCATION OF TRANSPLANTED TREE/PALM



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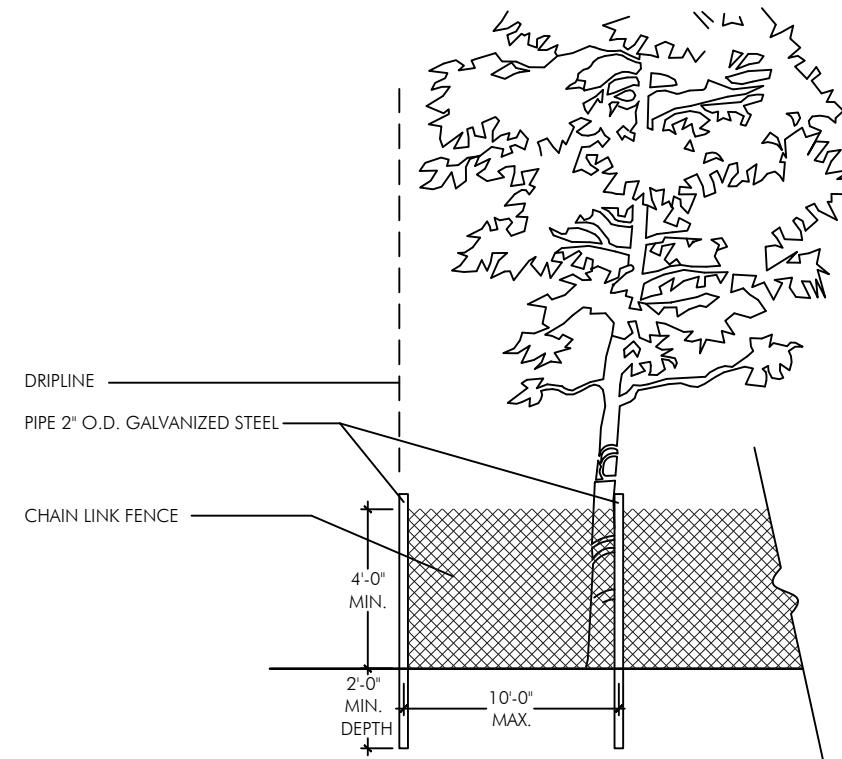
TREEHOUSE HOTEL, MIAMI BEACH
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1509-1515
WASHINGTON AVE,
MIAMI BEACH,
FL 33139

Existing Tree Disposition Plan
L0-01

EXISTING TREE DISPOSITION LIST								
KEY	BOTANICAL NAME	COMMON NAME	SIZE			DISPOSITION	CONDITION	MITIGATION DBH.(in.)
			HT.(ft.)	SPD.(ft.)	DBH.(in.)			
1	Cocos nucifera	Coconut Palm	30	12	7	remove	fair	palm
2	Cocos nucifera	Coconut Palm	30	12	7	remove	fair	palm
3	Cocos nucifera	Coconut Palm	30	12	7	remove	fair	palm
4	Cocos nucifera	Coconut Palm	30	12	7	remove	fair	palm
5	Cocos nucifera	Coconut Palm	30	12	7	remove	fair	palm
6	Cocos nucifera	Coconut Palm	30	12	7	remove	fair	palm
7	Cocos nucifera	Coconut Palm	30	12	7	remove	fair	palm
8	Mangifera indica	Mango	13	6	1	remove	poor	
9	Mangifera indica	Mango	18	15	3	remove	fair	
10	Aravaria heterophylla	Norfolk Island Pine	45	25	9,9,10	remove	fair	28
11	Cocos nucifera	Coconut Palm	25	12	8	remove	fair	palm
12	Cocos nucifera	Coconut Palm	25	12	8	remove	fair	palm
13	Cocos nucifera	Coconut Palm	25	12	8	remove	fair	palm
14	Cocos nucifera	Coconut Palm	25	12	8	remove	fair	palm
15	Ficus aurea	Strangler Fig	45	60	120	keep	good	
16	Coccoloba uvifera	Seagrape	20	20	16	remove	poor	16
17	Coccoloba uvifera	Seagrape	20	20	24	remove	poor	24
18	Coccoloba uvifera	Seagrape	20	20	24	remove	poor	24
19	Ficus citrifolia	Shortleaf Fig	30	40	36	keep	good	
20	Dyopsis cabadae	Cabada Palm	25	15	multi	keep	good	
21	Dyopsis cabadae	Cabada Palm	25	15	multi	keep	good	
22	Dyopsis cabadae	Cabada Palm	25	15	multi	keep	good	
23	Dyopsis cabadae	Cabada Palm	25	15	multi	keep	good	
24	Dyopsis cabadae	Cabada Palm	25	15	multi	keep	good	
25	Dyopsis cabadae	Cabada Palm	25	15	multi	keep	good	
26	Dyopsis cabadae	Cabada Palm	25	15	multi	keep	good	
27	Dyopsis cabadae	Cabada Palm	25	15	multi	keep	good	
28	Dyopsis cabadae	Cabada Palm	25	15	multi	keep	good	
29	Dyopsis cabadae	Cabada Palm	25	15	multi	keep	good	
30	Dyopsis cabadae	Cabada Palm	25	15	multi	keep	good	
31	Dyopsis cabadae	Cabada Palm	25	15	multi	keep	good	
32	Thrinax radiata	Green Thatch Palm	16	10	6	transplant	good	
33	Thrinax radiata	Green Thatch Palm	10	10	6	transplant	good	
34	Veitchia memillii	Christmas Palm	22	6	7	remove	poor	palm
35	Veitchia memillii	Christmas Palm	22	6	7	remove	poor	palm
36	Veitchia memillii	Christmas Palm	22	6	7	remove	poor	palm
37	Ravenala madagascariensis	Traveller's Palm	22	15	multi	remove	good	palm
38	Ravenala madagascariensis	Traveller's Palm	22	15	multi	remove	good	palm
39	Ravenala madagascariensis	Traveller's Palm	22	15	multi	remove	good	palm
40	Veitchia memillii	Christmas Palm	20	6	7	remove	fair	palm
41	Veitchia memillii	Christmas Palm	20	6	7	remove	fair	palm
42	Ravenala madagascariensis	Traveller's Palm	22	15	multi	remove	good	palm
43	Ravenala madagascariensis	Traveller's Palm	22	15	multi	remove	good	palm
44	Ravenala madagascariensis	Traveller's Palm	22	15	multi	remove	good	palm
45	Dyopsis lutescens	Areca Palm	18	12	multi	remove	fair	palm
46	Ravenala madagascariensis	Traveller's Palm	22	15	multi	remove	good	palm
47	Thespesia palpunea	Portia Tree	20	30	36	remove	poor	36
48	Dyopsis lutescens	Areca Palm	18	12	multi	remove	fair	palm
49	Dyopsis lutescens	Areca Palm	18	12	multi	remove	fair	palm
50	Caryota mitis	Fishtail Palm	22	15	multi	remove	good	palm
51	Caryota mitis	Fishtail Palm	22	15	multi	remove	good	palm
52	Ravenala madagascariensis	Traveller's Palm	22	15	multi	remove	good	palm
53	Sabal palmetto	Sabal Palm	18	10	10	remove	good	palm
54	Caryota mitis	Fishtail Palm	22	15	multi	remove	good	palm
55	Caryota mitis	Fishtail Palm	22	15	multi	remove	good	palm
56	Caryota mitis	Fishtail Palm	22	15	multi	remove	good	palm
57	Sabal palmetto	Sabal Palm	12	10	10	remove	good	not a tree
58	Ficus aurea	Strangler Fig	50	50	72	keep	fair	
59	Caryota mitis	Fishtail Palm	22	15	multi	remove	good	palm
60	Sabal palmetto	Sabal Palm	16	10	10	remove	good	palm
61	Accoelorphe wrightii	Paurotis Palm	16	8	multi	remove	poor	palm
62	Sabal palmetto	Sabal Palm	18	10	10	remove	good	palm
63	Veitchia memillii	Christmas Palm	20	15	multi	remove	good	palm
64	Caryota mitis	Fishtail Palm	16	8	multi	remove	good	palm
65	Veitchia memillii	Christmas Palm	20	12	multi	remove	good	palm
66	Sabal palmetto	Sabal Palm	18	10	10	remove	good	palm
67	Sabal palmetto	Sabal Palm	18	10	10	remove	good	palm
68	Accoelorphe wrightii	Paurotis Palm	16	16	multi	remove	poor	palm
69	Sabal palmetto	Sabal Palm	20	10	10	keep	good	
70	Sabal palmetto	Sabal Palm	20	10	10	keep	good	
71	Sabal palmetto	Sabal Palm	20	10	10	keep	good	
72	Cocos nucifera	Coconut Palm	26	15	8	transplant	good	
73	Cocos nucifera	Coconut Palm	26	15	8	transplant	good	
74	Cocos nucifera	Coconut Palm	26	15	8	transplant	good	
75	Cocos nucifera	Coconut Palm	26	15	8	transplant	good	

KEY	BOTANICAL NAME	COMMON NAME	SIZE			DISPOSITION	CONDITION	MITIGATION DBH.(in.)
			HT.(ft.)	SPD.(ft.)	DBH.(in.)			
76	Cocos nucifera	Coconut Palm	26	15	8	transplant	good	
77	Thrinax radiata	Green Thatch Palm	10	6	4	transplant	good	
78	Thrinax radiata	Green Thatch Palm	10	6	4	transplant	good	
79	Thrinax radiata	Green Thatch Palm	10	6	4	transplant	good	
80	Thrinax radiata	Green Thatch Palm	10	6	4	transplant	good	
81	Thrinax radiata	Green Thatch Palm	10	6	4	transplant	good	
82	Cocos nucifera	Coconut Palm	26	15	8	transplant	good	
83	Cocos nucifera	Coconut Palm	26	15	8	transplant	good	
84	Cocos nucifera	Coconut Palm	26	15	8	transplant	good	
85	Cocos nucifera	Coconut Palm	26	15	8	transplant	good	
86	Cocos nucifera	Coconut Palm	26	15	8	transplant	good	
87	Cocos nucifera	Coconut Palm	26	15	8	transplant	good	
88	Sabal palmetto	Sabal Palm	20	10	10	keep	good	
89	Sabal palmetto	Sabal Palm	20	10	10	keep	good	
90	Sabal palmetto	Sabal Palm	20	10	10	keep	good	
91	Sabal palmetto	Sabal Palm	20	10	10	keep	good	
92	Sabal palmetto	Sabal Palm	20	10	10	keep	good	
93	Sabal palmetto	Sabal Palm	20	10	10	keep	good	
94	Sabal palmetto	Sabal Palm	20	10	10	keep	good	
TOTAL DBH INCHES TO BE REMOVED								128
TOTAL PALMS TO BE REMOVED								43
TOTAL TREES MITIGATION REQUIRED								44 trees (from hardwood removal) + 43 trees (from palm removals) = 87 trees
TOTAL TREES MITIGATION PROVIDED								xx trees

Mitigation is provided in the form of XXXX



- NOTES:
- BARRIER SHALL BE PLACED AT THE EDGE OF THE DRIPLINE OF THE TREE CANOPY OR AS FAR FROM THE TREE AS POSSIBLE WHERE THE CANOPY OVERHANGS PAVEMENT THAT IS TO REMAIN. BARRIER SHALL BE MAINTAINED IN AN UPRIGHT POSITION AT ALL TIMES.
 - TREE PROTECTION FENCE (TPF) SHALL BE INSTALLED PRIOR TO ANY SITE WORK, CLEARING, OR DEMOLITION. AND MAINTAINED THROUGHOUT CONSTRUCTION.
 - REMOVE TPF ONLY WITH APPROVAL FROM URBAN FORESTER AFTER ALL SITE WORK HAS BEEN COMPLETED.

*NOTE: Should any existing trees or palms be damaged they shall be evaluated by the City Urban Forester to determine corrective actions that may include removal, corrective pruning and or replacement. Any corrective actions required shall be performed in accordance with the City of Miami Beach Code, the most current ANSI A-300 Pruning Standards and or an issued City Tree or Environmental Permit. Any corrective pruning required shall be performed by an ISA Certified Arborist and the City Urban Forester shall be consulted.

TREE PROTECTION DETAIL

N.T.S.



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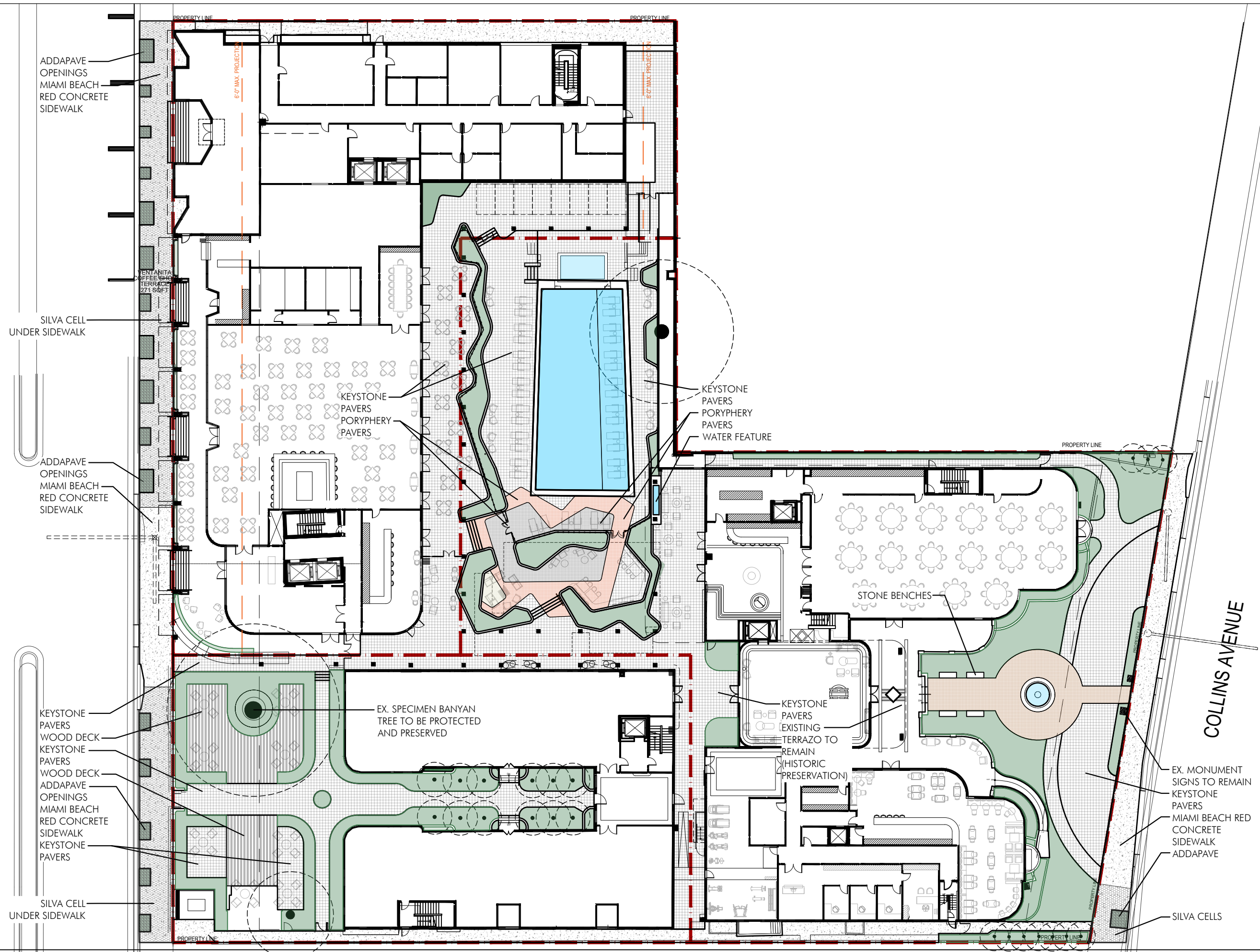
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1509 COLLINS +
1509-1515
WASHINGTON AVE,
MIAMI BEACH,
FL 33139

Existing Tree Disposition
List

L0-02

WASHINGTON AVENUE



ADDAPAVE
OPENINGS
MIAMI BEACH
RED CONCRETE
SIDEWALK

SILVA CELL
UNDER SIDEWALK

ADDAPAVE
OPENINGS
MIAMI BEACH
RED CONCRETE
SIDEWALK

KEYSTONE
PAVERS
WOOD DECK
KEYSTONE
PAVERS
WOOD DECK
ADDAPAVE
OPENINGS
MIAMI BEACH
RED CONCRETE
SIDEWALK
KEYSTONE
PAVERS

SILVA CELL
UNDER SIDEWALK

PENTANITA
OFFICE SIG
TERRAZO
27'1 SOFT

EX. SPECIMEN BANYAN
TREE TO BE PROTECTED
AND PRESERVED

KEYSTONE
PAVERS
EXISTING
TERRAZO TO
REMAIN
(HISTORIC
PRESERVATION)

KEYSTONE
PAVERS
PORYPHERY
PAVERS
WATER FEATURE

STONE BENCHES

EX. MONUMENT
SIGNS TO REMAIN
KEYSTONE
PAVERS
MIAMI BEACH
RED
CONCRETE
SIDEWALK
ADDAPAVE

SILVA CELLS



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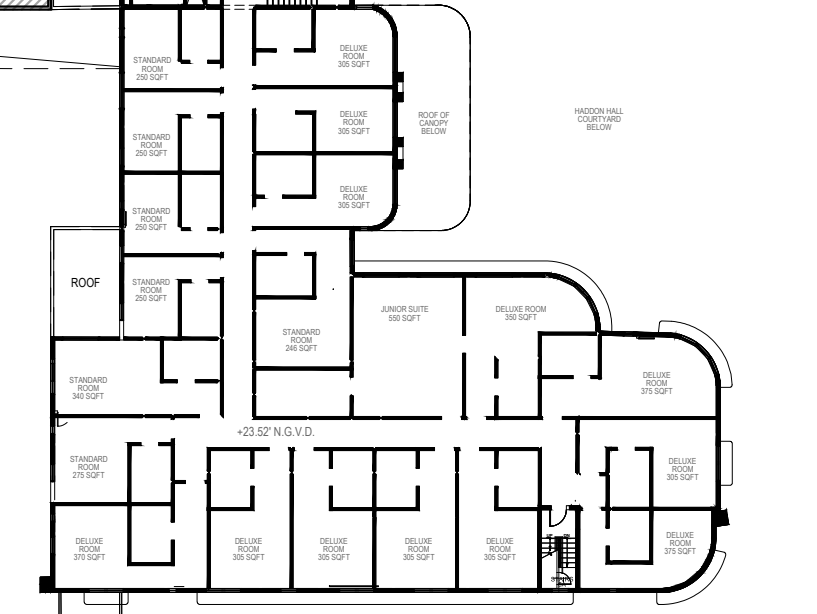
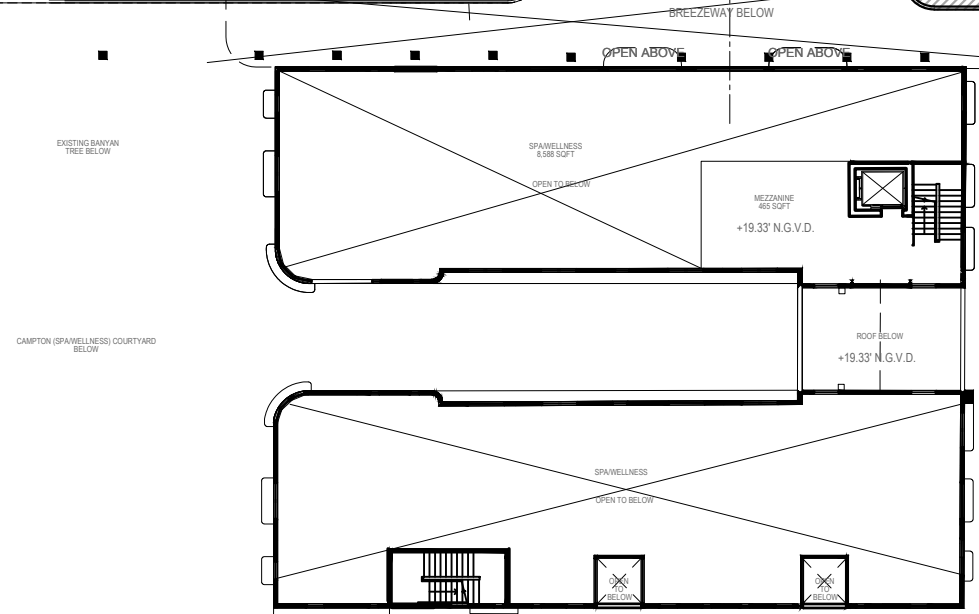
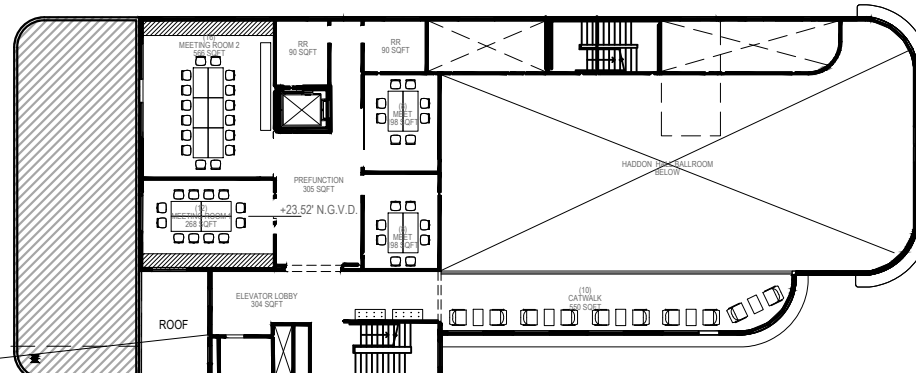
**TREEHOUSE HOTEL,
MIAMI BEACH**

1500 COLLINS +
1509-1515
WASHINGTON AVE,
MIAMI BEACH,
FL 33139

Hardscape Layout Plan -
Level 01



THERE WILL BE HARDSCAPE
ON THIS SHEET



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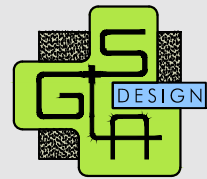
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2024-30	11.01.24

TREEHOUSE HOTEL, MIAMI BEACH
1509 COLLINS +
1509-1515
WASHINGTON AVE,
MIAMI BEACH,
FL 33139



THERE WILL BE HARDSCAPE
ON THIS SHEET



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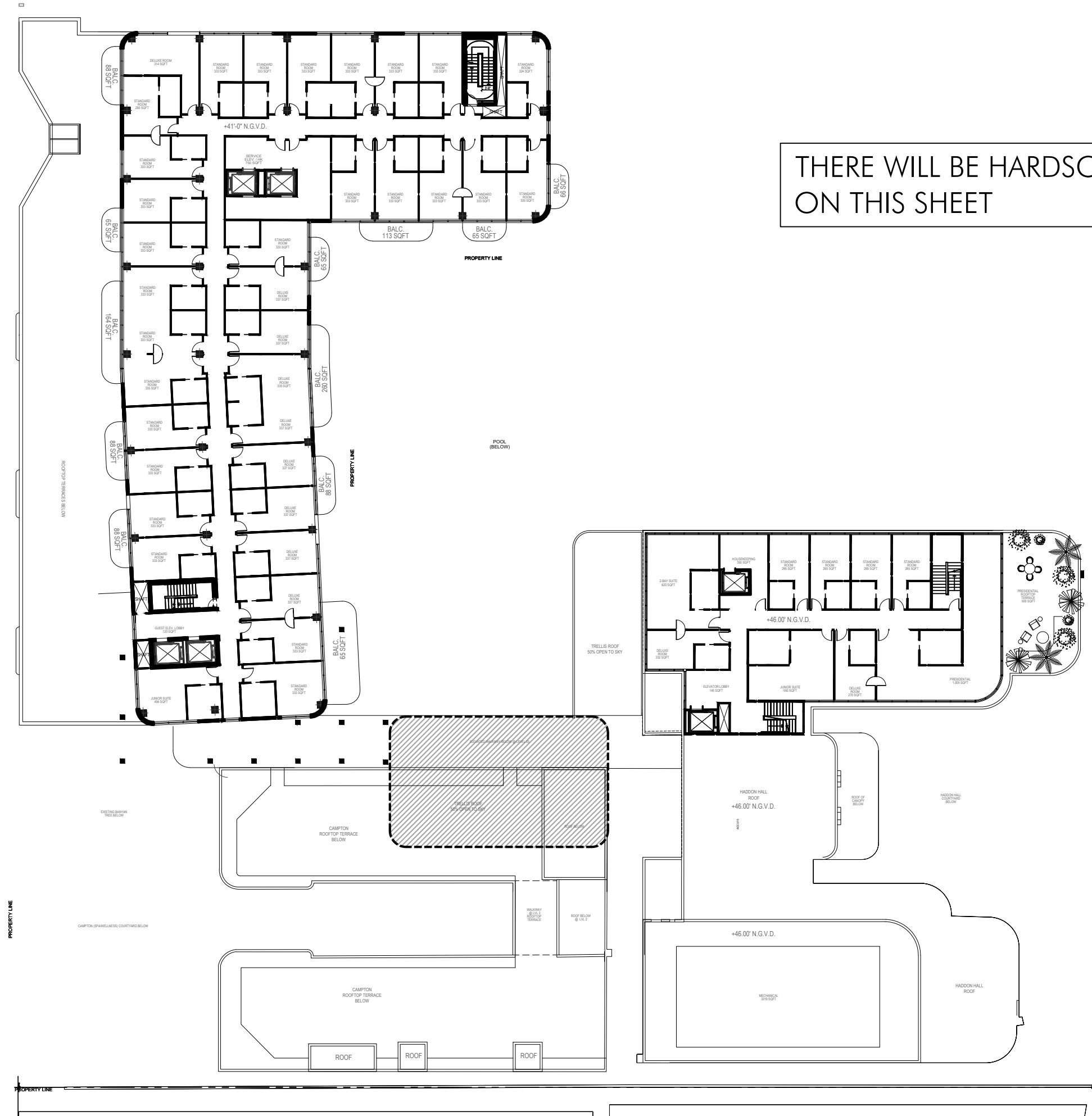
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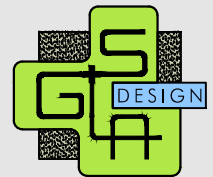
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MIAMI BEACH

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1509-1515
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MIAMI BEACH,
FL 33139

Hardscape Layout Plan -
Level 03



THERE WILL BE HARDSCAPE ON THIS SHEET



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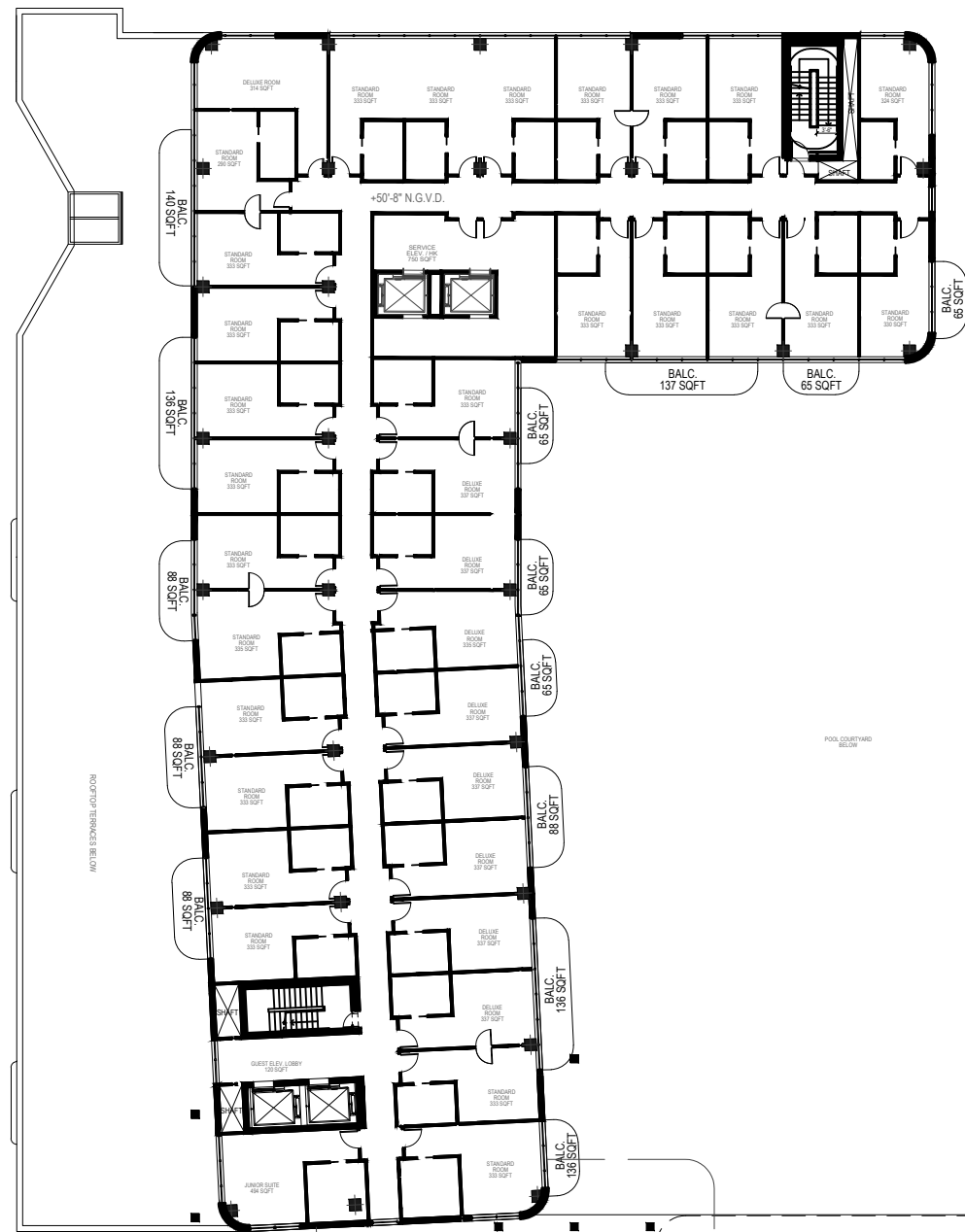
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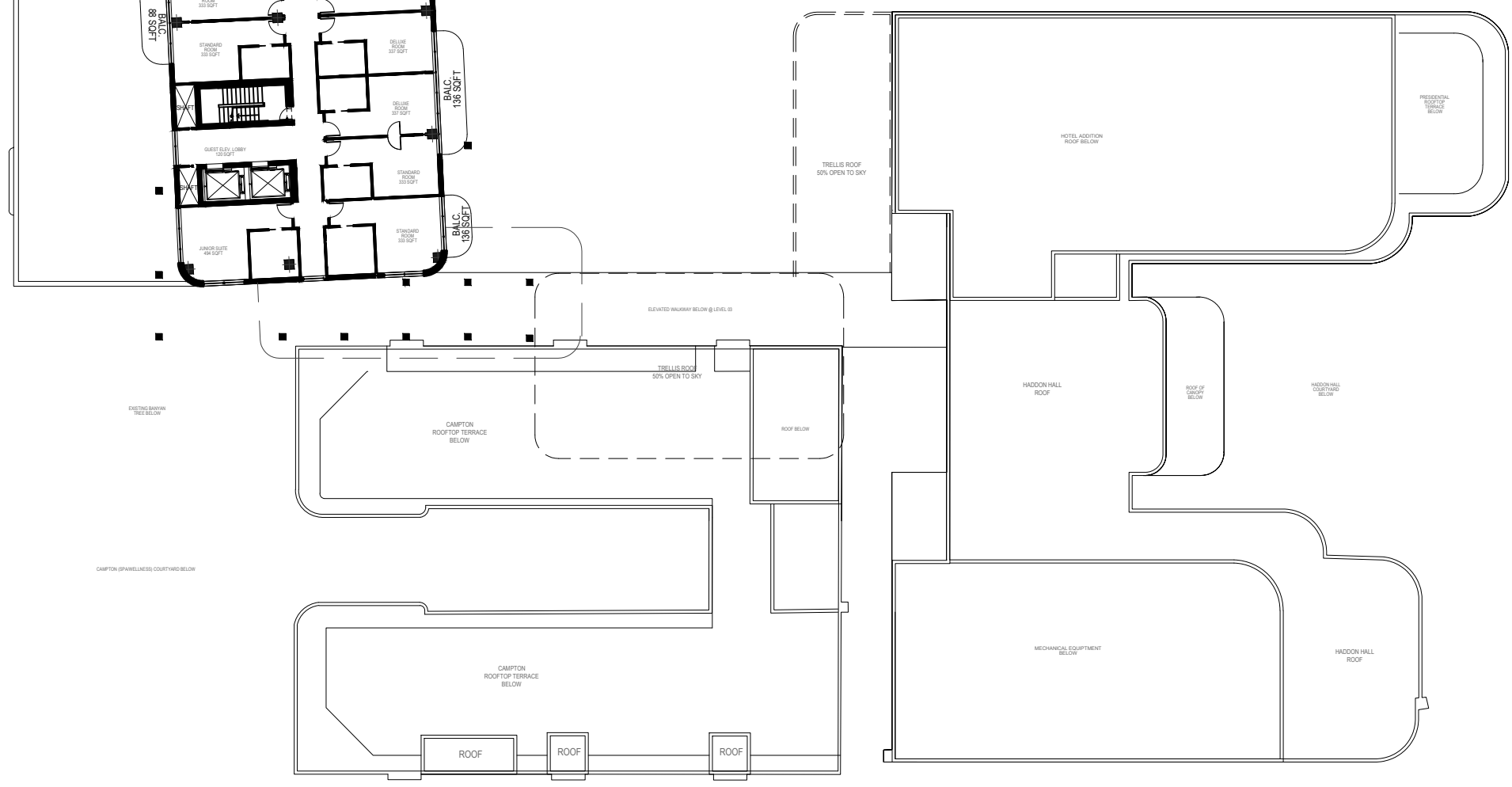
TREEHOUSE HOTEL,
MIAMI BEACH

1500 COLLINS +
1509-1515
WASHINGTON AVE,
MIAMI BEACH,
FL 33139

Hardscape Layout Plan -
Level 04



THERE WILL BE HARDSCAPE ON THIS SHEET



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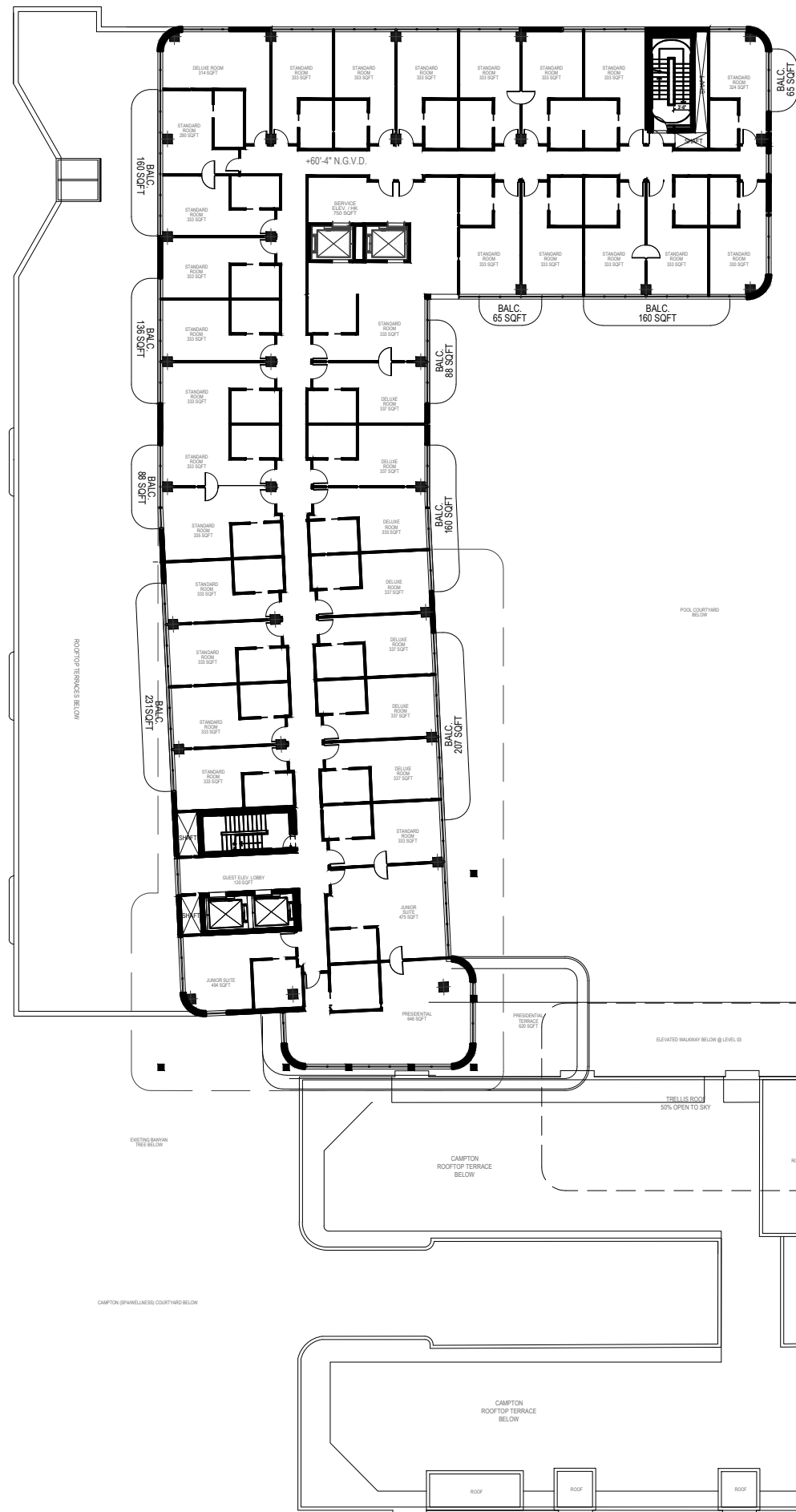
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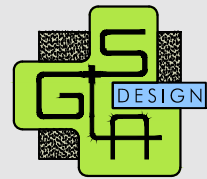
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Hardscape Layout Plan -
 Level 05



THERE WILL BE HARDSCAPE ON THIS SHEET



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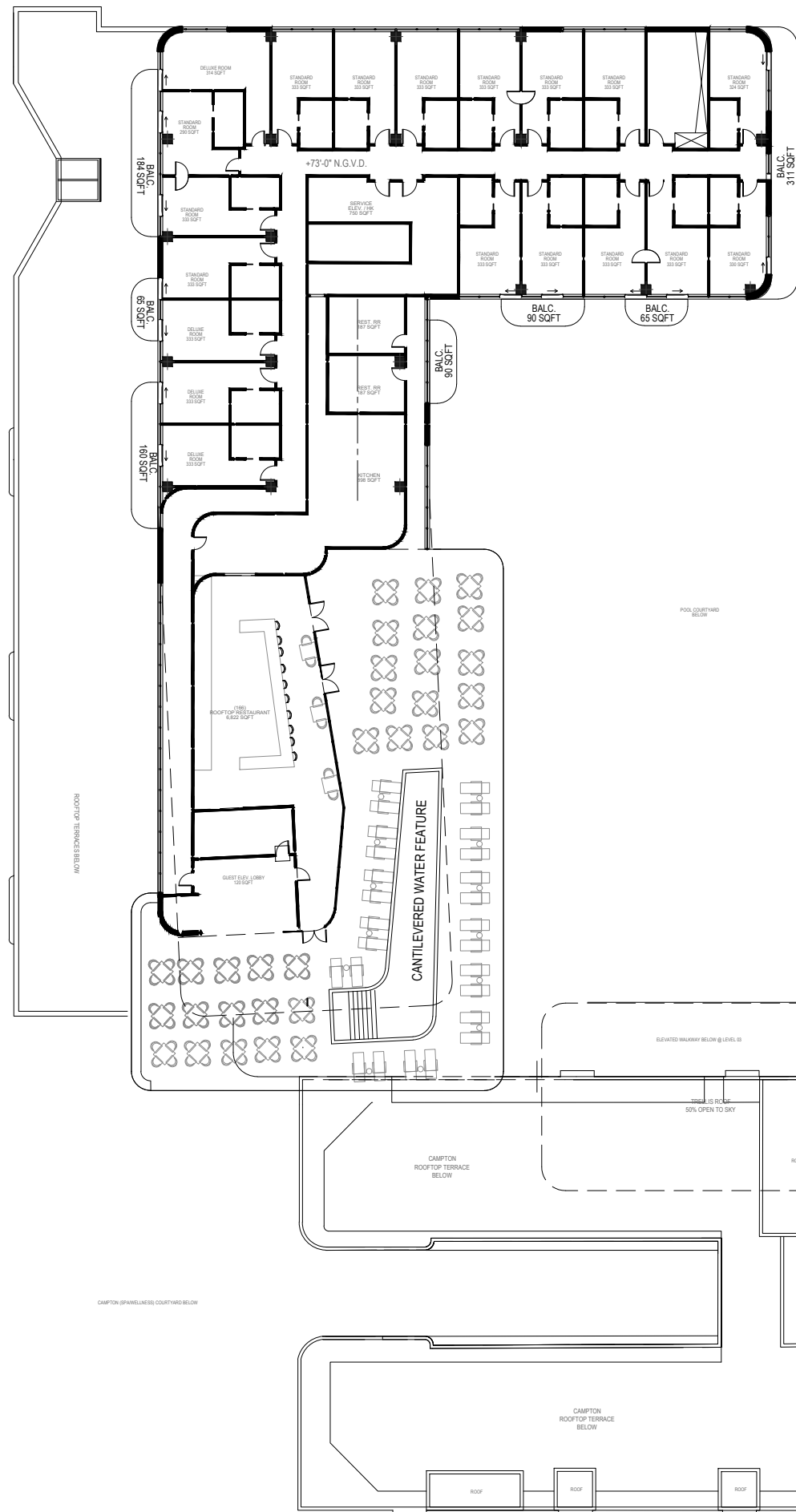
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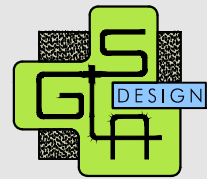
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Hardscape Layout Plan -
Level 06



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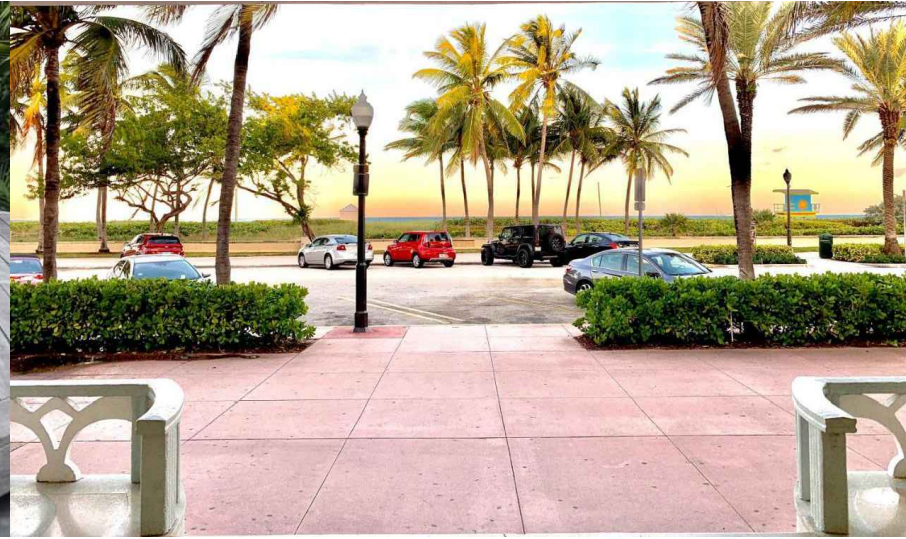
Hardscape Layout Plan -
Level 07



KEYSTONE PAVERS



WOOD DECK



MIAMI BEACH RED SIDEWALK



ADDAPAVE



PORYPHERY PAVERS



PORYPHERY PAVERS



SILVA CELLS



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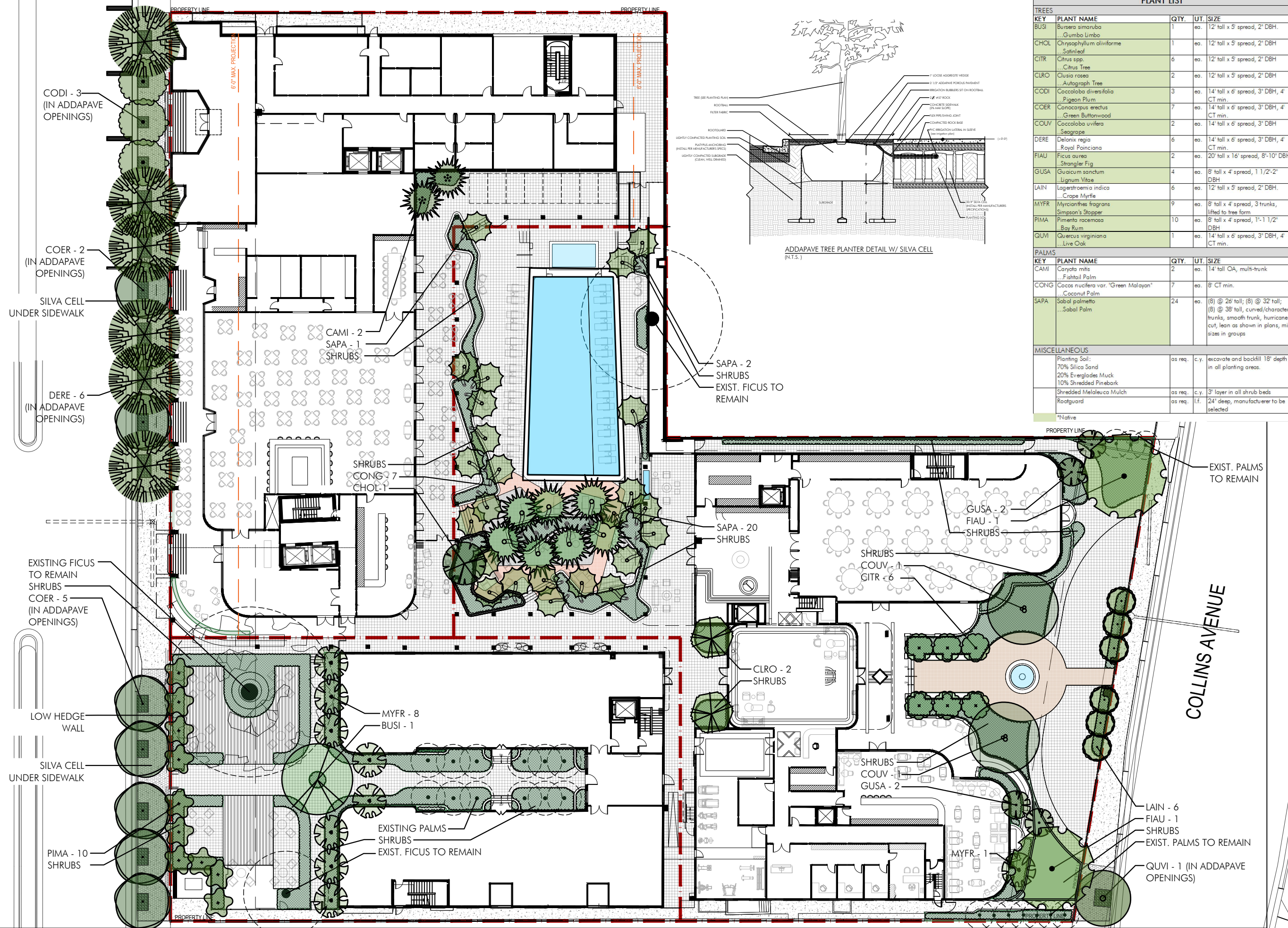
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TREEHOUSE HOTEL,
MIAMI BEACH

1500 COLLINS +
1509-1515
WASHINGTON AVE,
MIAMI BEACH,
FL 33139

Proposed Hardscape
Materials

WASHINGTON AVENUE



PLANT LIST				
TREES				
KEY	PLANT NAME	QTY.	UT.	SIZE
BUSI	Bursera simaruba ..Gumbo Limbo	1	ea.	12' tall x 5' spread, 2' DBH.
CHOL	Chrysophyllum oliviforme ..Saltleaf	1	ea.	12' tall x 5' spread, 2' DBH.
CITR	Citrus spp. ..Citrus Tree	6	ea.	12' tall x 5' spread, 2' DBH.
CLRO	Clusia rosea ..Autograph Tree	2	ea.	12' tall x 5' spread, 2' DBH.
CODI	Coccoloba diversifolia ..Figeon Plum	3	ea.	14' tall x 6' spread, 3' DBH, 4' CT min.
COER	Conocarpus erectus ..Green Buttonwood	7	ea.	14' tall x 6' spread, 3' DBH, 4' CT min.
COUV	Coccoloba uvifera ..Seagrape	2	ea.	14' tall x 6' spread, 3' DBH.
DERE	Delonix regia ..Royal Poinciana	6	ea.	14' tall x 6' spread, 3' DBH, 4' CT min.
FIAU	Ficus aurea ..Strangler Fig	2	ea.	20' tall x 16' spread, 8"-10" DBH.
GUSA	Guaicum sanctum ..Lignum Vitae	4	ea.	8' tall x 4' spread, 1 1/2"-2" DBH.
LAIN	Lagerstroemia indica ..Crape Myrtle	6	ea.	12' tall x 5' spread, 2' DBH.
MYFR	Myrcianthes fragrans ..Simpson's Stopper	9	ea.	8' tall x 4' spread, 3 trunks, lifted to tree form
PIMA	Pimenta racemosa ..Bay Rum	10	ea.	8' tall x 4' spread, 1"-1 1/2" DBH.
QUVI	Quercus virginiana ..Live Oak	1	ea.	14' tall x 6' spread, 3' DBH, 4' CT min.
PALMS				
KEY	PLANT NAME	QTY.	UT.	SIZE
CAMI	Caryota mitis ..Fishtail Palm	2	ea.	14' tall O.A., multi-trunk
CONG	Cocos nucifera var. 'Green Malayan' ..Coconut Palm	7	ea.	8' CT min.
SAPA	Sabal palmetto ..Sabal Palm	24	ea.	(8) @ 26' tall; (8) @ 32' tall; (8) @ 38' tall, curved/character trunks, smooth trunk, hurricane cut, lean as shown in plans, mix sizes in groups
MISCELLANEOUS				
	Planting Soil: 70% Silica Sand 20% Everglades Muck 10% Shredded Pinebark	as req.	c.y.	excavate and backfill 18" depth in all planting areas.
	Shredded Melaleuca Mulch	as req.	c.y.	3" layer in all shrub beds
	Rootguard	as req.	l.f.	24" deep, manufacturer to be selected
	*Native			



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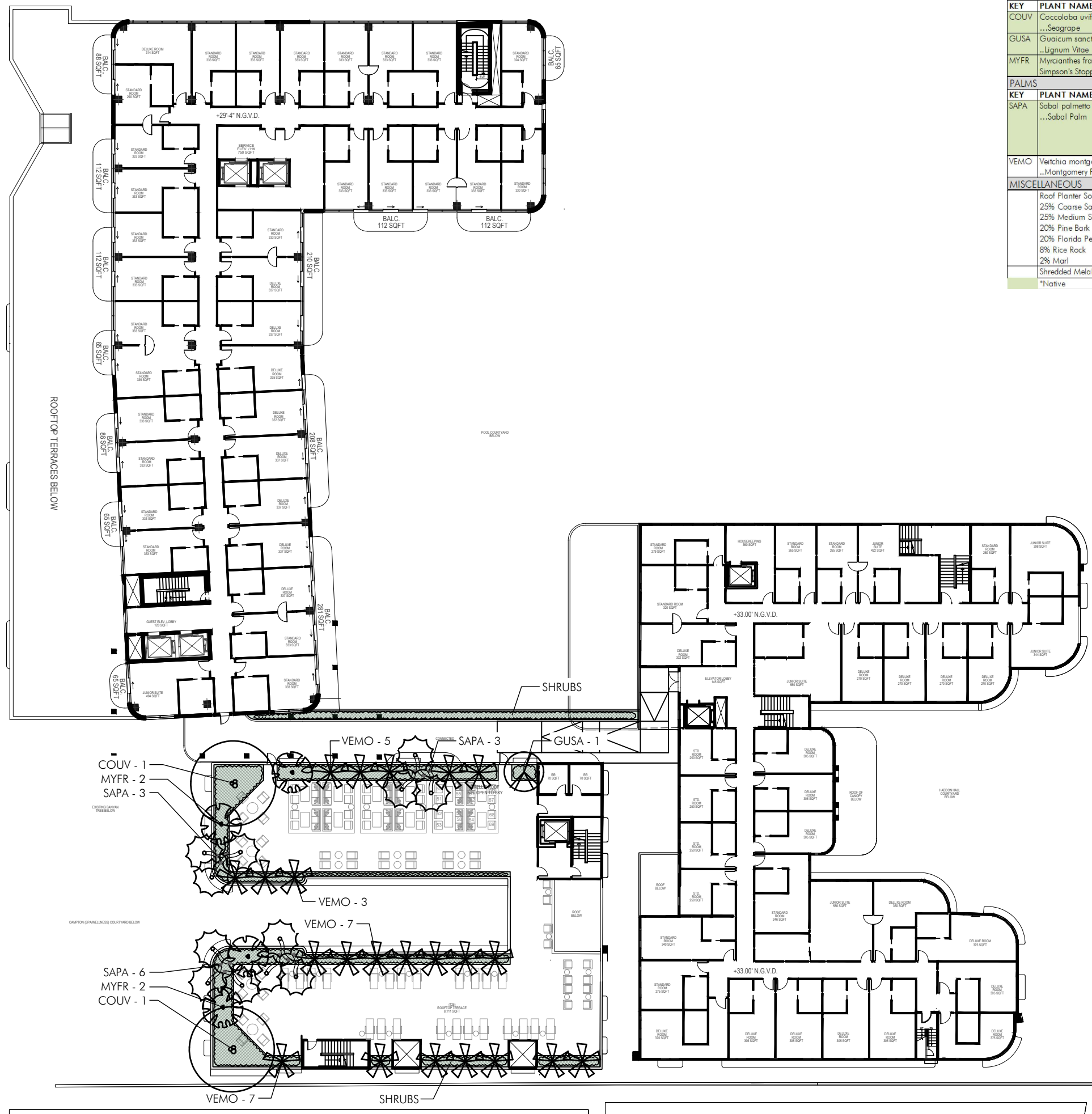
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MIAMI BEACH

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WASHINGTON AVE,
MIAMI BEACH,
FL 33139

Conceptual Planting Plan -
Level 01



PLANT LIST				
TREES				
KEY	PLANT NAME	QTY.	UT.	SIZE
COUV	Coccoloba uvifera ...Seagrape	2	ea.	12' tall x 5' spread, 2" DBH
GUSA	Guaicum sanctum ..Lignum Vitae	1	ea.	8' tall x 4' spread, 1 1/2"-2" DBH
MYFR	Myrcianthes fragrans Simpson's Stopper	4	ea.	8' tall x 4' spread, 3 trunks, lifted to tree form
PALMS				
KEY	PLANT NAME	QTY.	UT.	SIZE
SAPA	Sabal palmetto ...Sabal Palm	12	ea.	(4) @ 26' tall; (4) @ 32' tall; (4) @ 38' tall, curved/character trunks, smooth trunk, hurricane cut, lean as shown in plans, mix sizes in groups
VEMO	Veitchia montgomeryana ..Montgomery Palm	23	ea.	18' tall overall, matched
MISCELLANEOUS				
	Roof Planter Soil Mix 25% Coarse Sand 25% Medium Sand 20% Pine Bark 20% Florida Peat 8% Rice Rock 2% Marl	as req.	c.y.	
	Shredded Melaleuca Mulch	as req.	c.y.	3" layer in all shrub beds
	*Native			



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Conceptual Planting Plan -
Level 03



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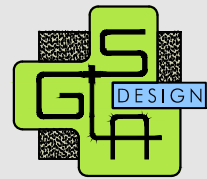
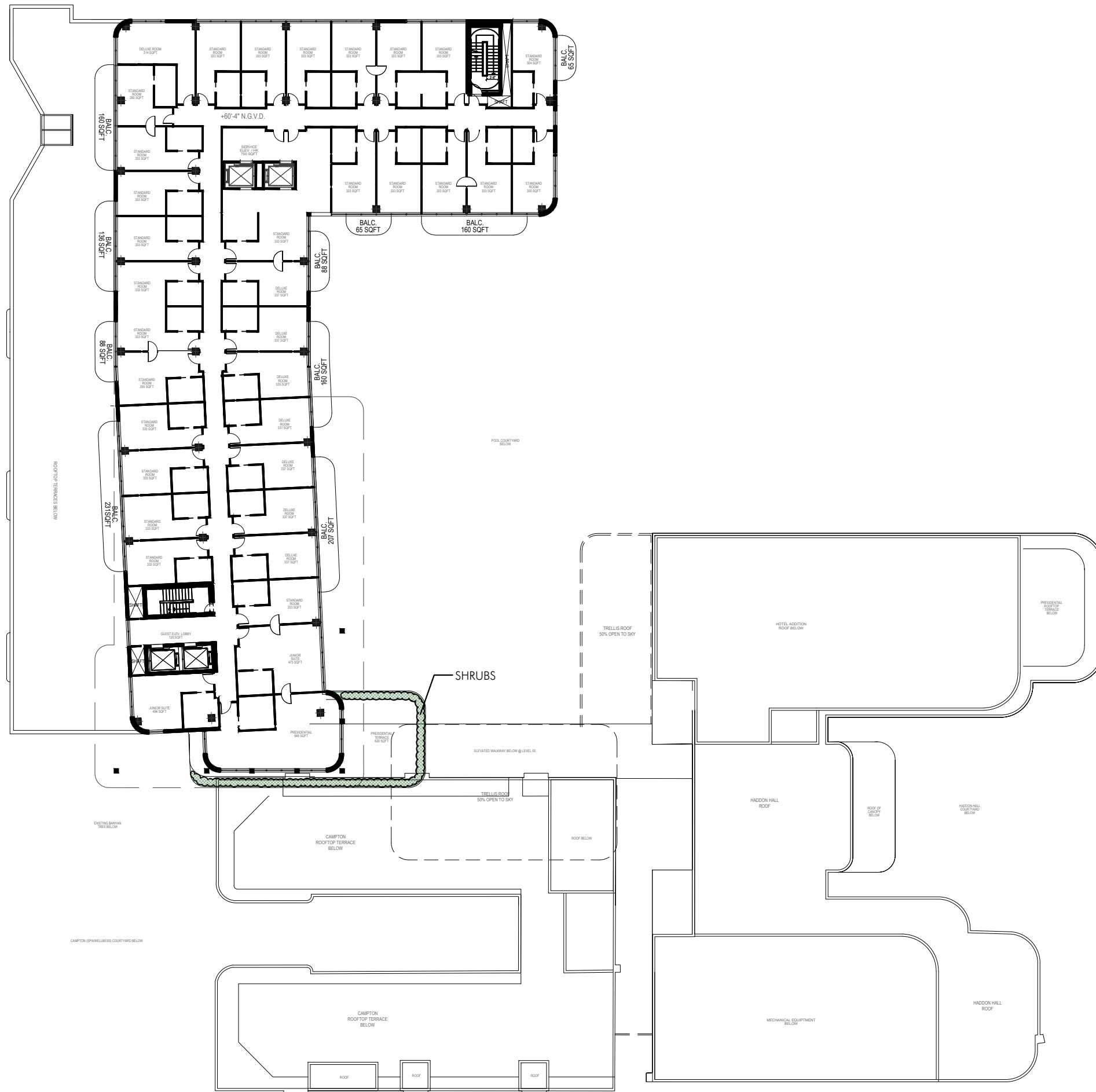
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Conceptual Planting Plan -
Level 04



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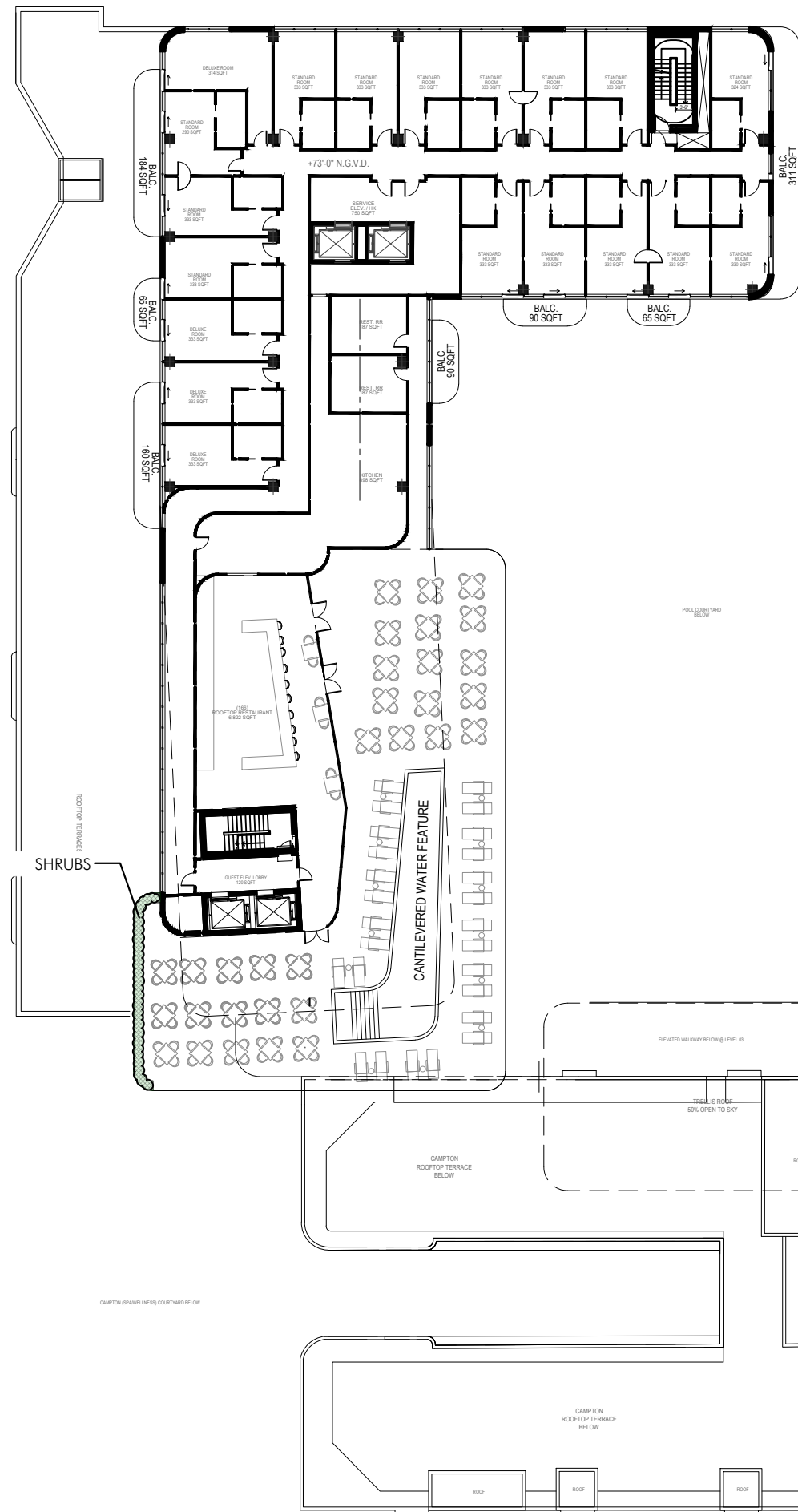
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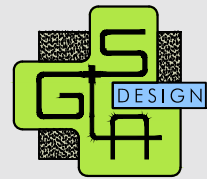
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Conceptual Planting Plan -
Level 06



ADDITIONAL PLANTS ON THIS SHEET WILL BE POTTED



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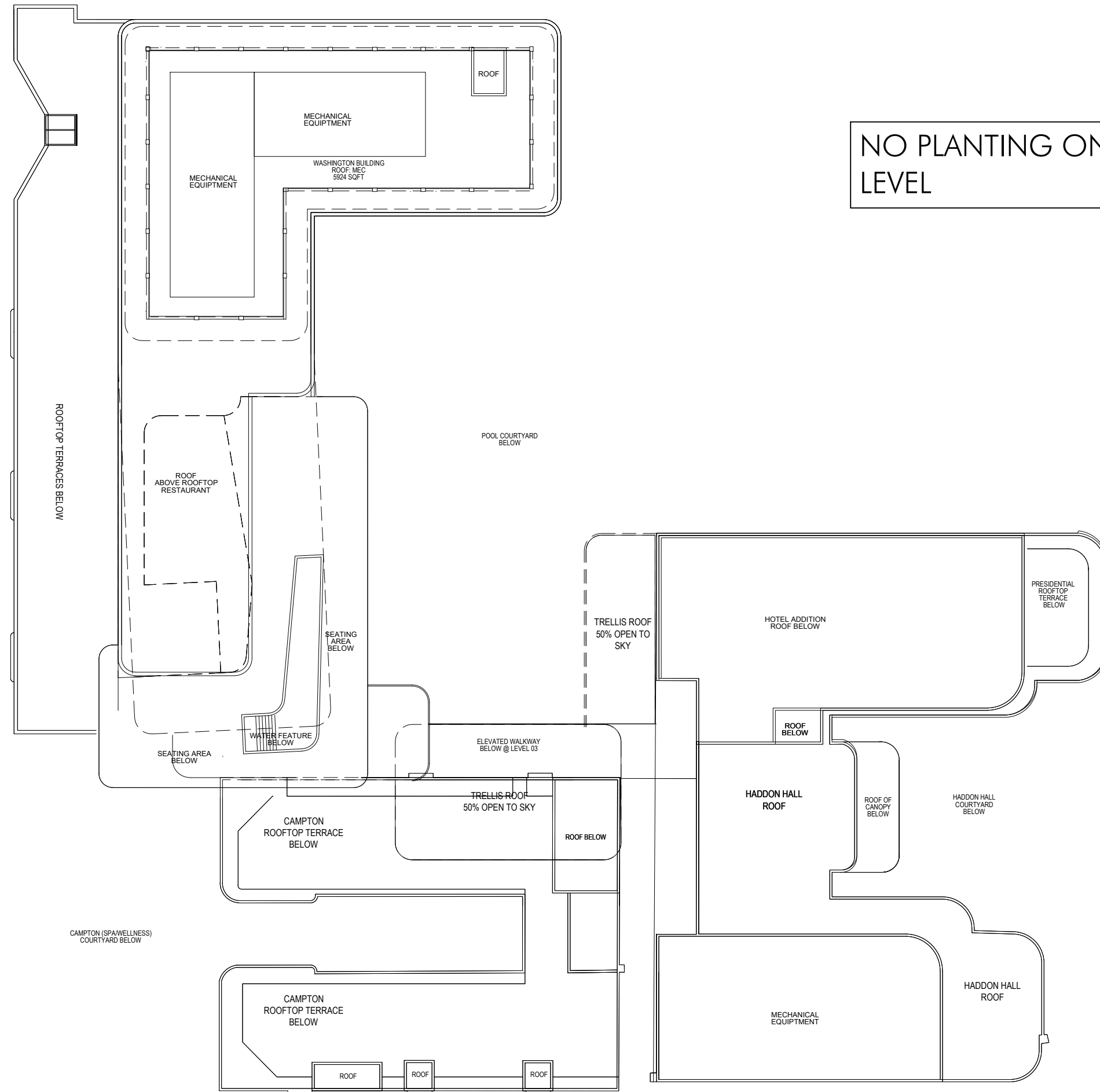
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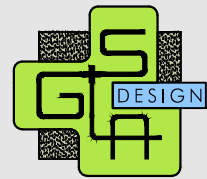
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Conceptual Planting Plan -
Level 07



NO PLANTING ON THIS LEVEL



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FL 33139

Conceptual Planting Plan -
Roof Plan



ACACIA FARNESIANA

BURSERIA SIMAROUBA

CHORISIA SPECIOSA

COCOLOBA DIVERSIFOLIA



CHORIOPHYLLA OLIVIFORME

CONOCARPUS ERECTUS

CONOCARPUS ERECTUS "SERICEUS"

LAGERSTROEMIA INDICA



PIMENTA RACEMOSA

QUERCUS VIRGINIANA

TABEBUIA CARAIBEA

FICUS AUREA

CITRUS TREE



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TREEHOUSE HOTEL,
MIAMI BEACH

1500 COLLINS +
1509-1515
WASHINGTON AVE,
MIAMI BEACH,
FL 33139

Proposed Plant Species -
Trees



BAMBUSA LAKO

BAMBUSA VENTRICOSA

RAVENALA MADAGASCARIENSIS

STRELTZIA NICHOLAI



ACOELLORHAPHIS WRIGHTII

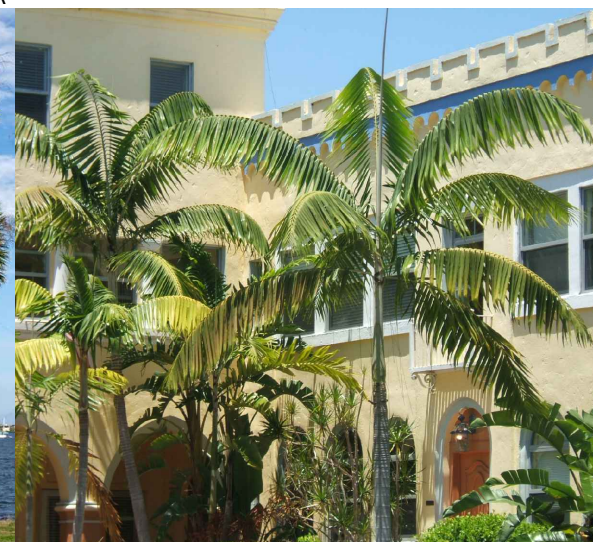
ATTALEA SPECIOSA

BISMARKIA NOBILIS

CARYOTA MITIS

CHAMBEYRONEA MACROCARPA

COCCOTHRINAX BORHIDRIANA



COCCOTHRINAX RADIATA

CHRYSOSTACHIS RENDA

DICTYOSPERMUM ALBA

SABAL PALMETTO

VEITCHIA MONTGOMERIANA



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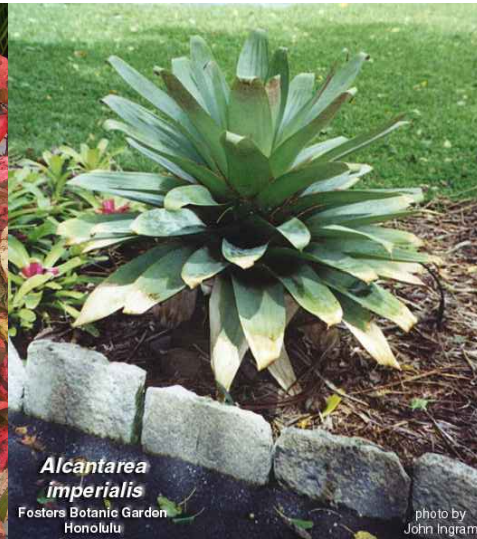
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COMM.	DATE
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TREEHOUSE HOTEL,
MIAMI BEACH

1500 COLLINS +
1509-1515
WASHINGTON AVE,
MIAMI BEACH,
FL 33139

Proposed Plant Species -
Miscellaneous & Palms



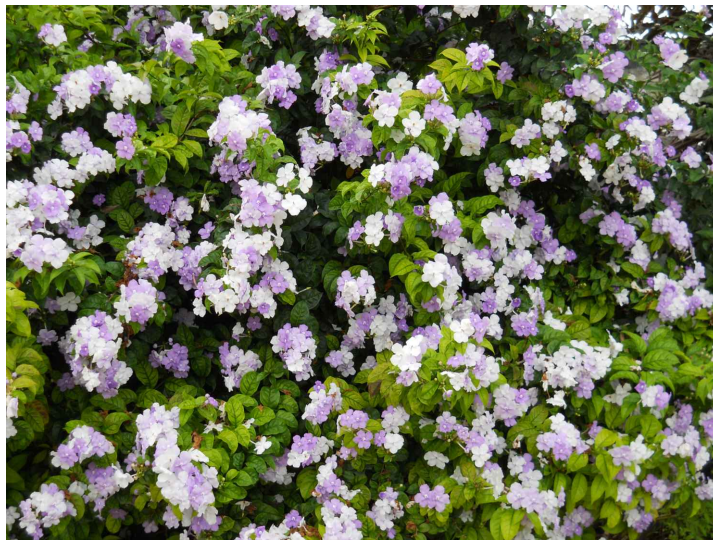
ACALYPHA WILKESIANA

ALCANTAREA IMPERIALIS

ANTHERIUM SPP.

BREYNIA DISTICHA

CALLICARPA AMERICANA



BRUNFELSIA GRANDIFLORA

CALATHEA ROSEO-PICTA

CHRYSOBALANUS ICACO

CLUSIA GUTTIFERA



CORDYLINE FRUITICOSA

CYPERUS PAPYRUS

DIOON SPINULOSUM

DRACAENA MARGINATA

FICUS MICROCARPA "GREEN ISLAND"



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MIAMI BEACH

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1509-1515
WASHINGTON AVE,
MIAMI BEACH,
FL 33139

Proposed Plant Species -
Shrubs & Groundcover



GARDENIA SPP.



HAMELIA CUPREA



LICUALA SPINOSA



ZAMIA PUMILA



NEOREGELIA "FIREBALL"



NEPHROLEPIS EXALTATA "BOSTONIENSIS"



PEPPEROMIA OBTUSIFOLIA



PHILODENDRON BURLE MARXII



PHILODENDRON PRINCE OF ORANGE



PODOCARPUS MACROPHYLLUS



PSYCHOTRIA NERVOSA



SANCHESIA TRIFASCIATA



LOROPETALUM CHINENSIS



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MIAMI BEACH

1500 COLLINS +
1509-1515
WASHINGTON AVE,
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FL 33139

Proposed Plant Species -
Shrubs & Groundcover

**CITY OF MIAMI BEACH
LANDSCAPE LEGEND**

INFORMATION REQUIRED TO BE PERMANENTLY AFFIXED TO PLANS

Zoning District **CD-2** Lot Area **1.04** Acres **45,727**

	REQUIRED/ ALLOWED	PROVIDED
OPEN SPACE		
A. Square feet of required Open Space as indicated on site plan: Lot Area = 45,727 s.f.x N/A % = N/A s.f.	N/A	N/A
B. Square feet of parking lot open space required as indicated on site		
Number of parking spaces 0 x 10 s.f. parking space =	0	0
C. Total square feet of landscaped open space required: A+B=	N/A	N/A
LAWN AREA CALCULATION		
A. Square feet of landscaped open space required		
B. Maximum lawn area (sod) permitted= 20% x xx s.f.	N/A	N/A
TREES		
A. Number of trees required per lot or net lot acre, less existing number of trees meeting minimum requirements = <u>22</u> trees / acre (22 x 1.04 acres = 23 trees	23	23
B. % Natives required: Number of trees provided x 30% =	7	7
C. % Low maintenance / drought and salt tolerant required: Number of trees provided x 50%=	12	12
D. Street Trees (maximum average spacing of 20' o.c.) <u>320</u> linear feet along street divided by 20'=	16	16
E. Street tree species allowed directly beneath power lines: (maximum average spacing of 20' o.c.): 0 linear feet along street divided by 20'=	N/A	N/A
SHRUBS		
A. Number of shrubs required: Sum of lot and street trees required x	468	468
B. % Native shrubs required: Number of shrubs provided x 50%=	234	365
LARGE SHRUBS OR SMALL TREES		
A. Number of large shrubs or small trees required: Number of required shrubs x 10%=	47	47
B. % Native large shrubs or small trees required: Number of large shrubs or small trees provided x 50%=	24	24

**CITY OF MIAMI BEACH
LANDSCAPE LEGEND**

INFORMATION REQUIRED TO BE PERMANENTLY AFFIXED TO PLANS

Zoning District **MXE** Lot Area **0.85** Acres **37,330**

	REQUIRED/ ALLOWED	PROVIDED
OPEN SPACE		
A. Square feet of required Open Space as indicated on site plan: Lot Area = 37,330 s.f.x N/A % = N/A s.f.	N/A	N/A
B. Square feet of parking lot open space required as indicated on site		
Number of parking spaces 0 x 10 s.f. parking space =	0	0
C. Total square feet of landscaped open space required: A+B=	N/A	N/A
LAWN AREA CALCULATION		
A. Square feet of landscaped open space required		
B. Maximum lawn area (sod) permitted= 20% x N.A s.f.	N/A	N/A
TREES		
A. Number of trees required per lot or net lot acre, less existing number of trees meeting minimum requirements = <u>22</u> trees / acre (22 x 0.85 acres = 19 trees	19	19
B. % Natives required: Number of trees provided x 30% =	6	6
C. % Low maintenance / drought and salt tolerant required: Number of trees provided x 50%=	10	10
D. Street Trees (maximum average spacing of 20' o.c.) <u>172</u> linear feet along street divided by 20'=	9	1 (insufficient room to add more due to utilities)
E. Street tree species allowed directly beneath power lines: (maximum average spacing of 20' o.c.): 0 linear feet along street divided by 20'=	N/A	N/A
SHRUBS		
A. Number of shrubs required: Sum of lot and street trees required x	336	336
B. % Native shrubs required: Number of shrubs provided x 50%=	168	168
LARGE SHRUBS OR SMALL TREES		
A. Number of large shrubs or small trees required: Number of required shrubs x 10%=	34	34
B. % Native large shrubs or small trees required: Number of large shrubs or small trees provided x 50%=	17	17



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MIAMI BEACH

1500 COLLINS +
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WASHINGTON AVE,
MIAMI BEACH,
FL 33139

Landscape Legend

**LANDSCAPE SPECIFICATIONS
PART 1 - GENERAL**

1.1 SCOPE

A. Contractor shall provide all labor, materials, equipment, supervision, and related work necessary to complete the landscape work in accordance with the intent of the landscape plans, schedules and these specifications. The extent of work is shown on the drawings which are a part of this document.

1.2 CONTRACTOR QUALIFICATIONS

A. Landscape installation work to be performed by a Contractor Certified by the Florida Nurserymen, Growers and Landscape Association (FNGLA) as a Certified Landscape Contractor. Any pruning to be supervised by an Arborist, certified by the International Society of Arboriculture (ISA) and licensed in County where work is performed.

1.3 INVESTIGATION OF UTILITIES

A. Prior to beginning work, the Contractor shall be responsible to locate existing underground utilities. Check with all utility companies and Sunshine State, call (811).

1.4 SUBSTITUTIONS

A. Only materials specified will be accepted, unless approved in writing by the Landscape Architect in advance.

1.5 PLANT SIZES

A. All plant sizes shall equal or exceed the minimum sizes as specified in the plant list. If plant sizes of local codes and ordinances require larger plant material than specified on plans, then they shall supercede the sizes on the plan. When plant sizes are specified as a range of size, installed materials shall average the mean of the range specified. Plants shall be measured following pruning, with branches in normal position. All necessary pruning shall be done at the time of planting.

1.6 PLANT QUALITY

A. All plant material shall be equal to or better than Florida No. 1 as classified by "Grades and Standards for Nursery Plants" by the Division of Plant Industry, Florida Department of Agriculture. They shall have a growth habit that is normal for the species; healthy, vigorous, free from insects, disease and injury.

B. The Owner or Landscape Architect reserves the right to refuse any plant material which does not conform to the intent of the written specifications or design.

C. **CIRCLING ROOTS FOUND ON CONTAINER-GROWN MATERIAL WILL NOT BE ACCEPTED UNLESS REMEDIAL ROOT PRUNING, APPROVED BY THE LANDSCAPE ARCHITECT IS DONE BEFORE PLANTING.**

1.7 PLANT QUANTITY

A. The plant quantities shown on the plant list are to be used only as an aid to bidders. In the case of discrepancy between the plant list and the plan, the quantity on the plan shall override the plant list.

1.8 UNIT PRICES

A. The successful bidder shall furnish to the Owner and the Landscape Architect, a unit price breakdown for all materials. The Owner may, at his discretion, add to or delete from the materials utilizing the unit price breakdown submitted to and accepted by the Owner.

1.9 SUBMITTALS

A. Fertilizer: The Contractor shall submit to the Owner and Landscape Architect documentation that all the fertilizer used for the project is of the analysis specified and placed at the rates specified in section 2.2 FERTILIZER.

B. Planting soil: The Contractor shall submit a sample of the planting soil (approximately 1 cu. ft.) for approval by the Landscape Architect prior to delivery to the site.

1.10 CLEAN-UP & MAINTENANCE OF TRAFFIC

A. Follow procedures in FDOT Index 600 for maintenance of traffic during construction.

B. At the end of each work day, the Contractor shall remove debris and shall barricade the un-filled holes in a manner appropriate in the path of pedestrians and motorists.

C. Upon completion of the work or any major portion of the work or as directed by the Landscape Architect, all debris and surplus material from his work shall be removed from the job site.

1.11 MAINTENANCE PRIOR TO ACCEPTANCE

A. The Contractor is responsible to maintain the plantings until they are accepted under the provisions of 1.12 "ACCEPTANCE OF INSTALLATION".

1. Plants: Begin maintenance immediately following the final plant installation operation for each plant and continue until all plant installation is complete and accepted. Maintenance shall include watering all plants, weeding, mulching, pest and disease control, tightening and repairing of guys, repair of braces, removal of dead growth, resetting of plants to proper grade or up-right position, restoration of plant saucer, litter pick-up in plant beds and other necessary operations to assure specified minimum grade of Florida No. 1.

2. Turf Areas: Begin maintenance of turf immediately following the placement of sod and continue until sod installation is complete and accepted. Maintenance shall include but not be limited to, watering, leveling, mowing, weed and pest control, fungus and disease control and other necessary operations as determined by the Landscape Architect and good nursery practice.

3. Re-setting or straightening trees and palms: The Contractor shall re-set and/or straighten trees and palms as required at no additional cost to the Owner unless caused by sustained winds of 75 mph or more. Then, the costs of the operations may be charged to the owner. Re-set trees within 48 hours.

1.12 ACCEPTANCE OF INSTALLATION

A. Inspection: Inspection of the work, to determine completion of contract work, exclusive of the possible replacement of plants and turf, will be made by the Landscape Architect at the conclusion of the maintenance period. Written notice requesting such an inspection and submitted by the Contractor at least ten (10) days prior to the anticipated date.

1.13 GUARANTEE

A. Guarantee all plants for a period of one year (CCD). Guarantee shall commence from the date of written acceptance. Plant material which is on the site and scheduled to be relocated is not covered by the guarantee except in the case of Contractor's negligence or work that has been done in an unworkman-like manner. The Contractor is not responsible for loss due to acts of god, (i.e.) sustained winds of 75 mph or more, floods, frost, lightning, vandalism or theft.

1.14 REPLACEMENT

A. Replacement shall be made during the guarantee period as directed by the Landscape Architect within ten (10) days from time of notification. For all replacement plant material, the guarantee period shall extend for an additional forty-five (45) days beyond the original guarantee period. The Contractor shall be responsible to provide water to the replacement plants in sufficient quantity to aid in their establishment. At the end of the guarantee period, inspection will be made by the Landscape Architect, upon written notice requesting such inspection and submitted by the Contractor at least five (5) days before the anticipated date. Replacement plants must meet the requirements of Florida No. 1 at time of inspection. Remove from the site all plants that are dead or in a state of unsatisfactory growth, as determined by the Landscape Architect. Replace these and any plants missing due to the Contractor's negligence as soon as conditions permit.

1. Materials and Operations: All replacement plants shall be of the same kind and size as indicated on the plant list. The Contractor shall supply and plant the plants as specified under planting operations.

2. Cost of Replacements: A sum sufficient to cover the estimated cost of possible replacements, including material and labor will be retained by the Owner and paid to the Contractor after all replacements have been satisfactorily made and approved by the Landscape Architect.

PART 2 - MATERIALS

2.1 PLANTING SOIL

A. Planting soil for trees, shrubs and ground covers shall be of the composition noted on the plans, measured by volume.

B. Soil for Sodded Areas: shall be coarse lawn sand.

2.2 FERTILIZER

A. Fertilizer for trees, palms, shrubs, and groundcovers shall be as follows: LESCO Palm Special 13-3-13 or equal, Sulfur coated with iron and other minor elements and maximum of 2% chlorine, or brand with equal analysis. The fertilizer shall be uniform in composition, dry and free flowing and shall be delivered to the site in the original unopened containers, bearing the manufacturer's guaranteed analysis. Fertilizer for sod and seeded areas shall be 8-6-8, 50% organically derived nitrogen, or equal.

2.3 WATER

A. The Contractor shall provide potable water on site, available from the start of planting. The Contractor is responsible to ascertain the location and accessibility of the water source. The Contractor is responsible to provide the means of distribution (i.e. water truck, hoses, etc.) for distribution of water to the planting areas.

2.4 MULCH

A. Mulch shall be as specified on the Plant List.

2.5 ROOT BARRIER MATERIAL

A. Root barrier material shall be 24" deep polypropylene panels by DeepRoot or approved equal.
B. Install per details in the plans.

PART 3 - INSTALLATION PROCEDURES

3.1 LAYOUT

A. Verify location of all underground utilities and obstructions prior to excavation.

3.2 HERBICIDE TREATMENT

1. In all areas infected with weed and/or grass growth, a systemic herbicide shall be applied per manufacturer's rates. When it has been established where work will be done, the systemic herbicide shall be applied in accordance with manufacturer's labeling to kill all noxious growth. Contractor shall schedule his work to allow more than one application to obtain at least 95% kill of undesirable growth. If necessary, Contractor shall conduct a test to establish suitability of product and applicator to be used on this project, prior to execution of the full application.



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3.3 PLANT PIT EXCAVATION AND BACKFILLING

- A. Trees: See the Planting and Bracing Details and notes.
- B. All planting holes shall be hand dug where machine dug holes may adversely affect utilities or improvements.
- C. Shrubs and Groundcover: Shrubs and groundcover shall be planted in a soil bed as described in the notes and details. Space shrubs and provide setback from curb and pavements as shown in the plans.

D. Watering of field-grown plants: Thoroughly puddle in water to remove any air pockets in the plant hole.

3.4 WATERING

A. The Contractor is responsible to provide the water for all new plants and transplants and means of distribution (i.e. hand watering or water truck) during the maintenance period and extending into the period after acceptance until the full schedule as listed below is complete. Water for trees and other large field grown plants shall be supplemented by hand or water truck, in addition to the irrigation system, (if one is provided). Contractor can adjust watering schedule during heavy rain season upon approval of the Landscape Architect.

AMOUNT OF WATER PER APPLICATION

For trees up to 5 inch caliper - 5 gallons
 From 5 to 8 inch caliper - 25 gallons
 9 inch and up caliper - 50 gallons

FREQUENCY OF WATER

Daily for the first week
 3 times per week for weeks 2 - 5
 2 times per week for weeks 6 - 8
 1 time per week for weeks 9 - 12

B. Water in plants by thoroughly soaking of the entire root ball immediately after planting. For large trees and shrubs, add water while backfilling hole to eliminate any air pockets in the soil around the root ball.

C. Water shrubs, sod and groundcover a minimum of once daily for a week or until an irrigation system is fully operational. If no irrigation system is to be installed, the Contractor shall be responsible for watering the shrub, sod, and groundcover for the time specified above, after installation of each section of the planting installed.

3.5 FERTILIZING

A. Add fertilizer on top of the surface of shrubs beds and tree and palms root balls two (2) months after installation. Fertilize sod within two (2) days after installing after planting of each segment of the job. Fertilizer shall be applied after soil has been well moistened. Fertilizer shall be washed off of plant leaves and stems immediately after application. Apply at the following rates:

- 1. Trees and Large Shrubs: One (1) pound per inch of trunk diameter, spread evenly over the root ball area.
- 2. Shrubs: One half (1/2) handful per shrub, spread evenly over the root ball area.
- 3. Groundcover: Twelve (12) pounds per 100 sq. ft. of bed area.
- 4. Sod: Twelve (12) pounds per 1,000 sq. ft. Wash fertilizer off blades immediately after spreading.

3.6 MULCHING

A. Spread mulch three (3) inches thick uniformly over the entire surface of shrubs and groundcover beds, depth measured after settling, unless otherwise specified in the plans. Provide 36" diameter bed of mulch, measured from outer edge of the trunk, for all trees and palms planted in sod areas. Keep mulch away from contact with the trunk. Create a 6" high ring of mulch at the outer edge of tree and palm holes.

3.7 GUYING AND BRACING

A. See the details bound herewith or made part of the plans.

3.8 SODDING

A. Provide a blanket of lawn sand as described in the notes in these plans. Prior to planting, remove stones, sticks, etc. from the sub-soil surface. Excavate existing non-conforming soil as required so that the finish grade of sod is flush with adjacent pavement or top of curb as well as adjacent sod in the case of sod patching.

B. Place sod on moistened soil, with edges tightly butted, in staggered rows at right angles to slopes. The sod shall be rolled with a 500 pound hand roller immediately after placing.

C. Keep edge of sod bed a minimum of 18" away from groundcover beds and 24" away from edge of shrub beds and 36" from trees, measured from the edge of plant or tree trunk.

D. Sod shall be watered immediately after installation to uniformly wet the soil to at least two inches below the bottom of sod strips.

E. Apply fertilizer to the sod as specified in Section 3.5.

F. Excavate and remove excess soil so top of sod is flush w/top of curb or adjacent pavement, or adjacent existing sod.

PLANT BED PREPARATION NOTES

1. In all areas where new sod and shrub and groundcover masses are to be planted, kill all existing weeds by treating with systemic herbicide prior to beginning soil preparation.

2. In all shrub and groundcover beds, excavate and backfill soil as described in "Plant List(s)". If no specific preparation is noted, prepare soil as described below for either condition, over the entire area to be planted:

Condition A:

If any compacted road base or asphalt or rocky soil is encountered, remove compacted material entirely to allow an 18" depth of planting soil per plant list unless otherwise stated. Backfill the entire area of the shrub and groundcover beds with 18" planting soil (as specified in Plans) to within 2 inches of the adjacent pavement or top of curb. Remove all debris and rocks and pebbles larger than 2 inches in size and level the grade before planting.

Condition B:

Where no compacted soil is encountered, thoroughly mix 6 inches of planting soil per plant list into the existing soil to a depth of 18 inches unless otherwise stated. If required, excavate and remove the existing soil to lower the grade, so that the prepared mix is finished to a minimum of 2 inches below top of curb or adjacent walkway. Remove all debris and rocks and pebbles larger than 2 inches in size and level the grade before planting.

For all sod areas, spread a 2" deep layer of lawn sand prior to sodding. Remove all debris and rocks and pebbles larger than 2 inches in size and level the grade before sodding. Remove, if required, existing soil so that top of sod is flush with and adjacent top of curb or pavement.

For Trees and shrubs larger than 7 gallon, Add Diehard" transplant innoculant supplied by Horticultural Alliance, Inc. (800-628-6373) or equal. Mix into top 8-10 inches of planting hole, making sure it is contact with the root ball. Add at a rate specified by manufacturer (typically 4oz. per 1 inches of trunk caliper or 7 gallon can).

SPACING OF PLANTS (SEE PLANT SPACING DETAIL)

1. Plants shall be planted sufficiently away from edges of pavements or curbs, to allow for growth toward the edges of the bed.

PROTECTION OF PLANTS

1. The Contractor shall be responsible to protect existing trees and shrubs in and adjacent to the area of work. Erect barriers as necessary to keep equipment and materials, any toxic material, away from the canopy drip line of trees and shrubs. DO NOT PILE SOIL OR DEBRIS AGAINST TREE TRUNKS OR DEPOSIT NOXIOUS BUILDING SUPPLIES OR CHEMICALS WITHIN THE DRIP LINE.



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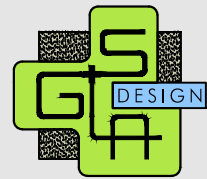
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Landscape Specifications



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128 S. FEDERAL HIGHWAY SUITE #202
DANIA BEACH, FLORIDA 33004
P: (954) 922-6551
NROSENSTEIN@ROSENSTEINARCHITECT.COM
WWW.ROSENSTEINARCHITECT.COM

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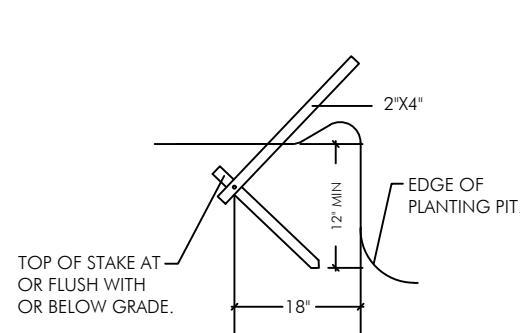
REVISIONS

COMM.	DATE
2024-30	11.01.24

TREEHOUSE HOTEL,
MIAMI BEACH

1500 COLLINS +
1509-1515
WASHINGTON AVE,
MIAMI BEACH,
FL 33139

Planting Details



DETAIL A

N.T.S.

CURVED TRUNK LEAN ANGLE AS NOTED ON PLAN/PLANT LIST

NOTE - USE 4" X 4" STAKES
PALMS OVER 12" CALIPER.

PROVIDE FOUR 2" X 4" PINE STAKES
90° APART (EXTRA STAKE IF
NECESSARY TO SUPPORT LEAN).
ATTACH W/NAILS TO BATTENS
NO NAILS IN TREE.

SET ROOTBALL SO TRUNK FLARE
OR TOP ROOT IS 2" ABOVE
SURROUNDING GRADE.

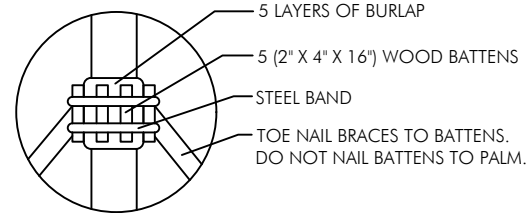
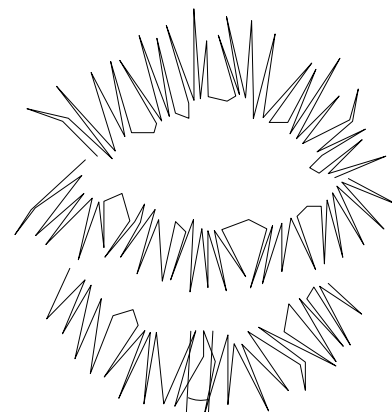
INSTALL 3" OF MULCH OVER 3'
DIAMETER CIRCLE AROUND THE
TRUNK. DO NOT PLACE MULCH
WITHIN 3" OF THE TRUNK.

REMOVE ANY PORTION OF WIRE
BASKETS OR BURLAP ABOVE THE
TOP HALF OF THE ROOTBALL.
FOLD BACK BURLAP COVERINGS
BELOW THE TOP HALF OF THE
ROOTBALL. COMPLETELY REMOVE
ALL SYNTHETIC ROOTBALL
COVERING MATERIALS.

DETAIL A

WOOD STAKES TOP OF STAKES
BELOW OR FLUSH WITH GRADE.

ANGLE SUBGRADE BASE AND
ROOTBALL IF NECESSARY TO
ACHIEVE SPECIFIED LEAN ANGLE.



BATTEN DETAIL B

N.T.S.

NOTE - SECURE BATTENS WITH 2-3/4" HI CARBON STEEL BANDS
TO HOLD BATTENS IN PLACE DURING PLANTING PROCESS.
DO NOT NAIL BATTENS TO PALM.
THE HEIGHT OF THE BATTENS SHALL BE LOCATED IN RELATION
TO THE HEIGHT OF THE PALM FOR ADEQUATE BRACING.
PAINT ALL EXPOSED WOOD SURFACES, (COLOR TO BE
APPROVED BY LANDSCAPE ARCHITECT).

ALL SUPPORT MATERIALS ARE TO BE REMOVED FROM THE
PALMS ONCE THE TREES HAVE BECOME ESTABLISHED
(NOT TO EXCEED 12 MONTHS FROM THE COMPLETION
OF THE PROJECT).

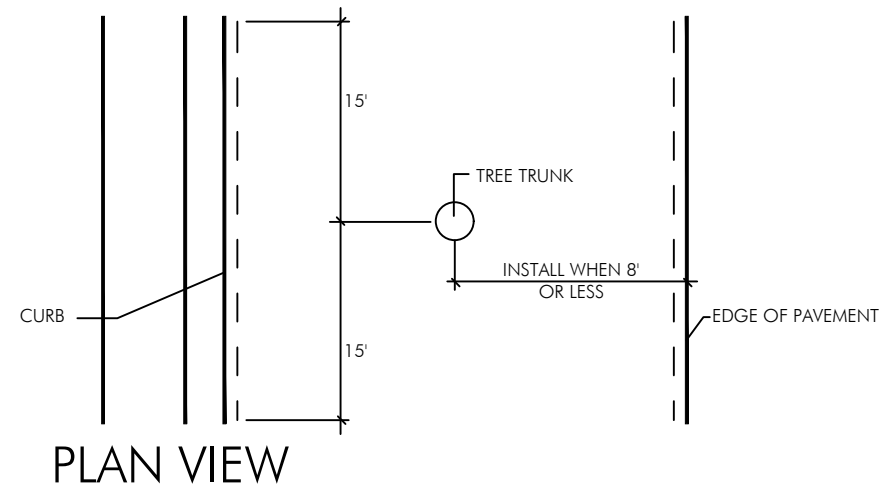
6" HIGH TEMPORARY RETENTION RING OF SOIL TO ASSIST IN
IRRIGATION OF THE TREE.
REMOVE RING 3 MONTHS AFTER INSTALLATION.

FINISHED GRADE

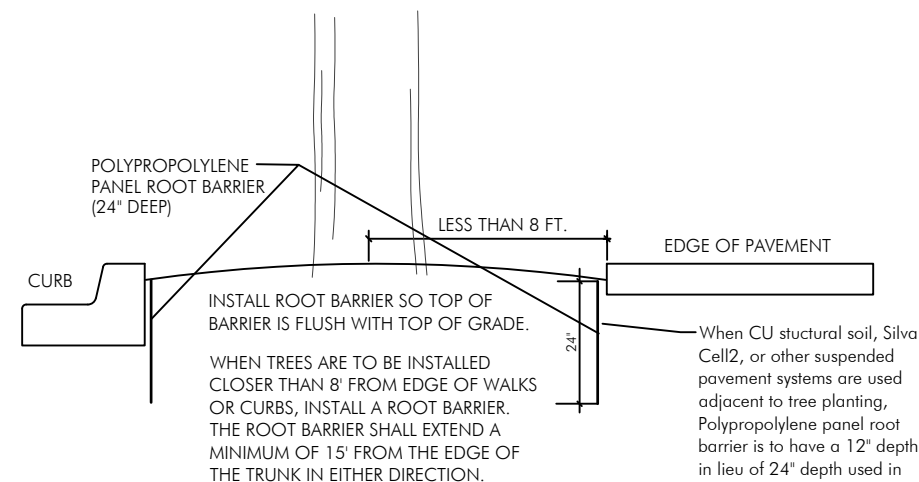
HOLES TO ACCOMMODATE PLANTS SHALL BE A MINIMUM
OF THREE TIMES THE SIZED OF THE PLANT ROOTBALL.

ALL BACKFILL FOR TREES SHALL BE PLANTING SOIL

FERTILIZER SHALL BE INSTALLED AS PER THE
WRITTEN SPECIFICATIONS.



PLAN VIEW

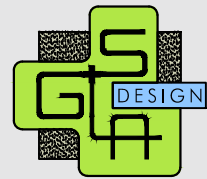


ROOT BARRIER INSTALLATION DETAIL

N.T.S.

PLANTING & BRACING DETAIL
FOR LEANING/CROOKED PALMS

N.T.S.



GARDNER + SEMLER
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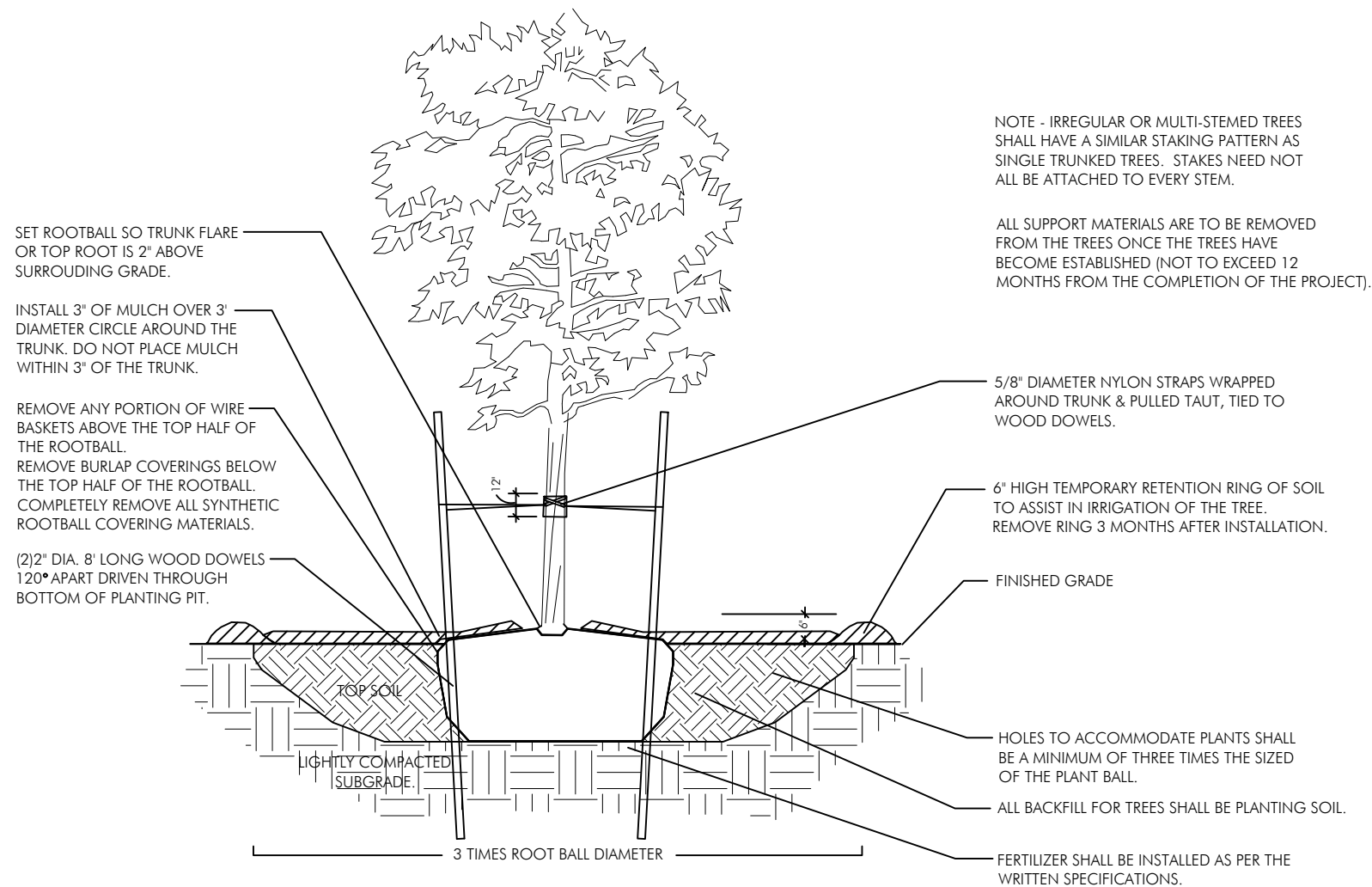
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TREEHOUSE HOTEL,
MIAMI BEACH

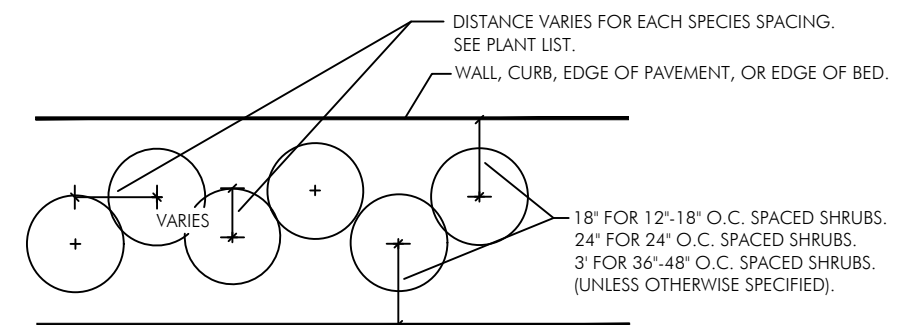
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Planting Details



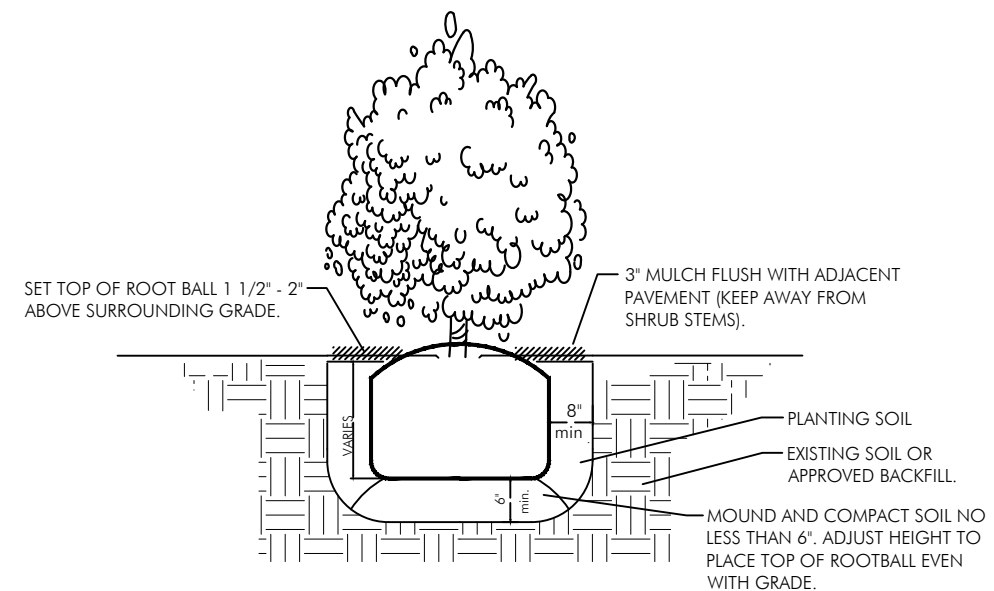
PLANTING & BRACING DETAIL UNDER 3 1/2" CALIPER

N.T.S.



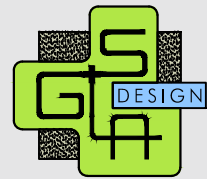
SHRUB SPACING DIAGRAM

N.T.S.



SHRUB INSTALLATION DETAIL

N.T.S.



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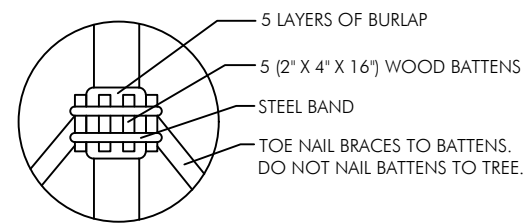
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Planting Details



BATTEN DETAIL B

N.T.S.

NOTE - SECURE BATTENS WITH 2-3/4" HI CARBON STEEL BANDS TO HOLD BATTENS IN PLACE DURING PLANTING PROCESS. DO NOT NAIL BATTENS TO TREE. THE HEIGHT OF THE BATTENS SHALL BE LOCATED IN RELATION TO THE HEIGHT OF THE TREE FOR ADEQUATE BRACING. PAINT ALL EXPOSED WOOD SURFACES, (COLOR TO BE APPROVED BY LANDSCAPE ARCHITECT).

NOTE - IRREGULAR OR MULTI-STEMED TREES SHALL HAVE A SIMILAR STAKING PATTERN AS SINGLE TRUNKED TREES. STAKES NEED NOT ALL BE ATTACHED TO EVERY STEM.

ALL SUPPORT MATERIALS ARE TO BE REMOVED FROM THE TREES ONCE THE TREES HAVE BECOME ESTABLISHED (NOT TO EXCEED 12 MONTHS FROM THE COMPLETION OF THE PROJECT).

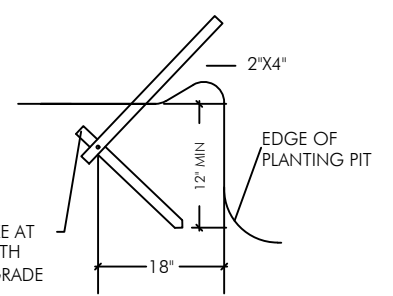
6" HIGH TEMPORARY RETENTION RING OF SOIL TO ASSIST IN IRRIGATION OF THE TREE. REMOVE RING 3 MONTHS AFTER INSTALLATION.

FINISHED GRADE

HOLES TO ACCOMMODATE PLANTS SHALL BE A MINIMUM OF THREE TIMES THE SIZED OF THE PLANT ROOTBALL.

ALL BACKFILL FOR TREES SHALL BE PLANTING SOIL

FERTILIZER SHALL BE INSTALLED AS PER THE WRITTEN SPECIFICATIONS.



DETAIL A

N.T.S.

NOTE - USE 4" X 4" STAKES PALMS OVER 12" CALIPER.

PROVIDE FOUR 2" X 4" PINE STAKES 120° APART. ATTACH W/NAILS TO BATTENS NO NAILS IN TREE.

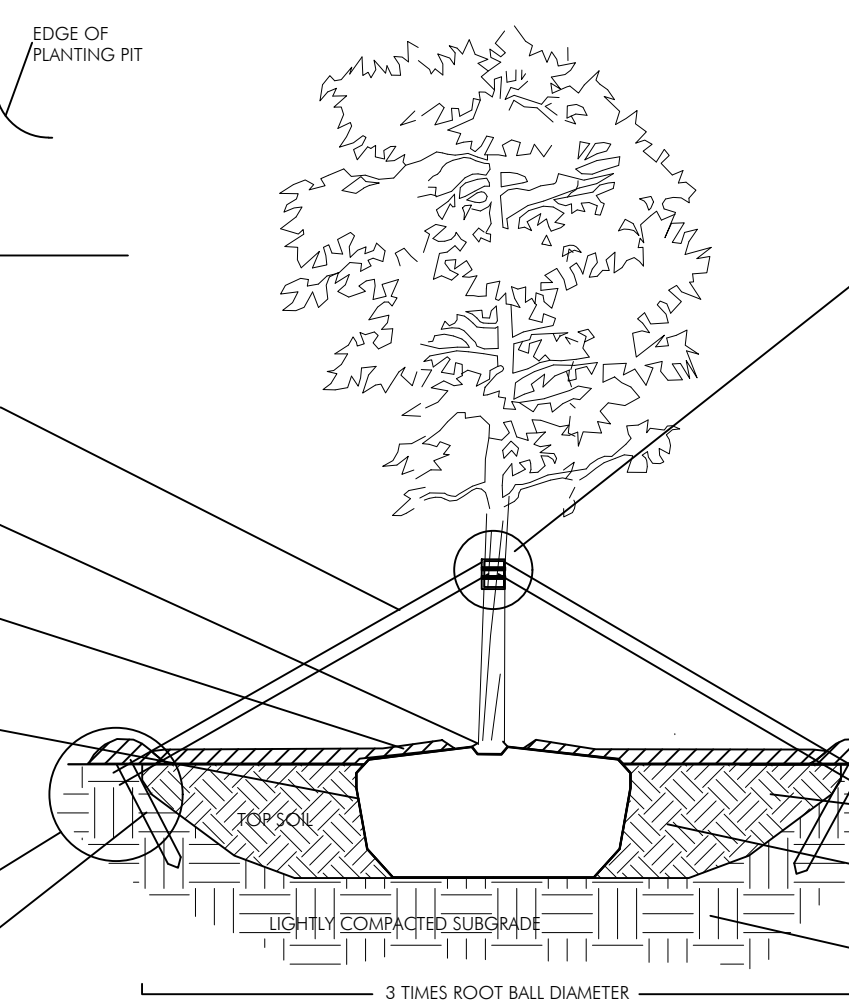
SET ROOTBALL SO TRUNK FLARE OR TOP ROOT IS 2" ABOVE SURROUNDING GRADE.

INSTALL 3" OF MULCH OVER 3' DIAMETER CIRCLE AROUND THE TRUNK. DO NOT PLACE MULCH WITHIN 3" OF THE TRUNK.

REMOVE ANY PORTION OF WIRE BASKETS OR BURLAP ABOVE THE TOP HALF OF THE ROOTBALL. FOLD BACK BURLAP COVERINGS BELOW THE TOP HALF OF THE ROOTBALL. COMPLETELY REMOVE ALL SYNTHETIC ROOTBALL COVERING MATERIALS.

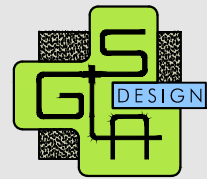
DETAIL A

WOOD STAKES TOP OF STAKES BELOW OR FLUSH WITH GRADE.



PLANTING & BRACING DETAIL OVER 3 1/2" CALIPER

N.T.S.



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architect

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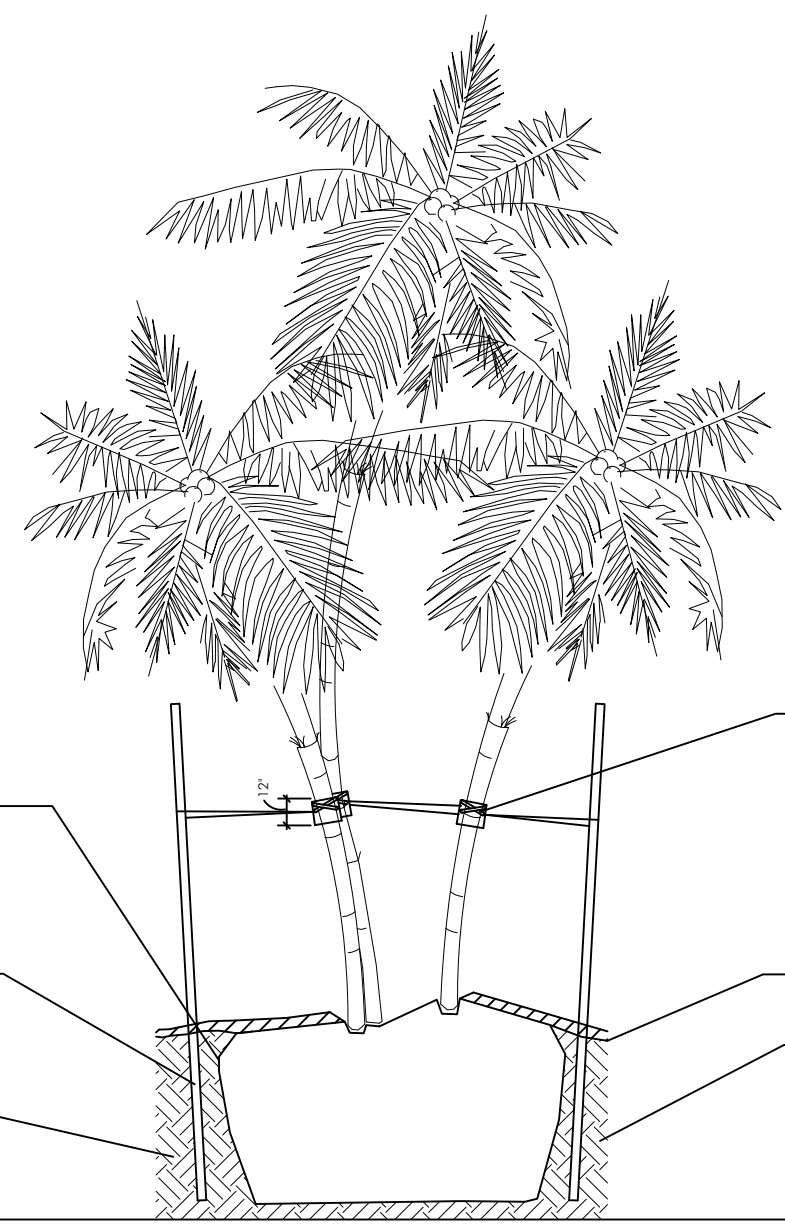
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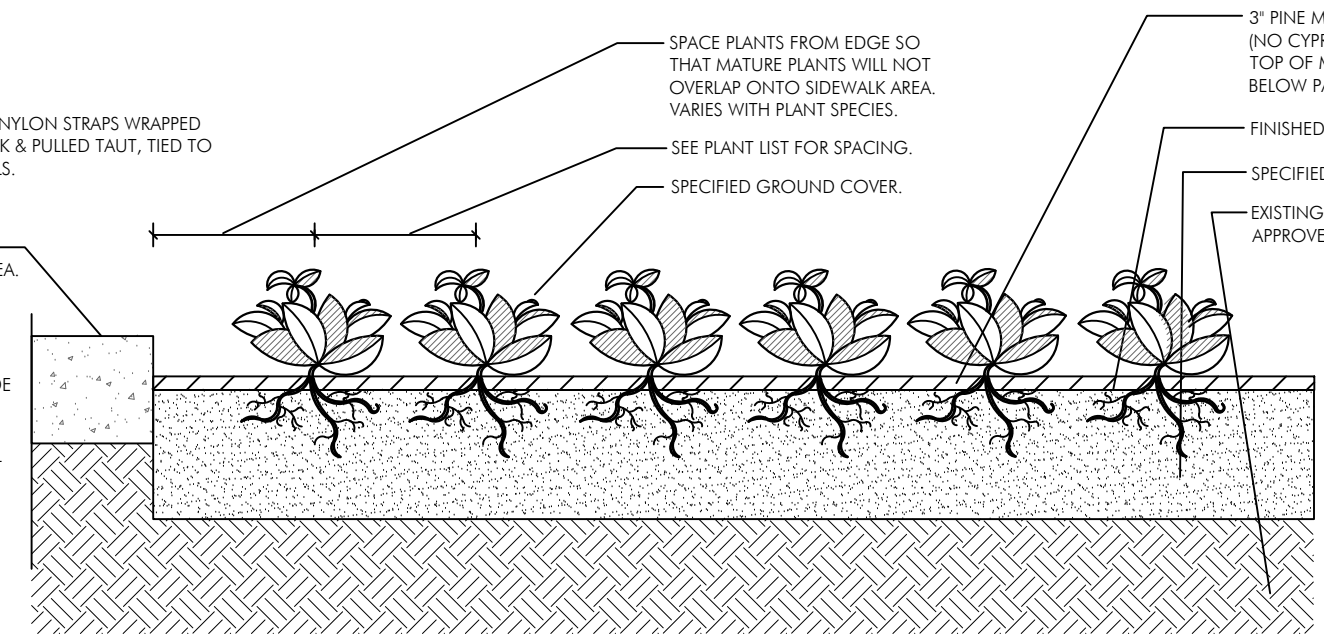


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MULTI-TRUNKED TREE/PALM BRACING DETAIL

N.T.S.



GROUND COVER PLANTING DETAIL

N.T.S.