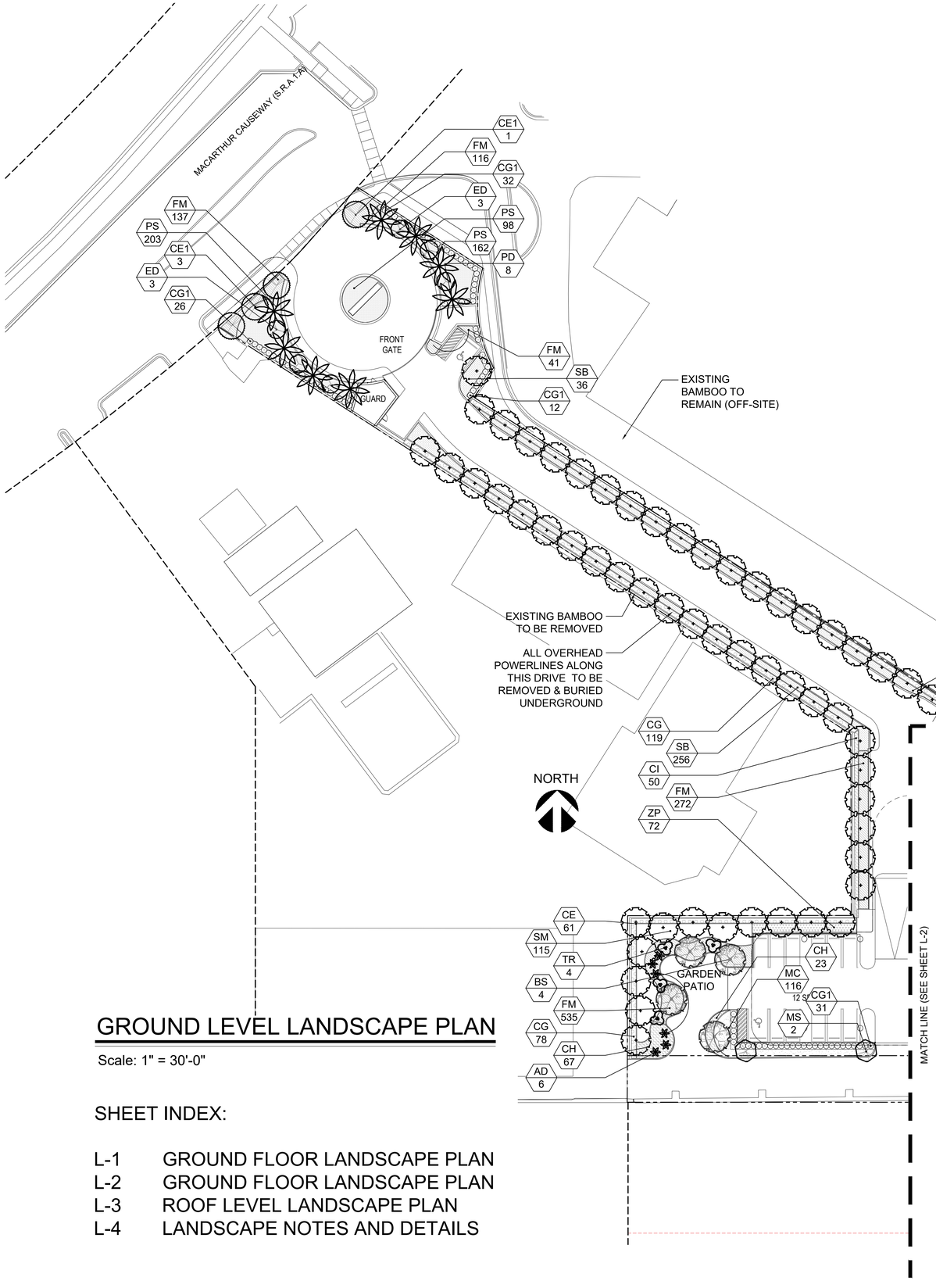
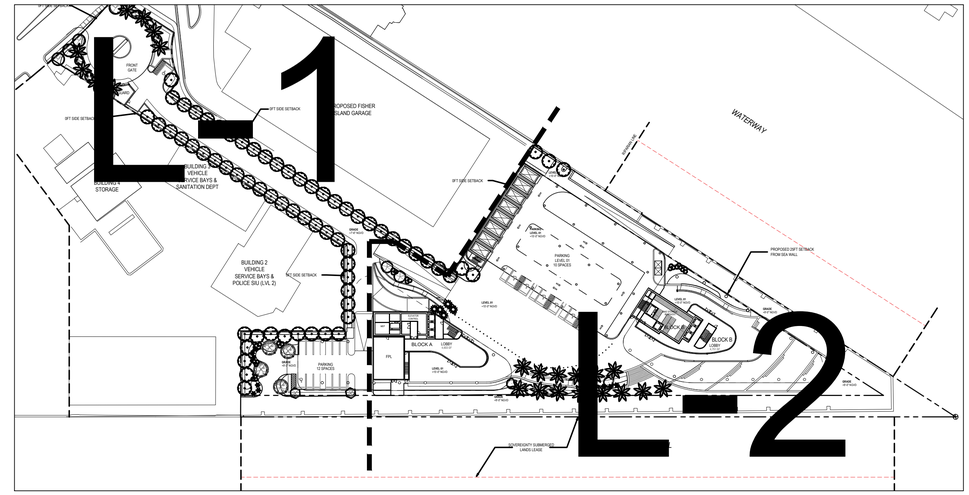


GROUND LEVEL LANDSCAPE PLAN

Scale: 1" = 30'-0"

SHEET INDEX:

L-1 GROUND FLOOR LANDSCAPE PLAN
L-2 GROUND FLOOR LANDSCAPE PLAN
L-3 ROOF LEVEL LANDSCAPE PLAN
L-4 LANDSCAPE NOTES AND DETAILS



KEY PLAN

Scale: NTS

LANDSCAPE LEGEND
CITY OF MIAMI BEACH

ZONE DISTRICT: I-1 (LIGHT INDUSTRY DISTRICT)

Lot Area: 161,716 s.f. (3.71 Acres) Water Bodies: 3,934 s.f.

	REQ.	PROV.
Landscape Open Space (if applicable) Greenbelt Width (if applicable) Maximum Lawn Area (20%)	N/A N/A 32,343 s.f.	N/A N/A 119 s.f.
TREES: Trees per Acre: 22 Note: 30% of required trees shall be native species 50% of the trees shall be low-maintenance and/or drought tolerant Trees allowed on Upper Levels: 25% Max. of Total	80 20	85 0
PARKING LOT TREES: 1 Tree per 90 Linear Ft. Parking 18 l.f. / 90 = .1	1	1
STREET TREES: 79 Linear feet along street / 20 = 4	4	4
TOTAL NUMBER OF TREES: Native Trees (30%) Drought Tolerant Trees (50%)	85 26 42	89 83 83
DIVERSITY OF TREES: 31 or more species = 7 species min.	7	7
SHRUBS: (12 shrubs per each required lot & street tree) = 12 x 85	1,020	4,338
LARGE SHRUBS: (10% of required shrubs)	102	239
50% required shrubs shall be native species.	510	3,866

LANDSCAPE LIST

TREES/PALMS**

SYMBOL	QUAN.	PROPOSED MATERIAL	SPECIFICATIONS
AM	2	Adonidia merillii	10-12' OA. HT., TRIPLE TRUNK
		CHRISTMAS PALM	F.G.
BS	4	*Bursera simaruba	12' HT. X 6' SPR. 2" CAL.
		GUMBO LIMBO	F.G.
CR	4	*Clusia guttifera	12' HT. X 6' SPR. 2" CAL.
		SMALL LEAF CLUSIA	F.G.
CD	2	*Coccoloba diversiflora	12' HT. X 6' SPR. 2" CAL.
		PIGEON PLUM	F.G.
CE	67	*Conocarpus erectus	12' HT. X 6' SPR. 2" CAL.
		GREEN BUTTONWOOD	F.G.
CE1	4	*Conocarpus erectus 'sericeus'	12-14' HT. X 6' SPR. 3" CAL., 4' MIN. C.T.
		SILVER BUTTONWOOD	F.G.
ED	6	Elaeocarpus decipiens	12-14' HT. X 6' SPR. 2" CAL.
		JAPANESE BLUEBERRY	F.G., STANDARD
MS	2	*Myrcianthes fragrans	10' HT. X 5' SPR. 1.5" CAL.
		SIMPSON'S STOPPER	F.G.
PD	22	Phoenix dactylifera 'Medjool'	12' C.T. TO NUT
		MEDJOOL DATE PALM	F.G., SPECIMEN
SP	5	*Sabal palmetto	6-10' C.T., 10-14' O.A. HTS.
		SABAL PALM	F.G., STAGGERED HTS.
TR	9	*Thrinax radiata	6-8' O.A., TRIPLE
		FLORIDA THATCH PALM	F.G., TRIPLE TRUNK

SHRUBS AND GROUNDCOVERS

SYMBOL	QUAN.	PROPOSED MATERIAL	SPECIFICATIONS
AC	192	Aptenia cordifolia	6-8" HT. X 6" SPR. / 12" O.C.
		BABY SUNROSE	1 GAL.
AD	9	Agave desmettiana	36" HT. X 36" SPR.
		SMOOTH BLUE AGAVE	15 GAL.
CG	819	*Clusia guttifera	36" HT. X 30" SPR. / 30" O.C.
		SMALL LEAF CLUSIA	7 GAL.
CG1	201	*Clusia guttifera	6-7' HT. X 36" SPR. / 36" O.C.
		SMALL LEAF CLUSIA	25 GAL.
CI	50	*Chrysobalanus icaco 'Red Tip'	20" HT. X 18" SPR. / 24" O.C.
		RED TIP COCOPLUM	3 GAL.
CH	216	*Chrysobalanus icaco 'Horizontalis'	18" HT. X 18" SPR. / 24" O.C.
		HORIZONTAL COCOPLUM	3 GAL.
EL	64	*Ernodea littoralis	15" HT. X 12" SPR. / 18" O.C.
		GOLDEN CREEPER	1 GAL.
FM	2,192	Ficus microcarpa 'Green Island'	15" HT. X 15" SPR. / 15" O.C.
		GREEN ISLAND FICUS	3 GAL.
MC	354	*Muhlenbergia capillaris	24" HT. X 24" SPR. / 24" O.C.
		MUHLY GRASS	3 GAL.
PS	463	Pennisetum setaceum 'Alba'	18" HT. X 18" SPR. / 24" O.C.
		WHITE FOUNTAIN GRASS	3 GAL.
SB	1,383	*Spartina bakerii	24" HT. X 24" SPR. / 24" O.C.
		SAND CORDGRASS	3 GAL.
SM	174	*Sabal minor	30" HT. X 30" SPR. / 36" O.C.
		DWARF SILVER STEM PALMETTO	7 GAL.
ZP	669	*Zamia pumila	18" HT. X 18" SPR. / 24" O.C.
		COONTIE	3 GAL.
LAWN	As Required	Stenotaphrum secundatum 'Floratam'	SOLID EVEN SOD
		ST. AUGUSTINE GRASS	

* DENOTES NATIVE SPECIES
** ALL PROPOSED PALMS WERE COUNTED AS LARGE SHRUBS FOR CODE PURPOSES

WITKIN HULTS + PARTNERS
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Project:

DRB FINAL SUBMITTAL
ONE ISLAND PARK, MIAMI BEACH, FLORIDA
GROUND LEVEL LANDSCAPE PLAN

Revisions:	Date:	By:
1)PB First Submittal	11.05.2021	EWS
2) DRB First Submittal	11.15.2021	EWS
3) PB Final Submittal	11.29.2021	EWS
3) DRB Final Submittal	12.06.2021	EWS

Seal:

Digitally signed by Andrew M Witkin
Date: 2021.12.06 11:00:13 -05'00'

Lic. # LA0000889
Member: A.S.L.A.

Drawing: GROUND LEVEL LANDSCAPE PLAN

Date: 11/05/2021

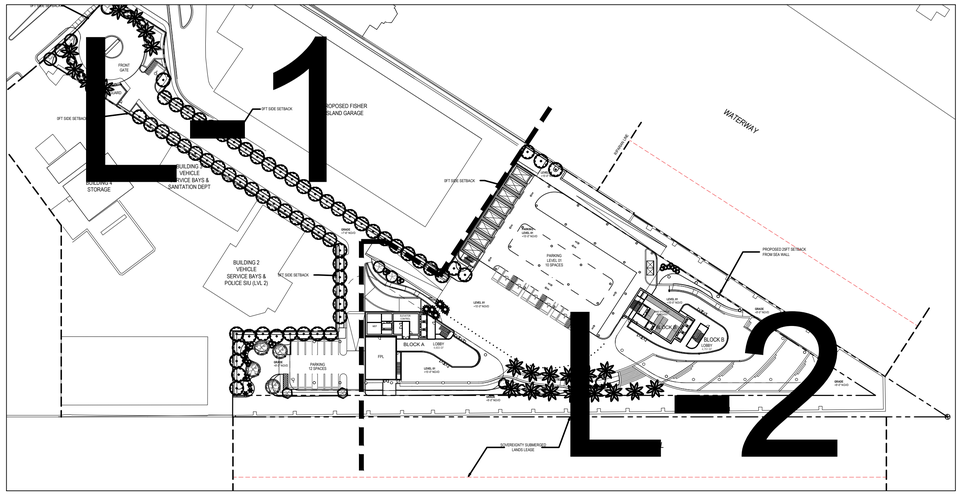
Scale: See Left

Drawn by: EWS

Sheet No.:

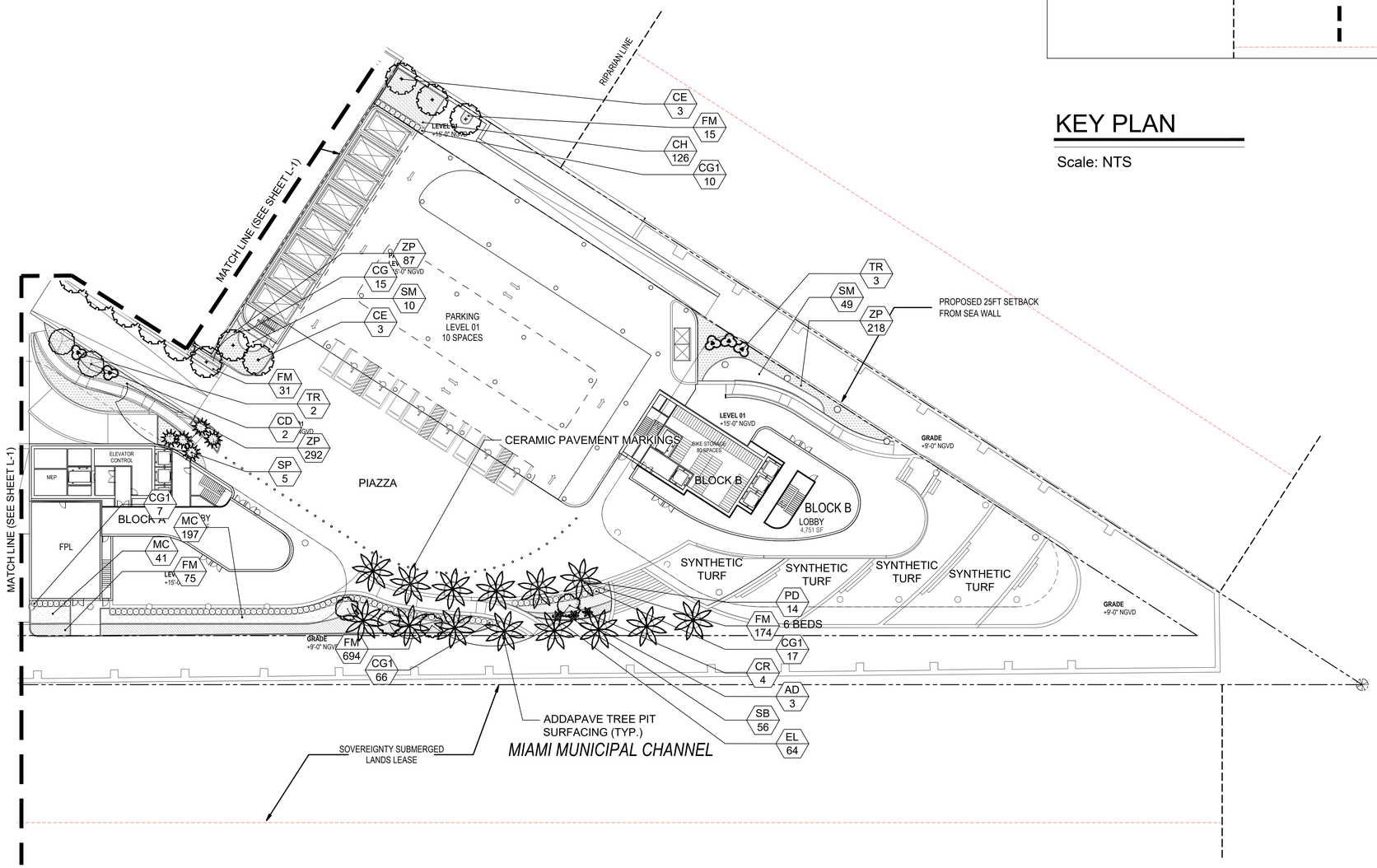
L-1

Cad Id.: 2020-020



KEY PLAN

Scale: NTS



GROUND LEVEL LANDSCAPE PLAN

Scale: 1" = 30'-0"

NORTH

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GROUND LEVEL LANDCSCAPE PLAN

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REGISTERED LANDSCAPE ARCHITECT LICENSE NO. LA0000889 STATE OF FLORIDA

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Lic. # LA0000889
Member: A.S.L.A.

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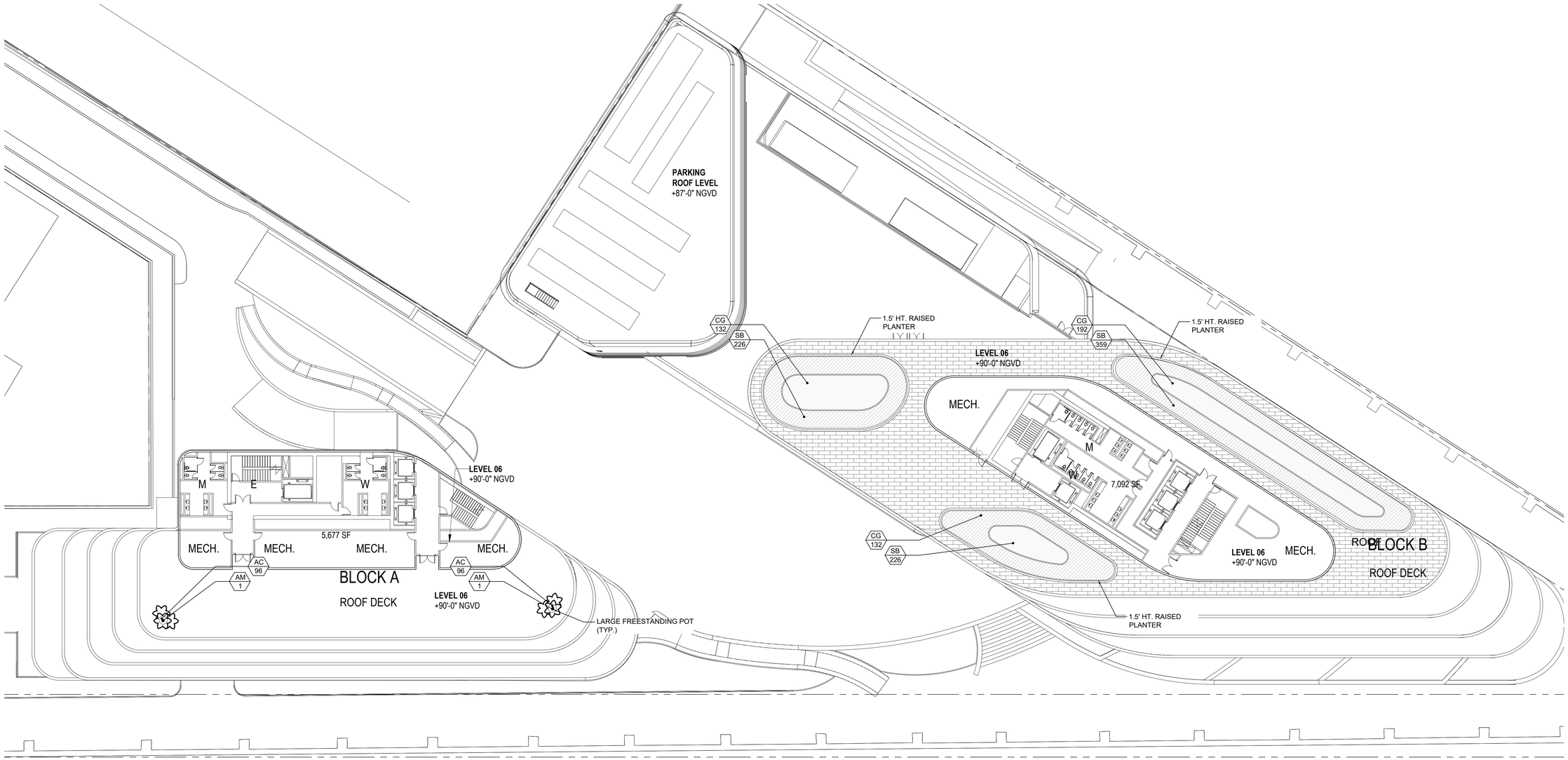
L-2

Cad Id.: 2020-020



ROOF LEVEL LANDSCAPE PLAN

Scale: 1" = 20'-0"

NORTH

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L-3

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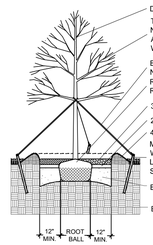
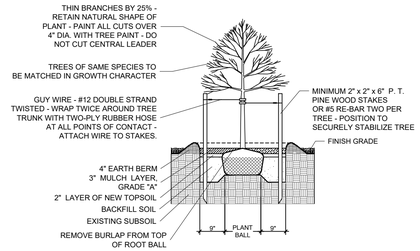
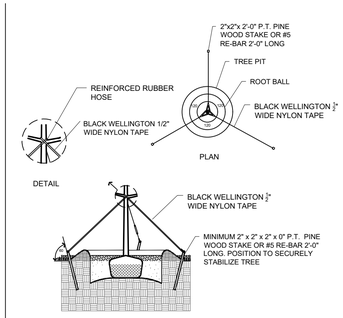


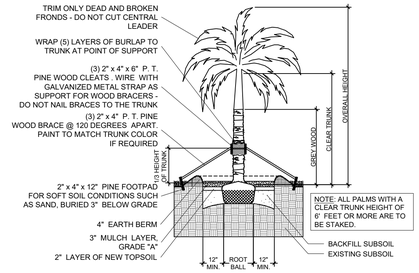
LARGE TREE PLANTING DETAIL



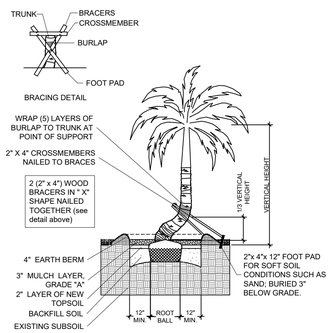
SMALL TREE PLANTING DETAIL



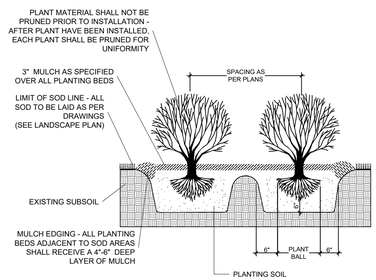
TYPICAL TREE GUYING DETAIL



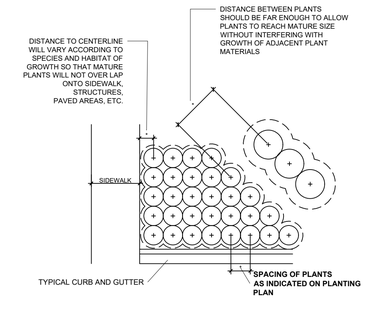
STRAIGHT TRUNK PALM PLANTING DETAIL



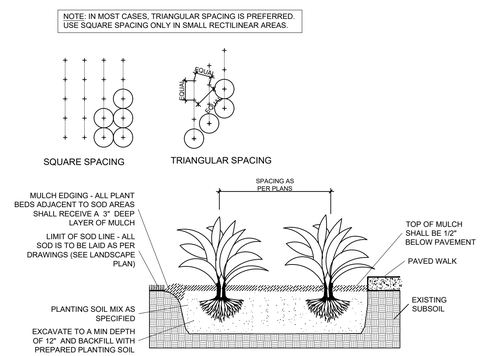
CURVED TRUNK PALM PLANTING DETAIL



TYPICAL SHRUB PLANTING DETAIL



TYPICAL CONTAINER SPACING DETAIL



TYPICAL GROUNDCOVER PLANTING DETAIL

PLANTING NOTES:

-All plant material is to be Florida Number 1 or better pursuant to the Florida Department of Agriculture's Grades and Standards for Nursery Plants.

-All plants are to be top dressed with a minimum 3" layer of Melaleuca mulch, Eucalyptus mulch or equal.

-Planting plans shall take precedence over plant list in case of discrepancies.

-No changes are to be made without the prior consent of the Landscape Architect and Owner. Additions and or deletions to the plant material must be approved by the project engineer.

-Landscape Contractor is responsible for providing their own square footage takeoffs and field verification for 100% sod coverage for all areas specified.

- All landscape areas are to be provided with automatic sprinkler system which provide 100% coverage, and 50% overlap.

- All trees in lawn areas are to receive a 24" diameter mulched saucer at the base of the trunk.

- Trees are to be planted within parking islands after soil is brought up to grade. Deeply set root balls are not acceptable.

- Planting soil for topsoil and backfill shall be 50/50 mix, nematode free. Planting soil for annual beds to be comprised of 50% Canadian peat moss, 25% salt free coarse sand and 25% Aerolite.

- Tree and shrub pits will be supplemented with "Agriform Pells", 21 gram size with a 20-10-5 analysis, or substitute application accepted by Landscape Architect. Deliver in manufacturer's standard containers showing weight, analysis and name of manufacturer.

SOD NOTES:

-Sod is to be grade "A" weed free.

-All areas marked "LAWN" shall be solid sodded with St. Augustine 'Floratam' solid sod. See limit on plan. All areas marked 'Bahia Grass' shall be solid sodded with Paspalum.

-Provide a 2" deep blanket of planting soil as described in planting notes this sheet. Prior to planting, remove stones, sticks, etc. from the sub soil surface. Excavate existing non-conforming soil as required so that the finish grade of sod is flush with adjacent pavement or top of curb as well as adjacent sod in the case of sod patching.

-Place sod on moistened soil, with edges tightly butted, in staggered rows at right angles to slopes.

-Keep edge of sod bed a minimum of 18" away from groundcover beds and 24" away from edge of shrub beds and 36" away from trees, measured from center of plant.

-Sod Shall be watered immediatley after installation to uniformily wet the soil to at least 2" below the bottom of the sod strips.
-Excavate and remove excess soil so top of sod is flush with top of curb or adjacent pavement or adjacent existing sod.

GENERAL NOTES:

-The Landscape Contractor is to locate and verify all underground and overhead utilities prior to beginning work. Contact proper utility companies and / or General Contractor prior to digging for field verification. The Owner and the Landscape Architect shall not be responsible for any damages to utility or irrigation lines (see Roadway Plans for more utility notes).

-Landscape Contractor is to verify all current drawings and check for discrepancies and bring to the attention of the Landscape Architect prior to commencing with the work.

-All unattended and unplanted tree pits are to be properly barricaded and flagged during installation.

-All planting plans are issued as directives for site layout. Any deviations, site changes, etcetera are to be brought to the attention of the Landscape Architect for clarification prior to installation.

-Contractor shall provide a one year guarantee on all trees and palms.

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