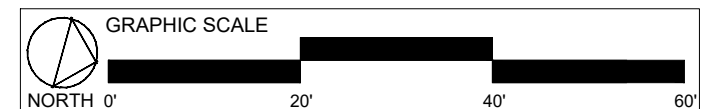


LEGEND

1. Building
2. Driveway
3. Pedestrian Entrance
4. Sidewalk
5. Private Patio
6. Privacy Fence
7. Rolling Gate
8. Existing Shade tree
9. Large Shade tree
10. Medium Shade tree
11. Large Palm
12. Small Palm
13. Existing Large Palm
14. Small Flowering Tree
15. Sod
16. Crushed Gravel Pathway
17. Canal
18. Common Dock
19. Seawall



Andres E.
Montero
2021.09.0
6
14:43:31
-04'00'



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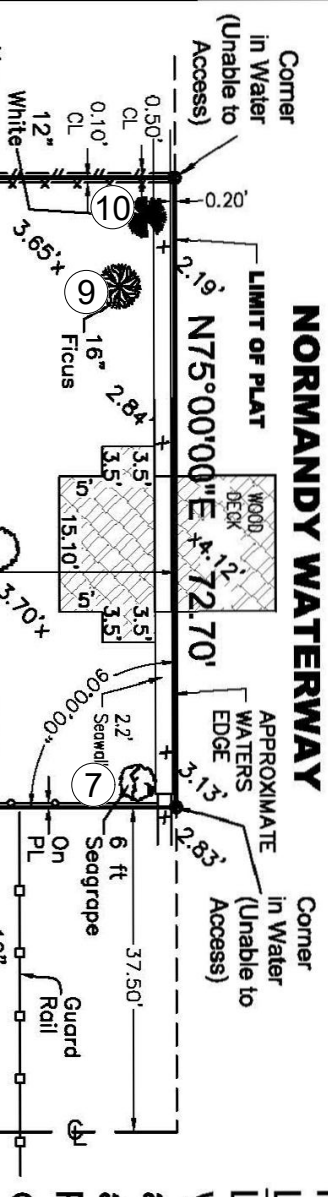
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LIC2000088

DESIGN REVIEW BOARD FINAL SUBMITTAL
5 TOWNHOUSES - 7300 TROUVILLE ESPLANADE,
MIAMI BEACH FL 33141

**ILLUSTRATIVE
LANDSCAPE PLAN**

DATE:
9/7/2021

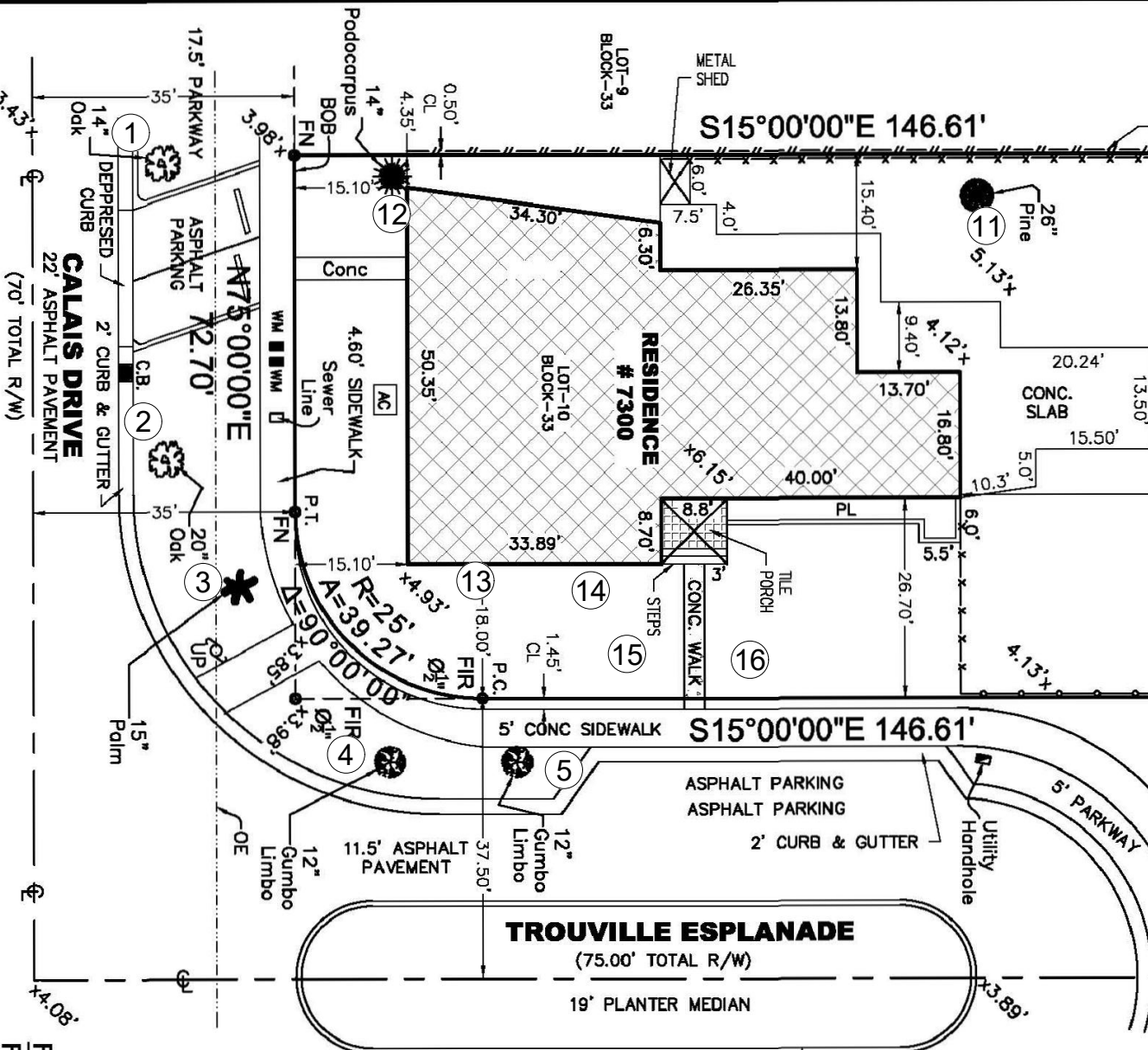
L-00



Property Address:
7300 Trouville Esplanade,
Miami Beach, FL 33141

Legal Description:
Lot 10, Block 33, NORMANDY
WATERWAY SUBDIVISION,
according to the Plat thereof
as recorded in Plat Book 40,
Page 60, of the Public Records
of Miami-Dade County, Florida.

TREE #	BOTANICAL NAME	COMMON NAME
1	Quercus virginiana	Live Oak
2	Quercus virginiana	Live Oak
3	Sabal palmetto	Sabal Palm
4	Bursera simaruba	Gumbo Limbo
5	Bursera simaruba	Gumbo Limbo
6	Bursera simaruba	Gumbo Limbo
7	Coccoloba uvifera	Seagrape
8	Mangifera indica	Mango
9	Ficus	Ficus
10	Laguncularia racemosa	White Mangrove
11	Araucaria heterophylla	Northfork Pine
12	Podocarpus macrophyllus	Podocarpus
13	Livistona chinensis	Chinese Fan Palm
14	Livistona chinensis	Chinese Fan Palm
15	Conocarpus ericlus var. sericeus	Silver Buttonwood
16	Conocarpus ericlus var. sericeus	Silver Buttonwood



Flood Plain Information:
Flood Zone: AE; Base Flood: 8.0 ft,
Panel No: 12086C0307L, effective
09-11-2009; Community Name / No:
City of Miami Beach / 120651

Reference Bench Marks:
County BM # NU-313 USCG,
Elev=3.75 ft & A-24, Elev=5.98 ft,
NGVD 1929

There may be easements and/or
other instruments affecting this property,
recorded in the Public Records not shown
on this survey

Due to their nature, tree
location and dimension
are approximate

LEGAL NOTES

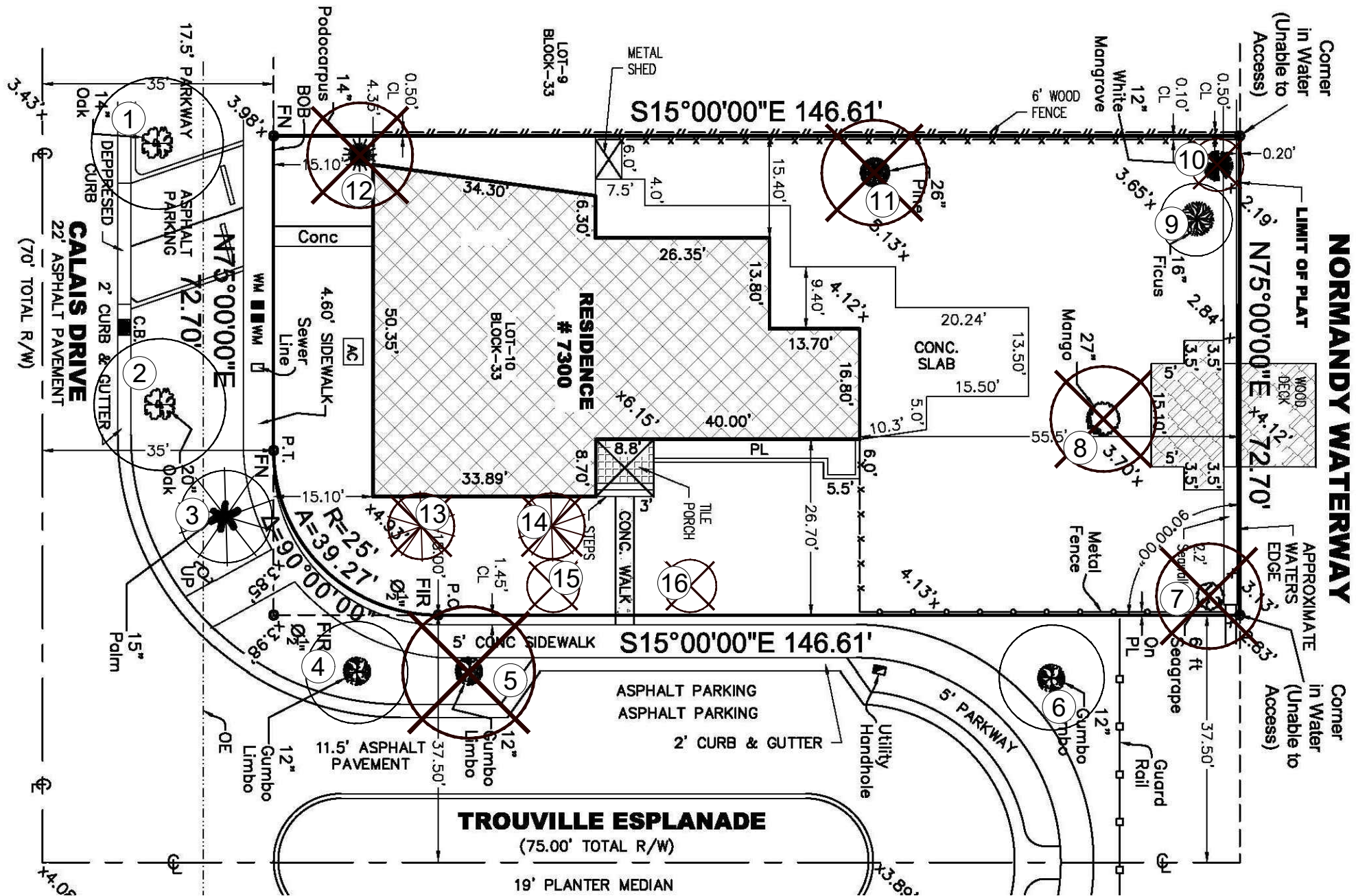
This Survey does not reflect or determine ownership. Examination of the Abstract of Title will have to be made to determine Recorded Instruments, if any, affecting the property. This Survey is subject to dedications, limitations, restrictions, reservations or easements of records. Legal Description provided by client. The Liability of this Survey is limited to the cost of the Survey. Underground Encroachments, if any, are not shown. This firm has not attempted to locate footing and/or foundations and/or underground improvements of any nature, if shown, Bearings are referred to an Assumed Meridian, if shown, Elevations are referred to National Geodetical Vertical Datum of 1929 (NGVD 1929)

Date of Field Work 08-20-2021
Aniano J. Garcia PLSM 5105
Not valid without the signature
and the original raised seal
of a Florida licensed surveyor

For: Pampa Sunbelt 1 LLC; Gary
Silberman, P.A.; Fidelity National
Title Insurance Company
Order No 21-0212

LEGEND AND ABBREVIATIONS

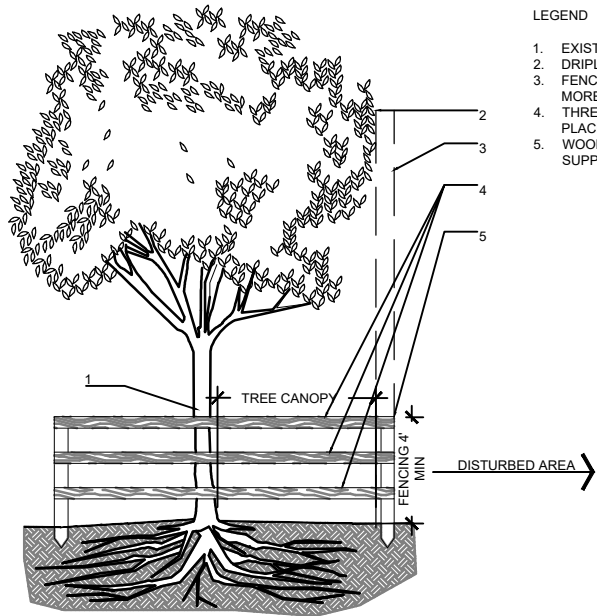
A = Arc Length; AC = Air Conditioner; AE = Anchor Easement; BC = Block Corner; BM = Bench Mark; BOB = Basis Of Bearings; (C) = Calculated Dimension; CB = Catch Basin; CBS = Concrete Block Structure; CFW = Concrete Fence Wall; CH = Chord Length; CHB = Chord Bearing; CI = Clear; CML = City Monument Line; CME = Canal Maintenance Easement; Conc = Concrete; DE = Driveway & Maintenance Easement; DNE = Driveway & Maintenance Easement; Dr = Drive; E = East; Elev = Elevation; ENCR = Encroached; ETP = Electric Transformer; FDH = Found Drill Hole; FIR = Found Iron Rod; FFE = Finished Floor Elevation; FH = Fire Hydrant; FIP = Found Iron Pipe; FN = Found Nail; FT = Feet; LME = Lake Maintenance Easement; LB = Licensed Business; LFE = Lowest Floor Elevation; LP = Light Pole; (M) = Measured Dimension; ME = Maintenance Easement; MON = Monument; N = North; NGVD 1929 = National Geodetic Vertical Datum of 1929; NTS = Not To Scale; OE = Overhead Cables; OH = Over Hang; ORB = Official Record Book; O/S = Off Set; PB = Plat Book; PC = Point of Curvature; PCC = Point of Compound Curvature; PCOR = Property Corner; PGP = Permanent Control Point; Pg = Page; PL = Planter or Property Line; PLS = Professional Land Surveyor; PLSM = Professional Land Surveyor and Mapper; POB = Point of Beginning; POC = Point Of Commencement; PRC = Point Of Reverse Curve; PRM = Permanent Reference Monument; PT = Point Of Tangency; R = Radius; (R) = Recorded Dimension; RLS = Registered Land Surveyor and Mapper; R/R = Rail Road; R/W = Right Of Way; Sec = Section; T = Tangent; S = South; SIP = Set Iron Pipe With Cap Stamped PLS 5105; UE = Utility Easement; UP = Utility Pole; UTY = Utility; W = West; WF = Wood Fence; WM = Water Meter; WV = Water Valve; CL = Centerline; -x- = Chain Link Fence; CZZZZ = Concrete Wall; ° = Degrees; Δ = Central Angle; Ø = Diameter; ∠ = Existing Elevation; ' = Minutes; " = Seconds; --- = Wood Fence; Unless otherwise noted, found markers had no identification



- LEGEND
- EXISTING TREE TO REMAIN
 - EXISTING PALM TO REMAIN
 - EXISTING PALM TO BE REMOVED
 - EXISTING TREE TO BE REMOVED



Andres E Montero
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- LEGEND
- EXISTING TREE
 - DRIPLINE
 - FENCE TO EXTEND TO THE EDGE OF THE DRIPLINE OR MORE WHERE POSSIBLE
 - THREE ROWS OF SPLIT RAIL FENCING (2'x4') TO BE PLACED AROUND ALL EXISTING TREES TO REMAIN
 - WOODEN STAKES (2'x4'x5' MIN.) ON 5' CENTERS - TO SUPPORT SPLIT RAIL FENCING

NOTES:

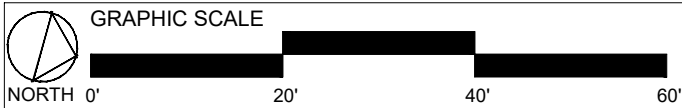
- The approximate location, size and conditions of the existing trees/palms within the project limits has been collected from the existing tree survey prepared by Aniano J. Garcia PLSM and the arborist report prepared by Rudy Alemany
FL. Certified Arborist FL #257
illusionlandscape@yahoo.com
- Existing trees to remain shall be protected during construction - See existing tree protection fence detail # 1 - Sheet L-02.
- Contractor shall obtain a tree removal permit prior to the removal of trees/palms proposed to be removed.
- Contractor to remove all existing shrubs and groundcovers unless noted in landscape plan as existing to remain.

TREE DISPOSITION TABLE						
TREE #	BOTANICAL NAME	COMMON NAME	DBH INCHES	CONDITION	COMMENTS	STATUS
1	Quercus virginiana	Live Oak	14"	FAIR		REMAIN
2	Quercus virginiana	Live Oak	20"	FAIR		REMAIN
3	Sabal palmetto	Sabal Palm	15"	GOOD		REMAIN
4	Bursera simaruba	Gumbo Limbo	12"	GOOD		REMAIN
5	Bursera simaruba	Gumbo Limbo	12"	GOOD		REMOVE
6	Bursera simaruba	Gumbo Limbo	12"	GOOD		REMAIN
7	Coccoloba uvifera	Seagrape		POOR	FALLEN OVER	REMOVE
8	Mangifera indica	Mango	27"	FAIR	LARGE CAVITY AT BASE	REMOVE
9	Ficus	Ficus	16"	GOOD	VOLUNTEER GROWING	REMAIN
10	Laguncularia racemosa	White Mangrove		GOOD	VOLUNTEER GROWING	REMOVE
11	Avicennia heterophylla	Norfolk Pine	26"	INVASIVE		REMOVE
12	Podocarpus macrophyllus	Podocarpus	14"	FAIR		REMOVE
13	Tristroma chinensis	Chinese Fan Palm		GOOD	SMALL	REMOVE
14	Tristroma chinensis	Chinese Fan Palm		GOOD	SMALL	REMOVE
15	Conocarpus erectus var. sericeus	Silver Buttonwood		GOOD	SMALL	REMOVE
16	Conocarpus erectus var. sericeus	Silver Buttonwood		GOOD	SMALL	REMOVE

NOTES:

- ALL EXPOSED ROOTS WITHIN ROOT PROTECTION ZONE SHALL BE HAND PRUNED TO HAVE A SMOOTH, CLEAN CUT WITHOUT TEARING OR SPLITTING.
- BARRIER TO FORM A CONTINUOUS CIRCLE AROUND THE TREE OR GROUP OF TREES.
- CONTRACTOR TO INSTALL PROTECTIVE FENCE BARRIER AROUND ALL EXISTING TREES TO REMAIN - AT THE START OF THE PROJECT - FENCE TO REMAIN IN PLACE THROUGHOUT THE DURATION OF THE PROJECT.
- CONTRACTOR SHALL TAKE EXTRA CARE DURING EARTHWORK AND UTILITY OPERATIONS TO PROTECT ALL EXISTING TREES - AND SHALL BE RESPONSIBLE TO REPLACE ANY TREES DAMAGED DURING CONSTRUCTION.

1 EXISTING TREE PROTECTION FENCE d-Protection fence 1.dwg
SECTION SCALE: N.T.S



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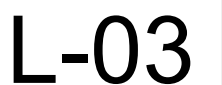
TREE DISPOSITION
PLAN

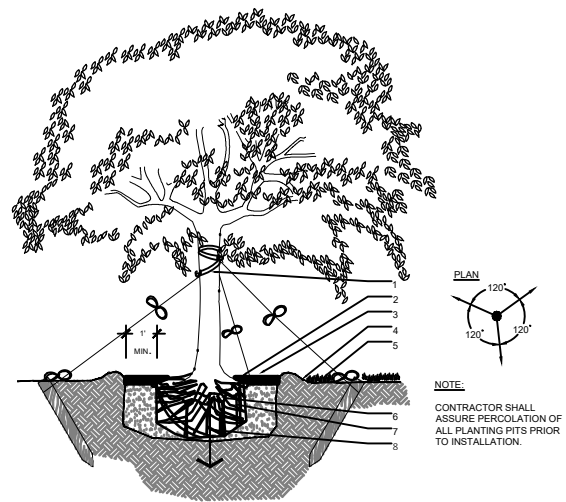
DATE:
9/7/2021

L-02

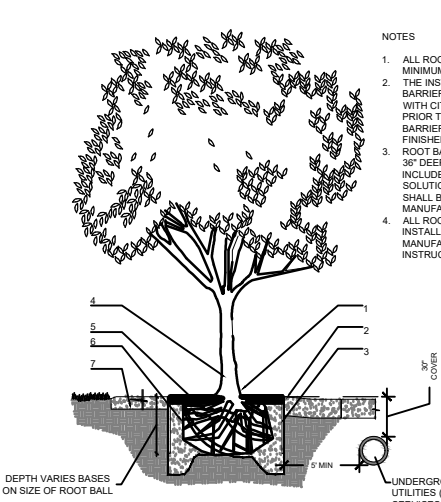


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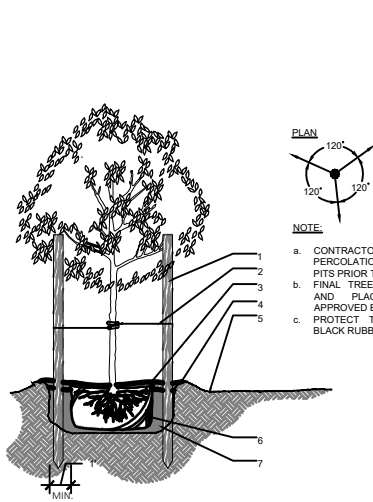




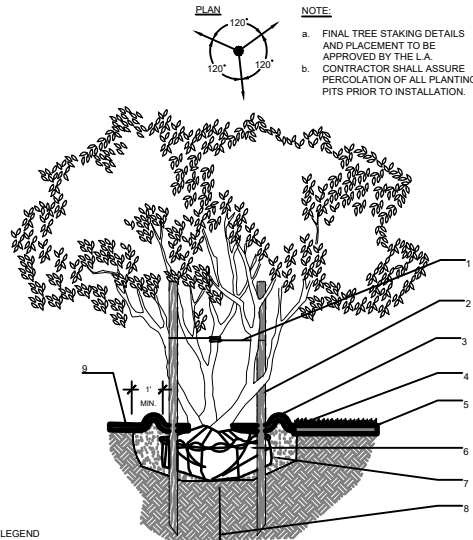
- LEGEND
- 2" NYLON STRAPPING WRUBBER HOSE-WRAPPED 360 AROUND TRUNK BEFORE TYING- WRAP @ LATERAL BRANCH
 - 3" MULCH AS SPECIFIED MIN. 24" FROM TRUNK
 - SOIL BERM TO HOLD WATER
 - 2"x4"x2 STAKES BURIED 3" BELOW FINISHED GRADE
 - FINISHED GRADE - SOD CONDITION (SEE GRADING PLAN)
 - B&B OR CONTAINERIZED (SEE SPECIFICATIONS FOR ROOT BALL REQUIREMENTS)
 - PREPARED PLANTING SOIL AS SPECIFIED
 - AUGER PER SPECS FOR PERCOLATION



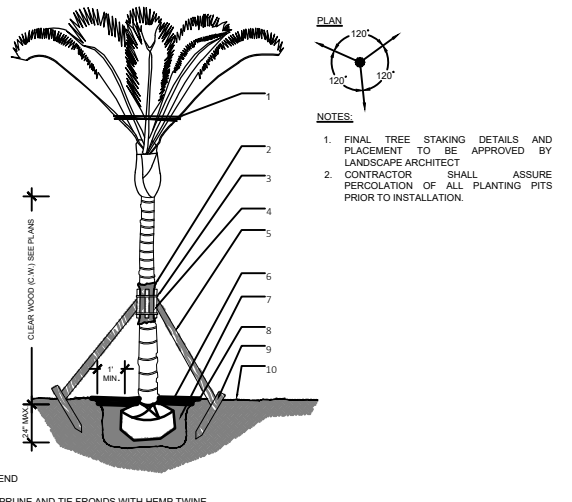
- LEGEND
- SET ROOT-TRUNK COLLAR FLUSH 1" ABOVE FINISHED GRADE
 - SIDEWALK OR PAVERS
 - 18" ROOT BARRIER, EXTEND A MINIMUM 6" IN BOTH DIRECTION FROM THE CENTERLINE OF THE TREES
 - CENTER TREE IN PLANTER OPENING
 - MULCH
 - BACKFILL WITH TOPSOIL OR AMENDED TOPSOIL
 - CONCRETE SIDEWALK



- LEGEND
- THREE 2"x4"x8" STAKES SPACE EVENLY AROUND TREE PAINTED BROWN.
 - #10 GAUGE WIRE
 - 3" MINIMUM OF MULCH
 - SOIL BERM TO HOLD WATER
 - FINISHED GRADE (SEE GRADING PLAN)
 - B&B OR CONTAINERIZED (SEE SPECIFICATIONS FOR ROOT BALL REQUIREMENTS)
 - PREPARED PLANTING SOIL AS SPECIFIED



- LEGEND
- 2" NYLON STRAPPING
 - THREE 2"x2"x8" STAKES
 - 3" MULCH AS SPECIFIED
 - SOIL BERM TO HOLD WATER
 - FINISHED GRADE - SOD CONDITION (SEE GRADING PLAN)
 - B&B OR CONTAINERIZED (SEE SPECIFICATIONS FOR ROOT BALL REQUIREMENTS)
 - PREPARED PLANTING SOIL AS SPECIFIED
 - AUGER PER SPECS FOR PERCOLATION
 - MULCH CONTINUES - SHRUB BED CONDITION



- LEGEND
- PRUNE AND TIE FRONDS WITH HEMP TWINE
 - TWO LAYERS OF BURLAP TO PROTECT TRUNK
 - TWO STEEL BANDS TO SECURE BATTONS
 - THREE 2" X 4" X 18" WOOD BATTONS
 - 3-2" X 4" LUMBER POLE BRACES, NAIL (DRILL AND NAIL IF NECESSARY) TO BATTONS & 2" X 4" STAKES, FLAG AT MIDPOINT
 - 3" MIN. MULCH- SEE SPECIFICATIONS
 - PREPARED PLANTING SOIL AS SPECIFIED. PALMS SHALL BE PLANTED WITH THE TOP OF ROOTBALL AT FINISHED GRADE
 - BERM SOIL TO HOLD WATER
 - 2" X 4" X 3' WOOD STAKES
 - FINISH GRADE

2 LARGE TREE SECTION

d-Large tree.dwg
SCALE: N.T.S

3 ROOT BARRIER INSTALLATION SECTION

d-2006-Root barrier.dwg
SCALE: N.T.S

4 SMALL TREE SECTION

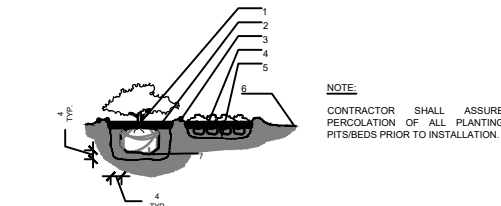
d-Small tree.dwg
SCALE: N.T.S

5 MULTI-TRUNK TREE SECTION

d-Multi-trunk tree.dwg
SCALE: N.T.S

6 SMALL PALM SECTION

d-Small palm.DWG
SCALE: N.T.S

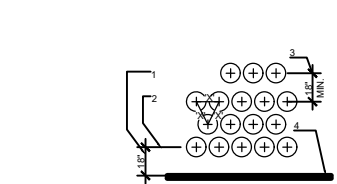


- LEGEND
- PLANT MATERIAL SHALL BE PLANTED 2" HIGH WITH SOIL MOUNDING UP TO THE TOP OF ROOT BALL
 - 3" MINIMUM OF MULCH
 - SOIL BERM TO HOLD WATER
 - MINIMUM DEPTH OF 12" PLANTING SOIL FOR GROUNDCOVER BED
 - EXCAVATE ENTIRE BED SPECIFIED FOR GROUNDCOVER BED
 - FINISHED GRADE (SEE GRADING PLAN)
 - PREPARED PLANTING SOIL AS SPECIFIED

NOTE: WHEN GROUNDCOVERS AND SHRUBS USED IN MASSES, ENTIRE BED TO BE EXCAVATED TO RECEIVE PLANTING SOIL & PLANT MATERIAL, UNLESS NOTED OTHERWISE

7 SHRUBS & GROUNCOVERS SECTION

d-Shrubs and groundcovers.DWG
SCALE: N.T.S



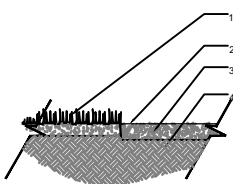
- LEGEND
- SETBACK FOR SHRUBS PLANTED 24" O.C. OR GREATER
 - SETBACK FOR GROUNDCOVER AND ANNUALS
 - PROVIDE MIN. 18" SPACING BETWEEN DIFFERENT PLANT TYPES
 - CURB OR EDGE OF PAVEMENT

NOTE:

ALL SHRUBS AND GROUNDCOVER MASSES TO USE TRIANGULAR SPACING EXCEPT WHERE NOTED REFER TO PLANT LIST FOR INDIVIDUAL PLANT SPACING "X".

8 TYPICAL PLANT SPACING SECTION

d-Typical spacing.DWG
SCALE: N.T.S



- LEGEND
- SOD (PROVIDE CLEAN, SMOOTH EDGE BETWEEN SOD AND MULCHED AREAS)
 - 3" MULCH (SEE SPECIFICATIONS)
 - COMPLETELY REMOVE EXISTING SOD AS REQUIRED PRIOR TO PLACING MULCH
 - PLANTING SOIL (FINE RAKED AND FREE OF WEEDS AND OTHER DELETERIOUS MATERIALS, SEE SPECIFICATIONS)

NOTE:

ALL MULCH SHALL BE FREE OF FIRE ANTS AND DEBRIS .

9 MULCH SECTION

d-Mulch.DWG
SCALE: N.T.S

LEGEND:

- Before construction begins, the Landscape Contractor is responsible for locating all underground utilities and must avoid damaging any services during construction. If any damage occurs by fault of the Contractor, the necessary repairs must take place at the Landscape Contractor's expense and under the supervision of the Owner's representative.
- All proposed trees and plant materials shall be graded as Nursery Grade Florida No. 1 or better as outlined by the Florida Department of Agriculture and Consumer Services, Division of Plant Industry "Grades and standards for Nursery Plants", most current edition. All planting shall be done in accordance with the Florida Nurserymen's and Grower's Association approved practices.
- In addition to these requirements the Landscape Contractor shall comply with all local landscape codes and requirements as part of this base bid and contract in order to satisfy the review and approval of the governing agency.
- All screening hedges shall be planted and maintained in a way that they form a continuous visual screen. Screening hedges at VUA to be maintained at a minimum height of thirty (30) inches.
- All planting beds shall be excavated to a minimum depth of twenty-four (24") inches and backfilled with a suitable soil. All plant material shall be planted in planting soil that is delivered to the site in a loose, clean and friable condition. The planting soil shall be the approximate proportions as follows: 50% sand and 50% organic material consisting of native peat, well-decomposed sawdust, leaf mold and top soil. It shall provide a good pliable and thoroughly mixed medium with adequate aeration, drainage and water-holding capacity. It shall also be free of all extraneous debris, such as roots, stones, weeds, etc.
- All trees/palms and shrubs shall be fertilized with "Agriform" 20-10-5 planting tablets as per the manufacturers specifications at the time of installation and prior completion of pit backfilling also in conjunction with note #5. Tablets to be placed uniformly around the root mass at a depth that is between the middle and bottom of root mass at an application rate of: One (1) - 21 gram tablet for 1 gal container, two (2)- tablets for 3 gal container, three (3)- tablets for 5 gal container, four (4)-tablets for 7 gal container, three (3)-tablets for each 1/2 inch of tree caliper, and seven (7) tablets for palms. Ground Cover areas shall receive fertilization with "Ozmocote" time release fertilizer as per manufacturer's specification.
- All plant beds shall receive a 3" layer of organic mulch, which is to be watered-in after installation. Mulch should be at least six (6) inches away from any portion of a structure or tree trunk and three (3) inches away from the base of shrubs. The use of Cypress mulch is discouraged.
- All plant material shall be thoroughly watered in at the time of planting and until landscape material is established. No dry material shall be permitted.
- The plant material schedule is presented for the convenience of the Landscape Contractor. In the event of a discrepancy between the plan and the plant key, the plan shall prevail.
- Plants shall meet size, container, and spacing specifications. Any material not meeting specifications shall be removed and replaced at the contractor's expense.
- All tree and shrub locations shall be approved by Landscape Architect prior to planting.
- The Landscape Contractor shall grade planting beds, as required, to provide positive drainage and promote optimum plant growth.
- The Landscape Contractor shall be responsible for examining fully both the site and bid documents. Discrepancies in the documents or the actual site conditions shall be reported to the Landscape Architect in writing at the time of bidding or discovery. No account shall be made after contract completion for failure by the Landscape Contractor to report such condition or for errors on the part of the Landscape Contractor at the time of bidding.
- The Landscape Contractor shall be responsible for securing all necessary applicable permits and licenses to perform the work set forth in this plan set and the specifications.
- Plant material shall be bid as specified unless unavailable, at which time the Landscape Architect shall be notified in writing of intended changes.
- All questions concerning the plan set and/or specifications shall be directed to the Landscape Architect.
- There shall be no additions, deletions or substitutions without written approval of the Landscape Architect.
- The Landscape Contractor shall guarantee, in writing, plant survivability. Trees and palms for twelve (12) months, shrubs and groundcovers for ninety (90) days and sod for sixty (600) days from final acceptance by the Owner or Owner's representative.
- All dimensions to be field-checked by the Landscape Contractor prior to landscape material installation. Discrepancies shall be reported immediately to the Landscape Architect.
- All materials must be as specified on the landscape plan. If materials or labor do not adhere to specifications, they will be rejected by the Landscape Architect with proper installation carried out by the Landscape Contractor at no additional cost.
- Existing sod shall be removed as necessary to accommodate new plantings
- All existing trees on site shall be protected from damage during construction - See existing tree protection fence detail.
- Any existing landscape and hardscape areas that are unnecessarily disturbed during the landscape installation shall be restored to original conditions by the Landscape Contractor.
- The Landscape Contractor will be responsible for the collection, removal, and proper disposal of any and all debris generated during the installation of this project.
- All landscape areas to have a positive drainage away from buildings and structures. Finished grade of landscape areas to be at or below the grade of adjacent sidewalks, slabs or VUA
- All shade and medium trees installed within 6' of a public infrastructure shall utilize a root barrier system.

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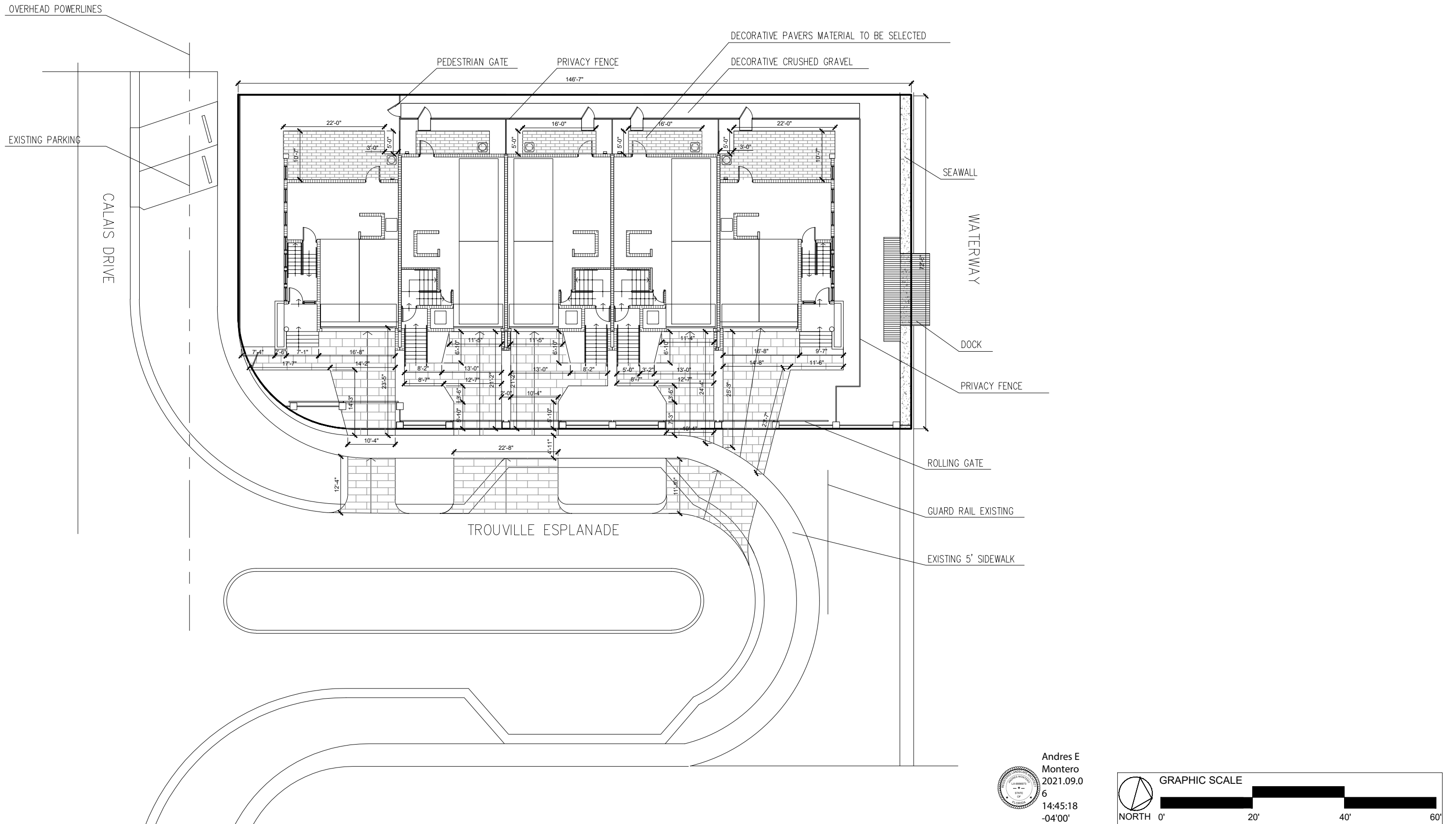


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MIAMI BEACH FL 33141

**LANDSCAPE DETAILS
& GENERAL NOTES**

DATE:
9/7/2021

L-04



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HARDSCAPE PLAN

DATE:
9/7/2021

L-05