

[STRANG]

2900 SW 28TH TERRACE, SUITE 301
MIAMI, FL 33133

PH: 305-373-4990
FIRM LICENSE # AA26001123
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PROJECT LOCATION:
1710 W 23rd STREET
MIAMI BEACH, FL 33140, USA
FOLIO #:
02-3228-001-1660

PROJECT CLIENT(S) / OWNER(S):
STEPHEN + ATHENA BRADWAY

ARCHITECT:
MAX WILSON STRANG, FAIA
LICENSE # AR0017183
2900 SW 28TH TERRACE, SUITE 301
MIAMI, FL 33133
STRUCTURAL ENGINEERING:
TBD

MEP ENGINEERING:
TBD

LANDSCAPE ARCHITECT:
[STRANG] LANDSCAPE
330 NORTH ANDREWS AVE, SUITE 301
FT. LAUDERDALE, FL 33301
PH 305-373-4990

CIVIL ENGINEER:
TBD

PROJECT NAME:
BRADWAY RESIDENCE

PROFESSIONAL SEAL(S):

	11/18/19	FIRST SUBMITTAL
No.	DATE	DESCRIPTION

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Project ID:
BRADWAY RES.

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11/18/2019

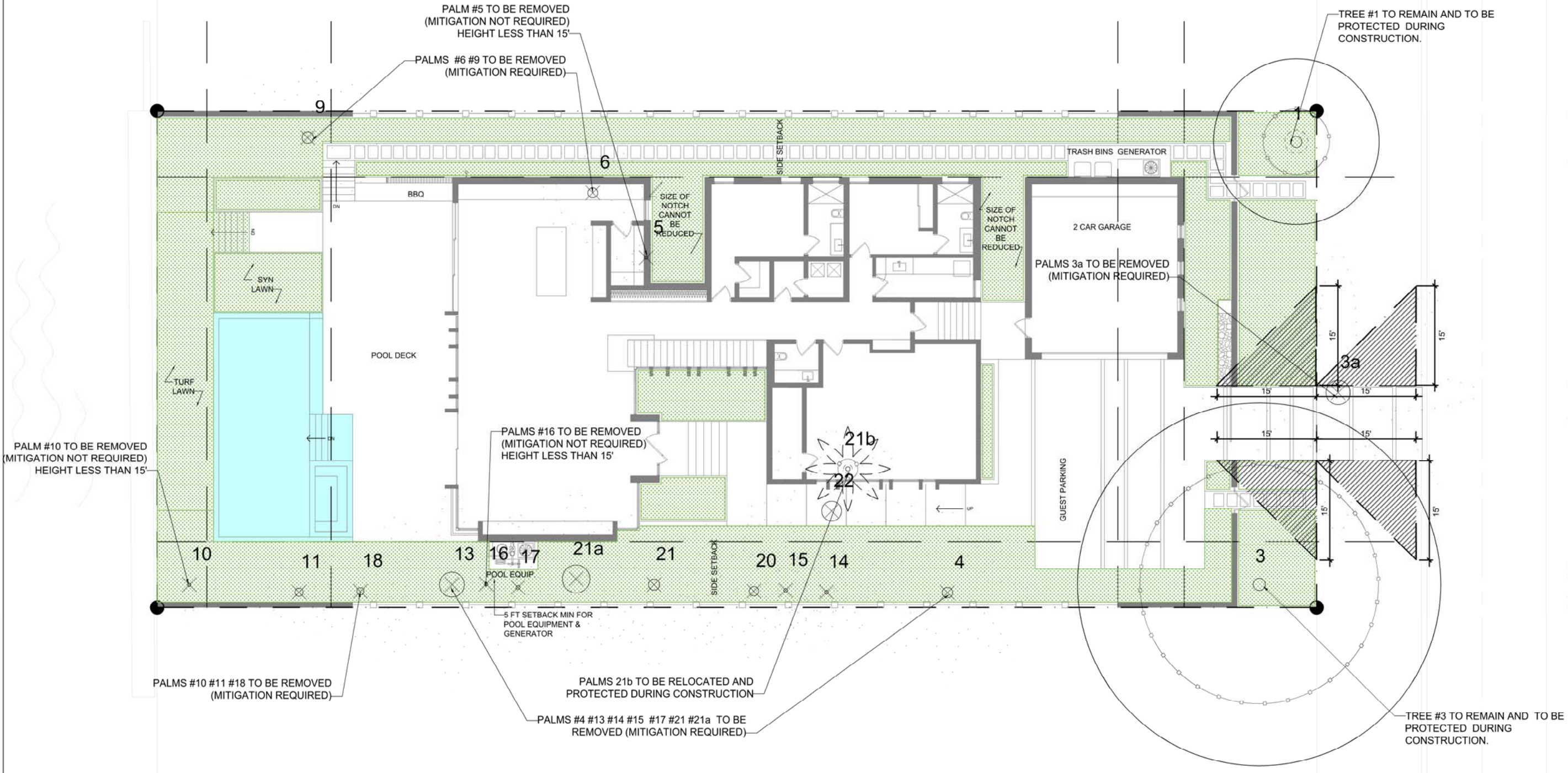
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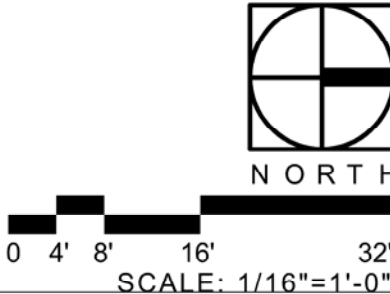
Sheet Title:
TREE
DISPOSITION
PLAN

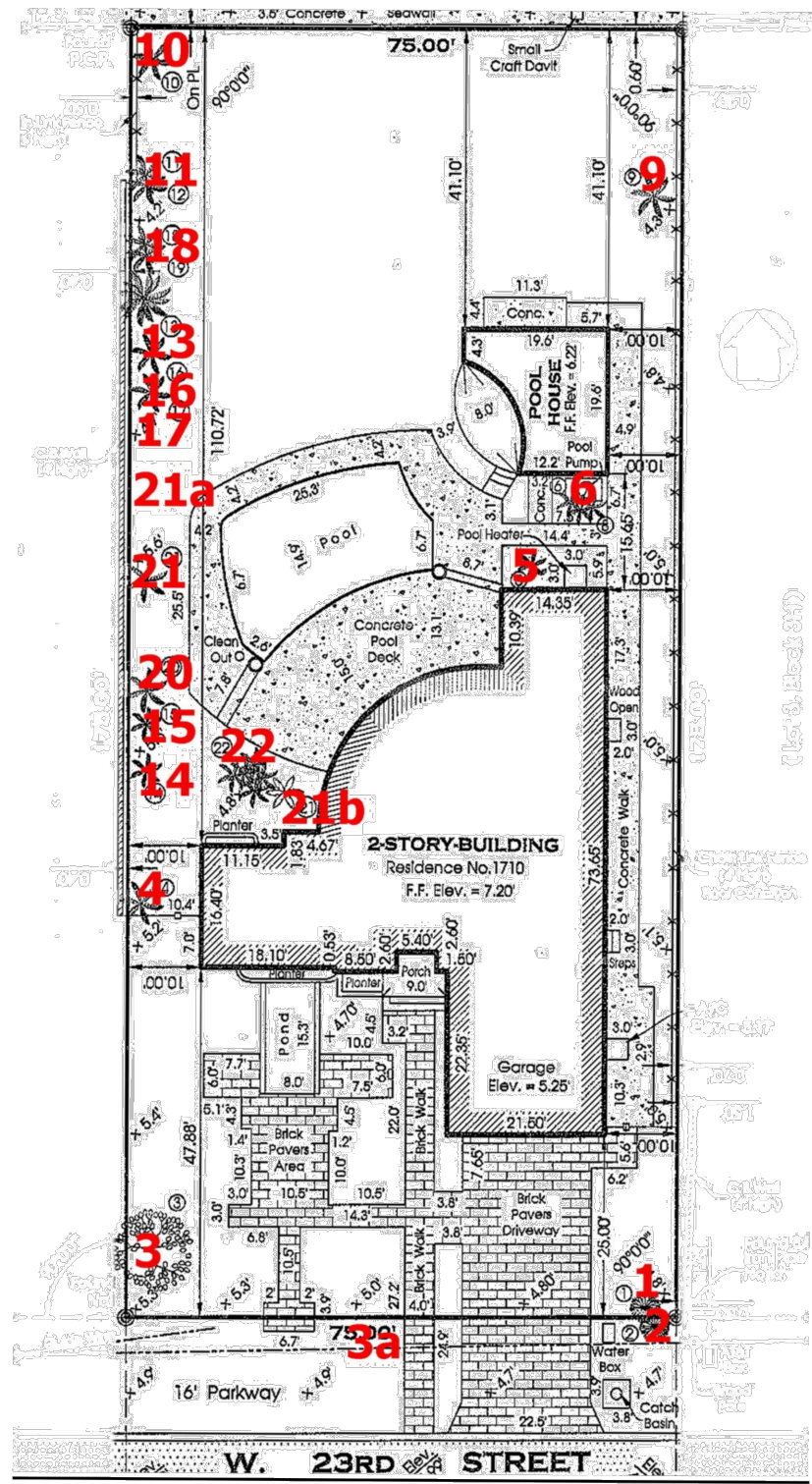
Sheet No:

TD-100



TREE LEGEND	PALM LEGEND
ID TAG TPZ TREE TO REMAIN TRUNK DIAMETER CRZ CANOPY DIAMETER TREE TO RELOCATE TREE TO REMOVE	ID TAG TPZ PALM TO REMAIN TRUNK DIAMETER CRZ CANOPY DIAMETER PALM TO RELOCATE PALM TO REMOVE





ARBORIST DISPOSITION PLAN

N.T.S

TREE PROTECTION NOTES:

- ALL TREE RELOCATION AND REPLACEMENT SHALL BE DONE IN ACCORDANCE WITH STANDARD FORESTRY PRACTICES AND PROCEDURES AND ALL SUCH PLANTINGS SHALL BE MAINTAINED AND ATTENDED TO PROMOTE SUCCESSFUL ESTABLISHMENT THEREOF.
- DURING CONSTRUCTION, ALL REASONABLE STEPS SHALL BE TAKEN TO PREVENT THE DAMAGE OF VEGETATION DESIGNATED FOR PRESERVATION. VEGETATION DESTROYED OR DAMAGED MUST BE REPLACED BY VEGETATION OF EQUAL OR BETTER ENVIRONMENTAL VALUE, OR AS SPECIFIED BY THE CITY IN WHICH THE PROJECT IS LOCATED.
- NO EXCESS SOIL, ADDITIONAL FILL, EQUIPMENT, LIQUIDS OR CONSTRUCTION DEBRIS SHALL BE PLACED WITHIN THE DRIP LINE OF ANY VEGETATION THAT IS BEING PRESERVED IN ITS PRESENT LOCATION, OR RELOCATED MATERIAL. ADDITIONALLY, NO SOIL SHALL BE REMOVED FROM THE DRIP LINE OF ANY OF SAID TREES.
- PROTECTIVE BARRIERS SHALL BE ERCTED FOR ALL EXISTING TREES TO REMAIN IN PLACE, AS SHOWN IN THE DETAILS. THE PROTECTIVE BARRIERS SHALL BE INSTALLED AND MAINTAINED FOR THE PERIOD OF TIME BEGINNING WITH THE COMMENCEMENT OF ANY LAND CLEARING OR BUILDING OPERATIONS, AND ENDING WITH THE COMPLETION OF THE PERMITTED CLEARING OR BUILDING CONSTRUCTION WORK ON THE SITE.
- AN ON SITE REPRESENTATIVE MUST BE PRESENT AND RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL VEGETATION PROTECTIVE BARRIERS. THE REPRESENTATIVE SHALL BE RESPONSIBLE FOR SUPERVISING THE REMOVAL OF ALL EXISTING VEGETATION PERMITTED TO BE REMOVED. THE REPRESENTATIVE SHALL BE ON SITE AT ALL TIMES DURING THE VEGETATION AND CLEARING OPERATIONS.
- NO WORK SHALL COMMENCE WITHOUT RECEIVING ALL OF THE APPROPRIATE TREE PROTECTION, TREE REMOVAL AND TREE RELOCATION PERMITS.
- FOR TREES TO BE REMOVED, ALL CUTTINGS, LEAVES, BRANCHES ETC, MUST BE PROMPTLY REMOVED FROM THE SITE. ALL STUMPS SHALL BE REMOVED BY UTILIZING A STUMP GRINDER OR REMOVING THE STUMP USING APPROPRIATE HYDRAULIC EQUIPMENT.
- TREES TO BE RELOCATED SHALL UNDERGO THE FOLLOWING PRIOR TO RELOCATION:
 - THE TREE SHALL BE STRUCTURALLY CROWN PRUNED IN ACCORDANCE WITH ACCEPTED ARBORIST STANDARDS IN PREPARATION FOR TREE RELOCATION.
 - AFTER A PERIOD OF 60 DAYS AFTER CROWN PRUNING, 1/2 OF THE ROOT BALL (1/2 OF THE CIRCUMFERENCE) SHALL BE ROOT PRUNED IN ACCORDANCE WITH ACCEPTED ARBORIST STANDARDS. THE DISTANCE OF THE ROOT PRUNING EXCAVATION AREA SHALL BE AN APPROPRIATE DISTANCE FROM THE TRUNK AS DESIGNATED IN ACCEPTED ARBORISTS STANDARDS.
 - AFTER A SECOND PERIOD OF 60 DAYS, THE REMAINING 1/2 OF THE ROOT BALL SHALL BE ROOT PRUNED AS DESIGNATED ABOVE.
 - AFTER A THIRD PERIOD OF 60 DAYS, THE TREE SHALL THEN BE RELOCATED IN ACCORDANCE WITH ACCEPTED ARBORIST PRACTICES TO ITS FINAL LOCATION.
 - THE TREES WILL BE READY FOR RELOCATION AFTER A TOTAL PERIOD OF 180 DAYS AND ORDERLY SATISFACTION OF THE STEPS NOTED ABOVE.
 - IN THE EVENT THESE GUIDELINES DIFFER FROM LISTED ACCEPTED ARBORIST STANDARDS, THE ARBORISTS STANDARDS SHALL PREVAIL.
- RELOCATED TREE SHALL BE PROPERLY IRRIGATED TO ASSURE THEIR SURVIVAL BOTH PRIOR TO RELOCATION (DURING ROOT PRUNING PROCESS) AND AFTER RELOCATION. ONCE THE TREE HAS BEEN RELOCATED, PROPER IRRIGATION SHALL INCLUDE BOTH BUBBLERS OVER THE ROOT ZONE, AND MIST HEADS IN THE CROWN THAT ADEQUATELY RINSE THE ENTIRE CROWN OF THE TREE (SEE DETAILS).

Appendix – A – Measurements and condition rating

	Scientific name	Common name	DBH	H/Ct	Canopy	Condition	TPZ
1	Podocarpus macrophyllus	Podocarpus	21"	25'	25'	Good	5'
2	Same as 1						
3	Kigelia pinnata	Sausage tree	22"	35'	55'	Good	18'
3a	Roystonea regia	Royal palm	19"	30'	28'	Good	5'
4	Roystonea regia	Royal palm	18"	16'	28'	Good	5'
5	Adonidia merrillii	Christmas palm	6"	16'	10'	Moderate	3'
6	Adonidia merrillii	Christmas palm	18"	20'	20'	Moderate	3'
7	Same as 6						
8	Same as 6						
9	Roystonea regia	Royal palm	21"	55'	26'	Moderate	6'
10	Adonidia merrillii	Christmas palm	6"	9'	12'	Good	3'
11	Adonidia merrillii	Christmas palm	13"	17'	15'	Moderate	4'
12	Same as 11						
13	Roystonea regia	Royal palm	45"	35'	32'	Good	6'
14	Adonidia merrillii	Christmas palm	7"	12'	16'	Good	3'
15	Adonidia merrillii	Christmas palm	7"	12'	16'	Good	3'
16	Veitchia montgomeryana	Montgomery palm	6"	20'	14'	Moderate	4'
17	Veitchia montgomeryana	Montgomery palm	7"	25'	18'	Moderate	4'
18	Adonidia merrillii	Christmas palm	13"	22'	18'	Moderate	4'
19	Same as 18						
20	Roystonea regia	Royal palm	17"	24'	25'	Good	5'
21	Roystonea regia	Royal palm	20"	20'	28'	Good	5'
21a	Dypsis lutescens	Areca palm	50"	26'	30'	Poor	
21b	Dioon spinulosium	Mexican cycad	0	2'	13'	Good	3'
22	Adonidia merrillii	Christmas palm	36"	35'	28'	Moderate	4'

EXISTING TREE INVENTORY & DISPOSITION CHART

STATUS	REFERENCE #	SCIENTIFIC NAME	COMMON NAME	DBH	HEIGHT/C.T.	CANOPY	CONDITION	TPZ
REMAIN	1	PODOCARPUS MACROPHYLLUS	PODOCARPUS	21"	25'	25'	GOOD	5'
REMAIN	3	KIGELIA PINNATA	SAUSAGE TREE	22"	35'	55'	GOOD	18'
REMOVE	3a	ROYSTONEA REGIA	ROYAL PALM	19"	30'	28'	GOOD	5'
REMOVE	4	ROYSTONEA REGIA	ROYAL PALM	18"	16'	28'	MODERATE	3'
REMOVE	5	ADONIDIA MERRILLII	CHRISTMAS PALM	6"	16'	20'	MODERATE	3'
REMOVE	6	ADONIDIA MERRILLII	CHRISTMAS PALM	18"	20'	20'	MODERATE	3'
REMOVE	9	ROYSTONEA REGIA	ROYAL PALM	21"	55'	26'	MODERATE	6'
REMOVE	10	ADONIDIA MERRILLII	CHRISTMAS PALM	6"	9'	12'	GOOD	3'
REMOVE	11	ADONIDIA MERRILLII	CHRISTMAS PALM	13"	17'	15'	MODERATE	4'
REMOVE	13	ROYSTONEA REGIA	ROYAL PALM	45"	35'	32'	GOOD	6'
REMOVE	14	ADONIDIA MERRILLII	CHRISTMAS PALM	7"	12'	16'	GOOD	3'
REMOVE	15	ADONIDIA MERRILLII	CHRISTMAS PALM	7"	12'	16'	GOOD	3'
REMOVE	16	VEITCHIA MONTGOMERYANA	MONTGOMERY PALM	6"	20'	14'	MODERATE	4'
REMOVE	17	VEITCHIA MONTGOMERYANA	MONTGOMERY PALM	7"	25'	18'	MODERATE	4'
REMOVE	18	ADONIDIA MERRILLII	CHRISTMAS PALM	13"	22'	18'	MODERATE	4'
REMOVE	20	ROYSTONEA REGIA	ROYAL PALM	17"	24'	25	GOOD	4'
REMOVE	21	ROYSTONEA REGIA	ROYAL PALM	20"	20'	28'	GOOD	5'
REMOVE	21a	DYPSIS LUTESCENS	ARECA PALM	50"	26'	30'	GOOD	4'
RELOCATE	21b	DIOON SPINULOSIUM	MEXICAN CYCAD	0	2'	13'	GOOD	4'
REMOVE	22	ADONIDIA MERRILLII	CHRISTMAS PALM	36"	35'	28'	MODERATE	4'

PLEASE SEE APPENDIX A FOR TREE DISPOSITION SCHEDULE.

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FT. LAUDERDALE, FL 33301
PH 305-373-4990

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TBD

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No. DATE DESCRIPTION

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Project ID: Drawn By:
BRADWAY RES. SS / SSM
Print Date: Scale:
11/18/2019 AS INDICATED

Sheet Title: TREE
DISPOSITION
SCHEDULE

Sheet No:

TD-101

PROJECT LOCATION:
1710 W 23rd STREET
MIAMI BEACH, FL 33140, USA
FOLIO #:
02-3228-001-1660

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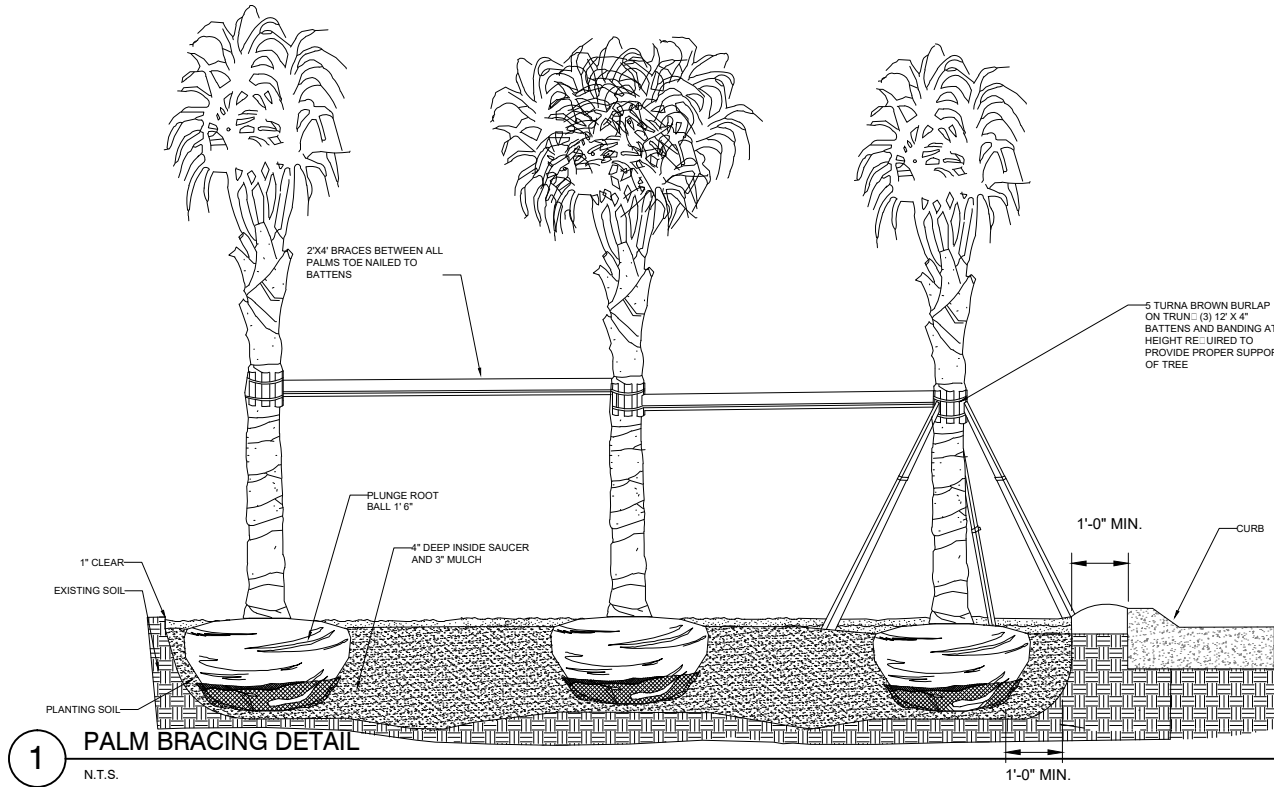
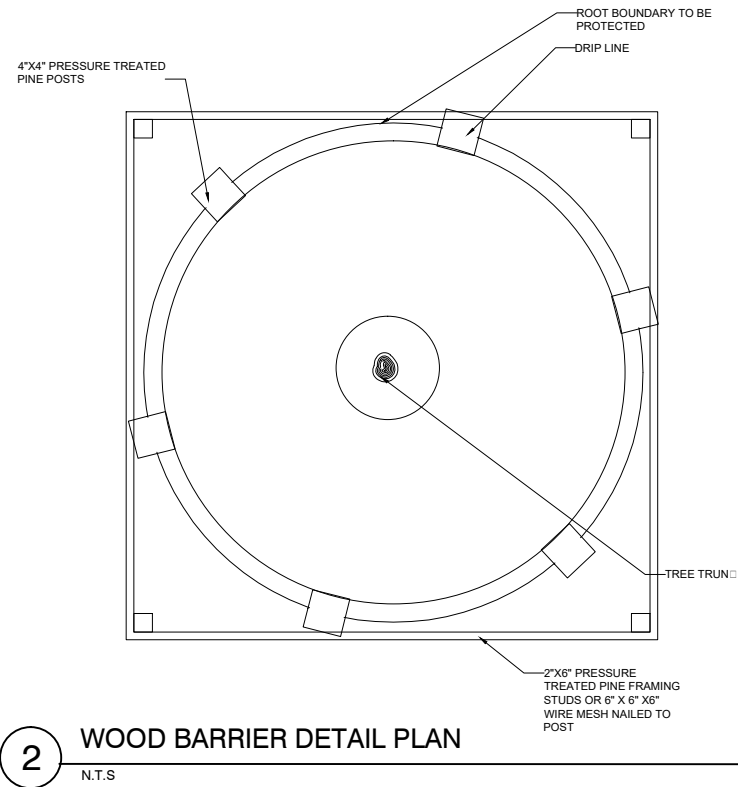
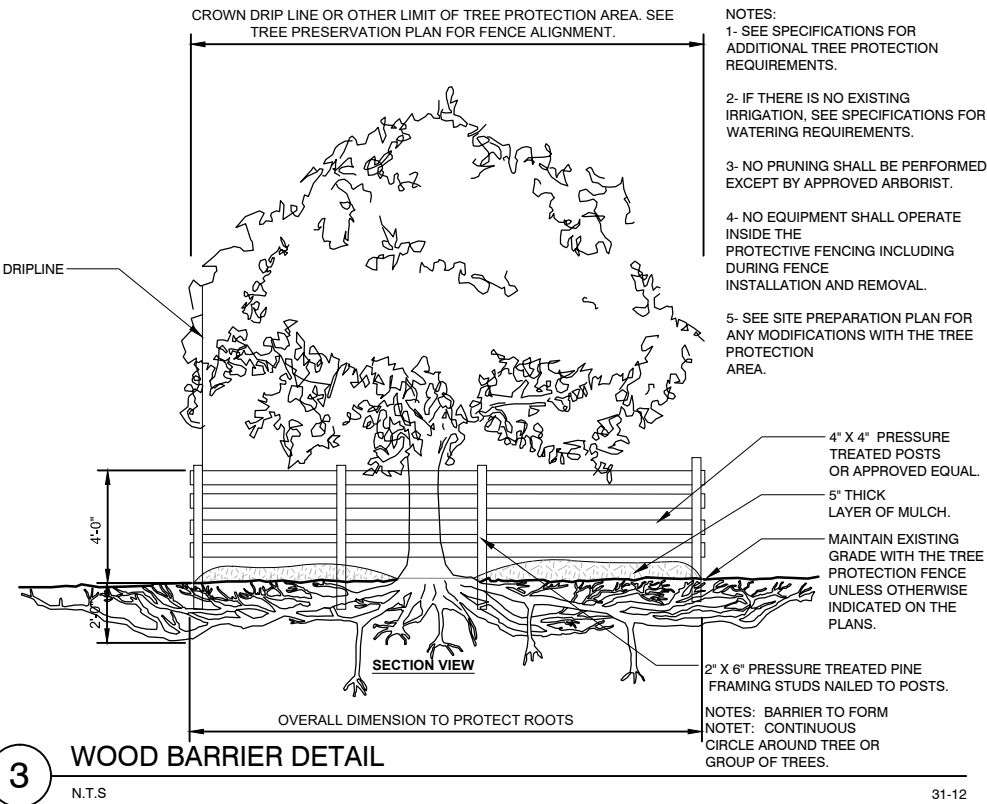
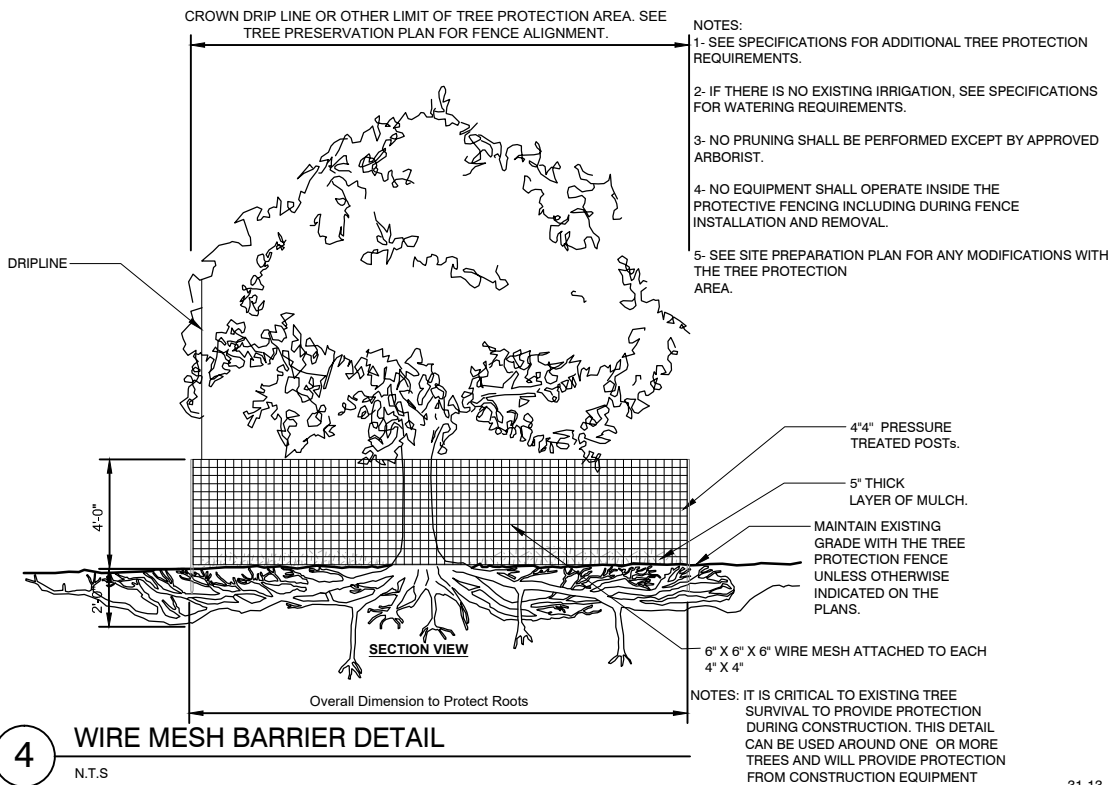
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Sheet Title:
**TREE
DISPOSITION
DETAILS**

Sheet No:

TD-102



[STRANG]

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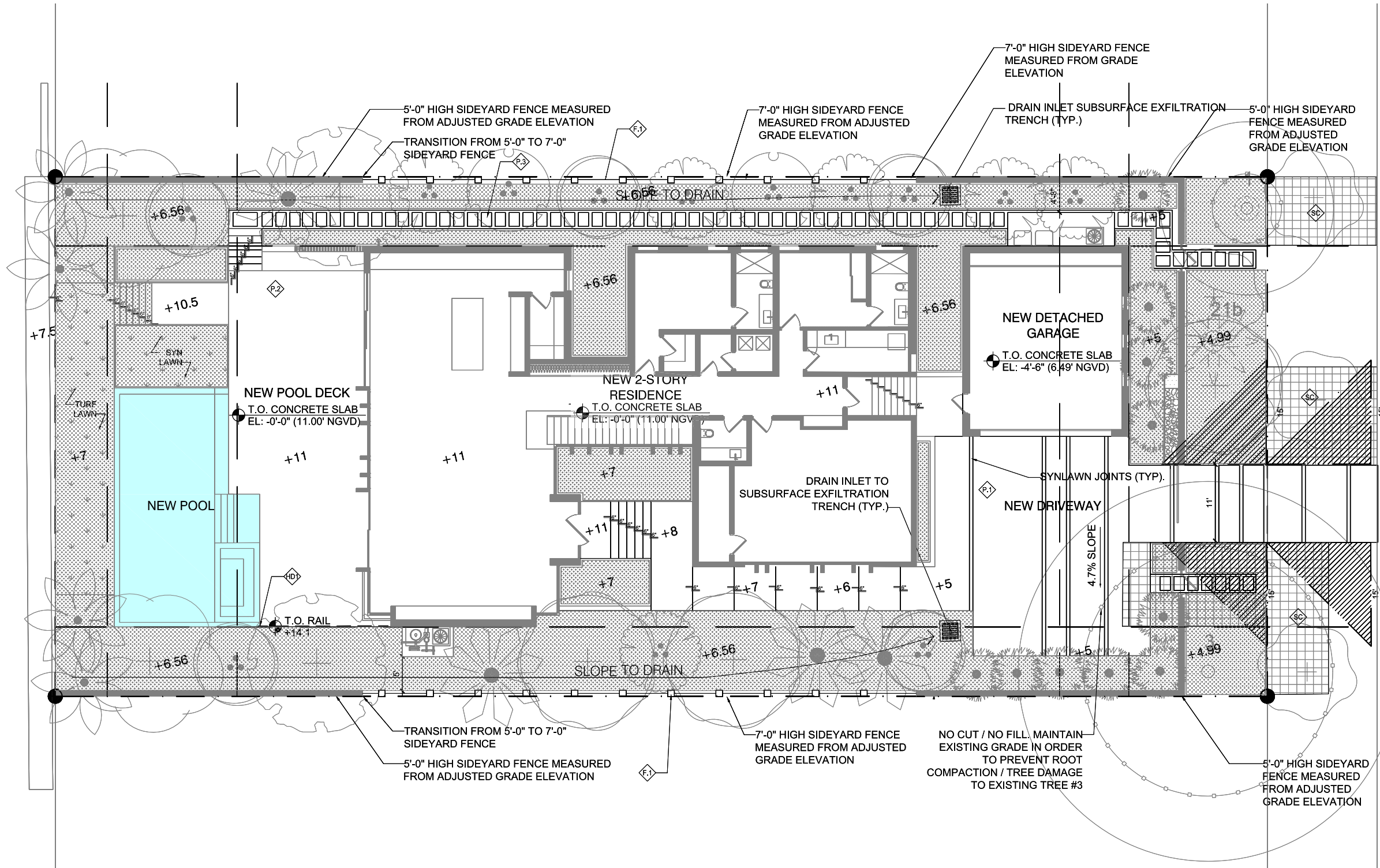
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Sheet Title:

HARDSCAPE
PLAN

Sheet No:

LS-100



HARDSCAPE SCHEDULE

SYMBOL	Space Frame Structures DESCRIPTION	QTY
SC	SILVA CELL 2X	832 sf
SYMBOL	DESCRIPTION	QTY
F.1	BLACK PVL CHAIN LINK FENCE	326 lf
HD	TEMPERED GLASS HANDRAIL GUARDRAIL WITH EXTRUDED ALUMINUM CAP. HEIGHT : 42" FULL PANEL.	

P.1	C.I.P CONCRETE DRIVEWAY WITH SYNLAWN JOINTS SAND BLAST FINISH LIGHT GREY COLOR 8"THICKNESS	1,670 sf
P.2	SEE ID DRAWINGS FOR INTERIOR FINISH TO MATCH POOL DECK. NON-SLIP FINISH	1,017 sf
P.3	PRE-CAST CONCRETE PAVERS LIGHT GREY NON SLIP FINISH	205 sf



Sec. 46-61. Tree replacement.

(1) *Tree replacement chart.* The tree replacement chart below, shall be used to determine the total number and size of trees that shall be planted as replacement trees for all trees permitted for removal. The replacement tree calculations are based on the total diameter in inches of all trees approved for removal. To determine the required replacement trees, calculate the total sum in inches of the diameters of all trees to be removed. This sum will result in one single number in inches that represents the combined total of the diameters of all trees to be removed. Diameter measurement shall be rounded up to the nearest inch.

TREE REPLACEMENT CHART					
Total diameter of tree(s) to be removed (sum of inches at DBH)	Total number of replacement trees required (where each Replacement Tree is a minimum of 2" DBH x 6' spread in Canopy x 12' in height)	OR	Total number of replacement trees required (where each Replacement Tree is a minimum of 4" DBH x 8' spread in Canopy x 16' in height)	OR	Contribution to Tree Trust Fund
2"—3"	<u>1</u>	or	<u>0</u>	or	<u>\$1,000.00</u>
4"—6"	<u>2</u>	or	<u>1</u>	or	<u>\$2,000.00</u>
7"—12"	<u>4</u>	or	<u>2</u>	or	<u>\$4,000.00</u>
13"—18"	<u>6</u>	or	<u>3</u>	or	<u>\$6,000.00</u>
19"—24"	<u>8</u>	or	<u>4</u>	or	<u>\$8,000.00</u>
25"—30"	<u>10</u>	or	<u>5</u>	or	<u>\$10,000.00</u>
31"—36"	<u>12</u>	or	<u>6</u>	or	<u>\$12,000.00</u>
37"—42"	<u>14</u>	or	<u>7</u>	or	<u>\$14,000.00</u>
43"—48"	<u>16</u>	or	<u>8</u>	or	<u>\$16,000.00</u>
49"—60"	<u>20</u>	or	<u>10</u>	or	<u>\$20,000.00</u>

A300. The American National Standard for Tree Care Operations - Tree, Shrub, and Other Woody Plant Maintenance - Standard Practices. When more than ten trees are installed as replacement trees, a diversity of species shall be required as per the tree species diversity chart, below.

(a) *Tree species diversity chart.*

Required number of trees	Required minimum number of species
01—20	2
11-20	3
21—50	4
31-40	5
541 or greater	6

(a) If the sum of the diameter of trees to be removed exceeds a total of 60 inches, the additional inches shall be added cumulatively from the top of the chart, down to the bottom of the chart, to calculate the number of trees required as replacement trees.

(b) Up to 30 percent of the two-inch DBH replacement tree requirement may be met by planting native species within private property, with a minimum height of ten feet (10') and a minimum DBH of one and one-half inches at time of planting.

(c) The removal of a palm shall be replaced with one canopy tree at 12 feet (12') overall height with a two-inch (2") DBH.

(4) *Tree replacement chart.* The tree replacement chart, below, shall be used to determine the total number of trees that must be planted for the replacement of those non-specimen trees permitted to be removed. A tree replacement plan shall be submitted to the environment and sustainability department as part of the tree work permit application process that shall include the number of trees, number of species of trees and size of trees proposed for planting. The replacement trees are based on the total square footage of the non-specimen trees to be removed, and such measurement is accomplished through the use of aerial photography, on-site inspection and/or review of a submitted tree survey. Canopy measurement shall be rounded up to the nearest foot. Refer to section 46-64, specimen tree standards for tree replacement requirements for specimen trees and refer to section 46-63, heritage trees for replacement requirements for heritage trees.

(a) *Tree replacement chart.*

Replacement Tree Category	Canopy Credit in Square Feet
Category 1 Tree	300
Category 2 Tree	150
Category 3 Tree	100
Category 4 Palm	50

The environment and sustainability department shall maintain a list of approved species for each category of replacement tree. This list may be amended from time to time, as necessary. Replacement tree heights shall be determined by overall height measured from where the tree meets the ground to the top-most branch. All category 1 trees shall be a minimum of 12 feet in height at the time of planting with a two-inch to three-inch minimum caliper. All category 2 trees shall be a minimum of ten feet in height at the time of planting with a two-inch to three-inch minimum caliper. All category 3 trees shall be a minimum of eight feet in height at the time of planting with a two-inch to three-inch minimum caliper. All category 4 palms shall have a minimum six-foot clear trunk.

(2) *Tree species and diversity standards.* Tree(s) installed as replacement trees shall be tree(s) of native or non-native species and shall be planted according to ISA best management practices, and to ANSI A300 Standards as published in the most current edition of ANSI

CITY OF MIAMI BEACH

LANDSCAPE LEGEND

INFORMATION REQUIRED TO BE PERMANENTLY AFFIXED TO PLANS

Zoning District RS-3 Lot Area 13,125 sf Acres 0.3

OPEN SPACE

- A. Square feet of required Open Space as indicated on site plan: *FRONT YARD: REQ. 50% of 1,500 sf =750 sf Lot Area = 13,125 s.f.x * % = * s.f. *REAR YARD: REQ. 70% of 1,947 sf = 1,363 sf *REAR YARD: 62% = 1,210 sf
- B. Square feet of parking lot open space required as indicated on site plan:
- Number of parking spaces 2 x 10 s.f. parking space = 20 sf 20 sf
- C. Total square feet of landscaped open space required: A+B= 750 sf + 1,210 sf + 20 sf = 1,980 sf 1,043 sf + 1,210 sf + 20 sf = 2,273 sf

LAWN AREA CALCULATION

- A. Square feet of landscaped open space required 1,980 sf 2,273 sf
- B. Maximum lawn area (sod) permitted= 50 % x 2,273 s.f. 1,136 sf 382 sf

TREES

- A. Number of trees required per lot or net lot acre, less existing number of trees meeting minimum requirements= 14 trees x 0.3 net lot acres - number of existing trees= 3 7
- B. % Natives required: Number of trees provided x 30% = 7 7
- C. % Low maintenance / drought and salt tolerant required: 7 7
- D. Street Trees (maximum average spacing of 20' o.c.) 4 4
- E. Street tree species allowed directly beneath power lines: (maximum average spacing of 20' o.c.): SEE ABOVE

SHRUBS

- A. Number of shrubs required: Sum of lot and street trees required x 12= 18X 12 = 216 REQ. 604
- B. % Native shrubs required: Number of shrubs provided x 50%= 216X .5 = 108 336

LARGE SHRUBS OR SMALL TREES

- A. Number of large shrubs or small trees required: Number of required shrubs x 10%= 216 X .1 = 21 25
- B. % Native large shrubs or small trees required: Number of large shrubs or small trees provided x 50%= 21 X .5 = 10.5 OR 11 REQ. 25

MITIGATION CALCULATIONS:

WE REQUEST THE REMOVAL OF #3a, 4, 5, 9,10, 11, 13, 14, 15, 16, 17, 18, 20, 21, 21a, 22.

FOR A TOTAL OF 14 AMOUNT OF PALMS. PALMS TO BE REPLACED WITH 1: 1 MITIGATION TREE AT 2" MIN DBH / 12' OA. HT.

TREES PROVIDED : (4 WHITE FRANGIPANI), (2 SIMPSON STOPPER), (2 JAPANESE PRIVET).

WE ARE DEFICIENT WITH 6 TREES FOR A TOTAL OF 6,000.00\$ CONTRIBUTION TO THE TREE TRUST FUND.

[STRANG]

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MIAMI, FL 33133

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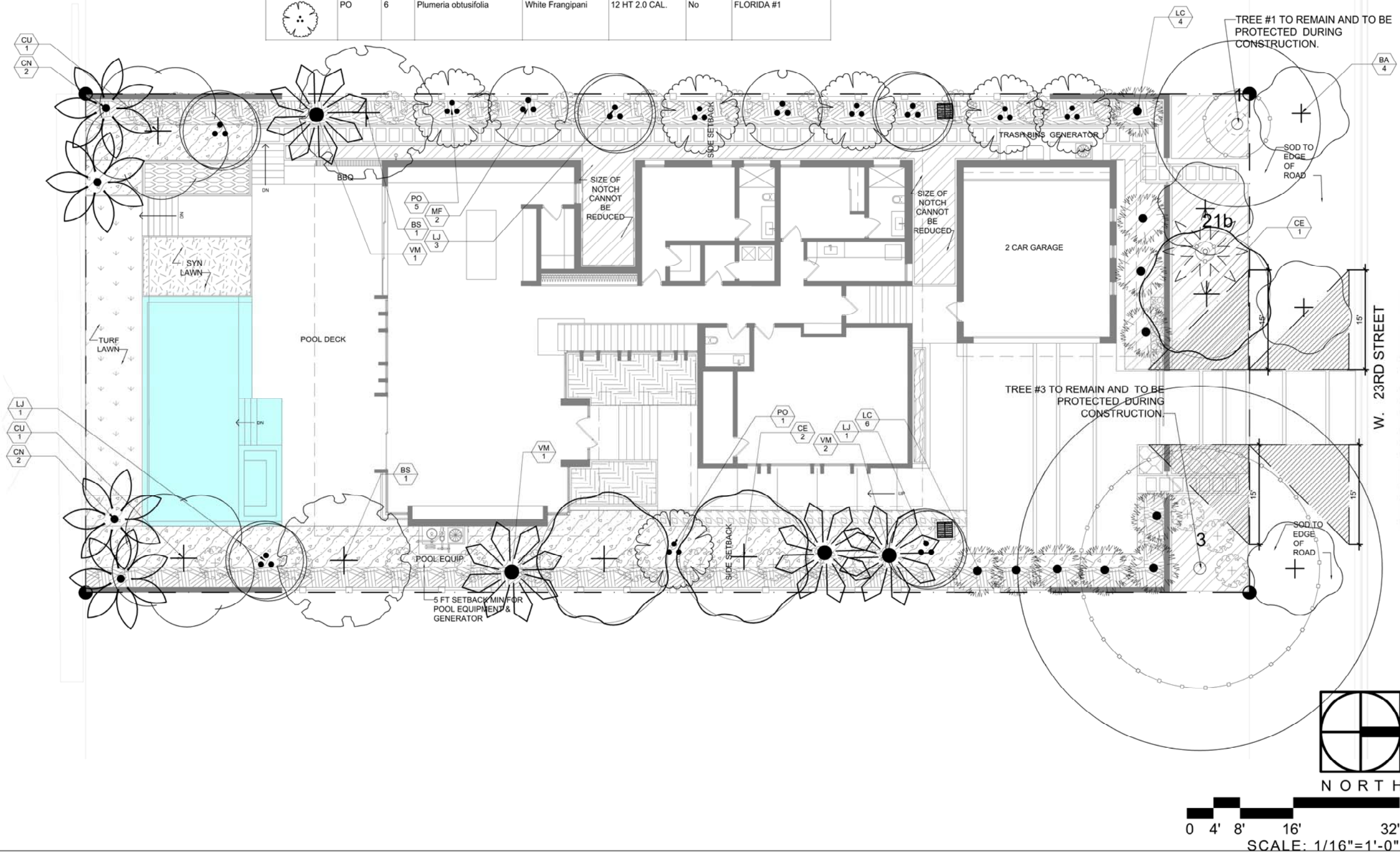
LANDSCAPE
REQUIREMENTS

Sheet No:

LP-100

PLANT SCHEDULE							
TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	NATIVE	REMARKS
	BA	4	Bulnesia arborea	Verawood	12 HT 2.0 CAL.	Yes	FLORDIA #1
	BS	2	Bursera simaruba	Gumbo Limbo	12 HT 2.0 CAL.	Yes	FLORIDA #1 MATCHING HEIGHTS
	CU	2	Coccoloba uvifera	Sea Grape	12 HT 2.0 CAL.	Yes	FLORIDA #1
	CE	3	Conocarpus erectus	Green Buttonwood	12 HT 2.0 CAL.	Yes	FLORIDA #1
	LJ	5	Ligustrum japonicum	Japanese Privet	12 HT 2.0 CAL.	No	FLORIDA #1 MULTI-TRUNK MIN 3-5 CANES
	MF	2	Myrcianthes fragrans	Simpson's Stopper	12 HT 2.0 CAL.	Yes	FLORIDA #1 MULTI-TRUNK MIN 3-5 CANES
	PO	6	Plumeria obtusifolia	White Frangipani	12 HT 2.0 CAL.	No	FLORIDA #1

PALM TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	NATIVE	REMARKS
	CN	4	Cocos nucifera	Coconut Palm	MIN. 18' C.T	No	FLORIDA #1, LEANING
	LC	9	Livistona chinensis	Chinese Fan Palm	MIN. 6' HT	No	FLORIDA #1
	VM	4	Veitchia montgomeryana	Montgomery Palm	16' HT	No	FLORIDA #1, STANDARDS
EXISTING PALMS/TREES		QTY					SEE PLAN
		3					



[STRANG]

2900 SW 28TH TERRACE, SUITE 301
MIAMI, FL 33133

PH: 305-373-4990
FIRM LICENSE # AA26001123
WWW.STRANG.DESIGN

PROJECT LOCATION:
1710 W 23rd STREET
MIAMI BEACH, FL 33140, USA
FOLIO #:
02-3228-001-1660

PROJECT CLIENT(S) / OWNER(S):
STEPHEN + ATHENA BRADWAY

ARCHITECT:
MAX WILSON STRANG, FAIA
LICENSE # AR0017183
2900 SW 28TH TERRACE, SUITE 301
MIAMI, FL 33133

STRUCTURAL ENGINEERING:
TBD

MEP ENGINEERING:
TBD

LANDSCAPE ARCHITECT:
[STRANG] LANDSCAPE
330 NORTH ANDREWS AVE, SUITE 301
FT. LAUDERDALE, FL 33301
PH 305-373-4990

CIVIL ENGINEER:
TBD

PROJECT NAME:
BRADWAY RESIDENCE

PROFESSIONAL SEAL(S):

No.	DATE	DESCRIPTION
	11/18/19	FIRST SUBMITTAL

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Project ID:
BRADWAY RES.

Print Date:
11/18/2019



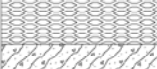
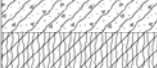



Sheet Title:

Drawn By:
SS / SSM

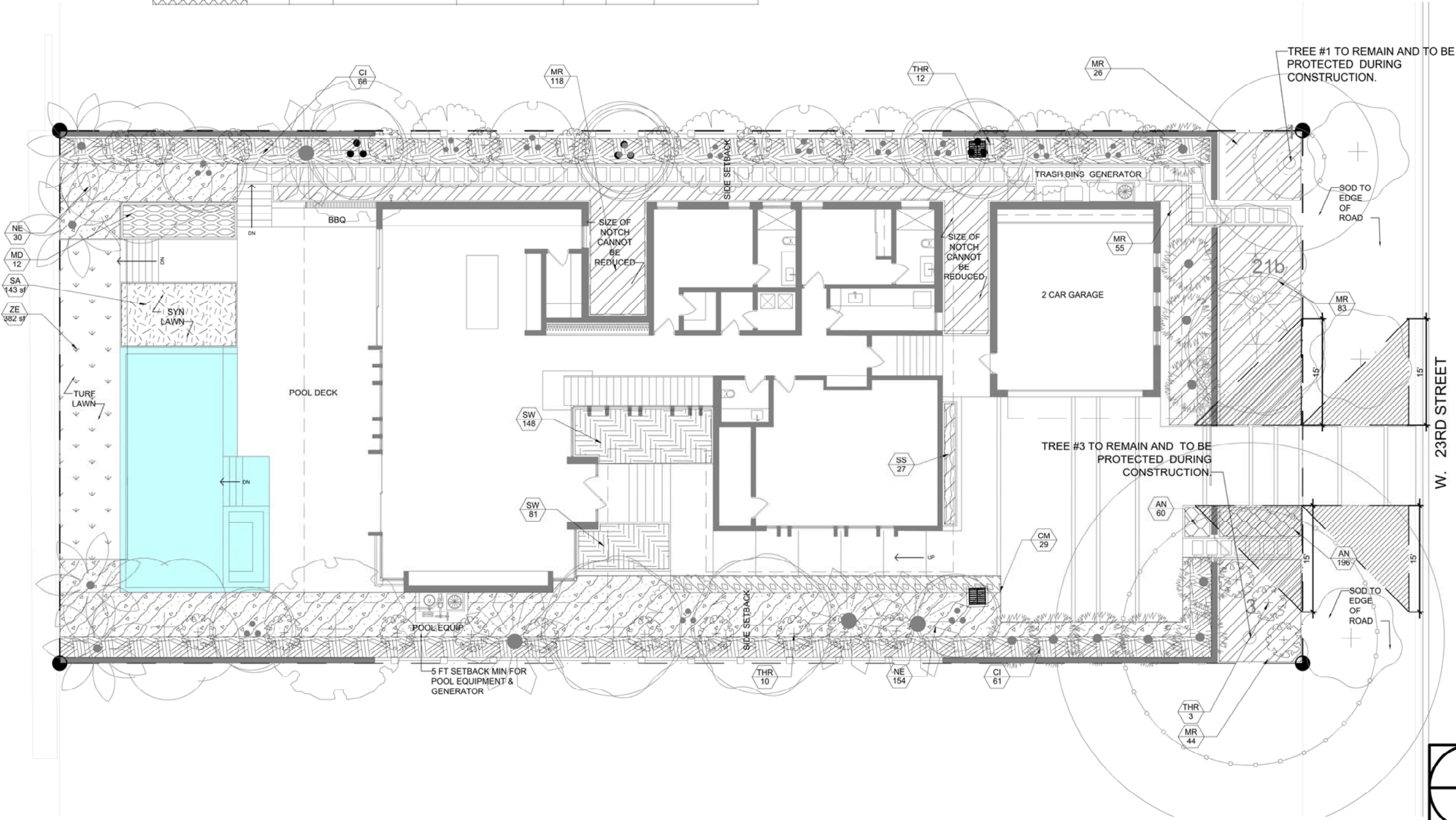
Scale:
AS INDICATED

Sheet No:

LP-101

PLANT SCHEDULE							
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	NATIVE	REMARKS
	THR	25	Thrinax radiata	Florida Thatch Palm	15 gal.	Yes	FLORIDA #1; SEE PLAN
SHRUB AREAS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	NATIVE	REMARKS
	CI	127	Chrysobalanus icaco	Coco Plum	7 gal	Yes	FLORIDA#1: 36" O.C
	MD	12	Monstera deliciosa	Split-Leaf Philodendron	3 gal.	No	FLORIDA #1 : 24" O.C
	NE	184	Nephrolepis exaltata	Boston Fern	3 gal.	Yes	FLORIDA #1; 24" O.C
	SS	27	Sanseveria sayuri	Snake Plant	3 gal.	No	FLORIDA #1; 18" O.C
	SW	229	Spathiphyllum sp.	Peace Lily	3 gal.	No	FLORIDA #1; 24" O.C
GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	NATIVE	REMARKS
	AN	256	Annuals		4" Pot	No	FLORIDA #1; 6" O.C

	CM	29	Carissa macrocarpa	Natal Plum	3 gal.	No	FLORIDA #1; 24" O.C
	MR	326	Phymatosorus scolopendria	Wart Fern	3 gal.	Yes	FLORIDA #1; 24" O.C
	SA	143 sf	Synlawn	Synthetic Lawn			AS REQUIRED.
	ZE	382 sf	Zoysia japonica 'Empire'	Zoysia Empire	sod	No	AS REQUIRED



[STRANG]

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MIAMI, FL 33133

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PROJECT LOCATION:
1710 W 23rd STREET
MIAMI BEACH, FL 33140, USA
FOLIO #:
02-3228-001-1660

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MIAMI, FL 33133
STRUCTURAL ENGINEERING:
TBD

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TBD

LANDSCAPE ARCHITECT:
[STRANG] LANDSCAPE
330 NORTH ANDREWS AVE, SUITE 301
FT. LAUDERDALE, FL 33301
PH 305-373-4990

CIVIL ENGINEER:
TBD

PROJECT NAME:
BRADWAY RESIDENCE

PROFESSIONAL SEAL(S):

No.	12/9/19	FINAL SUBMITTAL
No.	DATE	DESCRIPTION

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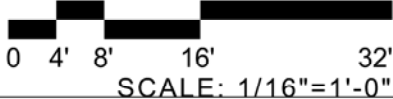
Project ID: BRADWAY RES.	Drawn By: SSM
Print Date: 12/6/2019	Scale: AS INDICATED

Sheet Title:

UNDERSTORY
PLAN

Sheet No:

LP-102



SCALE: 1/16"=1'-0"

PROJECT LOCATION:
1710 W 23rd STREET
MIAMI BEACH, FL 33140, USA
FOLIO #:
02-3228-001-1660

PROJECT CLIENT(S) / OWNER(S):
STEPHEN + ATHENA BRADWAY

ARCHITECT:
MAX WILSON STRANG, FAIA
LICENSE # AR0017183
2900 SW 28TH TERRACE, SUITE 301
MIAMI, FL 33133

STRUCTURAL ENGINEERING:
TBD

MEP ENGINEERING:
TBD

LANDSCAPE ARCHITECT:
[STRANG] LANDSCAPE
330 NORTH ANDREWS AVE, SUITE 301
FT. LAUDERDALE, FL 33301
PH 305-373-4990

CIVIL ENGINEER:
TBD

PROJECT NAME:
BRADWAY RESIDENCE

PROFESSIONAL SEAL(S):

No.	DATE	DESCRIPTION
	11/18/19	FIRST SUBMITTAL

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Project ID:
BRADWAY RES.

Drawn By:
SS / SSM

Print Date:
11/18/2019

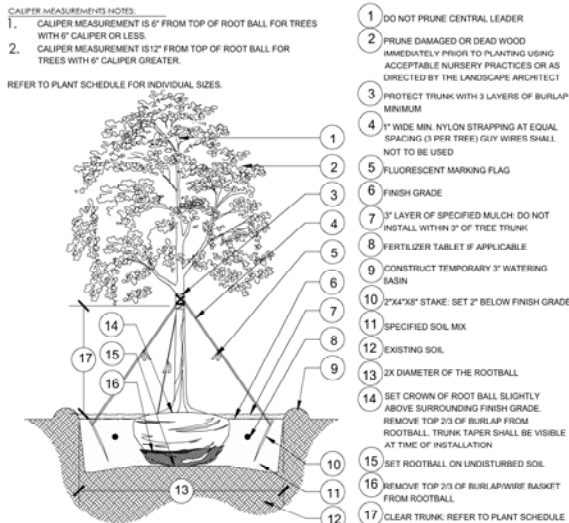
Scale:
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Sheet Title:

LANDSCAPE
DETAILS

Sheet No:

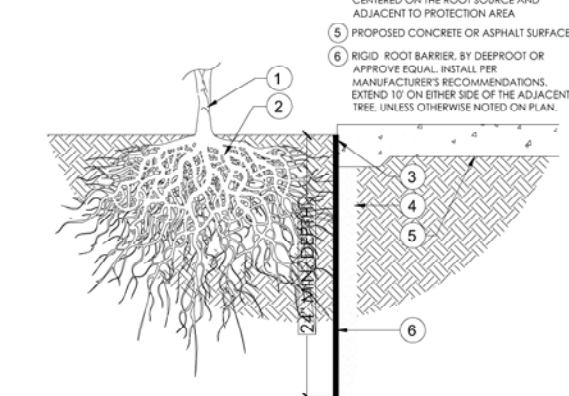
LP-103



8 LARGE TREE PLANTING: 2" CALIPER AND GREATER

N.T.S.

- INSTALLATION NOTES:
1. CONTACT UTILITY COMPANY AND ENSURE UTILITY LINES ARE PROPERLY LOCATED PRIOR TO DIGGING OR TRENCHING.
 2. FOR EXISTING TREES, CONSULT A PROFESSIONAL ARBORIST IF ROOT TRAINING IS REQUIRED.
 3. INSTALL & COVER ROOT BARRIER IMMEDIATELY AFTER INSTALLATION.
1. PROPOSED OR EXISTING TREE
 2. FUTURE OR EXISTING ROOT STRUCTURE
 3. SECURE FABRIC USING ADHESIVE
 4. EXCAVATE TRENCHES A MINIMUM OF 4" WIDE. TRENCHES MUST BE A MINIMUM LENGTH OF MATURE PLANT CANOPY PLUS 10 FEET, CENTERED ON THE ROOT SOURCE AND ADJACENT TO PROTECTION AREA
 5. PROPOSED CONCRETE OR ASPHALT SURFACE
 6. RIGID ROOT BARRIER, BY DEEPROOT OR APPROVE EQUAL. INSTALL PER MANUFACTURER'S RECOMMENDATIONS. EXTEND 10' ON EITHER SIDE OF THE ADJACENT TREE. UNLESS OTHERWISE NOTED ON PLAN.



4 TREE ROOT BARRIER - ADJACENT HARDSCAPE

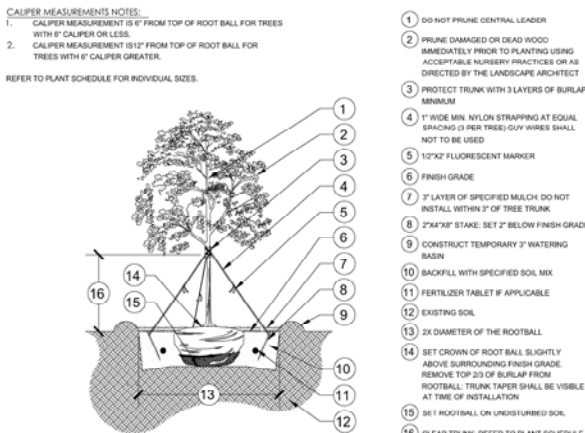
N.T.S.

1. UNDERDRAIN SYSTEM, WHEN REQUIRED (LOCATION AND DETAILS BY OTHERS)
2. PAVEMENT AND AGGREGATE BASE PER PROJECT
3. DEEPROOT WATER AND AIR VENT, ROOTBALL, WHEN REQUIRED
4. RIBBON CURB AT TREE OPENING (TO BE USED WITH PAVERS OR ASPHALT)
5. DEEPROOT ROOT BARRIER, 12" OR 18" DEPTH DETERMINED BY THICKNESS OF PAVEMENT SECTION. INSTALL DIRECTLY ADJACENT TO CONCRETE EDGE RESTRAINT
6. ROOT BALL
7. TREE OPENING TREATMENT, PER PROJECT SPECIFICATIONS
8. DEEPROOT WATER AND AIR VENT, ROOTBALL, WHEN REQUIRED
9. THICKENED EDGE AT TREE OPENING (TO BE USED WITH PAVERS OR ASPHALT)
10. SILVA CELL SYSTEM (DECK, BASE, AND POSTS)
11. PAVEMENT AND AGGREGATE BASE PER PROJECT
12. DEEPROOT WATER AND AIR VENT, WHEN REQUIRED
13. PLANTING SOIL, PER PROJECT SPECIFICATIONS, PLACED IN LIFTS AND WALK-IN COMPACTED TO 75-85% PROCTOR
14. CABLE TIE, ATTACHING GEOTEXTILE TO SILVA CELL AT BASE OF UPPER LEG FLARE, AS NEEDED
15. GEOTEXTILE FABRIC TO EDGE OF EXCAVATION
16. COMPACTED BACKFILL, PER PROJECT SPECIFICATIONS
17. GEOTEXTILE, WRAPPED AROUND PERIMETER OF SYSTEM, WITH 6" TOE (OUTWARD FROM BASE) AND 12" EXCESS (OVER TOP OF DECK)
18. 1" TO 6" SPACING BETWEEN SILVA CELLS AT BASE
19. SUBGRADE, COMPACTED
20. GEOTEXTILE FABRIC, PLACED ABOVE SUBGRADE
21. 4" MIN AGGREGATE SUB BASE, COMPACTED TO 95% PROCTOR
22. SILVA CELL SYSTEM (DECK, BASE, AND POSTS)
23. PLANTING SOIL, BELOW ROOT BALL, COMPACTED WELL TO PREVENT SETTLING
24. SILVA CELL BASE SLOPE, 10% MAX

NOTES:
- EXCAVATION SHALL BE DONE IN ACCORDANCE WITH ALL APPLICABLE HEALTH AND SAFETY REGULATIONS
- INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS
- PROVIDE SUPPLEMENTAL IRRIGATION
- CALLOUTS 1, 3, 8, AND 12 ARE OPTIONAL SYSTEM COMPONENTS

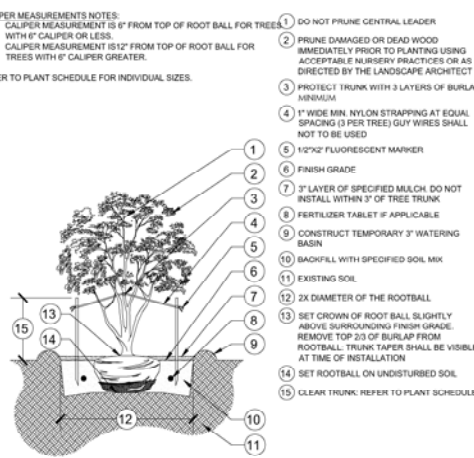
*MINIMUM PAVEMENT PROFILE OPTIONS TO MEET H-20 LOADING

PAVEMENT	AGGREGATE BASE COURSE
4" CONCRETE	+4" AGGREGATE
3" PAVEMENT	+12" AGGREGATE
4" ASPHALT	+12" AGGREGATE
2.6" PAVEMENT	+5" CONCRETE



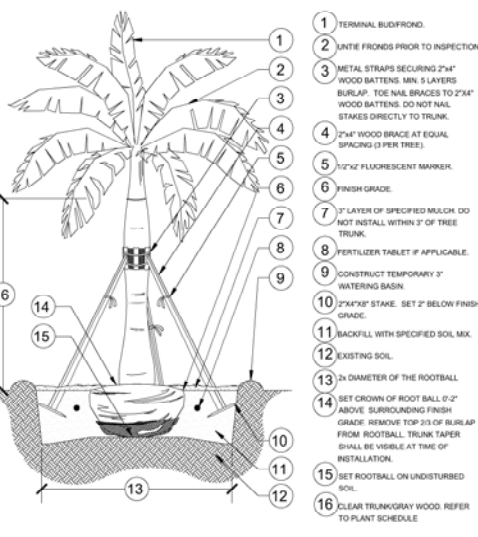
7 SMALL TREE PLANTING: LESS THAN 2" CALIPER

N.T.S.



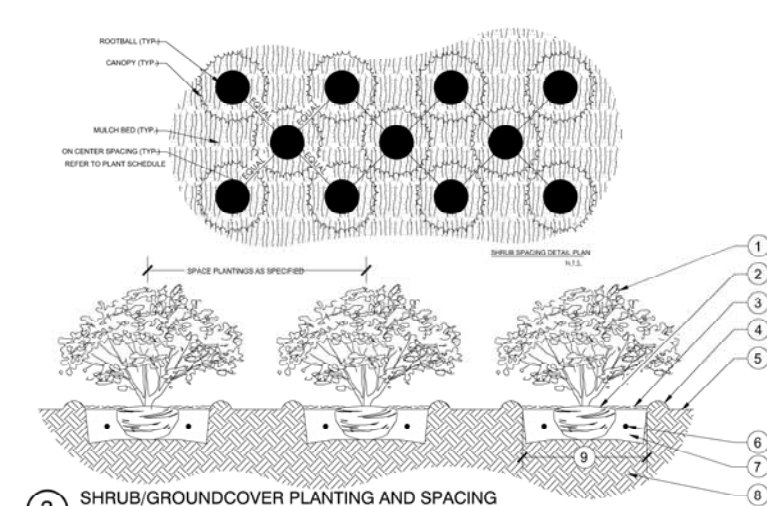
6 MULTI-TRUNK TREE PLANTING

N.T.S.



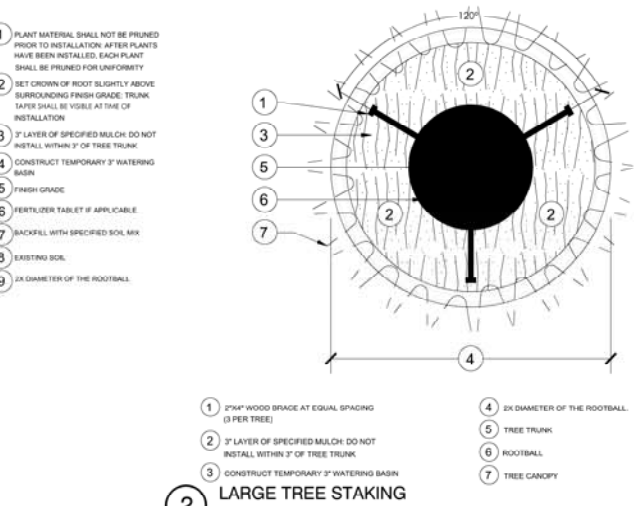
5 LARGE PALM PLANTING

N.T.S.



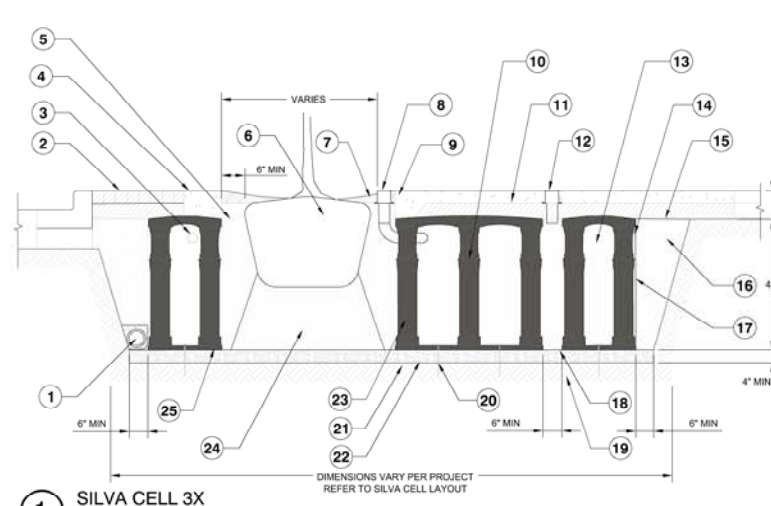
3 SHRUB/GROUNDCOVER PLANTING AND SPACING

N.T.S.



2 LARGE TREE STAKING

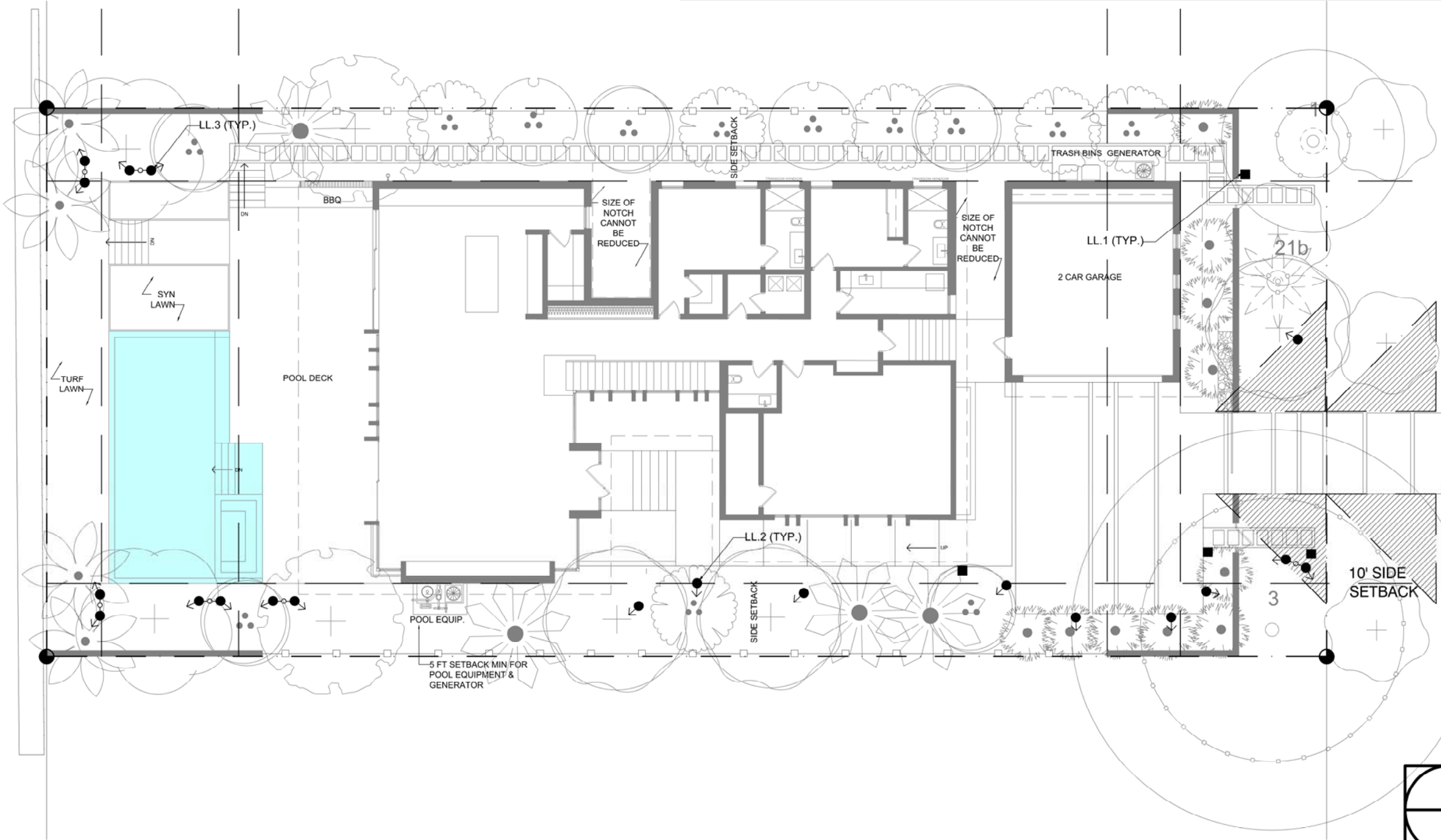
N.T.S.



1 SILVA CELL 3X

N.T.S.

LANDSCAPE LIGHTING SCHEDULE 2019-11-05						
KEY	SYMBOL	DESCRIPTION / MODEL NUMBER	COLOR	FINISH	CONTACT	REMARKS
FIXTURES						
LL.1		BEACHSIDE LIGHTING - SMALL, CONTEMPORARY BRASS BOLLARD / PATH LIGHT - MODEL SPEC: L-021-GS-12V-16-8W-NFL-3000K-GS2BC	NATURAL BRASS	- UNFINISHED - FIXTURE WILL WEATHER TO NATURAL PATINA	SANDY LANGNER WWW.LIGHTINGDYNAMICS.COM TEL: (954) 527-0033	- REF. LANDSCAPE LIGHTING SHEET SERIES LL-100 FOR LAYOUT AND MORE INFORMATION - QUANTITY: 4 FIXTURES
LL.2		BEACHSIDE LIGHTING - DIRECTIONAL FIXTURE ON A BRASS RISER - MODEL SPEC: L-011-S-12V-16-8W-NFL-2700K-GS2BC	NATURAL BRASS	- UNFINISHED - FIXTURE WILL WEATHER TO NATURAL PATINA	SANDY LANGNER WWW.LIGHTINGDYNAMICS.COM TEL: (954) 527-0033	- REF. LANDSCAPE LIGHTING SHEET SERIES LL-100 FOR LAYOUT, LIGHTING DIRECTION AND MORE INFORMATION - QUANTITY: 8 FIXTURES
LL.3		BEACHSIDE LIGHTING - DOUBLE DIRECTIONAL FIXTURE ON A BRASS RISER - MODEL SPEC: L-011-S2-12V-16-8W-NFL-2700K-GS2BC	NATURAL BRASS	- UNFINISHED - FIXTURE WILL WEATHER TO NATURAL PATINA	SANDY LANGNER WWW.LIGHTINGDYNAMICS.COM TEL: (954) 527-0033	- REF. LANDSCAPE LIGHTING SHEET SERIES LL-100 FOR LAYOUT, LIGHTING DIRECTION AND MORE INFORMATION - QUANTITY: 6 FIXTURES



[STRANG]

2900 SW 28TH TERRACE, SUITE 301
MIAMI, FL 33133

PH: 305-373-4990
FIRM LICENSE # AA26001123
WWW.STRANG.DESIGN

PROJECT LOCATION:
1710 W 23rd STREET
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FOLIO #:
02-3228-001-1660

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MIAMI, FL 33133

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TBD

MEP ENGINEERING:
TBD

LANDSCAPE ARCHITECT:
[STRANG] LANDSCAPE
330 NORTH ANDREWS AVE, SUITE 301
FT. LAUDERDALE, FL 33301
PH 305-373-4990

CIVIL ENGINEER:
TBD

PROJECT NAME:
BRADWAY RESIDENCE

PROFESSIONAL SEAL(S):

No.	11/18/19	FIRST SUBMITTAL
No.	DATE	DESCRIPTION

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Project ID:
BRADWAY RES.

Drawn By:
SS / SSM

Print Date:
11/18/2019

Scale:
AS INDICATED

Sheet Title:

LIGHTING
PLAN

Sheet No:

LI-100

L-011-S

The L-011-S is an unobtrusive, directional fixture on a brass riser. It can be aimed up or down and is ideal for tall ground cover.

Construction All brass components. 0.140" [3.6mm] thick brass housing 1/2" schedule 40 brass stem.

Lens Tempered soda lime glass. Stepped to prevent pooling.

Stem Height Custom stem heights are available upon request. Standard stem heights are:

8	8" [20 cm]
12	12" [30 cm]
16	16" [40 cm]
20	20" [51 cm]

L-011-S 12 Volts, Remote transformer required

MR16 Halogen
GU5.3, 50 Watts max

—BAB	20 Watt	36" flood
—FMV	35 Watt	24" narrow flood
—EXT	50 Watt	12" spot

GU5.3, MR16 LED
Cree chipset (5W)
Lumiled chipset (7W)
Soria chipset (8W)
Warm White (3000K)

—SW-SP	5 Watt	15" spot	320 lm
—SW-NFL	5 Watt	25" narrow flood	320 lm
—SW-FL	5 Watt	40" flood	320 lm
—SW-FL/60	5 Watt	60" flood	320 lm
—TW-NFL	5 Watt	100" wide flood	320 lm
—TW-NFL	7 Watt	25" narrow flood	483 lm
—TW-FL	7 Watt	40" flood	487 lm
—TW-WFL	7 Watt	60" wide flood	483 lm
—SW-SP	8 Watt	10" spot	500 lm
—SW-NFL	8 Watt	25" narrow flood	525 lm
—SW-FL	8 Watt	36" flood	525 lm

L-011-S-120V 120 Volts
L-011-S-230V 230 Volts

MR16 LED
Cree chipset, GU10
Warm White (3000K)

—SW-NFL	5 Watt	25" narrow flood
—SW-FL	5 Watt	40" flood
—SW-WFL	5 Watt	100" wide flood

MR16 LED
Soria chipset, GU10
Warm White (3000K)

—SW-SP	8 Watt	10" spot
—SW-NFL	8 Watt	25" narrow flood
—SW-FL	8 Watt	36" flood

Optical Accessories

—BGS	Brass glare shield, 45" cutoff
—BGSF	Brass glare shield, full cutoff with weep hole
—FR	Frosted lens
—HL1	Honeycomb louver, 1/8" [3mm] thick
—HL2	Honeycomb louver, 1/4" [6mm] thick
—PR	Prismatic spread lens
—RT	Rectilinear spread lens
—SL	Solite lens

Mounting Accessories

1/2" male threads.	Mounts into any standard j-box or
—GS2	Heavy-duty ground spike
—GS2BC	Heavy-duty ground spike with cast brass cap
—GS3R	Heavy-duty ground spike with brass cap for telescoping fixture riser
—GS4	*Standard ground spike with cast brass cap
—JB	Cast brass junction box

* This accessory for 12 Volt fixture only

Finish: Unfinished is standard; no specification required. The fixture will weather to a natural patina. The patina process is natural with brass and copper. Rate of patina and eventual color is dependent upon climate and proximity to the ocean. Thus, Beachside does not guarantee any specific appearance.

Weight: 4.0 lbs [1.8 kg] with 16" stem

IP 66
CSA Listed, file #190030
10 year fixture warranty
3 year warranty for MR16 LED lamps

MADE IN USA

Project	By	Date
For ordering purposes, please specify (example: L-011-S-120V—16—SW-NFL—GS2—BGS—HL1)		
L-011-S-	Stem Height	Lamp
Fixture	Accessory	Accessory

BEACHSIDE LIGHTING • 800-405-6732 • www.BeachsideLighting.com 11/2017

L-011-S2

The L-011-S2 is an unobtrusive, double, directional fixture on a brass riser. Fixture heads can be aimed up or down, and it is ideal for tall ground cover.

Construction All brass components. 0.140" [3.6mm] thick brass housings. 1/2" schedule 40 brass stem.

Lens Tempered soda lime glass. Stepped to prevent pooling.

Stem Height Custom stem heights are available upon request. Standard stem heights are:

8	8" [20 cm]
12	12" [30 cm]
16	16" [40 cm]
20	20" [51 cm]

Voltage / Lamps (2x)

L-011-S2 12 Volts, Remote transformer required

MR16 Halogen, GU5.3
50 Watt max. each

—BAB	20 Watt	36" flood
—FMV	35 Watt	24" narrow flood
—EXT	50 Watt	12" spot

GU5.3, MR16 LED
Cree chipset (5W)
Lumiled chipset (7W)
Soria chipset (8W)
Warm White (3000K)

—SW-SP	5 Watt	15" spot	320 lm
—SW-NFL	5 Watt	25" narrow flood	320 lm
—SW-FL	5 Watt	40" flood	320 lm
—SW-FL/60	5 Watt	60" flood	320 lm
—TW-NFL	5 Watt	100" wide flood	320 lm
—TW-NFL	7 Watt	25" narrow flood	483 lm
—TW-FL	7 Watt	40" flood	487 lm
—TW-WFL	7 Watt	60" wide flood	483 lm
—SW-SP	8 Watt	10" spot	500 lm
—SW-NFL	8 Watt	25" narrow flood	525 lm
—SW-FL	8 Watt	36" flood	525 lm

L-011-S2-120V 120 Volts
L-011-S2-230V 230 Volts

MR16 LED
Cree chipset, GU10
Warm White (3000K)

—SW-NFL	5 Watt	25" narrow flood
—SW-FL	5 Watt	40" flood
—SW-WFL	5 Watt	100" wide flood

MR16 LED
Soria chipset, GU10
Warm White (3000K)

—SW-SP	8 Watt	10" spot
—SW-NFL	8 Watt	25" narrow flood
—SW-FL	8 Watt	36" flood

Optical Accessories

—BGS	Brass glare shield, 45" cutoff
—BGSF	Brass glare shield, full cutoff with weep hole
—FR	Frosted lens
—HL1	Honeycomb louver, 1/8" [3mm] thick
—HL2	Honeycomb louver, 1/4" [6mm] thick
—PR	Prismatic spread lens
—RT	Rectilinear spread lens
—SL	Solite lens

Mounting Accessories

1/2" male threads.	Mounts into any standard j-box or
—GS2	Heavy-duty ground spike
—GS2BC	Heavy-duty ground spike with cast brass cap
—GS3R	Heavy-duty ground spike with brass cap for telescoping fixture riser
—GS4	*Standard ground spike with cast brass cap
—JB	Cast brass junction box

* This accessory for 12 Volt fixture only

Finish: Unfinished is standard; no specification required. The fixture will weather to a natural patina. The patina process is natural with brass and copper. Rate of patina and eventual color is dependent upon climate and proximity to the ocean. Thus, Beachside does not guarantee any specific appearance.

Weight: 6.0 lbs [3.0 kg] with 16" stem

IP 66
CSA Listed, file #190030
10 year fixture warranty
3 year warranty for MR16 lamps

MADE IN USA

Project	By	Date
For ordering purposes, please specify (example: L-011-S2—16—SW-FL—FR—BGS—SW-FL—RT—BGS—GS2BC)		
L-011-S2-	Stem Height	Lamp
Fixture	Lamp Accessory	Lamp 2
	Lamp Accessory	Accessory

BEACHSIDE LIGHTING • 800-405-6732 • www.BeachsideLighting.com 03/2019

L-021 / L-021-GS

The L-021 is a small, contemporary brass bollard ideal for higher-traffic applications as an alternative to path light fixtures with shades.

L-021 Standard model with brass base for concrete installation
L-021-GS Model to adapt to standard ground spike with 1/2" threads

Construction All brass components, 0.140" [3.6 mm] brass housing.

Lens Tempered, frosted glass

Voltage / Lamp Options

12V GU5.3 • MR16 Halogen • Remote transformer req'd

—BBF	20 Watt
—FMV	35 Watt
—EXZ	50 Watt

GU5.3 • MR16 LED

Cree chipset (5W)
Lumiled chipset (7W)
Soria chipset (8W)

—6W-A-NFL	6 Watt Amber (1600K)
—5W-NFL	5 Watt Warm White (3000K)
—7W-NFL	7 Watt Warm White (3000K)
—8W-NFL	8 Watt Warm White (3000K)

GU10 • MR16 LED

Cree chipset (5W)
Soria chipset (8W)

—5W-A-NFL	5 Watt Amber (1500K)
—5W-NFL	5 Watt Warm White (3000K)
—8W-NFL	8 Watt Warm White (3000K)

Optical Accessory

—HS1 Half shield for 180° illumination

Mounting Accessories

L-021-GS only

—GS2 Heavy-duty Ground Spike

—GS2BC Heavy-duty Ground Spike with cast Brass Cap

—GS4 Medium-duty Ground Spike

—JB Cast brass Junction Box

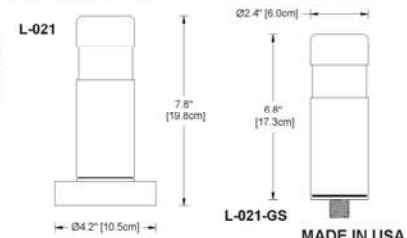
Finish: Unfinished is standard; no specification required. The fixture will weather to a natural patina. The patina process is natural with brass and copper. Rate of patina and eventual color is dependent upon climate and proximity to the ocean. Thus, Beachside does not guarantee any specific appearance.

CSA Listed, file # 190030
10 year fixture warranty
3 year warranty on MR16 LED lamps

L-021 - Footcandles at Horizontal Radius from Fixture Base										
Lamp	1' / 0.3m	2' / 0.6m	3' / 0.9m	4' / 1.2m	5' / 1.5m	6' / 1.8m	7' / 2.1m	8' / 2.4m	9' / 2.7m	10' / 3.0m
ESX	5.3	2.0	1.2	0.9	0.8	0.6				
FMT	9.7	3.4	1.7	1.4	1.0	0.9				
EXT	13.4	4.3	2.0	1.7	1.3	1.1				
SW-A										
SW	12.3	4.1	1.9	1.2	0.7	0.5	0.4	0.3	0.3	0.2
8W	39.8	13.9	7.1	4.0	2.6	1.6	1.2	0.9	0.8	0.6

Project	By	Date
For ordering purposes, please specify (example: L-021-GS—12V—BBF—HS1—GS2BC)		
L-021	Voltage	Lamp
Fixture	Accessory(ies)	

BEACHSIDE LIGHTING • 800-405-6732 • www.BeachsideLighting.com 04/2018



[STRANG]

2900 SW 28TH TERRACE, SUITE 301
MIAMI, FL 33133

PH: 305-373-4990
FIRM LICENSE # AA26001123
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PROJECT LOCATION:
1710 W 23rd STREET
MIAMI BEACH, FL 33140, USA

FOLIO #:
02-3228-001-1660

PROJECT CLIENT(S) / OWNER(S):
STEPHEN + ATHENA BRADWAY

ARCHITECT:
MAX WILSON STRANG, FAIA
LICENSE # AR0017183
2900 SW 28TH TERRACE, SUITE 301
MIAMI, FL 33133

STRUCTURAL ENGINEERING:
TBD

MEP ENGINEERING:
TBD

LANDSCAPE ARCHITECT:
[STRANG] LANDSCAPE
330 NORTH ANDREWS AVE, SUITE 301
FT. LAUDERDALE, FL 33301
PH 305-373-4990

CIVIL ENGINEER:
TBD

PROJECT NAME:
BRADWAY RESIDENCE

PROFESSIONAL SEAL(S):

No.	11/18/19	FIRST SUBMITTAL
No.	DATE	DESCRIPTION

SHEET ISSUE / REVISION LOG

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Project ID: BRADWAY RES.	Drawn By: SS / SSM
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Print Date: 11/18/2019	Scale: AS INDICATED
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Sheet Title:

LIGHTING
DETAILS

Sheet No:

LI-101