

FINAL SUBMITTAL 08.02.2021
DRB21-0701
FOR
340 S. HIBISCUS DR
MIAMI BEACH, FL 33139



3
DESIGN
ARCHITECTURE

3260 NorthWest 7th Street, Miami, FL 33125
P: 305.438.9377 | F: 305.438.9379

INDEX OF DRAWINGS:

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 - A-0.1 LOCATION MAP
 - A-0.2 SURVEY
 - A-1.0 LOT COVERAGE DIAGRAM/ ZONING INFORMATION
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 - A-1.2 ROOF TERRACE DIAGRAM
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SCOPE OF WORK:

DEMOLITION
REMOVAL OF EXISTING PRE-42 CMU AND STUCCO TWO STORY RESIDENCE

SITE WORK:
REMOVAL AND REPLACEMENT OF EXISTING HARDSCAPE, POOL AND LANDSCAPING AS INDICATED IN THE DRAWINGS

NEW CONSTRUCTION:
NEW CMU AND STUCCO TWO STORY RESIDENCE AND ROOF DECK

DESIGN WAIVER:
1. WAIVER REQUEST TO EXCEED HEIGHT LIMITATION BY 2'-0". TOTAL HEIGHT OF ROOF IS 26'-0" .

DRAWN BY:

REVISIONS:

ADDRESS:
ANTHONY LEON
0016762

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ARCHITECTURE

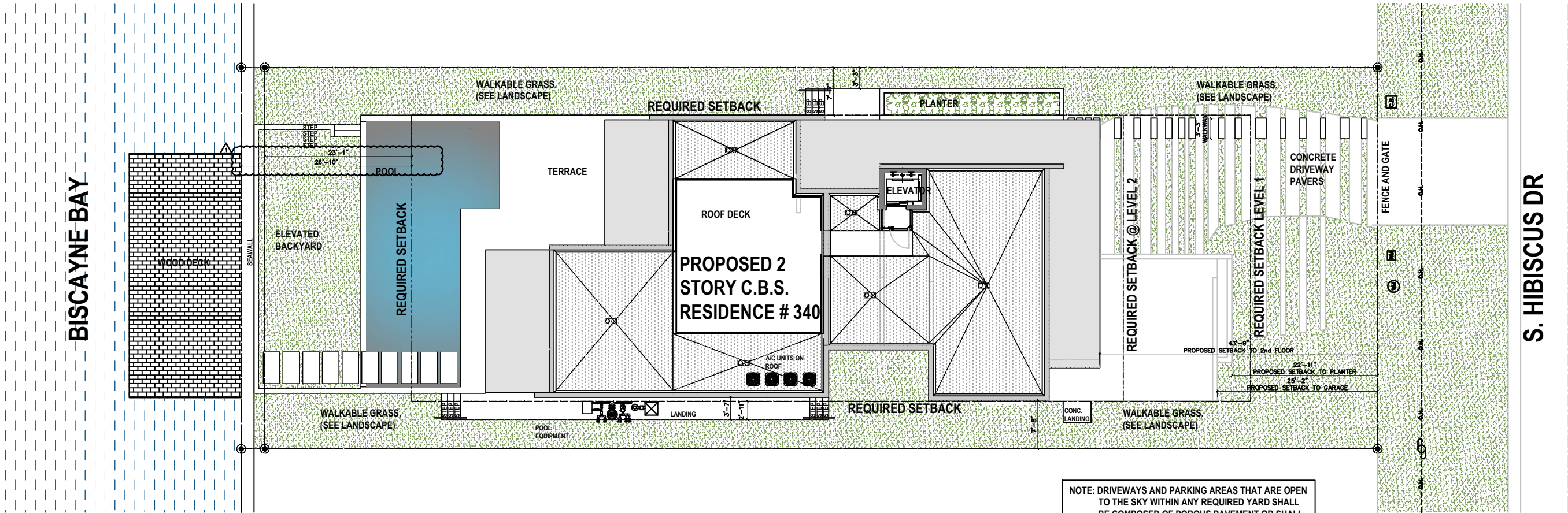
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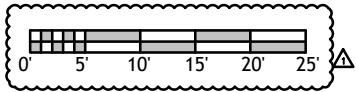
PROPOSED NEW RESIDENCE
FOR
340 S HIBISCUS DR
MIAMI BEACH, FL, 33139

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DRB 0.0
COVER SHEET



 **SITE PLAN**
SCALE: 1/8"=1'-0"

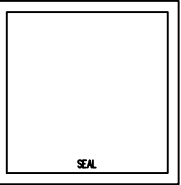


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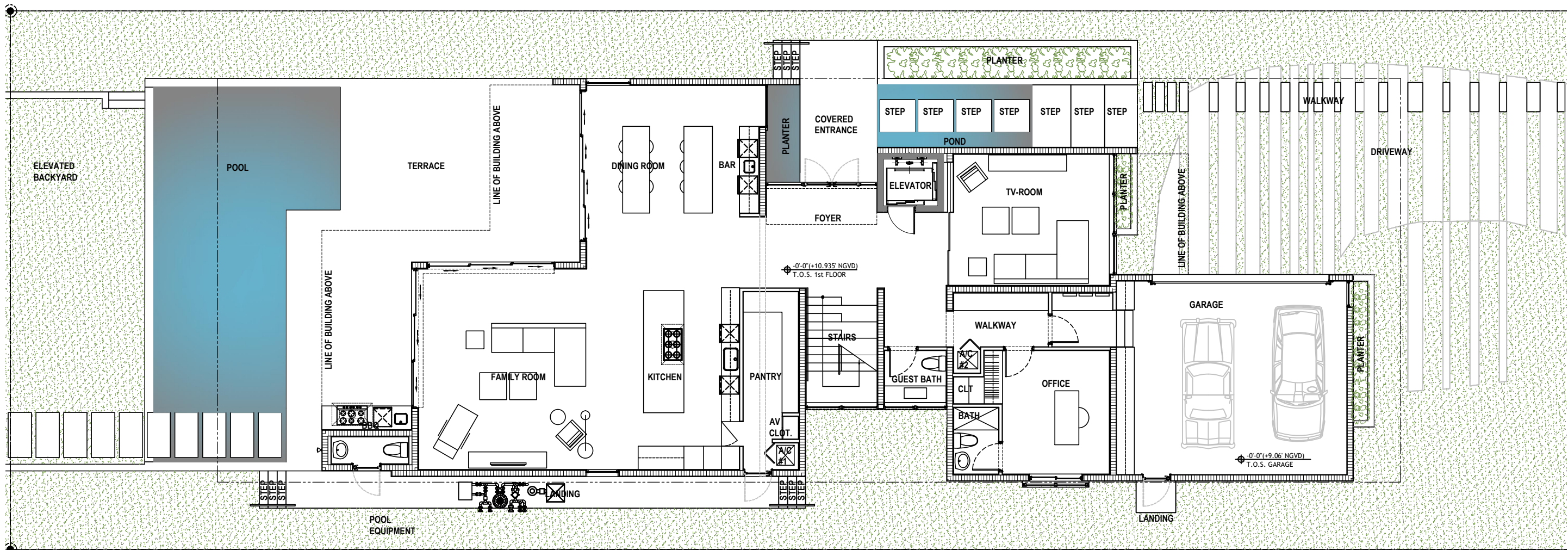
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PROPOSED NEW RESIDENCE
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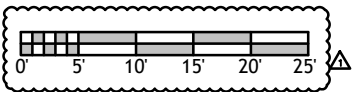
DRB 2.0
SITE PLAN



FLOOR PLAN LEVEL 1
SCALE: 3/16"=1'-0"

LEGEND	
	NEW MASONRY WALL
	NEW METAL STUD WALL

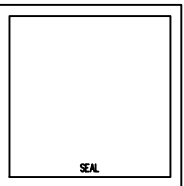
DIMENSION LINES ARE FROM FACE TO FACE OF METAL STUD WALL AND/OR CMU &/OR CONCRETE WALL (V.O.N.)



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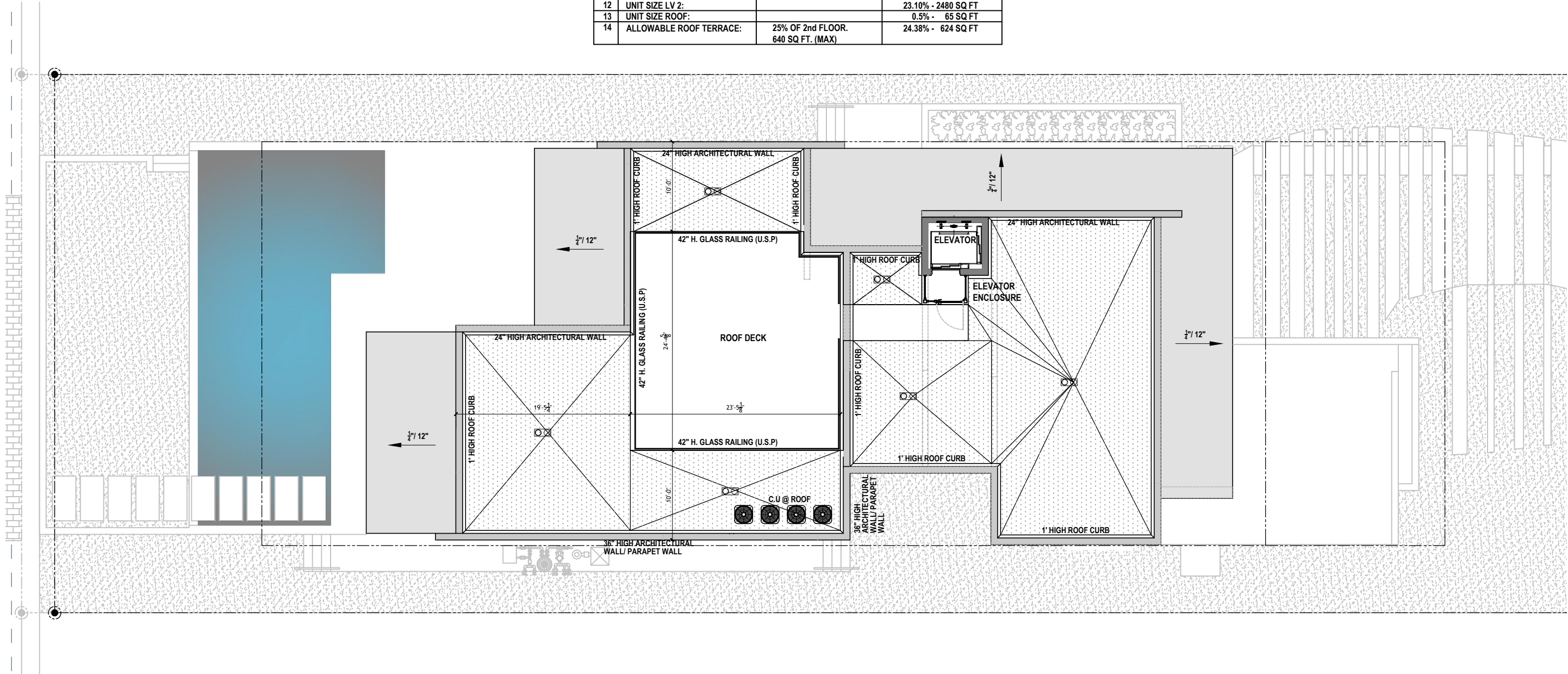
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DRB 2.1
FLOOR PLAN
LEVEL 1



		REQUIRED	PROPOSED
9	LOT COVERAGE:	30% OF LOT - 3150 SQ FT	29.5% - 3098 SQ FT
10	UNIT SIZE:	50% OF LOT - 7057.5 SQ FT	49.35% - 5303 SQ FT
11	UNIT SIZE LV 1:		25.75% - 2758 SQ FT
12	UNIT SIZE LV 2:		23.10% - 2480 SQ FT
13	UNIT SIZE ROOF:		0.5% - 65 SQ FT
14	ALLOWABLE ROOF TERRACE:	25% OF 2nd FLOOR. 640 SQ FT. (MAX)	24.38% - 624 SQ FT



ROOF FLOOR PLAN PLAN
SCALE: 3/16"=1'-0"

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DRB 2.3

ROOF PLAN



VIEW B



KEY PLAN
SCALE N.T.C

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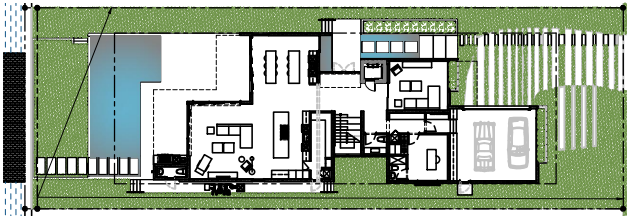
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DRB 5.1
VIEW B



VIEW C



KEY PLAN
SCALE N.T.C

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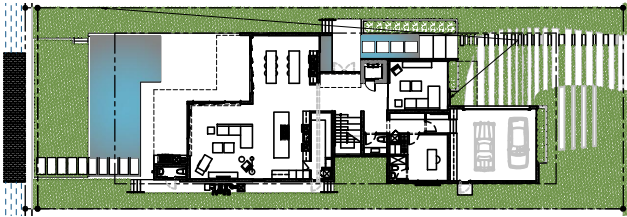
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DRB 5.2
VIEW C



VIEW D



KEY PLAN
SCALE N.T.C

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DRB 5.3

VIEW D



EAST ELEVATION RENDER



WEST ELEVATION RENDER

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DRB 5.4

EAST / WEST
ELEVATIONS
RENDER



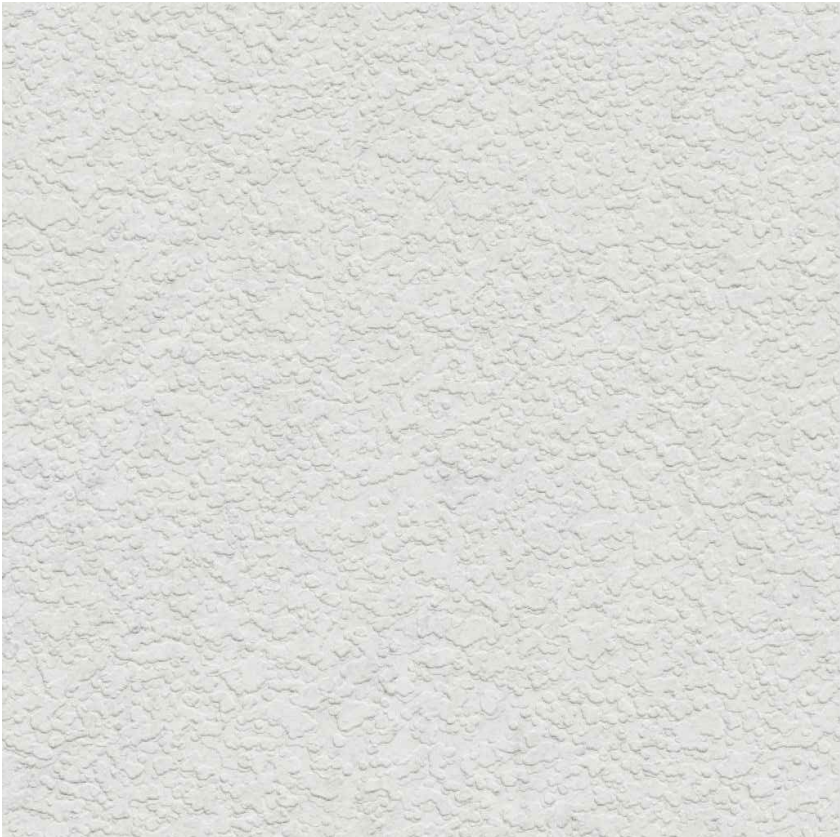
4 WOOD CEILING



5 GRASS WALL



1 GLASS RAILING



1 WHITE SMOOTH-COAT STUCCO



1 SCORED CONCRETE

FINISH LEGEND:	
1	SCORED CONCRETE
2	WHITE SMOOTH-COAT STUCCO
3	GLASS RAILING
4	WOOD CEILING
5	GRASS WALL

DRAWN BY:
REVISIONS:
07-26-2021

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DRB 3.2

MATERIALS



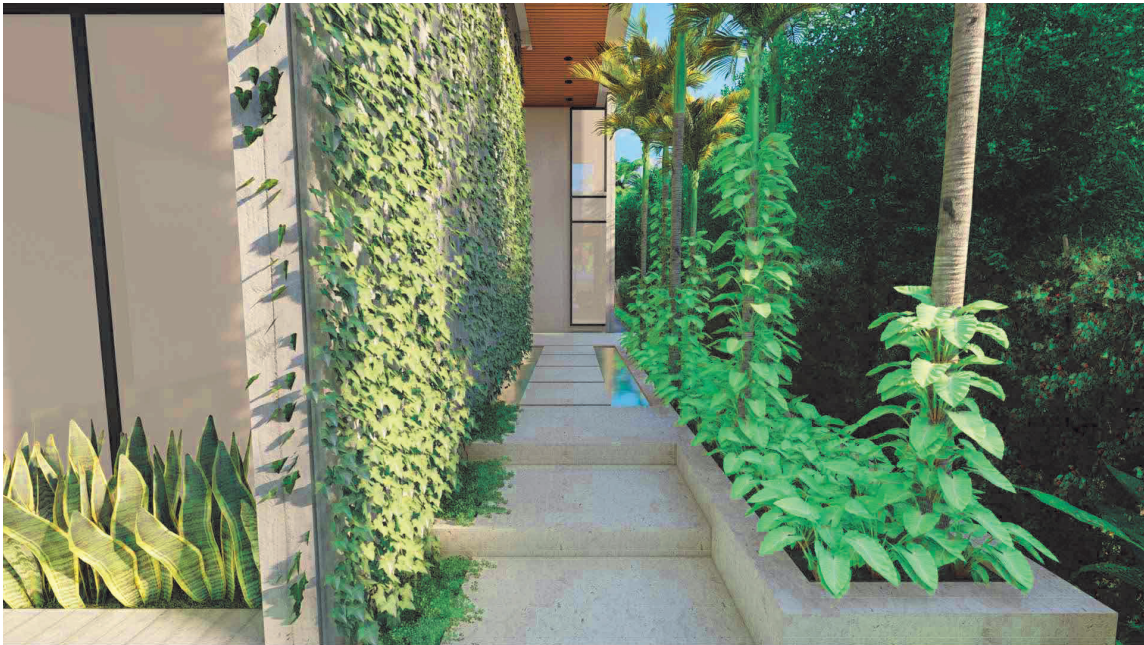
SCOPE OF WORK

THE FOLLOWING DRAWINGS ILLUSTRATE THE PROPOSED SCOPE OF WORK FOR 340 S. HIBISCUS DRIVE TO BE APPROVED BY CITY OF MIAMI BEACH:

- REMOVAL OF EXISTING TREES & PALMS
- INSTALLATION OF MITIGATION TREES
- INSTALLATION NEW LANDSCAPE PLANTINGS
- INSTALLATION OF NEW IRRIGATION SYSTEM
- INSTALLATION OF NEW HARDSCAPE
- INSTALLATION OF NEW FRONT ENTRY DRIVEWAY
- INSTALLATION OF NEW LANDSCAPE LOW VOLTAGE LIGHTING

07.08.2021

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LANDSCAPE DRAWINGS		DRAWING NOTES
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		BY OTHERS



340 S. HIBISCUS GARDEN

340 S. HIBISCUS DRIVE | MIAMI BEACH, FLORIDA 33139

SEAL (S TYLER NIELSEN - LA6667067)



07.08.2021

LANDSCAPE RENDERINGS	
DATE	ISSUE
07.08.2021	COORDINATION



340 S. HIBISCUS GARDEN

340 S. HIBISCUS DRIVE | MIAMI BEACH, FLORIDA 33139

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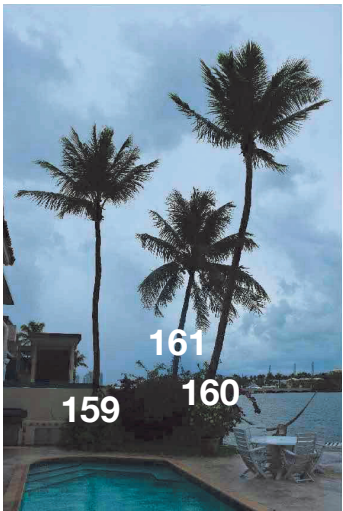
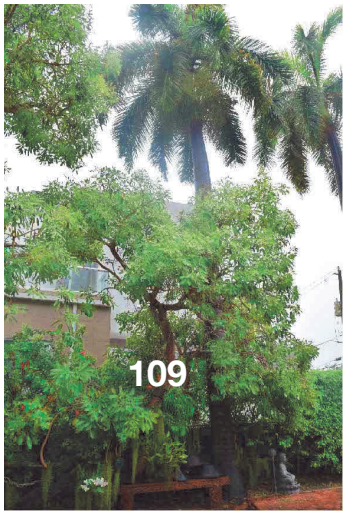
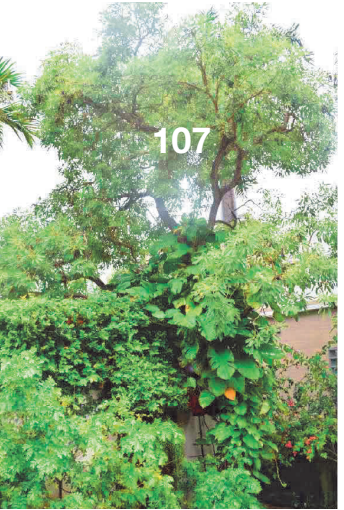
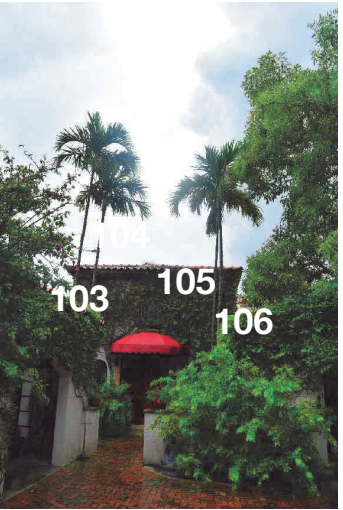
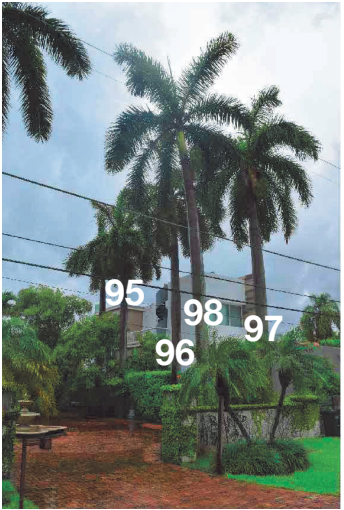
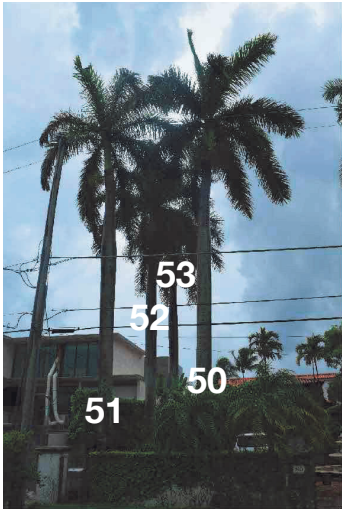
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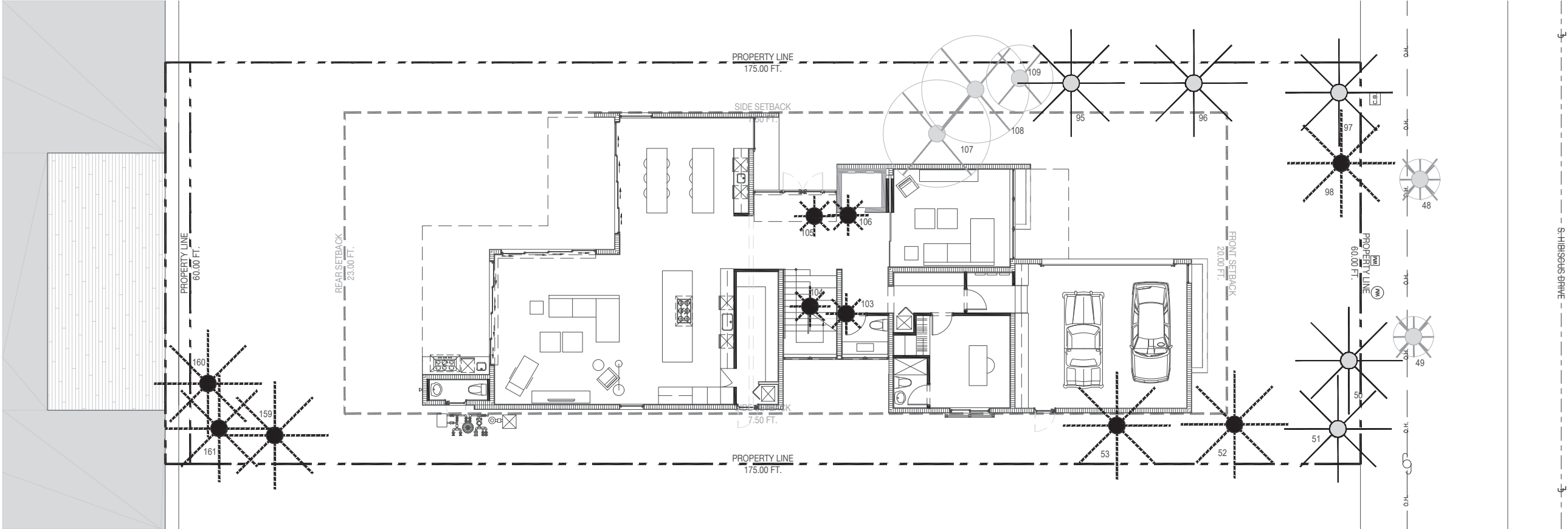
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TREE REFERENCE IMAGES	
DATE	ISSUE
07.08.2021	COORDINATION

REFERENCE IMAGERY





MITIGATION NOTES

THE PROPOSED LANDSCAPE PLAN MUST MITIGATE THE REMOVAL OF 33 DBH. INCHES OF TREES REMOVED AND 2 PALMS WITH A TOTAL OF:

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

OR/

(12) 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:

(11) TREES 4 IN. DBH. x 18 FT. SPR. x 18 FT. HT.

AND

(3) TREES 4 IN. DBH. x 14 FT. SPR. x 14 FT. HT.

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

Chart 17.6.1.1
Tree Replacement Chart

Total diameter of tree(s) to be removed (sum of inches at DBH)	Total number of replacement trees required (2" DBH minimum each; 12' minimum height)	OR Total number of replacement trees required (4" DBH minimum each; 16' minimum height)
2"-3"	1	or 0
4"-6"	2	or 1
7"-12"	4	or 2
13"-18"	6	or 3
19"-24"	8	or 4
25"-30"	10	or 5
31"-36"	12	or 6
37"-42"	14	or 7
43"-48"	16	or 8
49"-60"	20	or 10

TOTAL REMOVALS

- 3 TREES REMOVED WITH A TOTAL OF 33 DBH. INCHES REMOVED
- 2 PALMS REMOVED
- 0 INVASIVE TREES REMOVED

TREE DISPOSITION SCHEDULE

#	BOTANICAL NAME	COMMON NAME	DBH.	HT.	SPREAD	ACTION	CRZ	TPZ	CONDITION	NATIVE	NOTES
48	PHOENIX ROEBELENI	PYGYM DATE PALM	4"	7'	8'	REMOVE	4'	4'	GOOD	NO	PLANT CONFLICTS WITH THE CONSTRUCTION ENVELOPE
49	PHOENIX ROEBELENI	PYGYM DATE PALM	4"	7'	8'	REMOVE	4'	4'	GOOD	NO	PLANT CONFLICTS WITH THE CONSTRUCTION ENVELOPE
50	ROYSTONEA REGIA	ROYAL PALM	18"	35'	15'	PRESERVE	6'	6'	GOOD	YES	LOCATION OF PLANT MATERIAL CONFLICTS WITH CONSTRUCTION ENVELOPE
51	ROYSTONEA REGIA	ROYAL PALM	18"	35'	15'	PRESERVE	6'	6'	GOOD	YES	LOCATION OF PLANT MATERIAL CONFLICTS WITH CONSTRUCTION ENVELOPE
52	ROYSTONEA REGIA	ROYAL PALM	18"	35'	15'	RELOCATE	6'	6'	GOOD	YES	LOCATION OF PLANT MATERIAL CONFLICTS WITH CONSTRUCTION ENVELOPE
53	ROYSTONEA REGIA	ROYAL PALM	18"	35'	15'	RELOCATE	6'	6'	GOOD	YES	LOCATION OF PLANT MATERIAL CONFLICTS WITH CONSTRUCTION ENVELOPE
95	ROYSTONEA REGIA	ROYAL PALM	18"	35'	15'	PRESERVE	6'	6'	GOOD	YES	LOCATION OF PLANT MATERIAL CONFLICTS WITH CONSTRUCTION ENVELOPE
96	ROYSTONEA REGIA	ROYAL PALM	18"	35'	15'	PRESERVE	6'	6'	GOOD	YES	LOCATION OF PLANT MATERIAL CONFLICTS WITH CONSTRUCTION ENVELOPE
97	ROYSTONEA REGIA	ROYAL PALM	18"	35'	15'	PRESERVE	6'	6'	GOOD	YES	LOCATION OF PLANT MATERIAL CONFLICTS WITH CONSTRUCTION ENVELOPE
98	ROYSTONEA REGIA	ROYAL PALM	18"	35'	15'	RELOCATE	6'	6'	GOOD	YES	LOCATION OF PLANT MATERIAL CONFLICTS WITH CONSTRUCTION ENVELOPE
103	PTYCHOSPERMA ELEGANS	SOLITAIRE PALM	4"	30'	5'	RELOCATE	4'	4'	GOOD	NO	LOCATION OF PLANT MATERIAL CONFLICTS WITH CONSTRUCTION ENVELOPE
104	PTYCHOSPERMA ELEGANS	SOLITAIRE PALM	4"	30'	5'	RELOCATE	4'	4'	GOOD	NO	LOCATION OF PLANT MATERIAL CONFLICTS WITH CONSTRUCTION ENVELOPE
105	PTYCHOSPERMA ELEGANS	SOLITAIRE PALM	4"	30'	5'	RELOCATE	4'	4'	GOOD	NO	LOCATION OF PLANT MATERIAL CONFLICTS WITH CONSTRUCTION ENVELOPE
106	PTYCHOSPERMA ELEGANS	SOLITAIRE PALM	4"	30'	5'	RELOCATE	4'	4'	GOOD	NO	LOCATION OF PLANT MATERIAL CONFLICTS WITH CONSTRUCTION ENVELOPE
107	TABEBUIA	TRUMPET TREE	12"	30'	15'	REMOVE	6'	6'	GOOD	NO	PLANT CONFLICTS WITH THE CONSTRUCTION ENVELOPE
108	TABEBUIA	TRUMPET TREE	13"	20'	15'	REMOVE	6'	6'	GOOD	NO	PLANT CONFLICTS WITH THE CONSTRUCTION ENVELOPE
109	TABEBUIA	TRUMPET TREE	8"	15'	10'	REMOVE	6'	6'	GOOD	NO	PLANT CONFLICTS WITH THE CONSTRUCTION ENVELOPE
159	COCOS NUCIFERA	COCONUT PALM	8"	25'	15'	RELOCATE	6'	6'	GOOD	NO	LOCATION OF PLANT MATERIAL CONFLICTS WITH CONSTRUCTION ENVELOPE
160	COCOS NUCIFERA	COCONUT PALM	11"	30'	15'	RELOCATE	6'	6'	GOOD	NO	LOCATION OF PLANT MATERIAL CONFLICTS WITH CONSTRUCTION ENVELOPE
161	COCOS NUCIFERA	COCONUT PALM	9"	25'	15'	RELOCATE	6'	6'	GOOD	NO	LOCATION OF PLANT MATERIAL CONFLICTS WITH CONSTRUCTION ENVELOPE

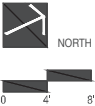
TREE DISPOSITION LEGEND

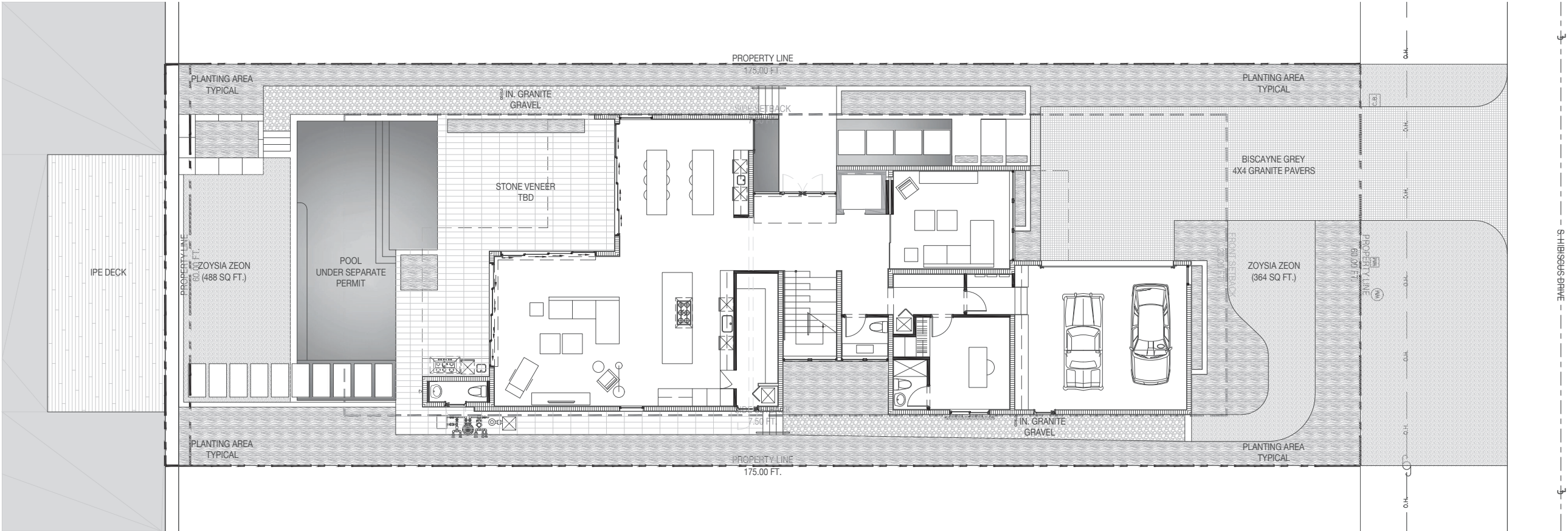
- TREE TO BE REMOVED
- PALM TO BE REMOVED
- TREE TO BE PRESERVED
- PALM TO BE PRESERVED
- OFF-SITE TREE
- OFF-SITE PALM

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TREE DISPOSITION PLAN
DATE 07.08.2021 ISSUE COORDINATION





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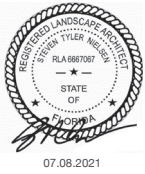
MATERIALS NOTES

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.
5. 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.

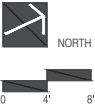
MATERIALS LEGEND

	PLANTING AREA TYPICAL
	ZOYSIA SOD
	BISCAYNE GREY GRANITE PAVERS
	GRAVEL
	WATER FEATURE / POOL
	IPE DECKING
	STONE VENEER TBD

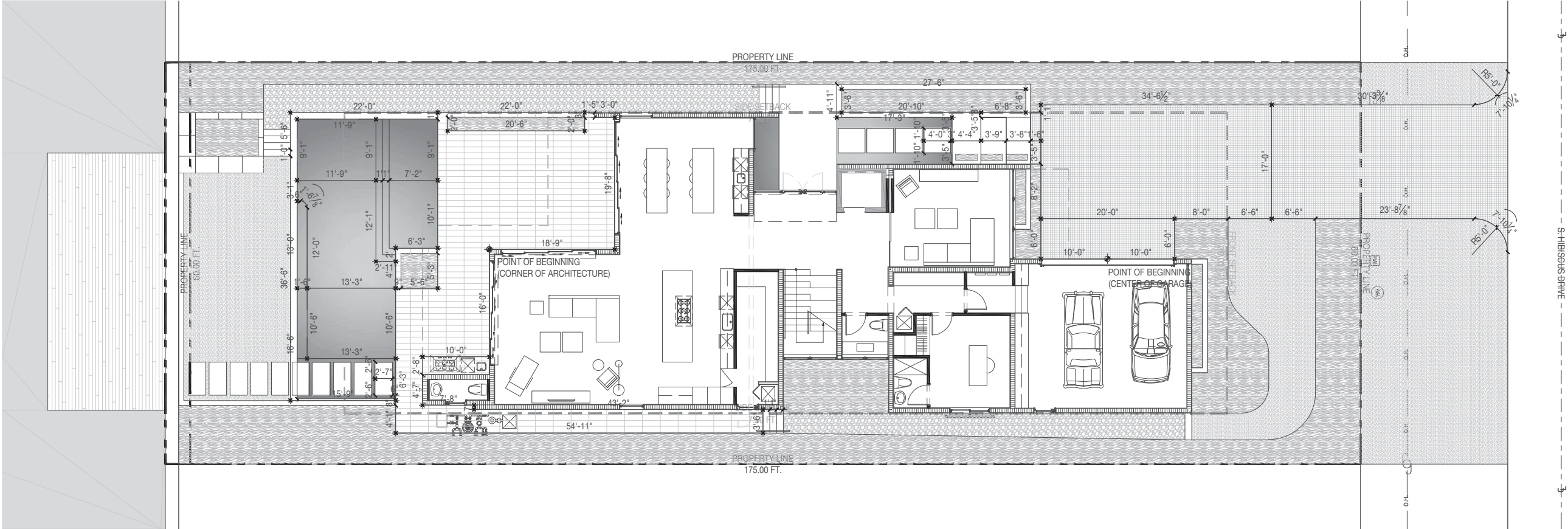
SEAL (S TYLER NIELSEN - LA6667067)



MATERIALS PLAN
DATE 07.08.2021 ISSUE COORDINATION



L300



LAYOUT NOTES

- 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.
- WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. DO NOT SCALE DIMENSIONS FROM REDUCED DRAWINGS.
- DIMENSIONS REFERRED TO AS "EQUAL" INDICATE SPACING WHICH IS EQUIDISTANT MEASURED TO THE CENTERLINES.
- MEASUREMENTS ARE TO THE FINISHED FACE OF BUILDINGS, WALLS, OR OTHER FIXED SITE IMPROVEMENTS. DIMENSIONS TO CENTERLINES ARE IDENTIFIED AS SUCH.
- INSTALL INTERSECTING ELEMENTS AT 90-DEGREE ANGLES, UNLESS OTHERWISE INDICATED. MAINTAIN HORIZONTAL ALIGNMENT OF ADJACENT ELEMENTS AS INDICATED IN CONTRACT DOCUMENTS.
- 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.

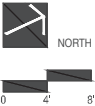
340 S. HIBISCUS GARDEN

340 S. HIBISCUS DRIVE | MIAMI BEACH, FLORIDA 33139

SEAL (S TYLER NIELSEN - LA6667067)



LAYOUT PLAN	
DATE	ISSUE
07.08.2021	COORDINATION



L500



07.08.2021

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 NURSEYMEN.
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.

PLANTING SCHEDULE

ABR.	QUANTITY	BOTANICAL NAME	COMMON NAME	SPECIFICATIONS
TREES				
CER	11	CONOCARPUS ERECTUS	GREEN BUTTONWOOD	FG. SINGLE LEADER STANDARD / 4 IN. DBH / 18 FT. OA.
CSP	2	CHORISIA SPECIOSA	FLOSS SILK TREE	FG. 24 FT. OA. / 10 IN. DBH
MFR	3	MYRCIANTHES FRAGRANS	SIMPSON STOPPER	4 IN. DBH SINGLE LEADER STANDARD 14 FT, OA.
PALMS				
BMA	6	BAMBUSA MALINGENSIS	SEABREEZE BAMBOO	45 GAL.
PEL	19	PTYCHOSPERMA ELEGANS	SOLITAIRE PALM	SINGLE / STAGGERED HEIGHTS 12 - 16 - 20 FT.
CNU	10	COCOS NUCIFERA 'GREEN MALAYAN'	COCONUT PALM	CHARACTER CURVE / STAGGERED HEIGHTS 9 - 12 - 15 FT. / GW
UNDERSTORY TREES & SHRUBS				
GL	137	GYMNANTHES LUCIDA	CRABWOOD	25 GAL. 8 FT. OA.
ACCENTS				
SM	40	SANSEVIERIA MASONIANA 'WHALE FIN'	SNAKE PLANT	3 GAL. 18 IN. O.C.
GROUNDCOVERS				
AZ	70	ALPINIA ZERUMBET	SHELL GINGER	7 GAL. 24 IN. O.C.
PB	182	PHILODENDRON 'BURLE MARX'	SAME	3 GAL. 24 IN. O.C.
VINES				
FP	3	FICUS PUMILA	SAME	7 GAL. TRELLIS
MISC.				
ALL SOD AREAS WITHIN THE FRONT GARDEN TO BE REPLACED WITH ZOYSIA ZEON SOD				
LANDSCAPE ARCHITECT TO HAVE \$2000 WHOLESALE ACCENT PLANT ALLOWANCE				

RELOCATED SCHEDULE

#	BOTANICAL NAME	COMMON NAME	ACTION
52	ROYSTONEA REGIA	ROYAL PALM	RELOCATE
53	ROYSTONEA REGIA	ROYAL PALM	RELOCATE
98	ROYSTONEA REGIA	ROYAL PALM	RELOCATE
103	PTYCHOSPERMA ELEGANS	SOLITAIRE PALM	RELOCATE
104	PTYCHOSPERMA ELEGANS	SOLITAIRE PALM	RELOCATE
105	PTYCHOSPERMA ELEGANS	SOLITAIRE PALM	RELOCATE
106	PTYCHOSPERMA ELEGANS	SOLITAIRE PALM	RELOCATE
159	COCOS NUCIFERA	COCONUT PALM	RELOCATE
160	COCOS NUCIFERA	COCONUT PALM	RELOCATE
161	COCOS NUCIFERA	COCONUT PALM	RELOCATE

CITY OF MIAMI BEACH LANDSCAPE LEGEND

CITY OF MIAMI BEACH LANDSCAPE LEGEND INFORMATION REQUIRED TO BE PERMANENTLY AFFIXED TO PLANS Zoning District <u>RS-3</u> Lot Area <u>10,500</u> Acres <u>.24</u>			
OPEN SPACE		REQUIRED/ ALLOWED	PROVIDED
A. Square feet of required Open Space as indicated on site plan: Lot Area = <u>10,500</u> x <u>.09</u> % = <u>945</u> s.f.		945	3,931
B. Square feet of parking lot open space required as indicated on site plan: Number of parking spaces <u>NA</u> x 10 s.f. parking space =		NA	NA
C. Total square feet of landscaped open space required: A+B=		<u>945</u>	<u>3,931</u>
LAWN AREA CALCULATION			
A. Square feet of landscaped open space required		945	3,931
B. Maximum lawn area (sod) permitted= <u>50</u> % x <u>3,931</u> ft.		<u>1,965</u>	<u>852</u>
TREES			
A. Number of trees required per lot or net lot acre, less existing number of trees meeting minimum requirements= <u>42</u> trees x <u>.24</u> net lot acres - number of existing trees=		10	16
B. % Natives required: Number of trees provided x 30% =		5	14
C. % Low maintenance / drought and salt tolerant required: Number of trees provided x 50%=		7	16
D. Street Trees (maximum average spacing of 20' o.c.) <u>60</u> linear feet along street divided by 20'=		3	3
E. Street tree species allowed directly beneath power lines: (maximum average spacing of 20' o.c.): <u>60</u> linear feet along street divided by 20'=		3	3
SHRUBS			
A. Number of shrubs required: Sum of lot and street trees required x 12=		156	207
B. % Native shrubs required: Number of shrubs provided x 50%=		103	137
LARGE SHRUBS OR SMALL TREES			
A. Number of large shrubs or small trees required: Number of required shrubs x 10%=		15	140
B. % Native large shrubs or small trees required: Number of large shrubs or small trees provided x 50%=		70	140

PLANTING REFERENCE IMAGERY



CRABWOOD



CHORISIA SPECIOSA



COCOS NUCIFERA 'GREEN MALAYAN'



FICUS PUMILA



GREEN BUTTONWOOD



PHILODENDRON



SANSEVIERIA



BAMBOO



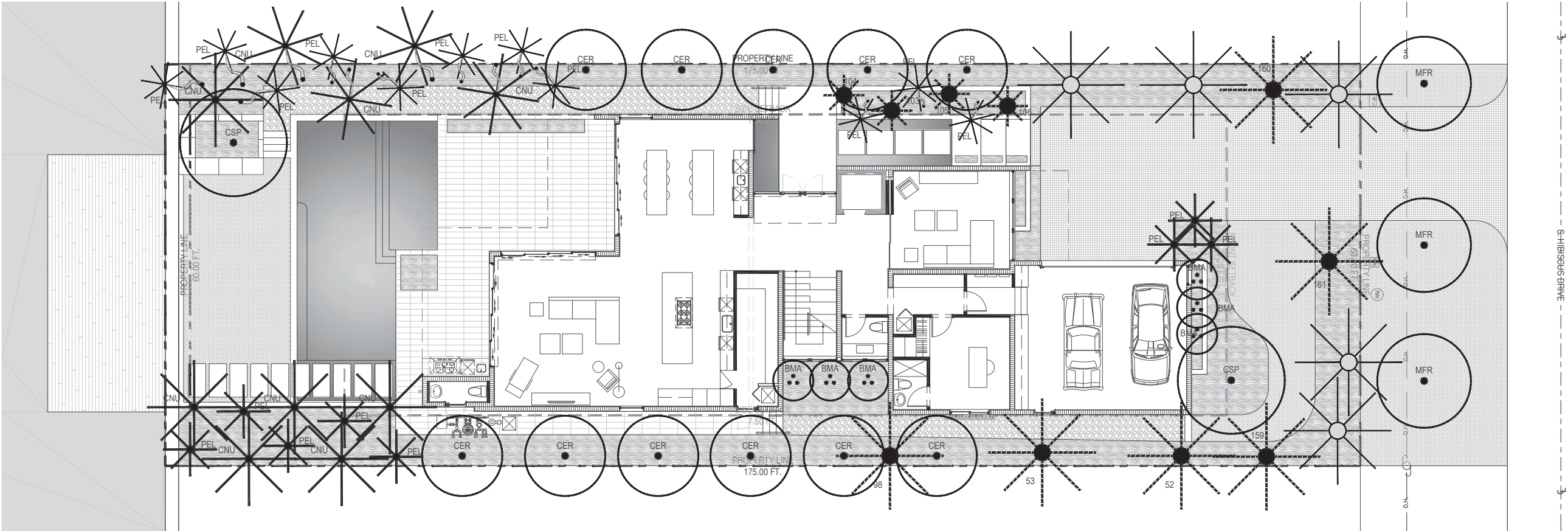
ALPINIA ZERUMBET



SIMPSON STOPPER



SOLITAIRE PALM



340 S. HIBISCUS GARDEN

340 S. HIBISCUS DRIVE | MIAMI BEACH, FLORIDA 33139

PLANTING SCHEDULE

ABR.	QUANTITY	BOTANICAL NAME	COMMON NAME	SPECIFICATIONS
TREES				
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MFR	3	MYRCIANTHES FRAGRANS	SIMPSON STOPPER	4 IN. DBH SINGLE LEADER STANDARD 14 FT. OA.
PALMS				
BMA	6	BAMBUSA MALINGENSIS	SEABREEZE BAMBOO	45 GAL.
PEL	19	PTYCHOSPERMA ELEGANS	SOLITAIRE PALM	SINGLE / STAGGERED HEIGHTS 12 - 16 - 20 FT.
CNU	10	COCOS NUCIFERA 'GREEN MALAYAN'	COCONUT PALM	CHARACTER CURVE / STAGGERED HEIGHTS 9 - 12 - 15 FT. / GW

RELOCATED SCHEDULE

#	BOTANICAL NAME	COMMON NAME	ACTION
52	ROYSTONEA REGIA	ROYAL PALM	RELOCATE
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159	COCOS NUCIFERA	COCONUT PALM	RELOCATE
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161	COCOS NUCIFERA	COCONUT PALM	RELOCATE

CITY OF MIAMI BEACH LANDSCAPE LEGEND

CITY OF MIAMI BEACH LANDSCAPE LEGEND INFORMATION REQUIRED TO BE PERMANENTLY AFFIXED TO PLANS Zoning District <u>RS-3</u> Lot Area <u>10,500</u> Acres <u>.24</u>		
OPEN SPACE		
A. Square feet of required Open Space as indicated on site plan: Lot Area = <u>10,500</u> x <u>.09</u> % = <u>945</u> s.f.	REQUIRED/ ALLOWED	PROVIDED
B. Square feet of parking lot open space required as indicated on site plan: Number of parking spaces <u>NA</u> x 10 s.f. parking space =	<u>945</u>	<u>3,931</u>
C. Total square feet of landscaped open space required: A+B=	<u>945</u>	<u>3,931</u>
LAWN AREA CALCULATION		
A. Square feet of landscaped open space required	<u>945</u>	<u>3,931</u>
B. Maximum lawn area (sod) permitted: <u>50</u> % x <u>3,931</u> s.f.	<u>1,965</u>	<u>852</u>
TREES		
A. Number of trees required per lot or net lot acre, less existing number of trees meeting minimum requirements= <u>42</u> trees x <u>.24</u> net lot acres - number of existing trees=	<u>10</u>	<u>16</u>
B. % Natives required: Number of trees provided x 30% =	<u>5</u>	<u>14</u>
C. % Low maintenance / drought and salt tolerant required: Number of trees provided x 50%=	<u>7</u>	<u>16</u>
D. Street Trees (maximum average spacing of 20' o.c.) <u>60</u> linear feet along street divided by 20'=	<u>3</u>	<u>3</u>
E. Street tree species allowed directly beneath power lines: (maximum average spacing of 20' o.c.): <u>60</u> linear feet along street divided by 20'=	<u>3</u>	<u>3</u>
SHRUBS		
A. Number of shrubs required: Sum of lot and street trees required x 12=	<u>156</u>	<u>207</u>
B. % Native shrubs required: Number of shrubs provided x 50%=	<u>103</u>	<u>137</u>
LARGE SHRUBS OR SMALL TREES		
A. Number of large shrubs or small trees required: Number of required shrubs x 10%=	<u>15</u>	<u>140</u>
B. % Native large shrubs or small trees required: Number of large shrubs or small trees provided x 50%=	<u>70</u>	<u>140</u>

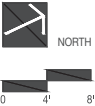
PLANTING LEGEND

	EXISTING PALM
	PROPOSED PALM
	PROPOSED TREE
	RELOCATED PALM

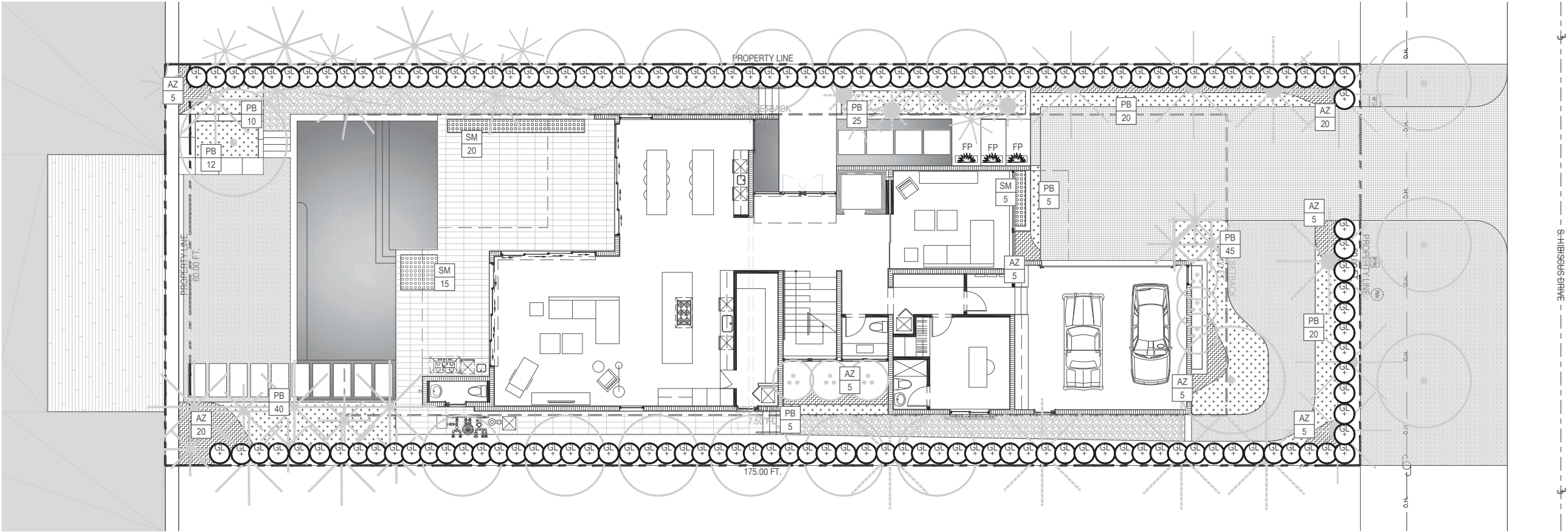
SEAL (S TYLER NIELSEN - LA6667067)



TREE & PALM PLANTING PLAN
DATE 07.08.2021 ISSUE COORDINATION



L701



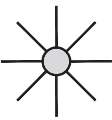
340 S. HIBISCUS GARDEN


340 S. HIBISCUS DRIVE | MIAMI BEACH, FLORIDA 33139


PLANTING SCHEDULE

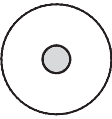
ABR.	QUANTITY	BOTANICAL NAME	COMMON NAME	SPECIFICATIONS
UNDERSTORY TREES & SHRUBS				
GL	137	GYMNANTHES LUCIDA	CRABWOOD	25 GAL. 8 FT. OA.
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GROUNDCOVERS				
AZ	70	ALPINIA ZERUMBET	SHELL GINGER	7 GAL. 24 IN. O.C.
PB	182	PHILODENDRON 'BURLE MARX'	SAME	3 GAL. 24 IN. O.C.
VINES				
FP	3	FICUS PUMILA	SAME	7 GAL. TRELLIS


PLANTING LEGEND

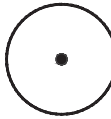
 EXISTING PALM


 RELOCATED PALM


 PROPOSED PALM


 EXISTING TREE

 RELOCATED TREE

 PROPOSED TREE

 PROPOSED SHRUB / ACCENT

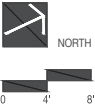
 PROPOSED VINE

 PROPOSED GROUNDCOVER

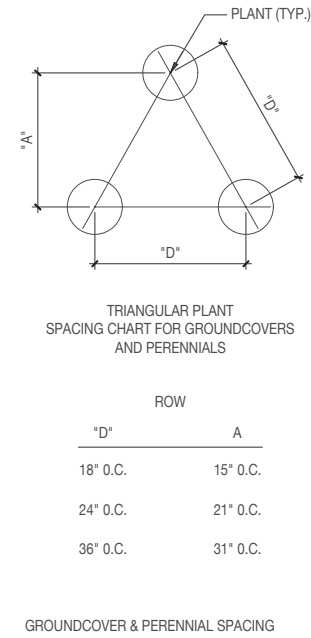
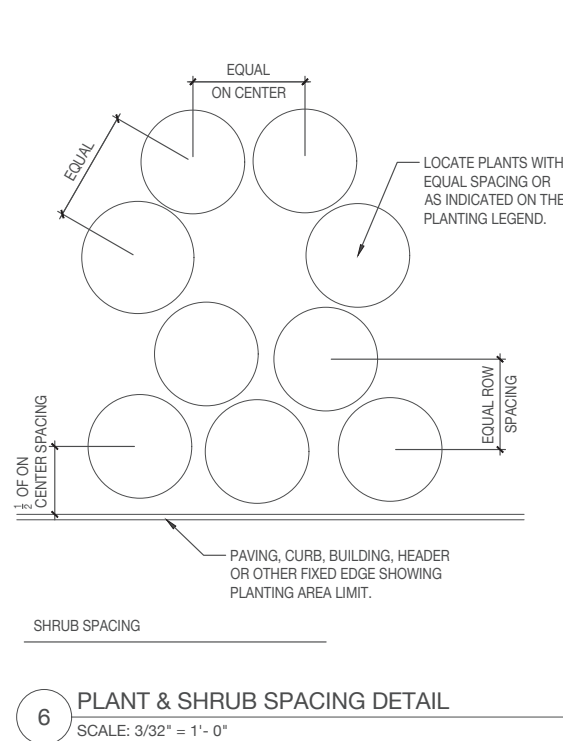
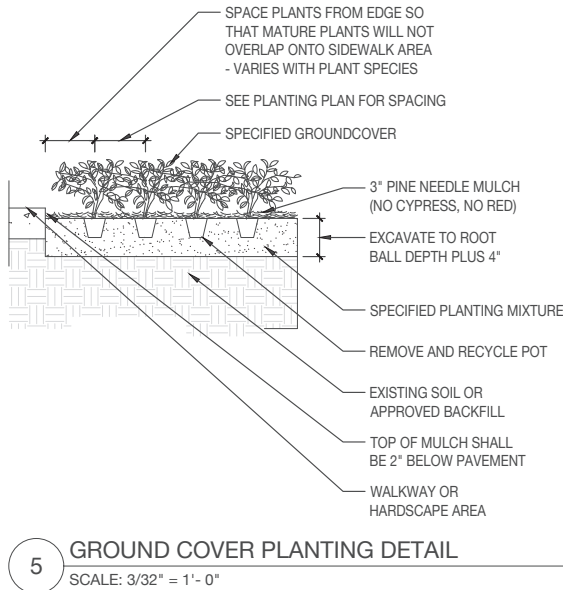
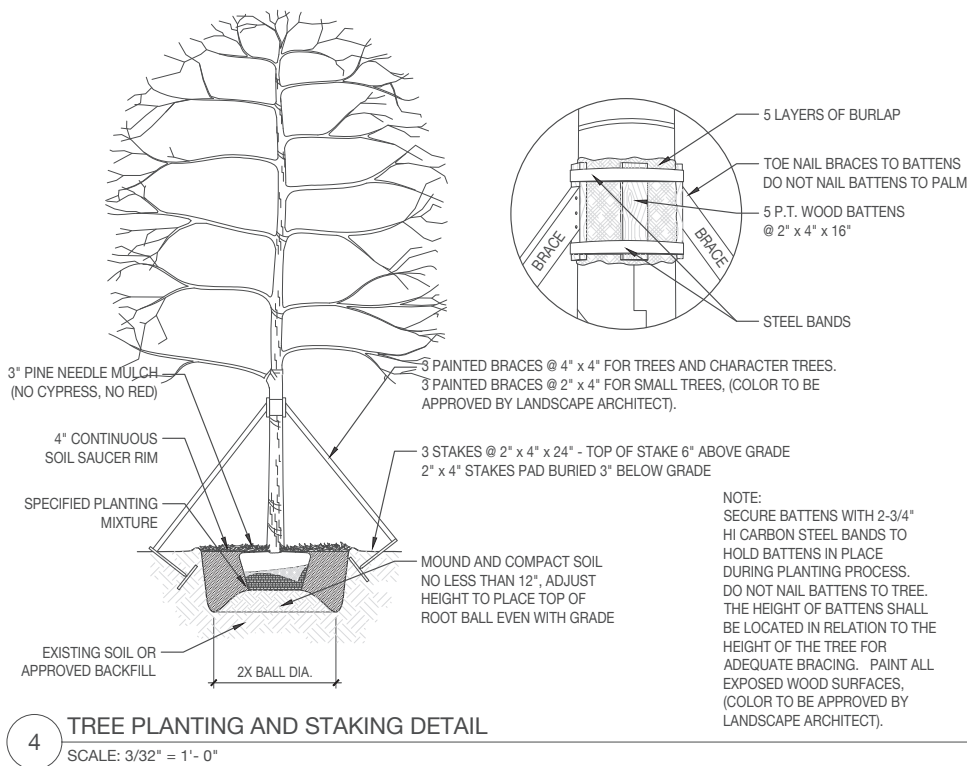
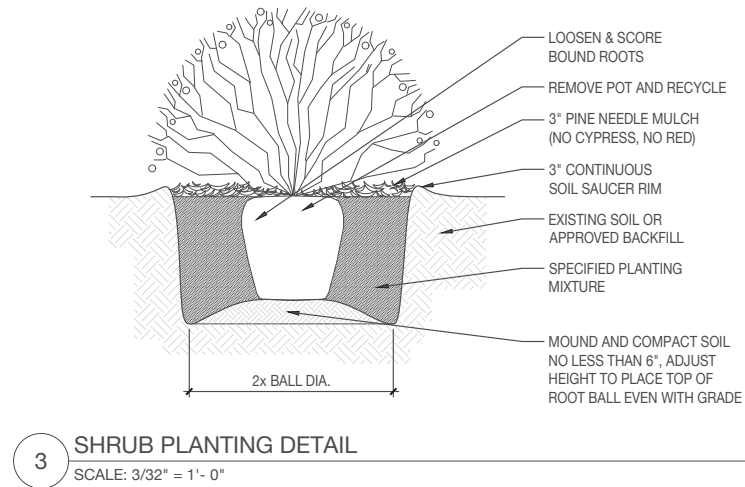
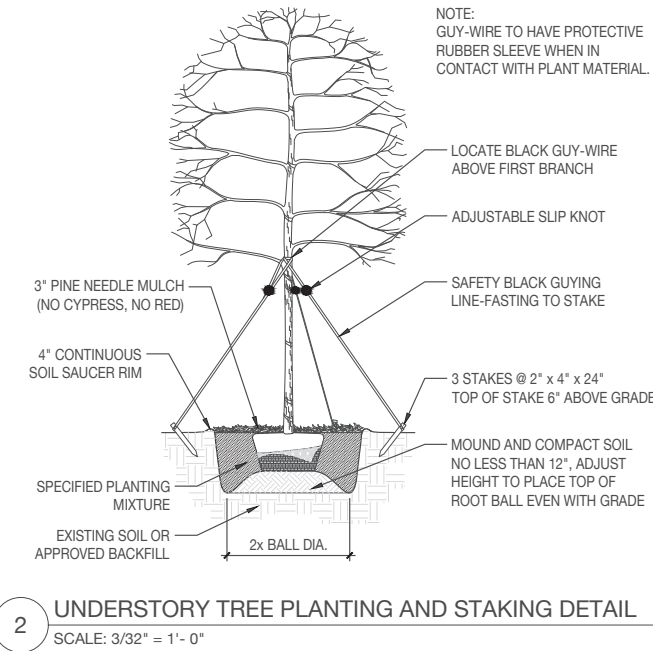
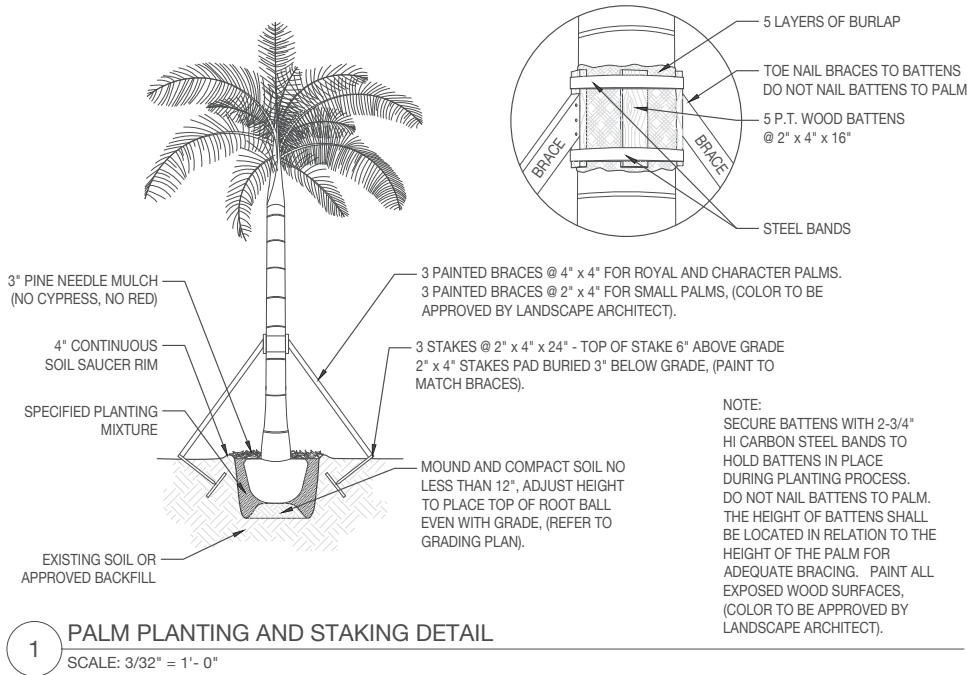
SEAL (S TYLER NIELSEN - LA6667067)



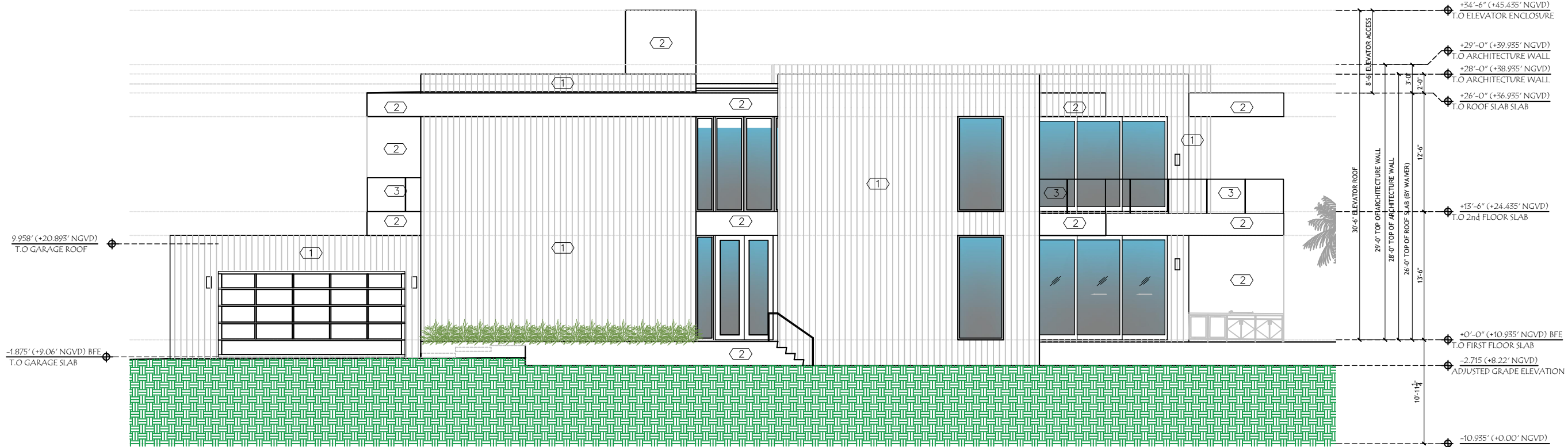
UNDERSTORY PLANTING PLAN
DATE: 07.08.2021 ISSUE: COORDINATION



L702

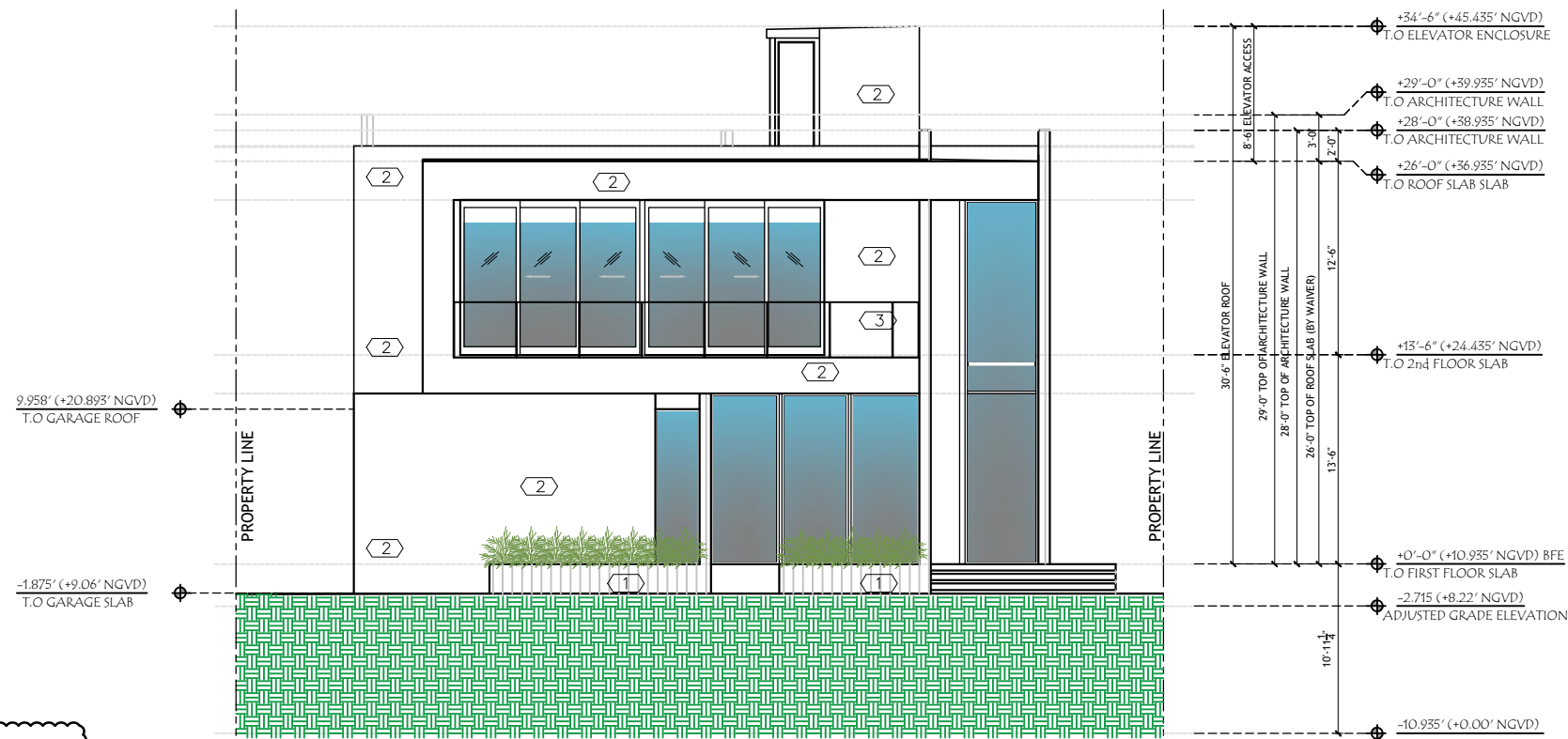






FINISH LEGEND:	
(1)	SCORED CONCRETE
(2)	WHITE SMOOTH-COAT STUCCO
(3)	GLASS RAILING

WEST ELEVATION
SCALE 3/16" = 1'-0



NORTH ELEVATION
SCALE 3/16" = 1'-0



DRAWN BY:
REVISIONS:
07-26-2021

APPROVED
ANTHONY LEON
0016152

3 DESIGN
ARCHITECTURE

3260 NW 7TH ST. Miami, FL 33125
P: 305-438-8877 | F: 305-438-8878

SEAL

PROPOSED NEW RESIDENCE
FOR
340 S HIBISCUS DR
MIAMI BEACH, FL, 33139

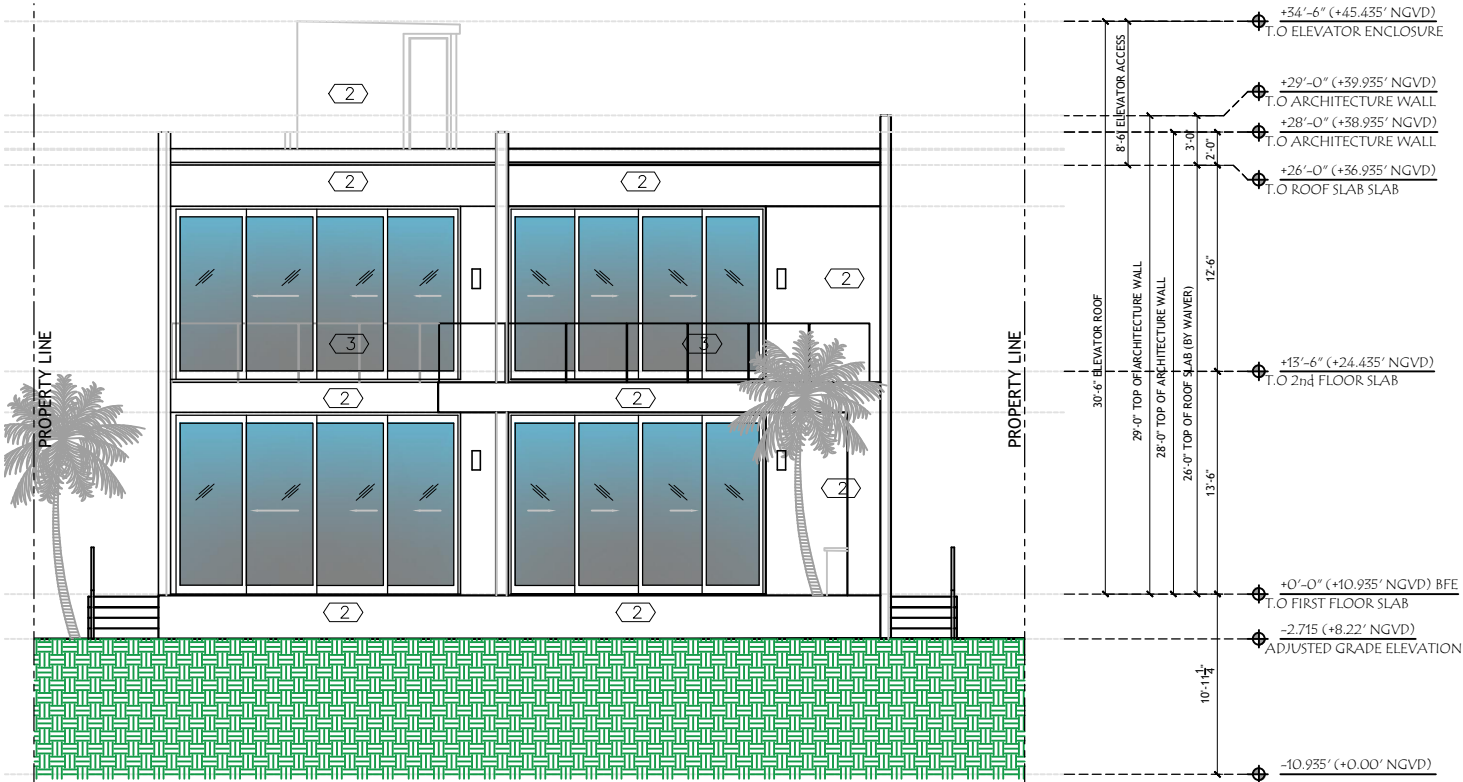
THESE PLANS ARE FOR BUILDING
DEPARTMENT REVIEW ONLY. THEY ARE NOT
TO BE CONSTRUED AS CONSTRUCTION
DOCUMENTS UNTIL ALL BUILDING
DEPARTMENT APPROVALS ARE OBTAINED.

DRB 3.0
NORTH AND WEST ELEVATIONS

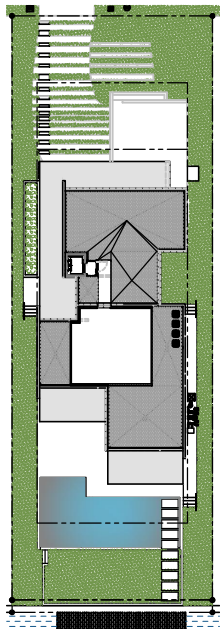


FINISH LEGEND:	
1	SCORED CONCRETE
2	WHITE SMOOTH-COAT STUCCO
3	GLASS RAILING

EAST ELEVATION
SCALE 3/16" = 1'-0



SOUTH ELEVATION
SCALE 3/16" = 1'-0



SOUTH ELEVATION

KEY PLAN
SCALE N.T.C

DRAWN BY:
REVISIONS:
07-28-2021

APPROVED
ANTHONY LEON
001652

3 DESIGN
ARCHITECTURE
3260 NW 7TH ST. Miami, FL 33125
P: 305.438.6977 | F: 305.438.6978

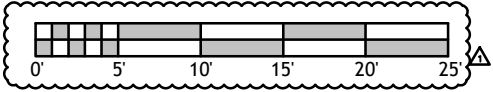
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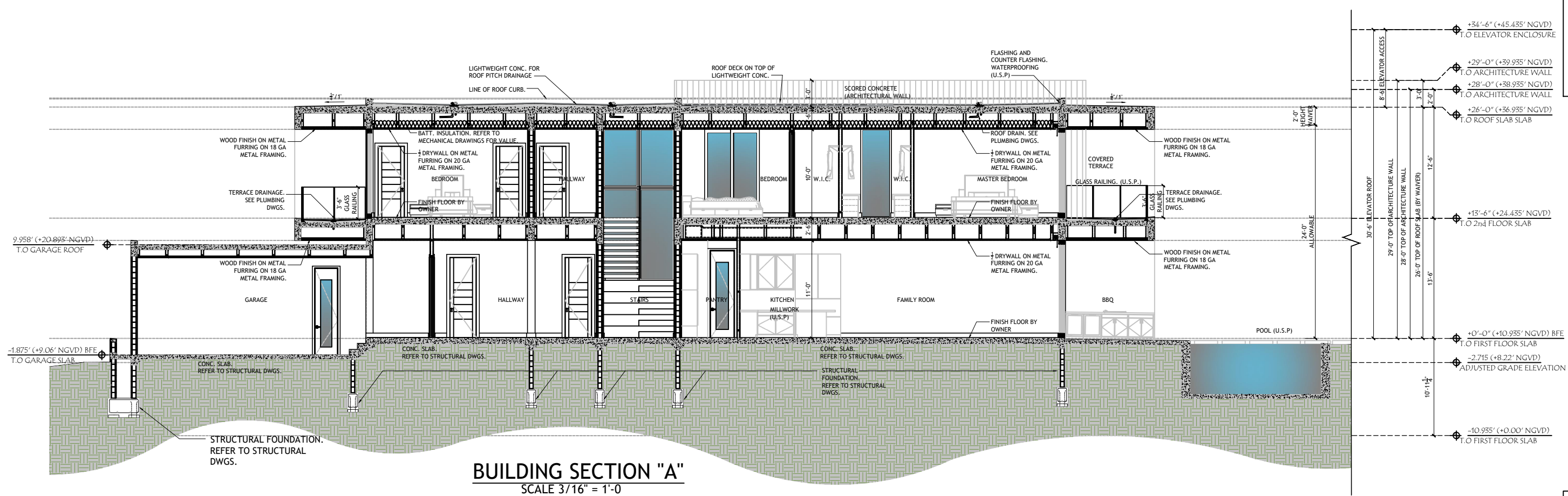
PROPOSED NEW RESIDENCE
FOR
340 S HIBISCUS DR
MIAMI BEACH, FL, 33139

EAST ELEVATION

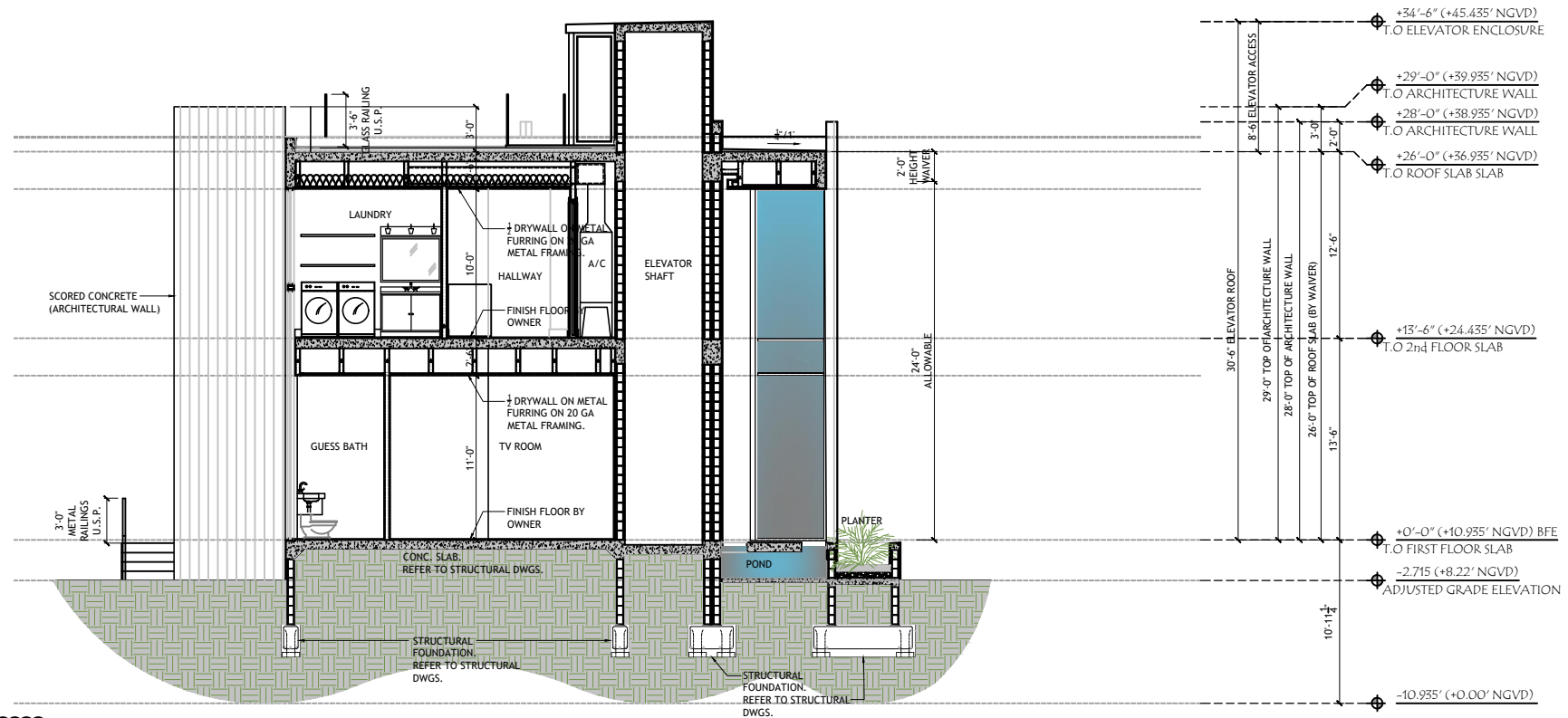
THESE PLANS ARE FOR BUILDING DEPARTMENT REVIEW ONLY. THEY ARE NOT TO BE CONSTRUED AS CONSTRUCTION DOCUMENTS UNTIL ALL BUILDING DEPARTMENT APPROVALS ARE OBTAINED.

DRB 3.1
SOUTH AND EAST ELEVATIONS

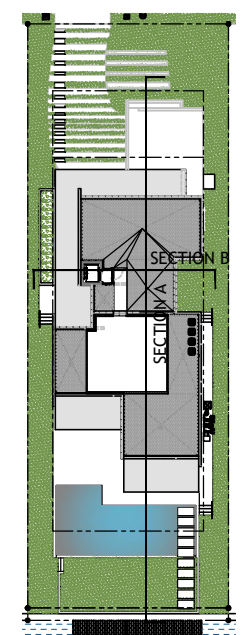
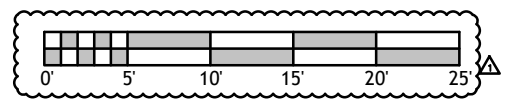




BUILDING SECTION "A"
SCALE 3/16" = 1'-0"



BUILDING SECTION "B"
SCALE 3/16" = 1'-0"



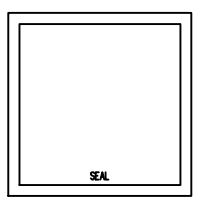
↑ SOUTH ELEVATION
KEY PLAN
SCALE N.T.C.

DRAWN BY:
REVISIONS:
07-26-2021

APPROVED FOR
ANTHONY LEON
006752

3 DESIGN
ARCHITECTURE

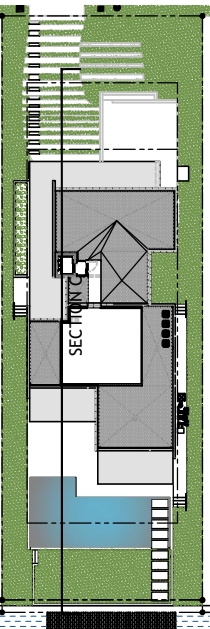
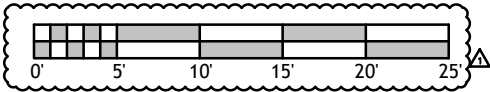
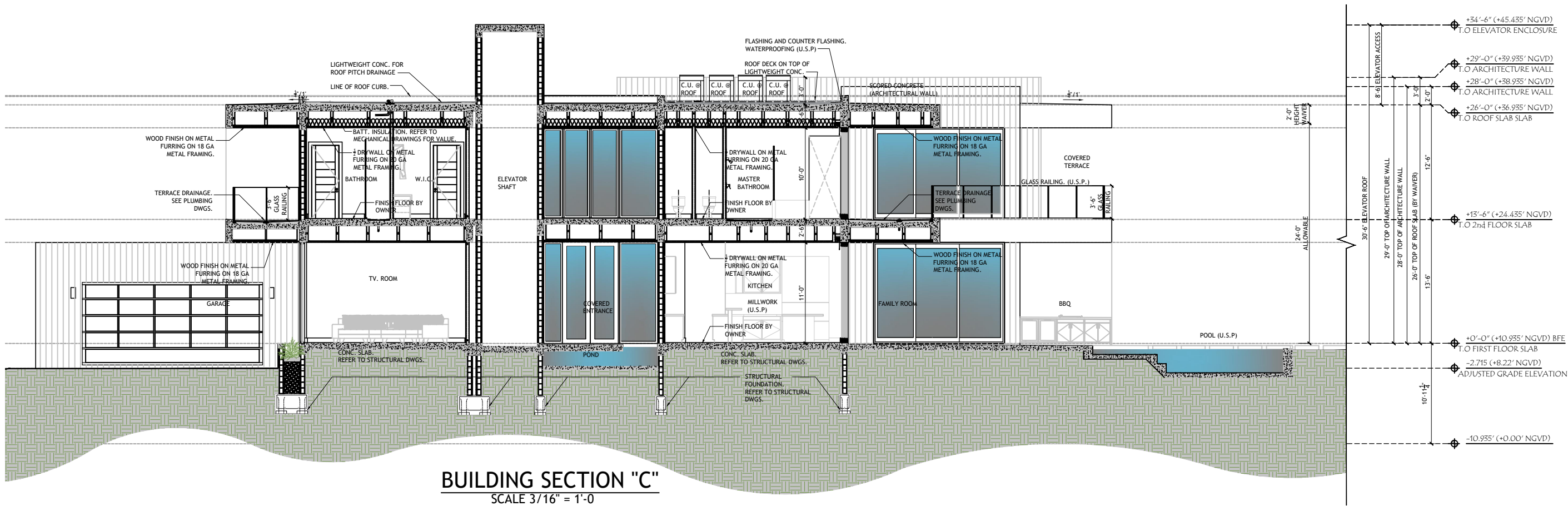
3260 NW 7TH ST. Miami, FL 33125
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PROPOSED NEW RESIDENCE
FOR
340 S HIBISCUS DR
MIAMI BEACH, FL, 33139

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DEPARTMENT APPROVALS ARE OBTAINED.

DRB 4.0
BUILDING SECTIONS
"A" & "B"



KEY PLAN
SCALE N.T.C.

DRAWN BY:
REVISIONS:
07-28-2021

ADDRESS:
ANTHONY LEON
001652

3 DESIGN
ARCHITECTURE

3260 NW 7TH ST. Miami, FL 33125
P: 305.436.6377 | F: 305.436.6378

SEAL

PROPOSED NEW RESIDENCE
FOR
340 S HIBISCUS DR
MIAMI BEACH, FL, 33139

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DRB 4.1
BUILDING SECTIONS
"C"