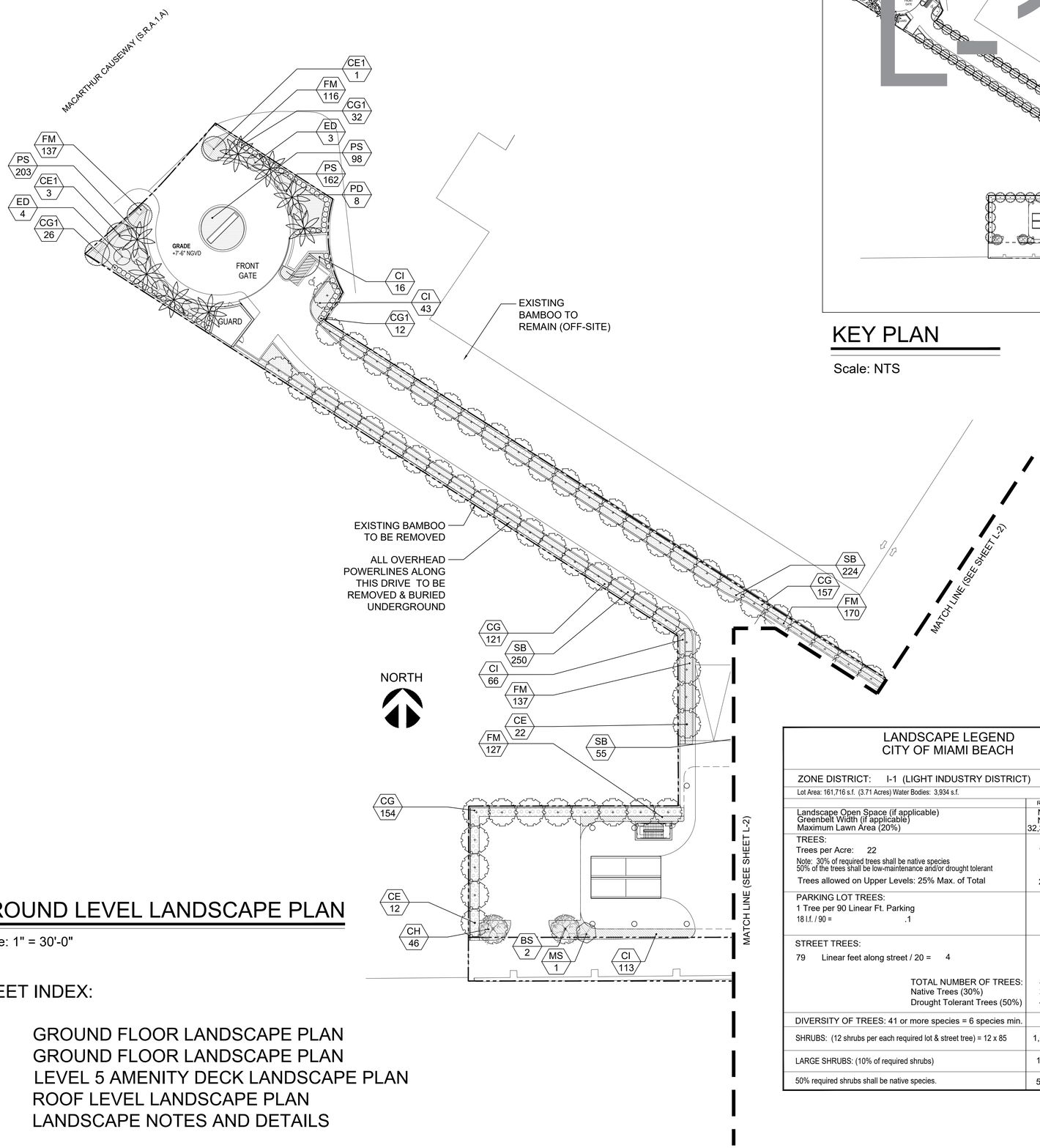
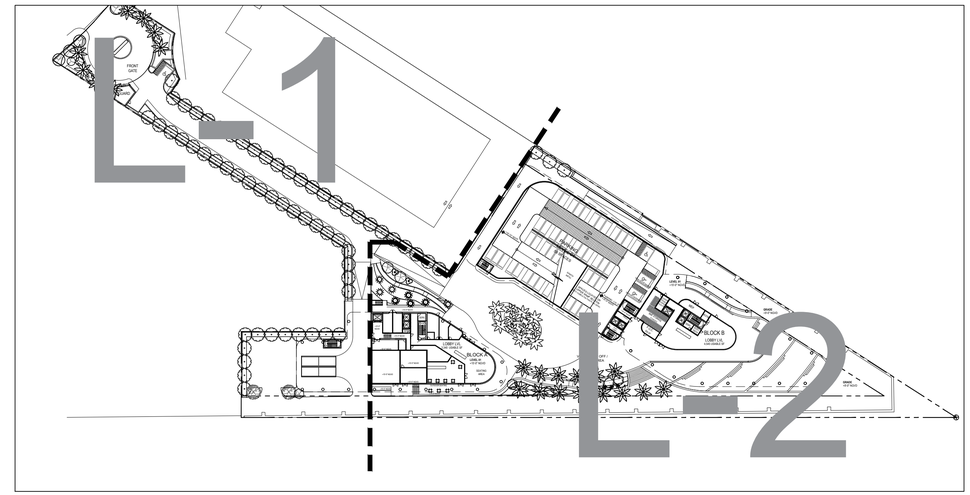


GROUND LEVEL LANDSCAPE PLAN

Scale: 1" = 30'-0"



KEY PLAN

Scale: NTS

SHEET INDEX:

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L-2 GROUND FLOOR LANDSCAPE PLAN
L-3 LEVEL 5 AMENITY DECK LANDSCAPE PLAN
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L-5 LANDSCAPE NOTES AND DETAILS

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	80 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	85 73 73
DIVERSITY OF TREES: 41 or more species = 6 species min.	6	6
SHRUBS: (12 shrubs per each required lot & street tree) = 12 x 85	1,020	1,032
LARGE SHRUBS: (10% of required shrubs)	102	128
50% required shrubs shall be native species.	510	1,032

TREES/PALMS**

SYMBOL	QUAN.	PROPOSED MATERIAL	SPECIFICATIONS
AM	2	Adonidia merrillii 'double'	16' OA HT., 4' CT MIN., TRIPLE
		DOUBLE CHRISTMAS PALM	F.G.
BS	8	*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	64	*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	7	Elaeocarpus decipiens	12-14' HT. X 6' SPR. 2" CAL.
		JAPANESE BLUEBERRY	F.G., STANDARD
MS	1	*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	8	*Sabal palmetto	6-10' C.T., 10-14' O.A. HTS.
		SABAL PALM	F.G., STAGGERED HTS.
TR	2	*Thrinax radiata	6-8' O.A., TRIPLE
		FLORIDA THATCH PALM	F.G., TRIPLE TRUNK
CN	26	Cocos nucifera 'Malayan'	12-22' C.T., 22-35" O.A. HTS.
		COCONUT PALM	F.G., CURVED, LEAN IN DIRECTION AS.
VM	25	Veitchia montgomeryana	14'-18' C.T.
		Montgomery Palm	F.G., TRIPLE TRUNK

SHRUBS AND GROUNDCOVERS

SYMBOL	QUAN.	PROPOSED MATERIAL	SPECIFICATIONS
AD	3	Agave desmettiana	36" HT. X 36" SPR.
		SMOOTH BLUE AGAVE	15 GAL.
CG	1,063	*Clusia guttifera	36" HT. X 30" SPR. / 30" O.C.
		SMALL LEAF CLUSIA	7 GAL.
CG1	128	*Clusia guttifera	6-7' HT. X 36" SPR. / 36" O.C.
		SMALL LEAF CLUSIA	25 GAL.
CI	69	*Chrysobalanus icaco 'Red Tip'	20" HT. X 18" SPR. / 24" O.C.
		RED TIP COCOPLUM	3 GAL.
CH	857	*Chrysobalanus icaco 'Horizontalis'	18" HT. X 18" SPR. / 24" O.C.
		HORIZONTAL COCOPLUM	3 GAL.
EL	68	*Ernodea littoralis	15" HT. X 12" SPR. / 18" O.C.
		GOLDEN CREEPER	1 GAL.
FM	1,401	Ficus microcarpa 'Green Island'	15" HT. X 15" SPR. / 15" O.C.
		GREEN ISLAND FICUS	3 GAL.
MC	292	*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	2,115	*Spartina bakerii	24" HT. X 24" SPR. / 24" O.C.
		SAND CORDGRASS	3 GAL.
SM	68	*Sabal minor	30" HT. X 30" SPR. / 36" O.C.
		DWARF SILVER STEM PALMETTO	7 GAL.
ZP	44	*Zamia pumila	18" HT. X 18" SPR. / 24" O.C.
		COONTIE	3 GAL.
AO	6	Alcantarea 'Odorata'	15" HT. X 18" SPR. / 18" O.C.
		BROMELIAD	7 GAL.
MD	155	Monstera deliciosa	24" HT. X 24" SPR. / 24" O.C.
		MONSTERA	7 GAL.
MS1	1,047	Microsorum scolopendrium	6" HT. X 12" SPR. / 12" O.C.
		WART FERN	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

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Project:

TERMINAL ISLAND
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
4) DRB Final Submittal	12.06.2021	EWS
5) PB First Submittal	03.04.2022	DA
6)DRB Final Submittal	03.28.2022	DA

Seal:
MICHAEL ANDREW WITKIN LICENSED & REGISTERED LA0000889 STATE OF FLORIDA

Digitally signed by Andrew M Witkin
Date: 2022.03.25 16:55:56 -04'00'

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

Drawing: GROUND LEVEL LANDSCAPE PLAN

Date: 03/28/2022

Scale: See Left

Drawn by: DA

Sheet No.:

L-1

Cad Id.: 2020-020