

360 S HIBISCUS RESIDENCE
MIAMI BEACH, FL

SITE ADDRESS:

360 S HIBISCUS DRIVE
MIAMI BEACH, FL 33139

LANDSCAPE ARCHITECT:

CLAD
8020 NE 4TH AVE, STUDIO 113
MIAMI, FL 33138
(786) 536-6076
INFO@CLADLANDSCAPE.COM

SEAL:

CAROLINA MONTEIRO DA SILVA
REGISTERED LANDSCAPE ARCHITECT
LA6667311

DRAWING TITLE:

COVER + SHEET INDEX

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REVISIONS:

ISSUE	DATE
DRB 1ST SUBMITTAL	06/21/22
DRB 2ND SUBMITTAL	08/08/22

**- 360 S HIBISCUS DRIVE -
MIAMI BEACH, FL
DRB 1ST SUBMITTAL
SHEET INDEX**

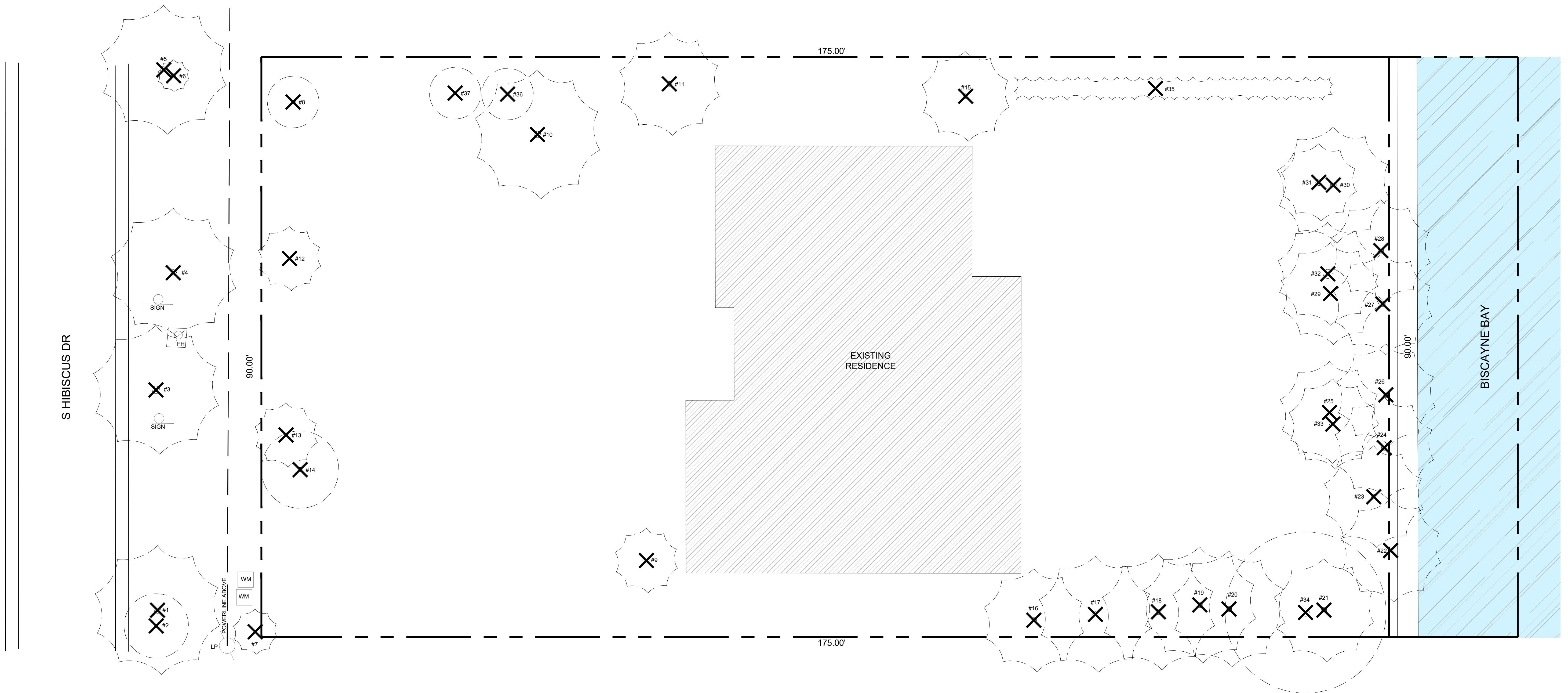
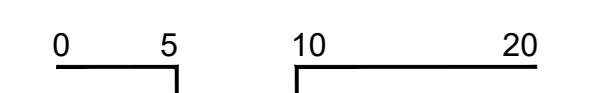
360 S. HIBISCUS		x = SHEET SUBMITTED		* = SHEET REVISED	
SHEET #	SHEET NAME	DRB 1ST SUBMITTAL 06-21-2022	DRB 2ND SUBMITTAL 08-08-2022		
L-0	COVER SHEET + SHEET INDEX	x	x		
	SURVEY (BY OTHERS)	x	x		
L-1	TREE DISPOSITION PLAN	x	x		
L-1.1	TREE DISPOSITION & MITIGATION SCHEDULE	x	x		
L-1.2	TREE MITIGATION PLAN	x	x		
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L-2.1	SITE PLAN - 2ND FLOOR	x	*	x	
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SCALE:

PROJ. N°:
2210
SHEET N°:
L-0

**TREE DISPOSITION
PLAN**

ISSUE	DATE
DRB 1ST SUBMITTAL	06/21/22
DRB 2ND SUBMITTAL	08/08/22



TREE DISPOSITION SYMBOL LEGEND

- PALM TO REMOVE
- TREE TO REMOVE

SEE SHEET L-1.1 FOR TREE DISPOSITION SCHEDULE.

TREE DISPOSITION SCHEDULE - 360 SOUTH HIBISCUS										
#	SCIENTIFIC NAME	COMMON NAME	DBH (IN)	HEIGHT (FT)	SPREAD (FT)	CONDITION	DISPOSITION	NOTES	DBH (IN) REMOVED	PALMS REMOVED
1	Cocos nucifera	COCONUT PALM	12	50	20	GOOD	REMOVE			1
2	Ficus microcarpa	INDIAN-LAUREL	6	12	10	FAIR	REMOVE	INVASIVE, EXCEMPT		
3	Cocos nucifera	COCONUT PALM	14	50	20	GOOD	REMOVE			1
4	Cocos nucifera	COCONUT PALM	12	50	20	GOOD	REMOVE			1
5	Cocos nucifera	COCONUT PALM	12	50	18	FAIR	REMOVE			1
6	Cocos nucifera	COCONUT PALM	8	8	5	FAIR	REMOVE			1
7	Phytosperma elegans	ALEXANDER PALM	4	15	7	FAIR	REMOVE	NOT REGULATED		
8	Callistemon viminalis	WEEPING BOTTLEBRUSH	8	15	8	POOR	REMOVE		8	
9	Phoenix roebelenii	PYGM DATE PALM	4	10	10	POOR	REMOVE	NOT REGULATED		
10	Cocos nucifera	COCONUT PALM	12	40	20	GOOD	REMOVE			1
11	Syagrus romanzoffiana	QUEEN PALM	9	35	16	FAIR	REMOVE			1
12	Syagrus romanzoffiana	QUEEN PALM	9	18	10	POOR	REMOVE			1
13	Syagrus romanzoffiana	QUEEN PALM	8	18	10	POOR	REMOVE			1
14	Hamelia patens	FIREBUSH	8	12	12	GOOD	REMOVE		8	
15	Syagrus romanzoffiana	QUEEN PALM	9	40	14	FAIR	REMOVE			1
16	Cocos nucifera	COCONUT PALM	10	35	16	GOOD	REMOVE			1
17	Cocos nucifera	COCONUT PALM	10	40	18	GOOD	REMOVE			1
18	Cocos nucifera	COCONUT PALM	10	25	18	GOOD	REMOVE			1
19	Cocos nucifera	COCONUT PALM	10	40	20	GOOD	REMOVE			1
20	Cocos nucifera	COCONUT PALM	10	35	16	FAIR	REMOVE			1
21	Cocos nucifera	COCONUT PALM	10	35	16	FAIR	REMOVE			1
22	Cocos nucifera	COCONUT PALM	9	35	16	GOOD	REMOVE			1
23	Cocos nucifera	COCONUT PALM	9	30	16	GOOD	REMOVE			1
24	Cocos nucifera	COCONUT PALM	10	35	16	FAIR	REMOVE			1
25	Cocos nucifera	COCONUT PALM	10	45	16	FAIR	REMOVE			1
26	Cocos nucifera	COCONUT PALM	9	35	16	FAIR	REMOVE			1
27	Cocos nucifera	COCONUT PALM	9	40	16	FAIR	REMOVE			1
28	Cocos nucifera	COCONUT PALM	9	40	16	FAIR	REMOVE			1
29	Cocos nucifera	COCONUT PALM	10	45	16	FAIR	REMOVE			1
30	Cocos nucifera	COCONUT PALM	11	40	18	GOOD	REMOVE			1
31	Roystonea regia	ROYAL PALM	12	28	12	POOR	REMOVE			1
32	Roystonea regia	ROYAL PALM	17	38	16	FAIR	REMOVE			1
33	Washingtonia robusta	WASHINGTONIA PALM	12	40	14	FAIR	REMOVE			1
34	Ficus microcarpa	INDIAN-LAUREL	14	25	25	GOOD	REMOVE	INVASIVE	14	
35	Ravenala madagascariensis	TRAVELER'S PALM HEDGE	CLUSTER	33	15	FAIR	REMOVE	NOT REGULATED		
36	Tabebuia heterophylla	PINK TRUMPET TREE	4	20	8	FAIR	REMOVE		4	
37	Tabebuia heterophylla	PINK TRUMPET TREE	4	20	8	FAIR	REMOVE		4	
TOTAL REMOVED:									38	28

TREE DISPOSITION SUMMARY				
	TOTAL	REMAIN	REMOVE	RELOCATE
TREES	6	0	6	0
PALMS	31	0	31	0

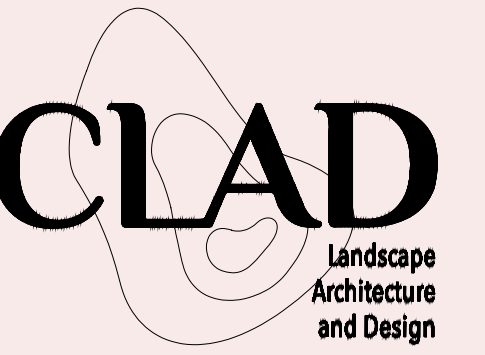
TREES USED FOR MITIGATION					
SYM	QTY	SCIENTIFIC NAME	COMMON NAME	NATIVE	NOTES
CE	10	Conocarpus erectus	GREEN BUTTWOOD	Y	MIN. 4" DBH, 8' SP., 16' HT
CG	2	Ceasalpinia granadillo	BRIDALVEIL	N	MIN. 4" DBH, 8' SP., 16' HT
PR	1	Pimenta racemosa	BAYRUM	N	MIN. 4" DBH, 8' SP., 16' HT
CB	1	Calophyllum brasiliense	BRAZILIAN BEAUTYLEAF	N	MIN. 4" DBH, 8' SP., 16' HT
SC	1	Spathodea campanulata	AFRICAN TULIP TREE	N	MIN. 4" DBH, 8' SP., 16' HT

TOTAL: 15 TREES USED FOR MITIGATION DIVIDED IN 5 SPECIES
10 NATIVE TREES (67% NATIVE)

THE REMOVAL OF 38" DBH + 28 PALMS, EQUIVALENT TO:
42 REPLACEMENT TREES (MIN. 2" DBH, 6' CANOPY, 12' HT), OR
21 REPLACEMENT TREES (MIN. 4" DBH, 8' CANOPY, 16' HT)
21 TREES MUST BE NATIVE (50% OF REQUIRED TREES)

SPECIES DIVERSITY:
31-40: 5 SPECIES

THE CODE IS BEING MET BY USING:
PLANS HAVE A DEFICIT OF 6 TREES (MIN. 4" DBH, 8' CANOPY, 16' HT)
DONATION TO TREE TRUST FUND REQUIRED



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TREE DISPOSITION & MITIGATION SCHEDULE

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REVISIONS:

ISSUE	DATE
DRB 1ST SUBMITTAL	06/21/22
DRB 2ND SUBMITTAL	08/08/22

SCALE:
NOT APPLICABLE

PROJ. N°:
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L-1.1

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**TREE MITIGATION
PLAN**

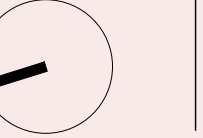
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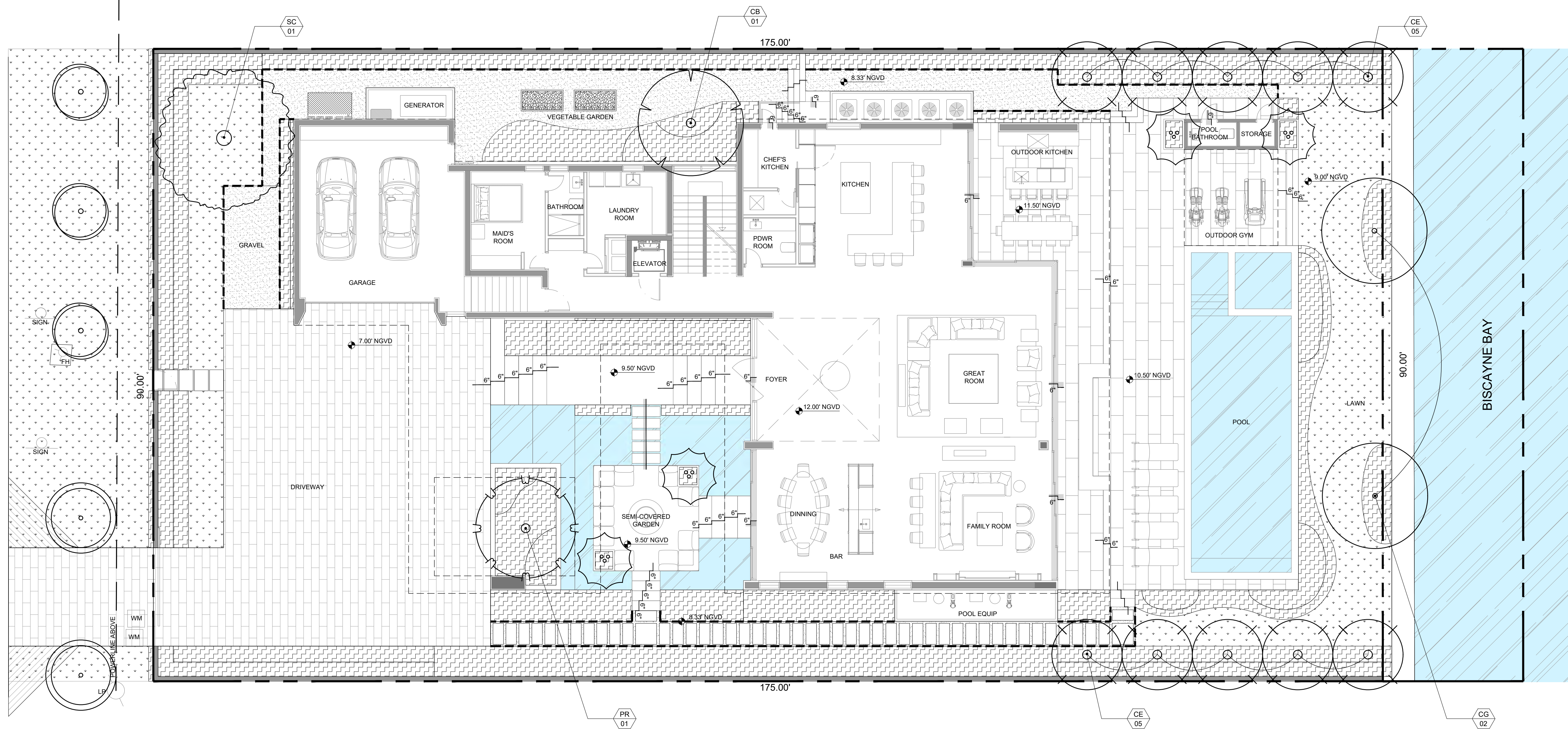
SCALE:
1/8" = 1'-0"

PROJ. N°:
2210
SHEET N°:



L-1.2

S HIBISCUS DR



TREE MITIGATION SYMBOL LEGEND

XX
XX PROPOSED MITIGATION TREES

0 5 10 20

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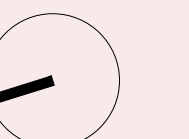
**SITE PLAN
1ST FLOOR**

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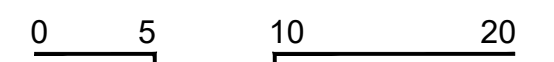
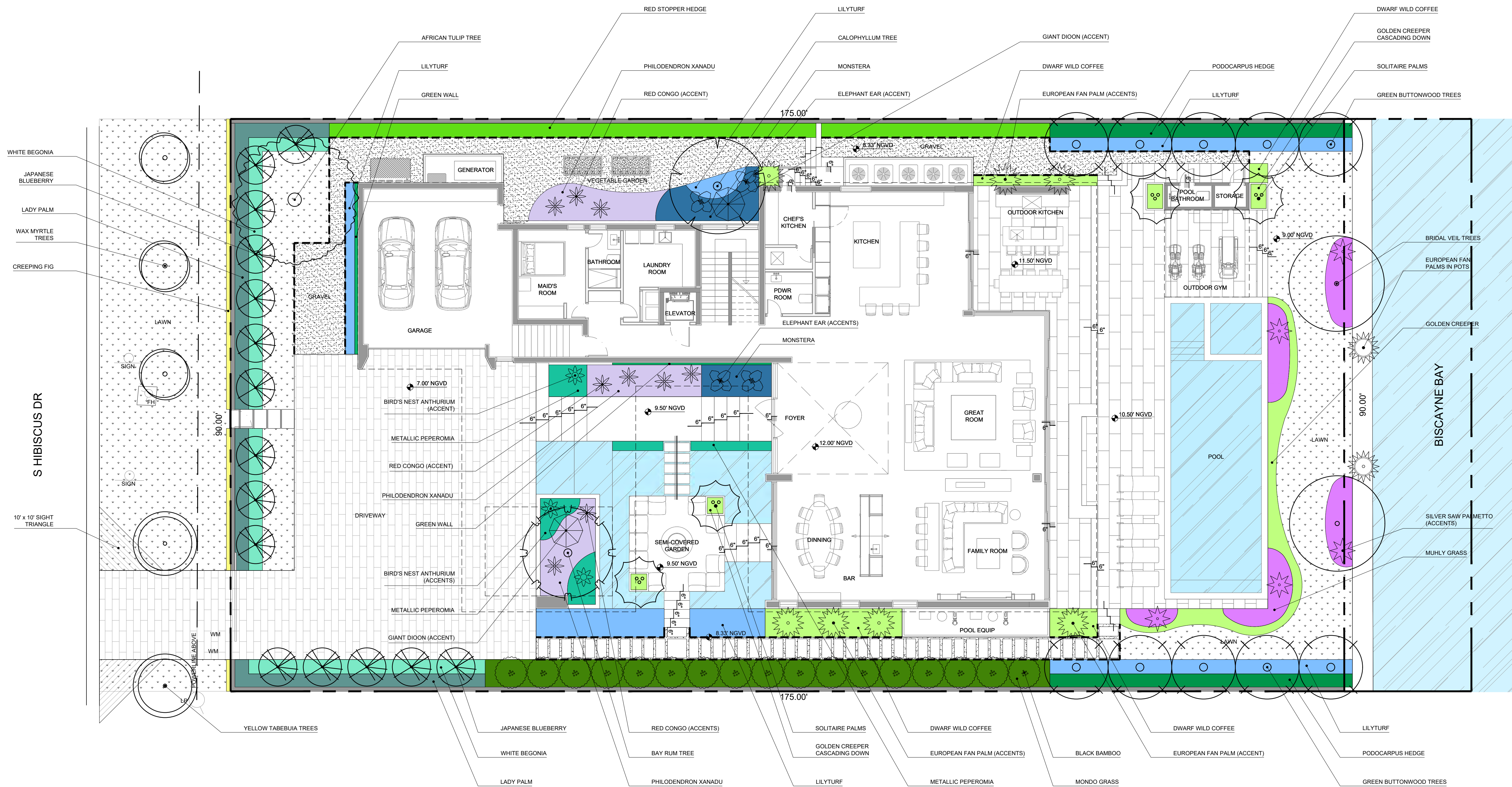
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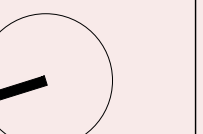
**SITE PLAN -
2ND FLOOR**

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DRB 2ND SUBMITTAL	08/08/22

SCALE:
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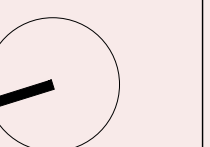
SITE PLAN - ROOFTOP

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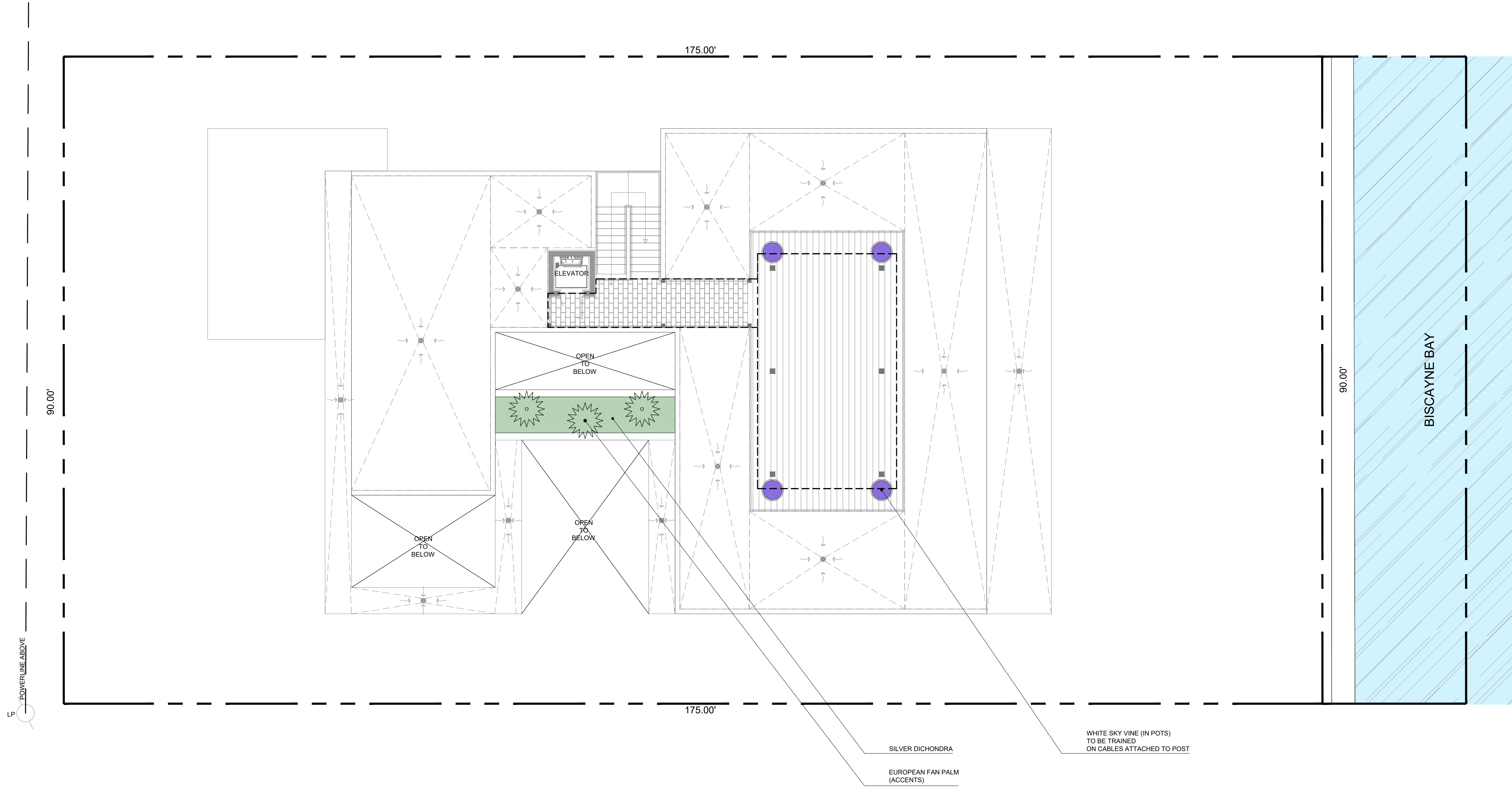
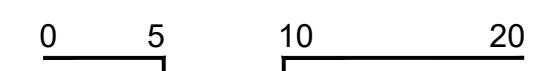
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DRB 2ND SUBMITTAL	08/08/22

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



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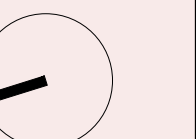
**CANOPY PLANTING
PLAN - 1ST FLOOR**

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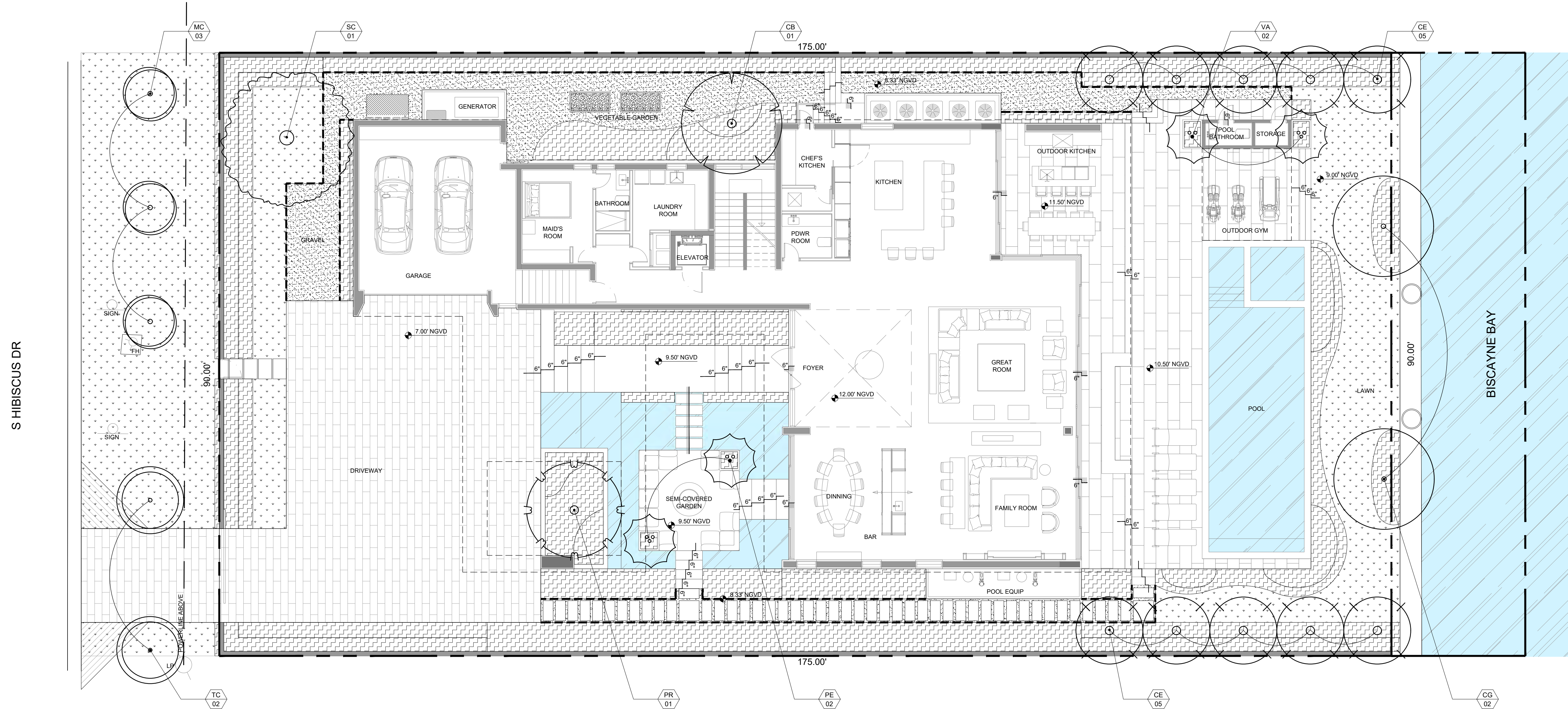
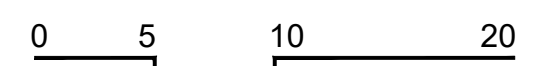
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PROJ. N°:
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SHEET N°:

L-5.0



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DRAWING TITLE:

**PLANTING PLAN
2ND FLOOR**

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REVISIONS:

ISSUE	DATE
DRB 1ST SUBMITTAL	06/21/22
DRB 2ND SUBMITTAL	08/08/22

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

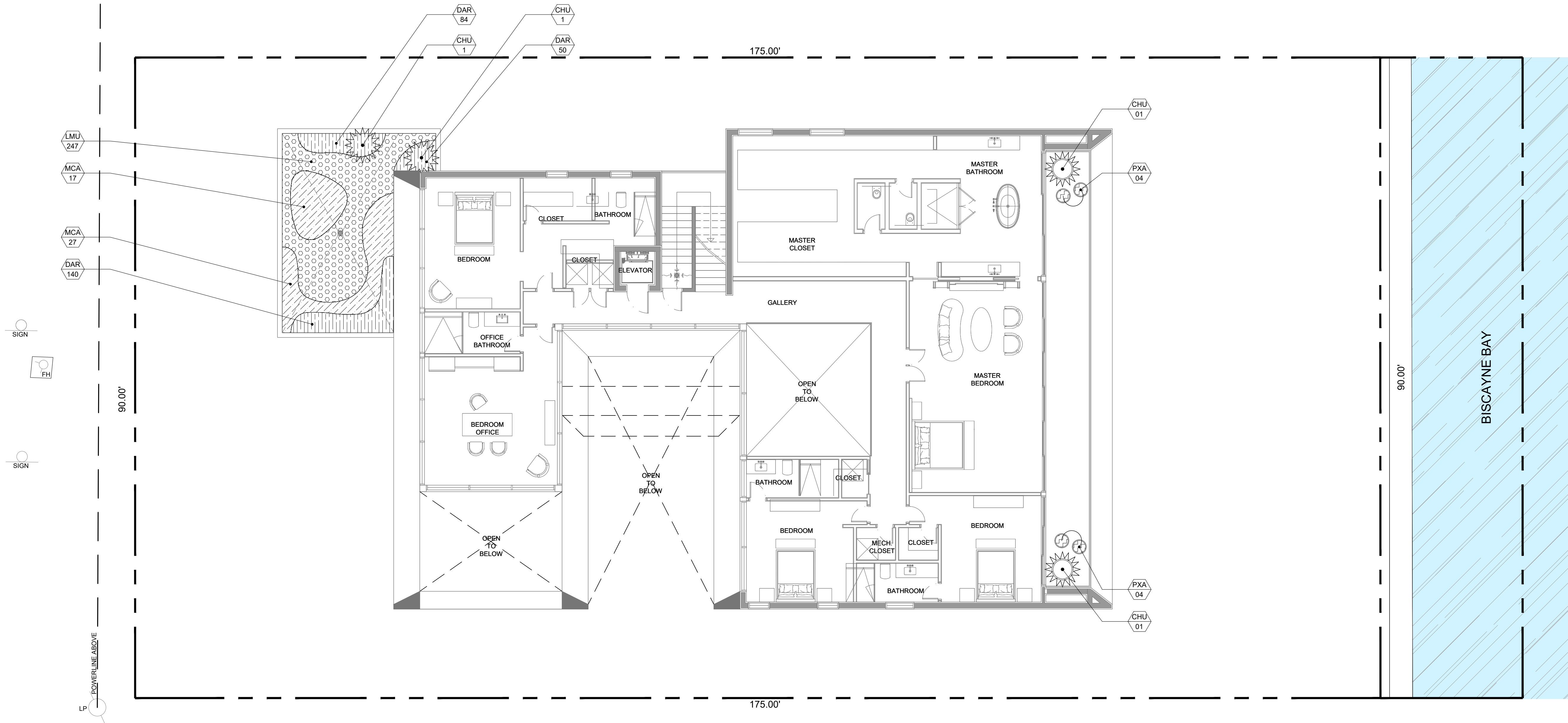


PROJ. N°:
2210
SHEET N°:

L-5.2

0 5 10 20

S HIBISCUS DR



LEGEND:

XX
XX PROPOSED PLANTS

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DRAWING TITLE:

**PLANTING PLAN
ROOFTOP**

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REVISIONS:

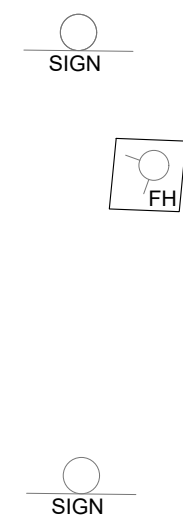
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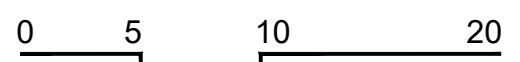
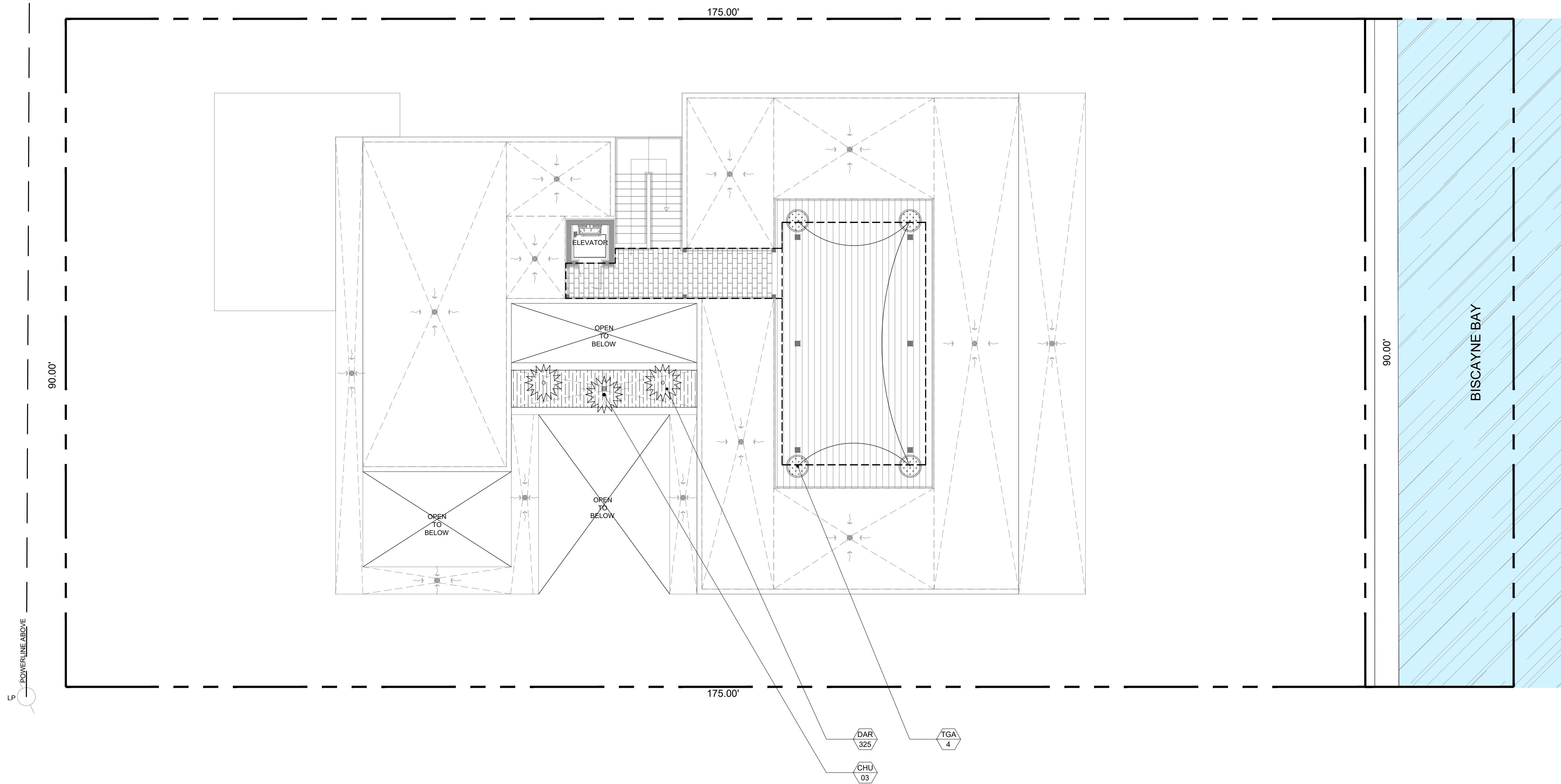
PROJ. N°:
2210

SHEET N°:
L-5.3

S HIBISCUS DR



LEGEND:
XX XX PROPOSED PLANTS



LANDSCAPE SCHEDULE - 1ST FLOOR					
SYMBOL	QTY	PROPOSED MATERIAL	DESCRIPTION AND NOTES	NATIVE	DROUGHT TOLERANT
STREET TREES					
MC	3	<i>Myrica cerifera</i> WAX MYRTLE TREE	12' HT; 7' SP; MULTI-TRUNK	Y	Y
TC	2	<i>Tabebuia caraba</i> YELLOW TRUMPET TREE	20' HT; 16' SP	N	Y
TREES					
SC	1	<i>Spathodea campanulata</i> AFRICAN TULIP TREE	16' HT; 4" DBH; 8' SP	N	Y
CB	1	<i>Calophyllum brasiliense</i> BRAZILIAN BEAUTY LEAF	16' HT; 12' SP	N	Y
CE	10	<i>Conocarpus erectus</i> GREEN BUTTWOOD	18' HT; 10' SP	Y	Y
CG	2	<i>Caesalpinia granadillo</i> BRIDALVEIL	16' HT; 12' SP	N	Y
PR	1	<i>Pimenta racemosa</i> BAY RUM	16' HT; 8' SP	N	Y
PALMS					
PE	4	<i>Ptychosperma elegans</i> SOLITAIRE PALM	25'-30' HT; MULTI-TRUNK	N	Y
LARGE SHRUB					
EDE	15	<i>Elaeocarpus decipiens</i> JAPANESE BLUEBERRY	16' HT; 8' SP	N	
ERH	33	<i>Eugenia rhombea</i> RED STOPPER	6'-8' HT; 3' SP, 36" O.C.; FULL TO BASE	Y	
SHRUBS					
BOD	80	<i>Begonia odorata 'Alba'</i> WHITE BEGONIA	24" HT; 20" O.C.	N	
REX	34	<i>Rhapis excelsa</i> LADY PALM	6' HT; 3' SP, 36" O.C.	N	
MCA	65	<i>Mulhenbergia capillaris</i> MUHLY GRASS	24" HT; 24" O.C.	Y	
PNE	58	<i>Psychotria nervosa 'Little Psycho'</i> DWARF WILD COFFEE	24" HT; 20" O.C.	Y	
PXA	140	<i>Philodendron 'Xanadu'</i> PHILODENDRON XANADU	18"-24" HT; 18" O.C.	N	
GROUNDCOVERS					
LMU	485	<i>Liriope muscari</i> LILYTURF	12" HT; 12" O.C.	N	
PME	302	<i>Peperomia metallica</i> METALLIC PEPEROMIA	8" HT; 8" O.C.	N	
OJA	1,790	<i>Ophiopogon japonicus</i> MONDO GRASS	6" HT; 6" O.C.	N	
ELI	250	<i>Emodea littoralis</i> GOLDEN CREEPER	12" HT; 12" O.C.	Y	
ACCENTS					
PNI	17	<i>Phyllostachys nigra</i> BLACK BAMBOO	16' HT; 36" O.C.	N	
AHO	3	<i>Anthurium hookeri</i> BIRDS NEST ANTHURIUM	3'-4' HT	N	
AHO	3	<i>Anthurium hookeri</i> BIRDS NEST ANTHURIUM	3'-4' HT	N	
CHU	9	<i>Chamaerops humilis</i> EUROPEAN FAN PALM	5'-6' HT	N	
DSP		<i>Dioon spinulosum</i> GIANT DIOON	4' HT; 4' SP	N	
PRO	9	<i>Philodendron 'Rojo congo'</i> PHILODENDRON RED CONGO	3' HT	N	
CES	4	<i>Colocasia esculenta</i> ELEPHANT EAR	4' HT	N	
SRC	5	<i>Serenoa repens 'cinerea'</i> SILVER SAW PALMETTO	3'-4' HT	Y	
GREEN WALL					
		MIXED SPECIES GREEN WALL	BY VERDE VERTICAL	N/A	
SOD					
SOD	2,818	<i>Zoysia japonica</i> EMPIRE ZOYSIA	STAGGERED AND BUTTED JOINTS	N	
GADEN HERBS AND SPICES					
TBD	TBD	MIXED HERBS AND SPICES	SPICES TBD	N/A	

NOTE: SPECIFIED HEIGHT AND SPREAD SUPERCEDE GALLON SIZE WHEN PROCURING PLANTING MATERIAL.

LANDSCAPE SCHEDULE - 2ND FLOOR				
SYMBOL	QTY	PROPOSED MATERIAL	DESCRIPTION AND NOTES	NATIVE
SHRUBS				
MCA	44	<i>Mulhenbergia capillaris</i> MUHLY GRASS	24" HT; 24" O.C.	Y
PXA	8	<i>Philodendron 'Xanadu'</i> PHILODENDRON XANADU	18"-24" HT; 18" O.C.	N
GROUNDCOVERS				
DAR	274	<i>Dichondra argentea</i> SILVER DICHONDRA	4" HT; 8" O.C.	N
LMU	247	<i>Liriope muscari</i> LILYTURF	12" HT; 12" O.C.	N
ACCENTS				
CHU	4	<i>Chamaerops humilis</i> EUROPEAN FAN PALM	5'-6' HT	N

LANDSCAPE SCHEDULE - ROOFTOP				
SYMBOL	QTY	PROPOSED MATERIAL	DESCRIPTION AND NOTES	NATIVE
GROUNDCOVERS				
DAR	325	<i>Dichondra argentea</i> SILVER DICHONDRA	4" HT; 8" O.C.	N
ACCENTS				
CHU	3	<i>Chamaerops humilis</i> EUROPEAN FAN PALM	5'-6' HT	N
VINES				
TGA		<i>Thunbergia grandiflora 'Alba'</i> WHITE SKY VINE	3' HT Trellis, 3' SP	N

CITY OF MIAMI BEACH

LANDSCAPE LEGEND

INFORMATION REQUIRED TO BE PERMANENTLY AFFIXED TO PLANS
Zoning District RS-3 Lot Area 15,750 Acres .36

OPEN SPACE

REQUIRED/ALLOWED	PROVIDED
A. Square feet of required Open Space as indicated on site plan: Lot Area = <u>15,750</u> s.f. x <u>50</u> % = <u>7,875</u> s.f.	<u>7,875</u> <u>9,609</u>
B. Square feet of parking lot open space required as indicated on site plan: Number of parking spaces <u>N/A</u> x 10 s.f. parking space =	<u>N/A</u> <u>N/A</u>
C. Total square feet of landscaped open space required: A+B=	<u>7,875</u> <u>9,609</u>

LAWN AREA CALCULATION

A. Square feet of landscaped open space required	<u>7,875</u>	<u>9,609</u>
B. Maximum lawn area (sod) permitted= <u>50</u> % x <u>7,875</u> s.f.	<u>3,938</u>	<u>1,435</u>

TREES

A. Number of trees required per lot or net lot acre= <u>5</u> trees + <u>10,000</u> net lot acres =	<u>15</u>	
B. Number of trees required per lot or net lot acre, less existing number of trees meeting minimum requirements = <u>15</u> trees - number of existing trees <u>0</u> =	<u>15</u>	<u>15</u>
C. % Natives required: Number of trees provided x 30% =	<u>5</u>	<u>10</u>
D. % Low maintenance / drought and salt tolerant required: Number of trees provided x 50% =	<u>8</u>	<u>15</u>
E. Street Trees (maximum average spacing of 20' o.c.) <u>90'</u> linear feet along street divided by 20' =	<u>5</u>	<u>5</u>
F. Street tree species allowed directly beneath power lines: (maximum average spacing of 20' o.c.): <u>90'</u> linear feet along street divided by 20' =	<u>5</u>	<u>5</u>
G. Number of total trees required (lot + street) =	<u>20</u>	

SHRUBS

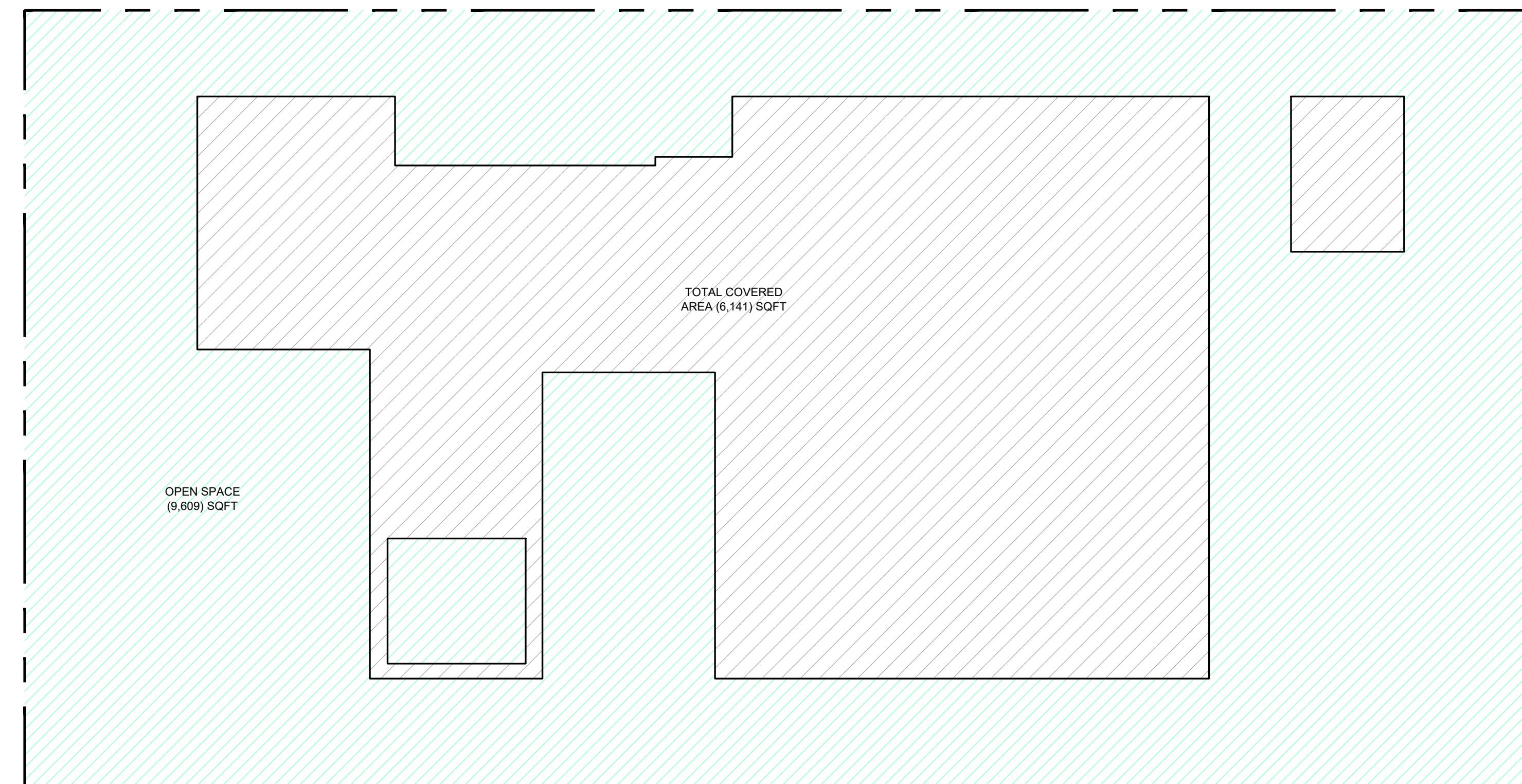
A. Number of shrubs required: Sum of lot and street trees required x 12 =	<u>240</u>	<u>377</u>
B. % Native shrubs required: Number of shrubs provided x 50% =	<u>189</u>	<u>269</u>

LARGE SHRUBS OR SMALL TREES

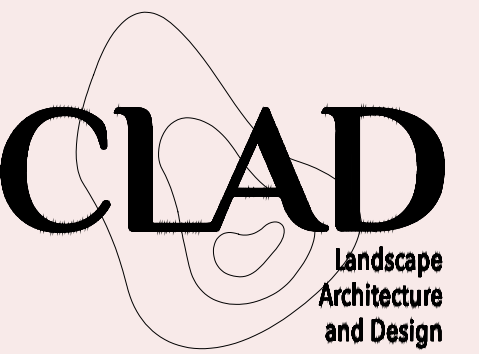
A. Number of large shrubs or small trees required: Number of required shrubs x 10% =	<u>24</u>	<u>48</u>
B. % Native large shrubs or small trees required: Number of large shrubs or small trees provided x 50% =	<u>24</u>	<u>33</u>

NOTE:

Tree species diversity (<u>11</u> to <u>15</u>)	<u>4</u>	<u>4</u>
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OPEN SPACE DIAGRAM:
LOT AREA: 15,750 SQFT
OPEN SPACE REQUIRED: 7,875 SQFT (50% X LOT AREA)
OPEN SPACE PROVIDED: 9,609 SQFT (61%)



360 S HIBISCUS RESIDENCE
MIAMI BEACH, FL

SITE ADDRESS:

360 S HIBISCUS DRIVE
MIAMI BEACH, FL 33139

LANDSCAPE ARCHITECT:

CLAD
8020 NE 4TH AVE, STUDIO 113
MIAMI, FL 33138
(786) 536-6076
INFO@CLADLANDSCAPE.COM

SEAL:

CAROLINA MONTEIRO DA SILVA
REGISTERED LANDSCAPE ARCHITECT
LA6667311

DRAWING TITLE:

PLANTING SCHEDULE,
LEGEND + OPEN
SPACE DIAGRAM

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REVISIONS:

ISSUE	DATE
DRB 1ST SUBMITTAL	06/21/22
DRB 2ND SUBMITTAL	08/08/22

SCALE:
NOT APPLICABLE

PROJ. N°:
2210
SHEET N°:

L-5.4

SITE ADDRESS:

360 S HIBISCUS DRIVE
MIAMI BEACH, FL 33139

LANDSCAPE ARCHITECT:

CLAD
8020 NE 4TH AVE, STUDIO 113
MIAMI, FL 33138
(786) 536-6076
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SEAL:

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REGISTERED LANDSCAPE ARCHITECT
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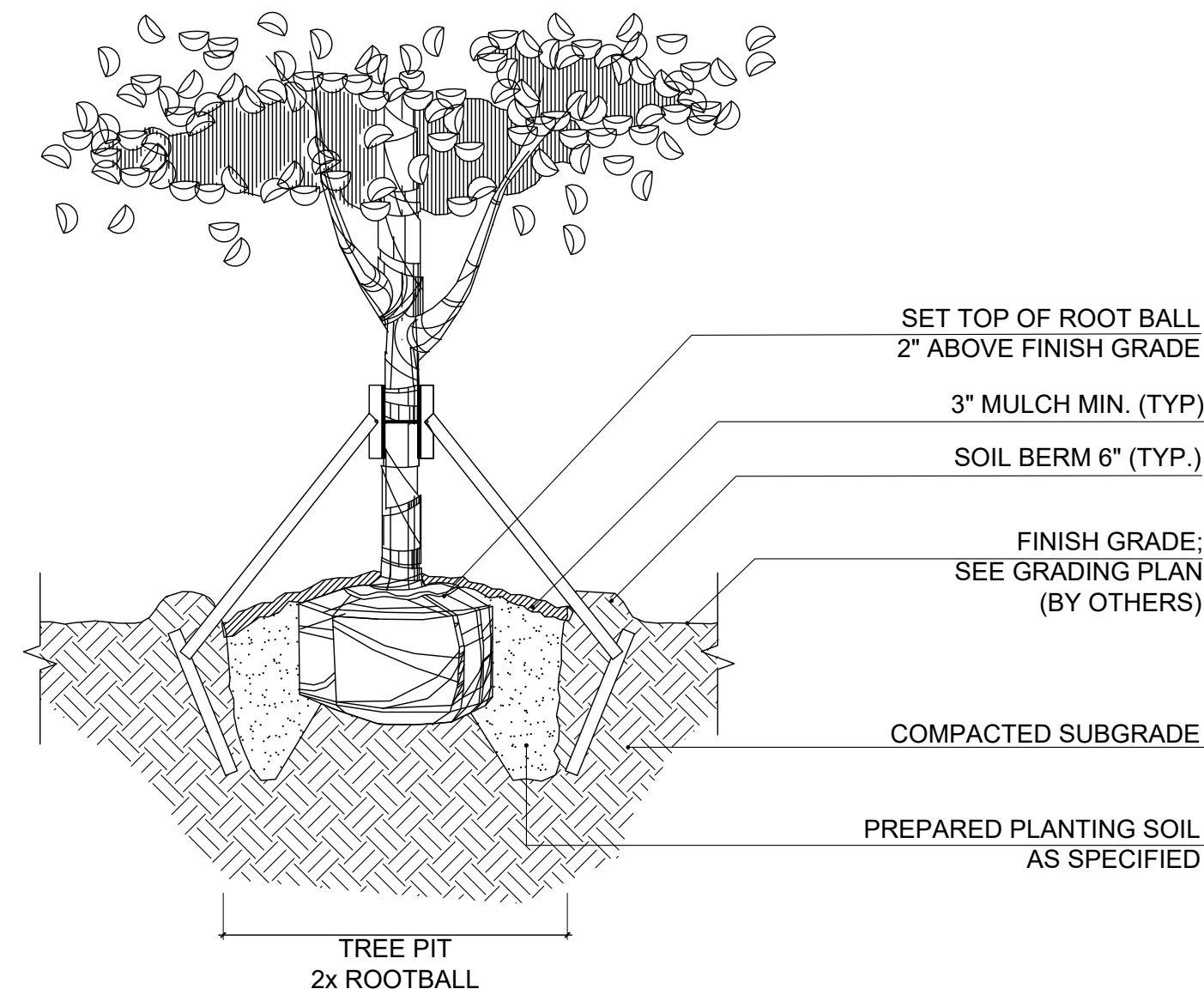
DRAWING TITLE:

**PLANTING
DETAILS**

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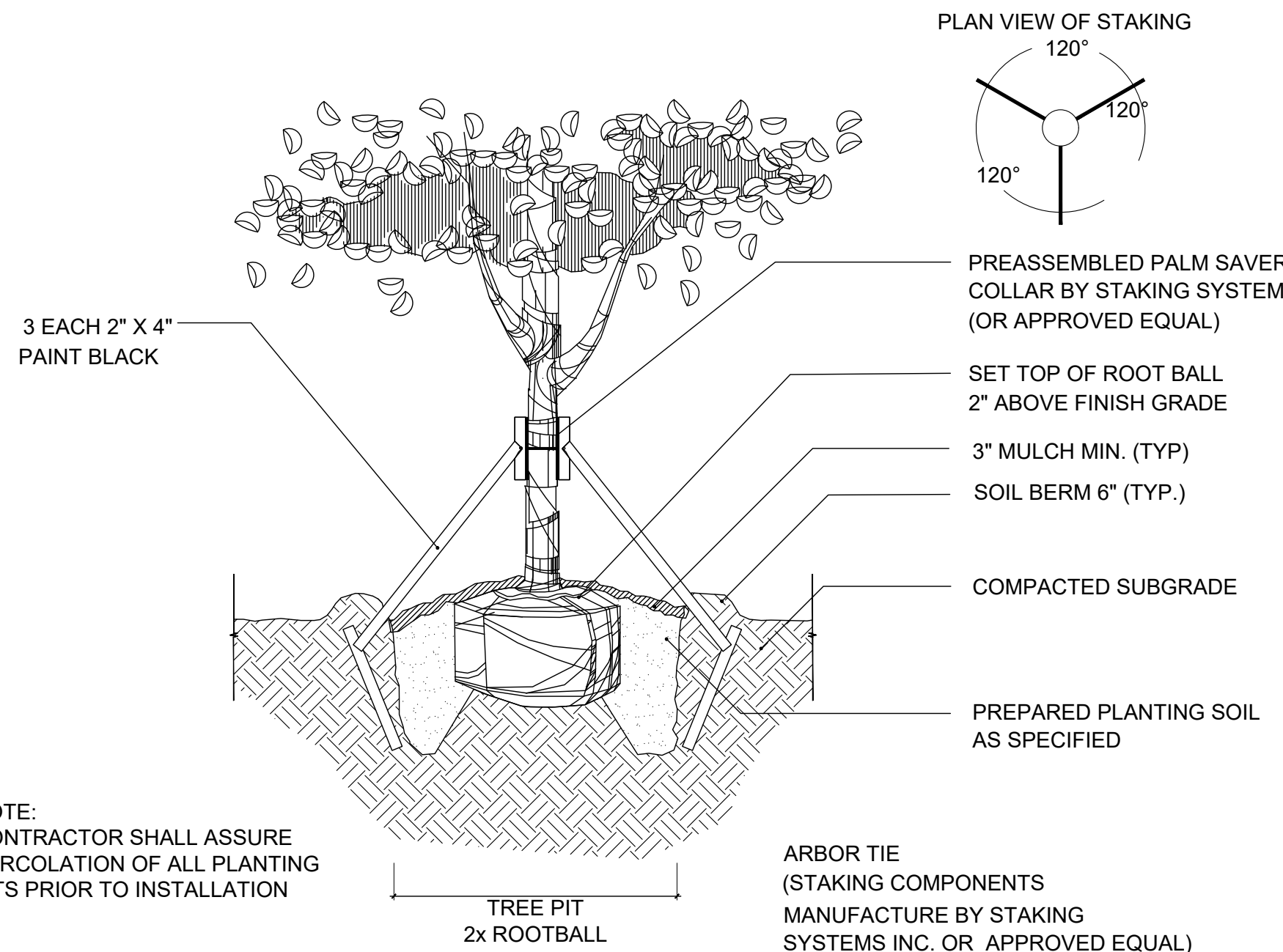
REVISIONS:

ISSUE	DATE
DRB 1ST SUBMITTAL	06/21/22
DRB 2ND SUBMITTAL	08/08/22



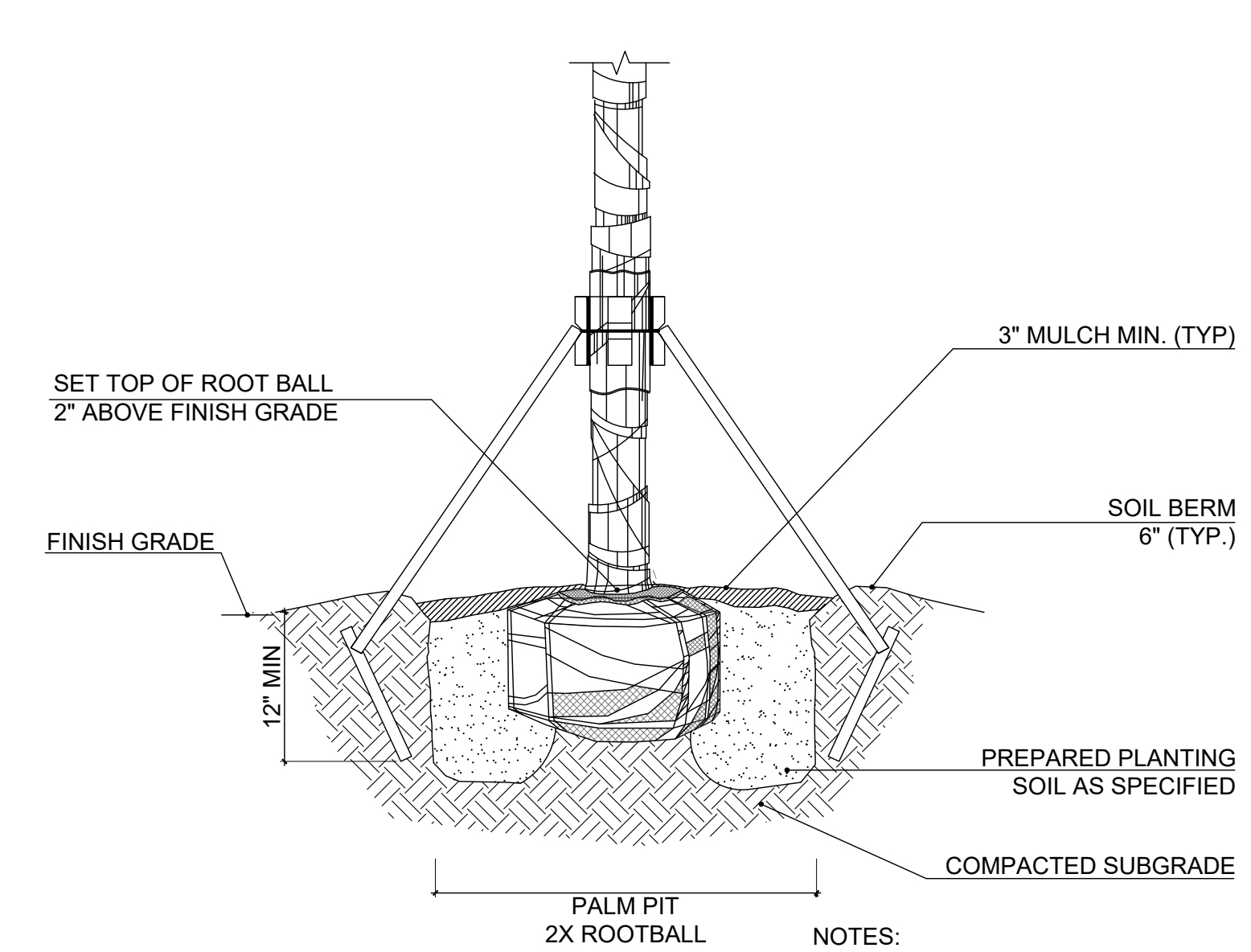
NOTE:
CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION

1 SPECIMEN TREE PLANTING DETAIL
SCALE: N.T.S.



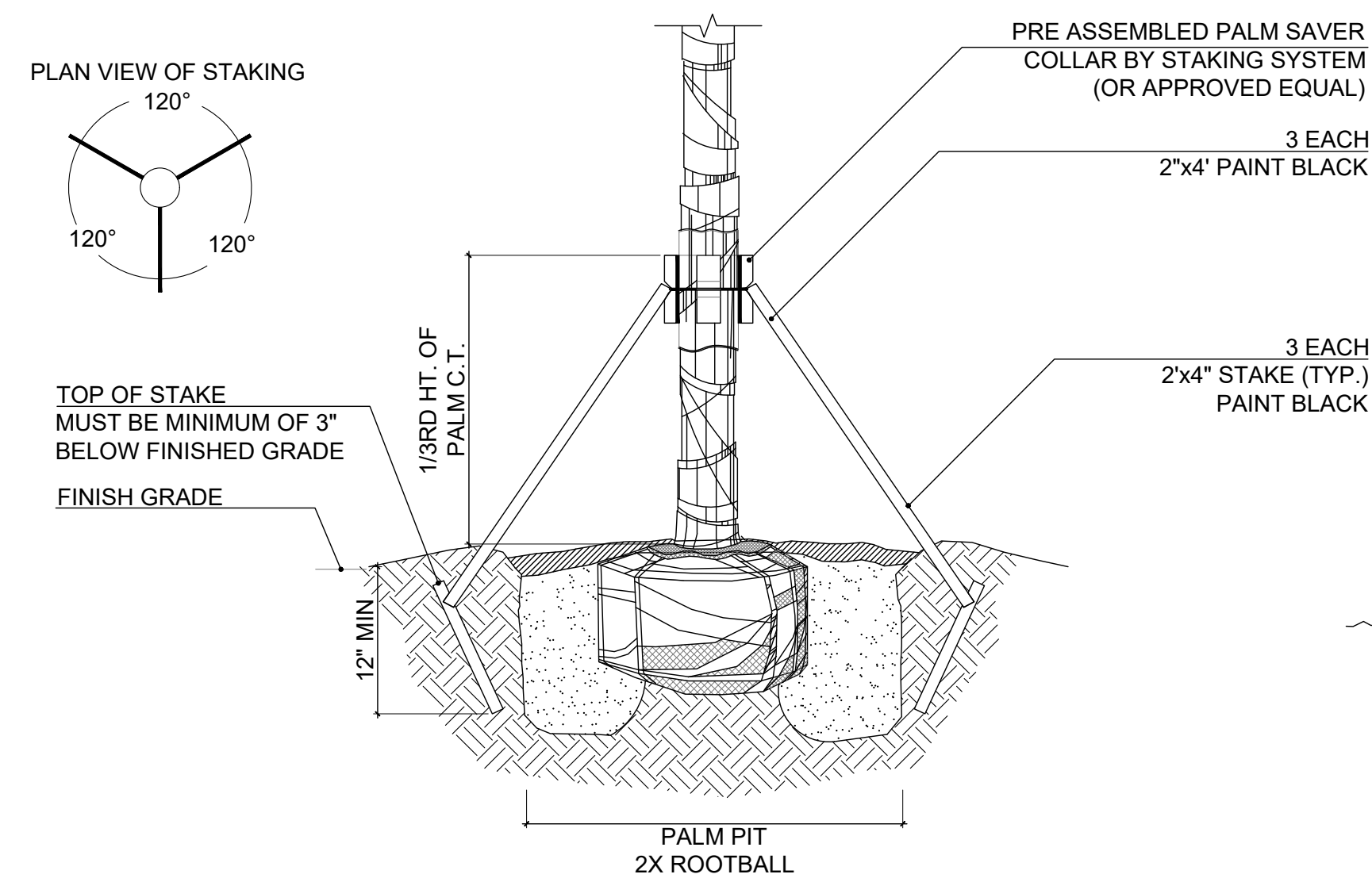
NOTE:
CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION

2 SPECIMEN TREE STAKING DETAIL
SCALE: N.T.S.



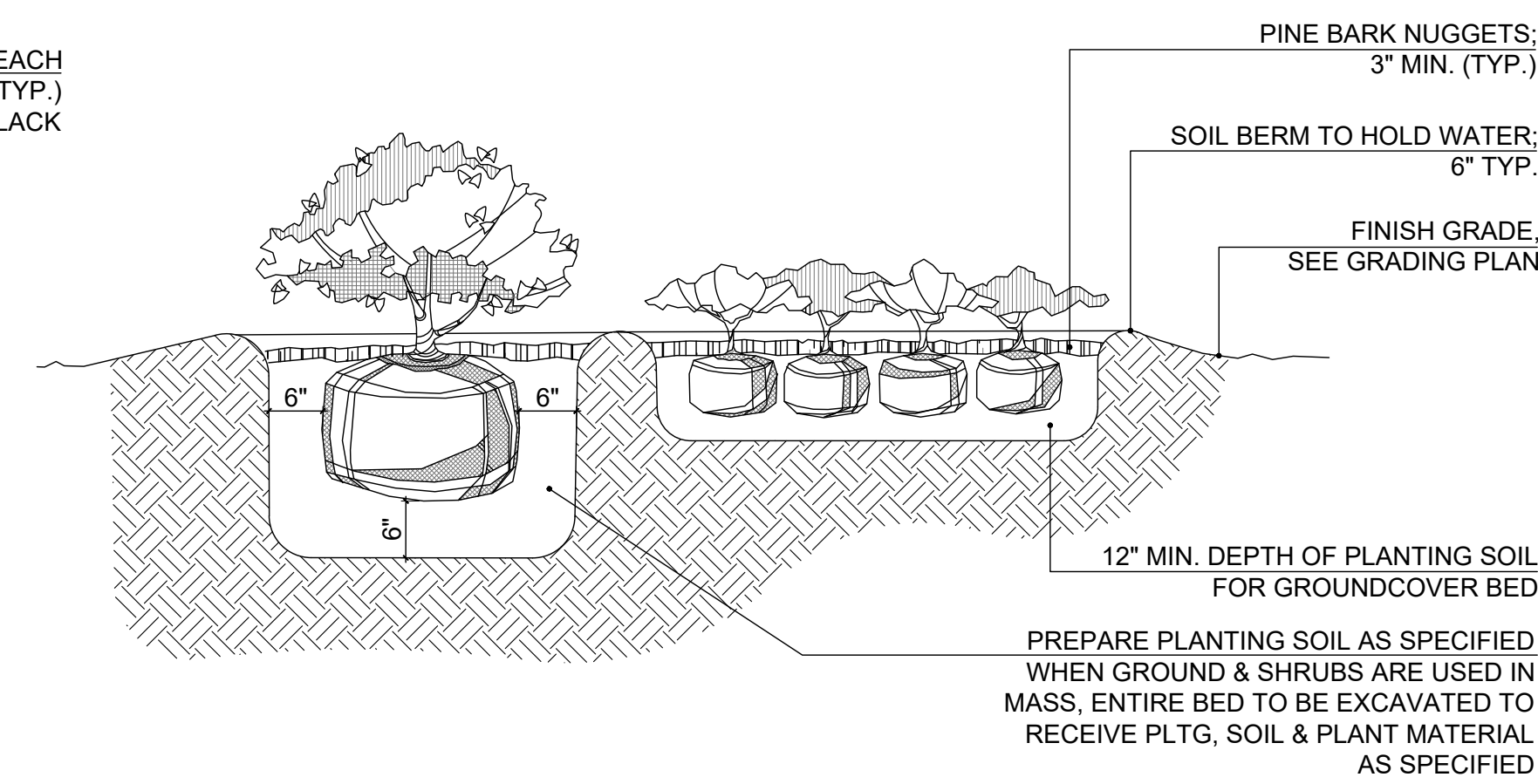
NOTES:
1. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.
2. SOIL BERMS ARE TO BE CONSTRUCTED AT RIGHT ANGLES TO THE TREE OR SHRUB OR IN THE POSITION WHICH WILL MOST EFFECTIVELY SERVE THE PURPOSE OF RETAINING WATER AT THE BASE OF THE PLANT.

3 PALM PLANTING DETAIL
SCALE: N.T.S.



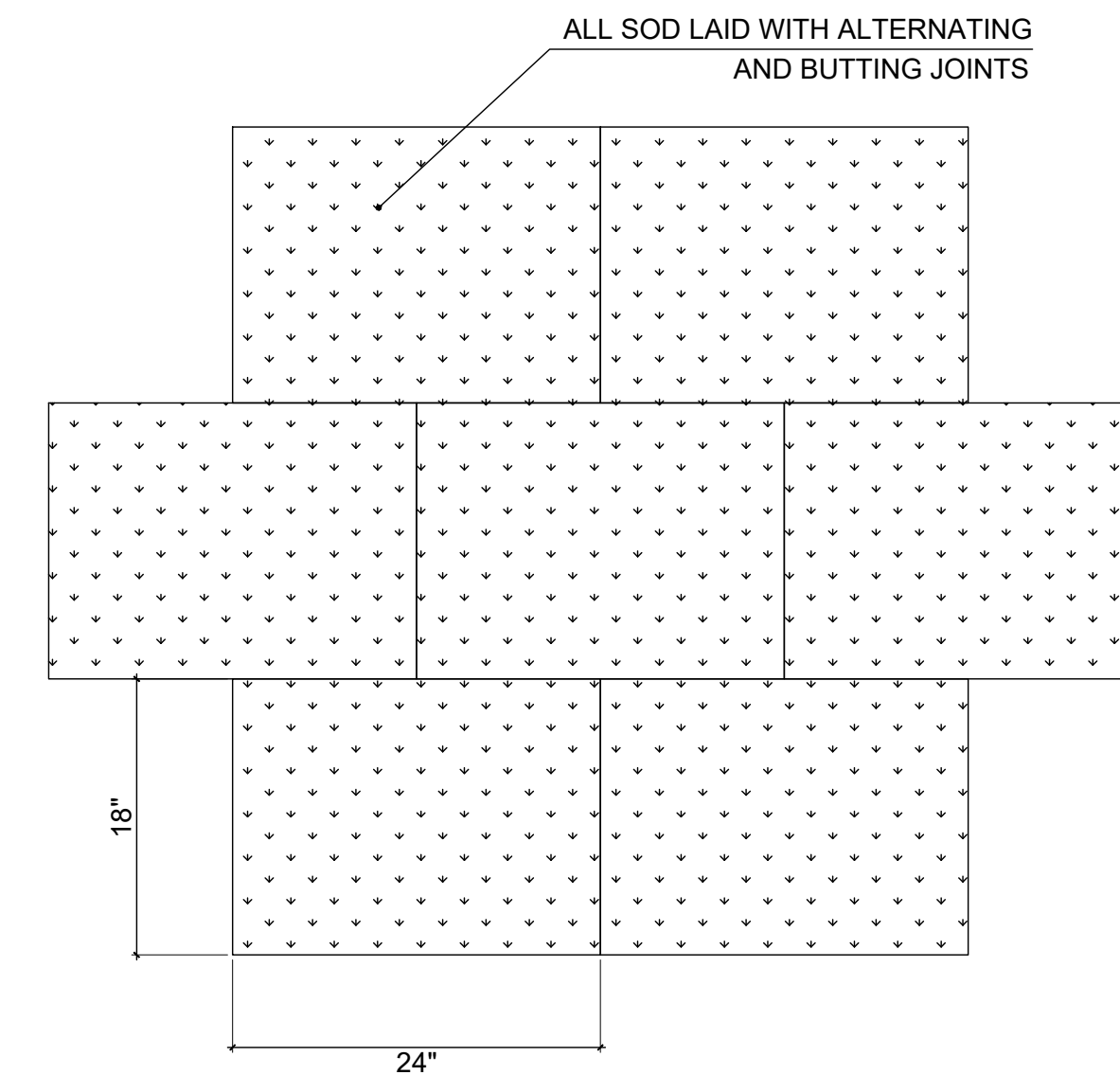
NOTES:
1. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.
2. SOIL BERMS ARE TO BE CONSTRUCTED AT RIGHT ANGLES TO THE TREE OR SHRUB OR IN THE POSITION WHICH WILL MOST EFFECTIVELY SERVE THE PURPOSE OF RETAINING WATER AT THE BASE OF THE PLANT.

4 PALM STAKING DETAIL
SCALE: N.T.S.



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

5 SHRUB AND GROUNDCOVER PLANTING DETAIL
SCALE: N.T.S.



NOTE: PROVIDE 2"-3" OF TOP SOIL FOR FINAL GRADING PRIOR TO LAY DOWN SOD

6 SOD PLANTING DETAIL
SCALE: N.T.S.

SCALE:
N.T.S.

PROJ. N°:
2210

SHEET N°:

L-5.5

