

SAN MARINO RESIDENCE

301 W San Marino Dr Miami Beach 33139

- LA.000 COVER SHEET
- LA.00 TREE DISPOSITION PLAN
- LA.01 LANDSCAPE PLAN
- LA.02 LANDSCAPE DETAILS
- LA.03 LANDSCAPE ELEVATIONS
- LA.04 LANDSCAPE ELEVATIONS 2

EXOTICSCAPE & ASSOCIATES
LANDSCAPE ARCHITECTURE

181 Harbor Dr. Key Biscayne, Fl. 33149
(305)785-8256
LA Theresa Wymer LA6667363
Mercedes B. Porcari

SAN MARINO RESIDENCE
301 W San Marino Dr Miami Beach 33139

SHEET TITLE
COVER SHEET

ISSUE DATE
06.17.22

REVISION

DESIGN
MERCEDES PORCARI

DRAWN
ROBERTO CR

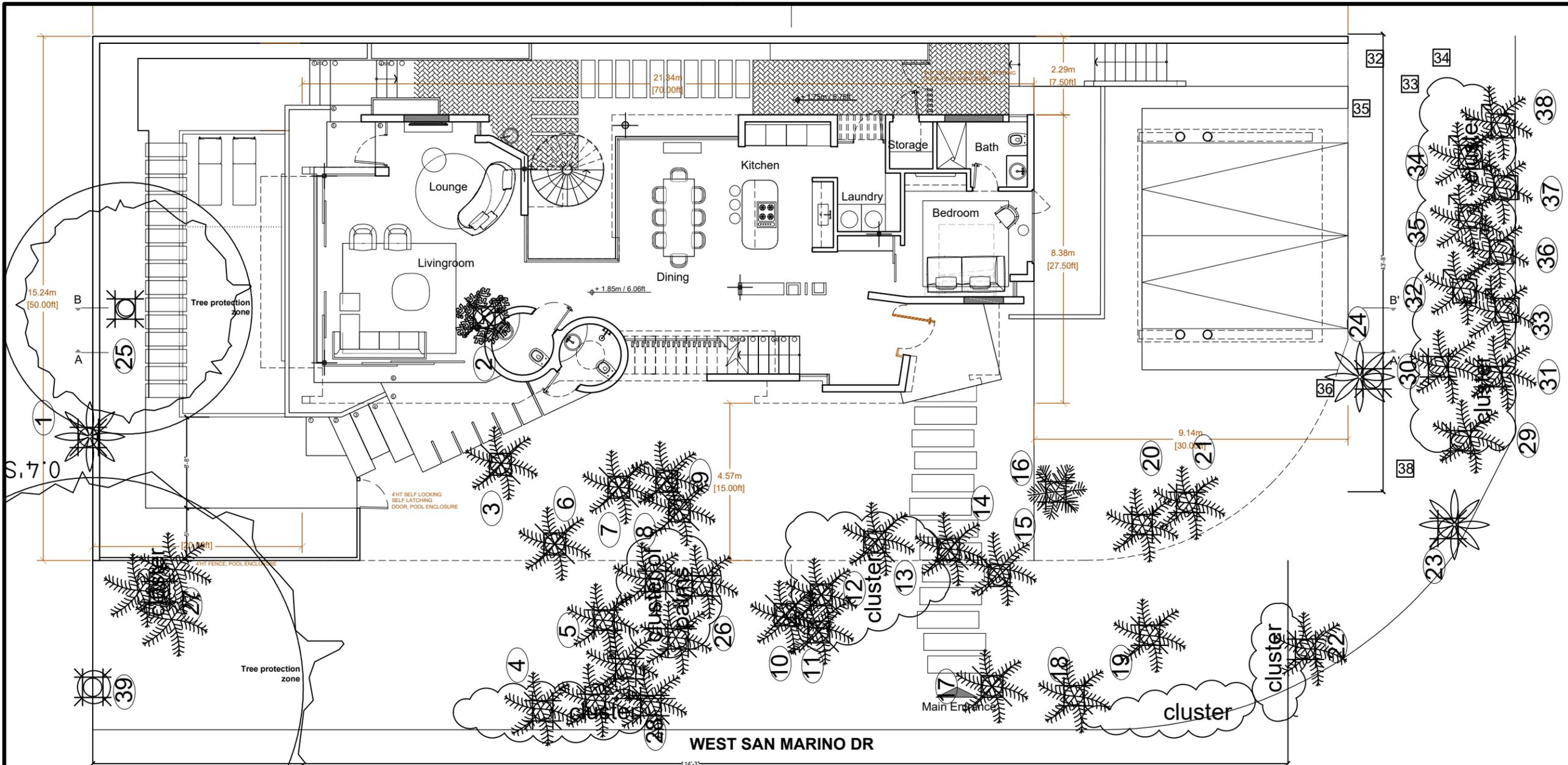
SCALE
1 / 8" = 1" - 0

SEAL

THERESA WYMER
LA6667363

SHEET NUMBER

LA.000



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TREE DISPOSITION PLAN

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3 / 32" = 1" - 0

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LEGEND

- EXISTING TO REMAIN
- EXISTING TO RELOCATE
- EXISTING TO REMOVE
- RELOCATED LOCATION

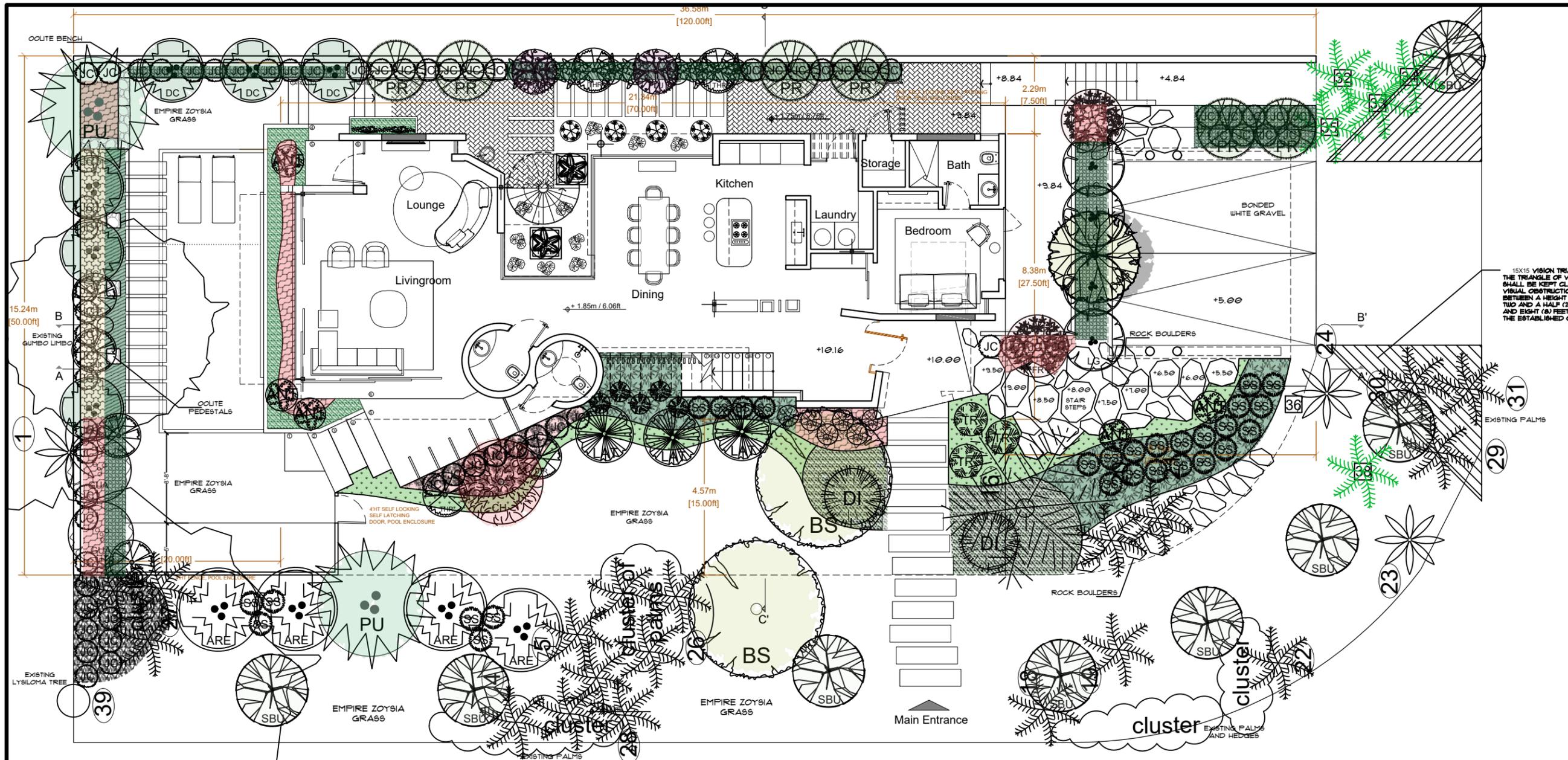
TREE CHART							
Tree #	Common Name	Scientific Name	Diameter at Breast Height DBH(in)	Approximate Height (ft)	Approximate Canopy (ft)	Condition	Proposed action
1	Royal palm	Roystonea regia	24	70	25	Good	Remain
2	Mango tree	Mangifera indica	15	40	25	Moderate	Remove
3	Veitchia Palm	Veitchia Montgomeryana	8	50	15	Moderate	Remove
4	Veitchia Palm	Veitchia Montgomeryana	8	50	15	Good	Remain
5	Key thatch palm	Thrinax morrisii	8 double	16	15	Good	Remain
6	Alexander Palm	Ptchychosperma alexandrae	8	50	15	Moderate	Remove
7	Alexander Palm	Ptchychosperma alexandrae	8	50	15	Moderate	Remove
8	Triangle Palm	Dypsis decaryi	8	35	15	Moderate	Remove
9	Alexander Palm	Ptchychosperma alexandrae	8	35	15	Moderate	Remove
10	Veitchia Palm	Veitchia Montgomeryana	12	45	12	Moderate	Remove
11	Triangle Palm	Dypsis decaryi	18	20	12	Moderate	Remove
12	Alexander Palm	Ptchychosperma alexandrae	10	35	10	Moderate	Remove
13	Triangle Palm	Dypsis decaryi	20	25	15	Moderate	Remove
14	Alexander Palm	Ptchychosperma alexandrae	10	45	15	Moderate	Remove
15	Alexander Palm	Ptchychosperma alexandrae	8	50	12	Moderate	Remove
16	Pine tree	Podocarpus macrophyllus	30	45	35	Good	Remain
17	Triangle Palm	Dypsis decaryi	10	20	15	Moderate	Remove
18	Alexander Palm	Ptchychosperma alexandrae	8	35	15	Moderate	Remain
19	Alexander Palm	Ptchychosperma alexandrae	8	35	10	Moderate	Remain
20	Chinese Palm	Livistona chinensis	8	50	15	Good	Remain
21	Veitchia Palm	Veitchia Montgomeryana	8	50	15	Good	Remain
22	Veitchia Palm	Veitchia Montgomeryana	8	50	15	Good	Remain
23	Royal palm	Roystonea regia	16	70	20	Good	Remain
24	Royal palm	Roystonea regia	16	50	20	Good	Remain
25	Gumbo limbo	Bursera simaruba	12	35	20	Moderate	Remain
26	Alexander cluster	Ptchychosperma alexandrae	16	35	21	Good	Remain
27	Areca palm	Dypsis lutescens	12	35	16	Good	Remain
28	Areca palm	Dypsis lutescens	12	35	16	Good	Remain

TREE CHART							
Tree #	Common Name	Scientific Name	Diameter at Breast Height DBH(in)	Approximate Height (ft)	Approximate Canopy (ft)	Condition	Proposed action
29	Alexander Palm	Ptchychosperma alexandrae	6	30	25	Good	Remain
30	Alexander Palm	Ptchychosperma alexandrae	6	35	25	Good	Remain
31	Alexander Palm	Ptchychosperma alexandrae	8	45	15	Good	Remain
32	Alexander Palm	Ptchychosperma alexandrae	8	40	15	Good	Relocate
33	Alexander Palm	Ptchychosperma alexandrae	8	50	15	Good	Relocate
34	Alexander Palm	Ptchychosperma alexandrae	8	50	15	Good	Relocate
35	Alexander Palm	Ptchychosperma alexandrae	8	50	15	Good	Relocate
36	Alexander Palm	Ptchychosperma alexandrae	8	35	15	Good	Relocate
37	Alexander Palm	Ptchychosperma alexandrae	8	35	15	Good	Relocate
38	Alexander Palm	Ptchychosperma alexandrae	6	45	12	Good	Relocate
39	Lysiloma tree	Lysiloma watsonii	22	45	25	Good	Remain

PROPOSED MITIGATION LIST								
	PALMS AND TREES		QTY	DBH	HEIGHT	SPREAD	CANOPY CREDIT	NATIVE
PR	Pimenta racemosa	Bayrum tree	6	2"	12'	8'	500 EACH	YES
SBU	Conocarpus erectus	Silver buttonwood	3	2"	12'	8'	300 EACH	YES
CI	Bursera simaruba	Gumbo limbo tree	2	3"	12'	8'	500 EACH	YES

MITIGATION for 7 palms

*More than 50% of the total canopy proposed as replacement is met by native tree as required.



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PLANT LIST					
TREES & PLANTS					
SYM.	ABV.	QTY	BOTANICAL NAMES	COMMON NAMES	SIZE
DC		7	DYPSIS CABADAE	CABADA PALM	14' HT - 3' SP MULTI
FR		2	PLUMERIA RUBRA	FRANGIPANI	9' HT - 7' SP 2" DBH
CH		1	CALLIANDRA HEMATOCEPHALLA	CALLIANDRA TREE	14' HT 3"DBH
SBU		8	CONOCARPUS ERECTUS SERICEUS	SILVER BUTTWOOD	12' HT 2.5"DBH TREE FORM
PU		2	PANDANUS UTILIS	PANDANUS	12' HT MULTI
LG		4	LIGUSTRUM VULGARE	LIGUSTRUM	12' HT 8"SP MULTI
ARE		4	ARENGA PINNATA	DWARF SUGAR PALM	10' HT 6"SP MULTI
BS		2	BURSERIA SIMARUBA	GUMBO LIMBO	14'HT x 10' SP 3"DBH NATIVE
THR		4	LEUCOTHRINAX MORRISII	KEY THATCH PALM	5'-8' CT 8"SP SINGLE NATIVE
CAG		1	CAESALPINIA GRANADILLO	BRIDAL VEIL	16' HT 3"DBH
GUA		2	PSIDIUM GUAJAVA	STRAWBERRY GUAVA	12' HT 2"DBH MULTI
PR		6	PIMENTA RACEMOSA	BAYRUM TREE	12' HT 2"DBH 6"SP NATIVE
PLU		2	PLUMERIA EMERGINATA	DWARF PLUMERIA	12' HT 2"DBH 6"SP

PLANT LIST					
SHRUBS					
SYM.	ABV.	QTY	BOTANICAL NAMES	COMMON NAMES	SIZE
SS		45	MYRSINANTHES FRAGRANS	SIMPSON STOPPER	7 GAL 36HT
TR		3	CYATHEA COOPERII	AUSTRALIAN TREE FERN	15 GAL 5' HT
JC		43	CAPPARIS CYNOPHALOPHORA	JAMAICAN CAPER	7 GAL 4HT NATIVE
GN		20	ALPINIA PURPURATA	RED GINGER	15 GAL 4HT
ANT		5	ANTHURIUM HOOKERII	ANTHURIUM NEST	15 GAL 3HT
PAP		5	CYPERUS PAPYRUS	PAPYRUS	7 GAL 5HT
LOT		10	NYMPHAEA LOTUS	LOTUS FLOWER	3 GAL
JAS		2	TRACHELOSPERMUM JASMINOIDES	CONFEDERATE JASMINE	15 GAL 6HT

PLANT LIST					
GROUND COVER					
SYM.	ABV.	QTY	BOTANICAL NAMES	COMMON NAMES	SIZE
FTG		70	PENNISETUM SETACEUM	FOUNTAIN GRASS	3 GAL FULL
HEP		60	HELICONIA PSITTACORUM	HELICONIA PARROT	7 GAL FULL
MD		50	MONSTERA DELICIOSA	MONSTERA	7 GAL FULL
PHR		50	PHILLODENDRON RED CONGO	RED CONGO	3 GAL 18"
PHB		100	PHILLODENDRON BURLE MARX	BURLE MARX	3 GAL 12"
FKT		100	TRIPSACUM DACTYLOIDES	FAKAHATCHEE GRASS	3 GAL 12"
ALO		100	ALOCASIA ODORA	ALOCASIA CALIFORNIA	3 GAL 12"
SHL		35	ALPINIA ZERUMBET	SHELL GINGER	15 GAL 30"
KFR		150	NEPHROLEPIS OBLITERATA	KIMBERLY FERN	3 GAL 12"

§ 18A-11
Landscape maintenance.

(A) An owner is responsible to ensure that landscaping required to be planted pursuant to this chapter, or the ordinances which were in effect prior to the effective date of this chapter, is:

- Installed in compliance with the Landscape requirements;
- Maintained as to present a healthy, vigorous, and neat appearance free from refuse and debris; and
- Sufficiently fertilized and watered to maintain the plant material in a healthy condition.

(B) If any tree or plant dies which is being used to satisfy current landscape code requirements, such tree or plant shall be replaced with the same landscape material or an approved substitute.

(C) Trees shall be pruned in the following manner:

- All cuts shall be clean, flush and at junctions, laterals or crotches. All cuts shall be made as close as possible to the trunk or parent limb, without cutting into the branch collar or leaving a protruding stub.
- Removal of dead wood, crossing branches, weak or insignificant branches, and sucker shall be accomplished simultaneously with any reduction in crown.
- Cutting of lateral branches that results in the removal of more than one-third (1/3) of all branches on one (1) side of a tree shall only be allowed if required for hazard reduction or clearance pruning.
- Lifting of branches or tree thinning shall be designed to distribute over half of the tree mass in the lower two-thirds (2/3) of the tree.
- No more than one-third (1/3) of a tree's living canopy shall be removed within a one (1) year period.
- Trees shall be pruned according to the current ANSI A300 Standards and the Landscape Manual.
- All newly installed planting material will be maintained in a condition that meets or exceeds Florida Grade #01 and has (01) one year replacement guarantee

LANDSCAPE NOTES

- Non Cypress variety mulch shall extend under all trees, shrubs and ground cover beds to the closest hard edge or sod border, in a minimum of 3" depth.
- All plants shall meet the minimum standard of Florida No. 1 or better as specified in Grade and Standards for Nursery Plants as published by the Division of Plant Industry, Florida Department of Agriculture, latest edition.
- All shrubs to be planted a minimum of 24" and ground covers a minimum of 12" from the edge of walks, building walls, pond's edge, etc., Ixora Nora Grant and Raphiopholis Indica to be planted 30" form edge of walkways.
- All trees and palms over 6" in height shall be braced to prevent lateral movement for a period of six months from the date of planting. Either wood braces as shown in the planting detail, or the wire and turnbuckle method shall be used. No nails, screws, metal straps or wires are to be used directly against the trees or palms trunks.
- All palms except for species such as Cocon, Acozonghe, Rajahs, and other multitrunk palms, shall have straight trunks, free of scars, decay or any damage caused by digging, transport or planting handling of the same.
- All work by the Landscape Contractor shall be performed in a professional and sound manner in accordance with established standards of landscape installation practices and workmanship.
- Landscape Contractor is responsible for verifying plant quantities prior to bidding. Quantities shown in the plans may vary due to actual site scale, job conditions, etc. Landscape Architect assumes no responsibility for the actual plant count necessary for the successful completion of the work.
- Landscape Contractor and his subcontractors shall be licensed and insured as required by the municipality, country, state or any toher governmental agency requiring a license or insurance in order for the Landscape Contractor to perform his work.
- All work shall conform to Miami-Dade County's landscape ordinance Chapter 18-A, ordinance # 96-13, and any other municipal landscape ordinance in effect at the projects location, includes streets-ties.
- Landscape Contractor is required to procure and obtain any necessary permits applicable for the successful completion of this project, if applicable.
- Landscape material shall not be allowed to grow in such a manner as to impede streetfront triangle of visibility to property owner or neighbors, so as to materially impede vision between a height of 3 feet and 8 feet.
- Landscape Contractor shall call Sunshine State One Call Center of Florida at 1-800-432-4770 (Toll Free) 48 hours before digging.
- Landscape Contractor is responsible for inspecting the site and physically observing all the site conditions prior to entering into Agreements or Contract with Owner. Landscape Contractor shall coordinate his work with the General Contractor of Construction Manager in such a manner as to allowed for a speedy and orderly completion of all work on the site.
- Any excess soil, landscape materials and debris from the landscape Contractor's work shall be removed from the site immediately upon completion of his work.
- Landscape Contractor shall coordinate the proposed planting in the Planting Plan with the work required in recoloring and removal of trees in sheet L-1 (Existing Trees).
- One year guarantee on plan material.

Sec. 30-242 - Artificial turf.

(a)Definitions. The following words, terms and phrases when used in this section, shall have the meanings ascribed to them in this section:

- Corner Lot. A Lot located at the intersection of two streets and abutting such streets on two adjacent sides.
- Artificial Turf. An artificial product manufactured from synthetic materials that simulates the appearance of natural turf, grass, sod or lawn.

(b)Installation.

- Single Family and Two-Family Districts. Within the VR, VE, IR and PS Districts, Artificial Turf shall not be permitted to be installed within a Front Yard of any Lot, or within a Street Side Yard of a Corner Lot.
- Other Districts. Within all other zoning districts with the exception of the PROS Public Recreation and Open Space Use District and the GU Government Use District, Artificial Turf shall not be permitted to be installed within a Front Yard, or within a Side Yard facing a Street.

(c)Installation, Maintenance and Repair.

- No person shall install Artificial Turf without first obtaining a permit from the Village Planning, Building and Zoning Department.
- All Artificial Turf shall, at a minimum, be installed according to the manufacturer's specifications.
- All seams shall be nailed and glued, not sewn, and edges shall be trimmed to fit against all regular and irregular edges to resemble a natural look.
- Artificial Turf shall be installed immediately adjacent to a seawall, the Artificial Turf shall be pinned or staked behind the seawall. No Artificial Turf or installation mechanism shall be attached directly to or placed on a seawall or seawall cap.
- Artificial Turf shall be visually level, with the grain pointing in a single direction.
- An appropriate solid barrier device (e.g., concrete mow strip, bender board) is required to separate Artificial Turf from soil and live vegetation.
- Precautions for installation around existing trees, including a proper radius, shall be provided to ensure that tree roots are not damaged with the installation of the base material and that the overall health of the tree will not be compromised.
- All Artificial Turf shall be maintained in a green fadeless condition and shall be maintained free of dirt, animal waste, mud, stains, weeds, debris, tears, holes, and impressions. Maintenance shall include, but not be limited to cleaning, brushing, debris removal, repairing of depressions and ruts to maintain a visually-level surface, elimination of any odors, flat or matted areas, weeds, and evasive roots; and all edges of the Artificial Turf shall not be loose and must be maintained with appropriate edging or stakes.
- All Artificial Turf must be replaced if it falls into disrepair with fading or holes or loose areas. Replacement and repairs shall be done with like materials from the same manufacturer and done so in a manner that results in a repair that blends in with the existing Artificial Turf, without any matting.
- All Artificial Turf shall be installed on a permeable backing in order to ensure proper drainage. (2) All Artificial Turf shall be of the highest quality available from a list of Village-approved manufacturers, and shall be a natural green color selected from a palette of colors approved by the Village.

CITY OF MIAMI BEACH
LANDSCAPE LEGEND
INFORMATION REQUIRED TO BE PERMANENTLY AFFIXED TO PLANS
Zoning District: RS-3 Residential Lot Area: 6000 sqft Acres: 0.137

OPEN SPACE	REQUIRED/ ALLOWED	PROVIDED
A. Square feet of required Open Space as indicated on site plan: Lot Area = 6000_s.f.x_30_% = 1800_s.f.	1800	2498
B. Square feet of parking lot open space required as indicated on site plan: Number of parking spaces _____ x 10_s.f. parking space =	N/A	N/A
C. Total square feet of landscaped open space required: A+B=	1800	2498

LAWN AREA CALCULATION	REQUIRED/ ALLOWED	PROVIDED
A. Square feet of landscaped open space required	1800	2498
B. Maximum lawn area (sod) permitted: 50_% x 1800_s.f.	900	700

TREES	REQUIRED/ ALLOWED	PROVIDED
A. Number of trees required per lot or net lot acre, less existing number of trees meeting minimum requirements: _____ trees x _____ net lot acres - number of existing trees =	6 trees 3 trees	6 new trees 11 trees
B. % Natives required: Number of trees provided x 30% =	4 trees	11 trees
C. % Low maintenance / drought and salt tolerant required: Number of trees provided x 50% =	8 trees	8 trees
D. Street Trees (maximum average spacing of 20' o.c.): _____ linear feet along street divided by 20' =	N/A	N/A
E. Street tree species allowed directly beneath power lines: (maximum average spacing of 20' o.c.): _____ linear feet along street divided by 20' =	N/A	N/A

SHRUBS	REQUIRED/ ALLOWED	PROVIDED
A. Number of shrubs required: Sum of lot and street trees required x 12% =	168	170
B. % Native shrubs required: Number of shrubs provided x 50% =	84	85

LARGE SHRUBS OR SMALL TREES	REQUIRED/ ALLOWED	PROVIDED
A. Number of large shrubs or small trees required: Number of required shrubs x 10% =	17	17
B. % Native large shrubs or small trees required: Number of large shrubs or small trees provided x 50% =	8	8

***PROPOSED LOT TREES (8)**

- 2 CUMBO LIMBO (NATIVE)
- 1 BRIDALVEIL TREE
- 2 FRANCIPANI TREE

****PROPOSED SHRUBS (100)**

- 36 JAMAICAN CAPER (NATIVE)
- 12 SIMPSON STOPPER (NATIVE)
- 71 PODOCARPUS

*****PROPOSED LARGE SHRUBS/SMALL TREES (17)**

- 5 SIMPSON STOPPER (BUSH FORM) (NATIVE)
- 4 LIGUSTRUMS (BUSH FORM)

******PROPOSED STREET TREES (8)**

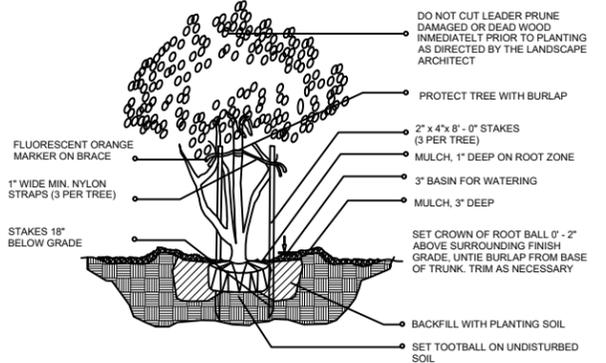
- 8 SILVER BUTTWOOD (NATIVE)



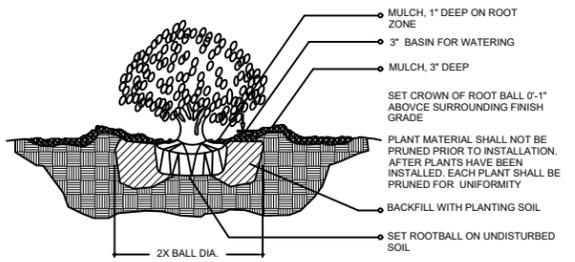
ABBREVIATIONS:
g.t. = Gray Trunk.
c.t. = Clear Trunk.
o.c. = On Center.
B&B = Balled and Burlaped.
o.a. = Overall Height.

SFO = Spread.
NAT = Native specie.
g.w. = Gray Wood
min. = minimum

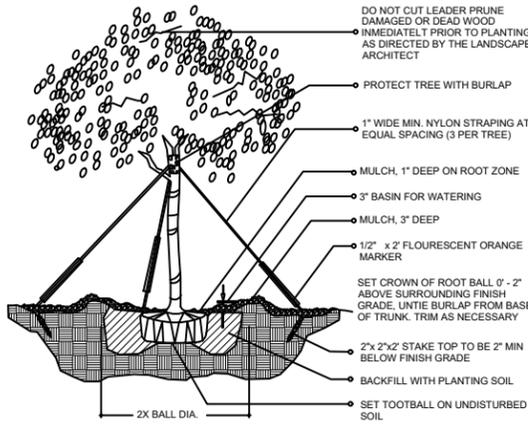
*SC = Shrubs counted toward shrubs requirement.
*TC = Tress/Palm counted toward Tree requirement.
EC = Energy Conservation Zone



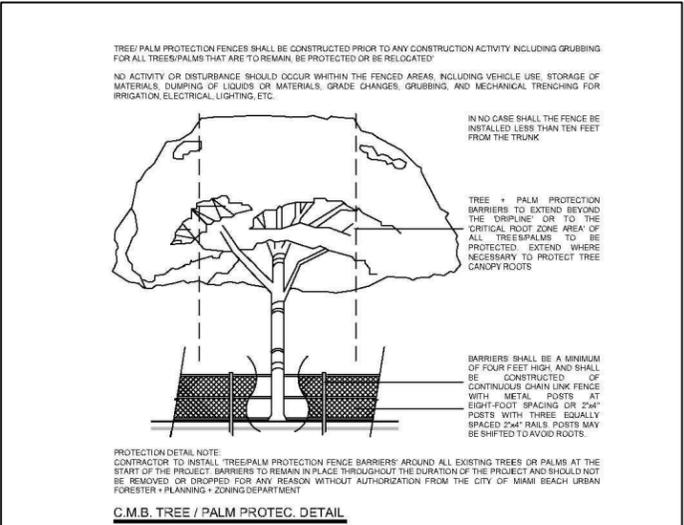
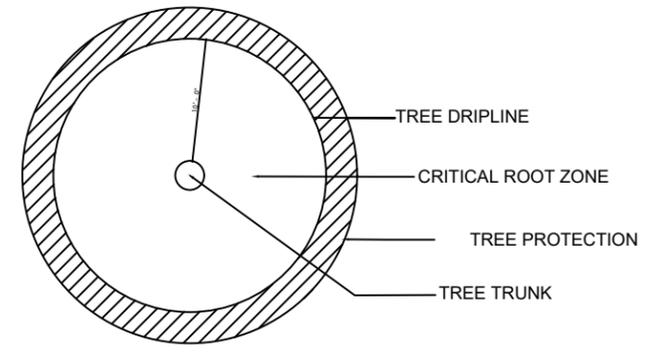
MULTI-TRUNK AND SMALL TREE (2" cal. and under) / PLANTING DETAIL



SHRUB / PLANTING DETAIL



(2" cal. and over) LARGE TREE / PLANTING DETAIL



LARGE PALM / PLANTING DETAIL

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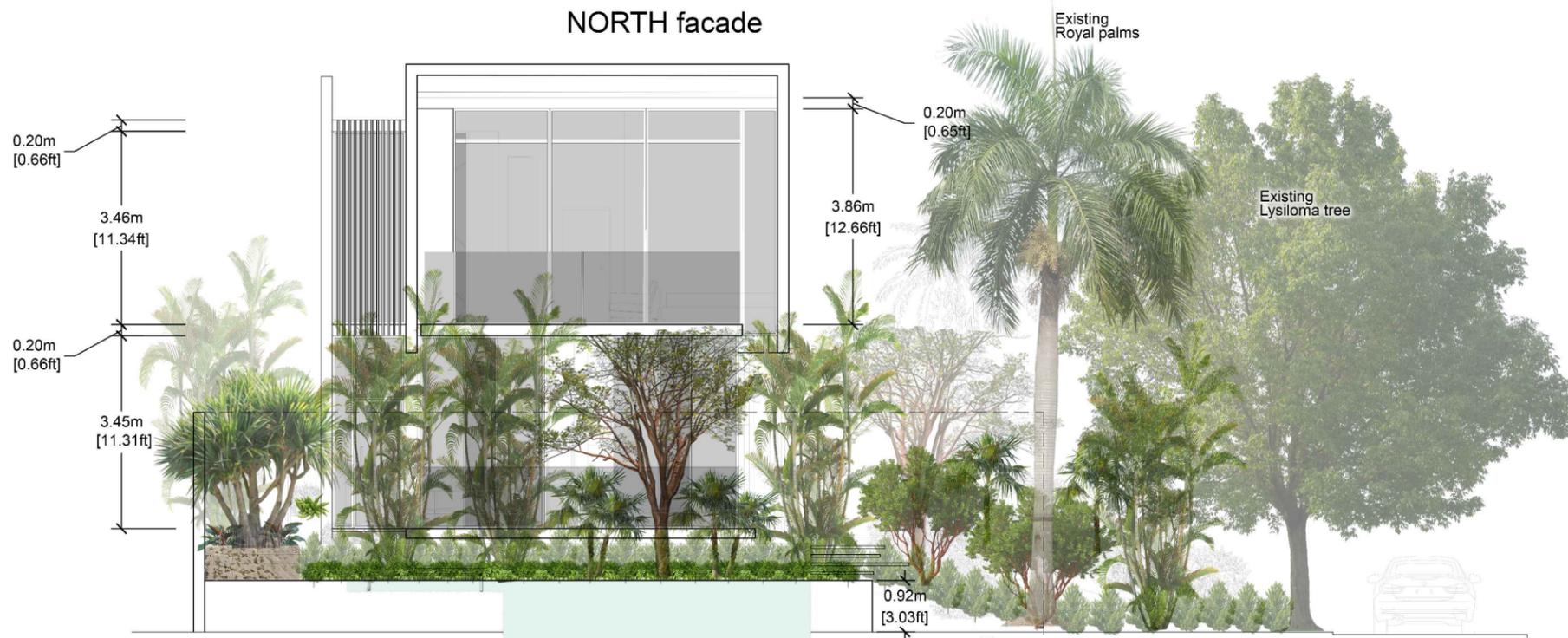


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