



NEW SEAWALL TOP.
7.26' NGVD

PLANTS TO MITIGATE:

12 PALMS: #1 #2 #3 #4 #7 #8 #9 #10 #15 #16 #18

- *ALL PALMS TO BE REPLACED BY ANOTHER PALM OR SINGLE TREE 14'HT 2"DBH.
- *50% MUST BE NATIVE SPECIES.

MITIGATION LIST								
	PALMS AND TREES		QTY	DBH	HEIGHT	SPREAD	CANOPY CREDIT	NATIVE
BS	Bursera simaruba	Gumbo limbo	5	4"	14'	10'	500 EACH	YES
ED	Elaeocarpus decipiens	Japanese blueberry	2	3"	12'	6'	500 EACH	
SF	Ceiba speciosa	Silkfloss ceiba	1	5"	16'	8'	500 EACH	
SBU	Conocarpus erectus	Silver buttonwood	4	2"	14' oa	10'	200 EACH	YES
SS	Eugenia foetida	Simpson stopper bush	51	multi	5' oa	2'	60 EACH	YES
*More than 50% of the total canopy proposed as replacement is met by native trees and shrubs as required.								

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50.00'
TOTAL R/W

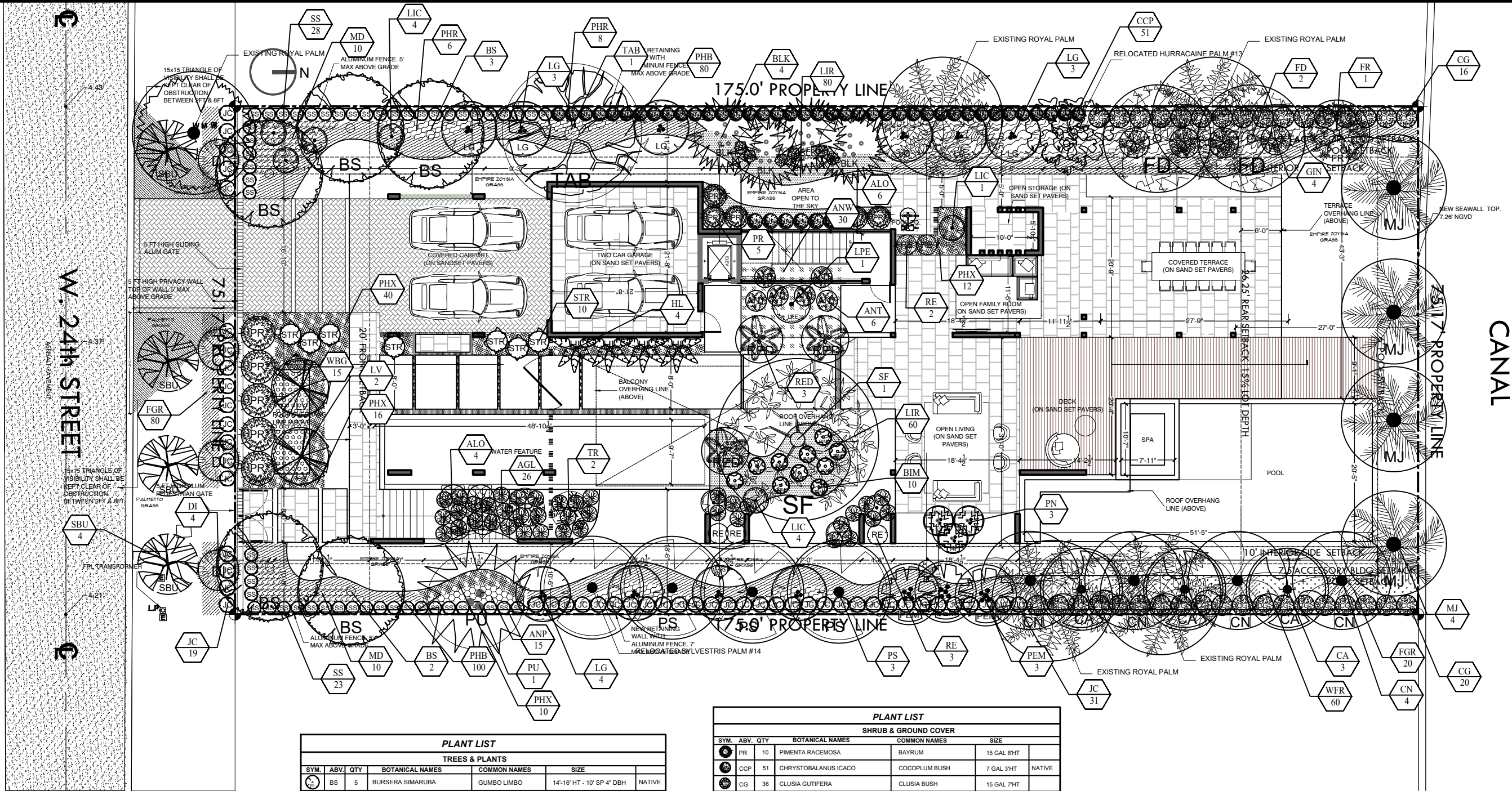
181 Harbor Dr. Key Biscayne, FL, 33149
(305)785-8256
LA Theresa Wyrner LA6667363
Mercedes B.Porcari

1745 W 24th Miami Beach 33140

THERESA WYMER
LA6667363

SHEET NUMBER

LA.00



PLANT LIST					
TREES & PLANTS					
SYM.	ABV.	QTY	BOTANICAL NAMES	COMMON NAMES	SIZE
BS	5		BURSERIA SIMARUBA	GUMBO LIMBO	14'-16' HT - 10' SP 4" DBH
LV	2		LIGNUM VITAE	LIGNUM TREE	10' HT 2" DBH
PEM	3		DYSPIS PEMBANA	PEMBANA PALM	18' HT MULTI
PS	3		PHOENIX SYLVESTRIS	SYLVESTRIS PALM	10' CT
CN	4		COCOS NUCIFERA	COCONUT PALM	12'CT x 12' SP
LPE	1		LICUALA PELTATA	LICUALA PALM	8'-9' HT SINGLE
CA	3		COPERNICIA ALBA	CARANDAY PALM	8' CT
PU	1		PANDANUS UTILIS	PANDANO	14'-16'HT x 14' SP
BLK	4		BAMBUSA CHUNGII	BLUE BAMBOO	14'-18' HT MULTI
FD	2		FILICUM DECIPIENS	JAPANESE FERN TREE	14'-16' HT 3"DBH
LG	10		LIGUSTRUM VULGARE	LIGUSTRUM	8'-12' HT
SF	1		CEIBA SPECIOSA	SILK FLOSS CEIBA	16'-18' HT
RED	3		CHRISTOSTACHIS RENDA	RED LIPSTICK PALM	8-10" HT
LIC	9		LICUALA RAMSAII	LICUALA PALM	8'-10' HT
TAB	1		TABEBUIA ALBA	WHITE TABEBUIA	14'-16' HT
FR	1		PLUMERIA RUBRA	FRANGIPANI	12'-14' HT
MJ	4		PHOENIX MEDJOOL	MEDJOOL PALM	12'-14' CT
PN	3		PINANGA KULIS	PINANGA PALM	8-10' HT
SBU	4		CONOCARPUS ERECTUS	SILVER BUTTWOOD	12' HT 2"DBH SINGLE TRUNK
					NATIVE

PLANT LIST					
SHRUB & GROUND COVER					
SYM.	ABV.	QTY	BOTANICAL NAMES	COMMON NAMES	SIZE
PR	10		PIMENTA RACEMOSA	BAYRUM	15 GAL 8'HT
CCP	51		CHRYSTOBALANUS ICACO	COCOLM BUSH	7 GAL 3'HT
CG	36		CLUSIA GUTIFERA	CLUSIA BUSH	15 GAL 7'HT
ANT	6		ANTHURIUM HOOKERII	BIRD NEST ANTHURIUM	7 GAL 3'HT
GIN	6		ALPINA PURPURATA	GINGER	15 GAL 4-5'HT
ANT	3		ANTHURIUM HOOKERII	ANTURIO	15 GAL 4-5'HT
SS	51		EUGENIA FOETIDA	SPANISH STOPPER BUSH	7 GAL 6'HT
STR	10		STRELITZIA REGINEA	ORANGE BIRD	7 GAL 3'HT
TR	2		CYATHEA COOPERI	TREE FERN	15 GAL 4'HT
JC	51		CAPPARIS CYNOPHALLOPHORA	JAMAICAN CAPER	15 GAL 6'HT x 3'
DI	4		DIOON MEJIAE	DIOON	15 GAL 5'HT
BIM	14		ALCANTAREA IMPERIALIS	IMPERIAL BROMELIAD	7 GAL
AGL	40		AGLANOEMA SILVER BAY	SILVER BAY	3 GAL 18"
HEL	4		HELICONIA CARIBAEA	HELICONIA	45 GAL 8'HT
ALO	10		ALOCASIA BLACK STEM	ALOCASIA	7 GAL 4'-5'HT
RE	5		RAPHIS EXCELSA	LADY PALM	15 GAL 4'-5'HT
LIR	80		LIRIOPE MUSCARI	LIRIOPE	1 GAL FULL
WBG	15		BEGONIA ODORATA	WHITE BEGONIA	3 GAL FULL
PHX	72		PHILLODENDRON XANADU	XANADU	3 GAL FULL
FGR	80		PENNISETUM SETACEUM	FOUNTAIN GRASS	3 GAL FULL
ANW	30		ANTHURIUM ANDREANUM	WHITE ANTHURIUM	7 GAL FULL
MD	50		MONSTERA DELICIOSA	MONSTERA	7 GAL FULL
PHR	60		PHILLODENDRON RED CONGO	RED CONGO	3 GAL 18"
PHB	180		PHILLODENDRON BURLE MARX	BURLE MARX	3 GAL 12"
WFR	60		PHYMATOSOURUS SCOLOPENDRIA	WART FERN	3 GAL 12"

EXOTICSCAPE & ASSOCIATES
LANDSCAPE ARCHITECTURE

181 Harbor Dr. Key Biscayne, FL 33149
(305) 785-8256
LA Theresa Wymer LA6667363
Mercedes B. Porcari

Sunset Island Residence

1745 W 24th Miami Beach 33140

SHEET TITLE
LANDSCAPE PLAN
GROUND FLOOR

ISSUE DATE
06/09/2021

REVISION
6/29/2021

DESIGN
MERCEDES PORCARI

DRAWN
ROBERTO CARMONA

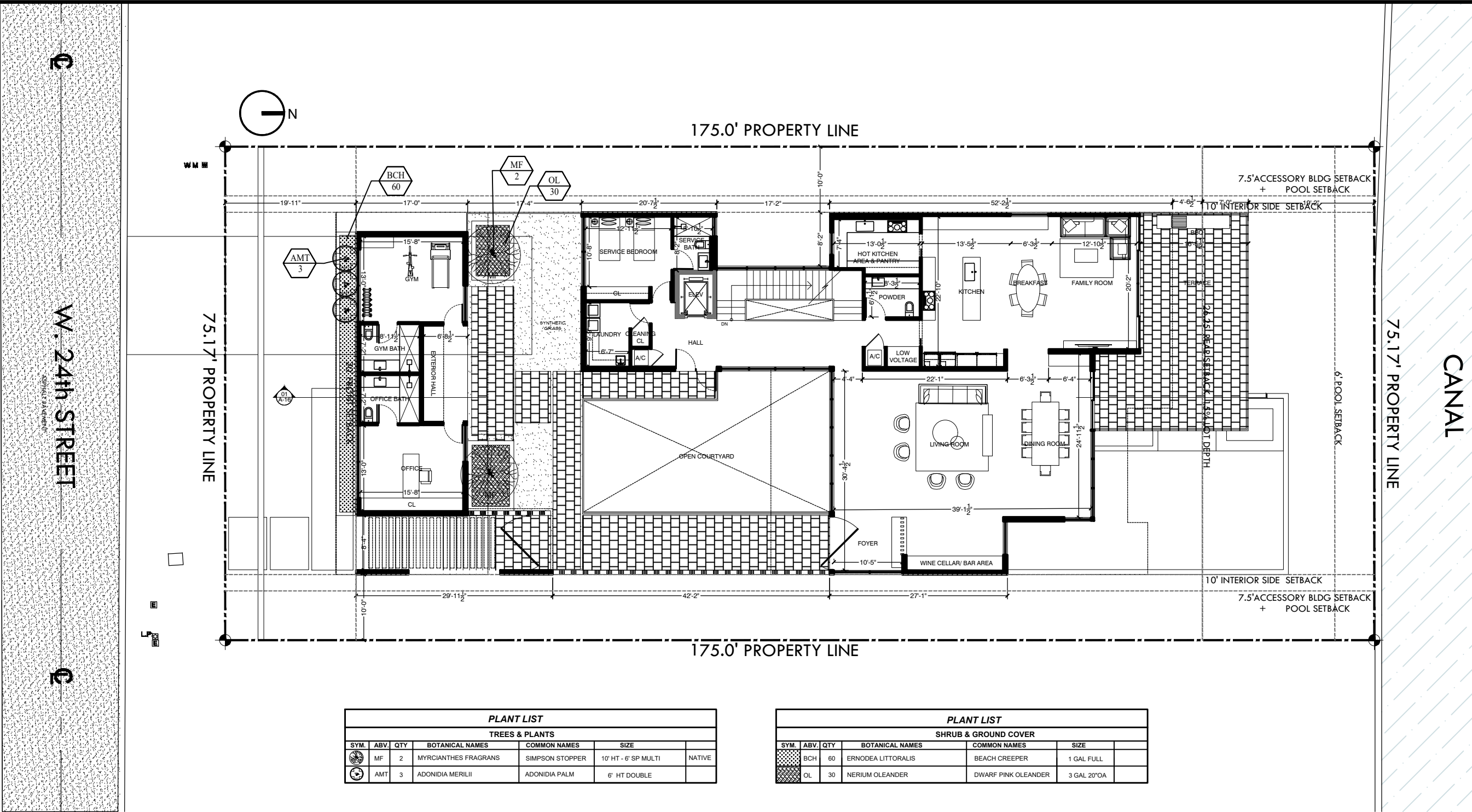
SCALE
1/16" = 1' - 0

SEAL

THERESA WYMER
LA6667363

SHEET NUMBER

LA.01



50.00'
TOTAL RW

PLANT LIST					
TREES & PLANTS					
SYM.	ABV.	QTY	BOTANICAL NAMES	COMMON NAMES	SIZE
	MF	2	MYRCIANTHES FRAGRANS	SIMPSON STOPPER	10' HT - 6" SP MULTI
	AMT	3	ADONIDIA MERILII	ADONIDIA PALM	6' HT DOUBLE

PLANT LIST					
SHRUB & GROUND COVER					
SYM.	ABV.	QTY	BOTANICAL NAMES	COMMON NAMES	SIZE
	BCH	60	ERNODEA LITTORALIS	BEACH CREEPER	1 GAL FULL
	OL	30	NERIUM OLEANDER	DWARF PINK OLEANDER	3 GAL 20"OA

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Mercedes B. Porcari

Sunset Island Residence

1745 W 24st Miami Beach 33140

SHEET TITLE
LANDSCAPE PLAN
1ST FLOOR

ISSUE DATE
06/09/2021

REVISION
6/29/2021

DESIGN
MERCEDES PORCARI

DRAWN
ROBERTO CARMONA

SCALE
1 / 16" = 1" - 0

SEAL

THERESA WYMER
LA6667363

SHEET NUMBER

LA.02

Landscape maintenance.

- (A) An owner is responsible to ensure that landscaping required to be planted pursuant to this chapter, or the ordinances which were in effect prior to the effective date of this chapter, is:
- (1) Installed in compliance with the Landscape requirements;
 - (2) Maintained as to present a healthy, vigorous, and neat appearance free from refuse and debris; and
 - (3) Sufficiently fertilized and watered to maintain the plant material in a healthy condition.
- (B) If any tree or plant dies which is being used to satisfy current landscape code requirements, such tree or plants shall be replaced with the same landscape material or an approved substitute.
- (C) Trees shall be pruned in the following manner:
- (1) All cuts shall be clean, flush and at junctions, laterals or crotches. All cuts shall be made as close as possible to the trunk or parent limb, without cutting into the branch collar or leaving a protruding stub.
 - (2) Removal of dead wood, crossing branches, weak or insignificant branches, and sucker shall be accomplished simultaneously with any reduction in crown.
 - (3) Cutting of lateral branches that results in the removal of more than one-third (1) of all branches on one (1) side of a tree shall only be allowed if required for hazard reduction or clearance pruning.
 - (4) Lifting of branches or tree thinning shall be designed to distribute over half of the tree mass in the lower two-thirds (1) of the tree.
 - (5) No more than one-third (1) of a tree's living canopy shall be removed within a one (1) year period.
 - (6) Trees shall be pruned according to the current ANSI A300 Standards and the Landscape Manual.
 - (7) All newly install planting material will be maintained in a condition that meets or exceeds Florida Grade #01 and has (01) one year replacement guarantee

LANDSCAPE NOTES

01. Non Cypress variety mulch shall extend under all trees, shrubs and ground cover beds to the closest hard edge or sod border, in a minimum of 3" depth.
02. All plants shall meet the minimum standard of Florida No. 1 or better as specified in Grade and Standards for Nursery Plants as published by the Division of Plant Industry, Florida Department of Agriculture, latest edition.
03. All shrubs to be planted a minimum of 24", and ground covers a minimum of 12" from the edge of walks, building walls, pond's edge, etc... Iora Nora Grant and Rapiholepsii Indica to be planted 30" form edge of walk.
04. All trees and palms over 8" in height shall be braced to prevent lateral movement for a period of six months from the date of planting. Either wood braces as shown in the planting detail, or the wire and turnbuckle method shall be used. No nails, screws, metal straps or wires are to be used directly against the trees or palms trunks.
05. All palms except for species such as Coccoz, Acoelorrhaphe, Raphis, and other multi-trunk palms, shall have straight stakes, free of scars, decay or any damage caused by digging, transport or planting handling of the same.
06. All work by the Landscape Contractor shall be performed in a professional and sound manner in accordance with established standards of landscape installation practices and workmanship.
07. Landscape Contractor is responsible for verifying plant quantities prior to bidding. Quantities shown in the plans may vary due to actual site scale, job conditions, etc... Landscape Architect assumes no responsibility for the actual plant count necessary for the successful completion of the work.
08. Landscape Contractor and his subcontractors shall be licensed and insured as required by the municipality, county, state or any other governmental agency requiring a license or insurance in order for the Landscape Contractor to perform his work.
09. All work shall conform to Miami-Dade County's landscape ordinance Chapter 18-A, ordinance # 98-13, and any other municipal landscape ordinance in effect at the projects location, including streets-trees.
10. Landscape Contractor is required to procure and obtain any necessary permits applicable for the successful completion of this project, if applicable.
11. Landscape material shall not be allowed to grow in such a manner as to impede streetfront triangle of visibility to property owner or neighbors, so as to materially impede vision between a height of 3 feet and 8 feet.
12. Landscape Contractor shall call Sunshine State One Call Center of Florida at 1-800-432-4770 (Toll Free) 48 hours before digging.
13. Landscape Contractor is responsible for inspecting the site and physically observing all the site conditions prior to entering into Agreements or Contract with Owner. Landscape Contractor shall coordinate his work with the General Contractor of Construction Manager in such a manner as to allow for a speedy and orderly completion of all work on the site.
14. Any excess soil, landscape materials and debris from the landscape Contractor's work shall be removed from the site immediately upon completion of his work.
15. Landscape Contractor shall coordinate the proposed planting in the Planting Plan with the work required in relocating and removal of trees in sheet L-1 (Existing Trees).
16. One year guarantee on plan material

Sec. 30-242 - Artificial turf

- (a) Definitions. The following words, terms and phrases when used in this section, shall have the meanings ascribed to them in this section:
- (1) Corner Lot. A Lot located at the intersection of two streets and abutting such streets on two adjacent sides.
 - (2) Artificial Turf. An artificial product manufactured from synthetic materials that simulates the appearance of natural turf, grass, sod or lawn.
- (b) Installation.
- (1) Single Family and Two-Family Districts. Within the VR, VE, IR and PS Districts, Artificial Turf shall not be permitted to be installed within a Front Yard of any Lot, or within a Street Side Yard of a Corner Lot.
 - (2) Other Districts. Within all other zoning districts with the exception of the PROS Public Recreation and Open Space Use District and the GU Government Use District, Artificial Turf shall not be permitted to be installed within a Front Yard, or within a Side Yard facing a Street.
- (c) Installation, Maintenance and Repair.
- (1) No person shall install Artificial Turf without first obtaining a permit from the Village Planning, Building and Zoning Department.
 - (2) All Artificial Turf shall, at a minimum, be installed according to the manufacturer's specifications.
 - (3) All seams shall be nailed and glued, not sewn, and edges shall be trimmed to fit against all regular and irregular edges to resemble a natural look.
 - (4) If Artificial Turf is planned to be installed immediately adjacent to a seawall, the Artificial Turf shall be pinned or staked behind the seawall. No Artificial Turf or installation mechanism shall be attached directly to or placed on a seawall or seawall cap.
 - (5) Artificial Turf shall be visually level, with the grain pointing in a single direction.
 - (6) An appropriate solid barrier device (e.g., concrete mow strip, bender board) is required to separate Artificial Turf from soil and live vegetation.
 - (7) Precautions for installation around existing trees, including a proper radius, shall be provided to ensure that tree roots are not damaged with the installation of the base material and that the overall health of the tree will not be compromised.
 - (8) All Artificial Turf shall be maintained in a green fadeless condition and shall be maintained free of dirt, animal waste, mud, stains, weeds, debris, tears, holes, and impressions. Maintenance shall include, but not be limited to cleaning, brushing, debris removal, repairing of depressions and ruts to maintain a visually-level surface; elimination of any odors, flat or matted areas, weeds, and evasive roots; and all edges of the Artificial Turf shall not be loose and must be maintained with appropriate edging or stakes.
 - (9) All Artificial Turf must be replaced if it falls into disrepair with fading or holes or loose areas. Replacement and repairs shall be done with like materials from the same manufacturer and done so in a manner that results in a repair that blends in with the existing Artificial Turf, without any matting.
 - (10) All Artificial Turf shall be installed on a permeable backing in order to ensure proper drainage.
 - (11) All Artificial Turf shall be of the highest quality available from a list of Village-approved manufacturers, and shall be a natural green color selected from a palette of colors approved by the Village.

LANDSCAPE LEGEND

TRANSECT ZONE: RS-3 Residential LOT AREA : 13.154 SF ACRES: 0.3

OPEN SPACE

A. SQUARE FEET OF REQUIRED OPEN SPACE, AS INDICATED ON SITE PLAN:

REFER TO SITE PLAN

TREES

A. NUMBER OF TREES REQUIRED PER LOT ACRE, LESS EXISTING NUMBER OF TREE

MEETING MINIMUM REQUIREMENTS =

2. TREES FRONT AND 3 BACK + 8 TREES DUE TO LOT SIZE =

B. % PALMS ALLOWED: NUMBER OF TREE PROVIDED =

C. % NATIVES REQUIRED: NUMBER OF TREE PROVIDED 30% =

D. % DROUGHT TOLERANT AND LOW MAINTENANCE:

NUMBER OF TREE PROVIDED X 50% =

E. STREET TREES (MAXIMUM AVERAGE SPACING OF 20' O.C.):

LINEAR FEET ALONG STREET / 20 = 15.11 / 20 = 4 TREES

TOTAL REQUIRED TREES 13 LOT TREES + 4 STREET TREES = 17 TREES

SHRUBS

A. NUMBER OF SHRUBS REQUIRED: NUMBER OF TREES REQUIRED X 12 =

B. % NATIVE SHRUBS REQUIRED: NUMBER OF SHRUBS PROVIDED X 50% =

C. 10% OF THE SHRUBS REQUIREMENT SHALL BE LARGE SHRUBS =

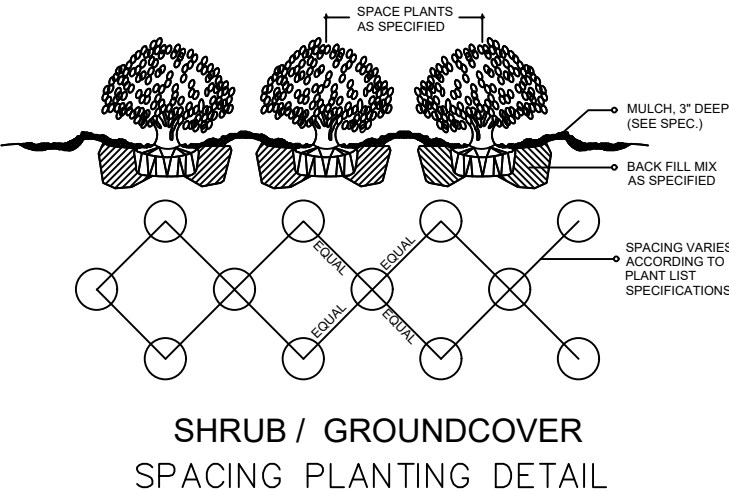
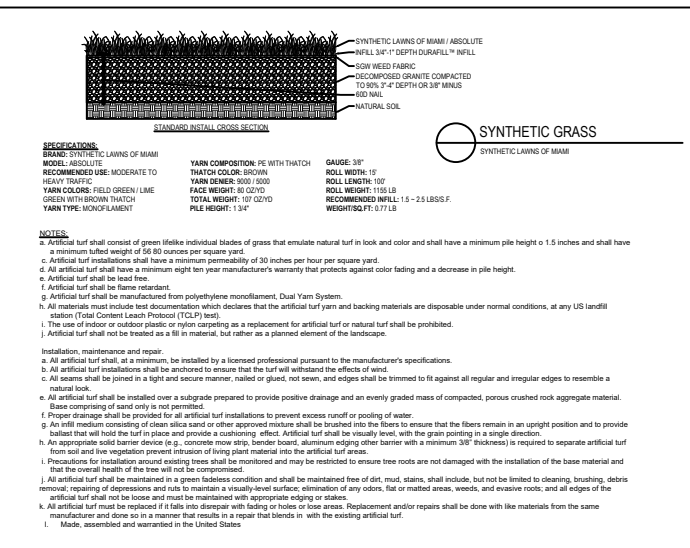
**PROPOSED TREES (15)

5 GUINOA LIMBOS + 2 LIGNUM
+ 2 JAPANESE FERTILE TREES
+ 1 SILKLOSS CEIBA
+ 5 LIGUSTRUMS

**PROPOSED SHRUBS (205)

+ 51 JAMAICAN CAPER
+ 51 SPANISH STOPPER
+ 36 CLUSIA CUTTURA
+ 51 COCOPLUM
+ 30 DWARF OLEANDER (2nd floor)

***PROPOSED LARGE SHRUBS/SMALL TREES (21)

+ 10 LIGUSTRUM
+ 10 BAYRUM
+ 4 SILVER BUTTWOOD
+ 2 SIMPSON STOPPER (tree form on 2nd floor)

ABBREVIATIONS:

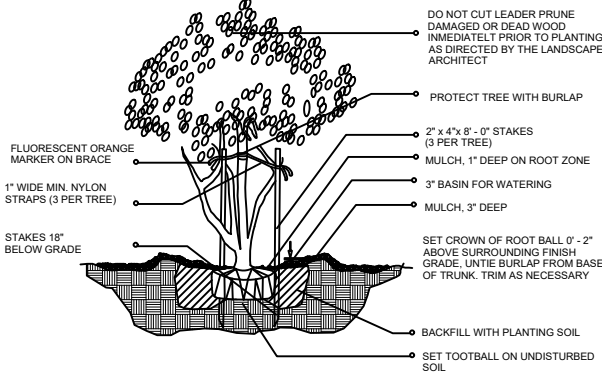
g.t.=Gray Trunk.
c.t.=Clear Trunk.
o.c.=On Center.
B&B=Balled and Burlaped.
o.a.=Overall Height.

SPD=Spread.
NAT.=Native specie.
g.w.=Gray Wood
min.=minimum

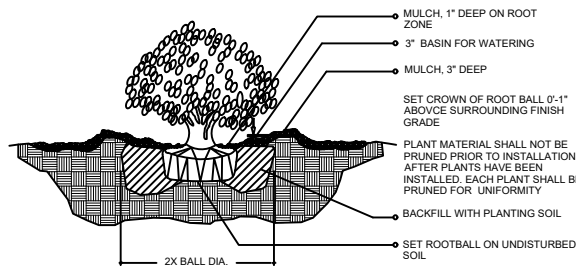
*SC= Shrubs counted toward shrubs requirement.

*TC= Tress/Palm counted toward Tree requirement.

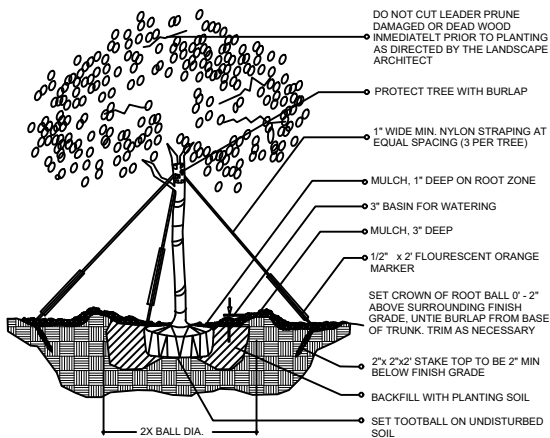
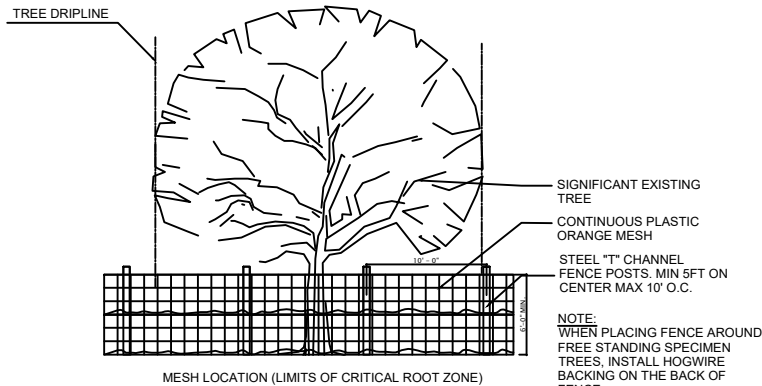
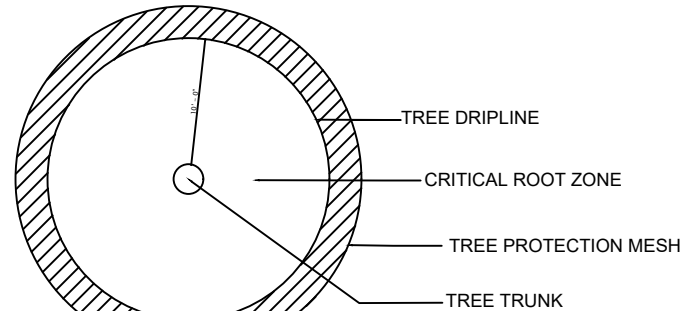
EC= Energy Conservation Zone



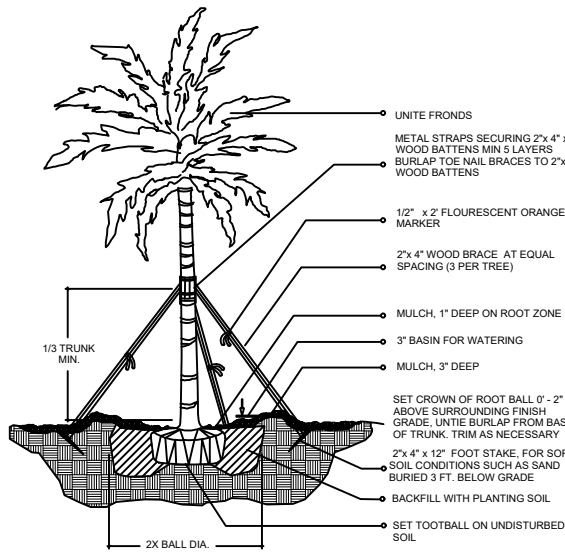
MULTI-TRUNK AND SMALL TREE (2' cal. and under) / PLANTING DETAIL



SHRUB / PLANTING DETAIL

(2" cal. and over)
LARGE TREE / PLANTING DETAILTREE PROTECTION
MESH DETAIL

1. MINIMUM SIX (6) FOOT HIGH TEMPORARY PLASTIC ORANGE MESH SHALL BE PLACED AT THE CRITICAL ROOT ZONE OR DESIGNATED LIMIT OF DISTURBANCE OF THE TREE TO BE SAVED. IT SHALL COMPLETELY ENIRCLE TREE(S). INSTALL POSTS USING PIER BLOCK ONLY. AVOID POST OR STAKES INTO MAJOR ROOTS. MODIFICATIONS TO FENCING MATERIAL AND LOCATION MUST BE APPROVED BY PLANNING OFFICIAL.
2. TREATMENT OF ROOTS EXPOSED DURING CONSTRUCTION: FOR ROOTS OVER ONE (1) INCH DIAMETER DAMAGED DURING CONSTRUCTION, MAKE A CLEAN STRAIGHT CUT TO REMOVE DAMAGED PORTION OF ROOT. ALL EXPOSED ROOTS SHALL BE TEMPORARY COVERED WITH DAMP BURLAP TO PREVENT DRYING AND COVERED WITH SOIL AS SOON AS POSSIBLE.
3. NO STOCKPILING OF MATERIAL, VEHICULAR, TRAFFIC, OR STORAGE OF EQUIPMENT OR MACHINERY SHALL BE ALLOWED WITHIN THE LIMIT OF THE FENCING. FENCING SHALL NOT BE MOVED OR REMOVED UNLESS APPROVED BY CITY PLANNING OFFICIAL. WORK WITHIN PROTECTION FENCE SHALL BE DONE MANUALLY UNDER THE SUPERVISION OF THE ON-SITE ARBORIST AND WITH PRIOR APPROVAL BY THE CITY PLANNING OFFICIAL.
4. FENCING SIGNAGE AS DETAILED ABOVE MUST BE POSTED EVERY FIFTEEN (15) FEET ALONG THE FENCE.



LARGE PALM / PLANTING DETAIL

SHEET TITLE

LANDSCAPE
DETAILS

ISSUE DATE

06/09/2021

REVISION

6/29/2021

DESIGN

MERCEDES PORCARI

DRAWN

ROBERTO CARMONA

SCALE

NOT TO SCALE

SEAL

THERESA WYMER
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SHEET NUMBER



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SHEET TITLE
LANDSCAPE VIEWS
1
ISSUE DATE
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DESIGN
MERCEDES PORCARI
DRAWN
ROBERTO CARMONA
SCALE
1/16"=1'-0"
SEAL

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SHEET NUMBER

LA.04



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SHEET TITLE
LANDSCAPE VIEWS
2

ISSUE DATE
06/09/2021

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LA.05