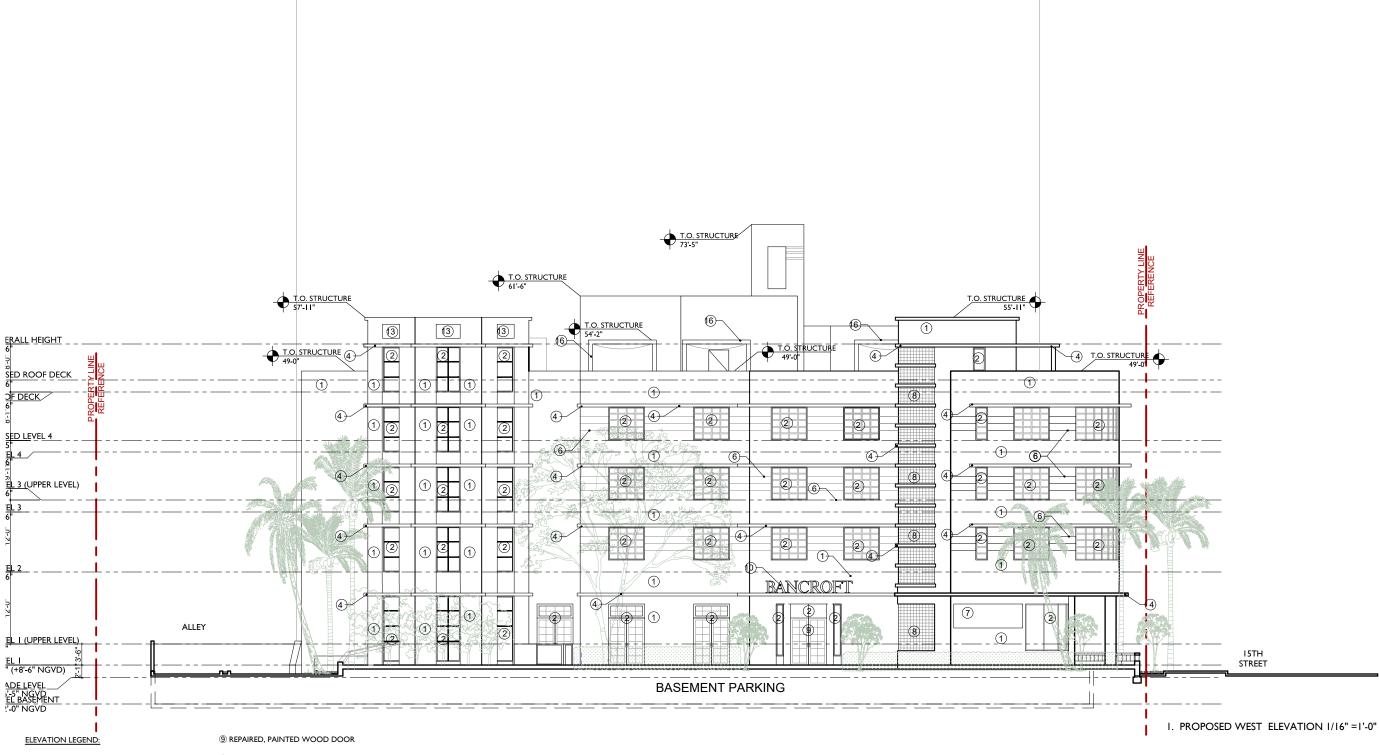


1/₆"=1'-0" 3/8/2021 DATE:

A3.00



① STUCCO REPAIRED, PAINTED AS NEEDED

 ${\scriptsize \textcircled{\scriptsize 10}}$ REPAIRED/CLEANED BACKLIT ALUMINUM SIGN

 $\ensuremath{\mathfrak{D}}$ new clear anodized aluminum window $\ensuremath{\mathfrak{T}}$ repaired, painted steel guardrails to meet code frames and doors

12 NEW WOOD TRELLIS

③ NEW ALUMINUM SUSPENDED CANOPY

③ STUCCO REVEALS

④ REPAIRED, PAINTED STUCCO EYEBROW

(4) REPAIRED TILE WALL

⑤ STUCCO FASCIA

 $\ensuremath{\texttt{\$}}$ NEW / REPAIRED, PAINTED STUCCO PLANTER

© REPAIRED, PAINTED STUCCO ORNAMENTAL REVEALS

16 NEW WOOD CABANA

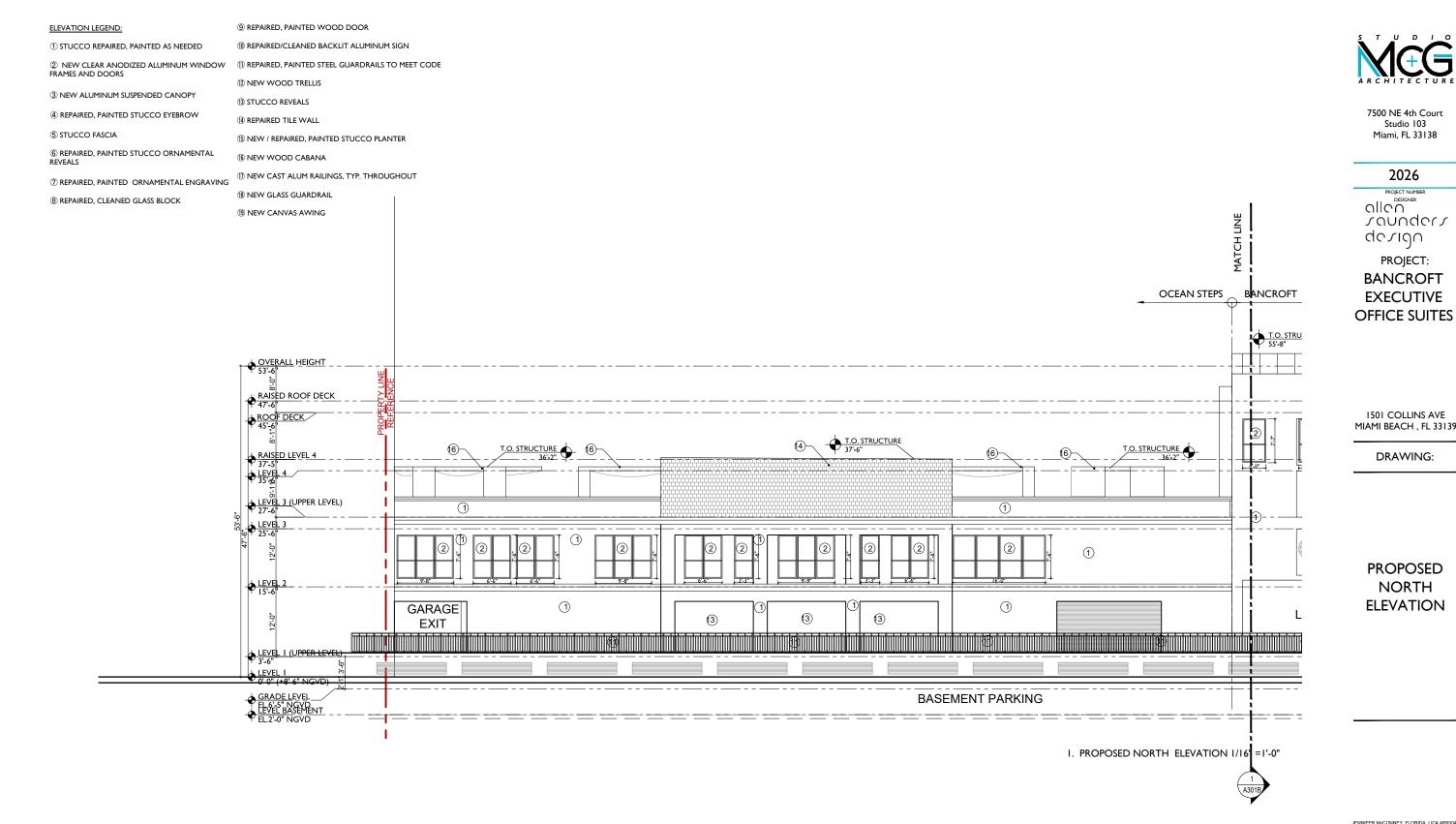
7 REPAIRED, PAINTED ORNAMENTAL ENGRAVING

 $\scriptsize{\textcircled{\scriptsize{1}}}$ NEW CAST ALUM RAILINGS, TYP. THROUGHOUT

® REPAIRED, CLEANED GLASS BLOCK

® NEW GLASS GUARDRAIL

19 NEW CANVAS AWING





2026

raunders devidu

PROJECT: **BANCROFT EXECUTIVE**

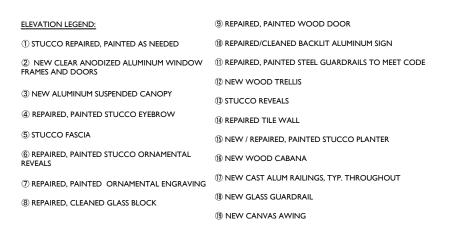
1501 COLLINS AVE MIAMI BEACH, FL 33139

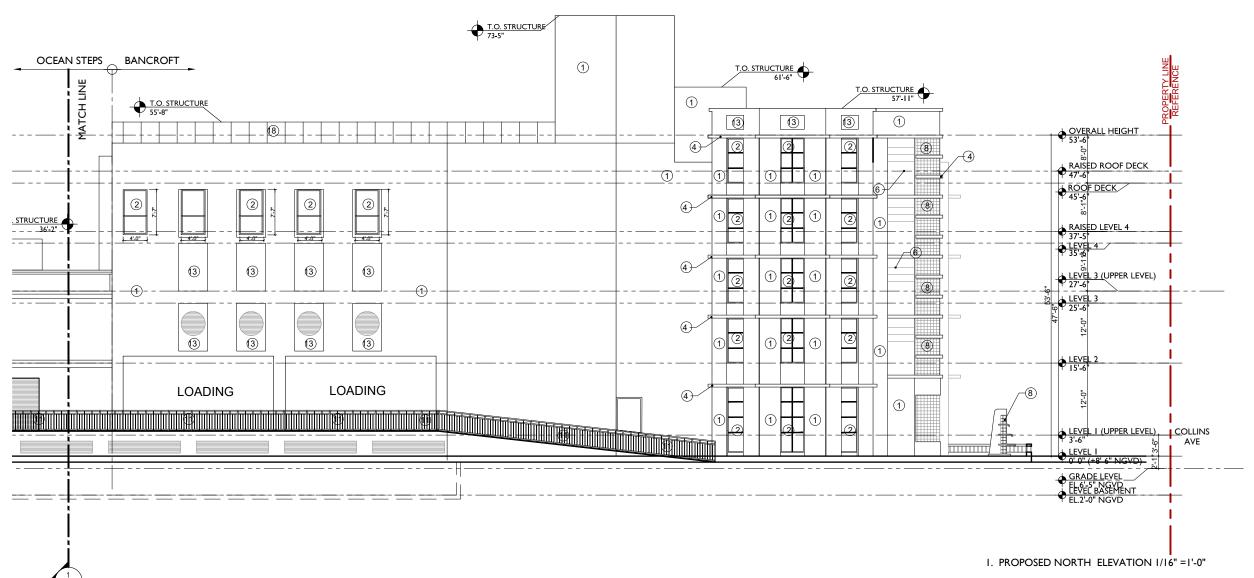
DRAWING:

PROPOSED NORTH **ELEVATION**

16"=1'-0" CHECK: JMcG 3/8/2021 DATE:

A3.01A







2026

PROJECT NUMBER
OBSIGNER
ACUNDONS
ACUNDO

PROJECT:

BANCROFT EXECUTIVE OFFICE SUITES

1501 COLLINS AVE MIAMI BEACH , FL 33139

DRAWING:

PROPOSED NORTH ELEVATION

JENNIFER McCONNEY FLORIDA LIC# AR8300
ALL DRAWINGS AND WRITTEN MATERIAL APPEARIN
HERBIN CONSTITUTE THE GRIGIMAL AND UNEVERNIWORK OF STUDIO M-C4 ARCHITECTURE, INC. AND IND
OTHE DUPLICATED, USED OR DISCLOSED WITH
THE EXPRESS WRITTEN CONSENT OF STUDIO M-C
ARCHITECTURE MC. (2) 2021

A3.01B

ELEVATION LEGEND: ① STUCCO REPAIRED, PAINTED AS NEEDED (II) REPAIRED/CLEANED BACKLIT ALUMINUM SIGN ② NEW CLEAR ANODIZED ALUMINUM WINDOW FRAMES AND DOORS (I) REPAIRED, PAINTED STEEL GUARDRAILS TO MEET CODE 12 NEW WOOD TRELLIS 3 NEW ALUMINUM SUSPENDED CANOPY (13) STUCCO REVEALS 4 REPAIRED, PAINTED STUCCO EYEBROW (4) REPAIRED TILE WALL ⑤ STUCCO FASCIA (5) NEW / REPAIRED, PAINTED STUCCO PLANTER **(6)** REPAIRED, PAINTED STUCCO ORNAMENTAL 16 NEW WOOD CABANA ① NEW CAST ALUM RAILINGS, TYP. THROUGHOUT 7 REPAIRED, PAINTED ORNAMENTAL ENGRAVING ® NEW GLASS GUARDRAIL

19 NEW CANVAS AWING

® REPAIRED, CLEANED GLASS BLOCK



7500 NE 4th Court Studio 103 Miami, FL 33138

2026

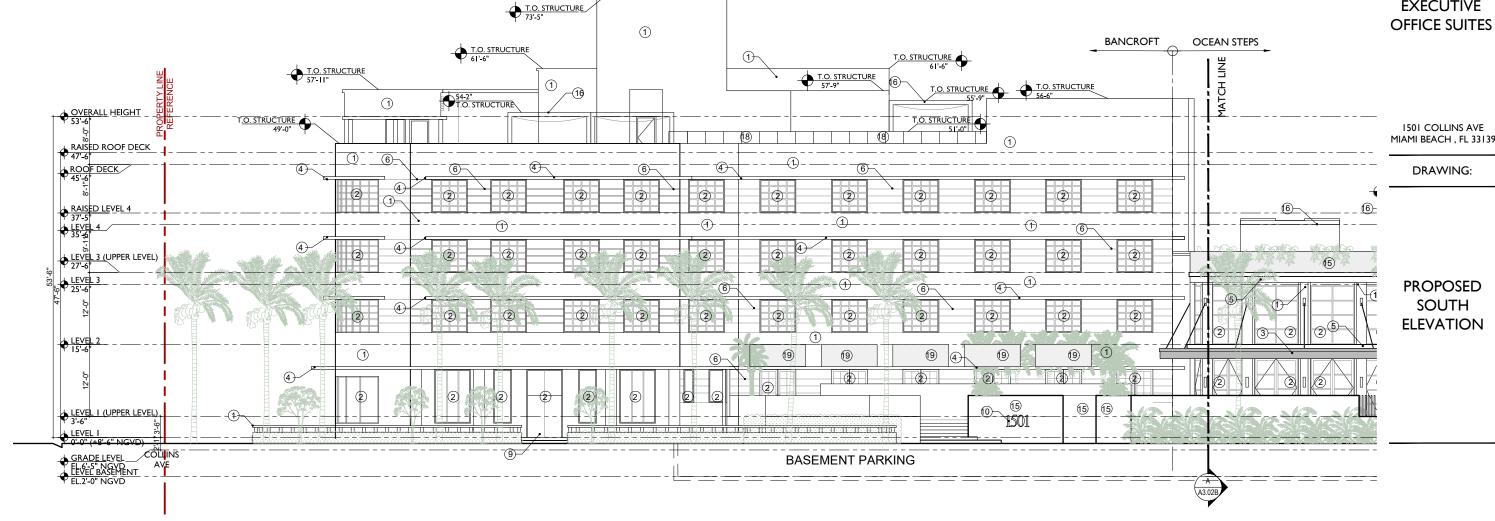
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PROJECT:

BANCROFT EXECUTIVE

MIAMI BEACH, FL 33139

SOUTH



1/₆"=1'-0"

CHECK: JMcG 3/8/2021 DATE:

9 REPAIRED, PAINTED WOOD DOOR **ELEVATION LEGEND:** ① STUCCO REPAIRED, PAINTED AS NEEDED (1) REPAIRED/CLEANED BACKLIT ALUMINUM SIGN ① REPAIRED, PAINTED STEEL GUARDRAILS TO MEET CODE ② NEW CLEAR ANODIZED ALUMINUM WINDOW 12 NEW WOOD TRELLIS 3 NEW ALUMINUM SUSPENDED CANOPY ③ STUCCO REVEALS 4 REPAIRED, PAINTED STUCCO EYEBROW 14 REPAIRED TILE WALL ⑤ STUCCO FASCIA (§) NEW / REPAIRED, PAINTED STUCCO PLANTER ® REPAIRED, PAINTED STUCCO ORNAMENTAL **16 NEW WOOD CABANA** ① NEW CAST ALUM RAILINGS, TYP. THROUGHOUT 7 REPAIRED, PAINTED ORNAMENTAL ENGRAVING ® NEW GLASS GUARDRAIL ® REPAIRED, CLEANED GLASS BLOCK



7500 NE 4th Court Studio 103 Miami, FL 33138

2026

PROJECT NUMBER
DESIGNER
AND ACCORD
AND ACCORD
ACCOR

PROJECT: BANCROFT EXECUTIVE

OFFICE SUITES

1501 COLLINS AVE MIAMI BEACH , FL 33139

DRAWING:

PROPOSED SOUTH ELEVATION

JENNIFER McCONNEY FLORIDA LICH ARBOD
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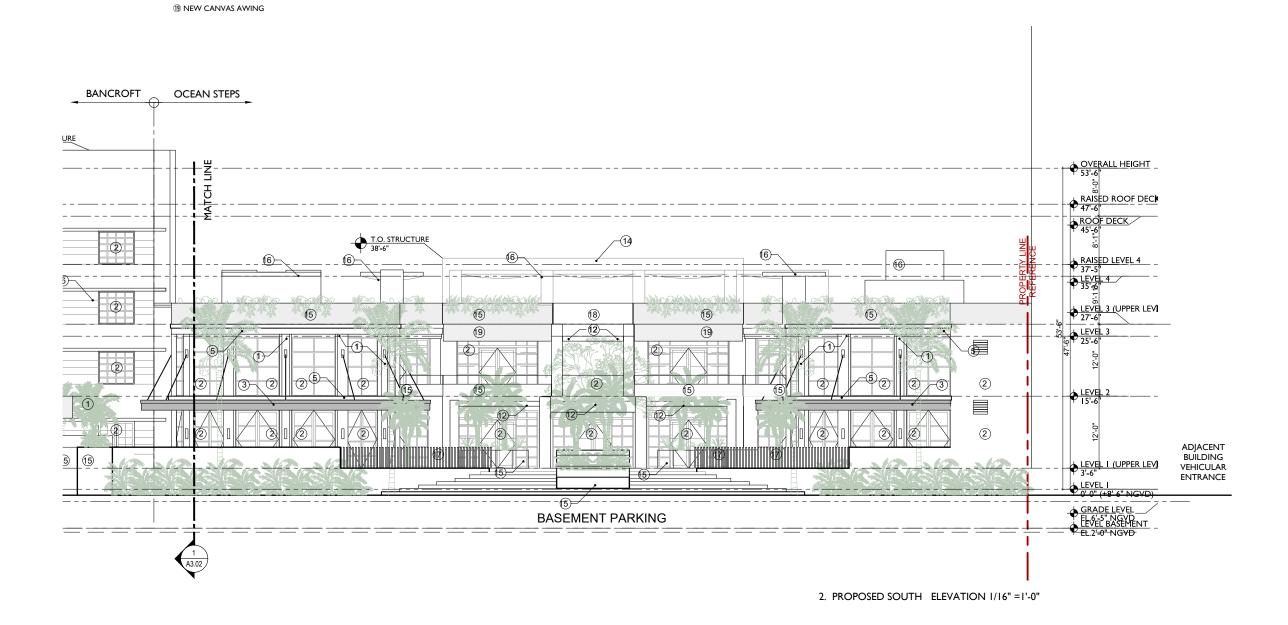
SCALE: ½6"=1".0"

CHECK: JMcG

DATE: 3/8/2021

A3.02B







2026

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PROJECT:

BANCROFT EXECUTIVE OFFICE SUITES

1501 COLLINS AVE MIAMI BEACH, FL 33139

DRAWING:

PROPOSED EAST ELEVATION

EAST ELEVATION 1/6"=1'-0"

ALLEY

T.O. STRUCTURE 55'-8"

T.O. STRUCTURE _____52'_2"__

ELEVATION LEGEND: 9 REPAIRED, PAINTED WOOD DOOR

(1) REPAIRED/CLEANED BACKLIT ALUMINUM SIGN ① STUCCO REPAIRED, PAINTED AS NEEDED

② NEW CLEAR ANODIZED ALUMINUM WINDOW (I) REPAIRED, PAINTED STEEL GUARDRAILS TO MEET CODE

③ STUCCO REVEALS

OVERALL HEIGHT

53'-6'
T.O. STRUCTURE
49'-0"

RAISED ROOF DECK

LEVEL 3 (UPPER LEVEL)

ROOF DECK

T.O. STRUCTURE 73'-5"

OFFICE

2 COFEE BAR

OUTDOOR LOUNGE

2 OFFICE

1

1

T.O. STRUCTURE

2

4

1

T.O. STRUCTURE

OFFICE

1

T.O. STRUCTURE

CORRIDOR

OFFICES BEYOND

BOH PANTRY

1

T.O. STRUCTURE

2

CORRIDOR

FIRE PUMP

FFICES BEYOND

T.O. STRUCTURE

CORR.

FITNESS STUDIO

TRASH ROOM

FRAMES AND DOORS

12 NEW WOOD TRELLIS

4 REPAIRED, PAINTED STUCCO EYEBROW (4) REPAIRED TILE WALL

⑤ STUCCO FASCIA

COLLINS AVE

(§) NEW / REPAIRED, PAINTED STUCCO PLANTER

(6) REPAIRED, PAINTED STUCCO ORNAMENTAL REVEALS 7 REPAIRED, PAINTED ORNAMENTAL ENGRAVING

3 NEW ALUMINUM SUSPENDED CANOPY

16 NEW WOOD CABANA $\mathbin{\textcircled{\scriptsize 1}}$ NEW CAST ALUM RAILINGS, TYP. THROUGHOUT

® NEW GLASS GUARDRAIL ® REPAIRED, CLEANED GLASS BLOCK

19 NEW CANVAS AWING

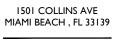
1/₆"=1'-0" JMcG 3/8/2021 DATE:

A3.03

2026

Ollon Saundors dorign

PROJECT: **BANCROFT EXECUTIVE OFFICE SUITES**



DRAWING:





8. LANDSCAPE ELEMENTS

12. WHITE CORAL STONE

4. BLACK METAL RAILING VERTICAL CANOPY



3. BLACK ALUMINUM CANOPY



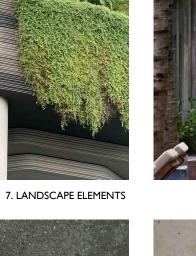




10. PORCELAIN PAVERS - EXTERIOR



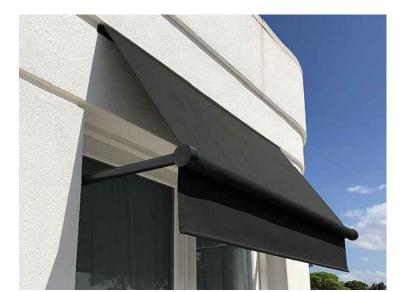
II. PORCELAIN PAVERS - EXTERIOR





A3.05

/₆"=1'-0" JMcG 3/8/2021

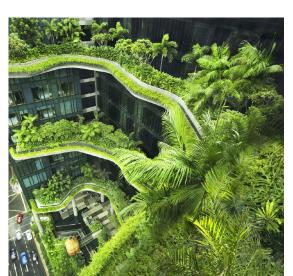


I. BLACK CANVAS AWNING

5. GREY BASALT STONE EXTERIOR



2. BLACK LEATHER FINISH GRANITE



6. LANDSCAPE ELEMENTS



9. NATURAL TEAK WOOD



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PROJECT:

BANCROFT EXECUTIVE OFFICE SUITES

1501 COLLINS AVE MIAMI BEACH, FL 33139

DRAWING:

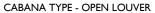
LONGITUDINAL **BUILDING SECTION**

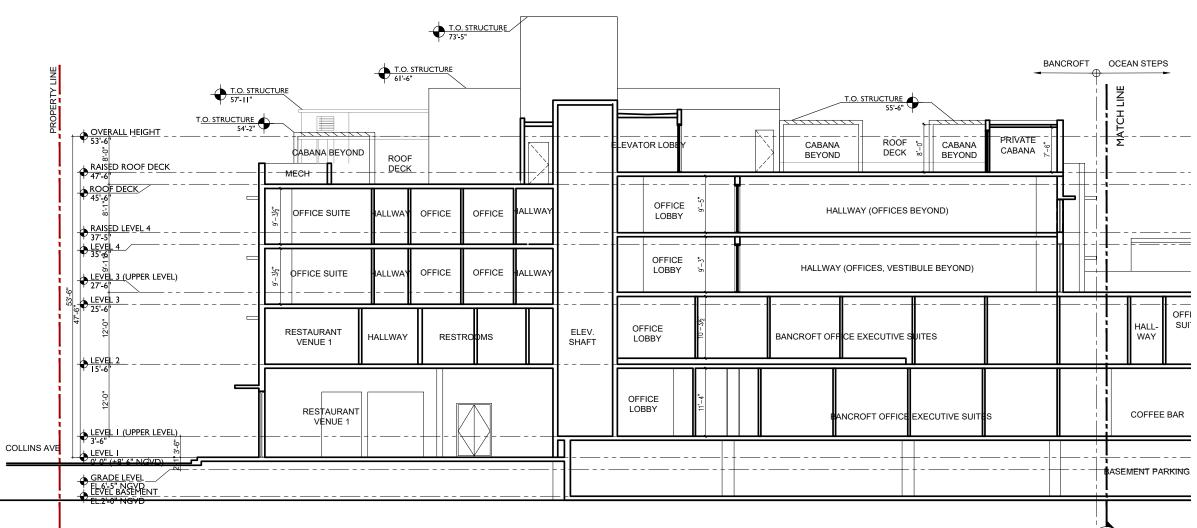
I. LONGITUDINAL BUILDING SECTION $\frac{1}{16}$ "=1'-0"

1/₆"=1'-0" JMcG 3/8/2021

A4.00A









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PROJECT NUMBER raunders derign

PROJECT:

BANCROFT EXECUTIVE OFFICE SUITES

1501 COLLINS AVE MIAMI BEACH , FL 33139

DRAWING:

LONGITUDINAL **BUILDING SECTION**

OVERALL HEIGHT - - -

RAISED ROOF DECK

LEVEL 3 (UPPER LEVEL)

ADJACENT BUILDING VEHICULAR ENTRANCE

I. LONGITUDINAL BUILDING SECTION $\frac{1}{16}$ = 1'-0"

LEVEL I (UPPER LEVEL)

GRADE LEVEL

EL 6'-5" NGYD

EEVEL BASEMENT

ROOF DECK

ROOF

TERRACE

SUPPORT OFFICE

B.O.H.

SUSHI BAR

ÓPÉN (FERRAÇE

BANCROFT OCEAN STEPS

ROOF

TERRACE

OFFICE SUITE 🐇

HALL-WAY

COFFEE BAR

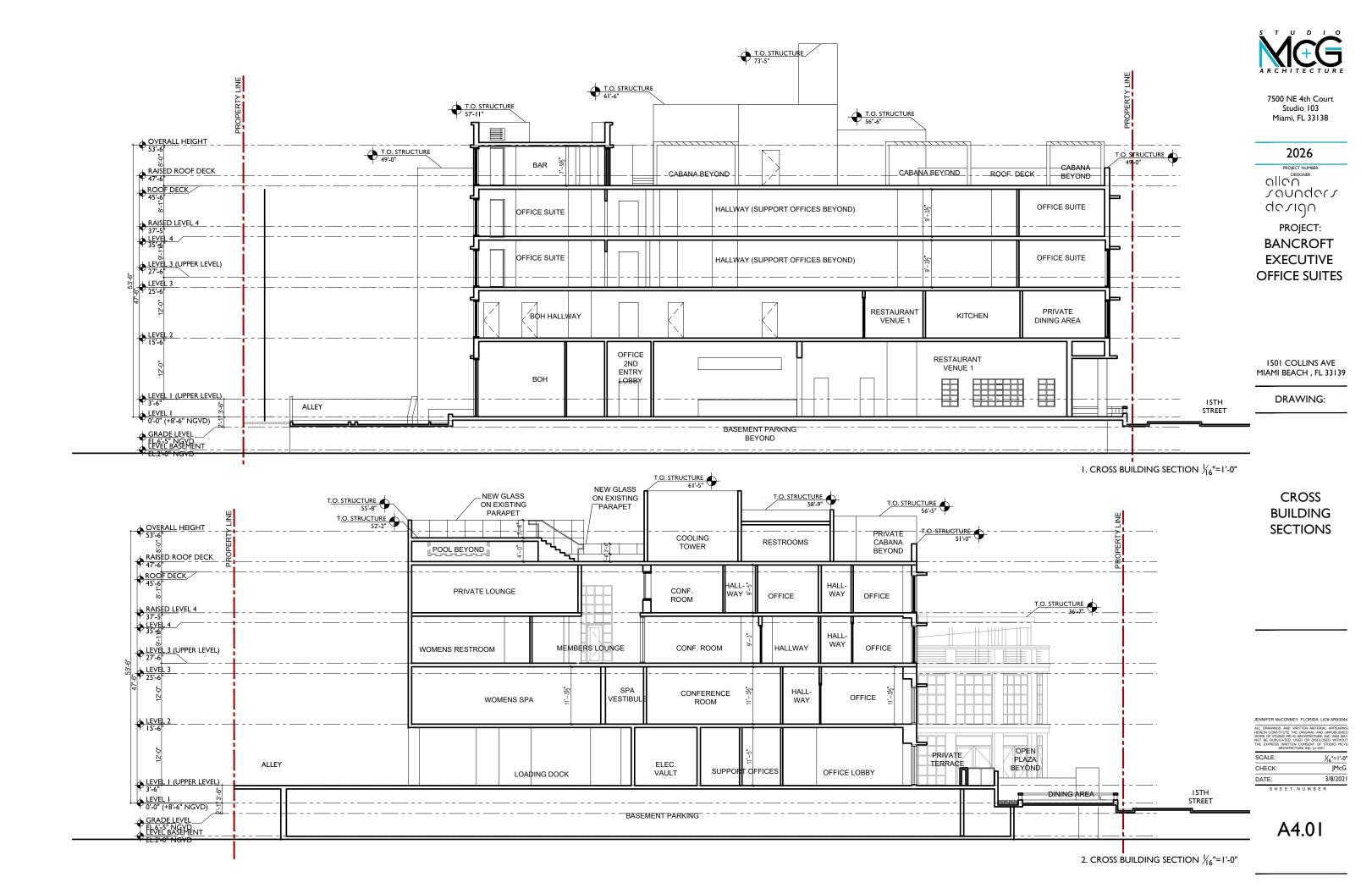
PRIVATE
TERRACE
(DPEN TERRACE)
BEYOND

OPEN TERRACE, OFFICES

CABANA TYPE - OPEN LOUVER

A4.00B

1/₁₆"=1'-0" JMcG 3/8/2021





2026

PROJECT NUMBER
OBLIGHT
OLOGO
SOUNDOCTS
OCITION

PROJECT:

BANCROFT EXECUTIVE OFFICE SUITES

1501 COLLINS AVE MIAMI BEACH , FL 33139

DRAWING:

PROPOSED FAR DIAGRAMS BASEMENT

JENNIFER McCONNEY FLORIDA LIC# AR93044

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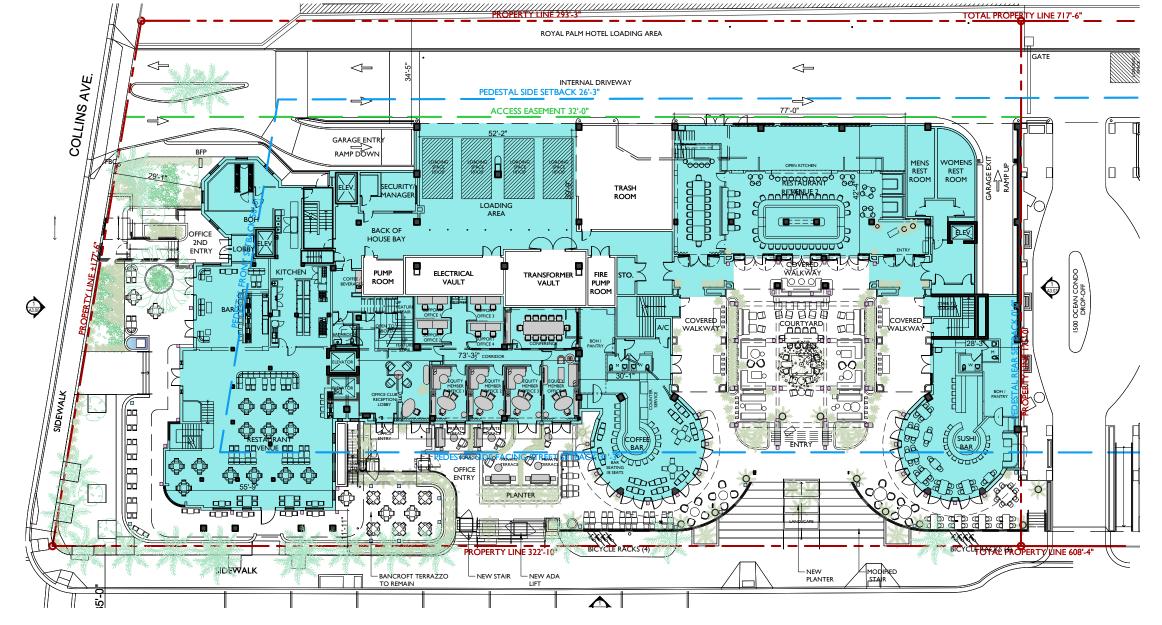
BANCROFT EXECUTIVE OFFICE SUITES

1501 COLLINS AVE MIAMI BEACH, FL 33139

DRAWING:

PROPOSED FAR DIAGRAMS LEVEL I

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ATE:	2/8/20
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PROJECT:

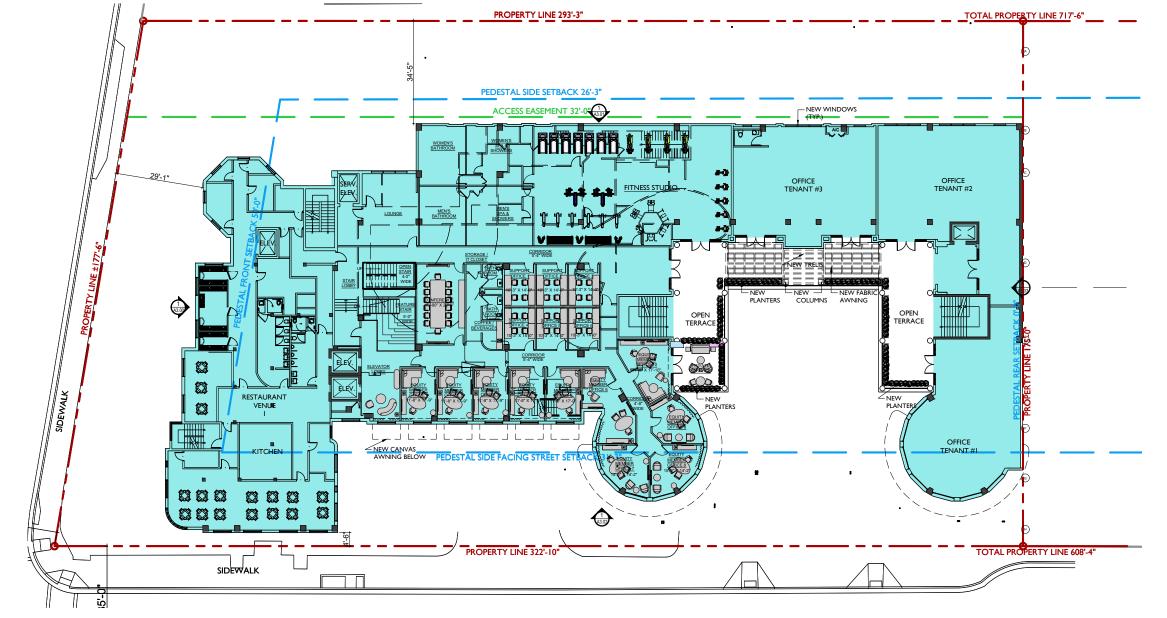
BANCROFT EXECUTIVE OFFICE SUITES

1501 COLLINS AVE MIAMI BEACH , FL 33139

DRAWING:

PROPOSED FAR DIAGRAMS LEVEL 2

½₃₂"=1'-0" JMcG DATE: 2/8/2021





2026

PROJECT: **BANCROFT OFFICE** CLUB

1501 COLLINS AVE MIAMI BEACH, FL 33139

DRAWING:

LANDSCAPE COVER + SHEET INDEX

CHRISTOPHER CAWLEY LANDSCAPE **ARCHITECTURE** 780 NE 69TH STREET, SUITE 200 MIAMI, FLORIDA 33138 O | 786.536.2961 M | 305.979.1585

CHRISTOPHERCAWLEY.COM FL LC 26000460

CHRISTOPHER CAWLEY, RLA Florida License LA 6666786 ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF STUDIO MC+G ARCHITECTURE, INC. AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF STUDIO MC+G ARCHITECTURE, INC. (c) 2020

SCALE: As noted CHECK: JMcG 1/5/2021

SHEET NUMBER



MIAMI BEACH HISTORIC PRESERVATION BOARD FINAL SUBMITTAL 03.08.21

BANCROFT OFFICE CLUB | 11501 COLLINS AVE | MIAMI BEACH, FLORIDA

CLIENT / PROPERTY INFORMATION

BANCROFT OFFICE CLUB

PROPERTY ADDRESS 1501 COLLINS AVE

MIAMI BEACH, FL 33139

EXISTING VEGETATION SUMMARY

The existing vegetation on site is composed of mature coconut palms, small native simpsons stopper trees, small japanese privet trees and small silver buttonwood trees along 15th Street and Collins Avenue. and native sabal palms, native silver buttonwood trees, small native simpsons stopper trees and a large native strangler fig along Collins Avenue. Please note that there is no specimen vegetation in conflict with the proposed improvements to the existing building. The landscape architect is proposing to remove small japanese privet, simpson stopper and silver buttonwood trees that are in conflict with the proposed improvements and native mitigation will be provided to offset the loss.

INDEX OF SHEETS

L0.00 Landscape Cover Page + Sheet Index

L1.00 Level 1 Landscape Plan

L1.01 Level 3 Landscape Plan

L1.02 Level 5 Roof Landscape Plan

L2.00 Landscape Notes + Details

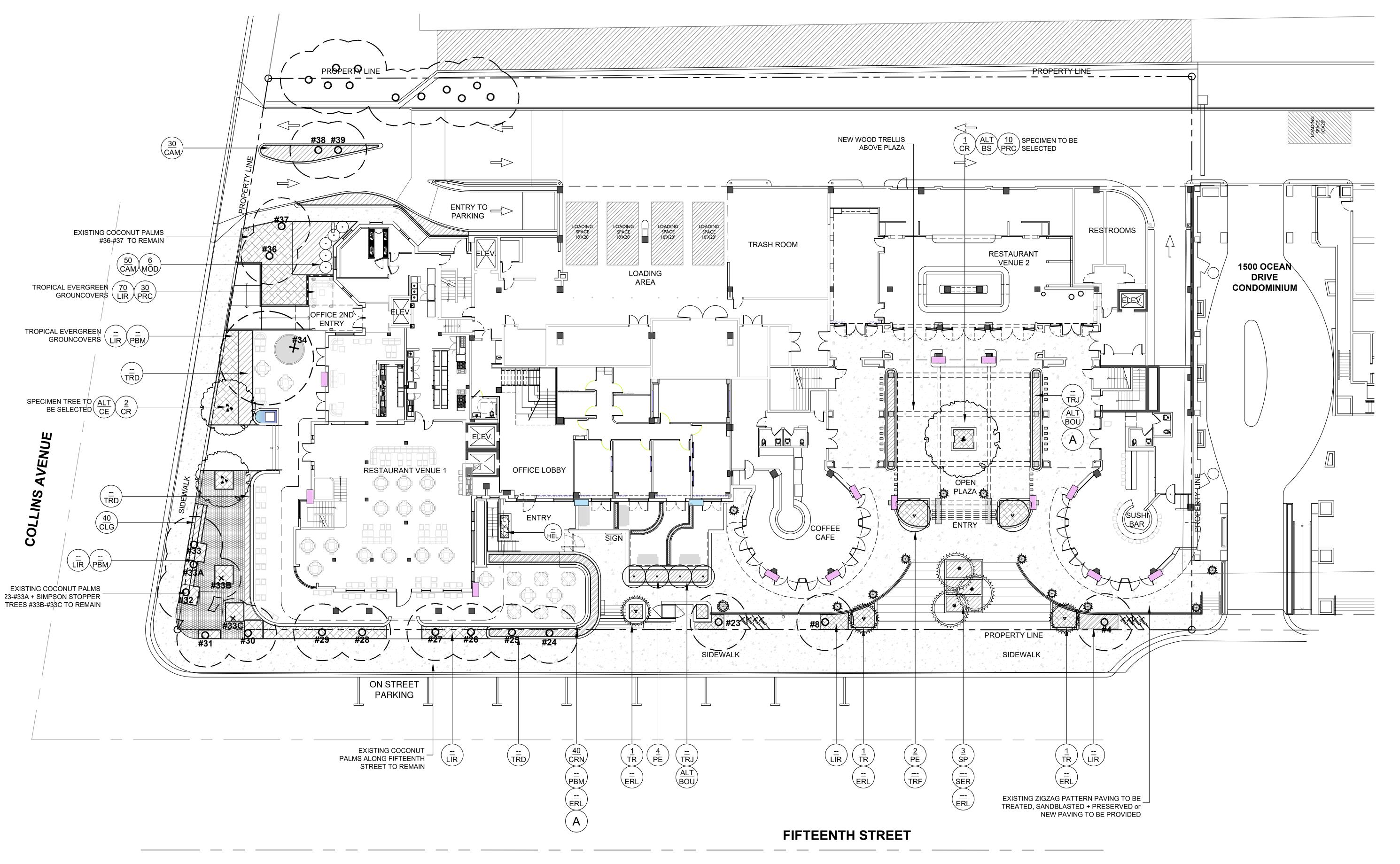
L3.00 Existing Tree Survey + Disposition Plan L3.01 Existing Tree Chart, Mitigation Summary, Notes + Details

CITY OF MIAMI BEACH

MIAMI BEACH LANDSCAPE LEGEND

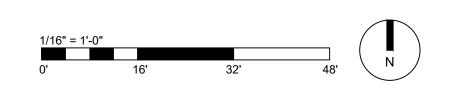
INFORMATION REQUIRED TO BE PERMANENTLY AFFIXED TO PLANS				
Zoning District MXE Lot Area 53,950 SF	Acres 1.239			
	REQUIRED/			
OPEN SPACE	ALLOWED	PROVIDED		
A. Square feet of required Open Space as indicated on site plan:				
Lot Area = <u>53,950</u> s.f.x <u>20</u> % = <u>10,790</u> s.f.	3,000	3,000		
B. Square feet of parking lot open space required as indicated on site plan:				
Number of parking spacesx 10 s.f. parking space =	N/A	N/A		
C. Total square feet of landscaped open space required: A+B=	N/A	N/A		
LAWN AREA CALCULATION				
A. Square feet of landscaped open space required	N/A	N/A		
B. Maximum lawn area (sod) permitted=% xs.f.	3,000	3,000		
trees meeting minimum requirements=				
trees x1.239 net lot acres - number of existing trees=	28 TREES	5 TREES	CODE TREE SHORTFALL: 5 NATIVE CODE TREES PROVIDED BEOLUTETING AD ILLET MENT DUE TO LIMIT	TED DI
22 trees x 1.239 net lot acres - number of existing trees= B. % Natives required: Number of trees provided x 30% =	28 TREES 9 TREES	5 TREES 5 TREES	5 NATIVE CODE TREES PROVIDED REQUESTING ADJUSTMENT DUE TO LIMI	
22 trees x 1.239 net lot acres - number of existing trees= B. % Natives required: Number of trees provided x 30% =	CONTRACTOR	5 TREES	5 NATIVE CODE TREES PROVIDED	
 trees x 1.239 net lot acres - number of existing trees= Natives required: Number of trees provided x 30% = Low maintenance / drought and salt tolerant required: Number of trees provided x 50%= Street Trees (maximum average spacing of 20' o.c.) 	9 TREES	5 TREES	5 NATIVE CODE TREES PROVIDED REQUESTING ADJUSTMENT DUE TO LIMI AREA OF THE EXISTING HISTORICAL PRO 16 STREET TREES PROVIDED ON FIFTEE	OPERTY
22 trees x 1.239 net lot acres - number of existing trees= B. % Natives required: Number of trees provided x 30% = C. % Low maintenance / drought and salt tolerant required: Number of trees provided x 50%= D. Street Trees (maximum average spacing of 20' o.c.) 100 LF linear feet along street divided by 20'=	9 TREES	5 TREES	5 NATIVE CODE TREES PROVIDED REQUESTING ADJUSTMENT DUE TO LIMI AREA OF THE EXISTING HISTORICAL PRO 16 STREET TREES PROVIDED ON FIFTEE 12 EXISTING COCONUT PALMS +	OPERTY
22 trees x 1.239 net lot acres - number of existing trees= B. % Natives required: Number of trees provided x 30% = C. % Low maintenance / drought and salt tolerant required: Number of trees provided x 50%= D. Street Trees (maximum average spacing of 20' o.c.) 100 LF linear feet along street divided by 20'= E. Street tree species allowed directly beneath power lines:	9 TREES 14 TREES	5 TREES	5 NATIVE CODE TREES PROVIDED REQUESTING ADJUSTMENT DUE TO LIMI AREA OF THE EXISTING HISTORICAL PRO 16 STREET TREES PROVIDED ON FIFTEE	OPERTY
22 trees x 1,239 net lot acres - number of existing trees= 8. % Natives required: Number of trees provided x 30% = C. % Low maintenance / drought and salt tolerant required; Number of trees provided x 50%= D. Street Trees (maximum average spacing of 20' o.c.) 100 LF linear feet along street divided by 20'= E. Street tree species allowed directly beneath power lines: (maximum average spacing of 20' o.c.);	9 TREES 14 TREES	5 TREES	5 NATIVE CODE TREES PROVIDED REQUESTING ADJUSTMENT DUE TO LIMI AREA OF THE EXISTING HISTORICAL PRO 16 STREET TREES PROVIDED ON FIFTEE 12 EXISTING COCONUT PALMS + 4 EXISTING NATIVE SIMPSON STOPPER 1	OPERTY NTH ST TREES
22 trees x 1.239 net lot acres - number of existing trees= 8. % Natives required: Number of trees provided x 30% = C. % Low maintenance / drought and salt tolerant required: Number of trees provided x 50%= D. Street Trees (maximum average spacing of 20' o.c.) 100 LF linear feet along street divided by 20'= E. Street tree species allowed directly beneath power lines:	9 TREES 14 TREES	5 TREES	5 NATIVE CODE TREES PROVIDED REQUESTING ADJUSTMENT DUE TO LIMITAREA OF THE EXISTING HISTORICAL PRO 16 STREET TREES PROVIDED ON FIFTEE 12 EXISTING COCONUT PALMS + 4 EXISTING NATIVE SIMPSON STOPPER TO 9 STREET TREES PROVIDED ON COLLING 3 EXISTING COCONUT PALMS +	OPERTY NTH ST TREES
22 trees x 1,239 net lot acres - number of existing trees= 8. % Natives required: Number of trees provided x 30% = C. % Low maintenance / drought and salt tolerant required; Number of trees provided x 50%= D. Street Trees (maximum average spacing of 20' o.c.) 100 LF linear feet along street divided by 20'= E. Street tree species allowed directly beneath power lines: (maximum average spacing of 20' o.c.);	9 TREES 14 TREES	5 TREES 5 TREES 16	5 NATIVE CODE TREES PROVIDED REQUESTING ADJUSTMENT DUE TO LIMITAREA OF THE EXISTING HISTORICAL PRO 16 STREET TREES PROVIDED ON FIFTEE 12 EXISTING COCONUT PALMS + 4 EXISTING NATIVE SIMPSON STOPPER TO STREET TREES PROVIDED ON COLLINS 3 EXISTING COCONUT PALMS + 2 EXISTING SABAL PALMS +	OPERTY TREES S AVEN
22 trees x 1,239 net lot acres - number of existing trees= 8. % Natives required: Number of trees provided x 30% = C. % Low maintenance / drought and salt tolerant required: Number of trees provided x 50%= D. Street Trees (maximum average spacing of 20' o.c.) 100 LF linear feet along street divided by 20'= E. Street tree species allowed directly beneath power lines: (maximum average spacing of 20' o.c.):	9 TREES 14 TREES	5 TREES 5 TREES 16	5 NATIVE CODE TREES PROVIDED REQUESTING ADJUSTMENT DUE TO LIMITAREA OF THE EXISTING HISTORICAL PRO 16 STREET TREES PROVIDED ON FIFTEE 12 EXISTING COCONUT PALMS + 4 EXISTING NATIVE SIMPSON STOPPER TO 9 STREET TREES PROVIDED ON COLLING 3 EXISTING COCONUT PALMS +	OPERTY TREES S AVEN
	9 TREES 14 TREES 16 9	5 TREES 5 TREES 16 9	5 NATIVE CODE TREES PROVIDED REQUESTING ADJUSTMENT DUE TO LIMITAREA OF THE EXISTING HISTORICAL PRO 16 STREET TREES PROVIDED ON FIFTEE 12 EXISTING COCONUT PALMS + 4 EXISTING NATIVE SIMPSON STOPPER TO 9 STREET TREES PROVIDED ON COLLING 3 EXISTING COCONUT PALMS + 2 EXISTING SABAL PALMS + 3 NATIVE SILVER BUTTONWOOD TREES	OPERTY TREES S AVEN
22 trees x 1.239 net lot acres - number of existing trees= 8. % Natives required: Number of trees provided x 30% = C. % Low maintenance / drought and salt tolerant required; Number of trees provided x 50%= D. Street Trees (maximum average spacing of 20' o.c.) 100 LF linear feet along street divided by 20'= E. Street tree species allowed directly beneath power lines: (maximum average spacing of 20' o.c.): 150 LF linear feet along street divided by 20'=	9 TREES 14 TREES	5 TREES 5 TREES 16	5 NATIVE CODE TREES PROVIDED REQUESTING ADJUSTMENT DUE TO LIMITAREA OF THE EXISTING HISTORICAL PRO 16 STREET TREES PROVIDED ON FIFTEE 12 EXISTING COCONUT PALMS + 4 EXISTING NATIVE SIMPSON STOPPER TO 9 STREET TREES PROVIDED ON COLLING 3 EXISTING COCONUT PALMS + 2 EXISTING SABAL PALMS + 3 NATIVE SILVER BUTTONWOOD TREES	NTH ST TREES S AVEN TED PLA

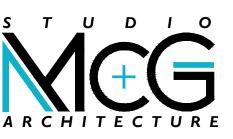
B. % Native large shrubs or small trees required: Number of large shrubs or



LANDSCAPE PLAN LEGEND

PLANTER, REFER TO ARCHITECTURE FOR MORE INFO





7500 NE 4th Court Studio 103 Miami, FL 33138

2026
PROJECT NUMBER

PROJECT:
BANCROFT
OFFICE
CLUB

1501 COLLINS AVE MIAMI BEACH , FL 33139

DRAWING:

LEVEL 1 LANDSCAPE PLAN

CHRISTOPHER
CAWLEY
LANDSCAPE
ARCHITECTURE
780 NE 69TH STREET, SUITE 200
MIAMI, FLORIDA 33138
0 | 786.536.2961
M | 305.979.1585

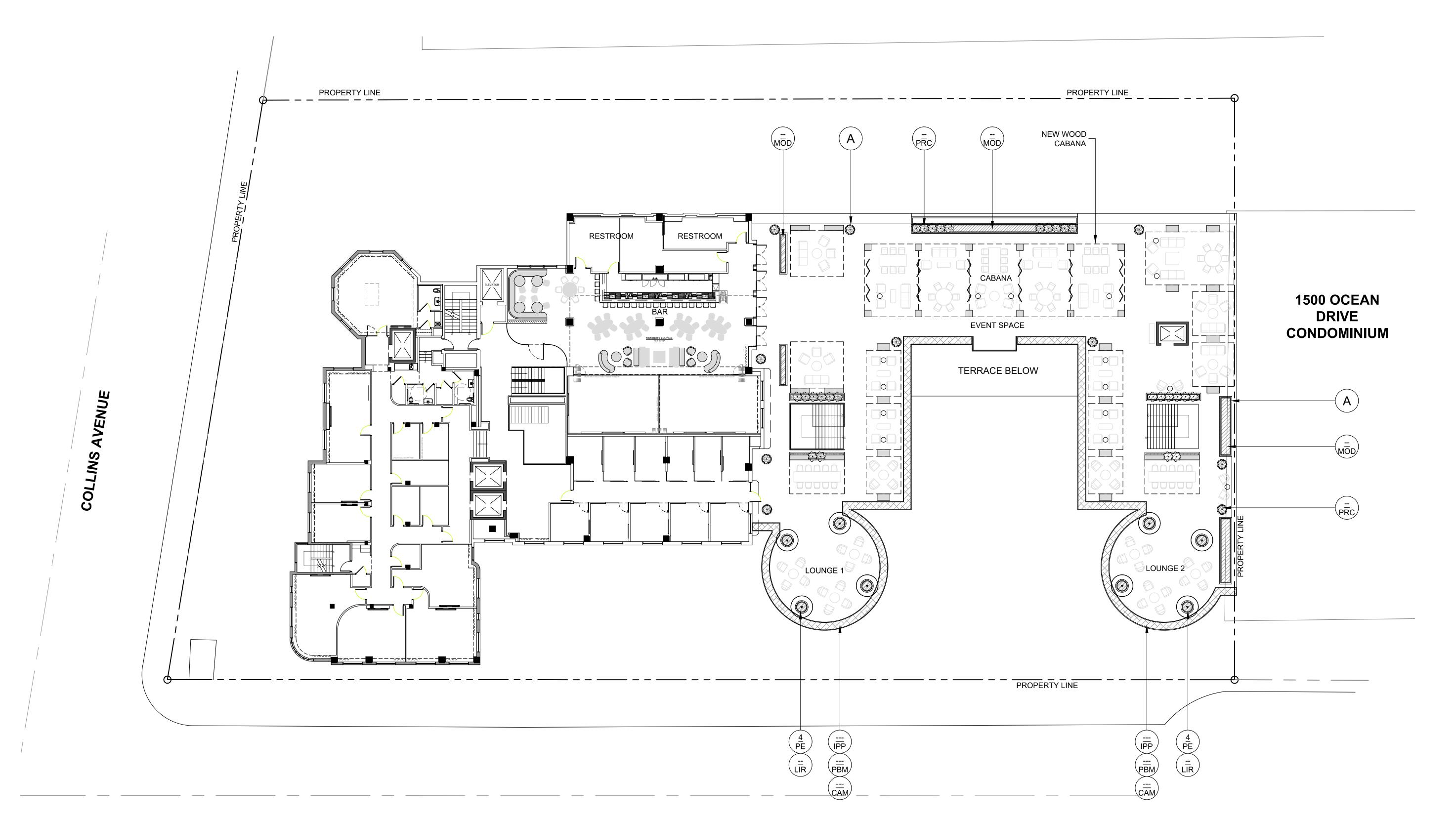
CHRISTOPHERCAWLEY.COM FL LC 26000460

CHRISTOPHER CAWLEY, RLA
Florida License LA 6666786

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SCALE: As noted
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S T U D I O

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7500 NE 4th Court Studio 103 Miami, FL 33138

2026
PROJECT NUMBER

PROJECT:

BANCROFT OFFICE CLUB

1501 COLLINS AVE MIAMI BEACH , FL 33139

DRAWING:

LEVEL 3 LANDSCAPE PLAN

CHRISTOPHER
CAWLEY
LANDSCAPE
ARCHITECTURE
780 NE 69TH STREET, SUITE 200

HITECTURE

780 NE 69TH STREET, SUITE 200

MIAMI, FLORIDA 33138

0 | 786.536.2961

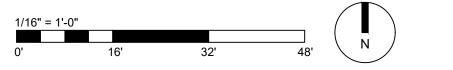
M | 305.979.1585

CHRISTOPHERCAWLEY.COM
FL LC 26000460

FIFTEENTH STREET

LANDSCAPE PLAN LEGEND

PLANTER, REFER TO ARCHITECTURE FOR MORE INFO



CHRISTOPHER CAWLEY, RLA
Florida License LA 6666786

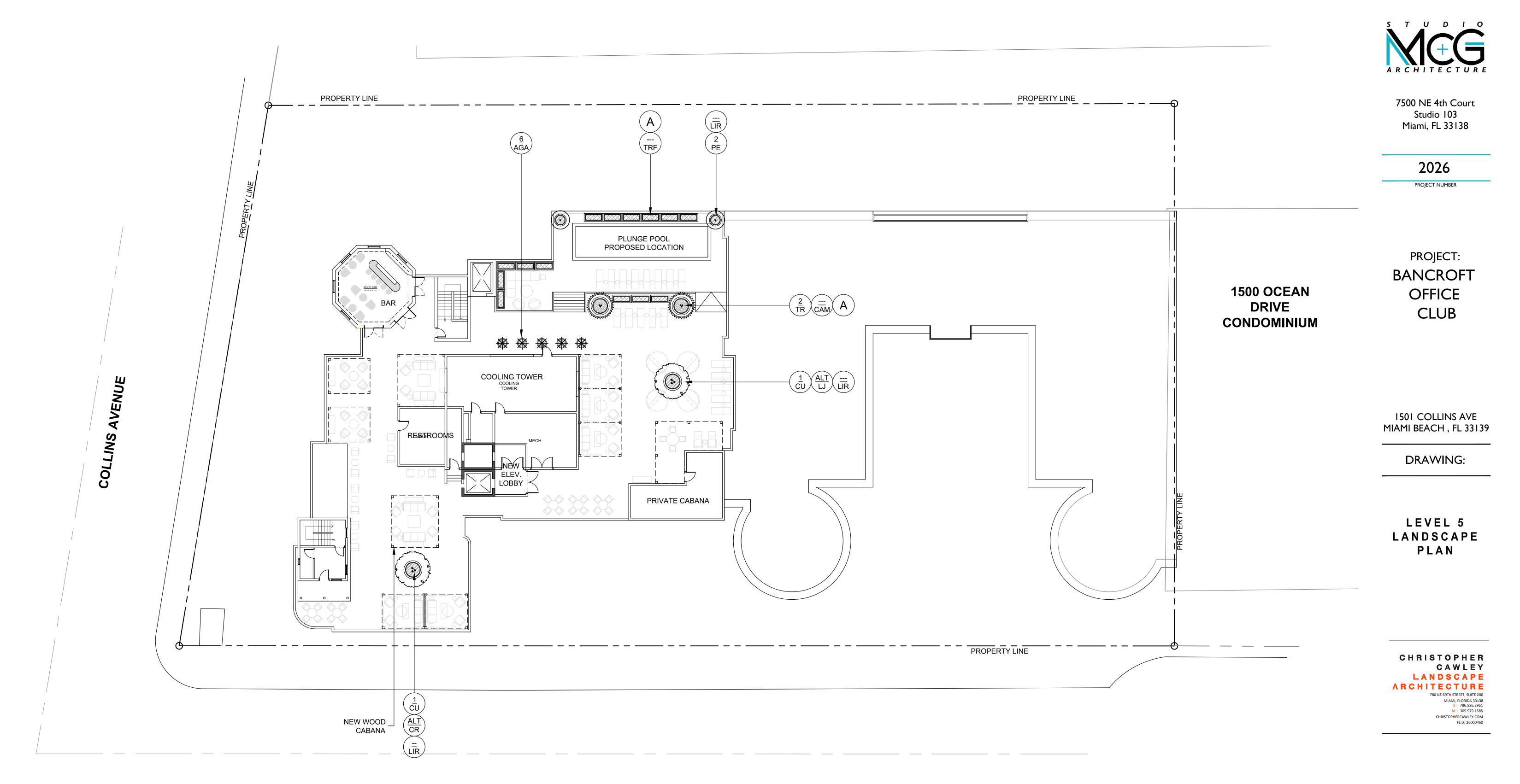
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SCALE: As noted

CHECK: JMcG

DATE: I/5/2021

L1.01



FIFTEENTH STREET

LANDSCAPE PLAN LEGEND

PLANTER, REFER TO ARCHITECTURE FOR MORE INFO



CHRISTOPHER CAWLEY, RLA
Florida License LA 6666786

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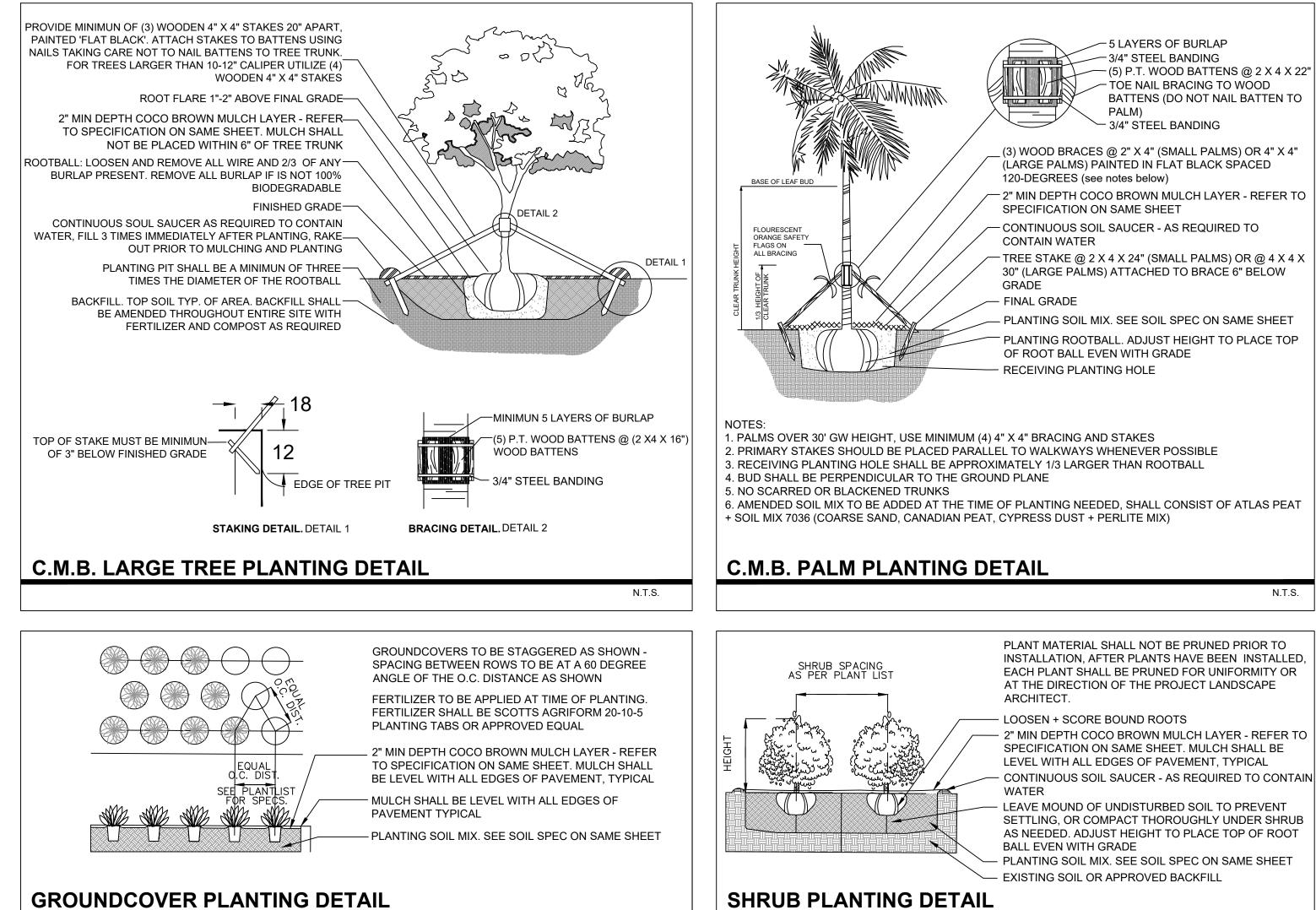
CHECK: JMcG

DATE: 1/5/2021

L1.02

SHEET NUMBER

KEY	QTY.	NATIVE	COMMON NAME	BOTANICAL NAME	HEIGHT, SPECIFICATION, & NOTES		
TREES	3						
BS	ALT	YES	GUMBO LIMBO TREE	Bursera simaruba	14' ht min, 8' spread min, 4" dbh, standard trunk, equal to Treeworld Wholesale		
CE	ALT	YES	GREEN BUTTONWOOD TREE	Conocarpus erectus	14-16' ht min, 6' spread min, 3" dbh, standard trunk, equal to Treeworld Wholesale		
CG	ALT	YES	BRIDAL VEIL TREE	Caesalpinia granadillo	12' ht min, 6' spread min, multi trunk, specimen		
CR	3	YES	PITCH APPLE TREE	Clusia rosea	12' ht min, 6' spread min, multi trunk, specimen		
CU	2	YES	SEAGRAPE	Coccoloba uvifera	16-18' ht min, multi trunk, specimen		
LJ	ALT	NO	JAPANESE PRIVET	Ligustrum japonica	16-18' ht min, multi trunk, specimen		
PALMS	3						
PE	14	NO	ALEXANDER PALM	Ptychosperma elegans	10' overall height min, multi, grade #2		
RX	AS REQ	NO	LADY PALM	Rhapsis excelsa	7 gallon, 4' ht		
TR	6	NO	THATCH PALM	Thrinax radiata	3' - 5' clear trunk, varying heights		
SP	22	YES	SABAL PALM	Sabal palmetto	10' - 18' clear trunk, varying heights, character trunks, slick		
SR	AS REQ	NO	SILVER SAWPALMETTO	Serenoa repens 'Cinerea'	30 gallon, 3' height		
SHRUI	38						
CRN	40	YES	CLUSIA ROSEA 'NANA'	Clusia rosea 'Nana'	7 gallon, 24" height, 24" spread		
CLG	40	NO	SMALL LEAF CLUSIA	Clusia guttifera	7 gallon, 3' height, 24" spread		
PSL	AS REQ	YES	BAHAMA WILD COFFEE SHRUB	Psychotria ligustrifolia	7 gallon, 24" height, 24" spread		
TRJ	AS REQ	YES	CONFEDERATE JASMINE	Trachelospermum jasminoides	7 gallon, 24" height, 24" spread		
GROU	NDCOVER	S		1			
ALO	AS REQ	NO	BROMELIAD 'ODORATA'	Alcantarea 'Odorata'	7 gallon, 30" x 30"		
AGA	AS REQ	NO	'SOFT TIP' AGAVE	Agave attenuata	7 gallon, 30" x 30"		
CAM	80	NO	CARISSA 'EMERALD BLANKET'	Carissa macrocarpa	1 gallon, 12" on center, full		
DIS	AS REQ	NO	DIOON	Dioon spp	15 gallon, 4' x 4'		
ERL	AS REQ	NO	BEACH GOLDEN CREEPER	Ernodea littoralis	3 gallon, 12" on center, full		
IPP	AS REQ	NO	RAILROAD VINE	Ipomoea pes capraes subsp. brasilensis	1 gallon, 12" on center, full		
MIC	AS REQ	NO	WART FERN	Microsorum scolopendrium	3 gallon, 12" on center, full		
MOD	AS REQ	NO	SWISS CHEESE PLANT	Monstera deliciosa	7 gallon, 30" spread, full		
LIR	AS REQ	NO	LILYTURF	Liriope muscari	1 gallon, 12" on center, full		
PBM	AS REQ	NO	PHILODENDRON 'BURLE MARX'	Same	3 gallon, 18" on center, full		
PHW	AS REQ	NO	PHILODENDRON 'WILSONI	Same	7 gallon, 18" on center, full		
PRC	AS REQ	NO	PHILODENDRON 'ROJO CONGO'	Same	7 gallon, 18" on center, full		
TRD	AS REQ	NO	FAKAHATCHEE GRASS	Tripsacum dactyloides	1 gallon, 12" on center, full		
TRF	AS REQ	NO	DWARF FAKAHATCHEE GRASS	Tripsacum floridana	3 gallon, 18" on center, full		
SOD, A	AGGREGAT	TE & MULO	CH	1			
MLC	AMERICE	2014/100514	IUM PINEBARK BROWN' SHREDDED MU				



LANDSCAPE NOTES

- 1. ALL PLANT MATERIAL SHALL BE FLORIDA GRADE NO. 1 OR BETTER.
- 2. CONTRACTOR SHALL BECOME FAMILIAR WITH THE LOCATION OF, AVOID, AND PROTECT ALL UTILITY LINES, BURIED CABLES, AND OTHER UTILITIES.
- 3. TREE, PALM, ACCENT AND BED LINES ARE TO BE LOCATED IN THE FIELD AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- 4. ALL PLANTING SOIL SHALL BE 50:50 TOPSOIL:SAND MIX, FREE OF CLAY, STONES, ROCKS, OR OTHER FOREIGN MATTER. THIS SPECIFICATION INCLUDES ALL BACKFILL FOR BERMS AND OTHER LANDSCAPE AREAS.
- 5. THE SITE CONTRACTOR SHALL BE RESPONSIBLE TO BRING ALL GRADES TO WITHIN 2" OF FINAL GRADES. THIS SHALL INCLUDE A 2" APPLICATION OF 50:50 TOPSOIL:SAND MIX FOR ALL LANDSCAPE AND AREAS TO BE SODDED.
- 6. ALL PLANTING BEDS SHALL BE MULCHED TO A DEPTH OF 2" WITH A SMALL GRAY GRANITE AGGREGATE FREE FROM WEEDS AND PESTS. NO 'CYPRESS MULCH' OR 'RED DYED MULCH' TO BE ACCEPTED. KEEP MULCH 3" AWAY FROM TREE OR PALM TRUNKS AS PER INDUSTRY RECOMMENDATIONS.
- 7. ALL TREES, PALMS, SHRUBS AND GROUNDCOVERS SHALL CARRY A ONE-YEAR WARRANTY FROM THE DATE OF FINAL ACCEPTANCE.
- 8. IRRIGATION SHALL PROVIDE FOR A 100% COVERAGE WITH 50% OVERLAP MINIMUM AND BE PROVIDED BY A FULLY AUTOMATIC IRRIGATION SYSTEM W/ RAIN MOISTURE SENSOR ATTACHED TO CONTROLLER. ALL FLORIDA BUILDING CODE APPENDIX "F" IRRIGATION REQUIREMENTS SHALL BE STRICTLY ADHERED TO FOR INSTALLATION AND PREVAILING WATER MANAGEMENT DISTRICT RESTRICTIONS AND REGULATIONS SHALL BE IN COMPLIANCE FOR POST-INSTALLATION WATERING SCHEDULES.



7500 NE 4th Court Studio 103 Miami, FL 33138

2026
PROJECT NUMBER

PROJECT:
BANCROFT
OFFICE
CLUB

1501 COLLINS AVE MIAMI BEACH, FL 33139

DRAWING:

PLANT LIST, NOTES + DETAILS

CHRISTOPHER
CAWLEY
LANDSCAPE
ARCHITECTURE
780 NE 69TH STREET, SUITE 200
MIAMI, FLORIDA 33138
0 | 786.536.2961

M | 305.979.1585

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CHRISTOPHER CAWLEY, RLA Florida License LA 6666786

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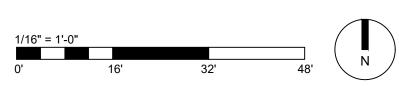
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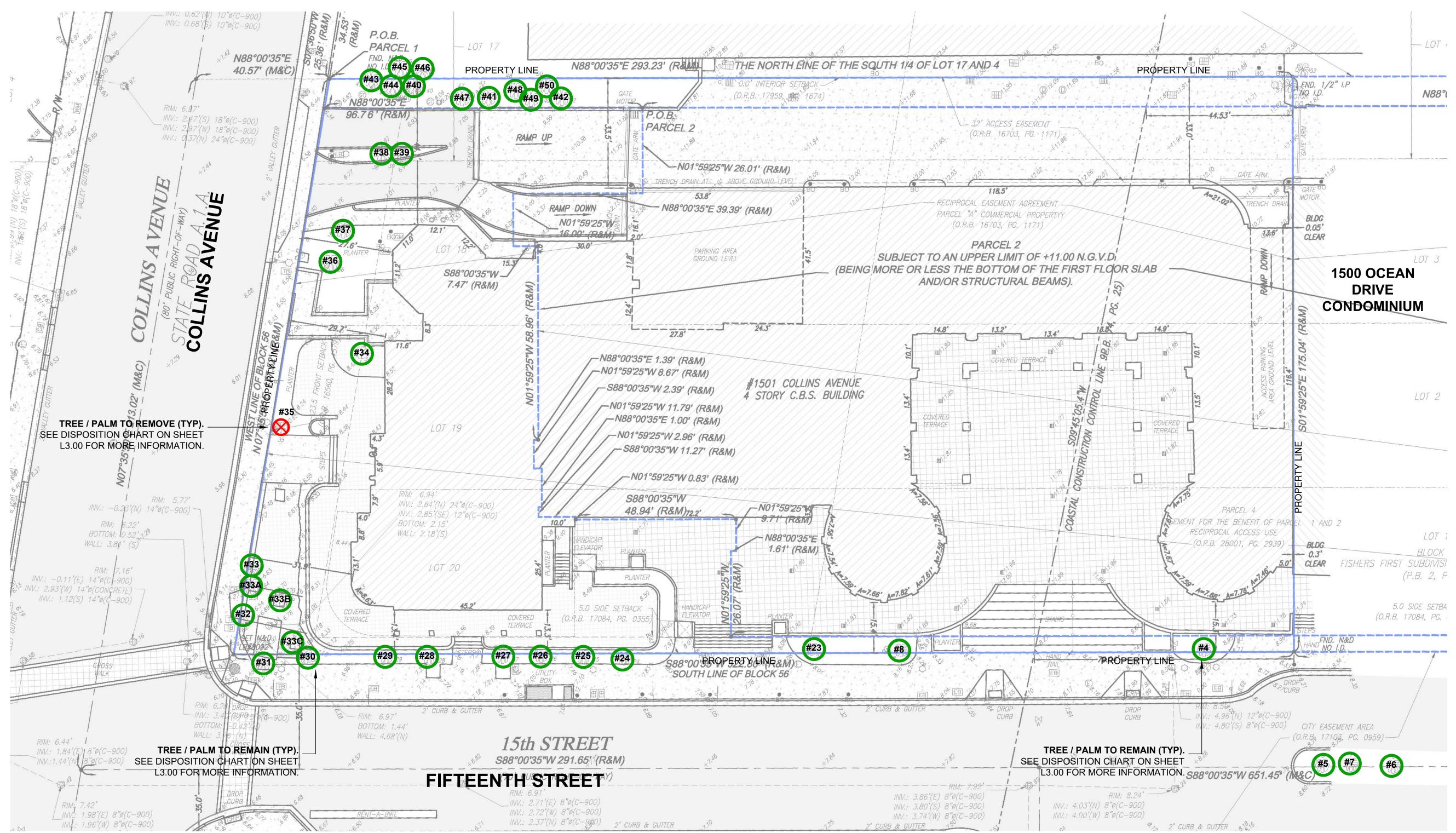
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CHRISTOPHER CAWLEY, RLA

JMcG CHECK: 1/5/2021 DATE: SHEET NUMBER





C.M.B. PUBLIC WORKS / GREENSPACE MANAGEMENT CONDITIONS

- 1. SHOULD ANY EXISTING TREES OR PALMS BE DAMAGED THEY SHALL BE EVALUATED BY THE CITY URBAN FORESTER TO DETERMINE CORRECTIVE ACTIONS THAT MAY INCLUDE REMOVAL, CORRECTIVE PRUNING AND OR REPLACEMENT. ANY CORRECTIVE ACTIONS REQUIRED SHALL BE PERFORMED IN ACCORDANCE WITH MIAMI BEACH CODE, THE MOST CURRENT ANSI A-300 PRUNING STANDARDS AND OR AN ISSUED CITY OF MIAMI BEACH TREE WORK PERMIT. ANY CORRECTIVE PRUNING REQUIRED SHALL BE PERFORMED BY AN ISA CERTIFIED ARBORIST AND THE CITY URBAN FORESTER SHALL BE CONSULTED.
- 2. CARE SHALL BE TAKEN TO AVOID UTILITY OR CONSTRUCTION TRENCHING THROUGH EXISTING TREE OR PALM DRIPLINES OF TREES SLATED TO REMAIN IN PLACE OR BE RELOCATED. IF CONSTRUCTION REQUIRES THE CUTTING OF ANY ROOTS WITH A DIAMETER OF 2" OR GREATER, ROOTS SHALL BE CLEANLY CUT WITH A SHARP TOOL, AS DIRECTED BY AN ISA CERTIFIED ARBORIST, AND IN ACCORDANCE WITH THE ANSI A-300 STANDARDS. CUT ROOTS SHOULD BE IMMEDIATELY COVERED WITH SOIL TO PREVENT DRYING. ROOTS SHOULD NOT BE TORN OR BROKEN BY HEAVY EQUIPMENT, AND NO SHREDDED, RAGGED OR BROKEN ROOT ENDS SHOULD BE LEFT.THE CITY URBAN FORESTER SHALL BE NOTIFIED IN WRITING AND/OR CONSULTED PRIOR TO ANY ROOT PRUNING TAKING PLACE.
- 3. SHOULD ANY CORRECTIVE STRUCTURAL PRUNING BE NECESSARY FOR TREES PROPOSED TO REMAIN ONSITE, DUE TO CLEARANCE, SAFETY OR FOR CONSTRUCTION RELATED REASONS THE PRUNING SHALL BE PERFORMED BY AN ISA OR ASCA CERTIFIED ARBORIST IN ACCORDANCE WITH THE LATEST VERSION OF THE ANSI A-300 PRUNING STANDARDS AND GOOD HORTICULTURAL PRACTICES. THE CITY URBAN FORESTER SHALL BE PROVIDED WITH A WRITTEN COPY OF THE PROPOSED PRUNING PLAN INCLUDING THE REASONS WHY PRUNING IS NECESSARY, PRIOR TO THE PRUNING ACTVITIES TAKING PLACE.
- 4. ANY ROOT PRUNING, IF REQUIRED DURING THE PROJECT, SHALL BE CONDUCTED UNDER THE SUPERVISION OF AN ISA CERTIFIED ARBORIST OR ACSA CONSULTING ARBORIST. ANY ROOT PRUNING, IF REQUIRED, WILL BE LIMITED TO WHAT IS ABSOLUTELY NECESSARY FOR CONSTRUCTION. ADDITIONALLY, ROOT PRUNING WORK WILL BE DOCUMENTED WITH COLOR PICTURES AND PROVIDED TO MR. MARK WILLIAMS AT C.M.B. PUBLIC WORKS / GREENSPACE MANAGEMENT + MR. RICARDO GUZMAN AT C.M.B. PLANNING + ZONING DEPARTMENTS ON A REGULAR BASIS.

C.M.B. CHAPTER 46, DIVISION 2 - TREE INVENTORY + DISPOSITION PLAN NOTES

- 1. THIS 'EXISTING TREE INVENTORY + DISPOSITION PLAN' HAS BEEN PREPARED IN ACCORDANCE WITH THE CITY OF MIAMI BEACH, CHAPTER 46 - ENVIRONMENT, DIVISION 2, TREE PRESERVATION and PROTECTION ORDINANCE.
- 2. EXISTING TREE, PALM, AND VEGETATION INFORMATION AS INDICATED HAS BEEN PREPARED AS AN OVERLAY ON THE SURVEY PREPARED BY J.HERNANDEZ & ASSOCIATES INC. DATED 02.03.21.
- 3. THE INFORMATION AS PRESENTED HEREIN HAS BEEN FIELD VERIFIED BY THE LANDSCAPE ARCHITECT ON 12.21.20.
- 4. THE OWNER RESERVES THE RIGHT TO REMOVE ANY VEGETATION NOT LOCATED WITHIN THE CITY R.O.W. w/ a D.B.H. OF LESS THAN 3" WITHOUT OBTAINING A TREE REMOVAL PERMIT.
- 5. THERE ARE NO TREES or PALMS LOCATED ON THIS PROPERTY THAT WILL REQUIRE TEMPORARY IRRIGATION. ALL EXISTING TREES + PALMS ARE MATURE AND ARE CURRENTLY THRIVING WITHOUT SUPPLEMENTAL IRRIGATION WATER.

C.M.B. EXISTING TREE SURVEY LEGEND

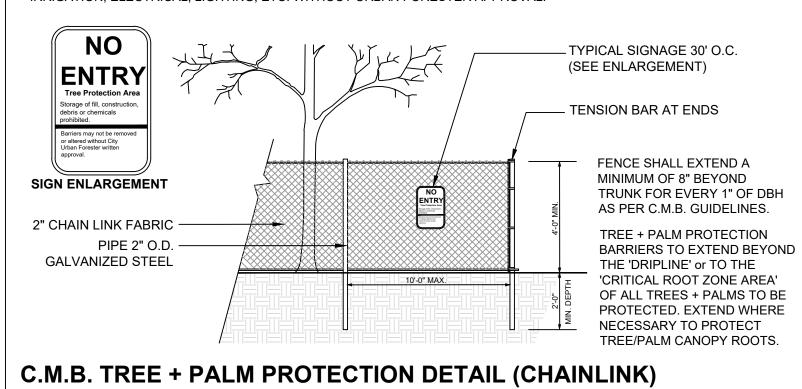






TREE + PALM PROTECTION FENCES SHALL BE CONSTRUCTED PRIOR TO ANY CONSTRUCTION ACTIVITY INCLUDING GRUBBING FOR ALL TREES OR PALMS THAT ARE 'TO REMAIN, BE PROTECTED, or BE RELOCATED' ONSITE. TPF SHALL BE MAINTAINED AND SHALL REMAIN UNTIL WRITTEN APPROVAL HAS BEEN RECEIVED FROM CITY URBAN FORESTER AFTER ALL SITE WORK HAS BEEN COMPLETED.

NO ACTIVITY OR DISTURBANCE SHOULD OCCUR WITHIN THE FENCED AREAS, INCLUDING VEHICLE USE, STORAGE OF MATERIALS, DUMPING OF LIQUIDS OR MATERIALS, GRADE CHANGES, GRUBBING, AND MECHANICAL TRENCHING FOR IRRIGATION, ELECTRICAL, LIGHTING, ETC. WITHOUT URBAN FORESTER APPROVAL.



N.T.S.

C.M.	B. EXISTING	TREE INVE	ENTORY	+ DISPO	SITION C	HART	- 1501	COLLIN	IS AVE	

2000 COON PALLY Cooper notifers* 0.0 0.0 8 FAR REMAIN No. NOLLOCATE ON BITE PRESERVE - PROTECT DUMB CONTRACTION	NUMBER	COMMON NAME	BOTANICAL NAME	HEIGHT (FT)	SPREAD (FT)	D.B.H. (IN)	CONDITION	DISPOSITION	MITIGATION	COMMENTS
## COCOLUTE PALLY **COCOLUTE	#1	COCONUT PALM	"Cocos nucifera"	10	20	8	FAIR	REMAIN	N/A	NOT LOCATED ON SITE. PRESERVE + PROTECT DURING CONSTRUCTION
Math	#2	COCONUT PALM	"Cocos nucifera"	10	20	8	FAIR	REMAIN	N/A	NOT LOCATED ON SITE. PRESERVE + PROTECT DURING CONSTRUCTION
COCOUNT FAM. PROSECUTION PROJECT CHARGE CONTINUENCE	#3	COCONUT PALM	"Cocos nucifera"	10	20	8	FAIR	REMAIN	N/A	NOT LOCATED ON SITE. PRESERVE + PROTECT DURING CONSTRUCTION
64 COCONILITIALM Cocos modefres 18 13 8 1.54 Reads No. 10 COCATIO DATE PRESENCE, PROTECT QUINNO CONTINUENCE CONTINUE	#4					8	FAIR	REMAIN	N/A	PRESERVE + PROTECT DURING CONSTRUCTION
Fig. COCKNUTERALM Cocks madrics" 5	#5	NOTION AND ADDRESS OF M. DISCOURSE AND ADDRESS OF THE PROPERTY.		100000000	4-30-30	Secure -	FAIR	REMAIN	N/A	NOT LOCATED ON SITE. PRESERVE + PROTECT DURING CONSTRUCTION
20 COOKINTERALM Cooker curriery 22 25 10 748 REAMN NA. NOT LOCATION ON SITE PRESENCE. PROTECT DUMNO CONSTRUCTION							FAIR			NOT LOCATED ON SITE. PRESERVE + PROTECT DURING CONSTRUCTION
COCKIN FALM Cock marriers 12 25 10 FAB REAMN SA RETAIN SA COCKIN FALM COCKIN							-			
99 COCONUTALM Cocos mudifers 12 25 10 74R RIMAN NA MOLICATED OS SITE. RESERVE - PROTECT GUIMO CONSTRUCTION 191 COCONUTAL TALM Cocos mudifers 12 25 10 74R RIMAN NA MOLICATED OS SITE. RESERVE - PROTECT GUIMO CONSTRUCTION 191 COCOS mudifers 12 25 10 74R RIMAN NA MOLICATED OS SITE. RESERVE - PROTECT GUIMO CONSTRUCTION 191 COCOS mudifers 12 25 10 74R RIMAN NA MOLICATED OS SITE. RESERVE - PROTECT GUIMO CONSTRUCTION 191 COCOS mudifers 12 25 10 74R RIMAN NA MOLICATED OS SITE. RESERVE - PROTECT GUIMO CONSTRUCTION 191 COCOS mudifers 12 25 10 74R RIMAN NA MOLICATED OS SITE. RESERVE - PROTECT GUIMO CONSTRUCTION 191 COCOS mudifers 10 15 5 74R RIMAN NA MOLICATED OS SITE. RESERVE - PROTECT GUIMO CONSTRUCTION 191 COCOMITATED 191					40.00				•	
POOL COOMUTAM Cook nuclears 12 25 50 748 ROMAN NA NOT LOCATED ON SITE PRESSERY - PROTECT GRIMING CONSTRUCTION PROTECT COUNTY CONTROL PROTECT COUNTY			Sent rate and attribute of a post-angle of a paragraph of	A 1/4/16.	Name (Special Control	3/4/2/11/2				
PI			+						·	
1912 COCONUITAMM Tooks nuclfere* 12 22 10 Filt Filt REMAIN No. NOT LOCATE ON SITE. RESERVE + PROTECT DURING CORRESTICTION										
HAND MAN MONTERED PROPERTY 12 25 10 FAIR REMAIN INV. MONTE CONTROLLED MATERIAL MAN M		The court of the control is the control of the cont			11.00	7-7-2			-	
ALDONO TIETE Promiss dialidis* 10 15 5 5 74 REMAN No. NOT LOCATE ON STILL PRESERVE + PROTECT DURING CORSTRUCTION		THE RESERVE CONTRACT OF THE RE	Mark of the second seco	11-11-11					·	
141 ALMOND IREE										
HIS ALMOND TREE Private dulors			- Collins and Collins and		2					
ALVOND TREE		90. 300 (300) (300	AL ANTHORESE ASSESSMENTS TO THE TOWN CONTROL AND	C C C C C C C C		725				
PART COCONUIT PALM "Cocos mudifors" 10 25 5 FAR REMAN NA			+				-			
PART COCONUTPALM "Cocos ruad fera" 10 25 5 FAIR REMAIN NA NOT LOCATE ON SITE PRESERVE + PROTECT DURING CONSTRUCTION		ENCORAL MANAGEMENTS (VALUES) 15 35 ACMINISTRA		5.000	Samuel Control of the	#0.0cc			•	
COCONUI PALM COCOS FUDEFOR 10 25 5 FAIR REBAIN NA. NOT LOCATED ON SITE PRESERVE + PROTECT DURING CONSTRUCTION			19 - 19 - 19 - 19 - 19 - 19 - 19 - 19 -	10.400	50.00.00	***				
### COCONUT PALM "Cocos mulcitera" 10 25 5 FARK REBAIN NO. NOT LOCATED ON SITE, PRESERVE + PROTECT DURNING CONSTRUCTION ### COCONUT PALM "Cocos mulcitera" 10 25 8 FARK REBAIN NO. PRESERVE + PROTECT DURNING CONSTRUCTION ### COCONUT PALM "Cocos mulcitera" 10 25 8 FARK REBAIN NO. PRESERVE - PROTECT DURNING CONSTRUCTION ### COCONUT PALM "Cocos mulcitera" 10 25 8 FARK REBAIN NO. PRESERVE - PROTECT DURNING CONSTRUCTION ### COCONUT PALM "Cocos mulcitera" 10 25 8 FARK REBAIN NO. PRESERVE - PROTECT DURNING CONSTRUCTION ### COCONUT PALM "Cocos mulcitera" 10 25 8 FARK REBAIN NO. PRESERVE - PROTECT DURNING CONSTRUCTION ### COCONUT PALM "Cocos mulcitera" 10 25 8 FARK REBAIN NO. PRESERVE - PROTECT DURNING CONSTRUCTION ### COCONUT PALM "Cocos mulcitera" 10 25 8 FARK REBAIN NO. PRESERVE - PROTECT DURNING CONSTRUCTION ### COCONUT PALM "Cocos mulcitera" 10 25 8 FARK REBAIN NO. PRESERVE - PROTECT DURNING CONSTRUCTION ### COCONUT PALM "Cocos mulcitera" 10 25 8 FARK REBAIN NO. PRESERVE - PROTECT DURNING CONSTRUCTION ### COCONUT PALM "Cocos mulcitera" 10 25 8 FARK REBAIN NO. PRESERVE - PROTECT DURNING CONSTRUCTION ### COCONUT PALM "Cocos mulcitera" 10 25 8 FARK REBAIN NO. PRESERVE - PROTECT DURNING CONSTRUCTION ### COCONUT PALM "Cocos mulcitera" 10 25 8 FARK REBAIN NO. PRESERVE - PROTECT DURNING CONSTRUCTION ### COCONUT PALM "Cocos mulcitera" 10 25 8 FARK REBAIN NO. PRESERVE - PROTECT DURNING CONSTRUCTION ### COCONUT PALM "Cocos mulcitera" 10 25 8 FARK REBAIN NO. PRESERVE - PROTECT DURNING CONSTRUCTION ### COCONUT PALM "Cocos mulcitera" 10 25 8 FARK REBAIN NO. PRESERVE - PROTECT DURNING CONSTRUCTION ### COCONUT PALM "Cocos mulcitera" 10 25 8 FARK REBAIN NO. PRESERVE - PROTECT DURNING CONSTRUCTION ### COCONUT PALM "Cocos mulcitera" 10 25 8 FARK REBAIN NO. PRESERVE - PROTECT DURNING CONSTRUCTION ### COCONUT PALM "Cocos mulcitera" 10 25 8 FARK REBAIN NO. PRESERVE - PROTECT DURNING CONSTRUCTION ### COCONUT PALM "Cocos mulcitera" 10 25 8 FARK REBAIN NO. PRESERVE - PROTECT DURNING CONSTRUCTION ### COCONUT PALM "Cocos m										NOT LOCATED ON SITE. PRESERVE + PROTECT DURING CONSTRUCTION
PARE COCONUT PALM "Cocos rucifera" 10 25 8 FAR REBAIN NA. NOT LOCATED ON SITE PRESERVE + PROTECT DURING CONSTRUCTION	#20	COCONUT PALM	"Cocos nucifera"	10	25		FAIR	REMAIN	N/A	NOT LOCATED ON SITE. PRESERVE + PROTECT DURING CONSTRUCTION
COCONUT PALM "Cocos nuidfera" 10 25 8	#21	COCONUT PALM	"Cocos nucifera"	10	25	5	FAIR	REMAIN	N/A	NOT LOCATED ON SITE. PRESERVE + PROTECT DURING CONSTRUCTION
	#22	COCONUT PALM	"Cocos nucifera"	10	25	5	FAIR	REMAIN	N/A	NOT LOCATED ON SITE. PRESERVE + PROTECT DURING CONSTRUCTION
225 COCONUT PALM "Cocos nudifera" 10 25 8 FAIR REMAIN NA PRESERVE + PROTECT DURING CONSTRUCTION	#23	COCONUT PALM	"Cocos nucifera"	10	25	8	FAIR	REMAIN	N/A	PRESERVE + PROTECT DURING CONSTRUCTION
COCONUT PALM Cocos nuclifera" 10 25 8 FAIR REMAIN NA PRESERVE - PROTECT DURING CONSTRUCTION	#24	COCONUT PALM	"Cocos nucifera"	10	25	8	FAIR	REMAIN	N/A	PRESERVE + PROTECT DURING CONSTRUCTION
ACCOMUT PALM "Cocos nuclera" 10 25 8 FAIR REMAIN NIA PRESERVE + PROTECT DURING CONSTRUCTION	#25	COCONUT PALM	"Cocos nucifera"	10	25	8	FAIR	REMAIN	N/A	PRESERVE + PROTECT DURING CONSTRUCTION
## COCONUT PALM "Cocos nuclera" 10 25 8 FAIR REMAN NA PRESERVE + PROTECT DURING CONSTRUCTION	#26	COCONUT PALM	"Cocos nucifera"	10	25	8	FAIR	REMAIN	N/A	PRESERVE + PROTECT DURING CONSTRUCTION
ACCONUT PALM Cocos nucifera" 10 25 8 FAIR REMAIN NA PRESERVE + PROTECT DURING CONSTRUCTION	#27	COCONUT PALM	"Cocos nucifera"	10	25	8	FAIR	REMAIN	N/A	PRESERVE + PROTECT DURING CONSTRUCTION
SOCONUT PALM "Cocos nucifera" 10 25 8 FAIR REMAIN NA PRESERVE + PROTECT DURING CONSTRUCTION	#28	COCONUT PALM	"Cocos nucifera"	10	25	8	FAIR	REMAIN	N/A	PRESERVE + PROTECT DURING CONSTRUCTION
#31 COCONUT PALM "Cocos nucifera" 10 25 8 FAIR REMAIN NA PRESERVE + PROTECT DURING CONSTRUCTION	#29	COCONUT PALM	"Cocos nucifera"	10	25	8	FAIR	REMAIN	N/A	PRESERVE + PROTECT DURING CONSTRUCTION
#31 COCONUT PALM "Cocos nucifera" 10 25 8 FAIR REMAIN NA PRESERVE + PROTECT DURING CONSTRUCTION	#30	COCONUT PALM	"Cocos nucifera"	10	25	8	FAIR	REMAIN	N/A	PRESERVE + PROTECT DURING CONSTRUCTION
#32 COCONUT PALM "Cocos nucifera" 10 25 8 FAIR REMAIN N/A PRESERVE + PROTECT DURING CONSTRUCTION #33 COCONUT PALM "Cocos nucifera" 10 25 8 FAIR REMAIN N/A PRESERVE + PROTECT DURING CONSTRUCTION #34 STRANGLER FIG Ficus Aurea 40 30 30 FAIR REMAIN N/A PRESERVE + PROTECT DURING CONSTRUCTION #35 SIMPSON STOPPER Myrcianthes fragrans 12 6 6 FAIR REMAIN N/A PRESERVE + PROTECT DURING CONSTRUCTION #36 BLACK OLIVE "Bluid abuceras" 25 35 25 FAIR REMAIN N/A PRESERVE + PROTECT DURING CONSTRUCTION #37 BLACK OLIVE "Bluid abuceras" 6 10 5 FAIR REMAIN N/A PRESERVE + PROTECT DURING CONSTRUCTION #38 COCONUT PALM "Cocos nucifera" 12 30 10 FAIR REMAIN N/A PRESERVE + PROTECT DURING CONSTRUCTION #39 COCONUT PALM "Cocos nucifera" 12 30 10 FAIR REMAIN N/A PRESERVE + PROTECT DURING CONSTRUCTION #40 COCONUT PALM "Cocos nucifera" 6 20 10 FAIR REMAIN N/A PRESERVE + PROTECT DURING CONSTRUCTION #41 COCONUT PALM "Cocos nucifera" 6 20 10 FAIR REMAIN N/A PRESERVE + PROTECT DURING CONSTRUCTION #42 COCONUT PALM "Cocos nucifera" 6 20 10 FAIR REMAIN N/A PRESERVE + PROTECT DURING CONSTRUCTION #43 COCONUT PALM "Cocos nucifera" 6 20 10 FAIR REMAIN N/A PRESERVE + PROTECT DURING CONSTRUCTION #44 COCONUT PALM "Cocos nucifera" 6 20 10 FAIR REMAIN N/A PRESERVE + PROTECT DURING CONSTRUCTION #45 COCONUT PALM "Cocos nucifera" 6 20 10 FAIR REMAIN N/A PRESERVE + PROTECT DURING CONSTRUCTION #46 COCONUT PALM "Cocos nucifera" 4 15 5 FAIR REMAIN N/A PRESERVE + PROTECT DURING CONSTRUCTION #47 COCONUT PALM "Cocos nucifera" 4 15 5 FAIR REMAIN N/A PRESERVE + PROTECT DURING CONSTRUCTION #48 COCONUT PALM "Cocos nucifera" 4 15 5 FAIR REMAIN N/A PRESERVE + PROTECT DURING CONSTRUCTION #49 COCONUT PALM "Cocos nucifera" 4 15 5 FA	#31					8	FAIR	REMAIN	N/A	PRESERVE + PROTECT DURING CONSTRUCTION
#33 COCONUT PALM "Coco nucifera"	#32			1	W. S. C.	- 90-50	FAIR	REMAIN	N/A	PRESERVE + PROTECT DURING CONSTRUCTION
#34 STRANGLER FIG Ficus Aurea 40 30 30 FAIR REMAIN N/A PRESERVE + PROTECT DURING CONSTRUCTION #35 SIMPSON STOPPER Myrcianthes fragrams 12 6 6 6 FAIR REMOVE 6" DBH IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED #37 BLACK OLIVE "Bucida buceras" 25 35 25 FAIR REMAIN N/A PRESERVE + PROTECT DURING CONSTRUCTION #37 BLACK OLIVE "Bucida buceras" 6 10 5 FAIR REMAIN N/A PRESERVE + PROTECT DURING CONSTRUCTION #38 BLACK OLIVE "Bucida buceras" 12 30 10 FAIR REMAIN N/A PRESERVE + PROTECT DURING CONSTRUCTION #38 COCONUT PALM "Cocos nucifera" 12 30 10 FAIR REMAIN N/A PRESERVE + PROTECT DURING CONSTRUCTION #39 COCONUT PALM "Cocos nucifera" 6 20 10 FAIR REMAIN N/A PRESERVE + PROTECT DURING CONSTRUCTION #40 COCONUT PALM "Cocos nucifera" 6 20 10 FAIR REMAIN N/A PRESERVE + PROTECT DURING CONSTRUCTION #41 COCONUT PALM "Cocos nucifera" 6 20 10 FAIR REMAIN N/A PRESERVE + PROTECT DURING CONSTRUCTION #42 COCONUT PALM "Cocos nucifera" 6 20 10 FAIR REMAIN N/A PRESERVE + PROTECT DURING CONSTRUCTION #43 COCONUT PALM "Cocos nucifera" 6 20 10 FAIR REMAIN N/A PRESERVE + PROTECT DURING CONSTRUCTION #44 COCONUT PALM "Cocos nucifera" 6 20 10 FAIR REMAIN N/A PRESERVE + PROTECT DURING CONSTRUCTION #45 COCONUT PALM "Cocos nucifera" 6 20 10 FAIR REMAIN N/A PRESERVE + PROTECT DURING CONSTRUCTION #46 COCONUT PALM "Cocos nucifera" 4 15 5 FAIR REMAIN N/A PRESERVE + PROTECT DURING CONSTRUCTION #47 COCONUT PALM "Cocos nucifera" 4 15 5 FAIR REMAIN N/A NOT LOCATED ON SITE PRESERVE + PROTECT DURING CONSTRUCTION #48 COCONUT PALM "Cocos nucifera" 4 15 5 FAIR REMAIN N/A NOT LOCATED ON SITE PRESERVE + PROTECT DURING CONSTRUCTION #48 COCONUT PALM "Cocos nucifera" 4 15 5 FAIR REMAIN N/A PRESERVE + PROTECT DURING CONSTRUCTION #49 COCONUT PALM "Cocos nucifera" 4 15 5 FAIR REMAIN N/A PRESERVE + PROTECT DURING CONSTRUCTION #49 COCONUT PALM "Cocos nucifera" 4 15 5 FAIR REMAIN N/A PRESERVE + PROTECT DURING CONSTRUCTION #50 COCONUT PALM "Cocos nucifera" 4 15 5 FAIR REMAIN N/A PRESERVE + PROTECT DURING CONSTRUCTION #51 COCONUT PALM "Cocos nucifera" 5 FAIR REMAIN N/A PRE	#33			45-442-11		201621	FAIR	REMAIN	N/A	PRESERVE + PROTECT DURING CONSTRUCTION
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#53 COCONUT PALM "Cocos nucifera" 6 12 8 FAIR REMAIN N/A PRESERVE + PROTECT DURING CONSTRUCTION #54 COCONUT PALM "Cocos nucifera" 6 12 8 FAIR REMAIN N/A PRESERVE + PROTECT DURING CONSTRUCTION #33A COCONUT PALM Cocos nucifera 10 25 8 FAIR REMAIN N/A PRESERVE + PROTECT DURING CONSTRUCTION #33B SIMPSON STOPPER Myrcianthes fragrans 12 6 6 FAIR REMAIN N/A PRESERVE + PROTECT DURING CONSTRUCTION #33C SIMPSON STOPPER Myrcianthes fragrans 12 6 6 FAIR REMAIN N/A PRESERVE + PROTECT DURING CONSTRUCTION #33C SIMPSON STOPPER Myrcianthes fragrans 12 6 FAIR REMAIN N/A PRESERVE + PROTECT DURING CONSTRUCTION	#51	COCONUT PALM	"Cocos nucifera"	4	15	5	FAIR	REMAIN	N/A	PRESERVE + PROTECT DURING CONSTRUCTION
#54 COCONUT PALM "Cocos nucifera" 6 12 8 FAIR REMAIN N/A PRESERVE + PROTECT DURING CONSTRUCTION #33A COCONUT PALM Cocos nucifera 10 25 8 FAIR REMAIN N/A PRESERVE + PROTECT DURING CONSTRUCTION #33B SIMPSON STOPPER Myrcianthes fragrans 12 6 6 FAIR REMAIN N/A PRESERVE + PROTECT DURING CONSTRUCTION #33C SIMPSON STOPPER Myrcianthes fragrans 12 6 6 FAIR REMAIN N/A PRESERVE + PROTECT DURING CONSTRUCTION #33C SIMPSON STOPPER Myrcianthes fragrans 12 6 6 FAIR REMAIN N/A PRESERVE + PROTECT DURING CONSTRUCTION	#52	COCONUT PALM	"Cocos nucifera"	4	15	5	FAIR	REMAIN	N/A	PRESERVE + PROTECT DURING CONSTRUCTION
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#33B SIMPSON STOPPER Myrcianthes fragrans 12 6 6 FAIR REMAIN N/A PRESERVE + PROTECT DURING CONSTRUCTION #33C SIMPSON STOPPER Myrcianthes fragrans 12 6 6 FAIR REMAIN N/A PRESERVE + PROTECT DURING CONSTRUCTION	#54	COCONUT PALM	"Cocos nucifera"	6	12	8	FAIR	REMAIN	N/A	PRESERVE + PROTECT DURING CONSTRUCTION
#33B SIMPSON STOPPER Myrcianthes fragrans 12 6 6 FAIR REMAIN N/A PRESERVE + PROTECT DURING CONSTRUCTION #33C SIMPSON STOPPER Myrcianthes fragrans 12 6 6 FAIR REMAIN N/A PRESERVE + PROTECT DURING CONSTRUCTION	#33A	COCONUT PALM	Cocos nucifera	10	25	8	FAIR	REMAIN	N/A	PRESERVE + PROTECT DURING CONSTRUCTION
#33C SIMPSON STOPPER Myrcianthes fragrans 12 6 6 FAIR REMAIN N/A PRESERVE + PROTECT DURING CONSTRUCTION	#33B	SIMPSON STOPPER	Myrcianthes fragrans	12		6	FAIR	REMAIN	N/A	PRESERVE + PROTECT DURING CONSTRUCTION
	#33C	SIMPSON STOPPER	Myrcianthes fragrans	12	6	6	FAIR	REMAIN	N/A	PRESERVE + PROTECT DURING CONSTRUCTION
		1					TOT4:	TDEE SSU		

TOTAL TREE DBH LOSS: 6" DBH TREE MITIGATION REQUIRED: (2) REPLACEMENT TREES @ 12'HT x 2" DBH X 6' SPREAD

CH. 46 TREE PRESERVATION + PROTECTION / TREE + PALM MITIGATION SUMMARY

TOTAL TREE DBH LOSS: 6"

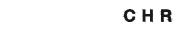
REPLACEMENT TREES REQUIRED:

(2) REPLACEMENT TREES REQUIRED @ 12' HEIGHT + 2" DBH + 6' SPREAD or (1) REPLACEMENT TREES REQUIRED @ 16' HEIGHT + 4" DBH + 8' SPREAD

REPLACEMENT TREES PROVIDED: 10 REPLACEMENT TREES PROVIDED @ 12'HT + 2" DBH

BREAKDOWN:

(2) NATIVE SEA GRAPE TREES @ 16' HEIGHT + 4" DBH + 8' SPREAD = **4 REPLACEMENT TREES**(3) NATIVE CLUSIA ROSEA TREES @ 16' HEIGHT + 4" DBH + 8' SPREAD = **6 REPLACEMENT TREES**



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7500 NE 4th Court Studio 103

Miami, FL 33138

2026

PROJECT NUMBER

PROJECT:

BANCROFT

OFFICE

CLUB

1501 COLLINS AVE MIAMI BEACH, FL 33139

DRAWING:

EXISTING

TREE CHART,

MITIGATION

SUMMARY,

NOTES +

DETAILS

MIAMI, FLORIDA 33138 O | 786.536.2961 M | 305.979.1585 CHRISTOPHERCAWLEY.COM FL LC 26000460

CHRISTOPHER CAWLEY, RLA Florida License LA 6666786

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SCALE: CHECK:

SHEET NUMBER

L3.01

As noted