

VILLA BENICHO
SINGLE FAMILY RESIDENCE

1025 W 47TH STREET
MIAMI BEACH, FL.

N25
ARCHITECTURE CO.
6262 SW 40 Street
Suite 2A
Miami, Florida 33155
Phone 305/866-5151
Florida License A# 0003242

ZONES + ZONES CO.

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Sheet Title:

SOUTH ELEVATION MATERIAL PALETTE

[illegible]

Drawing No.:

A.2.2

Professional of Record: Norman Blandon, R.A.
Registration No. AR-0016380

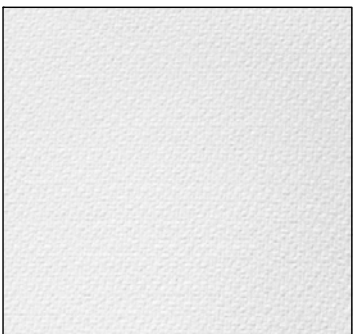
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SOUTH ELEVATION

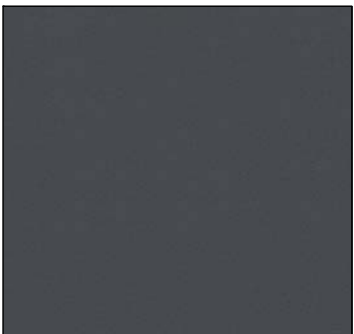


GREY NATURAL STONE



2

SMOOTH WHITE STUCCO



③

DARK GREY METAL PAINT



4

CLEAR GLAZING
DARK GREY ALUMINUM



5

PIPE WOOD PANELS



9

WOOD DECKING



⑦

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Sheet Title:

NORTH ELEVATION MATERIAL PALETTE

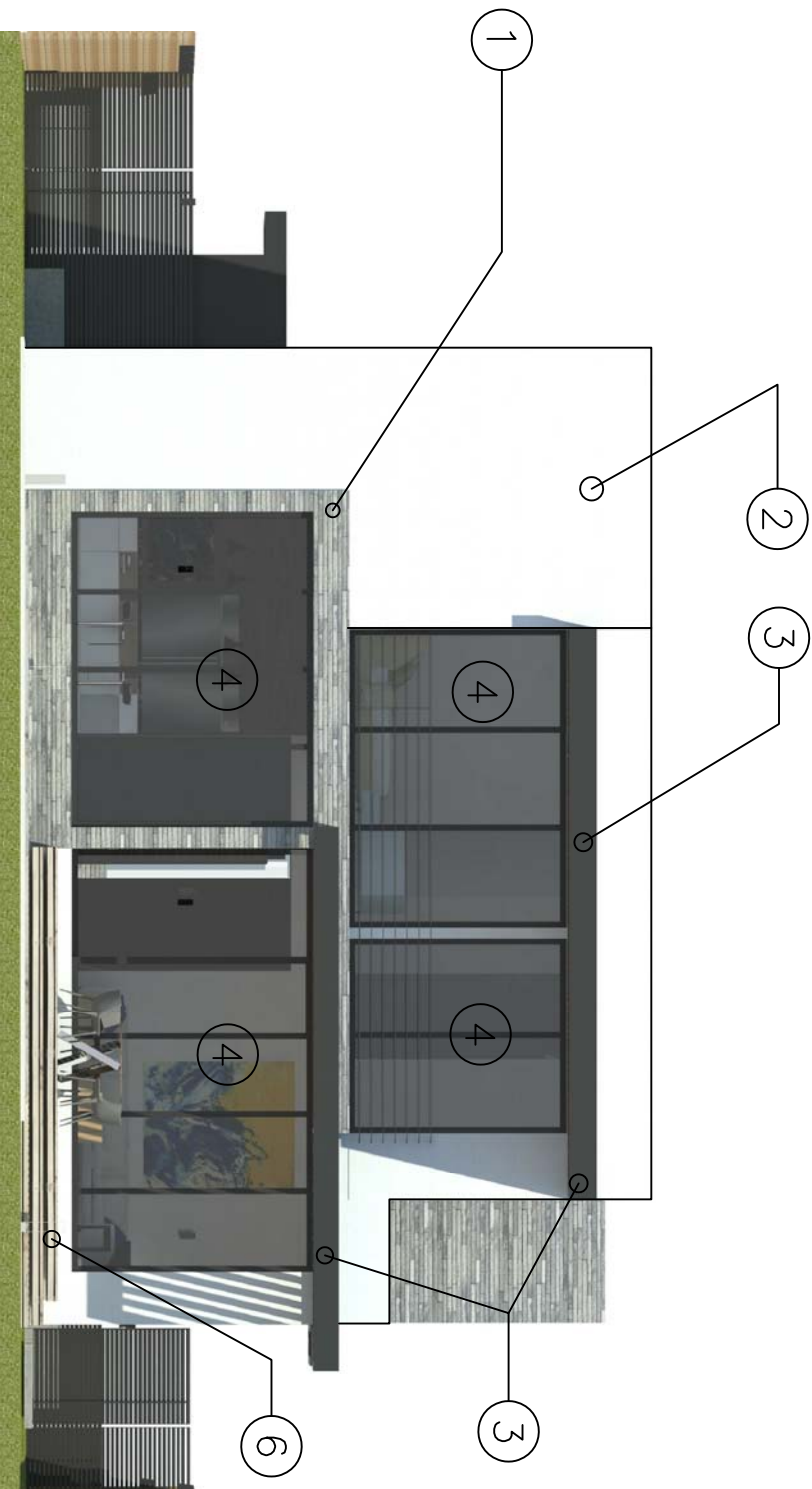
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Drawing No.:

A.23

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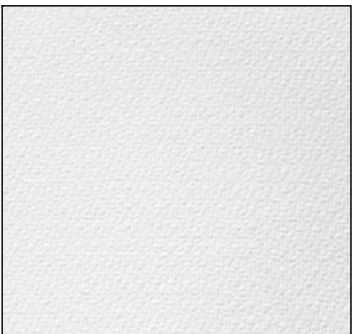
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NORTH ELEVATION

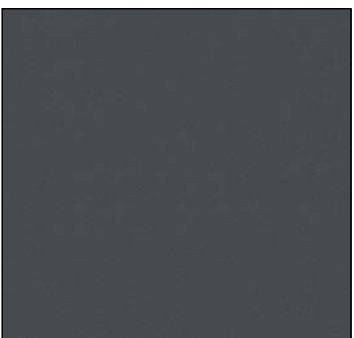


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2

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Sheet Title:

EAST ELEVATION MATERIAL PALETTE

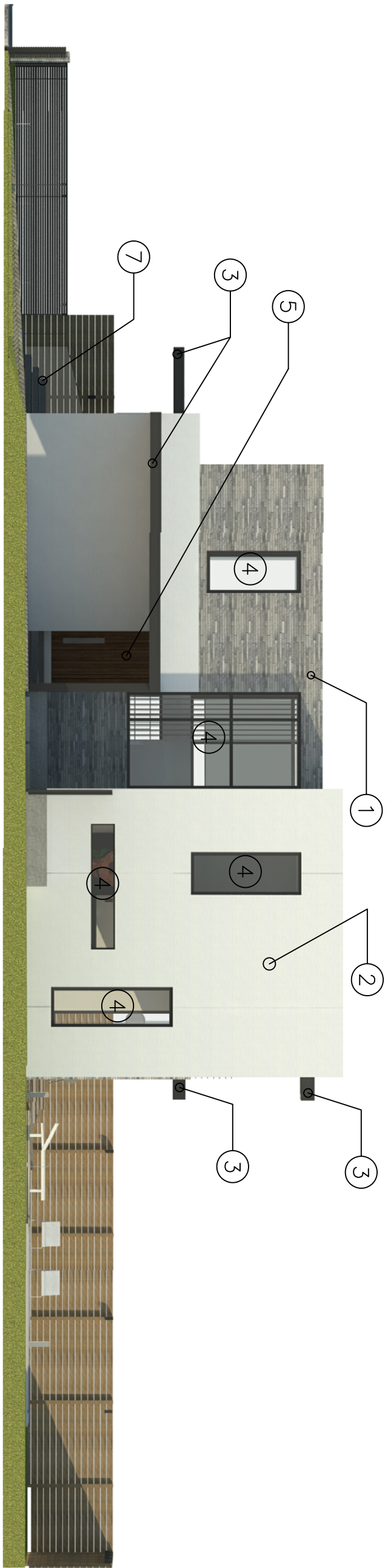
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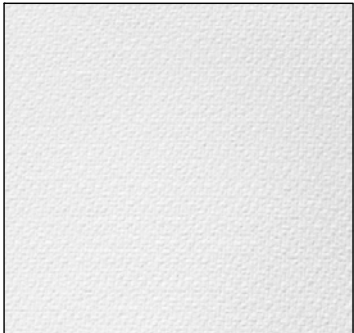


EAST ELEVATION



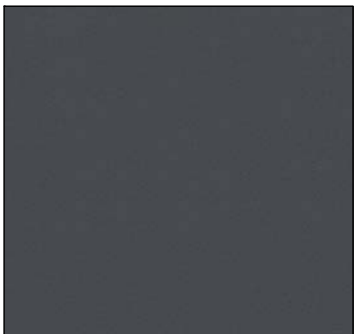
②

GREY NATURAL STONE



2

SMOOTH WHITE STUCCO



③

DARK GREY METAL PAINT



4

CLEAR GLAZING
DARK GREY ALUMINUM



5

PIPE WOOD PANELS



9

WOOD DECKING



②

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Sheet Title:

WEST ELEVATION MATERIAL PALETTE

Issue Date: Project No.

JUN 07, 2019

Drawing No.:

A.2.5

Professional of Record: Norman Blandon, R.A.
Registration No. AR-0016380

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DRAWING REVISION REGISTER

REV#	SHEET #	REVISION DESCRIPTION
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SCOPE OF WORK

THE FOLLOWING DRAWINGS ILLUSTRATE THE PROPOSED SCOPE OF WORK FOR 1025 W 47TH STREET TO BE PERMITTED BY THE CITY OF MIAMI BEACH:

- NEW HARDSCAPE AND LANDSCAPE DESIGN TO MATCH PROPOSED ARCHITECTURE

09/06/2019 FINAL SUBMITTAL
07/12/2019 DRB SET

SHEET INDEX

LANDSCAPE DRAWINGS	DRAWING NOTES
<input type="checkbox"/> COVER PAGE	
<input type="checkbox"/> L001 SITE PLAN & ZONING REGULATIONS	
<input type="checkbox"/> L002 GENERAL SITE NOTES	
<input type="checkbox"/> L010 SITE PLAN	
<input type="checkbox"/> L0100 TREE DISPOSITION SCHEDULE & NOTES	
<input type="checkbox"/> L020 TREE DISPOSITION PLAN	
<input type="checkbox"/> L030 TREES & PALMS PLANTING SCHEDULE & NOTES	
<input type="checkbox"/> L400 TREES & PALMS PLANTING PLAN	
<input type="checkbox"/> L420 UNDERSTORY PLANTING SCHEDULE & NOTES	
<input type="checkbox"/> L430 UNDERSTORY PLANTING PLAN	
<input type="checkbox"/> L450 PLANTING DETAILS	

LOCATION MAP



NORTH

BENICHOU RESIDENCE

1025 W 47TH STREET, MIAMI BEACH, FL.

SEAL (MARSH C. KRIELEN-LA6667007)

COVER PAGE	ISSUE
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DATE 07/12/2019
09/06/2019

DRB SET
FINAL SUBMITTAL

CLIENT

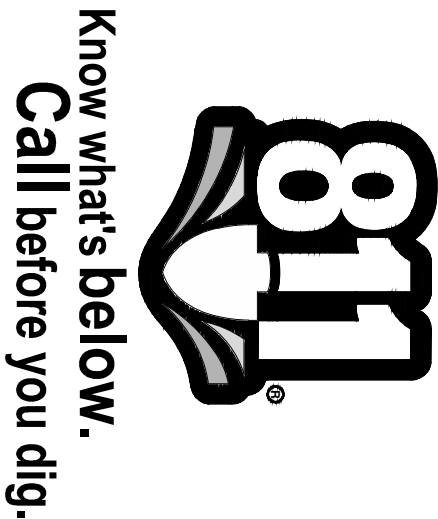
BENICHOU FAMILY
1025 W 47TH STREET
MIAMI BEACH, FL.

LANDSCAPE ARCHITECT

LEWIS & NIELSEN DESIGN
2215 NORTH MIAMI AVENUE
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ARCHITECT

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MIAMI, FLORIDA 33155



BENICHOU RESIDENCE

1025 W 47TH STREET, MIAMI BEACH, FL.

SEAL (MARSH C. KRIPLEN/LA6667007)

GENERAL SITE NOTES	
DATE	ISSUE
07/12/2019	D98 SFT
09/06/2019	FINAL SUBMITTAL

L002

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SOIL EROSION CONTROL NOTES

1. PRIOR TO BEGINNING ANY EARTH CHANGE, THE CONTRACTOR SHALL INSTALL AND MAINTAIN ALL SESC MEASURES AS SHOWN ON THE CONTRACT DOCUMENTS AND AS REQUIRED BY ANY GOVERNING AGENCIES.
2. ALL SESC MEASURES TO BE MAINTAINED DAILY.
3. THE CONTRACTOR TO CONDUCT ALL EXCAVATION, FILLING, GRADING, AND CLEANUP OPERATIONS IN A MANNER SUCH THAT SEDIMENT, GENERATED BY WIND OR WATER IS NOT DISCHARGED INTO ANY STORM SEWER, DRAINAGE DITCH, RIVER, LAKE, AIR, OR UNDERGROUND UTILITY SYSTEM. STAGE WORK TO MINIMIZE THE AREA OF EXPOSED SOIL, THEREBY REDUCING THE OPPORTUNITY FOR SOIL EROSION.
4. WATER FROM TRENCHES AND OTHER EXCAVATION TO BE PUMPED INTO A FILTRATION BAG TO REMOVE SEDIMENTS FROM THE WATER.
5. NORTH AMERICAN GREEN SC-180 OR EQUIVALENT EROSION CONTROL FABRIC IS REQUIRED ON ALL DISTURBED SLOPES GREATER THAN 3:1 UNTIL PROJECT AREA IS REVEGETATED PER THE PLANTING PLAN.
6. PROVIDE POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES.
7. CONTRACTOR TO PROVIDE ONSITE WATERING TO REDUCE FUGITIVE DUST LEAVING THE SITE DURING CONSTRUCTION.
8. SOIL EROSION CONTROL MEASURES TO BE PROVIDED FOR ALL EXISTING AND PROPOSED DRAINAGE STRUCTURES WITHIN THE PROJECT LIMITS.
9. CONSTRUCTION STAGING AND PHASING SHALL OCCUR, WHERE APPLICABLE, TO MINIMIZE SOIL DISTURBANCE TIME.
10. BEST MANAGEMENT PRACTICES (BMPs) SHALL BE ADJUSTED AS NEEDED TO MEET ANY OTHER UNFORESEEN CONDITIONS.
11. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR INSTALLING A MUD TRACKING PAD/WASHING PAD AT THE CONSTRUCTION ENTRANCES TO MINIMIZE MUD DETACHMENT FROM TRUCK TIRES. 1-1/2 INCH SCREENED ROCK TO BE PLACED ON MIRAFL 140-N FILTER FABRIC. ADDITIONAL CLEAN GRAVEL TO BE ADDED THROUGHOUT THE DURATION OF CONSTRUCTION AS NEEDED.
12. CONTRACTOR SHALL ABIDE BY THE LOCAL, STATE AND FEDERAL JURISDICTIONS AND GOVERNING BODIES/AGENCIES CONSTRUCTION MANAGEMENT PLAN REQUIREMENTS.
13. RESEED AS INDICATED IN SEEDING NOTES.

SITEWORK GENERAL NOTES CONTINUED

1. PROVIDE SLEEVES AS REQUIRED FOR DRAINAGE, IRRIGATION AND ELECTRICAL LINES. IRRIGATION AND ELECTRICAL SLEEVES AND SUBSURFACE DRAINAGE SYSTEMS SHALL BE CONSTRUCTED PRIOR TO PAVING AND LANDSCAPE WORK. UTILITY SLEEVES ARE REQUIRED IN ALL PLANT BEDS ISOLATED BY PAVEMENT OR ANY OTHER STRUCTURES.
2. SPECIAL CONSIDERATION IS GIVEN TO THE DESIGN AND INTENDED RELATIONSHIP BETWEEN ARCHITECTURE, PLANTING AREAS AND PAVING SYSTEMS. PAVEMENT JOINTING, PAVERS, STONE, FINISHES AND GRADES HAVE BEEN STRICTLY COORDINATED IN THE CONTRACT DOCUMENTS. CONSTRUCTION OF THESE SYSTEMS SHALL BE STRICTLY COORDINATED.
3. VEHICLES, EQUIPMENT, AND/OR MATERIALS SHALL NOT BE PARKED OR STORED IN AREAS OF EXISTING VEGETATION, INCLUDING WITHIN THE DAPLINE OF EXISTING TREES TO REMAIN.
4. CONSTRUCTION WASTE-INCLUDING BUT NOT LIMITED TO: PLANT MATERIAL, BUILDING MATERIALS, DEMOLISHED MATERIALS, PACKAGING, LEFTOVER PAINT AND CONCRETE SLURRY-SHOULD BE PROPERLY REUSED, RECYCLED, DISPOSED OF LEGALLY OFF-SITE OR IN DESIGNATED WASH-OUT AREAS DETERMINED BY THE GENERAL CONTRACTOR.
5. RECYCLING AND TRASH BINS TO BE PROVIDED ON SITE. SEPARATE BINS FOR CARDBOARD, CO-MINGLED, AND OTHER RECYCLABLE/REUSABLE MATERIALS IDENTIFIED BY THE LOCAL JURISDICTION SHALL BE MAINTAINED. ALL BINS TO BE WIDELIFE-PROOF.
6. ON-SITE FUEL STORAGE FOR CONSTRUCTION EQUIPMENT IS DISCOURAGED. CONSTRUCTION EQUIPMENT USED ON SITE TO BE CHECKED REGULARLY TO ASSURE CONTAMINATION CONCERNS FROM OILS AND GREASES ARE ELIMINATED. NO TOXIC MATERIALS SHALL BE STORED ON-SITE.
7. GENERAL CONTRACTOR TO KEEP ALL ITEMS IMPLEMENTED BY LANDSCAPE ARCHITECT IN PROPER WORKING ORDER THROUGHOUT THE DURATION OF THE PROJECT.
8. THE CONSTRUCTION SITE TO BE INSPECTED ON A MONTHLY BASIS BY LANDSCAPE ARCHITECT AND/OR CIVIL ENGINEER TO ASSURE THAT THE SLIT FENCE AND MUD TRACKING PAD ARE PROPERLY IN PLACE AND FUNCTIONING AS DESIGNED.
9. GREEN BUILDING PRACTICES SHALL BE EMPLOYED TO THE EXTENT FEASIBLE. SUCH PRACTICES INCLUDE: CARPOOLING/VANPOOLING TO JOB SITE, MINIMIZING MATERIALS PACKING BEFORE ARRIVAL TO JOB SITE, REDUCING MATERIAL/RESOURCE INEFFICIENCIES BY COORDINATING WORK.
10. THE PROJECT LIMIT OF CONSTRUCTION AND ALL EXISTING VEGETATION TO REMAIN IS TO BE CLEARLY DEFINED BY STURDY, WEATHERPROOF FENCING AT A MINIMUM OF FOUR (4) FEET HIGH.
11. WATERPROOFING OF SUBGRADE AND OTHER ARCHITECTURAL SPACES BELOW AND/OR ADJACENT TO IMPROVEMENTS DESIGNED BY THE LANDSCAPE ARCHITECT IS TO BE ADEQUATELY DESIGNED AND DETAILED BY OTHERS TO PERMANENTLY REPEL ALL WATER SOURCES INCLUDING, BUT NOT LIMITED TO: PRECIPITATION, STORM WATER RUNOFF, GROUND WATER, IRRIGATION, ROOF RUNOFF, GROUND WATER, AND PLUMBING LEAKS.
12. STRUCTURAL DESIGN TO SUPPORT IMPROVEMENTS DESIGNED BY THE LANDSCAPE ARCHITECT AND LOCATED ABOVE, BELOW, AND/OR ADJACENT TO SUBGRADE AND OTHER ARCHITECTURAL SPACES IS THE RESPONSIBILITY OF THE STRUCTURAL ENGINEER. THE STRUCTURAL DESIGN SHOULD BE ADEQUATELY DESIGNED TO SUPPORT ALL POSSIBLE LOADS INCLUDING, BUT NOT LIMITED TO: BACKFILL, COMPACTON, PLANTINGS, HARDSCAPES, RETAINING AND FREESTANDING SITE WALLS, AND CONSTRUCTION MATERIALS/EQUIPMENT/ACTIVITY.

SITEWORK GENERAL NOTES

1. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL WORK BY THE SUBCONTRACTORS.
2. CONTRACTOR SHALL VERIFY ALL CONDITIONS AT JOB SITE AND NOTIFY LANDSCAPE ARCHITECT AND GENERAL CONTRACTOR OF DIMENSIONAL ERRORS, OMISSIONS OR DISCREPANCIES BEFORE BEGINNING ANY WORK.
3. CONTRACTOR TO OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION. ALL CONTRACTORS MUST COMPLY WITH PERMIT REQUIREMENTS, LOCAL, STATE AND FEDERAL JURISDICTIONS AND GOVERNING BODIES/AGENCIES RULES AND REGULATIONS AND LAND USE APPROVAL CONDITIONS AT ALL TIMES.
4. WORK PERFORMED WITHOUT APPROVAL OF LOCAL, STATE AND FEDERAL JURISDICTIONS AND GOVERNING BODIES/AGENCIES AND/OR NOT IN COMPLIANCE WITH SPECIFICATIONS AND/OR DRAWINGS IS SUBJECT TO REMOVAL AT CONTRACTOR'S EXPENSE.
5. ALL WORK SHALL CONFORM TO THE APPROPRIATE AGENCIES. CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING UTILITIES, LINES AND STRUCTURES PRIOR TO EXCAVATION OR TRENCHING. DAMAGE SHALL BE REPAIRED BY THE CONTRACTOR AT NO COST TO THE OWNER. THE LANDSCAPE ARCHITECT ASSUMES NO RESPONSIBILITY FOR UTILITIES OR STRUCTURES NOT SHOWN ON THE DRAWINGS. CONTRACTOR IS TO VERIFY THE EXACT LOCATION OF UTILITIES PRIOR TO CONSTRUCTION AND NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES. CONTRACTOR SHALL USE EXTREME CAUTION WHEN WORKING OVER OR NEAR EXISTING GAS AND ELECTRICAL LINES.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESETTING ALL LAND MONUMENTS DISRUPTED BY CONSTRUCTION ACTIVITIES OR NEGLIGENCE ON THE PART OF THE CONTRACTOR. RESETS SHALL BE PERFORMED UNDER THE SUPERVISION OF A REGISTERED LAND SURVEYOR AND MONUMENT RECORDS MUST BE FILED AS REQUIRED BY STATUTE FOR ALL MONUMENTS.
7. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONARY MEASURES NECESSARY TO PROTECT EXISTING IMPROVEMENTS FROM DAMAGE AND ALL SUCH IMPROVEMENTS AND STRUCTURES DAMAGED BY THE CONTRACTOR'S OPERATIONS SHALL BE REPAIRED OR RECONSTRUCTED SATISFACTORY TO THE LANDSCAPE ARCHITECT AT THE CONTRACTOR'S EXPENSE.
8. ALL BARRICADING AND TEMPORARY TRAFFIC CONTROL DEVICES OR METHODS USED DURING CONSTRUCTION SHALL BE IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL JURISDICTIONS AND GOVERNING BODIES/AGENCIES STANDARDS. PROVIDE ADEQUATE TIME FOR REVIEW AND APPROVAL BY THE ABOVE JURISDICTIONS PRIOR TO COMMENCEMENT.
9. THE LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES UTILIZED OR FOR SAFETY PRECAUTIONS OR PROBLEMS IN CONNECTION WITH THE WORK. THE LANDSCAPE ARCHITECT WILL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. CONTRACT DOCUMENTS INCLUDE THE CONSTRUCTION DOCUMENT DRAWING SET/TECHNICAL SPECIFICATIONS MANUAL/LASIS.
10. CONTRACTOR TO VERIFY ALL QUANTITIES. IN CASE OF ANY DISCREPANCIES, GRAPHICALLY SHOWN MATERIAL QUANTITIES SHALL TAKE PRECEDENCE.
11. A SYSTEM OF DIAGRAMMATIC SYMBOLS, HATCHES AND NOTATIONS IS USED IN THESE DRAWINGS. REVIEW NOTATIONS CAREFULLY, NOTIFY LANDSCAPE ARCHITECT AND REQUEST CLARIFICATION OF ANY UNCLEAR NOTATION OR DISCREPANCY PRIOR TO COMMENCING WORK.

TREES & PLANTING TO BE PRESERVED NOTES

1. EXISTING TREES TO BE PRESERVED SHALL BEAR SAME RELATIONSHIP TO FINISHED GRADE AS THEY BEAR TO PRE-CONSTRUCTION GRADE.
2. EXISTING TREES TO BE PRESERVED SHALL BE PROTECTED WITH STURDY, WEATHERPROOF FENCING AT A MINIMUM FOUR (4) FEET HEIGHT INSTALLED NO CLOSER TO THE TREE TRUNK THAN ITS DRILLPIE. THIS FENCE SHALL BE MAINTAINED IN WORKING ORDER DURING ALL PHASES OF CONSTRUCTION. MAINTAIN TREE PROTECTION ZONES FREE OF WEEDS AND TRASH.
3. NO WORK SHALL BE CONDUCTED WITHIN THE DRILLPIE, UNLESS REVIEWED AND APPROVED BY THE LANDSCAPE ARCHITECT. ALL WORK APPROVED WITHIN THE DRILLPIE SHALL BE COMPLETED BY HAND. PROTECT ROOT SYSTEMS FROM POUNDING, ERODING, OR EXCESSIVE WETTING.
4. THE PROJECT LIMIT OF CONSTRUCTION AND ALL EXISTING VEGETATION TO REMAIN IS TO BE CLEARLY DEFINED BY STURDY, WEATHERPROOF FENCING AT A MINIMUM OF FOUR (4) FEET HIGH.

TREES & PLANTING TO BE RELOCATED NOTES

1. THE CONTRACTOR IS TO ROOT PRUNE ALL PLANT MATERIAL 90 DAYS MINIMUM IN ADVANCE OF MOVING PLANT MATERIAL.
2. THE CONTRACTOR IS TO WARRANTY ALL RELOCATED PLANT MATERIAL.
3. THE CONTRACTOR IS RESPONSIBLE FOR THE WATERING AND FERTILIZING OF ALL PLANT RELOCATED PLANT MATERIAL UNTIL PROJECT COMPLETION.
4. ALL RELOCATED PLANT MATERIAL IS TO BE APPROPRIATELY BRACED.
5. CONTRACTOR TO NOTIFY LANDSCAPE ARCHITECT TWO WEEKS IN ADVANCE OF ALL SCHEDULED WORK PERTAINING TO THE RELOCATION OF SITE TREES.

TREES & PLANTING TO BE REMOVED NOTES

1. THE CONTRACTOR IS TO COMPLETELY REMOVE ALL PLANTER MATERIAL DESIGNATED FOR REMOVAL (I.E. ROOT BALL, DEBRIS, SAW DUST, ETC.).
2. THE CONTRACTOR IS TO BACKFILL ALL EXCAVATED ROOT BALLS FLUSH TO THE ADJACENT ELEVATION LEVEL.
3. CONTRACTOR TO NOTIFY LANDSCAPE ARCHITECT TWO WEEKS IN ADVANCE OF ALL SCHEDULED WORK PERTAINING TO THE RELOCATION OF SITE TREES.

MITIGATION NOTES

- | | | | |
|------|--|---------------------------------|--|
| 1. | THE PROPOSED PLAN SPECIFIES THE REMOVAL OF _____ SQUARE FEET OF CANOPY AREA PER CITY OF MIAMI BEACH CODE (SEC. 46-61), AND THE MITIGATION GUIDELINES, THE REMOVAL OF THIS AREA OF CANOPY REQUIRES THE SELECTION OR COMBINATION OF CATEGORY 1 AND CATEGORY 2 TREES. | | |
| 1.1. | FOUR (4) CATEGORY 1 TREES (12 FT. HEIGHT MIN. 3 IN. - 4 IN. CALIPER MIN.) | | |
| 1.2. | ONE (1) CATEGORY 2 TREES (10 FT. HEIGHT MIN. 2 IN. CALIPER MIN.) | | |
| 1.3. | NINE (9) CATEGORY 3 TREES (8 FT. HEIGHT MIN. 2 IN. CALIPER MIN.) | | |
| 1.4. | ONE (1) CATEGORY 4 PALMS (6 FT. CLEAR TRUNK MIN.) | | |
| 2. | WHEN MORE THAN TEN (10) REPLACEMENT TREES ARE REQUIREMENT THE FOLLOWING SPECIES DIVERSITY CHART APPLIES: | | |
| | REQUIRED NUMBER OF TREES | REQUIRED NUMBER OF TREE SPECIES | |
| | 01 - 20 | 2 | |
| | 21 - 50 | 4 | |
| | 51 OR GREATER | 6 | |
| 3. | REFER TO SHEET L400 FOR MITIGATION TREES' SPECIFICATIONS. | | |
| 3.1. | 3 CATEGORY 1 TREES PROVIDED | | |
| 3.2. | 2 CATEGORY 2 TREES PROVIDED | | |
| 3.3. | 20 CATEGORY 3 TREES PROVIDED | | |
| 3.4. | 30 CATEGORY 4 PALMS PROVIDED | | |
| | REFER TO SHEET L401 FOR MITIGATION TREES' LAYOUT. | | |

TREE PROTECTION NOTES

1. PROTECTION FENCE SHALL BE GALVANIZED CHAIN LINK STANDARD 2"x2" MESH.
2. PROVIDE HINGED GATE.
3. ALTERNATE: 2X4 WOOD POSTS (6'-0" O.C. MAX) WITH THREE EVENLY SPACED WOODEN RAILS, MIN. HT 4'
4. POSTS MAY BE SHIFTED TO AVOID ROOTS.
5. NO STORAGE, DEBRIS, VEHICULAR TRAFFIC OR EQUIPMENT CLEANING IS ALLOWED WITHIN THE PROTECTED AREA.
6. REFER TO MUNICIPAL REQUIREMENTS FOR ADDITIONAL INFORMATION.

EROSION AND CONTROL NOTES

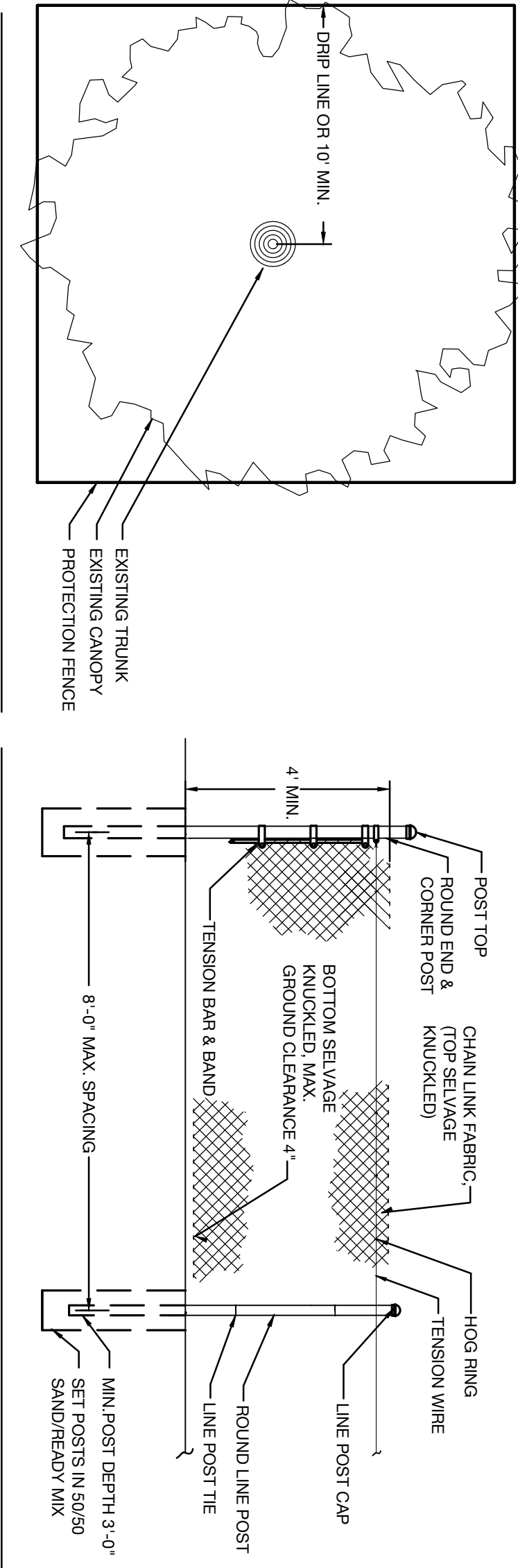
1. PROPER EROSION AND SEDIMENT CONTROLS MUST BE INSTALLED BEFORE ANY SOIL DISTURBING ACTIVITIES CAN BEGIN.
2. THE STRUCTURES SHALL BE INSPECTED AFTER EACH RAIN AND REPAIRS MADE AS NEEDED. SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH RAINFALL. THEY MUST BE REMOVED WHEN THE LEVEL OF DEPOSITION REACHES APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER.
3. THE SITE CONTRACTOR IS RESPONSIBLE FOR REMOVING THE TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES AFTER COMPLETION OF CONSTRUCTION AND ONLY WHEN AREAS HAVE BEEN STABILIZED.

TREES DISPOSITION SCHEDULE

TREE No.	TREE - COMMON NAME	TREE - LATIN NAME	DIAMETER AT BREAST HEIGHT (in inches)	HEIGHT OF CANOPY TREES (in	DIAMETER (in feet)	CANOPY DIAMETER (in sq. ft.)	DISPOSITION	REMOVAL- MUNICIPAL CRITERIA AND NOTES	
								CRITERIA	R.O.W CANOPY SQ.FT
17	AUSTRALIAN PINE	Casuarina	30		8	50	REMAIN		
18	AUSTRALIAN PINE	Casuarina	12		8	50	REMAIN		
19	AUSTRALIAN PINE	Casuarina	12		8	50	REMAIN		
20	AUSTRALIAN PINE	Casuarina	18		8	50	REMAIN		
21	AUSTRALIAN PINE	Casuarina	12		8	50	REMAIN		
22	AUSTRALIAN PINE	Casuarina	12		8	50	REMAIN		
43	AUSTRALIAN PINE	Casuarina	-		16	201	REMOVE	201	
44	AUSTRALIAN PINE	Casuarina	-		16	201	REMOVE	201	
52	AECA PALM	Dyess iluensis	-		16	201	REMOVE	201	
53	AECA PALM	Dyess iluensis	-		16	201	REMOVE	201	
54	COCOONUT PALM	Cocos nucifera	10		8	50	REMOVE	50	
55	COCOONUT PALM	Cocos nucifera	10		8	50	REMOVE	50	
56	COCOONUT PALM	Cocos nucifera	10		8	50	REMOVE	50	
57	COCOONUT PALM	Cocos nucifera	10		8	50	REMOVE	50	
58	COCOONUT PALM	Cocos nucifera	10		8	50	REMOVE	50	
59	COCOONUT PALM	Cocos nucifera	10		8	50	REMOVE	50	
60	SABAL PALM	Sabal palmetto	18		8	50	REMOVE	50	
83	AUSTRALIAN PINE	Casuarina	30		10	79	REMAIN		
84	AUSTRALIAN PINE	Casuarina	12		8	50	REMAIN		
85	AUSTRALIAN PINE	Casuarina	12		8	50	REMAIN		
86	AUSTRALIAN PINE	Casuarina	12		8	50	REMAIN		
87	AUSTRALIAN PINE	Casuarina	12		10	79	REMAIN		
88	AUSTRALIAN PINE	Casuarina	18		12	113	REMAIN		
89	AUSTRALIAN PINE	Casuarina	12		10	0	DOESN'T EXIST		
90	AUSTRALIAN PINE	Casuarina	12		10	79	REMAIN		
91	AUSTRALIAN PINE	Casuarina	12		8	50	REMAIN		
92	AUSTRALIAN PINE	Casuarina	24		12	113	REMAIN		
94	CHRISTMAS PALM	Adiantum merillii	3		8	50	REMOVE	50	

[illegible]

TREE PROTECTION DETAIL



PLAN

ELEVATION

TREE DISPOSITION NOTES	
DATE	ISSUE
07/12/2019	DRB SET
09/06/2019	FINAL SUBMITTAL

TREE DISPOSITION LEGEND

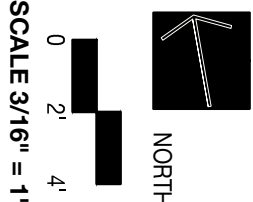
	TREE TO BE PRESERVED		TREE TO BE REMOVED		TREE TO BE TRANSPLANTED		TREE PROTECTION FENCE
	PALM TO BE PRESERVED		PALM TO BE REMOVED		PALM TO BE TRANSPLANTED		

BENICHOU RESIDENCE

1025 W 47TH STREET, MIAMI BEACH, FL.

SEAL (MARSH, C. KRIPLEN, LA6667007)

TREE DISPOSITION PLAN	
DATE	ISSUE
07/12/2019	D98 SET
09/06/2019	FINAL SUBMITTAL



SCALE 3/16" = 1'-0"

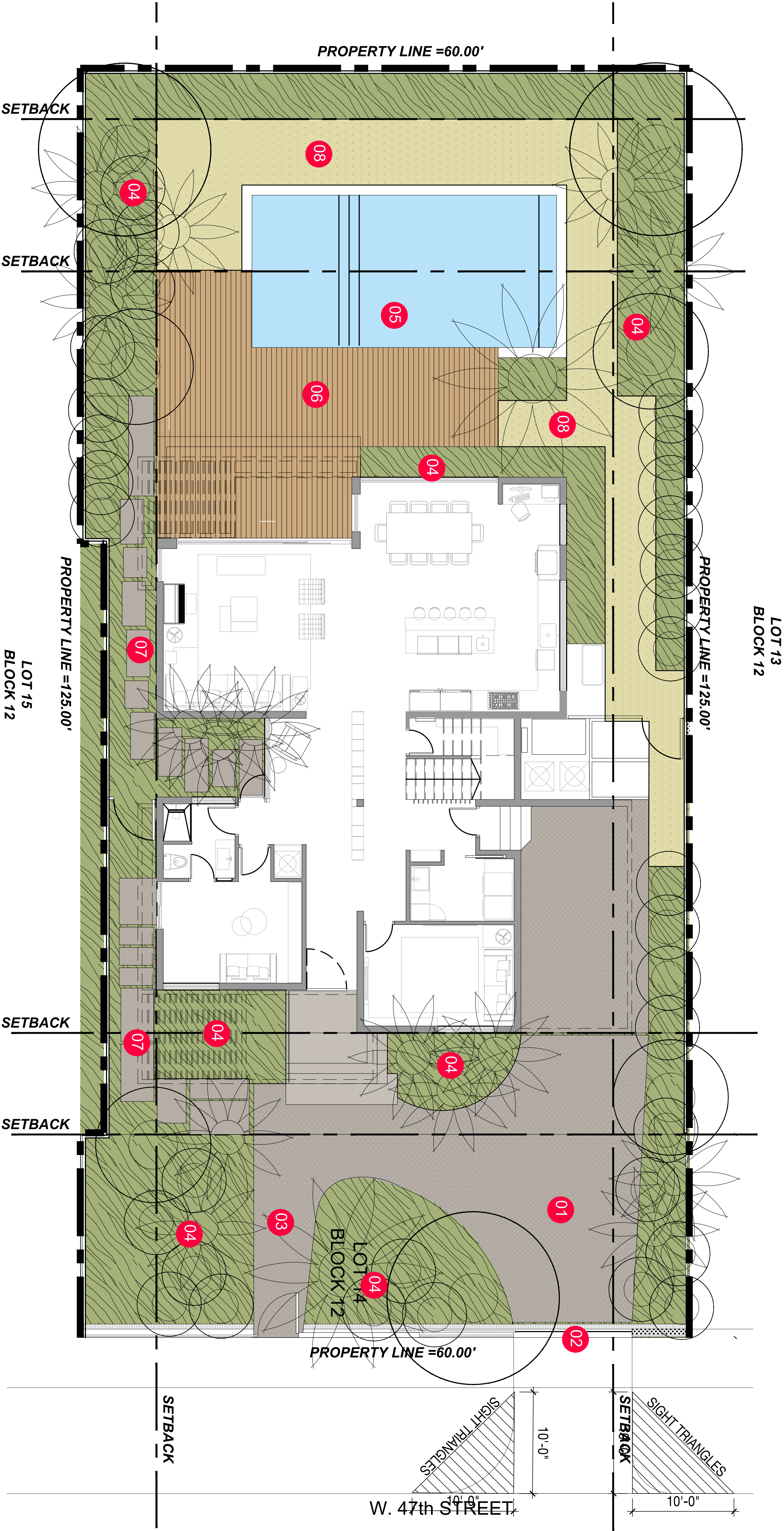
TD-110

LEGEND

1. VEHICULAR ACCESS
2. SLIDING GATE
3. PEDESTRIAN ACCESS
4. LANDSCAPE AREA
5. POOL
6. POOL DECK
7. PEDESTRIAN CIRCULATION
8. LAWN AREA

LAND

2810 NORTH MIAMI AVENUE
MIAMI, FL 33127
305.433.4885
WWW.LAND.DESIGN

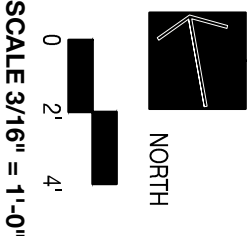


BENICHOU RESIDENCE

1025 W 47TH STREET, MIAMI BEACH, FL.

SEAL (MARSH C. KRIPLEN-LA6667007)

SITE PLAN	
DATE	ISSUE
07/12/2019	D98 SET
09/06/2019	FINAL SUBMITTAL



SCALE 3/16" = 1'-0"

LPLN

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PLANTING NOTES

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- SPECIFIED PLANT MATERIAL SIZES SHALL BE CONSIDERED MINIMUM SIZES.
- FINISH GRADE OF PLANTING BEDS SHALL BE ONE (1) INCH BELOW ADJACENT FLATWORK, UNLESS SPECIFIED OTHERWISE.
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PLANTING SCHEDULE

APR. QUANTITY	BOTANICAL NAME	COMMON NAME	SPECIFICATIONS
TREES			
4	CLUSIA ROSEA	AUTOGRAPH TREE	200 GAL
3	COCCOLOBA UVIFERA	SEA GRAPE	300 GAL
PALMS			
2	DICTYOSPERMA ALBUM	HURRICANE PALM	FG 20 CT
2	DICTYOSPERMA ALBUM	HURRICANE PALM	FG 25 CT
2	DICTYOSPERMA ALBUM	HURRICANE PALM	FG 30 CT
2	SABAL DOMINGENSIS	DOMINICAN SABAL	FG 20 CT
3	SABAL PALMETTO	SABAL PALM	FG 20 CT
4	SABAL PALMETTO	SABAL PALM	FG 25 CT
2	SABAL PALMETTO	SABAL PALM	FG 30 CT
NATIVE UNDERSTORY TREES			
3	CONOCARPUS EFFECTUS SPP	GREEN BUTTOWOOD	45 GAL
5	CANELLA WINTERANA	CINNAMON BARK	45 GAL
10	PIMENTA RACEMOSA	BAY RUM	45 GAL
BAMBOO			
15	BAMBUSIA TEXTILIS	BAMBOO	45 GAL

TREES IMAGES



CLUSIA ROSEA
AUTOGRAPH TREE



COCCOLOBA UVIFERA
SEA GRAPE



BAMBUSIA TEXTILIS
BAMBOO

BAMBOO IMAGES

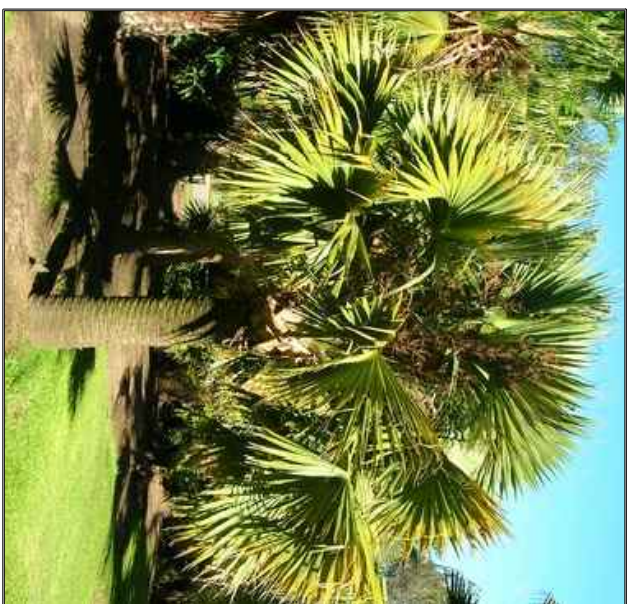
PALMS IMAGES



DICTYOSPERMA ALBUM
HURRICANE PALM



SABAL PALMETTO
SABAL PALM



SABAL DOMINGENSIS
DOMINICAN SABAL

UNDERSTORY TREES IMAGES



CONOCARPUS EFFECTUS
GREEN BUTTOWOOD



CANELLA WINTER
CINNAMON BARK



PIMENTA RACEMOSA
BAY RUM

LANDSCAPE LEGEND

MUNICIPALITY: <u>City of Miami Beach</u>			
ZONING CLASS: RS-4		LOT AREA: <u>7,500</u>	ACRES: <u>0.1722</u>
ORDINANCE/CODE SECTION: <u>CITY OF MIAMI BEACH SECTION 126</u>			
OPEN SPACE		REQUIRED/ ALLOWED	PROVIDED
A.	Sq. Ft. of required Open Space	<u>3,750</u>	<u>4,931</u>
	Lot area: <u>7,500</u>		
	Multiplier: <u>50%</u>		
B.	Sq. Ft. of parking for open space	<u>20</u>	<u>20</u>
	Parking spaces: <u>2</u>		
	Multiplier: <u>10</u> sf/space		
C.	Total Sq. Ft. of landscaped Open Space required	<u>3,770</u>	<u>4,951</u>
LAWN AREA			
A.	Total Sq. Ft. of landscaped Open Space	<u>3,770</u>	<u>4,951</u>
B.	Maximum Lawn Area (total) permitted- Open space required: <u>3,770</u>	<u>754</u>	<u>593</u>
	Multiplier: <u>20%</u>		
TREES			
A.	Number of trees required per lot, less existing trees	<u>5</u>	<u>5</u>
	Required Trees: <u>5</u>		
	Existing trees: <u>0</u>		
B.	% Palms allowed	<u>0</u>	<u>0</u>
	Trees provided: <u>5</u>		
	Multiplier: <u>0%</u>		
PER CODE SECTION 126-6.C.10 PALMS DO NOT COUNT TOWARD MIN. TREE REQUIREMENTS			
C.	% Native required	<u>2</u>	<u>2</u>
	Trees provided: <u>5</u>		
	Multiplier: <u>30%</u>		
D.	% Drought tolerant and low maintenance species required	<u>3</u>	<u>3</u>
	Trees provided: <u>5</u>		
	Multiplier: <u>50%</u>		
STREET TREES			
A.	Street trees (maximum average spacing of 20' o.c.)	<u>3</u>	<u>3</u>
	Linear ft. of street frontage: <u>60</u>		
	Multiplier: <u>20</u>		
	Existing trees: <u>0</u>		
B.	Street trees directly below power lines	<u>0</u>	<u>0</u>
	Linear ft. of street frontage: <u>0</u>		
	Multiplier: <u>20</u>		
SHRUBS			
A.	Number of shrubs required	<u>96</u>	<u>94</u>
	Lot and street trees required: <u>8</u>		
	Multiplier: <u>12</u>		
B.	% Native species required	<u>47</u>	<u>47</u>
	Shrubs provided: <u>94</u>		
	Multiplier: <u>50%</u>		
LARGE SHRUBS OR SMALL TREES			
A.	Number of shrubs or small tree required	<u>10</u>	<u>9</u>
	Shrubs required: <u>96</u>		
	Multiplier: <u>10%</u>		
B.	% Native species required	<u>5</u>	<u>5</u>
	Shrubs provided: <u>9</u>		
	Multiplier: <u>50%</u>		

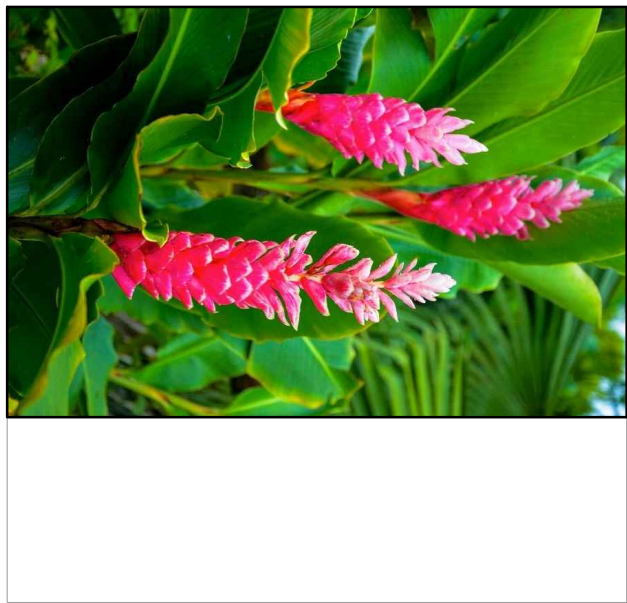
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PLANTING SCHEDULE

ABR. QUANTITY	BOTANICAL NAME	COMMON NAME	SPECIFICATIONS
SHRUBS & GROUNDCOVERS			
AP* 19	ALPINIA PURPURATA	PINK GINGER	15 GAL. 42" O.C.
BS 41	BOUGAINVILLEA SP	BOUGAINVILLEA	3 GAL. 24" O.C.
MD 72	MONSTERA DELICIOSA	SWISS CHEESE PLANT	3 GAL. 36" O.C.
NB 77	NEPHROLEPIS BISERRATA	MACHO FERN	1 GAL. 24" O.C.
OP 125	OPHIOPOGON JAPONICUS	MONDO GRASS	10 GAL. 12" O.C.
PB 88	PHILODENDRON BURLE MARX	BURLE MARX PHILODENDRON	3 GAL. 24" O.C.
PN 63	PSYCHOTRIA NERVOSA	WILD COFFEE	5 GAL. 24" O.C.
TD 16	TRIPSACUM DACTYLOIDES	FAKAHATCHEE	7 GAL. 42" O.C.
GRASSES			
ZG+ 800 SqFt	ZOYSIA JAPONICA	ZOYSIA GRASS	SOD

SHRUBS & GROUNDCOVERS IMAGES



ALPINIA PURPURATA
PINK GINGER



BOUGAINVILLEA SP
BOUGAINVILLEA



MONSTERA DELICIOSA
SWISS CHEESE PLANT



NEPHROLEPIS BISERRATA
MACHO FERN



OPHIOPOGON JAPONICUS
MONDO GRASS



PHILODENDRON BURLE MARX
BURLE MARX PHILODENDRON



PSYCHOTRIA NERVOSA
WILD COFFEE



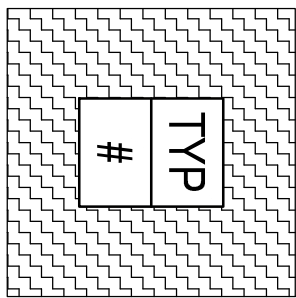
TRIPSACUM DACTYLOIDES
FAKAHATCHEE

GRASSES IMAGES

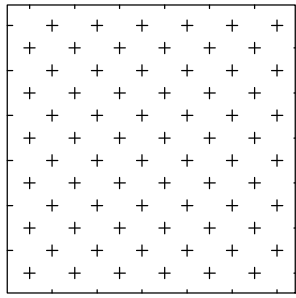


ZOYSIA JAPONICA
ZOYSIA GRASS

PLANTING LEGEND



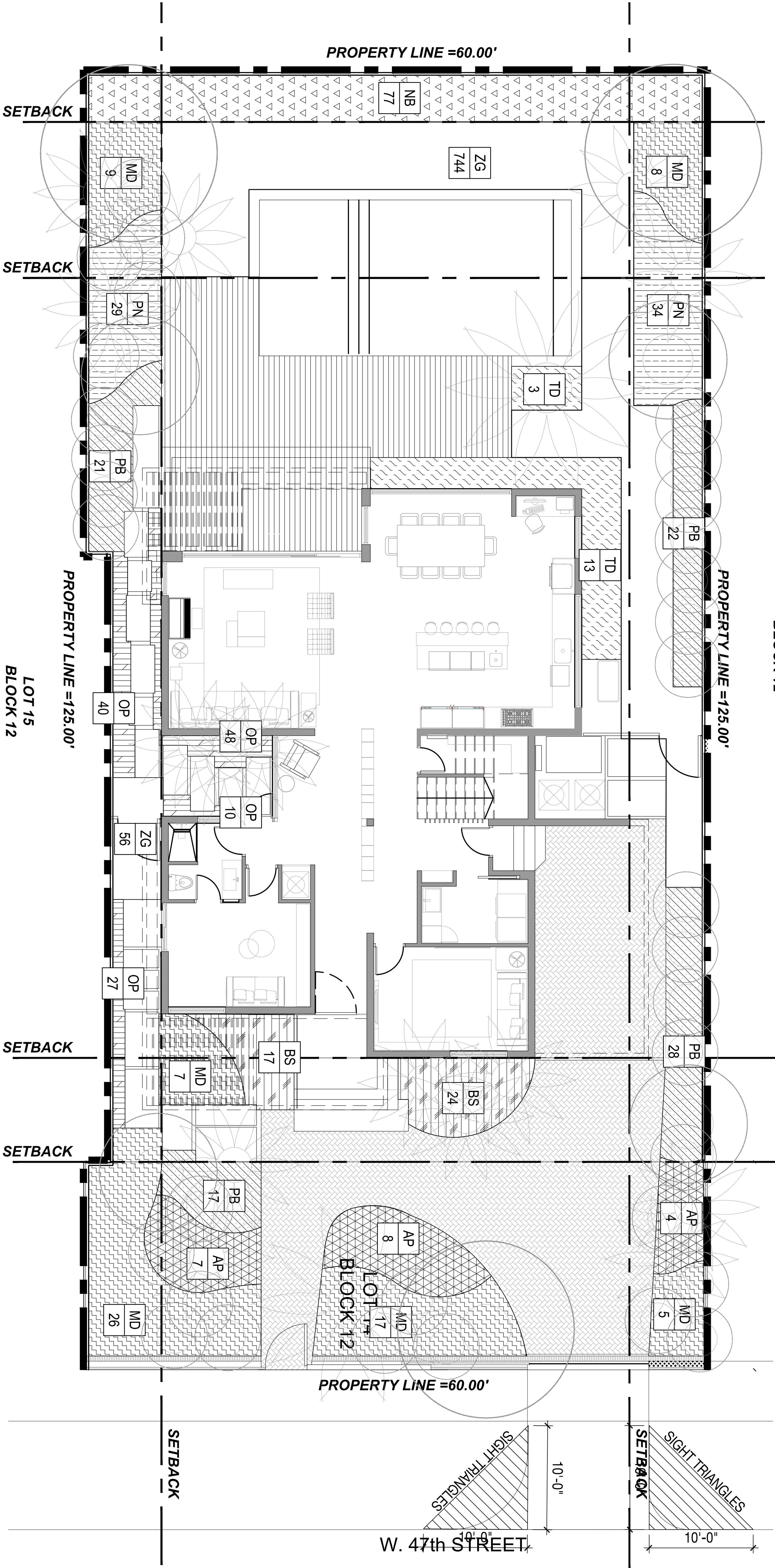
PROPOSED
GROUNDCOVER



PROPOSED
LAWN

LAND

2810 NORTH MIAMI AVENUE
MIAMI BEACH, FL 33137
305.435.4886
WWW.LAND.DESIGN

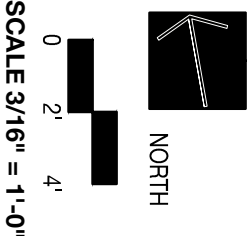


BENICHOU RESIDENCE

1025 W 47TH STREET, MIAMI BEACH, FL.

SEAL (MARSH, C. KRIPLEN, LA6667007)

UNDERSTORY PLANTING PLAN	
DATE	ISSUE
07/12/2019	DRG SET
09/06/2019	FINAL SUBMITTAL



L430

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BENICHOU RESIDENCE

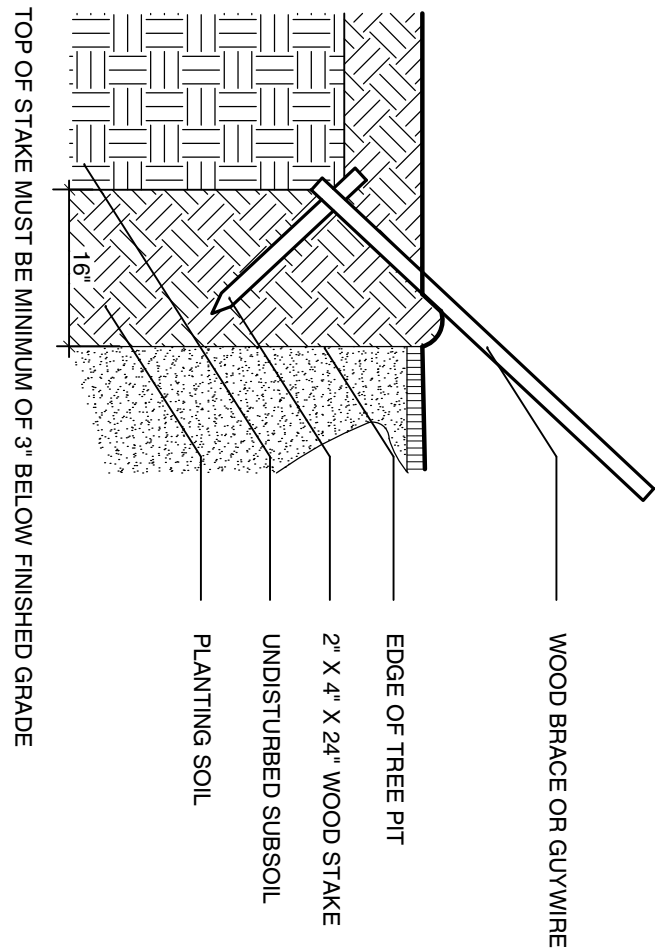
1025 W 47TH STREET, MIAMI BEACH, FL.

SEAL (MARSH C. KRIPPLEN-LA6667007)

PLANTING DETAILS	
DATE	ISSUE
07/12/2019	DSB SET
09/08/2019	FINAL SUBMITTAL

L450

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1 STAKING DETAIL

SCALE: NOT TO SCALE

PREPARATION:
STAKE AT LATERAL IN DRY, CLEAN AREA. COVER TO PROTECT FROM RAIN AND MINIMIZE DUST. COORDINATE RUN-OFF CONTROL WITH SITE DRAINAGE. STAKE SHOULD BE PLACED IN A LOCATION THAT DOES NOT INTERFERE WITH PLANTING OR FUTURE CONSTRUCTION. TEST EXISTING SOIL TO ENSURE IT IS FREE OF EXCESSIVE CLAY OR SALT AND ANY CHEMICALS/PESTICIDES WHICH MAY HARM PLANT HEALTH.
EXISTING MATERIAL:
IF RECOMPACTING EXISTING SITE SOIL, REMOVE ALL ROOTS AND ROCK LARGER THAN 2" IN SIZE. REMOVE ALL PLASTIC, METAL AND MANMADE DEBRIS.

MIX:
50% EXISTING SOIL
10% COCO PEAT
10% COMPOST
20% CLEAN SAND
10% PERLITE

BLEND QUANTITIES NEEDED BY HAND OR MACHINE.

INSTALLATION:
REFER TO APPROPRIATE DETAILS FOR AMENDMENTS, COMPACTION DEPTHS ETC.
GENERAL, REFER TO LANDSCAPE NOTES FOR ADDITIONAL INFORMATION.

4 PLANTING SOIL - TYPICAL

MULCH:
PINE STRAW, FOR USE IN GENERAL PLANTING AREAS AND ON SLOPES GREATER THAN 10%.

MIX CHB:
MINI PINE BARK NUGGETS, FOR USE IN SPECIALTY AREAS.

MULCH C:
METALIZED MULCH, FOR USE IN GENERAL PLANTING AREAS AND ON SLOPES GREATER THAN 10%.

BLEND QUANTITIES NEEDED BY HAND OR MACHINE.

INSTALLATION:
REFER TO APPROPRIATE DETAILS FOR EXTENTS AND DEPTHS.

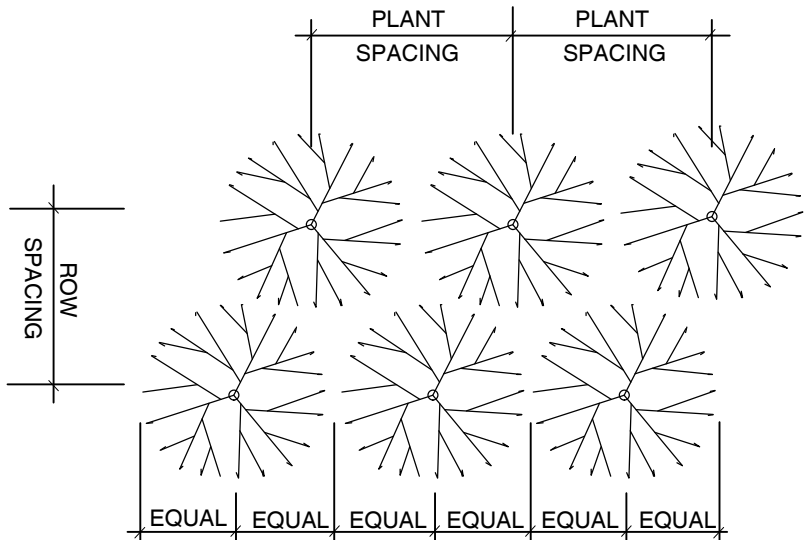
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5 MULCH - TYPICAL

MIX:
850, MULCH AND PINE SAND

SUPPLIER: ALUS PEET AND SOIL 961/724,700

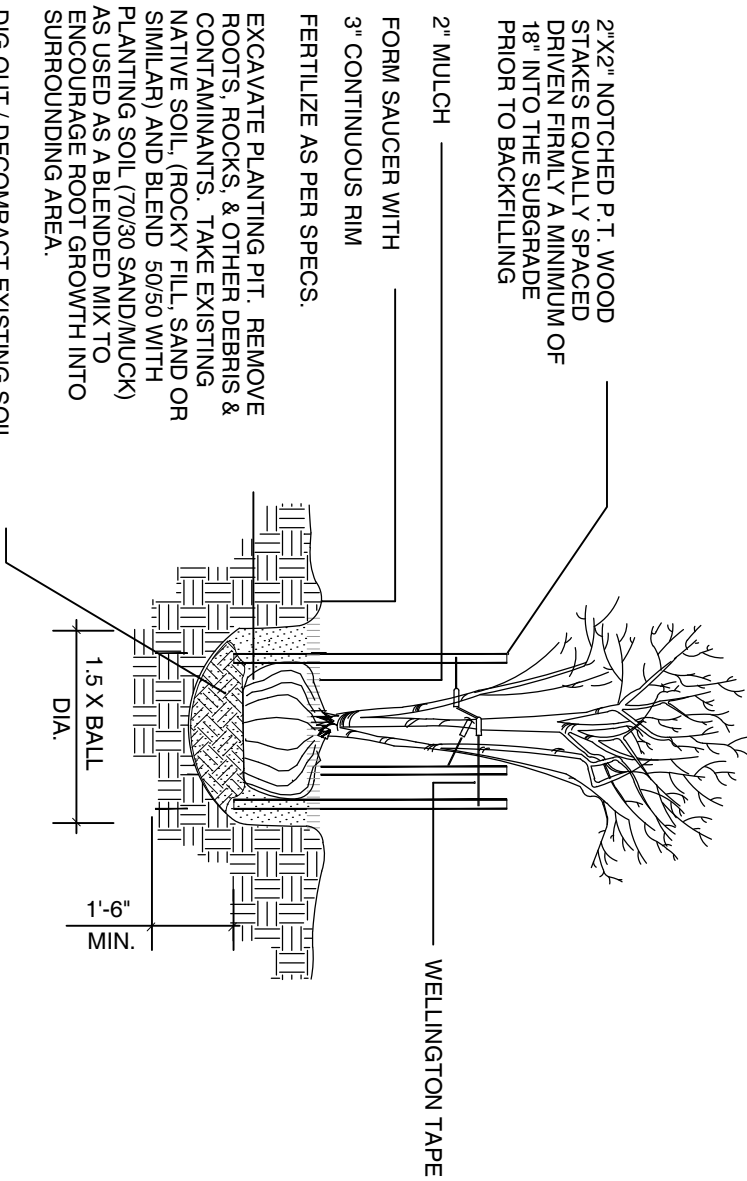
6 PLANTING SOIL - LAWN TOP DRESSING



PLANT SPACING	ROW SPACING
12"	10.4"
18"	15.6"
24"	20.8"
30"	26.0"
36"	31.2"
48"	41.6"
60"	52.0"

2 PLANT SPACING

SCALE: NOT TO SCALE

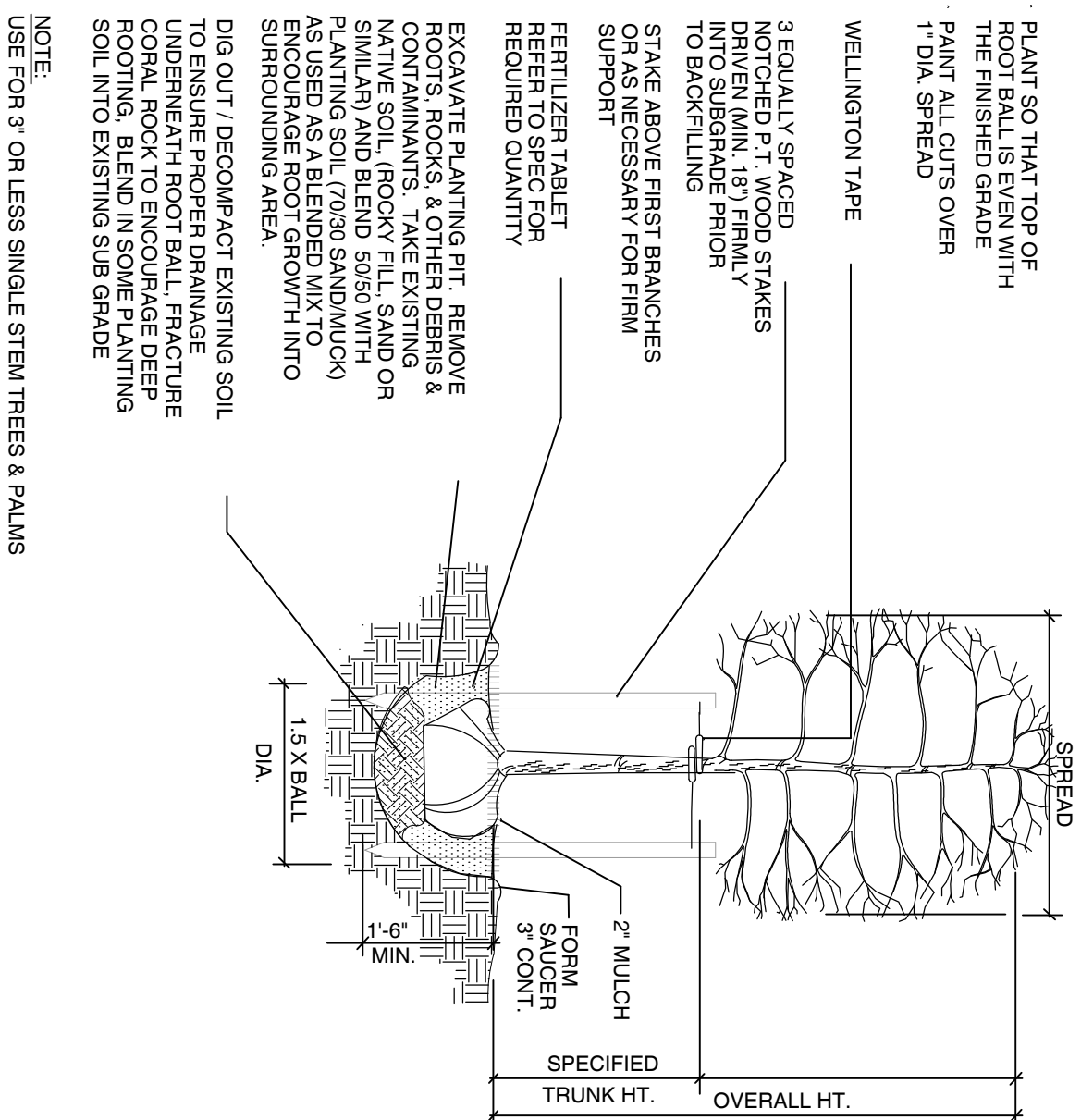


DIG OUT / DECOMPACT EXISTING SOIL TO ENSURE PROPER DRAINAGE UNDERNEATH ROOT BALL. FRACTURE CORAL ROCK TO ENCOURAGE DEEP ROOTING. BLEND IN SOME PLANTING SOIL INTO EXISTING SUB GRADE AS FEASIBLE.

7 MULTI TRUNK TREE- PLANTING & STAKING

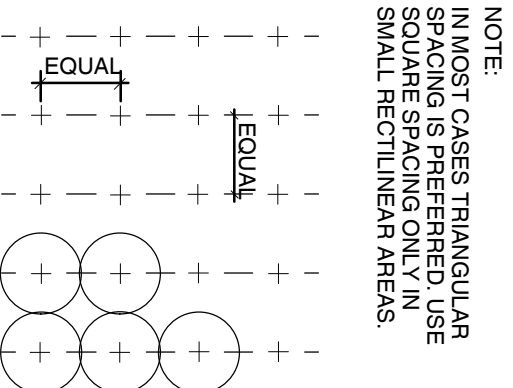
SCALE: NOT TO SCALE

CALIPER	TIES	STRAUS	STAKES
1" - 1 1/2"	2	1 # 12	2 - 2 X 2
1 1/2" - 2"	3	1 # 12	3 - 2 X 2
2" - 3"	3	2 # 12	2 - 2 X 2

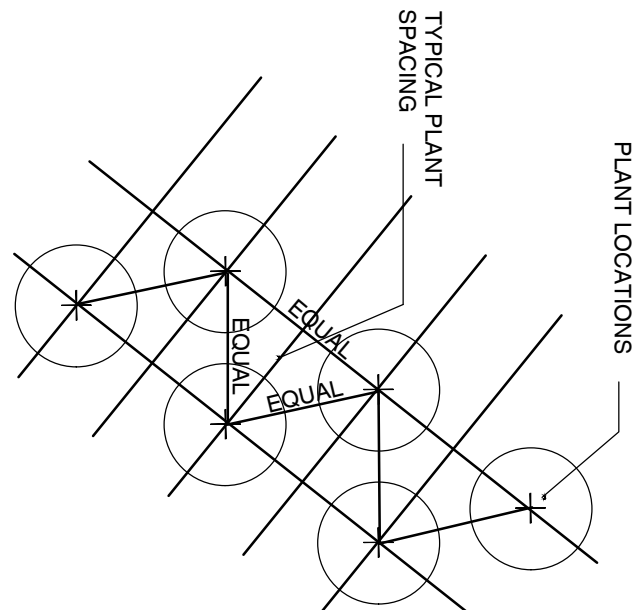


10 CANOPY AND PALM TREE- PLANTING & VERTICAL STAKING

SCALE: NOT TO SCALE

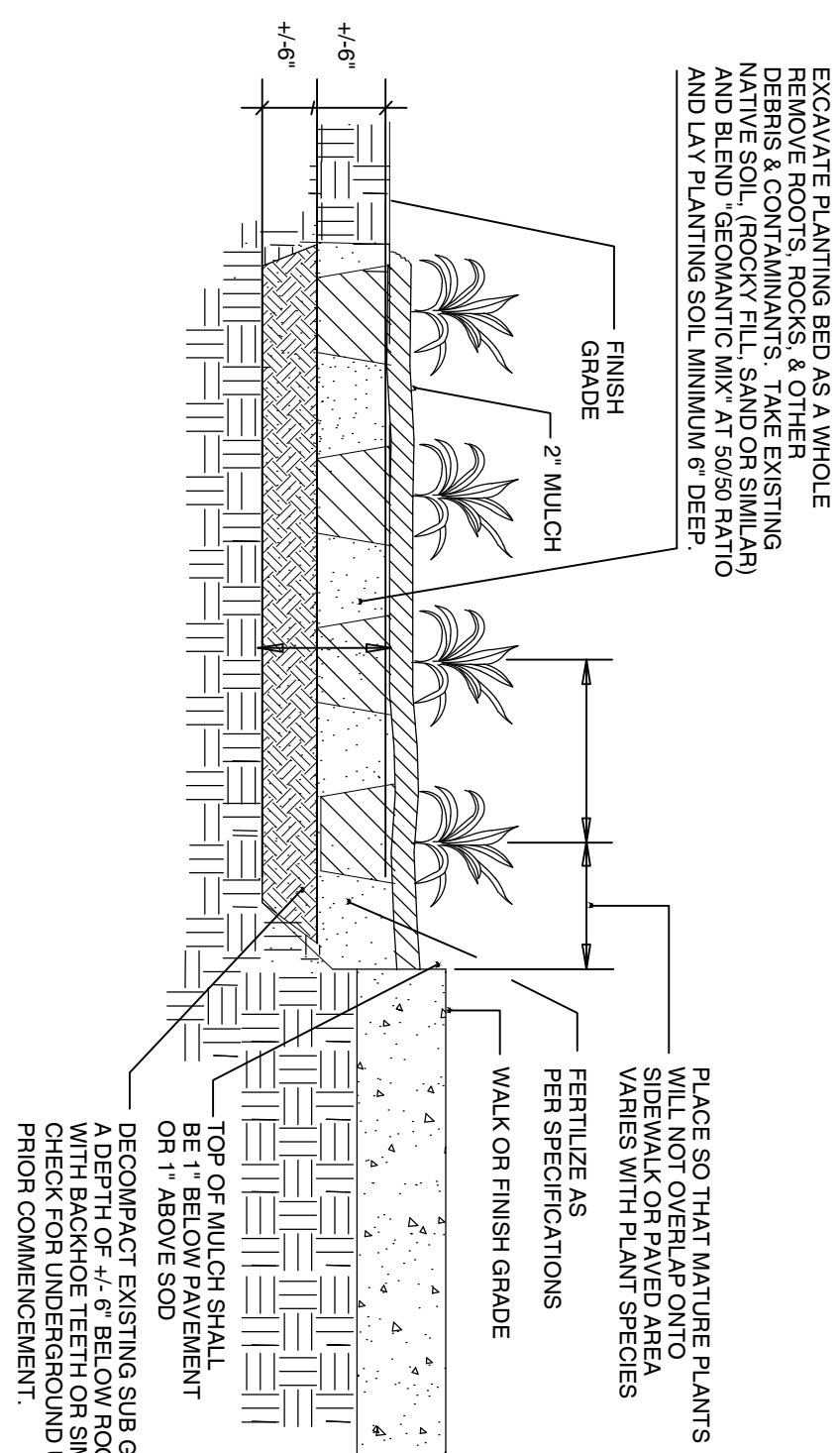


NOTE:
IN MOST CASES TRIANGULAR SPACING IS PREFERRED. USE SQUARE SPACING ONLY IN SMALL RECTILINEAR AREAS.



NOTE:
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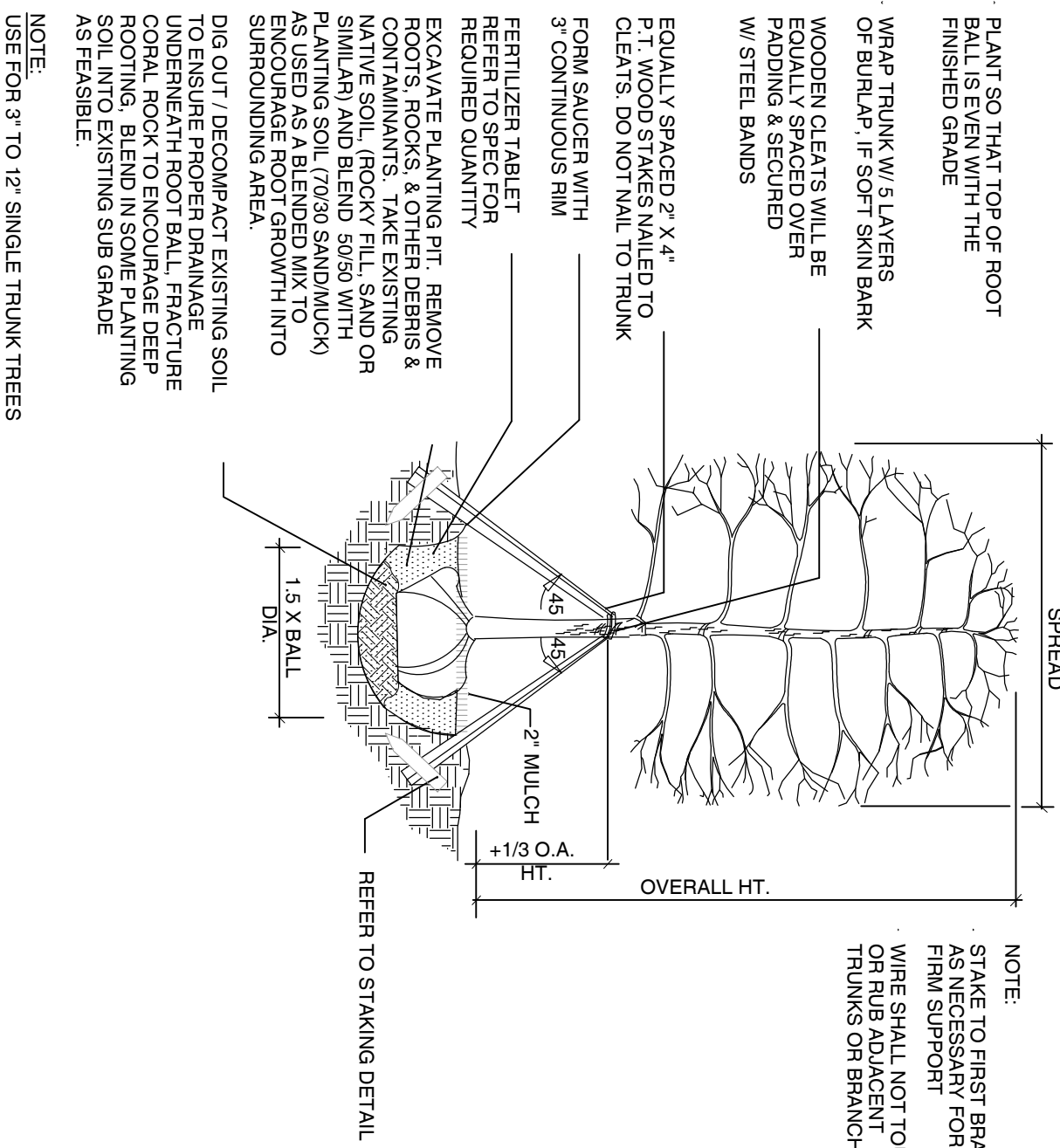
NOTE:
IN MOST CASES TRIANGULAR SPACING IS PREFERRED. USE SQUARE SPACING ONLY IN SMALL RECTILINEAR AREAS.



8 SHRUB- HEDGE AND MASS PLANTING

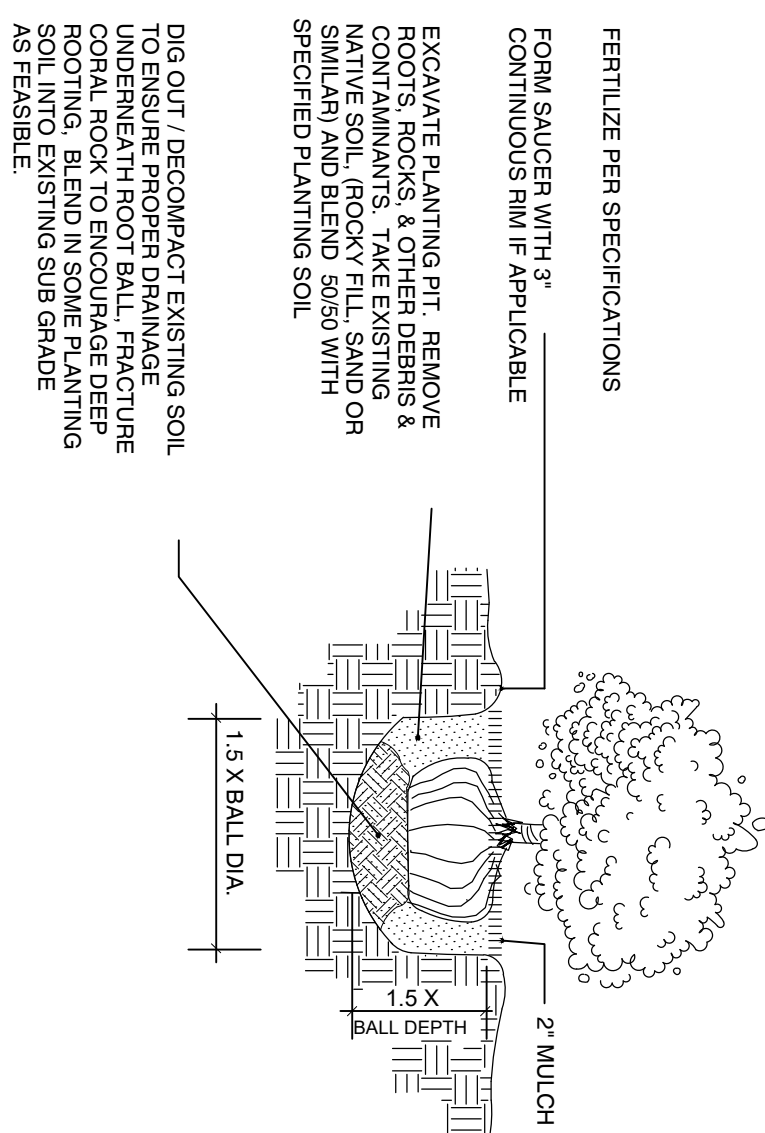
SCALE: NOT TO SCALE

CALIPER	CLEFTS	STRAPS	BRACES	NAILS
3" - 6"	2 x 4 x 6"	1 # 12	3 - 2 X 4	2 - 16d
6" - 10"	2 x 4 x 12"	1 # 12	3 - 2 X 4	3 - 16d
10" - 16"	2 x 4 x 12"	2 # 12	4 - 2 X 4	3 - 16d



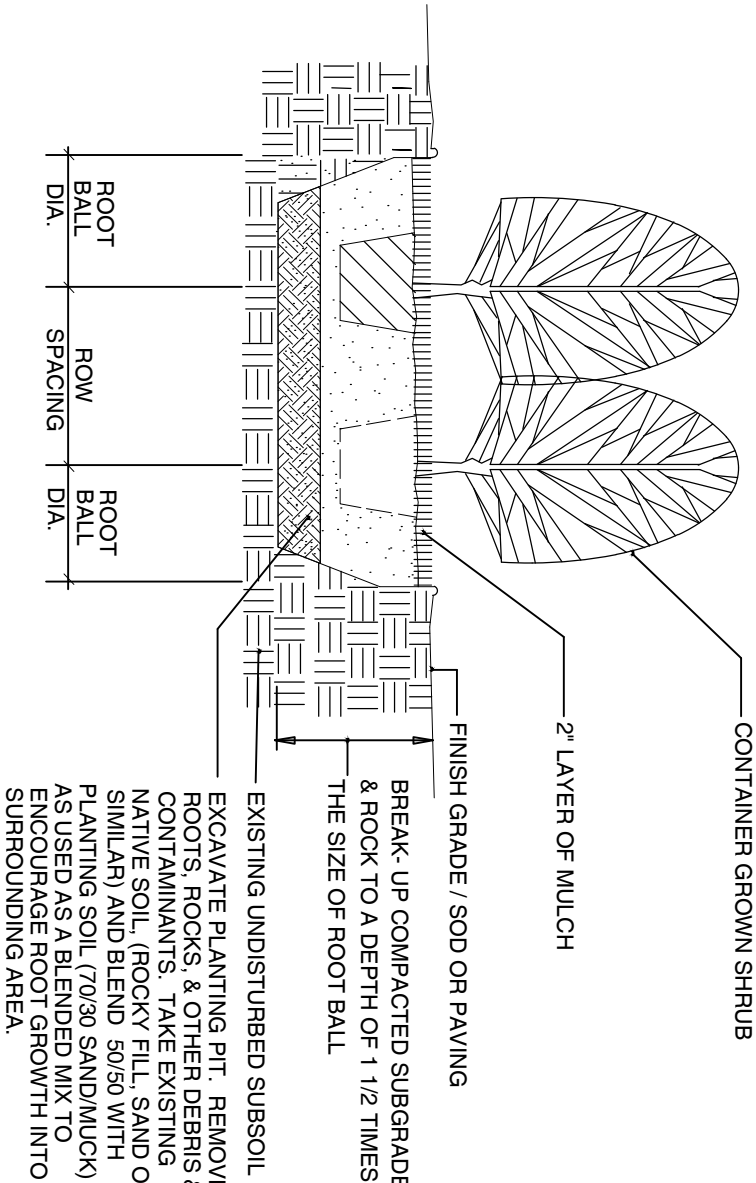
11 CANOPY TREE- PLANTING & TRIPLE BRACE STAKING

SCALE: NOT TO SCALE



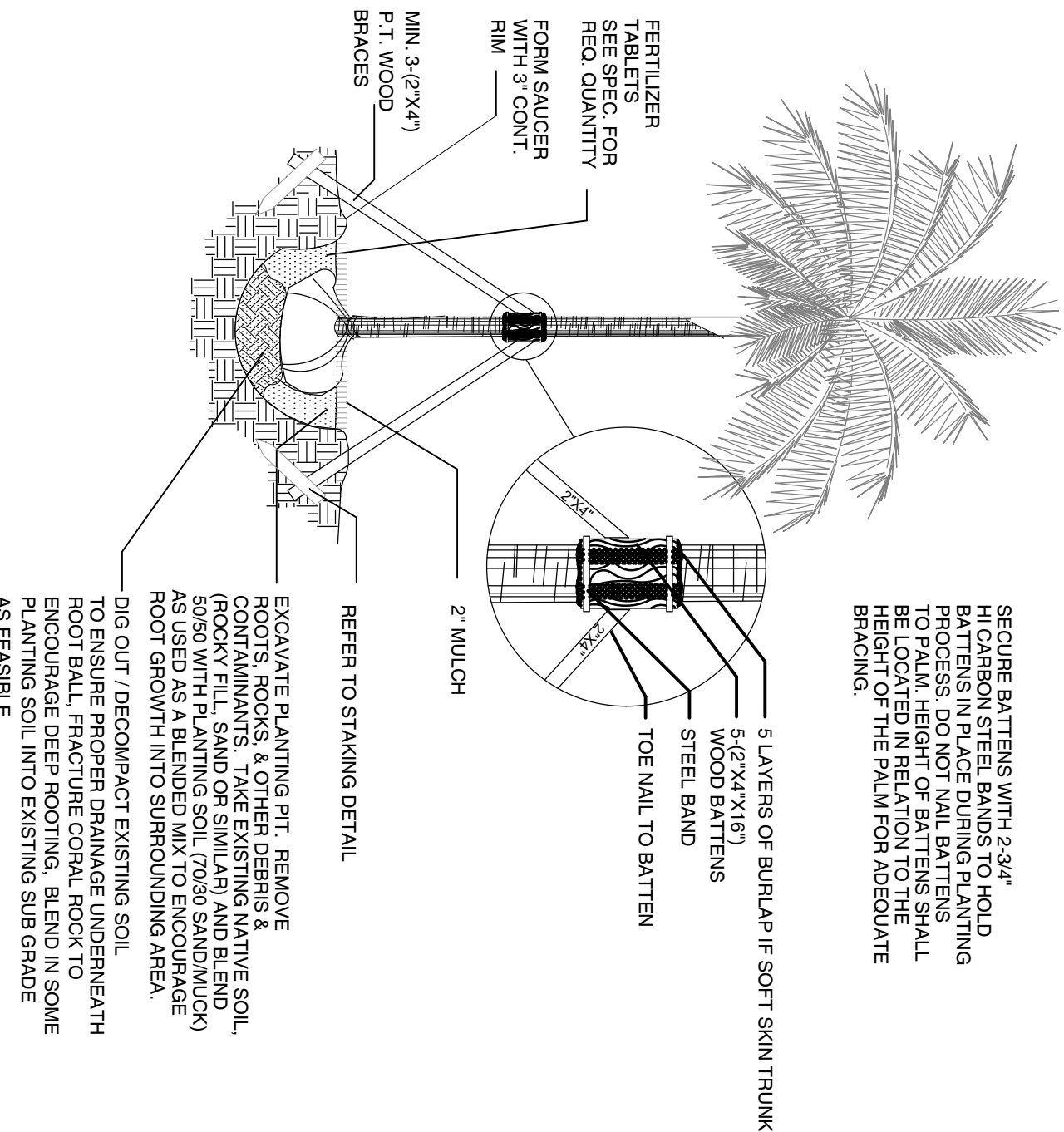
3 SHRUB PLANTING

SCALE: NOT TO SCALE



9 SHRUB- HEDGE AND MASS PLANTING

SCALE: NOT TO SCALE



12 PALM- PLANTING & STAKING

SCALE: NOT TO SCALE