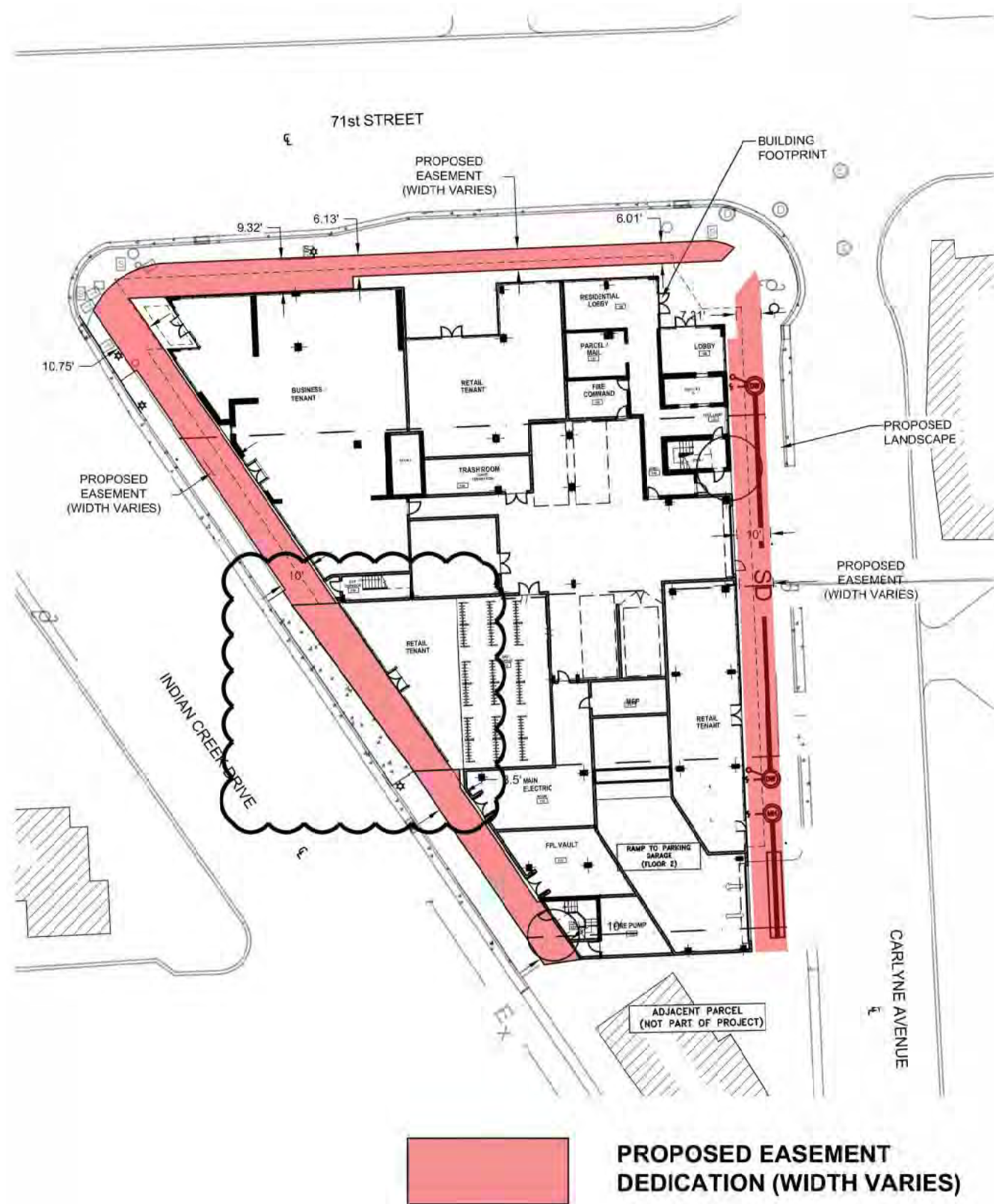


- SYMBOL LEGEND**
- [E] = ELECTRIC BOX
 - [T] = TRAFFIC SIGNAL BOX
 - ☆ = POLE WITH CAMERA
 - [+/-] = WATER METER
 - [X] = WATER VALVE
 - [F] = FIRE HYDRANT
 - [S] = STREET LIGHT SIGNAL BOX
 - = PROPOSED EASEMENT LINE
 - = SETBACK LINE

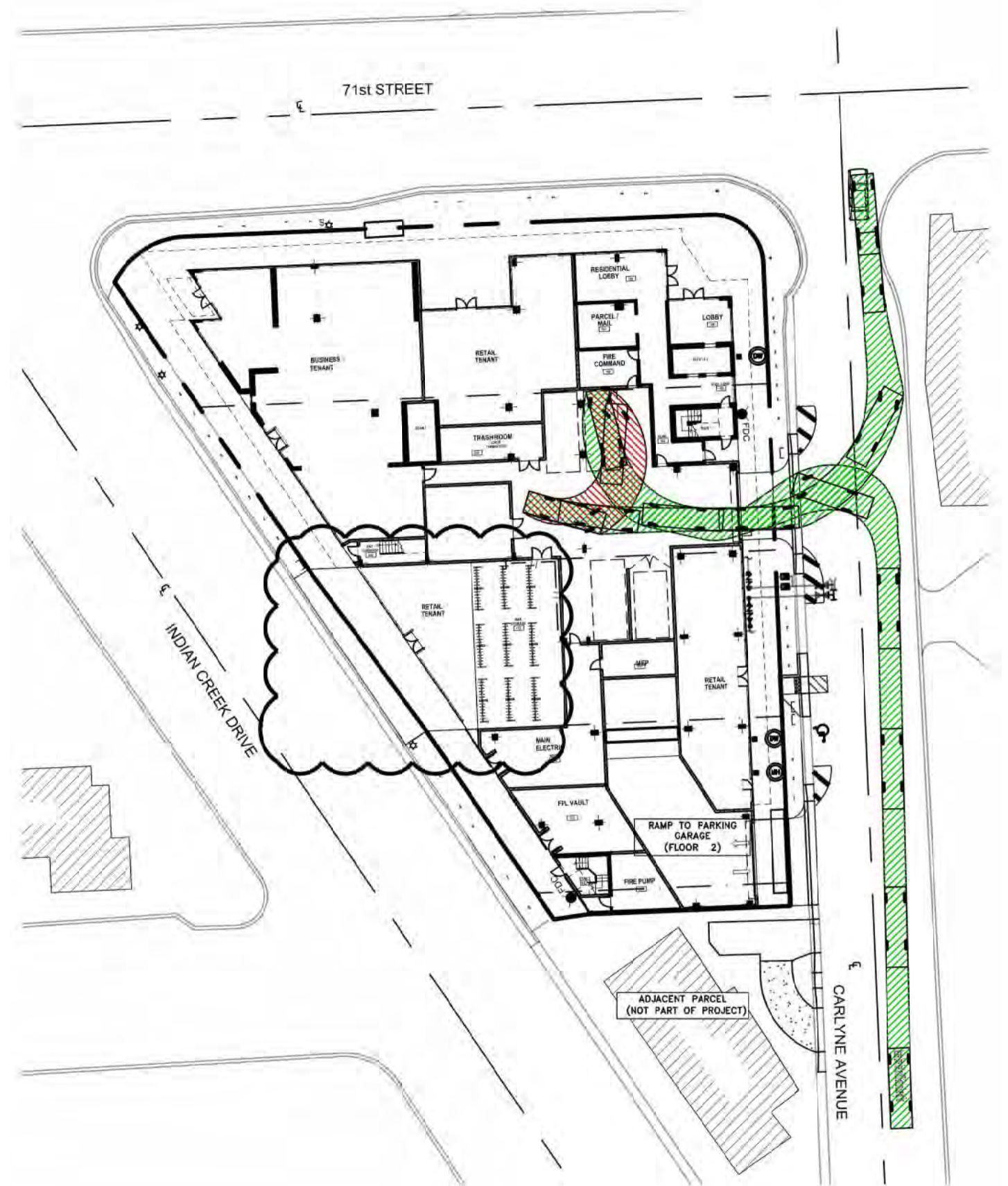
71st Street and Indian Creek Drive

SP-101



71st Street and Indian Creek Drive

EX-101



71st Street and Indian Creek Drive

SP-102



GROUND LEVEL REFERENCE MATERIALS SCHEDULE		
FLATWORK		
KEY	DESCRIPTION / MODEL	COLOR
C.1	CONCRETE SIDEWALKS	MIAMI BEACH RED
MISCELLANEOUS		
M.1	BIKE RACK LANDSCAPE FORMS - RIDE 4"x28"x26"	SILVER
M.2	TRASH RECEPTACLES LANDSCAPE FORMS MULTIPLICITY - DOUBLE FREESTANDING 15"x26x47"	
M.3	BENCH WAUSAU TILE - DF5360 18"x18"x79 1/4"	CONCRETE: A-20 ACID WASHED WOOD: IPE
M.11	BASIS OF DESIGN JAKOB TRELLIS SYSTEM WEBNET	STANDARD

- NOTES:
- JOINT TO ALIGN AT BUILDING CORNERS AS NOTED. MAXIMUM JOINT SPACING IS 10'. CONTRACTOR TO FOLLOW JOINTING AS SHOWN ON PLAN.
 - ELECTRONIC CAD FILES MAY BE SHARED TO ASSIST HARDSCAPE & JOINTING LAYOUT IN THE FIELD.
 - REFERENCE LH-002 FOR FULL MATERIALS SCHEDULE

71st Street and Indian Creek Drive

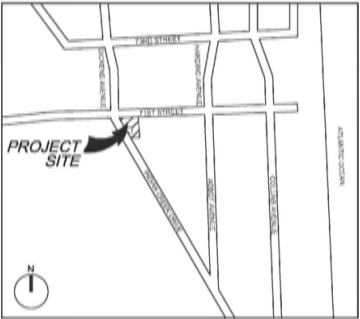
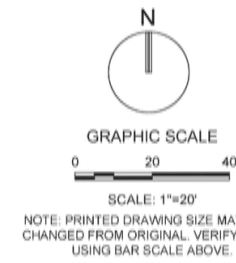
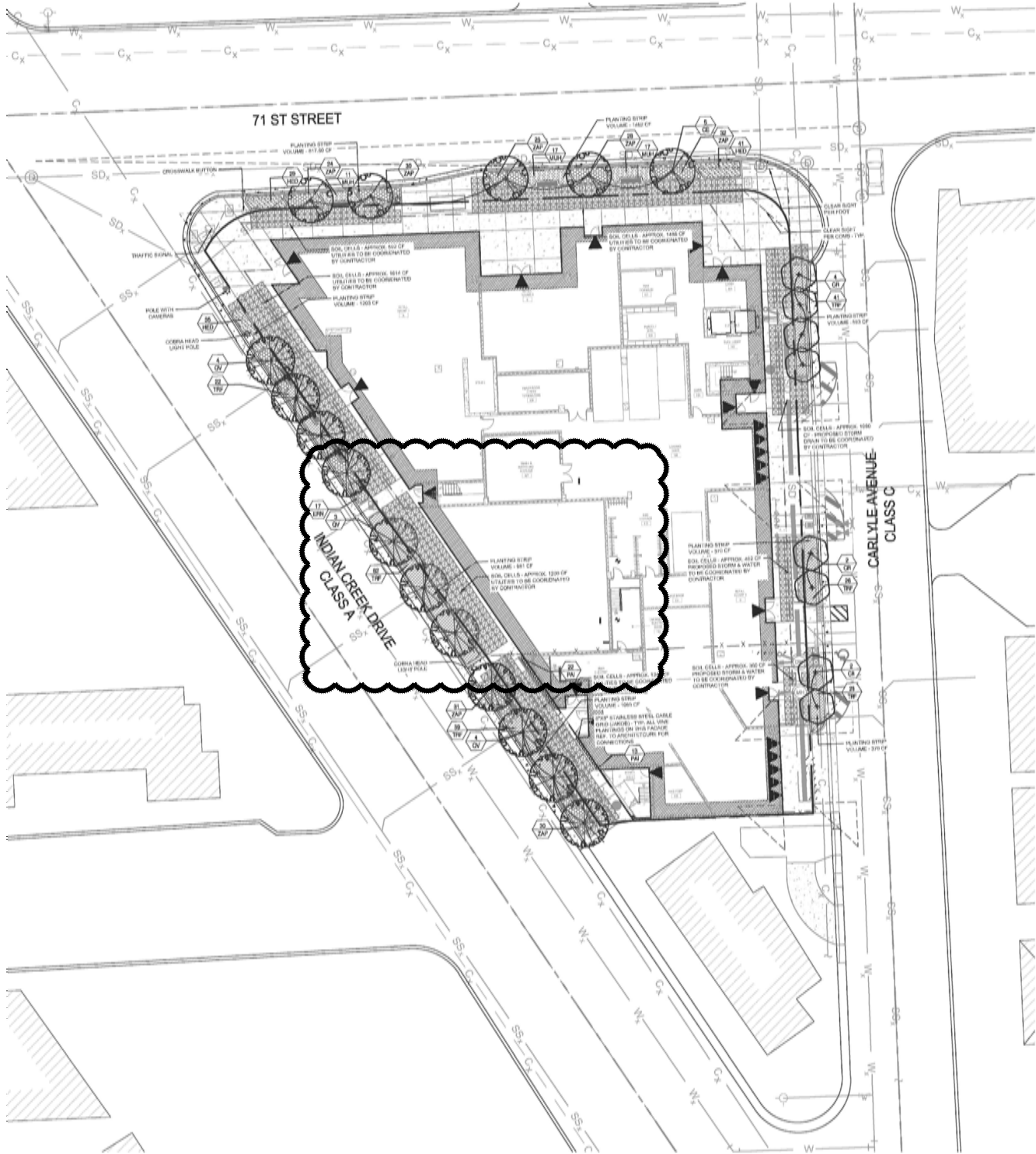
LH-101

71st Street and Indian Creek Drive

LP-101

LANDSCAPE PLAN

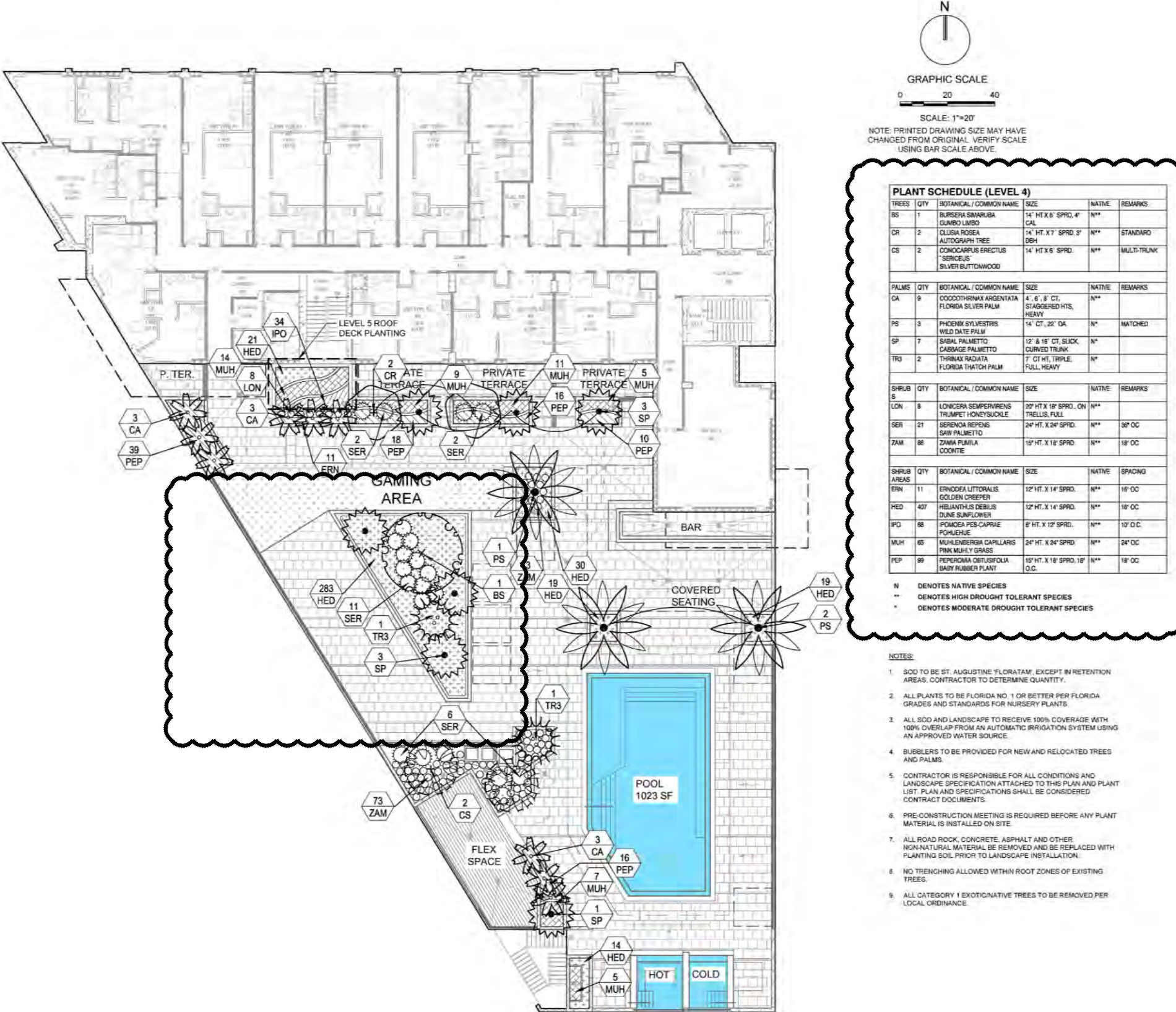
DRB FINAL SUBMITTAL
DECEMBER 6, 2021



City of Miami Beach - Landscape Legend				
ZONING DISTRICT=	TC-C			
LOT AREA=	25,373			
ACRES=	0.58			
TREES				
A. Number of trees required per lot or net lot acre, less existing number of exist			13	21
B. 30% natives Required			4	13
C. 50% low maintenance required			7	21
D. Street Trees	672.9	LF Street	20	21
* provided counted by using Tree Replacement Sec. 46.61. Additional trees provided on Level 4 Amenity Deck				
MITIGATION TABLE - see sheet LD-101				
10	Palm to be removed			
73"	DBH (inches) to be removed			
REQUIRED REPLACEMENT TREES				
10	Replacement for Palms Required			
73" (26)	DBH Replacement for Trees Required			
36	Total Mitigation Required in Trees (at 2" DBH)			
TREES PROVIDED				
120" (21)	(DBH) Replaced on Groundfloor (see Planting Schedule)			
2	Level 4 Trees N & Palms (2" DBH min trees, 10% counted)			
26	Total Trees Provided			
SHRUBS				
A. Required: sum of lot and street trees required x 12				
	29	x	12	348 350+
B. 50% Native shrubs required				174 175
LARGE SHRUBS OR SMALL TREES				
A. 10% of shrubs required to be large or small trees			35	35+
B. 50% of large shrubs required to be native			17	17+

PLANT SCHEDULE (GROUND LEVEL)					
TREES	QTY	BOTANICAL / COMMON NAME	SIZE	NATIVE	REMARKS
CR	8	CLUBIA ROSEA AUTOGRAPIH TREE	14" HT. X 7' SPID, 3" DBH	N**	STANDARD
CE	5	CONOCARPUS ERECTUS GREEN BUTTWOOD	22" HT. 8' CT., 6" CAL., FULL PG	N**	
QV	11	QUERCUS VIRGINIANA SOUTHERN LIVE OAK	22" HT. 8' CT., 6" CAL., FULL PG	N**	
SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE	NATIVE	REMARKS
PAI	35	PASSIFLORA INCARNATA PASSION VINE	12" HT. X 12" SPID.	N**	TRELLIS GROWN
SHRUB	QTY	BOTANICAL / COMMON NAME	SIZE	NATIVE	SPACING
ERN	35	ERINODEA LITTORALIS GOLDEN CREEPER	12" HT. X 14" SPID.	N**	16' OC
HED	105	HELIANTHUS DEBILIS DUNE SUNFLOWER	12" HT. X 14" SPID.	N**	16' OC
MUH	45	MUHLENBERGIA CAPILLARIS PINK MUHLY GRASS	24" HT. X 24" SPID.	N**	24' OC
TRP	235	TRIPSACUM FLORIDANUM FLORIDA GAMAGRASS	18" HT. X 12" SPID.	N**	30' OC
ZAP	247	ZAMIA PUMILA COONTIE	15" HT. X 18" SPID.	N**	18' OC

- N DENOTES NATIVE SPECIES
** DENOTES HIGH DROUGHT TOLERANT SPECIES
* DENOTES MODERATE DROUGHT TOLERANT SPECIES
- NOTES:
- SOD TO BE ST. AUGUSTINE 'FLORATAM', EXCEPT IN RETENTION AREAS. CONTRACTOR TO DETERMINE QUANTITY.
 - ALL PLANTS TO BE FLORIDA NO. 1 OR BETTER PER FLORIDA GRADES AND STANDARDS FOR NURSERY PLANTS.
 - ALL SOD AND LANDSCAPE TO RECEIVE 100% COVERAGE WITH 100% OVERLAP FROM AN AUTOMATIC IRRIGATION SYSTEM USING AN APPROVED WATER SOURCE.
 - BUBBLERS TO BE PROVIDED FOR NEW AND RELOCATED TREES AND PALMS.
 - CONTRACTOR IS RESPONSIBLE FOR ALL CONDITIONS AND LANDSCAPE SPECIFICATION ATTACHED TO THIS PLAN AND PLANT LIST. PLAN AND SPECIFICATIONS SHALL BE CONSIDERED CONTRACT DOCUMENTS.
 - PRE-CONSTRUCTION MEETING IS REQUIRED BEFORE ANY PLANT MATERIAL IS INSTALLED ON SITE.
 - ALL ROAD ROCK, CONCRETE, ASPHALT AND OTHER NON-NATURAL MATERIAL BE REMOVED AND BE REPLACED WITH PLANTING SOIL PRIOR TO LANDSCAPE INSTALLATION.
 - NO TRENCHING ALLOWED WITHIN ROOT ZONES OF EXISTING TREES.
 - ALL CATEGORY 1 EXOTIC/NATIVE TREES TO BE REMOVED PER LOCAL ORDINANCE.



71st Street and Indian Creek Drive

LP-102