

L&ND

MASTER PLANNING + LANDSCAPE ARCHITECTURE + DESIGN
WWW.LAND.DESIGN

2610 NORTH MIAMI AVENUE
MIAMI, FL 33127
614.439.4895


BAY ROW

MIAMI BEACH - DESIGN REVIEW BOARD

01.07.2019

- L-02 - DESIGN STATEMENT
- L-03 - TREE AND PALM PLAN
- L-04 - UNDERSTORY TREE PLAN
- L-05 - RENDERING
- L-06 - PLANTING SPECS
- L-07 - PLANTING SPECS
- L-08 - PLANTING SPECS
- L-09 - HARDSCAPE PLAN
- L-10 - HARDSCAPE SPECS





GOALS AND OBJECTIVES

1. Create a Sense of Timelessness
2. Sense of Visual and Physical Connection Throughout the Site
3. Predominately Native Landscape
4. Cohesive Texture
5. Organic Local Materials
6. Open Views to Surrounding "Rooms"
7. Separation of People and Cars
8. Create Private Seating Areas with a Variety of Seating Options
9. Low Maintenance
10. Stylish

14TH TERRACE



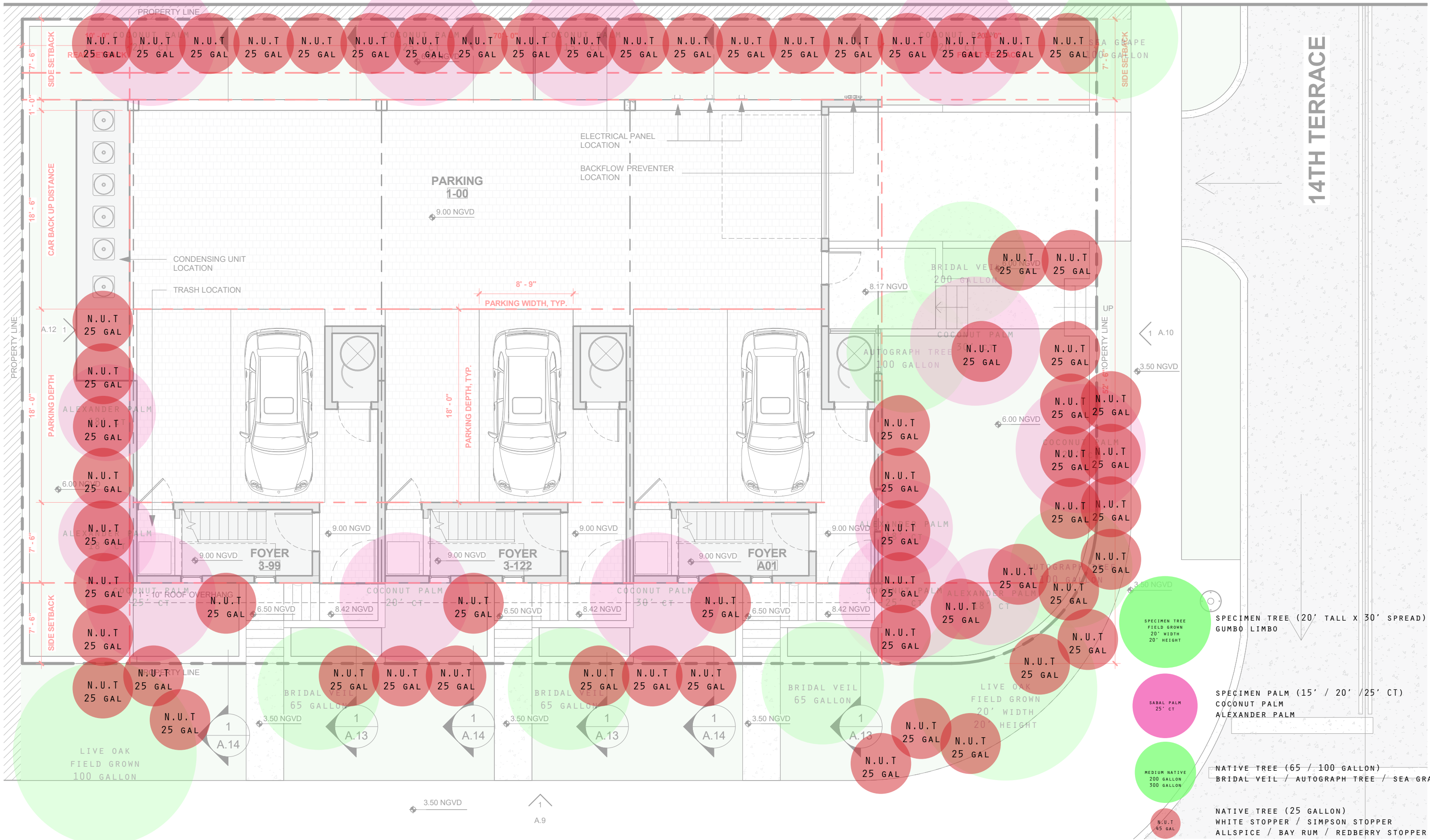
GROUND LEVEL

GRAPHIC SCALE: 1 INCH = 8 FEET



L & N D

PROJECT NAME	GRAYSCALE TOWNHOUSES	DRAWING SCALE	1/8" = 1'-0"
ISSUE DATE	01/07/2019 12:30:55	PROJECT NO.	1850
PROJECT ADDRESS	1425 BAY ROAD MIAMI BEACH, FL	SHEET NUMBER	L03



14TH TERRACE

GROUND LEVEL

L & N D

GRAPHIC SCALE: 1 INCH = 8 FEET



PROJECT NAME GRAYSCALE TOWNHOUSES DRAWING SCALE 1/8" = 1'-0"

ISSUE DATE 01/07/2019 12:30:55 PROJECT NO. 1850

PROJECT ADDRESS 1425 BAY ROAD MIAMI BEACH, FL SHEET NUMBER L04

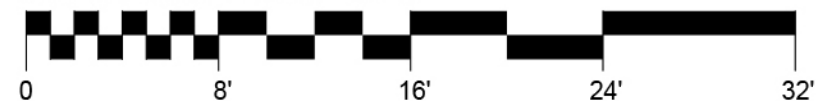
- SPECIMEN TREE (20' TALL X 30' SPREAD)
GUMBO LIMBO
- SPECIMEN PALM (15' / 20' / 25' CT)
COCONUT PALM
ALEXANDER PALM
- NATIVE TREE (65 / 100 GALLON)
BRIDAL VEIL / AUTOGRAPH TREE / SEA GRAPE
- NATIVE TREE (25 GALLON)
WHITE STOPPER / SIMPSON STOPPER
ALLSPICE / BAY RUM / REDBERRY STOPPER
- SABAL PALM 25' CT
- MEDIUM NATIVE 200 GALLON 300 GALLON
- SPECIMEN TREE FIELD GROWN 20' WIDTH 20' HEIGHT



GROUND LEVEL

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DRAWING SCALE 1/8" = 1'-0"

ISSUE DATE 01/07/2019 12:30:55

PROJECT NO. 1850

PROJECT ADDRESS 1425 BAY ROAD
MIAMI BEACH, FL

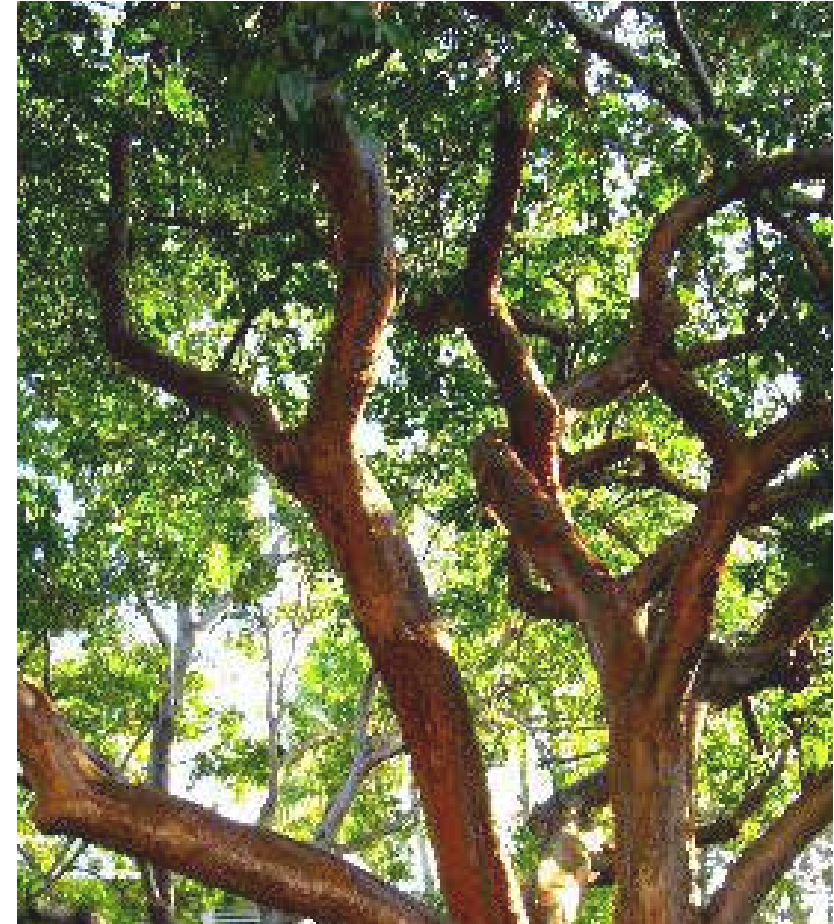
SHEET NUMBER L05



COCONUT PALM
(FG 25' / 30' / 35')



ALEXANDER PALM
(STAGGERED HEIGHTS 10' / 12' / 15')



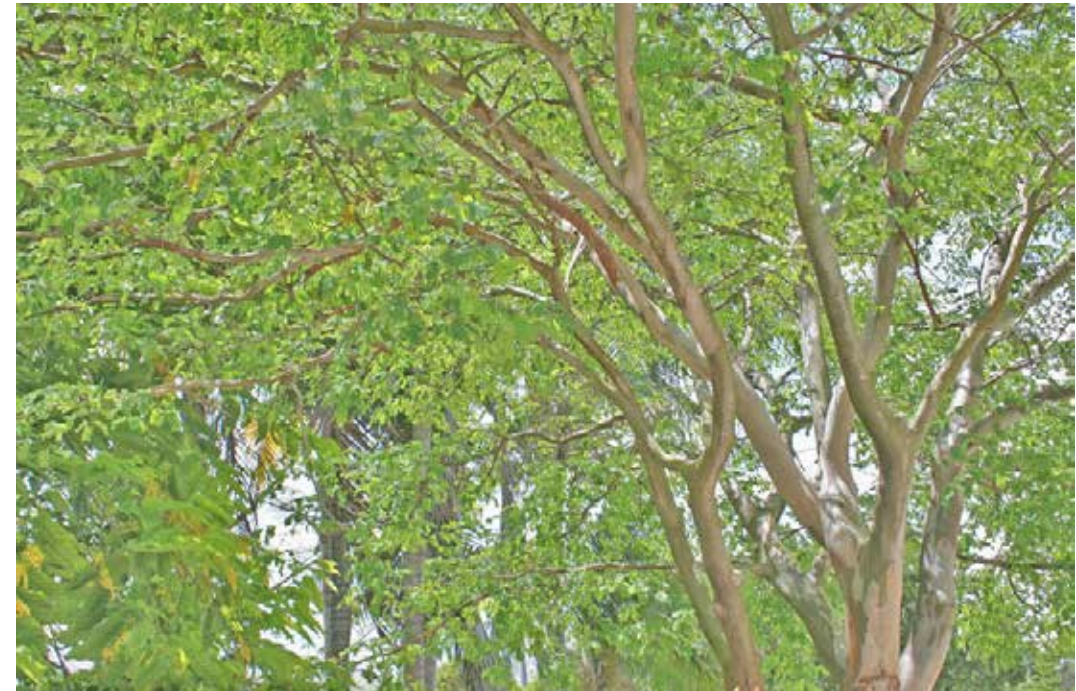
GUMBO LIMBO
(FG 20' x 20')



CLUSIA ROSEA
(200 GALLON)



SEA GRAPE
(300 GALLON)



BRIDAL VEIL
(200 GALLON)



MONSTERA
(15 GALLON)



FAKAHATCHEE GRASS
(7 GALLON)



SILVER SAW PALMETTO
(15 GALLON)



COCOPLUM
(15 GALLON)



ORANGE BUTTERFLY PLANT
(15 GALLON)



GOLDEN CREEPER
(3 GALLON)



DWARF MONDO GRASS
(3 GALLON)



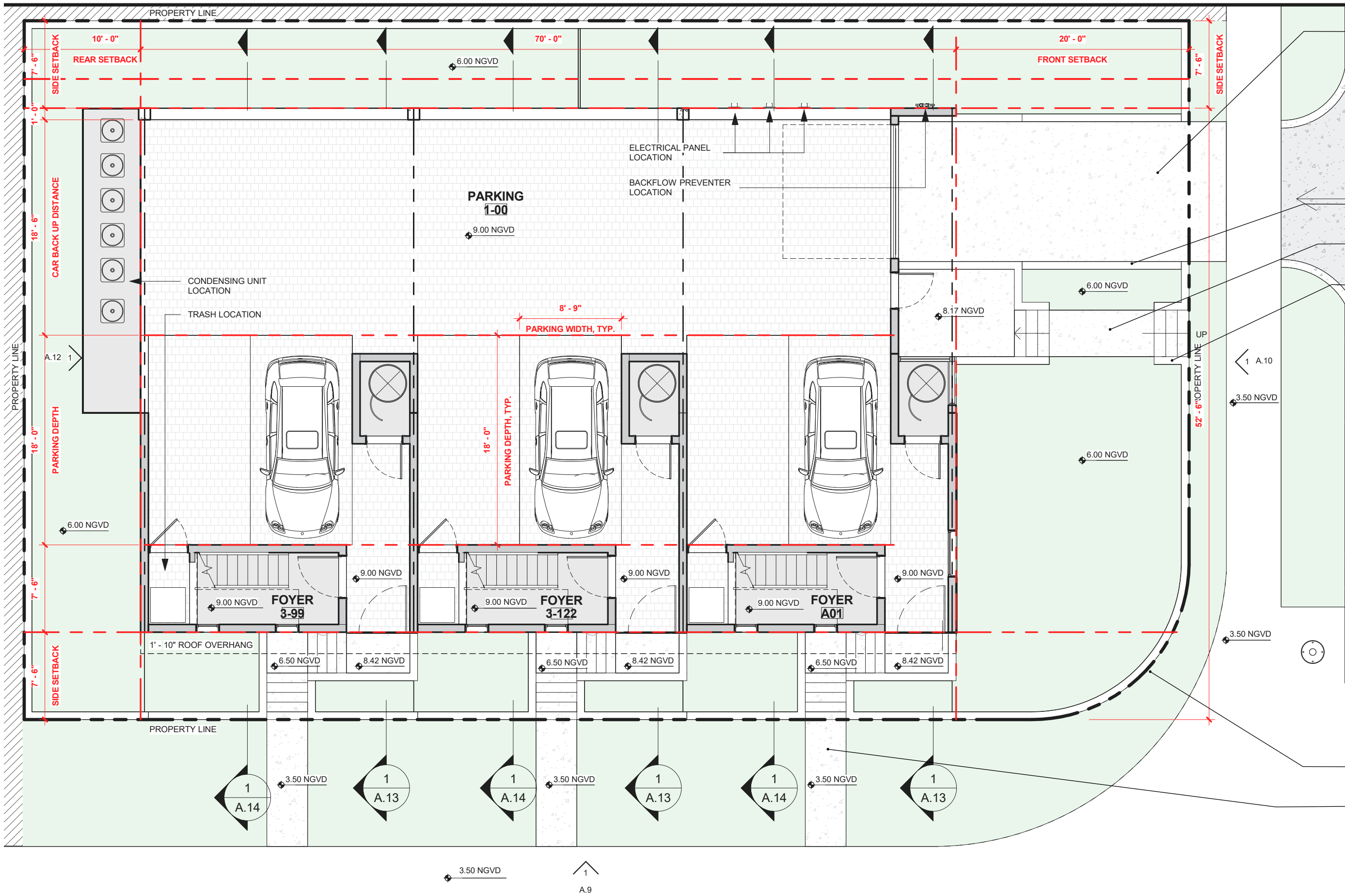
RAILROAD VINE
(3 GALLON)



WART FERN
(3 GALLON)



PHILODENDRON BURLE MARX
(3 GALLON)



PAVEMENT TYPE - 1
CONCRETE with SHELL
POURED IN PLACE

MATERIAL TYPE - 2
OOLITE VENEER
SAW CUT / RUNNING BOND
PAVEMENT TYPE - 1
CONCRETE with SHELL
POURED IN PLACE

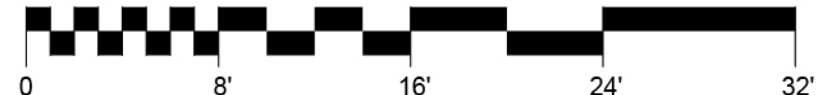
MATERIAL TYPE - 2
OOLITE VENEER
SAW CUT / RUNNING BOND

MATERIAL TYPE - 2
OOLITE VENEER
SAW CUT / RUNNING BOND
PAVEMENT TYPE - 1
CONCRETE with SHELL
POURED IN PLACE

GROUND LEVEL

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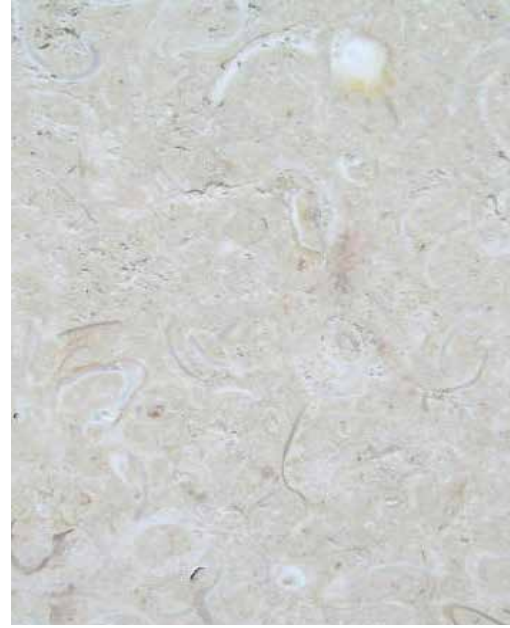
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PROJECT ADDRESS 1425 BAY ROAD MIAMI BEACH, FL SHEET NUMBER L09



PT-1
PAVEMENT TYPE 2
MATERIAL: CONCRETE WITH SHELL
LOCATION: DRIVEWAY / PATHWAY
SPECIFICATION: POURED IN PLACE
AREA: TBD



MT-1
MATERIAL TYPE 1
MATERIAL: OOLITE
LOCATION: PERIMETER WALLS
SPECIFICATION: SAW CUT
AREA: TBD



PT-2
PAVEMENT TYPE 2
MATERIAL: CRUSHED SHELL
LOCATION: GARDEN AREA
SPECIFICATION: 1/4" AVERAGE
AREA: TBD