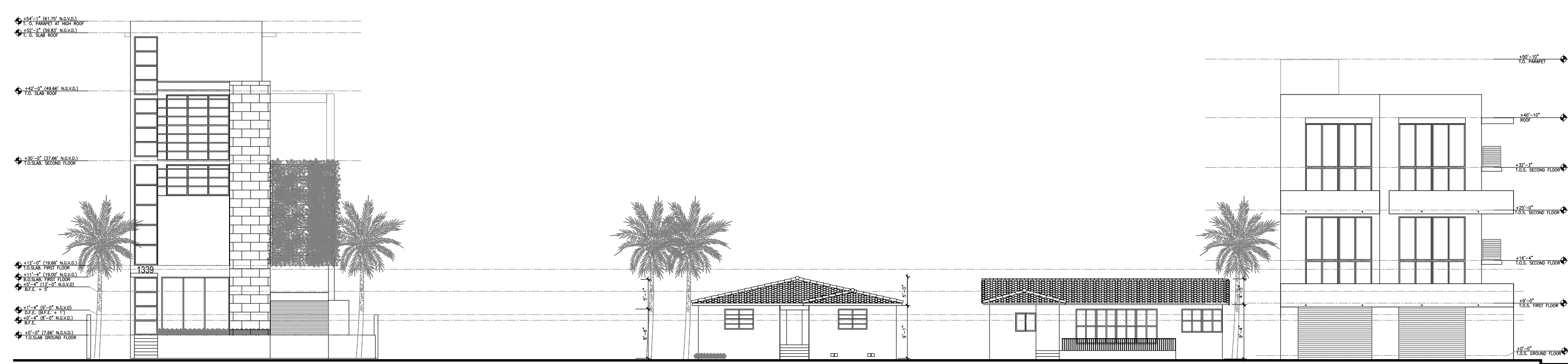




CONTEXT ELEVATIONS



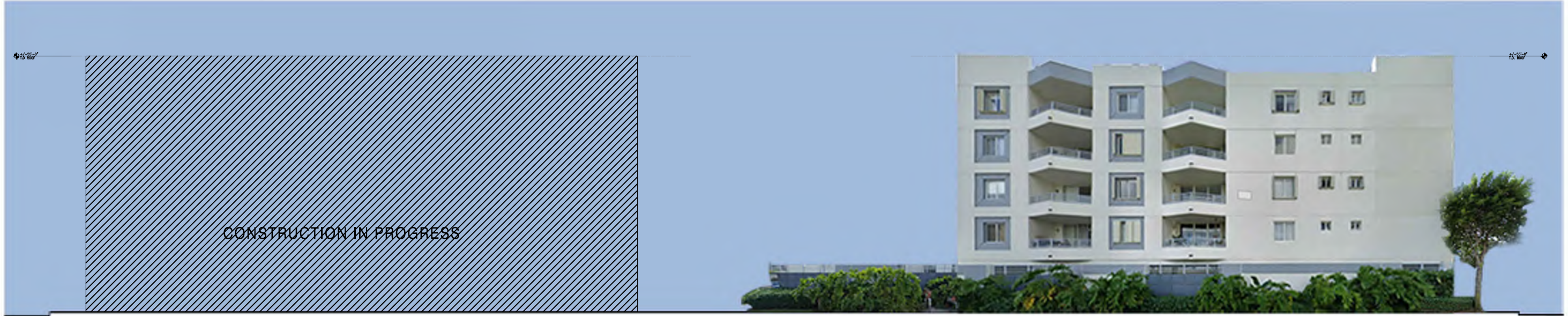
CONTEXT PHOTO ELEVATIONS



CONTEXT ELEVATIONS



CONTEXT PHOTO ELEVATIONS



CONSTRUCTION IN PROGRESS

CONTEXT BUILDINGS ACROSS STREET FROM PROPERTY
14TH TERRACE

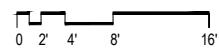


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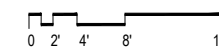
CONTEXT BUILDINGS ACROSS STREET FROM PROPERTY
14TH TERRACE



NORTH ELEVATION

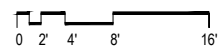


WEST ELEVATION

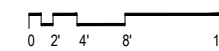




NORTH ELEVATION

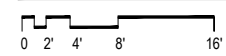


WEST ELEVATION

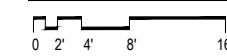




SOUTH ELEVATION



EAST ELEVATION





SOUTH ELEVATION



EAST ELEVATION



AA SECTION



AA SECTION
 0 2' 4' 8' 16'



FRONT SIDE MODEL VIEW FROM SOUTHEAST



FRONT MODEL VIEW FROM 14TH TERRACE



FRONT SIDE MODEL VIEW FROM SOUTHEAST



FRONT MODEL VIEW FROM 14TH TERRACE



REAR VIEW MODEL FROM NORTH EAST



REAR VIEW MODEL FROM NORTH EAST



MODEL VIEW EAST FACADE



MODEL VIEW EAST FACADE



AERIAL VIEW SOUTHEAST



AERIAL VIEW SOUTHEAST



REAR YARD MODEL VIEW FROM NORTHWEST



FRONT SIDE MODEL VIEW FROM SOUTHWEST



REAR YARD MODEL VIEW FROM NORTHWEST



FRONT SIDE MODEL VIEW FROM SOUTHWEST



REAR YARD MODEL VIEW FROM NORTHEAST

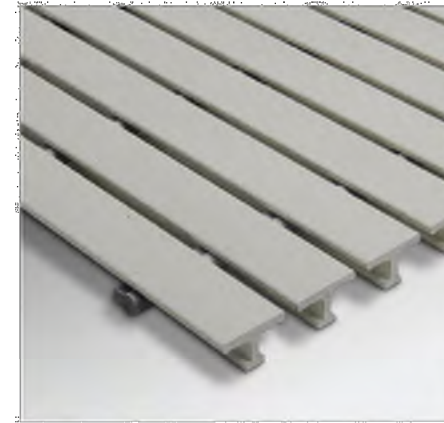


FRONT SIDE MODEL VIEW FROM SOUTHEAST

METAL TRELLIS
DARK BRONZE ANODIZED



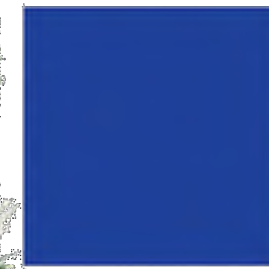
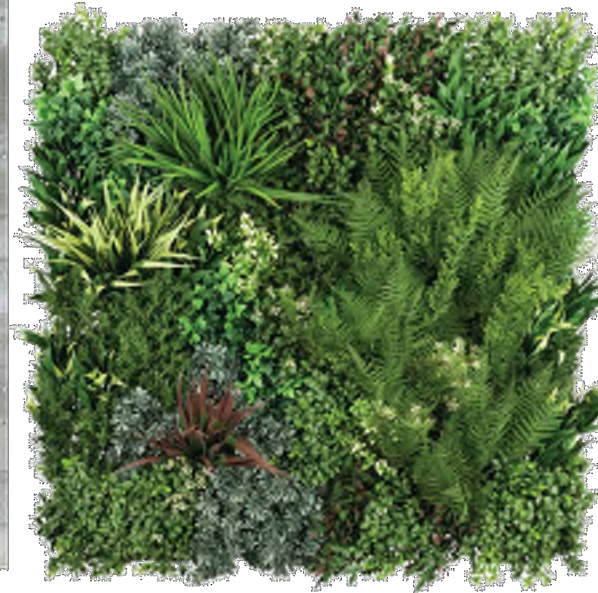
PATIO FLOORING
MCNICHOLS FIBERGLASS GRATING
PULTRUDED T-BAR & WT-BAR



ARCHITECTURAL FEATURE WALL
BOARD FORMED CONCRETE



GLAZING MULLIONS
BLACK ANODIZED METAL



ARCHITECTURAL EYEBROW ACCENT
SHERWIN-WILLIAMS
HONORABLE BLUE SW 6811



ARCHITECTURAL EYEBROW ACCENT
SHERWIN-WILLIAMS
CARNIVAL SW 6892

ARCHITECTURAL FEATURE GREEN WALL



ARCHITECTURAL SKYLIGHT FINISH
CPI DAYLIGHTING COLOR- CLEAR /NEUTRAL



ARCHITECTURAL GLAZING
VITRO ARCHITECTURAL GLASS
COLOR- CLEAR /NEUTRAL

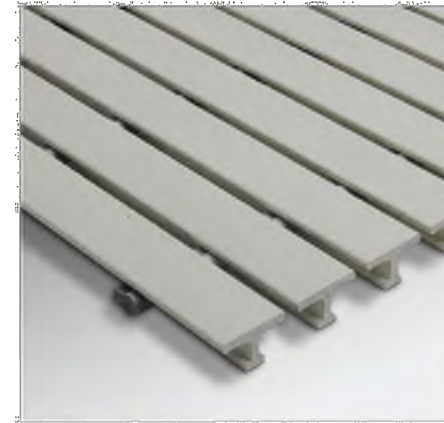


ARCHITECTURAL FEATURE WALL
STUCCO WALL WHITE

METAL TRELLIS
DARK BRONZE ANODIZED



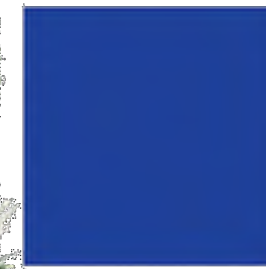
PATIO FLOORING
MCNICHOLS FIBERGLASS GRATING
PULTRUDED T-BAR & WT-BAR



ARCHITECTURAL FEATURE WALL
BOARD FORMED CONCRETE



GLAZING MULLIONS
BLACK ANODIZED METAL



ARCHITECTURAL EYEBROW ACCENT
SHERWIN-WILLIAMS
HONORABLE BLUE SW 6811



ARCHITECTURAL EYEBROW ACCENT
SHERWIN-WILLIAMS
CARNIVAL SW 6892

ARCHITECTURAL FEATURE GREEN WALL



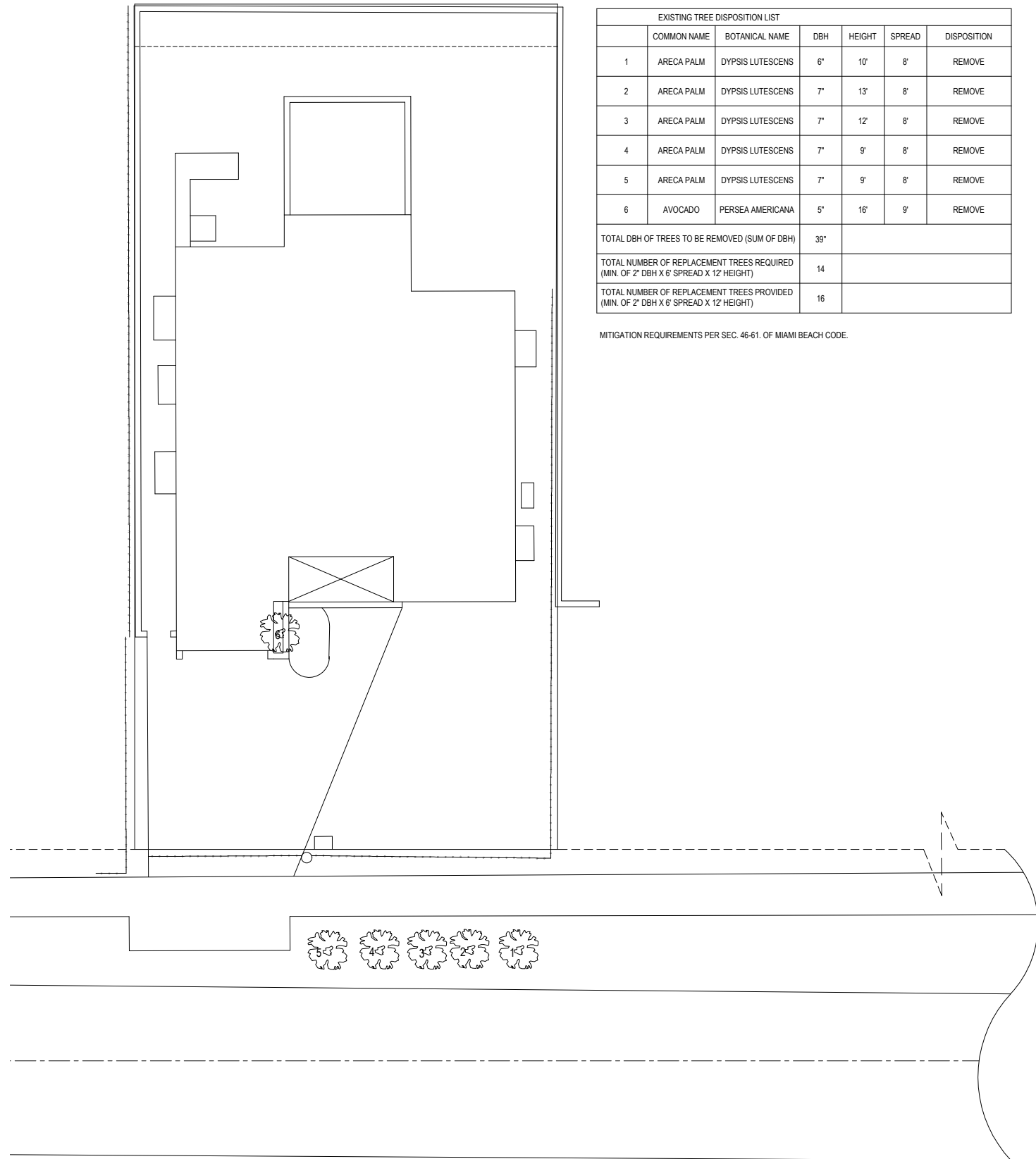
ARCHITECTURAL SKYLIGHT FINISH
CPI DAYLIGHTING COLOR- CLEAR /NEUTRAL



ARCHITECTURAL GLAZING
VITRO ARCHITECTURAL GLASS
COLOR- CLEAR /NEUTRAL



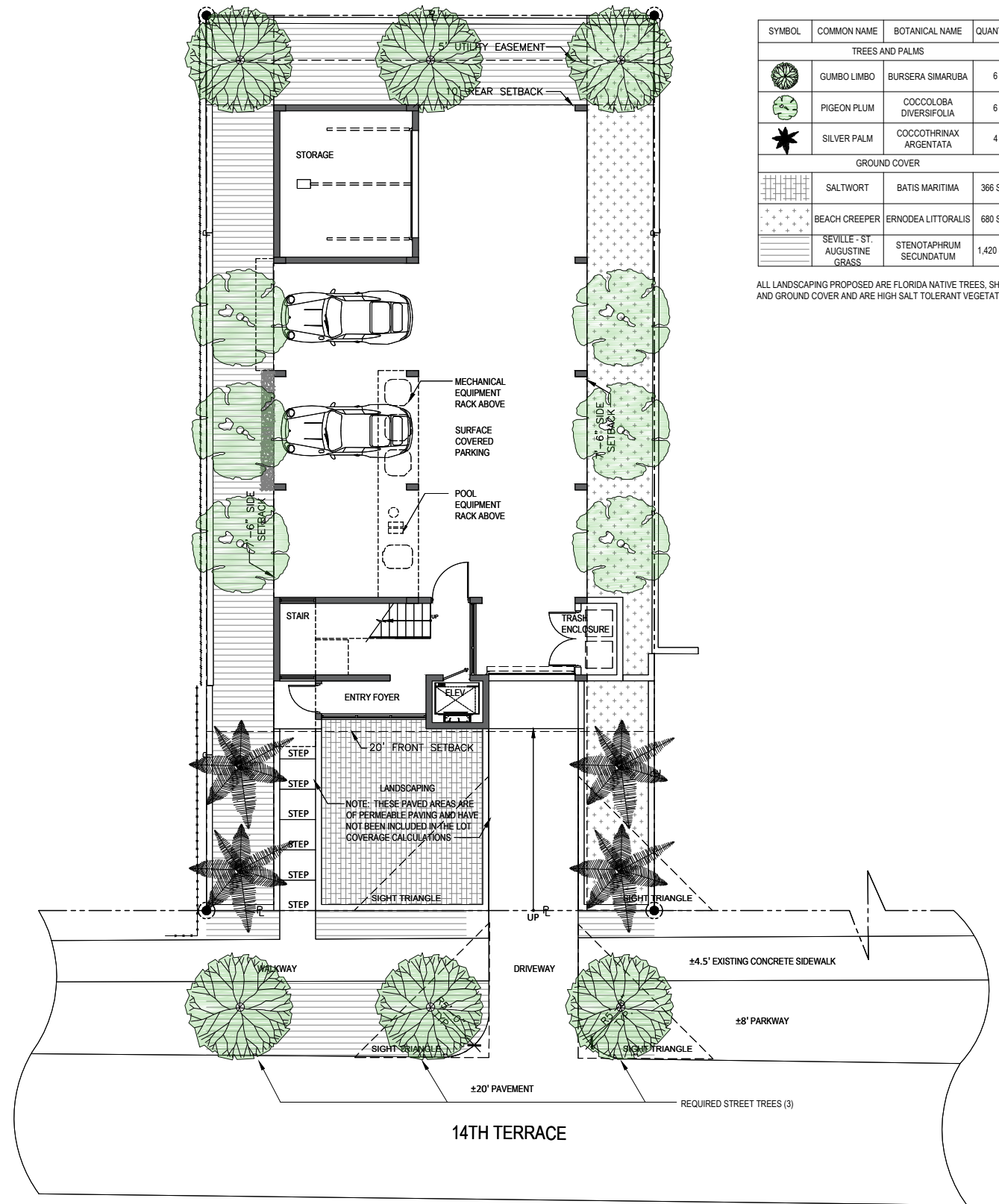
ARCHITECTURAL FEATURE WALL
STUCCO WALL WHITE



EXISTING TREE DISPOSITION LIST						
	COMMON NAME	BOTANICAL NAME	DBH	HEIGHT	SPREAD	DISPOSITION
1	ARECA PALM	DYPSIS LUTESCENS	6"	10'	8'	REMOVE
2	ARECA PALM	DYPSIS LUTESCENS	7"	13'	8'	REMOVE
3	ARECA PALM	DYPSIS LUTESCENS	7"	12'	8'	REMOVE
4	ARECA PALM	DYPSIS LUTESCENS	7"	9'	8'	REMOVE
5	ARECA PALM	DYPSIS LUTESCENS	7"	9'	8'	REMOVE
6	AVOCADO	PERSEA AMERICANA	5"	16'	9'	REMOVE
TOTAL DBH OF TREES TO BE REMOVED (SUM OF DBH)			39"			
TOTAL NUMBER OF REPLACEMENT TREES REQUIRED (MIN. OF 2" DBH X 6' SPREAD X 12' HEIGHT)				14		
TOTAL NUMBER OF REPLACEMENT TREES PROVIDED (MIN. OF 2" DBH X 6' SPREAD X 12' HEIGHT)				16		

MITIGATION REQUIREMENTS PER SEC. 46-61. OF MIAMI BEACH CODE.

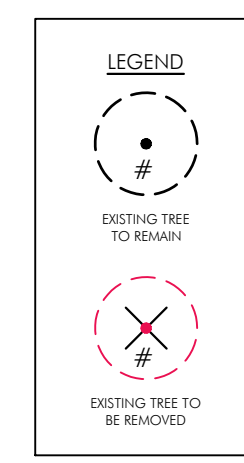
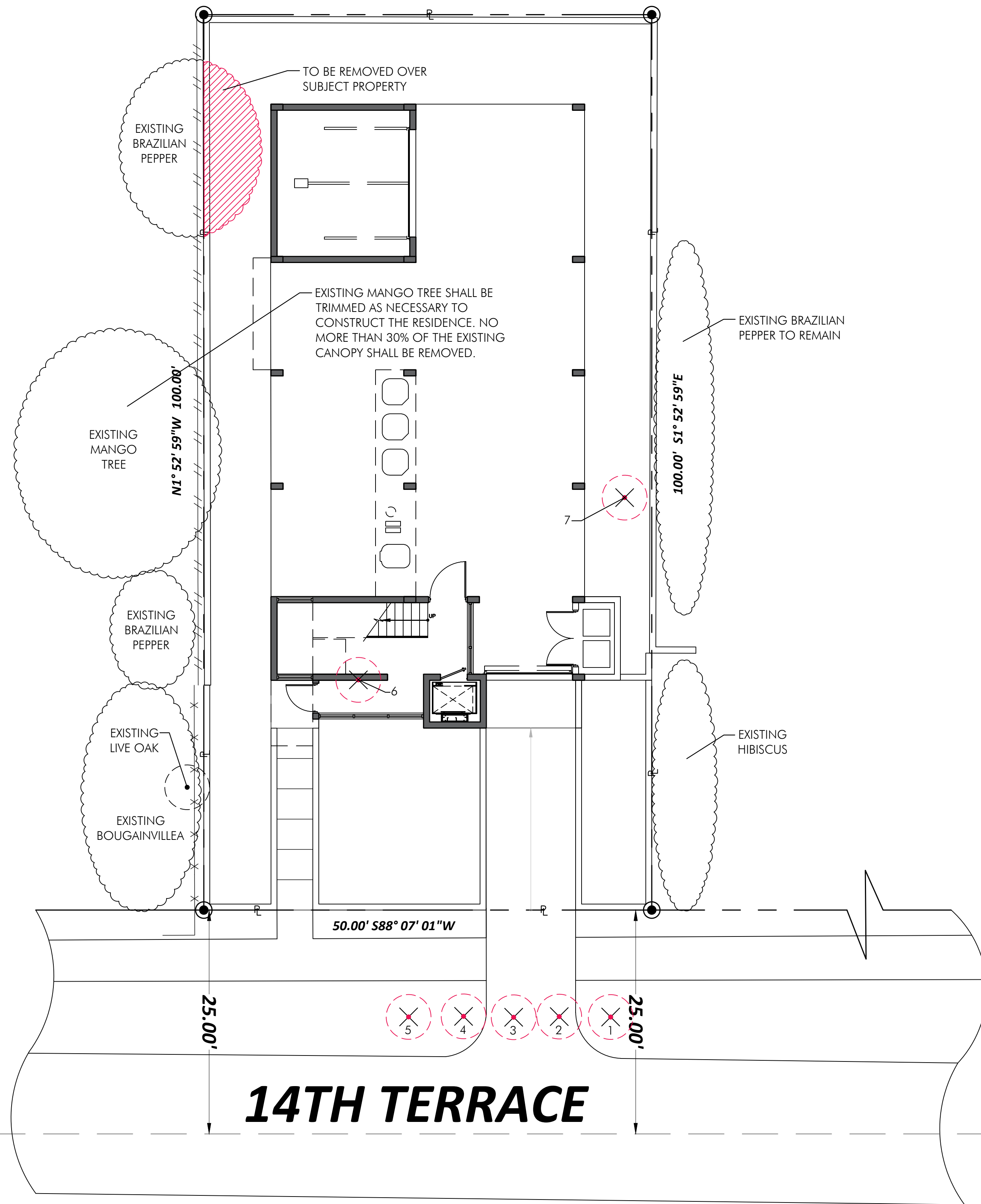
EXISTING TREE DISPOSITION PLAN



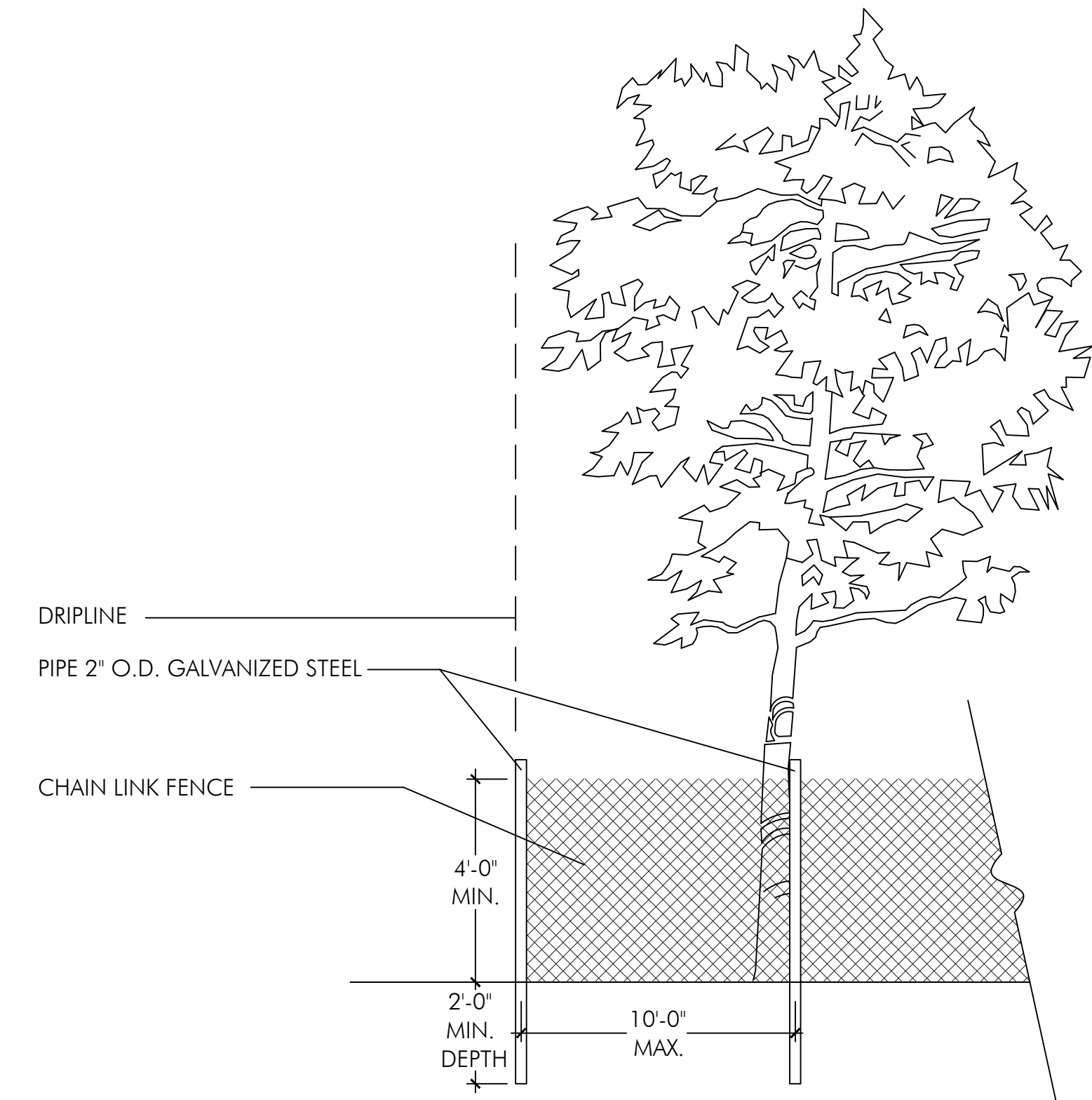
SYMBOL	COMMON NAME	BOTANICAL NAME	QUANTITY	DBH	HEIGHT	SPREAD
TREES AND PALMS						
	GUMBO LIMBO	BURSERIA SIMARUBA	6	2"	12'	6'
	PIGEON PLUM	COCCOLOBA DIVERSIFOLIA	6	2"	12'	6'
	SILVER PALM	COCCOTHRINAX ARGENTATA	4	2"	12'	6'
GROUND COVER						
	SALTWORT	BATIS MARITIMA	366 S.F.			
	BEACH CREEPER	ERNODEA LITTORALIS	680 S.F.			
	SEVILLE - ST. AUGUSTINE GRASS	STENOTAPHRUM SECUNDATUM	1,420 S.F.			

ALL LANDSCAPING PROPOSED ARE FLORIDA NATIVE TREES, SHRUBS AND GROUND COVER AND ARE HIGH SALT TOLERANT VEGETATION.

LANDSCAPE PLAN



KEY	BOTANICAL NAME	COMMON NAME	SIZE		DISPOSITION	NOTES	MITIGATION
			HT.(ft.)	SPD.(ft.)			DBH.(in.)
1	Adonia merillii	christmas palm	14	8	5	remove	dead
2	Adonia merillii	christmas palm	14	8	5	remove	good
3	Adonia merillii	christmas palm	14	8	5	remove	good
4	Adonia merillii	christmas palm	14	8	5	remove	good
5	Adonia merillii	christmas palm	14	8	5	remove	good
6	Parsea Americana	Avocado tree	18	12	6	remove	
7	Veitchia montgomeryana	Montgomery Palm	16	12	6	remove	
TOTAL DBH INCHES TO BE REMOVED							6
TOTAL PALMS TO BE REMOVED							5
TOTAL DBH INCHES MITIGATION REQUIRED							(2) - 2" dbh trees to replace the avocado + (5) - 2" dbh trees to replace the palms = (7) - 2" dbh trees
TOTAL DBH INCHES MITIGATION PROVIDED							(7) - 2" dbh trees

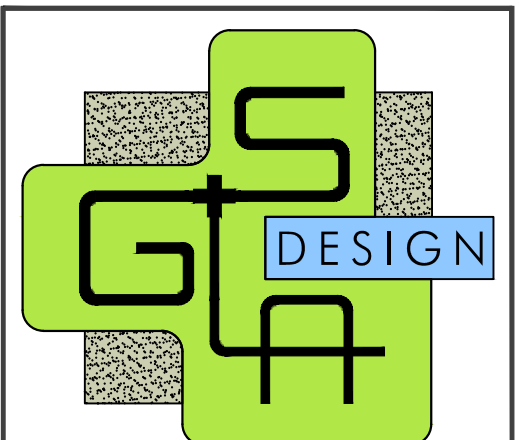


NOTES:
 -BARRIER SHALL BE PLACED AT THE EDGE OF THE DRIPLINE OF THE TREE CANOPY OR AS FAR FROM THE TREE AS POSSIBLE WHERE THE CANOPY OVERHANGS PAVEMENT THAT IS TO REMAIN. BARRIER SHALL BE MAINTAINED IN AN UPRIGHT POSITION AT ALL TIMES.
 -TREE PROTECTION FENCE (TPF) SHALL BE INSTALLED PRIOR TO ANY SITE WORK, CLEARING, OR DEMOLITION. AND MAINTAINED THROUGHOUT CONSTRUCTION.
 -REMOVE TPF ONLY WITH APPROVAL FROM URBAN FORESTER AFTER ALL SITE WORK HAS BEEN COMPLETED.

*NOTE: Should any existing trees or palms be damaged they shall be evaluated by the City Urban Forester to determine corrective actions that may include removal, corrective pruning and or replacement. Any corrective actions required shall be performed in accordance with the City of Miami Beach Code, the most current ANSI A-300 Pruning Standards and or an issued City Tree or Environmental Permit. Any corrective pruning required shall be performed by an ISA Certified Arborist and the City Urban Forester shall be consulted.

TREE PROTECTION DETAIL

N.T.S.



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 C.O.R.P. ID # 0000266

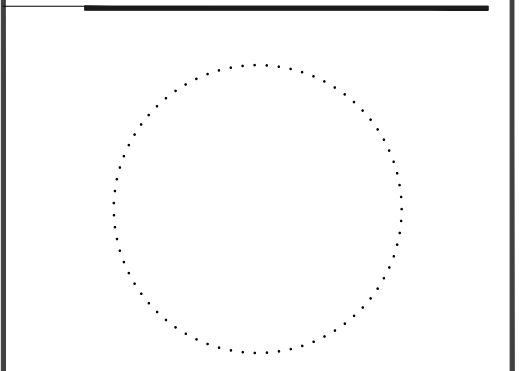
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 1339 14TH TERRACE MIAMI BEACH, FL 33139

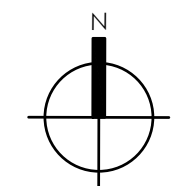


REV.	DESCRIPTION

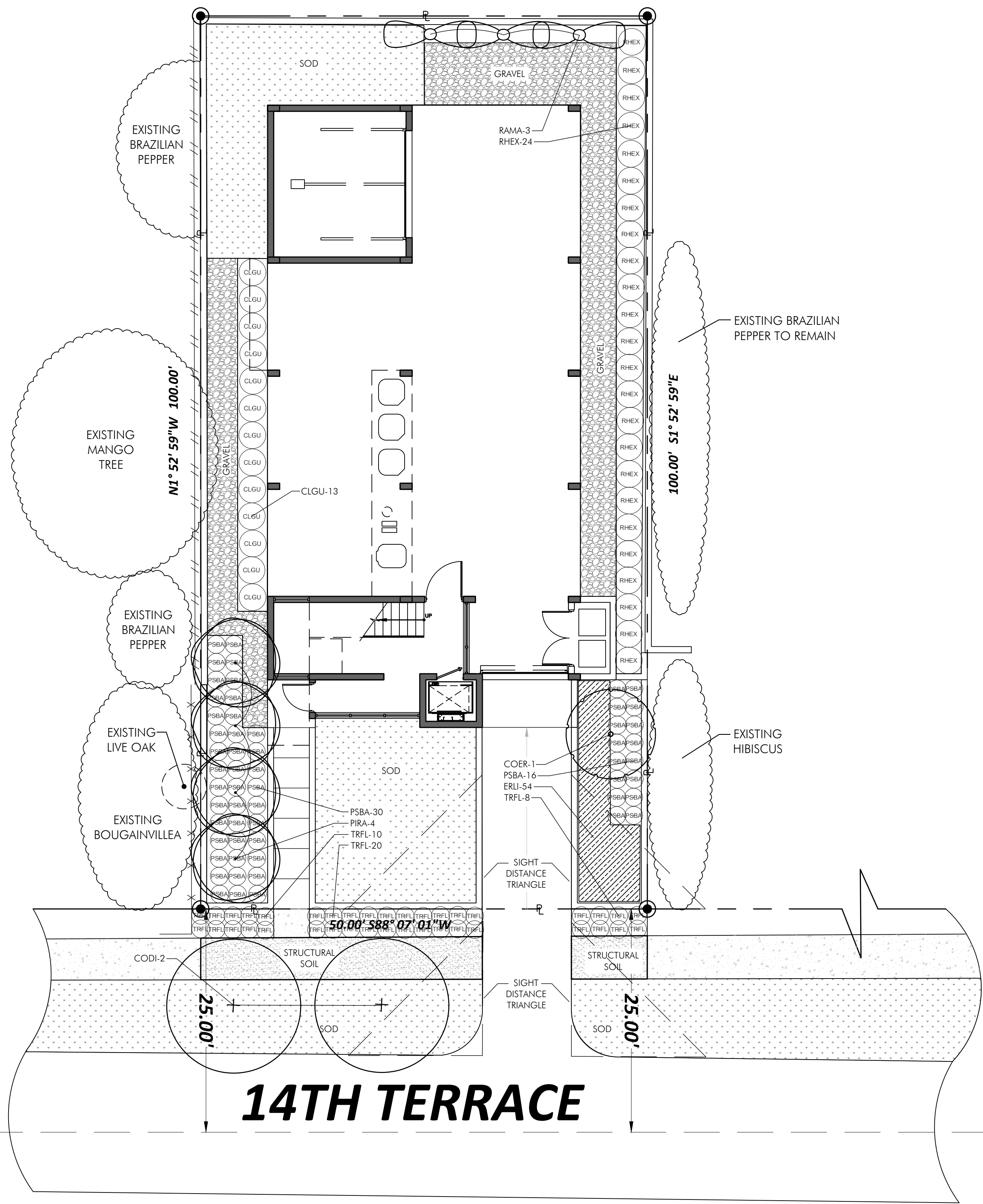
TITLE
 EXISTING TREE DISPOSITION PLAN



Ken Gardner
 Ken Semler
 DATE 07/26/2022
 SCALE as noted
 SHEET LA1-01



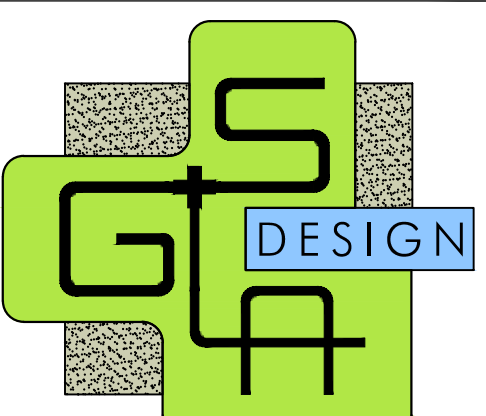
EXISTING TREE DISPOSITION PLAN
 SCALE: 1/8" = 1'-0"



14TH TERRACE

PLANT LIST LEVEL 1				
TREES				
KEY	PLANT NAME	QTY.	UT.	SIZE
CODI	Coccoloba diversifolia ...Pigeon Plum	3	ea.	12' tall x 5' spread, 2" DBH
COER	Conocarpus erectus ...Green Buttonwood	1	ea.	12' tall x 5' spread, 2" DBH
PIRA	Pimenta racemosa 'lemon' ...Bay Rum Tree	4	ea.	12' tall x 5' spread, 2" DBH
PALMS				
KEY	PLANT NAME	QTY.	UT.	SIZE
RHEX	Rhapis excelsa ...Lady Palm	24	ea.	4' tall x 30" spread, multi
RAMA	Ravanela madagascariensis Traveler's Palm	3	ea.	8' tall overall
SHRUBS				
KEY	PLANT NAME	QTY.	UT.	SIZE
CLGU	Clusia guttifera ...Clusia	13	ea.	6' tall x 3' spread, full to ground
PSBA	Psychotria bahamensis ...Bahamas Wild Coffee	56	ea.	24" X 24"
TRFL	Tripsacum floridanum ...Florida Gamagrass	38	ea.	18"x18", install 24" o.c.
GROUNDCOVERS				
KEY	PLANT NAME	QTY.	UT.	SIZE
ERLU	Ernodea littoralis ...Golden Creeper	54	ea.	3 gal cans, full, install 18" o.c.
MISCELLANEOUS				
gravel	Decorative gravel to be selected		c.y.	as required
sod	"Empire" Zoysia Sod		s.f.	as required
	Planting Soil 70% Silica Sand 20% Everglades Muck 10% Shredded Pinebark		c.y.	excavate and backfill 18" depth in all planting areas.
	Shredded Melaleuca Mulch		c.y.	3" layer in all shrub beds

CITY OF MIAMI BEACH LANDSCAPE LEGEND INFORMATION REQUIRED TO BE PERMANENTLY AFFIXED TO PLANS			
Zoning District: RM-1 Lot Area: 5,000 Acres: 0.11			
OPEN SPACE	REQUIRED/ALLOWED	PROVIDED	
A. Square feet of required Open Space as indicated on site plan: Lot Area = 5,000 s.f. x 30% = 1,500 s.f.	1,500	2,132	
B. Square feet of parking lot open space required as indicated on site			
Number of parking spaces 0 x 10 s.f. parking space =	0	0	
C. Total square feet of landscaped open space required: A+B=	1,500	2,132	
LAWN AREA CALCULATION			
A. Square feet of landscaped open space required	N/A	N/A	
B. Maximum lawn area (sod) permitted= 30% x 5,000 s.f.	1,500	700	
TREES			
A. Number of trees required per lot or net lot acre, less existing number of trees meeting minimum requirements= 28 trees x 0.11 net lot acres - number of existing trees =	4	5	
B. % Natives required: Number of trees provided x 30% =	2	5	
C. % Low maintenance / drought and salt tolerant required: Number of trees provided x 50% =	2	5	
D. Street Trees (max. average spacing of 20' o.c.) 40 (Driveway excluded) linear feet along street divided by 20' =	2	2	
E. Street tree species allowed directly beneath power lines: (max. average spacing of 20' o.c.): linear feet along street divided by	none	none	
SHRUBS			
A. Number of shrubs required: Sum of lot and street trees req. x 12=	72	107	
B. % Native shrubs required: Number of shrubs provided x 50%=	36	107	
LARGE SHRUBS OR SMALL TREES			
A. Number of large shrubs or small trees required: Number of required shrubs x 10%=	8	13	
B. % Native large shrubs or small trees required: Number of large shrubs or small trees provided x 50%=	4	13	



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CORP. ID # 0000266

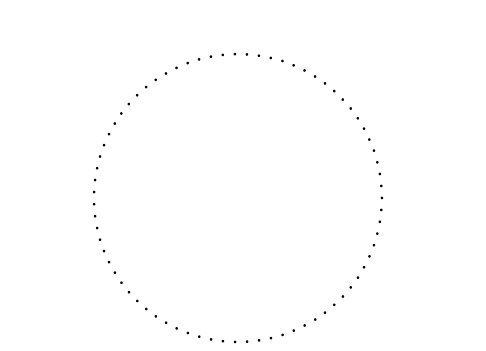
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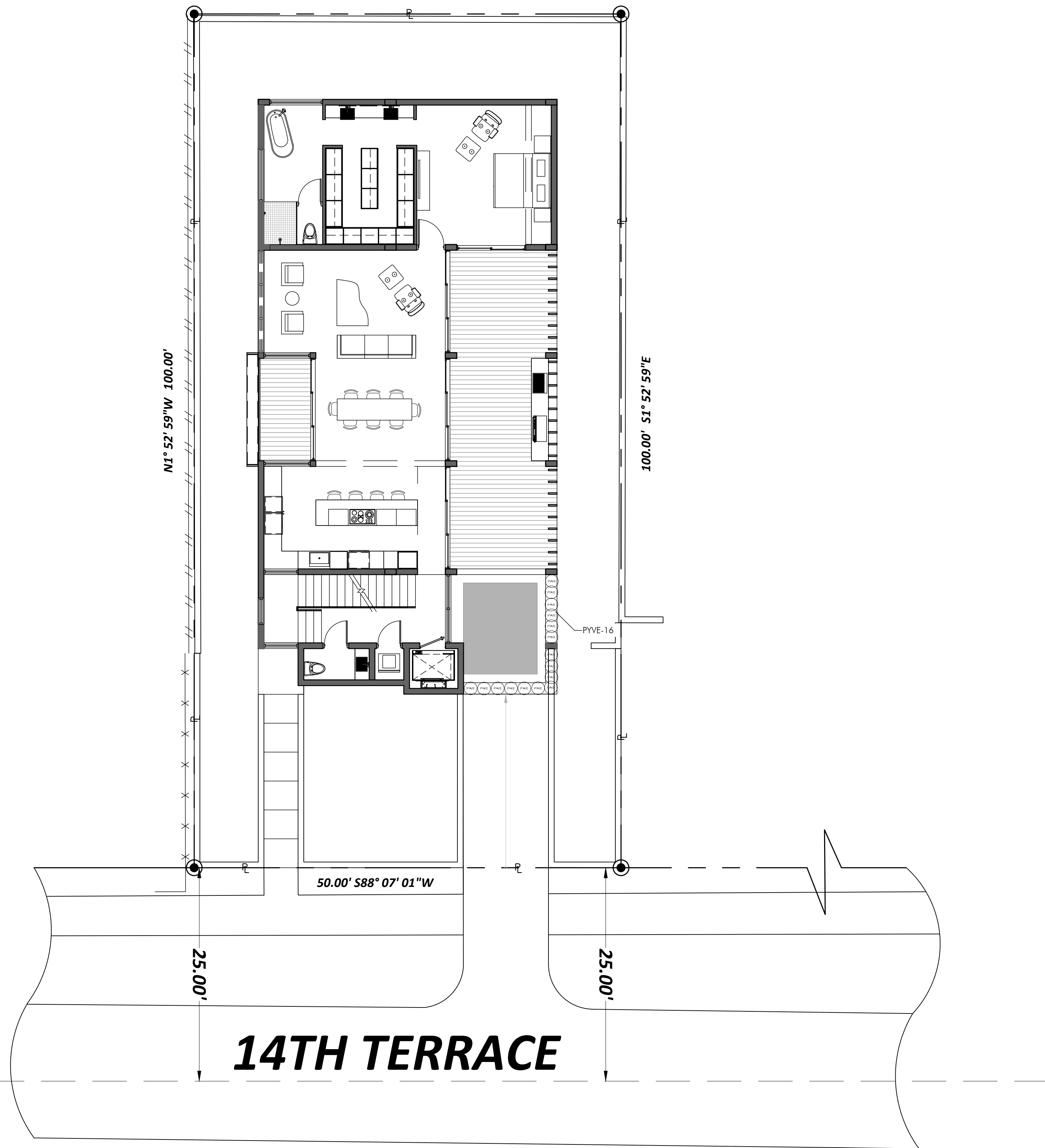
REV.	

TITLE
PLANTING PLAN
LEVEL 1

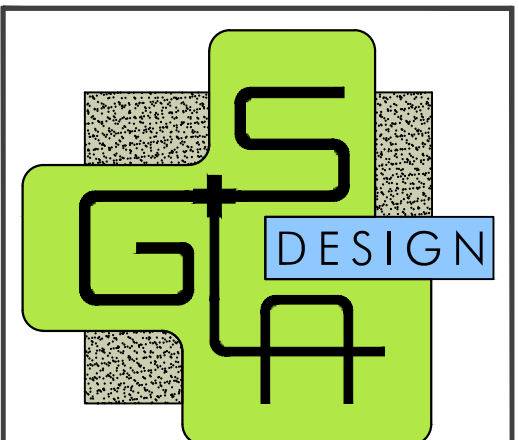


Ken Gardner FLA #1569
Kahl Semler FLA #667205
DATE 07/26/2022
SCALE as noted
SHEET LA2-01





PLANT LIST LEVEL 2				
SHRUBS				
KEY	PLANT NAME	QTY.	UT.	SIZE
PYVE	Pyrostegia venusta ...Flamevine	16	ea.	1 gallon cans
MISCELLANEOUS				
Green Roof Soil Mixes From Atlas Soil				
	Roof Planter Soil Mix	as req.	c.y.	
	25% Coarse Sand			
	25% Medium Sand			
	20% Pine Bark			
	20% Florida Peat			
	8% Rice Rock			
	2% Marl			
	Shredded Melaleuca Mulch		c.y.	3" layer in all shrub beds



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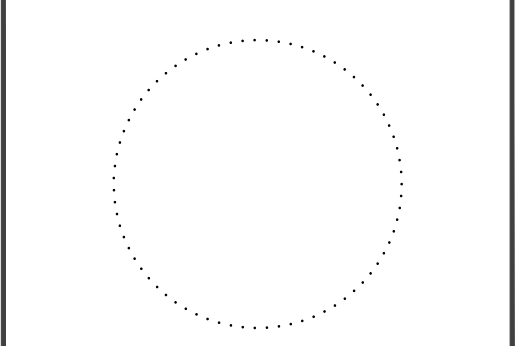
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REV.	DESCRIPTION

TITLE
PLANTING PLAN
LEVEL 2

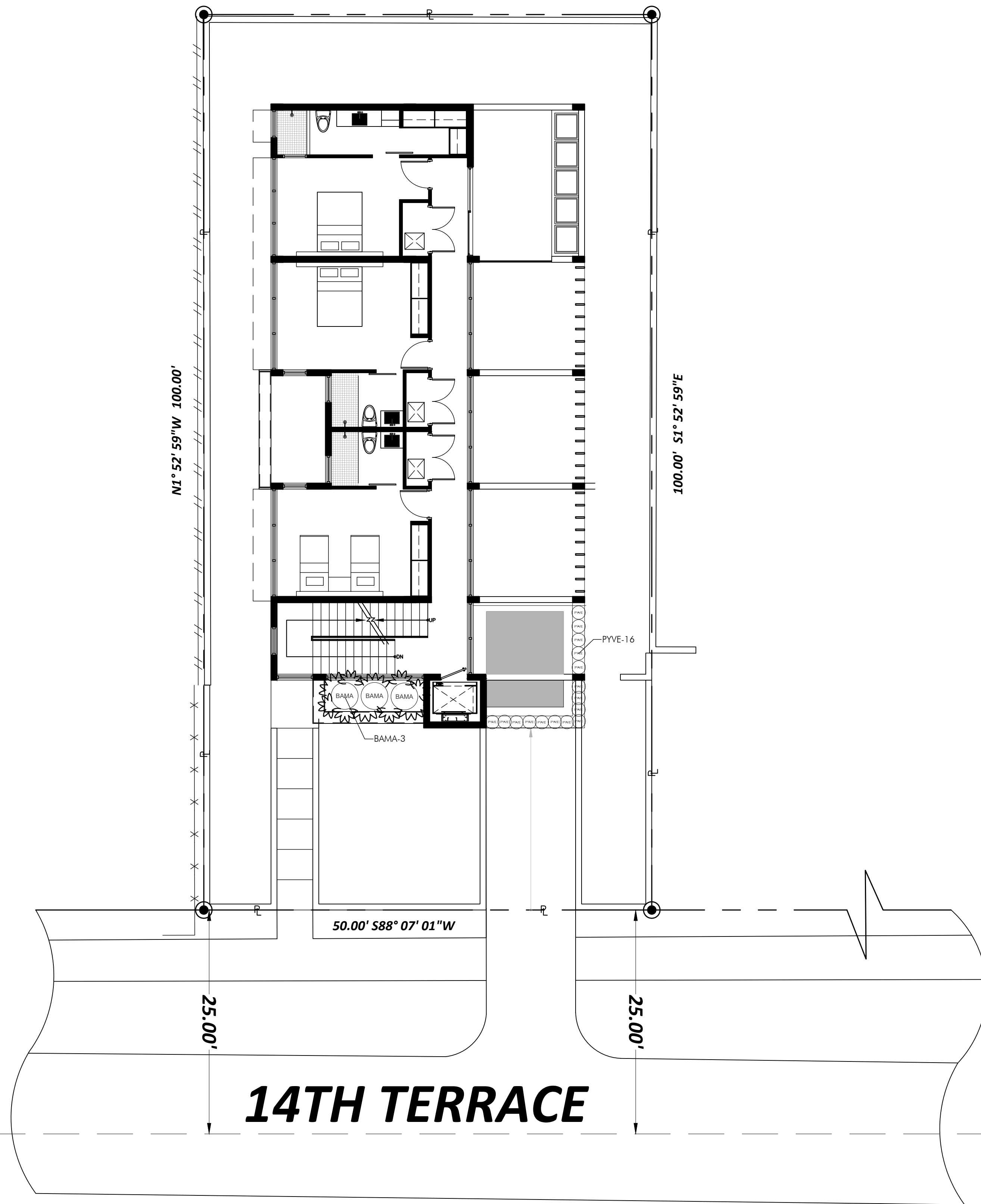


Ken Gardner
Karl Semler
DATE 07/26/2022
SCALE as noted
SHEET LA2-02

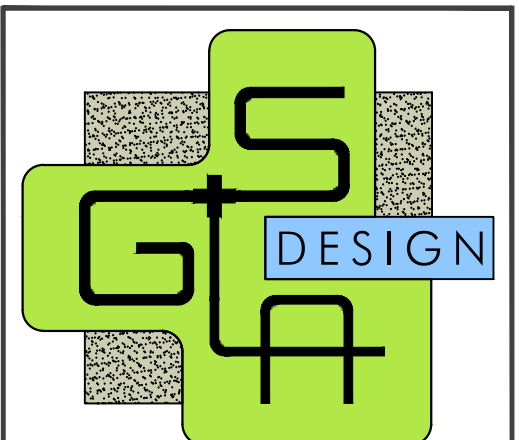
PLANTING PLAN LEVEL 2

SCALE: 1/8" = 1'-0"

1
LA2-02



PLANT LIST LEVEL 3				
BAMBOO				
KEY	PLANT NAME	QTY.	UT.	SIZE
BAMA	Bambusa malingensis ...Seabreeze Bamboo	3	ea.	8' tall overall, 3-4 culms per clump
VINES				
KEY	PLANT NAME	QTY.	UT.	SIZE
PYVE	Pyrostegia venusta ...Flamevine	16	ea.	12" x 18", install 18" o.c.
MISCELLANEOUS				
Green Roof Soil Mixes From Atlas Soil				
	Roof Planter Soil Mix 25% Coarse Sand 25% Medium Sand 20% Pine Bark 20% Florida Peat 8% Rice Rock 2% Marl	as req.	c.y.	
	Shredded Melaleuca Mulch		c.y.	3" layer in all shrub beds



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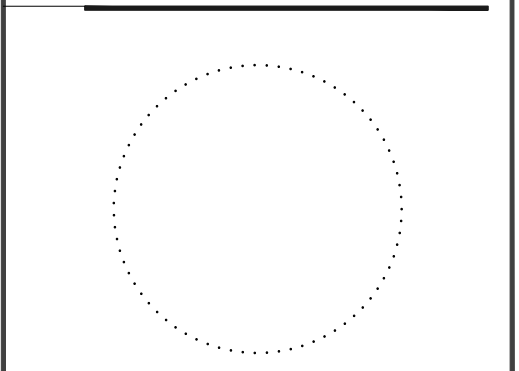
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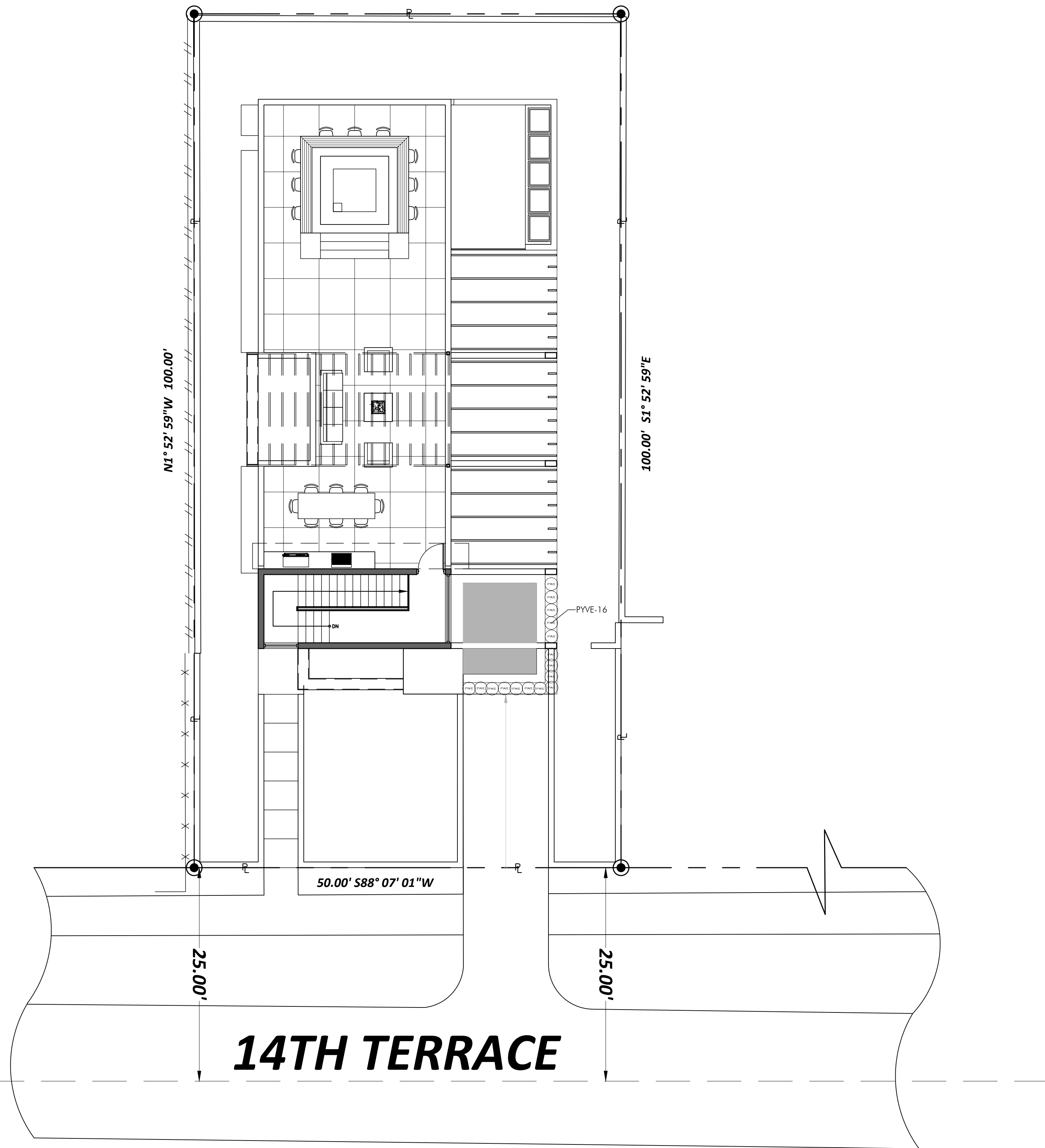
REV.	DESCRIPTION

TITLE
PLANTING PLAN
LEVEL 3

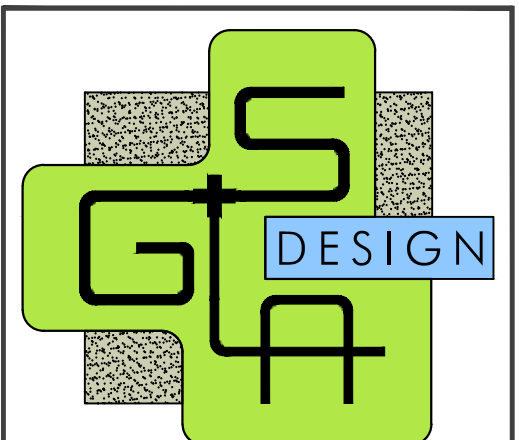


Ken Gardner
Karl Semler
DATE 07/26/2022
SCALE as noted
SHEET LA2-03

PLANTING PLAN LEVEL 3
SCALE: 1/8" = 1'-0"



PLANT LIST LEVEL 4				
VINES				
KEY	PLANT NAME	QTY.	UT.	SIZE
PYVE	Pyrostegia venusta ...Flamevine	16	ea.	12" x 18", install 18" o.c.
MISCELLANEOUS				
Green Roof Soil Mixes From Atlas Soil				
	Roof Planter Soil Mix	as req.	c.y.	
	25% Coarse Sand			
	25% Medium Sand			
	20% Pine Bark			
	20% Florida Peat			
	8% Rice Rock			
	2% Marl			
	Shredded Melaleuca Mulch		c.y.	3" layer in all shrub beds



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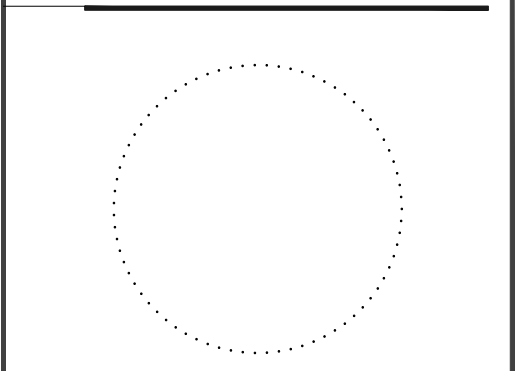
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REV.	DESCRIPTION

TITLE
PLANTING PLAN
LEVEL 4



Ken Gardner FLA #1569
Kath Semler FLA #667205
DATE 07/26/2022
SCALE as noted
SHEET LA2-04

PLANTING PLAN LEVEL 4
SCALE: 1/8" = 1'-0"

