

LANDSCAPE

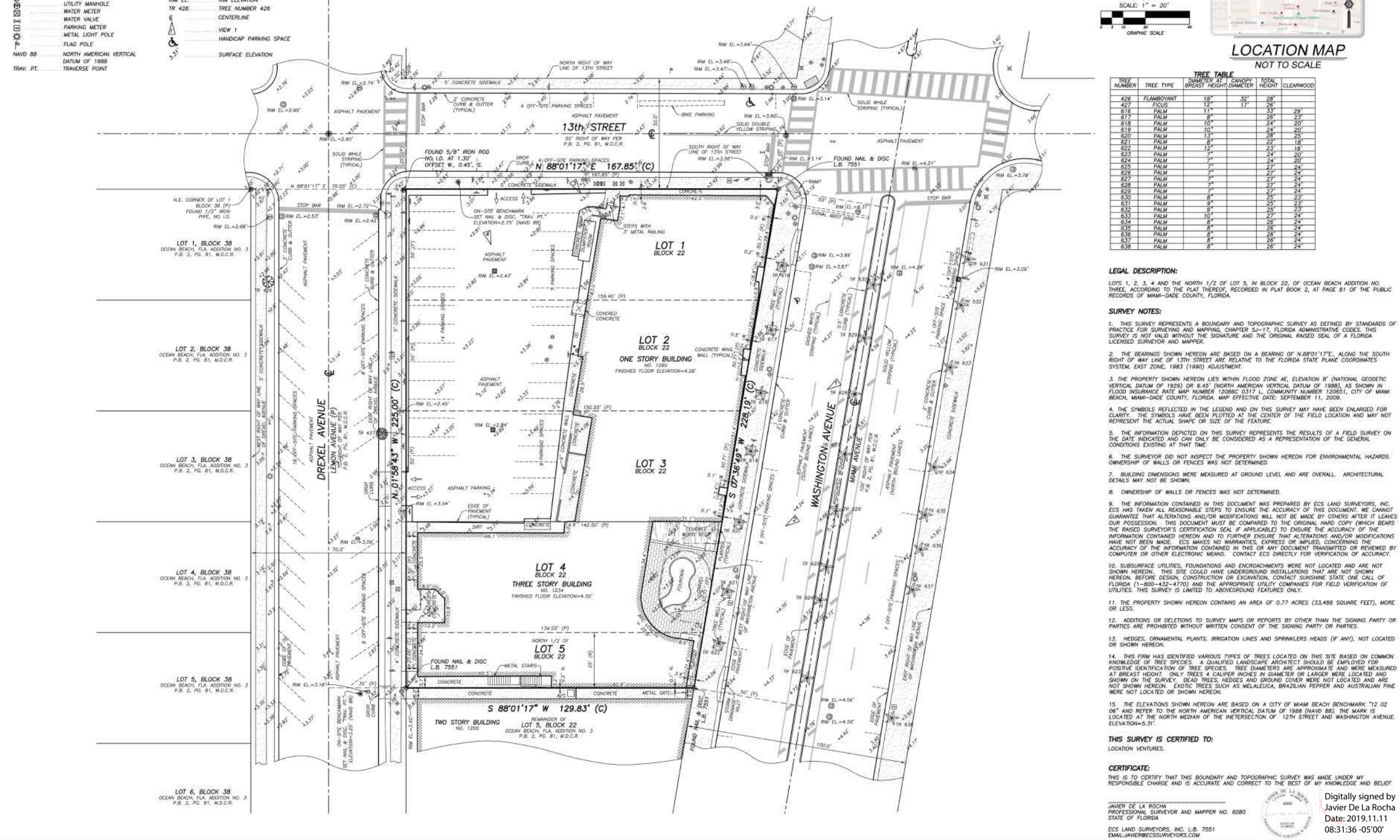
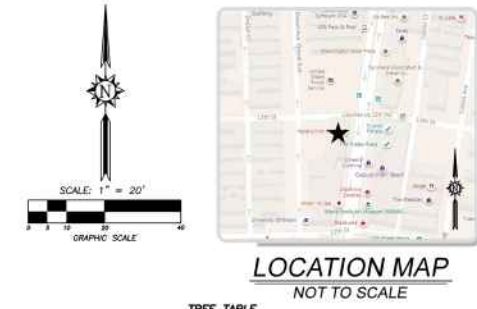
SKETCH OF BOUNDARY AND TOPOGRAPHIC SURVEY OF: 1234 & 1260 WASHINGTON AVE., MIAMI BEACH, FL

LEGEND:

- CABLE TV RISER
- GAS METER
- GREASE TRAP MANHOLE
- STREET METAL LIGHT POLE
- WIRE PULL BOX
- FIRE DEPARTMENT CONNECTION
- METAL BOLLARD
- SIGN
- CATCH BASIN
- SANITARY SOWER MANHOLE
- STORM DRAIN MANHOLE
- CURB INLET
- UTILITY MANHOLE
- WATER METER
- WATER VALVE
- PARKING METER
- METAL LIGHT POLE
- FLAG POLE
- NAVD 88 NORTH AMERICAN VERTICAL DATUM OF 1988
- TRAV. PT. TRANSVERSE POINT

LEGEND:

- M.D.C.R. MIAMI-DADE COUNTY RECORDS
- L.B. LICENSED BUSINESS
- P.B. PLAT BOOK
- P.G. PAGE
- ID. IDENTIFICATION
- A/C AIR CONDITIONING UNIT
- (P) DENOTES INFORMATION BASED ON PLATS OF RECORDS
- (R) DENOTES DISTANCE BASED ON RECORD INFORMATION
- (C) CALCULATED
- RM EL. RM ELEVATION
- TR 426 TREE NUMBER 426
- C CENTERLINE
- H HANDICAP PARKING SPACE
- S SURFACE ELEVATION



TELEPHONE NO. 561-314-0769 FAX NO. 561-314-0770

ECS LAND SURVEYORS, INC.

13460 FAIRLANE FARMS ROAD, SUITE 6, WELLINGTON, FL 33414

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WITH
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SURVEYOR'S SEAL

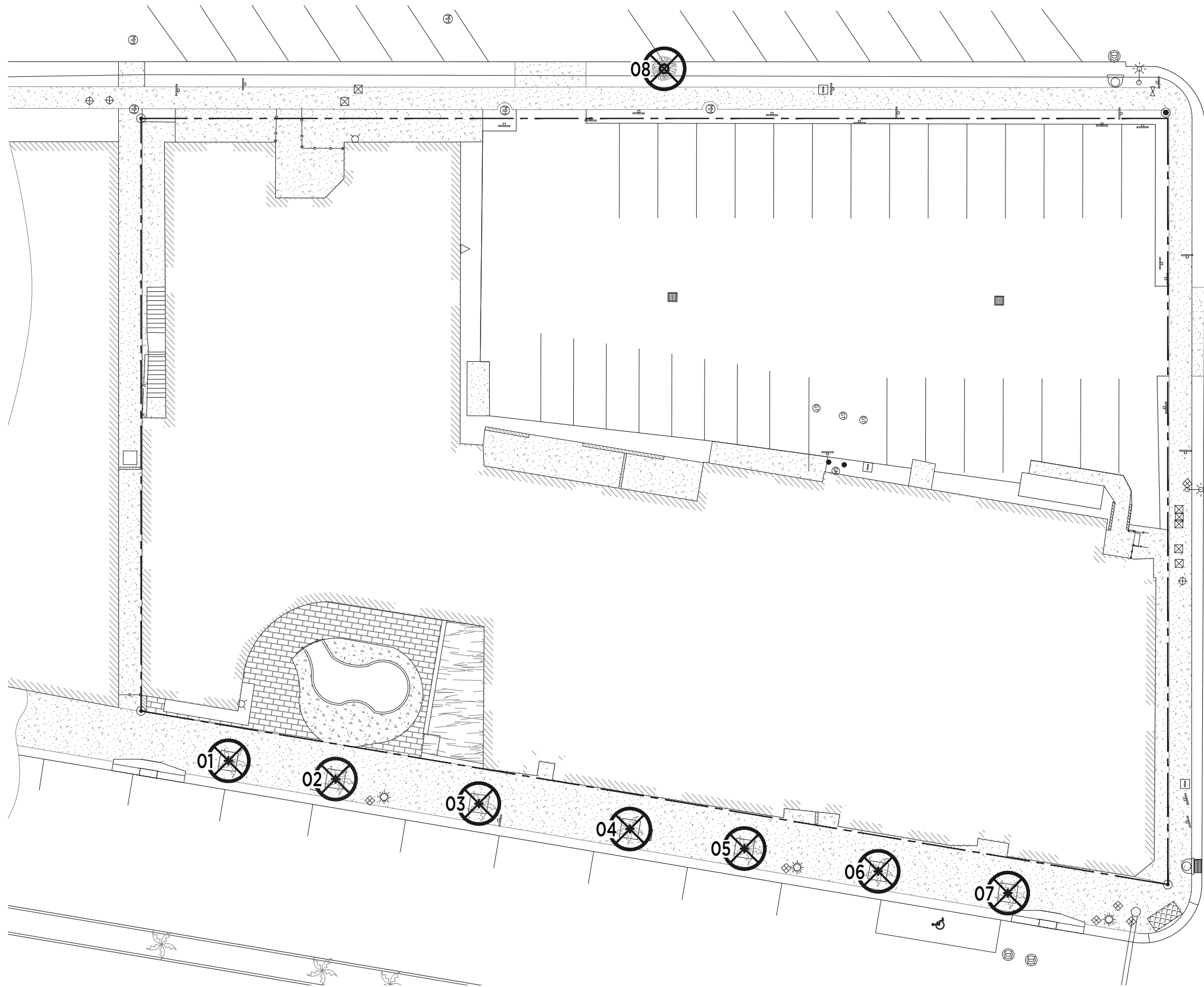
SKETCH OF BOUNDARY AND TOPOGRAPHIC SURVEY
LOTS 1, 2, 3, 4 AND
THE N 1/2 OF LOT 5, IN BLOCK 22
OCEAN BEACH ADDITION NO. THREE
PLAT BOOK 2, PAGE 81, M.D.C.R.

JOB NO. **ECS2058**

SHEET NO. **01**

DATE: 11/07/19

REVISIONS:

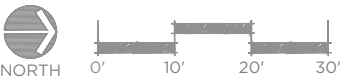


TREE DISPOSITION LEGEND	
Symbol	Definition
##	Tree to Remove
##	Palm Tree to Remove

TREE DISPOSITION CHART								
#	Scientific Name	Common Name	DBH	Canopy Dia	Height	Clearwood	Canopy SF	Disposition
01	<i>Cocos nucifera</i>	Coconut Palm		33'	29'	300		REMOVE
02	<i>Cocos nucifera</i>	Coconut Palm		26'	23'	300		REMOVE
03	<i>Cocos nucifera</i>	Coconut Palm		24'	20'	300		REMOVE
04	<i>Cocos nucifera</i>	Coconut Palm		24'	25'	300		REMOVE
05	<i>Cocos nucifera</i>	Coconut Palm		28'	18'	300		REMOVE
06	<i>Cocos nucifera</i>	Coconut Palm		22'	18'	300		REMOVE
07	<i>Cocos nucifera</i>	Coconut Palm		23'	20'	300		REMOVE
08	<i>Tabebuia bahamensis</i>	Trumpet Tree	12"	17'	26' OA		227	REMOVE

TREE REPLACEMENT CHART			Replacement Trees
#	Scientific Name	Common Name	Canopy SF
01	<i>Cocos nucifera</i>	Coconut Palm	300
02	<i>Cocos nucifera</i>	Coconut Palm	300
03	<i>Cocos nucifera</i>	Coconut Palm	300
04	<i>Cocos nucifera</i>	Coconut Palm	300
05	<i>Cocos nucifera</i>	Coconut Palm	300
06	<i>Cocos nucifera</i>	Coconut Palm	300
07	<i>Cocos nucifera</i>	Coconut Palm	300
08	<i>Tabebuia bahamensis</i>	Trumpet Tree	227

FROM PLANT SCHEDULE (SEE SHEET L-3):
AA Archontophoenix alexandriae / Alexandra Palm
AW Accorophloe wrightii / Pauritis Palm
TR1 Thrinax radiata / Florida Thatch Palm
TR2 Thrinax radiata / Florida Thatch Palm



PLANT SCHEDULE - GROUND FLOOR								
TREES	QTY	BOTANICAL NAME	COMMON NAME	NATIVE	SPACING	SIZE	CONT	SPECIFICATIONS
CE	11	Conocarpus erectus	Green Buttonwood	Y	See Plan	12" - 14" OA, min. 6" CT, 3" CAL	FG	Standard
CF	3	Caesalpinia ferrea	Brazilian Leopard Tree	N	See Plan	18" OA	100 gal	Standard, Matching
CR	1	Clusia rosea	Pitch Apple	N	See Plan	20" OA	FG	Full Canopy, Specimen
MF	1	Myrcianthes fragrans	Simpson's Stopper	Y	See Plan	12" OA, 2" CAL.	100 gal	Multi Trunk, Full Structure
PALMS	QTY	BOTANICAL NAME	COMMON NAME	NATIVE	SPACING	SIZE	CONT	SPECIFICATIONS
AA	5	Archontophoenix alexandrae	Alexandra Palm	N	See Plan	30" CT	FG	Straight Trunk, Matching
AW	1	Acolorrhaphe wrightii	Paurotis Palm	Y	See Plan	16" - 18" OA	FG	Multi Trunk, Full Structure to Base
CC	1	Coccothrinax crinita	Old Man Palm	N	See Plan	2" CT	50 gal	Full Structure, Min 7 Fronds
SM	9	Sabal minor	Dwarf Palmetto	Y	See Plan	4" OA	FG	Full Structure, Min 5 Fronds
TRI	10	Thrinax radiata	Florida Thatch Palm	Y	See Plan	10" CT	FG	Full Structure, Min 7 Fronds
TR2	7	Thrinax radiata	Florida Thatch Palm	Y	See Plan	14" - 16" CT	FG	Curved Trunk
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	NATIVE	SPACING	SIZE	CONT	SPECIFICATIONS
ARD	2	Ardisia escallonioides	Marlberry	Y	See Plan	8" OA	100 gal	Multi Trunk, Full Structure
CAP	7	Calyptanthus pallens	Spicewood	Y	See Plan	5" OA	50 gal	Full Structure
CHR	26	Chrysobalanus icaco 'Horizontalis'	Horizontal Cocoplum	Y	See Plan	2" - 3" OA	15 gal	Bush, Full to Base
EUG	9	Eugenia foetida	Spanish Stopper	Y	See Plan	6" OA	25 gal	Multi Trunk, Full to Base
PSL	5	Psychotria ligustrifolia	Bahama Coffee	Y	See Plan	3" OA	7 gal	Full to Base
RAD	1	Radermachera sinica	China Doll	N	See Plan	6" - 8" OA	50 gal	Multi Trunk, Full Structure
RHA	10	Rhapis excelsa	Lady Palm	N	See Plan	4" OA	25 gal	Full Structure
SER	2	Serenoa repens 'Miami Select'	Silver Saw Palmetto	Y	See Plan	4" OA	100 gal	Full Structure
BROMELIADS	QTY	BOTANICAL NAME	COMMON NAME	NATIVE	SPACING	SIZE	CONT	SPECIFICATIONS
BRO	5	Assorted Bromeliads	Bromeliad	N	See Plan	24" HT X 24" SPR	Varies	Assorted Species + Sizes
GRASSES	QTY	BOTANICAL NAME	COMMON NAME	NATIVE	SPACING	SIZE	CONT	SPECIFICATIONS
TRF	13	Tripsacum floridanum	Florida Gamagrass	Y	36" o.c.	2" OA	1 gal	Full Structure
TRI	5	Tripsacum dactyloides	Fakahatchee Grass	Y	See Plan	2" - 3" OA	3 gal	Full Structure
PERENNIALS	QTY	BOTANICAL NAME	COMMON NAME	NATIVE	SPACING	SIZE	CONT	SPECIFICATIONS
PHI	2	Philodendron subincisum	Philodendron Wilsonii	N	See Plan	2" OA	7 gal	Full Structure
PRC	2	Philodendron 'Rojo Congo'	Rojo Congo Philodendron	N	See Plan	36" HT X 24" SPR	7 gal	Full Structure
STR	4	Strelitzia nicolai	Giant Bird of Paradise	N	See Plan	7" - 8" OA	25 gal	Full Structure
RAIN GARDEN PLANTS	QTY	BOTANICAL NAME	COMMON NAME	NATIVE	SPACING	SIZE	CONT	SPECIFICATIONS
ASI	3	Asclepias incarnata	Pink Swamp Milkweed	Y	18" o.c.	24" HT X 18" SPR	1 gal	Full Structure w/ Blooms
ASP	24	Asclepias perennis	White Swamp Milkweed	Y	18" o.c.	24" HT X 18" SPR	1 gal	Full Structure w/ Blooms
IRV	27	Iris virginica	Blue Flag Iris	Y	See Plan	18" HT X 12" SPR	1 gal	Full Structure w/ Blooms
MON	4	Monstera deliciosa	Split-Leaf Philodendron	N	See Plan	36" HT	7 gal	Full Structure
MUH	6	Muhlenbergia capillaris	Pink Muhly Grass	Y	See Plan	24" HT X 24" SPR	1 gal	Full Structure w/ Blooms
MYC	1	Myrica cerifera	Wax Myrtle	Y	See Plan	5" OA	50 gal	Full Structure
ODO	5	Odontonema strictum	Firespike	N	See Plan	2" - 3" OA	3 gal	Full Structure w/ Blooms
OSM	18	Osmundastrum cinnamomeum	Cinnamon Fern	Y	30" o.c.	24" HT X 24"SPR	3 gal	Full Structure
PHY	53	Phylla nodiflora	Frogfruit	Y	16" o.c.		1 gal	No Gaps
ZAM	3	Zamia integrifolia	Coontie	Y	See Plan	24" HT X 24" SPR	15 gal	Full Structure
VINES & EPIPHYTES	QTY	BOTANICAL NAME	COMMON NAME	NATIVE	SPACING	SIZE	CONT	SPECIFICATIONS
BOU	1	Bougainvillea x buttiana 'Afterglow'	Coral Bougainvillea	N	See Plan		25 gal	Trellis, Full Structure w/ Blooms
FIC	13	Ficus pumila	Creeping Fig	N	See Plan		1 gal	Trellis, Full Structure
THU	3	Thunbergia laurifolia	Laurel Blue Trumpet Vine	N	See Plan		7 gal	Trellis, Full Structure w/ Blooms
TIL		Assorted Orchids and Airplants	Orchids and Airplants	Y	N/A		N/A	Assorted Species + Sizes
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	NATIVE	SPACING	SIZE	CONT	SPECIFICATIONS
BAR	13	Barleria repens	Coral Creeper	N	24" o.c.	12" HT X 12" SPR	1 gal	Full Structure w/ Blooms
ERN	72	Ernodea littoralis	Golden Creeper	Y	24" o.c.	12" HT X 24" SPR	3 gal	Full Structure
MIC	315	Microsorium scolopendrum	Wart Fern	N	18" o.c.	12" HT X 12" SPR	1 gal	No Gaps
MIM	182	Mimosa strigillosa	Sunshine Mimosa	Y	18" o.c.	12" SPR	1 gal	Full Structure w/ Blooms
PBM	61	Philodendron 'Burle Marx'	Burle Marx Philodendron	N	18" o.c.	12" HT X 12" SPR	1 gal	Full Structure
PHL	187	Phlebodium aureum 'Blue Star'	Blue Star Fern	N	12" o.c.	12" HT X 12" SPR	1 gal	Full Structure
TRO	17	Tradescantia ohienensis	Spiderwort	Y	24" o.c.	12" HT X 12" SPR	3 gal	Full Structure w/ Blooms
ZOT	92 sf	Zoysia tenuifolia	Bump Grass	N	12" o.c.	N/A	3 gal	No Gaps

PLANT SCHEDULE - OFFICE ROOF + HOTEL LVL 02								
TREES	QTY	BOTANICAL NAME	COMMON NAME	NATIVE	SPACING	SIZE	CONT	SPECIFICATIONS
FT	4	Small Fruit Tree		N	See Plan			Standard
VINES & EPIPHYTES	QTY	BOTANICAL NAME	COMMON NAME	NATIVE	SPACING	SIZE	CONT	SPECIFICATIONS
PAI	3	Passiflora incarnata	Passion Flower Vine	Y	See Plan	60" HT X 24" SPR	7 gal	Full Structure w/ Blooms
PEN	4	Penttilanon luteum	Wild Allamanda	Y	See Plan	36" HT X 36" SPR	7 gal	Full Structure w/ Blooms
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	NATIVE	SPACING	SIZE	CONT	SPECIFICATIONS
NEP	48	Nephrolepis exaltata	Native Sword Fern	Y	18" o.c.	18" HT X 18" SPR	3 gal	Florida Native
VEG	192 sf	Assorted Vegetables/Herbs	Vegetables/Herbs	N	N/A	N/A	N/A	

PLANT SCHEDULE - HOTEL ROOF								
TREES	QTY	BOTANICAL NAME	COMMON NAME	NATIVE	SPACING	SIZE	CONT	SPECIFICATIONS
MF	1	Myrcianthes fragrans	Simpson's Stopper	Y	See Plan	12" OA, 2" CAL.	100 gal	Multi Trunk, Full Structure
TB	1	Tabebuia bahamensis	White Tabebuia	N	See Plan	12" OA, 3" CAL.	100 gal	Standard
PALMS	QTY	BOTANICAL NAME	COMMON NAME	NATIVE	SPACING	SIZE	CONT	SPECIFICATIONS
CM	3	Coccothrinax miraguama	Silver Palm	N	See Plan	2" - 3" CT	50 gal	Full Structure, Min 7 Fronds
SL	3	Satakenita liukuensis	Satake Palm	N	See Plan	8" - 10" OA	FG	Full Structure, Min 7 Fronds
TR3	2	Thrinax radiata	Florida Thatch Palm	Y	See Plan	4" CT	FG	Full Structure, Min 7 Fronds
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	NATIVE	SPACING	SIZE	CONT	SPECIFICATIONS
CHR	4	Chrysobalanus icaco 'Horizontalis'	Horizontal Cocoplum	Y	See Plan	2" - 3" OA	15 gal	Bush, Full to Base
RAD	40	Radermachera sinica	China Doll	N	See Plan	6" - 8" OA	50 gal	Multi Trunk, Full Structure
RHA	7	Rhapis excelsa	Lady Palm	N	See Plan	4" OA	25 gal	Full Structure
BROMELIADS	QTY	BOTANICAL NAME	COMMON NAME	NATIVE	SPACING	SIZE	CONT	SPECIFICATIONS
BRO	2	Assorted Bromeliads	Bromeliad	N	See Plan	24" HT X 24" SPR	Varies	Assorted Species + Sizes
GRASSES	QTY	BOTANICAL NAME	COMMON NAME	NATIVE	SPACING	SIZE	CONT	SPECIFICATIONS
TRF	10	Tripsacum floridanum	Florida Gamagrass	Y	36" o.c.	2" OA	1 gal	Full Structure
TRI	3	Tripsacum dactyloides	Fakahatchee Grass	Y	See Plan	2" - 3" OA	3 gal	Full Structure
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	NATIVE	SPACING	SIZE	CONT	SPECIFICATIONS
BAR	26	Barleria repens	Coral Creeper	N	24" o.c.	12" HT X 12" SPR	1 gal	Full Structure w/ Blooms
MIC	61	Microsorium scolopendrum	Wart Fern	N	18" o.c.	12" HT X 12" SPR	1 gal	No Gaps
PBM	21	Philodendron 'Burle Marx'	Burle Mar Philodendron	N	18" o.c.	12" HT X 12" SPR	1 gal	Full Structure

LANDSCAPE LEGEND			
	ZONING DISTRICT: CD-2 Commercial, Medium Intensity District	LOT AREA: 33,489 SF	ACRES: 0.7688
	OPEN SPACE	REQUIRED/ALLOWED	PROVIDED
A	Square feet of required Open Space, as indicated on site plan: Lot Area = 33,489 SF X 10% = 3,384.9 SF	3,384.9 SF	13,637.73 SF (40.7%)
B	Square feet of parking lot open space required by Article 9, as indicated on site plan: Number of parking spaces 17 X 10 SF per parking space = 170 SF	170 SF	170 SF+
C	Total square feet of landscaped open space required: A + B =	3,554.9 SF	13,807.73 SF
	LAWN AREA CALCULATION	REQUIRED/ALLOWED	PROVIDED
A	Square feet of landscaped open space required	3,554.9 SF	13,807.73 SF
B	Maximum lawn area (sod) permitted = 20% X 13,807.73 SF	2,761.54 SF	N/A
	TREES	REQUIRED/ALLOWED	PROVIDED
A	Number of trees required per net lot area, less existing number of trees meeting minimum requirements: 22 trees X 0.31 net lot acres - number of existing trees = 6.82	7	7+
B	% Natives required: Number of trees provided X 30% =	2.1	3+
C	% Drought tolerant and low maintenance required: Number of trees provided X 50% =	3.5	4+
D	Street Trees (maximum average spacing of 30' oc): 228.2 linear feet along street (Washington Ave.) / 30 = 7.6	8	8
E	Street trees located directly beneath power lines: (maximum average spacing of 20' o.c.): linear feet along street / 25 =	N/A	N/A
	SHRUBS	REQUIRED/ALLOWED	PROVIDED
A	Number of shrubs required: Number of trees provided X 10 =	70	70+
B	% Native shrubs required: Number of shrubs provided X 30% =	21	21+
C	% Drought tolerant and low maintenance required: Number of shrubs provided X 50% =	35	35+
	LARGE SHRUBS OR SMALL TREES	REQUIRED/ALLOWED	PROVIDED
A	Number of large shrubs or small trees required: Number of shrubs provided X 10% =	7	7+
B	% Native large shrubs or small trees required: Number of shrubs provided X 50% =	3.5	4+

LANDSCAPE LEGEND		
	REMOVED	PROVIDED
Tree Removal & Mitigation	7 Palms, 1 Tree	for 4 Palms Removed ON-SITE REPLACEMENT 23 Palms with 6' CT+ (1,150 Canopy Credits) OFF-SITE REPLACEMENT OR PAYMENT INTO CMB TREE PRESERVATION TRUST FUND 3 Palms, 1 Tree
* See Tree Replacement Chart on Sheet L-1 Tree Disposition Plan		

NATIVE TREE & PALM PERCENTAGE: 68% (44 of 65 trees)
NATIVE SHRUB PERCENTAGE: 65% (149 of 231 shrubs)

PLANTING NOTES:

- All sizes shown for plant materials on the plans are to be considered minimum. All plant material must meet or exceed these minimum requirements for both height and spread. Any other requirements for specific shape or effect as noted on the plan(s) will also be required for final acceptance.
- In order to prevent adverse environmental impacts to existing native plant communities, Cabbage Palms (Sabal palmetto) that are harvested from the wild shall not be used to satisfy minimum landscaping requirements. Only existing Cabbage Palms (Sabal Palmetto) which are rescued from government approved donor sites, transplanted within the site, or commercially grown from seed shall be counted towards the minimum tree and native plant requirements.
- All plant material furnished by the landscape contractor shall be Florida #1 or better as established by "Grades and Standards for Florida nursery plants" and "Grades and Standards for Florida nursery trees". All material shall be installed as per CSI specifications.
- All plant material as included herein shall be warranty by the landscape contractor for a minimum period as follows: All trees and palms for 12 months, all shrubs, vines, groundcovers and miscellaneous planting materials for 90 days, and all lawn area for 60 days after final acceptance by the owner or owner's representative.
- All plant material shall be planted in planting soil that is delivered to the site in a clean loose and friable condition. All soil shall have a well drained characteristic. Soil must be free of all rocks, sticks, and objectionable material including weeds and weed seeds as per CSI specifications.
- Twelve inches (12") of planting soil 50/50 sand/topsoil mix is required around and beneath the root ball of all trees and palms, and 1 cubic yard per 50 bedding or groundcover plants.
- All landscape areas shall be covered with Eucalyptus or sterilized seed free Melaleuca mulch to a minimum depth of m three inches (3") of cover when settled. Cypress bark mulch shall not be used.
- All plant material shall be thoroughly watered in at the time of planting; no dry planting permitted. All plant materials shall be planted such that the top of the plant ball is flush with the surrounding grade.
- All landscape and lawn areas shall be irrigated by a full automatic sprinkler system adjusted to provide 100% coverage of all landscape areas. All heads shall be adjusted to 100% overlap as per manufacturers specifications and performance standards utilizing of rust free water source. Each system shall be installed with the rain sensor. Irrigation plans to be submitted for permitting.
- It is the sole responsibility of the landscape contractor to insure that all new plantings receive adequate water during the installation and during all plant warranty periods. Deep watering of all new trees and palms and any other supplemental watering that may be required to augment natural rainfall and site irrigation is mandatory to insure proper plant development and shall provided as a part of this contract.
- All plant material shall be installed with fertilizer, which shall be State approved as a complete fertilizer containing the required minimum of trace elements in addition to N - P - K, of which 50% of the nitrogen shall be derived from an organic source as per CSI specifications.
- Silva cells or approved equivalence will be implemented into the design for all canopy shade trees planted in areas where rooting space may be limited.
- Contractors are responsible for coordinating with the owners and appropriate public agencies to assist in locating in verifying all underground utilities prior to excavation.
- Plant size specifications take precedence over container size.
- The plan takes precedence over the plant list. Contractor to verify quantities and report any discrepancies to the Landscape Architect.
- All ideas, designs and plans indicated or represented by this drawing are owned by and are the exclusive property of Cadence.

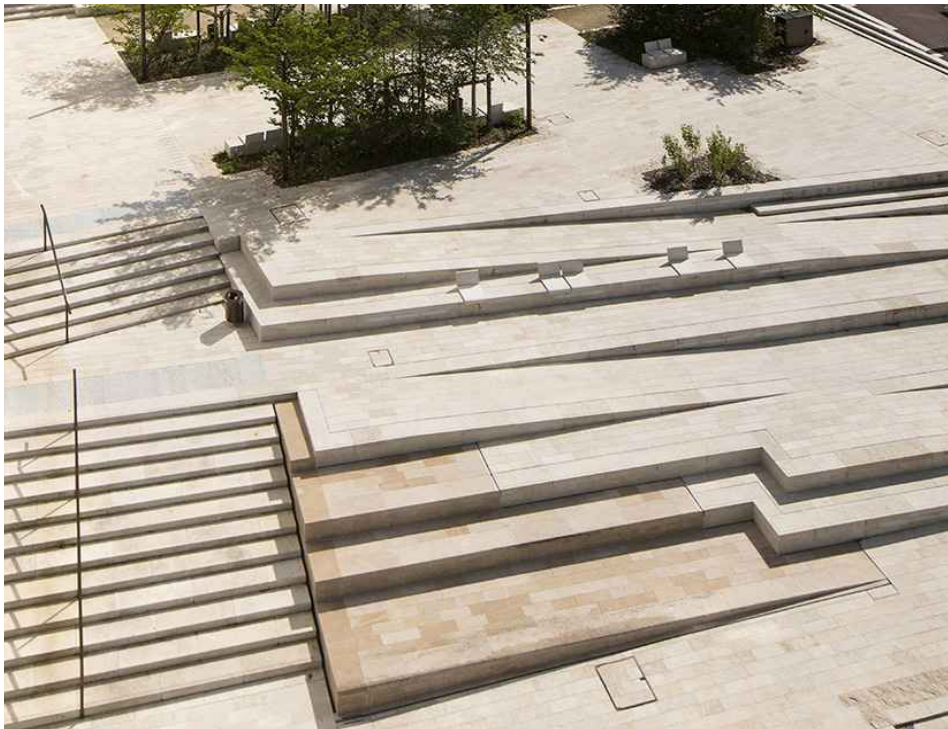


URBIN RETREAT
1234 WASHINGTON AVENUE _ MIAMI BEACH _ FLORIDA



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LANDSCAPE PLANT SCHEDULES AND NOTES



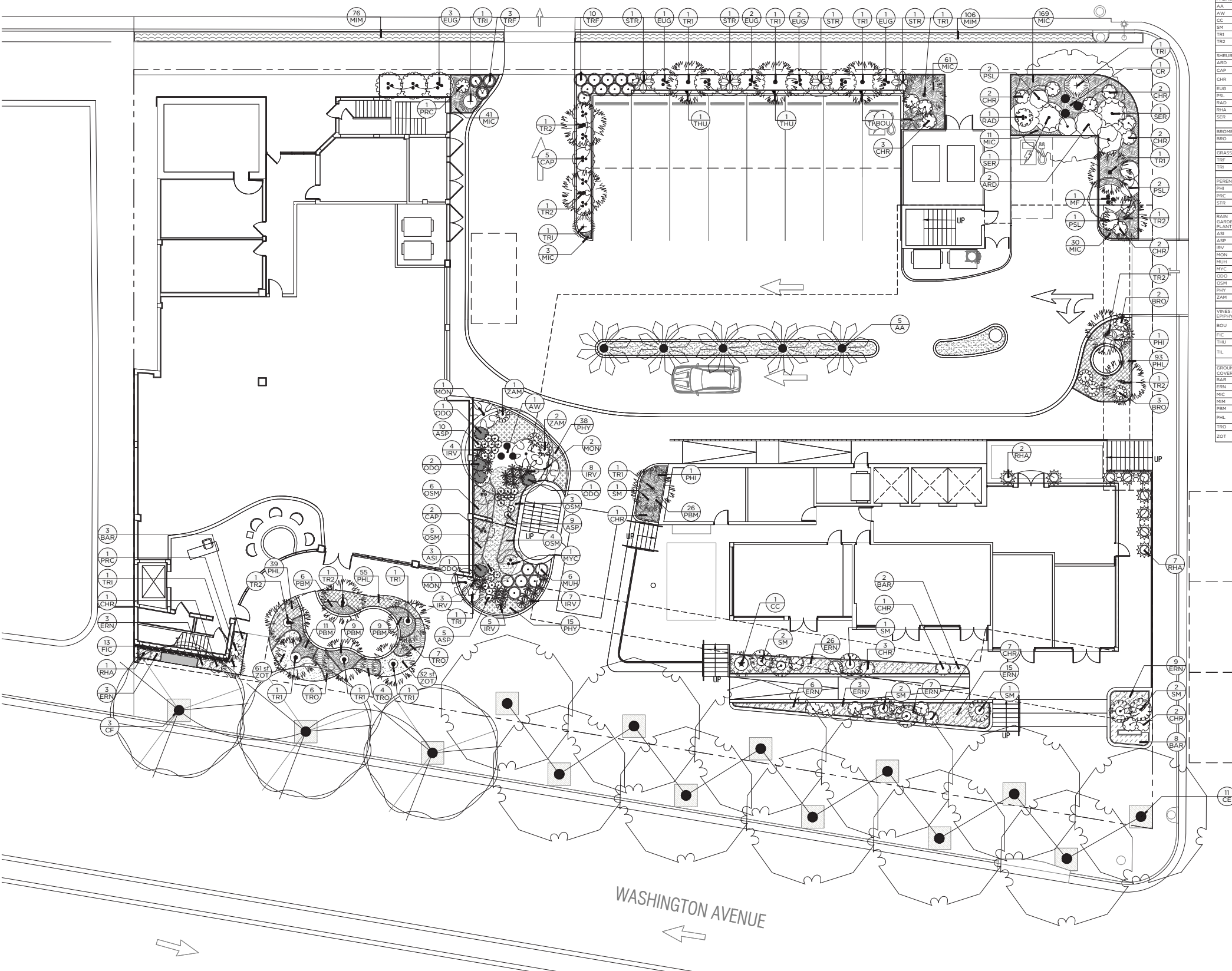
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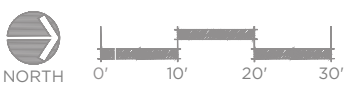
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LANDSCAPE CHARACTER IMAGERY - GROUND FLOOR

DREXEL AVENUE



PLANT LIST - GROUND FLOOR		
TREES	QTY	BOTANICAL NAME
CE	11	Conocarpus erectus
CF	1	Cassipouia ferrea
CR	1	Clusia rosea
PALMS	QTY	BOTANICAL NAME
AA	3	Archontophoenix alexandreae
AW	1	Acroelasma wrightii
CC	1	Coccothrinax crinita
SM	9	Sabal minor
TRI	10	Thrinax radiata
TR2	7	Thrinax radiata
SHRUBS	QTY	BOTANICAL NAME
ARD	3	Ardisia escallonioides
CAP	7	Calyptrothoe pallens
CHR	28	Chrysobalanus icaco
EUS	8	Eugenia foetida
PHL	5	Psychotria ligustrifolia
RAD	1	Radermachera sinica
RHA	16	Rhapiz excelsa
SER	2	Serenoa repens 'Miami Select'
BROMELIADS	QTY	BOTANICAL NAME
BRD	5	Assorted Bromeliads
GRASSES	QTY	BOTANICAL NAME
TRF	8	Tripsacum floridanum
TRI	5	Tripsacum dactyloides
PERENNIALS	QTY	BOTANICAL NAME
PHI	2	Philodendron subcucurbitum
PHC	1	Philodendron 'Raja Congo'
STR	6	Streptocarpus nicotianifolius
RAIN GARDEN PLANTS	QTY	BOTANICAL NAME
ASI	3	Asclepias incarnata
ASP	24	Asclepias perennis
IRV	26	Iris virginica
MON	4	Monarda didyma
MUH	5	Muhlenbergia capillaris
MYC	1	Myrica caribaea
ODO	5	Odontonema strictum
OSH	18	Ornithoglossum cinnamomeum
PHY	46	Phyllis nodiflora
ZAM	3	Zamia integrifolia
VINES & EPiphyTES	QTY	BOTANICAL NAME
BOU	1	Bougainvillea x buttiana
PHC	18	Philodendron 'Raja Congo'
THU	3	Thecophora laurifolia
TIL		Assorted Orchids and Airplants
GROUND COVERS	QTY	BOTANICAL NAME
BAR	23	Barleria repens
ERN	74	Erinacea littoralis
MIC	112	Mimosa pudica
MIM	182	Mimosa pudica
PBM	46	Philodendron 'Boris Marx'
PHL	187	Philodendron aureum 'Blue Star'
TRO	17	Tradescantia ohiensis
ZOT	92 of	Zoysia tenuifolia



WASHINGTON AVENUE



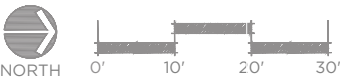
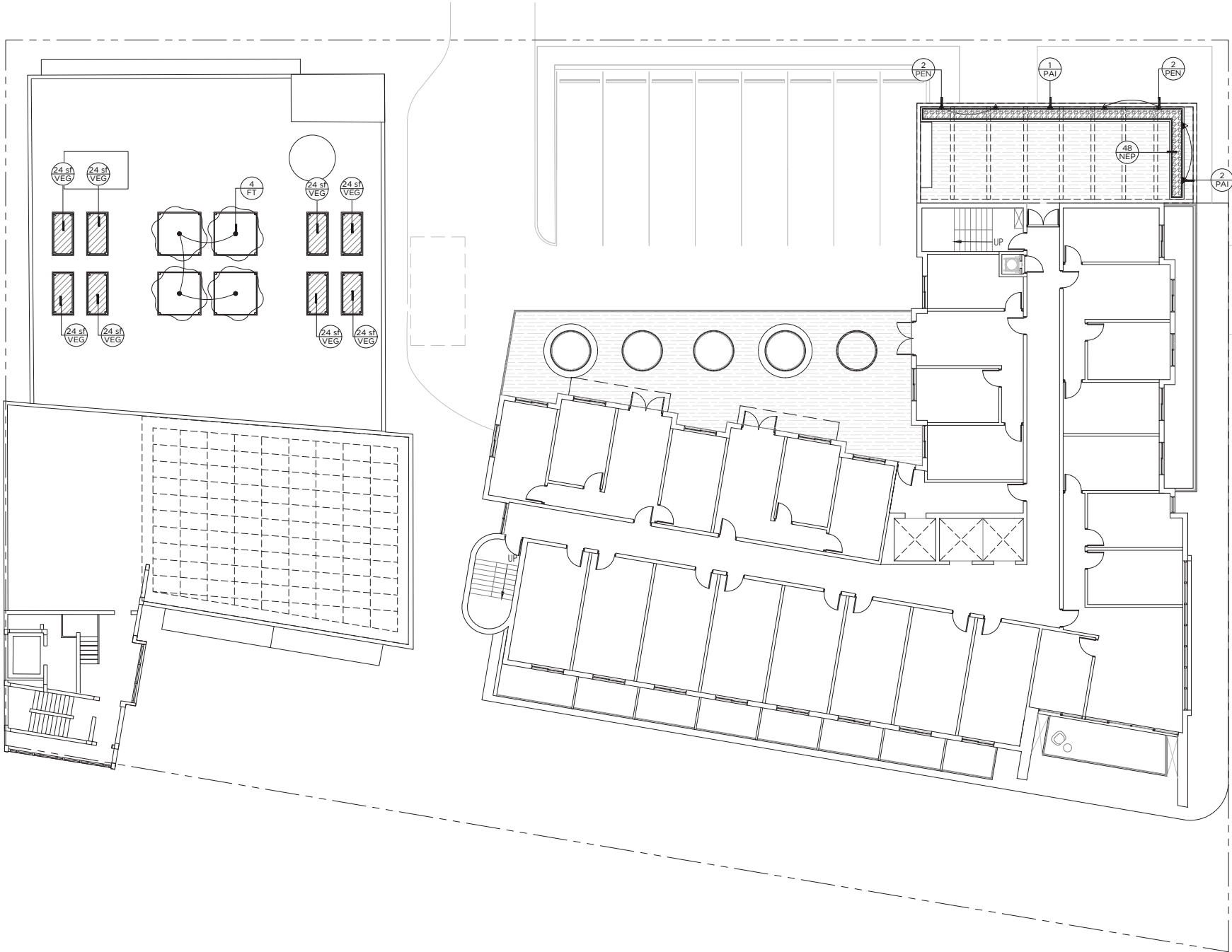
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LANDSCAPE PLAN - GROUND FLOOR

PLANT LIST - OFFICE ROOF + HOTEL LVL 2		
TREES	QTY	BOTANICAL NAME
FT	4	Small Fruit Tree
VINES & EPIPHYTES	QTY	BOTANICAL NAME
PAI	3	Passiflora incarnata
PEN	4	Pentalinon luteum
GROUND COVERS	QTY	BOTANICAL NAME
NEP	48	Nephrolepis exaltata
VEG	192 sf	Assorted Vegetables/Herbs
		COMMON NAME
		Small Fruit Tree
		Passion Flower Vine
		Wild Allamanda
		Native Sword Fern
		Vegetables/Herbs

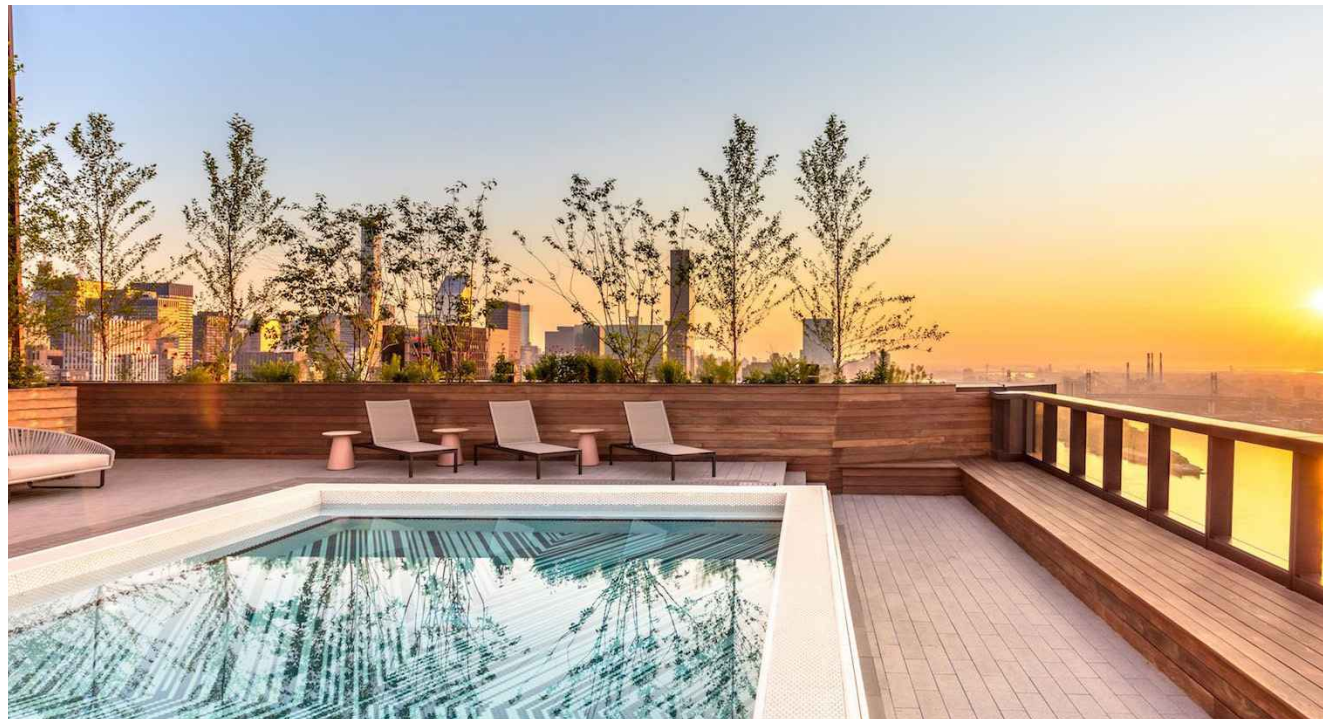
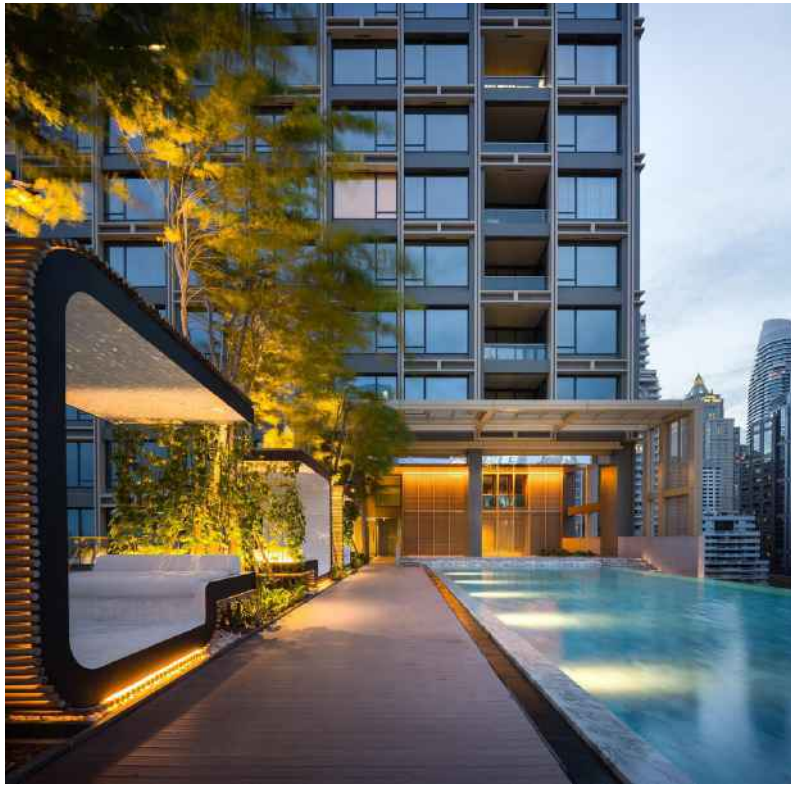


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LANDSCAPE PLAN - OFFICE ROOF AND HOTEL LVL 2



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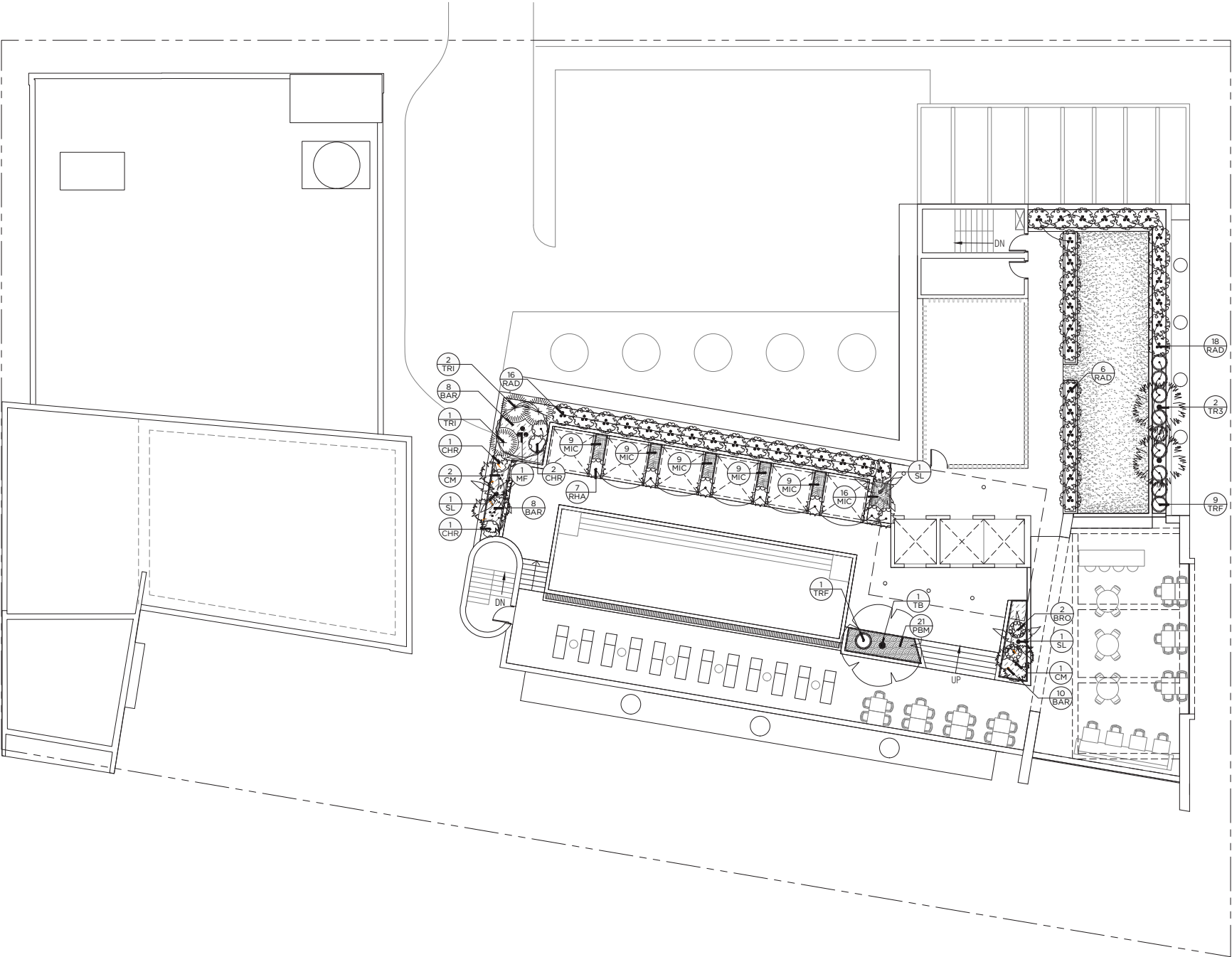
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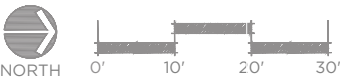
LANDSCAPE CHARACTER IMAGERY - ROOF

L -7

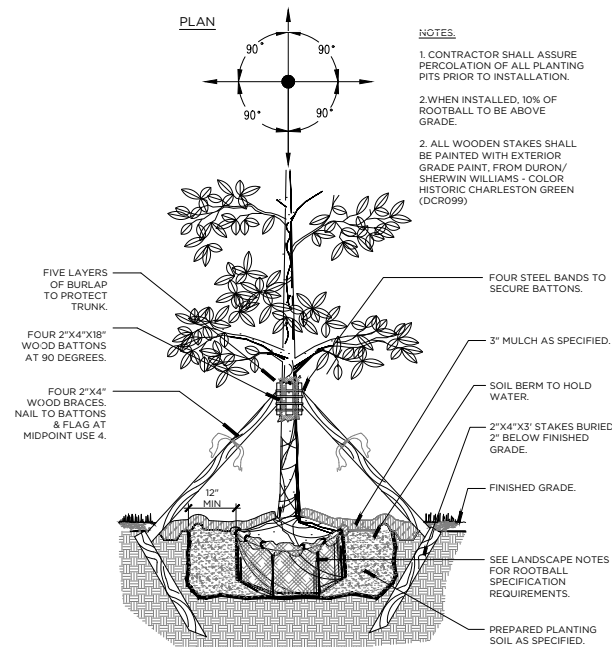
02 DECEMBER 2019



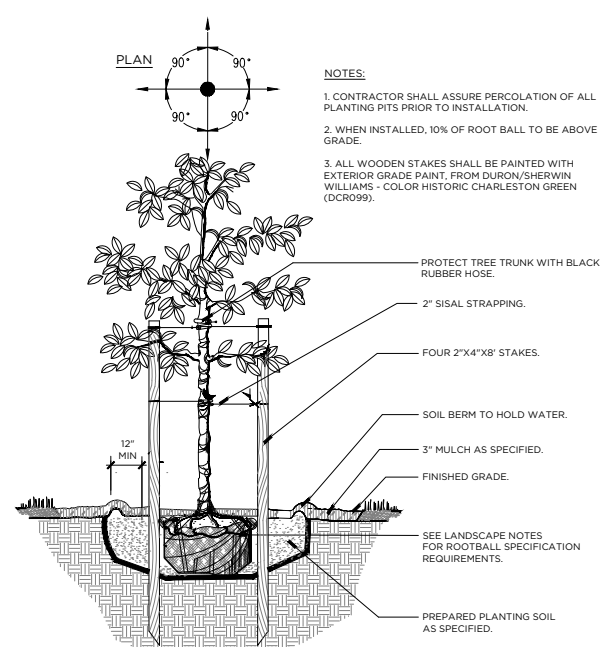
PLANT LIST - HOTEL ROOF		
TREES	QTY	BOTANICAL NAME
MF	1	Myrsine fragrans
TR	1	Taxus canadensis
PALMS		
CM	2	Chlorophytum comosum
SL	2	Sabal palmetto
TR3	2	Thrinax radiata
SHRUBS		
CHR	4	Chrysanthemum
RAD	44	Rhododendron
RHA	7	Rhaphis
BROMELIADS		
BRO	2	Assorted Bromeliads
GRASSES		
TRF	11	Tripsacum dactyloides
TRI	3	Tripsacum dactyloides
GROUND COVERS		
BAR	18	Barleria repens
MIC	19	Microsorium scolopendrium
NWP	31 of	Assorted Native Wildflowers
PBM	14	Philodendron



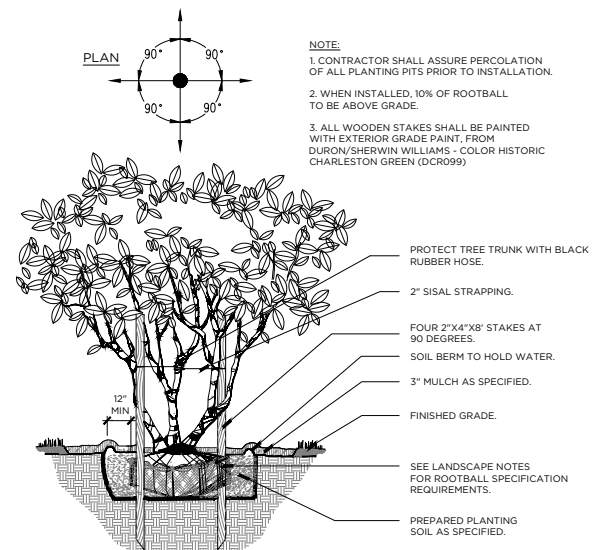
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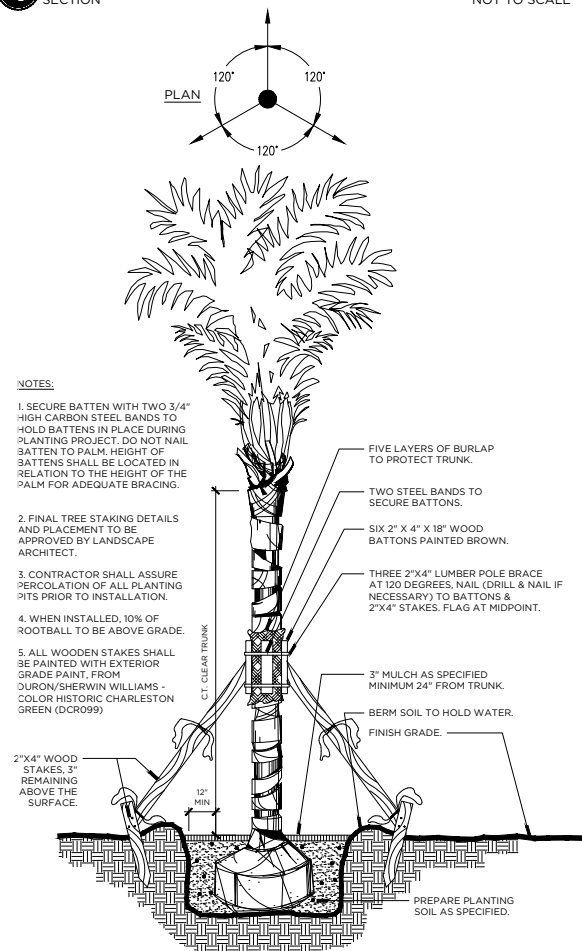
1 LARGE TREE - UP TO 4" CALIPER
SECTION NOT TO SCALE



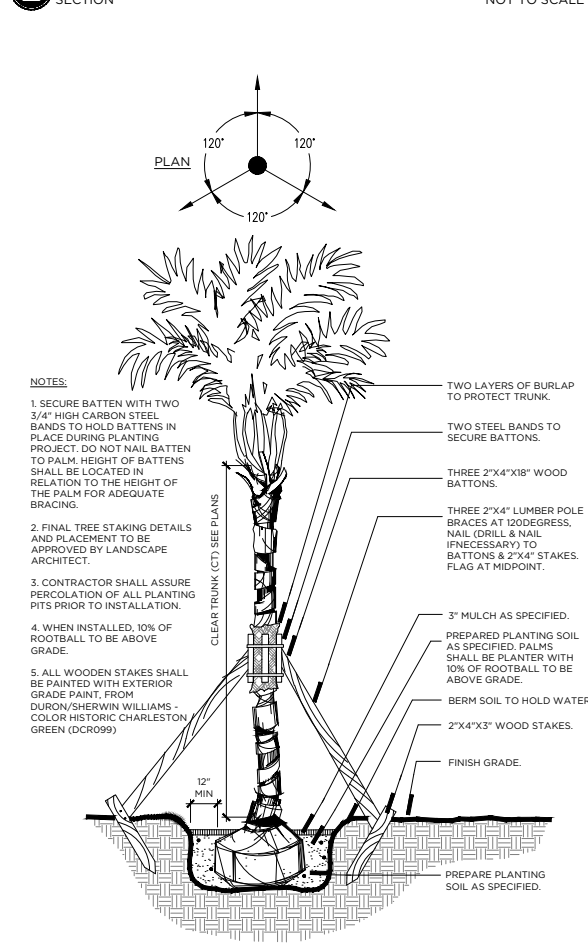
2 SMALL TREE
SECTION NOT TO SCALE



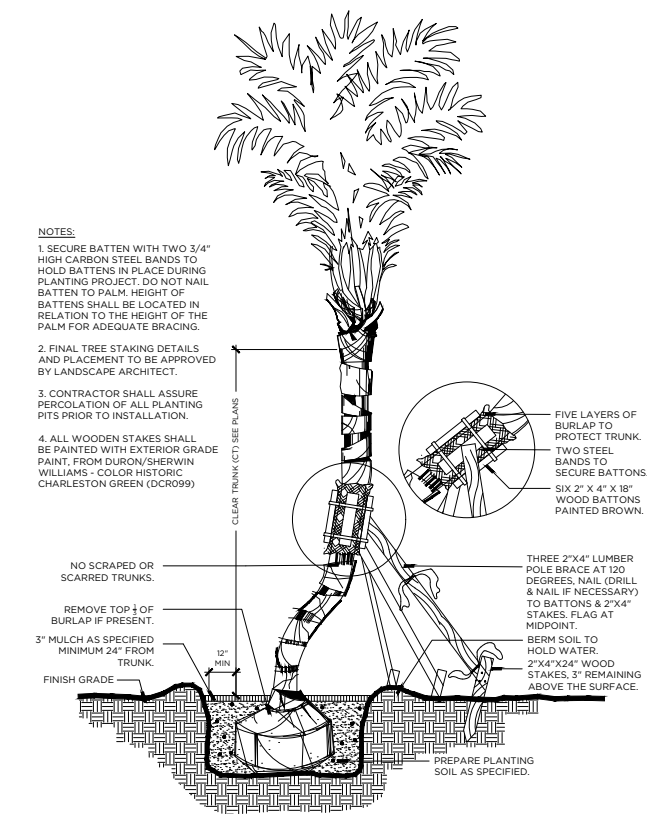
3 MULTI-TRUNK TREE
SECTION NOT TO SCALE



4 LARGE PALM TREE
SECTION NOT TO SCALE



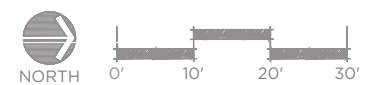
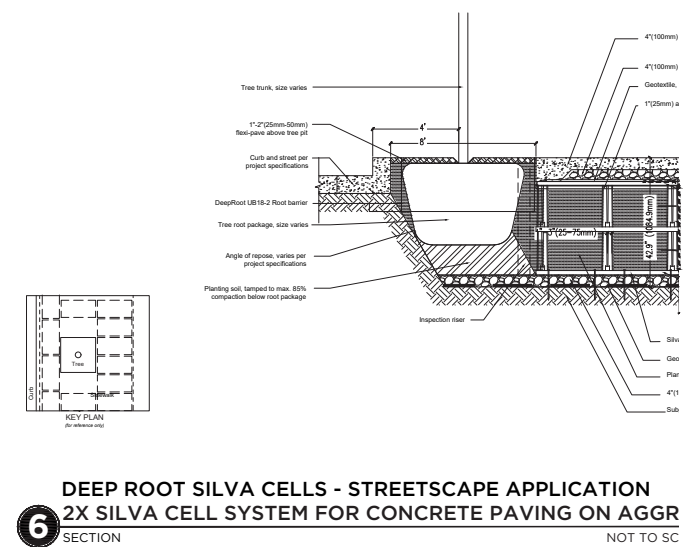
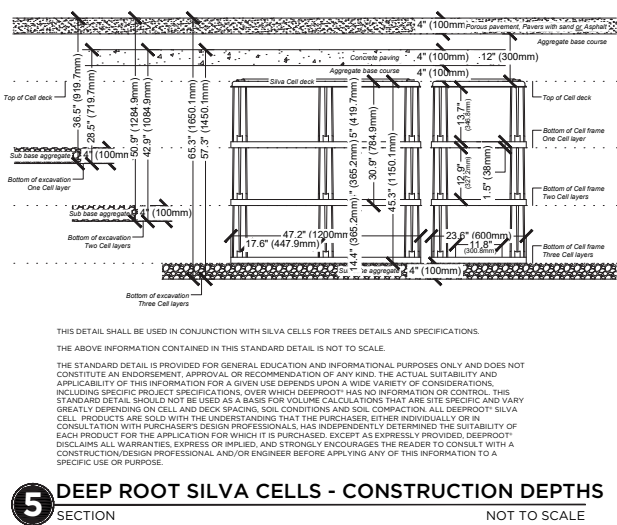
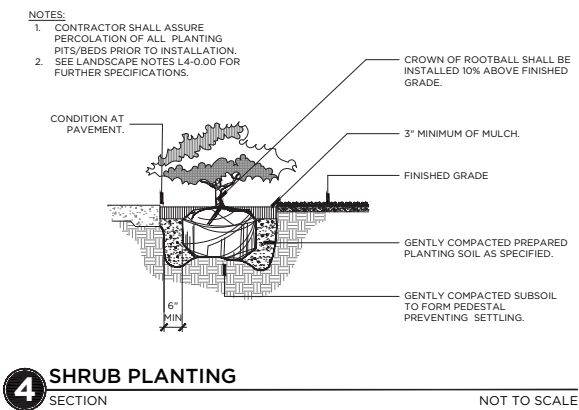
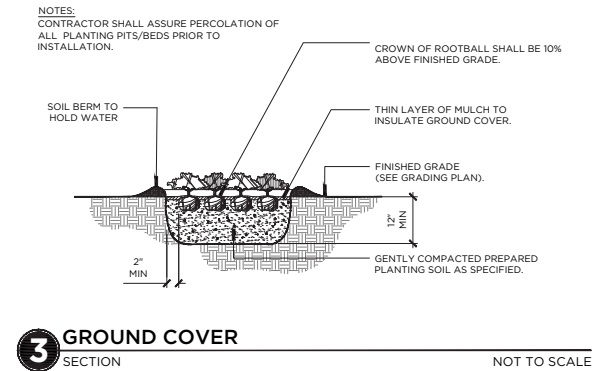
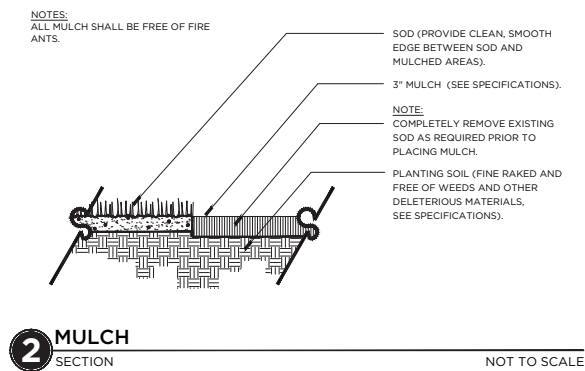
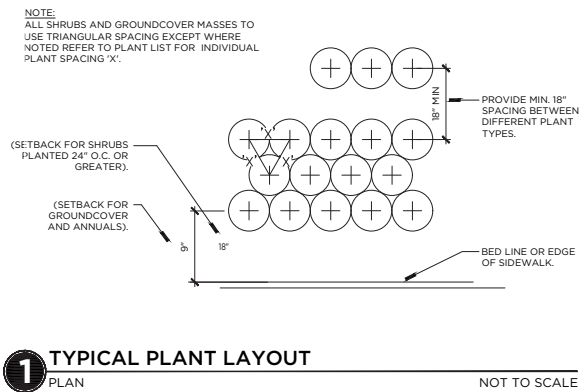
5 SMALL PALM
SECTION NOT TO SCALE



6 CURVED PALM
SECTION NOT TO SCALE



URBIN RETREAT
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Resiliency: working together as an ecosystem



- Cisterns (Water Harvesting)
- Rain Gardens (Water Collection)
- Underground Drainage System (Water Management)
- Sustainable Irrigation Design (Water Conservation)
- Silva Cells (Water Re-use)



Community Gardens and Productive Landscapes
Historical Miami (Celebrating Cultural Context)
Flexible Outdoor Environments



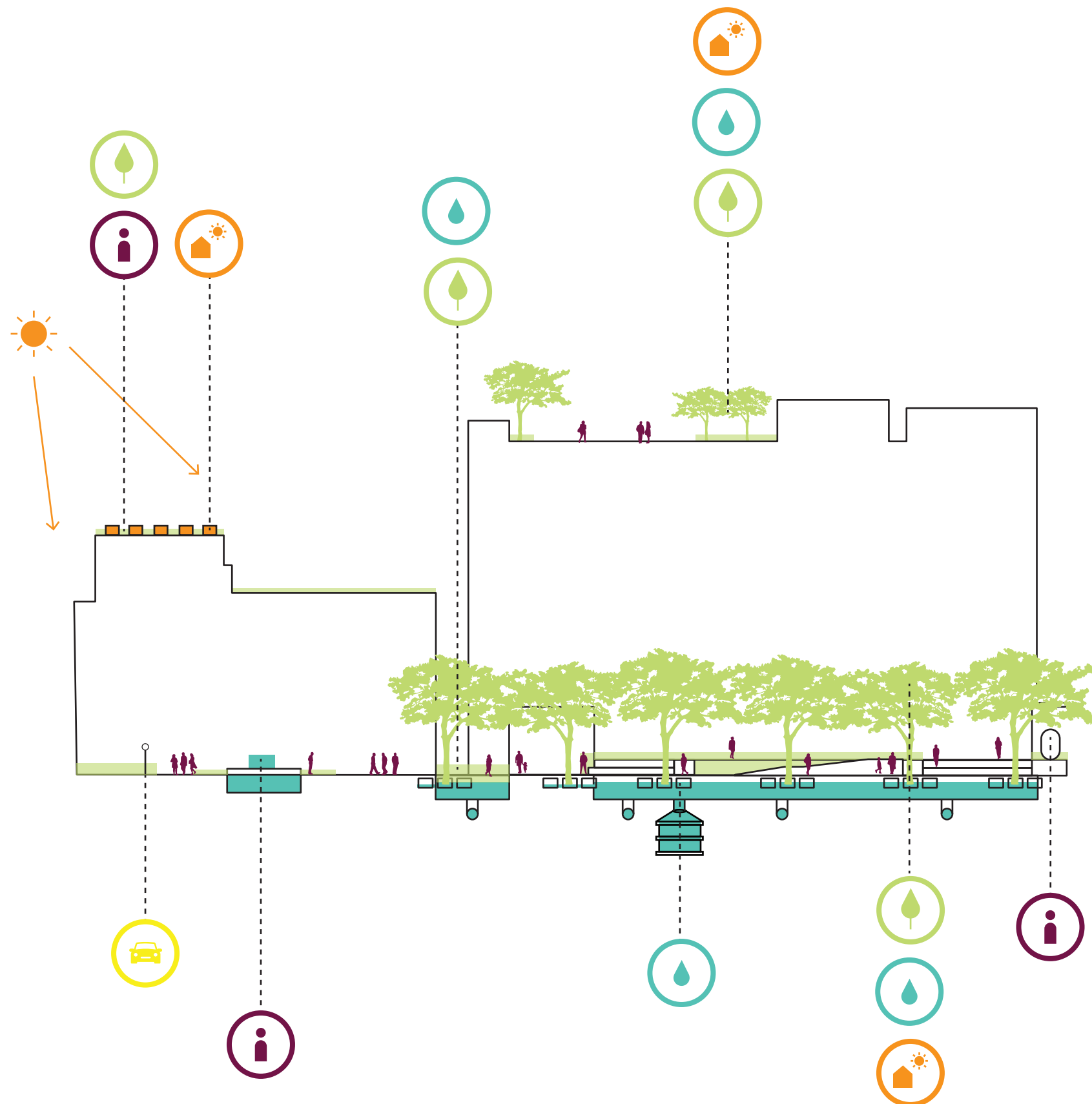
Solar Panels (Capture Clean Energy)
Canopy Trees (Reduce Heat Island Effect + Sequester Carbon)
Canopy and Understory Trees (Improve Air Quality)
Silva Cells (Increased Longevity of Street Trees)



Pollinator Species (Increase Biodiversity)
Florida Friendly Landscaping
Florida Native Plants (Natural Habitat Restoration)
Silva Cells (Healthy Tree Growth and Roots' System)









- Walkability
- Bicycle Share Station
- Vehicles (Autonomous and non)
- Ride Share
- Micromobility



1234 WASHINGTON AVENUE MIAMI BEACH FLORIDA





























RESILIENCY DIAGRAM

- Legend**
-  Attracts hummingbirds
 -  Food source and/or nesting site for small birds
 -  Food source and/or shelter for small animals
 -  Larval host plant for caterpillars
 -  Attracts insect pollinators such as butterflies, moths, etc.
 -  Florida Native

TREES AND PALMS

<p>Leopard Tree <i>Caesalpinia ferrea</i></p>    	<p>Green Buttonwood <i>Conocarpus erectus</i></p>    	<p>Pitch Apple <i>Clusia major</i></p>    	<p>White Tabebuia <i>Tabebuia roseo 'Alba'</i></p>    	<p>Simpson's Stopper <i>Myrcianthes fragrans</i></p>    	<p>Alexander Palm <i>Archontophoenix alexandrae</i></p>    	<p>Miraguama Palm <i>Coccothrinax miraguama</i></p>    	<p>Satake Palm <i>Satakenia hukuensis</i></p>    
--	--	---	---	---	--	--	--

PALMS (CONT.)

<p>Paurotis palm <i>Acroelorrhaphis wrightii</i></p>    	<p>Florida Thatch Palm <i>Thrinax radiata</i></p>    	<p>Old Man Palm <i>Coccothrinax crinita</i></p>    	<p>Coconut Palm <i>Cocos nucifera</i></p>    	<p>Lady Palm <i>Rhapis excelsa</i></p>    	<p>Dwarf Palmetto <i>Sabal minor</i></p>    	<p>Silver Saw Palmetto <i>Serenoa repens</i></p>    
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SHRUBS



GRASSES, CYCADS AND FERNS



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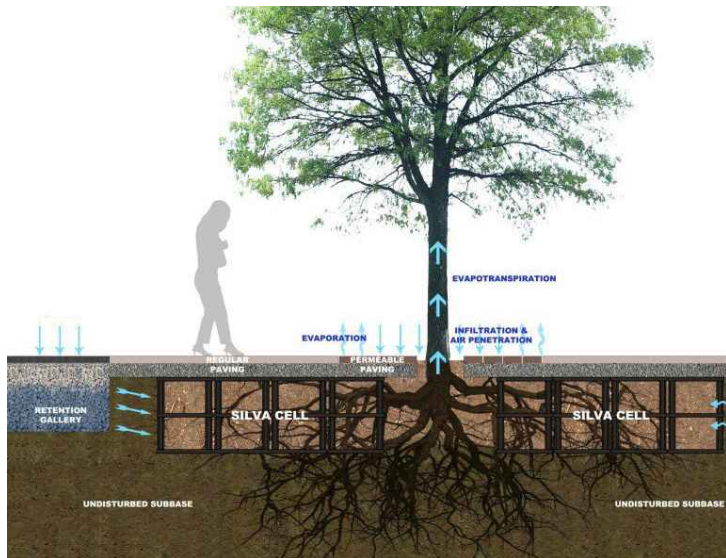
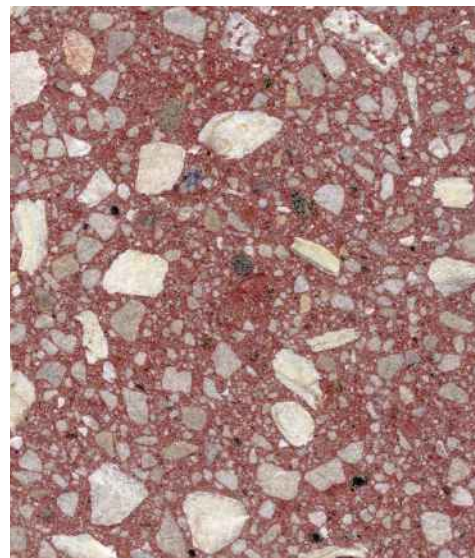
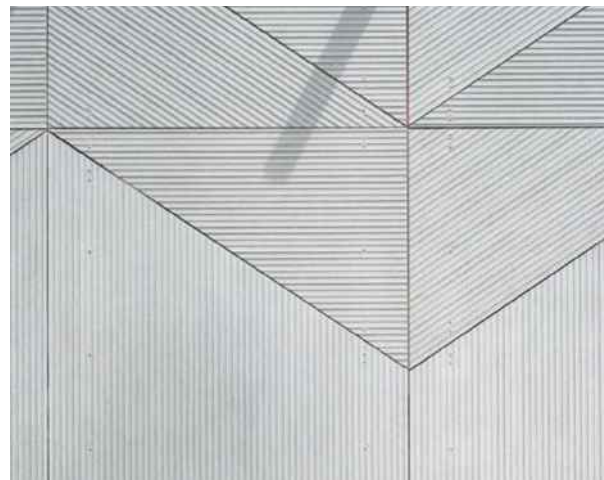
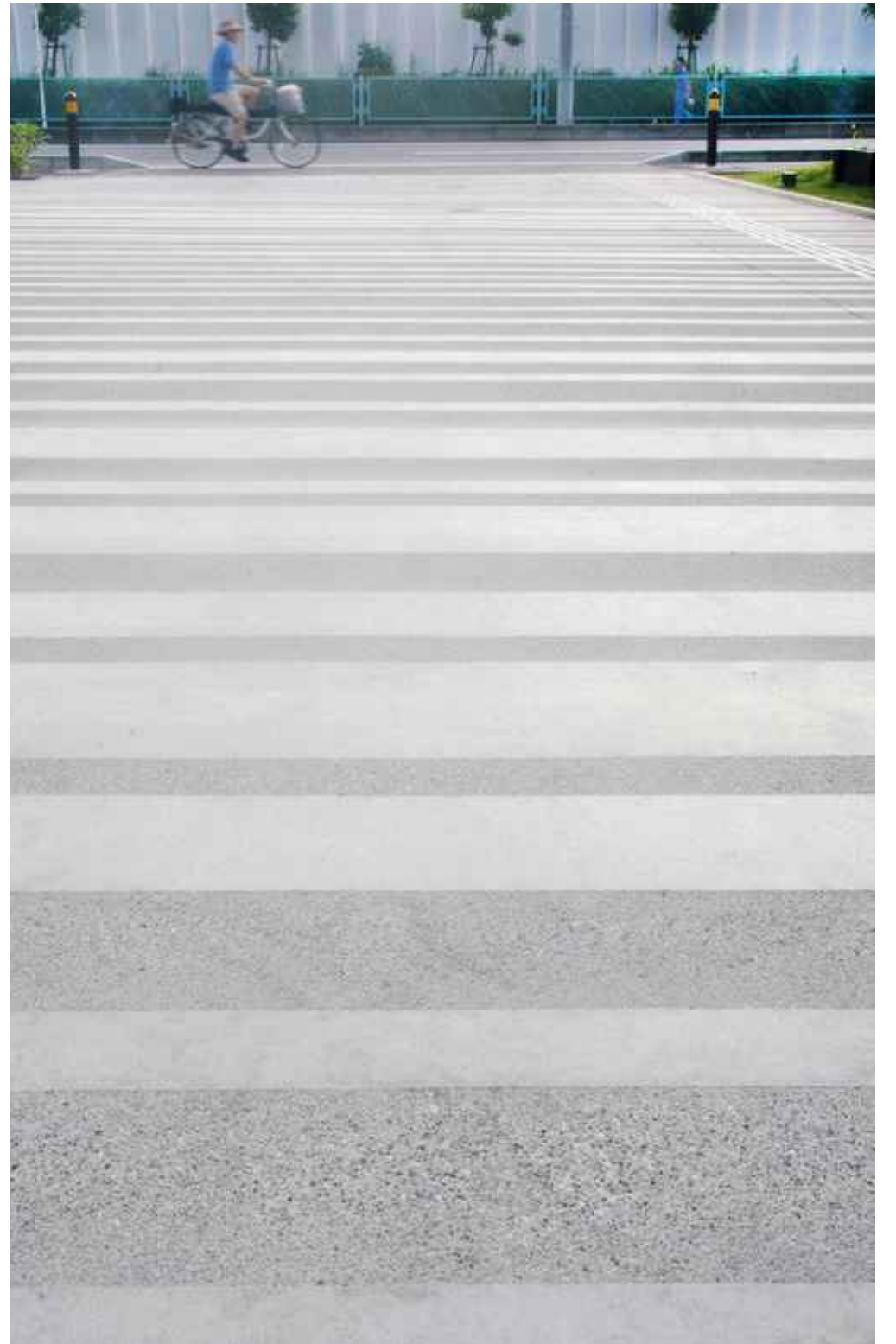
GROUNDCOVERS AND PERENNIALS



PERENNIALS AND VINES



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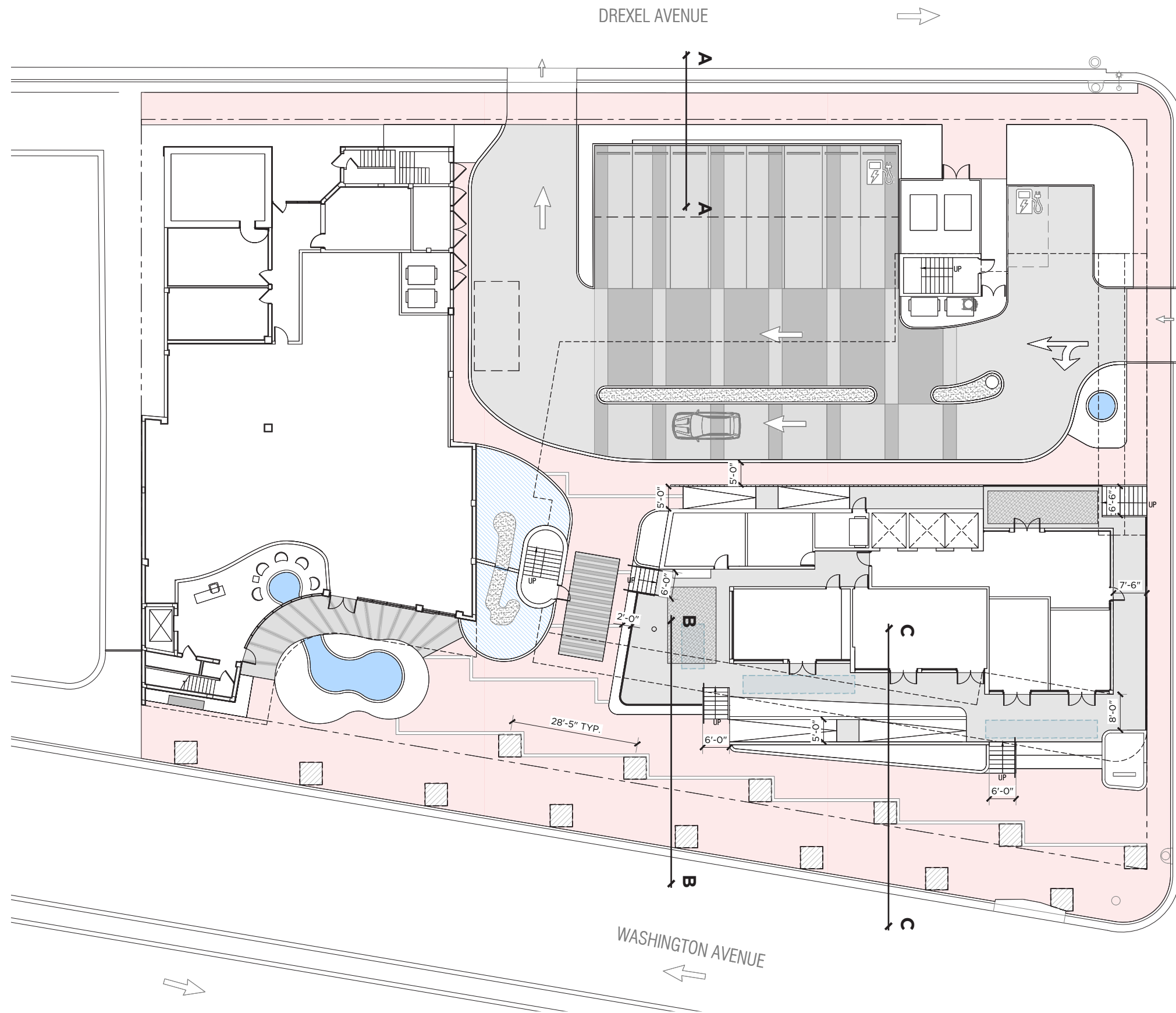
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HARDSCAPE CHARACTER IMAGERY

L -15

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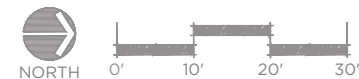
HARDSCAPE LEGEND	
Symbol	Definition
	"Miami Beach Red" Concrete
	Textured Concrete Banding
	Concrete
	Textured Concrete
	Terrazzo
	Terrazzo Tiles inlaid in Concrete
	Crushed Stone
	Silva Cell Suspended Pavement System
	Water Harvesting Cistern
	Rain Garden

HARDSCAPE NOTES:

- Information provided on this plan is general in nature; dimensions, areas, and distances are approximate and should be field verified prior to bidding. discrepancies shall be reported to the landscape architect for resolution prior to starting work.
- The contractor is to thoroughly familiarize him/herself with all plans, specifications and the site prior to bidding. failure to do so will not reduce the contractor's obligation to perform the work as described for the price bid.
- The contractor shall locate and verify the existence of all improvements and utilities (including those proposed with this project), i.e. irrigation, wastewater, water storm sewer, gas, underground electric, lighting conduit, pavement, etc. prior to starting work.
- The contractor is responsible for coordinating installation of material, equipment, irrigation sleeving, and lighting sleeving with other trades.
- No substitutions of material, equipment, furnishings, locations, etc. will be allowed without prior approval from the landscape architect.
- All materials, equipment, and furnishings shall be installed as per details.
- All materials, equipment, and furnishings shall be set plumb unless otherwise specified.
- The contractor to layout hardscape elements and verify layout with landscape architect prior to construction. any discrepancies or conflicts or conflicts with existing conditions or other drawings shall be reported to the landscape architect immediately for proper clarification or adjustment.

WATER EFFICIENCY NOTES:

- Recommended bioswale depth 6 to 18 inches. Civil to determine final depth. Drainage soil beneath swale shall be 18 inch minimum depth. Underneath drainage soil there should be a 12 inch depth of clean gravel/aggregate for water to infiltrate into perforated pipe, which will direct water to a storm drain and/or cistern(s). A 4 inch level of pea gravel shall be placed over clean gravel to filter additional pollutants and keep from clogging from soil above.
- Stormwater directed to cisterns will then drain to Silva Cells (Suspended Paver System) and be reused to irrigate raised planters.
- Rain water collection/Irrigation Systems shall supplement irrigation for new landscaping. New structures to include rainwater cistern(s) and system to provide at least 50 percent of exterior irrigation during the normal rainfall year.
- All sites utilizing a reuse water system shall install and maintain a backflow prevention device as required by water distribution system operator that will be supplying water to site.
- Civil to confirm and engineer detail of bioswale and cistern locations for final Construction Documentation.



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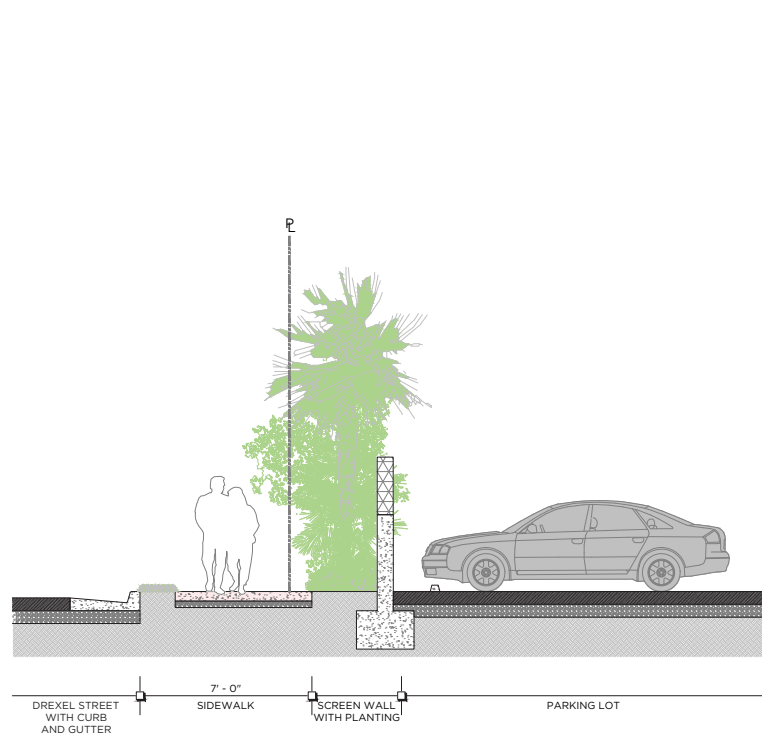
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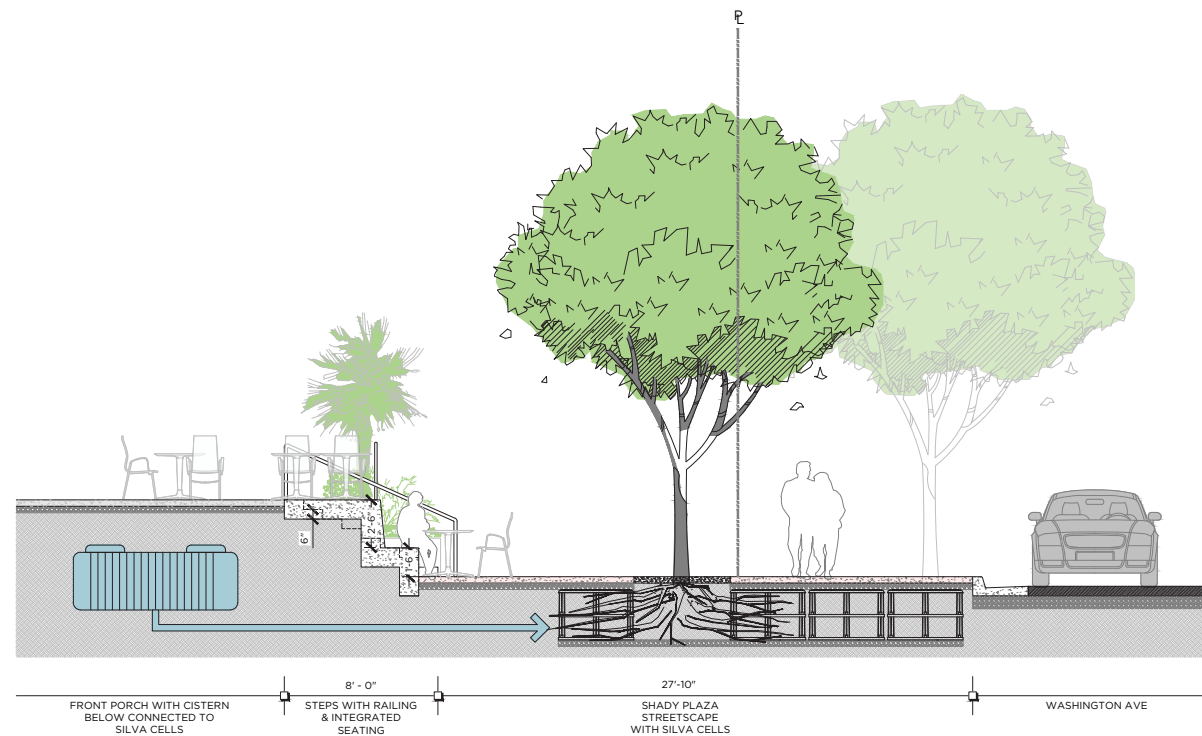
HARDSCAPE PLAN AND SECTION KEY - GROUND FLOOR

L -16

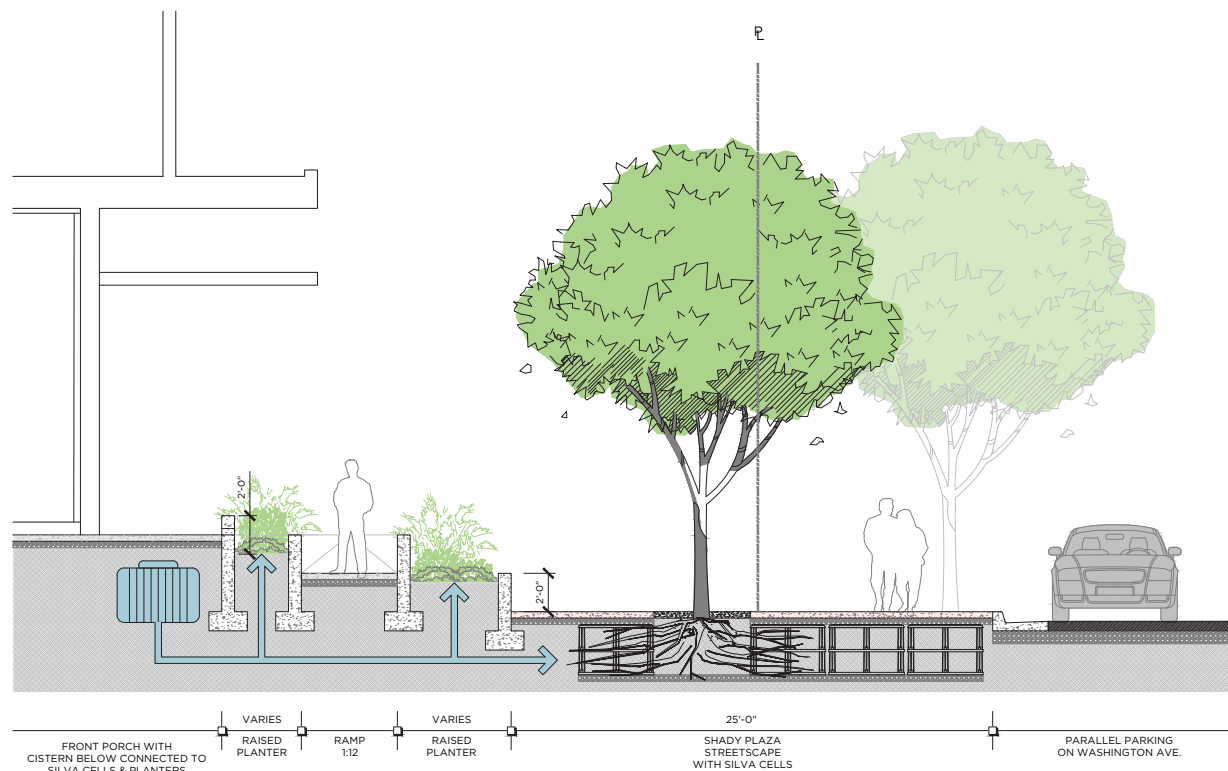
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A SCREEN WALL AND PARKING LOT



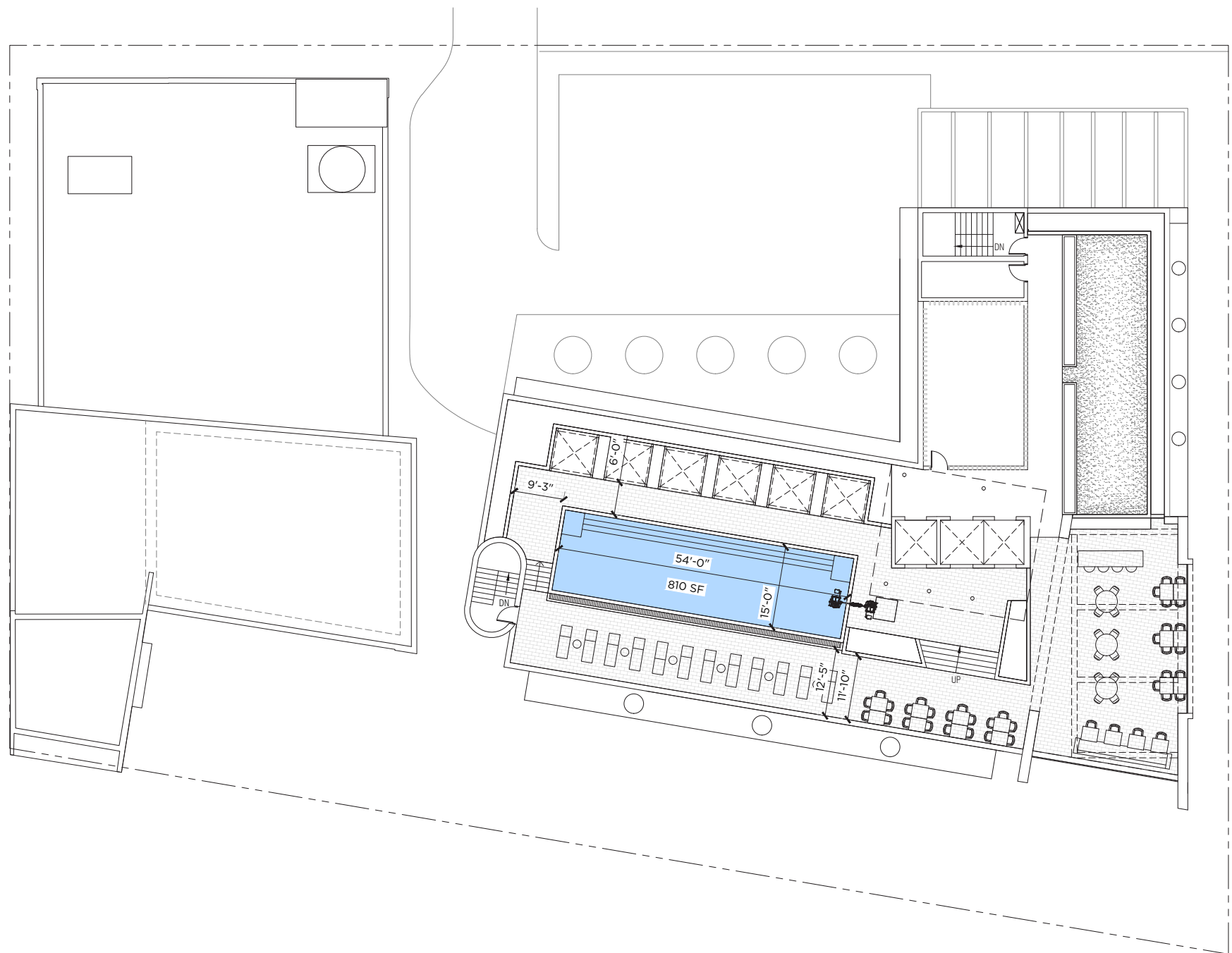
B FRONT PORCH STEPS



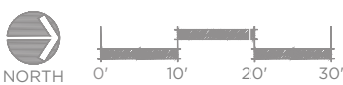
C RAMP & SHADY PLAZA

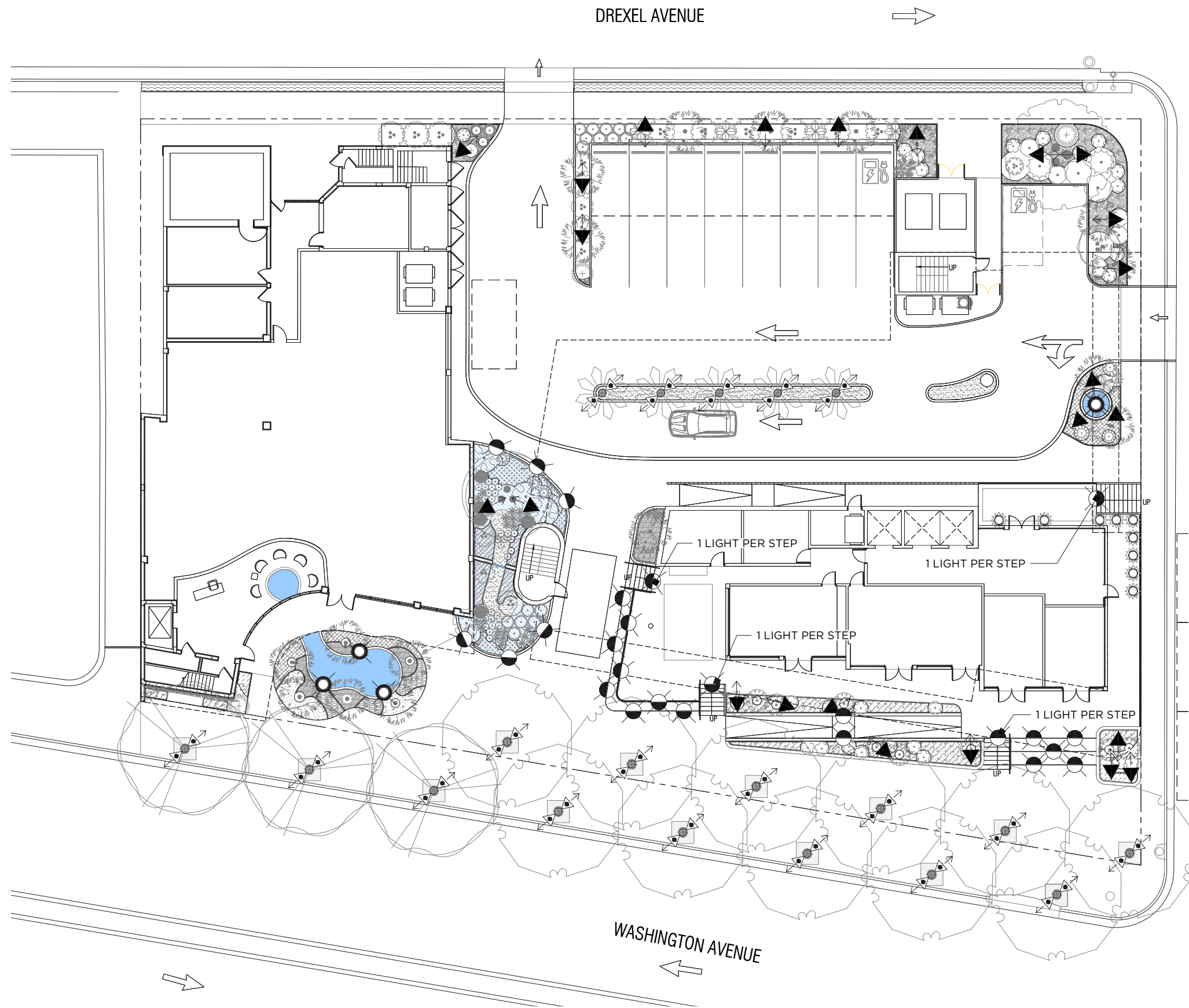


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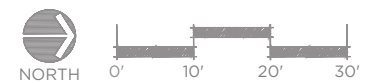


HARDSCAPE LEGEND	
Symbol	Definition
	Elevated Paver Deck System
	Artificial Turf





LIGHTING LEGEND	
Symbol	Definition
◀▶	Up Light on Riser
◀◉◉▶	Up Light on Tree Strap
▶	Wash Light
◉	Step/Wall Light
◉	Water Feature Light



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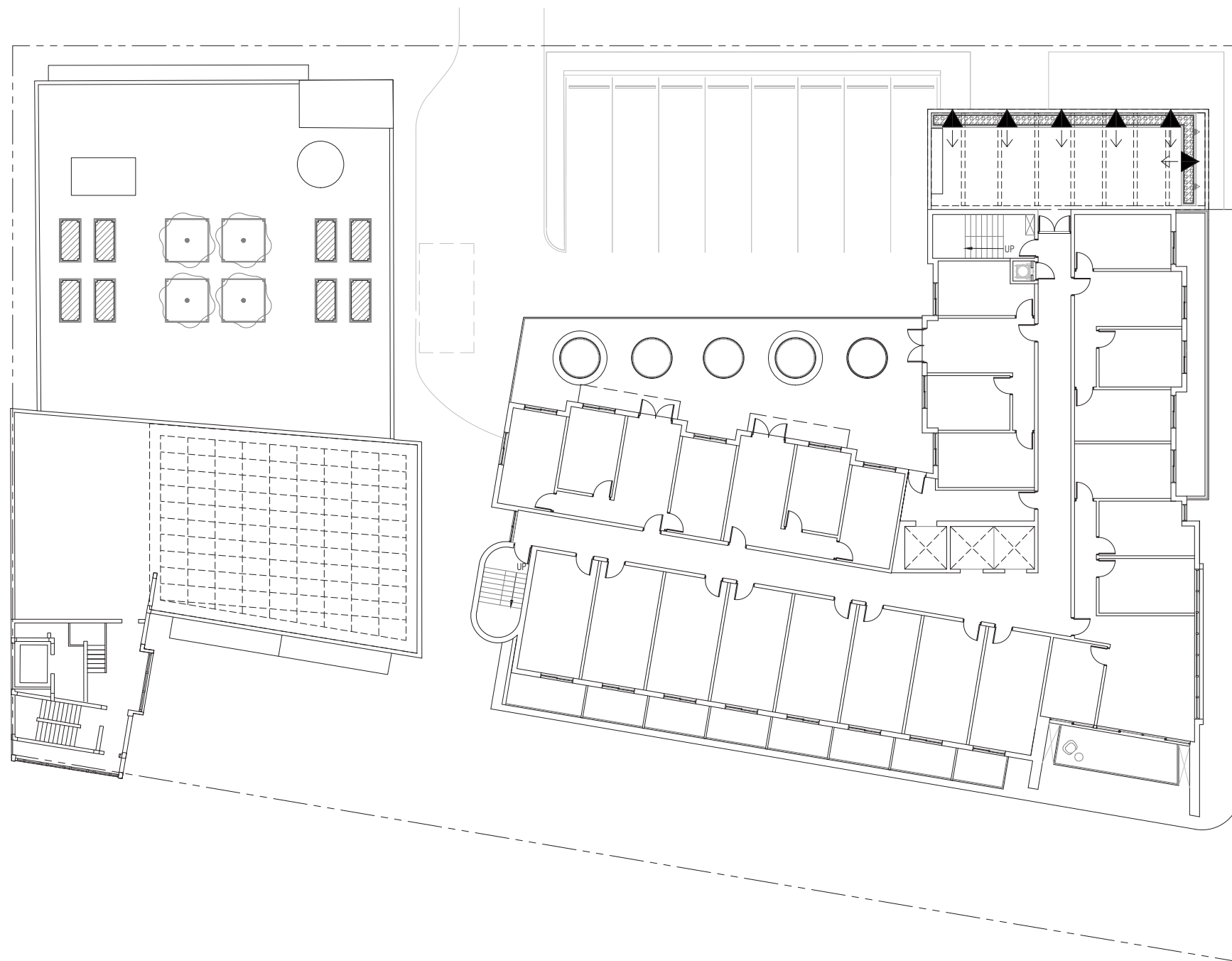
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LIGHTING PLAN - GROUND FLOOR

L -19

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LIGHTING LEGEND	
Symbol	Definition
◀▶	Up Light on Riser



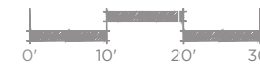
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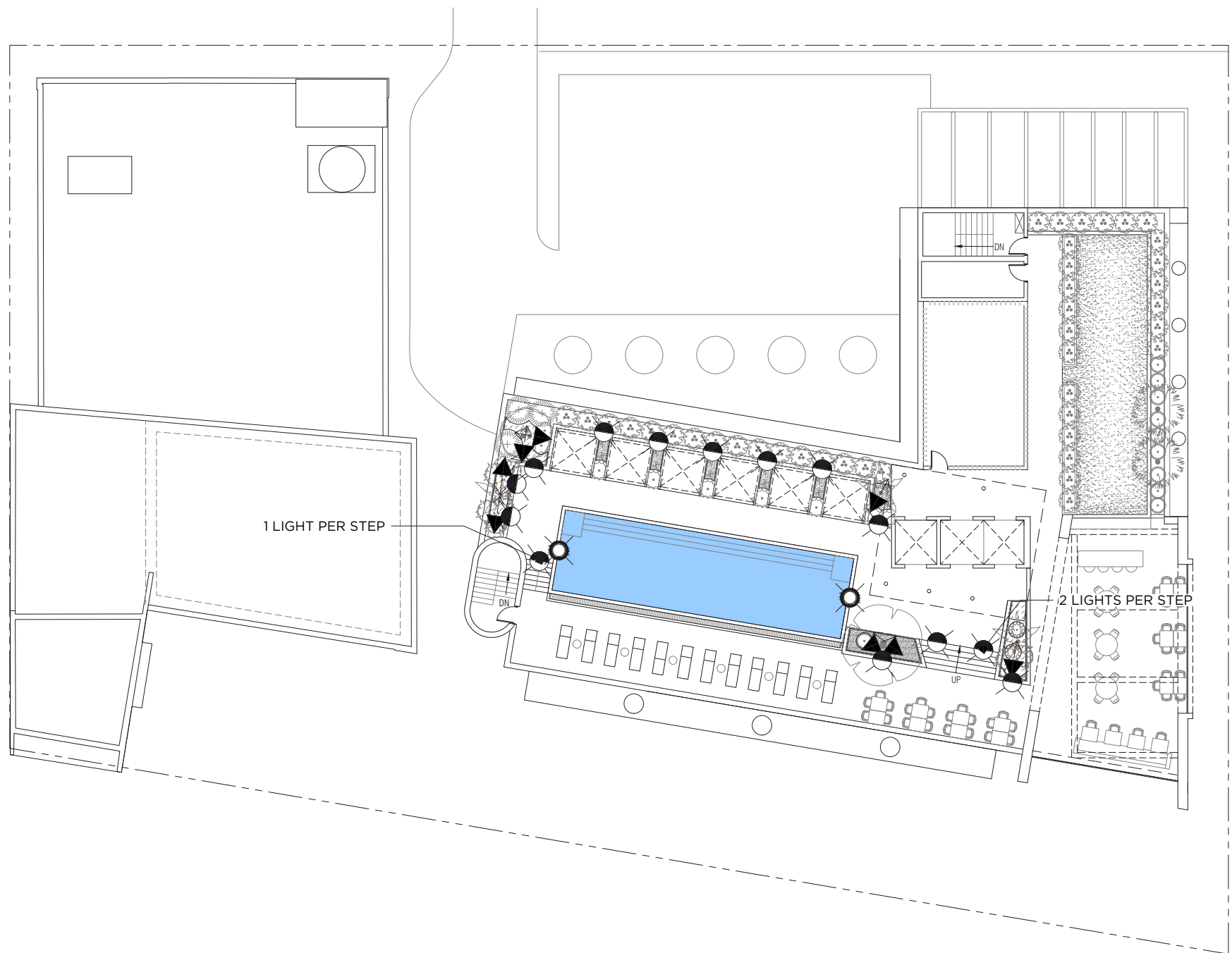
NORTH



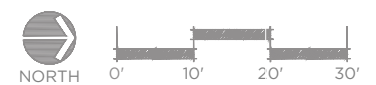
LIGHTING PLAN - OFFICE ROOF AND HOTEL LVL 2

L -20

02 DECEMBER 2019



LIGHTING LEGEND	
Symbol	Definition
◀▶	Up Light on Riser
⊗	Step/Wall Light
⊙	Water Light




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LIGHTING PLAN - ROOF