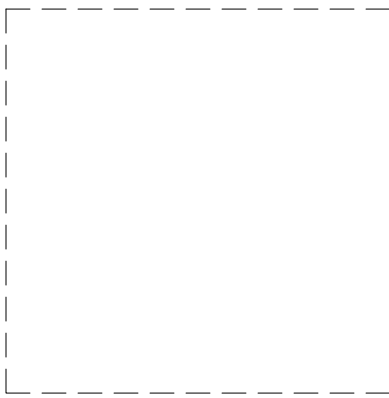


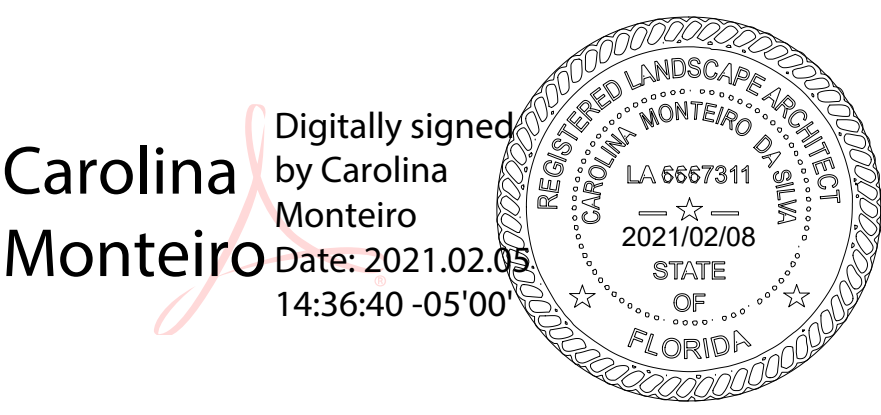
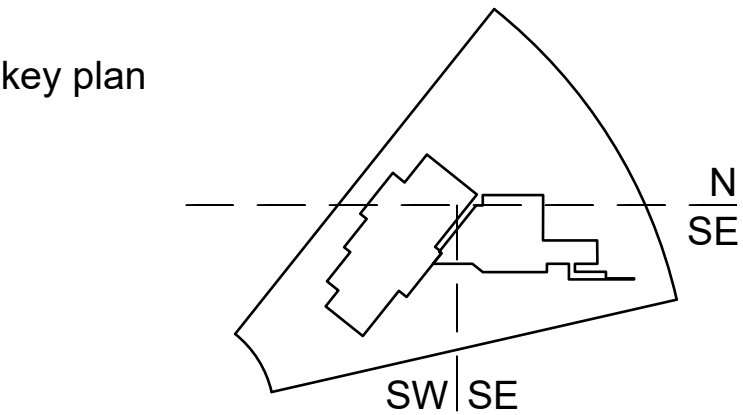


- 23 STAR ISLAND DR. -
MIAMI BEACH, FL

LANDSCAPE BOA SET

SHEET INDEX

Legend		x = Sheet submitted		* = Sheet revised	
SHEET #		BOA 1ST SUBMISSION (01/19/2021)	BOA 1ST SUBMISSION (02/08/2021)		
L-000	COVER SHEET	x	x		
L-001	SURVEY	x	x		
L-100	TREE DISPOSITION PLAN AND SCHEDULE	x	x		
L-101	TREE PROTECTION PLAN AND DETAIL	x	x		
L-102	TREE RELOCATION AND MITIGATION PLAN AND SCHEDULE	x	x		
L-200	ILLUSTRATIVE SITE PLAN 1ST FLOOR	x	x		
L-201	HARDSCAPE PLAN 1ST FLOOR	x	x		
L-202	HARDSCAPE SCHEDULE	x	x		
L-300	SECTIONS	x	x		
L-400	HARDSCAPE DETAILS	x	x		
L-500	CANOPY PLANTING PLAN 1ST FLOOR NORTH	x	x		
L-501	CANOPY PLANTING PLAN 1ST FLOOR SOUTHEAST	x	x		
L-502	CANOPY PLANTING PLAN 1ST FLOOR SOUTHWEST	x	x		
L-503	UNDERSTORY PLANTING PLAN 1ST FLOOR NORTH	x	x		
L-504	UNDERSTORY PLANTING PLAN 1ST FLOOR SOUTHEAST	x	x		
L-505	UNDERSTORY PLANTING PLAN 1ST FLOOR SOUTHWEST	x	x		
L-506	PLANTING SCHEDULE AND LANDSCAPE SCHEDULE	x	x		
L-507	PLANTING DETAILS	x	x		
L-508	GENERAL LANDSCAPE NOTES	x	x		
L-600	IRRIGATION PLAN 1ST FLOOR NORTH	x	x		
L-601	IRRIGATION PLAN 1ST FLOOR SOUTHEAST	x	x		
L-602	IRRIGATION PLAN 1ST FLOOR SOUTHWEST	x	x		
L-603	IRRIGATION DETAILS AND NOTES	x	x		
L-700	LIGHTING PLAN AND SCHEDULE 1ST FLOOR	x	x		



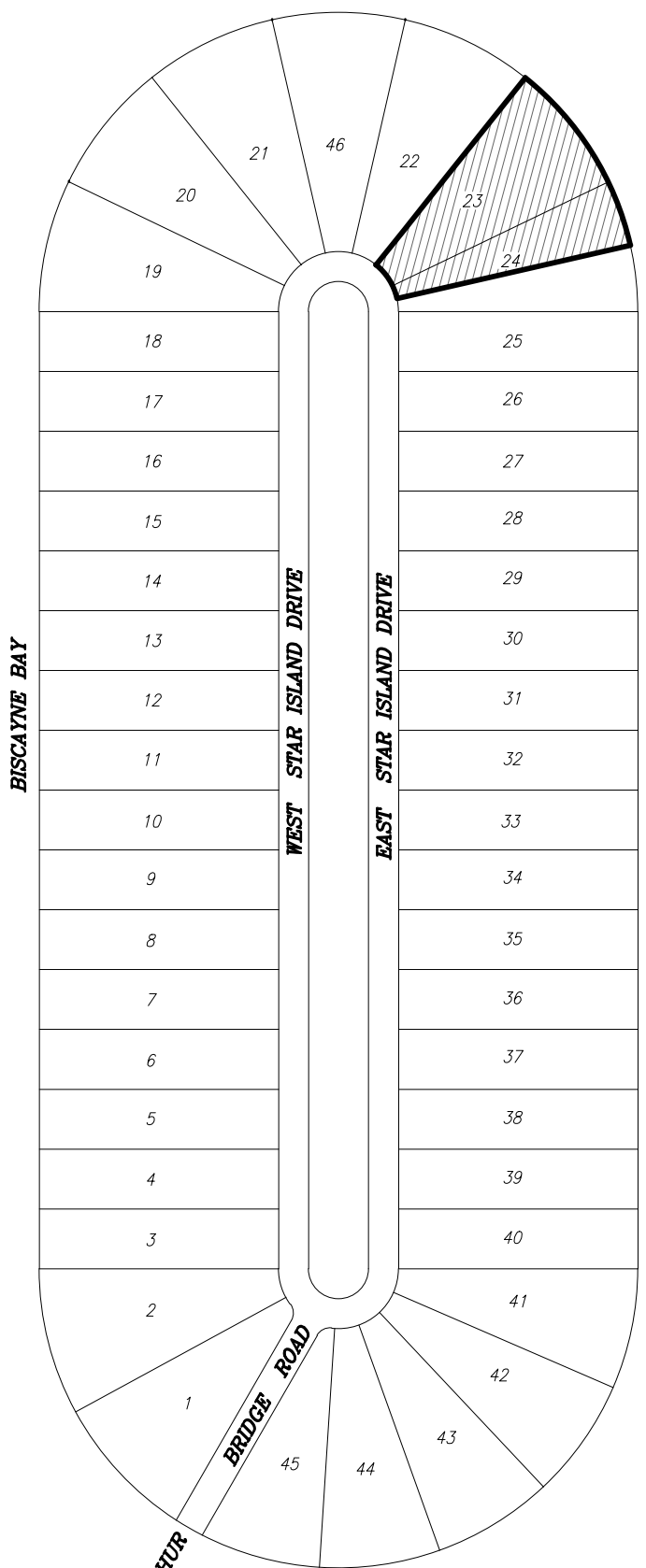
GENERAL LEGEND:

- ASTRAL TARGET
- ALUMINUM LIGHT POST (SINGLE)
- ALUMINUM LIGHT POST (DOUBLE)
- ALUMINUM LIGHT POST (TRIPLE)
- ALUMINUM LIGHT POST (QUAD)
- ANCHOR/JOY WIRE
- BACKFLOW PREVENTER ASSEMBLY
- CABLE TELEVISION BOX
- CATCH BASIN
- CATCH BASIN F-3
- COVERLINE
- CHECK VALVE ASSEMBLY
- COLUMN (CIRCULAR)
- COLUMN (SQUARE)
- CONCRETE LIGHT POLE
- CONCRETE LIGHT POLE (DOUBLE)
- CONCRETE POWER POLE
- CONTROL POINT
- COMMUNICATION PULL BOX
- CURB INLET
- DOUBLE DETECTOR CHECK VALVE
- DRAIN (CIRCULAR OR SQUARE)
- ELECTRIC BOX (ABOVE GROUND)
- ELECTRIC PULL BOX (BELOW GROUND)
- ELECTRIC HAND HOLE
- ELECTRIC OUTLET
- ELEVATIONS (SEE NOTES FOR DATUM)
- FIRE HYDRANT
- FIRE LINE SHAMOSE CONNECTION
- FIRE LINE CONNECTION
- FLAGPOLE
- FLOW LINE
- FORCE MAIN MANHOLE
- FORCE MAIN VALVE
- F.P.L. ELECTRIC MANHOLE
- F.P.L. FIBER NETWORK
- F.P.L. TRANSMISSION POLE
- GAS MANHOLE
- GAS METER
- GAS PUMP
- GAS VALVE
- GREASE TRAP MANHOLE
- GROUND LIGHTING
- GUARD POST
- IRRIGATION HAND HOLE
- IRRIGATION VALVE
- MAILBOX
- MONITOR WELL
- MONUMENT LINE
- P-5 INLET
- P-8 INLET
- PARKING METER
- PEDESTRIAN CROSSING SIGNAL
- PERMANENT REFERENCE MONUMENT
- POST INDICATOR VALVE
- VACUUM BREAKER ASSEMBLY
- PROPERTY LINE
- ROUND CATCH BASING
- SANITARY SEWER CLEANOUT
- SANITARY SEWER MANHOLE
- SIGN POST
- SPRINKLER PUMP
- STANDPIPE
- STORM SEWER MANHOLE
- STREET LIGHT BOX
- SWALE INLET
- TELEPHONE BOX (SOUTHERN BELL)
- TELEPHONE HAND HOLE
- TELEPHONE MANHOLE (SO. BELL)
- TELEPHONE PAYPHONE
- TRAFFIC HAND HOLE
- TRAFFIC UTILITY BOX
- TRAFFIC CONTROL POST
- TRAFFIC SIGNAL POST
- TRAFFIC SIGNAL BOX
- TREE & PALM
- UNDERGROUND UTILITY MARKER
- UNKNOWN UTILITY MANHOLE
- UNKNOWN UTILITY HAND HOLE
- WATER MANHOLE
- WATER METER
- WATER VALVE
- WOOD LIGHT POLE
- WOOD POWER POLE
- WOOD TELEPHONE POLE
- HANDICAP PARKING
- STROLLER PARKING

ABBREVIATIONS:

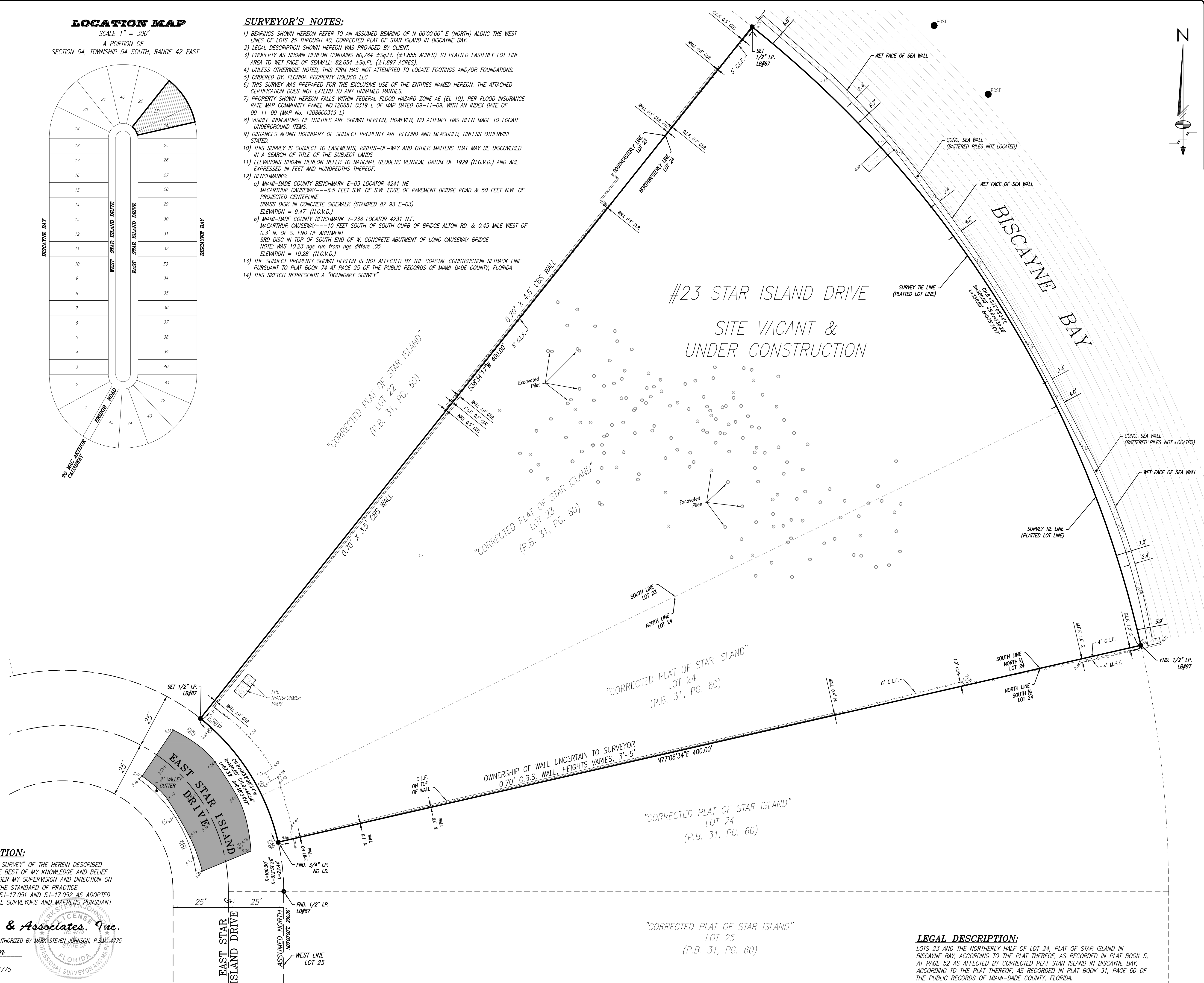
- R denotes RADIUS
- A denotes DELTA ANGLE
- L denotes ARC DISTANCE
- CHD denotes CHORD LENGTH or CHORD DISTANCE
- CHB denotes CHORD BEARING
- T denotes TANGENT DISTANCE
- PCP denotes PERMANENT CONTROL POINT
- PRM denotes PERMANENT REFERENCE MONUMENT
- PB denotes PLAT BOOK
- PIC denotes POINT OF COMMENCEMENT
- POB denotes POINT OF BEGINNING
- OWM denotes OVERHEAD UTILITY WIRES
- DRB denotes OFFICIAL RECORDS BOOK
- PC denotes POINT OF CURVATURE
- C.B.S. denotes CONCRETE BLOCK STRUCTURE
- CONC. denotes CONCRETE
- C.L.F. denotes CHAINLINK FENCE
- M.F. denotes METAL FENCE
- W.F. denotes WOOD FENCE
- FFT denotes FINISH FLOOR ELEVATION
- F.P.P. denotes FOUND RISE PIPE
- S.I.P. denotes SET IRON PIPE & LB-87 CAP
- F.A.D. denotes FOUND NAIL & BRASS DISC
- S.N.D. denotes SET LB-87 NAIL & BRASS DISC
- CP denotes CORRUGATED IRON PIPE
- CLAR denotes CLEAR
- E.T.P. denotes ELECTRIC TRANSFORMER PAD
- ENCR. denotes ENCROACHMENT
- G.C. denotes DEPRESSURE CURB
- PL denotes PLANTER
- B.S. denotes BUS SHELTER
- I.E. denotes INVERT ELEVATION
- T.O.P. denotes TOP OF PIPE
- (D) denotes DEED DISTANCE
- (L) denotes DISTANCE BY LEGAL DESCRIPTION
- (M) denotes MEASURED DISTANCE
- (R) denotes RECORD OR PLATTED DISTANCE
- BOTTOM --- APPROXIMATE BOTTOM OF SLOPE
- COMM --- COMMUNICATION
- DRAIN --- DRAINAGE
- ELEC --- ELECTRIC
- FM --- FORCE MAIN
- IRRI --- IRRIGATION
- GAS --- NATURAL GAS
- OWM --- OVERHEAD WIRES
- SM --- SANITARY SEWER
- TOP --- APPROXIMATE TOP OF BANK
- VEG --- VEGETATION LINE
- WM --- WATER
- --- LIMITED ACCESS RIGHT OF WAY LINE

LOCATION MAP
SCALE 1" = 300'
A PORTION OF
SECTION 04, TOWNSHIP 54 SOUTH, RANGE 42 EAST



SURVEYOR'S NOTES:

- 1) BEARINGS SHOWN HEREON REFER TO AN ASSUMED BEARING OF N 00°00'00" E (NORTH) ALONG THE WEST LINES OF LOTS 25 THROUGH 40, CORRECTED PLAT OF STAR ISLAND IN BISCAYNE BAY.
- 2) LEGAL DESCRIPTION SHOWN HEREON WAS PROVIDED BY CLIENT.
- 3) PROPERTY AS SHOWN HEREON CONTAINS 80,784 ± sq. ft. (±1.855 ACRES) TO PLATTED EASTERLY LOT LINE. AREA TO WET FACE OF SEAWALL: 82,654 ± sq. ft. (±1.897 ACRES).
- 4) UNLESS OTHERWISE NOTED, THIS FIRM HAS NOT ATTEMPTED TO LOCATE FOOTINGS AND/OR FOUNDATIONS.
- 5) ORDERED BY: FLORIDA PROPERTY HOLDCO LLC
- 6) THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON. THE ATTACHED CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED PARTIES.
- 7) PROPERTY SHOWN HEREON FALLS WITHIN FEDERAL FLOOD HAZARD ZONE AE (EL. 10), PER FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 120651 0319 L OF MAP DATED 09-11-09. WITH AN INDEX DATE OF 09-11-09 (MAP No. 1206600319 L).
- 8) VISIBLE INDICATORS OF UTILITIES ARE SHOWN HEREON, HOWEVER, NO ATTEMPT HAS BEEN MADE TO LOCATE UNDERGROUND ITEMS.
- 9) DISTANCES ALONG BOUNDARY OF SUBJECT PROPERTY ARE RECORD AND MEASURED, UNLESS OTHERWISE STATED.
- 10) THIS SURVEY IS SUBJECT TO EASEMENTS, RIGHTS-OF-WAY AND OTHER MATTERS THAT MAY BE DISCOVERED IN A SEARCH OF TITLE OF THE SUBJECT LANDS.
- 11) ELEVATIONS SHOWN HEREON REFER TO NATIONAL GEODETIC VERTICAL DATUM OF 1929 (N.G.V.D.) AND ARE EXPRESSED IN FEET AND HUNDRETHS THEREOF.
- 12) BENCHMARKS:
 - a) MIAMI-DADE COUNTY BENCHMARK E-03 LOCATOR 4241 NE MACARTHUR CAUSEWAY---6.5 FEET S.W. OF S.W. EDGE OF PAVEMENT BRIDGE ROAD & 50 FEET N.W. OF PROJECTED CENTERLINE BRASS DISK IN CONCRETE SIDEWALK (STAMPED 87 93 E-03) ELEVATION = 9.47' (N.G.V.D.)
 - b) MIAMI-DADE COUNTY BENCHMARK V-238 LOCATOR 4231 N.E. MACARTHUR CAUSEWAY---10 FEET SOUTH OF SOUTH CURB OF BRIDGE ALTON RD. & 0.45 MILE WEST OF 0.3' N. OF S. END OF ABUTMENT SRD DISC IN TOP OF SOUTH END OF W. CONCRETE ABUTMENT OF LONG CAUSEWAY BRIDGE NOTE: WAS 10.23 rgs run from rgs differs .05 ELEVATION = 10.28' (N.G.V.D.)
- 13) THE SUBJECT PROPERTY SHOWN HEREON IS NOT AFFECTED BY THE COASTAL CONSTRUCTION SETBACK LINE PURSUANT TO PLAT BOOK 74 AT PAGE 25 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA
- 14) THIS SKETCH REPRESENTS A "BOUNDARY SURVEY"



SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THE "BOUNDARY SURVEY" OF THE HEREIN DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED AND DRAWN UNDER MY SUPERVISION AND DIRECTION ON 01/18/21. THIS SURVEY COMPLIES WITH THE STANDARD OF PRACTICE REQUIREMENTS AS SET FORTH IN RULES 5J-17.051 AND 5J-17.052 AS ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES.

Schwabke - Shishkin & Associates, Inc.

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY MARK STEVEN JOHNSON, P.S.M., 4775

BY: **Mark Steven Johnson**

MARK STEVEN JOHNSON, PRINCIPAL
PROFESSIONAL LAND SURVEYOR No. 4775
STATE OF FLORIDA.

LEGAL DESCRIPTION:

LOTS 23 AND THE NORTHERLY HALF OF LOT 24, PLAT OF STAR ISLAND IN BISCAYNE BAY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, AT PAGE 52 AS AFFECTED BY CORRECTED PLAT STAR ISLAND IN BISCAYNE BAY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 31, PAGE 60 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

BOUNDARY SURVEY

REVISIONS

Order No.	Field Book	Remarks	By

CERTIFICATE OF AUTHORIZATION
No. LB-97

Schwabke - Shishkin & Associates, Inc.
LAND PLANNERS
ENGINEERS
3240 CORPORATE WAY, MIAMI, FLORIDA 33105
TEL: (954) 435-7010 FAX: (954) 435-3288

NOTE: This sketch is not valid unless it bears the signature and the original raised seal of a Florida licensed surveyor and mapper.

Section 04, Township 54 South, Range 42 East, Miami-Dade County, Florida.

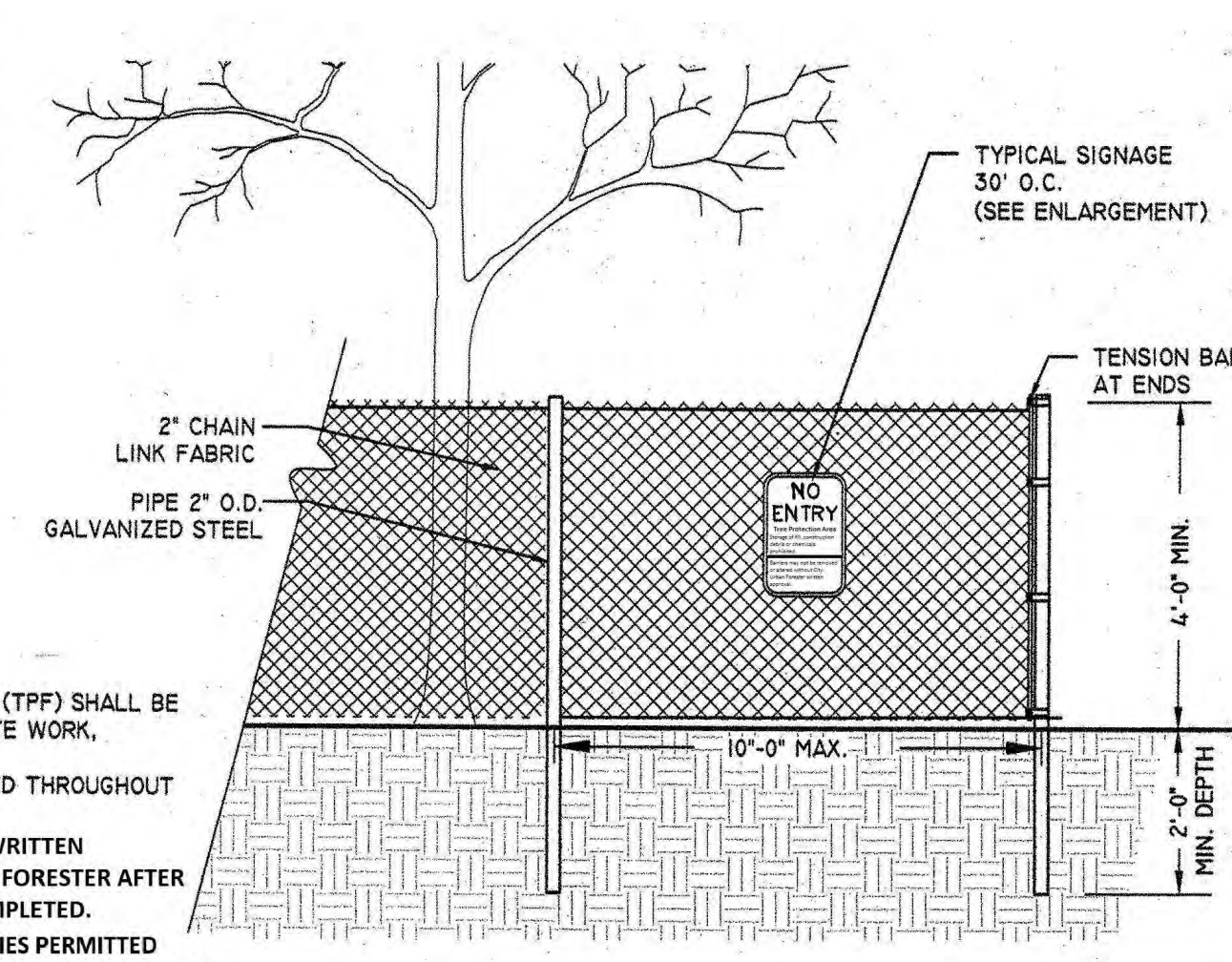
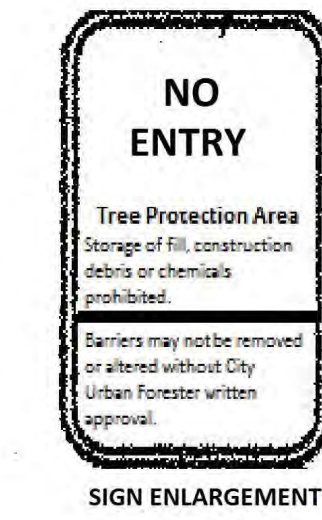
FILE NO. **AJ-6043**



TREE DISPOSITION SCHEDULE						
No.	Common Name	Scientific Name	Diameter (in)	Height (ft)	Spread (ft)	Disposition
1	Chinese Fan Palm	Livistona chinensis	7.5	25	12	Fair-Good Remove
2	Pitchapple	Clusia rosea	7.5, 5.4, 5.5, 5.4, 5	25	24	Good Relocate
3	Pygmy Date Palm	Phoenix roebelenii	10	8	10	Fair Remove
4	Senegal Date Palm	Phoenix reclinata	4, 5.5, 4.5	15	20	Fair Relocate
5	Pigeon Plum	Coccoloba diversifolia	7.1	18	15	Good Relocate
6	Canary Island Date Palm	Phoenix canariensis	23.8	24	18	Good Remove
7	Canary Island Date Palm	Phoenix canariensis	20.5	24	18	Good Remove
8	Pigeon Plum	Coccoloba diversifolia	4.5	15	12	Fair Relocate
9	Banana	Musa sp.	multi	25	15	Good Remove
10	Gumbo Limbo	Bursera simaruba	28.5	35	35	Very Good Retain
11	Chinese Fan Palm	Livistona chinensis	0	14	14	Good Retain
12	Chinese Fan Palm	Livistona chinensis	0	14	14	Good Remove
13	Chinese Fan Palm	Livistona chinensis	0	14	14	Good Remove
14	Lady Palm	Rhapis excelsa	multi	10	15	Fair Remove
15	Queensland Umbrella	Schefflera actinophylla	11.8	28	20	Fair Remove
16	Queensland Umbrella	Schefflera actinophylla	9.3	25	12	Fair Remove
17	Chinese Fan Palm	Livistona chinensis	7.7	25	10	Good Retain
18	Queensland Umbrella	Schefflera actinophylla	22.0	25	20	Fair-Good Remove
19	Chinese Fan Palm	Livistona chinensis	9.3	28	10	Good Retain
20	Chinese Fan Palm	Livistona chinensis	8.6	30	10	Good Retain
21	Queensland Umbrella	Schefflera actinophylla	7.5, 14	30	20	Fair-Good Remove
22	Queensland Umbrella	Schefflera actinophylla	12.5	30	20	Fair-Good Remove
23	Chinese Fan Palm trpl	Livistona chinensis	9, 6.5, 7	30	20	Good Remove
24	Queensland Umbrella	Schefflera actinophylla	16.0	25	12	Poor Remove
25	Queensland Umbrella	Schefflera actinophylla	24.0	20	0	Dead Remove
26	Queensland Umbrella	Schefflera actinophylla	10.5, 7, 3.9, 10.8	25	30	Fair Remove
27	Queensland Umbrella	Schefflera actinophylla	11.5, 10.5	25	14	Fair Remove
28	Royal Palm	Roystonea regia	17.0	60	14	Fair Remove
29	Royal Palm	Roystonea regia	18.9	60	14	Fair Remove
30	Royal Palm	Roystonea regia	18.8	50	14	Fair Remove
31	Bitter Garcinia	Garcinia spicata	14.8	25	22	Good Relocate
32	Mexican Fan Palm	Washingtonia robusta	11.0	40	12	Fair Retain
33	Seagrape	Coccoloba uvifera	34.0	35	30	Fair-Poor Retain
34	Mexican Fan Palm	Washingtonia robusta	13.8	35	12	Fair Remove
35	Mexican Fan Palm	Washingtonia robusta	13.6	45	12	Fair Remove
36	Seagrape	Coccoloba uvifera	14.4, 12, 13	25	30	Poor Remove
37	Pauritis Palm	Acroelorrhaphe wrightii	25 @ 2-3	12	18	Good Relocate
38	Cabbage Palm	Sabal palmetto	8	25	10	Fair Relocate
39	Cabbage Palm	Sabal palmetto	7	22	10	Fair Relocate
40	Dragon Tree	Dracaena draco	9.9, 14, 7.5	15	20	Fair Relocate
41	Cabbage Palm	Sabal palmetto	9.1	30	10	Fair Relocate
42	Coconut Palm	Cocos nucifera	9	30	16	Good Relocate
43	Cabbage Palm	Sabal palmetto	6.5	25	8	Fair-Poor Remove
44	Cabbage Palm	Sabal palmetto	9.6	30	8	Fair-Poor Remove
45	Cabbage Palm	Sabal palmetto	9	24	10	Fair Relocate
46	Cabbage Palm	Sabal palmetto	11.9	22	10	Fair Relocate
47	Cabbage Palm	Sabal palmetto	10.0	25	6	Fair-Poor Remove
48	Cabbage Palm	Sabal palmetto	7.5	22	10	Fair-Poor Remove
49	Cabbage Palm	Sabal palmetto	10.0	28	10	Fair Relocate
50	Cabbage Palm	Sabal palmetto	12.8	22	10	Fair Relocate
51	Canary Island Date Palm	Phoenix canariensis	22.5	35	15	Fair-Poor Remove
52-66		see notes at end of list				
67	Bismarck Palm	Bismarckia nobilis	21.0	35	22	Fair Relocate
68	Silver Palm	Coccothrinax alta	4.9	18	10	Good Relocate
69	Silver Palm	Coccothrinax alta	5.5	18	10	Good Relocate
70	Silver Trumpet	Tabebuia carabba	15	18	20	Good Relocate
71	Silver Palm	Coccothrinax alta	4.3	16	10	Good Relocate
72	Silver Palm	Coccothrinax alta	4.4	18	10	Good Relocate
73	Coconut Palm	Cocos nucifera	7.1	22	20	Good Relocate
74	Canary Island Date Palm	Phoenix canariensis	23.0	25	18	Fair Remove
75	Canary Island Date Palm	Phoenix canariensis	24.7	25	12	Poor Remove
76	Bougainvillea	Bougainvillea spectabilis	5.0	8	4	Fair Remove
77	Bougainvillea	Bougainvillea spectabilis	5.0	8	6	Fair Relocate
78	Cabbage Palm	Sabal palmetto	14	20	12	Fair-Good Relocate
79	Bismarck Palm	Bismarckia nobilis	17.8	35	18	Fair-Poor Relocate
80	Chinese Fan Palm	Livistona chinensis	9.1	22	12	Fair Remove
81	Chinese Fan Palm	Livistona chinensis	7.8	20	12	Fair Remove
82	Medjool Date Palm	Phoenix dactylifera 'Medjool'	17	40	22	Fair-Good Relocate
83	Medjool Date Palm	Phoenix dactylifera 'Medjool'	16.4	40	22	Fair-Good Relocate
84	Bismarck Palm	Bismarckia nobilis	18.8	35	18	Poor Relocate
85	Cabbage Palm	Sabal palmetto	6.8	25	10	Fair Relocate
86	Cabbage Palm	Sabal palmetto	7.3	25	10	Fair Relocate
87	Verawood	Bulnesia arborea	9	22	30	Good Relocate
88	Golden Hawaiian Bamboo	Bambusa vulgaris 'Vittata'	40 @ 3-4	20	20x20	Fair Remove
89	Strangler Fig	Ficus aurea	80.0	50	50	Poor Remove
90	Strangler Fig	Ficus aurea	120	50	70	Good Relocate
91	Chinese Fan Palm	Livistona chinensis	7.7, 9, 9	20, 28	12, 12	Good Remove
92	Royal Palm	Roystonea regia	17.3	60	18	Good Relocate
93	Red Latan Palm	Latania litoralis	7.1	20	10	Good Relocate
94	Red Latan Palm	Latania litoralis	8.7	22	12	Good Relocate
95	Red Latan Palm	Latania litoralis	7.9	20	12	Good Relocate
96	Royal Palm	Roystonea regia	23	40	20	Good Relocate
97	Pigeon Plum	Coccoloba diversifolia	35	30	30	Very Good Relocate
98	Canary Island Date Palm	Phoenix canariensis	22	25	20	Good Remove
99	Queensland Umbrella	Schefflera actinophylla	multi	25	25	Good Remove
100	Mango	Mangifera indica	20.3	35	30	Good Retain
101	Mango	Mangifera indica	18.5	35	30	Good Retain
102	Royal Palm	Roystonea regia	19.5	40	18	Good Relocate
103	Royal Palm	Roystonea regia	16	40	18	Good Relocate
104	Royal Palm	Roystonea regia	18	45	16	Good Relocate
105	Japanese Blueberry	Elaeocarpus decipiens	7.5	25	15	Good Relocate
106	Japanese Blueberry	Elaeocarpus decipiens	5.5	25	10	Good Relocate
107	Mexican Fan Palm	Washingtonia robusta	11.8	40	14	Fair-Good Remove
108	Mexican Fan Palm	Washingtonia robusta	12.9	50	14	Fair-Good Remove
109	Thatch Palm	Thrinax radiata	5	30	8	Good Relocate
110	Thatch Palm	Thrinax radiata	5	30	8	Good Relocate
111	Thatch Palm	Thrinax radiata	5	30	8	Good Relocate
112	Thatch Palm	Thrinax radiata	5	30	8	Good Relocate
113	Thatch Palm	Thrinax radiata	5	30	8	Good Relocate
114	Thatch Palm	Thrinax radiata	5	30	8	Good Relocate

Trees #52-#66 are in a cluster and indiscernible on the survey. They are as follows:						
No.	Common Name	Scientific Name	Diameter	Height	Spread	Disposition
52	Thatch Palm	Thrinax radiata	3-4	25-30	8-10	Good Relocate
54	Thatch Palm	Thrinax radiata	3-4	25-30	8-10	Good Relocate
58	Thatch Palm	Thrinax radiata	3-4	25-30	8-10	Good Relocate
61	Thatch Palm	Thrinax radiata	3-4	25-30	8-10	Good Relocate
62	Thatch Palm	Thrinax radiata	3-4	25-30	8-10	Good Relocate
64	Thatch Palm	Thrinax radiata	3-4	25-30	8-10	Good Relocate
65	Thatch Palm	Thrinax radiata	3-4	25-30	8-10	Good Relocate
A1	Thatch Palm	Thrinax radiata	3-4	25-30	8-10	Good Relocate
A2	Thatch Palm	Thrinax radiata	3-4	25-30	8-10	Good Relocate
A3	Thatch Palm	Thrinax radiata	3-4	25-30	8-10	Good Relocate
A4	Thatch Palm	Thrinax radiata	3-4	25-30	8-10	Good Relocate
A5	Thatch Palm	Thrinax radiata	3-4	25-30	8-10	Good Relocate
56	Cabbage Palm	Sabal palmetto	10-12	20-35	10-12	Good Relocate
B1	Cabbage Palm	Sabal palmetto	10-12	20-35	10-12	Good Relocate
B2	Cabbage Palm	Sabal palmetto	10-12	20-35	10-12	Good Relocate
B3	Cabbage Palm	Sabal palmetto	10-12	20-35	10-12	Good Relocate
B4	Cabbage Palm	Sabal palmetto	10-12	20-35	10-12	Good Relocate
B5	Cabbage Palm	Sabal palmetto	10-12	20-35	10-12	Good Relocate
53	Chinese Fan Palm	Livistona chinensis	12-14	12-25	10-12	Good Remove
57	Chinese Fan Palm	Livistona chinensis	12-14	12-25	10-12	Good Remove
63	Chinese Fan Palm	Livistona chinensis	12-14	12-25	10-12	Good Remove
66	Chinese Fan Palm	Livistona chinensis	12-14	12-25	10-12	Good Relocate
C1	Chinese Fan Palm	Livistona chinensis	12-14	12-25	10-12	Good Relocate
C2	Chinese Fan Palm	Livistona chinensis	12-14	12-25	10-12	Good Remove
59	Medjool Date Palm	Phoenix dactylifera 'Medjool'	16.5	40	18	Fair-Good Relocate
60	Royal Palm	Roystonea regia	15.8	40	18	Good Relocate
55	Hurricane Palm	Dicoryssperma altum	5.0	18	6	Fair-Poor Retain

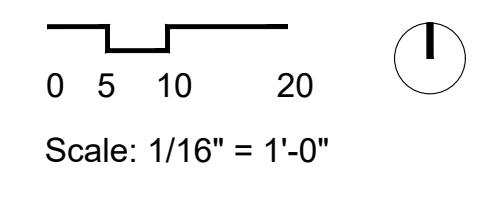
Scale: 1/16" = 1'-0"



- NOTES:
1. TREE PROTECTION FENCE (TPF) SHALL BE INSTALLED PRIOR TO ANY SITE WORK, CLEARING OR DEMOLITION.
 2. TPF SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.
 3. REMOVE TPF ONLY WITH WRITTEN APPROVAL FROM CITY URBAN FORESTER AFTER ALL SITE WORK HAS BEEN COMPLETED.
 4. NO CONSTRUCTION ACTIVITIES PERMITTED WITHIN TPF WITHOUT URBAN FORESTER APPROVAL

4' CHAIN LINK TREE PROTECTION FENCE
ELEVATION

NOTE:
- SOME TREES MAY BE RELOCATED TWICE TO ALLOW FOR CONSTRUCTION ACCESS
- THESE TREES WILL BE PROTECTED THROUGH CONSTRUCTION IN THE DESIGNATED HOLDING AREA SHOWN ON THE PLAN





TREE REMOVAL SCHEDULE											
No.	Common Name	Scientific Name	DBH (in)	Height (ft)	Spread (ft)	Condition	Status/Notes				Total DBH removed
1	Chinese Fan Palm	Livistona chinensis	7.5	25	12	Fair-Good	Waived by the City				N/A
3	Pygmy Date Palm	Phoenix roebelenii	4	10	8	Fair	To be replaced with 1 Canopy Tree				N/A
6	Canary Island Date Palm	Phoenix canariensis	23.8	24	16	Good	To be replaced with 1 Canopy Tree				N/A
7	Canary Island Date Palm	Phoenix canariensis	20.5	24	16	Good	To be replaced with 1 Canopy Tree				N/A
9	Banana	Musa sp.	multi	25	15	Good	No mitigation needed				N/A
12	Chinese Fan Palm	Livistona chinensis	0	14	14	Good	Waived by the City				N/A
13	Chinese Fan Palm	Livistona chinensis	0	14	14	Good	Waived by the City				N/A
14	Lady Palm	Rhapis excelsa	multi	10	15	Fair	No mitigation needed				N/A
15	Queensland Umbrella	Schefflera actinophylla	11.8	28	20	Fair	No mitigation needed				N/A
16	Queensland Umbrella	Schefflera actinophylla	12.5	28	12	Fair	No mitigation needed				N/A
18	Queensland Umbrella	Schefflera actinophylla	22.0	25	20	Fair-Good	Invasive				22
21	Queensland Umbrella	Schefflera actinophylla	7.5, 14	30	20	Fair-Good	Invasive				21.5
22	Queensland Umbrella	Schefflera actinophylla	12.5	30	20	Fair-Good	Invasive				12.5
23	Chinese Fan Palm	Livistona chinensis	9, 6.5, 7	30	20	Good	Waived by the City				N/A
24	Queensland Umbrella	Schefflera actinophylla	16.0	25	12	Poor	Invasive				16
25	Queensland Umbrella	Schefflera actinophylla	24.0	20	0	Dead	Invasive				24
26	Queensland Umbrella	Schefflera actinophylla	10.5, 3.3, 10.8	25	30	Fair	Invasive				47.5
27	Queensland Umbrella	Schefflera actinophylla	11.5, 10.5	25	14	Fair	Invasive				22
28	Royal Palm	Roystonia regia	17.0	60	14	Fair	To be replaced with 1 Canopy Tree				N/A
29	Royal Palm	Roystonia regia	18.9	60	14	Fair	To be replaced with 1 Canopy Tree				N/A
30	Royal Palm	Roystonia regia	18.8	50	14	Fair	To be replaced with 1 Canopy Tree				N/A
34	Mexican Fan Palm	Washingtonia robusta	15.3	30	12	Fair	Waived by the City				N/A
35	Mexican Fan Palm	Washingtonia robusta	13.6	45	12	Fair	Waived by the City				N/A
36	Seagrape	Coccoloba uvifera	14.4, 12, 13	25	30	Poor	In conflict with construction or Tree health				39.4
43	Cabbage Palm	Sabal palmetto	8.5	25	8	Fair-Poor	To be replaced with 1 Canopy Tree				N/A
44	Cabbage Palm	Sabal palmetto	9.6	30	8	Fair-Poor	To be replaced with 1 Canopy Tree				N/A
47	Cabbage Palm	Sabal palmetto	10.0	25	6	Fair-Poor	To be replaced with 1 Canopy Tree				N/A
48	Cabbage Palm	Sabal palmetto	7.5	22	10	Fair-Poor	To be replaced with 1 Canopy Tree				N/A
51	Canary Island Date Palm	Phoenix canariensis	22.5	35	15	Fair-Poor	To be replaced with 1 Canopy Tree				N/A
54	Canary Island Date Palm	Phoenix canariensis	23.0	25	18	Fair	To be replaced with 1 Canopy Tree				N/A
75	Canary Island Date Palm	Phoenix canariensis	24.7	25	12	Poor	To be replaced with 1 Canopy Tree				N/A
76	Bougainvillea	Bougainvillea spectabilis	5.0	8	6	Fair	No mitigation needed				N/A
77	Bougainvillea	Bougainvillea spectabilis	5.0	8	6	Fair	No mitigation needed				N/A
80	Chinese Fan Palm	Livistona chinensis	8.1	22	12	Fair	Waived by the City				N/A
81	Chinese Fan Palm	Livistona chinensis	7.8	20	12	Fair	Waived by the City				N/A
88	Golden Hawaiian Bamboo	Bambusa vulgaris 'Vittata'	40 @ 3-4	20	20x30	Fair	No mitigation needed				N/A
89	Strangler Fig	Ficus aurea	80.0	50		Poor	In conflict with construction or Tree health				80
91	Chinese Fan Palm	Livistona chinensis	7.7, 9.9	20, 28	12, 12	Good	Waived by the City				N/A
98	Canary Island Date Palm	Phoenix canariensis	22	25	20	Good	To be replaced with 1 Canopy Tree				N/A
99	Queensland Umbrella	Schefflera actinophylla	multi (10.5)	25	25	Good	Invasive				10.5
107	Mexican Fan Palm	Washingtonia robusta	11.6	40	14	Fair-Good	Waived by the City				N/A
108	Mexican Fan Palm	Washingtonia robusta	12.9	50	14	Fair-Good	Waived by the City				N/A
53	Chinese Fan Palm	Livistona chinensis	12-14	12-25	10-12	Good	Waived by the City				N/A
57	Chinese Fan Palm	Livistona chinensis	12-14	12-25	10-12	Good	Waived by the City				N/A
63	Chinese Fan Palm	Livistona chinensis	12-14	12-25	10-12	Good	Waived by the City				N/A
C2	Chinese Fan Palm	Livistona chinensis	12-14	12-25	10-12	Good	Waived by the City				N/A
Note: See arborist report for detailed information on the trees										Total DBH removed	285.4

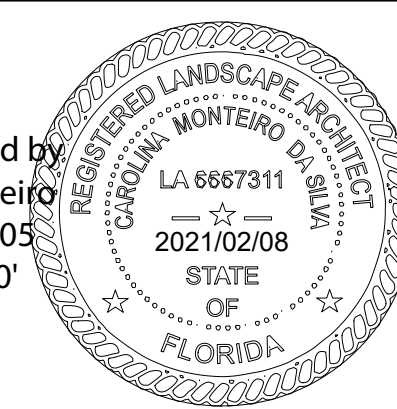
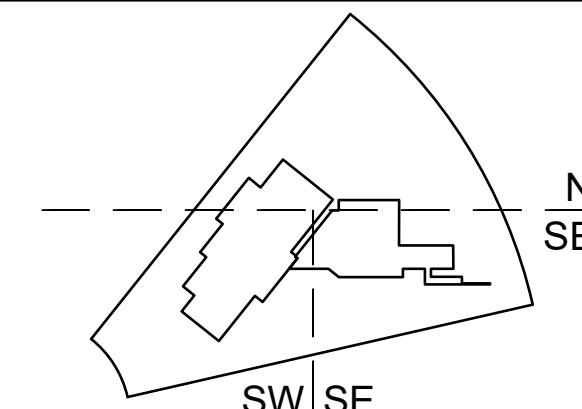
CITY CALCULATION:
286' DBH + 14 TREES FOR THE REMOVAL OF 14 PALMS. EQUIVALENT TO:
98 REPLACEMENT TREES (MIN. 2" CALIPER, 8' CANOPY, 12' HT), OR
49 REPLACEMENT TREES (MIN. 4" CALIPER, 8' CANOPY, 16' HT)
30 TREES MUST BE NATIVES MIN. 10' HT AND 1.5" DBH (30% OF 12 REPLACEMENT TREES)

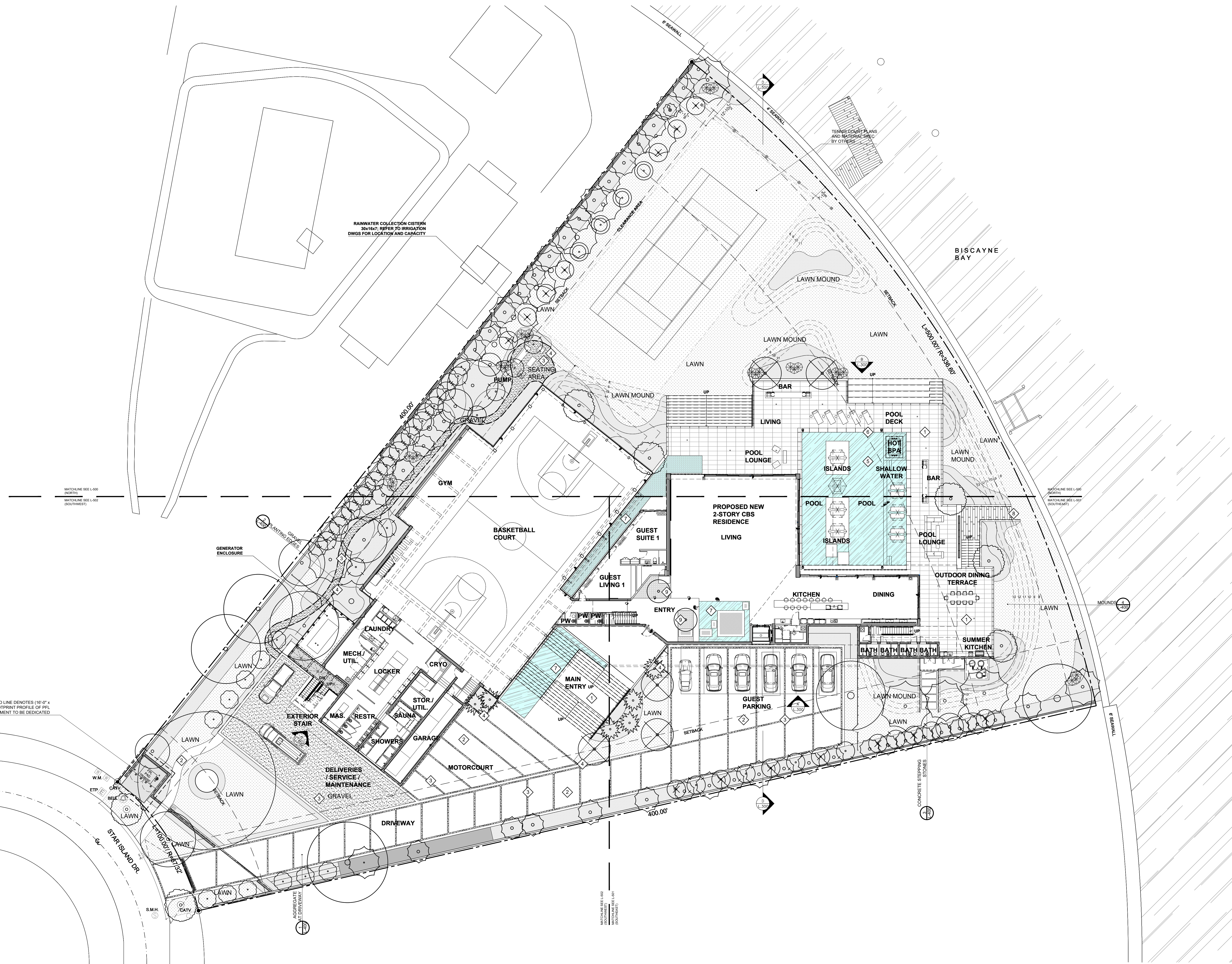
THE CODE (NEW ORDINANCE) IS BEING MET BY USING:
64 TREES (MIN. 4" CALIPER, 8' CANOPY, 16' HT)

TREES USED FOR MITIGATION						
Symbol	Qty	Scientific Name	Common Name	Native	Notes	
CD	14	Coccoloba diversifolia	PIGEON PLUM		minimum 16' HT, 4" DBH, 8' spread	
BA	4	Bulnesia arborea	VERAWOOD	Y	minimum 16' HT, 4" DBH, 8' spread	
PE	5	Pinus Elliottii	SLASH PINE	Y	minimum 16' HT, 4" DBH, 8' spread	
MF1	6	Myrcianthes fragrans	SIMPSON'S STOPPER	Y	minimum 16' HT, 4" DBH, 8' spread	
MF2	19	Myrcianthes fragrans	SIMPSON'S STOPPER	Y	minimum 16' HT, 4" DBH, 8' spread, full to base	
KF	11	Krugiodendron ferreum	BLACK IRONWOOD	Y	minimum 16' HT, 4" DBH, 8' spread	
TC	5	Tabebuia caribaea	YELLOW TABEBUIA	N	minimum 16' HT, 4" DBH, 8' spread	
64 TREES USED FOR MITIGATION DIVIDED IN 6 SPECIES						

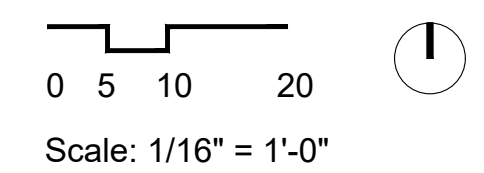
TREE RELOCATION SCHEDULE									
No.	Common Name	Scientific Name	Diameter (in)	Height (ft)	Spread (ft)	Condition	Disposition		
1	Pitchcane	<i>Cissua rosea</i>	7.5, 5.4, 5.5, 5.4, 5	25	24	Good	Relocate		
4	Senegal Date Palm	<i>Phoenix melinaria</i>	4, 5.5, 4.5	15	20	Fair	Relocate		
5	Pigeon Plum	<i>Coccoloba diversifolia</i>	7.1	18	15	Good	Relocate		
8	Pigeon Plum	<i>Coccoloba diversifolia</i>	4.5	15	12	Fair	Relocate		
31	Bitter Garcinia	<i>Garcinia spicata</i>	14.8	25	22	Good	Relocate		
37	Paurotia Palm	<i>Acrocomia virgata</i>	25 @ 2-3	12	18	Good	Relocate		
38	Cabbage Palm	<i>Sabal palmetto</i>	8	25	10	Fair	Relocate		
39	Cabbage Palm	<i>Sabal palmetto</i>	7	22	10	Fair	Relocate		
40	Dragon Tree	<i>Dracana draco</i>	9.9, 14, 7.5	15	20	Fair	Relocate		
41	Cabbage Palm	<i>Sabal palmetto</i>	9.1	30	10	Fair	Relocate		
42	Coconut Palm	<i>Cocos nucifera</i>	9	30	16	Good	Relocate		
45	Cabbage Palm	<i>Sabal palmetto</i>	9	24	10	Fair	Relocate		
46	Cabbage Palm	<i>Sabal palmetto</i>	11.9	22	10	Fair	Relocate		
49	Cabbage Palm	<i>Sabal palmetto</i>	10.0	28	10	Fair	Relocate		
50	Cabbage Palm	<i>Sabal palmetto</i>	12.8	22	10	Fair	Relocate		
52-66	see notes at end of list								
67	Bismarck Palm	<i>Bismarckia nobilis</i>	21.0	35	22	Fair	Relocate		
68	Silver Palm	<i>Coccothrinax alta</i>	4.9	18	10	Good	Relocate		
69	Silver Palm	<i>Coccothrinax alta</i>	5.5	18	10	Good	Relocate		
70	Silver Trumpet	<i>Tabebuia carabai</i>	15	18	20	Good	Relocate		
71	Silver Palm	<i>Coccothrinax alta</i>	4.3	16	10	Good	Relocate		
72	Silver Palm	<i>Coccothrinax alta</i>	4.4	18	10	Good	Relocate		
73	Coconut Palm	<i>Cocos nucifera</i>	7.1	22	20	Good	Relocate		
78	Cabbage Palm	<i>Sabal palmetto</i>	14	20	12	Fair-Good	Relocate		
79	Bismarck Palm	<i>Bismarckia nobilis</i>	17.8	35	18	Fair-Poor	Relocate		
82	Medjod Date Palm	<i>Phoenix dactylifera 'Medjod'</i>	17	40	22	Fair-Good	Relocate		
83	Medjod Date Palm	<i>Phoenix dactylifera 'Medjod'</i>	16.4	40	22	Fair-Good	Relocate		
84	Bismarck Palm	<i>Bismarckia nobilis</i>	19.6	35	18	Poor	Relocate		
85	Cabbage Palm	<i>Sabal palmetto</i>	6.8	25	10	Fair	Relocate		
86	Cabbage Palm	<i>Sabal palmetto</i>	7.3	25	10	Fair	Relocate		
87	Leeward	<i>Bulnesia arborea</i>	9	22	30	Good	Relocate		
90	Stranger Fig	<i>Ficus aurea</i>	120	50	70	Good	Relocate		
92	Royal Palm	<i>Roystonea regia</i>	17.3	60	18	Good	Relocate		
93	Red Latan Palm	<i>Latania litoralis</i>	7.1	20	10	Good	Relocate		
94	Red Latan Palm	<i>Latania litoralis</i>	8.7	22	12	Good	Relocate		
95	Red Latan Palm	<i>Latania litoralis</i>	7.9	20	12	Good	Relocate		
96	Royal Palm	<i>Roystonea regia</i>	23	40	20	Good	Relocate		
97	Pigeon Plum	<i>Coccoloba diversifolia</i>	35	30	30	Very Good	Relocate		
102	Royal Palm	<i>Roystonea regia</i>	19.5	40	18	Good	Relocate		
103	Royal Palm	<i>Roystonea regia</i>	16	40	18	Good	Relocate		
104	Royal Palm	<i>Roystonea regia</i>	18	45	16	Good	Relocate		
105	Japanese Blueberry	<i>Elaeocarpus decipiens</i>	7.5	25	15	Good	Relocate		
106	Japanese Blueberry	<i>Elaeocarpus decipiens</i>	5.5	25	10	Good	Relocate		
109	Thatch Palm	<i>Thrinax radiata</i>	5	30	8	Good	Relocate		
110	Thatch Palm	<i>Thrinax radiata</i>	5	30	8	Good	Relocate		
111	Thatch Palm	<i>Thrinax radiata</i>	5	30	8	Good	Relocate		
112	Thatch Palm	<i>Thrinax radiata</i>	5	30	8	Good	Relocate		
113	Thatch Palm	<i>Thrinax radiata</i>	5	30	8	Good	Relocate		
114	Thatch Palm	<i>Thrinax radiata</i>	5	30	8	Good	Relocate		

Trees #52-#86 are in a cluster and indistinguishable on the survey. They are as follows:								
No.	Common Name	Scientific Name	Diameter	Height	Spread	Condition	Disposition	
52	Thatch Palm	<i>Thrinax radiata</i>	3-4	25-30	8-10	Good	Relocate	
54	Thatch Palm	<i>Thrinax radiata</i>	3-4	25-30	8-10	Good	Relocate	
58	Thatch Palm	<i>Thrinax radiata</i>	3-4	25-30	8-10	Good	Relocate	
61	Thatch Palm	<i>Thrinax radiata</i>	3-4	25-30	8-10	Good	Relocate	
62	Thatch Palm	<i>Thrinax radiata</i>	3-4	25-30	8-10	Good	Relocate	
64	Thatch Palm	<i>Thrinax radiata</i>	3-4	25-30	8-10	Good	Relocate	
65	Thatch Palm	<i>Thrinax radiata</i>	3-4	25-30	8-10	Good	Relocate	
A1	Thatch Palm	<i>Thrinax radiata</i>	3-4	25-30	8-10	Good	Relocate	
A2	Thatch Palm	<i>Thrinax radiata</i>	3-4	25-30	8-10	Good	Relocate	
A3	Thatch Palm	<i>Thrinax radiata</i>	3-4	25-30	8-10	Good	Relocate	
A4	Thatch Palm	<i>Thrinax radiata</i>	3-4	25-30	8-10	Good	Relocate	
A5	Thatch Palm	<i>Thrinax radiata</i>	3-4	25-30	8-10	Good	Relocate	
B1	Cabbage Palm	<i>Sabal palmetto</i>	10-12	20-35	10-12	Good	Relocate	
B2	Cabbage Palm	<i>Sabal palmetto</i>	10-12	20-35	10-12	Good	Relocate	
B3	Cabbage Palm	<i>Sabal palmetto</i>	10-12	20-35	10-12	Good	Relocate	
B4	Cabbage Palm	<i>Sabal palmetto</i>	10-12	20-35	10-12	Good	Relocate	
B5	Cabbage Palm	<i>Sabal palmetto</i>	10-12	20-35	10-12	Good	Relocate	
66	Chinese Fan Palm	<i>Livistona chinensis</i>	12-14	12-25	10-12	Good	Relocate	
C1	Chinese Fan Palm	<i>Livistona chinensis</i>	12-14	12-25	10-12	Good	Relocate	
D1	Medoid Date Palm	<i>Phoenix dactylifera Medjool</i>	18	40	18	Fair	Good	
60	Royal Palm	<i>Roystonea regia</i>	15.8	40	18	Good		



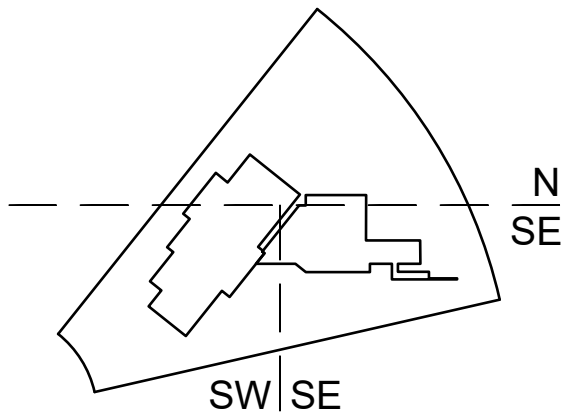


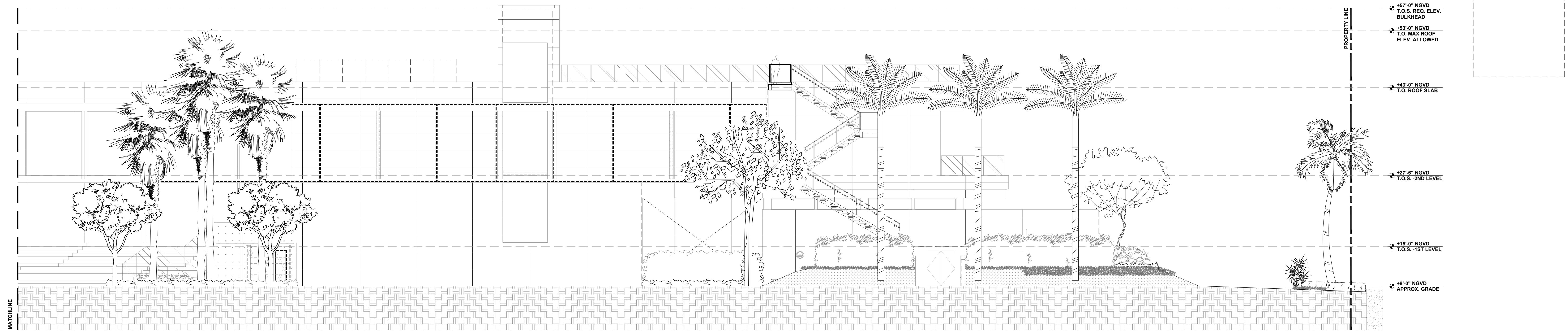
- LEGEND:
- BLACK METAL EDGING 4" = 440 L.F.
 - GRAY GRANITE GRAVEL 3/8" = 4,180 SQFT
 - MATERIALS



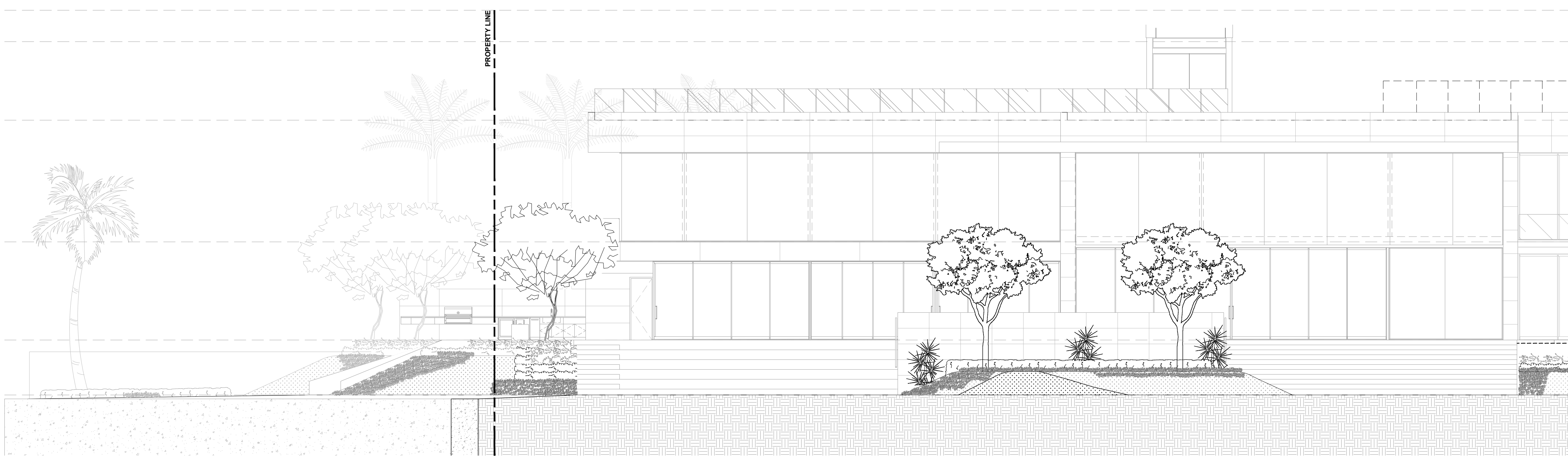


23 STAR ISLAND DR. - HARDSCAPE MATERIALS SCHEDULE							
SYM	MATERIAL	DESCRIPTION	LOCATION	DETAIL REFERENCE	SUBMITTAL REQUIREMENT	SOURCE (OR APPROVED EQUAL)	IMAGE
1	FLOORING MATERIAL	BY ARCHITECT	MAIN ENTRY POOL DECK OUTDOOR DINNING TERRACE SUMMER KITCHEN		BY ARCHITECT	BY ARCHITECT	
2	CONCRETE WITH SHELLS	MATERIAL: CONCRETE WITH SHELLS SIZE: POURED IN PLACE COLOR: LIGHT GREY FINISH: DYED, MEDIUM BROOM	DRIVEWAY GUEST PARKING MOTORCOURT	1 / L-400	MOCK-UP FOR APPROVAL	BY GC	
3	AGGREGATE PAVING	MATERIAL: BLACK SLATE SIZE: 3/8" COLOR: BLACK NOTE: MANUALLY REMOVE LIGHTER COLOR ROCKS	BORDER/INSERTS AT DRIVEWAY SERVICES ACCESS SIDE PATH SITTING AREA	1 / L-400 2 / L-400	SAMPLE FOR APPROVAL	Olimar Stone 6200 NW 72nd Avenue, Miami, FL 33166 (305) 477-7428	
4	LANDSCAPE STEEL EDGING	MATERIAL: COL-MET 1011BK SIZE: 120" L x 4" W COLOR: BLACK POWDER COAT	ALL GRAVEL BEDS	2 / L-400	SAMPLE FOR APPROVAL	COL-MET 3333 Miller Park South, Garland, TX 75042 (972) 494-3900	
5	POOL FINISH	MATERIAL: PEBBLE-SHEEN FINISH: REFINED TEXTURED FINISH WITH GLASS BLEND SIZE: POURED IN PLACE COLOR: WHITE DIAMONDS WITH LUMINOUS BLUE BLEND	POOL	SEE POOL DRAWINGS	SAMPLE FOR APPROVAL	Pebble Tec 15540 North 77th St., Scottsdale, AZ 85260 (480) 948-5058	
6	POOL WATERLINE TILE	MATERIAL: GLASSTINTS BY INTERSTYLE FINISH: SANDSTONE SIZE: 2"/3"/2" (7" HT. TOTAL) x 6" WIDE COLOR: GROTTO BLUE	POOL	SEE POOL DRAWINGS	SAMPLE WITH GROUT FOR APPROVAL	Ceramic Matrix 3825 N Miami Ave, Miami, FL 33127 (305) 573-5997	
7	WATER FEATURE FINISH	BY ARCHITECT	WATER FEATURES	SEE POOL DRAWINGS	BY ARCHITECT	BY ARCHITECT	
8	WOOD DECK	MATERIAL: AZEK VINTAGE COLLECTION SIZE: 1/8" x 3.5" x 12" COLOR: COASTLINE	DOCK ACCESS DOCK		SAMPLE FOR APPROVAL	SHELL LUMBER & HARDWARE 2430 NW 38 STREET, MIAMI, FL 33142 (305) 856-6401	
9	PRESERVED PLANTS	MATERIAL: SEE SHOP DRAWINGS SIZE: TBD NOTE: COORDINATE PLANT MATERIAL SELECTION WITH LANDSCAPE ARCHITECT	INTERIOR			CLAD Landscape Architecture info@clad-landscape.com (786) 536-6076	
10	SYNTHETIC GRASS	BY ARCHITECT	TENNIS COURT		BY ARCHITECT	BY ARCHITECT	
11	SOIL STABILIZATION	MATERIAL: GEOWEB GEOCELLS FOR LANDSCAPE	MOUNDS	4 / L-400	GEOWEB BY GEOSYSTEMS OR APPROVED EQUAL	PRESTO GEOSYSTEM 670 N PERKINS ST, PO Box 2399 APPLETON, WI 54912-2399 800-548-3424	

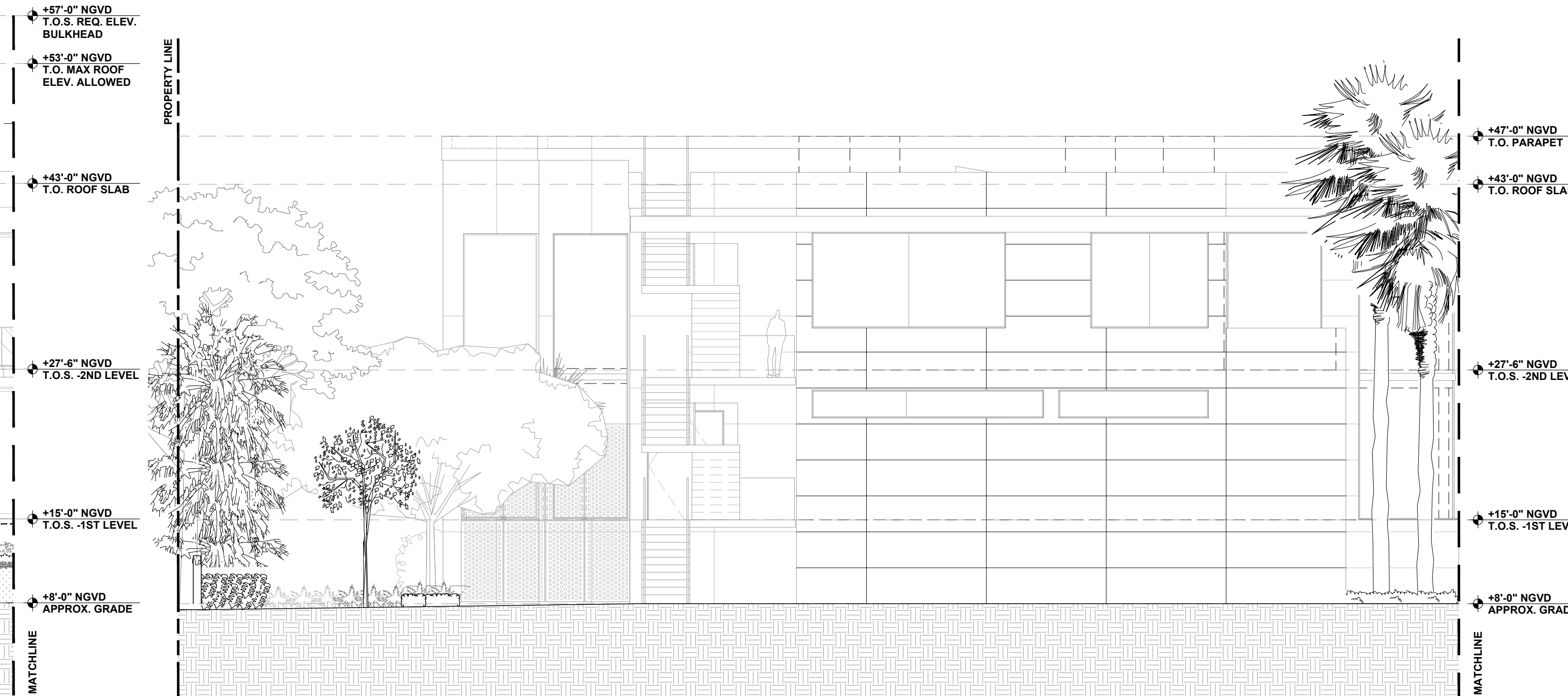




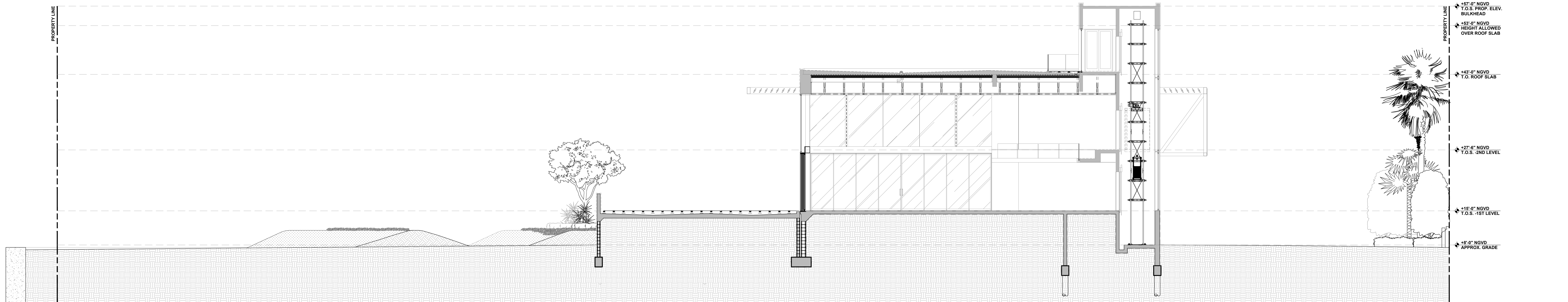
A FRONT ELEVATION (EAST)
Scale: 1/8"=1'-0"



B REAR ELEVATION (EAST)
Scale: 1/8"=1'-0"



C SIDE ELEVATION (WEST)
Scale: 1/8"=1'-0"



D NORTH-SOUTH SECTION
Scale: 1/8"=1'-0"

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

CHOEFF LEVY FISCHMAN
ARCHITECTURE + DESIGN

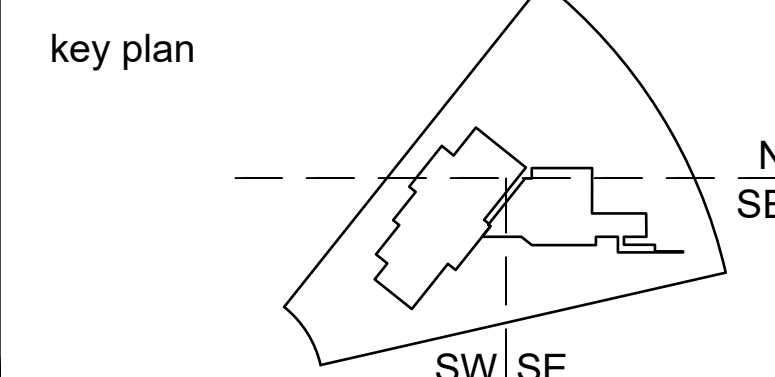
8425 Biscayne Blvd., suite 201
Miami, Florida 33138

www.clfarchitects.com

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(f) 305.892.5292

project name:
23 STAR ISLAND
MIAMI BEACH, FLORIDA 33139

CLAD
LANDSCAPE
ARCHITECTURE
AND DESIGN



Carolina
Monteiro

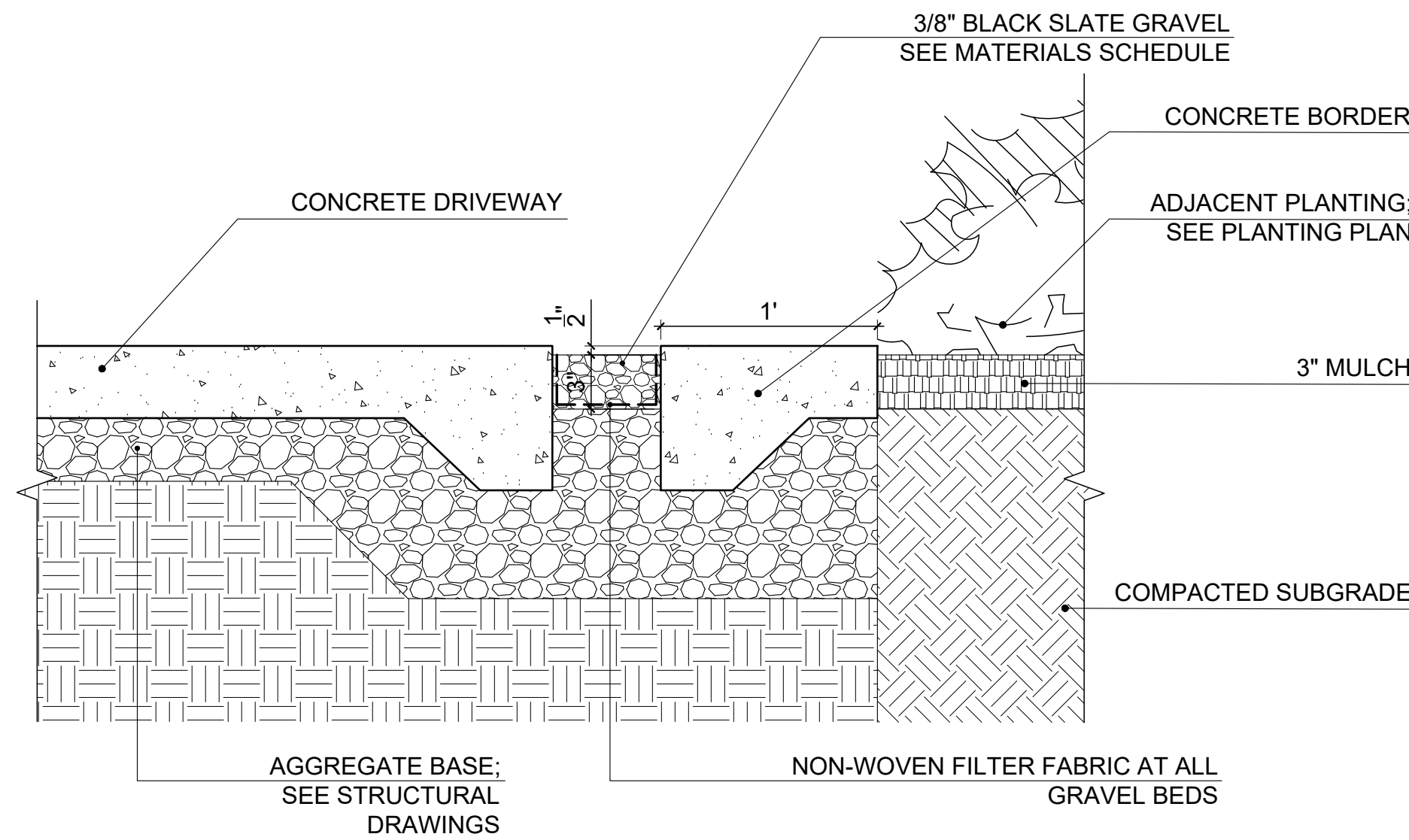
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Carolina Monteiro
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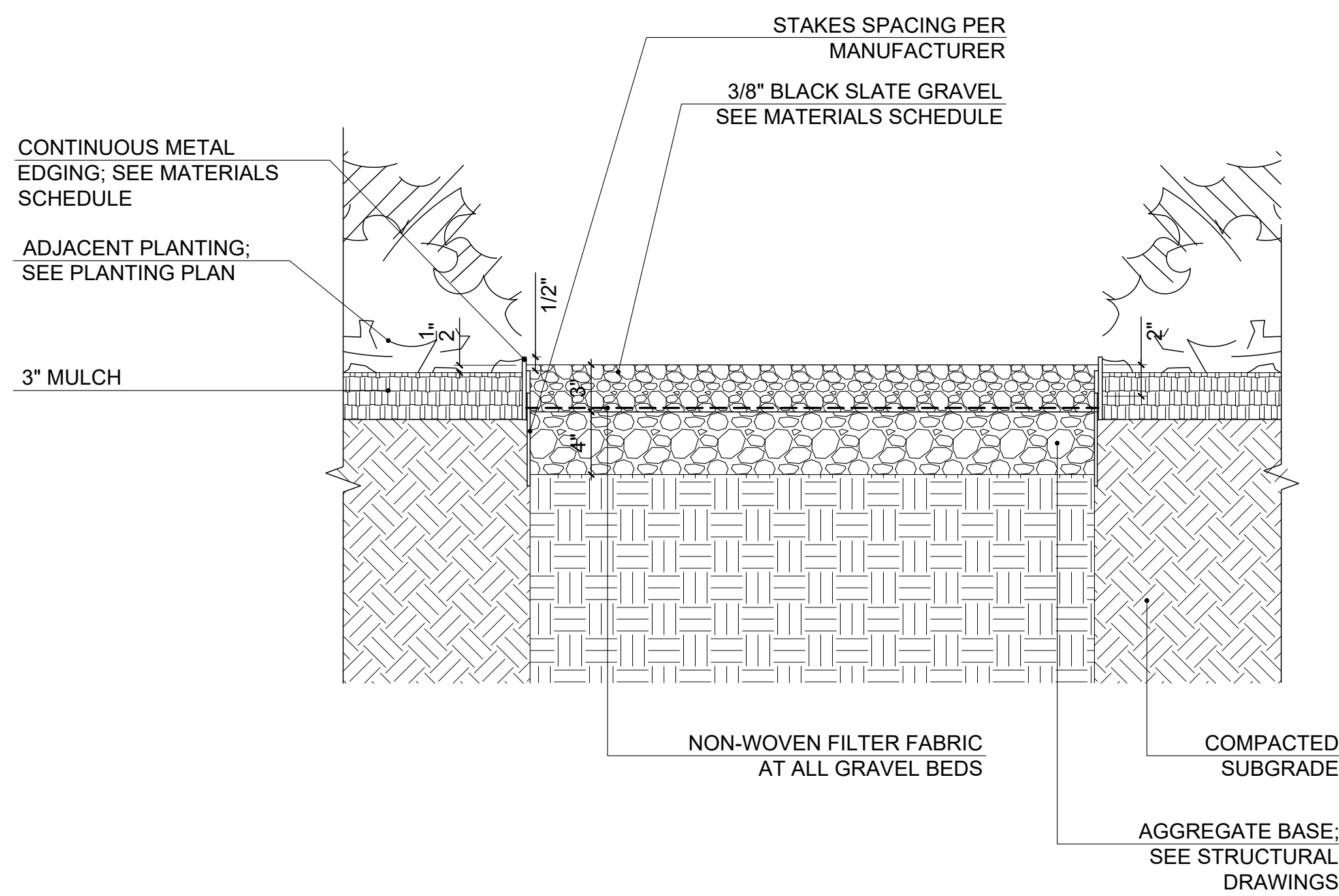
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2021 0208
**BOA - FINAL
SUBMISSION**

revised:
ELEVATIONS AND SECTION

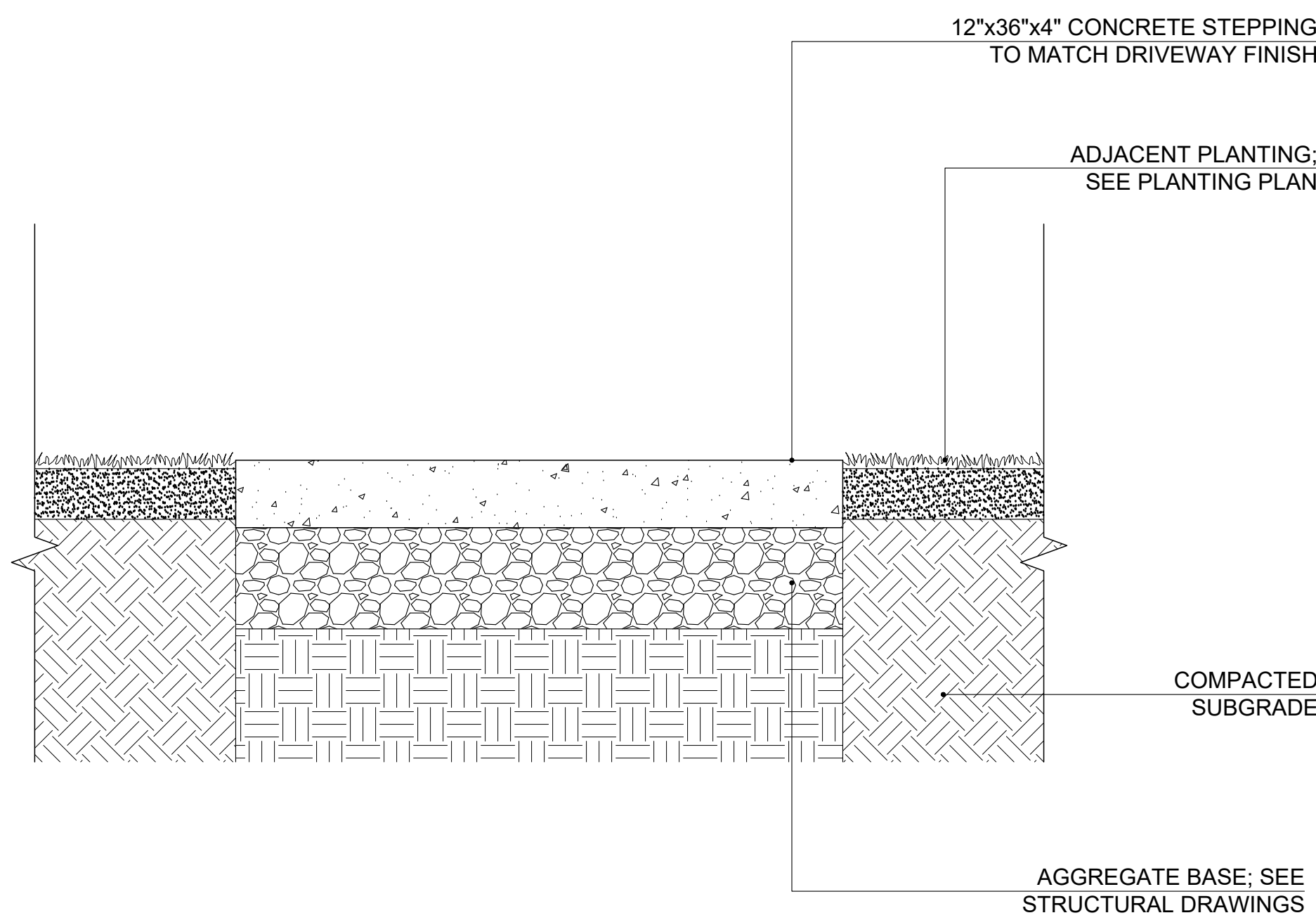
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1 AGGREGATE AT CONCRETE DRIVEWAY
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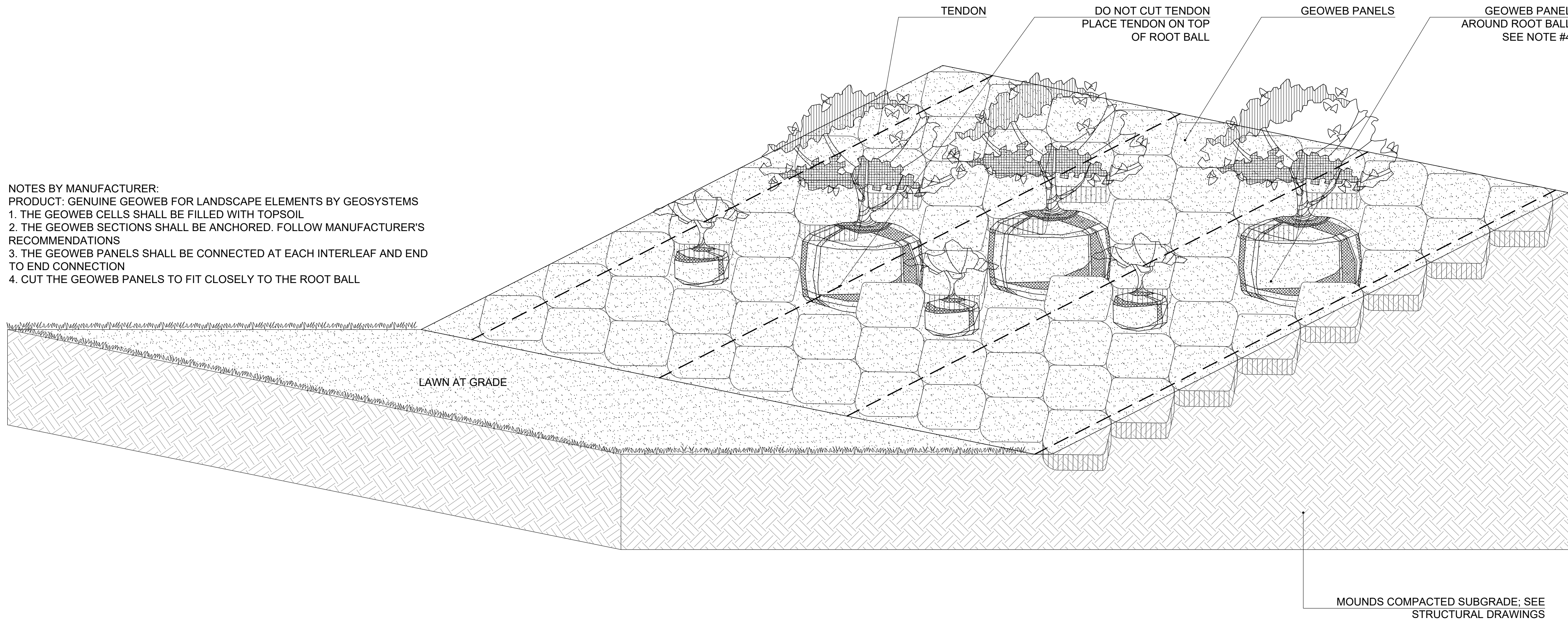


2 GRAVEL/PLANTING EDGES (TYP.)
Scale: 1-1/2" = 1'-0"



3 CONCRETE STEPPING STONES
Scale: 1-1/2" = 1'-0"

NOTES BY MANUFACTURER:
PRODUCT: GENUINE GEOWEB FOR LANDSCAPE ELEMENTS BY GEOSYSTEMS
1. THE GEOWEB CELLS SHALL BE FILLED WITH TOPSOIL
2. THE GEOWEB SECTIONS SHALL BE ANCHORED. FOLLOW MANUFACTURER'S RECOMMENDATIONS
3. THE GEOWEB PANELS SHALL BE CONNECTED AT EACH INTERLEAF AND END TO END CONNECTION
4. CUT THE GEOWEB PANELS TO FIT CLOSELY TO THE ROOT BALL



4 MOUNDS STABILIZATION DETAIL - ISOMETRIC
Scale: 1-1/2" = 1'-0"

Scale: 1-1/2" = 1'-0"

