

FINAL SUBMITTAL
MONUMENTAL SIGNAGE - SETBACK VARIANCE

CITY OF MIAMI BEACH
Ritz Carlton Residences

4701 N MERIDIAN AVENUE
MIAMI BEACH, FL



Architect: Stantec | NMM by Lissoni
Landscape Architects: Rhett Roy
Owner: 4701 N Meridian, LLC
5 August 2019

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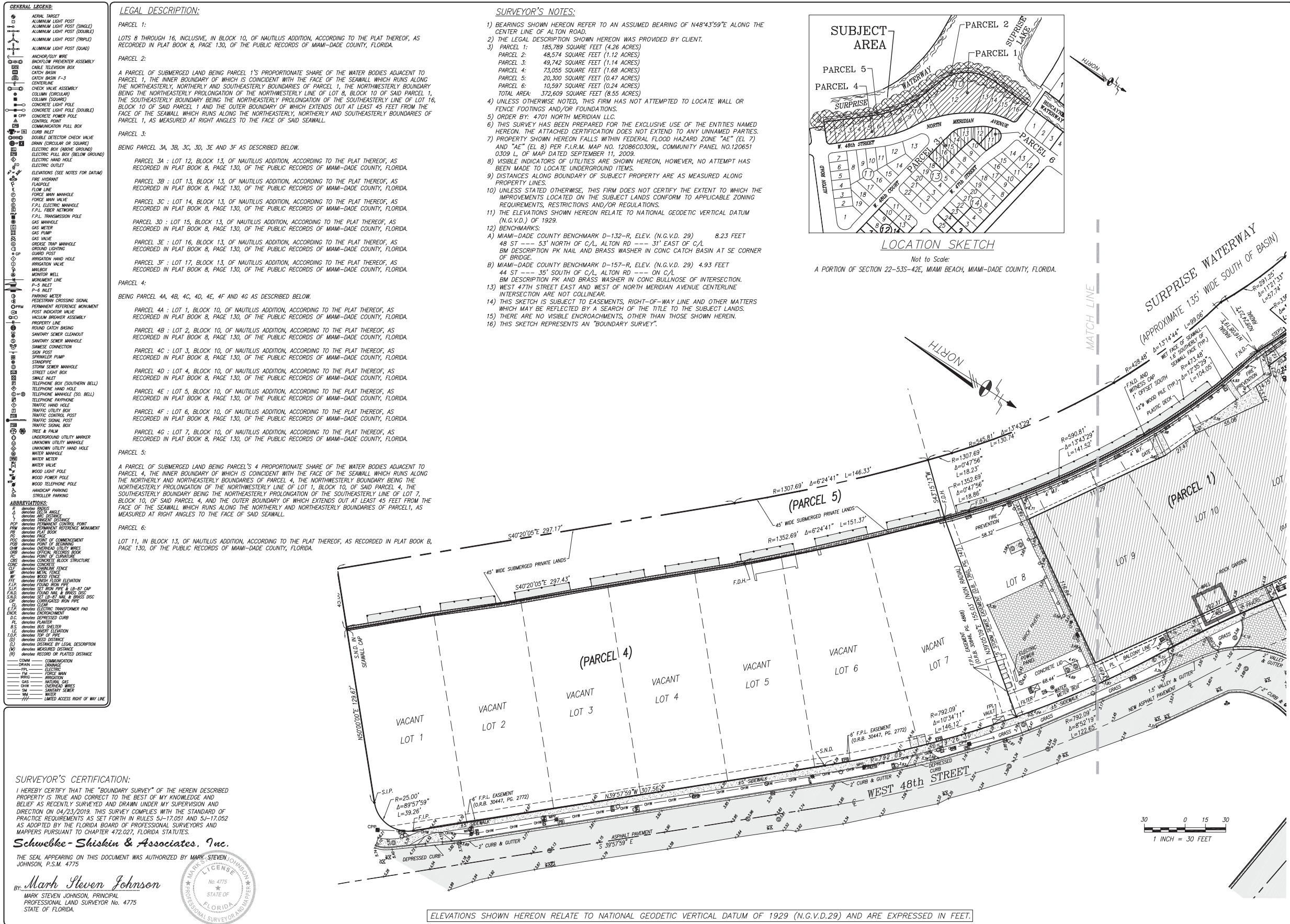
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Andrew W. Burnett
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MIAMI HEART

[illegible]

NOTE: Survey for reference only



ELEVATIONS SHOWN HEREON RELATE TO NATIONAL GEODETIC VERTICAL DATUM OF 1929 (N.G.V.D.29) AND ARE EXPRESSED IN FEET.

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THE "BOUNDARY SURVEY" OF THE HEREIN DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED AND DRAWN UNDER MY SUPERVISION AND DIRECTION ON 04/23/2019. THIS SURVEY COMPLIES WITH THE STANDARD OF PRACTICE REQUIREMENTS AS SET FORTH IN RULES 5J-17.051 AND 5J-17.052, AS ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES.

Schwebke-Shiskin & Associates, Inc.

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY MARK STEVEN JOHNSON, P.S.M. 4775

BY: Mark Steven Johnson

MARK STEVEN JOHNSON, PRINCIPAL
PROFESSIONAL LAND SURVEYOR No. 4775
STATE OF FLORIDA.



A-2

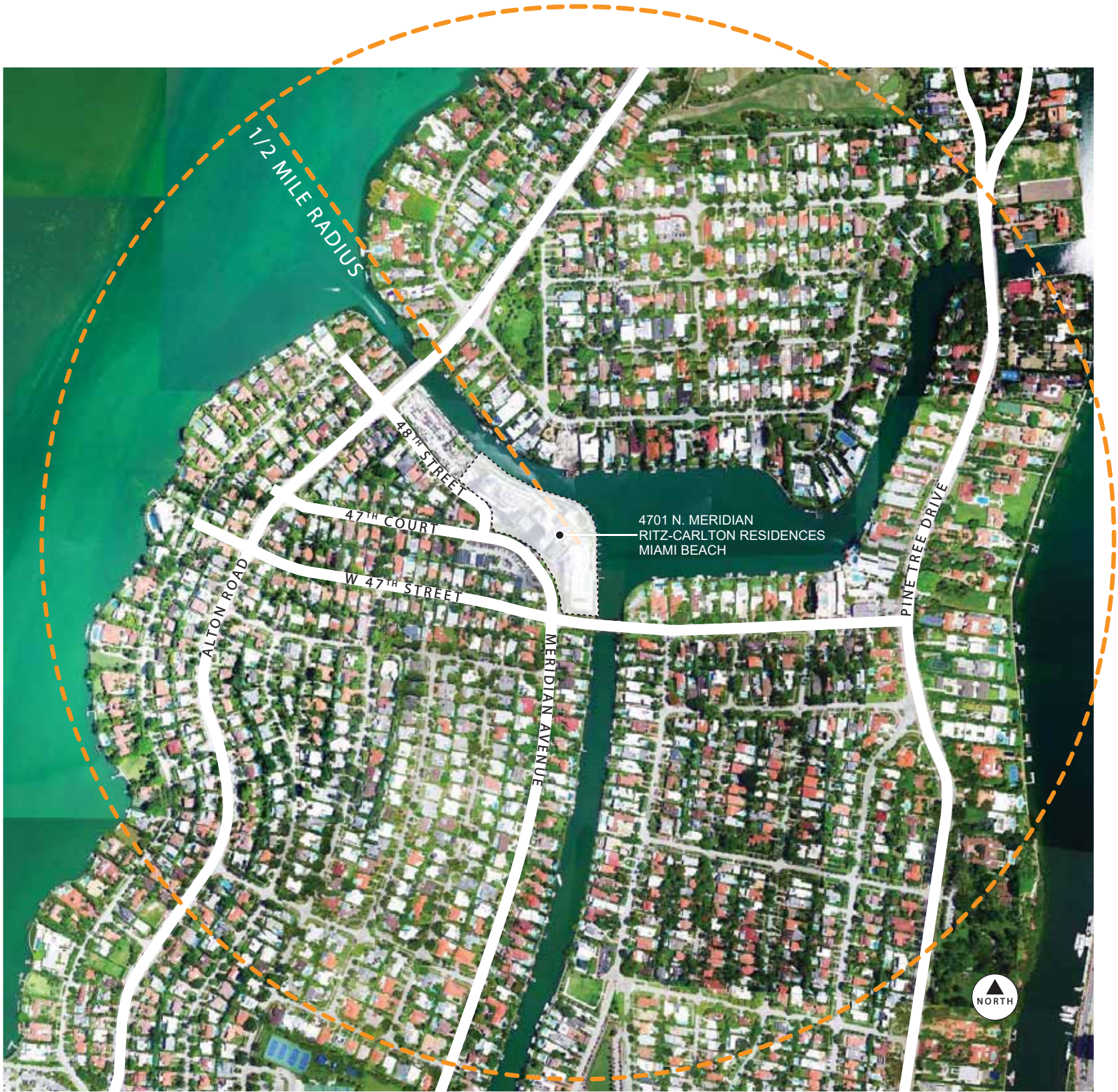


Project Information

Site Information				Remarks
Net Lot Area	185,788 sf (4.265 Acres)			
Existing Zoning Designation	HD (PF-RHO)			
Proposed Zoning Designation	RM-1			
Total Number of Units Allowed Total Number of Units Proposed	255 Units (60 Units per Acre) 110 Units (26 Units per Acre)			
Parking Analysis				Remarks
Existing Parking Pre-Development	474.0 Spaces			
Excess Parking converted to Residential	177.0 Spaces			
	Proposed Unit Count	Total No. Spaces Required	Total No. Spaces Provided	Two Spaces per unit with an additional 10% for guests
Proposed Residential Parking	110 Units	245.0 Spaces	246.0 Spaces	
Floor Area Ratio (FAR)				Remarks
Maximum FAR	Allowed 1.25 (232,235 SF)	Existing 2.67 (497,079 SF)	Proposed 2.60 (483,278 SF)	Non-Conforming due to existing conditions
Existing Area Breakdown				Remarks
	Existing FAR (Not Including Parking)	GSF (Including Parking)		
Ground Floor	78,314 SF	125,488 GSF		
Ground Mezz	11,863 SF	38,357 GSF		
Second Floor	80,073 SF	106,567 GSF		
Second Mezz	26,363 SF	53,130 GSF		
Third Floor	100,201 SF	126,695 GSF		
Fourth Floor	61,019 SF	87,513 GSF		
Fifth Floor	43,460 SF	43,460 SF		
Sixth Floor	43,460 SF	43,460 SF		
Seventh Floor	37,876 SF	37,876 GSF		
Eighth Floor	14,450 SF	14,450 GSF		
Total	497,079 SF	676,996 GSF		
Area Breakdown After Modifications				Remarks
	Proposed FAR (Not Including Parking)	GSF (Including Parking)		
Ground Floor - Plan 1	74,186 SF	94,305 GSF		
Ground Mezz - Plan 2	25,733 SF	51,366 GSF		
Second Floor - Plan 3	73,393 SF	98,928 GSF		
Second Mezz - Plan 4	82,135 SF	107,687 GSF		
Third Floor - Plan 5	24,830 SF	34,716 GSF		
Fourth Floor - Plan 6	66,306 SF	64,734 GSF		
Fifth Floor - Plan 7	45,423 SF	45,423 GSF		
Sixth Floor - Plan 8	42,809 SF	42,809 GSF		
Seventh Floor - Plan 9	38,316 SF	38,316 GSF		
Eighth Floor - Plan 10	16,626 SF	16,626 GSF		
Total	489,757 SF	594,910 GSF		
Demolished Areas				Remarks
Demolished Enclosed Building Area	66,975 SF			
Demolished Area Including Parking	73,987 SF			
Notes: Areas shown may vary within +/-2% due to existing conditions and renovations.				
Setbacks				Remarks
	Required	Existing	Proposed	Non-Conforming due to existing conditions
Underground				Variance needed
Front (48 Street)	20'-0"	n/a	16'-0"	
Rear (Surprise Lake)	0'-0"	n/a	9'-1"	
Side, Interior (South)	5'-0"	n/a	n/a	
Pedestal				Variance needed
Front (48 Street)	20'-0"	12'-0"	13'-10"	
With 25% Balcony Encroachment	15'-0"	n/a	9'-10"	
Rear (Surprise Lake)	21'-2"	10'-7"	10'-7"	
With 25% Balcony Encroachment	15'-11"	n/a	6'-8"	
Side, Interior (South)	68'-0"	54'-10"	54'-10"	
Side, Facing Street (NorthWest)	68'-0"	21'-3"	21'-3"	Variance Needed
Tower				
Front (48 Street)	50'-0"	12'-0"	12'-9"	
With 25% Balcony Encroachment	44'-0"	n/a	9'-10"	
Rear (Surprise Lake)	31'-10"	15'-0"	15'-0"	
With 25% Balcony Encroachment	25'-10"	n/a	11'-6"	
Side, Interior (South)	50'-0"	59'-8"	54'-0"	
Side, Facing Street (NorthWest)	50'-0"	23'-10"	23'-10"	
Heights				Remarks
Elevation to Roof Slab	Existing 120'-0"	Proposed 120'-0"		
Loading Summary				Remarks
	Required	Proposed		
Residential Use	Over 100 units but not more than 200 units: 3 spaces	3 spaces		



Location Site Plan/ Existing Zoning Designations



 CONTEXT LOCATION MAP
SCALE: NTS



1 MERIDIAN AVE. LOOKING NORTHEAST



KEY PLAN
SCALE: NTS



2 MERIDIAN AVE. LOOKING NORTHWEST



3 MERIDIAN AVE. LOOKING SOUTHEAST



4 MERIDIAN AVE. LOOKING SOUTHWEST



KEY PLAN
SCALE: NTS



5 MERIDIAN AVE. LOOKING EAST



6 MERIDIAN AVE. LOOKING SOUTH



1 48TH STREET LOOKING NORTH



KEY PLAN
SCALE: NTS



2 47TH COURT LOOKING WEST



3 47TH COURT LOOKING EAST



4 48TH STREET LOOKING WEST



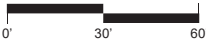
KEY PLAN
SCALE: NTS



5 48TH STREET LOOKING SOUTH



6 48TH STREET LOOKING EAST



REFER TO SHEET A-10 FOR MONUMENTAL SIGN
SETBACK DIMENSIONS



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08.05.2019

MIAMI HEART

MIAMI BEACH, FL

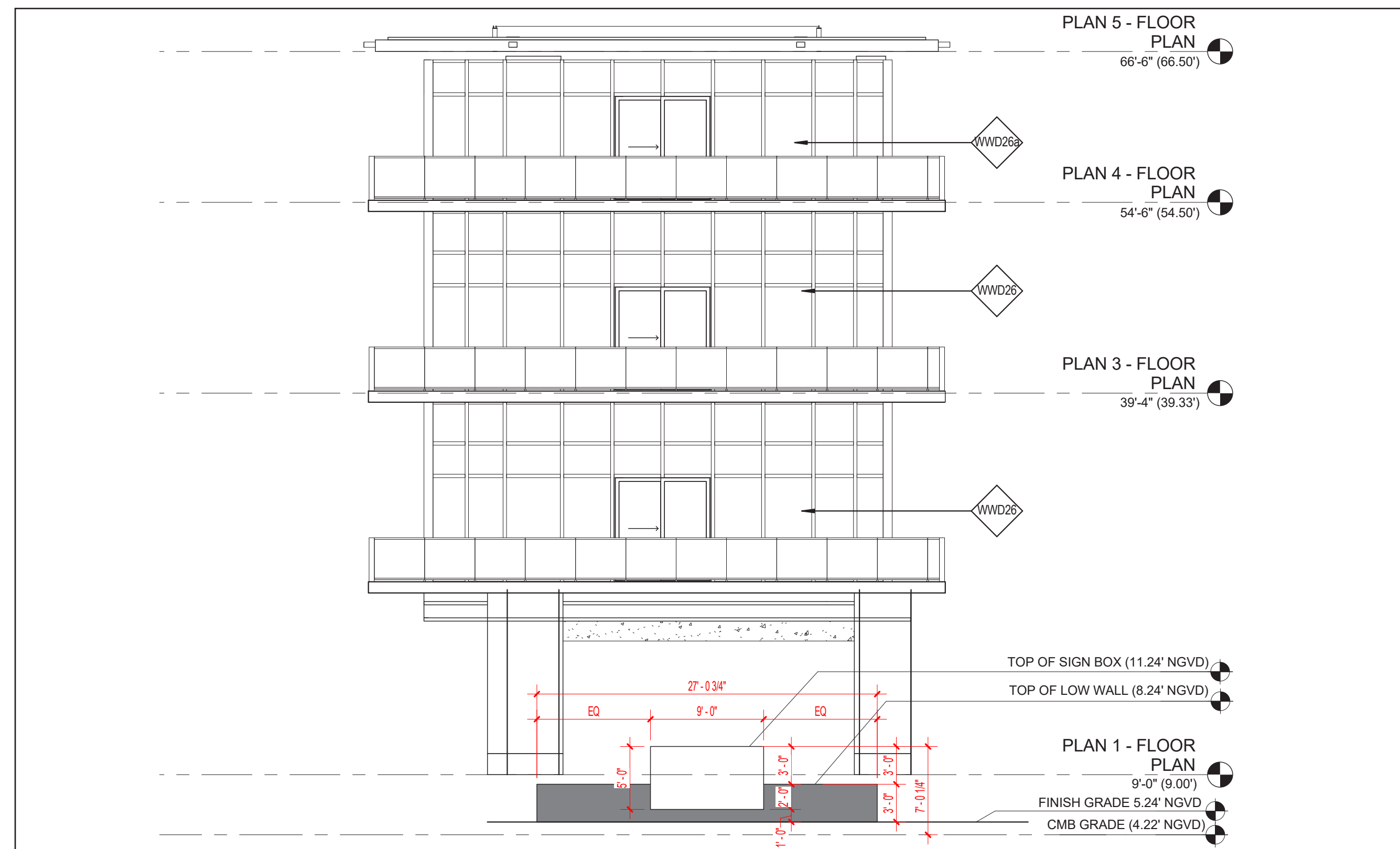
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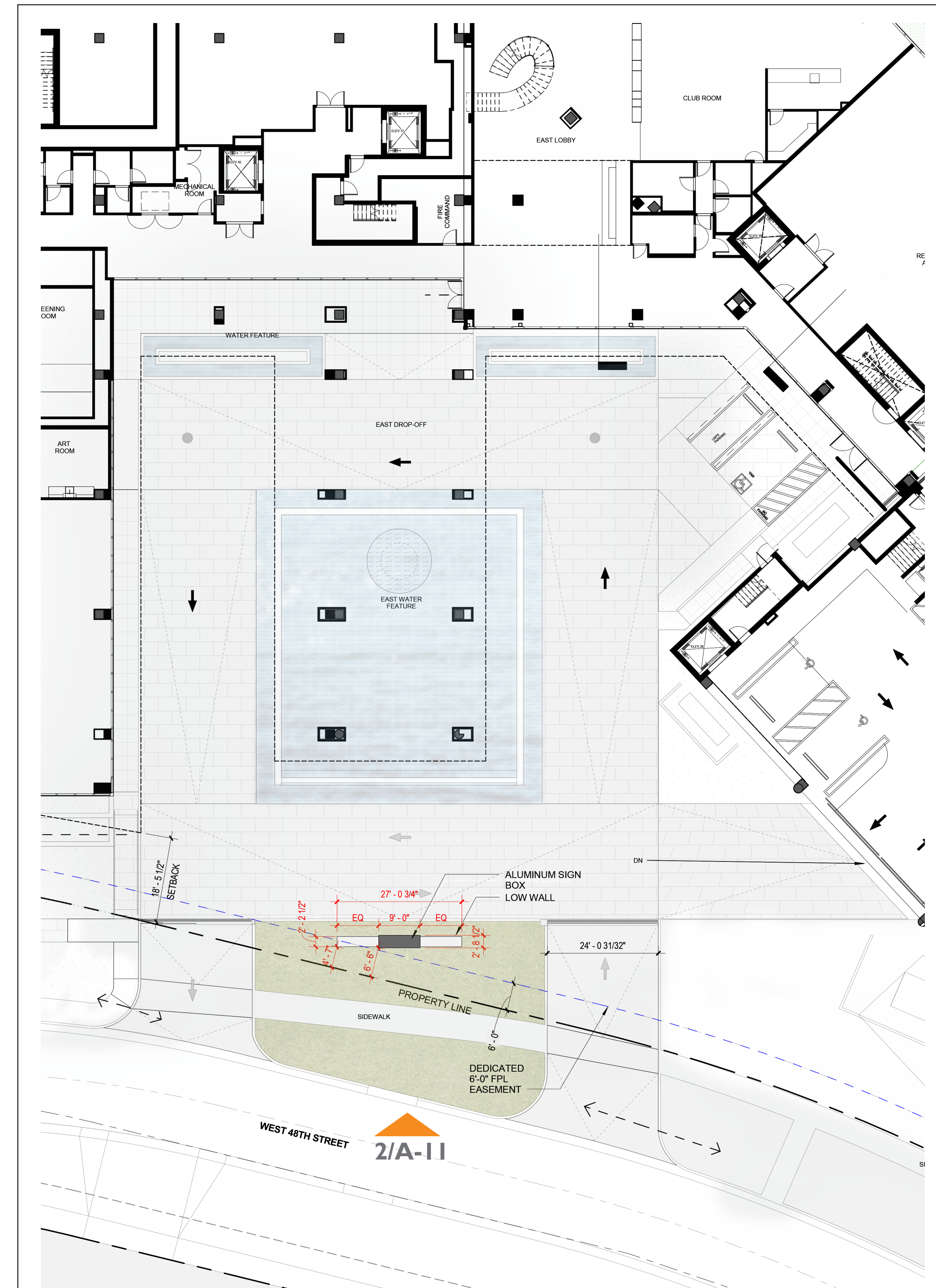
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3 PROPOSED MONUMENTAL SIGN "A" ELEVATION PHOTO



2 PROPOSED MONUMENTAL SIGN "A" ELEVATION



PROPOSED MONUMENTAL SIGN "A" ENLARGED FLOOR PLAN
SCALE: 1/32" = 1'-0"

MIAMI BEACH, FL

4701 N MERIDIAN AVE

MIAMI HEART

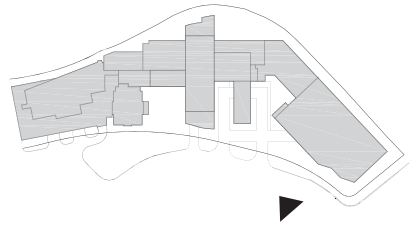


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A-12





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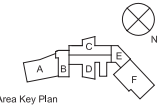
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RITZ CARLTON RESIDENCES

4701 N. Midland Avenue
Miami Beach, FL 33140

LIONHEART CAPITAL



PERMIT SET

Rhett Roy
L308-1A303

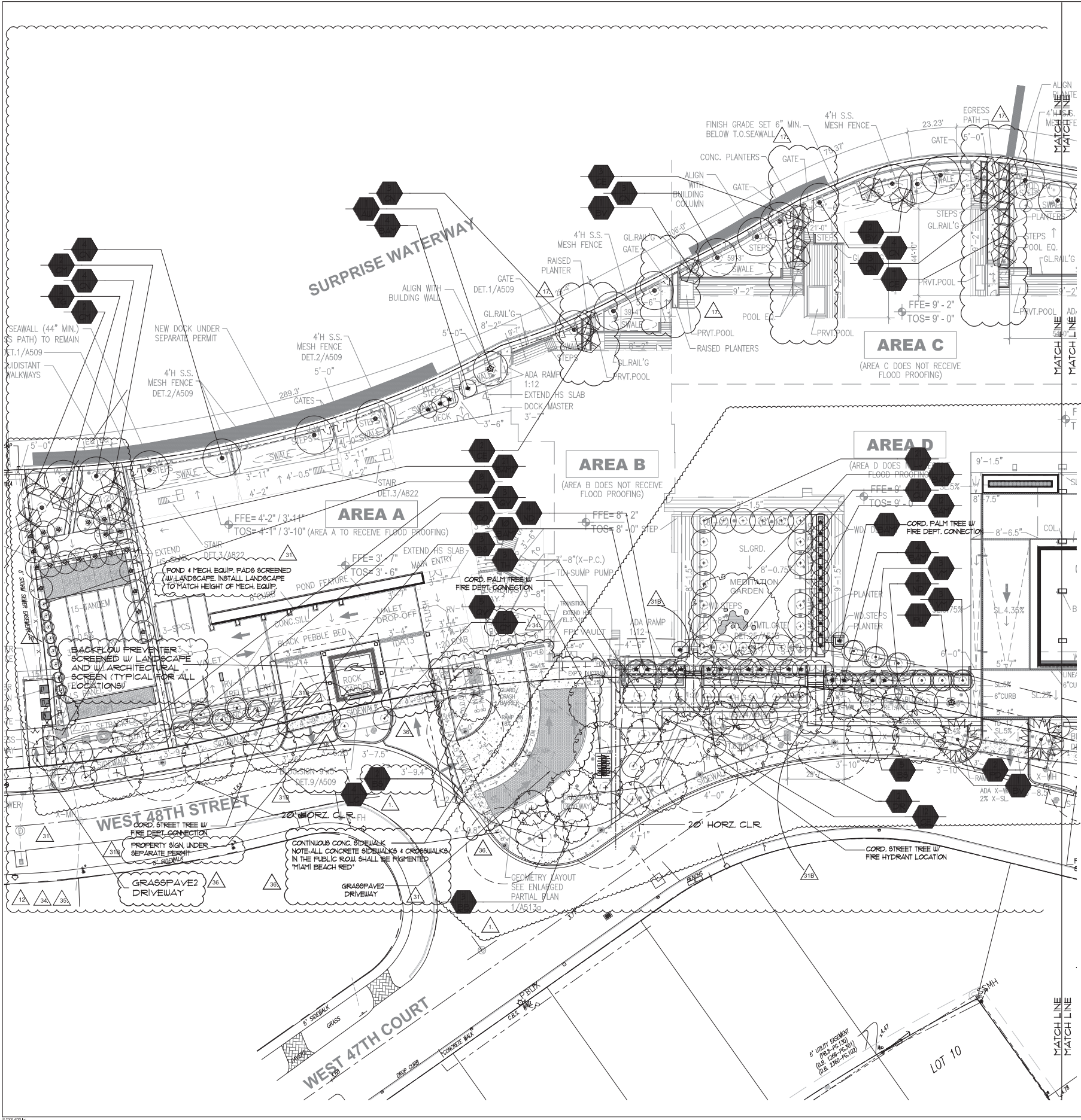
Rhett Roy
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Phone 561-482-0764
www.rhettroy.com

ISSUANCES		
No.	Description	Date
1.	DERM / Zoning Rev.	08/20/2014
2.	PW / Greenspace	11/21/2014
12.	COMB	3/18/2015
16.	COMB	6/9/2015
17.	COMB	6/29/2015
31.	OWNER REQ.	5/1/2017
31B.	COMB Comments	01/19/2018
34.	REVISION 34	02/09/2018
35.	REVISION 35	4/07/2018
36.	REVISION 36	5/25/2018

JOB NUMBER: 12023.00
CHECKED BY: JSC
ISSUE DATE: APRIL 11, 2014
DRAWING SCALE: 1" = 20'-0"

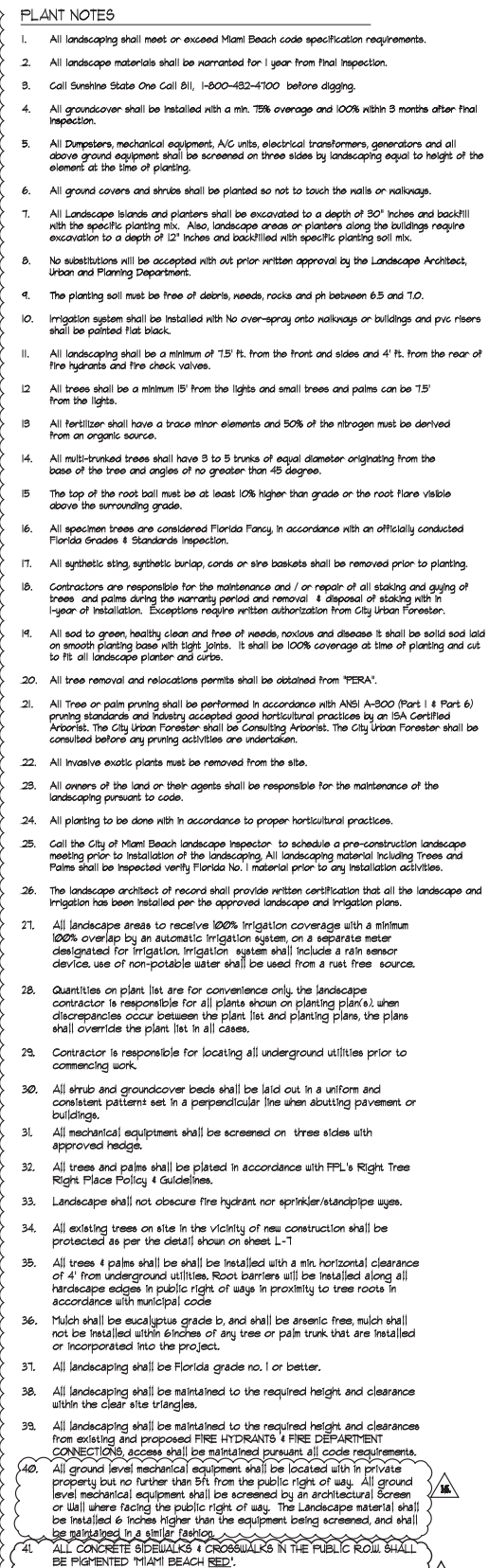
TREE & PALM
PLANTING PLAN

L-3



PLANT NOTES

- All landscaping shall meet or exceed Miami Beach code specification requirements.
- All landscape materials shall be warranted for 1 year from final inspection.
- Call Sunshine State One Call 811, 1-800-482-4700 before digging.
- All groundcover shall be installed with a min. 75% overage and 100% within 90 days after final inspection.
- All Dumpsters, mechanical equipment, A/C units, electrical transformers, generators and all above ground equipment shall be screened on three sides by landscaping equal to height of the element at the time of planting.
- All ground covers and shrubs shall be planted so not to touch the walls or walkways.
- All Landscape islands and planters shall be excavated to a depth of 30" inches and backfill with the specific planting mix. Also, landscape areas on planters along the buildings require excavation to a depth of 12" inches and backfilled with specific planting soil mix.
- No substitutions will be accepted with out prior written approval by the Landscape Architect, Urban and Planning Department.
- The planting soil must be free of debris, weeds, rocks and ph between 6.5 and 7.0.
- Irrigation system shall be installed with No over-spray onto walkways or buildings and pvc risers shall be painted flat black.
- All landscaping shall be a minimum of 7.5' ft. from the front and sides and 4' ft. from the rear of fire hydrants and fire check valves.
- All trees shall be a minimum 15' from the lights and small trees and palms can be 7.5' from the lights.
- All fertilizer shall have a trace minor elements and 50% of the nitrogen must be derived from an organic source.
- All multi-trunked trees shall have 3 to 5 trunks of equal diameter originating from the base of the tree and angles of no greater than 45 degrees.
- The top of the root ball must be at least 10% higher than grade or the root flare visible above the surrounding grade.
- All specimen trees are considered Florida Fancy. In accordance with an officially conducted Florida Grades 4 Standards Inspection.
- All synthetic stiling, synthetic burlap, cords or wire baskets shall be removed prior to planting.
- Contractors are responsible for the maintenance and / or repair of all staking and guying of trees and palms during the warranty period and removal & disposal of staking with in 1-year of installation. Exceptions require written authorization from City Urban Forester.
- All sod to green, healthy clean and free of weeds, noxious and disease it shall be solid sod laid on smooth planting base with tight joints. It shall be 100% coverage at time of planting and cut to fit all landscape planter and curbs.
- All tree removal and relocations permits shall be obtained from "PERA".
- All Tree or palm pruning shall be performed in accordance with ANSI A-300 (Part 1 & Part 6) pruning standards and industry accepted good horticultural practices by an ISA Certified Arborist. The City Urban Forester shall be Consulting Arborist. The City Urban Forester shall be consulted before any pruning activities are undertaken.
- All invasive exotic plants must be removed from the site.
- All owners of the land or their agents shall be responsible for the maintenance of the landscaping pursuant to code.
- All planting to be done with in accordance to proper horticultural practices.
- Call the City of Miami Beach landscape inspector to schedule a pre-construction landscape meeting prior to installation of the landscaping. All landscaping material including Trees and Palms shall be inspected verify Florida No. 1 material prior to any installation activities.
- The landscape architect of record shall provide written certification that all the landscape and irrigation has been installed per the approved landscape and irrigation plans.
- All landscape areas to receive 100% irrigation coverage with a minimum 100% overlap by an automatic irrigation system, on a separate meter designated for irrigation. Irrigation system shall include a rain sensor device, use of non-potable water shall be used from a rust free source.
- Quantities on plant list are for convenience only, the landscape contractor is responsible for all plants shown on planting plans; when discrepancies occur between the plant list and planting plans, the plans shall override the plant list in all cases.
- Contractor is responsible for locating all underground utilities prior to commencing work.
- All shrub and groundcover beds shall be laid out in a uniform and consistent pattern set in a perpendicular line when abutting pavement or buildings.
- All mechanical equipment shall be screened on three sides with approved hedges.
- All trees and palms shall be planted in accordance with FPL's Right Tree Right Place Policy 4 Guidelines.
- Landscape shall not obscure fire hydrant nor sprinkler/standpipe uyes.
- All existing trees on site in the vicinity of new construction shall be protected as per the detail shown on sheet L-1
- All trees & palms shall be installed with a min. horizontal clearance of 4' from underground utilities. Root barriers will be installed along all landscape edges in public right of way in proximity to tree roots in accordance with municipal code.
- Mulch shall be eucalyptus grade b, and shall be arsenic free, mulch shall not be installed within 6 inches of any tree or palm trunk that are installed or incorporated into the project.
- All landscaping shall be Florida grade no. 1 or better.
- All landscaping shall be maintained to the required height and clearance within the clear site triangles.
- All landscaping shall be maintained to the required height and clearances from existing and proposed FIRE HYDRANTS & FIRE DEPARTMENT CONNECTIONS, access shall be maintained pursuant all code requirements.
- All ground level mechanical equipment shall be located with in private property but no further than 5ft. from the public right of way. All ground level mechanical equipment shall be screened by an architectural screen or wall where facing the public right of way. The Landscape material shall be installed 6 inches higher than the equipment being screened, and shall be maintained in a similar fashion.
- All CONCRETE SIDEWALKS & CROSSWALKS IN THE PUBLIC ROW SHALL BE PIGMENTED "MIAMI BEACH RED".



4701 N Meridian Avenue
Miami Beach, FL 33140

PERMIT SET

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ISSUANCES		
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12.	COMB	3/18/2015
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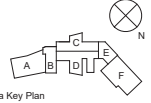
JOB NUMBER:	12023.00
CHECKED BY:	JSC
ISSUE DATE:	APRIL 11, 2014
DRAWING SCALE:	1" = 20'-0"

TREE & PALM PLANTING PLAN

RITZ CARLTON RESIDENCES

4701 N Meridian Avenue
Miami Beach, FL 33140

LIONHEART CAPITAL



PERMIT SET

Rhett Roy
Lic. LA363



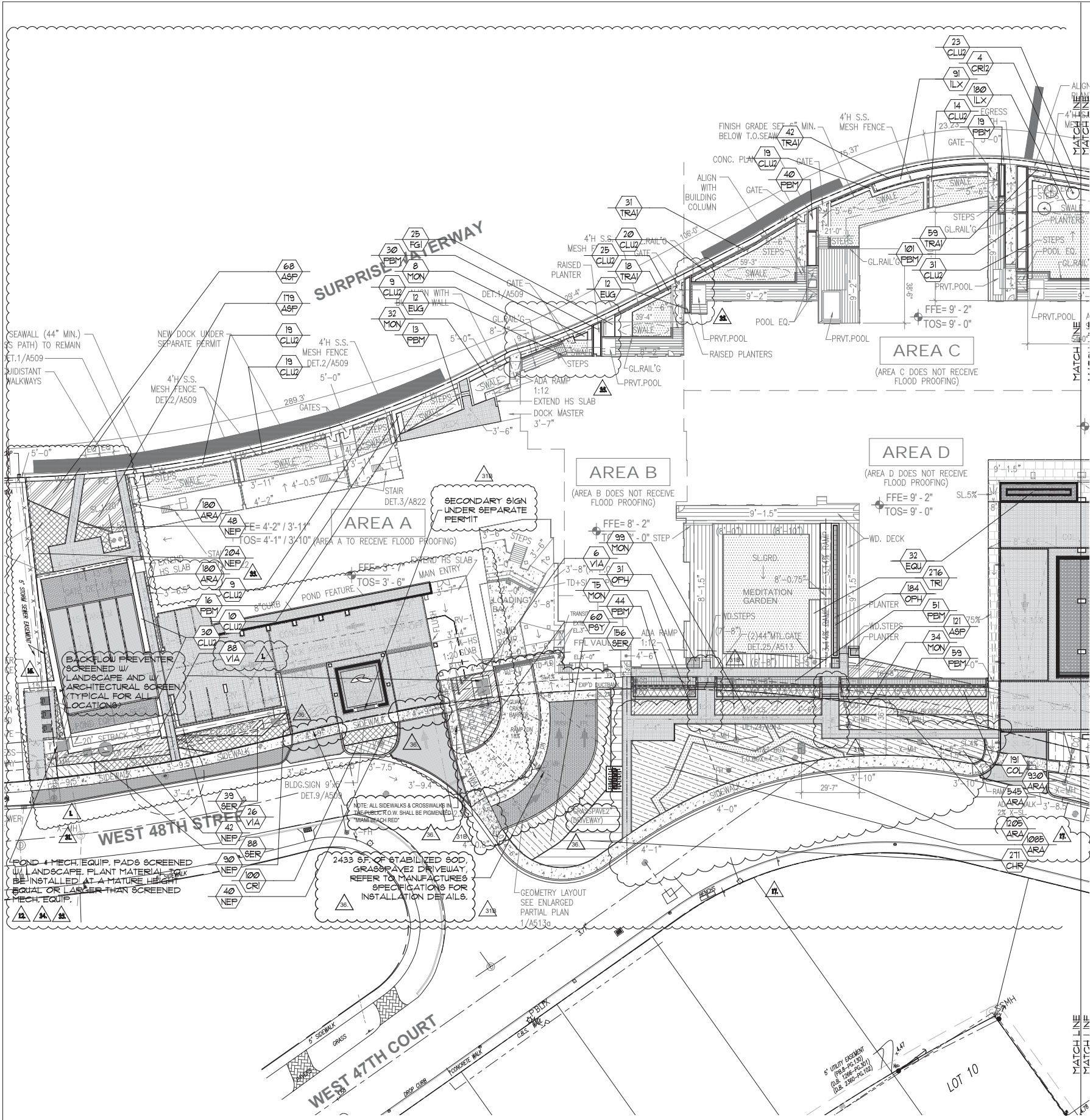
Landscape Architect - Planning, P.A.
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16.	COMB	6/9/2015
17.	COMB	6/29/2015
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34.	REVISIONS 34	2/09/2018
35.	REVISION 35	04/07/2018
36.	REVISION 36	5/25/2018

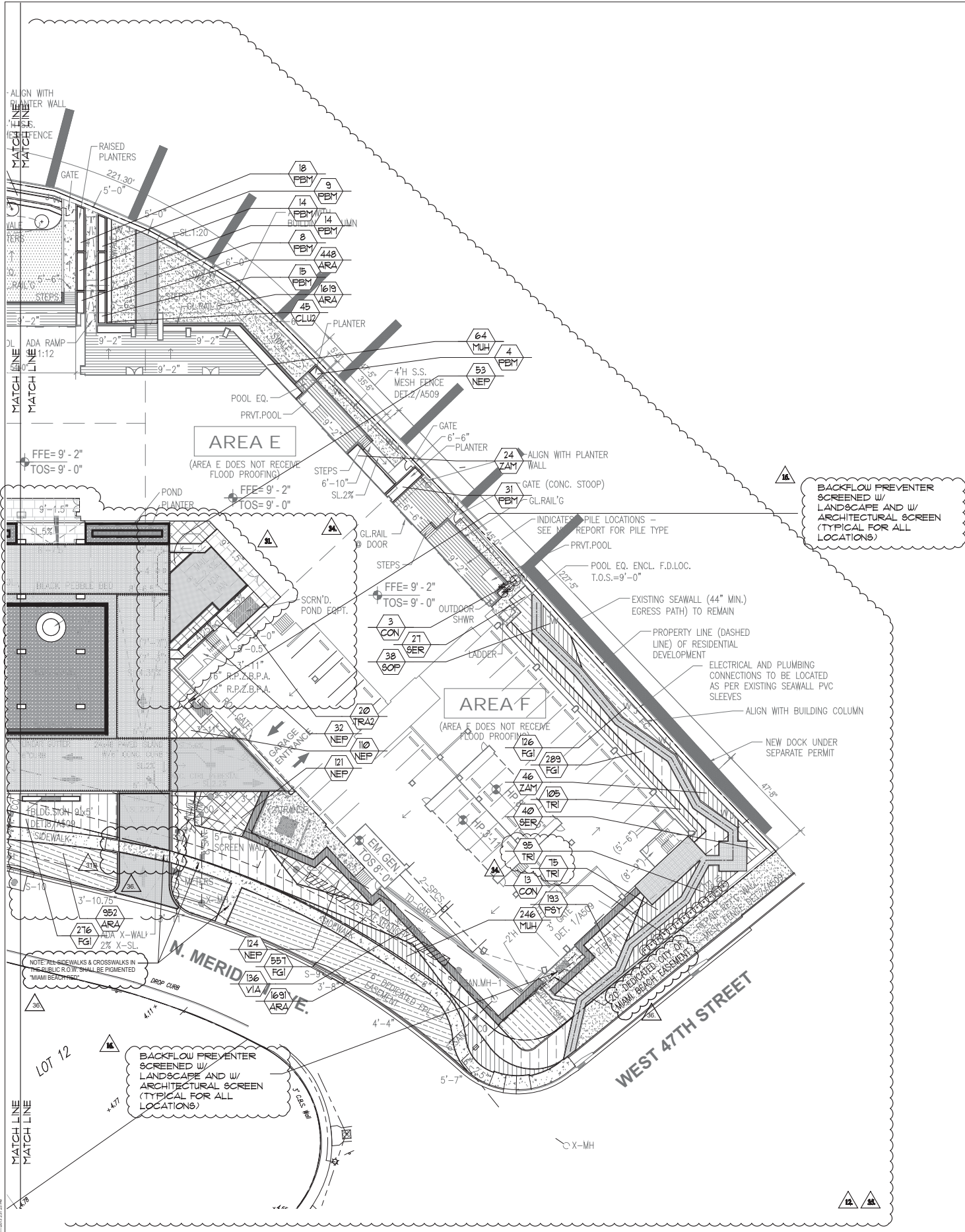
JOB NUMBER: 12023.00
CHECKED BY: JSC
ISSUE DATE: APRIL 11, 2014
DRAWING SCALE: 1" = 20'-0"

SHRUBS & GROUND COVER PLANTING PLAN



PLANT NOTES

- All landscaping shall meet or exceed Miami Beach code specification requirements.
- All landscape materials shall be warranted for 1 year from final inspection.
- Call Sunshine State One Call 811, 1-800-432-4700 before digging.
- All groundcover shall be installed with a min. 75% overage and 100% within 3 months after final inspection.
- All Dumpsters, mechanical equipment, A/C units, electrical transformers, generators and all above ground equipment shall be screened on three sides by landscaping equal to height of the elements at the time of planting.
- All ground covers and shrubs shall be planted so not to touch the walls or walkways.
- All Landscape islands and planters shall be excavated to a depth of 30" inches and backfill with the specific planting mix. Also, landscape areas or planters along the buildings require excavation to a depth of 12" inches and backfilled with specific planting soil mix.
- No substitutions will be accepted with out prior written approval by the Landscape Architect, Urban and Planning Department.
- The planting soil must be free of debris, weeds, rocks and ph between 6.5 and 7.0.
- Irrigation system shall be installed with No over-spray onto walkways or buildings and pvc risers shall be painted flat black.
- All landscaping shall be a minimum of 15' ft. from the front and sides and 4' ft. from the rear of fire hydrants and fire check valves.
- All trees shall be a minimum 15' from the lights and small trees and palms can be 15' from the lights.
- All fertilizer shall have a trace minor elements and 50% of the nitrogen must be derived from an organic source.
- All multi-trunked trees shall have 3 to 5 trunks of equal diameter originating from the base of the tree and angles of no greater than 45 degree.
- The top of the root ball must be at least 10% higher than grade or the root flare visible above the surrounding grade.
- All specimen trees are considered Florida Fancy, in accordance with an officially conducted Florida Grades & Standards inspection.
- All synthetic stings, synthetic burlap, cords or sine baskets shall be removed prior to planting.
- Contractors are responsible for the maintenance and / or repair of all staking and guying of trees and palms during the warranty period and removal / disposal of staking within 1-year of installation. Exceptions require written authorization from City Urban Forester.
- All sod to green, healthy clean and free of weeds, noxious and disease is shall be solid sod laid on smooth planting base with tight joints. It shall be 100% coverage at time of planting and cut to fit all landscape planter and curbs.
- All tree removal and relocations permits shall be obtained from "PERA".
- All Tree or palm pruning shall be performed in accordance with ANSI A-300 (Part 1 & Part 6) pruning standards and industry accepted good horticultural practices by an ISA Certified Arborist. The City Urban Forester shall be Consulting Arborist. The City Urban Forester shall be consulted before any pruning activities are undertaken.
- All invasive exotic plants must be removed from the site.
- All owners of the land or their agents shall be responsible for the maintenance of the landscaping pursuant to code.
- All planting to be done with in accordance to proper horticultural practices.
- Call the City of Miami Beach landscape inspector to schedule a pre-construction landscape meeting prior to installation of the landscaping. All landscaping material including Trees and Palms shall be inspected verify Florida No. 1 material prior to any installation activities.
- The landscape architect of record shall provide written certification that all the landscape and irrigation has been installed per the approved landscape and irrigation plans.
- All landscape areas to receive 100% irrigation coverage with a minimum 100% overlap by an automatic irrigation system, on a separate meter designated for irrigation. Irrigation system shall include a rain sensor device, use of non-potable water shall be used from a rust free source.
- Quantities on plant list are for convenience only; the landscape contractor is responsible for all plants shown on planting plan(s), when discrepancies occur between the plant list and planting plans, the plans shall override the plant list in all cases.
- Contractor is responsible for locating all underground utilities prior to commencing work.
- All shrub and groundcover beds shall be laid out in a uniform and consistent pattern set in a perpendicular line when abutting pavement or buildings.
- All mechanical equipment shall be screened on three sides with approved hedges.
- All trees and palms shall be planted in accordance with FPL's Right Tree Right Place Policy & Guidelines.
- Landscape shall not obscure fire hydrant nor sprinkler/standpipe ways.
- All existing trees on site in the vicinity of new construction shall be protected as per the detail shown on sheet L-1.
- All trees & palms shall be installed with a min. horizontal clearance of 4' from underground utilities. Root barriers will be installed along all landscape edges in public right of ways in proximity to tree roots in accordance with municipal code.
- Mulch shall be eucalyptus grade b, and shall be arsenic free, mulch shall not be installed within 6 inches of any tree or palm trunk that are installed or incorporated into the project.
- All landscaping shall be Florida grade no. 1 or better.
- All landscaping shall be maintained to the required height and clearance within the clear site triangles.
- All landscaping shall be maintained to the required height and clearances from existing and proposed FIRE HYDRANTS & FIRE DEPARTMENT CONNECTIONS, access shall be maintained pursuant all code requirements.
- All ground level mechanical equipment shall be located with in private property but no further than 5ft from the public right of way. All ground level mechanical equipment shall be screened by an architectural screen or wall where facing the public right of way. The Landscape material shall be installed 6 inches higher than the equipment being screened, and shall be maintained in a similar fashion.
- All concrete sidewalks & crosswalks in the public ROW shall be pigmented "MIAMI BEACH RED".



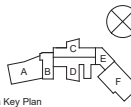
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- All landscape materials shall be warranted for 1 year from final inspection.
- Call Sunshine State One Call 811, 1-800-432-4700 before digging.
- All groundcover shall be installed with a min. 75% overage and 100% within 3 months after final inspection.
- All Dumpsters, mechanical equipment, A/C units, electrical transformers, generators and all above ground equipment shall be screened on three sides by landscaping equal to height of the elements at the time of planting.
- All ground covers and shrubs shall be planted so not to touch the walls or walkways.
- All Landscape islands and planters shall be excavated to a depth of 30" inches and backfill with the specific planting mix. Also, landscape areas or planters along the buildings require excavation to a depth of 12" inches and backfilled with specific planting soil mix.
- No substitutions will be accepted with out prior written approval by the Landscape Architect, Urban and Planning Department.
- The planting soil must be free of debris, weeds, rocks and ph between 6.5 and 7.0.
- Irrigation system shall be installed with No over-spray onto walkways or buildings and pvc risers shall be painted flat black.
- All landscaping shall be a minimum of 15' ft. from the front and sides and 4' ft. from the rear of fire hydrants and fire check valves.
- All trees shall be a minimum 15' from the lights and small trees and palms can be 7.5' from the lights.
- All fertilizer shall have a trace minor elements and 50% of the nitrogen must be derived from an organic source.
- All multi-trunked trees shall have 3 to 5 trunks of equal diameter originating from the base of the tree and angles of no greater than 45 degree.
- The top of the root ball must be at least 10% higher than grade or the root flare visible above the surrounding grade.
- All specimen trees are considered Florida Fancy, in accordance with an officially conducted Florida Grades & Standards inspection.
- All synthetic stings, synthetic burlap, cords or sine baskets shall be removed prior to planting.
- Contractors are responsible for the maintenance and / or repair of all staking and guying of trees and palms during the warranty period and removal & disposal of staking within 1-year of installation. Exceptions require written authorization from City Urban Forester.
- All sod to green, healthy clean and free of weeds, noxious and disease it shall be solid sod laid on smooth planting base with tight joints. It shall be 100% coverage at time of planting and cut to fit all landscape planter and curbs.
- All tree removal and relocations permits shall be obtained from "PERA".
- All Tree or palm pruning shall be performed in accordance with ANSI A-300 (Part 1 & Part 6) pruning standards and industry accepted good horticultural practices by an ISA Certified Arborist. The City Urban Forester shall be Consulting Arborist. The City Urban Forester shall be consulted before any pruning activities are undertaken.
- All invasive exotic plants must be removed from the site.
- All owners of the land or their agents shall be responsible for the maintenance of the landscaping pursuant to code.
- All planting to be done with in accordance to proper horticultural practices.
- Call the City of Miami Beach landscape inspector to schedule a pre-construction landscape meeting prior to installation of the landscaping. All landscaping material including Trees and Palms shall be inspected verify Florida No. 1 material prior to any installation activities.
- The landscape architect of record shall provide written certification that all the landscape and irrigation has been installed per the approved landscape and irrigation plans.
- All landscape areas to receive 100% irrigation coverage with a minimum 100% overlap by an automatic irrigation system, on a separate meter designated for irrigation. Irrigation system shall include a rain sensor device, use of non-potable water shall be used from a nut free source.
- Quantities on plant list are for convenience only; the landscape contractor is responsible for all plants shown on planting plan(s), when discrepancies occur between the plant list and planting plans, the plans shall override the plant list in all cases.
- Contractor is responsible for locating all underground utilities prior to commencing work.
- All shrub and groundcover beds shall be laid out in a uniform and consistent pattern set in a perpendicular line when abutting pavement or buildings.
- All mechanical equipment shall be screened on three sides with approved hedge.
- All trees and palms shall be planted in accordance with FPL's Right Tree Right Place Policy & Guidelines.
- Landscape shall not obscure fire hydrant nor sprinkler/standpipe ways.
- All existing trees on site in the vicinity of new construction shall be protected as per the detail shown on sheet L-1
- All trees & palms shall be installed with a min. horizontal clearance of 4' from underground utilities. Root barriers will be installed along all landscape edges in public right of ways in proximity to tree roots in accordance with municipal code
- Mulch shall be eucalyptus grade b, and shall be arsenic free, mulch shall not be installed within 6 inches of any tree or palm trunk that are installed or incorporated into the project.
- All landscaping shall be Florida grade no.1 or better.
- All landscaping shall be maintained to the required height and clearance within the clear elite triangles.
- All landscaping shall be maintained to the required height and clearances from existing and proposed FIRE HYDRANTS & FIRE DEPARTMENT CONNECTIONS, access shall be maintained pursuant all code requirements.
- All ground level mechanical equipment shall be located with in private property but no further than 5ft from the public right of way. All ground level mechanical equipment shall be screened by an architectural screen or wall where facing the public right of way. The Landscape material shall be installed 6 inches higher than the equipment being screened, and shall be maintained in a similar fashion.
- All concrete sidewalks & crosswalks in the public ROW shall be pigmented 'MIAMI BEACH RED'.

RITZ CARLTON RESIDENCES

4701 N Meridian Avenue
Miami Beach, FL 33140

LIONHEART CAPITAL



PERMIT SET

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ISSUANCES

No.	Description	Date
1.	DERM / Zoning Rev.	08/20/2014
2.	PW / Greenspace	11/21/2014
12.	COMB	3/18/2015
16.	COMB	6/9/2015
31.	OWNER REQ.	9/1/2017
91B.	COMB Comments	11/19/2018
34.	REVISIONS 34	2/09/2018
35.	REVISION 35	04/07/2018
36.	REVISION 36	5/25/2018

JOB NUMBER: 12023.00
CHECKED BY: JSC
ISSUE DATE: APRIL 11, 2014
DRAWING SCALE: 1" = 20'-0"

SHRUBS & GROUND COVER PLANTING PLAN