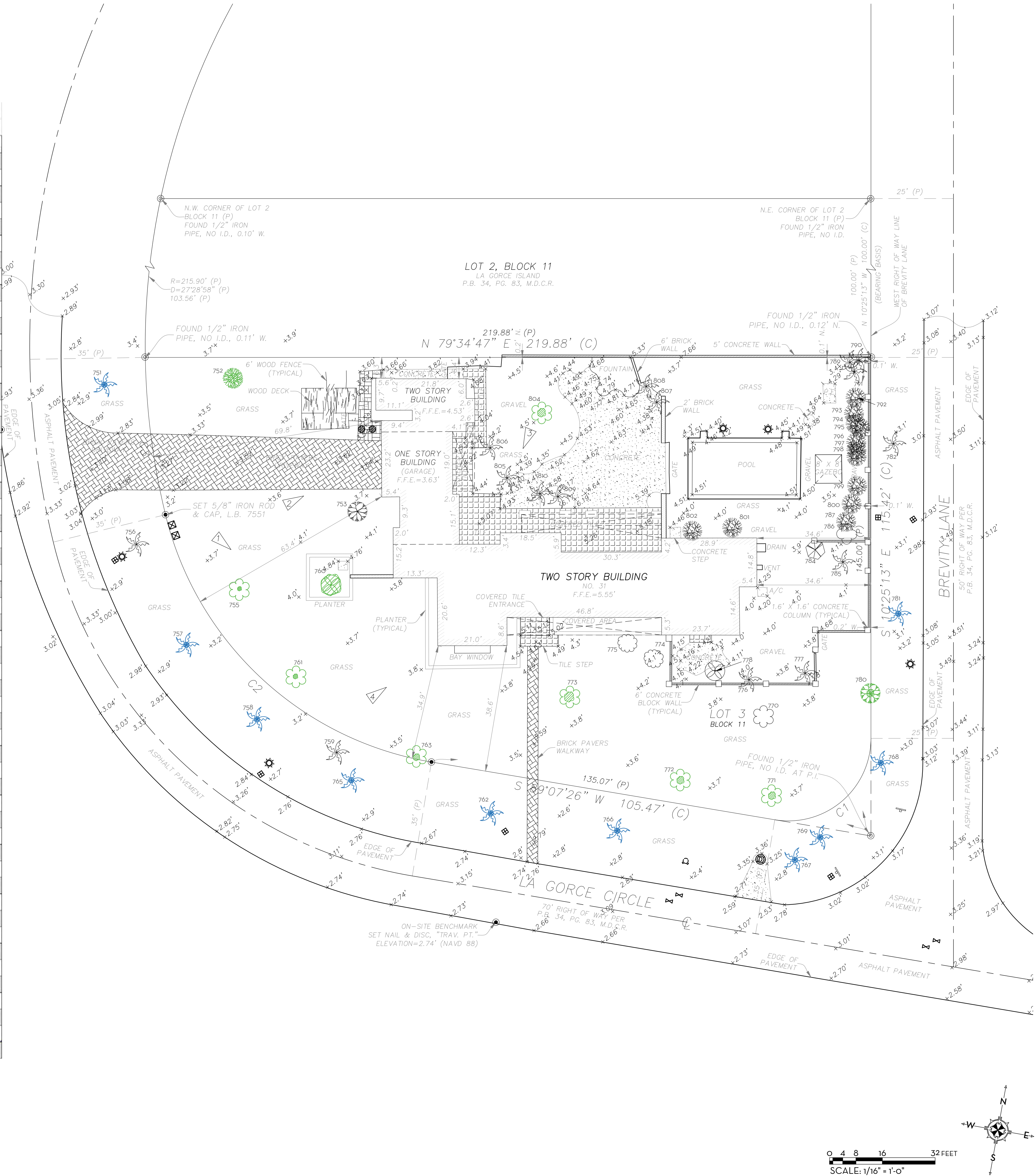


Boyd Residence 31 LaGorce Cir. aGorce Cir. Miami Beach, FL 33141										
Tree #	Scientific Name	Common Name	DBH (in)	Mitigation	Height (FT)	Condition	Disposition	Critical Root Zone (F)	Observations	Recommendations
751	Roystonea elata	Royal Palm	18"		52.44'CT	Good	Relocate	NA		Fertilize, Stress Relief, Royal Palm Bug treat
752	Delonix regia	Royal Poinciana	31"		45'	Fair	Remain/Protect	15' from the trunk	Included bark. Decay in branches and stem	Prune for structure and safety. Fertilize
753	Bucida buceras	Black Olive	17"	17"	49'	Good	Remove	NA		
755	Quercus virginiana	Live Oak	11"		24"	Good	Remain/Protect	6' from the trunk		Prune for structure and safety. Fertilize
756	Roystonea elata	Royal Palm	18"		65.55'CT	Fair	Remove (no mitigation)	NA	Decay at the base	Decay present at the base. Remove
757	Roystonea elata	Royal Palm	18"		65.55'CT	Good	Relocate	NA		Fertilize, Stress Relief, Royal Palm Bug treat
758	Roystonea elata	Royal Palm	18"		65.55'CT	Good	Relocate	NA		Fertilize, Stress Relief, Royal Palm Bug treat
759	Phoenix canariensis	Canary Palm	24"		25.15'CT	Poor	Remove (no mitigation)	NA	Trunk decay. Poor Vigor. Diseased	Poor specimen. Remove
760	Coccoloba uvifera	Seagrape	15"		55'	Good	Remain/Protect	20' from the trunk	Multi trunk	Prune for structure and safety. Fertilize
761	Quercus virginiana	Live Oak	11"		28"	Good	Remain/Protect	5' from the trunk		Prune for structure and safety. Fertilize
762	Roystonea elata	Royal Palm	19"		65.55'CT	Good	Relocate	NA		Fertilize and Stress Relief, Royal Palm Bug
763	Quercus virginiana	Live Oak	22		25"	Good	Remain/Protect	11' from the trunk		Prune for structure and safety. Fertilize
765	Roystonea elata	Royal Palm	19"		65.57'CT	Good	Relocate	NA		Fertilize, Stress Relief, Royal Palm Bug treat
766	Roystonea elata	Royal Palm	16"		65.57'CT	Good	Relocate	NA		Fertilize, Stress Relief, Royal Palm Bug treat
767	Roystonea elata	Royal Palm	18		65.57'CT	Good	Relocate	NA		Fertilize, Stress Relief, Royal Palm Bug treat
768	Roystonea elata	Royal Palm	19		65.57'CT	Good	Relocate	NA		Fertilize, Stress Relief, Royal Palm Bug treat
769	Phoenix canariensis	Canary Palm	19"		20.15'CT	Good	Relocate	NA		Fertilize, Stress Relief, Royal Palm Bug treat
770	Quercus virginiana	Live Oak	15"	15"	40'	Fair	Remove	NA	Unbalance canopy. Overcrowded	Remove
771	Quercus virginiana	Live Oak	32"		55'	Good	Remain/Protect	16' from the trunk		Prune for structure and safety. Fertilize
772	Quercus virginiana	Live Oak	20"		50'	Good	Remain/Protect	10' from trunk		Prune for structure and safety. Fertilize
773	Quercus virginiana	Live Oak	48"		60'	Good	Remain/Protect	22'		
774	Ravenala madagascariensis	Travelers Palm	24"		18.14'CT	Fair	Remove (no mitigation)	NA		
775	Ravenala madagascariensis	Travelers Palm	28"		18.14'CT	Fair	Remove (no mitigation)	NA		
776	Arecaceae sp.	Palm sp.	4"		22.16'CT	Fair	Remove (no mitigation)	NA		
777	Coccus nucifera	Coconut Palm	9"		18.13'CT	Fair	Remove (no mitigation)	NA		
778	Coccoloba uvifera	Seagrape	22"	22"	40'	Fair	Remove	NA	Tree doesn't have enough space	
780	Swietenia mahagoni	Mahogany	18"		55'	Good	Remain/Protect	12' from the trunk		Prune for structure and safety. Fertilize
781	Roystonea elata	Royal Palm	18"		65.55'CT	Good	Relocate	NA		
782	Roystonea elata	Royal Palm	18"		65.55'CT	Poor	TBD	NA	Main bud and fronds turning brown	Inspect. Take Sample. Possible remove
784	Carica papaya	Papaya	18"		18'	Poor	Remove (no mitigation)	NA		
785	Trachycarpus fortunei	Windmill Palm	18"		25.18'CT	Fair	Remove (no mitigation)	NA		
786	Codiaeum variegatum	Croton	7"		14'	Fair	Remove (no mitigation)	NA		
787	Schefflera arboricola	Umbrella tree	7"		14'	Fair	Remove (no mitigation)	NA		
789	Dypsis lutescens	Areca palm	8"		20.15'CT	Fair	Remove (no mitigation)	NA		
790	Dypsis lutescens	Areca palm	8"		20.15'CT	Fair	Remove (no mitigation)	NA		
791	Dypsis lutescens	Areca palm	8"		20.15'CT	Fair	Remove (no mitigation)	NA		
792	Schefflera arboricola	Umbrella tree	16"		25'	Fair	Remove (no mitigation)	NA		
793	Schefflera arboricola	Umbrella tree	9"		23'	Fair	Remove (no mitigation)	NA		
794	Schefflera arboricola	Umbrella tree	9"		23'	Fair	Remove (no mitigation)	NA		
795	Schefflera arboricola	Umbrella tree	9"		23'	Fair	Remove (no mitigation)	NA		
796	Schefflera arboricola	Umbrella tree	12"		24'	Fair	Remove (no mitigation)	NA		
797	Schefflera arboricola	Umbrella tree	8"		22'	Fair	Remove (no mitigation)	NA		
798	Schefflera arboricola	Umbrella tree	7"		20'	Fair	Remove (no mitigation)	NA		
799	Schefflera arboricola	Umbrella tree	7"		20'	Fair	Remove (no mitigation)	NA		
800	Schefflera arboricola	Umbrella tree	10"		20'	Fair	Remove (no mitigation)	NA		
801	Dracaena sp.	Dracaena	5"		15'	Fair	Remove (no mitigation)	NA		
802	Dracaena sp.	Dracaena	7"		15'	Fair	Remove (no mitigation)	NA		
804	Quercus virginiana	Live Oak	38"		60'	Fair	Remain/Protect	17' from the trunk	Lower trunk with decay. Ganoderma	Perform level 3 risk assessment
805	Coccus nucifera	Coconut Palm	10"		25.18'CT	Good	Remove (no mitigation)	NA		
806	Coccus nucifera	Coconut Palm	10"		20.13'CT	Good	Remove (no mitigation)	NA		
807	Syagrus romanzoffiana	Queen Palm	10"		20.15'CT	Fair	Remove (no mitigation)	NA		
808	Arecaceae sp.	Fan Palm	5"		20.15'CT	Fair	Remove (no mitigation)	NA		
809	Phoenix reclinata	Reclinata Palm	6"		15.12'CT	Fair	Remove (no mitigation)	NA		
810	Phoenix reclinata	Reclinata Palm	6"		8.6'CT	Fair	Remove (no mitigation)	NA		
Total Removal inches				54"	Trees # 753, 770, 778					



MARIO F. NIEVERA

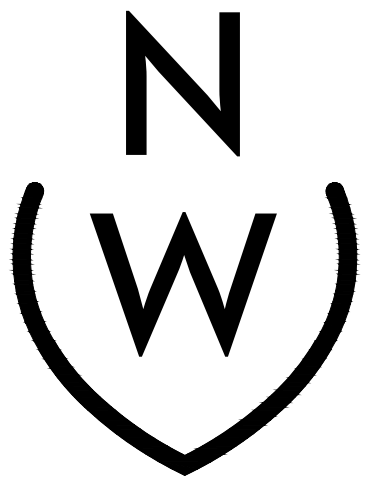
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Landscape Architect
Registration No.
6666856



TREE MITIGATION PLAN
BOYD RESIDENCE
31 LAGORCE CIRCLE, MIAMI BEACH, FLORIDA

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

06 APRIL 2020
17 MARCH 2020



NIEVERA WILLIAMS
DESIGN

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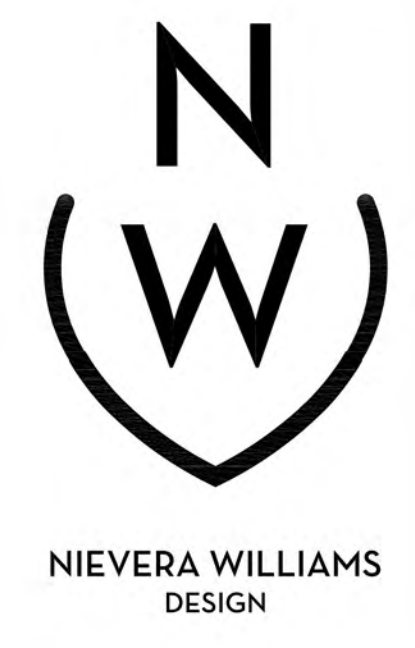
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MARIO F. NIEVERA
State of Florida
Landscape Architect
Registration No.
6666856



LANDSCAPE PLAN
BOYD RESIDENCE
31 LAGORCE CIRCLE, MIAMI BEACH, FLORIDA



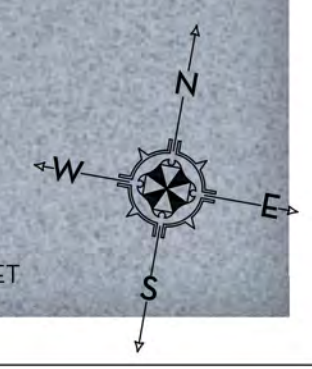
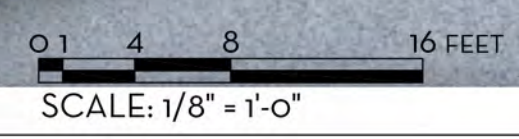
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LP1

SCALE: 1/8" = 1'-0"

06 APRIL 2020
17 MARCH 2020



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6666856



SCALE: 1/8" = 1'-0"

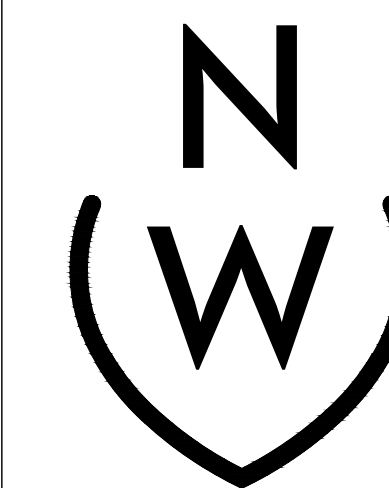
LANDSCAPE PLAN

BOYD RESIDENCE

31 LAGORCE CIRCLE, MIAMI BEACH, FLORIDA

AGORCE CIPCE MIAMI BEACH FLORIDA

06 APRIL 2020
7 MARCH 2020

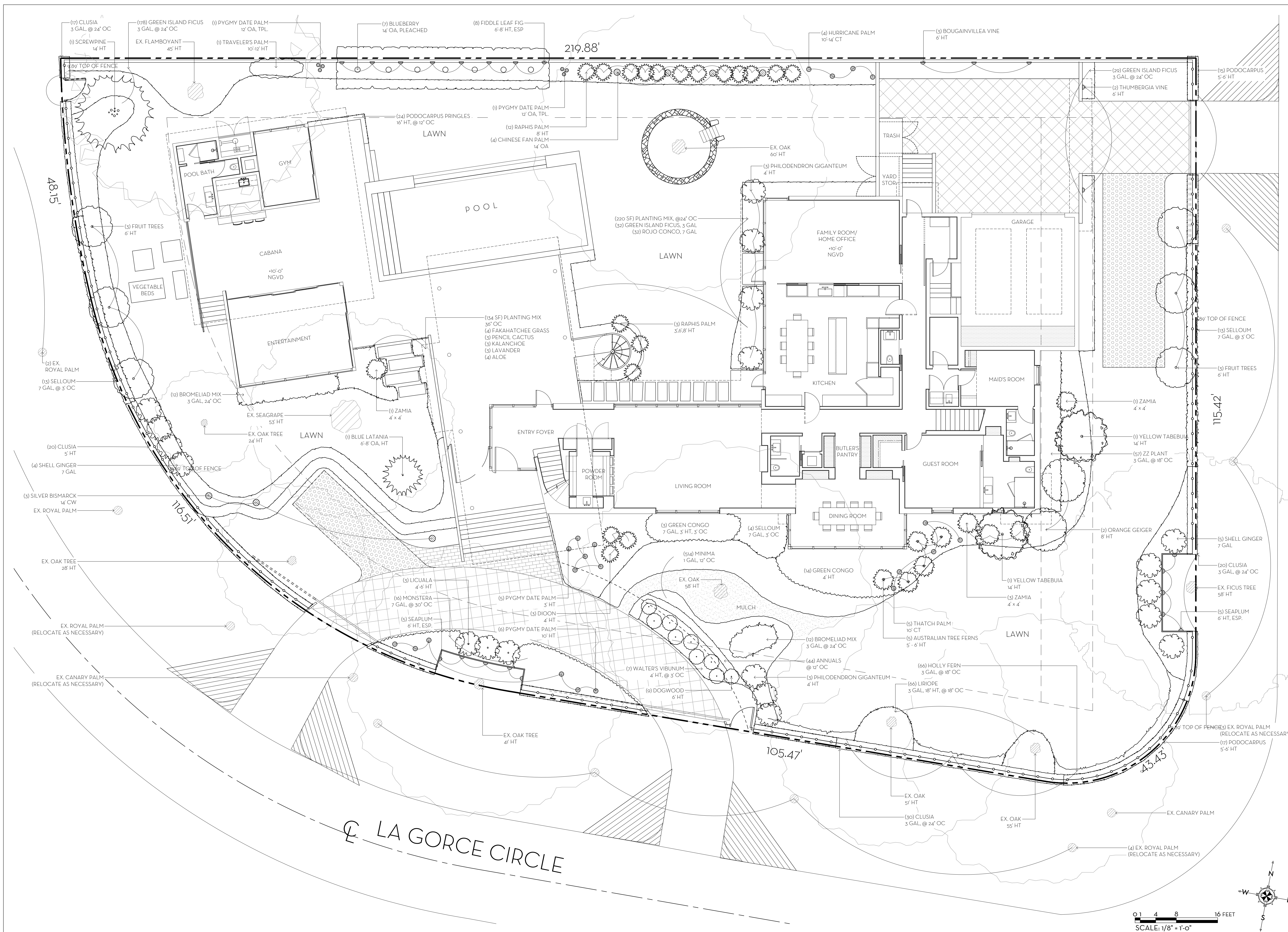


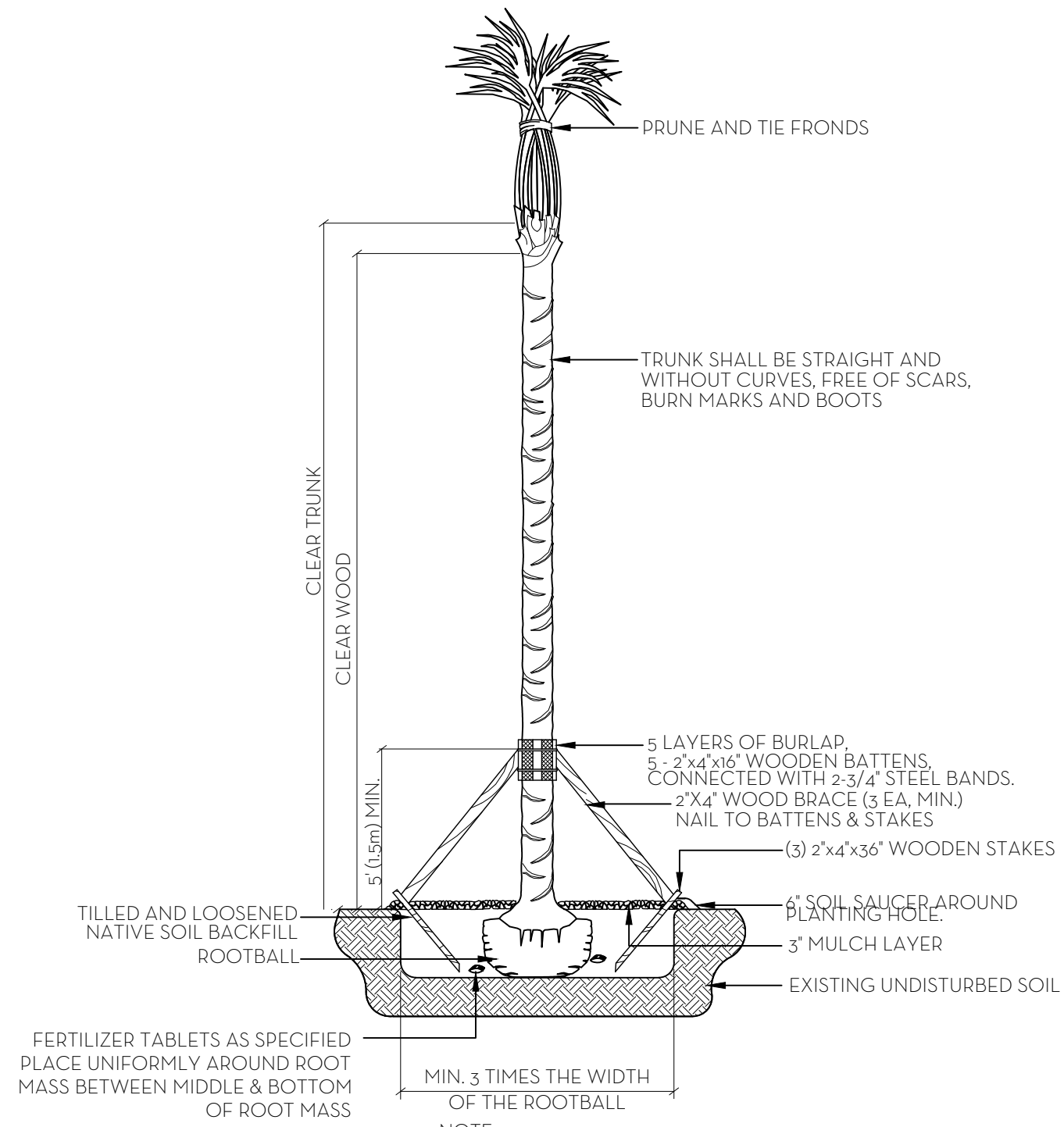
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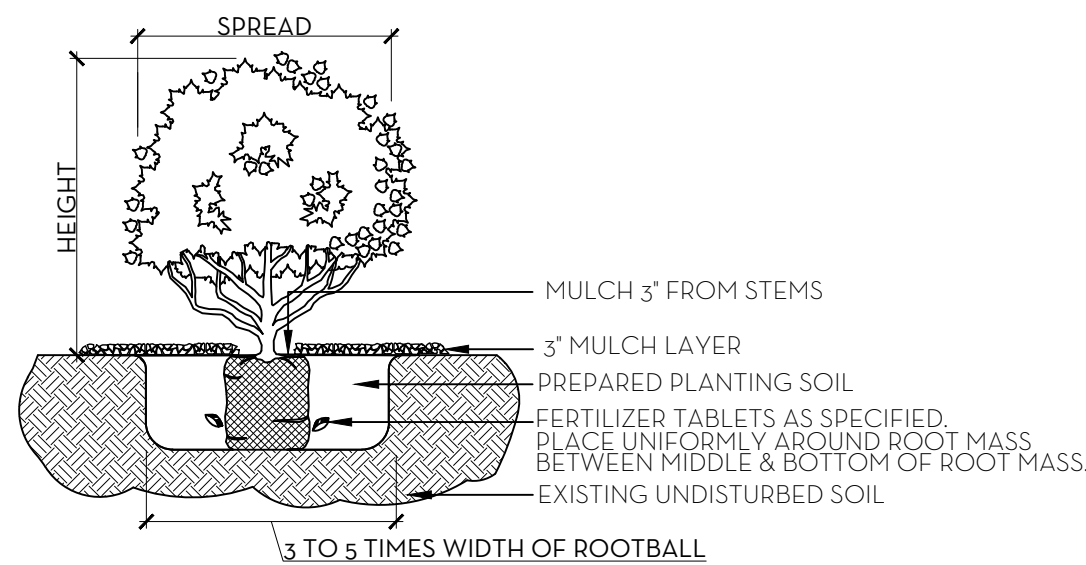
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LP1





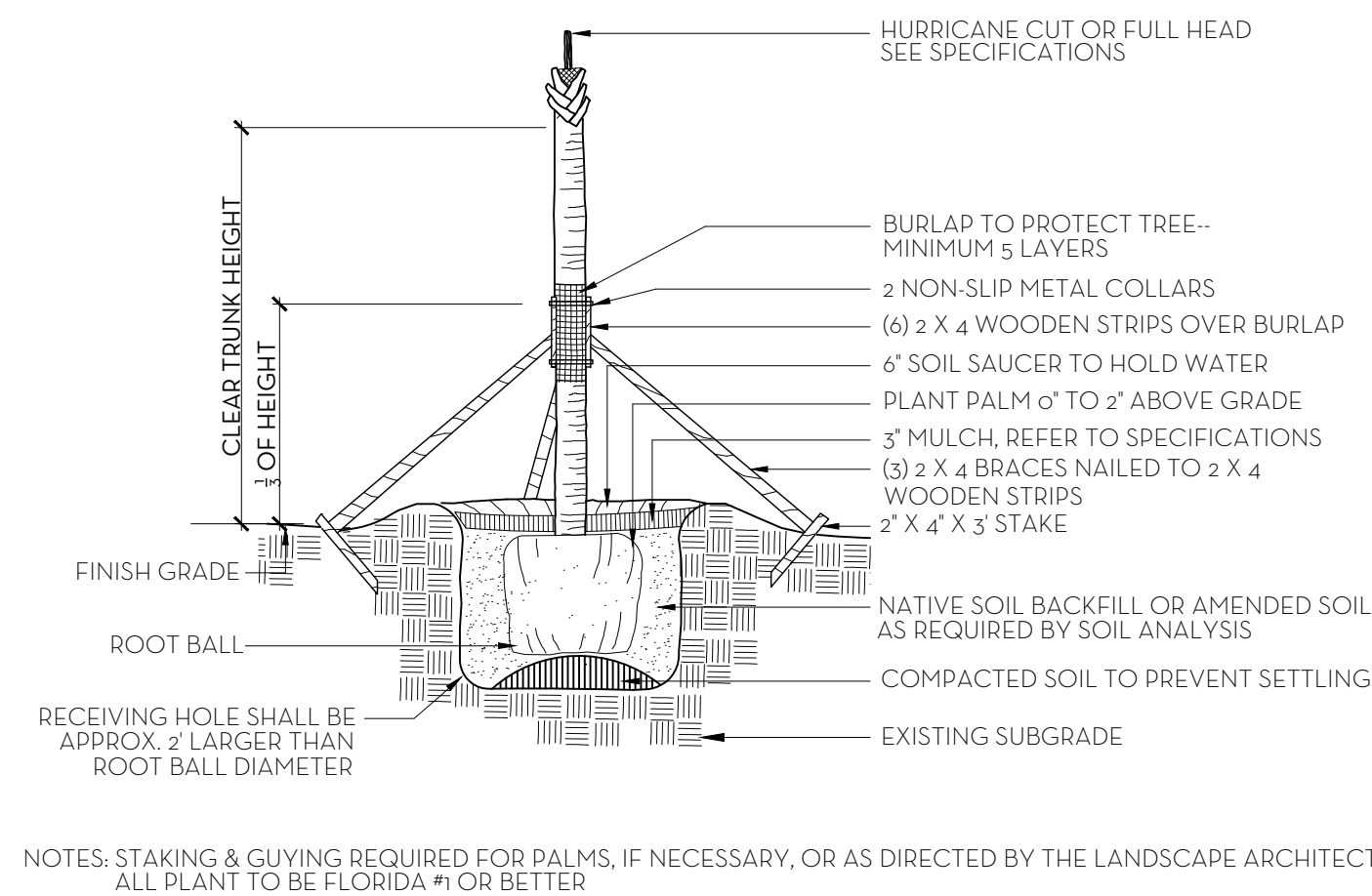
PALM PLANTING DETAIL



NOTE: ALL MATERIAL TO BE FLORIDA #1 OR BETTER

SHRUB & GROUNDCOVER PLANTING DETAIL

NOTE: BUD SHALL BE PERPENDICULAR TO GROUND PLANE. TRUNK SHALL BE STRAIGHT AND WITHOUT CURVES. NO SCARRED OR BLACKENED TRUNKS.



NOTES: STAKING & GUYING REQUIRED FOR PALMS, IF NECESSARY, OR AS DIRECTED BY THE LANDSCAPE ARCHITECT. ALL PLANT TO BE FLORIDA #1 OR BETTER

PALM TREE PLANTING AND STAKING DETAIL

FERTILIZATION

SHRUBS AND TREES

ALL TREES AND SHRUBS SHALL BE FERTILIZED WITH "AGRIFORM" 20-15-5 PLANTING TABLETS AT TIME OF INSTALLATION AND PRIOR TO COMPLETION OF PIT BACKFILLING. TABLETS SHALL BE PLACED UNIFOLMLY AROUND THE ROOT MASS OF A DEPTH THAT IS BETWEEN THE MIDDLE AND BOTTOM OF THE ROOT MASS.

APPLICATION RATE:

1 GALLON CAN: 1 - 21 GRAM TABLET

3 GALLON CAN: 2 - 21 GRAM TABLETS

5 GALLON CAN: 3 - 21 GRAM TABLETS

7 GALLON CAN: 4 - 21 GRAM TABLETS

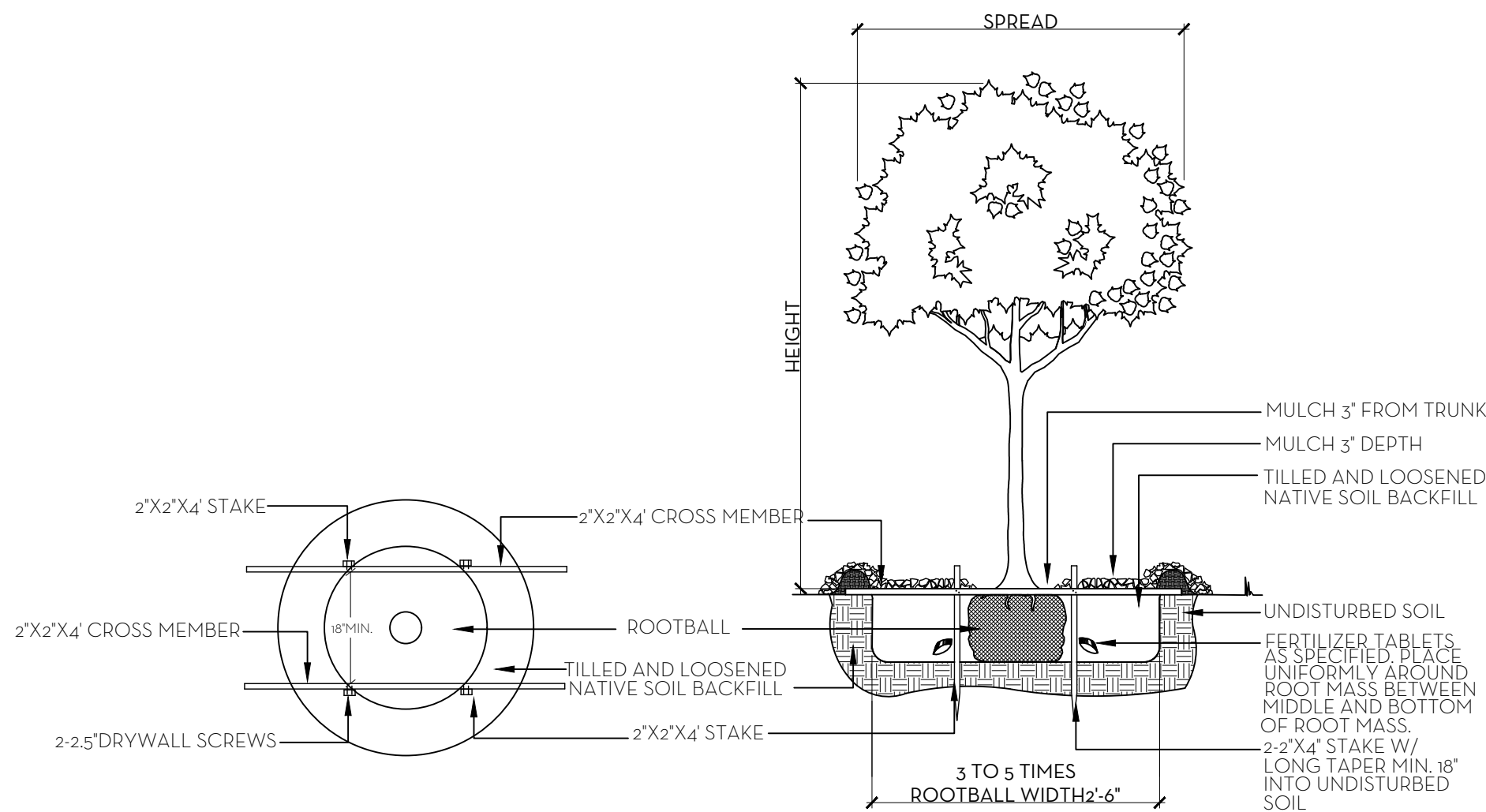
TREES: 3 - 21 GRAM TABLETS EACH 1/2" OF CALIPER

PALMS: 7 - 21 GRAM TABLETS

GROUND COVER AREAS

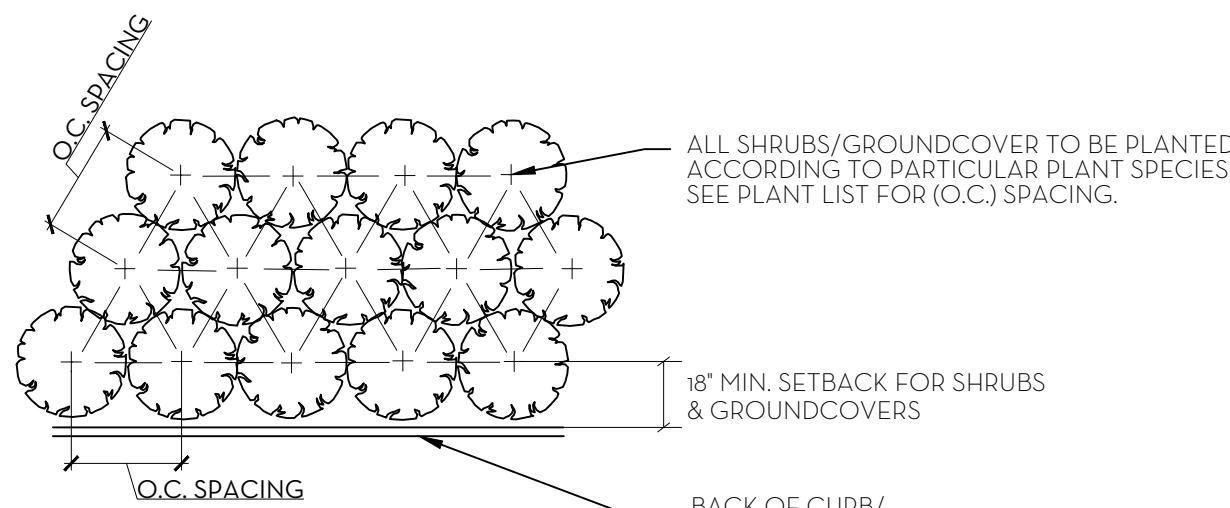
ALL GROUND COVER AREAS SHALL RECEIVE FERTILIZATION WITH "OZMOCOTE" TIME RELEASE FERTILIZER AS PER MANUFACTURERS SPECIFICATIONS.

- NOTES:**
1. ALL WOOD SHALL BE SPRUCE OR PINE-NOT PRESSURE TREATED.
 2. CROSS TIES SHALL NOT CROSS OVER WOODY ROOTS.
 3. REMOVE ALL STRING &/OR WIRE WRAPPED AROUND TRUNK.
 4. REMOVE ALL STRAPS, ROPES, WIRE, &/OR STRINGS USED TO LIFT THE ROOTBALL.
 5. REMOVE ALL BURLAP &/OR WIRE FROM THE TOP OF THE ROOT BALL.
 6. TOP OF ROOTBALL TO BE SET 2" BELOW FINISH SURROUNDING FINISH GRADE.



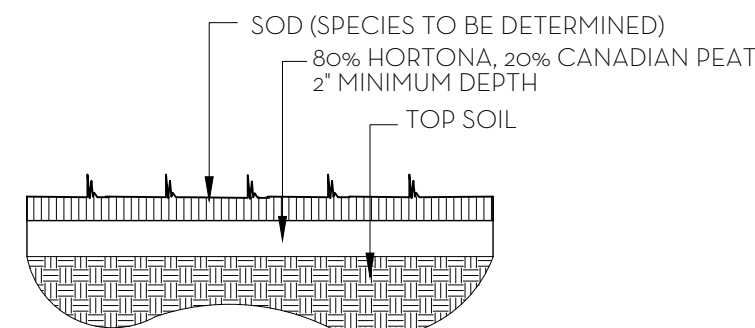
NOTE: ALL PLANT TO BE FLORIDA #1 GRADE OR BETTER

TREE PLANTING DETAIL

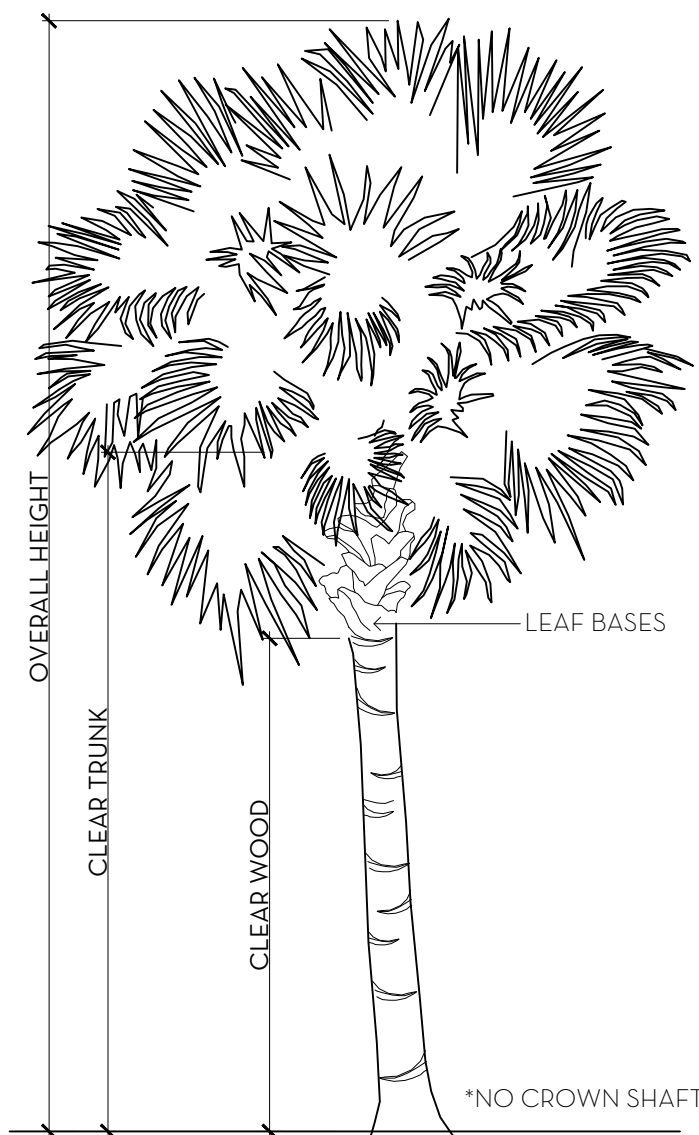


NOTE: ALL PLANT TO BE FLORIDA #1 OR BETTER

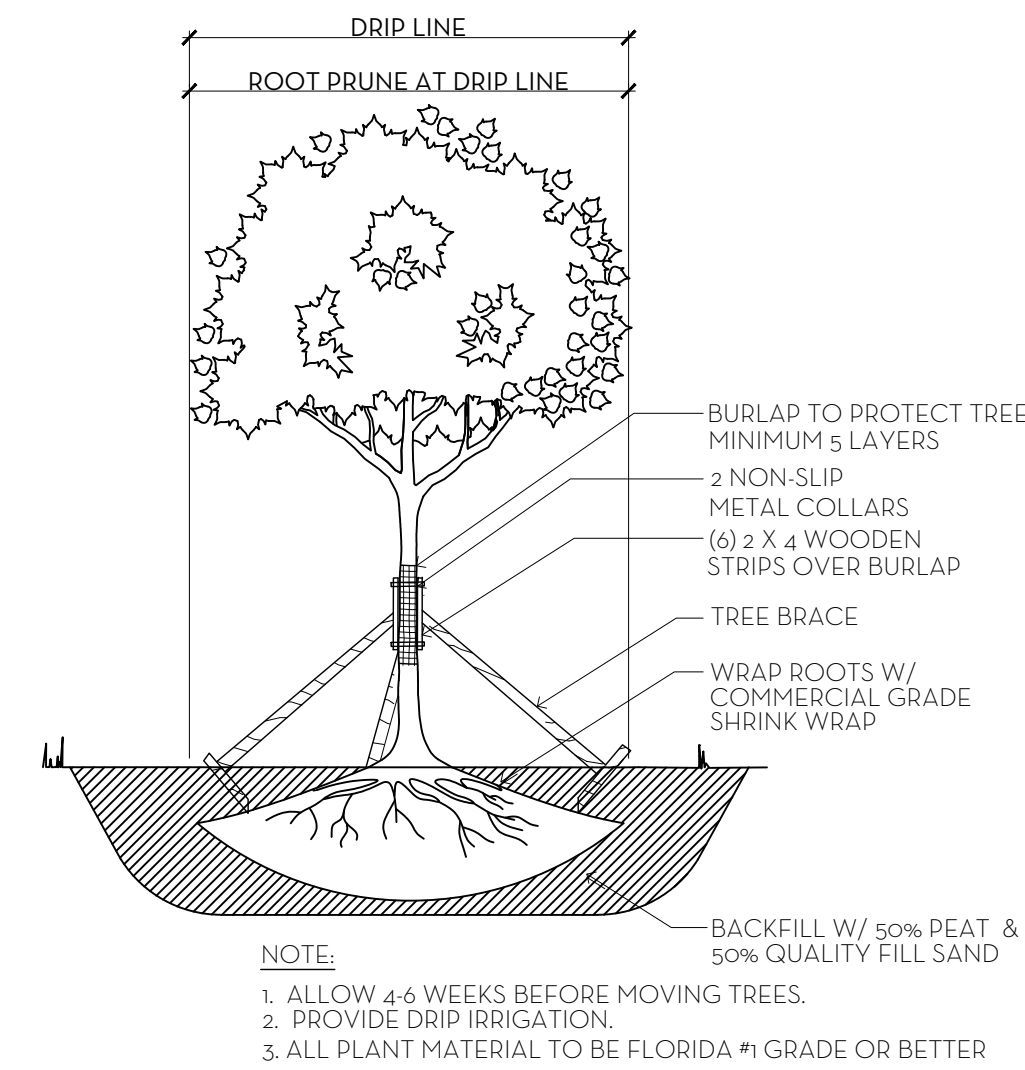
PLANT SPACING DETAIL



SOD PLANTING DETAIL



PALM SPECIFICATION DETAIL



- NOTE:**
1. ALLOW 4-6 WEEKS BEFORE MOVING TREES.
 2. PROVIDE DRIP IRRIGATION.
 3. ALL PLANT MATERIAL TO BE FLORIDA #1 GRADE OR BETTER

TREE ROOT PRUNING DETAIL

Boyd Residence					
31 La Gorce Circle, Miami Beach, FL					
Landscape Material Schedule					
04/02/2020					
ITEM NO.	COMMON NAME	BOTANICAL NAME	QUANTITY	NATIVE	SPECIFICATION
TREES					
1	Fruit Trees	Malus domestica	6		6' HT
2	Japanese Blueberry	Elaeocarpus decipiens	7		14' OA, Pleached
3	Orange Geiger	Cordia sebestena	2	✓	8' HT
4	Yellow Tabebuia	Tabebuia serratifolia	2	✓	14' HT
5	Dogwood	Cornus Florida	9	✓	6' HT
6	Screw Pine	Pandanus utilis	1		14' HT
PALMS					
7	Hurricane Palm	Dictyosperma album	4		10'-14' HT
8	Blue Latania	Latania lodigesii	1		6'-8' OA, HT
9	Silver Bismarck	Bismarckia nobilis	3		14' CW
10	Pygmy Date Palm	Phoenix roebelenii	2		12' OA, TPL
11	Pygmy Date Palm	Phoenix roebelenii	5		3' HT
12	Pygmy Date Palm	Phoenix roebelenii	6		10' HT
13	Traveler's Palm	Ravensala madagascariensis	1		10'-12' HT
14	Chinese Fan Palm	Livistona chinensis	4		14' OA
15	Thatch Palm	Thrinax radiata	5	✓	10' CT
16	Rhapis palm	Rhapis excelsa	12		8' HT
17	Dioon Sp.	Dioon Sp.	12		4' HT
HEDGE / SHRUB					
18	Annuals	Annuals Sp.	44		—
19	Clusia	Clusia guttifera	67		3 GAL
20	Clusia	Clusia guttifera	20		5' HT
21	Green Island Ficus	Ficus microcarpa	178		3 GAL
22	Podocarpus Pringles	Podocarpus macrophyllus	24		16" HT
23	Podocarpus	Podocarpus macrophyllus	83		5'-6' HT
24	Serissa	Serissa Japonica	94		3 GAL
25	Walter's Viburnum	Viburnum obovatum	7		4' HT
26	Holly Fern	Cytomium falcatum	66		3 GAL
ACCENT					
27	Liriope	Liriope muscari	66		3 GAL, 18" HT
28	Green Congo	Philodendron 'Green Congo'	11		7 GAL, 3' HT
29	Green Congo	Philodendron 'Green Congo'	14		4' HT
30	Rojo Congo	Philodendron 'Red Congo'	14		7 GAL
31	Bromeliad Mix	Bromeliaceae Sp.	24		3 GAL
32	ZZ Plant	Zamioculcas zamiifolia	76		3 GAL
33	Selloum	Philodendron bipinnatifidum	35		7 GAL
34	Shell Ginger	Alpinia Zerumbet	9		7 GAL
35	Philodendron Giganteum	Philodendron giganteum	6		7 GAL, 4' HT
36	Zamia	Zamia pumila	5	✓	4' x 4'
37	Licuala	Licuala grandis	3		4'-6' HT
38	Monstera	Monstera deliciosa	16		7 GAL
39	Australian Tree Fern	Cyathea australis	5		5'-6' HT
40	Fakahatchee Grass	Pennisetum setaceum	4	✓	Planting Mix
41	Pencil Cactus	Euphorbia tirucalli	3		Planting Mix
42	Kalanchoe	Kalanchoe blossfeldiana	3		Planting Mix
43	Lavander	Lavandula Sp.	3		Planting Mix
44	Aloe		4		Planting Mix
GROUND COVER / VINES					
45	Minima	Trachelospermum asiaticum	514		1 GAL
46	Seaplum	Coccoloba uvifera x diversifolia	10		6' HT, ESP.
47	Fiddle Leaf Fig	Ficus lyrata	4		6'-8' HT, ESP.
48	Bougainvillea Vine	Bougainvillea glabra	3		6' HT
49	Thumbergia Vine	Thumbergia alata	2		6' HT
SOD					

CITY OF MIAMI BEACH LANDSCAPE LEGEND

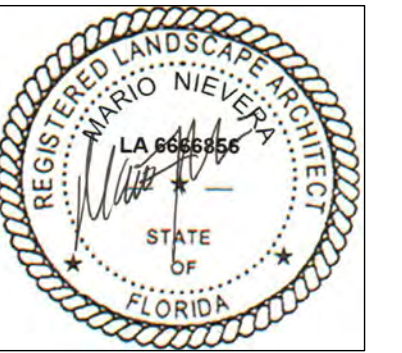
Zoning District: RS-2 Lot Area: 25,900 SF Acres: 0.59

OPEN SPACE	REQUIRED ALLOWED	PROPOSED
A. Square feet of required Open Space as indicated on site plan: Lot Area = 25,900 SF x 50% = 12,950 S.F.	12,950	16,062
LAWN AREA CALCULATION		
A. Square feet of landscaped open space required	12,950	16,062
B. Maximum lawn area (sod) permitted = 50% X 12,950 S.F.	6,475	6,600
TREES		
A. Number of trees required per lot or net lot acre, less existing number of trees meeting minimum requirements- 26 Trees x N/A net lot acres - number of existing trees =	12	27
B. % Natives required: Number of trees provided x 30% =	4	13
C. % Low maintenance / drought and salt tolerant required: Number of trees provided x 50% =	6	10
D. Street Trees (maximum average spacing of 20' o.c.) 96' linear feet along street divided by 20' =	4	13
SHRUBS		
A. Number of shrubs required: Sum of lot and street trees required x 12=	192	583
B. % Native shrubs required: Number of shrubs provided x 50%=	96	178
LARGE SHRUBS OR SMALL TREES		
A. Number of large shrubs or small trees required: Number of required shrubs x 10%=	19	27
B. % Native large shrubs or small trees required: Number of large shrubs or small trees provided x 50%=	10	13

Boyd Residence					
31 La Gorce Circle, Miami Beach, FL					
Total Mitigation Schedule					
04/02/2020					
#	COMMON NAME	BOTANICAL NAME	QTY.	Total DBH (in)	
EX. TREES (Removed for mitigation)					
1	Black Olive (#753)	Bucida buceri	1	17"	
2	Live oak (#770)	Quercus Virginiana	1	15"	
3	Seagrape (#776)	Coccoloba uvifera	1	22"	
TOTAL REMOVED				54"	
NEW TREES (Provided for mitigation)					
4	Japanese Blueberry	Elaeocarpus decipiens	7	28"	
5	Orange Geiger	Cordia sebestena	2	8"	
6	Dogwood	Cornus Florida	9	27"	
TOTAL PROVIDED				65"	

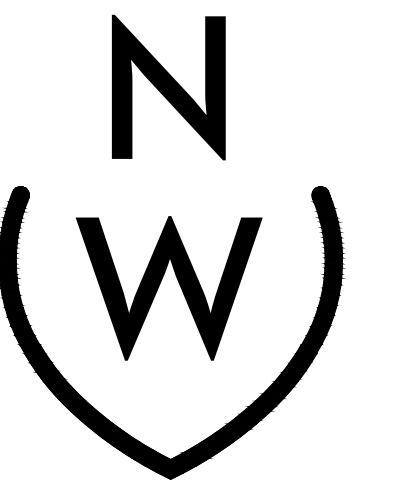
MARIO F. NIEVERA

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Landscape Architect
Registration No.
6666856



PLANT LIST AND DETAILS BOYD RESIDENCE 31 LAGORCE CIRCLE, MIAMI BEACH, FLORIDA

06 APRIL 2020
17 MARCH 2020

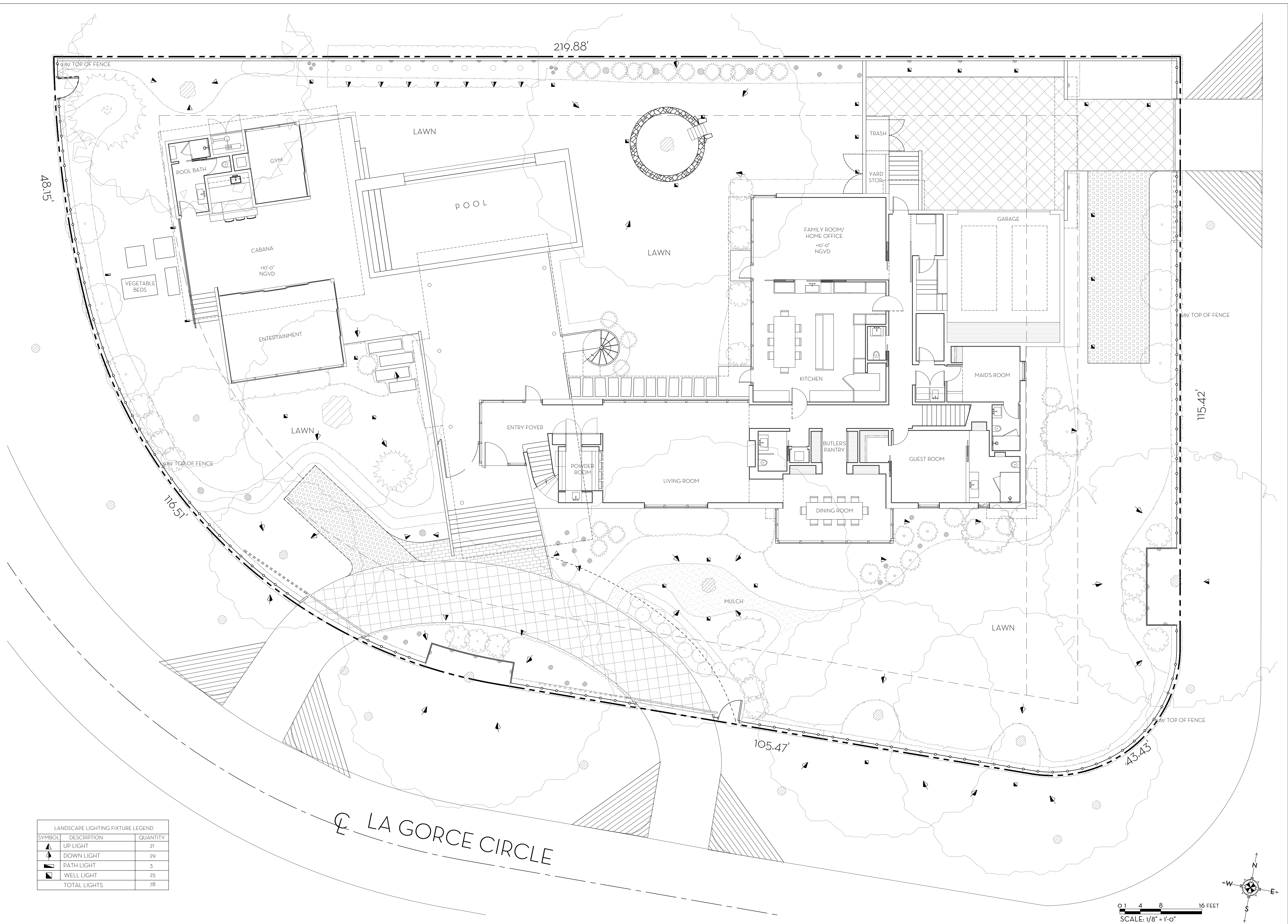


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LP2



LANDSCAPE LIGHTING FIXTURE LEGEND		
SYMBOL	DESCRIPTION	QUANTITY
▲	UP LIGHT	21
▼	DOWN LIGHT	29
■	PATH LIGHT	3
■	WELL LIGHT	25
TOTAL LIGHTS		78

MARIO F. NIEVERA

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Landscape Architect
Registration No.
6666856

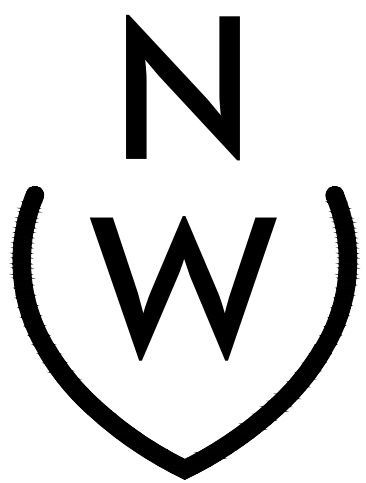


SCALE: 1/8" = 1'-0"

LANDSCAPE LIGHTING PLAN
BOYD RESIDENCE

31 LAGORCE CIRCLE, MIAMI BEACH, FLORIDA

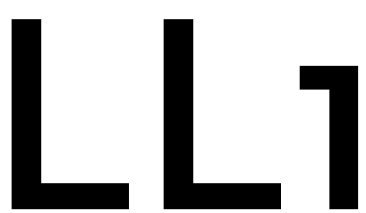
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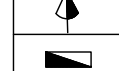

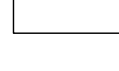


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LANDSCAPE LIGHTING FIXTURE LEGEND		
SYMBOL	DESCRIPTION	QUANTITY
	UP LIGHT	21
	DOWN LIGHT	29
	PATH LIGHT	3
	WELL LIGHT	25
TOTAL LIGHTS		78

1 PATH LIGHT  SPJ-SQ100-1



Model: **SPJ-SQ100-1**
Finish: Matte Bronze

Forever Bright

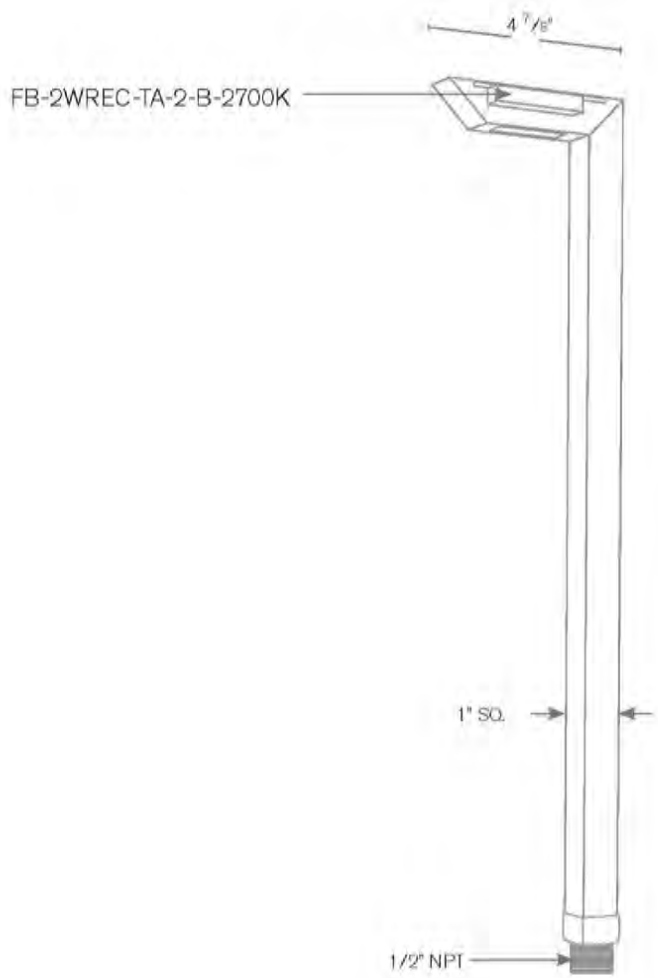
SPECIFICATION FEATURES

Finish: Our naturally etched finishes will withstand the test of time. All finishes are individually treated insuring consistency. Our meticulous application results in a fixture that truly becomes "a one of a kind".

Electrical: Available in 9-15V

Labels: ETL Standard Wet Label
C-ETL

Contemporary Path Light



FB-2WREC-TA-2-B-2700K

21"

4 1/2"


1" SQ.

1/2" NPT



DESCRIPTION

Model#: SPJ-SQ100-1
Material: Solid Brass
Electrical: 9-15V
Engine: FB-2WREC-TA-2-B-2700K
Lumens: 125
Color Temp: Amber
Mounting: 1/2" NPT,
LED: Nichia

Turtle Friendly



ETL US Wet Listed




ORDERING INFORMATION

Model#	Finishes	Wattage	Lumens	Color Temp.	Electrical
SPJ-SQ100-1	MBR	2W	125	amber	9-15V

V = Verde GM = Gun Metal
M = Moss B = Black
AG = Aged Brass R = Rusty
MBR = Matte Bronze PNOP = PVD Polished
RC = Raw Copper PVDG = PVD Satin

WWW.SPJLIGHTING.COM

2 UP/DOWN LIGHT  SPJ TITAN



Model: **Titan**

Forever Bright

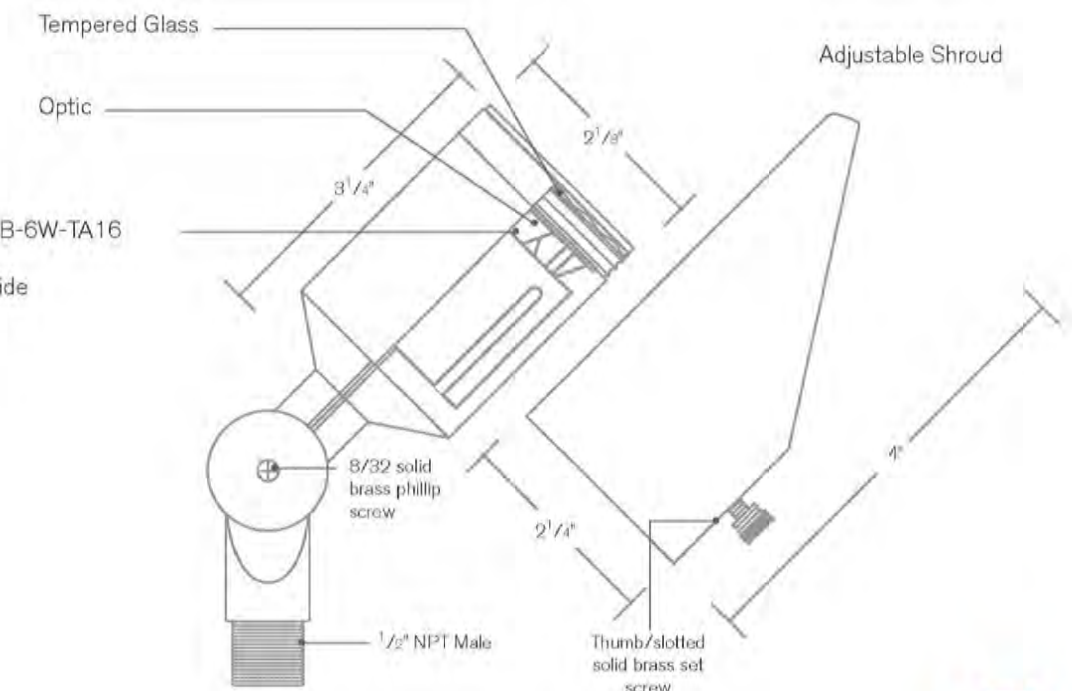
SPECIFICATION FEATURES

Finish: Our naturally etched finishes will withstand the test of time. All finishes are individually treated insuring consistency. Our meticulous application results in a fixture that truly becomes "a one of a kind".

Electrical: Available in 12V-15V

Labels: ETL Standard Wet Label
C-ETL

Directional Light



Tempered Glass

Optic

FB-6W-TA16

Adjustable Shroud

9/32 solid brass phillips screw



1/2" NPT Male

Thumb/Aditted solid brass set screw

DESCRIPTION

Model#: Titan
Material: Solid Brass
Finish: Matte Bronze
Electrical: 12V-15V
Engine: FB-6W-TA16
Lumens: 300
Color Temp: 2700K
Optic: Spot, Flood, Wide Flood, Wide Angle Flood
Mounting: 1/2" NPT,

ETL US Wet Listed



ORDERING INFORMATION

Model#	Finishes	Wattage	Optics	Lumens	Color Temp.	Electrical
TITAN	MBR	6W	FLOOD	300	2700K	12V-15V

V = Verde GM = Gun Metal
M = Moss B = Black
AG = Aged Brass R = Rusty
MBR = Matte Bronze PNOP = PVD Polished
SB = Satin Brass PVDG = PVD Satin

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3 WELL LIGHT  SPJ WM1000-P-GR



Model: **SPJ-WM1000-P-GR**
Finish: Matte Bronze

Forever Bright

SPECIFICATION FEATURES

Finish: Our naturally etched finishes will withstand the test of time. All finishes are individually treated insuring consistency. Our meticulous application results in a fixture that truly becomes "a one of a kind".

Electrical: Available in 8-15V and 12V-15V

Labels: ETL Standard Wet Label
C-ETL

Well Light (Grate Option)



Top View

4 1/2"

6 1/2"

8/32 Phillips Screw

Tempered Glass

Optic

FB-3W-CYL-TA105

Concealed Four Screws

Wire Way

2 1/4"

DESCRIPTION

Model#: SPJ-WM1000-P-GR
Material: Solid Brass
Color Temp: 2750K
Optic: Spot, Flood, Wide Flood, Wide Angle Flood
Electrical: 8-15V, 12V-15V
Engines: FB-3W-CYL-TA105
FB-5W-CYL-TA125
FB-7W-CYL-TA210
FB-10W-CYL-TA300
LED: Nichia
Adjustable Beam Angle: 0-40 Degree

ETL US Wet Listed



ORDERING INFORMATION

Model#	Finishes	Wattage	Optics	Lumens	Color Temp.	Electrical
SPJ-WM1000-P-GR	MBR	3W	FLOOD	105	2700K	8-15V

V = Verde GM = Gun Metal
M = Moss B = Black
AG = Aged Brass R = Rusty
MBR = Matte Bronze PNOP = PVD Polished
SB = Satin Brass PVDG = PVD Satin

WWW.SPJLIGHTING.COM

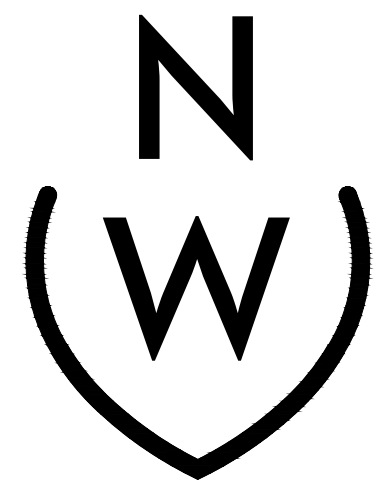
MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856



LANDSCAPE LIGHTING FIXTURE SCHEDULE
BOYD RESIDENCE
31 LAGORCE CIRCLE, MIAMI BEACH, FLORIDA

06 APRIL 2020
17 MARCH 2020



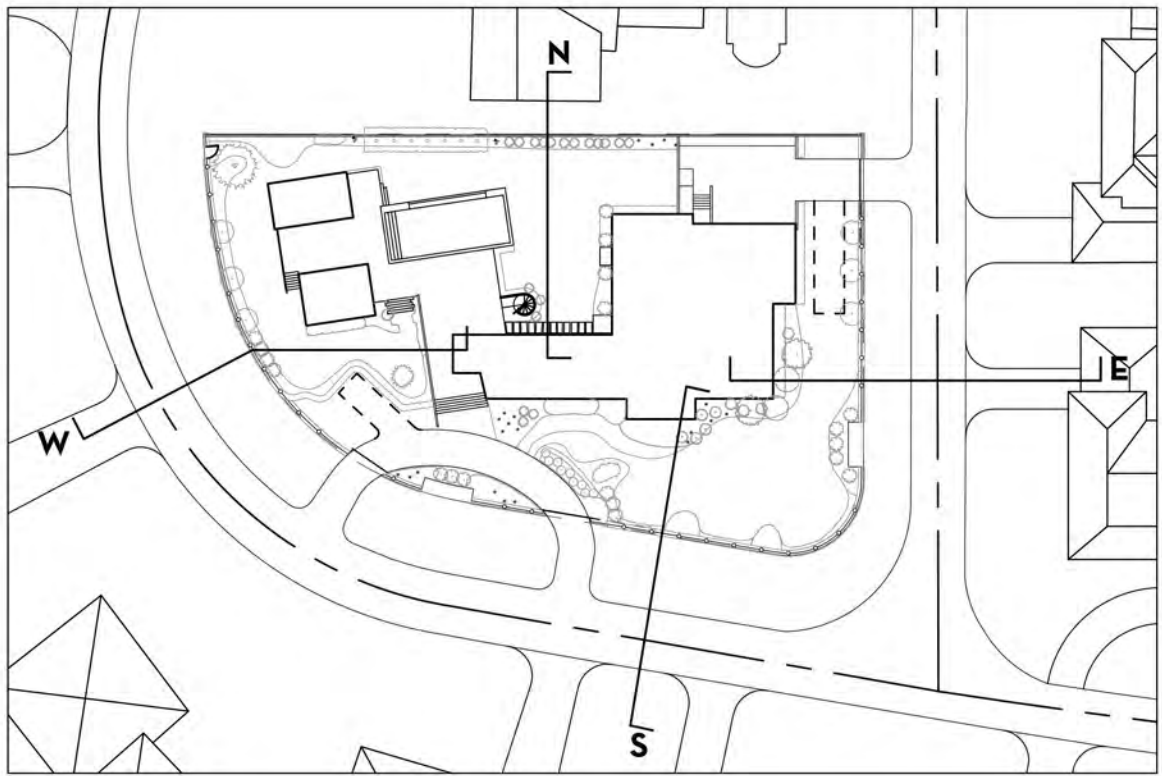
NIEVERA WILLIAMS
DESIGN

223 Sunset Avenue
Suite 150
Palm Beach, Florida 33480
P: 561-659-2820
F: 561-659-2113

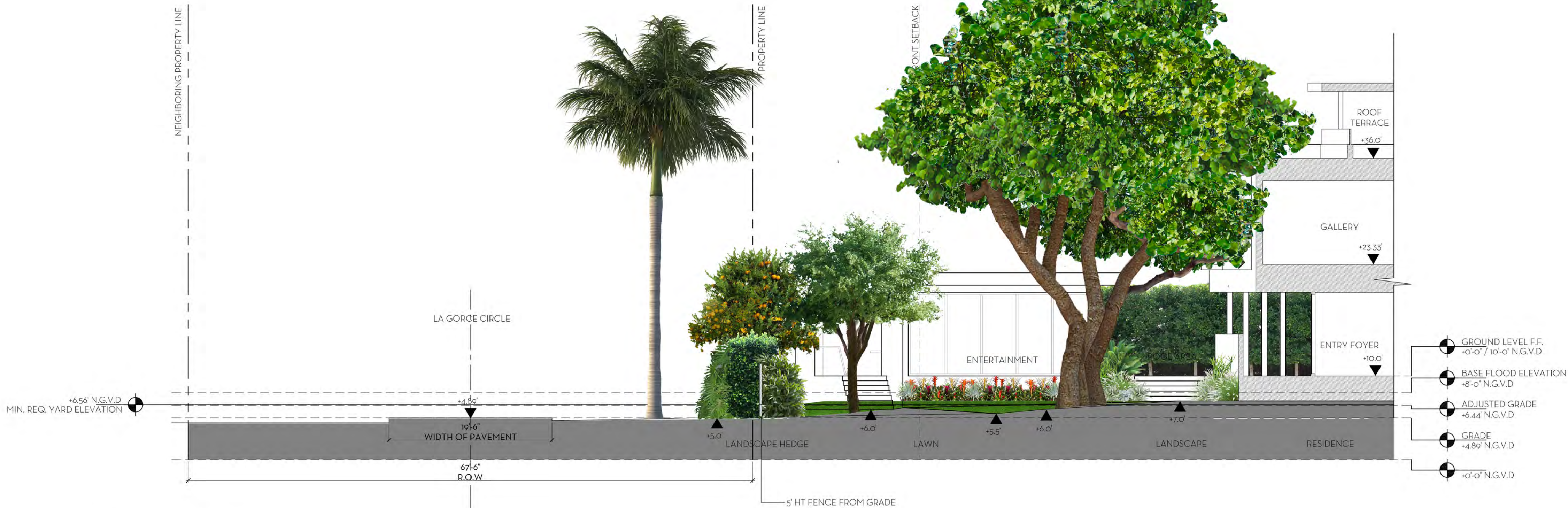
NIEVERAWILLIAMS.COM

LL2

- NOTES
1. ALL SPOT ELEVATIONS IN NGVD
 2. THE MINIMUM ELEVATION OF A REQUIRED YARD CANNOT BE LESS THAN 6.56 FEET NGVD, EXCEPT DRIVEWAYS, WALKWAYS, TRANSITION AREAS, GREEN INFRASTRUCTURE (E.G., VEGETATED SWALES, PERMEABLE PAVEMENT, RAIN GARDENS, AND RAINWATER/STORMWATER CAPTURE AND INFILTRATION DEVICES), AND AREAS WHERE EXISTING LANDSCAPING THAT IS BEING PRESERVED.



1 NORTH YARD SECTION
SCALE: 1/8" = 1'-0"



2 WEST YARD SECTION
SCALE: 1/8" = 1'-0"

0 1 4 8 16 FEET
SCALE: 1/8" = 1'-0"

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856



SCALE: 1/8" = 1'-0"

TOPOGRAPHIC CROSS SECTIONS
BOYD RESIDENCE
31 LAGORCE CIRCLE, MIAMI BEACH, FLORIDA

06 APRIL 2020
17 MARCH 2020



NIEVERA WILLIAMS
DESIGN

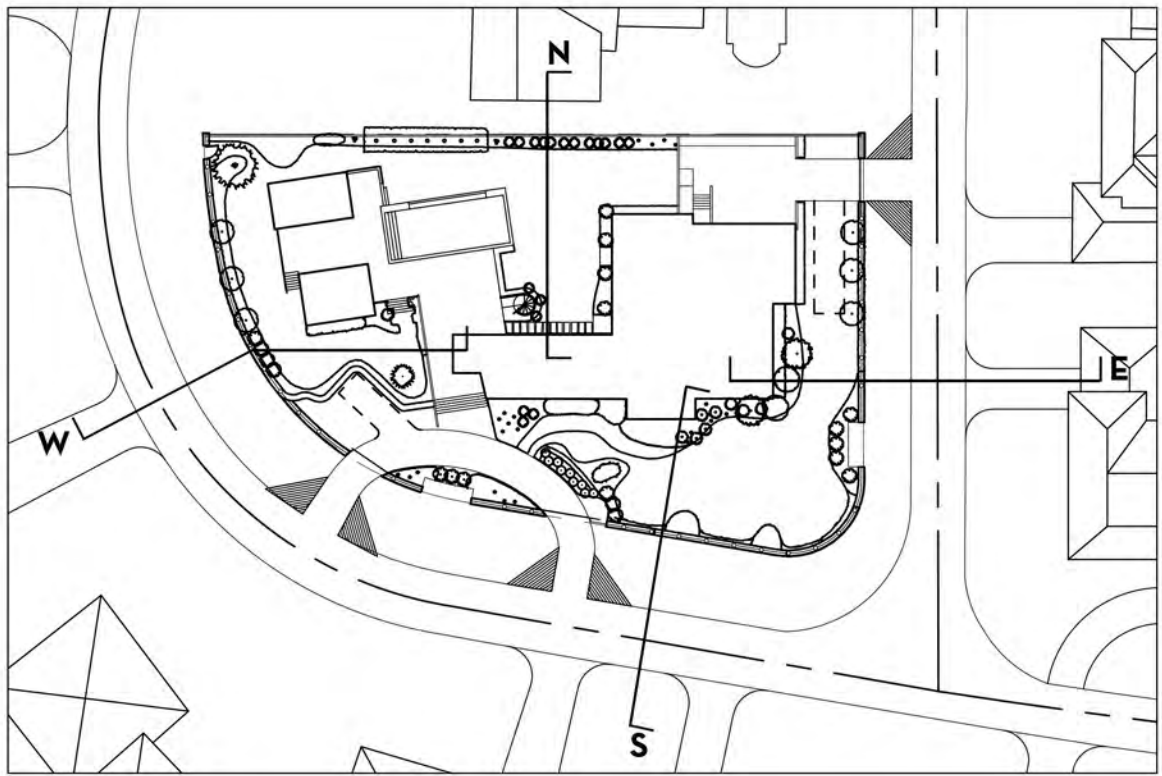
223 Sunset Avenue
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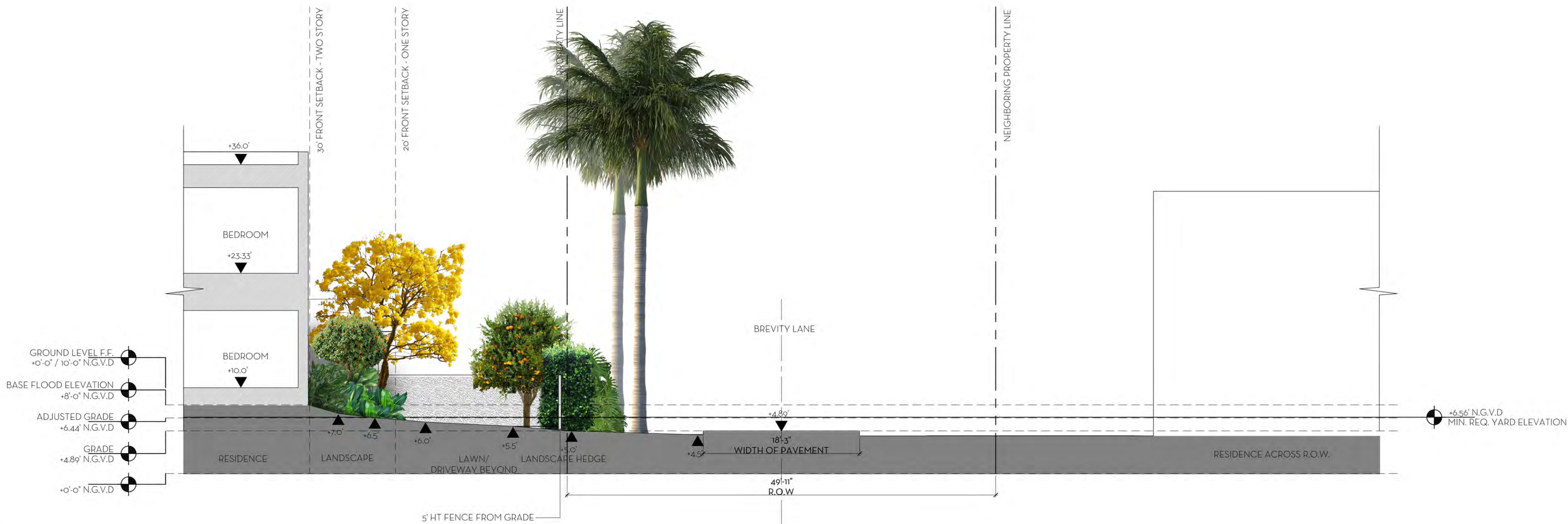
SK1

NOTES

1. ALL SPOT ELEVATIONS IN NGVD
2. THE MINIMUM ELEVATION OF A REQUIRED YARD CANNOT BE LESS THAN 6.56 FEET NGVD, EXCEPT DRIVEWAYS, WALKWAYS, TRANSITION AREAS, GREEN INFRASTRUCTURE (E.G., VEGETATED SWALES, PERMEABLE PAVEMENT, RAIN GARDENS, AND RAINWATER/STORMWATER CAPTURE AND INFILTRATION DEVICES), AND AREAS WHERE EXISTING LANDSCAPING THAT IS BEING PRESERVED.



1 SOUTH YARD SECTION
SCALE: 1/8"=1'-0"



2 EAST YARD SECTION
SCALE: 1/8"=1'-0"

0 1 4 8 16 FEET
SCALE: 1/8" = 1'-0"

MARIO F. NIEVERA

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6666856



SCALE: 1/8" = 1'-0"

TOPOGRAPHIC CROSS SECTIONS
BOYD RESIDENCE
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