

SCOPE OF REQUEST

MODIFICATION OF VARIANCE APPROVALS FOR EAST SIDE SETBACK AND SUM OF SIDES IN DRB19-0369 ON 5/7/2019 TO INCLUDE REQUIRED FPL EQUIPMENT AT SAME SETBACK IN EAST SIDE YARD.

SHEET INDEX

SHEET #	SHEET TITLE												
L-0.00	COVER SHEET	2019.05.13 - ORIGINALLY APPROVED DRB SUBMITTAL	●	2021.06.08 - DRB FIRST SUBMITTAL	●	2021.07.06 - DRB FINAL SUBMITTAL	●						
L-0.01	SITE SURVEY		●		●								
L-1.00	OVERALL SITE PLAN		●		●		●						
L-1.01	ENLARGED HARDSCAPE PLAN		●		●								
L-1.02	ENLARGED HARDSCAPE LAYOUT PLAN		●		●								
L-1.03	ENLARGED HARDSCAPE PLAN		●		●								
L-1.04	ENLARGED HARDSCAPE PLAN		●		●		●						
L-2.00	HARDSCAPE DETAILS		●		●		●						
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L-2.02	HARDSCAPE REFERENCE IMAGES		●		●		●						
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L-2.07	HARDSCAPE DETAILS				●		●						
L-3.00	TREE DISPOSITION PLAN	2019.05.13 - ORIGINALLY APPROVED DRB SUBMITTAL	●	2021.06.08 - DRB FIRST SUBMITTAL		2021.07.06 - DRB FINAL SUBMITTAL	●						
L-3.01	LANDSCAPE PLAN		●				●						
L-3.01B	LANDSCAPE PLAN						●						
L-3.11	GENERAL PLANTING NOTES AND DETAILS		●				●						
L-3.12	LANDSCAPE REFERENCE IMAGES		●				●						
L-3.13	FRONT LANDSCAPE ILLUSTRATION ELEVATION		●										
L-4.00	LANDSCAPE LIGHTING PLAN		●										

GENERAL SITE NOTES

1.

GENERAL CONTRACTOR, SUBCONTRACTORS, AND INSTALLERS SHALL CROSS REFERENCE ARCH. DWGS., ENGINEERING DWGS., AND LANDSCAPE DWGS., THROUGHOUT THE IMPLEMENTATION TO ENSURE THE DESIGN INTENT IS MET. ANY DISCREPANCIES SHALL BE NOTED AND BROUGHT TO THE GENERAL CONTRACTOR'S ATTENTION.
2.

SEE CIVIL AND ARCHITECTURE DRAWINGS FOR F.F.E & SURFACE DRAINAGE
3.

SEE MEP AND CIVIL DRAWINGS FOR IRRIGATION CONNECTIONS.
4.

SEE STRUCT. ENG. DRAWINGS FOR STRUCTURAL COMPONENTS.
5.

SEE ELECTRICAL ENG. DRAWINGS FOR LANDSCAPE LIGHTING WIRING.
6.

ALL WORK, MATERIALS, AND EQUIPMENT UTILIZED IN THIS PROJECT SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE GOVERNING ZONING & BUILDING CODE, MANUFACTURER'S RECOMMENDATIONS, AND SPECIFICATIONS.
7.

CONTRACTOR SHALL BE RESPONSIBLE FOR VISITING SITE PRIOR TO BIDDING IN ORDER TO FAMILIARIZE THEMSELVES WITH ALL EXISTING CONDITIONS AFFECTING THE WORK, INCLUDING BUT NOT LIMITED TO PRIVATE AND PUBLIC UTILITIES, ON AND OFF SITE, ACCESS ROADS, AND OTHER SUPPORT FACILITIES.
8.

CONTRACTOR MUST NOTIFY LANDSCAPE ARCHITECT IMMEDIATELY OF ANY UNEXPECTED OR UNKNOWN CONDITIONS OR DISCREPANCIES IN THE DRAWINGS AND CONTRACT DOCUMENTS, AS WELL AS ANY ERRORS OR OMISSIONS ON THE DRAWINGS PRIOR TO PROCEEDING WITH THE WORK OR SHOP FABRICATION.
9.

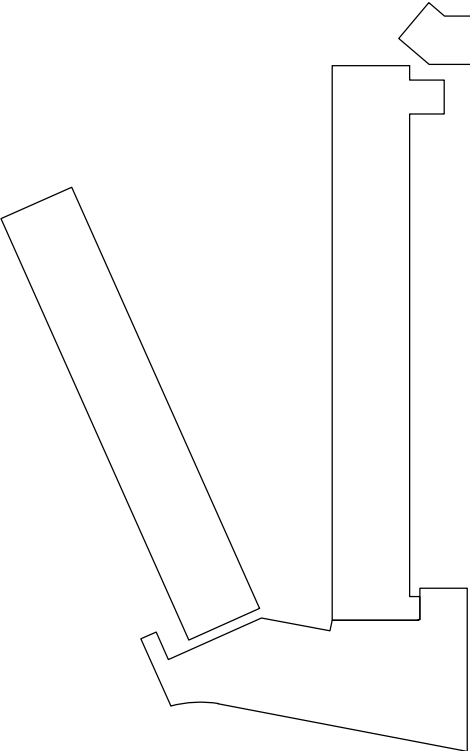
CONTRACTOR SHALL PREPARE AND MAINTAIN ALL CONSTRUCTION AREAS, AS WELL AS SURROUNDING AREAS FREE OF DEBRIS OR HAZARDOUS EQUIPMENT AT ALL TIMES.

GENERAL ABBREVIATIONS

AFF	ABOVE FINISH FLOOR	OA	OVERALL PLAN
ARCH	ARCHITECT	P.L.	PROPERTY LINE
CONC	CONCRETE	PLNT	PLANTING
DWGS	DRAWINGS	STRUCT	STRUCTURE / STRUCTURAL
EL	ENLARGED PLAN	TB	TOP OF BENCH
ENG	ENGINEER	TG	TOP OF GRADE
EXST	EXISTING	TPW	TOP OF PLANTER WALL
FFE	FINISH FLOOR ELEVATION	TW	TOP OF WALL
HSCP	HARDSCAPE	TYP	TYPICAL
LA	LANDSCAPE ARCHITECT	VIF	VERIFY IN FIELD
LSCP	LANDSCAPE	CL	CENTER LINE
ML	MATCH LINE	ML	MONUMENT LINE

TO THE BEST OF OUR KNOWLEDGE, THESE PLANS COMPLY WITH ALL APPLICABLE BUILDING AND ZONING CODES.

KEY NOTES



PROPOSED

COVER SHEET

SCALE
N/A

1

KEY PLAN

Summit 7d

40 Island Ave
Miami Beach
Florida 33139

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The Standard

PROJECT NAME

THE STANDARD
MIAMI BEACH
Spa Remodel
40 Island Ave
Miami Beach
Florida 33139

PROJECT NUMBER

18-143

COVER SHEET



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Digitally signed by Peter N Anselmo
Date: 2021.07.01 17:34:45 -04'00'
Peter Anselmo
R.L.A. FL# 6667221

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CHECKED BY: PA

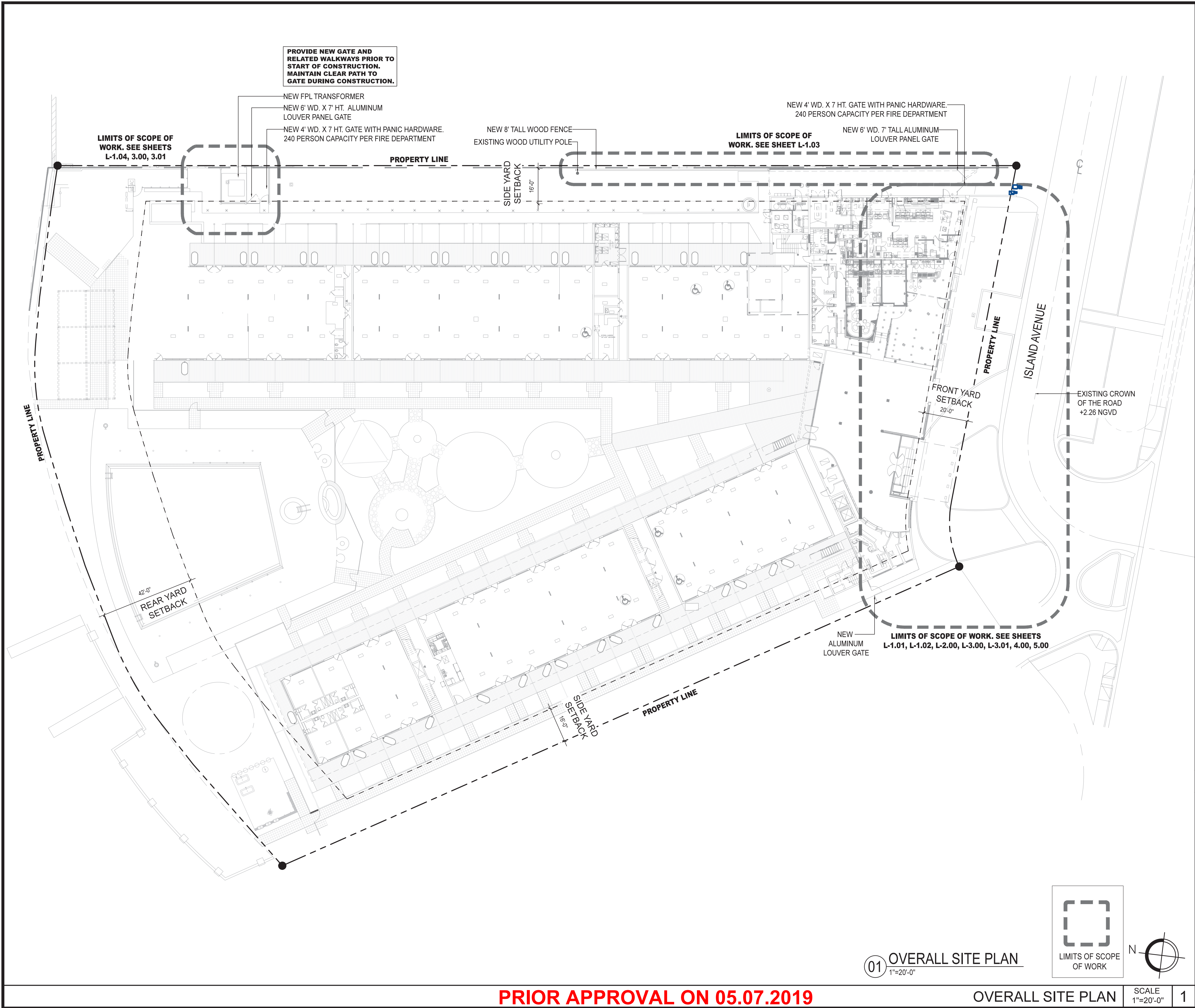
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DATE

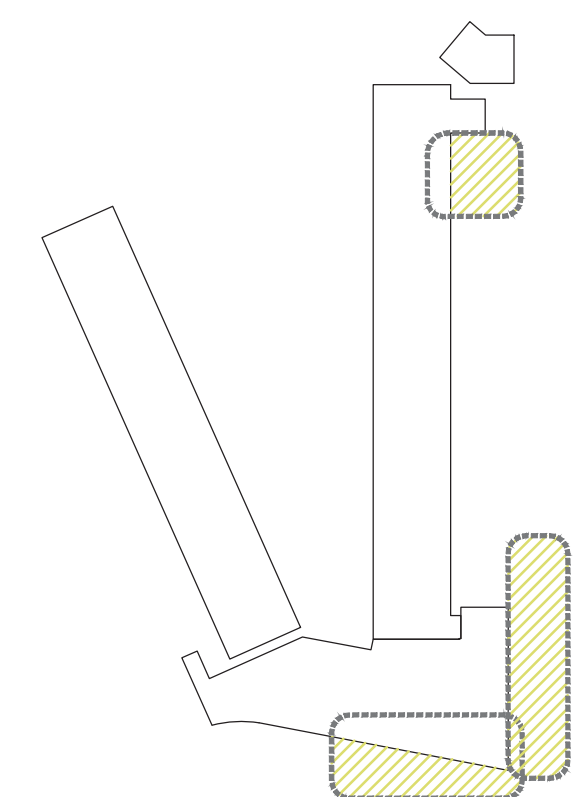
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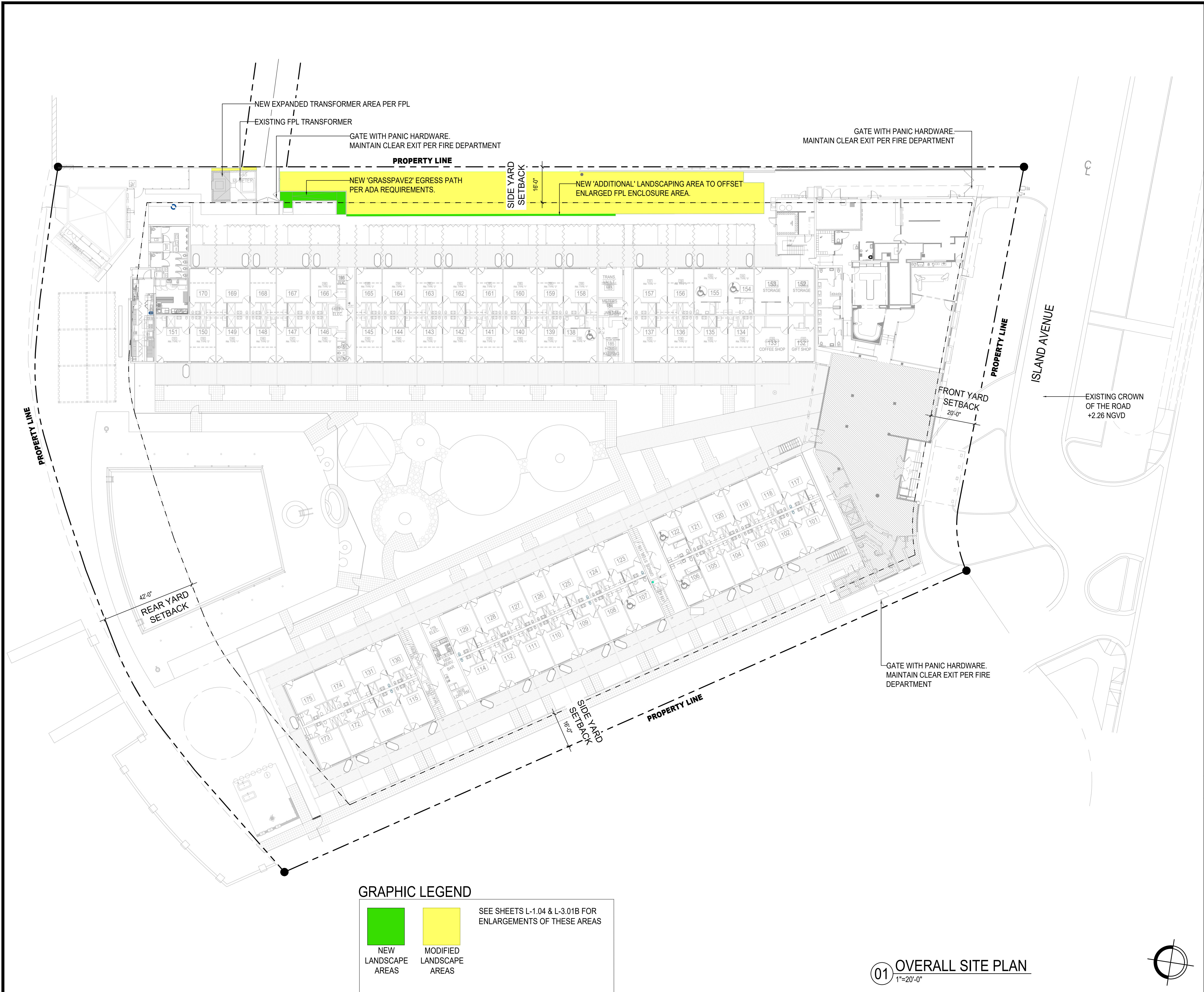
2021.07.06
SHEET NUMBER

L-0.00



KEY NOTES





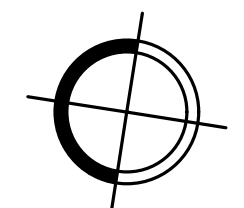
GRAPHIC LEGEND

NEW LANDSCAPE AREAS

MODIFIED LANDSCAPE AREAS

SEE SHEETS L-1.04 & L-3.01B FOR ENLARGEMENTS OF THESE AREAS

01 OVERALL SITE PLAN
1"=20'-0"



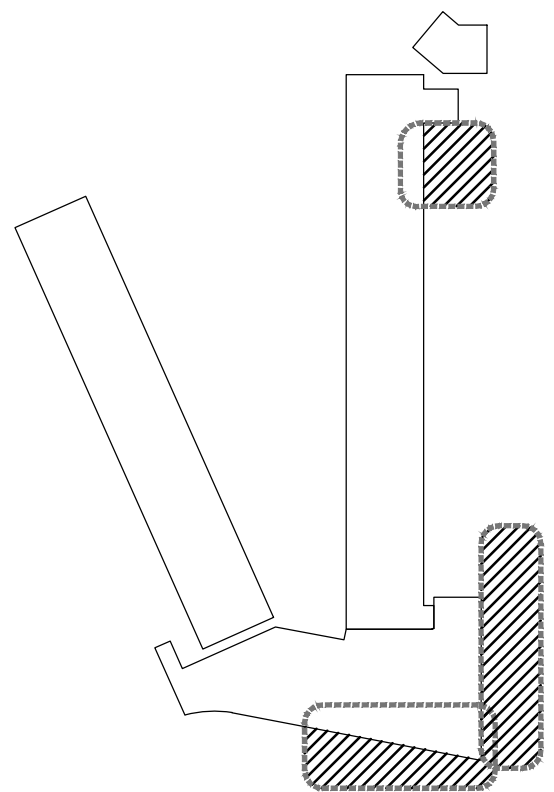
PROPOSED

OVERALL SITE PLAN

SCALE
1"=20'-0"

1

KEY PLAN



TO THE BEST OF OUR KNOWLEDGE,
THESE PLANS COMPLY WITH ALL
APPLICABLE BUILDING AND ZONING CODES.

KEY NOTES

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PROJECT NUMBER
18-143
OVERALL
SITE PLAN

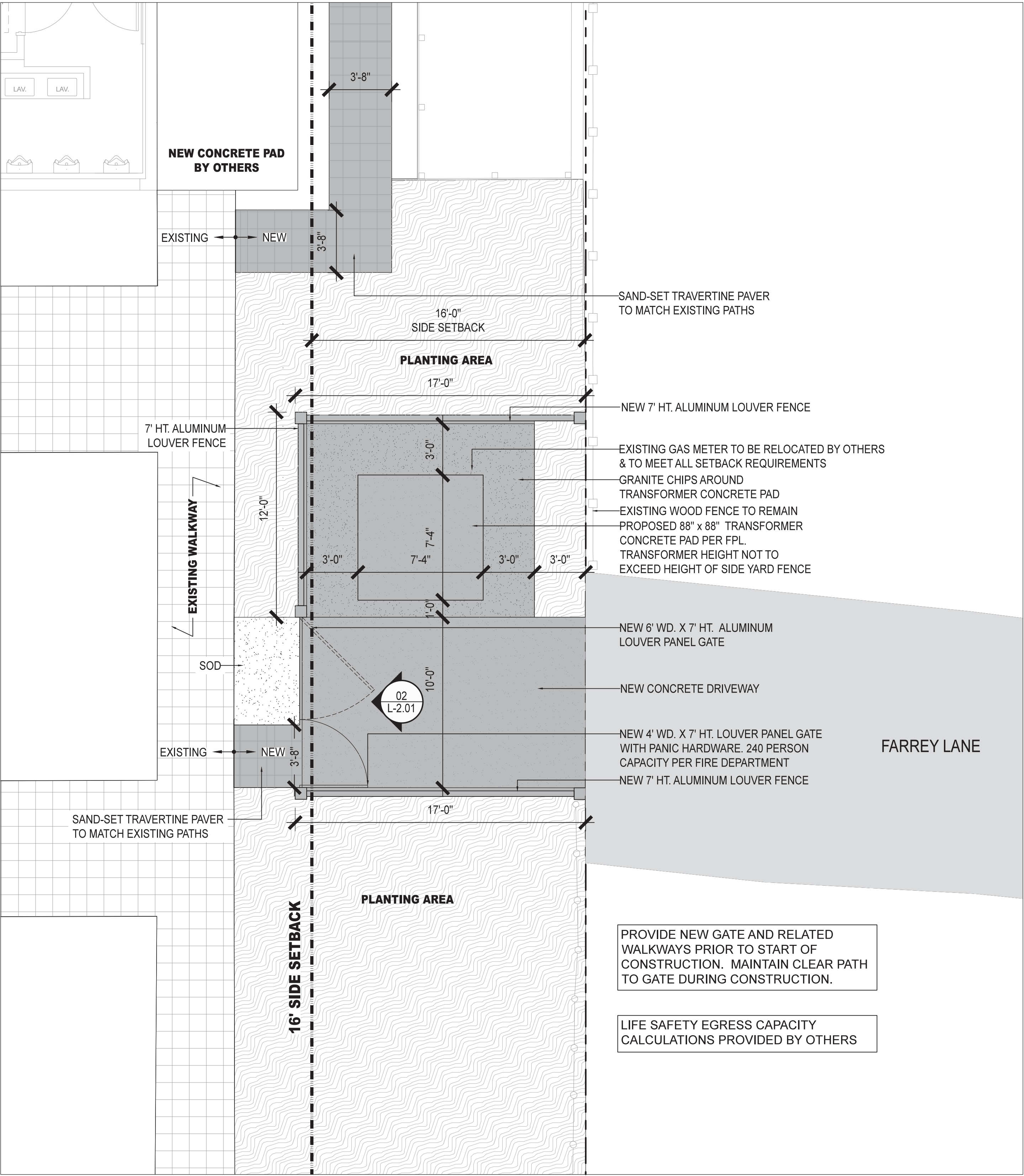
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Peter Anselmo
R.L.A. FL# 6667221

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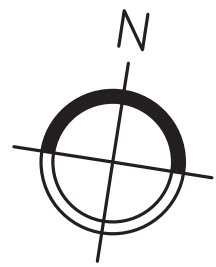
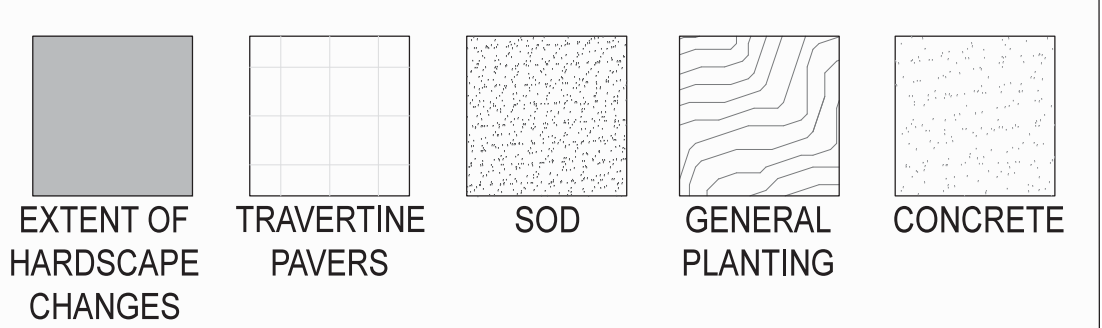
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2021.07.06
SHEET NUMBER

L-1.00



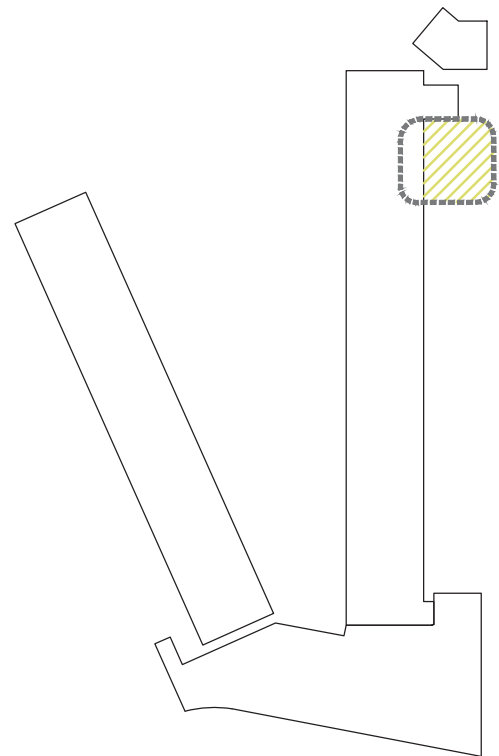
ENLARGED HARDSCAPE PLAN NEAR FARREY LANE
1/4"=1'-0"

GRAPHIC LEGEND



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KEY NOTES





100% Grass Covered Porous Pavement

Grasspave2 Flexible Plastic Porous Pavement

Grasspave2 protects and enhances the environment in three ways: First, made from 100% recycled plastic, Grasspave2 keeps common consumer and industrial products from going into landfills. Second, grass paving directly improves the environment by recharging water tables on site (reducing flooding hazards downstream), reducing sources of oils and solvents from asphalt, absorbing carbon dioxide, and creating oxygen. Third, it enhances the beauty and quality of the built environment – replacing hot asphalt paved areas with cool, sparkling green lawn-like Product Description

Grasspave2 has thin-walled independent plastic rings connected by an interlocking geogrid structure, which, because it is installed below the surface, is invisible in the completed project. While the rings are rigid, the grid itself is flexible, which makes it easy to install on uneven grades, and reduces usual cut and fill requirements.

The rings transfer loads from the surface to the grid structure and engineered base course material below, thus preventing compaction of the upper root zone of the grass. A single ring supports small loads, such as shoes; several rings support tires and large loads.

The rings also act to contain the root zone medium (sand) and prevent lateral migration away from tires, feet, or other loads. This protects the grass root system, enabling roots to grow deep into the porous base course. The result is healthy, green turf at the surface.

One person can easily install the Grasspave2 rolls at a rate of 70m2 (750 ft2) per hour, plus time for base course preparation and grass installation (seeding, sod or sprigging). Step-by-step instructions are included in our Installation Instructions, which accompany each order.

Features and Benefits

- Allows 100% grass coverage instead of asphalt
- Made from 100% post consumer plastic
- High strength to weight load-bearing capacity
- Supports vehicular and pedestrian traffic

- Maximum porosity
- Low to zero runoff
- Free air/water movement
- Permits more trees
- Cooler site
- Greater oxygen
- Removes air pollutants
- Can preserve existing trees
- Helps to meet "Green Coverage Codes"
- Fast, low cost installation
- Competes in cost with asphalt paving
- No gutter and rain system needed
- No added land required for detention facilities
- Lower life cycle costs

Applications

- Church/employee parking
- Overflow and event parking
- Golf cart paths
- Residential driveways
- Firelanes

Specifications

Unit Size – 20"x 20"x 1" (50 x 50 x 2.5cm)
Unit Weight – 18oz (510 grams)
Strength – 15,940 psi (109,906 kPa)
Connector Pull Apart Strength (Tensile) - 458 lb/in
Color – Black
Resin – 100% recycled HDPE with 3% carbon black
Shipped in Rolls (431 sq ft standard, other roll sizes available)
92% Void Space (8% plastic by volume)

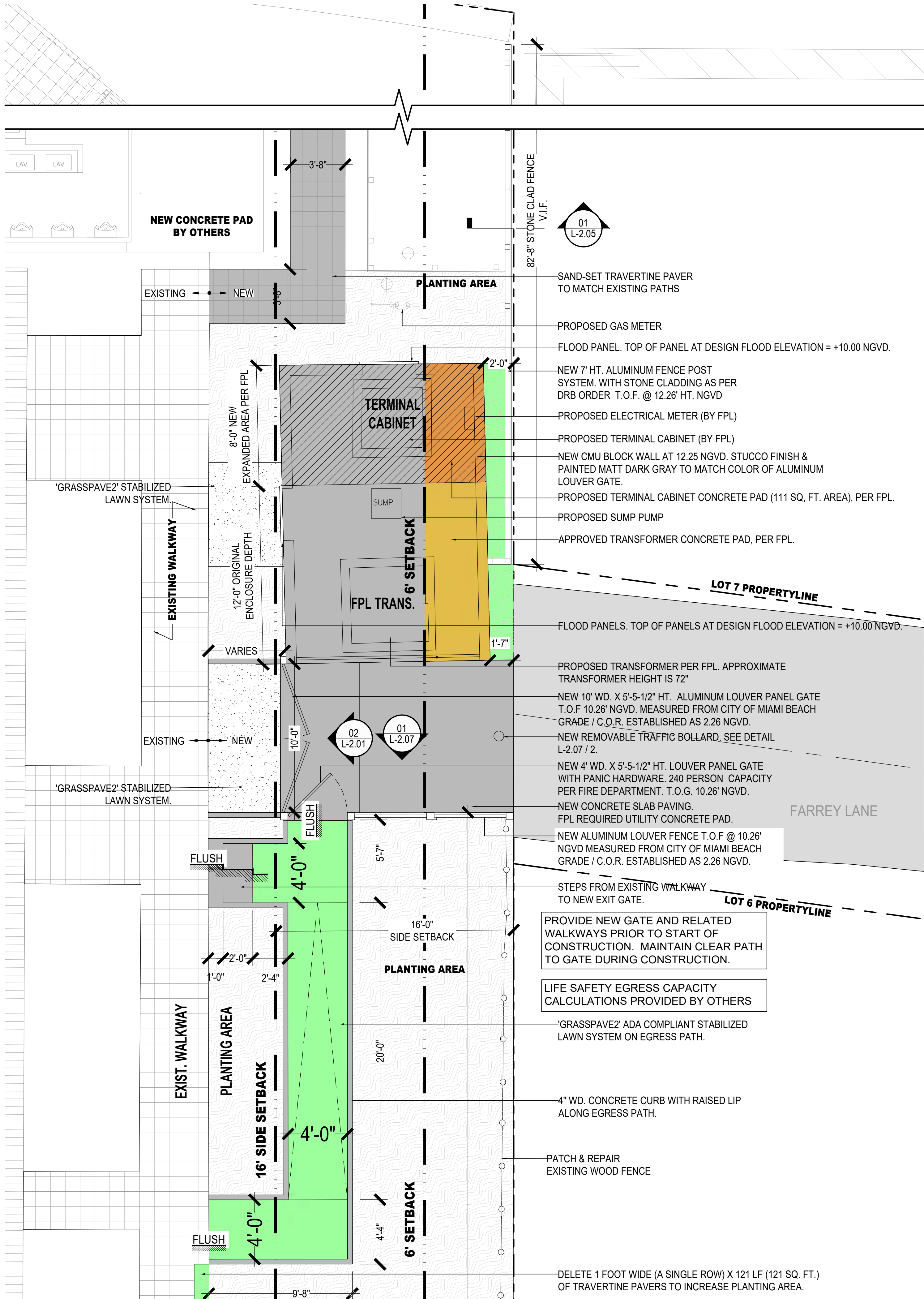
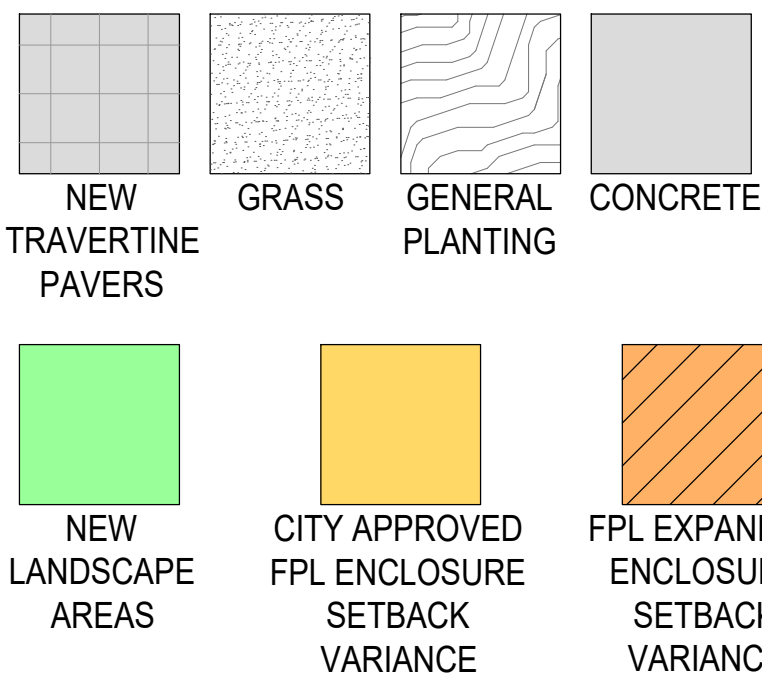
Invisible Structures, Inc.
303-233-8383
www.invisiblestructures.com
US Patent #5,250,340



GRASSPAVE2 SPECIFICATIONS

N.T.S.

GRAPHIC LEGEND



PROPOSED

SCALE
1/4"=1'-0"

1

KEY PLAN

Summit 7d

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The Standard

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PROJECT NUMBER

18-143

ENLARGED
HARDSCAPE
PLAN



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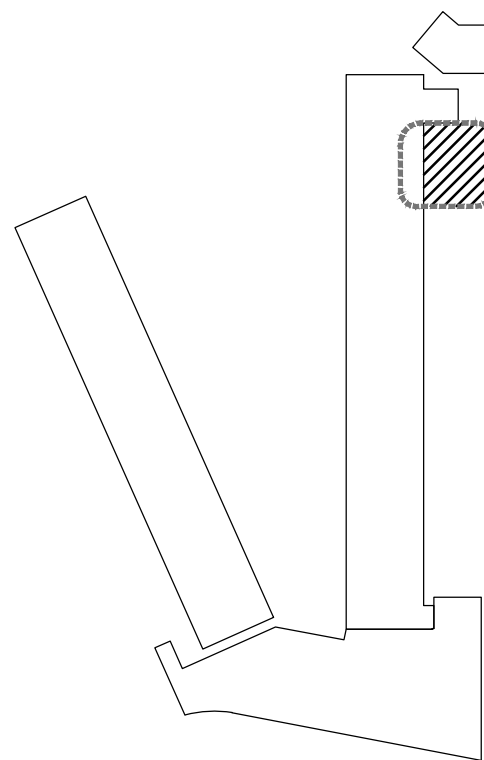
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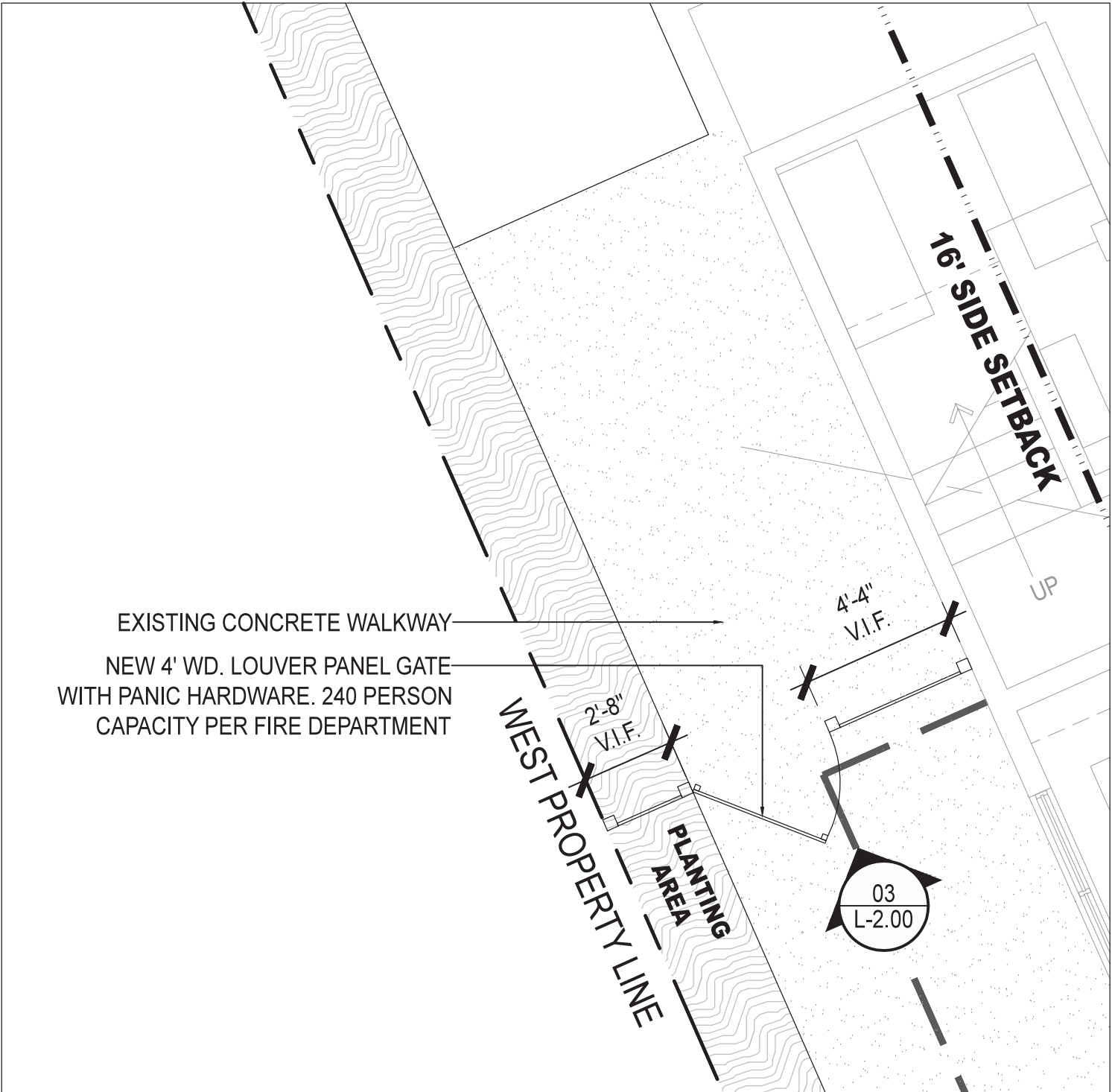
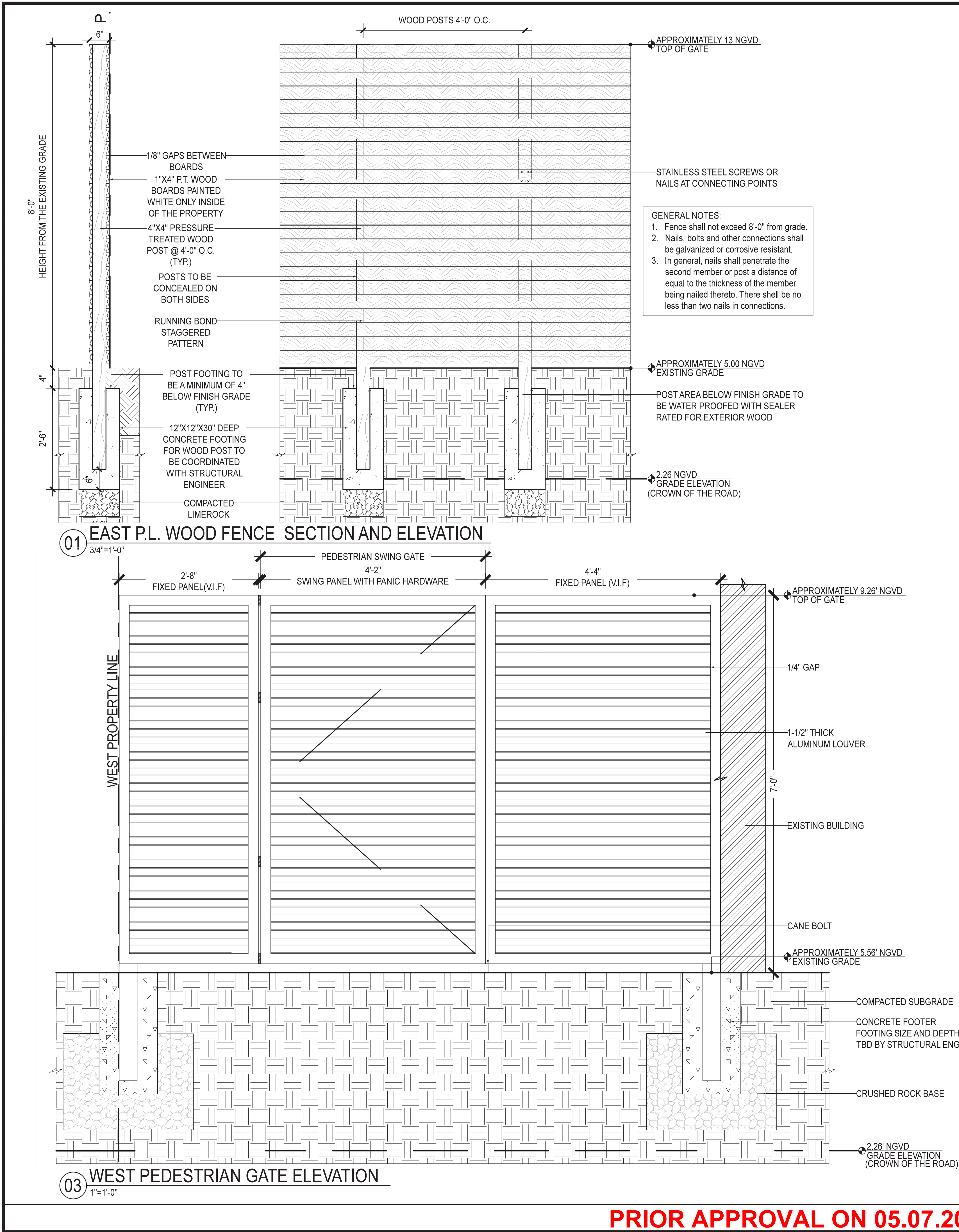
KEY NOTES



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2021.07.06
SHEET NUMBER

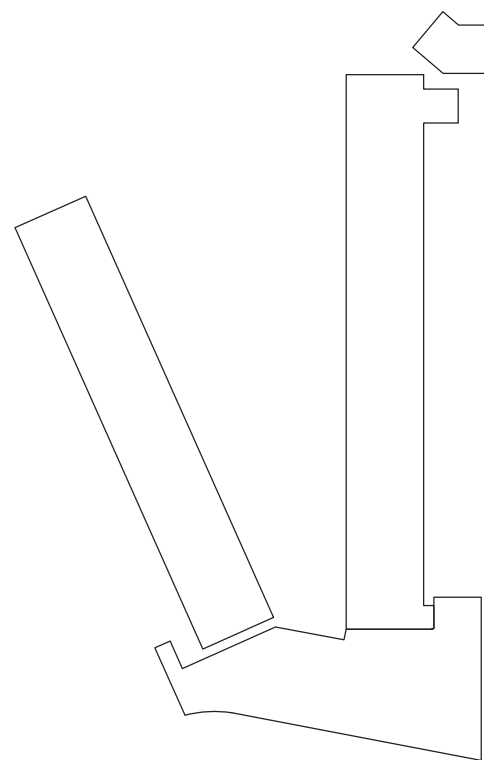
L-1.04



02 WEST PEDESTRIAN GATE PLAN VIEW
1/8"=1'-0"

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KEY NOTES



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The Standard

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HARDSCAPE
DETAILS



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DATE

FINAL
SUBMITTAL

2019.03.08
SHEET NUMBER

L-2.00

PRIOR APPROVAL ON 05.07.2019

HARDSCAPE DETAILS

SCALE
AS NOTED

1

KEY PLAN

3 3 1 3 9
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HARDSCAPE DETAILS



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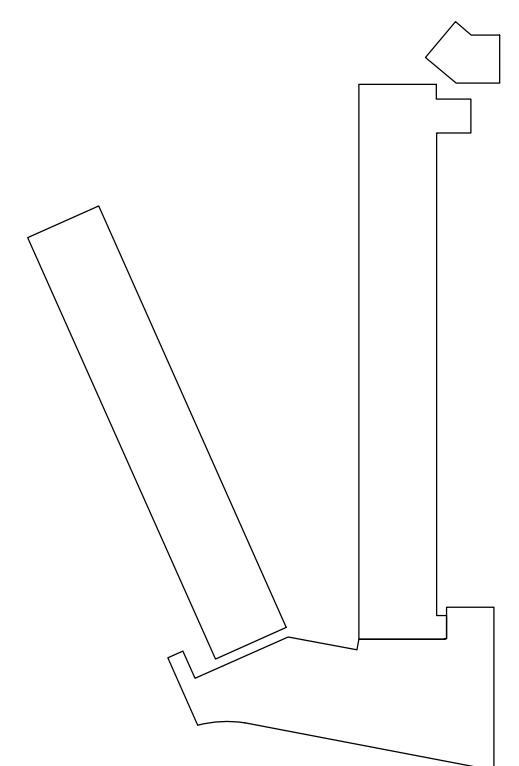
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SHEET NUMBER

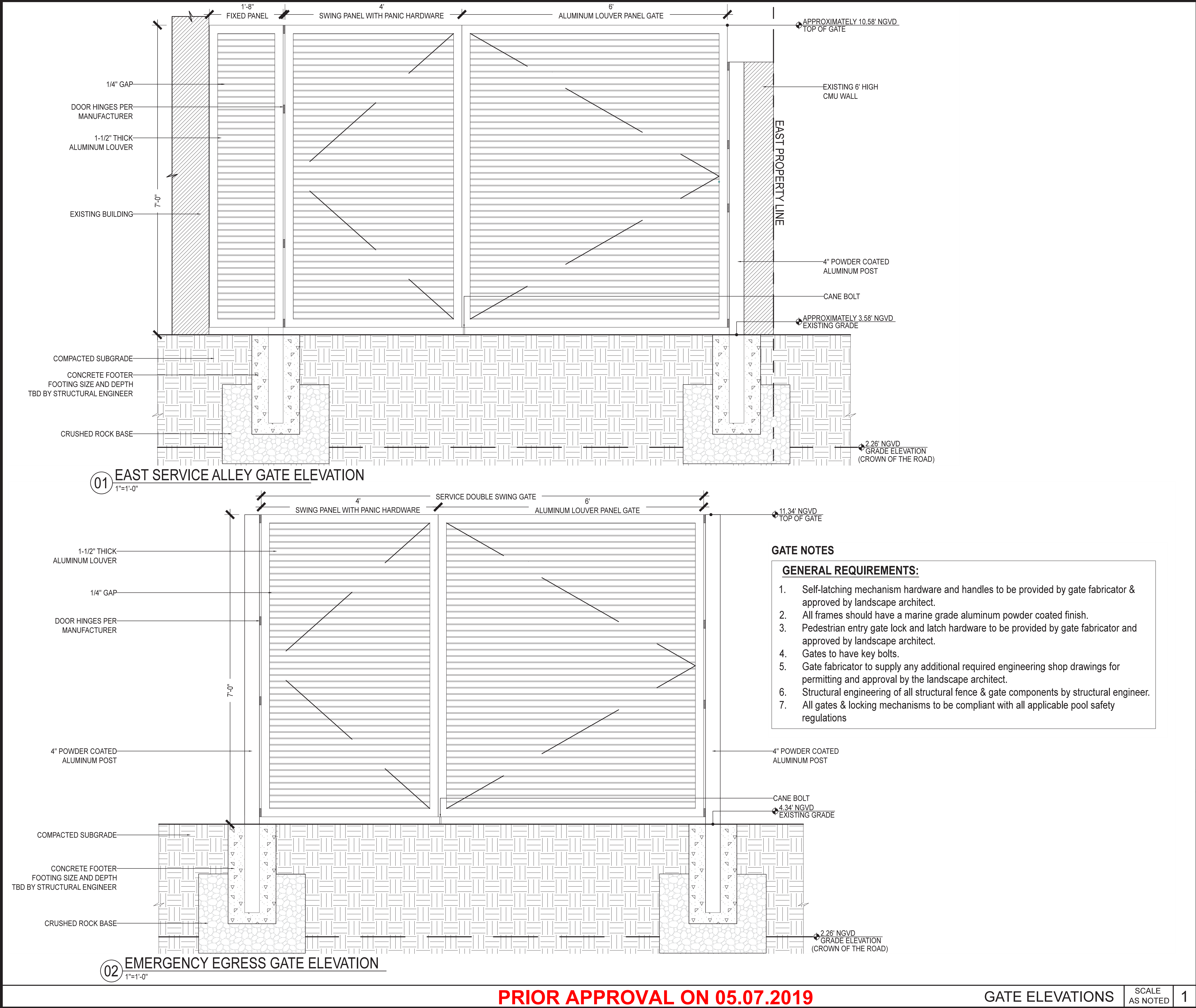
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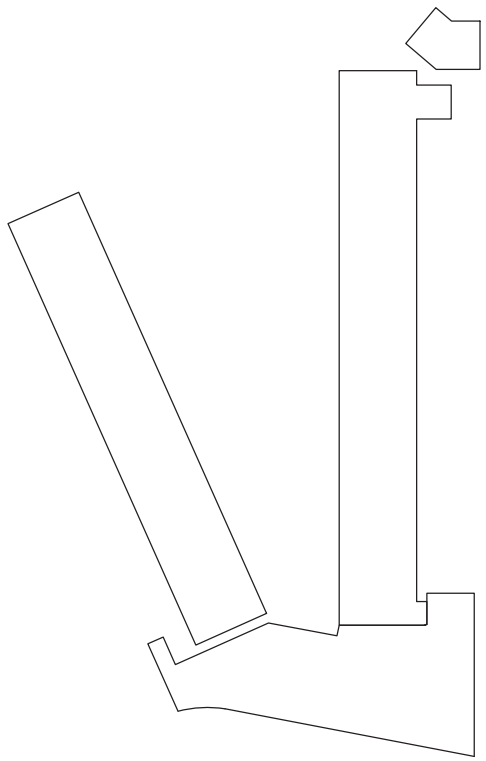
KEY NOTES





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KEY NOTES



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Miami Beach
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PROJECT NUMBER

18-143

GATE ELEVATIONS



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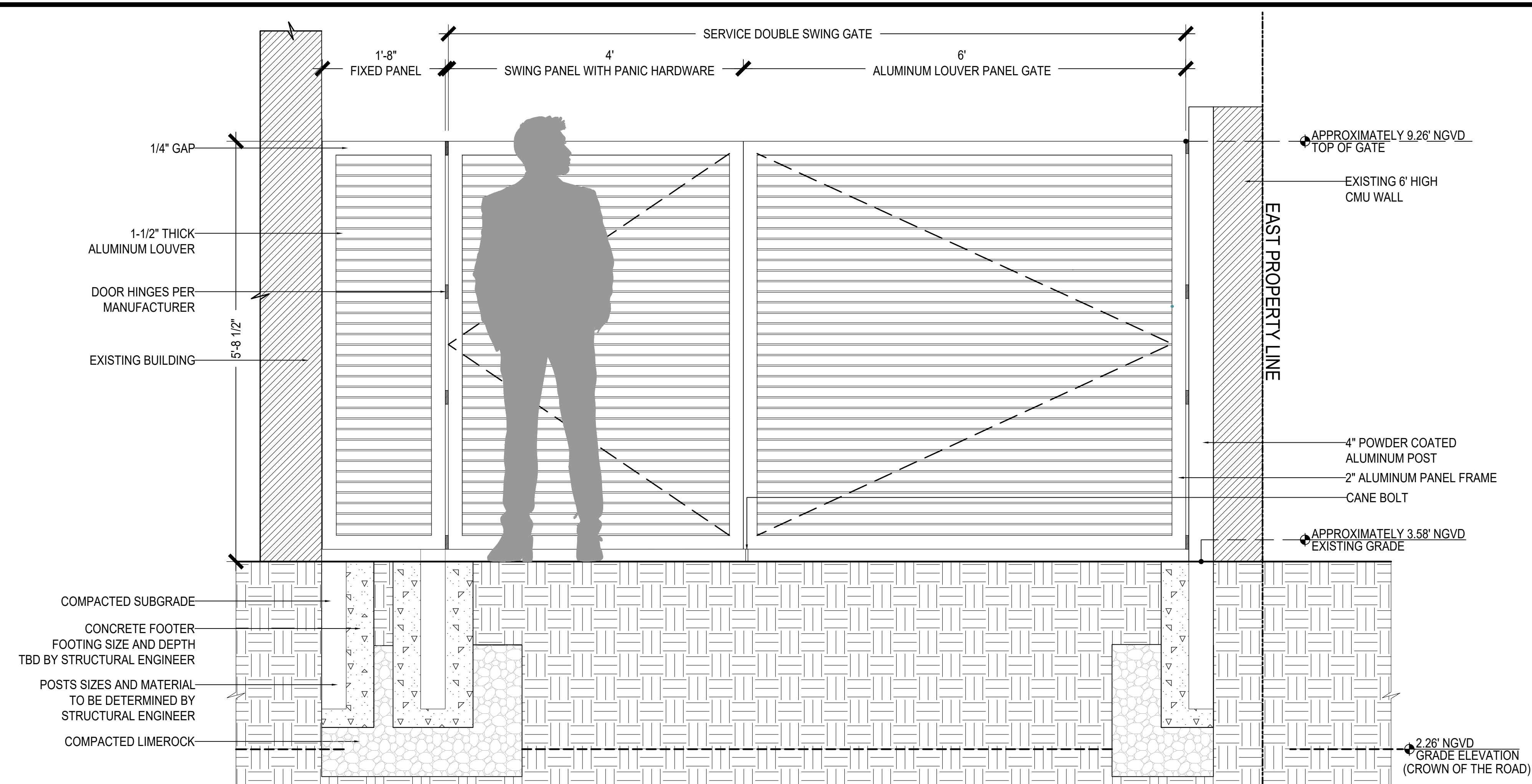
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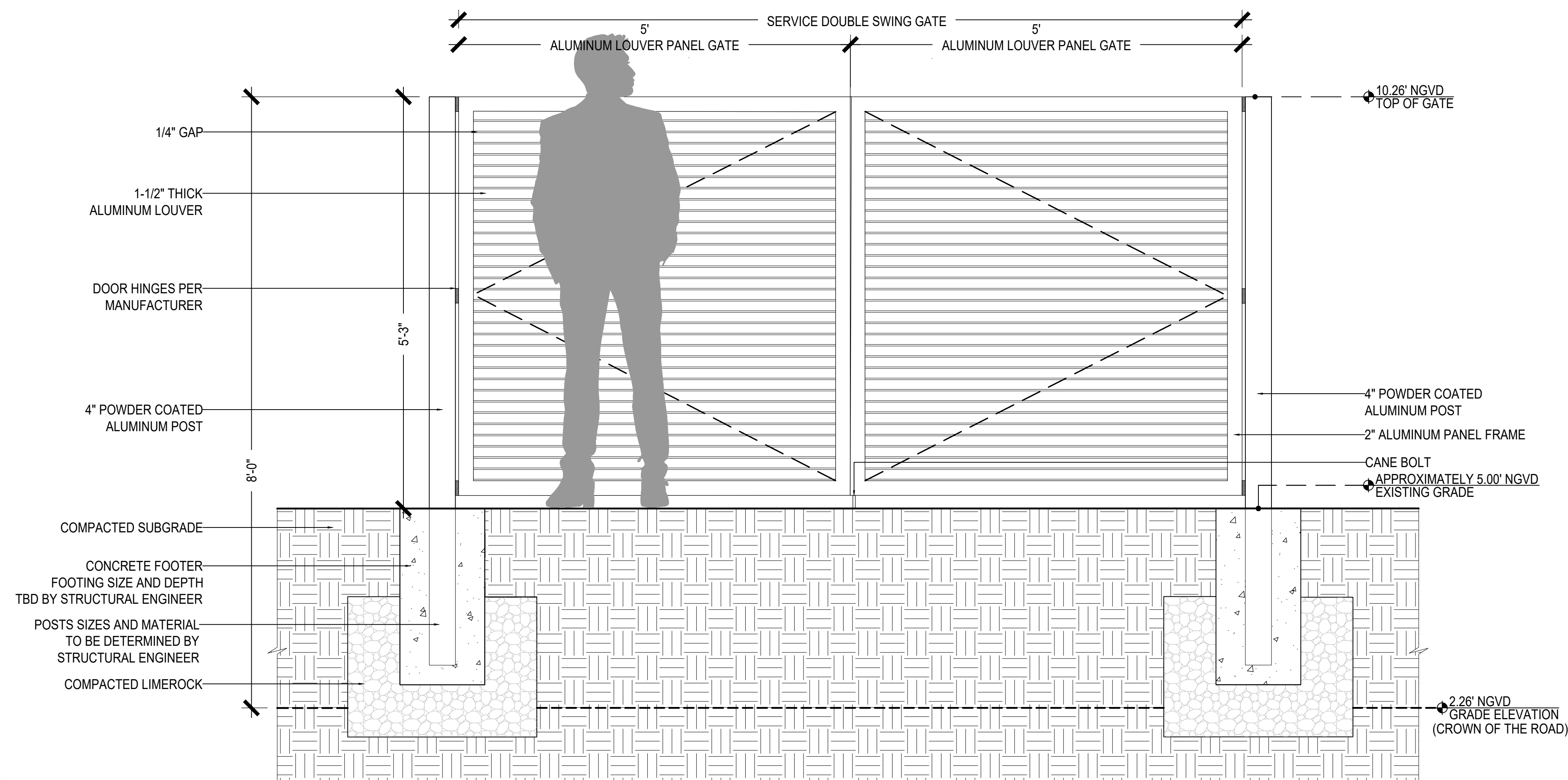
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2021.07.06
SHEET NUMBER

L-2.01



01 EAST SERVICE ALLEY GATE ELEVATION
1"=1'-0"



02 FARREY LN. SERVICE GATE ELEVATION
1"=1'-0"

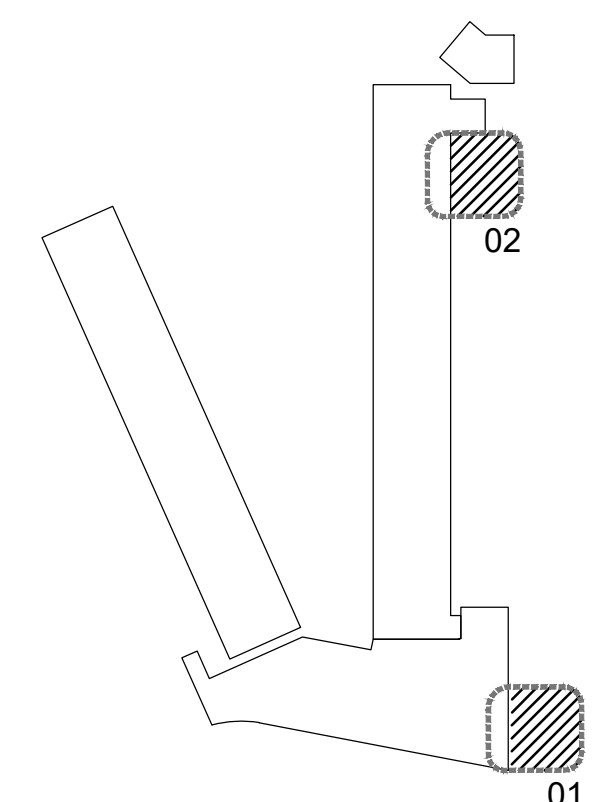
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PROPOSED

GATE ELEVATIONS

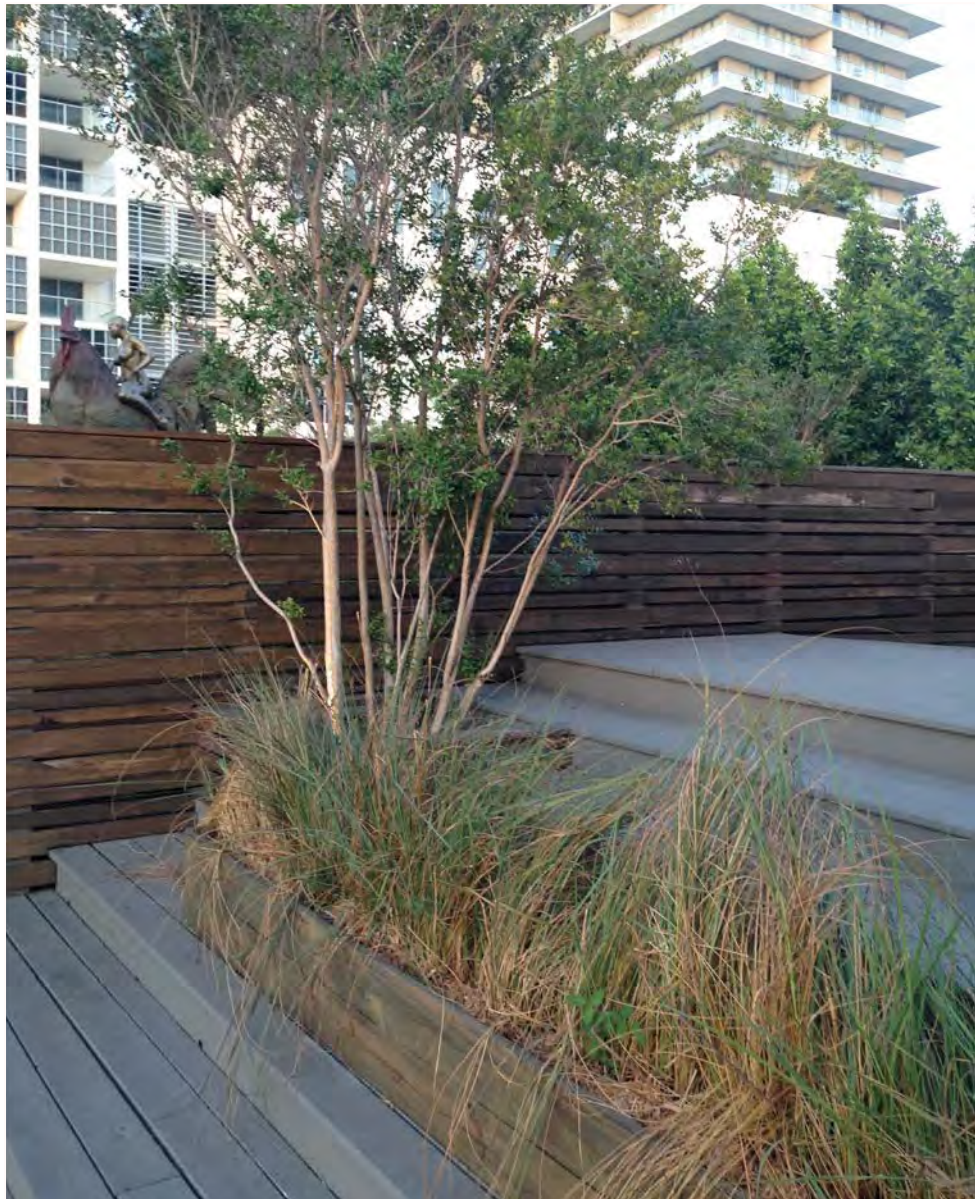
SCALE AS NOTED

1



KEY PLAN

WOOD FENCES



ALUMINUM LOUVER GATES



WALKWAY MATERIALS



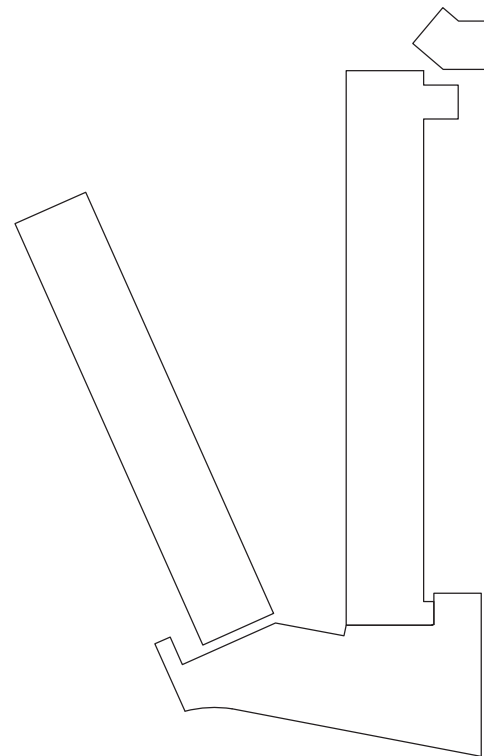
Limerock Pathway

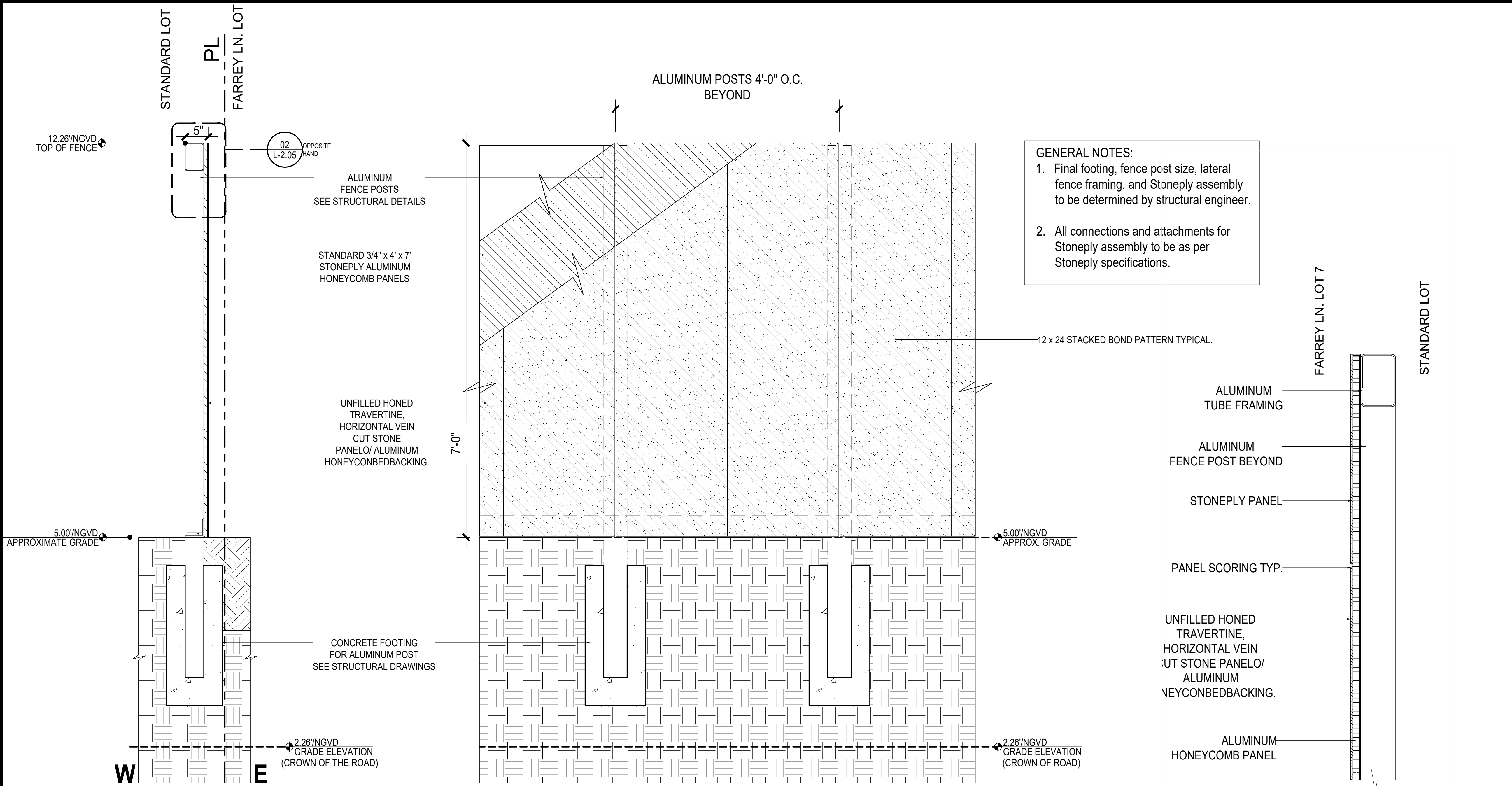


Travertine Pavers



KEY NOTES





GENERAL NOTES:

1. Final footing, fence post size, lateral fence framing, and Stoneply assembly to be determined by structural engineer.
2. All connections and attachments for Stoneply assembly to be as per Stoneply specifications.

01 NORTHEAST PROPERTY FENCE SECTION AND EAST ELEVATION
1"=1'-0"

02 STONE CLADDING DETAIL
1.5"=1'-0"



TRAVERTINE STONE CLADDING MOCKUP



TRAVERTINE STONE CLADDING ENLARGEMENT



(ALTERNATE) KEYSTONE STONE CLADDING ENLARGEMENT

NOTE: FINAL FENCE TRAVERTINE STONE CLADDING PATTERN TO BE ORIENTED HORIZONTALLY.

01 NORTHEAST PROPERTY FENCE MOCKUP
1"=1'-0"

PROPOSED

HARDSCAPE SECTIONS

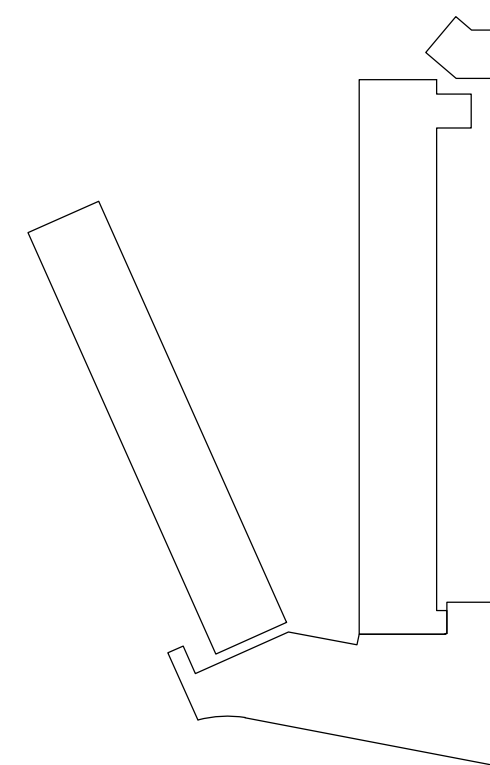
SCALE
AS NOTED

1

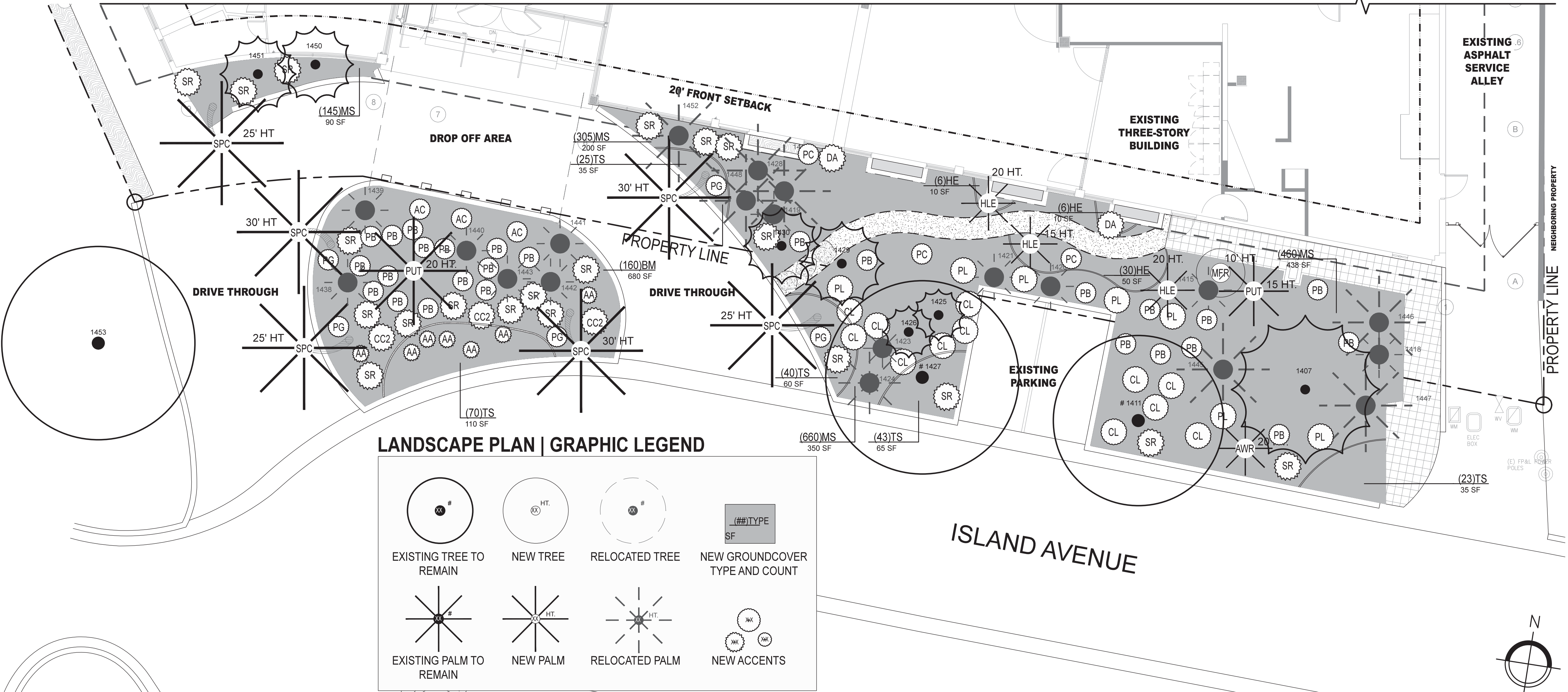
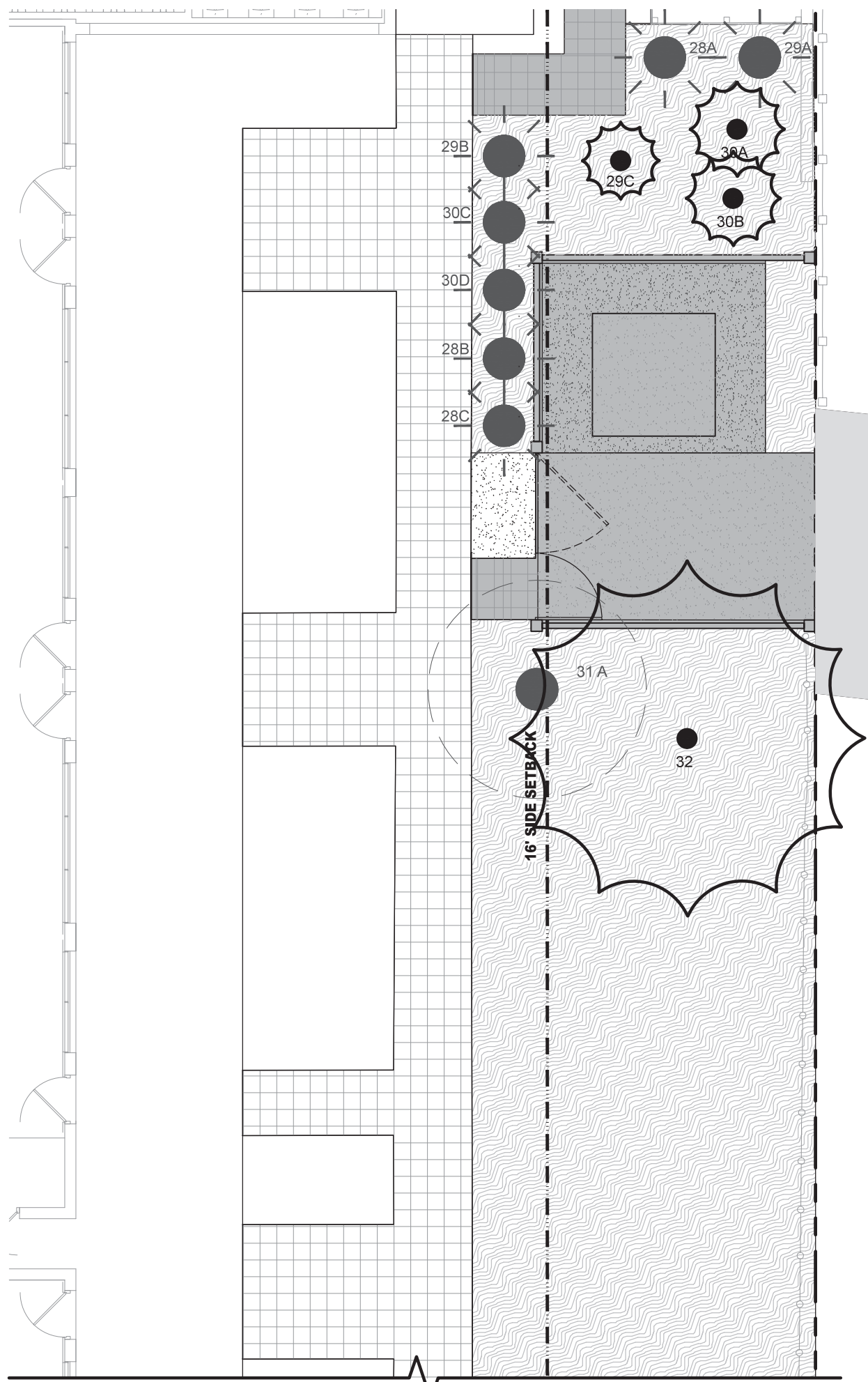
KEY PLAN



KEY NOTES

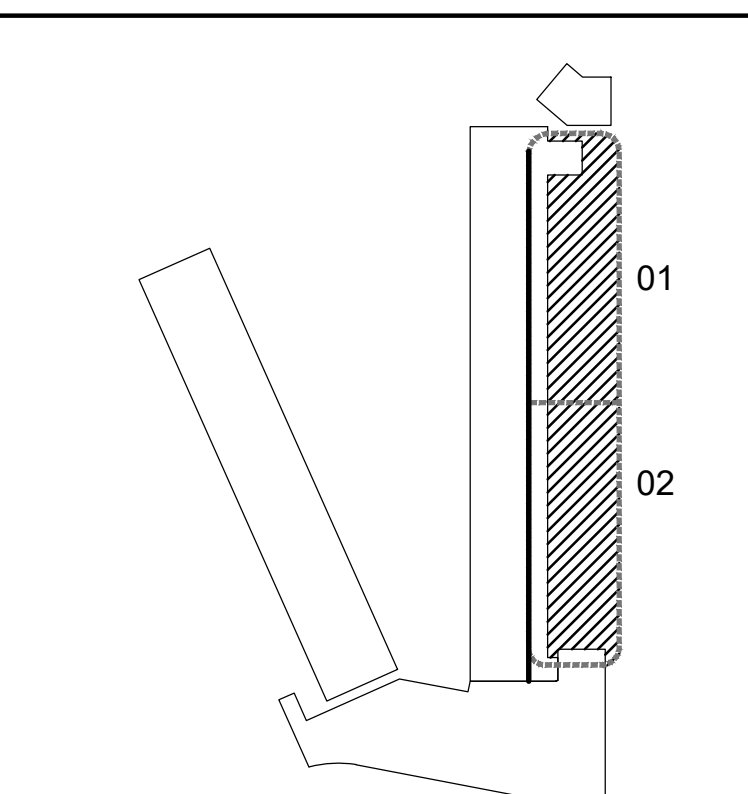
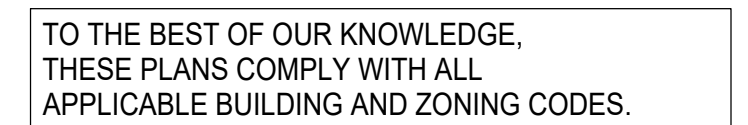
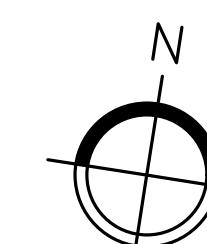
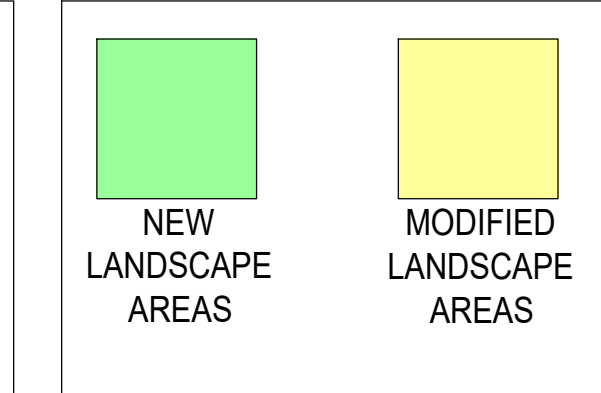
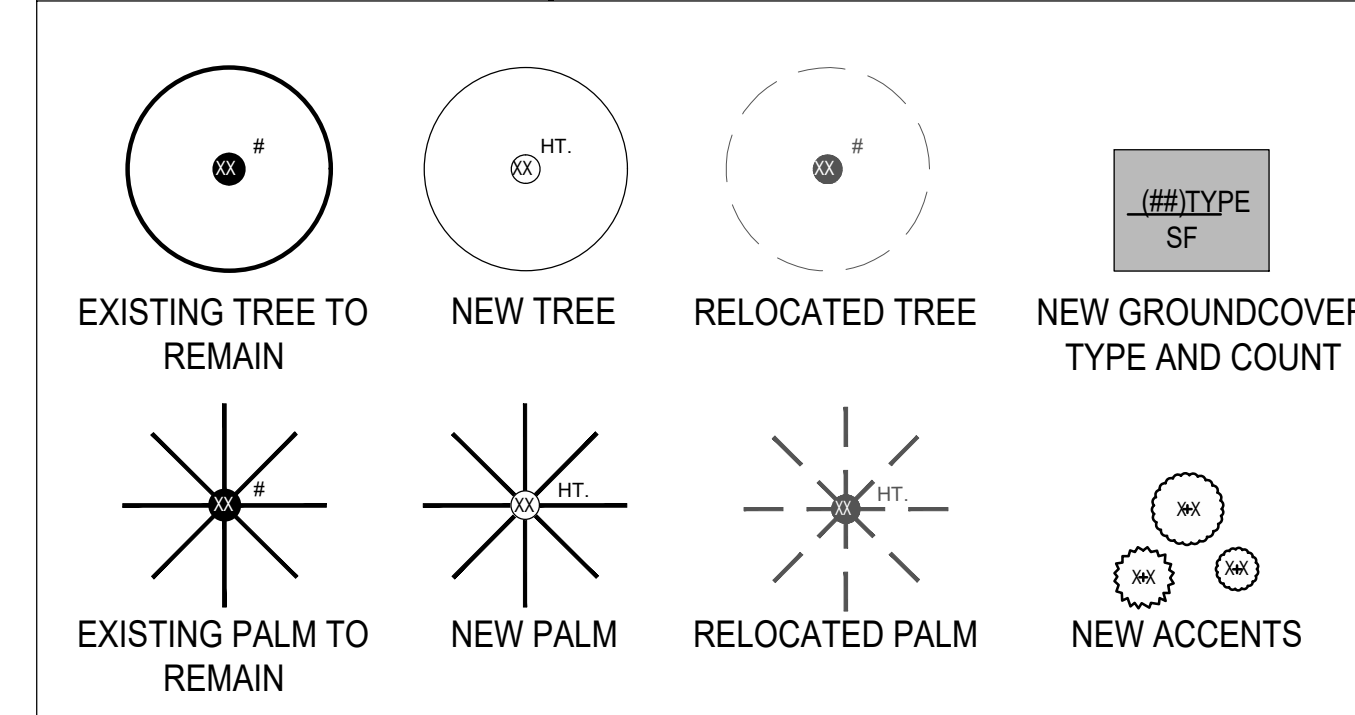


THE STANDARD MIAMI GROUND PLANT LIST									
QTY	ABRV.	BOTANICAL NAME	COMMON NAME	SPECIFICATIONS	FL. NATIVE		DROUGHT TOLERANT		CANOPY MITIGATION CREDIT (SQ.FT.)
TREES					YES	NO	YES	NO	
1	MFR	<i>Myrcianthes fragrans</i>	Simpson Stopper	10'-12' HT. Min. multi	X		X		200
2	PUT	<i>Pandanus utilis</i>	Screw Pine	Specimen (1) @ 20' HT., (1) @ 15' HT.		X	X		
PALMS									
1	AWR	<i>Acocelorrhaphe wrightii</i>	Paurotis Palm (cluster)	20' HT.	X		X		
3	HF	<i>Howea forsteriana</i>	Kentia Palm	25G.		X	X		
3	HLE	<i>Heterospathe elata</i>	Sagisi Palm	(1) @ 15', (2) @ 20'		X	X		field grown / collected specimens
6	SPC	<i>Sabal palmetto</i>	Sabal Palm (Character)	(3) @ 25' Ht., (3) @ 30' Ht.	X		X		
SHRUBS									
7	PL	<i>Psychotria ligustrifolia</i>	Bahama Coffee	7G		X	X		
20	SR	<i>Serenoa repens</i> 'Silver Form'	Silver Saw Palmetto	(4) @ 15G., (9) @ 25G.	X		X		
ACCENTS									
7	AA	<i>Agave angustifolia</i> 'Marginata'	Caribbean Agave	7G.		X	X		
3	AC	<i>Anthurium cubense</i>	Bird's Nest Anthurium	7G.		X	X		
12	CL	<i>Crinum spp.</i>	Crinum Lily	15G.		X	X		
3	CC2	<i>Cycas circinalis</i>	Queen Sago	25G.		X	X		
2	DA	<i>Dracaena arborea</i>	Same	8' HT.		X	X		
26	PB	<i>Philodendron bipinnatifidum</i>	Split Leaf Philodendron	7G		X		X	
3	PC	<i>Philodendron congo</i> 'Green'	Green Congo Philodendron	7G		X		X	
5	PG	<i>Philodendron giganteum</i>	Giant Philodendron	7G		X		X	
GROUNDCOVERS									
42	HE	<i>Homalomena</i>	Emerald Gem Plant	3G @ 15" O.C		X	X		
1,570	MS	<i>Microsorium scolopendrium</i>	Wart Fern	3G @ 15" O.C.	X		X		
160	BM	<i>Philodendron</i> 'Burlie Marx'	Same	3G @ 24" O.C.		X			
276	TS	<i>Tradescantia spathacea</i> 'Dwarf'	Dwarf Oyster Plant	3G @ 15" O.C	X		X		
SUPPLEMENTAL									
TBD		Pine needle mulch (for planting beds)			Volume T.B.D. by Landscape Contractor				
520 S.F.		Lime Rock & Shell Mix	75% of 3/8" Lime Rock & 25% of 0.25"-0.75" Small Shell		Volume T.B.D. by Landscape Contractor				
TBD		Planting Top Soil			Volume T.B.D. by Landscape Contractor				
TBD		Fertilizer for initial plant installation			Amount T.B.D. by Landscape Contractor				





NATURALFICIAL, INC. THE STANDARD GROUND PLANT LIST EAST SIDE YARD: 2021.05.10								
QTY	ABRV.	BOTANICAL NAME	COMMON NAME	SPECIFICATIONS	FL. NATIVE		DROUGHT TOLERANT	
TREES					YES	NO	YES	NO
3	BAR	<i>Bulnesia arborea</i>	Verawood	20' HT.		X		X
6	CDI	<i>Coccoloba diversifolia</i>	Pigeon plum	15' HT.		X		X
8	COL	<i>Chrysophyllum oliviforme</i>	Satinleaf	15' HT.		X		X
1	PTO	<i>Platycodon grandiflorus</i>	Brazilian Rain Tree	200 G. Spineless		X		X
5	RMA	<i>Ravenala madagascariensis</i>	Travelers Tree	10' HT.		X		X
PALMS								
8	SPA	<i>Sabal palmetto</i>	Sabal Palm (booted trunk)	20'- 25' HT. Staggered		X		X
5	AWR	<i>Azadirachta indica</i>	Neem Tree	20' HT.		X		X
1	PRE	<i>Phoenix reclinata</i>	Senegal Date Palm	20' HT. 5 Trunk Min.			X	X
SHRUBS								
3	BL	<i>Bambusa nana</i>	Timor Black Bamboo	20' HT.		X		X
11	HP	<i>Hamelia patens 'Compacta'</i>	Dwarf Firebush	15 G.		X		X
9	MF	<i>Myrsine africana</i>	Simpson Stopper	8' HT. Multi Trunk		X		X
4	RE	<i>Rhipsalis cuneata</i>	Lady Palm	15 G.		X		X
10	SR	<i>Serenoa repens 'Silver Form'</i>	Silver Saw Palmetto	15G.		X		X
GROUNDCOVERS								
4	FR	<i>Ficus repens</i>	Climbing Fig	1G		X		X
850	BM	<i>Philodendron 'Burle Marx'</i>	Same	3 G. @ 18" O.C.		X		
238	PX	<i>Philodendron 'xanadu'</i>	Xanadu	3 G. @ 24" O.C.			X	
ACCENTS								
4	DA	<i>Dracaena arborea</i>	Same	6'- 8' HT.		X		X
14	DM	<i>Dracaena marginata</i>	Madagascar Dragon Tree	7 G.		X		X
13	HC	<i>Heliconia caribaea</i>	Heliconia	15 G.				X
26	MD	<i>Monstera deliciosa</i>	Mexican Breadfruit	7 G.				
SOD								
1,476 SF	ZJ	<i>Zoysia japonica 'Empire'</i>	Zoysia Grass			X		X



TREES



(PUT) *Pandanus utilis*
Screw Pine



(MFR) *Myrcianthes fragrans*
Simpson Stopper

PALMS



(AWR) *Acoelorrhaphe wrightii*
Paurotis Palm (cluster)



(SPC) *Sabal palmetto*
Sabal Palm (character)



(HLE) *Heterospathe elata*
Sagisi Palm

SHRUBS



(SR) *Sereona repens* 'Silver Form'
Silver Saw Palmetto



(PL) *Psychotria ligustrifolia*
Bahama Wild Coffee

ACCENTS



(PC) *Philodendron Congo* 'Green'
Same



(HC) *Heliconia caribea*
Same

ACCENTS



(AA) *AAgave angustifolia* 'Marginata'
Caribbean Agave



(AC) *Anthurium cubense*
Bird's Nest Anthurium



(CL) *Crinum spp.*
Crinum Lily



(DA) *Dracaena arborea*
Same



(CC2) *Cycas circinalis*
Queen Sago

GROUNDCOVERS



(PB) *Philodendron bipinnatifidum*
Split Leaf Philodendron



(PG) *Philodendron giganteum*
Giant Philodendron



(HE) *Homalomena*
Emerald Gem Plant



(TS) *Tradescantia spathacea* 'Dwarf'
Dwarf Oyster Plant



(BM) *Philodendron* 'Burle Marx'
Same



(MS) *Microsorium scolopendrium*
Wart Fern

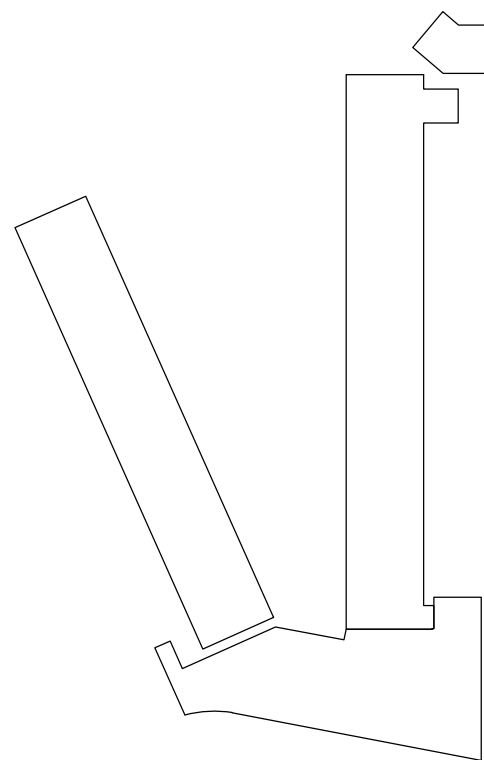
PROPOSED

LANDSCAPE REFERENCE IMAGES

SCALE
N/A

1

KEY PLAN



TO THE BEST OF OUR KNOWLEDGE,
THESE PLANS COMPLY WITH ALL
APPLICABLE BUILDING AND ZONING CODES.

KEY NOTES

Summit 7d

40 Island Ave
Miami Beach
Florida 33139

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The Standard

PROJECT NAME

THE STANDARD
MIAMI BEACH
Spa Remodel
40 Island Ave
Miami Beach
Florida 33139

PROJECT NUMBER

18-143

LANDSCAPE
REFERENCE
IMAGES



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DRAWN BY: PS

CHECKED BY: PA

ISSUED FOR

DATE

DRB
FINAL SUBMITTAL

2021.07.06
SHEET NUMBER

L-3.12