- 10 WEST STAR ISLAND DR. - MIAMI BEACH, FL

LANDSCAPE FINAL PLANNING BOARD SET

SHEET INDEX

Legend x = Sheet submitted * = Sheet revised

SHEET #		CAP 1ST SUBMITTAL (01/17/2020)		DRB 1ST SUBMITTAL (03/16/2020)		FINAL PLANNING BOARD SET (03/23/2020)	
L-000	COVER SHEET	x	*	x		x	
L-001	SURVEY	x		x		x	
L-100	TREE DISPOSITION PLAN EAST	x		x		x	
L-101	TREE DISPOSITION PLAN WEST	x		x		x	
L-102	TREE DISPOSITION SCHEDULE	x		x		x	
L-200	CONCEPT DESIGN PLAN 1ST FLOOR EAST			x		x	
L-201	CONCEPT DESIGN PLANTING PLAN 1ST FLOOR WEST			x		x	
L-500	CANOPY PLANTING PLAN 1ST FLOOR EAST	x	*	x		x	
L-501	CANOPY PLANTING PLAN 1ST FLOOR WEST	x	*	x		x	
L-502	UNDERSTORY PLANTING PLAN 1ST FLOOR EAST	x	*	x		x	
L-503	UNDERSTORY PLANTING PLAN 1ST FLOOR WEST	x	*	x		x	
L-504	PLANTING PLAN GROUND FLOOR	x	*	x		x	
L-505	PLANTING PLAN AND LANDSCAPE SCHEDULE	x	*	x		x	

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CLAD

STAR X
10 WEST STAR ISLAND
MIAMI BEACH, FL 33139

seal

Carolina Monteiro da Silva
registered landscape architect
LA6667311

comm no.
1921

date:
03/23/20

revised:
FINAL PLANNING BOARD SET

COVER SHEET

sheet no.
L-000

MAP OF SURVEY

360° SURVEYING AND MAPPING, LLC
Land Surveyors - Land Planners
2000 S.W. 83rd Court MIAMI, FLORIDA 33155
PHONE: (305) 265-1002

LEGEND

- CENTER LINE
- ELEVATION
- MANHOLE (SANITARY SEWER)
- METER (WATER)
- PROPERTY LINE

ABBREVIATIONS

- CONC. = CONCRETE
- Ø = DIAMETER
- H = HEIGHT
- I.D. = IDENTIFICATION
- PG. = PAGE
- P.B. = PLAT BOOK

N

SCALE: 1" = 20'



AERIAL MAP
(NOT TO SCALE)



LOCATION MAP
(NOT TO SCALE)

PROPERTY ADDRESS:
10 STAR ISLAND DRIVE MIAMI BEACH, FL. 33139-5147

FLOOD ZONE INFORMATION:
COMMUNITY NO. **120651** PANEL NO. **0319** SUFFIX: **L**
FIRM DATE: **09-11-2009** FLOOD ZONE: **AE** BASE FLOOD: **10.0' NGVD**

LEGAL DESCRIPTION:
LOT X10, OF **"CORRECTED PLAT STAR ISLAND"**, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 31, AT PAGE 60, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

SURVEYOR'S NOTES:
LEGAL DESCRIPTION WAS FURNISHED BY THE CLIENT.

THIS SURVEY WAS CONDUCTED FOR THE PURPOSE OF: **BOUNDARY SURVEY**

LEGAL DESCRIPTION SUBJECT TO ANY DEDICATIONS, LIMITATIONS, RESTRICTIONS, RESERVATIONS OR RECORDED EASEMENTS.

THERE MAY BE LEGAL RESTRICTIONS ON THE SUBJECT PROPERTY THAT ARE NOT SHOWN ON THE MAP OF SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, OR THE RECORDS OF ANY OTHER PUBLIC AND PRIVATE ENTITIES AS THEIR JURISDICTIONS MAY APPEAR.

THIS SURVEY DOES NOT DELINEATES THE REGULATORY JURISDICTION OF ANY FEDERAL, STATE, REGIONAL OR LOCAL AGENCY BOARD, COMMISSION OR OTHER ENTITY.

THE ELEVATIONS OF WELL-IDENTIFIED FEATURES AS DEPICTED ON THIS SURVEY AND MAP WERE MEASURED TO AN ESTIMATED VERTICAL POSITIONAL ACCURACY OF 1/10 FOOT FOR NATURAL GROUND SURFACES AND 5/100 FOOT FOR HARDSCAPE SURFACES, INCLUDING PAVEMENTS, CURBS AND OTHER MAN-MADE FEATURES AS MAY EXIST.

WELL-IDENTIFIED FEATURES AS DEPICTED ON THIS SURVEY AND MAP WERE MEASURED TO AN ESTIMATED HORIZONTAL POSITONAL ACCURACY OF 1/10 FOOT UNLESS OTHERWISE SHOWN.

THE MAP OF SURVEY IS INTENDED TO BE DISPLAYED AT THE STATED GRAPHIC SCALE IN ENGLISH UNITS OF MEASUREMENT. ATTENTION IS BROUGHT TO THE FACT THAT SAID DRAWING MAY BE ALTERED IN SCALE BY THE REPRODUCTION PROCESS

ALL MEASUREMENTS SHOWN ARE IN THE UNITED STATES STANDARD FEET

REFERENCE BENCH MARK: E-03 ELEVATION: 9.47 FEET (N.G.V.D. 1929)
SHOWN ELEVATIONS ARE REFERRED TO N.G.V.D. OF 1929.

THE SURVEYOR MAKES NO REPRESENTATION AS TO OWNERSHIP, POSSESSION OR OCCUPATION OF THE SUBJECT PROPERTY BY ANY ENTITY OR INDIVIDUAL.

SUBSURFACE IMPROVEMENTS AND/OR ENCROACHMENTS WITHIN, UPON, ACROSS, ABUTTING OR ADJACENT TO THE SUBJECT PROPERTY WERE NOT LOCATED AND ARE NOT SHOWN.

NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS AND DELETIONS TO THIS MAP OF SURVEY BY OTHER THAN THE SIGNING PARTY ARE PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY.

THIS MAP OF SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREIN AND THE CERTIFICATIONDOES NOT EXTEND TO ANY UNNAMED PARTY.

CERTIFY TO:
STAR WEST PROPERTY LLC

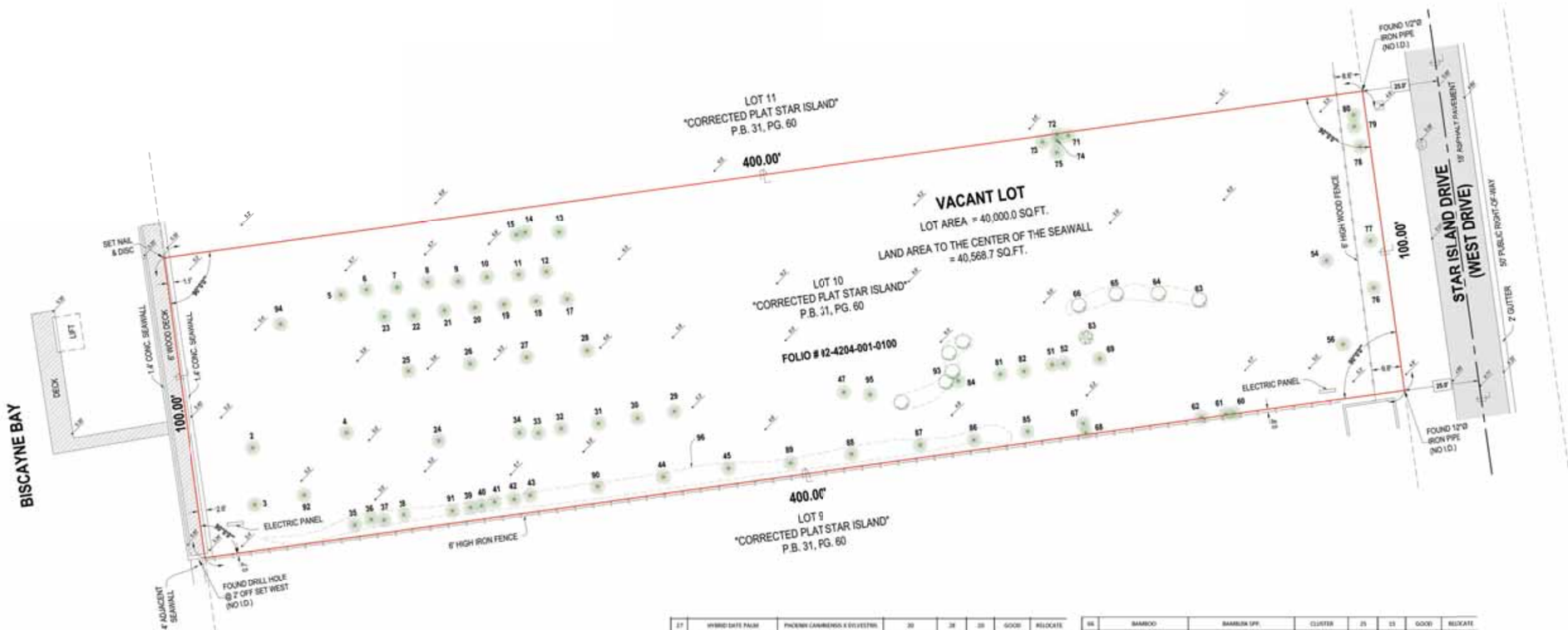
SURVEYOR'S CERTIFICATION:
IN MY PROFESSIONAL OPINION, THIS **"BOUNDARY SURVEY"**, MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.05 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. AND, IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

360° SURVEYING AND MAPPING, LLC
FLORIDA CERTIFICATE OF AUTHORIZATION NO. LB 6356

Oscar E Baez Digitally signed by Oscar E Baez Date: 2020.01.16 21:20:59 -05'00'

OSCAR E. BAEZ-CUSIDO, P.L.S.
REGISTERED SURVEYOR AND MAPPER NO. 5034
STATE OF FLORIDA.

OSCAR E. BAEZ-CUSIDO LICENSE NO. LS 5034 STATE OF FLORIDA REGISTERED LAND SURVEYOR



TREE TABLE - 10 W STAR ISLAND DRIVE

#	COMMON NAME	SCIENTIFIC NAME	DBH (IN)	HEIGHT (FT)	SPREAD (FT)	CONDITION	DISPOSITION
2	COCONUT PALM	COCOS NUCIFERA	10	33	14	FAIR	RELOCATE
3	ALEXANDER PALM	PTYCHOSPERMA ELEGANS	3	25	8	FAIR	RELOCATE
4	COCONUT PALM	COCOS NUCIFERA	10	17	14	GOOD	RELOCATE
5	ALEXANDER PALM	PTYCHOSPERMA ELEGANS	4	25	8	FAIR	RELOCATE
6	MONTGOMERY PALM	VEITCHIA ARECINA	8.5	28	12	FAIR	RELOCATE
7	MONTGOMERY PALM	VEITCHIA ARECINA	7	26	6	POOR	REMOVE
8	MONTGOMERY PALM	VEITCHIA ARECINA	7	28	12	FAIR	RELOCATE
9	MONTGOMERY PALM	VEITCHIA ARECINA	7.5	28	12	FAIR	RELOCATE
10	MONTGOMERY PALM	VEITCHIA ARECINA	7	30	10	FAIR	RELOCATE
11	MONTGOMERY PALM	VEITCHIA ARECINA	8	26	10	FAIR	RELOCATE
12	MONTGOMERY PALM	VEITCHIA ARECINA	6	17	8	POOR	REMOVE
13	ROYAL PALM	ROYSTONEA REGIA	17	18	0	DEAD	REMOVE
14	ROYAL PALM	ROYSTONEA REGIA	14	32	12	POOR	REMOVE
15	ROYAL PALM	ROYSTONEA REGIA	14	30	12	POOR	REMOVE
17	MONTGOMERY PALM	VEITCHIA ARECINA	6.5	26	12	FAIR	RELOCATE
18	MONTGOMERY PALM	VEITCHIA ARECINA	7	30	10	FAIR	RELOCATE
19	MONTGOMERY PALM	VEITCHIA ARECINA	7.5	28	12	POOR	REMOVE
20	MONTGOMERY PALM	VEITCHIA ARECINA	8	25	14	FAIR	RELOCATE
21	MONTGOMERY PALM	VEITCHIA ARECINA	7.5	28	12	FAIR	RELOCATE
22	MONTGOMERY PALM	VEITCHIA ARECINA	7	26	12	FAIR	RELOCATE
23	MONTGOMERY PALM	VEITCHIA ARECINA	7.5	25	10	POOR	REMOVE
24	COCONUT PALM	COCOS NUCIFERA	7	28	14	FAIR	RELOCATE
25	DATE PALM	PHOENIX DACTYLIFERA	12	30	16	GOOD	RELOCATE
26	CANARY ISLAND DATE PALM	PHOENIX CANARIENSIS	16.5	27	18	FAIR	RELOCATE
27	HYBRID DATE PALM	PHOENIX CANARIENSIS X SYLVESTRIS	20	28	20	GOOD	RELOCATE
28	CANARY ISLAND DATE PALM	PHOENIX CANARIENSIS	19.5	28	18	GOOD	RELOCATE
29	COCONUT PALM	COCOS NUCIFERA	11	40	14	FAIR	RELOCATE
30	ROYAL PALM	ROYSTONEA REGIA	20.5	45	20	GOOD	RELOCATE
31	COCONUT PALM	COCOS NUCIFERA	8	40	10	FAIR	RELOCATE
32	ROYAL PALM	ROYSTONEA REGIA	16.5	40	18	GOOD	RELOCATE
33	ALEXANDER PALM	PTYCHOSPERMA ELEGANS	4	26	8	GOOD	RELOCATE
34	COCONUT PALM	COCOS NUCIFERA	8	28	14	GOOD	RELOCATE
35	ROYAL PALM	ROYSTONEA REGIA	11	35	18	FAIR	RELOCATE
36	PYGMY DATE PALM	PHOENIX ROEBELENII	5	12	6	GOOD	REMOVE
37	PYGMY DATE PALM	PHOENIX ROEBELENII	5	12	6	GOOD	REMOVE
38	MONTGOMERY PALM	VEITCHIA ARECINA	9	33	12	GOOD	RELOCATE
39	PYGMY DATE PALM	PHOENIX ROEBELENII	5	10	8	FAIR	REMOVE
40	PYGMY DATE PALM	PHOENIX ROEBELENII	5	10	6	FAIR	REMOVE
41	MONTGOMERY PALM	VEITCHIA ARECINA	9	32	12	GOOD	RELOCATE
42	ALEXANDER PALM	PTYCHOSPERMA ELEGANS	4	18	8	FAIR	RELOCATE
43	ROYAL PALM	ROYSTONEA REGIA	14	37	18	GOOD	RELOCATE
44	ROYAL PALM	ROYSTONEA REGIA	14	40	20	GOOD	RELOCATE
45	ROYAL PALM	ROYSTONEA REGIA	15	40	20	GOOD	RELOCATE
47	ROUND-LEAF FAN PALM	SABBIUS ROTUNDIFOLIUS	7	30	12	FAIR	RELOCATE
51	ROYAL PALM	ROYSTONEA REGIA	17	45	18	GOOD	RELOCATE
52	ROYAL PALM	ROYSTONEA REGIA	17	40	18	GOOD	RELOCATE
54	COCONUT PALM	COCOS NUCIFERA	9	28	12	POOR	REMOVE
56	CANARY ISLAND DATE PALM	PHOENIX CANARIENSIS	14	26	14	FAIR	RELOCATE
60	ROYAL PALM	ROYSTONEA REGIA	14	35	18	GOOD	RELOCATE
61	ROYAL PALM	ROYSTONEA REGIA	13.5	35	18	GOOD	RELOCATE
62	ROYAL PALM	ROYSTONEA REGIA	11	32	16	GOOD	RELOCATE
63	FRANGIPANI	PLUMERIA SPP.	2.5, 3.5, 4 & 5, 6.5	18	14	FAIR	RELOCATE
64	BAMBOO	BAMBUSA SPP.	CLUSTER	25	15	GOOD	RELOCATE
65	BAMBOO	BAMBUSA SPP.	CLUSTER	25	15	GOOD	RELOCATE
66	BAMBOO	BAMBUSA SPP.	CLUSTER	25	15	GOOD	RELOCATE
67	ROYAL PALM	ROYSTONEA REGIA	15	32	16	FAIR	RELOCATE
68	ROYAL PALM	ROYSTONEA REGIA	10.5	33	12	FAIR	RELOCATE
69	ROUND-LEAF FAN PALM	SABBIUS ROTUNDIFOLIUS	8	30	10	FAIR	RELOCATE
71	ROYAL PALM	ROYSTONEA REGIA	14	50	18	GOOD	RELOCATE
72	ROYAL PALM	ROYSTONEA REGIA	12	33	0	DEAD	REMOVE
73	ROYAL PALM	ROYSTONEA REGIA	13	35	18	GOOD	RELOCATE
74	ROYAL PALM	ROYSTONEA REGIA	9.5	23	14	FAIR	RELOCATE
75	ROYAL PALM	ROYSTONEA REGIA	16	50	20	GOOD	RELOCATE
76	ROYAL PALM	ROYSTONEA REGIA	18.5	50	20	GOOD	RELOCATE
77	ROYAL PALM	ROYSTONEA REGIA	14.5	40	16	GOOD	RELOCATE
78	ROYAL PALM	ROYSTONEA REGIA	13.5, 14	38	18	FAIR	RELOCATE
79	ROYAL PALM	ROYSTONEA REGIA	14.5	40	18	GOOD	RELOCATE
80	ROYAL PALM	ROYSTONEA REGIA	12	35	16	GOOD	RELOCATE
81	CANARY ISLAND DATE PALM	PHOENIX CANARIENSIS	19.5	28	16	FAIR	RELOCATE
82	ROUND-LEAF FAN PALM	SABBIUS ROTUNDIFOLIUS	7.5	32	10	FAIR	RELOCATE
83	LYCHEE	LITCHI CHINENSIS	6.5	15	15	FAIR	REMOVE
84	ROUND-LEAF FAN PALM	SABBIUS ROTUNDIFOLIUS	8	33	10	FAIR	RELOCATE
85	ROYAL PALM	ROYSTONEA REGIA	18	35	18	GOOD	RELOCATE
86	WASHINGTONIA PALM	WASHINGTONIA ROBUSTA	13.5	45	10	FAIR	REMOVE
87	ROYAL PALM	ROYSTONEA REGIA	20	35	16	GOOD	RELOCATE
88	ROYAL PALM	ROYSTONEA REGIA	18	33	16	GOOD	RELOCATE
89	ROYAL PALM	ROYSTONEA REGIA	21.5	30	16	GOOD	RELOCATE
90	ROYAL PALM	ROYSTONEA REGIA	15	33	18	GOOD	RELOCATE
91	ROYAL PALM	ROYSTONEA REGIA	14.5	0	16	FAIR	RELOCATE
92	COCONUT PALM	COCOS NUCIFERA	9.5	0	14	GOOD	RELOCATE
93	BAMBOO	BAMBUSA SPP.	CLUSTER	0	25	GOOD	RELOCATE
94	COCONUT PALM	COCOS NUCIFERA	9.5	0	14	FAIR	RELOCATE
95	CANARY ISLAND DATE PALM	PHOENIX CANARIENSIS	19.5	0	16	GOOD	RELOCATE
96	ARECA PALMS (23)	DYPSIS LUTESCENS	CLUSTER	12 TO 16	10 TO 15	GOOD	Alberto

ORIGINAL FIELD DATE	11-26-2019	REVISIONS:
JOB NO.	1911-0117	01-16-2020 UP-DATE SURVEY

SHEET 1/1

LEGEND:

- EXISTING TREES/ PALMS TO REMAIN
- RELOCATED TREES/ PALMS
- TREES/PALMS TO BE REMOVED
- #00 EXISTING TREE # (REFER TO CHART)

0 5 10 20

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

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seal

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registered landscape architect
LA6667311

comm no.
1921

date:
03/23/20

revised:
FINAL PLANNING BOARD SET

TREE DISPOSITION PLAN EAST

sheet no.
L-100

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date:
03/23/20

revised:
FINAL PLANNING BOARD SET

TREE DISPOSITION PLAN WEST

sheet no.
L-101

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

TREE DISPOSITION SCHEDULE

#	COMMON NAME	SCIENTIFIC NAME	DBH (IN)	HEIGHT (FT)	SPREAD (FT)	CONDITION	DISPOSITION	NOTES
2	COCONUT PALM	COCOS NUCIFERA	10	32	14	FAIR	RELOCATE	
3	ALEXANDER PALM	PTYCHOSPERMA ELEGANS	3	25	8	FAIR	RELOCATE	
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12	MONTGOMERY PALM	VEITCHIA ARECINA	6	17	8	POOR	REMOVE	
13	ROYAL PALM	ROYSTONEA REGIA	17	18	0	DEAD	REMOVE	
14	ROYAL PALM	ROYSTONEA REGIA	14	32	12	POOR	REMOVE	
15	ROYAL PALM	ROYSTONEA REGIA	14	30	12	POOR	REMOVE	
17	MONTGOMERY PALM	VEITCHIA ARECINA	6.5	36	12	FAIR	RELOCATE	
18	MONTGOMERY PALM	VEITCHIA ARECINA	7	30	10	FAIR	RELOCATE	
19	MONTGOMERY PALM	VEITCHIA ARECINA	7.5	28	12	POOR	REMOVE	
20	MONTGOMERY PALM	VEITCHIA ARECINA	8	25	14	FAIR	RELOCATE	
21	MONTGOMERY PALM	VEITCHIA ARECINA	7.5	28	12	FAIR	RELOCATE	
22	MONTGOMERY PALM	VEITCHIA ARECINA	7	26	12	FAIR	RELOCATE	
23	MONTGOMERY PALM	VEITCHIA ARECINA	7.5	25	10	POOR	REMOVE	
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54	COCONUT PALM	COCOS NUCIFERA	9	26	12	POOR	REMOVE	
56	CANARY ISLAND DATE PALM	PHOENIX CANARIENSIS	24	26	14	FAIR	RELOCATE	
60	ROYAL PALM	ROYSTONEA REGIA	14	35	18	GOOD	RELOCATE	
61	ROYAL PALM	ROYSTONEA REGIA	11.5	35	18	GOOD	RELOCATE	
62	ROYAL PALM	ROYSTONEA REGIA	15	32	16	GOOD	RELOCATE	
63	FRANGIPANI	PLUMERIA SPP.	2.5, 3.5, 4, 4.5, 6.5	18	14	FAIR	RELOCATE	
64	BAMBOO	BAMBUSA SPP.	CLUSTER	25	15	GOOD	REMOVE	
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68	ROYAL PALM	ROYSTONEA REGIA	10.5	23	12	FAIR	REMOVE	
69	ROUND-LEAF FAN PALM	SARIBUS ROTUNDIFOLIUS	8	30	10	FAIR	RELOCATE	
71	ROYAL PALM	ROYSTONEA REGIA	14	50	18	GOOD	RELOCATE	
72	ROYAL PALM	ROYSTONEA REGIA	12	23	0	DEAD	REMOVE	
73	ROYAL PALM	ROYSTONEA REGIA	13	35	18	GOOD	RELOCATE	
74	ROYAL PALM	ROYSTONEA REGIA	9.5	23	14	FAIR	RELOCATE	
75	ROYAL PALM	ROYSTONEA REGIA	16	50	20	GOOD	RELOCATE	
76	ROYAL PALM	ROYSTONEA REGIA	18.5	50	20	GOOD	RELOCATE	
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92	COCONUT PALM	COCOS NUCIFERA	9.5	32	14	GOOD	RELOCATE	
93	BAMBOO	BAMBUSA SPP.	CLUSTER	25	35	GOOD	REMOVE	
94	COCONUT PALM	COCOS NUCIFERA	9.5	32	14	FAIR	RELOCATE	
95	CANARY ISLAND DATE PALM	PHOENIX CANARIENSIS	19.5	26	16	GOOD	RELOCATE	
96A	ARECA PALMS (23)	DYPSIS LUTESCENS	CLUSTER	12 TO 16	10 TO 15	GOOD	RELOCATE	
96B	ARECA PALMS (23)	DYPSIS LUTESCENS	CLUSTER	12 TO 16	10 TO 15	GOOD	RELOCATE	
96C	ARECA PALMS (23)	DYPSIS LUTESCENS	CLUSTER	12 TO 16	10 TO 15	GOOD	RELOCATE	
96D	ARECA PALMS (23)	DYPSIS LUTESCENS	CLUSTER	12 TO 16	10 TO 15	GOOD	RELOCATE	
96E	ARECA PALMS (23)	DYPSIS LUTESCENS	CLUSTER	12 TO 16	10 TO 15	GOOD	RELOCATE	
96F	ARECA PALMS (23)	DYPSIS LUTESCENS	CLUSTER	12 TO 16	10 TO 15	GOOD	RELOCATE	
96G	ARECA PALMS (23)	DYPSIS LUTESCENS	CLUSTER	12 TO 16	10 TO 15	GOOD	RELOCATE	
96H	ARECA PALMS (23)	DYPSIS LUTESCENS	CLUSTER	12 TO 16	10 TO 15	GOOD	RELOCATE	
96I	ARECA PALMS (23)	DYPSIS LUTESCENS	CLUSTER	12 TO 16	10 TO 15	GOOD	RELOCATE	
96J	ARECA PALMS (23)	DYPSIS LUTESCENS	CLUSTER	12 TO 16	10 TO 15	GOOD	RELOCATE	
96K	ARECA PALMS (23)	DYPSIS LUTESCENS	CLUSTER	12 TO 16	10 TO 15	GOOD	RELOCATE	
96L	ARECA PALMS (23)	DYPSIS LUTESCENS	CLUSTER	12 TO 16	10 TO 15	GOOD	RELOCATE	
96M	ARECA PALMS (23)	DYPSIS LUTESCENS	CLUSTER	12 TO 16	10 TO 15	GOOD	RELOCATE	
96N	ARECA PALMS (23)	DYPSIS LUTESCENS	CLUSTER	12 TO 16	10 TO 15	GOOD	RELOCATE	
96O	ARECA PALMS (23)	DYPSIS LUTESCENS	CLUSTER	12 TO 16	10 TO 15	GOOD	RELOCATE	
96P	ARECA PALMS (23)	DYPSIS LUTESCENS	CLUSTER	12 TO 16	10 TO 15	GOOD	RELOCATE	
96Q	ARECA PALMS (23)	DYPSIS LUTESCENS	CLUSTER	12 TO 16	10 TO 15	GOOD	RELOCATE	
96R	ARECA PALMS (23)	DYPSIS LUTESCENS	CLUSTER	12 TO 16	10 TO 15	GOOD	RELOCATE	
96S	ARECA PALMS (23)	DYPSIS LUTESCENS	CLUSTER	12 TO 16	10 TO 15	GOOD	RELOCATE	
96T	ARECA PALMS (23)	DYPSIS LUTESCENS	CLUSTER	12 TO 16	10 TO 15	GOOD	REMAIN	
96U	ARECA PALMS (23)	DYPSIS LUTESCENS	CLUSTER	12 TO 16	10 TO 15	GOOD	REMAIN	
96V	ARECA PALMS (23)	DYPSIS LUTESCENS	CLUSTER	12 TO 16	10 TO 15	GOOD	REMAIN	
96W	ARECA PALMS (23)	DYPSIS LUTESCENS	CLUSTER	12 TO 16	10 TO 15	GOOD	REMAIN	

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registered landscape architect
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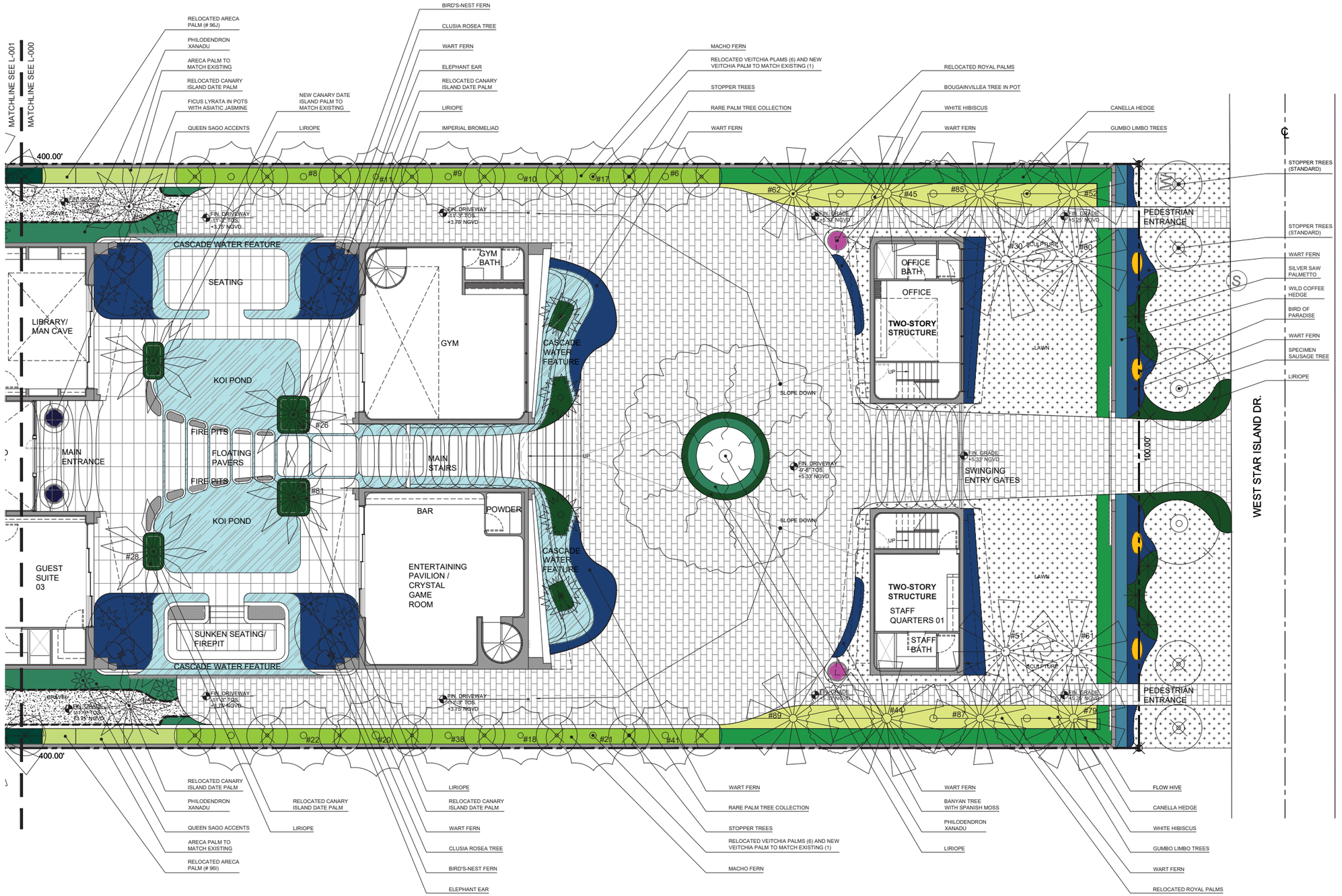
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TREE DISPOSITION SCHEDULE

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L-102



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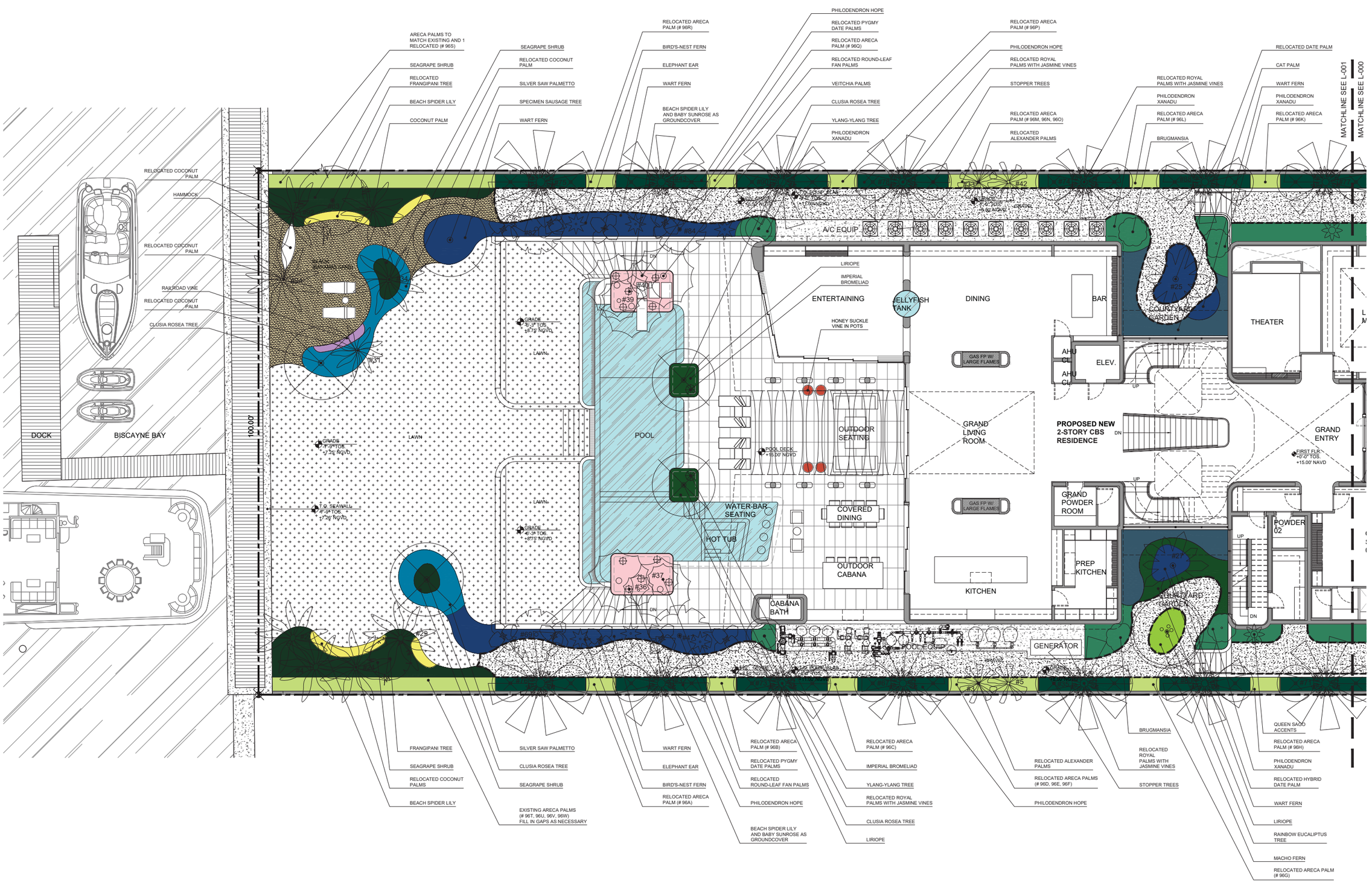
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CONCEPT DESIGN PLAN EAST

sheet no.
L-200

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



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

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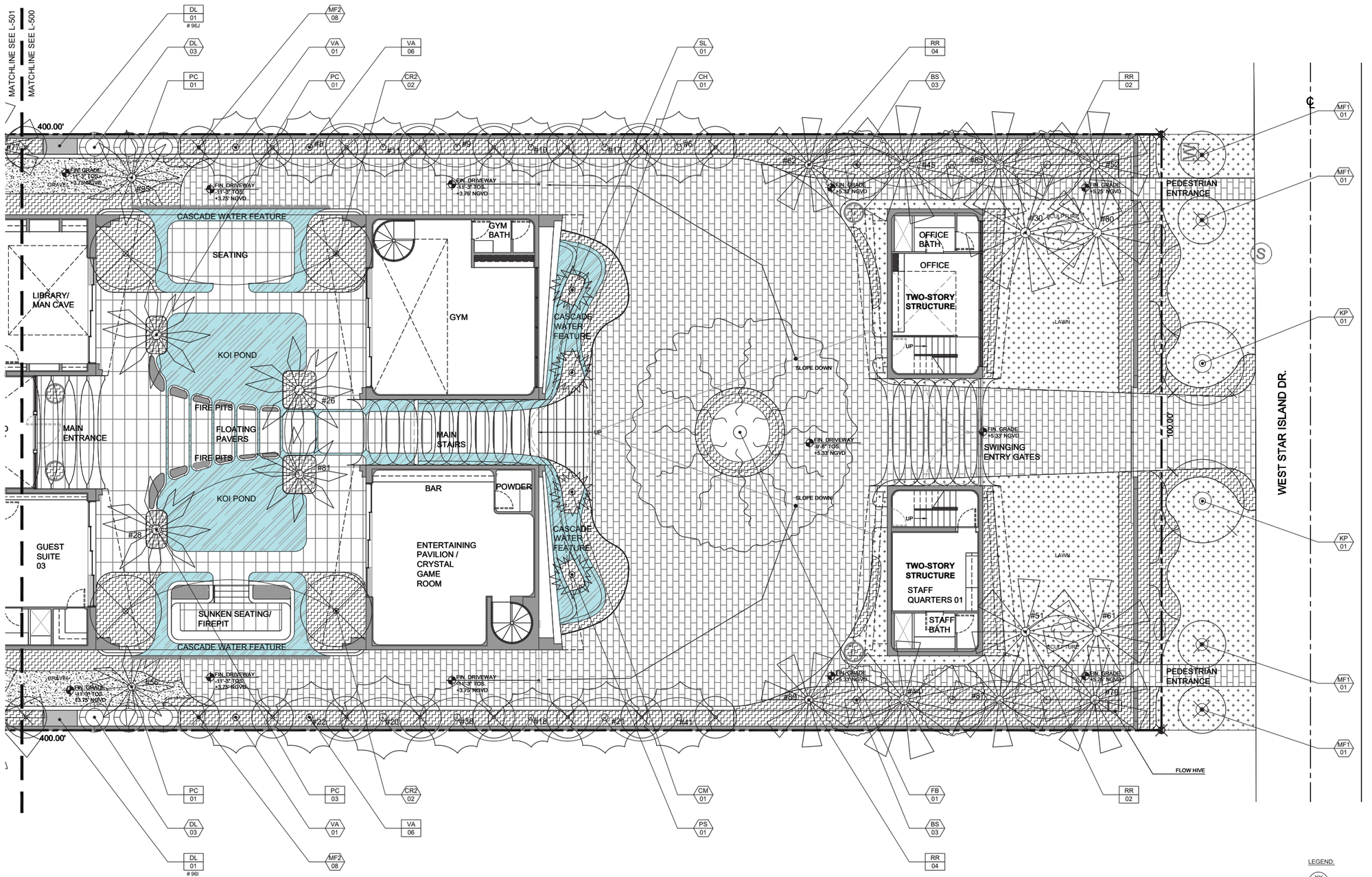
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CONCEPT DESIGN PLAN WEST

sheet no.
L-201



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"

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CANOPY PLANTING PLAN EAST

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L-500

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

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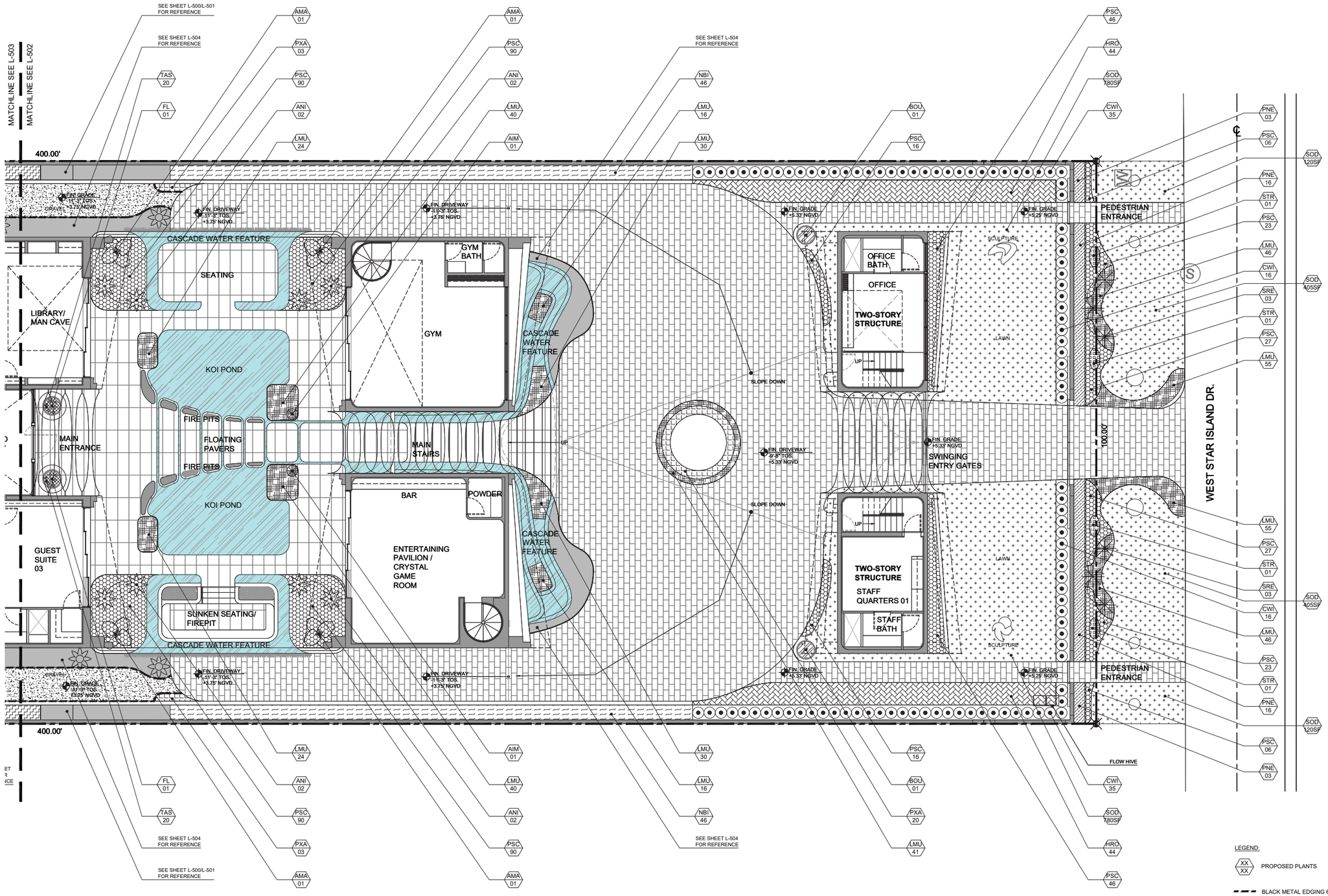
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CANOPY PLANTING PLAN WEST

sheet no.
L-501



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

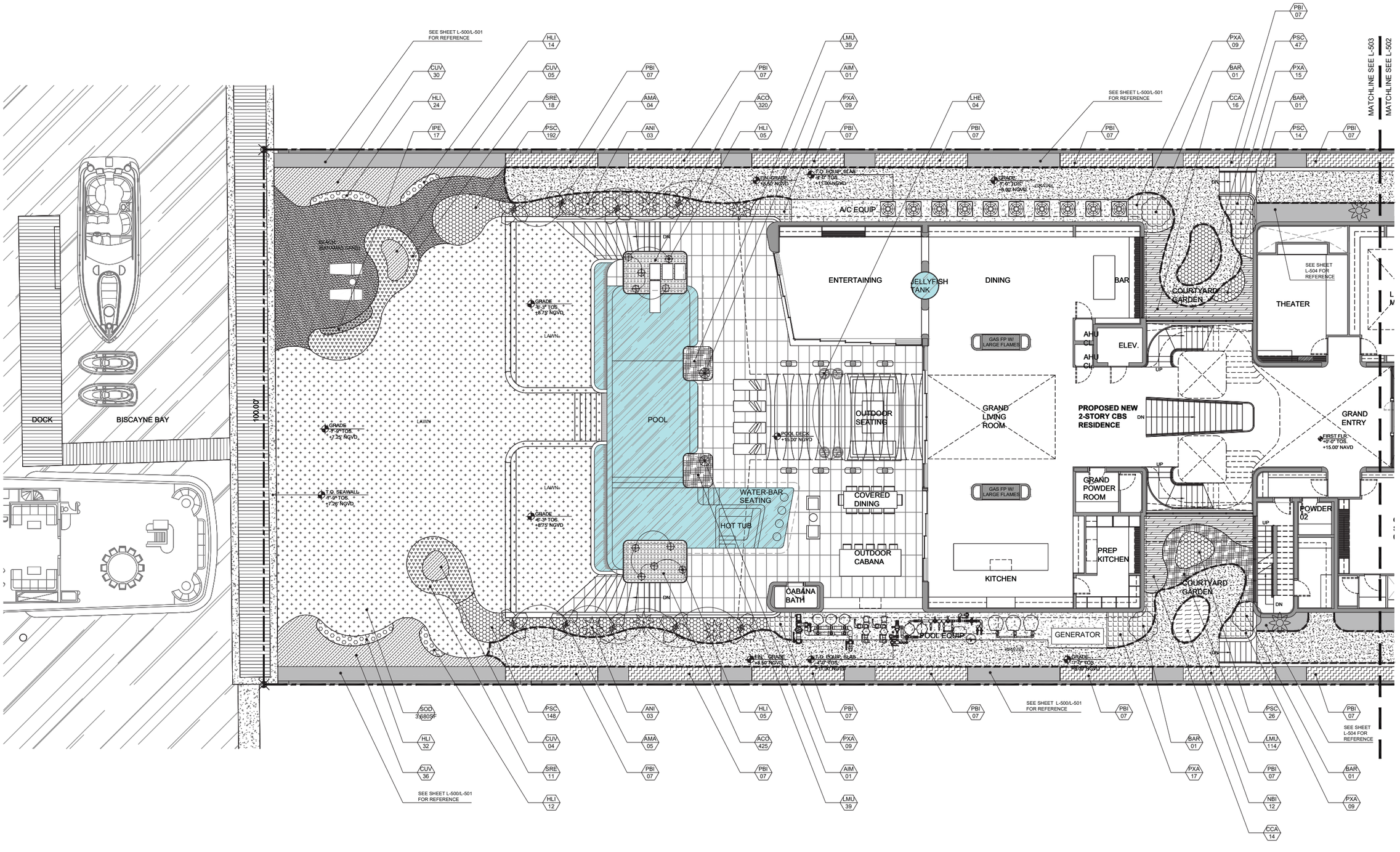
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UNDERSTORY PLANTING PLAN EAST

sheet no.
L-502



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

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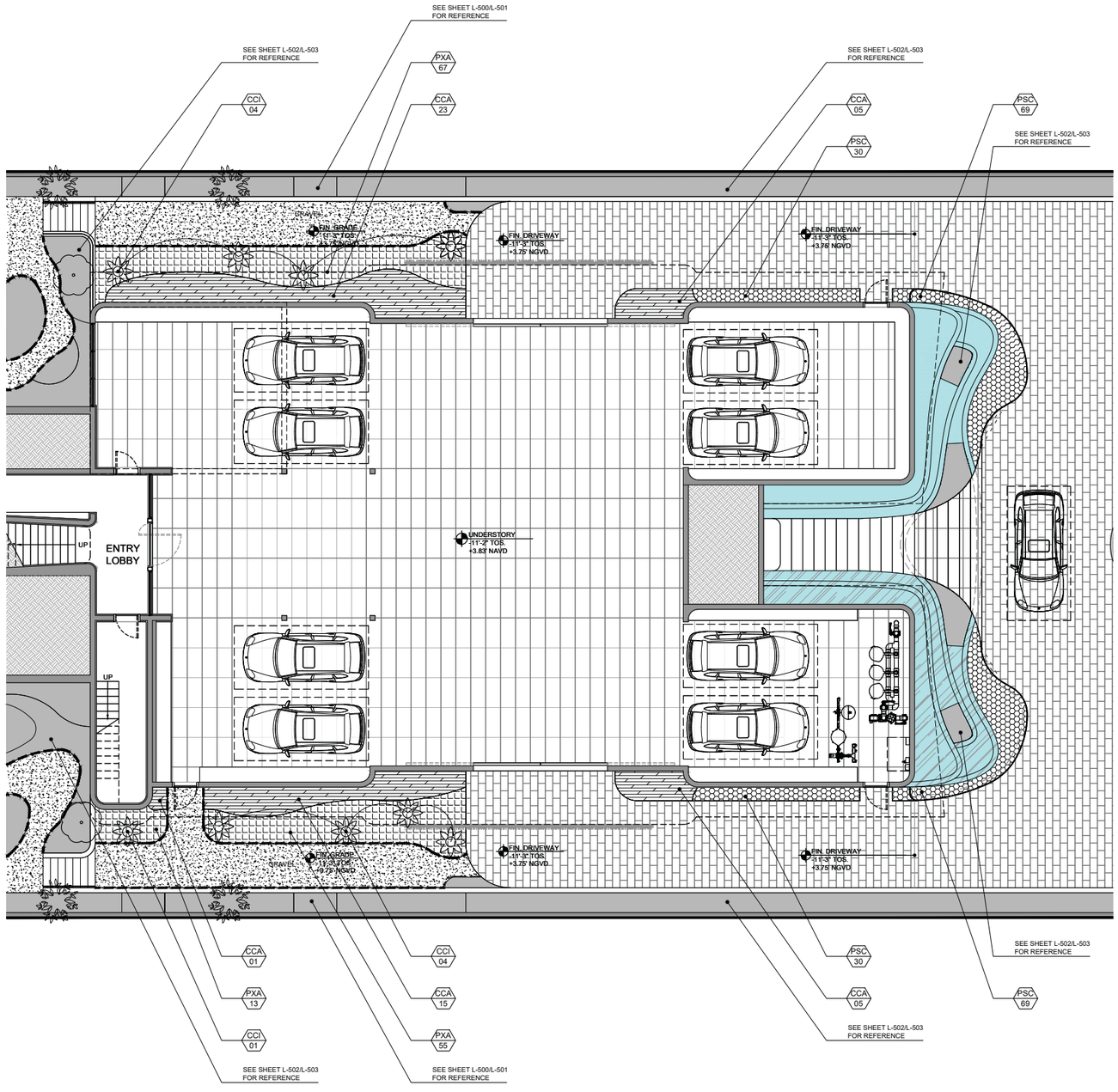
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UNDERSTORY PLANTING PLAN WEST

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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)

0 5 10 20

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

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PLANTING PLAN GROUND FLOOR

sheet no.
L-504

LANDSCAPE SCHEDULE

SYMBOL	QTY	PROPOSED MATERIAL	DESCRIPTION AND NOTES	NATIVE
		TREES		
FB	1	*Ficus benghalensis*	40' HT, 40' SP, 10' DBH (MIN)	N
		BANYAN TREE	FG, SPECIMEN	
ED	1	*Eucalyptus deglupta*	30' HT, 15' SP, 12" DBH (MIN)	N
		RAINBOW EUCALYPTUS	FG	
CR1	2	*Clusia rosea*	16' HT, 14' SP, 8" DBH (MIN)	Y
		AUTOGRAPH TREE	FG, SPECIMEN	
CR2	4	*Clusia rosea*	14' HT, 12' SP, 6" DBH (MIN)	Y
		AUTOGRAPH TREE	FG, SPECIMEN	
BS	6	*Bursera simaruba*	16' HT, 12' SP	Y
		GUMBO LIMBO TREE	FG, SPECIMEN	
PL	1	*Plumeria ssp.*	12' HT, 10' SP	N
		FRANGIPANI	FG, SPECIMEN	
KP	3	*Kigelia pinnata*	15-16' HT, 14' SP, 8" CALIPER	N
		SAUSAGE TREE	FG, SPECIMEN	
CO	2	*Cananga odorata*	15' HT, 10' SP, 4-6" DBH	N
		YLANG-YLANG TREE	FG	
MF1	4	*Myrcianthes fragrans*	15' HT, 8-10' SP, TREE FORM	Y
		SIMPSON'S STOPPER TREE	300G	
MF2	44	*Myrcianthes fragrans*	12' HT, 7' SP, MULTI-TRUNK	Y
		SIMPSON'S STOPPER TREE	200G	
		PALMS		
DL	20	*Dypsis lutescens*	15' HT, TO MATCH EXISTING	N
		ARECA PALM	FG	
VA	7	*Veitchia acerina*	25' HT, 12' SP, TO MATCH EXISTING	N
		MONTGOMERY PALM	FG	
PC	1	*Phoenix canariensis*	28' HT, 18' SP, TO MATCH EXISTING	N
		CANARY ISLAND DATE PALM	FG	
CN	1	*Cocos nucifera*	35' HT, 14' SP	N
		COCONUT PALM	FG	
CM	1	*Chambeyronia macrocarpa*	14' HT	N
		RED LEAF PALM	FG	
CH	1	*Coccothrinax hioramii*	8' HT	N
		COCCOTHRINAX PALM	FG	
SL	1	*Satakentia liukiuensis*	18' HT	N
		SATAKENTIA PALM	FG	
PS	1	*Pseudophoenix sargentii*	16' HT	Y
		BUCCANEER PALM	FG	
		SHURBS		
CWI	102	*Canella winterana*	5-6' HT, 2' SP, 24" O.C, FULL	Y
		WILD CINNAMON	15G	
CCA	79	*Chamaedorea cataractarum*	4-5' HT, 36" O.C	N
		CAT PALM	7G	
PBI	98	*Philodendron bipinnatifidum 'Hope'*	3' HT, 30" O.C	N
		PHILODENDRON HOPE	7G	
CUV	75	*Coccoloba uvifera*	36" HT, 30" O.C	Y
		SEAGRAPE	7G, BUSH, FULL TO BASE	
PNE	38	*Psychotria nervosa 'Little Psycho'*	3' HT, 24" O.C	Y
		DWARF WILD COFFEE	7G	
HRO	88	*Hibiscus rosa-sinensis white*	3' HT, 30" O.C	N
		WHITE HIBISCUS	7G, BUSH, FULL TO BASE	
SRE	35	*Serenoa repens*	3' HT, 36" O.C	Y
		SILVER SAW PALMETTO	15G	
PXA	235	*Philodendron xanadu*	30" HT, 24" O.C	N
		PHILODENDRON XANADU	7G	
NBI	104	*Nephrolepis biserrata 'Macho'*	24" HT, 24" O.C	Y
		MACHO FERN	3G	
PSC	1221	*Phymatosorus scolopendria*	18" HT, 15" O.C	N
		WART FERN	3G	
		ACCENTS		
BAR	4	*Brugmansia arborea 'Alba'*	4-5' HT	N
		WHITE ANGEL'S TRUMPET	15G	
CCI	9	*Cycas circinalis*	4' HT	N
		QUEEN SAGO	25G	
AMA	13	*Alocasia macrorrhiza*	4-5' HT	N
		ELEPHANT EAR	7G	
STR	4	*Strelitzia reginae*	3' HT	N
		BIRD OF PARADISE	7G	
ANI	14	*Asplenium nidus*	3' HT	N
		BIRD'S-NEST FERN	7G	
AIM	4	*Alcantarea imperialis*	2' HT	N
		IMPERIAL BROMELIAD	7G	
HLI	92	*Hymenocallis littoralis*	12" HT, 12" O.C	Y
		BEACH SPIDER LILY	1G	
		GROUNDCOVERS		
LMU	655	*Liriope muscari 'Super Blue'*	12" HT , 12" O.C	N
		LIRIOPE	1G	
IPE	17	*Ipomoea pes-caprae*	12" HT, 12" O.C	Y
		RAILROAD VINE	1G	
ACO	745	*Aptenia cordifolia*	6" HT , 6" O.C	N
		BABY SUNROSE	1G	
TAS	40	*Trachelospermum asiaticum*	6" HT , 6" O.C	N
		ASIATIC JASMINE	1G	
		VINES		
TJA	28	*Trachelospermum jasminoides*	4' HT (MIN)	N
		STAR JASMINE	7G, TRELLIS	
		POTTED PLANTS		
FL	2	*Ficus lyrata*	7-8' HT, 5' SP	N
		FIDDLE-LEAF FIG	25G	
BOU	2	*Bougainvillea ssp.*	5' HT, 4' SP	N
		PINK BOUGAINVILLEA	7G, BONSAI TREE	
LHE	4	*Lonicera x heckrottii 'Gold Flame'*	3' HT (MIN), NURSE TO GROW TALLER	N
		HONEYSUCKLE	3G, TRELLIS	
		SOD		
SOD	6,290 SF	*Paspalum ssp.*	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

	REQUIRED/ ALLOWED	PROVIDED
OPEN SPACE		
A. Square feet of required Open Space as indicated on site plan: Lot Area = 40,000 s.f.x 50 % = 20,000 s.f.	20,000	29,719.00
B. Square feet of parking lot open space required as indicated on site Number of parking spaces N/A x 10 s.f. parking space =	N/A	N/A
C. Total square feet of landscaped open space required: A+B=	20,000	29,719.00
LAWN AREA CALCULATION		
A. Square feet of landscaped open space required	20,000	29,719.00
B. Maximum lawn area (sod) permitted= 50 % x 20,000 s.f.	10,000	5,240
TREES		
A. Number of trees required per lot or net lot acre, less existing number of trees meeting minimum requirements= 5 trees x 34 net lot acres - (1) number of existing	38	68
B. % Natives required: Number of trees provided x 30% =	21	54
C. % Low maintenance / drought and salt tolerant required: Number of trees provided x 50%=	35	54
D. Street Trees (maximum average spacing of 20' o.c.) 100' linear feet along street divided by 20'=	5	6
E. Street tree species allowed directly beneath power lines: (maximum average spacing of 20' o.c.): N/A linear feet along street divided by 20'=	N/A	N/A
SHRUBS		
A. Number of shrubs required: Sum of lot and street trees required x 12=	516	540
B. % Native shrubs required: Number of shrubs provided x 50%=	270	354
LARGE SHRUBS OR SMALL TREES		
A. Number of large shrubs or small trees required: Number of required shrubs x 10%=	52	102
B. % Native large shrubs or small trees required: Number of large shrubs or small trees provided x 50%=	51	102

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PLANTING PLAN AND LANDSCAPE LEGEND

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L-505