



ARCHITECTURE  
CERTIFICATION No. AA0003002

4495 JEFFERSON AVENUE

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MIAMI BEACH, FL 33140  
CONTACT: CHRISTINA VITE

CONTACT: CHRISTINA VITERI (561) 827-5221

PROJECT:	NEW CONSTRUCTION
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DATE:	1-22-2018
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## REVISIONS

- |   |   |
|---|---|
| 1 | LANDSCAPE ADJUSTED FOR ADDITION OF SIGHT TRIANGLE |
| 2 | LANDSCAPE ADJUSTED FOR ADDITION OF RETAINING WALL |
| 3 | LANDSCAPE ADJUSTED FOR ADDITION OF STEPS          |

SCALE:	AS NOTED
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BY:	MJD
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JUAN J. ZUBILLAGA  
REG. ARCHITECT  
AR 14147

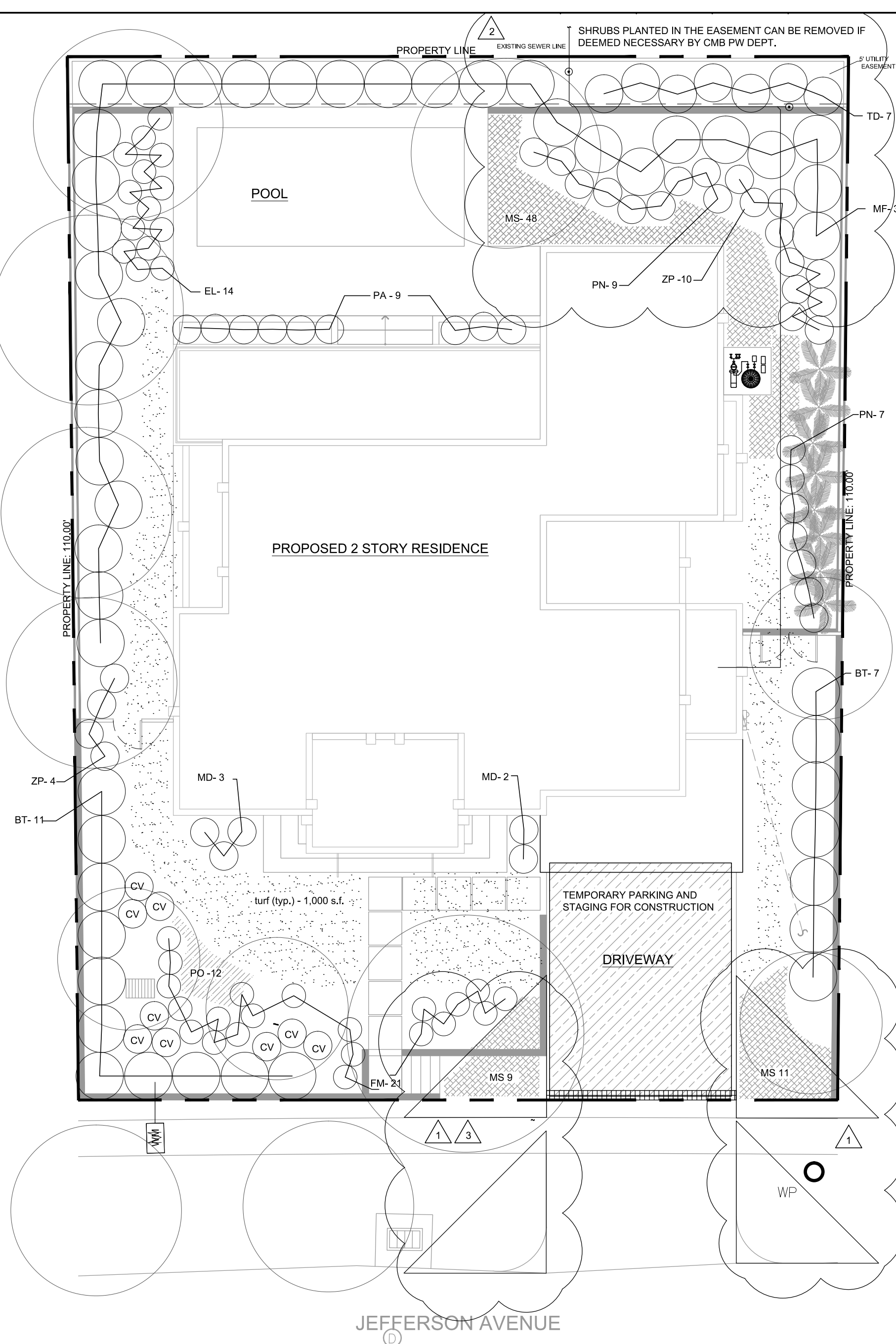
THESE PLANS ARE THE PROPERTY OF ZUBILLAGA DESIGN, INC. AND MAY NOT BE REPRODUCED WITHOUT THE WRITTEN AUTHORIZATION OF ZUBILLAGA DESIGN, INC. THEY ARE INTENDED TO BE USED SOLELY FOR THE PROJECT NAMED ABOVE.

CONSULTANT

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Architectural floor plan of the proposed 2-story residence. The plan shows a central living area with a fireplace, a kitchen, a dining area, and a large pool. The residence is surrounded by a driveway and a parking area. The plan includes various rooms and spaces, such as a living room, kitchen, dining room, and pool. The plan also shows the location of the residence relative to the surrounding landscape, including trees and a driveway. The plan is labeled "PROPOSED 2 STORY RESIDENCE".

JEFFERSON AVENUE

SITE PLAN - PROPOSED TREES

SCALE: 1" = 20'

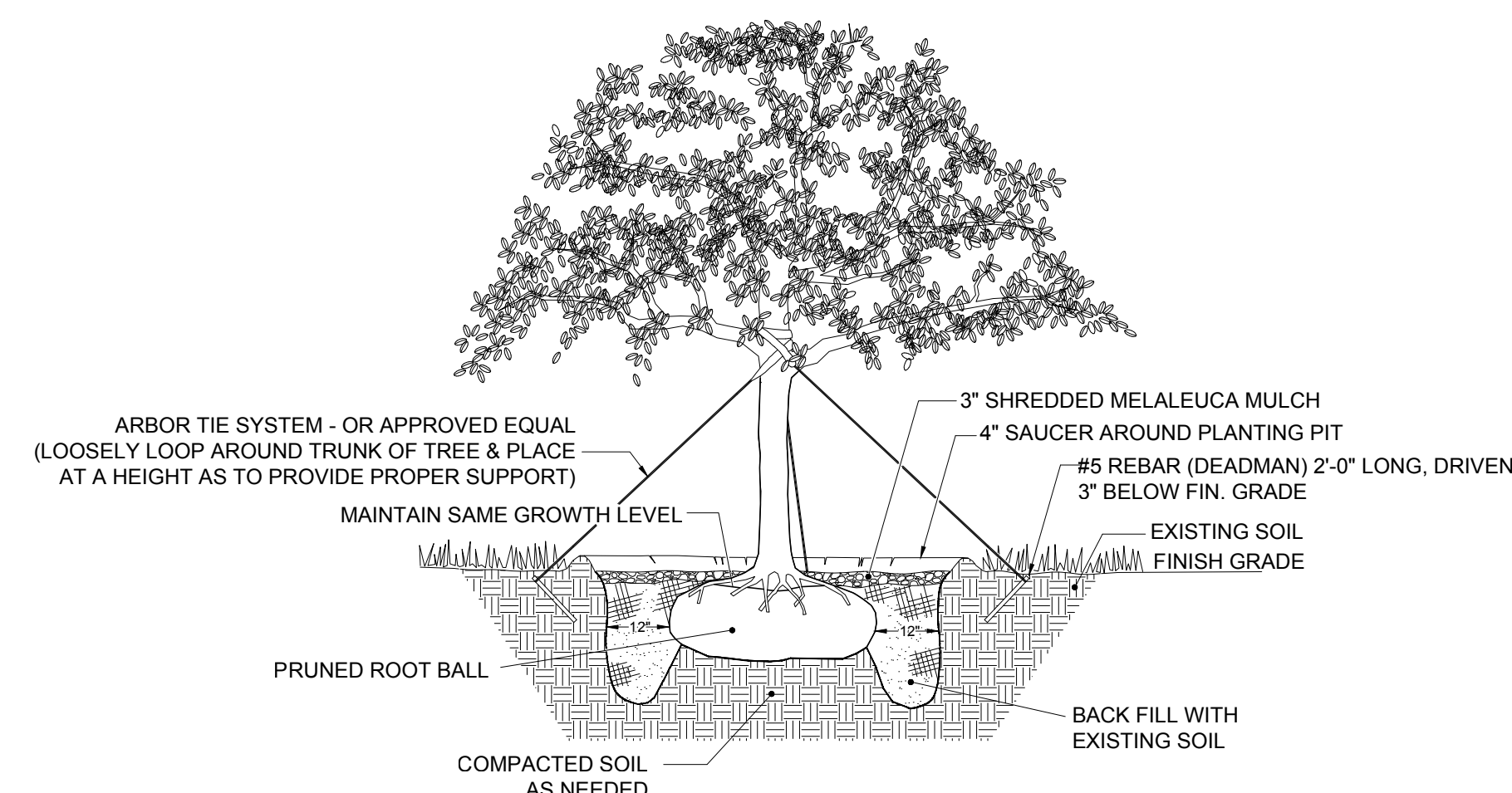
PROPOSED 2 STORY RESIDENCE

POOL

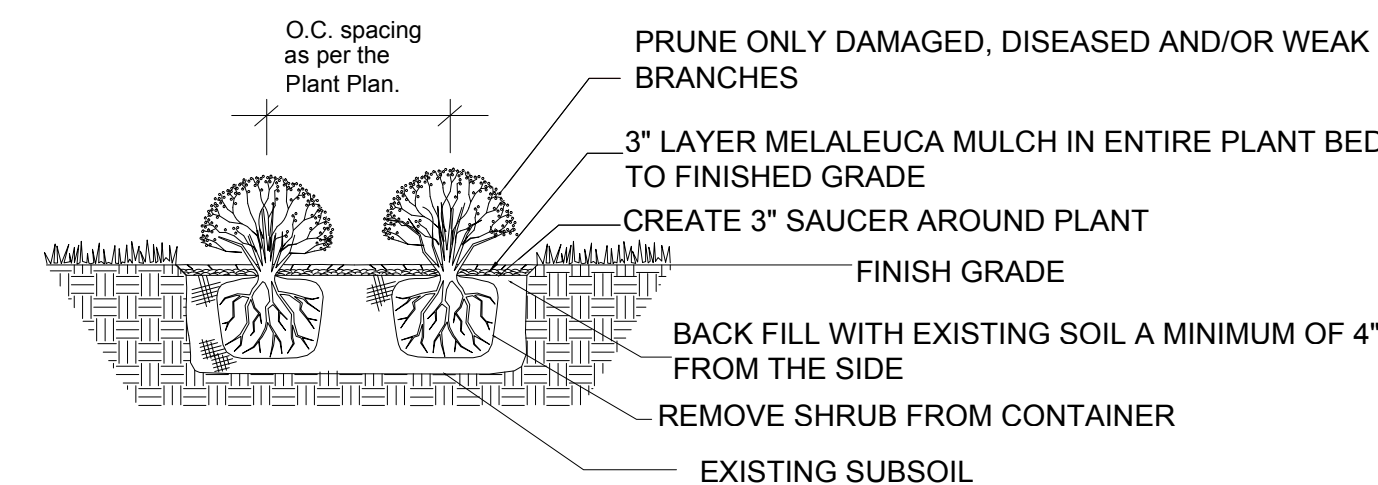
DRIVEWAY

1" = 20'

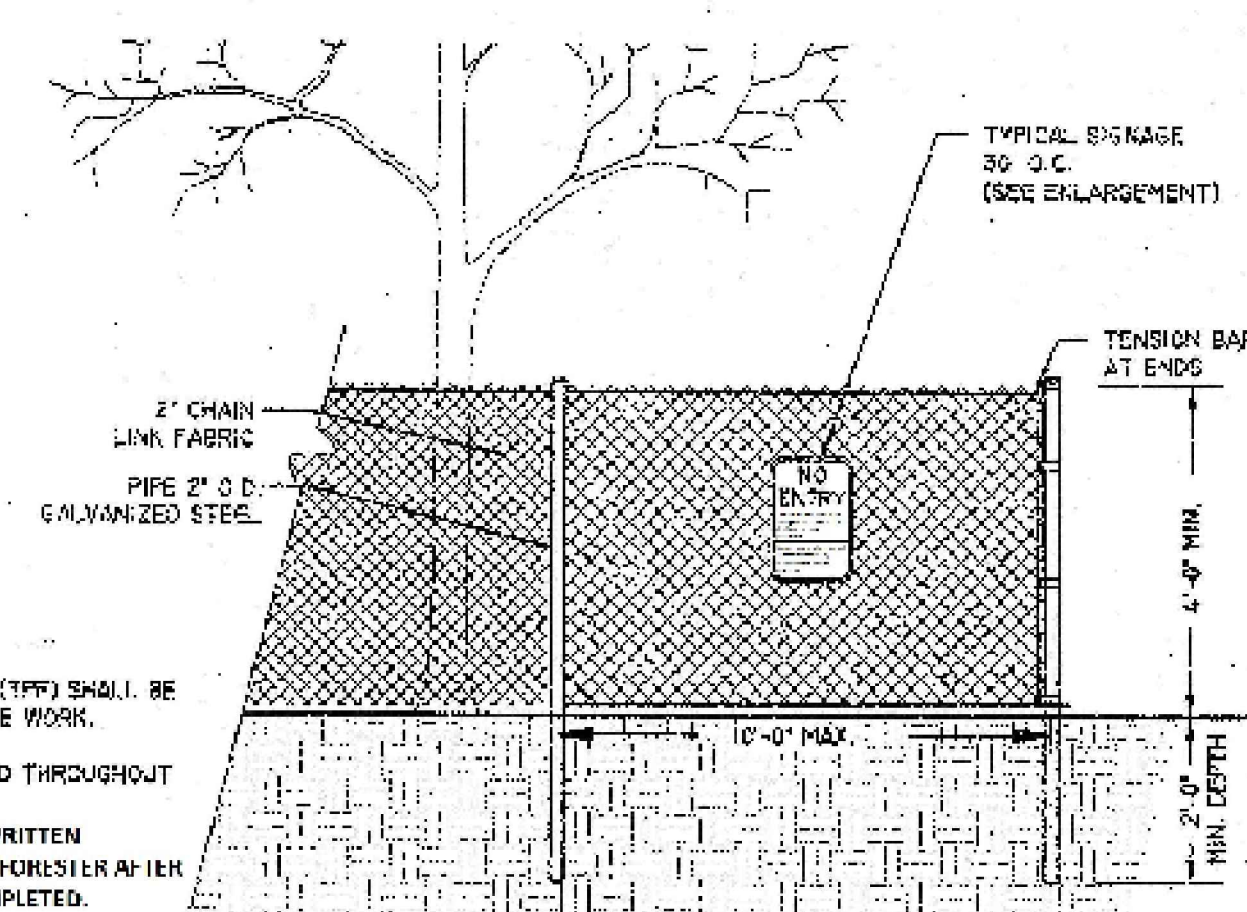
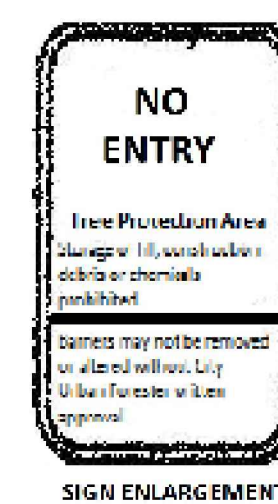
- 1) ALL PLANT MATERIAL TO BE FLORIDA NO. 1 OR BETTER BASED ON: FLORIDA DEPARTMENT OF AGRICULTURE GRADES AND STANDARDS FOR NURSERY PLANTS 2015.
- 2) ALL PLANTS NOT LISTED IN GRADES AND STANDARDS FOR NURSERY PLANTS, PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER AFFAIRS, SHALL CONFORM TO A FLORIDA NO. 1 AS TO (1) HEALTH AND VITALITY, (2) CONDITION OF FOLIAGE, (3) ROOT SYSTEM, (4) FREEDOM FROM PEST OR MECHANICAL DAMAGE, (5) HEAVILY BRANCHED AND DENSELY FOLIATED ACCORDING TO THE ACCEPTED NORMAL SHAPE OF THE SPECIES.
- 3) ALL PLANTING BEDS AND WELLS TO BE TOPPED WITH 3" OF FOREST RESOURCES (OR APPROVED ALTERNATE) MELALEUCA MULCH. MULCH SHALL NOT BE PLACED AGAINST TRUNKS OF TREES.
- 4) ALL PLANTING BEDS SHALL BE FREE OF WEEDS, GRASSES, DEBRIS AND ROCKS LARGER THAN 1" IN DIAMETER BEFORE PLANTING. MULCH SHALL BE INSTALLED TO A DEPTH OF 3" THROUGHOUT ALL UNPAVED AREAS NOT COVERED WITH SOD.
- 5) TURF SHALL BE ZOYSIA EMPIRE® SOLID SOD, LAID WITH ALTERNATING AND ABUTTING JOINTS. AREA TO RECEIVE SOD SHALL BE CLEARED OF ALL WEEDS, GRASS, DEBRIS AND ROCKS LARGER THAN 1" IN DIAMETER BEFORE SOD IS LAID.
- 6) ALL TREES SHALL BE STAKED IN A GOOD WORKMANLIKE MANNER AS SHOWN. NO NAIL STAKING IS PERMITTED.
- 7) LANDSCAPE PLAN SHALL BE INSTALLED IN COMPLIANCE WITH ALL LOCAL CODES.
- 8) LANDSCAPE CONTRACTOR SHALL REVIEW ALL DRAWINGS AND PREPARE HIS/HER OWN TAKEOFF PRIOR TO BID. IN THE EVENT OF DISCREPANCIES PLAN SHALL ALWAYS TAKE PRECEDENCE OVER PLAN SCHEDULE.
- 9) LANDSCAPE CONTRACTOR SHALL LOCATE AND VERIFY ALL UTILITIES PRIOR TO DIGGING.
- 10) NO CHANGES SHALL BE MADE WITHOUT PRIOR CONSENT OF LANDSCAPE ARCHITECT AND OWNER.
- 11) ALL PLANTED AREAS TO BE OUTFITTED WITH AN AUTOMATIC IRRIGATION SYSTEM PROVIDING 100% COVERAGE AND 50% OVERLAP. A RAIN SENSOR MUST BE PART OF THE AUTOMATIC SYSTEM.



TREE PLANTING/RELOCATION DETAIL  
 NOT TO SCALE



SHRUB PLANTING DETAIL  
NOT TO SCALE



NOTES:

1. TREE PROTECTION FENCE (TPF) SHALL BE INSTALLED PRIOR TO ANY SITE WORK, CLEARING OR DEMOLITION.
2. TPF SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.
3. REMOVE TPF ONLY WITH WRITTEN APPROVAL FROM CITY URBAN FORESTER AFTER ALL SITE WORK HAS BEEN COMPLETED.
4. NO CONSTRUCTION ACTIVITIES PERMITTED WITHIN TPF WITHOUT URBAN FORESTER APPROVAL.



4' CHAIN LINK TREE PROTECTION FENCE  
ELEVATION

TREES AND PALMS						
SYMBOL	BOTANICAL/COMMON NAME	QUANTITY	SIZE	NATIVE	NOTES	
CD	Coccoloba diversifolia/Pigeon Plum	3	FG 12" - 14" o.a.	*	2 1/2" min. caliper	
KF	Krugiodendron ferreum/Ironwood	3	FG 12" - 14" o.a.	*	2 1/2" min. caliper - 1 located within lot in lieu of ROW	
QV	Quercus virginiana/Live Oak	1	FG 12" - 14" o.a.	*	2 1/2" min. caliper - located within lot in lieu of ROW	
SS	Senna surattensis/Glaucous Cassia	3	FG 12" - 14" o.a.	*	2 1/2" min. caliper	
SHRUBS AND GROUNDCOVER						
BT	Bambusa textilis 'Gracilis'/Graceful Bamboo	18	FG 10' round height			plant @ 5' o.c.
QV	Codiaeum variegatum 'King of Siam'/Croton	9	7G			plant @ 3' o.c.
EL	Ermodia littoralis/Golden Creeper	14	3G	*		plant @ 30' o.c.
FM	Ficus microcarpa/Green Island	21	3G	*		plant @ 30' o.c.
MS	Mimosa strigillosa/Powderpuff	68	1G	*		plant @ 30' o.c.
MD	Monstera deliciosa/ Swiss Cheese Plant	5	7G	*		plant @ 3' o.c.
MP	Myrcianthes fragrans/Simpson's Stopper	31	25G	*		plant @ 4' o.c. Minimum 6' o.a. ht. installed
PA	Plumbago auriculata/Leadvort	3	3G	*		plant @ 3' o.c.
PN	Psychotria nervosa/Wild Coffee	16	3G	*		plant @ 3' o.c.
PD	Peperomia obtusifolia/Peperomia	12	1G	*		plant @ 2' o.c.
TO	Trisetum dactyloides/Fakahatchee Grass	7	3G	*		plant @ 4' o.c.
ZF	Zamia pumila/Coontie	14	3G	*		plant @ 3' o.c.
TREE DISPOSITION						
BOTANICAL/COMMON NAME		DBH	Spread, Height	NOTES		
**#1 Thuja occidentalis/Arborvitae		4" - 3" - 8'		remove and replace with relocated QV (#6)		
**#2 Quercus virginiana/Live Oak		5" - 16" - 18'		to remain - protect as shown		
**#3 Thuja occidentalis/Arborvitae		4" - 3" - 8'		remove - poor condition		
**#4 Thuja occidentalis/Arborvitae		4" - 3" - 8'		remove - poor condition		
**#5 Thuja occidentalis/Arborvitae		4" - 3" - 8'		remove - poor condition		
**#6 Quercus virginiana/Live Oak		5" - 16" - 18'		relocate within ROW and protect as shown		
#7 Ligustrum lucidum/Waxleaf Privet		multi - 18" - 18'		remove - conflicts with construction		
#8 Thuja occidentalis/Arborvitae		5" - 5" - 12'		remove - conflicts with construction		
#9 Thuja occidentalis/Arborvitae		5" - 5" - 12'		remove - conflicts with construction		
#10 Ligustrum lucidum/Waxleaf Privet		multi - 18" - 18'		remove - conflicts with construction		
#11 Ligustrum lucidum/Waxleaf Privet		4" - 15" - 12'		remove - conflicts with construction		
#12 Conocarpus erecta/Green Buttonwood		5" - 8" - 12'		remove - poor condition/conflicts with construction		
#13 Ficus benjamina/Veeping Fig		multi - 8" - 13'		remove - poor condition/conflicts with construction		
#14 Ficus benjamina/Veeping Fig		multi - 8" - 13'		remove - poor condition/conflicts with construction		
#15 Dypsis lutescens/Areca Palm (25)		3'-5" - 6" - 16" - 18'		8 to remain - protect as shown		
#16 Dypsis lutescens/Areca Palm (16)		3'-5" - 6" - 16" - 18'		remove - conflicts with construction		
#17 Dypsis lutescens/Areca Palm (6)		3'-5" - 6" - 16" - 18'		remove - conflicts with construction		
#18 Dypsis lutescens/Areca Palm (12)		3'-5" - 6" - 16" - 18'		remove - conflicts with construction		
#19 Dypsis lutescens/Areca Palm (8)		3'-5" - 6" - 16" - 18'		remove - conflicts with construction		
#20 Dypsis lutescens/Areca Palm (4)		3'-5" - 6" - 16" - 18'		remove - conflicts with construction		
#21 Dypsis lutescens/Areca Palm (6)		3'-5" - 6" - 16" - 18'		remove - conflicts with construction		
#22 Ligustrum lucidum		5" - 10" - 12'		remove - conflicts with construction		
**DENOTES TREES IN ROW						
MISCELLANEOUS MATERIALS						
Forest Resources shredded Melaleuca mulch - 22 c.y. Soil - Fumigite Zovisla - 1,000 s.f.						