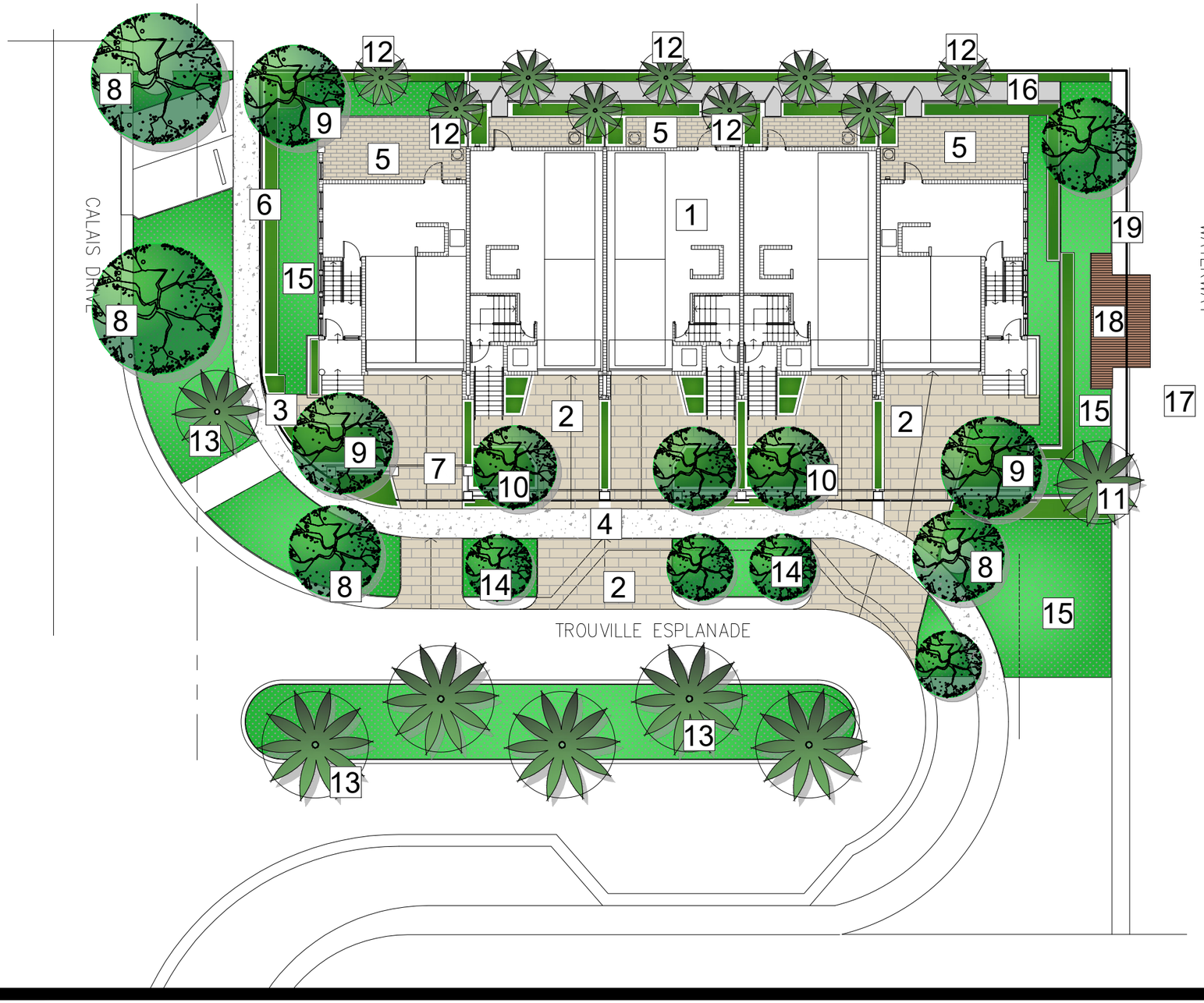

LEGEND
1. Building
2. Driveway
3. Pedestrian Entrance
4. Sidewalk
5. Private Patio
6. Privacy Fence
7. Rolling Gate
8. Existing Shade Tree
9. Large Shade Tree
10. Medium Shade Tree
11. Large Palm
12. Small Palm
13. Existing Large Palm
14. Small Flowering tree
15. Sod
16. Crushed Gravel Pathway
17. Canal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

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2021.12.03
17:07:32 -05'00'

GRAPHIC SCALE
0' 20' 40' 60'

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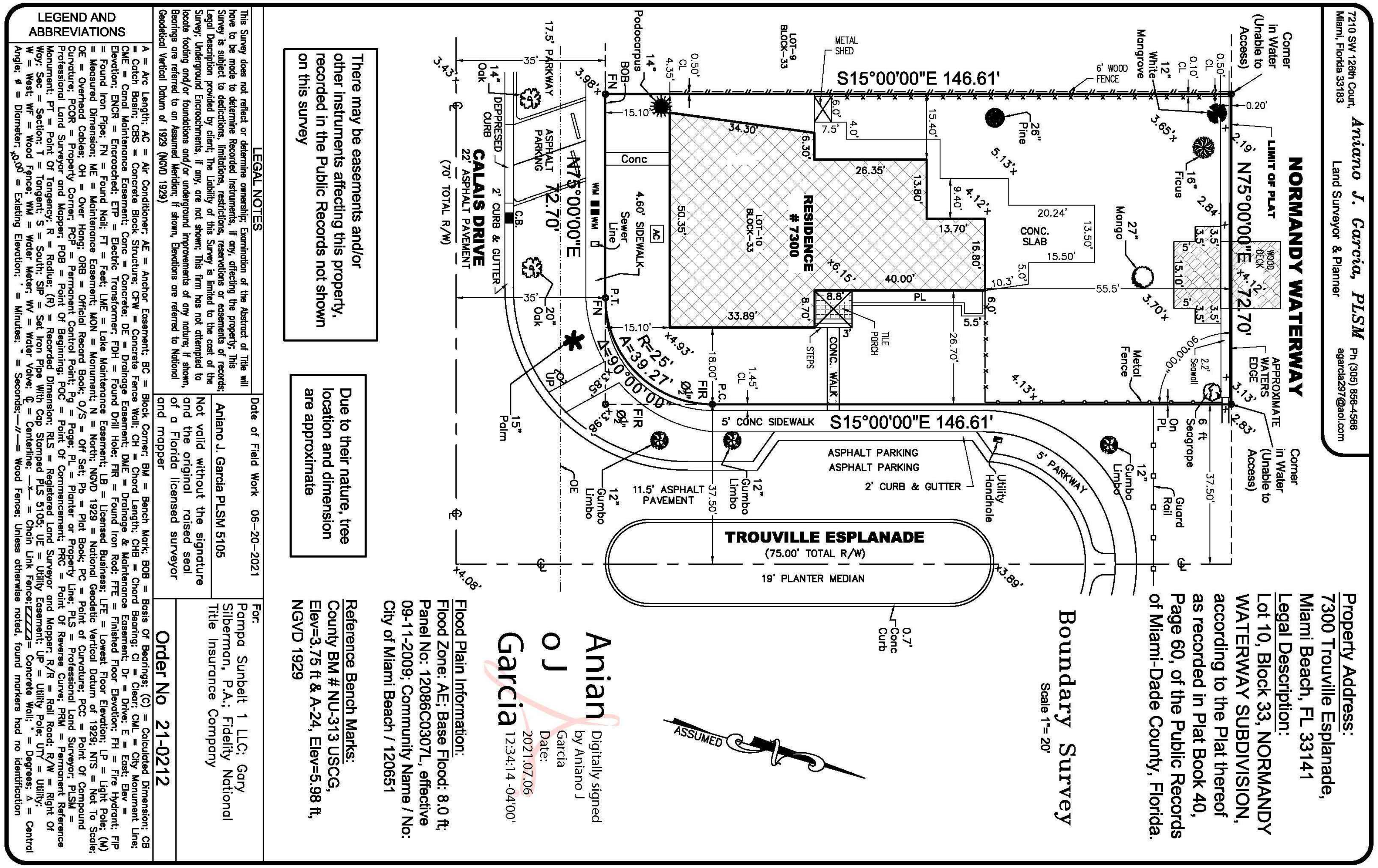
DESIGN REVIEW BOARD FINAL SUBMITTAL
5 TOWNHOUSES - 7300 TROUVILLE ESPLANADE,
MIAMI BEACH FL 33141

ILLUSTRATIVE LANDSCAPE PLAN

DATE:
01/4/2022

L-00



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2021.12.03
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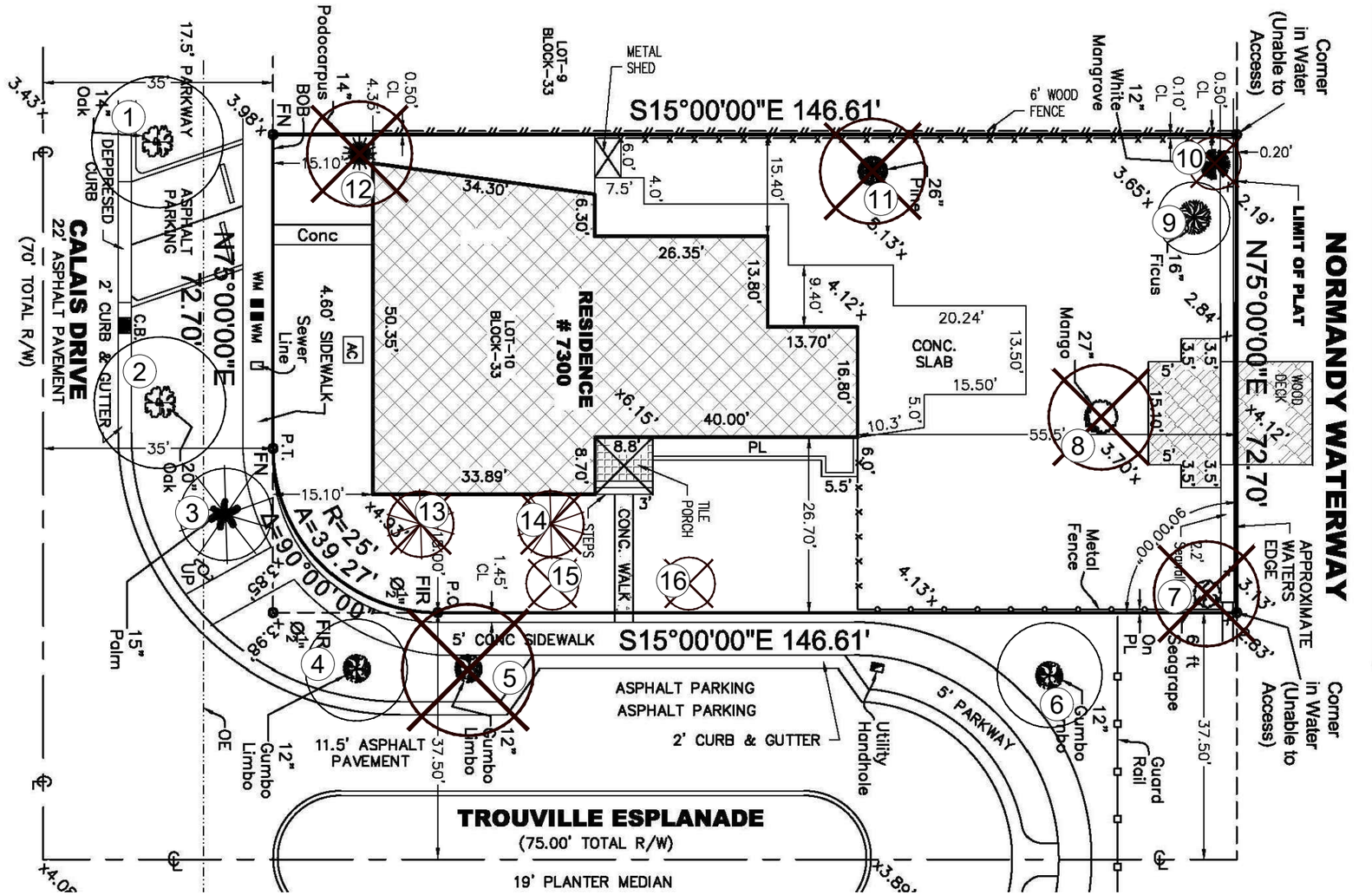
DESIGN REVIEW BOARD FINAL SUBMITTAL
5 TOWNHOUSES - 7300 TROUVILLE ESPLANADE,
MIAMI BEACH FL 33141

VEGETATION SURVEY

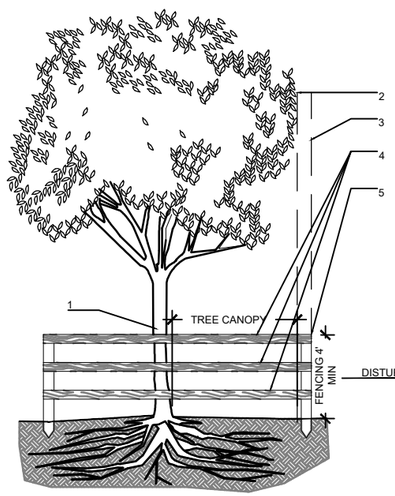
DATE:
01/4/2022

L-01



LEGEND

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



LEGEND

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

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 d-Protection fence 1.dwg
SECTION SCALE: N.T.S

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
   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.

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	Araucaria heterophylla	Northfork Pine	26"	INVASIVE		REMOVE
12	Podocarpu macrophyllus	Podocarpus	14"	FAIR		REMOVE
13	Livistona chinensis	Chinese Fan Palm		GOOD	SMALL	REMOVE
14	Livistona chinensis	Chinese Fan Palm		GOOD	SMALL	REMOVE
15	Conocarpus erctus var. sericeus	Silver Buttonwood		GOOD	SMALL	REMOVE
16	Conocarpus erctus var. sericeus	Silver Buttonwood		GOOD	SMALL	REMOVE

REGISTERED LANDSCAPE ARCHITECT ANDRES MONTERO LA 6666973 STATE OF FLORIDA

Andres E Montero
2021.12.03
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GRAPHIC SCALE
0' 20' 40' 60'

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DESIGN REVIEW BOARD FINAL SUBMITTAL
5 TOWNHOUSES - 7300 TROUVILLE ESPLANADE,
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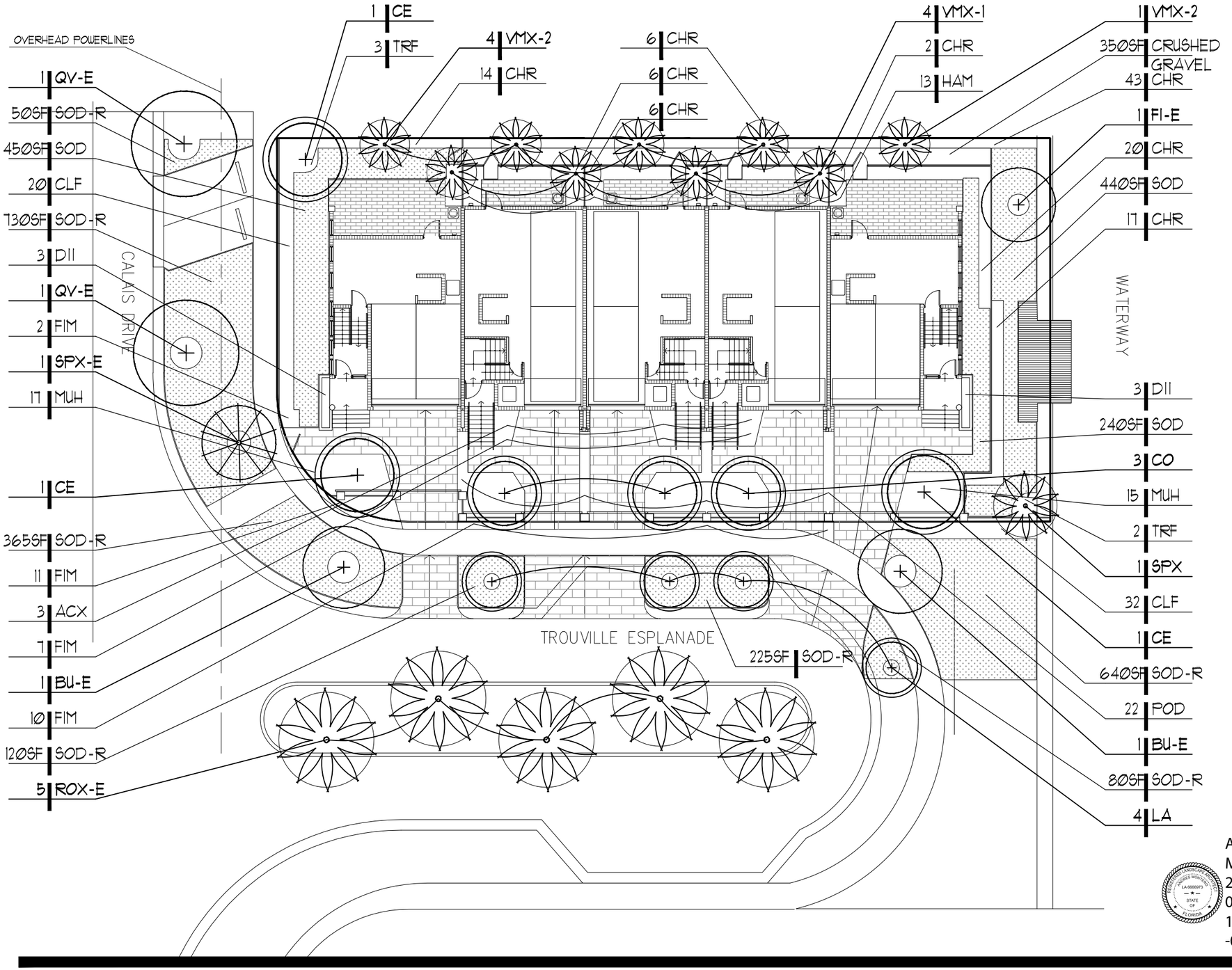
TREE DISPOSITION PLAN

DATE: 01/4/2022

L-02



QT	code	species	common name	drought tolerance	native	specifications	container size	container spacing
	TREES							
2	**BU-E**	Bursera simaruba	Gumbo Limbo	High	yes	EXISTING		
3	**CE**	Conocarpus erectus	Green Buttonwood	High	yes	14' Ht. Std. - 3.5" caliper, 6' CT	FG	as shown
3	**CO**	Coccoloba diversifolia	Pigeon Plum	High	yes	14' Ht. Std. - 3" calliper	65 gal.	as shown
1	**FI-E**	Ficus	Ficus	High	yes	EXISTING		
4	**LA**	Lagerstroemia 'Natchez'	Natchez Crape Myrtle	High	no	14' Ht. 3.25" DBH. 4.5' CT	FG	as shown
2	**QV-E**	Quercus virginiana	Live Oak	High	yes	EXISTING		
	PALMS							
5	**ROX-E**	Roystonea regia	Royal Palm	High	yes	EXISTING		
1	**SPX**	Sabal palmetto	Sabal Palm	High	yes	9' CT - Full head - 16' O.A.	FG	as shown
1	**SPX-E**	Sabal palmetto	Sabal Palm	High	yes	EXISTING		
4	**VMX-1**	Veitchia montgomeriana	Motgomery Palm	Medium	no	12' O.A./Single- Full head	FG	as shown
5	**VMX-2**	Veitchia montgomeriana	Motgomery Palm	Medium	no	12' O.A./Double- Full head	FG	as shown
	SHRUBS, GROUNDCOVERS & VINES							
3	**ACX**	Acoelorrhaphe wrightii	Paurotis Palm	Medium	yes	8'HT O.A. Clump	FG	42" O.C
114	**CHR**	Chrysobalanus icaco 'Red Tip'	Red Tip Cocoplum	Medium	yes	30" O.A.	7 Gal.	30" O.C.
52	**CLF**	Clusia flava	Small Leaf Clusia	High	yes	30" Ht.	7 Gal.	30" O.C.
6	**DII**	Dietes iridioides	African Iris	Medium	no	18" O.A. / Full Clump	1 Gal.	24" O.C.
30	**FIM**	Ficus microcarpa "Green Island'	Green Island Ficus	High	naturalized	18" O.A.	3 Gal.	24" O.C.
13	**HAM**	Hamelia nodosa	Dwarf Firebush	Medium	yes	24" ht x 24" spr.	3 Gal.	36" O.C.
32	**MUH**	Muhlenbergia capillaris	Pink Muhly Grass	High	yes	30" O.A. / Full Clump	3 Gal.	30" O.C.
22	**POD**	Podocarpus macrophylus	Podocarpus	High	no	36" Ht.	7 Gal.	30" O.C.
5	**TRF**	Tripsacum floridanum	Dwarf Fakahatchee Grass	Medium	yes	24" O.A. / Full Clump	3 Gal.	30" O.C.
	SOD							
1130	**SOD**	Stenotaphrum secundatum	St. Augustine Grass		yes	Staggerd Panels		
2210	**SOD-R**	Stenotaphrum secundatum	St. Augustine Grass		yes	Staggerd Panels		

CITY OF MIAMI BEACH
LANDSCAPE LEGEND

INFORMATION REQUIRED TO BE PERMANENTLY AFFIXED TO PLANS

Zoning District RM-1 Lot area 10.524 Acres 0.24

	REQUIRED/ ALLOWED	PROVIDED
OPEN SPACE		
A. Square feet of required Open Space as indicated on site plan:		
Lot Area= 10,524 s.f.x 55 %= 5788	5788	5792
B. Square feet of parking lot open space required as indicated on site plan:		
Number of parking spaces 10 x 10 s.f. parking space=	100	100
C. Total square feet of landscape open space required: A+B=	5888	5982
LAWN AREA CALCULATION		
A. Square feet of landscape open space required	5888	5892
B. Maximum lawn area (sod) permitted= 30 % x 1736 s.f.	1736	1130
TREES		
A. Number of trees required per lot or net lot acre, less existing number or trees meeting minimum requirements=		
28 trees x 0.24 net lot acres - number of existing trees =	7	9
B. % Natives required: Number of trees provided x 30%=	3	8
C. % Low maintenance / drought and salt tolerant required:		
Number of tree provided x 50%=	4	9
D. Street Trees (maximum average spacing of 20' o.c.)		
180 linear feet along street divided by 20'=	9	9
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=	192	274
B. % Native shrubs required: Number of shrubs provided x 50%=	96	219
LARGE SHRUBS OR SMALL TREES		
A. Number of large shrubs or small trees required: Number of required shrubs x 10%=	20	191
B. % Native large shrubs or small trees required: Number of large shrubs or small trees provide x 50% =	10	169

Andres E Montero
2021.12.03 17:09:01 -05'00'

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GRAPHIC SCALE
0' 20' 40' 60'

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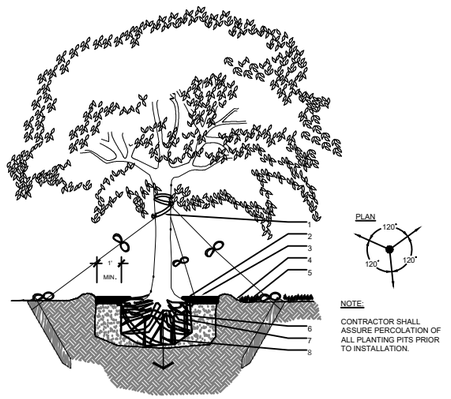
LANDSCAPE PLAN

DATE:
01/4/2022

L-03



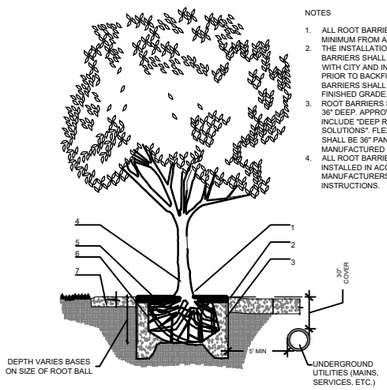
NOTE:

CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.

LEGEND

1. 2" NYLON STRAPPING W/RUBBER HOSE-WRAPPED 360 AROUND TRUNK BEFORE TYING- WRAP @ LATERAL BRANCH
2. 3" MULCH AS SPECIFIED MIN. 24" FROM TRUNK.
3. SOIL BERM TO HOLD WATER.
4. 2"x4"x3' STAKES BURIED 3" BELOW FINISHED GRADE.
5. FINISHED GRADE - SOD CONDITION (SEE GRADING PLAN).
6. B&B OR CONTAINERIZED (SEE SPECIFICATIONS FOR ROOT BALL REQUIREMENTS).
7. PREPARED PLANTING SOIL AS SPECIFIED.
8. AUGER PER SPECS FOR PERCOLATION

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



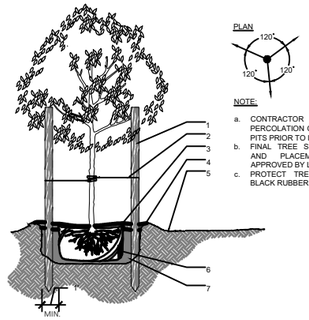
NOTES

1. ALL ROOT BARRIERS SHALL BE 4' MINIMUM FROM ALL CITY FACILITIES.
2. THE INSTALLATION OF ROOT BARRIERS SHALL BE COORDINATED WITH CITY AND INSPECTED BY CITY PRIOR TO BACKFILLING. ALL ROOT BARRIERS SHALL EXTEND UP TO FINISHED GRADE.
3. ROOT BARRIERS SHALL BE MINIMUN 36" DEEP. APPROVED PRODUCTS INCLUDE "DEEP ROOT" AND "ROOT SOLUTIONS". FLEXIBLE BARRIERS SHALL BE 36" PANELS MANUFACTURED BY BIOBARRIER.
4. ALL ROOT BARRIERS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS WRITTEN INSTRUCTIONS.

LEGEND

1. SET ROOT-TRUNK COLLAR FLUSH 1" ABOVE FINISHED GRADE.
2. SIDEWALK OR PAVERS.
3. 18" ROOT BARRIER. EXTEND A MINIMUN 6' IN BOTH DIRECTION FROM THE CENTERLINE OF THE TREES.
4. CENTER TREE IN PLANTER OPENING.
5. MULCH.
6. BACKFILL WITH TOPSOIL OR AMENDED TOPSOIL.
7. CONCRETE SIDEWALK.

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



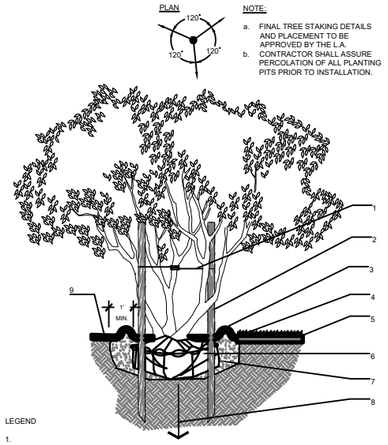
NOTE:

a. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.
b. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY L.A.
c. PROTECT TREE TRUNK WITH BLACK RUBBER HOSE

LEGEND

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

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



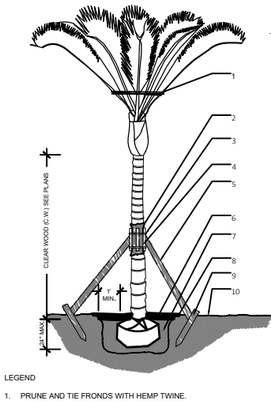
NOTE:

a. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY THE L.A.
b. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.

LEGEND

1.
2. 2" NYLON STRAPPING
3. THREE-2"X2"X8' STAKES
4. 3" MULCH AS SPECIFIED
5. SOIL BERM TO HOLD WATER.
6. FINISHED GRADE - SOD CONDITION (SEE GRADING PLAN).
7. B&B OR CONTAINERIZED (SEE SPECIFICATIONS FOR ROOT BALL REQUIREMENTS).
8. PREPARED PLANTING SOIL AS SPECIFIED
9. AUGER PER SPECS FOR PERCOLATION
10. MULCH CONTINUES - SHRUB BED CONDITION

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



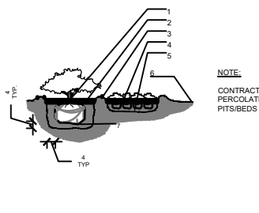
NOTES:

1. FINAL TREE STAKING DETAI PLACEMENT TO BE APPRO LANDSCAPE ARCHITECT
2. CONTRACTOR SHALL PERCOLATION OF ALL PLANTI PRIOR TO INSTALLATION.

LEGEND

1. PRUNE AND TIE FRONDS WITH HEMP TWINE.
2. TWO LAYERS OF BURLAP TO PROTECT TRUNK.
3. TWO STEEL BANDS TO SECURE BATTONS.
4. THREE 2" X 4" X 18" WOOD BATTONS.
5. 3-2" X 4" LUMBER POLE BRACES. NAIL (DRILL AND NAIL IF NECESSARY) TO BATTONS & 2" X4" STAKES. FLAG MIDPOINT.
6. 3" MIN. MULCH- SEE SPECIFICATIONS.
7. PREPARED PLANTING SOIL AS SPECIFIED. PALMS SHALL BE PLANTED WITH THE TOP OF ROOTBALL AT FINI GRADE.
8. BERM SOIL TO HOLD WATER.
9. 2" X 4" X 3' WOOD STAKES.
10. FINISH GRADE

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



NOTE:

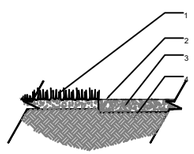
CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS/BEDS PRIOR TO INSTALLATION.

LEGEND

1. PLANT MATERIAL SHALL BE PLANTED 2" HIGH WITH SOIL MOUNDING UP TO THE TOP OF ROOT BALL.
2. 3" MINIMUM OF MULCH
3. SOIL BERM TO HOLD WATER
4. MINIMUN DEPTH OF 12" PLANTING SOIL FOR GROUNDCOVER BED
5. EXCAVATE ENTIRE BED SPECIFIED FOR GROUNDCOVER BED.
6. FINISHED GRADE (SEE GRADING PLAN).
7. 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 d-Shrubs and groundcovers.DWG
SECTION SCALE: N.T.S



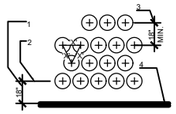
LEGEND

1. SOD (PROVIDE CLEAN, SMOOTH EDGE BETWEEN SOD AND MULCHED AREAS).
2. 3" MULCH (SEE SPECIFICATIONS)
3. COMPLETELY REMOVE EXISTING SOD AS REQUIRED PRIOR TO PLACING MULCH.
4. 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 .

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



LEGEND

1. SETBACK FOR SHRUBS PLANTED 24" O.C. OR GREATER.
2. SETBACK FOR GROUNDCOVER AND ANNUALS.
3. PROVIDE MIN. 18" SPACING BETWEEN DIFFERENT PLANT TYPES.
4. 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".

9 TYPICAL PLANT SPACING d-Typical spacing.DWG
SECTION SCALE: N.T.S

GENERAL NOTES:

1. 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.
2. 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.
3. 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.
4. 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.
5. 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.
6. 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.
7. 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.
8. 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.
9. 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.
10. Plants shall meet size, container, and spacing specifications. Any material not meeting specifications shall be removed and replaced at the contractor's expense.
11. All tree and shrub locations shall be approved by Landscape Architect prior to planting.
12. The Landscape Contractor shall grade planting beds, as required, to provide positive drainage and promote optimum plant growth.
13. 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.
14. 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.
15. Plant material shall be bid as specified unless unavailable, at which time the Landscape Architect shall be notified in writing of intended changes.
16. All questions concerning the plan set and/or specifications shall be directed to the Landscape Architect.
17. There shall be no additions, deletions or substitutions without written approval of the Landscape Architect.
18. 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.
19. All dimensions to be field-checked by the Landscape Contractor prior to landscape material installation. Discrepancies shall be reported immediately to the Landscape Architect.
20. 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.
21. Existing sod shall be removed as necessary to accommodate new plantings
22. All existing trees on site shall be protected from damage during construction - See existing tree protection fence detail.
23. Any existing landscape and hardscape areas that are unnecessarily disturbed during the landscape installation shall be restored to original conditions by the Landscape Contractor.
24. 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.
25. 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
26. All shade and medium trees installed within 6' of a public infrastructure shall utilize a root barrier system.

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ANDRES MONTERO
LANDSCAPE ARCHITECTURE
2208 NE 26 TH STREET, #1
FORT LAUDERDALE, FLORIDA 33305 USA
TEL: 954.533.8259
www.amlastudio.com
LC26000598

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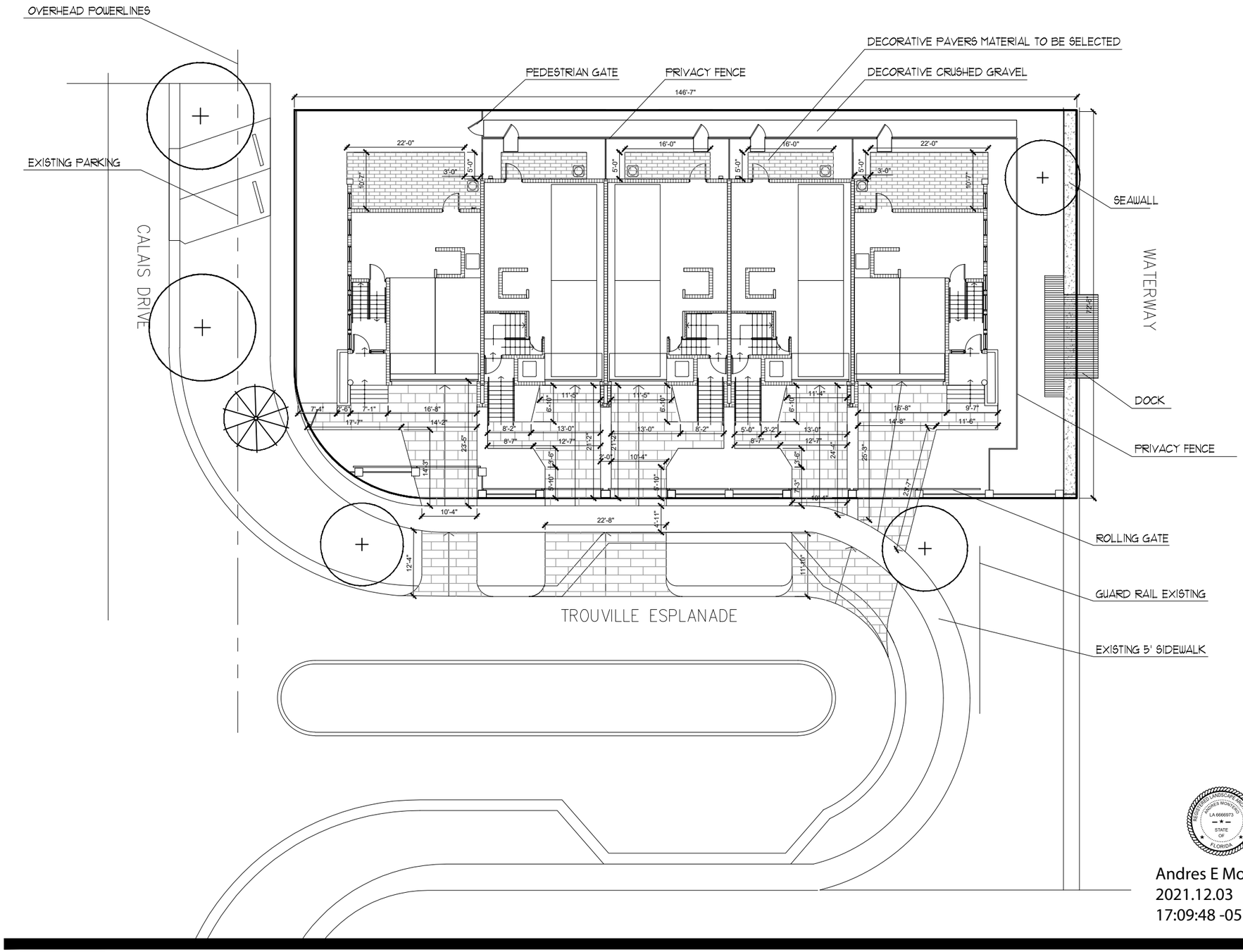
LANDSCAPE DETAILS & GENERAL NOTES

DATE: 01/4/2022

L-04



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GRAPHIC SCALE
0' 20' 40' 60'

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www.amlastudio.com
LC26000598

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HARDSCAPE PLAN

DATE:
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L-05