1 CONTEXT LOCATION MAP

G1.1 | G1.1 N.T.S

CMA Design Studio, Inc.
ARCHITECTURE PLANNING INTERIOR DESIGN
232 Andalusia Avenue Suite 101 Coral Gables, Florida 33134 T: 305.448.4200

Hibiscus Residence
190/184 S Hibiscus Drive
Miami Beach, FL 33139

TITLE: CONTEXT LOCATION MAP

SEAL

Lynsie Christine Conn
FL Architect
AR99059
AA26000730

SHEET NO.:

G1.1

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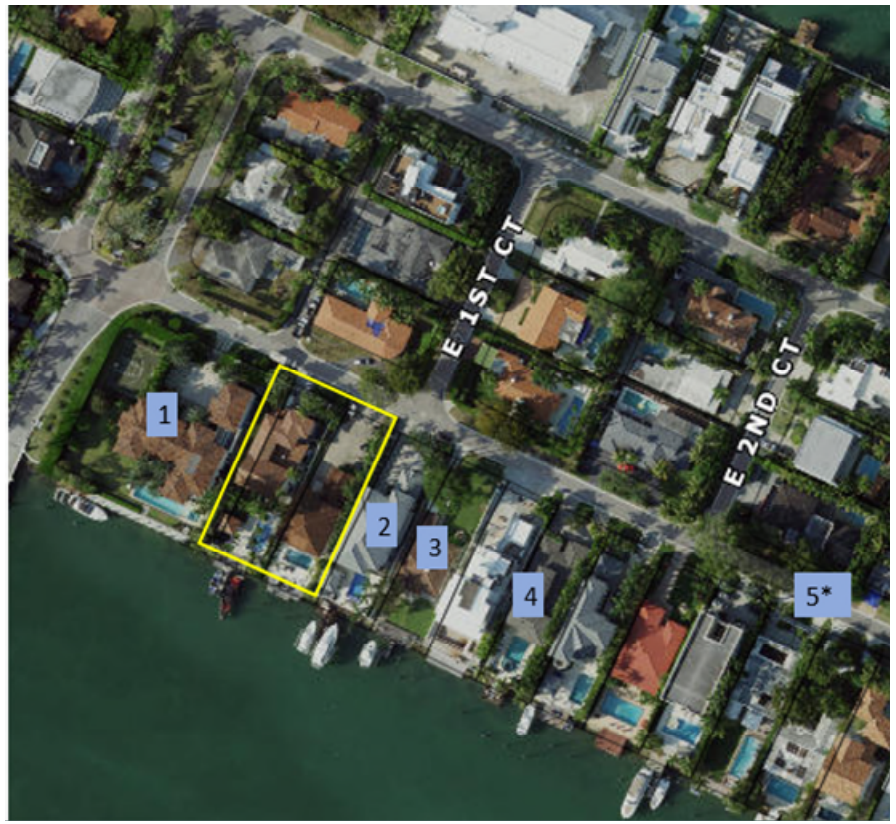
Neighbor Support DRB21-0667: 184-190 S. Hibiscus Drive



No.	Property Address	Owner	Status
1	218 S. Hibiscus Drive	Ibrahim Al Rashid	Support Letter
2	176 S. Hibiscus Drive	Jose A. Barrios	Support Letter
3	170 S. Hibiscus Drive	Jay Bernkrant	Support Letter
4	150 S. Hibiscus Drive	Ken Kazahaya	Support Letter
5*	1 N. Hibiscus Drive	Urike Stadler	Support Letter
*Not pictured			

BERCOW RADELL FERNANDEZ LARKIN + TAPANES
ZONING, LAND USE AND ENVIRONMENTAL LAW

JULY 9, 2021

Design Review Board Members
c/o Michael Belush, Chief of Planning & Zoning
Planning Department
City of Miami Beach
1700 Convention Center Drive, 2nd Floor
Miami Beach, Florida 33139

Re: **DRB21-0667** – Single-Family Home at 184-190 S. Hibiscus Drive, Miami Beach
Letter of Support

Dear Board Members:

I am the owner of 176 S HIBISCUS DRIVE, Miami Beach, Florida, which is in close proximity or abutting the above-referenced property. I had a conversation with the applicant and reviewed plans, renderings and design requests for the proposed single-family residence. The home is beautifully-designed and will be a welcome addition to the neighborhood.

Based on the foregoing, I fully support the applicant's new home and ask the Design Review Board to grant the design review approval with all associated requests.

Sincerely,

Signature

JOSE BANCA
Print name

July 21, 2021

Design Review Board Members
% Michael Belush, Chief of Planning & Zoning
Planning Department
City of Miami Beach
1700 Convention Center Drive, 2nd Floor
Miami Beach, FL 33139

Re: **DRB21-0667** - Single-Family Home at 184-190 S. Hibiscus Drive, Miami Beach

Letter of Support

Dear Board Members:

I am the owner of 150 S. Hibiscus Dr. Miami Beach, FL, which is in close proximity to the above referenced property. I had a conversation with the applicant and reviewed plans, renderings and design requests for the proposed single-family residence. The home is beautifully designed and will be a welcome addition to the neighborhood.

Based on the foregoing, I fully and enthusiastically support the applicant's new home application and respectfully ask the Design Review Board to grant the design review approval with all associated requests.

Sincerely,

Amy Kazahaya

Amy Kazahaya

150 S. HIBISCUS DR. MIAMI BEACH, FL 33139 (856) 261-7004

7-22, 2021

Design Review Board Members
c/o Michael Belush, Chief of Planning & Zoning
Planning Department
City of Miami Beach
1700 Convention Center Drive, 2nd Floor
Miami Beach, Florida 33139

Re: **DRB21-0667** – Single-Family Home at 184-190 S. Hibiscus Drive, Miami Beach
Letter of Support

Dear Board Members:

I am the owner of 170 So. HIBISCUS, Miami Beach, Florida, which is in close proximity or abutting the above-referenced property. I had a conversation with the applicant and reviewed plans, renderings and design requests for the proposed single-family residence. The home is beautifully-designed and will be a welcome addition to the neighborhood.

Based on the foregoing, I fully support the applicant's new home and ask the Design Review Board to grant the design review approval with all associated requests.

Sincerely,

Signature

JAY BRAHMBHAT
Print name

_____, 2021

Design Review Board Members
c/o Michael Belush, Chief of Planning & Zoning
Planning Department
City of Miami Beach
1700 Convention Center Drive, 2nd Floor
Miami Beach, Florida 33139

Re: **DRB21-0667** – Single-Family Home at 184-190 S. Hibiscus Drive, Miami Beach
Letter of Support

Dear Board Members:

I am the owner of 1N Hibiscus, Miami Beach, Florida, which is in close proximity or abutting the above-referenced property. I had a conversation with the applicant and reviewed plans, renderings and design requests for the proposed single-family residence. The home is beautifully-designed and will be a welcome addition to the neighborhood.

Based on the foregoing, I fully support the applicant's new home and ask the Design Review Board to grant the design review approval with all associated requests.

Sincerely,

Signature

Print name ULRIKE STADLER

July 27, 2021

Design Review Board Members
c/o Michael Belush, Chief of Planning & Zoning
Planning Department
City of Miami Beach
1700 Convention Center Drive, 2nd Floor
Miami Beach, Florida 33139

Re: **DRB21-0667** – Single-Family Home at 184-190 S. Hibiscus Drive, Miami Beach
Letter of Support

Dear Board Members:

I am the owner of 218 S HIBISCUS, Miami Beach, Florida, which is in close proximity or abutting the above-referenced property. I had a conversation with the applicant and reviewed plans, renderings and design requests for the proposed single-family residence. The home is beautifully-designed and will be a welcome addition to the neighborhood.

Based on the foregoing, I fully support the applicant's new home and ask the Design Review Board to grant the design review approval with all associated requests.

Sincerely,

Signature

IBRAHIM AL-RASHID
Print name

BERCOW RADELL FERNAND LARKIN + TAPANES
ZONING, LAND USE ENVIRONMENTAL L

1 RENDERING PERSPECTIVE

R1.0 | R1.0

N.T.S

DRB SET 05.10.21

CMA Design Studio, Inc.
ARCHITECTURE PLANNING INTERIOR DESIGN
232 Andalusia Avenue Suite 101 Coral Gables, Florida 33134 T: 305.448.4200

Hibiscus Residence
190/184 S Hibiscus Drive
Miami Beach, FL 33139

TITLE: RENDERING PERSPECTIVE

SEAL

Lynsie Christine Conn
FL Architect
AR99059
AA26000730

SHEET NO.:

R1.0

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1 RENDERING PERSPECTIVE

R7.0 R7.0

N.T.S

DRB SET 05.10.21

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232 Andalusia Avenue Suite 101 Coral Gables, Florida 33134 T: 305.448.4200

Hibiscus Residence
190/184 S Hibiscus Drive
Miami Beach, FL 33139

TITLE: RENDERING PERSPECTIVE

SEAL

Lynsie Christine Conn
FL Architect
AR99059
AA26000730

SHEET NO.:

R7.0

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1 RENDERING PERSPECTIVE

R8.0 | R8.0

N.T.S

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Hibiscus Residence
190/184 S Hibiscus Drive
Miami Beach, FL 33139

TITLE: RENDERING PERSPECTIVE

SEAL

Lynsie Christine Conn
FL Architect
AR99059
AA26000730

SHEET NO.:

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1 RENDERING PERSPECTIVE

R10.0 R10.0

N.T.S

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Hibiscus Residence
190/184 S Hibiscus Drive
Miami Beach, FL 33139

TITLE: RENDERING PERSPECTIVE

SEAL

Lynsie Christine Conn
FL Architect
AR99059
AA26000730

SHEET NO.:

R10.0

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1 RENDERING PERSPECTIVE

R11.0 | R11.0

N.T.S

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Hibiscus Residence
190/184 S Hibiscus Drive
Miami Beach, FL 33139

TITLE: RENDERING PERSPECTIVE

SEAL

Lynsie Christine Conn
FL Architect
AR99059
AA26000730

SHEET NO.:

R11.0

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1 190 S HIBISCUS DR - EXISTING STRUCTURE

G1.2 N.T.S

2 190 S HIBISCUS DR - EXISTING STRUCTURE

G1.2 N.T.S

3 190 S HIBISCUS DR - EXISTING STRUCTURE

G1.2 N.T.S

4 190 S HIBISCUS DR - EXISTING STRUCTURE

G1.2 N.T.S

DRB SET 05.10.21

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Hibiscus Residence
190/184 S Hibiscus Drive
Miami Beach, FL 33139

TITLE: 190 S HIBISCUS DR - EXISTING

SEAL

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FL Architect
AR99059
AA26000730

SHEET NO.:

G1.2

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1 184 S HIBISCUS DR - EXISTING STRUCTURE

G1.2A N.T.S

2 184 S HIBISCUS DR - EXISTING STRUCTURE

G1.2A N.T.S

3 184 S HIBISCUS DR - EXISTING STRUCTURE

G1.2A N.T.S

4 184 S HIBISCUS DR - EXISTING STRUCTURE

G1.2A N.T.S

5 KEY MAP

G1.2A N.T.S

DRB SET 05.10.21

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Hibiscus Residence
190/184 S Hibiscus Drive
Miami Beach, FL 33139

TITLE: 184 S HIBISCUS DR - EXISTING

SEAL

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FL Architect
AR99059
AA26000730

SHEET NO.:

G1.2A

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1 190/184 S HIBISCUS DR - EXISTING STRUCTURE

G1.2B N.T.S

DRB SET 05.10.21

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Hibiscus Residence
190/184 S Hibiscus Drive
Miami Beach, FL 33139

TITLE: 190 S HIBISCUS DR - EXISTING

SEAL

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FL Architect
AR99059
AA26000730

SHEET NO.:

G1.2B

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AERIAL VIEW

G1.3 N.T.S

1 218 S HIBISCUS DRIVE

G1.3 N.T.S

2 176 S HIBISCUS DR

G1.3 N.T.S

3 170 S HIBISCUS DRIVE

G1.3 N.T.S

DRB SET 05.10.21

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Hibiscus Residence
190/184 S Hibiscus Drive
Miami Beach, FL 33139

TITLE: SITE PHOTOGRAPHS

SEAL

Lynsie Christine Conn
FL Architect
AR99059
AA26000730

SHEET NO.:

G1.3

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AERIAL VIEW

G1.3 N.T.S

4 205 S HIBISCUS DRIVE

G1.3 N.T.S

5 185 S HIBISCUS DR

G1.3 N.T.S

6 165 S HIBISCUS DRIVE

G1.3 N.T.S

DRB SET 05.10.21

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Hibiscus Residence
190/184 S Hibiscus Drive
Miami Beach, FL 33139

TITLE: SITE PHOTOGRAPHS

SEAL

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AR99059
AA26000730

SHEET NO.:

G1.3A

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1 190/184 S HIBISCUS DRIVE EXISTING

G1.4 N.T.S

2 190/184 S HIBISCUS DRIVE PROPOSED

G1.4 N.T.S

(STREET TREES OMITTED
TO SHOW HOME BEYOND)

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Hibiscus Residence
190/184 S Hibiscus Drive
Miami Beach, FL 33139

TITLE: NEIGHBORHOOD CONTEXT STUDY

SEAL

Lynsie Christine Conn
FL Architect
AR99059
AA26000730

SHEET NO.:

G1.4

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1970 (ORIGINAL 1939 STRUCTURE)

1989

2021

1 FRONT ELEVATION PROGRESSION

G1.5 (190 S HIBISCUS DRIVE) N.T.S

1965 (ORIGINAL 1939 STRUCTURE)

1989

2021

1 REAR ELEVATION PROGRESSION

G1.5 (190 S HIBISCUS DRIVE) N.T.S

DRB SET 05.10.21

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Hibiscus Residence
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Miami Beach, FL 33139

TITLE: 190 PROGRESSION PHOTOGRAPHS

SEAL

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SHEET NO.:

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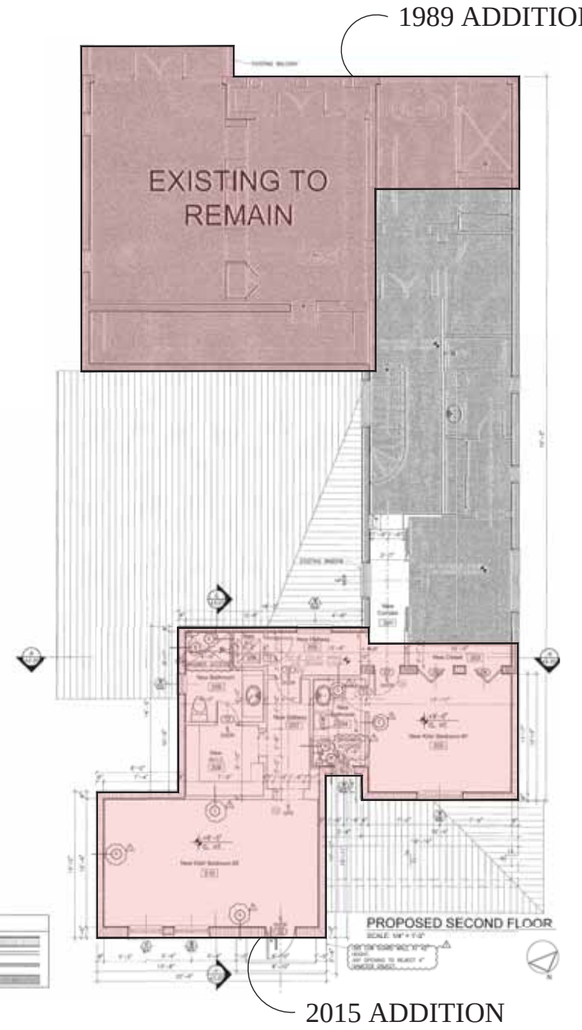
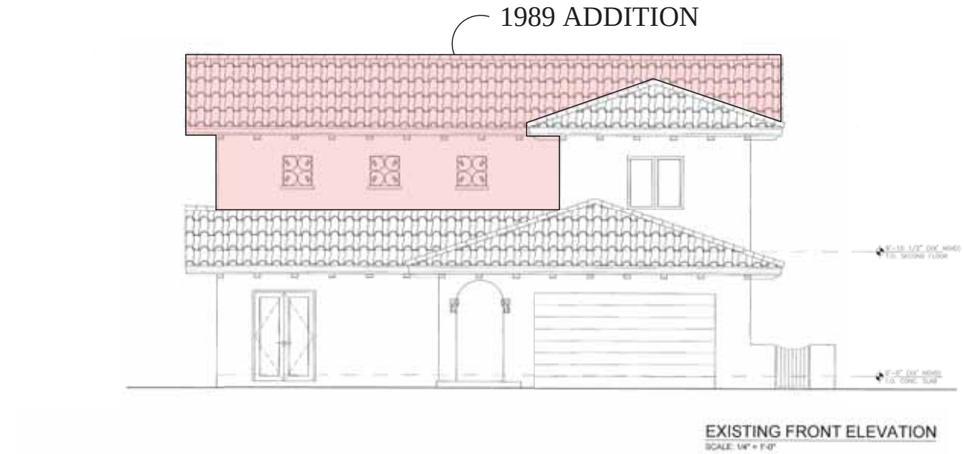
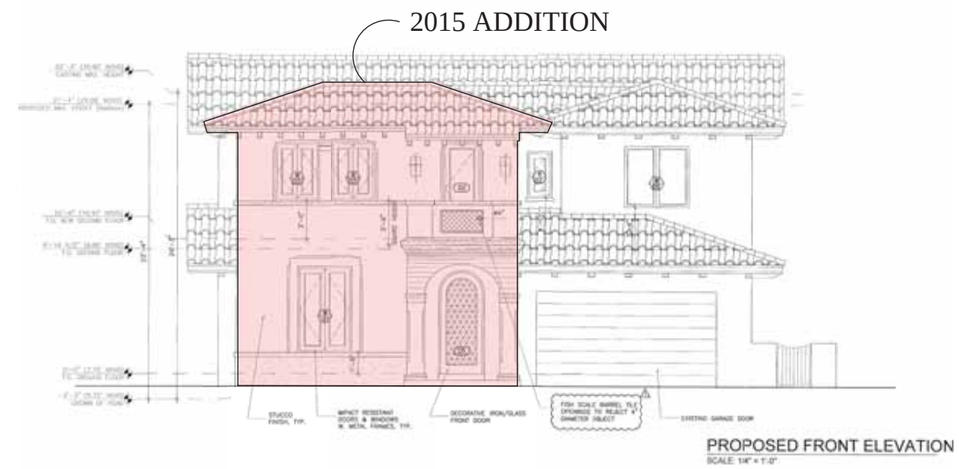
FIRST FLOOR PLAN

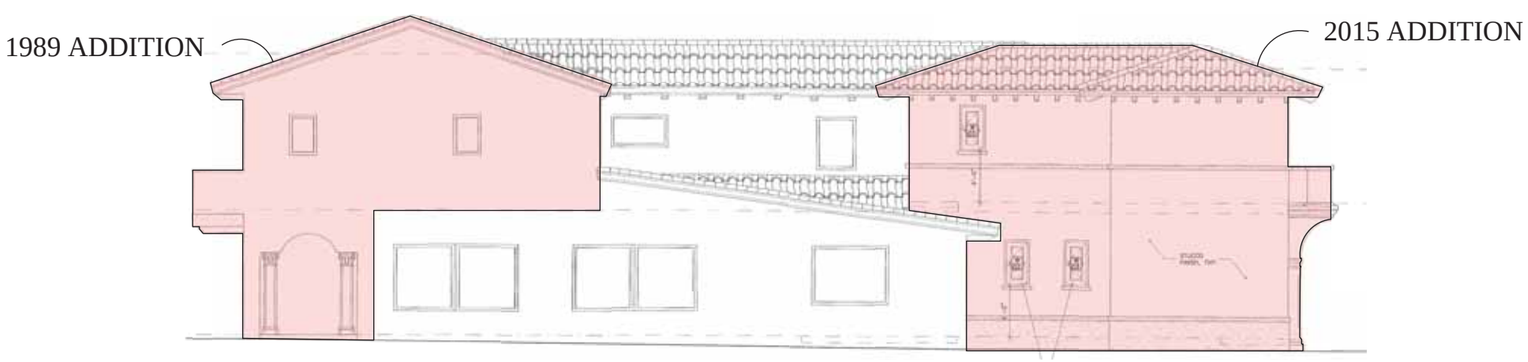


SECOND FLOOR PLAN





FRONT ELEVATION



EAST ELEVATION

1 POST 1942 MODIFICATIONS

G1.5A N.T.S

DRB SET 05.10.21

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Hibiscus Residence
190/184 S Hibiscus Drive
Miami Beach, FL 33139

TITLE: POST 1942 MODIFICATIONS

SEAL

Lynsie Christine Conn
FL Architect
AR99059
AA26000730

SHEET NO.:

G1.5A

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PUBLIC WORKS NOTES:

-IN A NEW CONSTRUCTION PROJECT THE SEAWALL MUST HAVE A MINIMUM ELEVATION OF 5.70' NAVD (7.26' NGVD); THE ELEVATION WILL NEED TO BE VERIFIED BY A PROFESSIONAL SURVEYOR AND MAPPER LICENSED IN THE STATE OF FLORIDA (PUBLIC WORKS MANUAL PART 1 / SECTION 1 / A.2 / 5

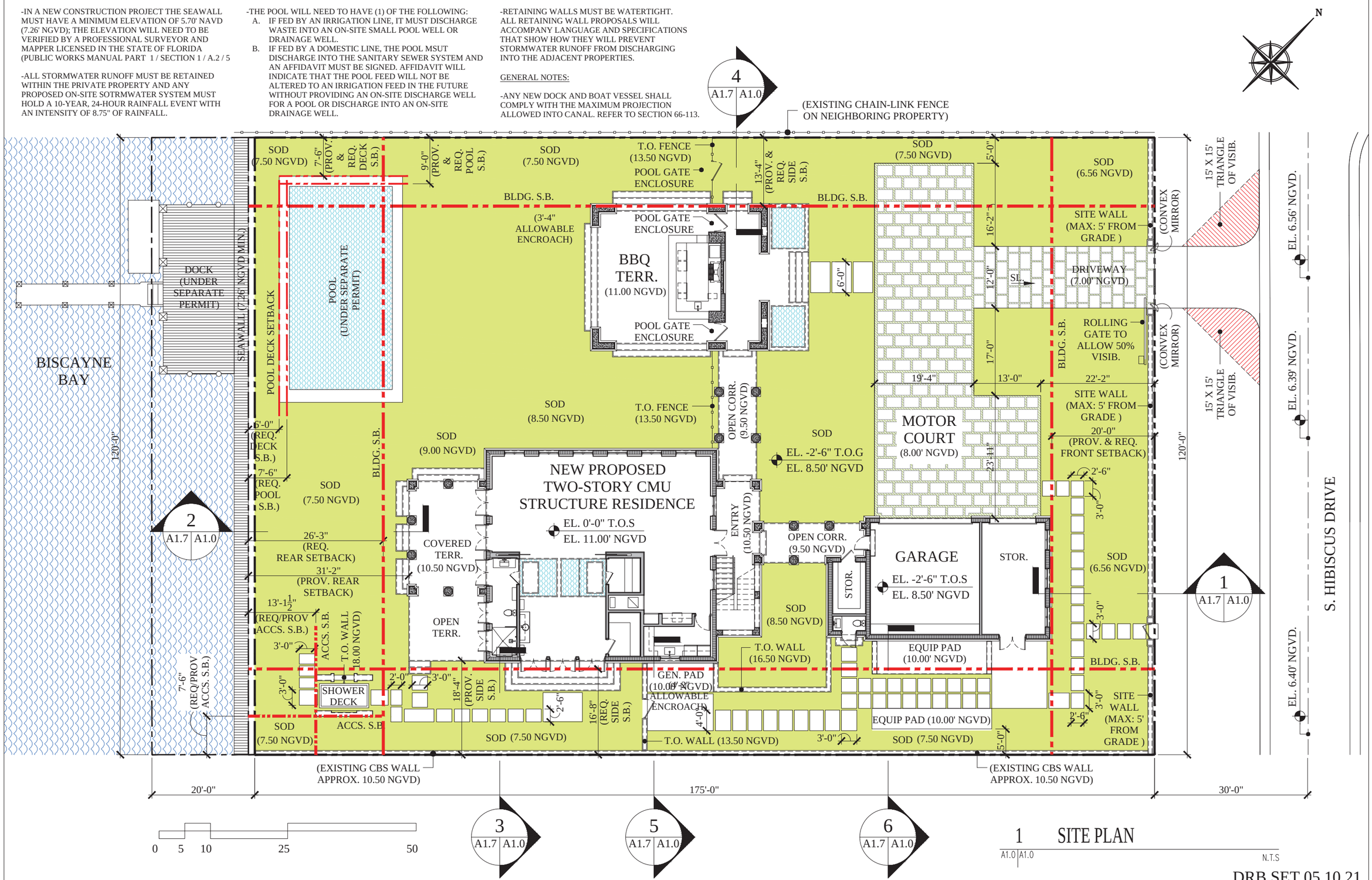
-ALL STORMWATER RUNOFF MUST BE RETAINED WITHIN THE PRIVATE PROPERTY AND ANY PROPOSED ON-SITE SOTRMWATER SYSTEM MUST HOLD A 10-YEAR, 24-HOUR RAINFALL EVENT WITH AN INTENSITY OF 8.75" OF RAINFALL.

-THE POOL WILL NEED TO HAVE (1) OF THE FOLLOWING:
A. IF FED BY AN IRRIGATION LINE, IT MUST DISCHARGE WASTE INTO AN ON-SITE SMALL POOL WELL OR DRAINAGE WELL.
B. IF FED BY A DOMESTIC LINE, THE POOL MSUT DISCHARGE INTO THE SANITARY SEWER SYSTEM AND AN AFFIDAVIT MUST BE SIGNED. AFFIDAVIT WILL INDICATE THAT THE POOL FEED WILL NOT BE ALTERED TO AN IRRIGATION FEED IN THE FUTURE WITHOUT PROVIDING AN ON-SITE DISCHARGE WELL FOR A POOL OR DISCHARGE INTO AN ON-SITE DRAINAGE WELL.

-RETAINING WALLS MUST BE WATERTIGHT. ALL RETAINING WALL PROPOSALS WILL ACCOMPANY LANGUAGE AND SPECIFICATIONS THAT SHOW HOW THEY WILL PREVENT STORMWATER RUNOFF FROM DISCHARGING INTO THE ADJACENT PROPERTIES.

GENERAL NOTES:

-ANY NEW DOCK AND BOAT VESSEL SHALL COMPLY WITH THE MAXIMUM PROJECTION ALLOWED INTO CANAL. REFER TO SECTION 66-113.



DRB SET 05.10.21

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ARCHITECTURE PLANNING INTERIOR DESIGN
232 Andalusia Avenue Suite 101 Coral Gables, Florida 33134 T: 305.448.4200

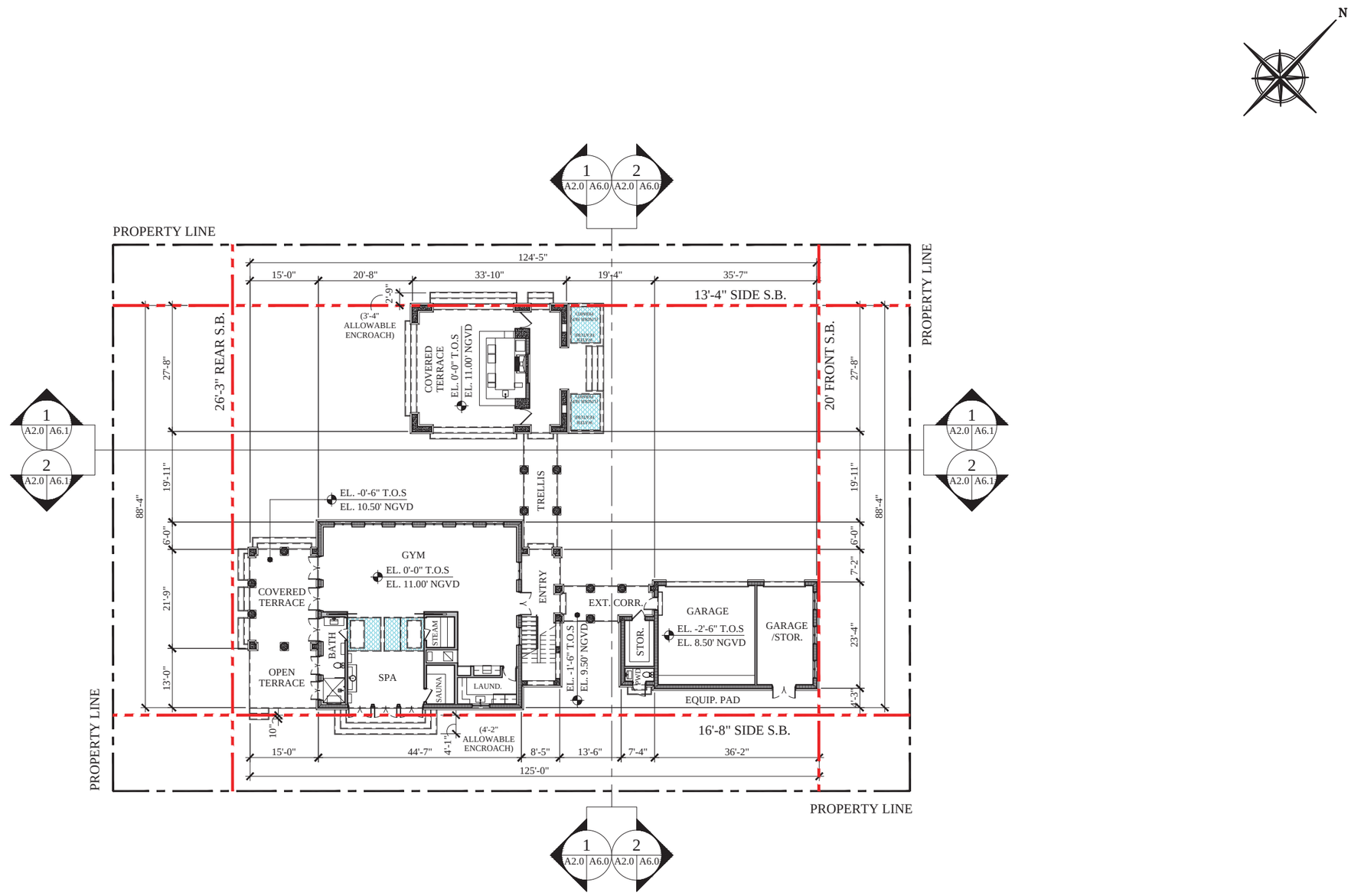
Hibiscus Residence
190/184 S Hibiscus Drive
Miami Beach, FL 33139

TITLE: SITE PLAN

SEAL

Lynsie Christine Conn
FL Architect
AR99059
AA26000730

SHEET NO.:
A1.0



1 FIRST FLOOR PLAN

A1.0 A2.0 N.T.S

DRB SET 05.10.21

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Hibiscus Residence
190/184 S Hibiscus Drive
Miami Beach, FL 33139

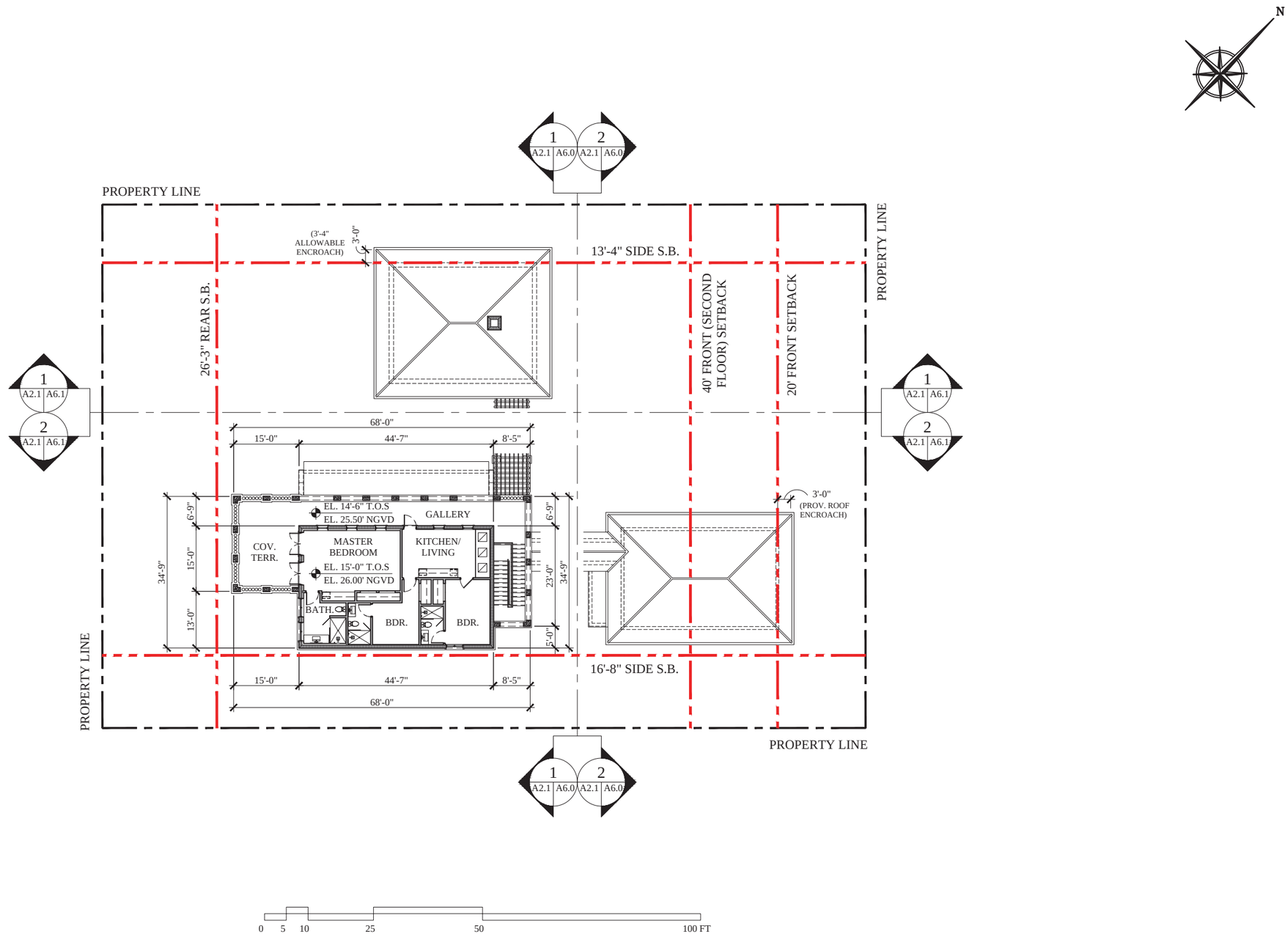
TITLE: FIRST FLOOR PLAN

SEAL

Lynsie Christine Conn
FL Architect
AR99059
AA26000730

SHEET NO.:

A2.0



1 SECOND FLOOR PLAN

A1.0 A2.1 N.T.S

DRB SET 05.10.21

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ARCHITECTURE PLANNING INTERIOR DESIGN
232 Andalusia Avenue Suite 101 Coral Gables, Florida 33134 T: 305.448.4200

Hibiscus Residence
190/184 S Hibiscus Drive
Miami Beach, FL 33139

TITLE: SECOND FLOOR PLAN

SEAL

Lynsie Christine Conn
FL Architect
AR99059
AA26000730

SHEET NO.:

A2.1

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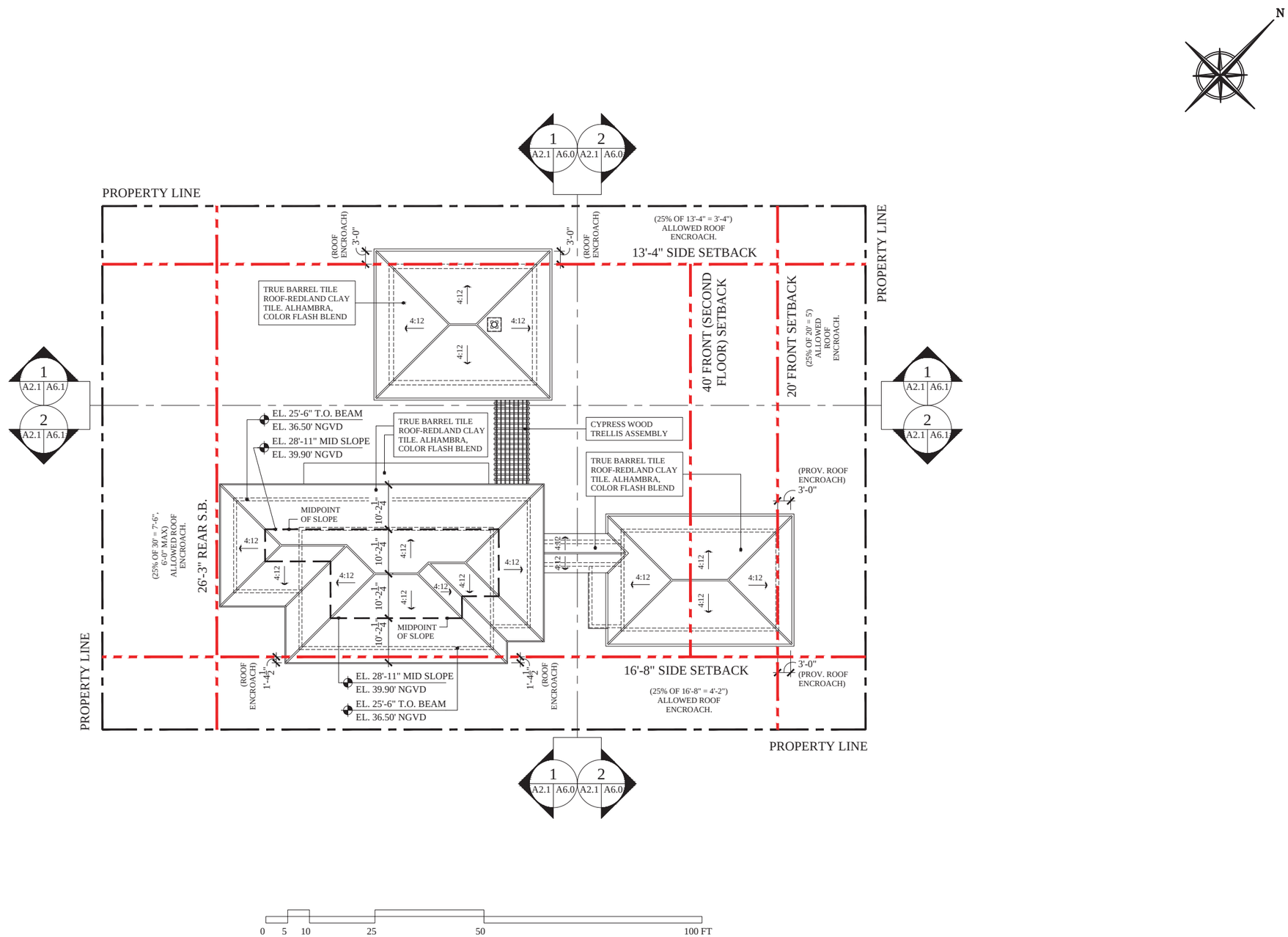

1 ROOF PLAN

A1.0 | A2.2

N.T.S

DRB SET 05.10.21

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ARCHITECTURE PLANNING INTERIOR DESIGN
232 Andalusia Avenue Suite 101 Coral Gables, Florida 33134 T: 305.448.4200

Hibiscus Residence
190/184 S Hibiscus Drive
Miami Beach, FL 33139

TITLE: ROOF PLAN

SEAL

Lynsie Christine Conn
FL Architect
AR99059
AA26000730

SHEET NO.:

A2.2

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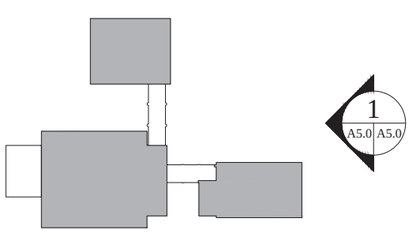
1 CLAY BARREL ROOF TILE (ALTUSA OR ALHAMBRA, COLOR FUME)
2 CAST STONE DETAIL (LIMESTONE FINISH)
3 CYPRESS WOOD RAFTER
4 STUCCO WALL FINISH
5 CORAL STONE FINISH
6 CAST STONE RAILING
7 ALUMINUM GLASS FRENCH DOOR, DARK BRONZE ANODIZED FINISH, IMPACT GLAZING
8 ALUMINUM WINDOW, DARK BRONZE FINISH, IMPACT GLAZING
9 ALUMINUM DOOR, DARK BRONZE FINISH IMPACT GLAZING
10 GARAGE DOOR W/ WOOD GRAIN FINISH
11 CAST STONE COLUMN
12 CERAMIC TILE
13 CUMARU WOOD CLADDING
14 MOORISH STYLE WOOD SCREENING
15 CONTINUOUS COPPER GUTTER

1 FRONT ELEVATION

A2.0 A5.0
A2.1
A2.2

N.T.S

0 5 10 25 50



DRB SET 05.10.21

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ARCHITECTURE PLANNING INTERIOR DESIGN
232 Andalusia Avenue Suite 101 Coral Gables, Florida 33134 T: 305.448.4200

Hibiscus Residence
190/184 S Hibiscus Drive
Miami Beach, FL 33139

TITLE: FRONT ELEVATION

SEAL

Lynsie Christine Conn
FL Architect
AR99059
AA26000730

SHEET NO.:
A5.0

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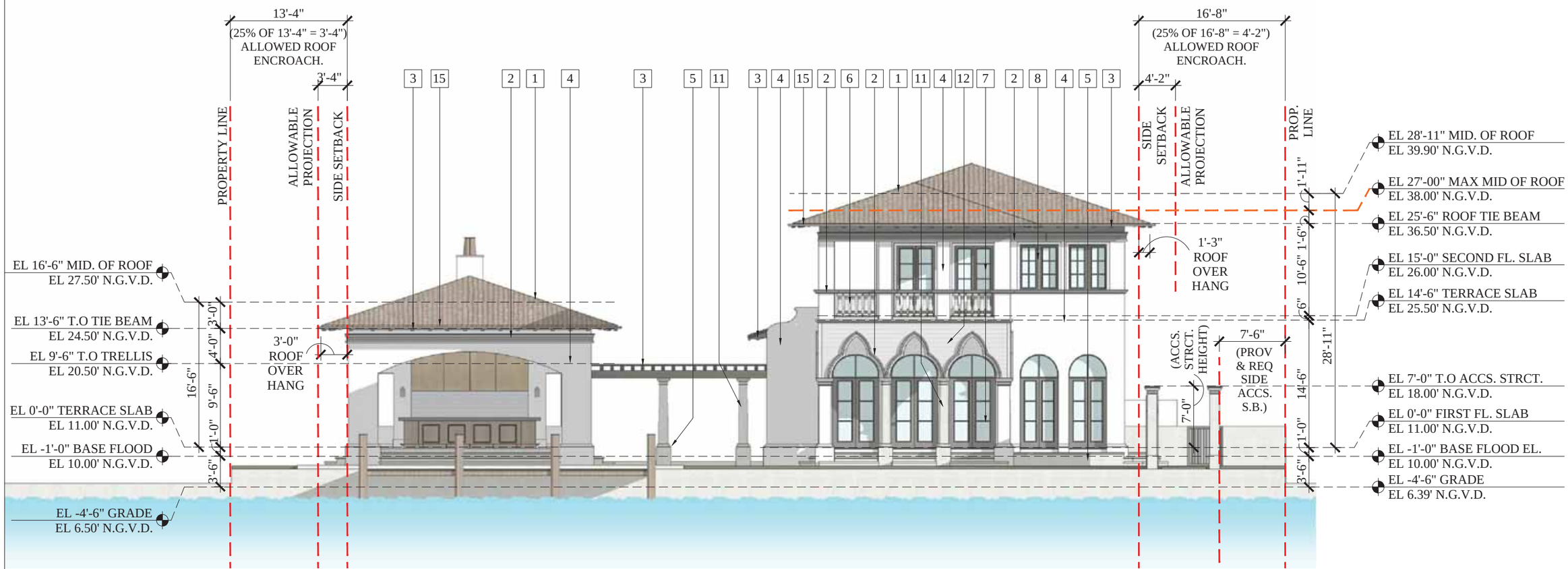
1 CLAY BARREL ROOF TILE (ALTUSA OR ALHAMBRA, COLOR FUME)	6 CAST STONE RAILING	11 CAST STONE COLUMN
2 CAST STONE DETAIL (LIMESTONE FINISH)	7 ALUMINUM GLASS FRENCH DOOR, DARK BRONZE ANODIZED FINISH, IMPACT GLAZING	12 CERAMIC TILE
3 CYPRESS WOOD RAFTER	8 ALUMINUM WINDOW, DARK BRONZE FINISH, IMPACT GLAZING	13 CUMARU WOOD CLADDING
4 STUCCO WALL FINISH	9 ALUMINUM DOOR, DARK BRONZE FINISH IMPACT GLAZING	14 MOORISH STYLE WOOD SCREENING
5 CORAL STONE FINISH	10 GARAGE DOOR W/ WOOD GRAIN FINISH	15 CONTINUOUS COPPER GUTTER

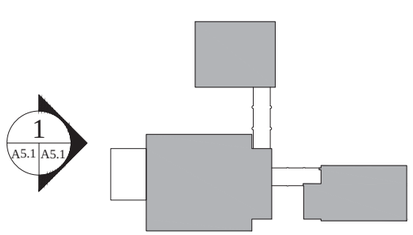


1 REAR ELEVATION

A2.0 A5.1
A2.1
A2.2

N.T.S

0 5 10 25 50



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ARCHITECTURE PLANNING INTERIOR DESIGN
232 Andalusia Avenue Suite 101 Coral Gables, Florida 33134 T: 305.448.4200

Hibiscus Residence
190/184 S Hibiscus Drive
Miami Beach, FL 33139

TITLE: REAR ELEVATION

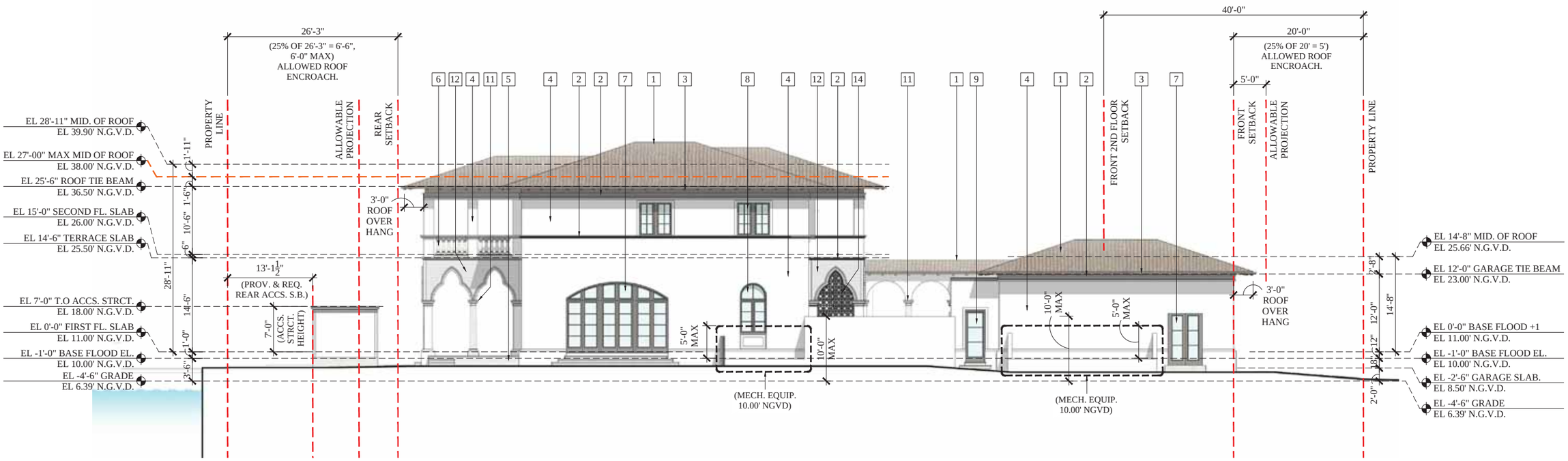
SEAL

Lynsie Christine Conn
FL Architect
AR99059
AA26000730

SHEET NO.:

A5.1

1	CLAY BARREL ROOF TILE (ALTUSA OR ALHAMBRA, COLOR FUME)	6	CAST STONE RAILING	11	CAST STONE COLUMN
2	CAST STONE DETAIL (LIMESTONE FINISH)	7	ALUMINUM GLASS FRENCH DOOR, DARK BRONZE ANODIZED FINISH, IMPACT GLAZING	12	CERAMIC TILE
3	CYPRESS WOOD RAFTER	8	ALUMINUM WINDOW, DARK BRONZE FINISH, IMPACT GLAZING	13	CUMARU WOOD CLADDING
4	STUCCO WALL FINISH	9	ALUMINUM DOOR, DARK BRONZE FINISH IMPACT GLAZING	14	MOORISH STYLE WOOD SCREENING
5	CORAL STONE FINISH	10	GARAGE DOOR W/ WOOD GRAIN FINISH	15	CONTINUOUS COPPER GUTTER

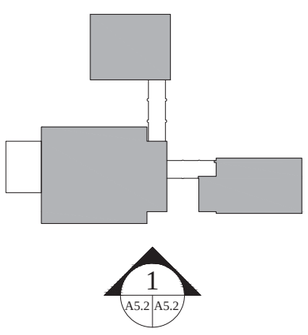


1 SIDE ELEVATION

A2.0 | A5.2
A2.1
A2.2

N.T.S

0 5 10 25 50



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190/184 S Hibiscus Drive
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TITLE: SIDE ELEVATION

SEAL

Lynsie Christine Conn
FL Architect
AR99059
AA26000730

SHEET NO.:
A5.2

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1	CLAY BARREL ROOF TILE (ALTUSA OR ALHAMBRA, COLOR FUME)	6	CAST STONE RAILING	11	CAST STONE COLUMN
2	CAST STONE DETAIL (LIMESTONE FINISH)	7	ALUMINUM GLASS FRENCH DOOR, DARK BRONZE ANODIZED FINISH, IMPACT GLAZING	12	CERAMIC TILE
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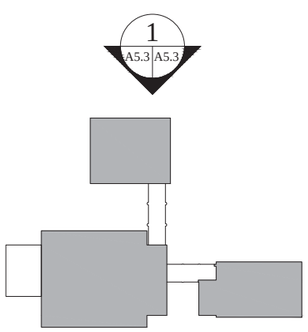
4	STUCCO WALL FINISH	9	ALUMINUM DOOR, DARK BRONZE FINISH IMPACT GLAZING	14	MOORISH STYLE WOOD SCREENING
5	CORAL STONE FINISH	10	GARAGE DOOR W/ WOOD GRAIN FINISH	15	CONTINUOUS COPPER GUTTER

1 SIDE ELEVATION

A2.0 A5.3
A2.1
A2.2

N.T.S



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Hibiscus Residence
190/184 S Hibiscus Drive
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TITLE: SIDE ELEVATION

SEAL

Lynsie Christine Conn
FL Architect
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SHEET NO.:

A5.3

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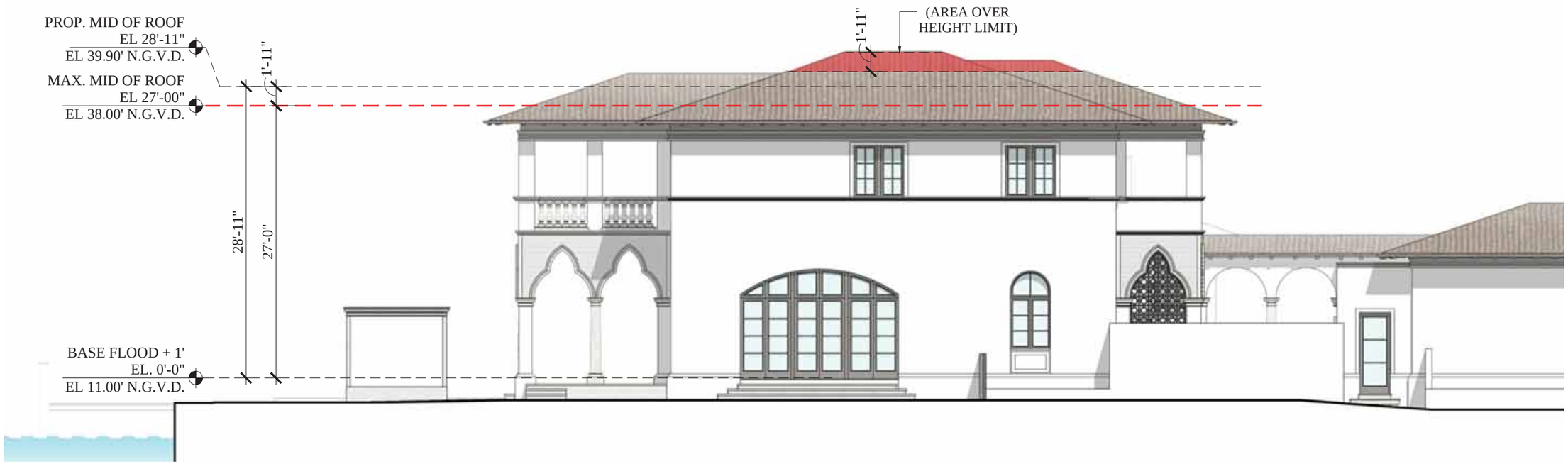

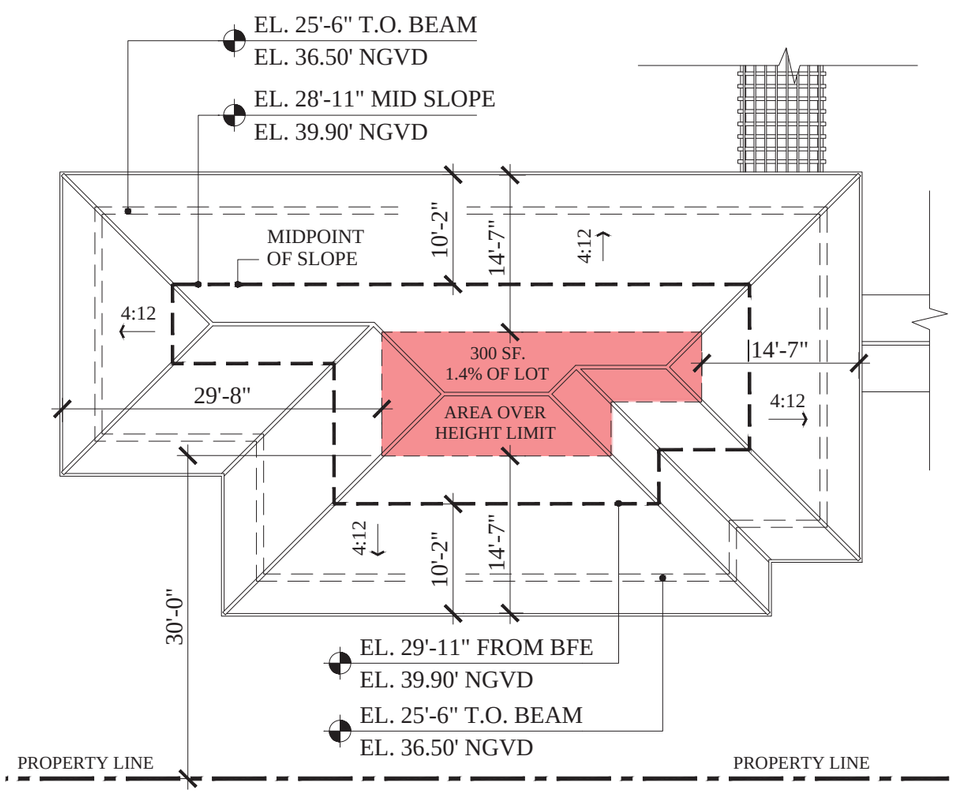

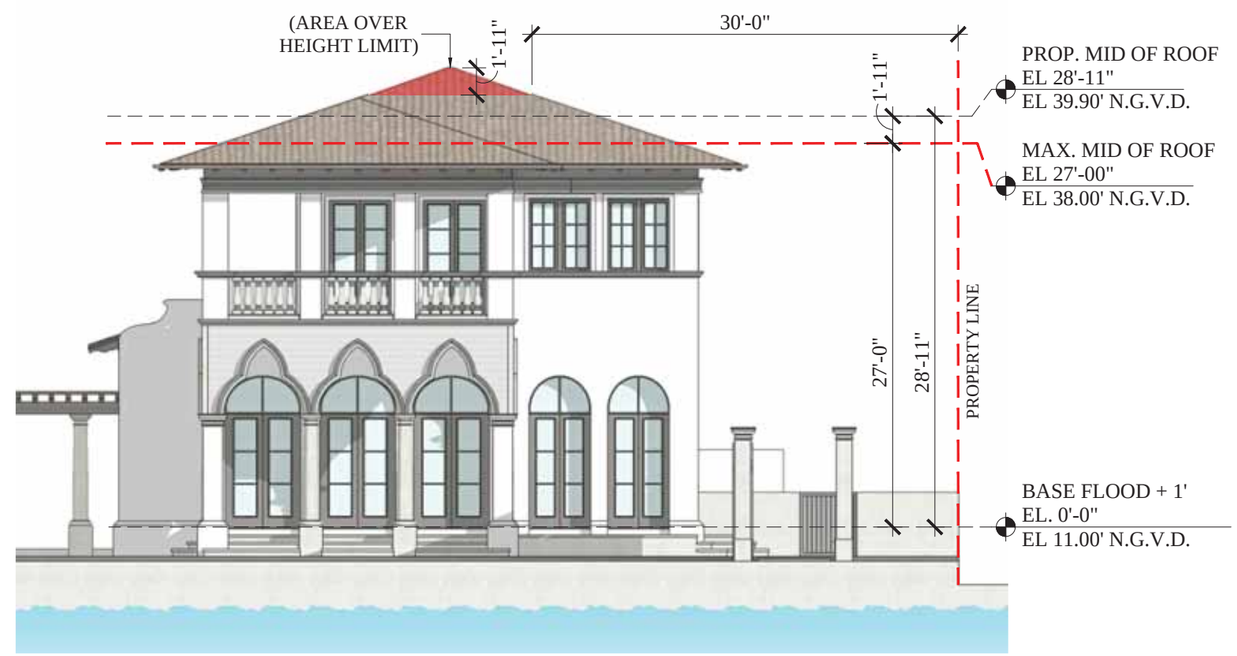

1 HEIGHT WAIVER DIAGRAM

A1.0 | A1.6

N.T.S

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Hibiscus Residence
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TITLE: WAIVER DIAGRAMS

SEAL

Lynsie Christine Conn
FL Architect
AR99059
AA26000730

SHEET NO.:

A1.6

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1 TRUE BARREL ROOF TILE

A5.0 A7.0 A5.1 A5.2 (REDLAND CLAY, ALHAMBRA COLOR BLEND) N.T.S

2 CORAL STONE & POOL FINISHES

A5.0 A7.0 A5.1 A5.2 N.T.S

3 ARCH. COLUMNS & ARCHES DETAIL

A5.0 A7.0 A5.1 A5.2 N.T.S

4 MOORISH STYLE WOOD SCREENS

A5.0 A7.0 A5.1 A5.2 N.T.S

5 CAST STONE LIMESTONE FINISH

A5.0 A7.0 A5.1 A5.2 N.T.S

6 CERAMIC TILE FINISH

A5.0 A7.0 A5.1 A5.2 N.T.S

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TITLE: MATERIAL SAMPLE IMAGES

SEAL

Lynsie Christine Conn
FL Architect
AR99059
AA26000730

SHEET NO.:

A7.0

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1 RENDERING PERSPECTIVE

R10.0 R10.0

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TITLE: RENDERING PERSPECTIVE

SEAL

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FL Architect
AR99059
AA26000730

SHEET NO.:

R10.0

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1 RENDERING PERSPECTIVE

R2.0 | R2.0

N.T.S

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TITLE: RENDERING PERSPECTIVE

SEAL

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AA26000730

SHEET NO.:

R2.0

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1 RENDERING PERSPECTIVE

R3.0 | R3.0

N.T.S

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TITLE: RENDERING PERSPECTIVE

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AA26000730

SHEET NO.:

R3.0

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1 RENDERING PERSPECTIVE

R4.0 | R4.0

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TITLE: RENDERING PERSPECTIVE

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AR99059
AA26000730

SHEET NO.:

R4.0

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1 RENDERING PERSPECTIVE

R5.0 R5.0

N.T.S

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SHEET NO.:

R5.0

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1 RENDERING PERSPECTIVE

R6.0 | R6.0

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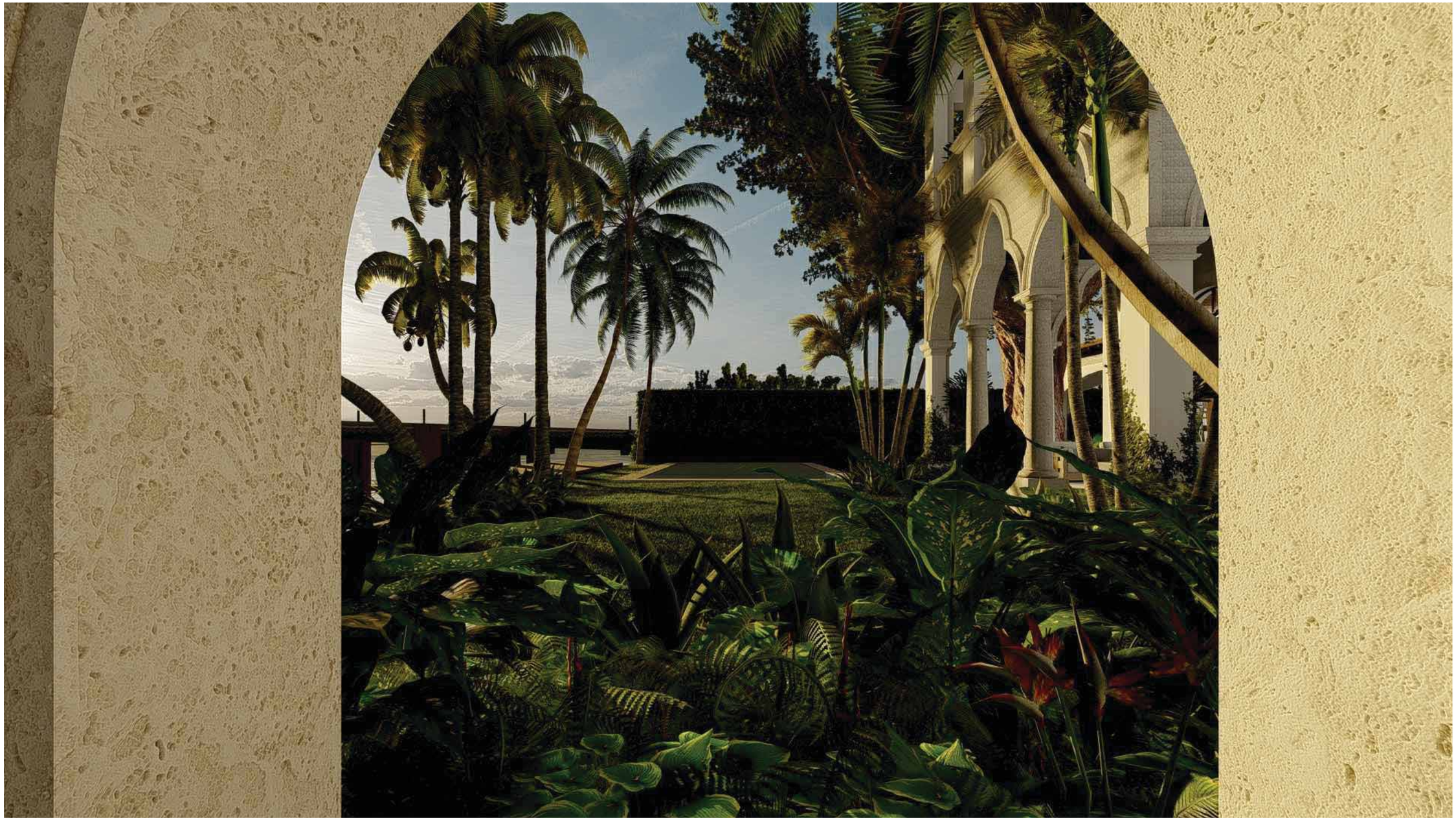

1 RENDERING PERSPECTIVE

R9.0 R9.0

N.T.S

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TITLE: RENDERING PERSPECTIVE

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FL Architect
AR99059
AA26000730

SHEET NO.:

R9.0

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SKETCH OF SURVEY

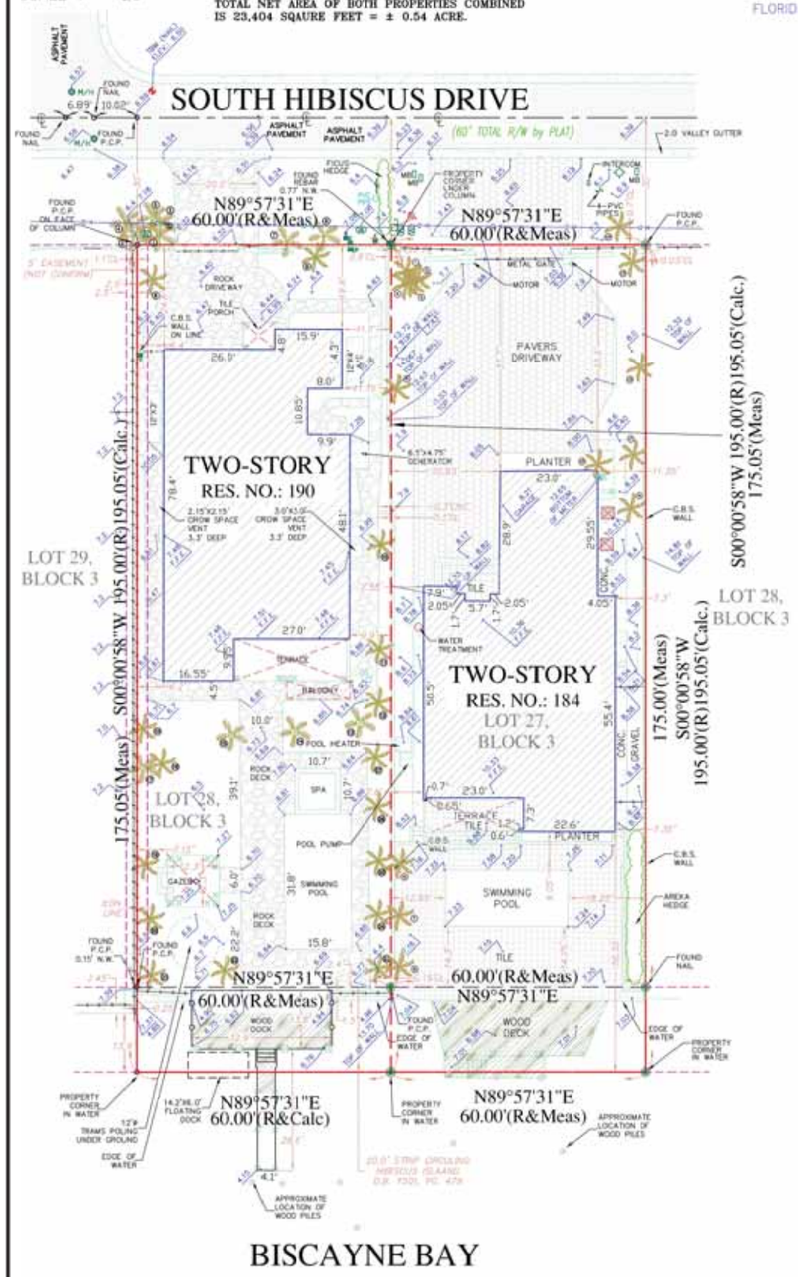
PREPARED BY:

GUNTER GROUP, INC.
LAND SURVEYING - LAND PLANNING
FLORIDA CERTIFICATE OF AUTHORIZATION NO. LB 4507
9350 S.W. 22nd TERRACE
MIAMI, FLORIDA 33165
(305) 220-0073

NORTH
SCALE 1" = 20'

AREA NOTES:

NET AREA FOR THE PROPERTY LOCATED AT 184 SOUTH HIBISCUS DRIVE IS 11,702 SQAURE FEET = ± 0.27 ACRE.
NET AREA FOR THE PROPERTY LOCATED AT 190 SOUTH HIBISCUS DRIVE IS 11,702 SQAURE FEET = ± 0.27 ACRE.
TOTAL NET AREA OF BOTH PROPERTIES COMBINED IS 23,404 SQAURE FEET = ± 0.54 ACRE.



ABBREVIATIONS:

(Calc.)	CALCULATED
(Meas)	MEASURED
(R)	RECORD
CONC.	CONCRETE
C.B.S.	CONCRETE BLOCK & STUCCO
P.C.P.	PERMANENT CONTROL POINT
CL.	CLEAR
F.F.E.	FINISH FLOOR ELEVATION
ENCR.	ENCROACH

LEGEND:

- EXISTING ELEVATION
- SIGN
- WATER METER
- CATCH BASINS
- WOOD POWER POLE
- GAS METER
- DRAINAGE
- CENTER LINE
- ELECTRIC METER
- ELECTRIC PANEL
- LAMP
- SEWER
- ELECTRIC METER
- AIR CONDITIONER
- TREE NUMBER

TREE TABLE FOR LOT 28

No.	Common Name	Diameter inches	Height feet	Spread feet
1	Palm	10	30	18
2	Palm	12	28	18
3	Palm	11	25	16
4	Palm	11	18	18
5	Palm	14	18	20
6	Palm	10	14	13
7	Palm	10	18	15
8	Coconut	10	30	24
9	Coconut	14	40	24
10	Coconut	14	40	23
11	Coconut	14	40	23
12	Coconut	14	40	23
13	Palm	24	45	20
14	Palm	24	35	20
15	Palm	20	35	20
16	Coconut	10	15	20
17	Palm	18	40	20
18	Coconut	10	25	20
19	Coconut	10	40	20
20	Coconut	10	35	20
21	Coconut	10	30	20
22	Coconut	10	30	20
23	Coconut	9	30	20
24	Coconut	9	30	20
25	Coconut	9	30	20
26	Coconut	9	30	20
27	Coconut	9	30	20

TREE TABLE FOR LOT 27

No.	Common Name	Diameter inches	Height feet	Spread feet
1	Palm	4	15	12
2	Palm	4	15	12
3	Palm	4	15	12
4	Palm	4	15	12
5	Palm	10	5	2
6	(3) Palms	4@	12	8
7	(2) Palms	4@	12	8
8	(3) Palms	4@	12	8
9	Palm	8	15	12
10	Palm	10	7	10
11	Palm	8	15	12
12	Palm	8	15	12
13	Palm	8	15	12
14	Palm	10	7	4

TREE NOTE:

THERE ARE OTHER SHRUBS ON THE SUBJECT PROPERTY NOT SHOWN ON THIS SURVEY. ONLY TREES WITH A MINIMUM OF 4 INCHES IN DIAMETER OF THE TRUNK AT 4 FEET FROM THE GROUND ARE SHOWN ON THIS SURVEY. TREES SHOWN HEREIN ARE FOR INFORMATIONAL PURPOSE ONLY. CONSULT A BOTANIST, ARBORIST AND/OR LANDSCAPE ARCHITECT FOR MORE SPECIFIC INFORMATION ON THE TREES SPECIES.

PROPERTY ADDRESS:

190 South Hibiscus Drive, Miami Beach, Florida 33139.

LEGAL DESCRIPTION:

Lots 28, Block 3, of "HIBISCUS ISLAND" according to the Plat thereof as recorded in Plat Book 8 at Page 75 of the public records of Miami-Dade County, Florida, together with that part of the 20 foot strip circling Hibiscus Island as described in that certain Deed to the Biscayne Island Company recorded in Deed Book 1501, at Page 479, which lies between the extended side line of the above described property and abutting the same together with appurtenant riparian rights. By metes and bounds; Beginning at the Northwestern corner of Lot 28 in Block 3, of HIBISCUS ISLAND, according to the Plat thereof as recorded in Plat Book 8, at Page 75, of the Public Records of Miami-Dade County, Florida, thence Southesterly 195 feet along this abutting line of Lots 28 and 29 and its extension into the bay; thence 60 feet along a line parallel to and 20 feet distance from the Southern Boundary of line of Lot 28 to the point of intersection extension of the boundary line between Lots 27 and 28; thence left 195 feet along the boundary line between Lots 27 and 28 and its extension into the bay to the Northeastern corner of Lot 28; thence to the left along Southern street line of South Hibiscus Drive 60 feet to the Point of Beginning.

PROPERTY ADDRESS:

184 South Hibiscus Drive, Miami Beach, Florida 33139.

LEGAL DESCRIPTION:

Lots 27, Block 3, of "HIBISCUS ISLAND" according to the Plat thereof as recorded in Plat Book 8 at Page 75 of the public records of Miami-Dade County, Florida, together with that part of the 20 foot strip of land contiguous to the Southwest boundary line of said Lot 27, lying between the Southwesterly extensions of the Northwest boundary line and the Southwesterly line of said Lot 27, Miami-Dade County, Florida.

FOR:

Lime Island LLC.

SURVEYOR'S NOTES:

1) This survey was conducted for the purpose of a "Topographic Survey" only and is not intended to delineate the regulatory jurisdiction of any federal, state, regional or local agency, board, commission or other entity.
2) The accuracy obtained by measurements and calculations on this survey, meets and exceeds the Standards of Practice requirements for a Suburban area (1 foot in 7,500 feet) as specified in Chapter 5J-17, Florida Administrative Code.
3) Bearings shown hereon are based on an assumed meridian of N89°57'31"E along the front boundary line of the subject property.
4) Legal description was provided by the client and is subject to any dedications, limitations, restrictions reservations or easements of record.
5) Examination of the Abstract of Title will have to be made to determine recorded instruments, if any affecting the property; search of Public Records not performed by this office.
6) No effort was made by this office to locate any underground utilities and/or structures within or abutting the subject property.
7) This survey has been prepared for the exclusive use of the entities named hereon only and the certifications hereon do not extend to any unnamed parties.
8) Elevations shown referred to N.G.V. Datum 1929, Miami-Dade County benchmark No. "E-01", elevation 5.35 feet; PK Nail and Brass Washer in concrete sidewalk 8' SW of edge of Pavement of MacArthur Causeway & 15' SE of projected centerline of Fountain Street.
9) According to the National Flood Insurance Program the subject property falls in Community No. 120651, Panel No. 0316, Suffix "L", Date of FIRM 09-11-2009, Flood Zone "AE", Base Flood Elevation: 10.0 feet.
10) Contact the appropriate authorities prior to any design work on the hereon-described parcel for Building and Zoning information.
11) Professional Land Surveyor and Mapper in responsible charge: Rolando Ortiz LS 4312, State of Florida.
12) This survey is not valid without the signature and the raised seal of a Florida Licensed Land Surveyor and Mapper.

I hereby certify to Lime Island LLC; that the Sketch of Topographic Survey of the described property is true and correct to the best of my knowledge and belief, as recently surveyed and platted under my direction; also that meets the Standards of Practice set in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027 Florida Statutes.

Rolando Ortiz

Digitally signed by Rolando Ortiz
Date: 2021.03.28 21:40:52 -04'00'

Date: 03-24-2021
Job No.: 21-32290-B
Sketch No.: 29848-B

By: Rolando Ortiz LS 4312
Professional Land Surveyor & Mapper, State of Florida.

1 190/184 S HIBISCUS DRIVE - SURVEY
G1.0 | G1.0
N.T.S

DRB SET 05.10.21

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232 Andalusia Avenue Suite 101 Coral Gables, Florida 33134 T: 305.448.4200

Hibiscus Residence
190/184 S Hibiscus Drive
Miami Beach, FL 33139

TITLE: 190/184 SURVEY

SEAL

Lynsie Christine Conn
FL Architect
AR99059
AA26000730

SHEET NO.:
G1.0

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NOTES:

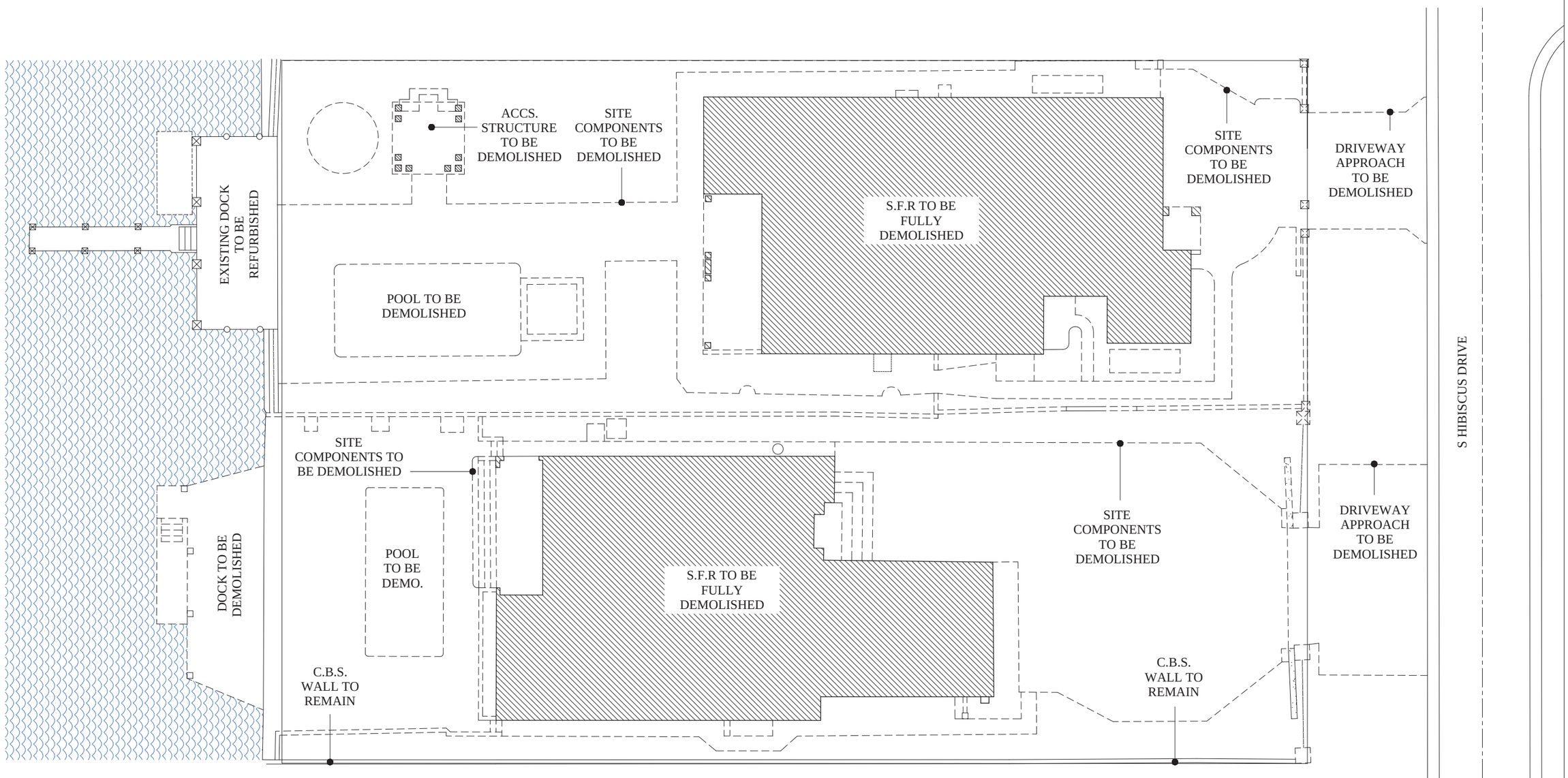
- REMOVE ALL INTERIOR PARTITIONS.
- REMOVE ALL INTERIOR AND EXTERIOR FLOOR FINISHES.
- REMOVE ALL DROPPED CEILINGS & CEILING TREATMENTS
- REMOVE ALL APPLIANCES.
- REMOVE ALL MECHANICAL, ELECTRICAL AND PLUMBING FIXTURES
- REMOVE ALL EXTERIOR WALL FURRING AND FINISHES
- REMOVE ALL EXTERIOR DOORS, AND WINDOWS

NOTES:

G.C. TO FIELD VERIFY ALL CONDITIONS AND DIMENSIONS & NOTIFY ARCH. & STRUCTURAL ENG. OF ANY DISCRETIONS

DENOTES STRUCTURE TO BE DEMOLISHED

DENOTES SLAB, DRIVEWAY, WALKWAY OR SITE COMPONENT TO BE DEMOLISHED



1 DEMOLITION PLAN

D1.0 | D1.0

N.T.S

0 5 10 25 50

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TITLE: DEMOLITION PLAN

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SHEET NO.:

D1.0

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SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET

ITEM #	ZONING INFORMATION			
1.	ADDRESS:	190 S HIBISCUS DRIVE, MIAMI BEACH, FL, 33139 + 184 S HIBISCUS DRIVE, MIAMI BEACH FL, 33139		
2.	FOLIO NUMBER(S):	02-3232-006-0870, 02-3232-006-0860		
3.	BOARD AND FILE NUMBERS:	DRB 21-0667		
4.	YEAR BUILT:	1939 & 1993	ZONING DISTRICT:	RS-3
5.	BASED FLOOD ELEVATION:	AE: 10.00' NGVD	GRADE VALUE IN NGVD:	6.39' NGVD
6.	ADJUSTED GRADE	8.20' NGVD	FREE BOARD:	+1'-0": 11.00 NGVD
7.	LOT AREA:	21,000 SF		
8.	LOT WIDTH:	120'	LOT DEPTH:	175' TO SEAWALL (OR 195')
9.	MAX LOT COVERAGE SF AND %:	6,300 SF (30%)	PROPOSED LOT COVERAGE SF AND %:	3,297 SF (15.7%)
10.	EXISTING LOT COVERAGE SF AND %:	N/A	LOT COVERAGE DEDUCTED (GARAGE-STORAGE) SF:	500 SF
11.	FRONT YARD OPEN SPACE SF. AND %:	2,392 (66.4%)	REAR YARD OPEN SPACE SF AND %:	2,495 SF (79.2%)
12.	MAX. UNIT SIZE SF. AND %:	10,500 SF (50%)	PROPOSED UNIT SIZE SF AND %:	3,757 SF (17.9%)
13.	EXISTING FIRST FLOOR UNIT SIZE:	N/A	PROPOSED FIRST FLOOR UNIT SIZE	2,507 SF
14.	EXISTING SECOND FLOOR UNIT SIZE:	N/A	PROPOSED SECOND FLOOR VOLUMETRIC UNIT SIZE SF AND %	2,126 SF (10.1%)
15.			PROPOSED SECOND FLOOR UNIT SIZE SF AND %:	1,250 SF (5.9%)
16.			PROPOSED ROOF DECK AREA SF AND & (NOTE: MAX IS 25% OF THE ENCLOSED FLOOR AREA IMMEDIATELY BELOW):	N/A

		REQUIRED	EXISTING	PROPOSED	DEFICIENCIES
17.	**HEIGHT:**				
	FLAT ROOF:	24'-0"	N/A	N/A	N/A
	SLOPED ROOF:	27'-0"	N/A	28'-11"	1'-11 (WAIVER REQUESTED)
18.	**SETBACKS:**				
19.	FRONT FIRST LEVEL:	20'-0 (MIN.)	N/A	20'-0	N/A
20.	FRONT SECOND LEVEL:	40'-0 (MIN.)	N/A	76'-11"	N/A
21.	SIDE 1 (NORTH WEST):	25% WIDTH COMBINED	N/A	13'-4"	N/A
22.	SIDE 2 (SOUTH EAST) OR (FACING STREET):	25% WIDTH COMBINED	N/A	16'-8"	N/A
23.	REAR:	15% LOT DEPTH (175'): 26'-3"	N/A	31'-2"	N/A
	ACCESSORY STRUCTURE SIDE 1:	7'-6"	N/A	7'-6"	N/A
24.	ACCESSORY STRUCTURE SIDE 2 OR FACING STREET:	7'-6"	N/A	104'-2"	N/A
25.	ACCESSORY STRUCTURE REAR:	13'-1 $\frac{1}{2}$"	N/A	13'-1 $\frac{1}{2}$"	N/A
26.	SUM OF SIDE YARD:	30'-0"	N/A	30'-0"	N/A

27.	LOCATED WITHIN A LOCAL HISTORIC DISTRICT?	NO
28.	DESIGNATED AS AN INDIVIDUAL HISTORIC SINGLE FAMILY RESIDENCE SITE?	NO
29.	DETERMINED TO BE ARCHITECTURALLY SIGNIFICANT?	YES, DUE TO YEAR OF CONSTRUCTION

1 ZONING DATA

A1.1 | A1.1

N.T.S

DRB SET 05.10.21

CMA Design Studio, Inc.
ARCHITECTURE PLANNING INTERIOR DESIGN
232 Andalusia Avenue Suite 101 Coral Gables, Florida 33134 T: 305.448.4200

Hibiscus Residence
190/184 S Hibiscus Drive
Miami Beach, FL 33139

TITLE: ZONING DATA

SEAL

Lynsie Christine Conn
FL Architect
AR99059
AA26000730

SHEET NO.:

A1.1

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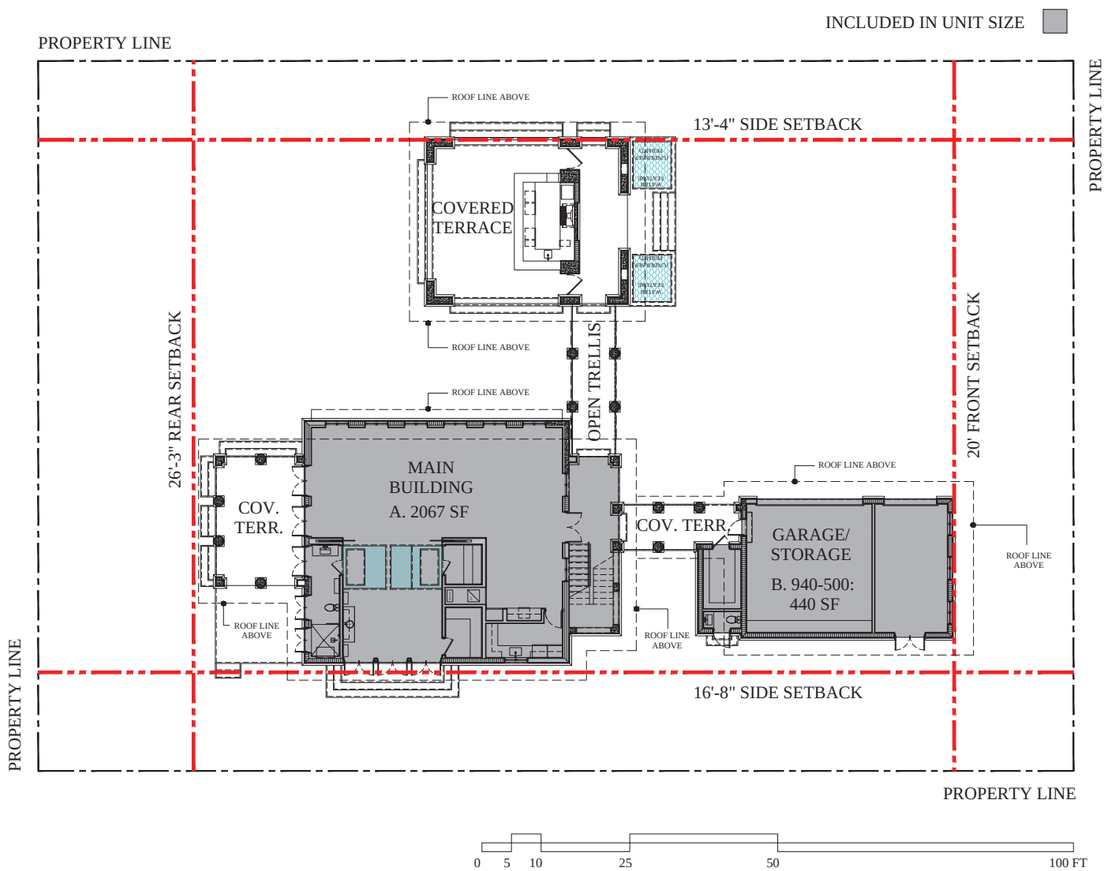
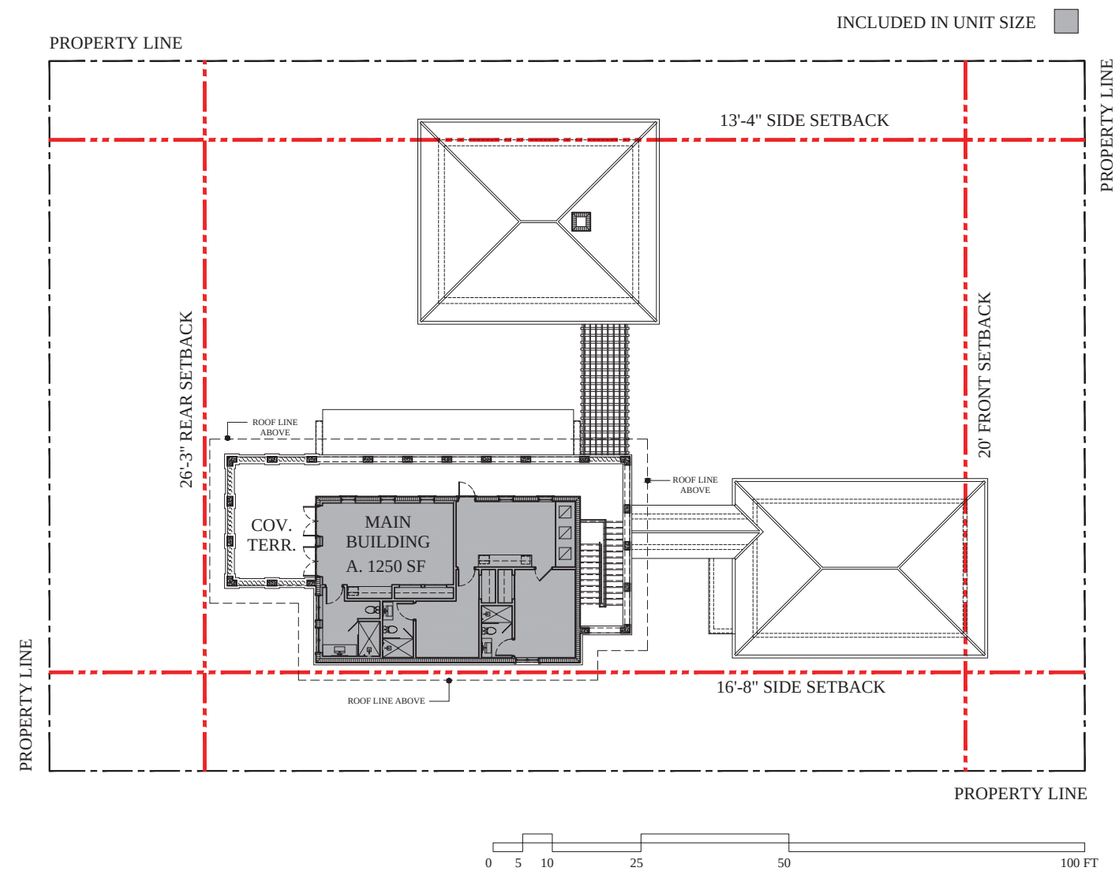
UNIT SIZE:

	PROVIDED:
FIRST FLOOR UNIT SIZE:	
A. MAIN BUILDING:	2067 S.F.
B. GARAGE/STOR:	440 S.F.
TOTAL:	2,507 S.F.
SECOND FLOOR UNIT SIZE:	
A. GUEST QUARTERS:	1,250 S.F.
TOTAL:	1,250 S.F.
TOTAL UNIT SIZE:	**3,757 S.F. (17.9%)**
UNIT SIZE ALLOWED:	10,500 S.F. (50%)
LOT SIZE:	21,000 S.F.



1 FIRST FLOOR UNIT SIZE

A1.0 | A1.2 N.T.S



2 SECOND FLOOR UNIT SIZE

A1.0 | A1.2 N.T.S

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Hibiscus Residence
190/184 S Hibiscus Drive
Miami Beach, FL 33139

TITLE: UNIT SIZE

SEAL

Lynsie Christine Conn
FL Architect
AR99059
AA26000730

SHEET NO.:
A1.2

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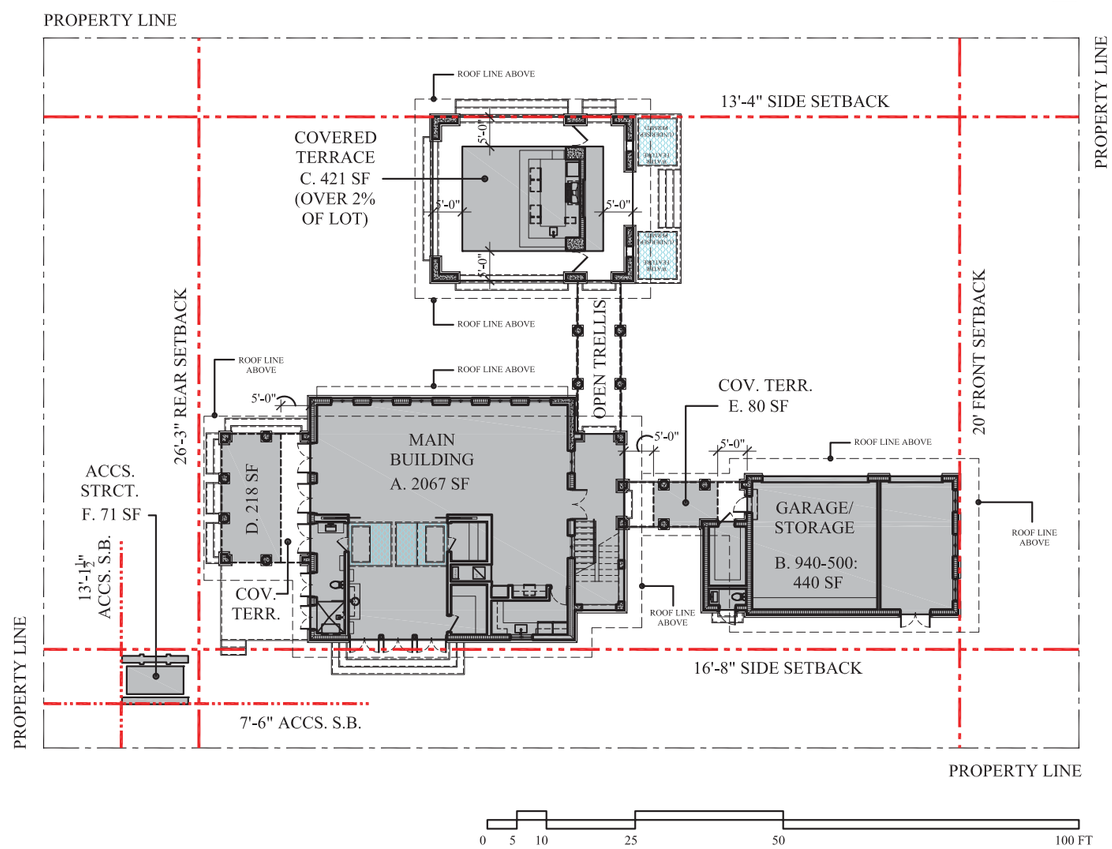
LOT COVERAGE:

	PROVIDED:
A. MAIN BUILDING:	2067 S.F.
B. GARAGE/STOR:	440 S.F.
C. COVERED TERRACE/BBQ:	421 S.F.
D. COVERED TERRACE.:	218 S.F.
E. COVERED TERRACE.:	80 S.F.
F. ACCESSORY STRUCTURE:	71 S.F.
TOTAL:	3,297 S.F.
TOTAL LOT COVERAGE:	**3,297 S.F. (15.7%)**
LOT COVERAGE ALLOWED:	6,300 S.F. (30%)
LOT SIZE:	21,000 S.F.

INCLUDED IN LOT COVERAGE



1 LOT COVERAGE

A1.0 | A1.3 N.T.S

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Hibiscus Residence
190/184 S Hibiscus Drive
Miami Beach, FL 33139

TITLE: LOT COVERAGE

SEAL

Lynsie Christine Conn
FL Architect
AR99059
AA26000730

SHEET NO.:

A1.3

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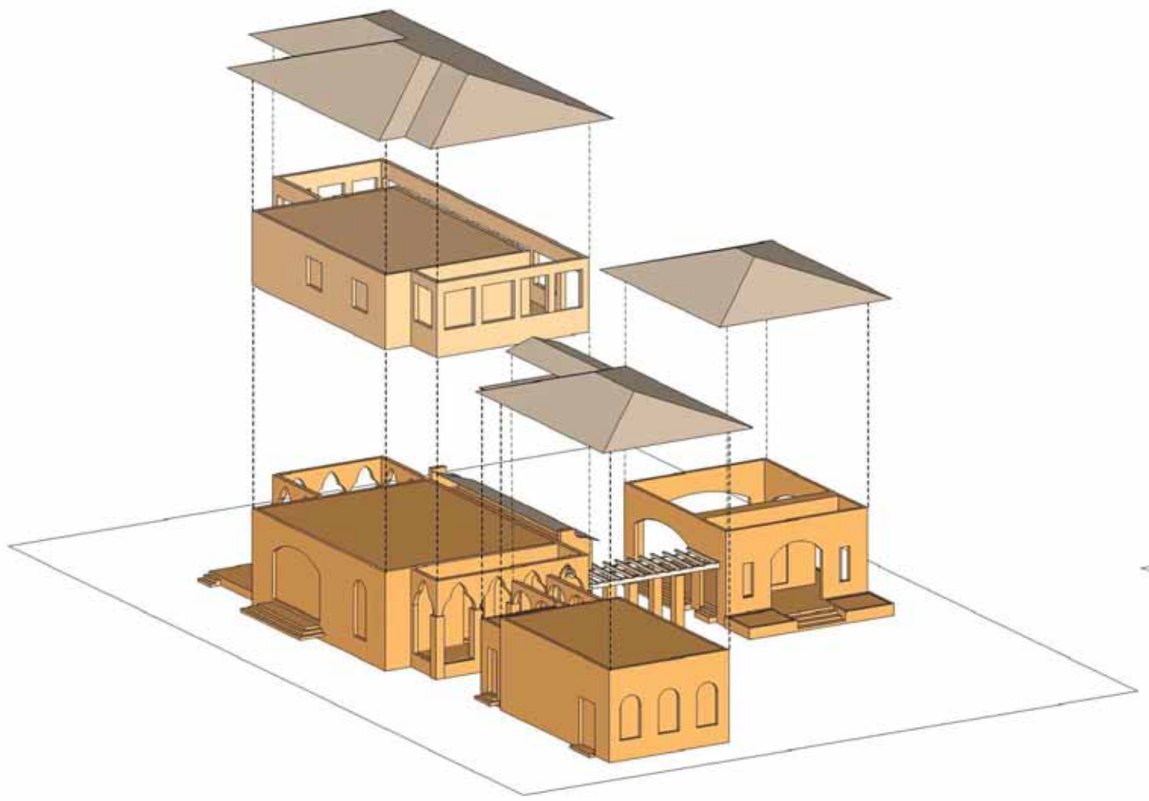
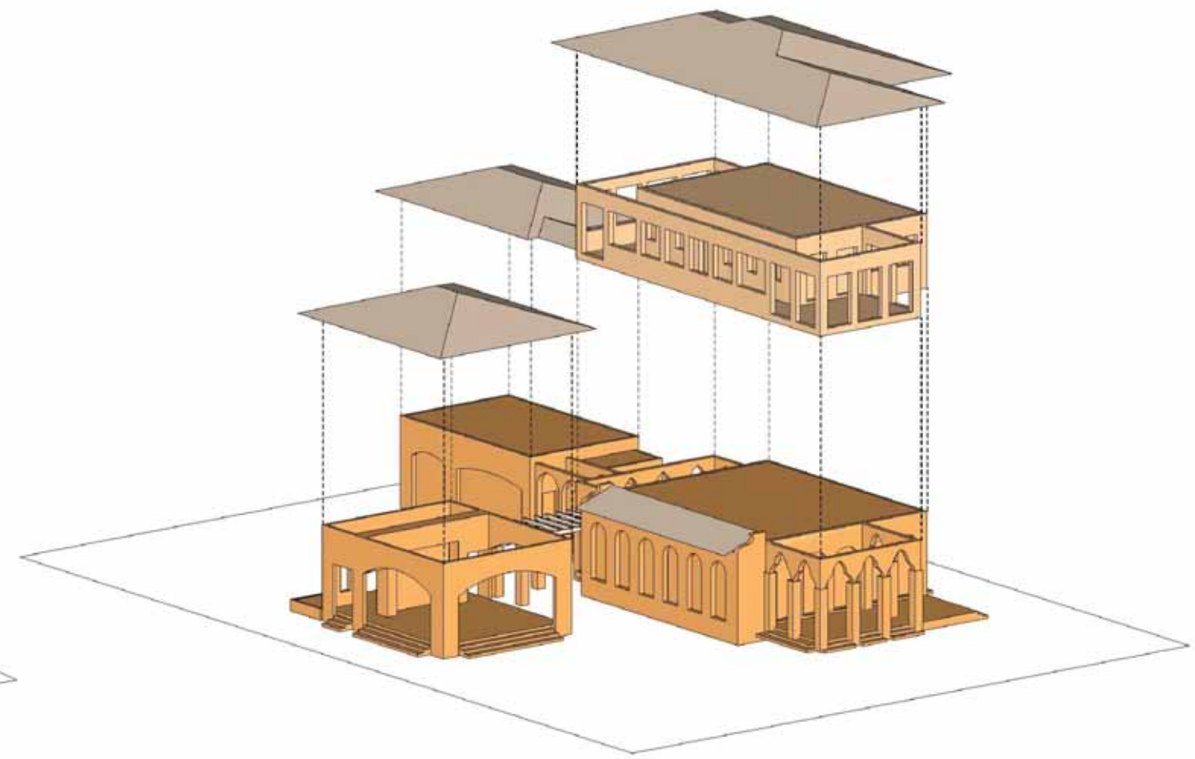


FRONT



REAR

1 AXONOMETRIC VOLUME STUDY

A1.0 | A1.4

N.T.S

DRB SET 05.10.21

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232 Andalusia Avenue Suite 101 Coral Gables, Florida 33134 T: 305.448.4200

Hibiscus Residence
190/184 S Hibiscus Drive
Miami Beach, FL 33139

TITLE: AXONOMETRIC VOLUME STUDY

SEAL

Lynsie Christine Conn
FL Architect
AR99059
AA26000730

SHEET NO.:

A1.4

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REAR YARD PERVIOUS AREAS:

(70% REQUIRED)

A. 2135 S.F.
B. 360 S.F.

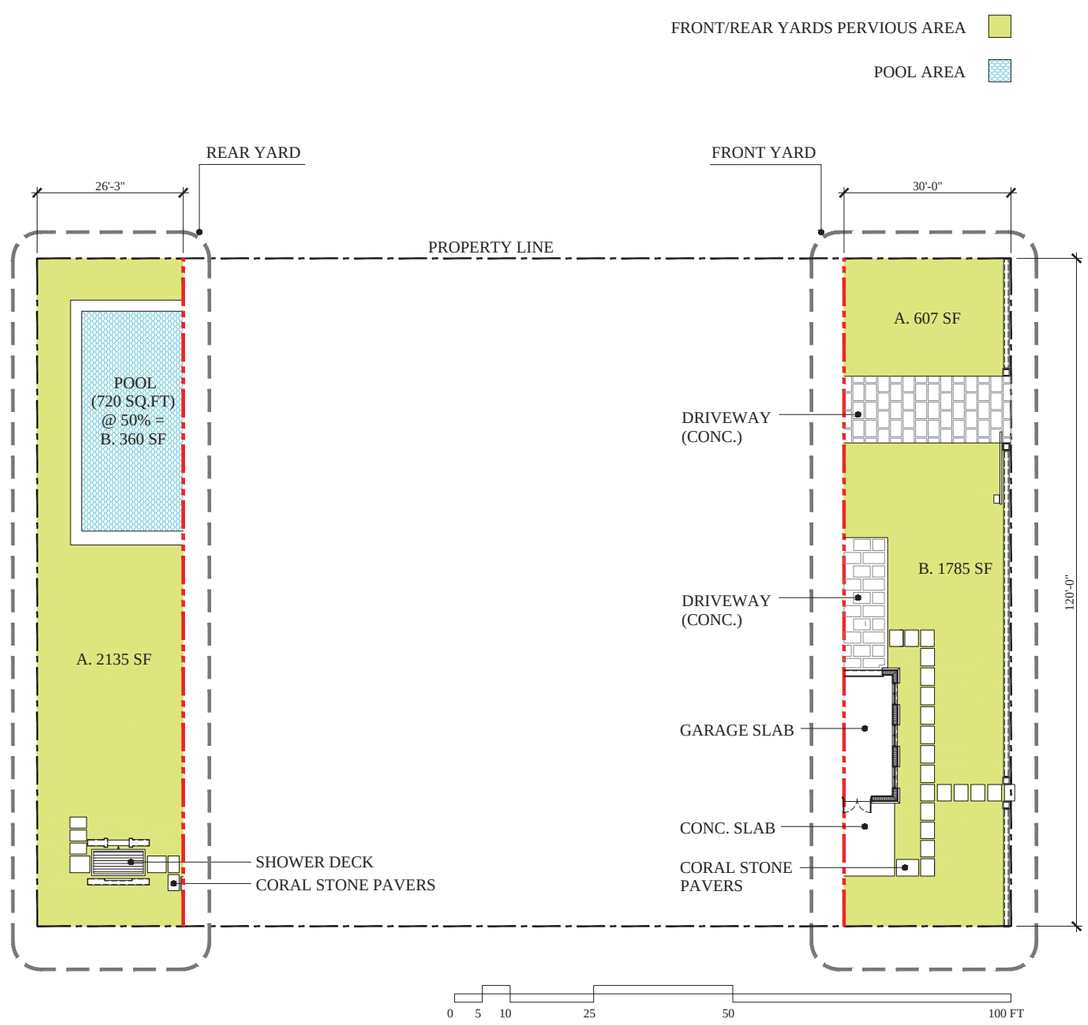
TOTAL PERVIOUS AREA: 2,495 S.F. (79.2%)
TOTAL REAR YARD AREA: 3,150 S.F.

FRONT YARD PERVIOUS AREAS:

(50% REQUIRED)

A. 607 S.F.
B. 1785 S.F.

TOTAL PERVIOUS AREA: 2,392 S.F. (66.4%)
TOTAL FRONT YARD AREA: 3,600 S.F.



1 YARD OPEN SPACE

A1.0 | A1.5

N.T.S

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Hibiscus Residence
190/184 S Hibiscus Drive
Miami Beach, FL 33139

TITLE: YARD OPEN SPACE

SEAL

Lynsie Christine Conn
FL Architect
AR99059
AA26000730

SHEET NO.:

A1.5

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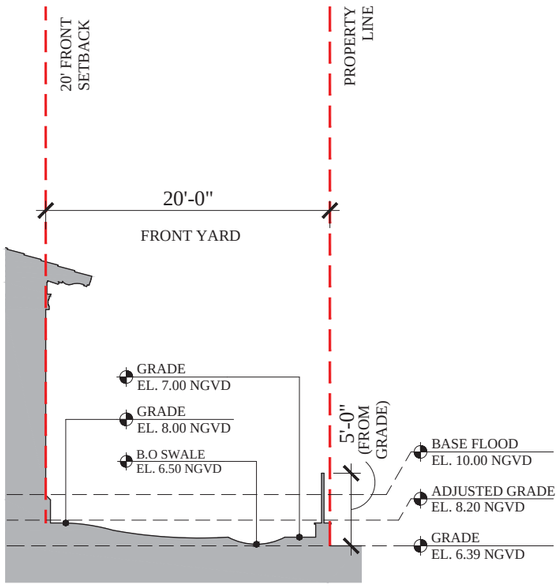
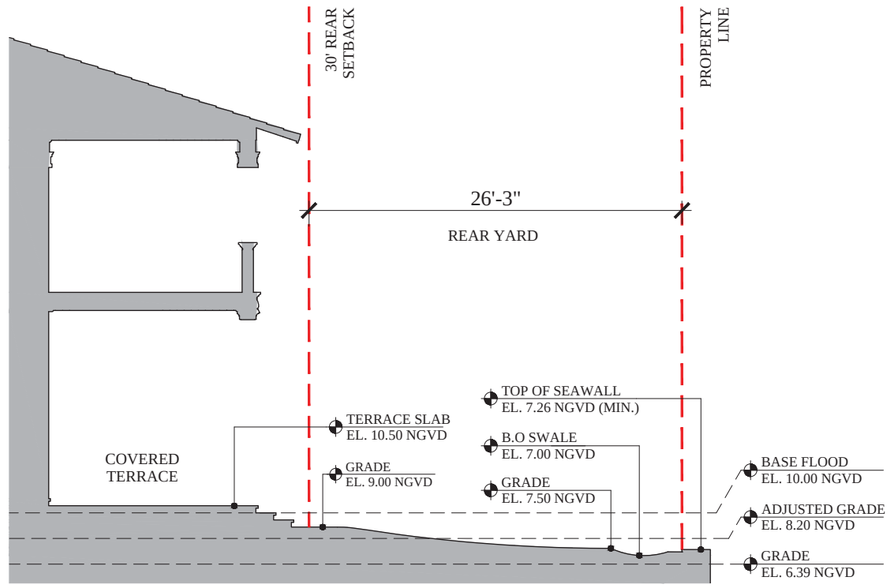


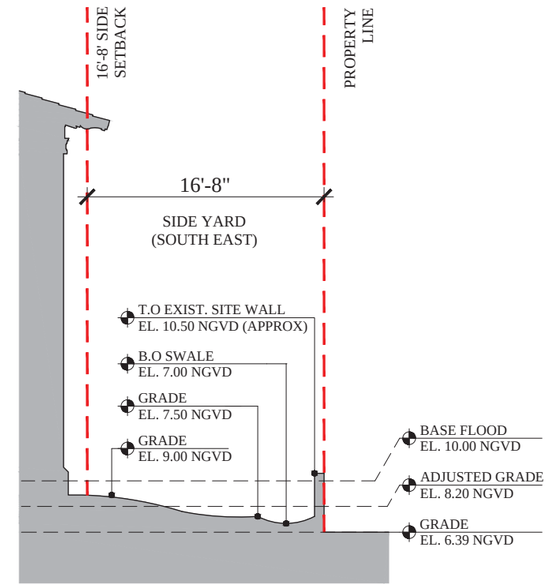
1 FRONT YARD SECTION

A1.0 | A1.7 N.T.S



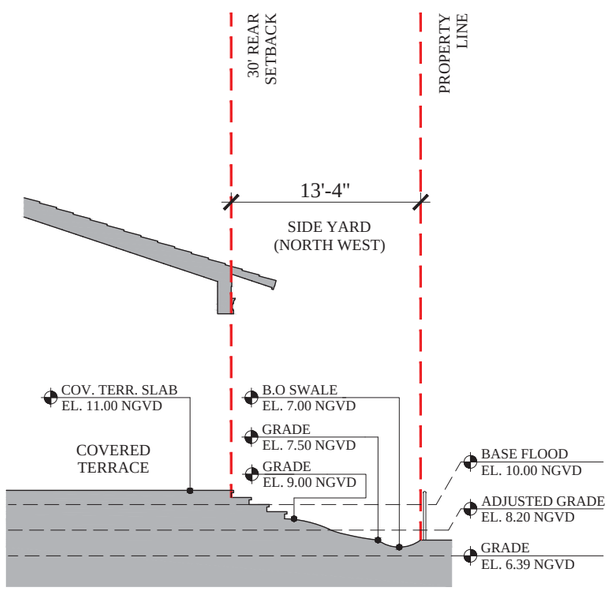
2 REAR YARD SECTION

A1.0 | A1.7 N.T.S



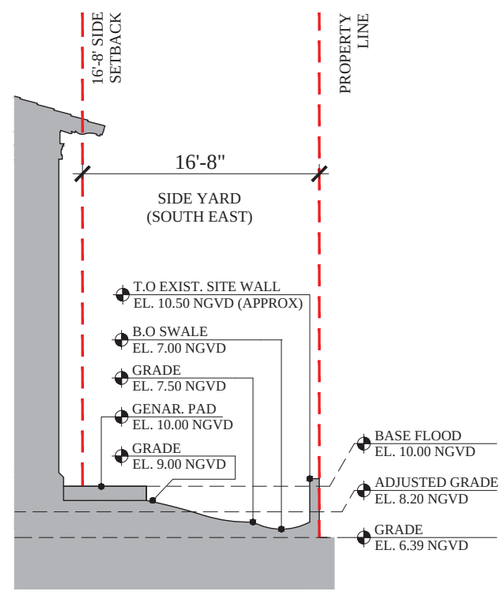
3 SIDE YARD SECTION (S.E.)

A1.0 | A1.7 N.T.S



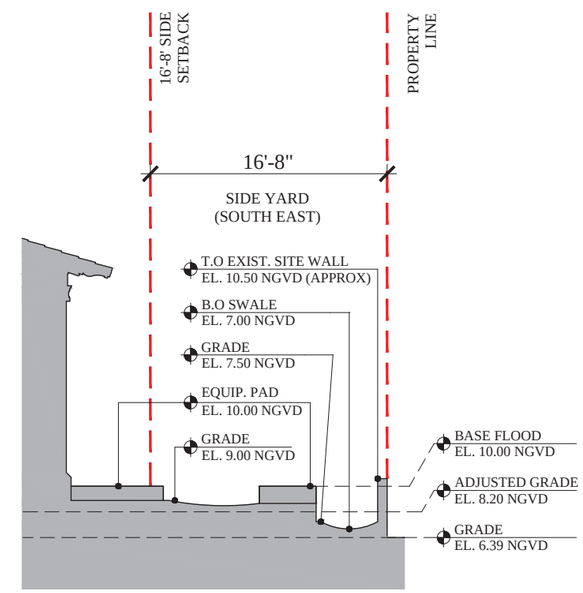
4 SIDE YARD SECTION (N.W.)

A1.0 | A1.7 N.T.S



5 SIDE YARD SECTION (S.E.)

A1.0 | A1.7 N.T.S



6 SIDE YARD SECTION (S.E.)

A1.0 | A1.7 N.T.S

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190/184 S Hibiscus Drive
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TITLE: YARD SECTIONS

SEAL

Lynsie Christine Conn
FL Architect
AR99059
AA26000730

SHEET NO.:

A1.7

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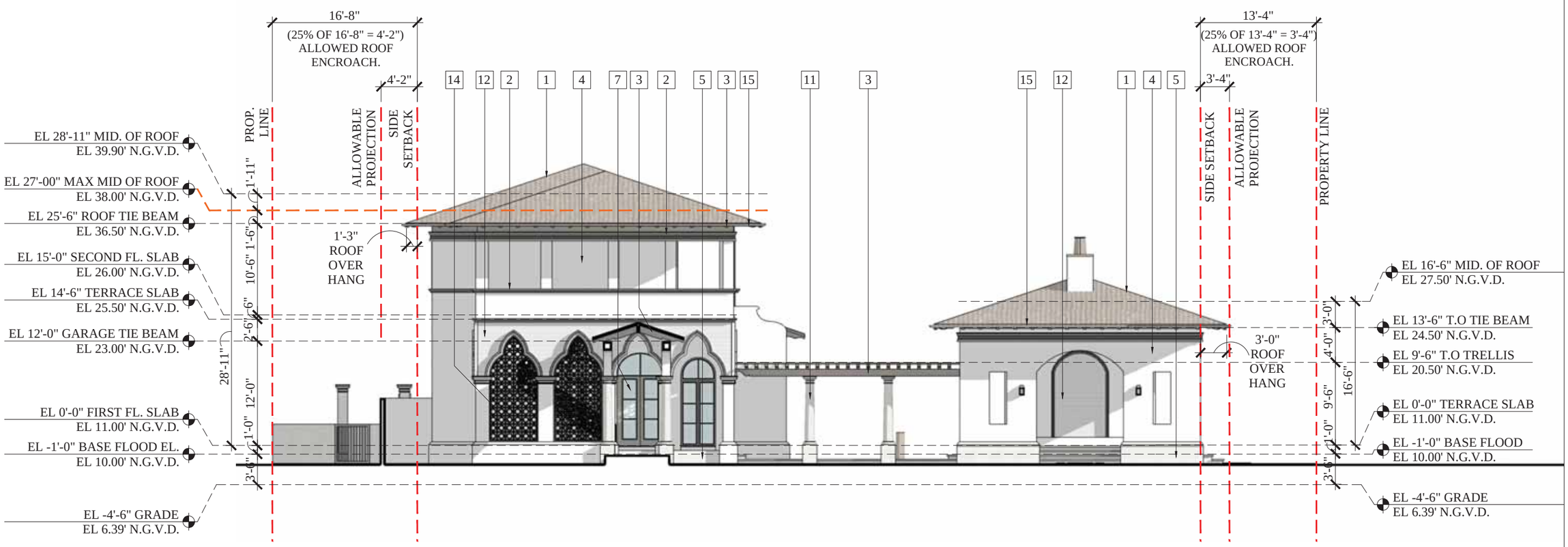
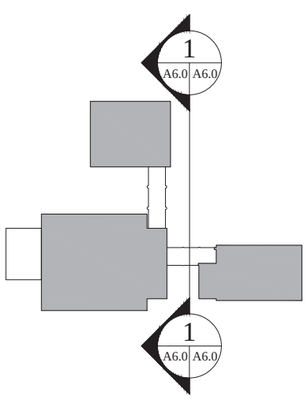
1 CLAY BARREL ROOF TILE (ALTUSA OR ALHAMBRA, COLOR FUME)
2 CAST STONE DETAIL (LIMESTONE FINISH)
3 CYPRESS WOOD RAFTER
4 STUCCO WALL FINISH
5 CORAL STONE FINISH
6 CAST STONE RAILING
7 ALUMINUM GLASS FRENCH DOOR, DARK BRONZE ANODIZED FINISH, IMPACT GLAZING
8 ALUMINUM WINDOW, DARK BRONZE FINISH, IMPACT GLAZING
9 ALUMINUM DOOR, DARK BRONZE FINISH IMPACT GLAZING
10 GARAGE DOOR W/ WOOD GRAIN FINISH
11 CAST STONE COLUMN
12 CERAMIC TILE
13 CUMARU WOOD CLADDING
14 MOORISH STYLE WOOD SCREENING
15 CONTINUOUS COPPER GUTTER





1 FRONT SECTION

A2.0 A6.0
A2.1
A2.2

N.T.S

0 5 10 25 50

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Hibiscus Residence
190/184 S Hibiscus Drive
Miami Beach, FL 33139

TITLE: FRONT SECTION

SEAL

Lynsie Christine Conn
FL Architect
AR99059
AA26000730

SHEET NO.:
A6.0

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1 CLAY BARREL ROOF TILE (ALTUSA OR ALHAMBRA, COLOR FUME)
2 CAST STONE DETAIL (LIMESTONE FINISH)
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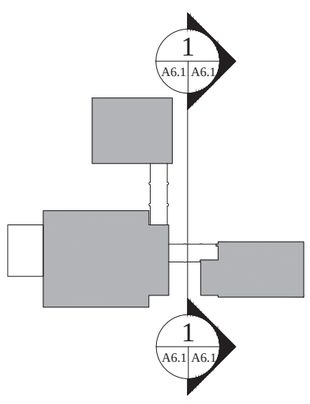
15 CONTINUOUS COPPER GUTTER



1 REAR SECTION

A2.0 A6.1
A2.1
A2.2

N.T.S

0 5 10 25 50

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Hibiscus Residence
190/184 S Hibiscus Drive
Miami Beach, FL 33139

TITLE: REAR SECTION

SEAL

Lynsie Christine Conn
FL Architect
AR99059
AA26000730

SHEET NO.:
A6.1

1 CLAY BARREL ROOF TILE (ALTUSA OR ALHAMBRA, COLOR FUME)
2 CAST STONE DETAIL (LIMESTONE FINISH)
3 CYPRESS WOOD RAFTER
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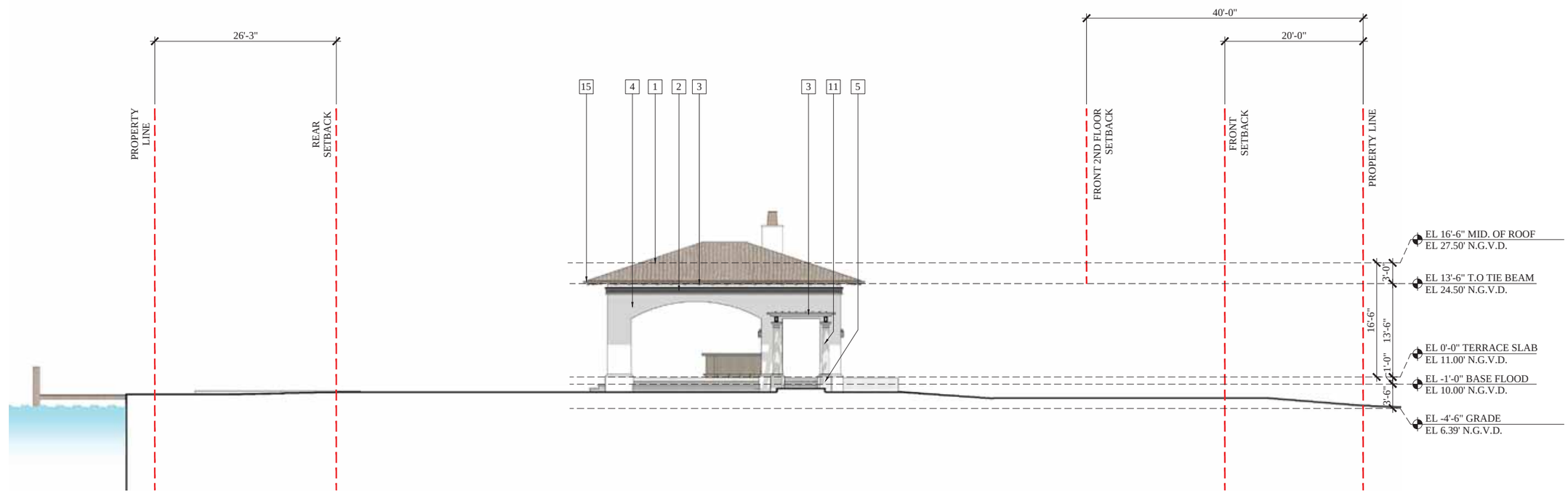
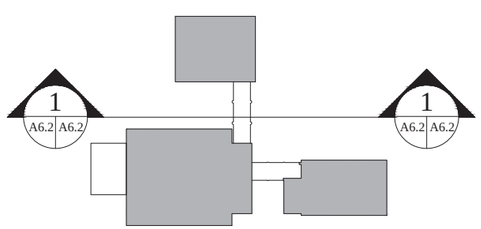


1 SIDE SECTION

A2.0 A6.2
A2.1
A2.2

N.T.S



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Hibiscus Residence
190/184 S Hibiscus Drive
Miami Beach, FL 33139

TITLE: SIDE SECTION

SEAL

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FL Architect
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AA26000730

SHEET NO.:
A6.2

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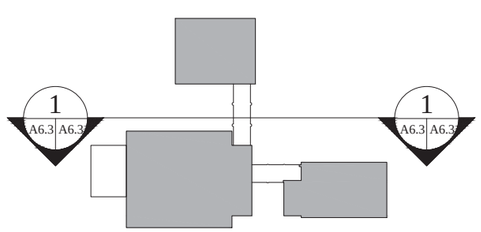
1	CLAY BARREL ROOF TILE (ALTUSA OR ALHAMBRA, COLOR FUME)	6	CAST STONE RAILING	11	CAST STONE COLUMN
2	CAST STONE DETAIL (LIMESTONE FINISH)	7	ALUMINUM GLASS FRENCH DOOR, DARK BRONZE ANODIZED FINISH, IMPACT GLAZING	12	CERAMIC TILE
3	CYPRESS WOOD RAFTER	8	ALUMINUM WINDOW, DARK BRONZE FINISH, IMPACT GLAZING	13	CUMARU WOOD CLADDING
4	STUCCO WALL FINISH	9	ALUMINUM DOOR, DARK BRONZE FINISH IMPACT GLAZING	14	MOORISH STYLE WOOD SCREENING
5	CORAL STONE FINISH	10	GARAGE DOOR W/ WOOD GRAIN FINISH	15	CONTINUOUS COPPER GUTTER

1 SIDE SECTION

A2.0 | A6.3
A2.1
A2.2

N.T.S



DRB SET 05.10.21

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Miami Beach, FL 33139

TITLE: SIDE SECTION

SEAL

Lynsie Christine Conn
FL Architect
AR99059
AA26000730

SHEET NO.:

A6.3

NIELSEN
landscape architects
357 cypress drive, 10
tequesta, fl 33469
561.402.9414
www.nielsenlandarch.com

THE 190 GARDEN

190 SOUTH HIBISCUS DRIVE | MIAMI BEACH, FLORIDA 33139

SEAL (B TYLER NIELSEN - LA6667067)

04.05.2021

ILLUSTRATIVE RENDERINGS

DATE	ISSUE
03.22.2021	COORDINATION
03.26.2021	DRB DRAFT
04.05.2021	DRB Submittal

L002

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NIELSEN
landscape architects
357 cypress drive, 10
tequesta, fl 33469
561.402.9414
www.nielsenlandarch.com

THE 190 GARDEN

190 SOUTH HIBISCUS DRIVE | MIAMI BEACH, FLORIDA 33139

SEAL (B TYLER NIELSEN - LA6667067)

04.05.2021

ILLUSTRATIVE RENDERINGS

DATE	ISSUE
03.22.2021	COORDINATION
03.26.2021	DRB DRAFT
04.05.2021	DRB Submittal

L003

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landscape architects
357 cypress drive, 10
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561.402.9414
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THE 190 GARDEN

190 SOUTH HIBISCUS DRIVE | MIAMI BEACH, FLORIDA 33139

SEAL (B TYLER NIELSEN - LA6667067)

04.05.2021

ILLUSTRATIVE RENDERINGS

DATE	ISSUE
03.22.2021	COORDINATION
03.26.2021	DRB DRAFT
04.05.2021	DRB Submittal

L004

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NIELSEN
landscape architects
357 cypress drive, 10
tequesta, fl 33469
561.402.9414
www.nielsenlandarch.com

THE 190 GARDEN
190 SOUTH HIBISCUS DRIVE | MIAMI BEACH, FLORIDA 33139

REFERENCE IMAGERY

MITIGATION NOTES

THE PROPOSED LANDSCAPE PLAN MUST MITIGATE THE REMOVAL OF 53.5 DBH. INCHES OF TREES REMOVED AND 8 PALMS WITH A TOTAL OF:

(22) TREES 4 IN. DBH. x 8 FT. SPR. x 16 FT. HT.

OR/

(43) TREES 2 IN. DBH. x 4 FT. SPR. x 12 FT. HT.

NO MITIGATION REQUIRED FOR REMOVAL OF INVASIVE TREES.

THE PLANTING PLAN PROPOSES TO MITIGATE WITH THE FOLLOWING STRATEGY:

(15) TREES 4 IN. DBH. x 8 FT. SPR. x 16 FT. HT.

AND

(25) TREES 2 IN. DBH. x 4 FT. SPR. x 12 FT. HT.

REFER TO SHEET L700 & L701 FOR MITIGATION TREES & PALMS SPECIES, SPECIFICATIONS, AND LAYOUT.

TOTAL REMOVALS

- **0 TREES REMOVED** WITH A TOTAL OF **0 DBH. INCHES** REMOVED
- **21 PALMS** REMOVED
- **0 INVASIVE TREES** REMOVED

TREE DISPOSITION SCHEDULE

#	BOTANICAL NAME	COMMON NAME	DBH.	HT.	SPREAD	ACTION	NOTES
1	LIVISTONA CHINENSIS	CHINESE FAN PALM	10"	30'	18'	REMOVE	PLANT MATERIAL DOES NOT CORRESPOND WITH PROPOSED PLANT COMPOSITION
2	LIVISTONA CHINENSIS	CHINESE FAN PALM	12"	28'	18'	REMOVE	PLANT MATERIAL DOES NOT CORRESPOND WITH PROPOSED PLANT COMPOSITION
3	LIVISTONA CHINENSIS	CHINESE FAN PALM	11"	25'	16'	REMOVE	PLANT MATERIAL DOES NOT CORRESPOND WITH PROPOSED PLANT COMPOSITION
4	LIVISTONA CHINENSIS	CHINESE FAN PALM	11"	18'	18'	REMOVE	PLANT MATERIAL DOES NOT CORRESPOND WITH PROPOSED PLANT COMPOSITION
5	LIVISTONA CHINENSIS	CHINESE FAN PALM	14"	18'	20'	REMOVE	PLANT MATERIAL DOES NOT CORRESPOND WITH PROPOSED PLANT COMPOSITION
6	LIVISTONA CHINENSIS	CHINESE FAN PALM	10"	14'	13'	REMOVE	PLANT MATERIAL DOES NOT CORRESPOND WITH PROPOSED PLANT COMPOSITION
7	LIVISTONA CHINENSIS	CHINESE FAN PALM	10"	18'	15'	REMOVE	PLANT MATERIAL DOES NOT CORRESPOND WITH PROPOSED PLANT COMPOSITION
8	COCOS NUCIFERA	COCONUT PALM	10"	30'	24'	RELOCATE	LOCATION OF PLANT MATERIAL CONFLICTS WITH CONSTRUCTION ENVELOPE
9	COCOS NUCIFERA	COCONUT PALM	14"	40'	24'	RELOCATE	LOCATION OF PLANT MATERIAL CONFLICTS WITH CONSTRUCTION ENVELOPE
10	COCOS NUCIFERA	COCONUT PALM	14"	40'	23'	RELOCATE	LOCATION OF PLANT MATERIAL CONFLICTS WITH CONSTRUCTION ENVELOPE
11	COCOS NUCIFERA	COCONUT PALM	14"	40'	23'	RELOCATE	LOCATION OF PLANT MATERIAL CONFLICTS WITH CONSTRUCTION ENVELOPE
12	COCOS NUCIFERA	COCONUT PALM	14"	40'	23'	RELOCATE	LOCATION OF PLANT MATERIAL CONFLICTS WITH CONSTRUCTION ENVELOPE
13	ROYSTONEA REGIA	ROYAL PALM	24"	45'	20'	RELOCATE	LOCATION OF PLANT MATERIAL CONFLICTS WITH CONSTRUCTION ENVELOPE
14	ROYSTONEA REGIA	ROYAL PALM	24"	35'	20'	RELOCATE	LOCATION OF PLANT MATERIAL CONFLICTS WITH CONSTRUCTION ENVELOPE
15	ROYSTONEA REGIA	ROYAL PALM	20"	35'	20'	RELOCATE	LOCATION OF PLANT MATERIAL CONFLICTS WITH CONSTRUCTION ENVELOPE
16	COCOS NUCIFERA	COCONUT PALM	10"	15'	20'	RELOCATE	LOCATION OF PLANT MATERIAL CONFLICTS WITH CONSTRUCTION ENVELOPE
17	ROYSTONEA REGIA	ROYAL PALM	18"	40'	20'	RELOCATE	LOCATION OF PLANT MATERIAL CONFLICTS WITH CONSTRUCTION ENVELOPE
18	COCOS NUCIFERA	COCONUT PALM	10"	25'	20'	RELOCATE	LOCATION OF PLANT MATERIAL CONFLICTS WITH CONSTRUCTION ENVELOPE
19	COCOS NUCIFERA	COCONUT PALM	10"	40'	20'	RELOCATE	LOCATION OF PLANT MATERIAL CONFLICTS WITH CONSTRUCTION ENVELOPE
20	COCOS NUCIFERA	COCONUT PALM	10"	35'	20'	RELOCATE	LOCATION OF PLANT MATERIAL CONFLICTS WITH CONSTRUCTION ENVELOPE
21	COCOS NUCIFERA	COCONUT PALM	10"	30'	20'	RELOCATE	LOCATION OF PLANT MATERIAL CONFLICTS WITH CONSTRUCTION ENVELOPE
22	COCOS NUCIFERA	COCONUT PALM	10"	30'	20'	RELOCATE	LOCATION OF PLANT MATERIAL CONFLICTS WITH CONSTRUCTION ENVELOPE
23	COCOS NUCIFERA	COCONUT PALM	9"	30'	20'	RELOCATE	LOCATION OF PLANT MATERIAL CONFLICTS WITH CONSTRUCTION ENVELOPE
24	COCOS NUCIFERA	COCONUT PALM	9"	30'	20'	RELOCATE	LOCATION OF PLANT MATERIAL CONFLICTS WITH CONSTRUCTION ENVELOPE
25	COCOS NUCIFERA	COCONUT PALM	9"	30'	20'	RELOCATE	LOCATION OF PLANT MATERIAL CONFLICTS WITH CONSTRUCTION ENVELOPE
26	COCOS NUCIFERA	COCONUT PALM	9"	30'	20'	RELOCATE	LOCATION OF PLANT MATERIAL CONFLICTS WITH CONSTRUCTION ENVELOPE
27	COCOS NUCIFERA	COCONUT PALM	9"	30'	20'	RELOCATE	LOCATION OF PLANT MATERIAL CONFLICTS WITH CONSTRUCTION ENVELOPE
28	ADONIDIA MERRILLII	CHRISTMAS PALM	4"	15'	12'	REMOVE	PLANT MATERIAL DOES NOT CORRESPOND WITH PROPOSED PLANT COMPOSITION
29	ADONIDIA MERRILLII	CHRISTMAS PALM	4"	15'	12'	REMOVE	PLANT MATERIAL DOES NOT CORRESPOND WITH PROPOSED PLANT COMPOSITION
30	ADONIDIA MERRILLII	CHRISTMAS PALM	4"	15'	12'	REMOVE	PLANT MATERIAL DOES NOT CORRESPOND WITH PROPOSED PLANT COMPOSITION
31	ADONIDIA MERRILLII	CHRISTMAS PALM	4"	15'	12'	REMOVE	PLANT MATERIAL DOES NOT CORRESPOND WITH PROPOSED PLANT COMPOSITION
32	HYOPHORBE VERSCHAFFELTII	SPINDLE PALM	10"	5'	2'	REMOVE	PLANT MATERIAL DOES NOT CORRESPOND WITH PROPOSED PLANT COMPOSITION
33	ADONIDIA MERRILLII	CHRISTMAS PALM	4"	12'	8'	REMOVE	PLANT MATERIAL DOES NOT CORRESPOND WITH PROPOSED PLANT COMPOSITION
34	ADONIDIA MERRILLII	CHRISTMAS PALM	4"	12'	8'	REMOVE	PLANT MATERIAL DOES NOT CORRESPOND WITH PROPOSED PLANT COMPOSITION
35	ADONIDIA MERRILLII	CHRISTMAS PALM	4"	12'	8'	REMOVE	PLANT MATERIAL DOES NOT CORRESPOND WITH PROPOSED PLANT COMPOSITION
36	SYAGRUS ROMANZOFFIANA	QUEEN PALM	8"	15'	12'	REMOVE	PLANT MATERIAL DOES NOT CORRESPOND WITH PROPOSED PLANT COMPOSITION
37	HYOPHORBE VERSCHAFFELTII	SPINDLE PALM	10"	7'	10'	REMOVE	PLANT MATERIAL DOES NOT CORRESPOND WITH PROPOSED PLANT COMPOSITION
38	SYAGRUS ROMANZOFFIANA	QUEEN PALM	8"	15'	12'	REMOVE	PLANT MATERIAL DOES NOT CORRESPOND WITH PROPOSED PLANT COMPOSITION
39	SYAGRUS ROMANZOFFIANA	QUEEN PALM	8"	15'	12'	REMOVE	PLANT MATERIAL DOES NOT CORRESPOND WITH PROPOSED PLANT COMPOSITION
40	SYAGRUS ROMANZOFFIANA	QUEEN PALM	8"	15'	12'	REMOVE	PLANT MATERIAL DOES NOT CORRESPOND WITH PROPOSED PLANT COMPOSITION
41	HYOPHORBE VERSCHAFFELTII	SPINDLE PALM	10"	7'	4'	REMOVE	PLANT MATERIAL DOES NOT CORRESPOND WITH PROPOSED PLANT COMPOSITION

SEAL (S TYLER NIELSEN - LA0667067)

04.05.2021

TREE DISPOSITION SCHEDULE

DATE	ISSUE
03.22.2021	COORDINATION
03.26.2021	DRB DRAFT
04.05.2021	DRB Submittal

L102

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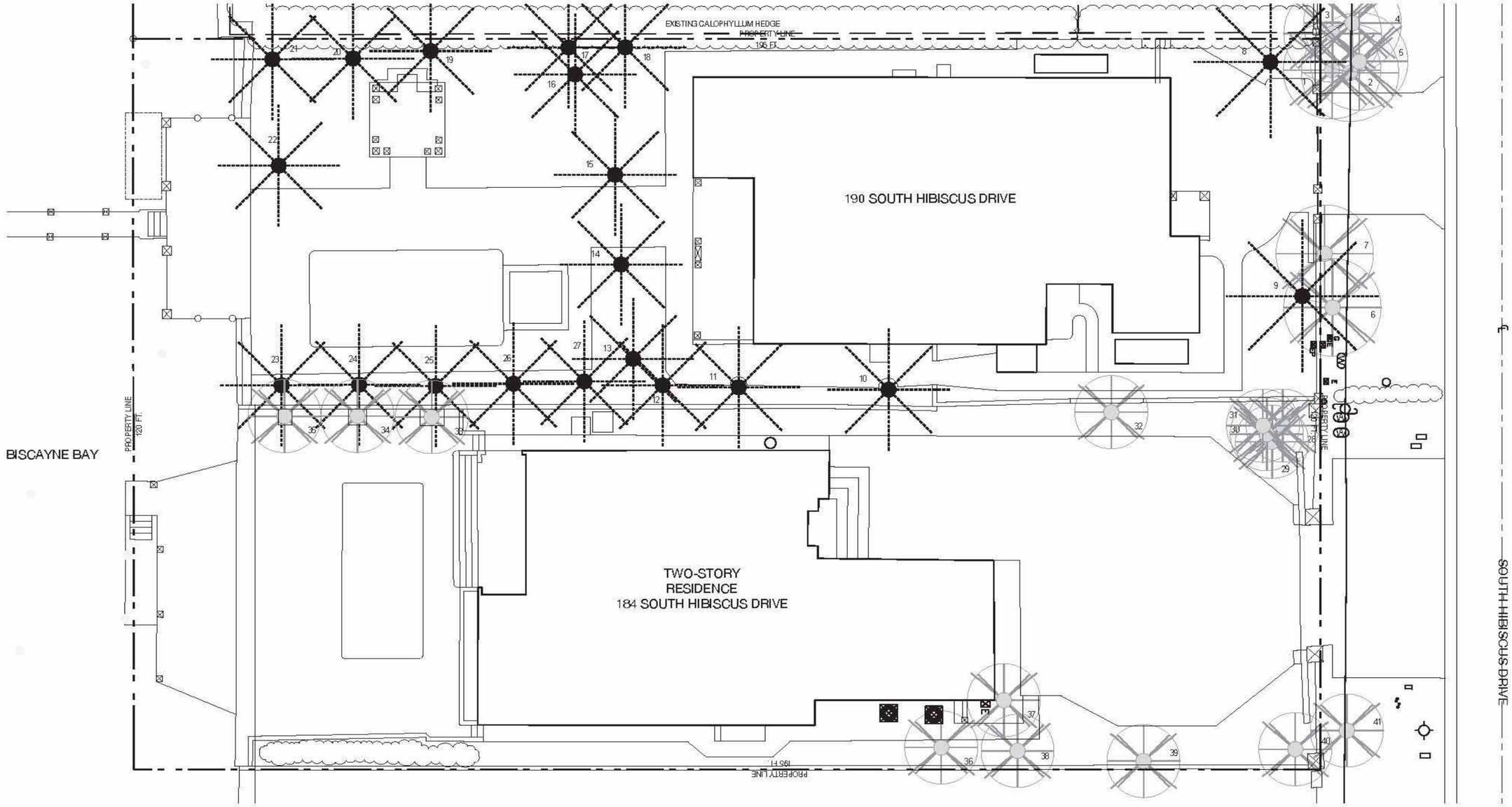

NIELSEN
landscape architects
357 cypress drive, 10
tequesta, fl 33469
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THE 190 GARDEN

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TREE DISPOSITION LEGEND

TREE TO BE REMOVED

TREE TO BE RELOCATED

TREE TO BE PRESERVED

PALM TO BE REMOVED

PALM TO BE RELOCATED

PALM TO BE PRESERVED

TREE DISPOSITION SCHEDULE

#	BOTANICAL NAME	COMMON NAME	ACTION
1	LIVISTONA CHINENSIS	CHINESE FAN PALM	REMOVE
2	LIVISTONA CHINENSIS	CHINESE FAN PALM	REMOVE
3	LIVISTONA CHINENSIS	CHINESE FAN PALM	REMOVE
4	LIVISTONA CHINENSIS	CHINESE FAN PALM	REMOVE
5	LIVISTONA CHINENSIS	CHINESE FAN PALM	REMOVE
6	LIVISTONA CHINENSIS	CHINESE FAN PALM	REMOVE
7	LIVISTONA CHINENSIS	CHINESE FAN PALM	REMOVE
8	COCOS NUCIFERA	COCONUT PALM	RELOCATE
9	COCOS NUCIFERA	COCONUT PALM	RELOCATE
10	COCOS NUCIFERA	COCONUT PALM	RELOCATE
11	COCOS NUCIFERA	COCONUT PALM	RELOCATE
12	COCOS NUCIFERA	COCONUT PALM	RELOCATE
13	ROYSTONEA REGIA	ROYAL PALM	RELOCATE
14	ROYSTONEA REGIA	ROYAL PALM	RELOCATE
15	ROYSTONEA REGIA	ROYAL PALM	RELOCATE
16	COCOS NUCIFERA	COCONUT PALM	RELOCATE
17	ROYSTONEA REGIA	ROYAL PALM	RELOCATE
18	COCOS NUCIFERA	COCONUT PALM	RELOCATE
19	COCOS NUCIFERA	COCONUT PALM	RELOCATE
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22	COCOS NUCIFERA	COCONUT PALM	RELOCATE
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27	COCOS NUCIFERA	COCONUT PALM	RELOCATE
28	ADONIDIA MERRILLII	CHRISTMAS PALM	REMOVE
29	ADONIDIA MERRILLII	CHRISTMAS PALM	REMOVE
30	ADONIDIA MERRILLII	CHRISTMAS PALM	REMOVE
31	ADONIDIA MERRILLII	CHRISTMAS PALM	REMOVE
32	HYOPHORBE VERSCHAFFELTII	SPINDLE PALM	REMOVE
33	ADONIDIA MERRILLII	CHRISTMAS PALM	REMOVE
34	ADONIDIA MERRILLII	CHRISTMAS PALM	REMOVE
35	ADONIDIA MERRILLII	CHRISTMAS PALM	REMOVE
36	SYAGRUS ROMANZOFFIANA	QUEEN PALM	REMOVE
37	HYOPHORBE VERSCHAFFELTII	SPINDLE PALM	REMOVE
38	SYAGRUS ROMANZOFFIANA	QUEEN PALM	REMOVE
39	SYAGRUS ROMANZOFFIANA	QUEEN PALM	REMOVE
40	SYAGRUS ROMANZOFFIANA	QUEEN PALM	REMOVE
41	HYOPHORBE VERSCHAFFELTII	SPINDLE PALM	REMOVE

SEAL (S TYLER NIELSEN - LA6667067)

04.05.2021

TREE DISPOSITION PLAN

DATE	ISSUE
03.22.2021	COORDINATION
03.26.2021	DRB DRAFT
04.05.2021	DRB Submittal

NORTH

0 4 8

L103

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NIELSEN
landscape architects
357 cypress drive, 10
tequesta, fl 33469
561.402.9814
www.nielsenlandarch.com

PRE-CAST PAVER

COLOR: NATURAL
FINISH: FLAMED
DIMENSIONS: TBD
SOURCE: TBD

DOMINICAN CORAL STONE

COLOR: NATURAL
FINISH: BRUSHED
DIMENSIONS: TBD
SOURCE: TBD

RICE ROCK GRAVEL

COLOR: WHITE
FINISH: ANGULAR
DIMENSIONS: 3/8 IN.
SOURCE: YARDCO

BASALT STONE VENEER

COLOR: NATURAL
FINISH: RACKED
DIMENSIONS: TBD
SOURCE: TBD

PERUVIAN BEACH PEBBLES

COLOR: GRAY
FINISH: NATURAL
DIMENSIONS: RE: DETAILS
SOURCE: YARDCO

IPE

COLOR: NATURAL
FINISH: TBD
DIMENSIONS: 1 IN. x 8 IN.
SOURCE: TBD

THE 190 GARDEN

SEAL (S TYLER NIELSEN - LA0067667)

04.05.2021

MATERIALS REFERENCES

DATE	ISSUE
03.22.2021	COORDINATION
03.26.2021	DRB DRAFT
04.05.2021	DRB Submittal

SCALE AS NOTED

L300

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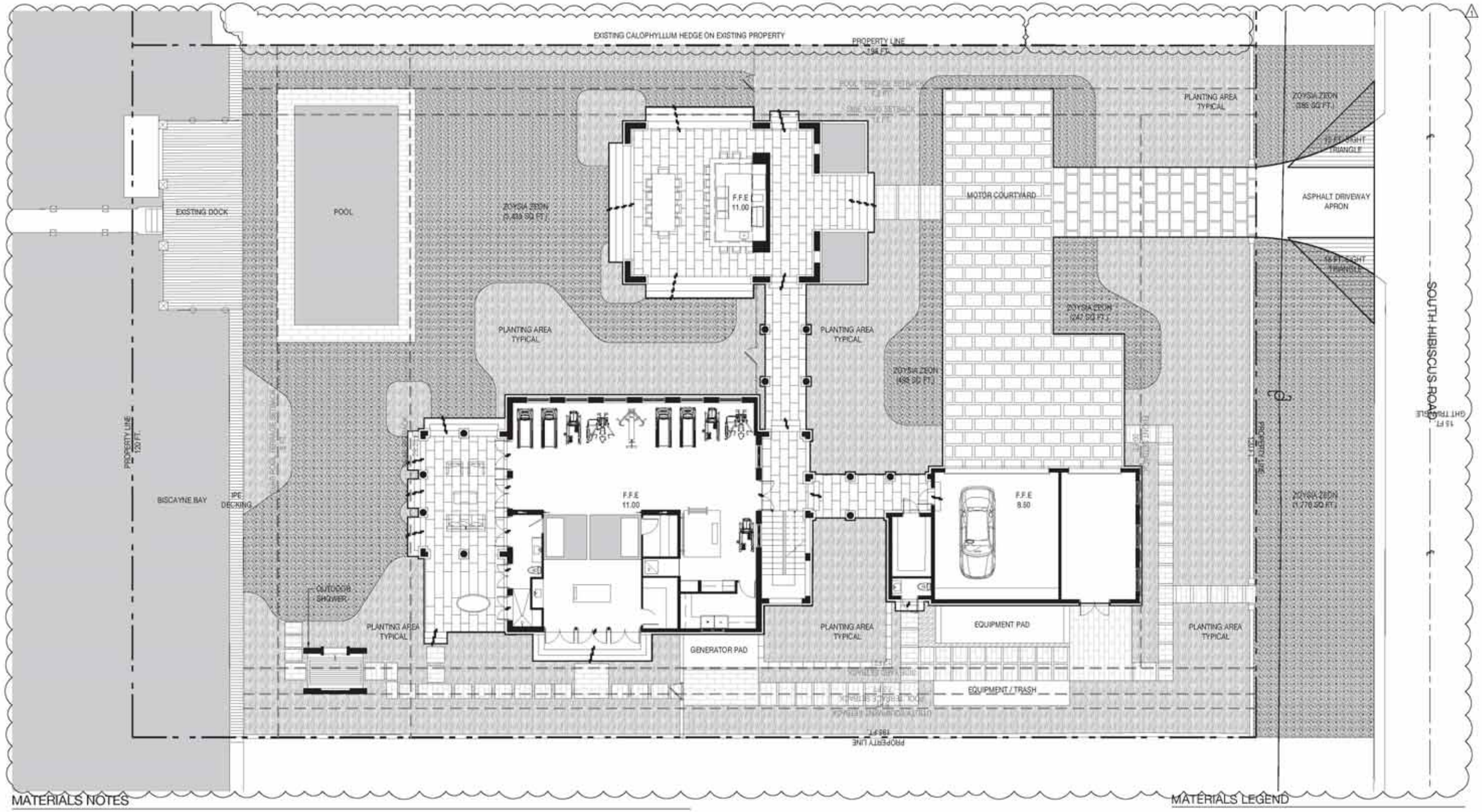

NIELSEN
landscape architects
357 cypress drive, 10
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05.03.2021

MATERIALS PLAN

DATE	ISSUE
03.22.2021	COORDINATION
03.26.2021	DRB DRAFT
04.05.2021	DRB SUBMITTAL
05.03.2021	REVISION 1

MATERIALS NOTES

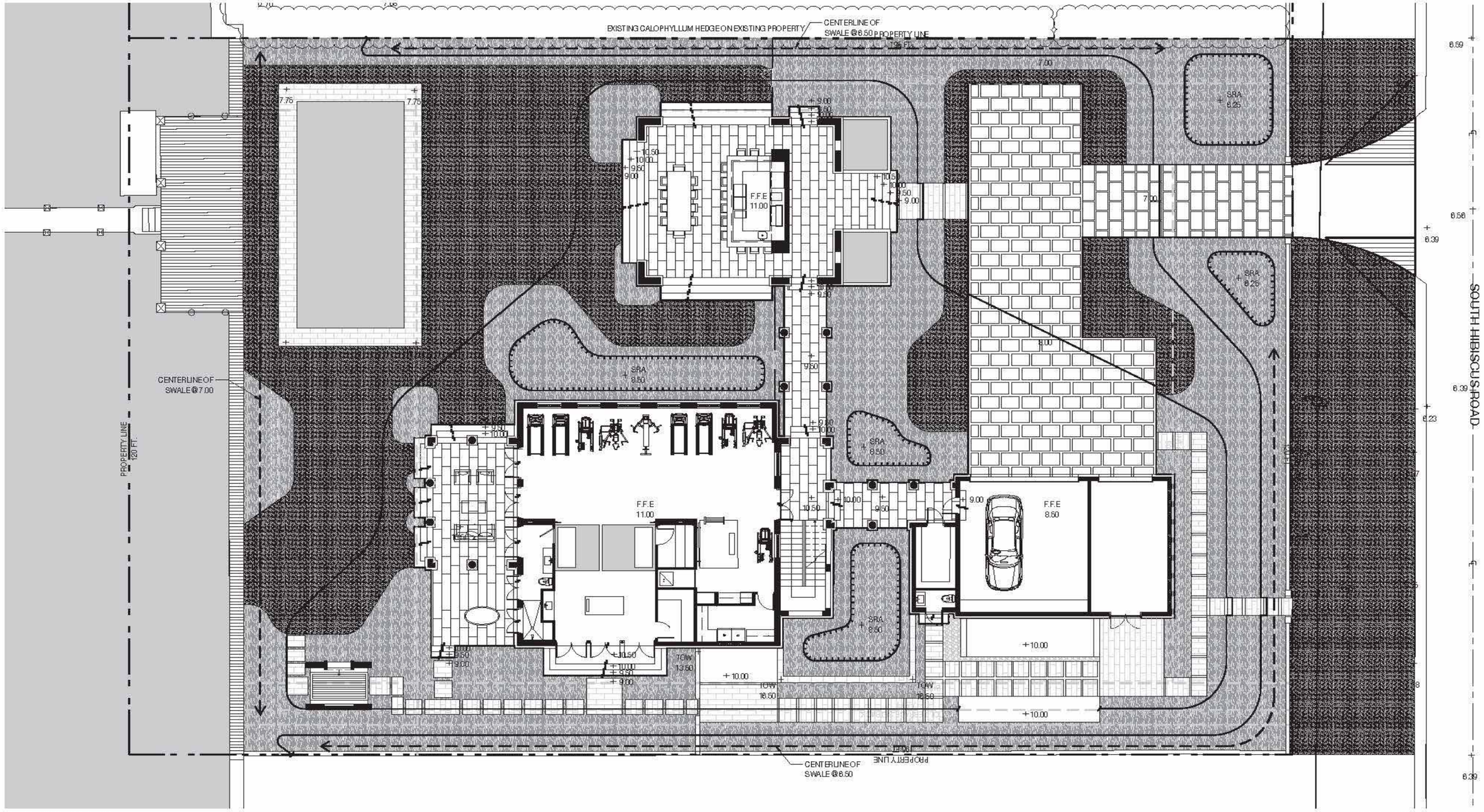
1. CONTRACTOR TO VERIFY ALL QUANTITIES. IN CASE OF ANY DISCREPANCIES, GRAPHICALLY SHOWN MATERIAL QUANTITIES SHALL TAKE PRECEDENCE.
2. ALL CONSTRUCTION AND MATERIALS NOT SPECIFICALLY ADDRESSED IN THE CONTRACT DOCUMENTS OR SPECIFICATIONS SHALL BE IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL JURISDICTIONS AND GOVERNING BODIES/AGENCIES STANDARDS.
3. THE CONTRACTOR SHALL PROVIDE A FULL-SCALE MOCKUP AND RECEIVE APPROVAL FROM THE LANDSCAPE ARCHITECT FOR ALL SYSTEMS BEFORE BEGINNING CONSTRUCTION OF PAVEMENT.
4. EXPANSION JOINTS SHALL BE PROVIDED WHERE FLATWORK MEETS VERTICAL STRUCTURES, SUCH AS WALLS, CURBS, STEPS, AND OTHER HARDSCAPE ELEMENTS. EXPANSION JOINTS SHALL ALSO BE PROVIDED AT MATERIAL CHANGES. EXPANSION JOINT MATERIALS/METHODS SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
6. CONTROL JOINTS SHOULD BE SPACED NO GREATER THAN TEN (10) LINEAR FEET MAXIMUM, UNLESS OTHERWISE SPECIFIED. EXPANSION JOINTS SHOULD BE SPACED NO GREATER THAN FORTY (40) LINEAR FEET MAXIMUM, UNLESS OTHERWISE SPECIFIED. CONTRACTOR SHALL ADVISE ON OTHER JOINTS AS NEEDED TO MINIMIZE CRACKING. THIS INFORMATION SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
6. CONTROL JOINTS SHALL BE PROVIDED AS SPECIFIED IN THE CONTRACT DOCUMENTS. CONTROL JOINT MATERIALS, METHODS AND RECOMMENDATIONS ON ADDITIONAL CONTROL JOINTS TO MINIMIZE CRACKING SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL.
7. ALL STEPS SHALL HAVE TWELVE (12) INCH TREADS AND SIX (6) INCH RISERS, UNLESS OTHERWISE SPECIFIED.
8. HOLD TOP OF WALLS AND FENCES LEVEL, UNLESS OTHERWISE SPECIFIED.
9. CONTRACTOR SHALL NOT INSTALL WORK LOCATED ON TOP OF ARCHITECTURAL STRUCTURES WITHOUT FIRST REVIEWING ARCHITECTURAL DRAWINGS.
10. SAMPLES OF SPECIFIED MATERIALS SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO ORDERING FOR JOB.

MATERIALS LEGEND

- PLANTING AREA TYPICAL
- ZOYSIA SOD
- PRE-CAST PAVER
- WATER
- DOMINICAN CORAL STONE
- RICE ROCK GRAVEL

NORTH

L301



NIELSEN
landscape architects
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tequesta, fl 33469
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GRADING PLAN

DATE	ISSUE
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GRADING NOTES

1. VERIFY EXISTING ELEVATIONS PRIOR TO STARTING WORK. NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES. EXISTING AND PROPOSED GRADES ARE BASED ON SURVEY DOCUMENTS PREPARED BY SURVEYOR.
2. CONTRACTOR SHALL VERIFY THE PLACEMENT OF FLATWORK PENETRATIONS TO ENSURE COORDINATION OF SURFACE FIXTURES, SUCH AS DRAINS AND LIGHTS. NOTIFY GENERAL CONTRACTOR AND LANDSCAPE ARCHITECT OF DISCREPANCIES PRIOR TO CONSTRUCTION OF FLATWORK.
3. THE CONTRACTOR SHALL REFER TO THE ARCHITECTURAL DRAWINGS TO VERIFY FINISHED FLOOR ELEVATIONS. THE GENERAL CONTRACTOR AND LANDSCAPE ARCHITECT SHALL BE NOTIFIED IF THERE ARE ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
4. THE CONTRACTOR SHALL REFER TO THE CIVIL ENGINEERING DRAWINGS TO VERIFY UTILITY AND OTHER DRAIN LOCATIONS. THE GENERAL CONTRACTOR AND LANDSCAPE ARCHITECT SHALL BE NOTIFIED OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
5. PROPOSED ELEVATIONS INDICATED ON DRAWINGS ARE FINISHED GRADE ELEVATIONS. THE CONTRACTOR SHALL DIRECT ROUGH GRADE WORK TO ALLOW FOR SUFFICIENT TOPSOIL AND OTHER FINISHED CONDITIONS AS DESCRIBED IN THE CONTRACT DOCUMENTS.
6. ALL FINISHED GRADES SHALL MEET AND BLEND SMOOTHLY WITH EXISTING GRADES AT THE PROJECT LIMIT.
7. ALL FINISHED GRADES SHALL BE WITHOUT LOW SPOTS OR POCKETS. CONTRACTOR SHALL SET FLOW LINES ACCURATELY AND PROVIDE A MINIMUM OF TWO (2) PERCENT OR MAXIMUM OF FIFTY (50) PERCENT, UNLESS OTHERWISE NOTED.
8. ALL FINISHED GRADES SHALL PRESENT SMOOTH TRANSITIONS BETWEEN TOES AND TOPS OF SLOPES.
9. THE MAXIMUM SLOPE OF SOD TO BE 3:1 IN AREAS DESIGNATED AS " LAWN," UNLESS OTHERWISE NOTED.
10. ALL MANHOLES, VALVE BOXES, UTILITY BOXES AND PEDESTALS, AND OTHER APPURTENANCES SHALL BE ADJUSTED TO FINISH GRADE IN ACCORDANCE WITH THE LOCAL, STATE AND FEDERAL JURISDICTIONS AND GOVERNING BODIES/AGENCIES OR UTILITY RULES AND REGULATIONS, UNLESS OTHERWISE NOTED.
11. SOIL COMPACTION BENEATH PAVEMENTS, STEPS, WALLS AND LIGHT FOUNDATIONS SHALL BE 95% PROCTOR DENSITY MINIMUM, UNLESS OTHERWISE SPECIFIED.
12. GRADING AND EXCAVATION WORK SHALL BE COMPLETED DURING DRY WEATHER CONDITIONS.
13. THE CONTRACTOR SHALL REMOVE AND STOCKPILE TOPSOIL FOR REUSE ON-SITE. SOIL SHALL BE SCREENED TO REMOVE ROCKS AND BOULDERS.
14. IF STRUCTURAL SOIL IS FOUND ON-SITE, THE CONTRACTOR SHALL REUSE.
15. THE CONTRACTOR SHALL PREVENT SOIL LOSS TO WIND AND WATER EROSION.
16. THE CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES.
17. THE GENERAL CONTRACTOR SHALL INSTALL & MAINTAIN TEMPORARY DRAINAGE DEVICES DURING CONSTRUCTION.
18. THE CONTRACTOR SHALL VERIFY ALL CONTROL POINTS, FINISH FLOOR ELEVATIONS & PROPOSED SPOT ELEVATIONS WITH LANDSCAPE ARCHITECT PRIOR TO FORMWORK INSTALLATION.
19. SPECIFICATIONS DELINEATED IN GEO-TECH REPORT TAKE PRECEDENCE OVER GRADING PLAN DRAWINGS. INFORM LANDSCAPE ARCHITECT OF DISCREPANCIES.

GRADING LEGEND

- CONTOUR LINE 1 FT. INTERVAL
- SHALLOW RETENTION ZONE
- 0.00 + SPOT ELEVATION
- ↑ DIRECTION OF WATER FLOW

NORTH

0 4' 8'

L400

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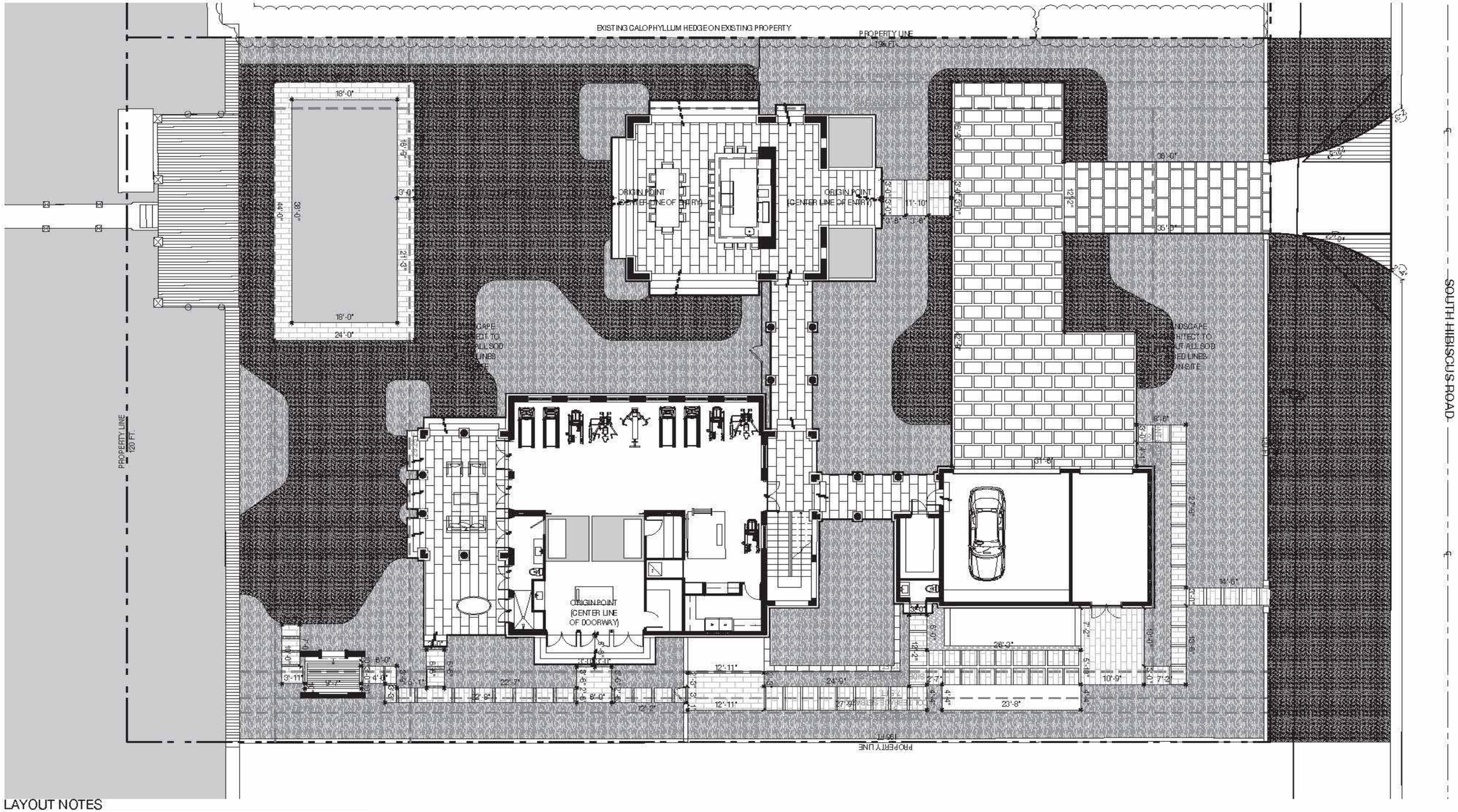

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04.05.2021

LAYOUT PLAN

DATE	ISSUE
03.22.2021	COORDINATION
03.26.2021	DRB DRAFT
04.05.2021	DRB Submittal

NORTH

0 4' 8'

L500

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LAYOUT NOTES

1. LAYOUT AND VERIFY DIMENSIONS PRIOR TO CONSTRUCTION. NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES. LANDSCAPE ARCHITECT TO REVIEW AND APPROVE ALL LAYOUTS CONTAINED IN THE CONSTRUCTION DOCUMENTS PRIOR TO CONSTRUCTION.
2. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. DO NOT SCALE DIMENSIONS FROM REDUCED DRAWINGS.
3. DIMENSIONS REFERRED TO AS "EQUAL" INDICATE SPACING WHICH IS EQUIDISTANT MEASURED TO THE CENTERLINES.
4. MEASUREMENTS ARE TO THE FINISHED FACE OF BUILDINGS, WALLS, OR OTHER FIXED SITE IMPROVEMENTS. DIMENSIONS TO CENTERLINES ARE IDENTIFIED AS SUCH.
5. INSTALL INTERSECTING ELEMENTS AT 90-DEGREE ANGLES, UNLESS OTHERWISE INDICATED. MAINTAIN HORIZONTAL ALIGNMENT OF ADJACENT ELEMENTS AS INDICATED IN CONTRACT DOCUMENTS.
6. SPECIAL CONSIDERATION IS GIVEN TO THE DESIGN AND INTENDED RELATIONSHIP BETWEEN ARCHITECTURE, PLANTING AREAS AND PAVING SYSTEMS. PAVEMENT JOINTING, PAVERS, STONE, FINISHES AND GRADES HAVE BEEN STRICTLY COORDINATED IN THE CONTRACT DOCUMENTS. CONSTRUCTION OF THESE SYSTEMS SHALL BE STRICTLY COORDINATED.

NIELSEN
landscape architects
357 cypress drive, 10
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PLANTING NOTES

1. PLANT MATERIAL IS TO BE HEALTHY SPECIMENS FREE FROM DISEASE OR DAMAGE, AND IS TO BE MAINTAINED IN EXCELLENT CONDITION WHILE ON THE JOBSITE. LANDSCAPE ARCHITECT SHALL INSPECT PLANT MATERIAL UPON ARRIVAL TO JOBSITE AND WILL REJECT PLANT MATERIAL THAT DOES NOT MEET THE STANDARDS DESCRIBED WITHIN THE CONTRACT DOCUMENTS.
2. THE LANDSCAPE ARCHITECT WILL PERIODICALLY INSPECT PLANT MATERIAL STOCKPILED AND/OR PLANTED ON SITE DURING THE COURSE OF CONSTRUCTION. PLANT MATERIAL NOT MEETING THE STANDARDS CONTAINED WITHIN CONTRACT DOCUMENTS SHALL BE REPLACED AT NO COST TO THE OWNER.
3. PROVIDE MATCHING SIZES AND FORMS FOR EACH PLANT OF THE SAME SPECIES UNLESS OTHERWISE INDICATED.
4. CONTRACTOR TO VERIFY ALL QUANTITIES. IN CASE OF DISCREPANCIES, GRAPHICALLY SHOWN QUANTITIES SHALL TAKE PRECEDENCE.
5. ALL MATERIALS USED SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY THE CURRENT AMERICAN STANDARDS FOR NURSERY STOCK, PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
6. ALL PLANT MATERIAL SHALL BE INSTALLED PLUMB AND PER THE SPECIFICATIONS CONTAINED WITHIN THE CONTRACT DOCUMENTS. ANY NECESSARY STAKING AND/OR OTHER SUPPORTS MATERIALS/METHODS SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
7. THE CONTRACTOR SHALL PRUNE EXISTING AND/OR NEW TREES ONLY PER LANDSCAPE ARCHITECT DIRECTION.
8. THE CONTRACTOR SHALL STAKE THE LOCATIONS OF ALL TREES AND B&B SHRUBS FOR LANDSCAPE ARCHITECT REVIEW AND APPROVAL, PRIOR TO INSTALLATION.
9. ALL ROOT-WRAPPING MATERIALS THAT ARE NOT BIO-DEGRADABLE SHALL BE REMOVED FROM THE ROOT BALL. ROOT BALLS SHALL BE FREE OF WEEDS.
10. SPECIFIED PLANT MATERIAL SIZES SHALL BE CONSIDERED MINIMUM SIZES.
11. FINISH GRADE OF PLANTING BEDS SHALL BE ONE (1) INCH BELOW ADJACENT FLATWORK, UNLESS SPECIFIED OTHERWISE.
12. MULCH OR PLANTING BED DRESSING SHALL BE PLACED IN ALL PLANTING AREAS AS SPECIFIED. MULCH OR PLANTING BED DRESSING SHALL NOT BE PLACED WITHIN SIX (6) INCHES OF TREE TRUNKS. MULCHING SHOULD BE REPEATED ANNUALLY DURING THE AUTUMN TO A THREE (3) INCH DEPTH.
13. ALL PLANT MATERIAL SHOULD RECEIVE AN ORGANIC FERTILIZER IN LIMITED APPLICATION FOLLOWING INSTALLATION. TYPE AND APPLICATION RATE AND METHOD OF APPLICATION TO BE SPECIFIED BY THE CONTRACTOR AND APPROVED BY THE LANDSCAPE ARCHITECT.
14. EXCESS FERTILIZER SHALL BE DISPOSED OF PROPERLY OFF-SITE. IT SHALL NOT BE DISPOSED OF IN STORM DRAINS AND/OR DRYWELLS.
15. STOCKPILED PLANT MATERIAL TO BE PLACED IN THE SHADE AND PROPERLY HAND-WATERED UNTIL PLANTED.
16. MINI-NUGGET TYPE DECORATIVE BARK MULCH WILL BE USED TO RETURN NUTRIENTS TO THE SOIL, REDUCE MAINTENANCE AND MINIMIZE EVAPORATION FOR AREAS APPROXIMATE TO THE RESIDENCE. LARGER SHREDDED BARK MULCH WILL BE USED FOR STEEP AREAS SO SLOUGHING IS LESS LIKELY TO OCCUR.
17. PRESERVE & PROTECT ALL EXISTING VEGETATION INDICATED TO REMAIN AT ALL TIMES.
18. ALL VEGETATION PROPOSED FOR OUTSIDE THE BUILDING ENVELOPE TO BE NATIVE UNLESS OTHERWISE NOTED. PLANTING THAT OCCURS OUTSIDE THE BUILDING ENVELOPE IS FOR RESTORATION PURPOSES ONLY OR IS SPECIFIC TO UTILITIES RESTORATION.
19. SIX (6) INCH PLANT MIX SHALL BE PROVIDED FOR ALL LAWN, TURF, AND NATIVE PLANTING ZONES. 18 INCH PLANT MIX SHALL BE PROVIDED FOR ALL PERENNIAL PLANTING BEDS UNLESS OTHERWISE NOTED.
20. ALL PLANT MATERIAL SHALL BE FLORIDA GRADE #1 OR BETTER AS OUTLINED IN GRADES AND STANDARDS FOR NURSERY PLANTS, PARTS I AND II OF THE LATEST EDITION, PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTRE AND CONSUMER SERVICES.

1

CITY OF MIAMI BEACH LANDSCAPE LEGEND

CITY OF MIAMI BEACH
LANDSCAPE LEGEND
INFORMATION REQUIRED TO BE PERMANENTLY AFFIXED TO PLANS
Zoning District: RS-3 Lot Area: 23,400 Acres: .54

	REQUIRED/ ALLOWED	PROVIDED
OPEN SPACE		
A. Square feet of required Open Space as indicated on site plan: Lot Area = 23,400 s.f.x 09 % = 2,106 s.f.	2,106	10,198
B. Square feet of parking lot open space required as indicated on site plan: Number of parking spaces NA x 10 s.f. parking space =	NA	NA
C. Total square feet of landscaped open space required: A+B=	2,106	10,198
LAWN AREA CALCULATION		
A. Square feet of landscaped open space required	2,106	10,198
B. Maximum lawn area (sod) permitted= 50 % x 10,198	5,099	3,611
TREES		
A. Number of trees required per lot or net lot acre, less existing number of trees meeting minimum requirements= 42 trees x .54 net lot acres - number of existing trees=	23	26
B. % Natives required: Number of trees provided x 30% =	8	11
C. % Low maintenance / drought and salt tolerant required: Number of trees provided x 50%=	13	26
D. Street Trees (maximum average spacing of 20' o.c.) 120 linear feet along street divided by 20'=	6	6
E. Street tree species allowed directly beneath power lines: (maximum average spacing of 20' o.c.): 120 linear feet along street divided by 20'=	6	6
SHRUBS		
A. Number of shrubs required: Sum of lot and street trees required x 12=	348	353
B. % Native shrubs required: Number of shrubs provided x 50%=	177	191
LARGE SHRUBS OR SMALL TREES		
A. Number of large shrubs or small trees required: Number of required shrubs x 10%=	35	73
B. % Native large shrubs or small trees required: Number of large shrubs or small trees provided x 50%=	37	66

PLANTING SCHEDULE

ABR.	QUANTITY	BOTANICAL NAME	COMMON NAME	SPECIFICATIONS
TREES				
CHA	3	CALLIANDRA HAEMATOCEPHALA	POWDERPUFF	FG. 4 IN. DBH / 16 FT. OA. / SINGLE LEADER STANDARD
PAQ	1	PACHIRA AQUATICA	WATER CHESTNUT	FG. 8-10 IN. DBH 18 FT. OA.
GSA	1	GUAIACUM SANCTUM	LIGNUM VITAE	SPECIMEN COLLECTED 12 FT. HT. X 12 FT. SP.
CRO	2	CLUSIA ROSEA	AUTOGRAPH TREE	200 GAL. SPECIMEN MULTI-TRUNK
CBR	12	CALOPHYLLUM BRASILIENSE	SAME	FG. 16 FT. HT. 4 IN. DBH / SINGLE LEADER STANDARD
MFR	6	MYRCIANTHES FRAGRANS	SIMPSON STOPPER	SINGLE LEADER STANDARD / 4 IN. DBH 16 FT. HT.
FAU	1	FICUS AUREA	STRANGLER FIG	COLLECTED SPECIMEN 36 IN. DBH MIN. 30 FT. HT. OA.
PALMS				
PDA	4	PHOENIX DACTYLIFERA 'MEDJOOL'	DATE PALM	20 FT. CT.
VAR	14	VEITCHIA ARECINA	MONTGOMERY PALM	FG. TRIPLE 30 FT. OA.
SPA	16	SABAL PALMMETO	SABAL PALM	REGENERATED 12-16 FT. GW.
PRO	21	PHOENIX ROEBELENII	PYGMY DATE PALM	FG. TRIPLE 9-12 FT. OA.
UNDERSTORY TREES & SHRUBS				
BR	7	PIMENTA RACEMOSA	BAY RUM	45 GAL. 10 FT. HT. BUSH
1 CC	9	CAPPARIS CYNOPHALLOPHORA	JAMAICAN CAPER	25 GAL.
RM	6	RHAPIS MULTIFIDA	FINGER PALM	45 GAL.
CP	5	AGLAIA ODORATA	CHINESE PERFUME TREE	25 GAL. BUSH
JW	18	ACALYPHA WILKESIANA 'JAVA WHITE'	COPPERLEAF	7 GAL.
1 PL	125	PSYCHOTRIA LIGUSTRIFOLIA	BAHAMA WILD COFFEE	7 GAL.
AP	125	ALPINIA PURPURATA	RED GINGER	15 GAL.
CE	57	CONOCARPUS ERECTUS	GREEN BUTTONWOOD	25 GAL. BUSH
ACCENTS				
AI	61	ALCANTAREA IMPERIALIS	BROMELIAD	15 GAL.
PG	37	PHILODENDRON GIGANTEUM	SAME	7 GAL.
HR	7	HELICONIA ROSTRATA	LOBSTER CLAW HELICONIA	15 GAL. 6-8 FT. HT.
PR	13	PHILODENDRON 'RON WEEKS HYBRID'	SAME	7 GAL.
GC	26	PHILODENDRON 'GREEN CONGO'	SAME	7 GAL.
PM	5	PHILODENDRON MCDOWELL	SAME	7 GAL.
GROUNDCOVERS				
LM	1,394	LIRIOPE MUSCARI	LILYTURF	3 GAL. 18 IN. O.C.
BM	248	PHILODENDRON 'BURLE MARX'	SAME	3 GAL. 18 IN. O.C.
VINES				
BI	12	BOUGAINVILLEA 'IMPERIAL THAI DELIGHT'	SAME	25 GAL. TRELLIS
BAMBOO				
BA	26	BAMBUSA MALINGENSIS	SEABREEZE BAMBOO	25 GAL. 20 FT. OA.
MISC.				
ALL SOD AREAS TO BE REPLACED WITH ZOYSIA 'ZEON'				
LANDSCAPE ARCHITECT TO HAVE $2000 WHOLESALE ACCENT PLANT ALLOWANCE				

RELOCATED SHCEDULE

#	BOTANICAL NAME	COMMON NAME	DBH.	HT.	SPREAD	ACTION	NOTES
8	COCOS NUCIFERA	COCONUT PALM	10"	30'	24'	RELOCATE	LOCATION OF PLANT MATERIAL CONFLICTS WITH CONSTRUCTION ENVELOPE
9	COCOS NUCIFERA	COCONUT PALM	14"	40'	24'	RELOCATE	LOCATION OF PLANT MATERIAL CONFLICTS WITH CONSTRUCTION ENVELOPE
10	COCOS NUCIFERA	COCONUT PALM	14"	40'	23'	RELOCATE	LOCATION OF PLANT MATERIAL CONFLICTS WITH CONSTRUCTION ENVELOPE
11	COCOS NUCIFERA	COCONUT PALM	14"	40'	23'	RELOCATE	LOCATION OF PLANT MATERIAL CONFLICTS WITH CONSTRUCTION ENVELOPE
12	COCOS NUCIFERA	COCONUT PALM	14"	40'	23'	RELOCATE	LOCATION OF PLANT MATERIAL CONFLICTS WITH CONSTRUCTION ENVELOPE
13	ROYSTONEA REGIA	ROYAL PALM	24"	45'	20'	RELOCATE	LOCATION OF PLANT MATERIAL CONFLICTS WITH CONSTRUCTION ENVELOPE
14	ROYSTONEA REGIA	ROYAL PALM	24"	35'	20'	RELOCATE	LOCATION OF PLANT MATERIAL CONFLICTS WITH CONSTRUCTION ENVELOPE
15	ROYSTONEA REGIA	ROYAL PALM	20"	35'	20'	RELOCATE	LOCATION OF PLANT MATERIAL CONFLICTS WITH CONSTRUCTION ENVELOPE
16	COCOS NUCIFERA	COCONUT PALM	10"	15'	20'	RELOCATE	LOCATION OF PLANT MATERIAL CONFLICTS WITH CONSTRUCTION ENVELOPE
17	ROYSTONEA REGIA	ROYAL PALM	18"	40'	20'	RELOCATE	LOCATION OF PLANT MATERIAL CONFLICTS WITH CONSTRUCTION ENVELOPE
18	COCOS NUCIFERA	COCONUT PALM	10"	25'	20'	RELOCATE	LOCATION OF PLANT MATERIAL CONFLICTS WITH CONSTRUCTION ENVELOPE
19	COCOS NUCIFERA	COCONUT PALM	10"	40'	20'	RELOCATE	LOCATION OF PLANT MATERIAL CONFLICTS WITH CONSTRUCTION ENVELOPE
20	COCOS NUCIFERA	COCONUT PALM	10"	35'	20'	RELOCATE	LOCATION OF PLANT MATERIAL CONFLICTS WITH CONSTRUCTION ENVELOPE
21	COCOS NUCIFERA	COCONUT PALM	10"	30'	20'	RELOCATE	LOCATION OF PLANT MATERIAL CONFLICTS WITH CONSTRUCTION ENVELOPE
22	COCOS NUCIFERA	COCONUT PALM	10"	30'	20'	RELOCATE	LOCATION OF PLANT MATERIAL CONFLICTS WITH CONSTRUCTION ENVELOPE
23	COCOS NUCIFERA	COCONUT PALM	9"	30'	20'	RELOCATE	LOCATION OF PLANT MATERIAL CONFLICTS WITH CONSTRUCTION ENVELOPE
24	COCOS NUCIFERA	COCONUT PALM	9"	30'	20'	RELOCATE	LOCATION OF PLANT MATERIAL CONFLICTS WITH CONSTRUCTION ENVELOPE
25	COCOS NUCIFERA	COCONUT PALM	9"	30'	20'	RELOCATE	LOCATION OF PLANT MATERIAL CONFLICTS WITH CONSTRUCTION ENVELOPE
26	COCOS NUCIFERA	COCONUT PALM	9"	30'	20'	RELOCATE	LOCATION OF PLANT MATERIAL CONFLICTS WITH CONSTRUCTION ENVELOPE
27	COCOS NUCIFERA	COCONUT PALM	9"	30'	20'	RELOCATE	LOCATION OF PLANT MATERIAL CONFLICTS WITH CONSTRUCTION ENVELOPE

THE 190 GARDEN

190 SOUTH HIBISCUS DRIVE | MIAMI BEACH, FLORIDA 33139

SEAL (S TYLER NIELSEN - LA6667067)

REGISTERED LANDSCAPE ARCHITECT
STEVEN TYLER NIELSEN
RLA 6667067
STATE OF FLORIDA

05.03.2021

PLANTING SCHEDULE & NOTES

DATE	ISSUE
03.22.2021	COORDINATION
03.26.2021	DRB DRAFT
04.05.2021	DRB SUBMITTAL
05.03.2021	REVISION 1

L700

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NIELSEN
landscape architects
357 cypress drive, 10
tequesta, fl 33469
561.402.9414
www.nielsenlandscape.com

THE 190 GARDEN

190 SOUTH HIBISCUS DRIVE | MIAMI BEACH, FLORIDA 33139

PLANT REFERENCE IMAGERY

CALOPHYLLUM

AUTOGRAPH TREE

DATE PALM

LIGNUM VITAE

SABAL PALM

SIMPSON STOPPER

STRANGLER FIG

WATER CHESTNUT

MONTGOMERY PALM

POWDERPUFF

BAY RUM

JAMAICAN CAPER

FINGER PALM

CHINESE PERFUME TREE

COPPERLEAF

BAHAMA WILD COFFEE

BROMELIAD

PHILODENDRON GIGANTEUM

GREEN BUTTONWOOD

LOBSTER CLAW HELICONIA

PHILODENDRON 'RON WEEKS HYBRID'

PHILODENDRON 'GREEN CONGO'

PHILODENDRON MCDOWELL

RED GINGER

LILYTURF

PHILODENDRON 'BURLE MARX'

BOUGAINVILLEA 'IMPERIAL THAI DELIGHT'

SEABREEZE BAMBOO

PYGMY DATE PALM

SEAL (S TYLER NIELSEN - LA0667067)

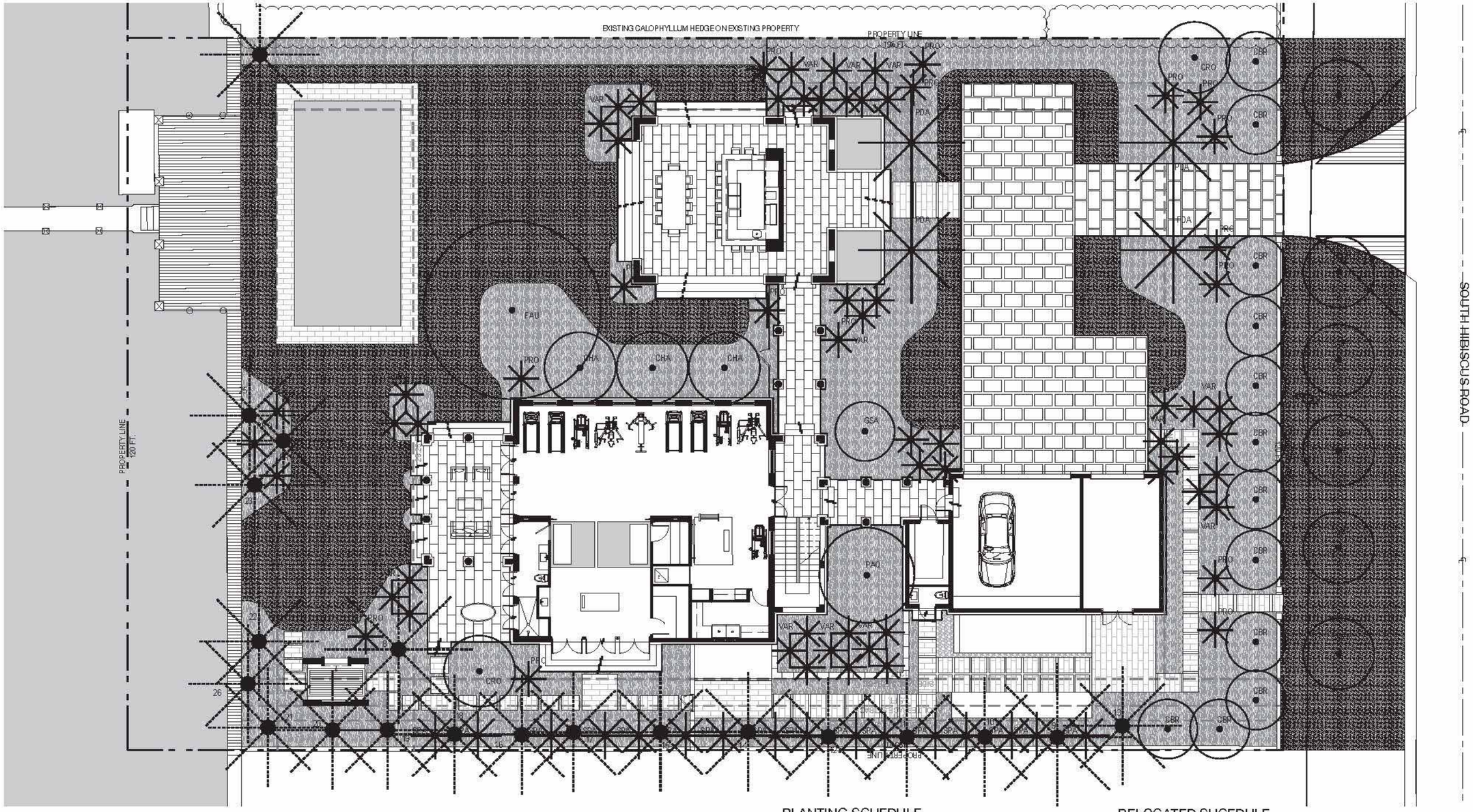
04.05.2021

PLANT IMAGES

DATE	ISSUE
03.22.2021	COORDINATION
03.26.2021	DRB DRAFT
04.05.2021	DRB Submittal

L701

[redacted]



NIELSEN
landscape architects
357 cypress drive, 10
tequesta, fl 33469
561.402.9414
www.nielsenlandarch.com

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SEAL (S TYLER NIELSEN - LA6667067)

04.05.2021

TREE & PALM PLANTING PLAN

DATE	ISSUE
03.22.2021	COORDINATION
03.26.2021	DRB DRAFT
04.05.2021	DRB Submittal

PLANTING LEGEND

RELOCATED PALM
EXISTING PALM
PROPOSED PALM
RELOCATED TREE
EXISTING TREE
PROPOSED TREE

PLANTING SCHEDULE

ABR.	QUANTITY	BOTANICAL NAME
TREES		
CHA	3	CALLIANDRA HAEMATOCEPHALA
PAQ	1	PACHIRA AQUATICA
GSA	1	GUAIACUM SANCTUM
CRO	2	CLUSIA ROSEA
CBR	12	CALOPHYLLUM BRASILIENSE
MFR	6	MYRCIANTHES FRAGRANS
FAU	1	FICUS AUREA
PALMS		
PDA	4	PHOENIX DACTYLIFERA 'MEDJOOL'
VAR	14	VEITCHIA ARECINA
SPA	16	SABAL PALMMETO
PRO	21	PHOENIX ROEBELENII

RELOCATED SHCEDULE

#	BOTANICAL NAME	COMMON NAME	ACTION
8	COCOS NUCIFERA	COCONUT PALM	RELOCATE
9	COCOS NUCIFERA	COCONUT PALM	RELOCATE
10	COCOS NUCIFERA	COCONUT PALM	RELOCATE
11	COCOS NUCIFERA	COCONUT PALM	RELOCATE
12	COCOS NUCIFERA	COCONUT PALM	RELOCATE
13	ROYSTONEA REGIA	ROYAL PALM	RELOCATE
14	ROYSTONEA REGIA	ROYAL PALM	RELOCATE
15	ROYSTONEA REGIA	ROYAL PALM	RELOCATE
16	COCOS NUCIFERA	COCONUT PALM	RELOCATE
17	ROYSTONEA REGIA	ROYAL PALM	RELOCATE
18	COCOS NUCIFERA	COCONUT PALM	RELOCATE
19	COCOS NUCIFERA	COCONUT PALM	RELOCATE
20	COCOS NUCIFERA	COCONUT PALM	RELOCATE
21	COCOS NUCIFERA	COCONUT PALM	RELOCATE
22	COCOS NUCIFERA	COCONUT PALM	RELOCATE
23	COCOS NUCIFERA	COCONUT PALM	RELOCATE
24	COCOS NUCIFERA	COCONUT PALM	RELOCATE
25	COCOS NUCIFERA	COCONUT PALM	RELOCATE
26	COCOS NUCIFERA	COCONUT PALM	RELOCATE
27	COCOS NUCIFERA	COCONUT PALM	RELOCATE

NORTH
0 4' 8'

L702

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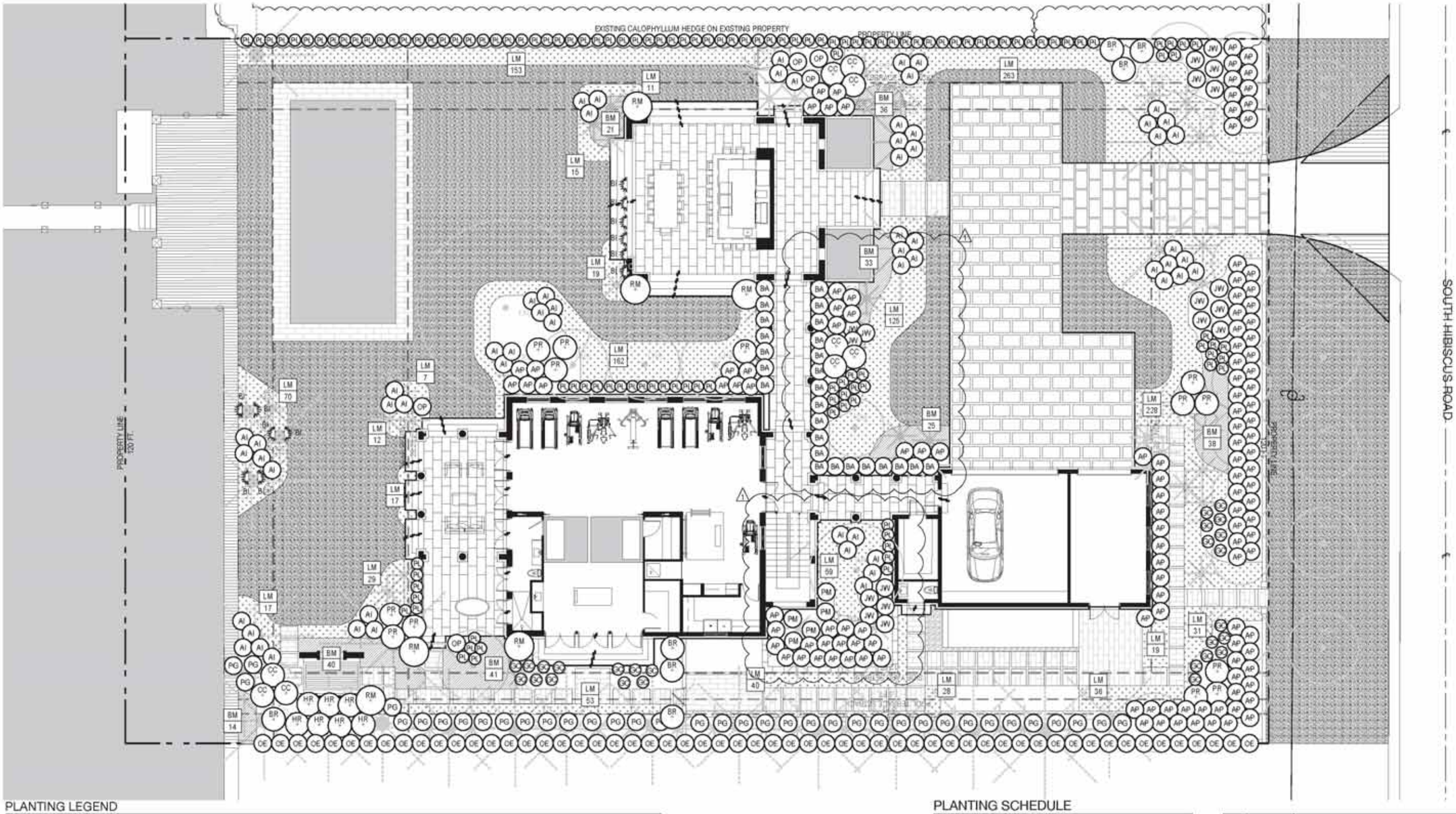

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landscape architects
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tequesta, fl 33469
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05.03.2021

UNDERSTORY PLANTING PLAN

DATE	ISSUE
03.22.2021	COORDINATION
03.26.2021	DRB DRAFT
04.05.2021	DRB SUBMITTAL
05.03.2021	REVISION 1

PLANTING LEGEND

RELOCATED PALM
EXISTING PALM
PROPOSED PALM
PROPOSED SHRUB / ACCENT
PROPOSED VINE
RELOCATED TREE
EXISTING TREE
PROPOSED TREE
TYP #
PROPOSED GROUNDCOVER

PLANTING SCHEDULE

ABR.	QUANTITY	BOTANICAL NAME
UNDERSTORY TREES & SHRUBS		
BR	7	PIMENTA RACEMOSA
CC	9	CAPPARIS CYNOPHALLOPHORA
RM	6	RHAPIS MULTIFIDA
CP	5	AGLAIA ODORATA
JW	18	ACALYPHA WILKESIANA 'JAVA WHITE'
PL	125	PSYCHOTRIA LIGUSTRIFOLIA
AP	125	ALPINIA PURPURATA
CE	57	CONOCARPUS ERECTUS
ACCENTS		
AI	61	ALCANTAREA IMPERIALIS
PG	37	PHILODENDRON GIGANTEUM

ABR.	QUANTITY	BOTANICAL NAME
HR	7	HELICONIA ROSTRATA
PR	13	PHILODENDRON 'RON WEEKS HYBRID'
GC	26	PHILODENDRON 'GREEN CONGO'
PM	5	PHILODENDRON MCDOWELL
GROUNDCOVERS		
LM	1,394	LIRIOPE MUSCARI
BM	248	PHILODENDRON 'BURLE MARX'
VINES		
BI	12	BOUGAINVILLEA 'IMPERIAL THAI DELIGHT'
BAMBOO		
BA	26	BAMBUSA MALINGENSIS

NORTH

L703