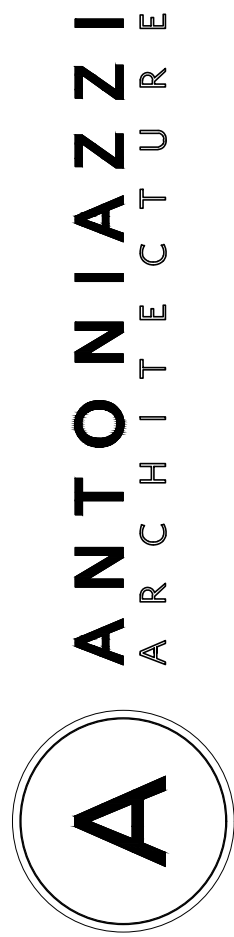
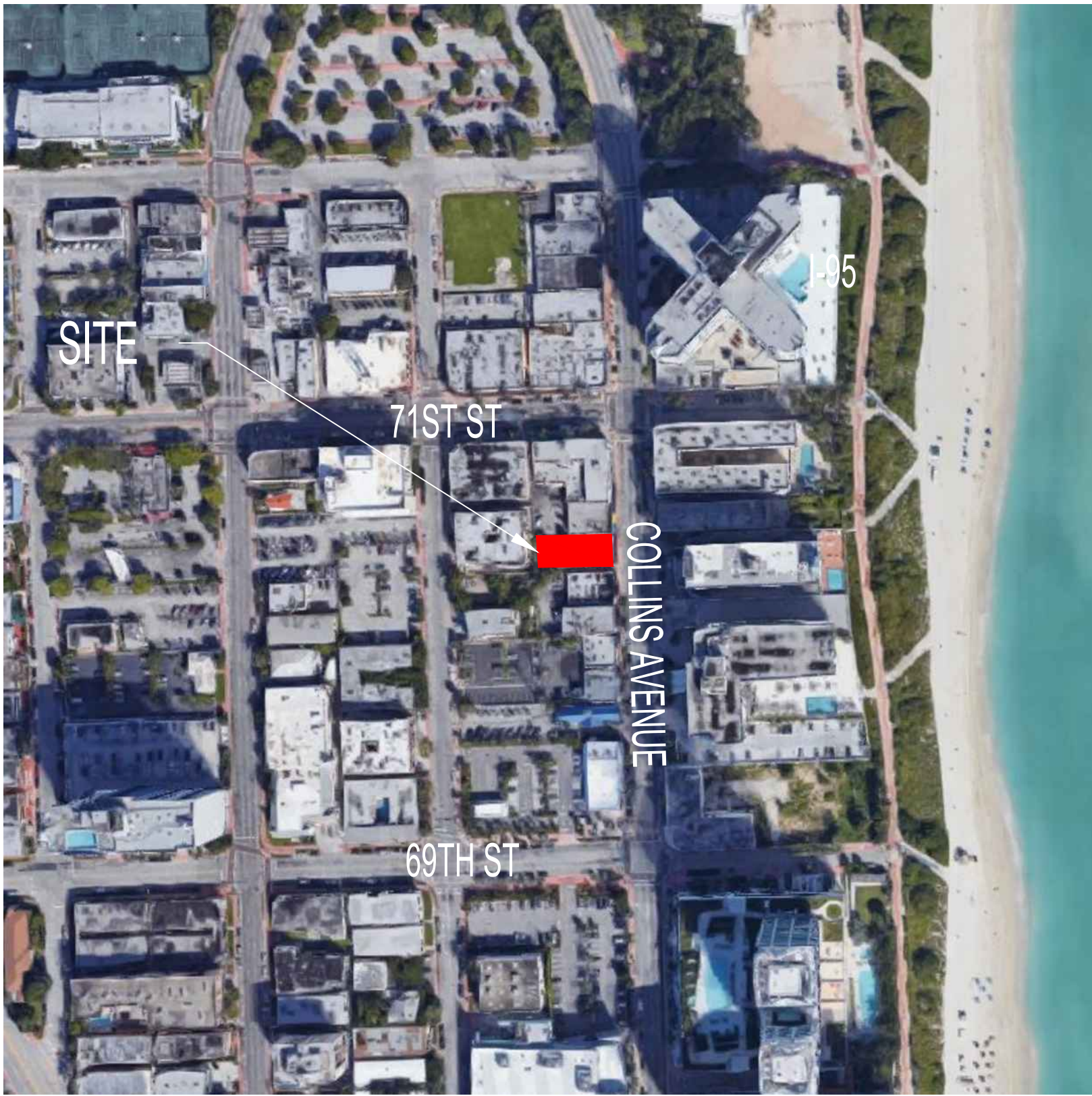


# 6970 COLLINS AVENUE

MIAMI BEACH, FLORIDA 33141

## DESIGN REVIEW BOARD - FINAL SUBMITTAL

INDEX OF DRAWINGS		
DESCRIPTION		
(DESIGN REVIEW BOARD SET)		
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2	L0-01	LANDSCAPE NOTES
3	L0-02	LANDSCAPE CALCULATIONS
4	L1-10	GROUND LEVEL RENDERED PLAN
5	L1-11	GROUND LEVEL HARDSCAPE PLAN
6	L1-12	GROUND LEVEL TREE PLAN
7	L1-13	GROUND LEVEL SHRUB & GROUNDCOVER PLAN
8	L1-20	ROOF LEVEL RENDERED PLAN
9	L1-21	ROOF LEVEL HARDSCAPE PLAN
10	L1-22	ROOF LEVEL TREE PLAN
11	L1-23	ROOF LEVEL SHRUB & GROUNDCOVER PLAN
12	L5-10	GROUND LEVEL HARDSCAPE DETAILS
13	L5-11	GROUND LEVEL PLANTING DETAILS
14	L6-10	GROUND LEVEL LANDSCAPE SCHEDULES
15	L6-20	ROOF LEVEL LANDSCAPE SCHEDULES



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L0-00

DRAWING NAME: LANDSCAPE INDEX  
SCALE: As indicated DATE: 07-08-19  
PROJECT NUMBER: 1913



GENERAL NOTES

- These plans reflect the scope of the Landscape Architect external services. For Architectural, Civil, Lighting please refer to the appropriate consultant documents.
- The locations of all site amenities are approximate and may be adjusted in the field with owner and/or their representatives approval. See plans for locations of fixed amenities.
- The locations of plants, as shown in these plans, are approximate. The final locations may be adjusted to accommodate unforeseen field conditions to comply with safety criteria, to avoid creating unsafe sight conditions, or as otherwise directed by or approved by the landscape architect or owner's representative.
- Construction shall comply with all local building codes.
- All dimensions shall be verified in the field prior to construction. Written dimensions shall take precedence over scaled drawings.
- If a discrepancy should arise between layout geometry and design intent, design intent shall take precedence.
- A Tree Protection Plan shall be provided prior to the issuance of a building permit.
- A Tree Care & Watering plan shall be submitted prior to the issuance of a building permit.
- All existing and proposed utilities will be verified prior to the issuance of a building permit, and will be adequately screened from sight by landscape materials.

GENERAL GRADING NOTES

- All grading information outside the below grade parking decks provided is intended for aesthetic purposes and to show relationships only. For detailed grading information see Civil Engineers drawings.
- Rough grading and site preparation shall be completed for review by Landscape Architect / or owners representative prior to final grading.
- Roadway grading and transition areas to be reviewed and approved by Civil / Traffic Engineer.
- Grading and calculations for retention areas to be provided by Civil Engineers.
- Contractor shall not substantially modify grading plan without the approval of designer. All site aesthetic grading is subject to review and approval of the landscape architect or owner's representative.
- Contours for earth mounds shall be smooth, continuous arcs. Side slopes shall be smooth and even in transition and void of depressions. Careful attention should be given to the grading plans concerning the shapes and formations of proposed slopes.
- All graded areas shall be dragged with a drag mat or hand radeel to blend in small imperfections and round off any sharp lines that may have been constructed by equipment. All areas to be planted shall have no water holding pockets.

IRRIGATION NOTES

- All landscaped areas within the property shall be irrigated with automatic irrigation system which shall utilize well and/or domestic water supply.
- Irrigation system shall be equipped with rain sensor.
- Irrigation system shall provide 100% coverage. Plans will be submitted prior to the issuance of a building permit.

GENERAL LANDSCAPE NOTES

- The Contractor shall be responsible for verifying all underground utilities prior to digging in any area. The contractor shall notify all necessary utility companies 48 hours minimum prior to digging for verification of all underground utilities, irrigation and all other obstructions and coordinate with Owner's Representative prior to initiating operations. Drawings are prepared according to the best information available at the time of preparing documents.
- The contractor is responsible to ensure proper watering and maintenance of new and relocated plant materials during the one year warranty period.
- Contractor is to report any discrepancies between the construction drawings and field conditions to the Owner's Representative immediately.
- Landscape Contractor shall coordinate all work with related contractors and with the general construction of the project in order not to impede the progress of the work of others or the contractor's own work. Landscape contractor shall provide schedule of his/her work two weeks in advance, beginning two weeks prior to commencing landscape trade construction.
- The location of the landscape holding area will be identified by the Owner or Owner's Representative. The Contractor shall adhere to the access routes to and from the holding area without disrupting or impeding access to the site by others. Contractor is responsible for the maintenance of all plant materials, including temporary irrigation and fertilization if necessary during construction, while being held in landscape holding areas.
- The Contractor shall bear all costs of testing of soils, amendments, etc. associated with the work and included in the specifications. Prior to commencement of the landscape planting work the Contractor shall provide complete soil tests with recommendations for soil treatment in the construction area.
- Landscape Contractor shall field stake the location of all plant material or field stake the plants prior to initiating installation for the review and approval of the Owner's representative and/or Landscape Architect. Note: **No planting shall commence until there is a functional irrigation system in the area to be planted. No trees shall be planted on top of irrigation lines.**
- Landscape Contractor shall field adjust location of plant material as necessary to avoid damage to all existing underground utilities and/ or existing above ground elements. All changes required shall be completed at the Contractor's expense and shall be coordinated with Owner's Representative and the Landscape Architect.
- Any substitutions in size and/or plant species must be approved by the Landscape Architect or Owner's Representative prior to modification of the contract, purchasing and delivery of plants. All plants will be subject to approval by Landscape Architect and/or Owner's Representative before planting can begin. All plant materials will not include any plants considered to be invasive by the City of Miami Beach.
- Contractor shall refer to the landscape planting details, general notes and the project manual and/or specifications for further and complete landscape planting instructions.
- Landscape Contractor shall coordinate all planting work with permanent or temporary irrigation work. Landscape Contractor shall be responsible for all hand watering as required by Owner's Representative to supplement irrigation watering and rainfall. Landscape Contractor shall be responsible for hand watering in all planting areas, regardless of the status of existing or proposed irrigation.
- Landscape Contractor shall clean the work areas at the end of each working day. Rubbish and debris shall be collected and deposited off-site or in an approved disposal area daily. All materials, products and equipment shall be stored in an organized fashion as directed by the Owner's Representative.
- Landscape Contractor shall re-grade all areas disturbed by plant removal, relocation and/or installation work. Landscape Contractor shall replace (by equal size and quality) any and all existing or new plant material disturbed or damaged by plant removal, relocation, and/or installation work.
- Site distance concerns must be maintained for clear site visibility from thirty (30) inches to seventy-two (72) inches, tree trunks are excluded as specified in appropriate municipal codes.
- Guying / staking practices shall not permit nails, screws, wires, etc., to penetrate outer surface of any tree or palm. Trees or palms rejected due to this practice shall be replaced at the Contractor's expense.
- Burlap material, wire cages, plastic straps, etc., must be cut and removed from top one-third (1/3) of root ball.
- Trees grown in grow bags or grow bag type material are not allowed.
- All planting materials shall meet or exceed local requirements as specified by local plant standards.
- All landscape installations shall meet or exceed the minimum requirements as shown in appropriate municipal codes.
- The Contractor shall be responsible for the guarantee of all plant material for a period of twelve (12) months from the date of substantial completion. Substantial completion constitutes the beginning of guarantee period.
- Plant size specifications take precedence over container size.
- Contractor to verify quantities and report any discrepancies to Owners representative and/or Landscape Architect.
- All plant material shall be graded Florida #1 or better.

SOIL PREPARATION AND SOIL MIX

- All plants noted for removal shall be relocated as shown on plans or removed and properly disposed of offsite at contractors expense unless otherwise noted.
- Before finishing top soil grading, scarify & rake subsoil clear of stones (1" diameter and larger), debris, rubbish, and remaining roots from removed plant material to a depth of 6".
- Plant holes should be dug and the sides and bottom of the hole should be stable, regardless of depth. Soil scarification is necessary if sides of the hole are compacted.
- Contractor to apply approved pre-emergent herbicide in accordance with manufacturer's rate and specifications. Contractors to provide manufacturer's specifications for approval.
- Planting soil mix for planters, trees, shrubs, and ground cover & grasses shall be determined by soil analysis prior to planting landscape.

The planting soil mix should be what comes out of the hole so the plant adapts to the surrounding/existing soil and grows into it. This is why the sides and the bottom of the planting hole should never be compacted with the digging implements. Never fertilize newly planted plants and trees. Please note that peat moss will eventually decompose and clog soil pores thereby inhibiting the plants water and oxygen consumption.

- Topsoil shall be natural, fertile, agricultural soil capable of sustaining vigorous plant growth. It shall be of uniform composition throughout, with admixture of subsoil, it shall be free of stones, lumps, live plants and their roots, sticks, and other extraneous material. Top soil brought in should match as well as possible the existing soil texture and Ph. Planted material should never be "mounded" or raised; the soil will eventually wash away exposing the roots and it will be difficult to establish the plant material due to drought and excessive soil transpiration. All plant/tree material should be installed with the root collar exposed (approximately 1/2" to 1"). Landscape contractor should find the uppermost lateral root and plant that just below the soil surface.

- Smooth topsoil without compaction to two inches (2") below finish grade in areas to be sodded without compaction.

- Finish grade all topsoil areas to a smooth non-compacted, even surface assuring positive drainage away from the structures and eliminate any low areas except in retention areas where water may collect.

- Contractor to remove debris and excess material immediately from job site while keeping in mind that heavy equipment will compact soil to the detriment of water drainage and the health of the newly installed plants. All planting areas with compacted soil will have surfaces scarified to a min. of 6" in depth.

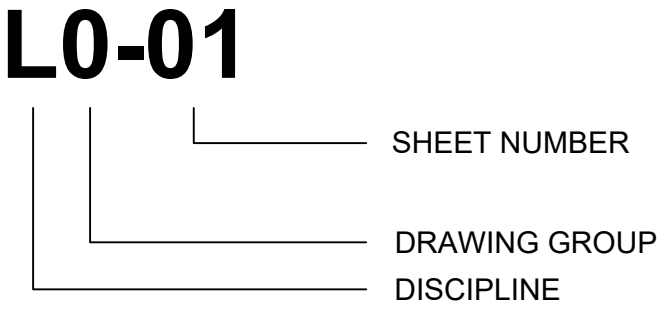
PLANTING SPECIFICATIONS

- The contractor is responsible for maintaining, in full, all planting areas (including watering, spraying, mulching, mowing, fertilizing, etc.) Until the job is accepted, in full, by the owner, its representative and Landscape Architect.
- All plant material shall be protected during transport and delivery to final location with shade cloth or other acceptable means of windburn prevention. Plant/tree material shall conform to Florida # 1 as described in Florida grades & standards, the latest issue.
- All trees must be guyed or staked as shown in details.
- When plant material is delivered onsite, it shall not be laid down for more than two hours. Plant material when stored onsite shall be placed and maintained in good condition in a vertical position. All plants held onsite shall be kept watered regularly in sufficient amounts to permit continuous and vigorous growth.
- Installation of all plant material shall be installed in a sound, workmanlike manner and according to accepted good planting and tree relocation procedures with the quality of plant materials as hereinafter described. All elements of landscaping shall be installed so as to meet all applicable ordinances and code requirements.
- There shall be no chains or cables used directly on trees or palms, handle with 2" minimum width nylon straps or equal.
- Contractor shall assure drainage and percolation of all planting pits. Prior to installation of plant material, contractor shall fill all tree pits with water before planting to assure that proper drainage and percolation is available. Correct if required to assure percolation. Contractor is responsible for replacement of all plants lost due to inadequate drainage conditions. Plant/tree material that has bark scraped off due to shipping, handling, and installation issues may be rejected upon inspection by the L.A.
- Contractor to request inspection of project in writing. If all work is satisfactory and complete in accordance with conditions of contract documents, then the owner, its representative, and landscape architect shall declare the project substantially complete.
- Substantial completion constitutes the beginning of guarantee period.
- Contractor to replace rejected plant within two (2) weeks of notice.
- Crown pruning of any trees or palms is generally not approved by the national arborist association standards. When it is approved, it must be done in writing.
- Xeriscaping principles as outlined in the South Florida Water Management District Xeriscape Plant Guide 2 shall be applied throughout landscape installation and maintenance.

DRAWING ORGANIZATION

1. DRAWING NUMBERING SYSTEM

THE DRAWING NUMBER FOR EACH SHEET CONSISTS OF THE FOLLOWING:



2. DRAWING GROUP

LANDSCAPE DRAWINGS ARE ORGANIZED INTO THE FOLLOWING GROUPS:

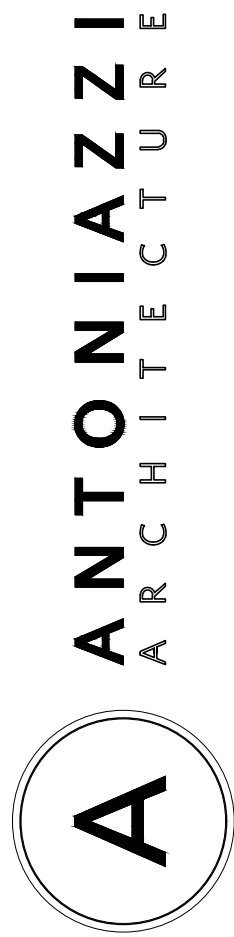
- L0 = GENERAL
- L1 = PLANS
- L2 = ELEVATIONS
- L3 = SECTIONS
- L4 = ENLARGEMENTS
- L5 = DETAILS
- L6 = SCHEDULES

3. SHEET NUMBER

EACH DRAWING SHEET WITHIN EACH GROUP/MULTIPLE SHALL BE NUMBERED SEQUENTIALLY FROM 01 TO 99.

4. DRAWING NUMBER EXAMPLES:

L0-01 LANDSCAPE INDEX



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L0-01

DRAWING NAME: LANDSCAPE NOTES  
SCALE: As indicated DATE: 07-08-19  
PROJECT NUMBER: 1913





LANDSCAPE LEGEND

INFORMATION REQUIRED TO BE PERMANENTLY AFFIXED TO PLANS

Zoning District: TC C Lot Area: 0.14 Acres 6,250 s.f.

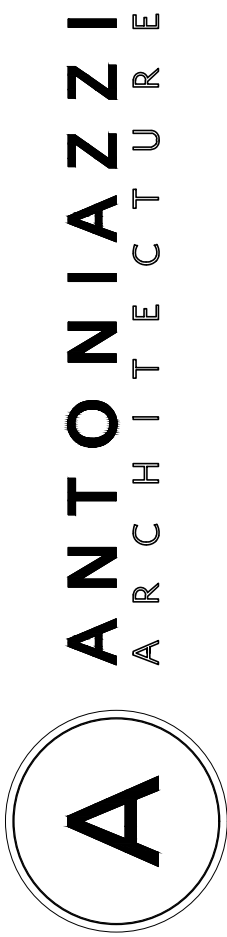
OPEN SPACE	REQUIRED/	PROVIDED
A. Square feet of required Open Space, as indicated on site plan:	0	0
Lot Area = 6,250 s.f. x 0 %= 0 s.f.		

LAWN AREA CALCULATION		
A. Maximum lawn area (sod) permitted 20 % x 0 s.f.	0	62

TREES		
A. Number of trees required per lot, less existing number of trees meeting minimum requirements = 22 trees x 0.14 acres minus 0 existing trees	3	3
B. Palms allowed in addition to tree requirement:	0	0
C. % Natives required: Number of trees provided x 30% =	1	3
D. % Drought tolerant and low maintenance: Number of trees provided x 50% =	2	3
E. Street Trees (maximum average spacing of 20' o.c.): 50 linear feet along street / 20 =	3	3
Palms permitted to count in addition to street trees on 1:1 basis:	0	0
F. Street trees located directly beneath power lines: (maximum average spacing of 20' o.c.): 0 linear feet along street / 20 =	0	0
G. Diversity of tree species required:	2	2

SHRUBS		
A. Number of shrubs required: Number of site + street trees required x 12 =	72	73
B. % Native shrubs required: Number of shrubs provided x 50% =	37	73
C. Max % of most shrub used Number of shrubs provided x 25%=	18	18
D. Vines permitted to count as required shrubs as 1:1:	18	0

LARGE SHRUBS/SMALL TREES		
A. Number of large shrubs/small trees required: 10% of required shrubs	7	8
B. % Native large shrubs/small trees required: 50% or provided	4	8



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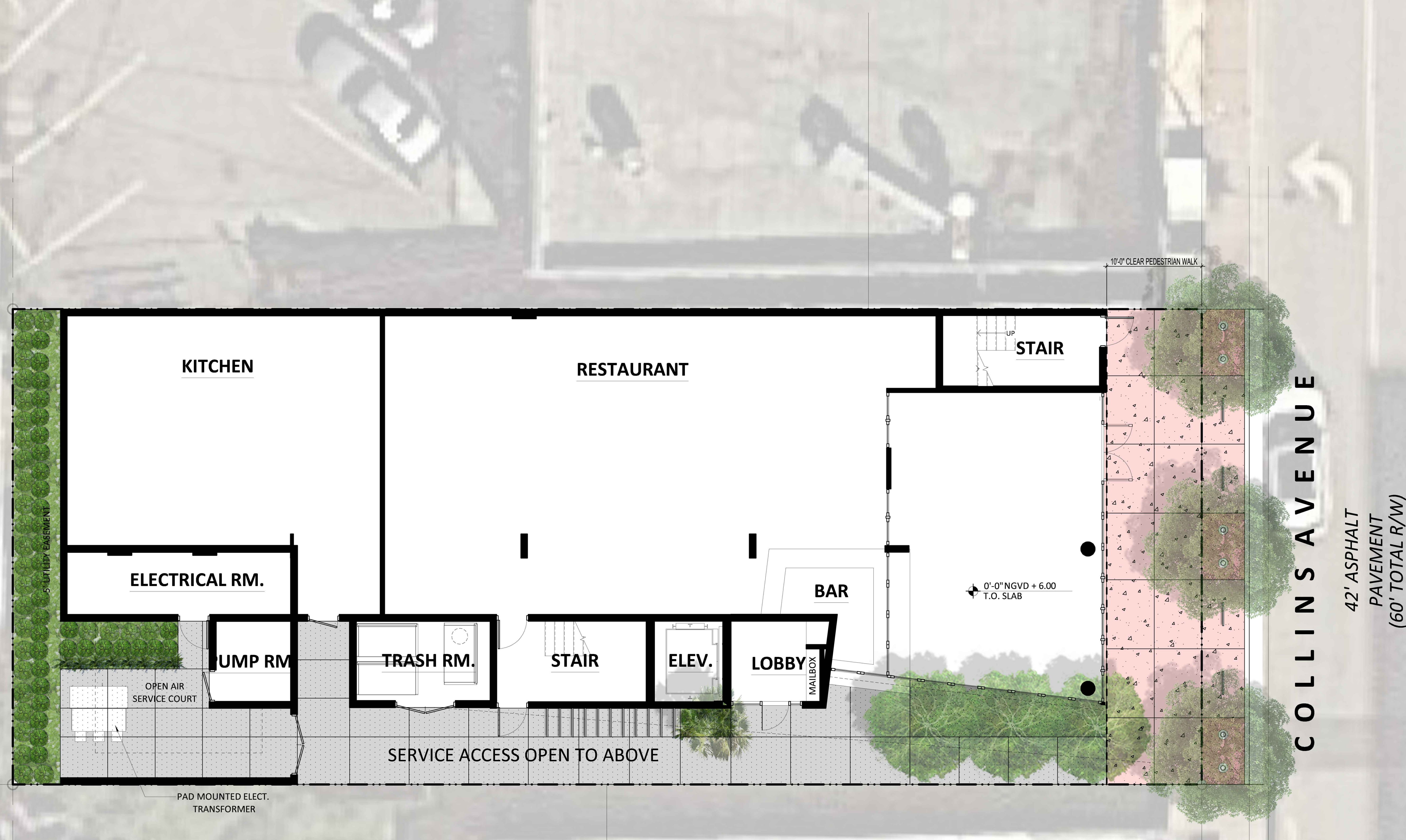


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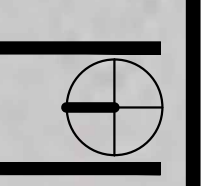
L0-02

DRAWING NAME: LSCP CALCULATIONS  
SCALE: As indicated DATE: 07-08-19  
PROJECT NUMBER: 1913



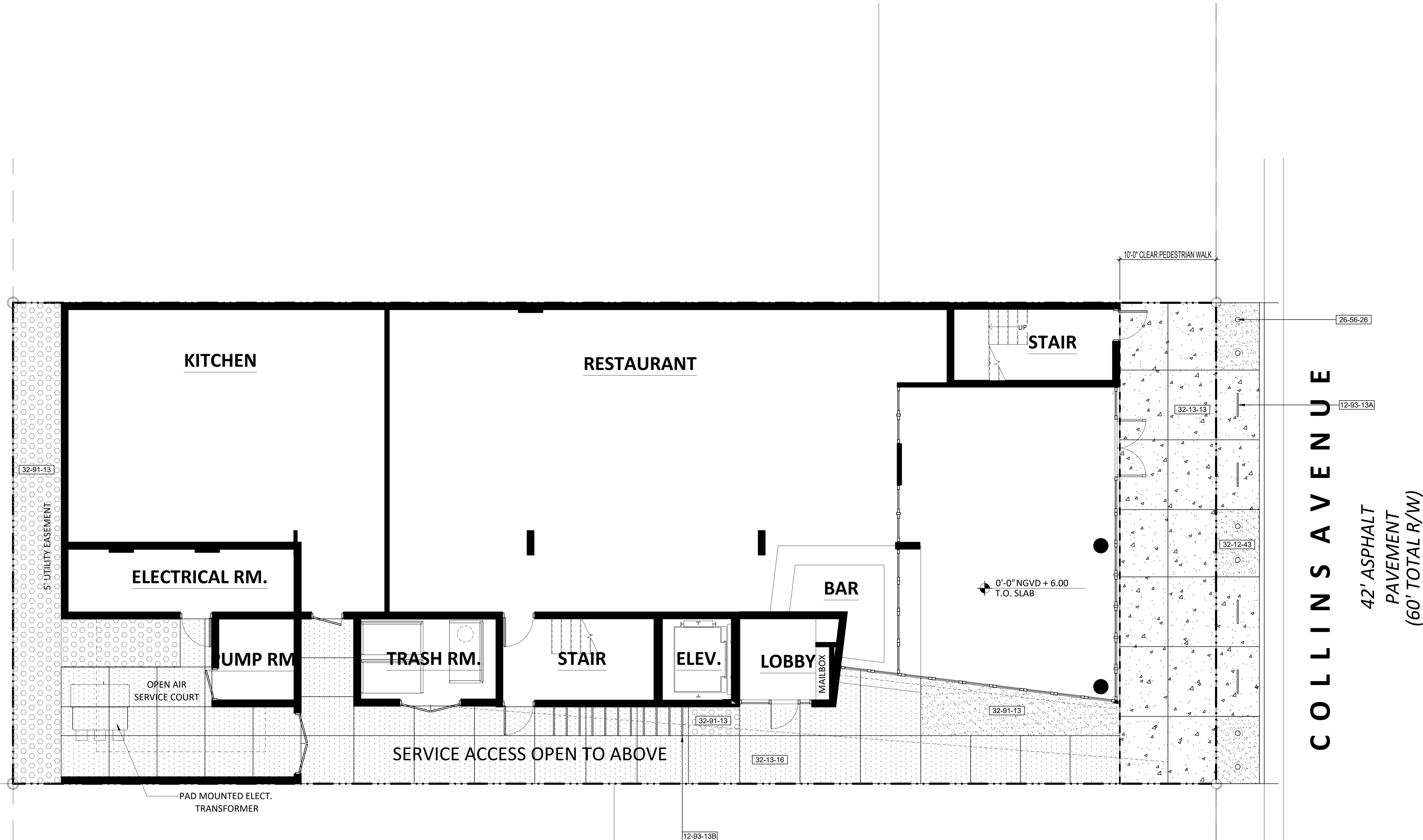


**1** GROUND LEVEL RENDERED PLAN  
SCALE: 3/16" = 1'-0"

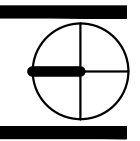


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**1** GROUND LEVEL HARDSCAPE PLAN  
SCALE: 3/16" = 1'-0"



CONCEPT		
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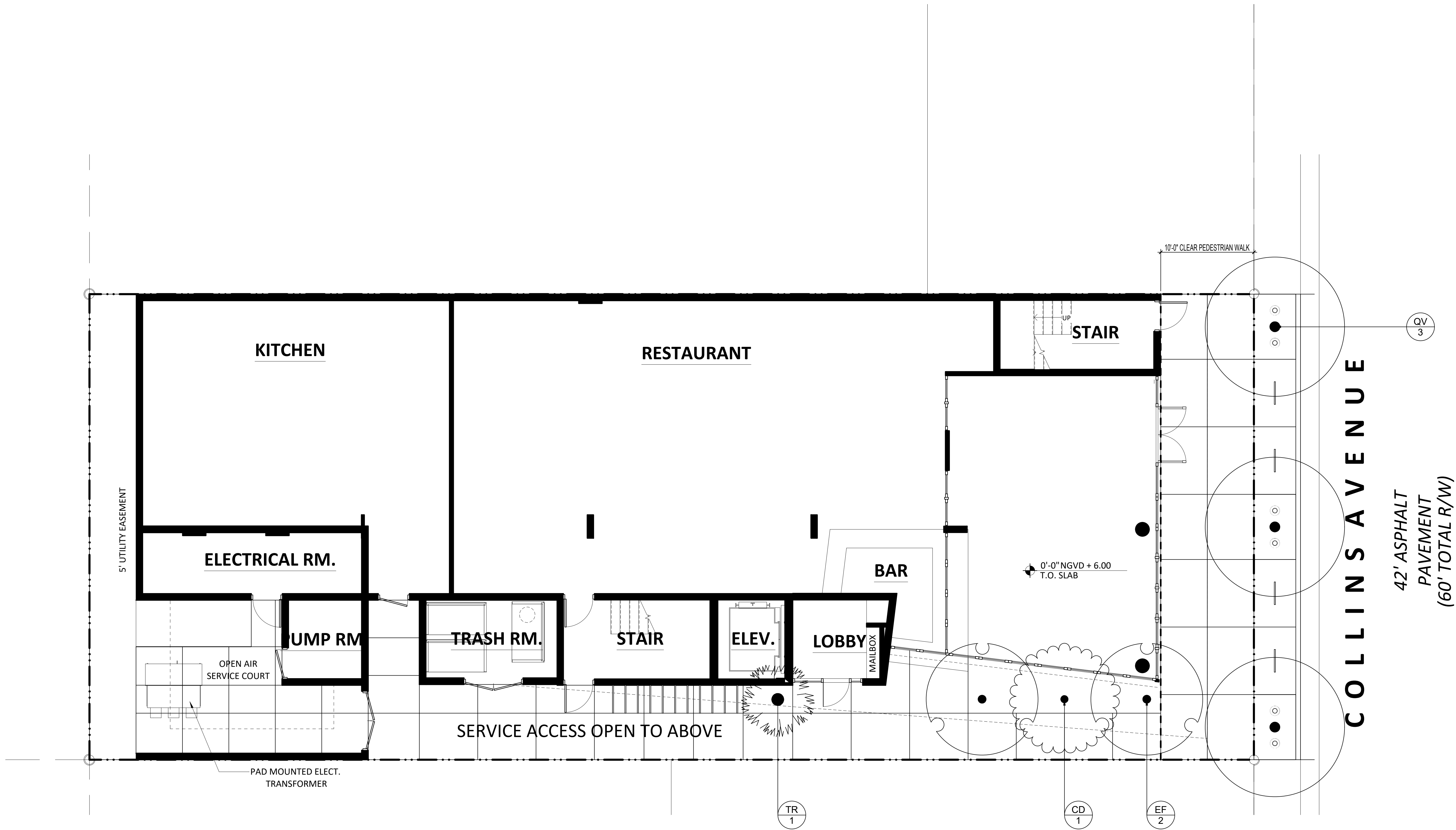
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L1-11

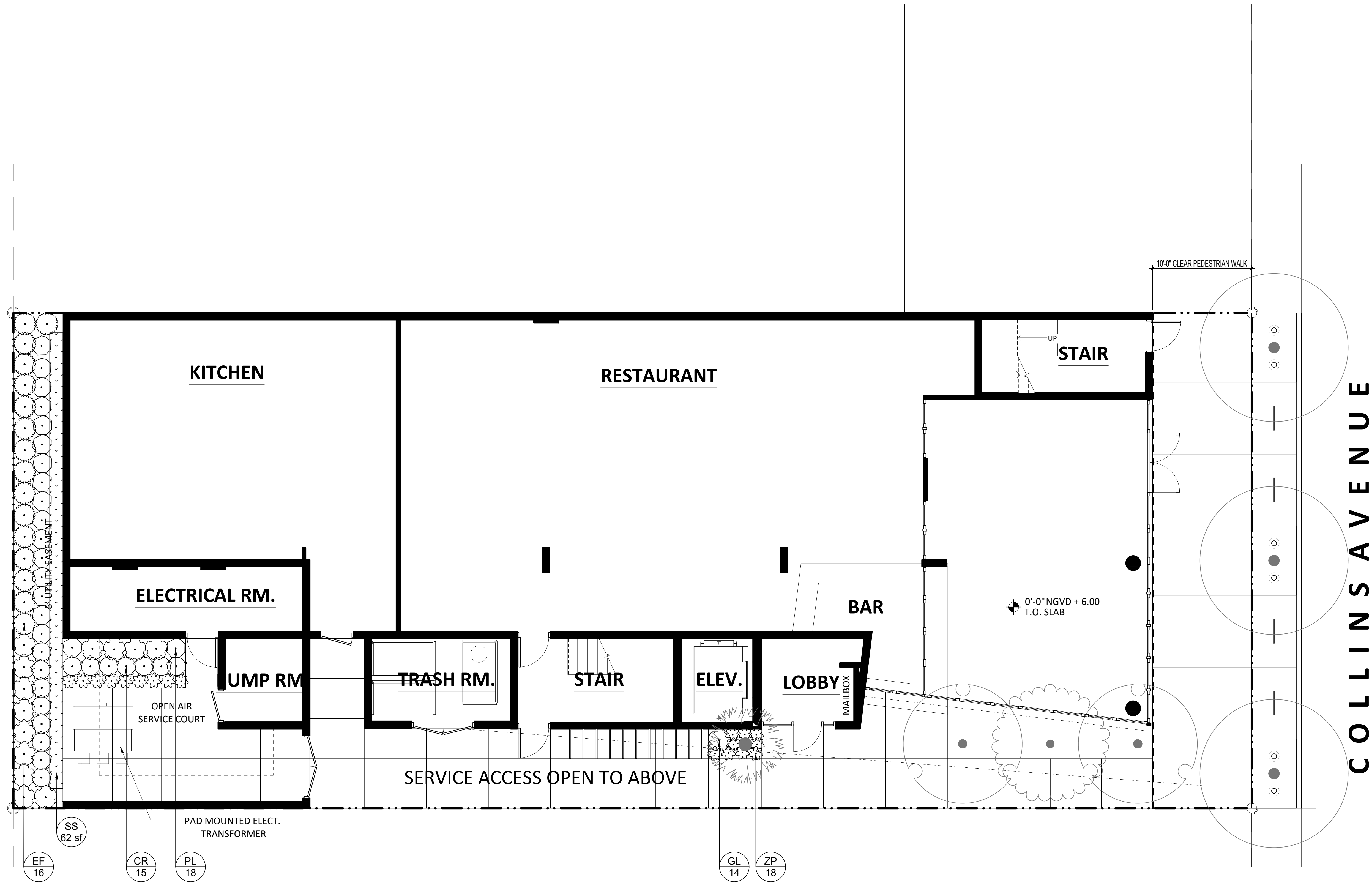




**1** GROUND LEVEL TREE PLAN  
SCALE: 3/16" = 1'-0"



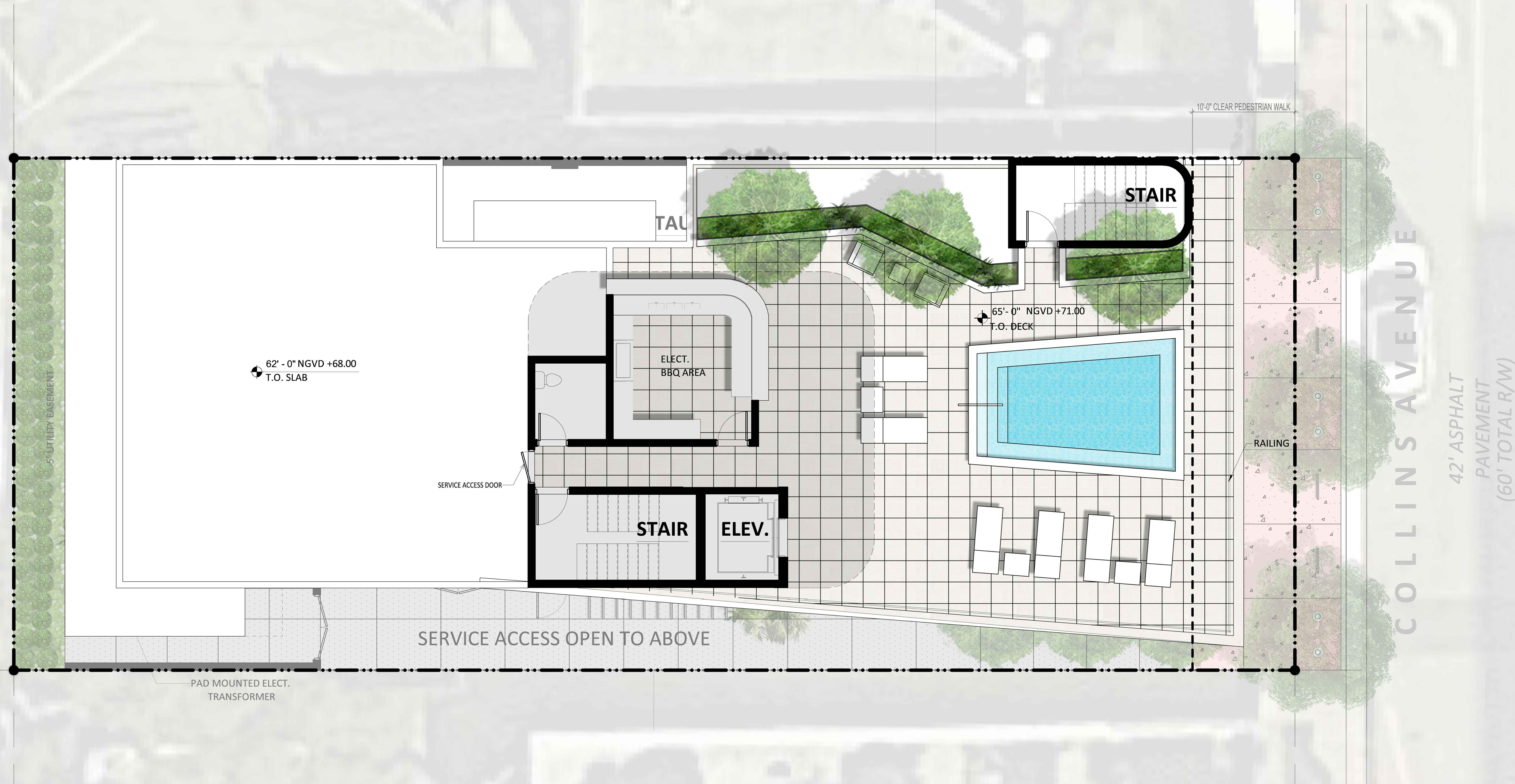




**1** GROUND LEVEL SHRUB & GROUNDCOVER PLAN  
SCALE: 3/16" = 1'-0"



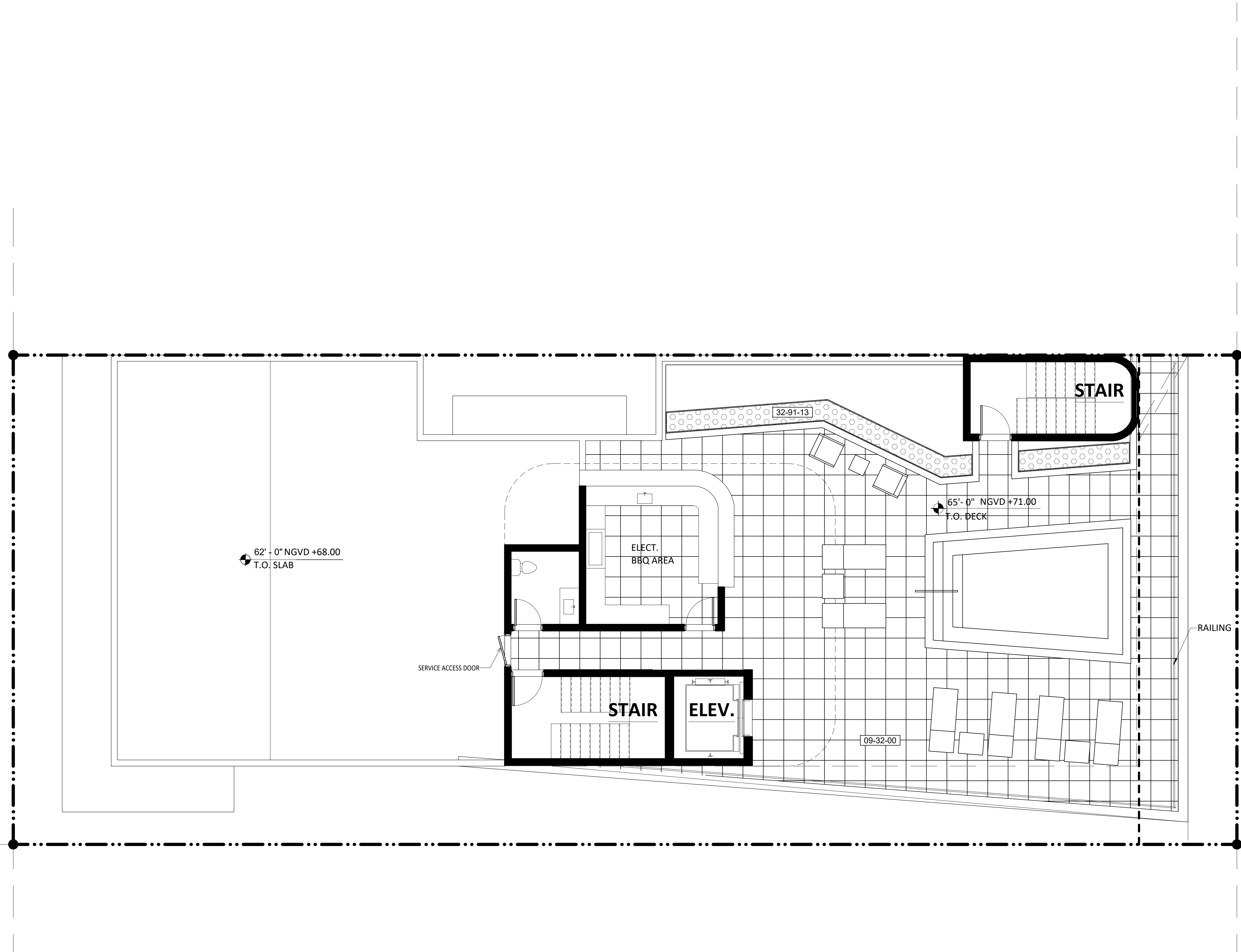




**1 ROOF LEVEL RENDERED PLAN**  
SCALE: 3/16" = 1'-0"



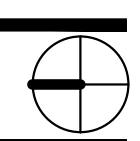




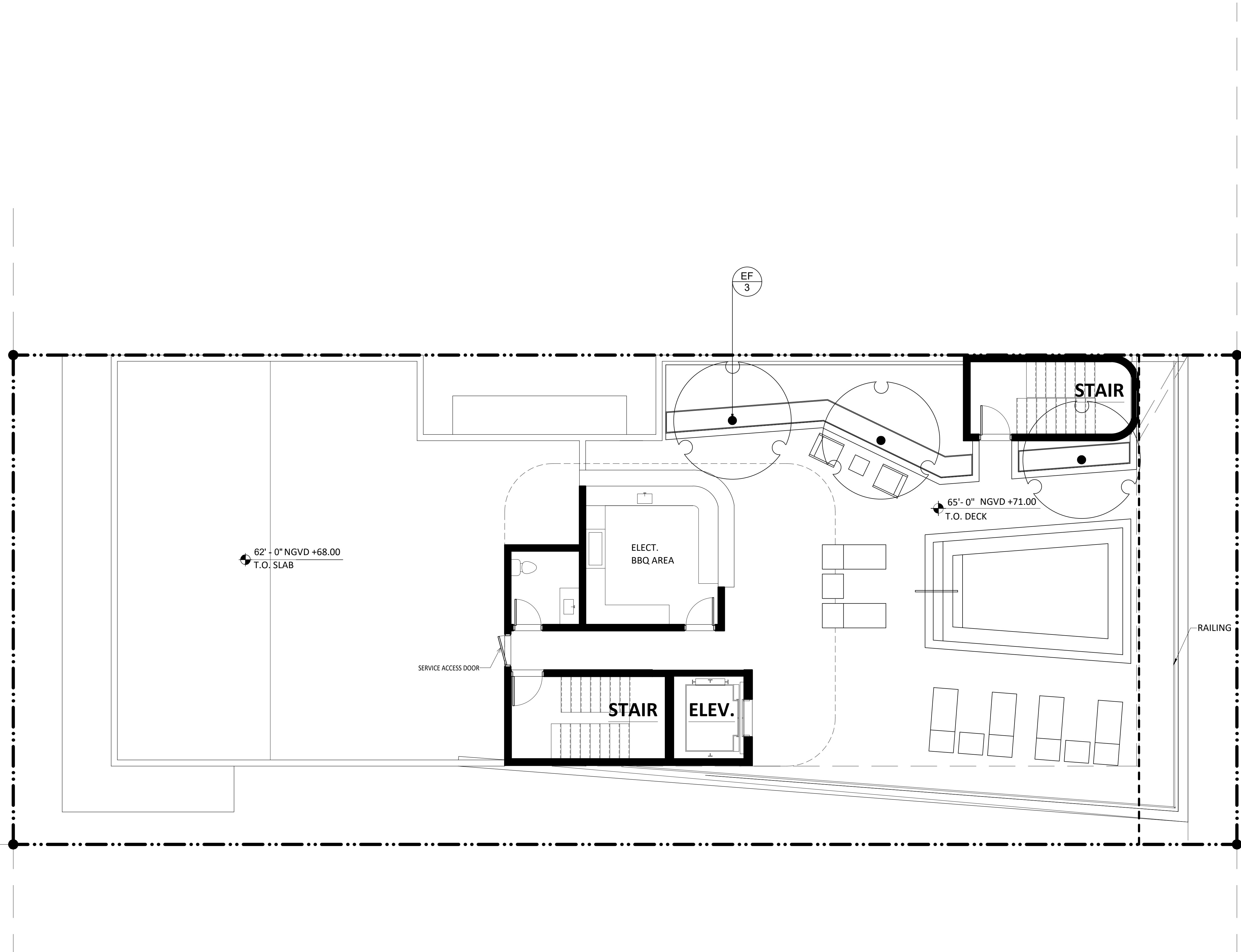
COLLINS AVENUE

42' ASPHALT  
PAVEMENT  
(60' TOTAL R/W)

**1** ROOF LEVEL HARDSCAPE PLAN  
SCALE: 3/16" = 1'-0"



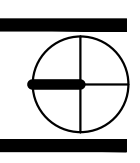




COLLINS AVENUE

42' ASPHALT  
PAVEMENT  
(60' TOTAL R/W)

**1** ROOF LEVEL TREE PLAN  
SCALE: 3/16" = 1'-0"



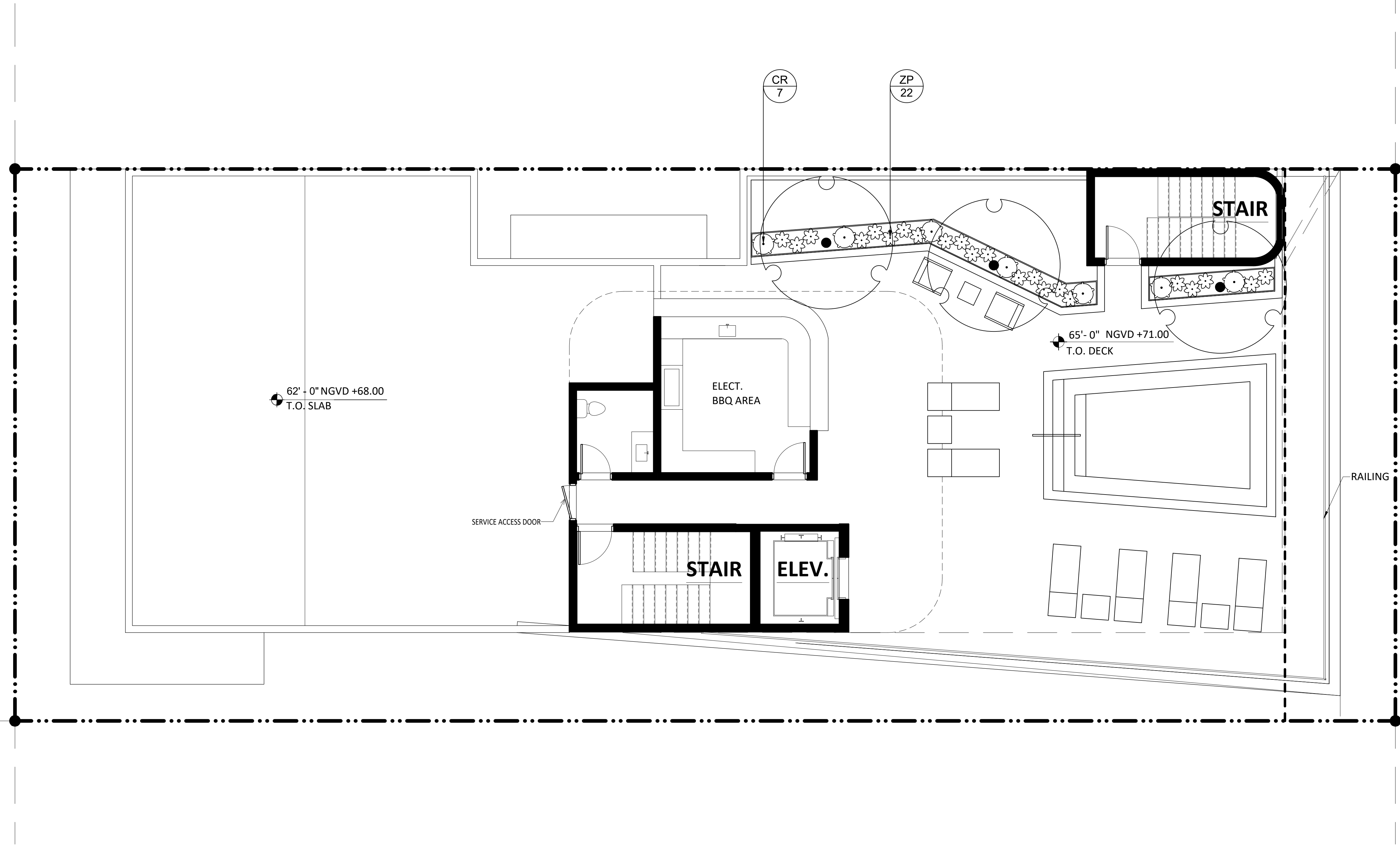
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L1-22

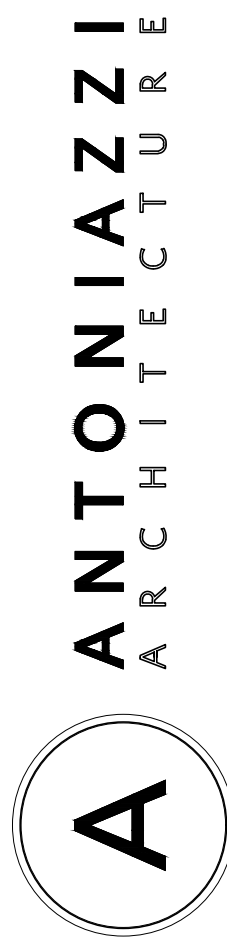
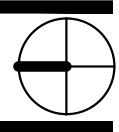




COLLINS AVENUE

42' ASPHALT  
PAVEMENT  
(60' TOTAL R/W)

1 ROOF LEVEL SHRUB & GROUNDCOVER PLAN  
SCALE: 3/16" = 1'-0"



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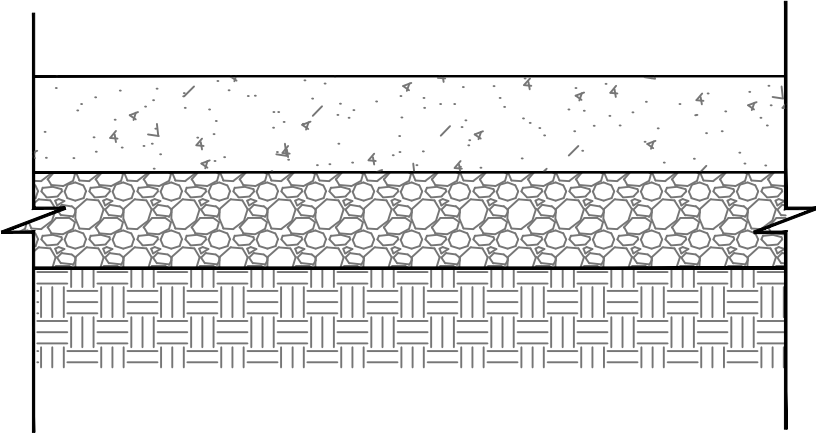
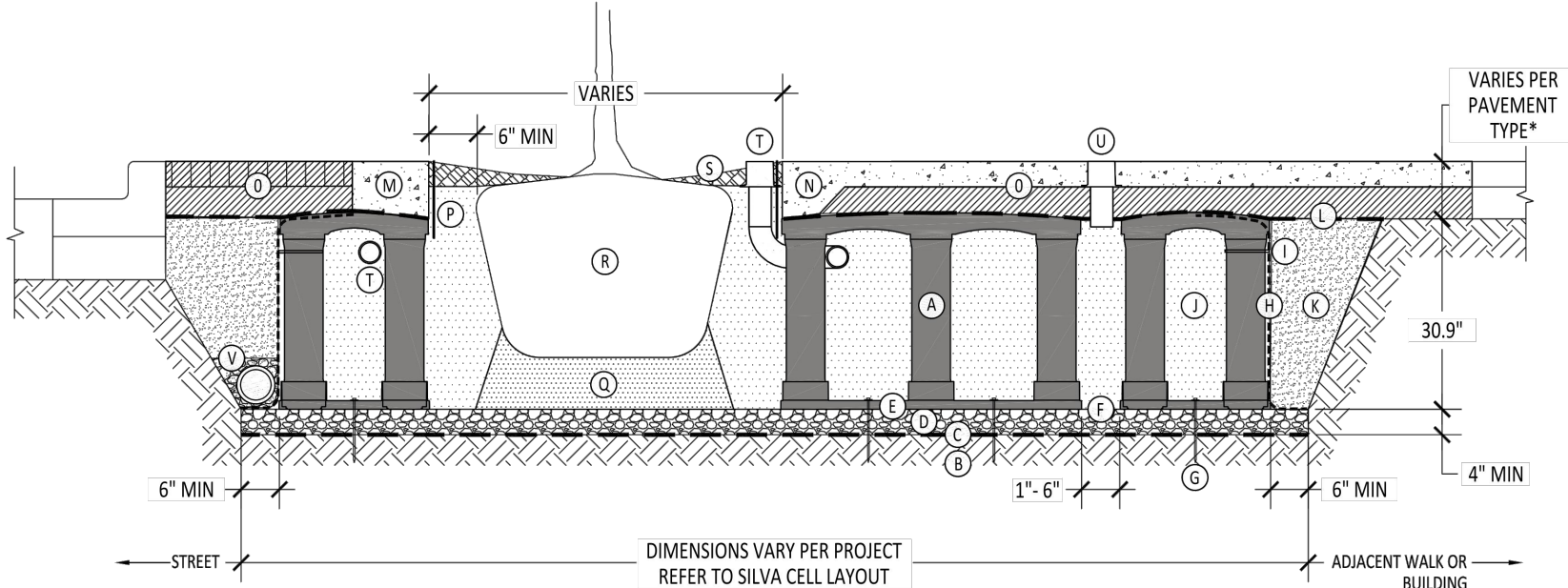
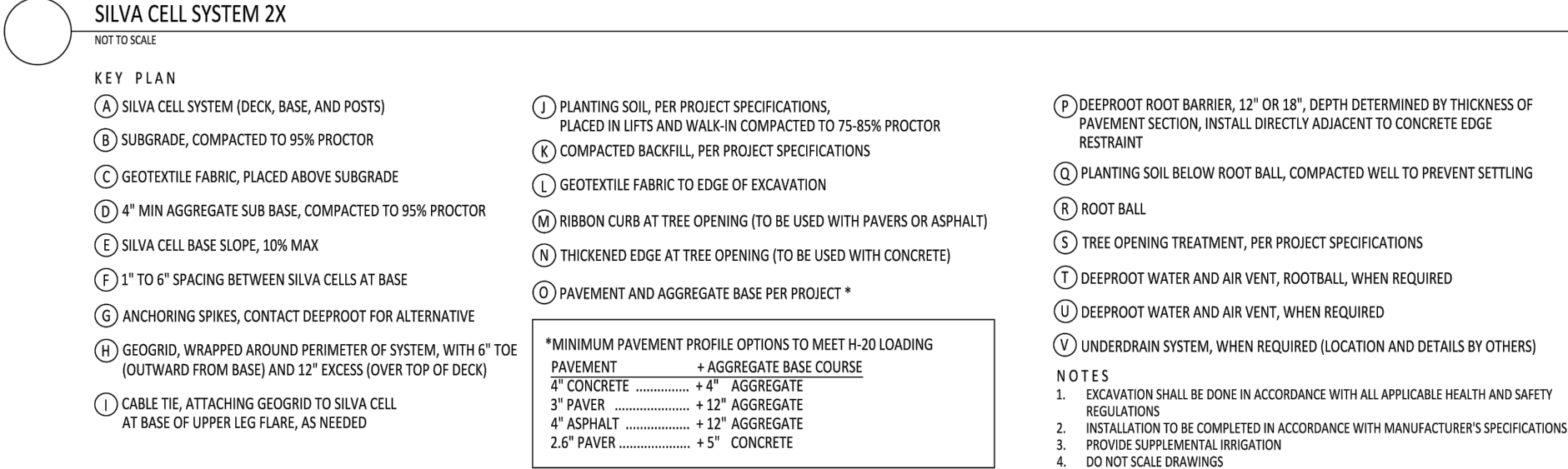


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L1-23

DRAWING NAME: RL SHRUB PLAN  
SCALE: As indicated DATE: 07-08-19  
PROJECT NUMBER: 1913



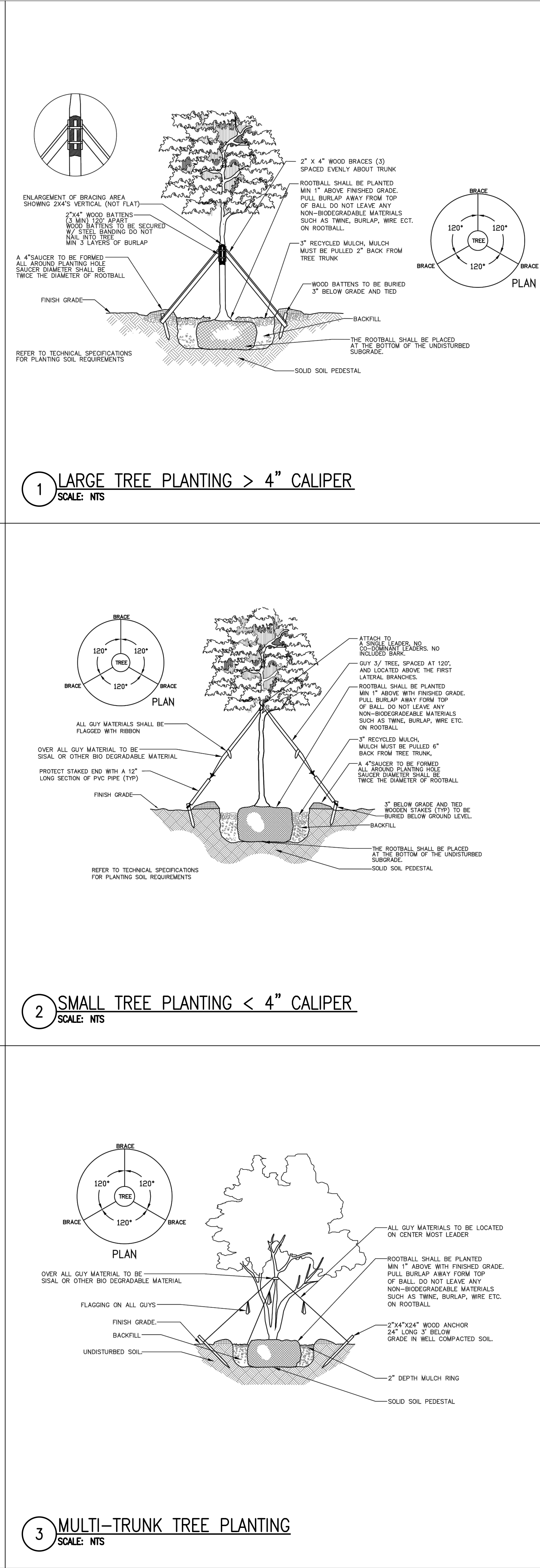
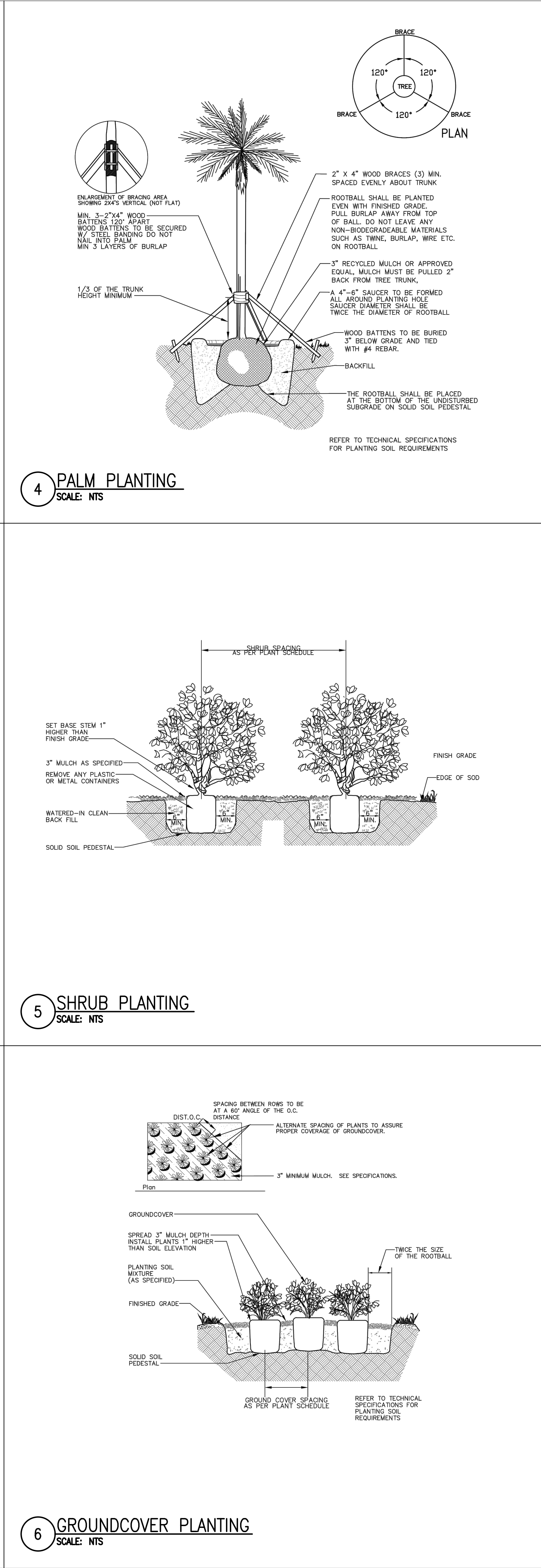
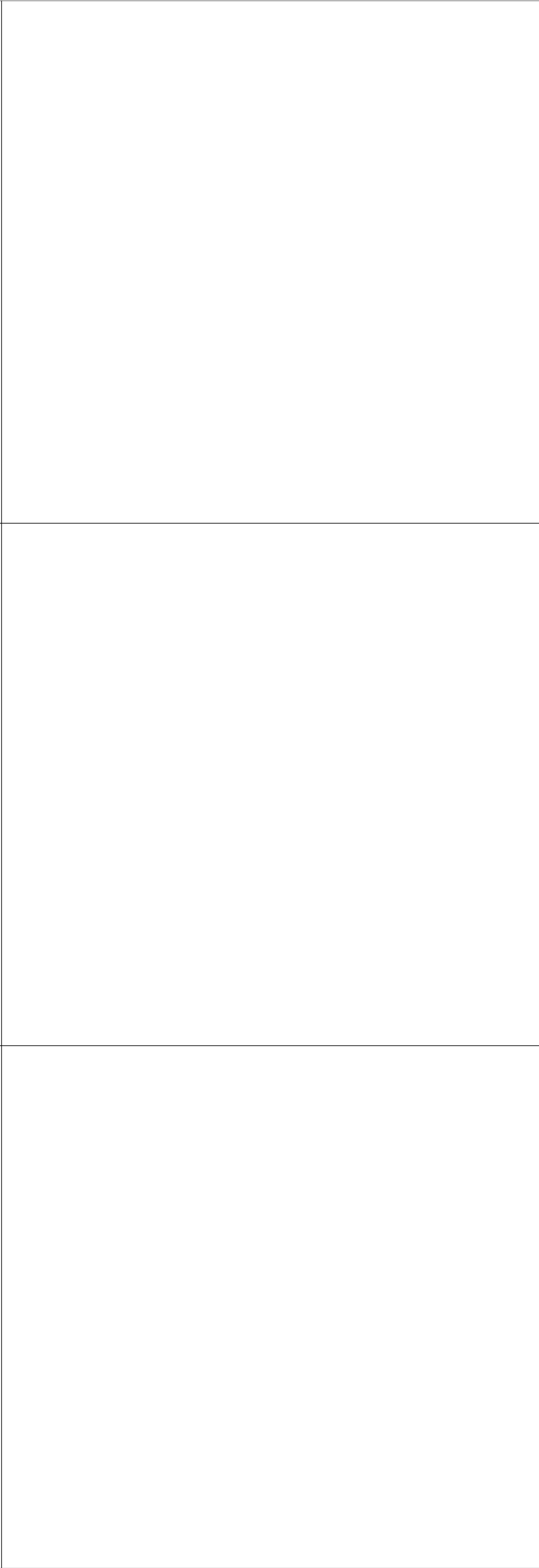
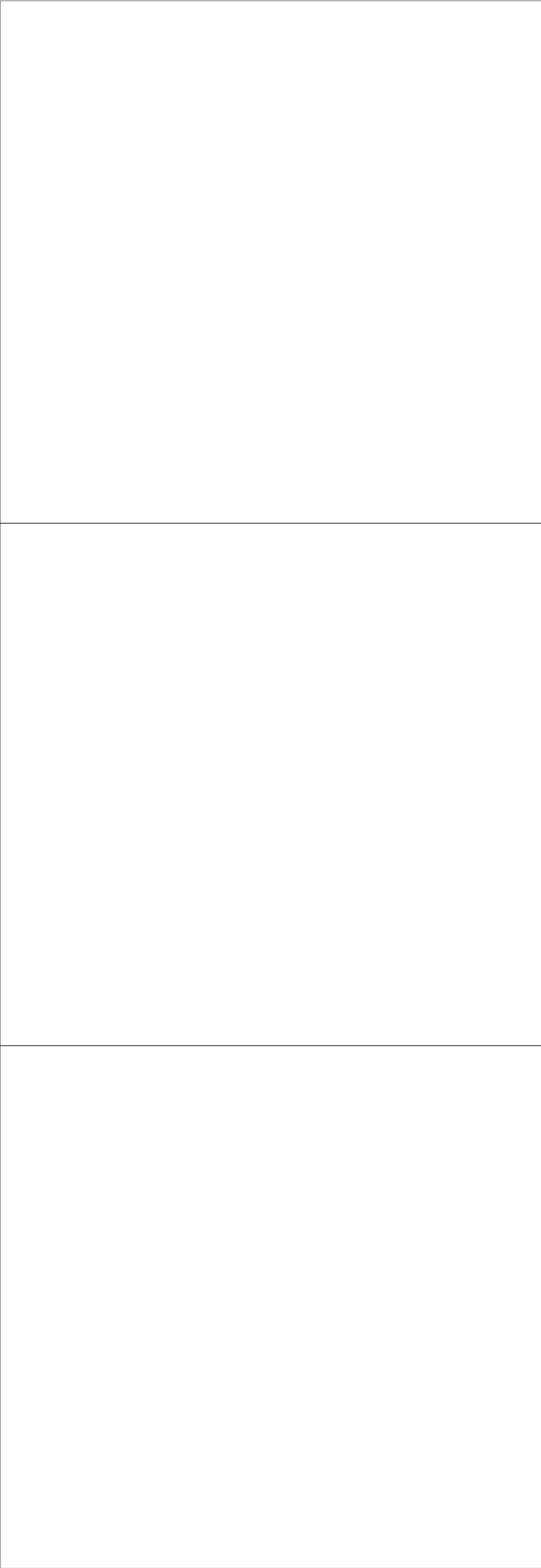
			
			<p>1 <b>4" THICK CONCRETE SIDEWALK</b> SCALE: 1-1/2"=1'-0"</p>
			<p>2 <b>STREET TREE SUSPENDED PAVEMENT DETAIL</b> SCALE: NTS</p>



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L5-10





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SEAL:

REGISTERED LANDSCAPE ARCHITECT  
ALEXANDRO JAVIER PEREZ  
LA6667208  
FLORIDA

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L5-11

DRAWING NAME: GL PLANTING DETAILS  
SCALE: As indicated      DATE: 07-08-19  
PROJECT NUMBER: 1913

4 PALM PLANTING  
SCALE: NTS

1 LARGE TREE PLANTING > 4" CALIPER  
SCALE: NTS

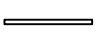
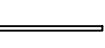
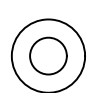
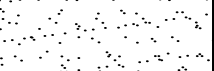

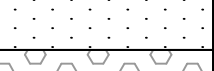
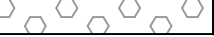
5 SHRUB PLANTING  
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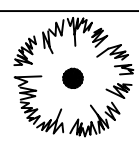
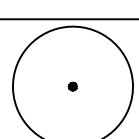
2 SMALL TREE PLANTING < 4" CALIPER  
SCALE: NTS


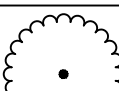

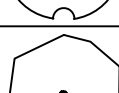
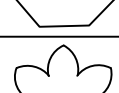

6 GROUNDCOVER PLANTING  
SCALE: NTS

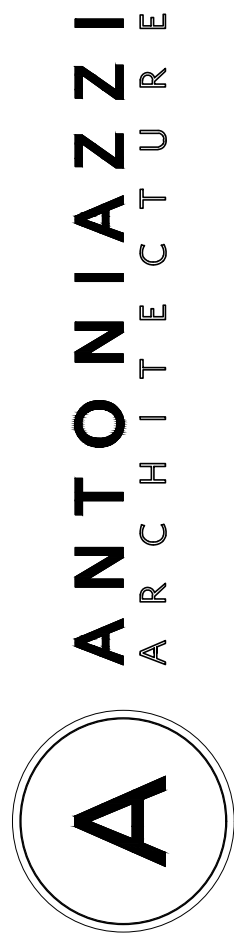
3 MULTI-TRUNK TREE PLANTING  
SCALE: NTS



	GROUND LEVEL HARDSCAPE SCHEDULE		
	32 EXTERIOR IMPROVEMENTS		
SYMBOL	CODE	DESCRIPTION	QTY
	12-93-13A	ITEM: Bicycle Rack (Double) APPLICATION: Right-of-way Verge	4 (8 Bikes)
	12-93-13B	ITEM: Bicycle Rack (Single) APPLICATION: On-site, Wall Mounted	11 (11 Bikes)
	26-56-26	ITEM: Landscape Lighting APPLICATION: Street Tree Planters PRODUCT: KIM LTV 768WF/9L5KUV1 10.8W, 9 LED's, 511K	6
	32-12-43	ITEM: Porous Flexible Paving APPLICATION: Street Tree Planters, Service Access	192 sf
	32-13-13	ITEM: Concrete Paving APPLICATION: Sidewalks	630 sf
	32-13-16	ITEM: Decorative Concrete Paving APPLICATION: Service Access	947 sf
	32-91-13	ITEM: Mulching APPLICATION: Planting beds	328 sf

GROUND LEVEL TREE SCHEDULE										
SITE TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	DBH	CLEAR TRUNK	NATIVE	DROUGHT
	CD	1	Coccoloba diversifolia	Pigeon Plum	12'	6'	2"	4'	Yes	Yes
	EF	2	Eugenia foetida	Spanish Stopper	12'	6'	2"	4'	Yes	Yes
PALMS	CODE	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	DBH	CLEAR TRUNK	NATIVE	DROUGHT
	TR	1	Thrinax radiata	Florida Thatch Palm	20'	8'	4" min.	10' min.	Yes	Yes
STREET TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	DBH	CLEAR TRUNK	NATIVE	DROUGHT
	QV	3	Quercus virginiana	Live Oak	22'	15'	6"	8'	Yes	Yes

GROUND LEVEL SHRUB & GROUNDCOVER SCHEDULE									
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	GAL	NATIVE	DROUGHT
	CR	15	Clusia rosea 'nana'	Dwarf Pitch Apple	2'	2'	7G	Yes	Yes
	EF	16	Eugenia foetida	Spanish Stopper	6'	3'	25G	Yes	Yes
	GL	14	Gymnanthes lucida	Crabwood	6'	3'	25G	Yes	Yes
	PL	18	Psychotria ligustrifolia	Bahama Coffee	2'	2'	7G	Yes	Yes
	ZP	18	Zamia pumila	Coontie	1.5'	1.5'	7G	Yes	Yes
	SS	62 sf	Stenotaphrum secundatum 'Palmetto'	St. Augustine Palmetto	3"	16"x24"	Sod	No	Yes



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LAS VEGAS BEACH CORP

6970 Collins Avenue  
Miami Beach, FL  
33141

CONCEPT

ISSUE #	DESCRIPTION	DATE
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SEAL:

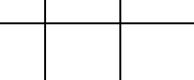



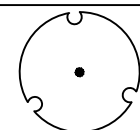
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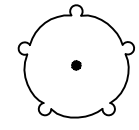
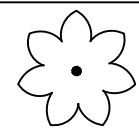
L6-10

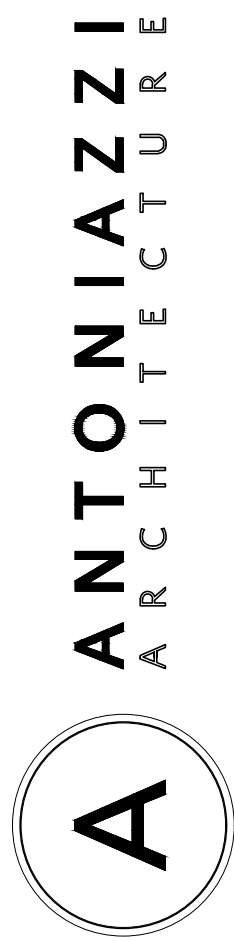
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SCALE: As indicated      DATE: 07-08-19  
PROJECT NUMBER: 1913



	ROOF DECK HARDSCAPE SCHEDULE		
SYMBOL	CODE	32 EXTERIOR IMPROVEMENTS DESCRIPTION	QTY
	09-32-00	ITEM: Mortar-Bed Tiling APPLICATION: Roof Deck	1,469 sf
	32-91-13	ITEM: Mulching APPLICATION: Planting beds	96 sf

ROOF DECK TREE SCHEDULE										
SITE TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	DBH	CLEAR TRUNK	NATIVE	DROUGHT
	EF	3	Eugenia foetida	Spanish Stopper	12'	6'	2"	4'	Yes	Yes

ROOF DECK SHRUB & GROUNDCOVER SCHEDULE										
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	GAL	NATIVE	DROUGHT	
	CR	7	Clusia rosea 'nana'	Dwarf Pitch Apple	2'	2'	7G	Yes	Yes	
	ZP	22	Zamia pumila	Coontie	1.5'	1.5'	7G	Yes	Yes	



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L6-20

DRAWING NAME: RL LSCP SCHEDULES  
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PROJECT NUMBER: 1913