

LEGEND

- 1. Building
- 2. Driveway
- 3. Pedestrian Entrance
- 4. Sidewalk
- 5. Private Patio (typ)
- 6. Privacy Fence
- 7. Rolling Gate
- 8. Existing Shade tree
- 9. Large Shade tree
- 10. Medium Shade tree
- 11. Small tree
- 12. Small Palm
- 13. Sod
- 14. Crushed Gravel Pathway
- 15. Community Dock
- 16. Seawall
- 17. Existing Parking



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DESIGN REVIEW BOARD FIRST SUBMITTAL
12 TOWNHOUSES - 2005-2011 & 2013-2023
CALAIS DRIVE, MIAMI BEACH FL 33141

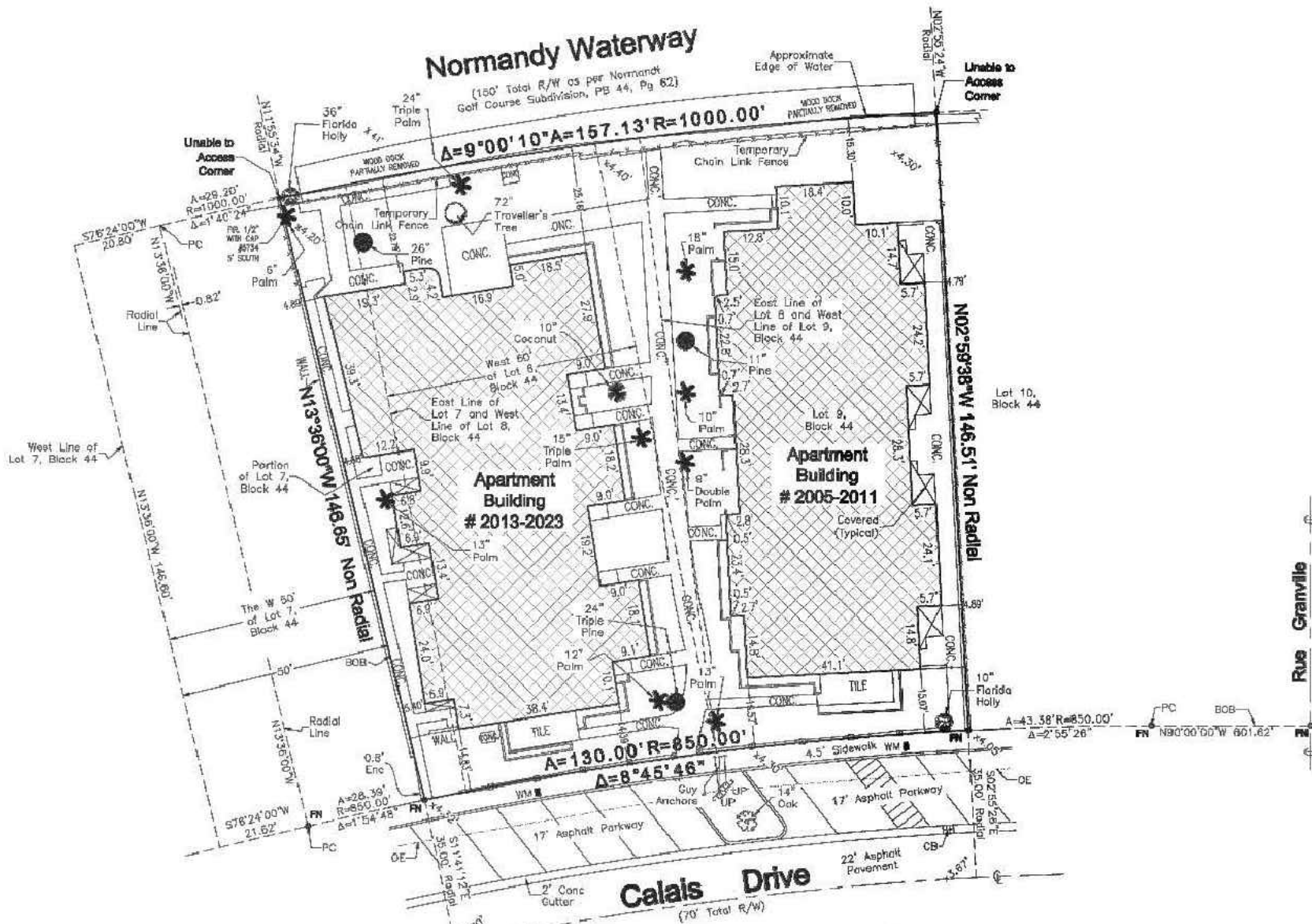
ILLUSTRATIVE
LANDSCAPE PLAN

DATE:
11/08/2021

L-00

Property Address:
2005-2011 and 2013-2023 Calais Drive,
Miami Beach, Florida 33141

Legal Description:
Lot 7, less the west 50 feet, and the west 60 feet of
Lot 8, Block 44, of "NORMANDY WATERWAY SUBDIVISION"
according to the Plat thereof, as recorded in Plat Book 40, at
Page 60, of the Public Records of Miami-Dade County, Florida,
and
Lot 9 and Lot 8 less the west 60 feet thereof, Block 44, of
"NORMANDY WATERWAY SUBDIVISION" according to the
Plat thereof, as recorded in Plat Book 40, at page 60, of the
Public Records of Miami-Dade County, Florida.



Lot Area= 21,037 Sq Ft

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

Digitally signed
by Aniano J
Garcia
Date:
2021.08.20
07:54:09 -04'00'

Visual Encroachments Noted:
① - Pavers driveway encroaches into a 10 foot
utility easement along the north side
② - Metal fence along the east side encroaches
up to 1.4 feet into the east adjoining property.
③ - Metal fence along the west side encroaches
up to 0.4 feet into the west adjoining property.

For:
Pampa Sunbelt 5 LLC

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 = Drainage Easement; DME = Drainage & 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 Cable; 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; POP = Permanent Control Point; Pg = Page; PL = Plank or Property Line; PLS = Professional Land Surveyor; PLSM = Professional Land Surveyor and Mapper; POB = Point Of Beginning; POC = Point Of Commencement; PRG = 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; UTU = Utility; W = West; WF = Wood Fence; WM = Water Meter; WV = Water Valve; C = Centerline; --- = Chain Link Fence; --- = Concrete Wall; ° = Degrees; Δ = Central Angle; Ø = Diameter; 0.00 = Existing Elevation; ' = Minutes; " = Seconds; --- = Wood Fence; Unless otherwise noted, found markers had no identification

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 Geodetic Vertical Datum of 1929 (NGVD 1929)

Date of Field Work 07-14-2021
Updated 08-19-2021

Aniano J. Garcia PLSM 5105

Not valid without the signature
and the original raised seal
of a Florida licensed surveyor
and mapper

Order No 21-0244

RUDY ALEMANY

12545 S.W. 34 St. Miami FL. 33175

Fl. Cert. Landscape Contractor. FL.#147 Fl. Cert. Arborist. FL.#257

illusionlandscape@yahoo.com

305-773-6819

Tree survey specs:

Nov. 4, 2021

2005-2011 & 2013-2023

Calais Dr. Miami Beach FL 33141

Name	Height	(DBH)	Spread
#1- Quercus virginiana	24'	12"	30'
#2- Schinus terebinthifolia (INVASIVE)			
#3- Washingtonia robusta	35'	11"	10'
#4- Araucaria heterophylla (INVASIVE)			
#5- Washingtonia robusta	35'	10"	10'
#6- Ptychosperma elegans	19'	6"	10'
#7- Livistonia chinensis	19'	20"	14'
#8- Sable palmetto	21'	9"	12'
#9- Cocos nucifera	30'	9"	14'
#10- Thuja	19'	11"	10'
#11- Sable palmetto	16'	13"	12'
#12- Roysonea regia	24'	10"	11'
#13- Araucaria heterophylla (INVASIVE)			
#14- Veitchia merrillii	19'	6"	7'
#15- Schinus terebinthifolia (INVASIVE)			
#16- Veitchia merrillii	21'	16"	9'
#17- Ravenala madagascariensis	22'	41"	16'
#18- Schefflera actinophylla (INVASIVE)			
#19- Schinus terebinthifolia (INVASIVE)			
#20- Veitchia merrillii	21'	6"	9'
#21- Schefflera actinophylla (INVASIVE)			

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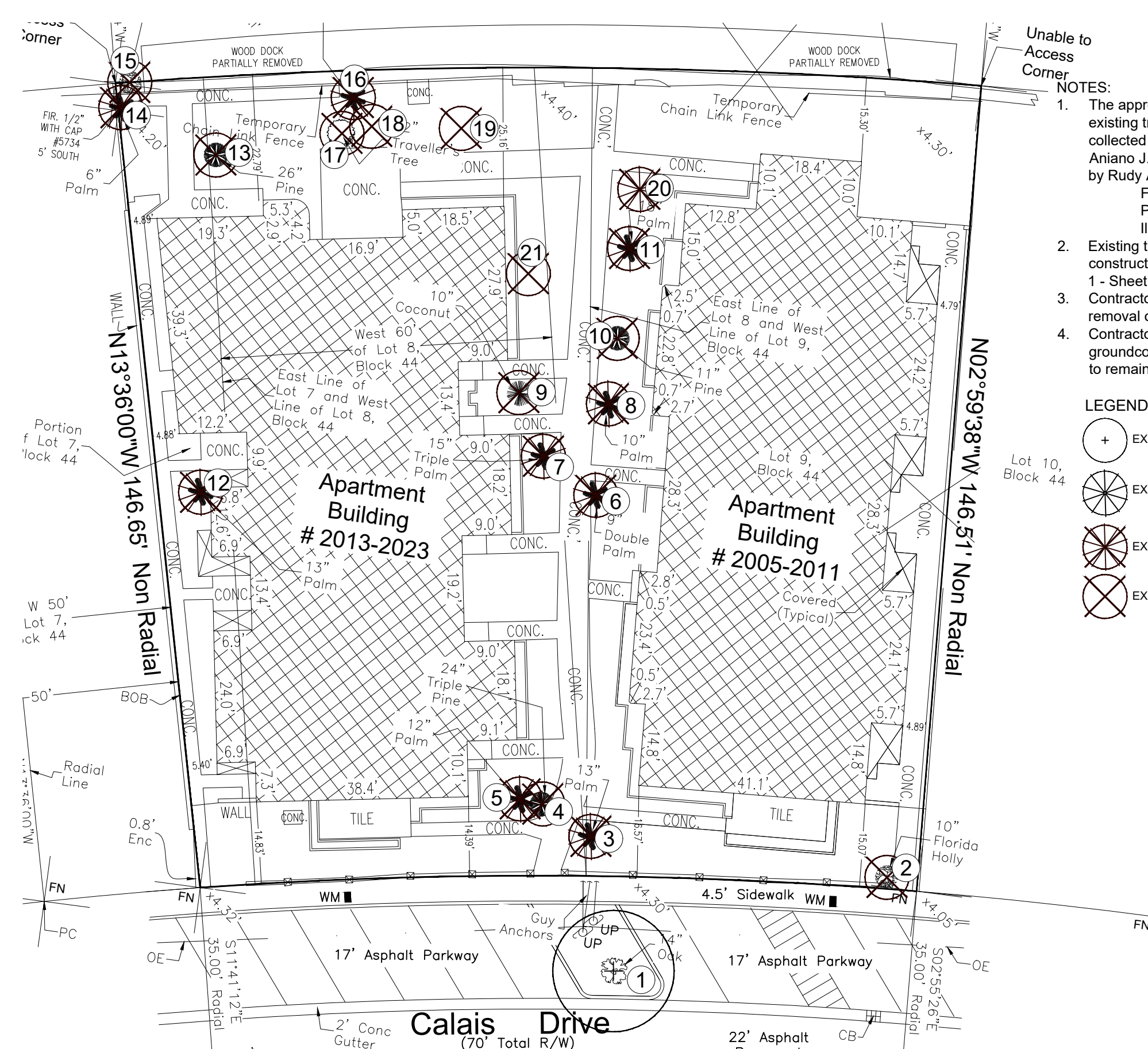
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LIC26000598

DESIGN REVIEW BOARD FIRST SUBMITTAL
12 TOWNHOUSES - 2005-2011 & 2013-2023
CALAIS DRIVE, MIAMI BEACH FL 33141

PROPERTY SURVEY

DATE:
11/08/2021

L-01

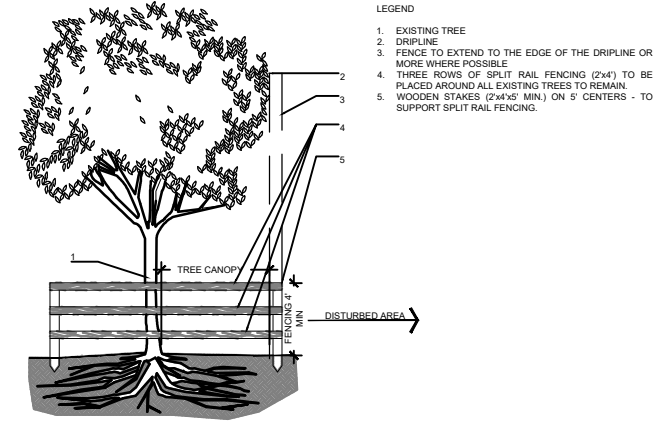


NOTES:

1. 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
P: 305.773.6819
Illusion landscape@yahoo.com
2. Existing trees to remain shall be protected during construction - See existing tree protection fence detail # 1 - Sheet L-02.
3. Contractor shall obtain a tree removal permit prior to the removal of trees/palms proposed to be removed.
4. Contractor to remove all existing shrubs and groundcovers unless noted in landscape plan as existing to remain.

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



NOTES:

a. ALL EXPOSED ROOTS WITHIN ROOT PROTECTION ZONE SHALL BE HAND PRUNED TO HAVE A SMOOTH, CLEAN CUT WITHOUT TEARING OR SPLITTING.

b. BARRIER TO FORM A CONTINUOUS CIRCLE AROUND THE TREE OR GROUP OF TREES.

c. 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.

d. 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 SECTION
SCALE: N.T.S.

TREE MITIGATION TABLE - LIST OF TREES/PALMS TO BE MITIGATED				
TREE #	BOTANICAL NAME	COMMON NAME	DBH	CT
1	Thuja	Arbovitae	11"	
12	Palms (#3, 5, 6, 7, 8, 9, 11, 12, 14, 16, 17 & 20) See Tree Disposition Table			
Total trees/palms to be mitigated			13	
NEW TREES/PALMS TO MITIGATE REMOVED TREES/PALMS				
2	Quercus virginiana	Live Oak	16' ht. Std. - 4" caliper.	6' CT
12	Coccoloba diversifolia	Pigeon Plum	12' ht. Std. - 2.5" cal.	4' Sprd
MITIGATION SHORTFALL			0	

TREE DISPOSITION TABLE							
TREE #	BOTANICAL NAME	COMMON NAME	DBH INCHES	HEIGHT	SPREAD	CONDITION	STATUS
1	Quercus virginiana	Live Oak	12"	24'	30'	Good	REMAIN
2	Schinus terebinthifolia	Brazilian Pepper Tree				Invasive	REMOVE
3	Washingtonia robusta	Washingtonia Palm	11"	35'	10'	Good	REMOVE
4	Araucaria heterophylla	Northfork Pine				Invasive	REMOVE
5	Washingtonia robusta	Washingtonia Palm	10"	35'	10'	Good	REMOVE
6	Ptychosperma elegans	Alexander Palm	6"	19'	10'	Good	REMOVE
7	Livistona chinensis	Chinese fan palm	20"	19'	14'	Good	REMOVE
8	Sabal palmetto	Sabal Palm	9"	21'	12'	Good	REMOVE
9	Cocos nucifera	Coconut Palm	9"	30'	14'	Good	REMOVE
10	Thuja	Arbovitae	11"	19'	10'	Fair	REMOVE
11	Sabal palmetto	Sabal Palm	13"	16'	12'	Good	REMOVE
12	Roystonea regia	Royal Palm	10"	24'	11'	Good	REMOVE
13	Araucaria heterophylla	Northfork Pine				Invasive	REMOVE
14	Veitchia merillii	Christmas Palm	6"	19'	7'	Good	REMOVE
15	Schinus terebinthifolia	Brazilian Pepper Tree				Invasive	REMOVE
16	Veitchia merillii	Christmas Palm	16"	21'	9'	Good	REMOVE
17	Ravenala madagascariensis	Travelers Palm	41"	22'	16'	Good	REMOVE
18	Schefflera actinophylla	Umbrella Tree				Invasive	REMOVE
19	Schinus terebinthifolia	Brazilian Pepper Tree				Invasive	REMOVE
20	Veitchia merillii	Christmas Palm	6"	21'	9'	Good	REMOVE
21	Schefflera actinophylla	Umbrella Tree				Invasive	REMOVE



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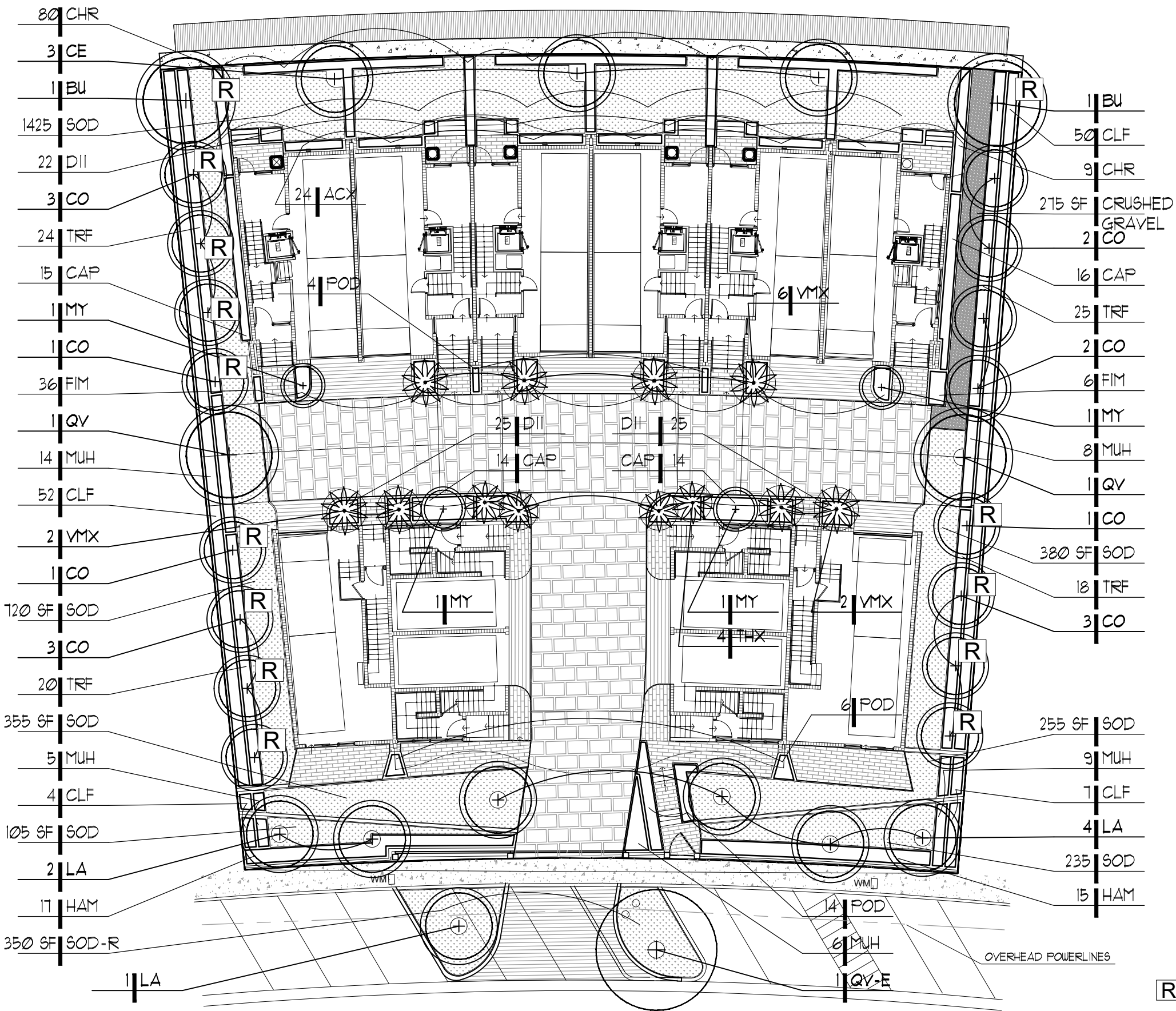


DESIGN REVIEW BOARD FIRST SUBMITTAL
12 TOWNHOUSES - 2005-2011 & 2013-2023
CALAIS DRIVE, MIAMI BEACH FL 33141

TREE DISPOSITION PLAN

DATE:
11/08/2021

L-02



QT	code	species	common name	drought		specifications	container	
				tolerance	native		size	spacing
TREES								
2	BU	Bursera simaruba	Gumbo Limbo	High	yes	14' ht. Std. - 3.5" caliper. 6' CT	FG	as shown
3	CE	Conocarpus erectus	Green Buttonwood	High	yes	14' ht. Std. - 3.5" caliper. 6' CT	FG	as shown
16	CO	Coccoloba diversifolia	Pigeon Plum	High	yes	12' ht. Std. - 2.5" cal. 4' Sprd	45 gal.	as shown
7	LA	Lagerstroemia 'Natchez'	Natchez Crape Myrtle	High	no	14' ht. 3.25" DBH. 4.5' CT	FG	as shown
4	MY	Myrcianthes fragrans	Simpson's Stopper	High	yes	12' x 5' spr. 2" DBH Std	FG	as shown
2	QV	Quercus virginiana	Live Oak	High	yes	16' ht. Std. - 4" caliper. 6' CT	FG	as shown
1	QV-E	Quercus virginiana	Live Oak	High	yes	EXISTING		
PALMS								
4	THX	Thrinax radiata	Florida Thach Palm	High	yes	8' O.A. /Straight trunk	FG	as shown
8	VMX	Veitchia montgomeriana	Montgomery Palm	Medium	no	12' O.A./Single- Full head	FG	as shown
SHRUBS, GROUNDCOVERS & VINES								
24	ACX	Acoelorrhaphes wrightii	Paurotis Palm	Medium	yes	8'Ht O.A., Clump	FG	42" O.C
59	CAP	Capparis cynophallophora	Jamaican Caper	High	yes	18" ht x 18" spr.	3 Gal.	24" O.C.
89	CHR	Chrysobalanus icaco 'Red Tip'	Red Tip Cocoplum	Medium	yes	30" O.A.	7 Gal.	30" O.C.
113	CLF	Clusia flava	Small Leaf Clusia	High	yes	30" Ht.	7 Gal.	30" O.C.
72	DII	Dietes iridioides	African Iris	Medium	no	18" O.A./ Full Clump	1 Gal.	24" O.C.
42	FIM	Ficus microcarpa 'Green Island'	Green Island Ficus	High	naturalized	18" O.A.	7 Gal.	24" O.C.
32	HAM	Hamelia nodosa	Dwarf Firebush	Medium	yes	30" ht x 24" spr.	7 Gal.	36" O.C.
42	MUH	Muhlenbergia capillaris	Pink Muhly Grass	High	yes	30" O.A./ Full Clump	3 Gal.	30" O.C.
24	POD	Podocarpus macrophyllus	Podocarpus	High	no	36" Ht.	7 Gal.	30" O.C.
97	TRF	Tripsacum floridanum	Dwarf Fakahatchee Grass	Medium	yes	24" O.A./ Full Clump	3 Gal.	30" O.C.
SOD								
3475	SOD	Stenotaphrum secundatum	St. Augustine Grass		yes	Staggered Panels		
	SOD-R	Stenotaphrum secundatum	St. Augustine Grass		yes	Staggered Panels		

CITY OF MIAMI BEACH
LANDSCAPE LEGEND

INFORMATION REQUIRED TO BE PERMANENTLY AFFIXED TO PLANS		Acres 0.48	
Zoning District	RM-1	Lot area	21037
REQUIRED/ ALLOWED		PROVIDED	

OPEN SPACE			
A. Square feet of required Open Space as indicated on site plan:			
Lot Area=	21037	s.f. x 55	%= 11570
		11570	7004
B. Square feet of parking lot open space required as indicated on site plan:			
Number of parking spaces	24	x 10 s.f. parking space=	
		240	240
C. Total square feet of landscape open space required: A+B=			
		11810	7244

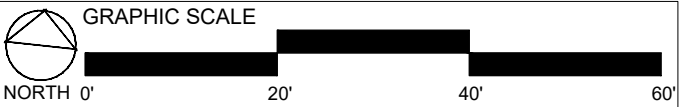
LAWN AREA CALCULATION			
A. Square feet of landscape open space required			
		11810	
B. Maximum lawn area (sod) permitted=			
	30	3543 s.f.	
		3543	3475

TREES			
A. Number of trees required per lot or net lot acre, less existing number or trees meeting minimum requirements=			
	28	trees x 0.48	net lot acres - number of existing trees =
		14	28
B. % Natives required: Number of trees provided x 30%=			
		5	28
C. % Low maintenance / drought and salt tolerant required:			
Number of tree provided x 50%=			
		7	28
D. Street Trees (maximum average spacing of 20' o.c.)			
	130	linear feet along street divided by 20'=	
		7	7
E. Street tree species allowed directly beneath power lines:			
(maximum average spacing of 20' o.c.):			
		linear feet along street divided by 20'=	

SHRUBS			
A. Number of shrubs required: Sum of lot and street trees required x 12=			
		252	594
B. % Native shrubs required: Number of shrubs provided x 50%=			
		126	456

LARGE SHRUBS OR SMALL TREES			
A. Number of large shrubs or small trees required: Number of required shrubs x 10%=			
		25	28
B. % Native large shrubs or small trees required: Number of large shrubs or small trees provide x 50% =			
		13	28

R REPLACEMENT TREE



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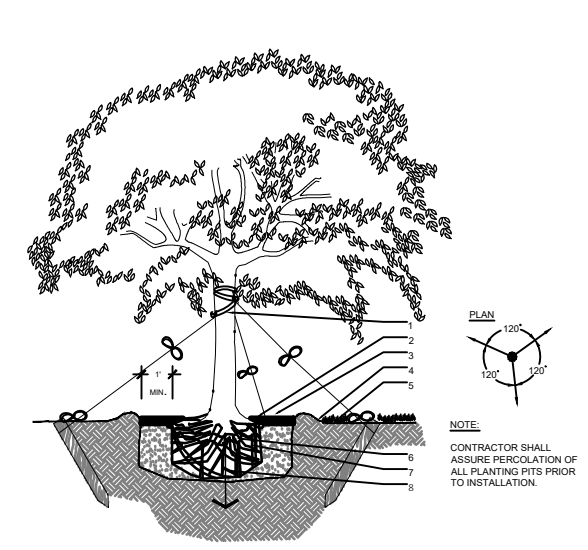
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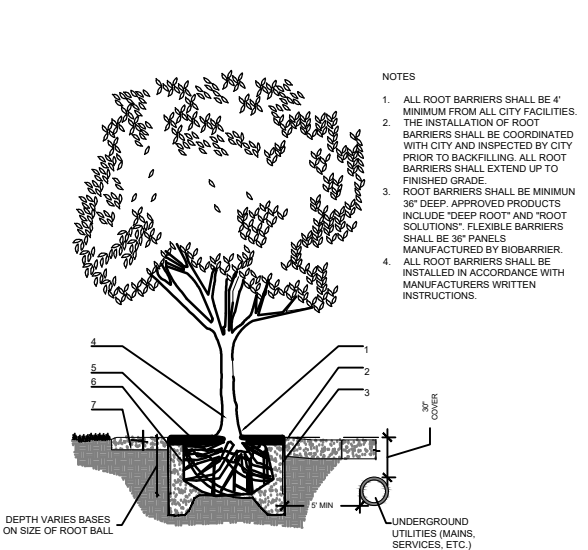
LANDSCAPE PLAN

DATE:
11/08/2021

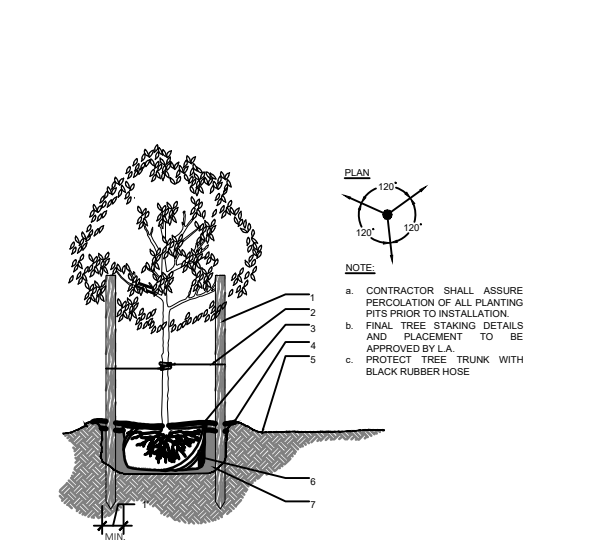
L-03



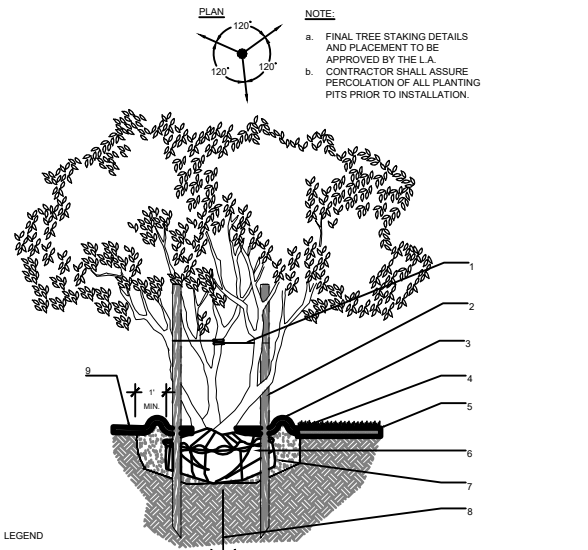
2 LARGE TREE SECTION d-Large tree.dwg SCALE: N.T.S



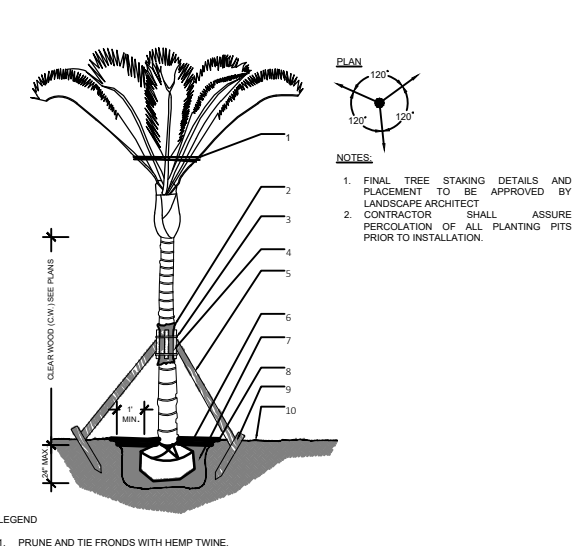
3 ROOT BARRIER INSTALLATION SECTION d-2006-Root barrier.dwg SCALE: N.T.S



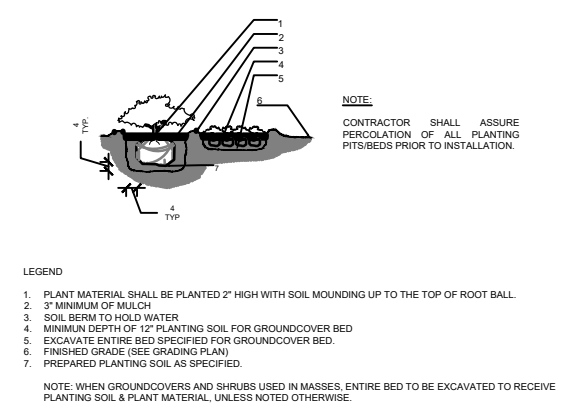
4 SMALL TREE SECTION d-Small tree.dwg SCALE: N.T.S



5 MULTI-TRUNK TREE SECTION d-Multi-trunk tree.dwg SCALE: N.T.S



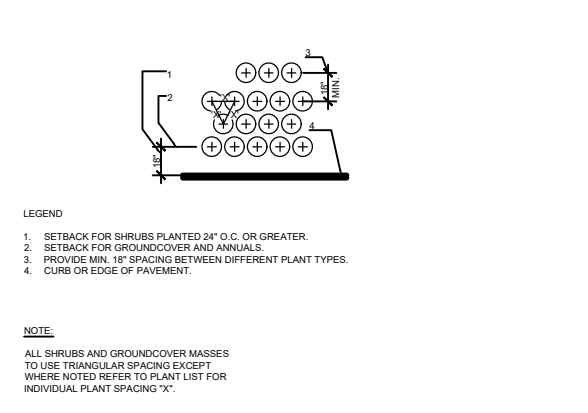
6 SMALL PALM SECTION d-Small palm.DWG SCALE: N.T.S



7 SHRUBS & GROUNDCOVERS SECTION d-Shrubs and groundcovers.DWG SCALE: N.T.S

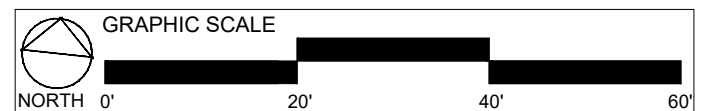
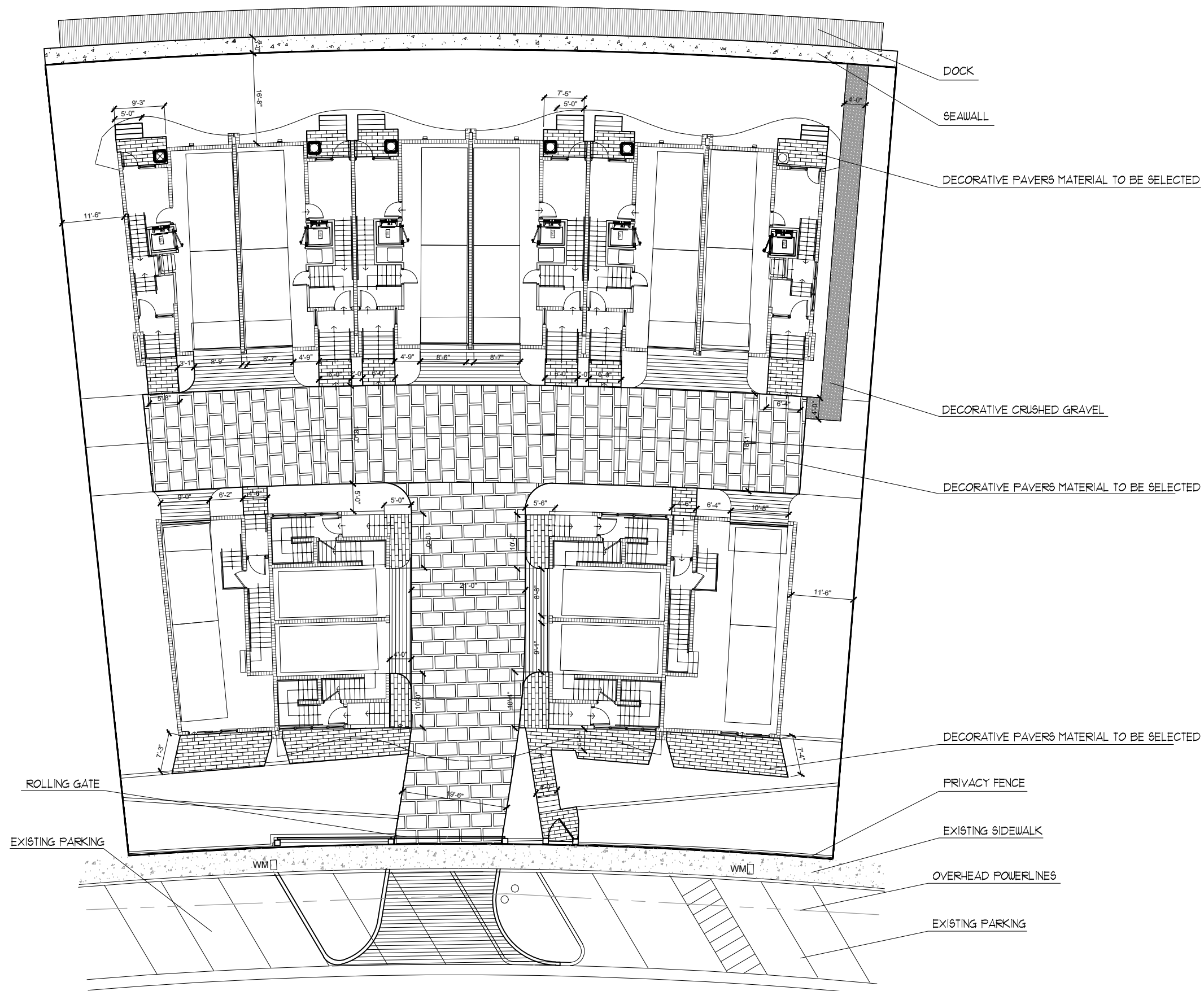


8 MULCH SECTION d-Mulch.DWG SCALE: N.T.S



9 TYPICAL PLANT SPACING SECTION d-Typical spacing.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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DESIGN REVIEW BOARD FIRST SUBMITTAL
12 TOWNHOUSES - 2005-2011 & 2013-2023
CALAIS DRIVE, MIAMI BEACH FL 33141

HARDSCAPE PLAN

DATE:
11/08/2021

L-05

