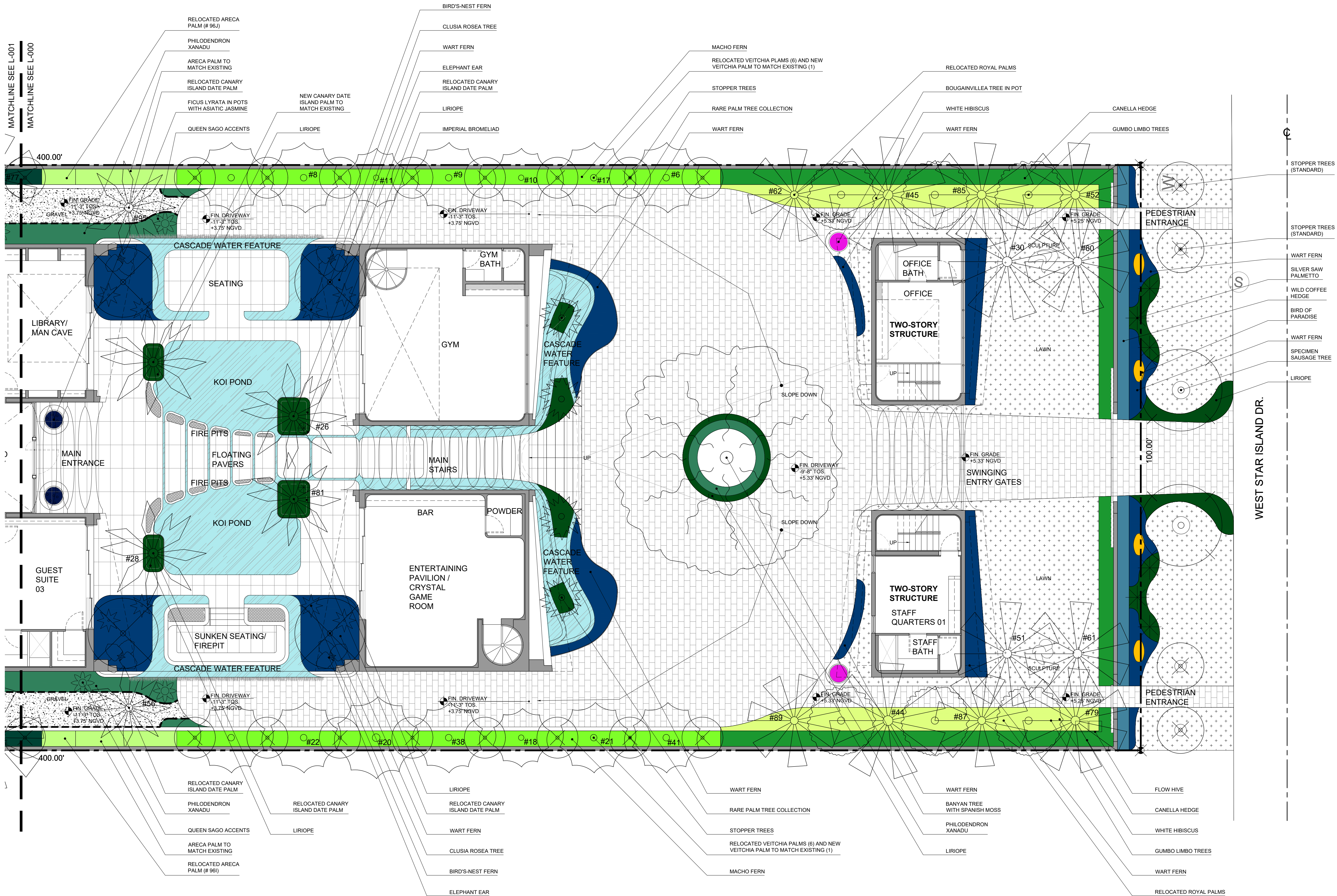




STAR X
10 WEST STAR ISLAND DR.
MIAMI BEACH, FL 33139



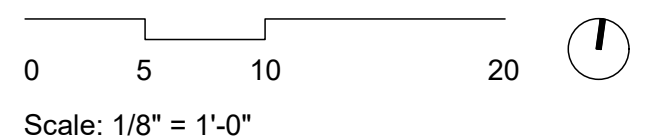
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1921

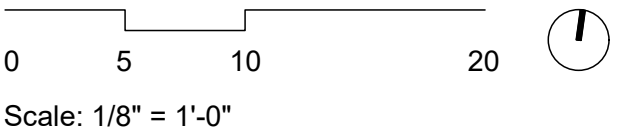
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04/06/20

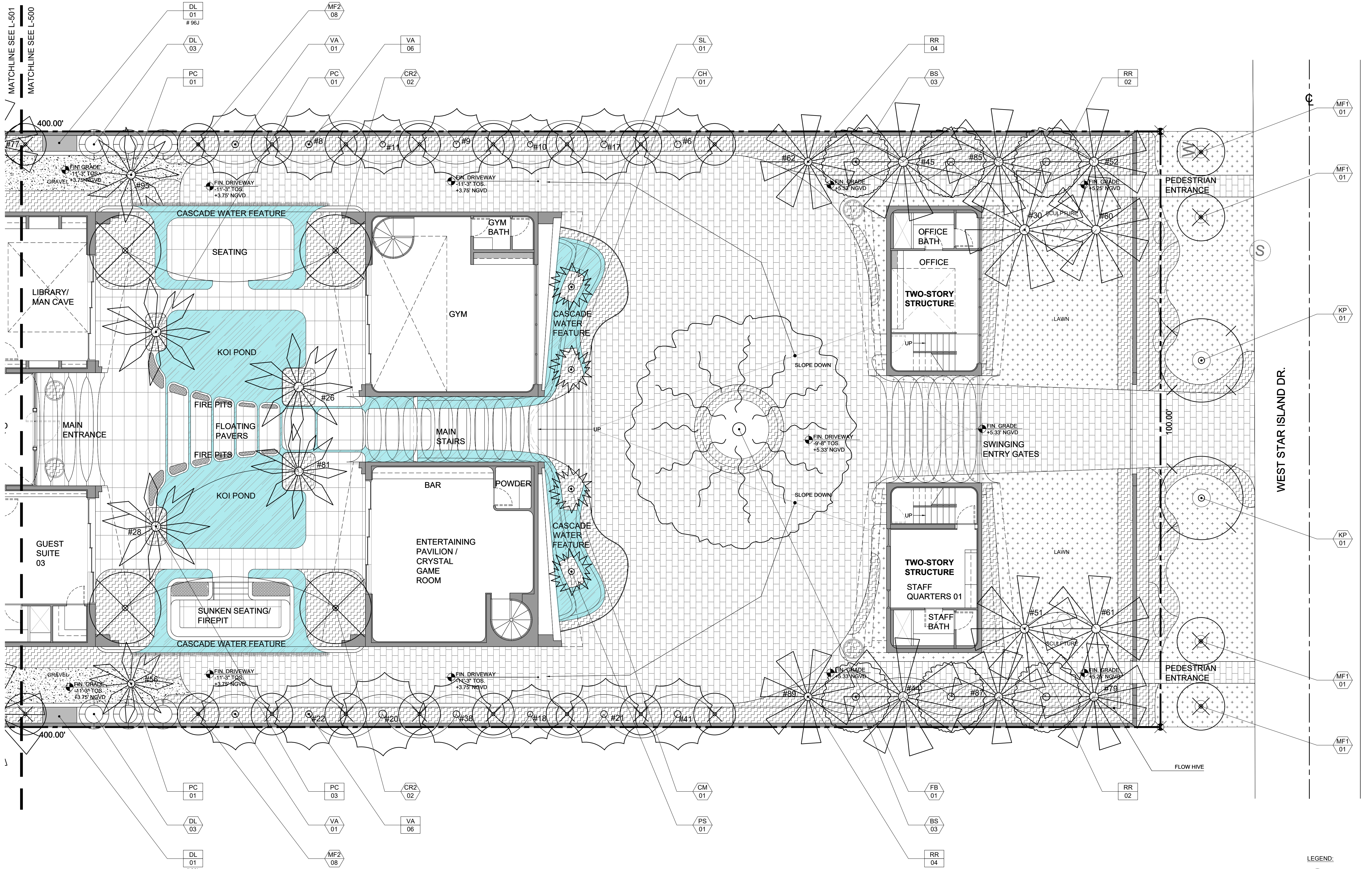
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DRB FINAL
SUBMITTAL

CONCEPT
DESIGN
PLAN
EAST

sheet no.
L-200







- LEGEND:
- XX XX EXISTING TREES/ PALMS TO REMAIN
 - XX XX PROPOSED TREES/ PALMS
 - XX XX RELOCATED TREES/ PALMS

0 5 10 20
Scale: 1/8" = 1'-0"



comm no.
1921

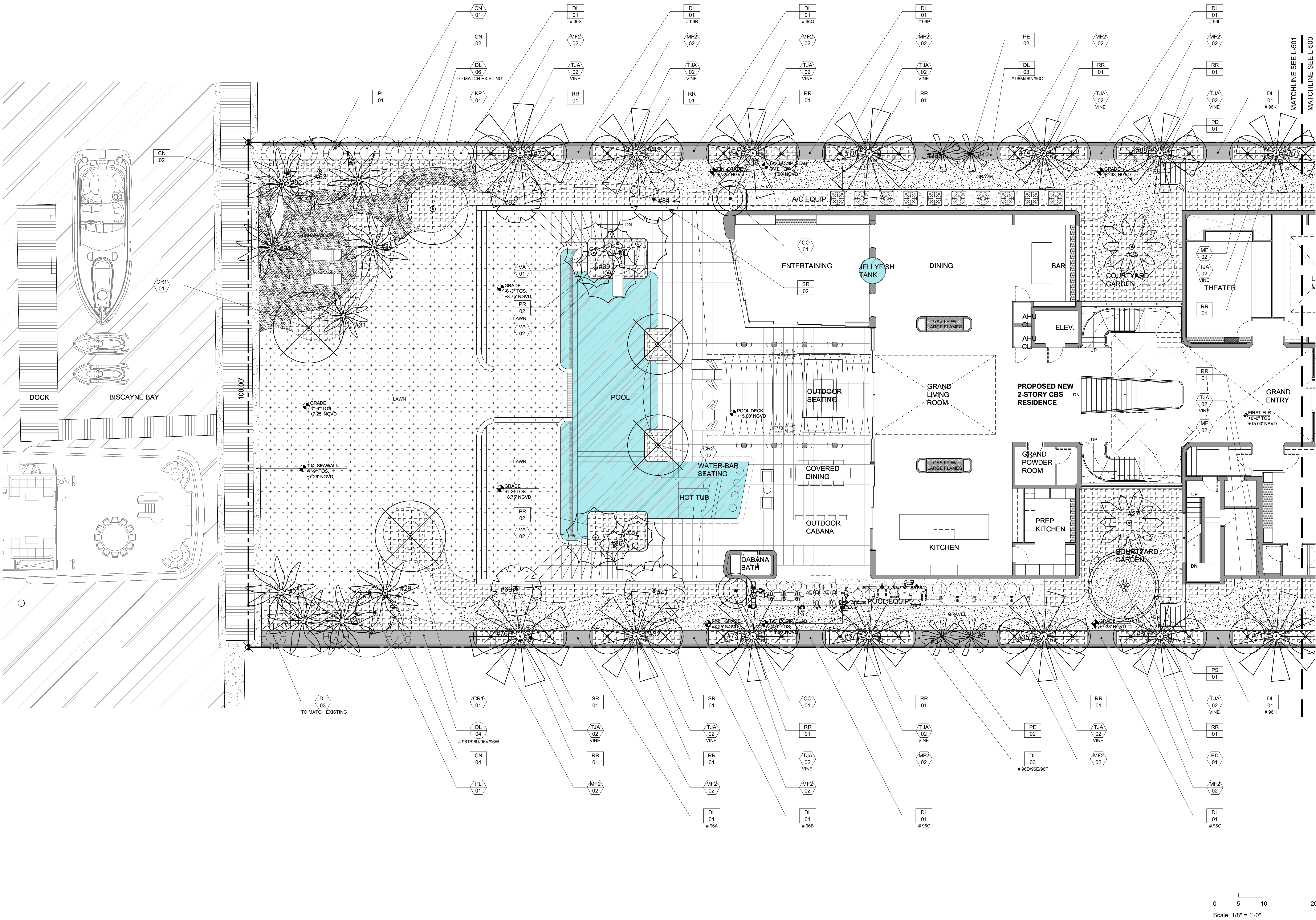
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04/06/20

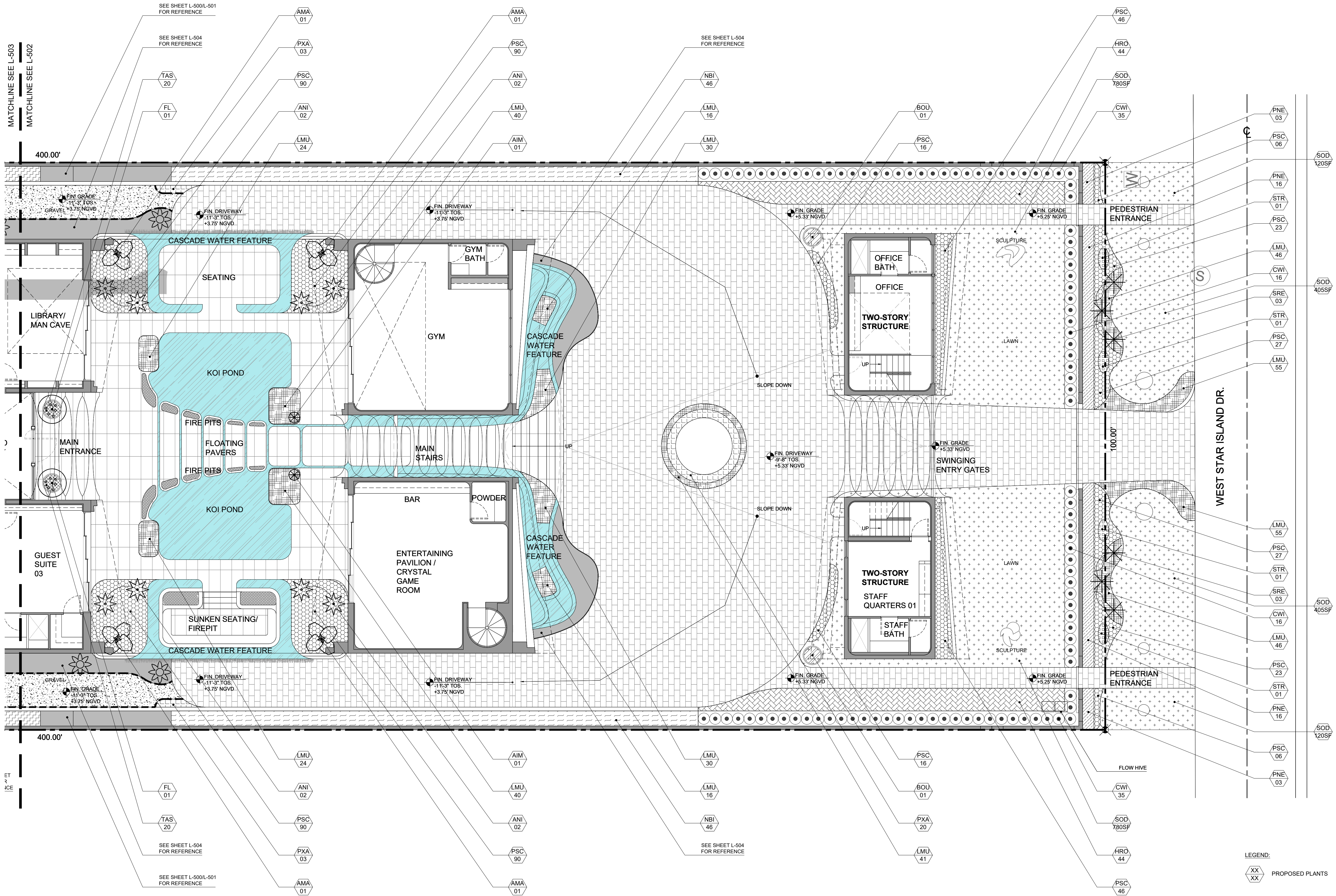
revised:
DRB FINAL
SUBMITTAL

CANOPY
PLANTING
PLAN
EAST

sheet no.
L-500







- LEGEND:
- XX XX PROPOSED PLANTS
 - BLACK METAL EDGING 6" = 770 L.F.
 - GRAY GRANITE GRAVEL 3/8" = 2,400 SQFT
 - PLANT QTY SHOWN ON OTHER SHEETS (SEE NOTES)



STAR X
10 WEST STAR ISLAND DR.
MIAMI BEACH, FL 33139



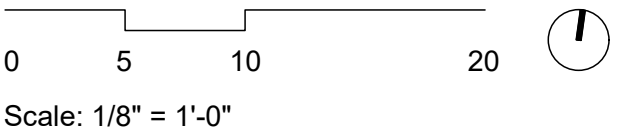
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1921

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UNDERSTORY
PLANTING
PLAN
EAST

sheet no.
L-502



CLAD
LANDSCAPE
ARCHITECTURE
AND DESIGN

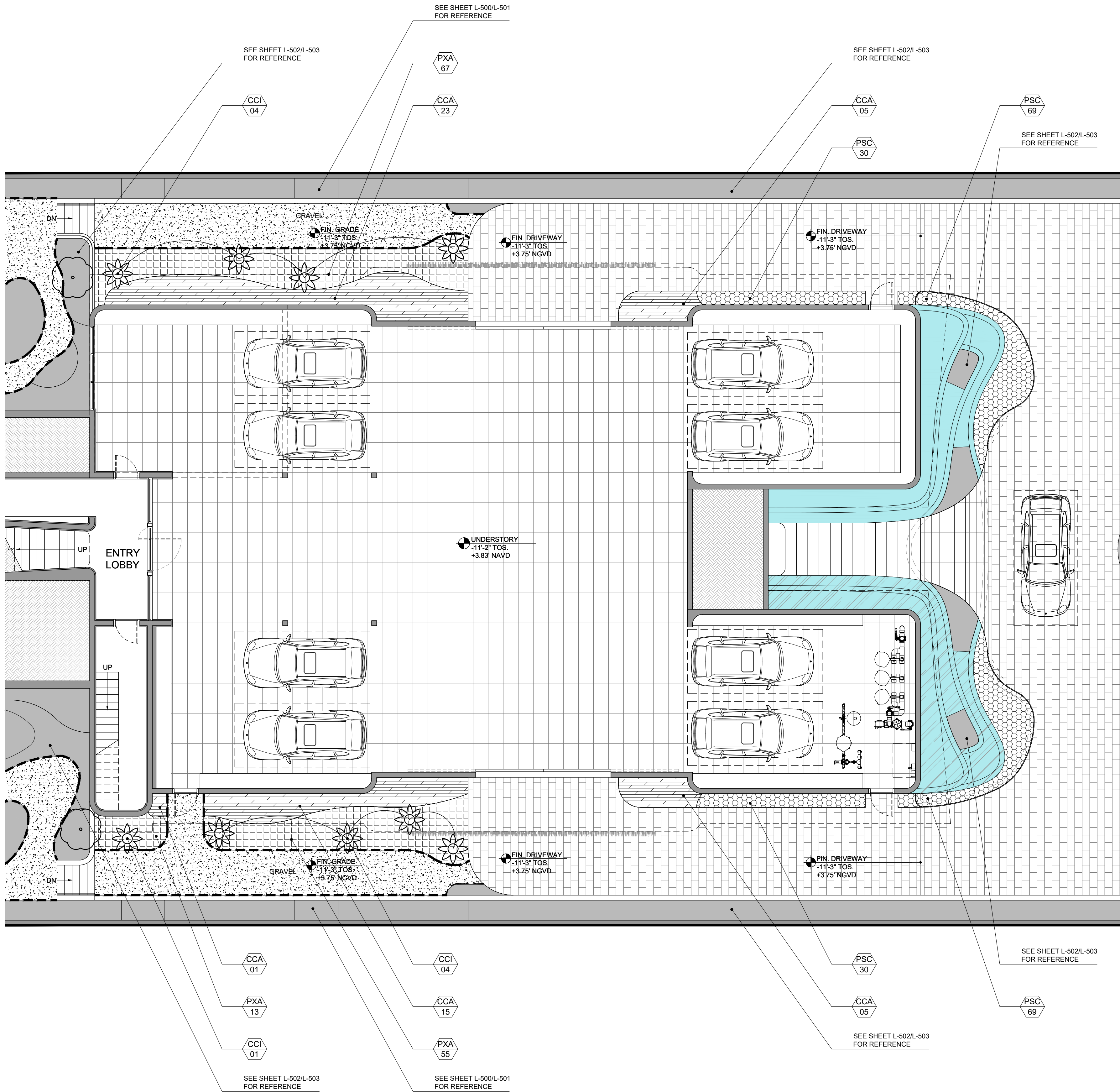
seal



The seal is circular with a decorative border. Inside the border, the text "REGISTERED LANDSCAPE ARCHITECT" is written in a semi-circle at the top, and "FLORIDA" is at the bottom. In the center, the name "CAROLINA MONTEIRO DA SILVA" is written in a semi-circle, with the license number "LA 6667311" below it. The words "STATE OF" are written in the center, flanked by two stars.

Carolina Monteiro da Silva
registered landscape architect
LA6667311

sheet no.
L-503



- LEGEND:
- XX
XX PROPOSED PLANTS
 - BLACK METAL EDGING 6" = 770 L.F.
 - GRAY GRANITE GRAVEL 3/8" = 2,400 SQFT
 - PLANT QTY SHOWN ON OTHER SHEETS (SEE NOTES)



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1921

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**PLANTING
PLAN
GROUND
FLOOR**

sheet no.
L-504

STAR X
10 WEST STAR ISLAND DR.
MIAMI BEACH, FL 33139

CHOEFF LEVY FISCHMAN
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3455 Biscayne Blvd., suite 201
Miami, Florida 33139
www.clarchitects.com
(305) 434-8338
(305) 892-5292



LANDSCAPE SCHEDULE				
SYMBOL	QTY	PROPOSED MATERIAL	DESCRIPTION AND NOTES	NATIVE
TREES				
FB	1	<i>Ficus benghalensis</i>	40' HT, 40' SP, 10" DBH (MIN)	N
		BANYAN TREE	FG, SPECIMEN	
ED	1	<i>Eucalyptus deglupta</i>	30' HT, 15' SP, 12" DBH (MIN)	N
		RAINBOW EUCALYPTUS	FG	
CR1	2	<i>Clusia rosea</i>	16' HT, 14' SP, 8" DBH (MIN)	Y
		AUTOGRAPH TREE	FG, SPECIMEN	
CR2	4	<i>Clusia rosea</i>	14' HT, 12' SP, 6" DBH (MIN)	Y
		AUTOGRAPH TREE	FG, SPECIMEN	
BS	6	<i>Bursera simaruba</i>	16' HT, 12' SP	Y
		GUMBO LIMBO TREE	FG, SPECIMEN	
PL	1	<i>Plumeria ssp.</i>	12' HT, 10' SP	N
		FRANGIPANI	FG, SPECIMEN	
KP	3	<i>Kigelia pinnata</i>	15-16' HT, 14' SP, 8" CALIPER	N
		SAUSAGE TREE	FG, SPECIMEN	
CO	2	<i>Cananga odorata</i>	15' HT, 10' SP, 4-6" DBH	N
		YLANG-YLANG TREE	FG	
MF1	4	<i>Myrcianthes fragrans</i>	15' HT, 8-10' SP, TREE FORM	Y
		SIMPSON'S STOPPER TREE	300G	
MF2	44	<i>Myrcianthes fragrans</i>	12' HT, 7' SP, MULTI-TRUNK	Y
		SIMPSON'S STOPPER TREE	200G	
PALMS				
DL	20	<i>Dypsis lutescens</i>	15' HT, TO MATCH EXISTING	N
		ARECA PALM	FG	
VA	7	<i>Veitchia acerina</i>	25' HT, 12' SP, TO MATCH EXISTING	N
		MONTGOMERY PALM	FG	
PC	1	<i>Phoenix canariensis</i>	28' HT, 18' SP, TO MATCH EXISTING	N
		CANARY ISLAND DATE PALM	FG	
CN	1	<i>Cocos nucifera</i>	35' HT, 14' SP	N
		COCONUT PALM	FG	
CM	1	<i>Chambeyronia macrocarpa</i>	14' HT	N
		RED LEAF PALM	FG	
CH	1	<i>Coccothrinax hioramii</i>	8' HT	N
		COCCOTHRINAX PALM	FG	
SL	1	<i>Satakentia liukiuensis</i>	18' HT	N
		SATAKENTIA PALM	FG	
PS	1	<i>Pseudophoenix sargentii</i>	16' HT	Y
		BUCCANEER PALM	FG	
SHURBS				
CWI	102	<i>Canella winterana</i>	5-6' HT, 2' SP, 24" O.C, FULL	Y
		WILD CINNAMON	15G	
CCA	79	<i>Chamaedorea cataractarum</i>	4-5' HT, 36" O.C	N
		CAT PALM	7G	
PBI	98	<i>Philodendron bipinnatifidum 'Hope'</i>	3' HT, 30" O.C	N
		PHILODENDRON HOPE	7G	
CUV	75	<i>Coccoloba uvifera</i>	36" HT, 30" O.C	Y
		SEAGRAPE	7G, BUSH, FULL TO BASE	
PNE	38	<i>Psychotria nervosa 'Little Psycho'</i>	3' HT, 24" O.C	Y
		DWARF WILD COFFEE	7G	
HRO	88	<i>Hibiscus rosa-sinensis white</i>	3' HT, 30" O.C	N
		WHITE HIBISCUS	7G, BUSH, FULL TO BASE	
SRE	35	<i>Serenoa repens</i>	3' HT, 36" O.C	Y
		SILVER SAW PALMETTO	15G	
PXA	223	<i>Philodendron xanadu</i>	30" HT, 24" O.C	N
		PHILODENDRON XANADU	7G	
NBI	104	<i>Nephrolepis biserrata 'Macho'</i>	24" HT, 24" O.C	Y
		MACHO FERN	3G	
PSC	1221	<i>Phymatosorus scolopendria</i>	18" HT, 15" O.C	N
		WART FERN	3G	
ACCENTS				
BAR	4	<i>Brugmansia arborea 'Alba'</i>	4-5' HT	N
		WHITE ANGEL'S TRUMPET	15G	
CCI	9	<i>Cycas circinalis</i>	4' HT	N
		QUEEN SAGO	25G	
AMA	13	<i>Alocasia macrorrhiza</i>	4-5' HT	N
		ELEPHANT EAR	7G	
STR	4	<i>Strelitzia reginae</i>	3' HT	N
		BIRD OF PARADISE	7G	
ANI	14	<i>Asplenium nidus</i>	3' HT	N
		BIRD'S-NEST FERN	7G	
AIM	4	<i>Alcantarea imperialis</i>	2' HT	N
		IMPERIAL BROMELIAD	7G	
HLI	92	<i>Hymenocallis littoralis</i>	12" HT, 12" O.C	Y
		BEACH SPIDER LILY	1G	
GROUNDCOVERS				
LMU	655	<i>Liriope muscari 'Super Blue'</i>	12" HT, 12" O.C	N
		LIRIOPE	1G	
IPE	17	<i>Ipomoea pes-caprae</i>	12" HT, 12" O.C	Y
		RAILROAD VINE	1G	
ACO	745	<i>Aptenia cordifolia</i>	6" HT, 6" O.C	N
		BABY SUNROSE	1G	
TAS	40	<i>Trachelospermum asiaticum</i>	6" HT, 6" O.C	N
		ASIATIC JASMINE	1G	
VINES				
TJA	28	<i>Trachelospermum jasminoides</i>	4' HT (MIN)	N
		STAR JASMINE	7G, TRELLIS	
POTTED PLANTS				
FL	2	<i>Ficus lyrata</i>	7-8' HT, 5' SP	N
		FIDDLE-LEAF FIG	25G	
BOU	2	<i>Bougainvillea ssp.</i>	5' HT, 4' SP	N
		PINK BOUGAINVILLEA	7G, BONSAI TREE	
LHE	4	<i>Lonicera x heckrottii 'Gold Flame'</i>	3' HT (MIN), NURSE TO GROW TALLER	N
		HONEYSUCKLE	3G, TRELLIS	
SOD				
SOD	6,290 SF	<i>Paspalum ssp.</i>	STAGGERED AND BUTTED JOINTS	Y
		PASPALUM		

CITY OF MIAMI BEACH

LANDSCAPE LEGEND

INFORMATION REQUIRED TO BE PERMANENTLY AFFIXED TO PLANS

Zoning District RS-1 Lot Area 40,000 Acres 0.918

OPEN SPACE		REQUIRED/ ALLOWED	PROVIDED
A. Square feet of required Open Space as indicated on site plan: Lot Area = <u>40,000</u> s.f. x <u>50</u> % = <u>20,000</u> s.f.		<u>20,000</u>	<u>29,719.00</u>
B. Square feet of parking lot open space required as indicated on site Number of parking spaces <u>N/A</u> x 10 s.f. parking space =		<u>N/A</u>	<u>N/A</u>
C. Total square feet of landscaped open space required: A+B=		<u>20,000</u>	<u>29,719.00</u>

LAWN AREA CALCULATION			
A. Square feet of landscaped open space required		<u>20,000</u>	<u>29,719.00</u>
B. Maximum lawn area (sod) permitted= <u>50</u> % x <u>20,000</u> s.f.		<u>10,000</u>	<u>5,240</u>

TREES			
A. Number of trees required per lot or net lot acre, less existing number of trees meeting minimum requirements= <u>5</u> trees x <u>34</u> net lot acres - (1) number of existing		<u>38</u>	<u>68</u>
B. % Natives required: Number of trees provided x 30% =		<u>21</u>	<u>54</u>
C. % Low maintenance / drought and salt tolerant required: Number of trees provided x 50%=		<u>35</u>	<u>54</u>
D. Street Trees (maximum average spacing of 20' o.c.) <u>100'</u> linear feet along street divided by 20'=		<u>5</u>	<u>6</u>
E. Street tree species allowed directly beneath power lines: (maximum average spacing of 20' o.c.): <u>N/A</u> linear feet along street divided by 20'=		<u>N/A</u>	<u>N/A</u>

SHRUBS			
A. Number of shrubs required: Sum of lot and street trees required x 12=		<u>516</u>	<u>540</u>
B. % Native shrubs required: Number of shrubs provided x 50%=		<u>270</u>	<u>354</u>

LARGE SHRUBS OR SMALL TREES			
A. Number of large shrubs or small trees required: Number of required shrubs x 10%=		<u>52</u>	<u>102</u>
B. % Native large shrubs or small trees required: Number of large shrubs or small trees provided x 50%=		<u>51</u>	<u>102</u>



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PLAN AND
LANDSCAPE
LEGEND

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L-505

NOTES:
1. ALL FIELD DRAINS SHALL HAVE PEDESTRIAN RATED TOP.
2. ALL GRADES SHOWN (EXISTING AND PROPOSED) REFER TO NGVD 1929 DATUM.

NOTE:
ALL SD PIPING LINES SHALL BE SLOPED AT 1% UNLESS OTHERWISE NOTED.

NOTE:
FOR SITE DIMENSIONS AND MINIMUM SET-BACKS REFER TO ARCHITECTURAL SITE PLAN.

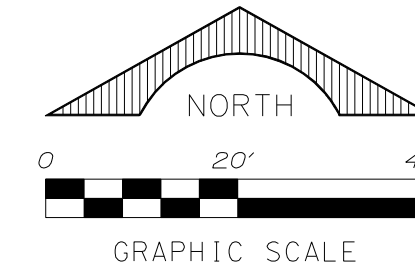
NOTE:
FOR RWL CONTINUATION REFER TO PLUMBING PLANS.

*PROPOSED BACKFLOW PREVENTER (RPZ) MUST BE LOCATED INSIDE PROPERTY BUT NO FURTHER THAN 5'-0" FROM RIGHT-OF-WAY.

MIAMI BEACH NOTES:

- REMOVE AND REPLACE CURB & GUTTER ALONG THE ENTIRE PROPERTY.
- RECONSTRUCT SWALE/SOD ALONG THE ENTIRE PROPERTY.
- ANY WORK IMPROVEMENTS WITHIN THE RIGHT-OF-WAY INCLUDING LANDSCAPING AND IRRIGATION REQUIRE A SEPARATE CMB PUBLIC WORKS DEPARTMENT OF RIGHT-OF-WAY CONSTRUCTION PERMIT.
- LANDSCAPING IMPROVEMENTS WITHIN THE RIGHT-OF-WAY REQUIRE PRELIMINARY APPROVALS FROM THE CMB PLANNING DEPARTMENT AND PARKS AND RECREATION DEPARTMENT PRIOR TO APPLYING FOR A PUBLIC WORKS DEPARTMENT RIGHT-OF-WAY CONSTRUCTION PERMIT.
- THE CONTRACTOR/PERMIT HOLDER SHALL EMPLOY AN EFFECTIVE INTEGRATED MOSQUITO MANAGEMENT PROGRAM UTILIZING BEST MANAGEMENT PRACTICES DURING THE ENTIRE TIME THE PERMIT IS IN EFFECT.
- A CMB RIGHT OF WAY CONSTRUCTION PERMIT IS REQUIRED BEFORE STARTING ANY DEMOLITION AND/OR CONSTRUCTION ACTIVITY INSIDE RIGHT-OF-WAY. THIS PERMIT IS GOING TO BE GRANTED DURING A WALK THROUGH PERMIT PROCESS AT THE PUBLIC WORKS DEPARTMENT ON 4TH FLOOR AT CITY HAL.

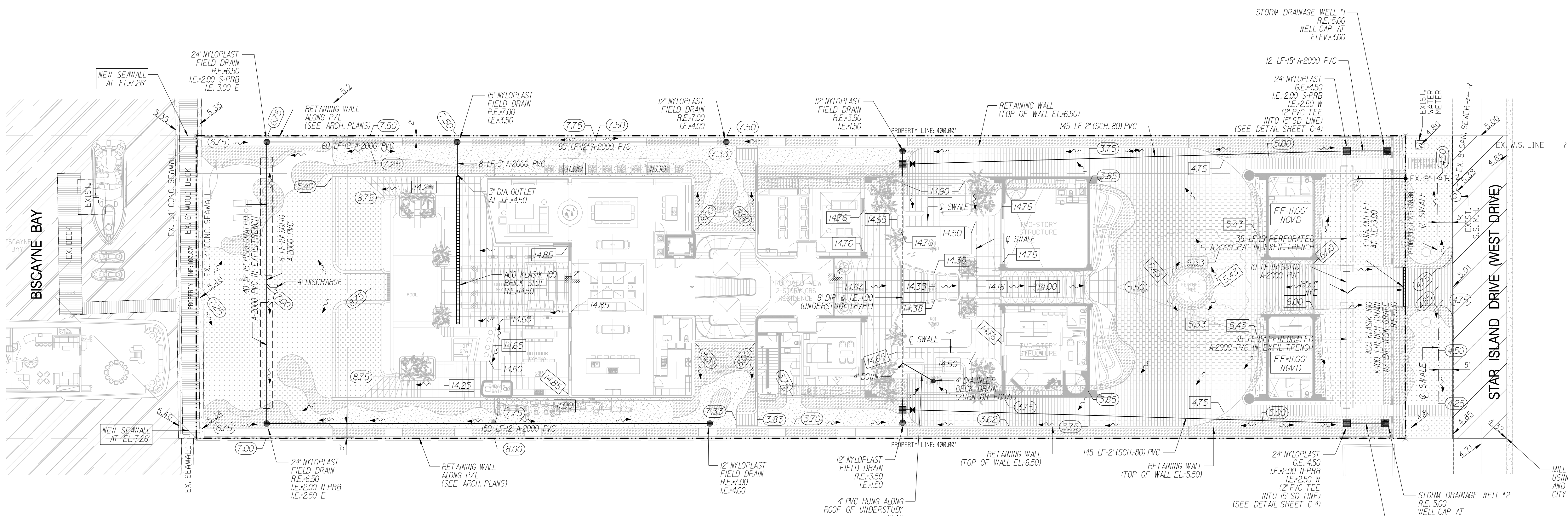
- ALL CONSTRUCTION AND/OR USE OF EQUIPMENT IN THE RIGHT-OF-WAY AND/OR EASEMENTS WILL REQUIRE A SEPARATE PUBLIC WORKS DEPARTMENT PERMIT PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- CONCRETE DECORATIVE CONSTRUCTION REQUIRE A CITY OF MIAMI BEACH RIGHT OF WAY PERMITS FOR CONCRETE DECORATIVE DRIVEWAY CONNECTION (PUBLIC WORKS MANUAL PART 1/SECTION 2/A/4).
- ADEQUATE DRAINAGE SHALL BE PROVIDED, AND SURFACE RUN-OFF WATER SHALL BE DIVERTED TO A STORM CONVEYANCE OR OTHER APPROVED POINT OF COLLECTION IN ACCORDANCE WITH FLORIDA BUILDING CODE AND CITY OF MIAMI BEACH CODE ORDINANCES. ALL SITE DRAINAGE IS DESIGNED AND SHALL BE CONSTRUCTED IN SUCH A MANNER THAT RUN-OFF RATES, VOLUME AND POLLUTANT LOADS NOT EXCEEDING PREDEVELOPMENT CONDITIONS AND PREVENTING FLOODING OF ADJACENT PROPERTIES AND PUBLIC RIGHT-OF-WAY.



LOCATION MAP
NTS

LEGEND	
R.E.	RIM ELEVATION
G.E.	GRATE ELEVATION
I.E.	INVERT ELEVATION
→	DIRECTION OF OVERLAND FLOW
FF=15.00	FINISHED FLOOR ELEVATION
---	EXISTING OR FUTURE UTILITIES
---	EXISTING GRADE
W	EXISTING WATER METER
---	PROPOSED GRADE
---	PROPOSED CONCRETE GRADE
STONE PAVERS OVER 1" SAND OVER 8" LIMEROCK BASE OVER 12" COMPACTED SUBGRADE AT 98% MIN. DENSITY	

OVERALL UNDERSTORY PLAN



OVERALL SITE PLAN

REVISIONS:
1.
2.
3.
4.
5.
6.
7.
8.

CLIENT:
Star X
10 West Star Island Drive
MIAMI BEACH
FLORIDA, 33139

TASK:
CIVIL ENGINEERING PLAN

PROJECT:
GGB Engineering, Inc.
CIVIL AND FORENSIC ENGINEERS • LAND PLANNERS
• CONSTRUCTION MANAGERS
FLORIDA REGISTRATION NO. 818
2899 Stirling Road, Suite C-202
Fort Lauderdale, Florida 33312
Phone: (954) 986-9899
Fax: (954) 986-8655

DATE: 04/06/20
DESIGNED BY: C.G.B.
DRAWN BY: M.M.
PROJECT NO: 20-0115
SHEET C-1

SCALE: 1"=20'
This document has been electronically signed by Gary G. Bloom, P.E. Printed copies of this document are not considered signed and sealed and the digital signature must be verified on any electronic copies.