

TREE DISPOSITION SCHEDULE AND LEGEND

Tree #	Common Name	Scientific Name	DBH (inches)	Condition	Height (feet)	Spread (feet)	Critical Root Zone Radius* (feet)	Prohibited?	Specimen?	Comments
1	Canary Island date palm	Phoenix canariensis	29 +	Fair	55	20	19		YES	
2	solitaire palm	Ptychosperma elegans	4 -	Good	18	8	10			Below size threshold to be regulated as a tree
3	bishopwood	Bischofia javanica	12 -	Fair	45	25	10	YES		X
4	strangler fig	Ficus aurea	72 +	Fair	60	40	48		YES	
5	sabal palm	Sabal palmetto	10 +	Good	12	12	10			
6	gumbo limbo	Bursera simaruba	3 +	Fair	16	8	10			
7	umbrella tree	Scheffera actinophylla	28 -	Fair	25	25	19	YES		X
8	solitaire palm	Ptychosperma elegans	4 +	Good	16	12	10			Below size threshold to be regulated as a tree
9	Christmas palm	Adonidia merrellii	6 +	Good	20	12	10			
10	seagrape	Coccoloba uvifera	5 +	Fair	20	12	10			
11	pink trumpet tree	Tabebuia heterophylla	6 +	Fair	18	12	10			
12	umbrella tree	Scheffera actinophylla	10 -	Fair	16	16	10	YES		X
13	gumbo limbo	Bursera simaruba	3 +	Fair	16	12	10			
14	strangler fig	Ficus aurea	11 +	Fair	20	16	10			
15	gumbo limbo	Bursera simaruba	3 +	Good	18	12	10			
16	areca palm	Dypsis lutescens	cluster-	Good	15	15	5			
17	Brazilian pepper	Schinus terebinthifolius	10 -	Fair	20	12	10	YES		X
18	strangler fig	Ficus aurea	15 +	Good	20	15	10		YES	
19	gumbo limbo	Bursera simaruba	7 +	Fair	5	8	10			
20	bishopwood	Bischofia javanica	15 -	Fair	20	12	10	YES		X

\* CRZ is a planning estimate and may be adjusted based on field conditions

- (+) indicates tree required for mitigation
- (-) indicates tree "NOT" required for mitigation
- (X) indicates species as prohibited by city / county and shall be removed without required mitigation

REQUIRED TREE REPLACEMENTS

total removals in DBH inches = 174

required tree replacements = 30 trees (4" dbh, 8'sp. X 16'ht.)

or

60 trees (2" dbh, 6'sp. X 12'ht.)

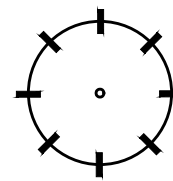
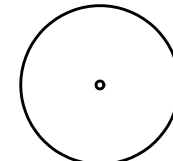

or

\$60,000 paid to tree trust fund

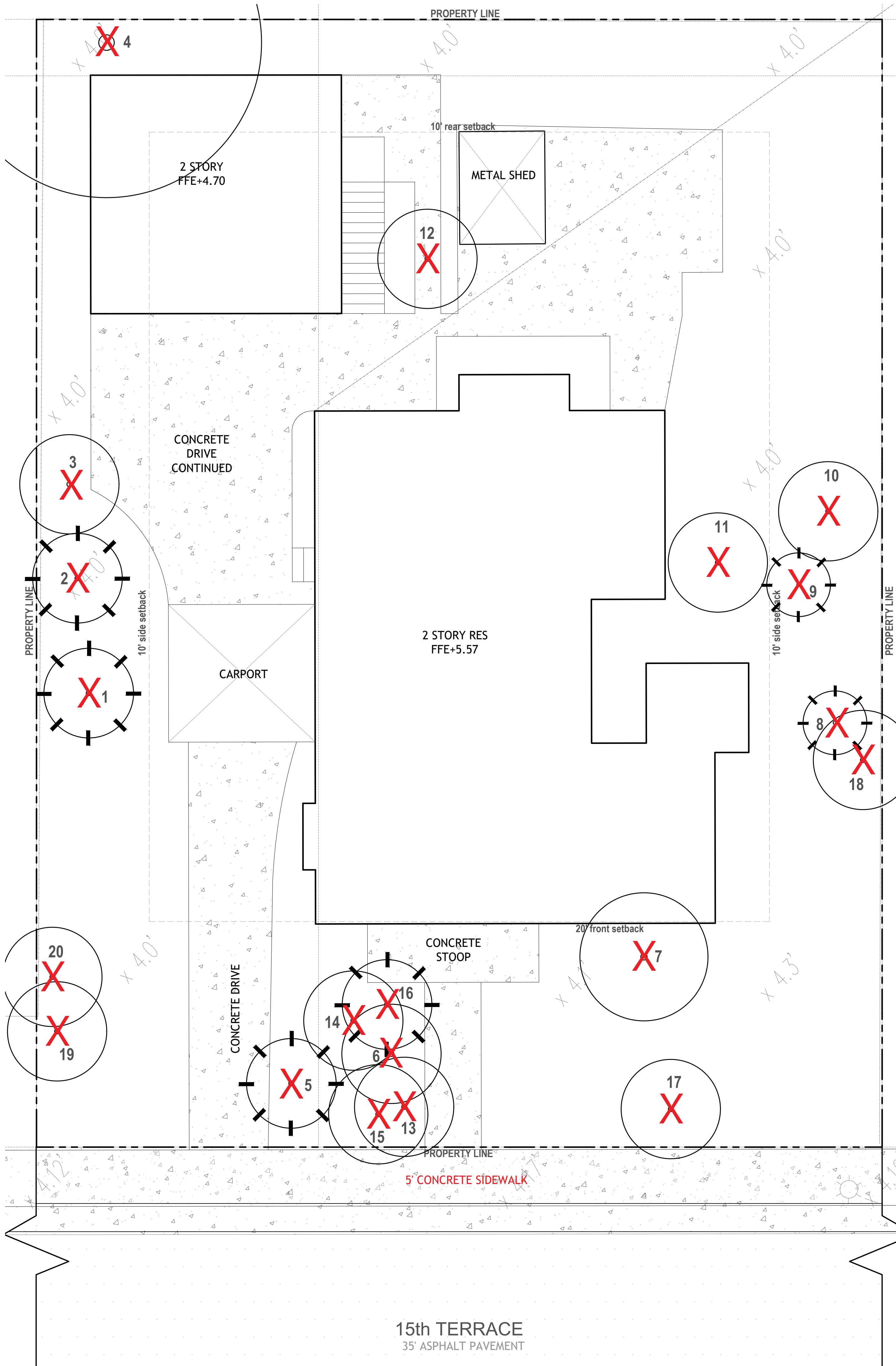
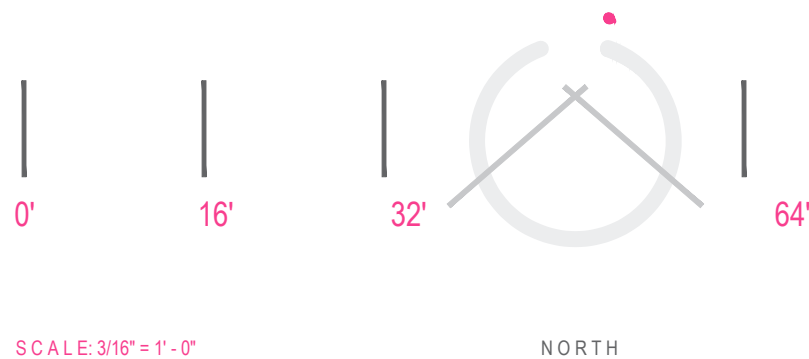
NOTES:

refer to sheet L3a for proposed mitigation strategy and planting plan to fulfill requirements as listed above.

refer to arborist report for images and full descriptions of existing trees.

-  existing palm
-  existing tree
-  tree / palm to be demolished

DRAWING SCALE AND NORTH ARROW:



MATERIAL SPECIFICATIONS LEGEND



**Granite Gravel**

source: sutton brick and stone  
spec: granite chips  
size: 1/4" - 5/8" max.  
color: natural grey only  
finish: natural tumbled (no sharp edges)  
set: over landscape filter fabric

contact: 954.472.7646  
700 SW 21st Terrace  
FL Lauderdale, FL 33312  
web: [www.suttonbrick.com](http://www.suttonbrick.com)



(508 sf)



**Concrete Step Finish (non-pervious surface)**

source: per contractor  
spec: welded wire reinforced 3" min. thick  
size: per L3 layout plan  
color: standard grey or integral color to match arch. slabs  
finish: rocksalt (1/8"-1/4" and 5/8"-3/4" aggregate)

contact: per contractor



(153 sf)



**Permeable Paver Type 1**

source: Unilock - copyright © 2022 Hengestone Holdings, Inc.  
spec: ECO-PRICOR™  
size: 3.125" thick (staggered running bond)  
color: granite  
joints: black sand fill per manufacturer  
finish: N/A

contact: <https://unilock.com/contacts>



(775 sf) or (558 sf) see alt. below



**Permeable Paver Type 1 (Alt. drive surface only)**

source: Unilock - copyright © 2022 Hengestone Holdings, Inc.  
spec: TRIBECA COBBLE™  
size: 2.75" thick (staggered running bond)  
color: crystalline basalt  
joints: black sand fill per manufacturer  
finish: N/A

contact: <https://unilock.com/contacts>



(217 sf)

hatch denotes landscape areas



(2,041 sf)

NOTE: refer to sheet L3 for landscape calculations. for additional materials above ground level refer to architect's drawings

LANDSCAPE SITE CALCULATIONS:

total site	7,500 sf	
total landscape area	3,580 sf	48%
pervious landscape area	2,041 sf	70%
20% partial pervious (permeable pavers)	950 sf	26%
non-pervious surface	153 sf	4%

permeable paver type 1

granite gravel walkway  
per specifications

site wall per architect's  
drawings

landing to match concrete  
steps and finish

concrete steps with finish  
per specifications. refer to  
architect's drawings for  
required railing

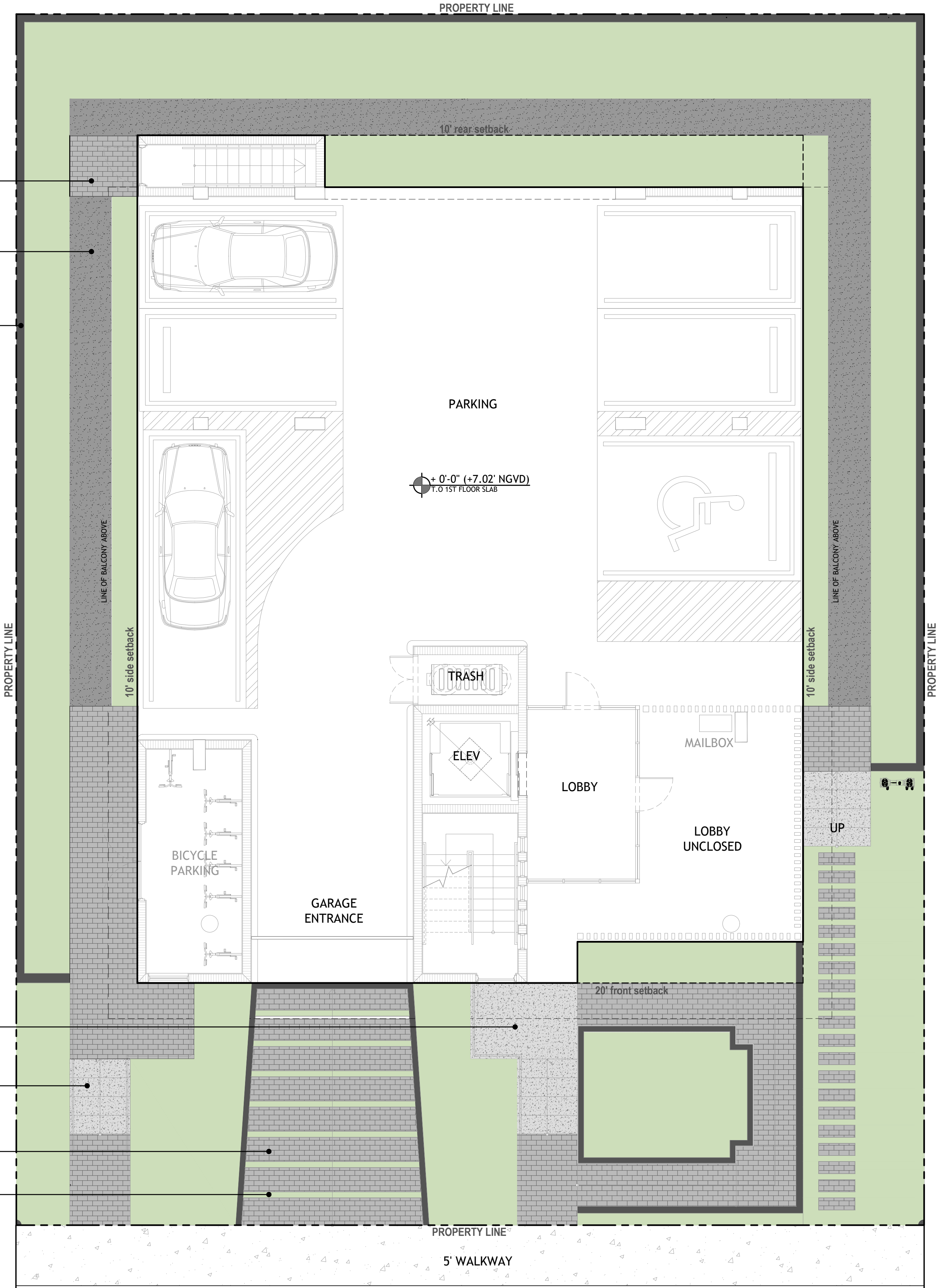
permeable paver type 1  
(alternate option TBD)

artificial turf joints on  
drive slope

DRAWING SCALE AND NORTH ARROW:



SCALE: 3/16" = 1'-0" NORTH




15th TERRACE  
35' ASPHALT PAVEMENT

DRAWN BY:

REVISIONS:

REVIEWED BY:  
LANDSCAPE ARCHITECT:

LA 000850  
Patrick K. Hodges  
859.528.1925  
[patrick@prlandstudio.com](mailto:patrick@prlandstudio.com)



DRAWINGS BY:  
LANDSCAPE DESIGNER

C. Right Studios  
Corey R. Sellengrath  
1810 E. Terra Mar Drive  
Ft. Lauderdale, FL 33302  
[corey@crighstudios.com](mailto:corey@crighstudios.com)



MULTI-FAMILY UNITS  
1311 15th TER  
MIAMI BEACH, FL 33139

SPACE RESERVED FOR  
CITY OF MIAMI BEACH STAMPS

THESE PLANS ARE FOR BUILDING  
DEPARTMENT REVIEW ONLY. THEY ARE NOT  
TO BE CONSIDERED AS CONSTRUCTION  
DOCUMENTS UNTIL ALL BUILDING  
DEPARTMENT APPROVALS ARE OBTAINED.

L2

GROUND MATERIALS  
PLAN

DRB ISSUED 06-16-22

PLANTING SCHEDULE

TREES			
QTY	SYM	Botanical Name	Common Name
2	BS	Bursera simaruba	Gumbo Limbo
8	CD	Coccoloba diversifolia	Pigeon Plum
10	EF	Myrcianthes fragrans	Simpson's Stopper
10	IC	Ilex cassine	Dahoon Holly
PALMS			
QTY	SYM	Botanical Name	Common Name
2	SP	Sabal palmetto	Sabal Palm
SHRUBS and UNDERSTORY PALMS			
QTY	SYM	Botanical Name	Common Name
6	AD	Acrostichum danaeifolium	Giant Leather Fern
6	CM	Codiaeum variegatum 'Mammy'	Croton
24	FM	Ficus microcarpa	Green Island Ficus
33	GL	Gymnanthes lucida	Crabwood
4	LL	Lyonia lucida	Shiny Lyonia
13	PM	Podocarpus macrophyllus	Japanese Yew
28	PN	Psychotria nervosa	Dwarf Wild Coffee
12	SRS	Serenoa repens 'silver'	Silver Saw Palmetto
11	ZP	Zamia pumila	Coontie
ACCENTS, VINES and GRASSES			
QTY	SYM	Botanical Name	Common Name
42	AE	Aspidistra elatior	Cast Iron Plant
3	AI	Alcantarea imperialis Bromeliad	Same
GROUNDCOVERS			
QTY	SYM	Botanical Name	Common Name
136	BF	Bulbine frutescens 'orange'	Orange Bulbine
101	EL	Ernodea littoralis	Golden Creeper
24	LM	Liriope muscari	Big Blue Liriope
8	LN	Lysimachia nummularia	Creeping Jenny

NOTE: plan provided for illustrative purposes only. refer to sheet L3a for full proposed landscape plan and minimum specifications to meet plant replacements for tree removals.

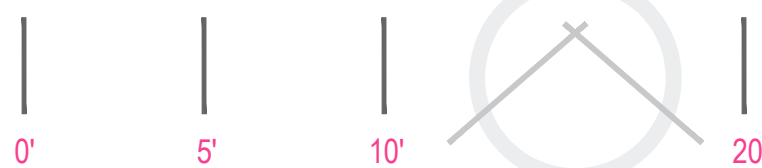
LANDSCAPE LEGEND

refer to sheet L3a for full landscape plan and plant calculations noted on landscape legend

(2) street trees - ST  
(2) street trees - ST



DRAWING SCALE AND NORTH ARROW:



SCALE 3/16" = 1'-0" NORTH

L5 rendered view

15th TERRACE  
35' ASPHALT PAVEMENT

DRAWN BY:  
  
REVISIONS:

REVIEWED BY: LANDSCAPE ARCHITECT: LA 000850 Patrick K. Hodges 850.328.1925 patrick@prightstudios.com

DRAWINGS BY: LANDSCAPE DESIGNER: C. Right Studios Corey R. Sellengratt 1810 E. Terra Mar Drive, Suite 100, Miami Beach, FL 33139 corey@prightstudios.com



MULTI-FAMILY UNITS  
1311 15th TER  
MIAMI BEACH, FL 33139

SPACE RESERVED FOR  
CITY OF MIAMI BEACH STAMPS

THESE PLANS ARE FOR BUILDING DEPARTMENT REVIEW ONLY. THEY ARE NOT TO BE CONSIDERED AS CONSTRUCTION DOCUMENTS UNTIL ALL BUILDING DEPARTMENT APPROVALS ARE OBTAINED.

L3  
CANOPY PLAN  
GROUND LEVEL

DRB ISSUED 06-16-22

PLANTING SCHEDULE

TREES				
QTY	SYM	Botanical Name	Common Name	Specifications
2	BS	Bursera simaruba	Gumbo Limbo	FG, 8" min. cal, 6' CT, 16' ht x 8' sp min.
8	CD	Coccoloba diversifolia	Pigeon Plum	FG, 4" min. cal, 16' ht x 8' sp min.
10	EF	Myrcianthes fragrans	Simpson's Stopper	200 gal, 4" min. cal, single 4' min. CT, 16' ht x 8' sp min.
10	IC	Ilex cassine	Dahoon Holly	FG, 4" min. cal, 16' ht x 8' sp min. 6' min. CT
PALMS				
QTY	SYM	Botanical Name	Common Name	Specification
2	SP	Sabal palmetto	Sabal Palm	OA hts as noted per plan (full booted)
SHRUBS and UNDERSTORY PALMS				
QTY	SYM	Botanical Name	Common Name	Specification
6	AD	Acrostichum danaeifolium	Giant Leather Fern	15 gal, 36"x 36" full
6	CM	Codiaeum variegatum 'Mammey'	Croton	7 gal, 30"x 30" full
24	FM	Ficus microcarpa	Green Island Ficus	7 gal, 24"x24" full
33	GL	Gymnanthes lucida	Crabwood	15 gal, 4' min. ht 24" sp (36" O.C. spacing)
4	LL	Lyonia lucida	Shiny Lyonia	15 gal, 36"x 36" full
13	PM	Podocarpus macrophyllus	Japanese Yew	15 gal, 5'-6' ht, 24" spr
28	PN	Psychotria nervosa	Dwarf Wild Coffee	7 gal, 24"x 24" full
12	SRS	Serenoa repens 'silver'	Silver Saw Palmetto	25 gal, 36" x 36"
11	ZP	Zamia pumila	Coontie	7 gal, 24"x 24" full
ACCENTS, VINES and GRASSES				
QTY	SYM	Botanical Name	Common Name	Specifications
42	AE	Aspidistra elatior	Cast Iron Plant	7 gal, 24"x24" full
3	AI	Alcantarea imperialis Bromeliad	Same	15 gal, 30" x30" full red color sun grown
GROUNDCOVERS				
QTY	SYM	Botanical Name	Common Name	Specifications
136	BF	Bulbine frutescens 'orange'	Orange Bulbine	1 gal, 12"x12" full
101	EL	Ernodea littoralis	Golden Creeper	3 gal, 24"x24" full
24	LM	Liriope muscari	Big Blue Liriope	7 gal 24"x24" full
8	LN	Lysimachia nummularia	Creeping Jenny	1 gal (to be placed in the field by LA)

X - indicates native species

refer to sheet L4 for suggested plant imagery  
refer to L5 and L6 for rendered views as noted here on plan

street trees provided on private property are shown within 7' of the property line to be considered as street trees per the city of miami beach.

**MITIGATION NOTE:**  
per the mitigation requirements on sheet L1, this proposed plan provides 30 trees at a specification of 4" min. cal, 16' ht x 8' sp min. which covers all mitigation required for the site. No other mitigation is required.

IRRIGATION SYSTEM NOTES AND REQUIREMENTS:

the contractor shall install an automatic underground irrigation system with a minimum of two bubblers or drip emitters at each new tree and palm location and with sprayheads to ensure 100% coverage of all planting bed areas and rotors for complete coverage of all sodded lawn areas within the limits of work for this project (refer to plan provided by landscape architect).

the contractor shall submit shop drawings of the irrigation system for review and approval by the landscape architect and owner prior to the award of the landscape and irrigation contract.

the shop drawings for the irrigation system shall include a backflow preventer, lightning protection, a "smart" controller, moisture-sensing devices, piping, heads, valves and all other equipment required by local codes and as necessary for a complete working system.

the contractor shall provide an operations manual to the owner and landscape architect prior to completion of the irrigation system installation and shall demonstrate and instruct the owner's maintenance provider in the complete operation of the system.

LANDSCAPE LEGEND

CITY OF MIAMI BEACH

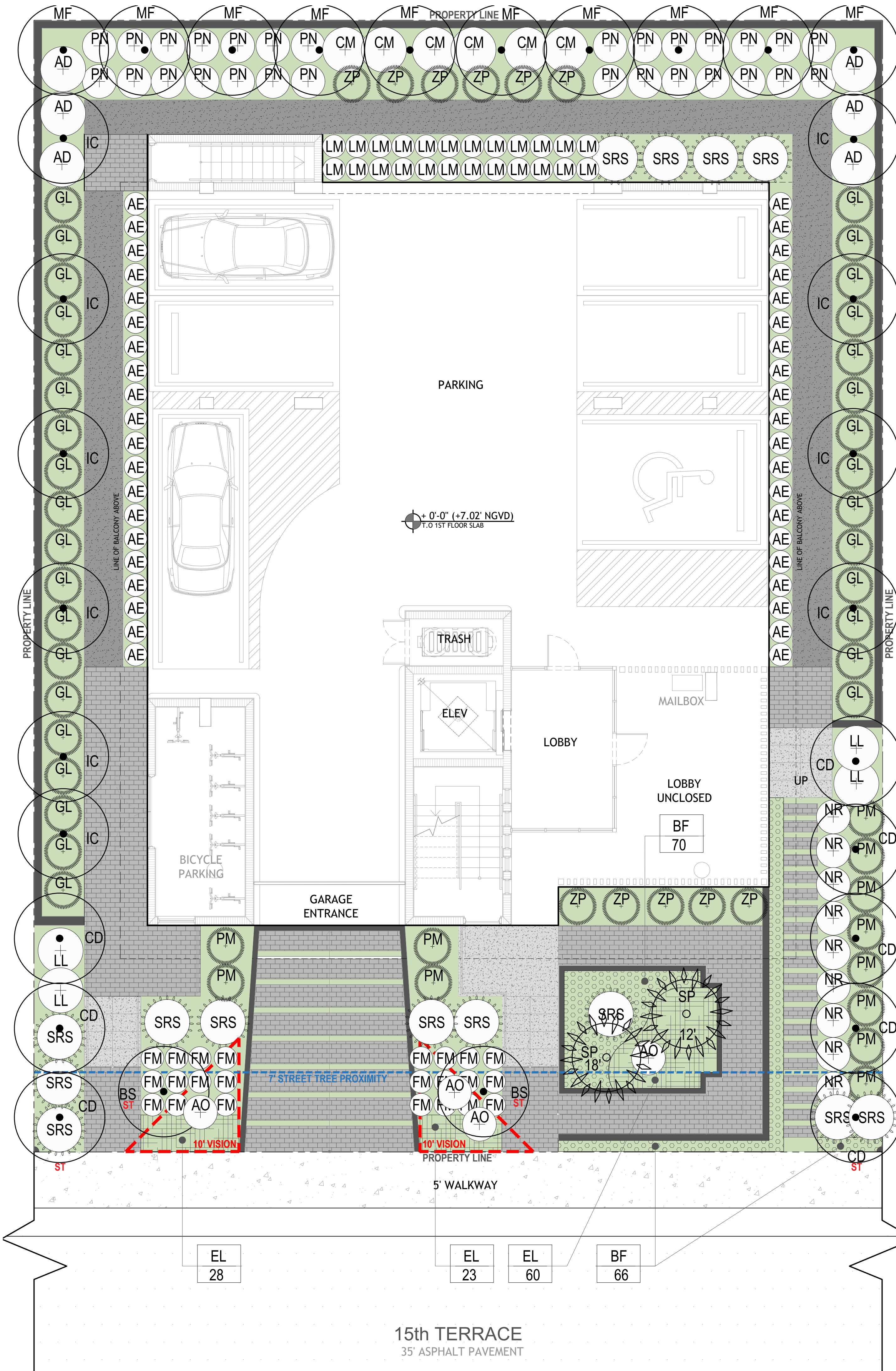
INFORMATION REQUIRED TO BE PERMANENTLY AFFIXED TO PLANS		
Zoning District	RM-1	Lot Area 7,500 SF
Acres	17	
OPEN SPACE		
A. Square feet of required Open Space as indicated on site plan:		
Lot Area = 7,500 s.f. x .45 % = 3,375 s.f.	REQUIRED/ ALLOWED	PROVIDED
B. Square feet of parking lot open space required as indicated on site plan:		
Number of parking spaces N/A x 10 s.f. parking space =	N/A	N/A
C. Total square feet of landscaped open space required: A+B=	3,375 SF	3,580 SF
LAWN AREA CALCULATION		
A. Square feet of landscaped open space required	N/A	N/A
B. Maximum lawn area (sod) permitted= N/A % x N/A s.f.	N/A	N/A
TREES		
A. Number of trees required per lot or net lot acre, less existing number of trees meeting minimum requirements:		
28 trees x .12 net lot acres - number of existing trees=	5	30
B. % Natives required: Number of trees provided x 30% =	15	30
C. % Low maintenance / drought and salt tolerant required:		
Number of trees provided x 50%=	5	30
D. Street Trees (maximum average spacing of 20' o.c.): linear feet along street divided by 20=	75	4
E. Street tree species allowed directly beneath power lines: (maximum average spacing of 20' o.c.):		
N/A linear feet along street divided by 20=	N/A	N/A
SHRUBS		
A. Number of shrubs required: Sum of lot and street trees required x 12=	108	137
B. % Native shrubs required: Number of shrubs provided x 50%=	69	90
LARGE SHRUBS OR SMALL TREES		
A. Number of large shrubs or small trees required: Number of required shrubs x 10%=	11	79
B. % Native large shrubs or small trees required: Number of large shrubs or small trees provided x 50%=	40	79

DRAWING SCALE AND NORTH ARROW:



SCALE 3/16" = 1'-0"

NORTH



DRAWN BY:

REVISIONS:

REVIEWED BY: LANDSCAPE ARCHITECT: LA 0000850 Patrick K. Hodges 850.528.1925 patrick@prlandstudio.com

DRAWINGS BY: LANDSCAPE DESIGNER: C. Right Studios Corey R. Sellenght 1810 E. Terra Mar Drive, Suite 200, Miami Beach, FL 33139 corey@crighstudios.com



MULTI-FAMILY UNITS  
1311 15th TER  
MIAMI BEACH, FL 33139

SPACE RESERVED FOR  
CITY OF MIAMI BEACH STAMPS

THESE PLANS ARE FOR BUILDING DEPARTMENT REVIEW ONLY. THEY ARE NOT TO BE CONSIDERED AS CONSTRUCTION DOCUMENTS UNTIL ALL BUILDING DEPARTMENT APPROVALS ARE OBTAINED.

L3a  
CANOPY PLAN  
GROUND LEVEL

DRB ISSUED 06-16-22



gumbo limbo



pigeon plumb



simpson stopper



dahoon holly



sabal palm



giant leather fern



croton



green island ficus



crabwood



shiny lyonia



podocarpus



dwaf wild coffee



silver saw palmetto



coontie



cast iron plant



imperial bromeliad



bougainvillea



orange bulbine



golden creeper



big blue liriop



creeping jenny

DRAWN BY:

REVISIONS:

REVIEWED BY:  
LANDSCAPE ARCHITECT

LA 0000850

Patrick K. Hodges

850.328.1925

patrick@prightstudios.com

PS

C. Right Studios

Corey R. Sellengratt

1810 E. Terra Mar Drive

West Palm Beach, FL 33402

corey@crighstudios.com



MULTI-FAMILY UNITS  
1311 15th TER  
MIAMI BEACH, FL 33139

SPACE RESERVED FOR  
CITY OF MIAMI BEACH STAMPS

THESE PLANS ARE FOR BUILDING  
DEPARTMENT REVIEW ONLY. THEY ARE NOT  
TO BE CONSIDERED AS CONSTRUCTION  
DOCUMENTS UNTIL ALL BUILDING  
DEPARTMENT APPROVALS ARE OBTAINED.

L4

PLANT IMAGE BOARD  
GROUND LEVEL



DRAWN BY:
REVISIONS:

REVIEWED BY:  
LANDSCAPE ARCHITECT:

LA 0000850  
Patrick K. Hodges  
850.328.1925  
patrick@prlandstudio.com

DRAWINGS BY:  
LANDSCAPE DESIGNER:

C. Right Studios  
Corey R. Sellenght  
1810 E. Terra Mar Drive  
Ft. Lauderdale, FL 33302  
corey@crighstudios.com



MULTI-FAMILY UNITS  
1311 15th TER  
MIAMI BEACH, FL 33139

SPACE RESERVED FOR  
CITY OF MIAMI BEACH STAMPS

THESE PLANS ARE FOR BUILDING  
DEPARTMENT REVIEW ONLY. THEY ARE NOT  
TO BE CONSIDERED AS CONSTRUCTION  
DOCUMENTS UNTIL ALL BUILDING  
DEPARTMENT APPROVALS ARE OBTAINED.

L5

SITE RENDERING  
FRONT VIEW EAST



DRAWN BY:
REVISIONS:

REVIEWED BY:  
LANDSCAPE ARCHITECT:

LA 0000850  
Patrick K. Hodges  
850.328.1925  
patrick@prlandstudio.com

DRAWINGS BY:  
LANDSCAPE DESIGNER:

C. Right Studios  
Corey R. Sellenght  
1810 E. Terra Mar Drive  
Ft. Lauderdale, FL 33302  
corey@crighstudios.com



MULTI-FAMILY UNITS  
1311 15th TER  
MIAMI BEACH, FL 33139

SPACE RESERVED FOR  
CITY OF MIAMI BEACH STAMPS

THESE PLANS ARE FOR BUILDING  
DEPARTMENT REVIEW ONLY. THEY ARE NOT  
TO BE CONSTRUED AS CONSTRUCTION  
DOCUMENTS UNTIL ALL BUILDING  
DEPARTMENT APPROVALS ARE OBTAINED.

L6

SITE RENDERING  
REAR VIEW EAST

PLANTING SCHEDULE

TREES			
QTY	SYM	Botanical Name	Common Name
6	EF	Myrcianthes fragrans	Simpson's Stopper
2	U	Ligustrum japonicum	Japanese Privet
NATIVE PALMS			
QTY	SYM	Botanical Name	Common Name
8	SP	Sabal Palmetto	Sabal Palm
2	TR	Thrinax radiata	Florida Thatch Palm
UNDERSTORY SHRUBS, ACCENTS and GROUNDCOVERS			
QTY	SYM	Botanical Name	Common Name
14	AA	Agave attenuata	Same
6	BA	Bougainvillea 'Afterglow'	After Glow Bougainvillea
76	TJ	Trachelospermum jasminoides	Confederate Jasmine
36	FM	Ficus microcarpa	Green Island Ficus
4	SRS	Serenoa repens 'silver'	Silver Saw Palmetto

NOTES:  
plan provided for illustrative purposes only. refer to sheet L7a for full proposed landscape plan and minimum specifications

refer to suggested plant imagery below

refer to L8 for rendered views as noted here on plan

materials, furnishing, pool and details per architect's drawings

IRRIGATION SYSTEM NOTES AND REQUIREMENTS:

the contractor shall install an automatic underground irrigation system with a minimum of two bubblers or drip emitters at each new tree and palm location and with sprayheads to ensure 100% coverage of all planting bed areas and rotors for complete coverage of all sodded lawn areas within the limits of work for this project (refer to plan provided by landscape architect).

the contractor shall submit shop drawings of the irrigation system for review and approval by the landscape architect and owner prior to the award of the landscape and irrigation contract.

the shop drawings for the irrigation system shall include a backflow preventer, lightning protection, a "smart" controller, moisture-sensing devices, piping, heads, valves and all other equipment required by local codes and as necessary for a complete working system.

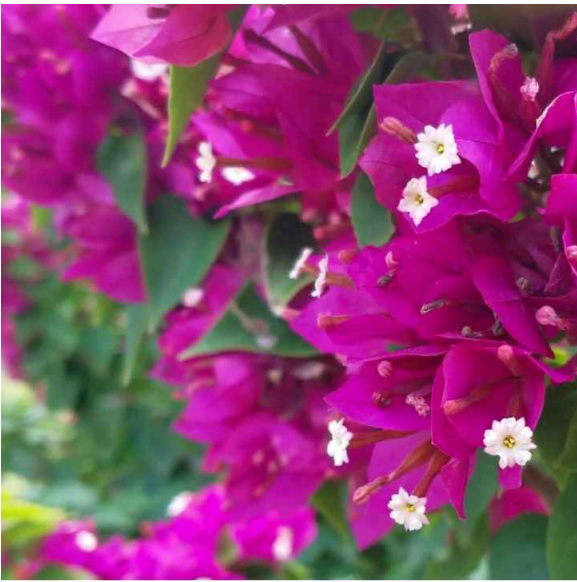
the contractor shall provide an operations manual to the owner and landscape architect prior to completion of the irrigation system installation and shall demonstrate and instruct the owner's maintenance provider in the complete operation of the system.



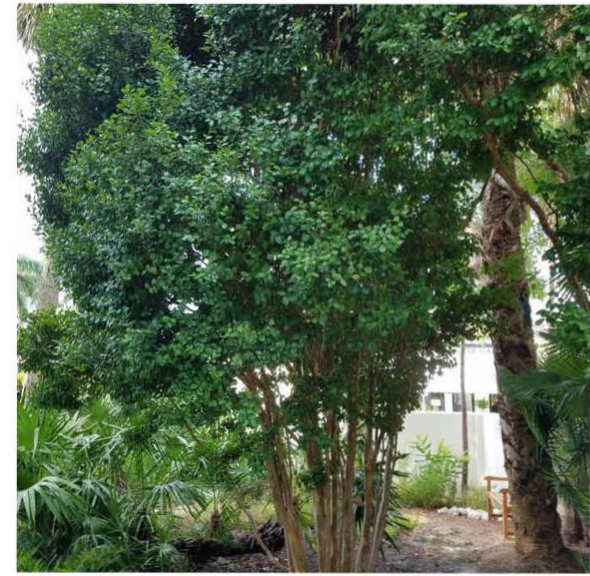
agave attenuata



confederate jasmine



bougainvillea



simpson stopper



ligustrum



florida thatch palm



green island ficus

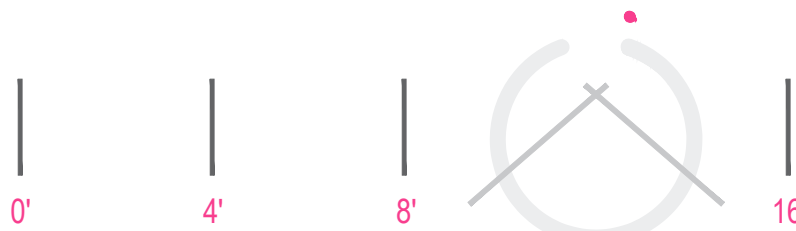


silver saw palmetto



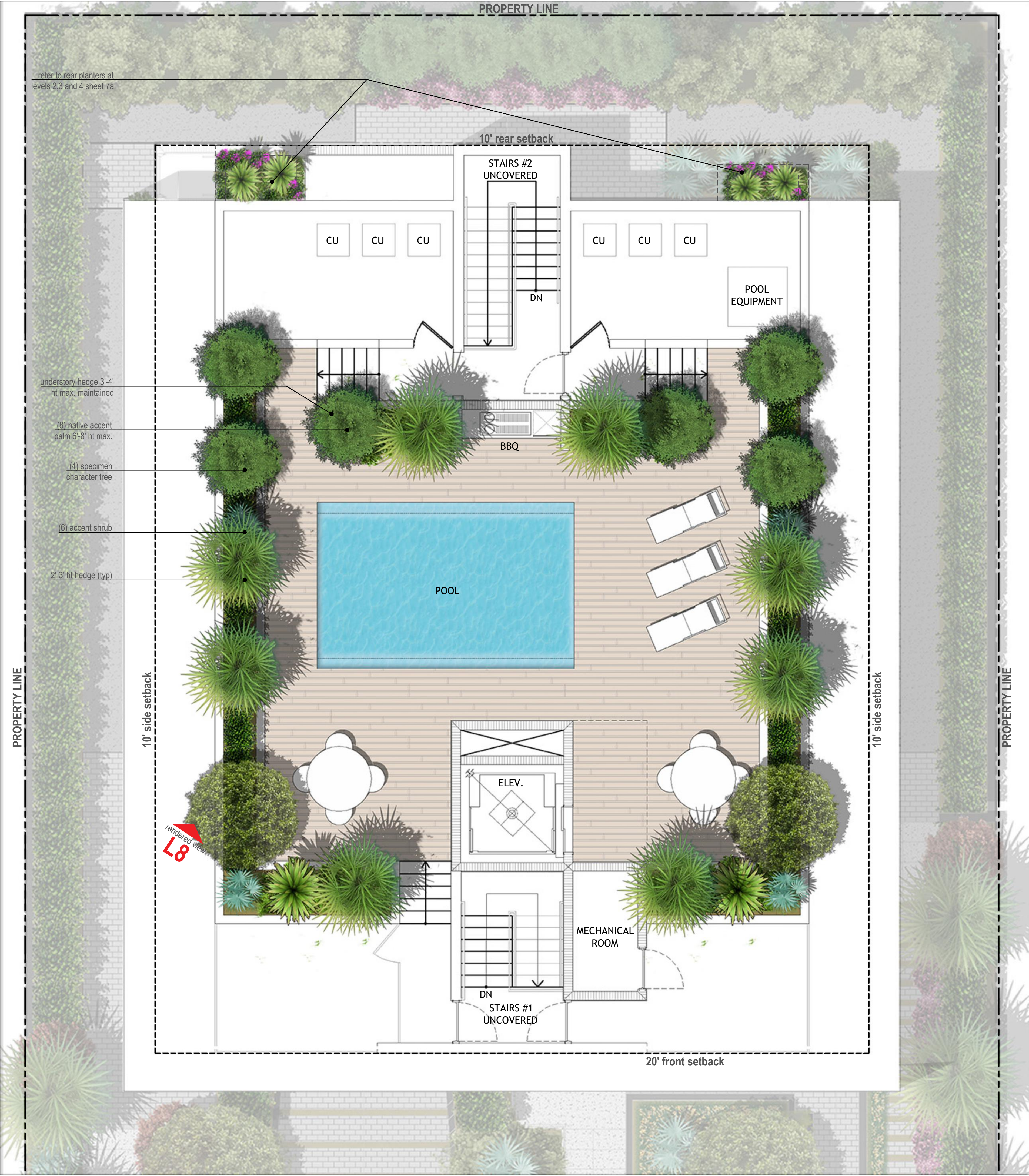
sabal palm

DRAWING SCALE AND NORTH ARROW:



SCALE: 1/4" = 1'-0"

NORTH



DRAWN BY:  
REVISIONS:

REVIEWED BY:  
LANDSCAPE ARCHITECT:  
LA 0000850  
Patrick K. Hodges  
850.528.1925  
patrick@prightstudios.com

DRY

PR

DRAWINGS BY:  
LANDSCAPE DESIGNER:  
C. Right Studios  
1810 E. Terra Mar Drive  
Pompano Beach, FL 33062  
954.591.6864  
corey@crighstudios.com



MULTI-FAMILY UNITS  
1311 15th TER  
MIAMI BEACH, FL 33139

SPACE RESERVED FOR  
CITY OF MIAMI BEACH STAMPS

THESE PLANS ARE FOR BUILDING DEPARTMENT REVIEW ONLY. THEY ARE NOT TO BE CONSTRUED AS CONSTRUCTION DOCUMENTS UNTIL ALL BUILDING DEPARTMENT APPROVALS ARE OBTAINED.

L7

PLANTING PLAN & IMAGERY ROOF LEVEL

DRB ISSUED 06-16-22

PLANTING SCHEDULE

TREES				
QTY	SYM	Botanical Name	Common Name	Specifications
6	EF	Myrcianthes fragrans	Simpson's Stopper	30 gal, Multi-tree, 6-8 ft ht, 4'-6' spr
2	LJ	Ligustrum japonicum	Japanese Privet	65 gal, 8' ht, 6' spr
NATIVE PALMS				
QTY	SYM	Botanical Name	Common Name	Specification
8	SP	Sabal Palmetto	Sabal Palm	14' ht OA, fully booted, 12" min. dia trunks
2	TR	Thrinax radiata	Florida Thatch Palm	10' ht OA, 4" min Cal
UNDERSTORY SHRUBS, ACCENTS and GROUNDCOVERS				
QTY	SYM	Botanical Name	Common Name	Specification
14	AA	Agave attenuata	Same	7 gal, 24" x 24" full (mixed heights 18"-30")
6	BA	Bougainvillea 'Afterglow'	After Glow Bougainvillea	7 gal 24" 4" trellis (hang over planter edge)
76	TJ	Trachelospermum jasminoides	Confederate Jasmine	7 gal, 24" x 24" full
36	FM	Ficus microcarpa	Green Island Ficus	15 gal, 30" x 30" full
4	SRS	Serenoa repens 'silver'	Silver Saw Palmetto	25 gal 36" x 36" full

X - indicates native species

NOTES:  
plan provided for illustrative purposes only. refer to sheet L7a for full proposed landscape plan and minimum specifications

refer to suggested plant imagery below

refer to L8 for rendered views as noted here on plan

materials, furnishing, pool and details per architect's drawings

IRRIGATION SYSTEM NOTES AND REQUIREMENTS:

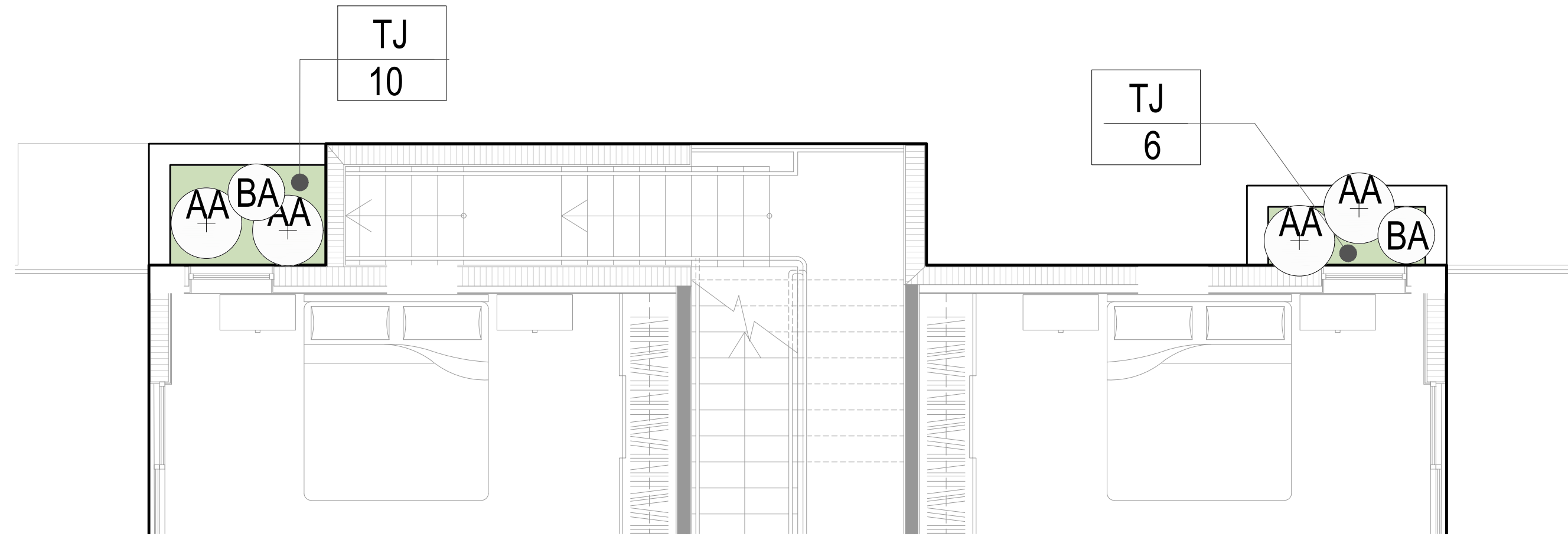
the contractor shall install an automatic underground irrigation system with a minimum of two bubblers or drip emitters at each new tree and palm location and with sprayheads to ensure 100% coverage of all sodded lawn areas and rotors for complete coverage of all sodded lawn areas within the limits of work for this project (refer to plan provided by landscape architect).

the contractor shall submit shop drawings of the irrigation system for review and approval by the landscape architect and owner prior to the award of the landscape and irrigation contract.

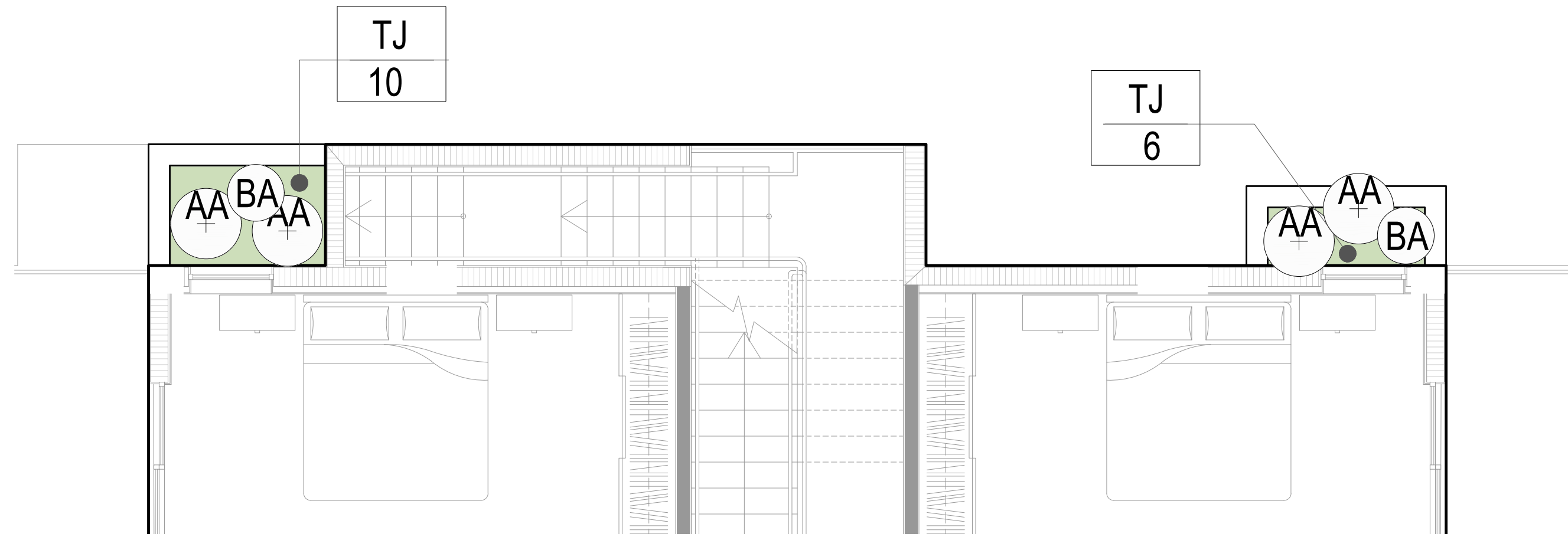
the shop drawings for the irrigation system shall include a backflow preventer, lightning protection, a "smart" controller, moisture-sensing devices, piping, heads, valves and all other equipment required by local codes and as necessary for a complete working system.

the contractor shall provide an operations manual to the owner and landscape architect prior to completion of the irrigation system installation and shall demonstrate and instruct the owner's maintenance provider in the complete operation of the system.

planters at level 4 below

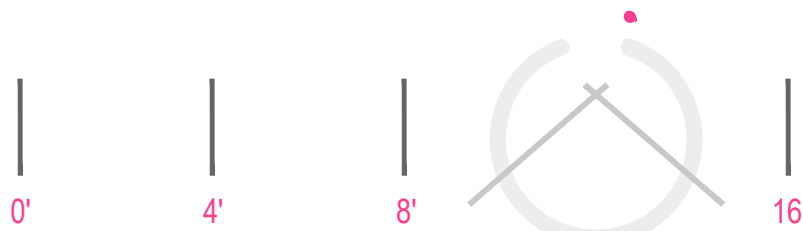


LEVEL 2 PLANTING PLAN



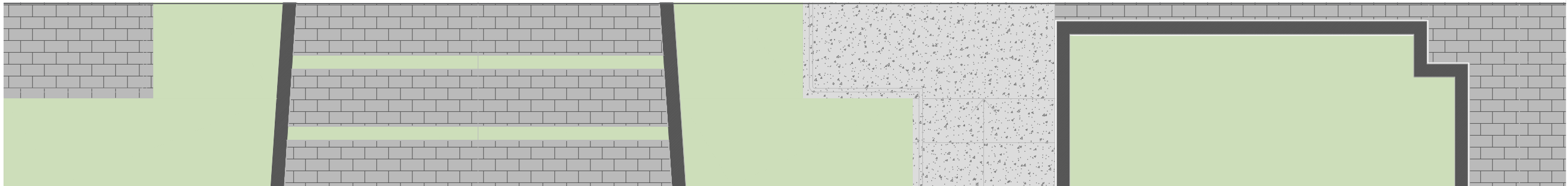
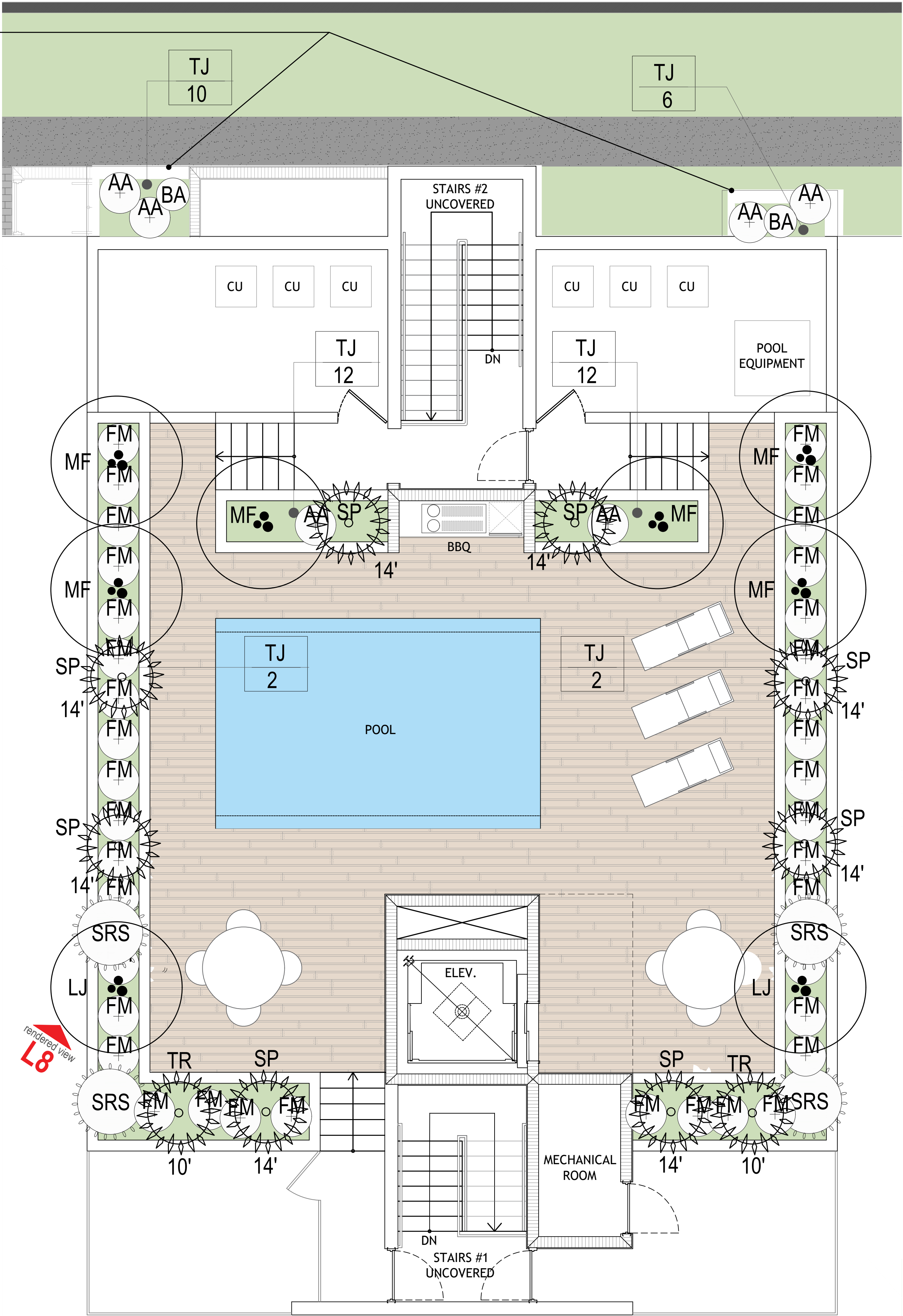
LEVEL 3 PLANTING PLAN

DRAWING SCALE AND NORTH ARROW:



SCALE: 1/4" = 1'-0"

NORTH



LEVEL 4 AND ROOF PLANTING PLAN

DRAWN BY:  
REVISIONS:

REVIEWED BY: LANDSCAPE ARCHITECT:  
DRAWINGS BY: LANDSCAPE DESIGNER:  
LA 0000850  
Patrick K. Hodges  
850.528.1925  
patrick@ghlandstudio.com  
C. Right Studios  
1810 E. Tropic Isle Drive  
Pompano Beach, FL 33062  
954.591.6864  
corey@crighstudios.com



MULTI-FAMILY UNITS  
1311 15th TER  
MIAMI BEACH, FL 33139

SPACE RESERVED FOR:  
CITY OF MIAMI BEACH STAMPS

THESE PLANS ARE FOR BUILDING DEPARTMENT REVIEW ONLY. THEY ARE NOT TO BE CONSIDERED AS CONSTRUCTION DOCUMENTS UNTIL ALL BUILDING DEPARTMENT APPROVALS ARE OBTAINED.  
L7a  
PLANTING PLAN LEVEL 2, 3, 4 AND ROOF  
DRB ISSUED 06-16-22



DRAWN BY:
REVISIONS:

REVIEWED BY:  
LANDSCAPE ARCHITECT:  
Patrick K. Hodges  
850.528.1925  
patrick@crighstudios.com

LA 0000850

DRAWINGS BY:  
LANDSCAPE DESIGNER:  
C. Right Studios  
1810 E. Terra Mar Drive  
Pompano Beach, FL 33062  
954.591.6864  
corey@crighstudios.com

CRS



MULTI-FAMILY UNITS  
1311 15th TER  
MIAMI BEACH, FL 33139

SPACE RESERVED FOR:  
CITY OF MIAMI BEACH STAMPS






THESE PLANS ARE FOR BUILDING  
DEPARTMENT REVIEW ONLY. THEY ARE NOT  
TO BE CONSIDERED AS CONSTRUCTION  
DOCUMENTS UNTIL ALL BUILDING  
DEPARTMENT APPROVALS ARE OBTAINED.

L8

SITE RENDERING  
ROOF LEVEL

DRB ISSUED 06-16-22

LIGHTING LEGEND

SYM	QTY	LIGHT TYPE
	5	accent up light
	8	small accent up light
	18	step / wall light
	3	well spot light
	21	path light

( flat side of triangle symbols indicates direction of light )  
( drawing sheet is provided in schematic format to show design intent only )

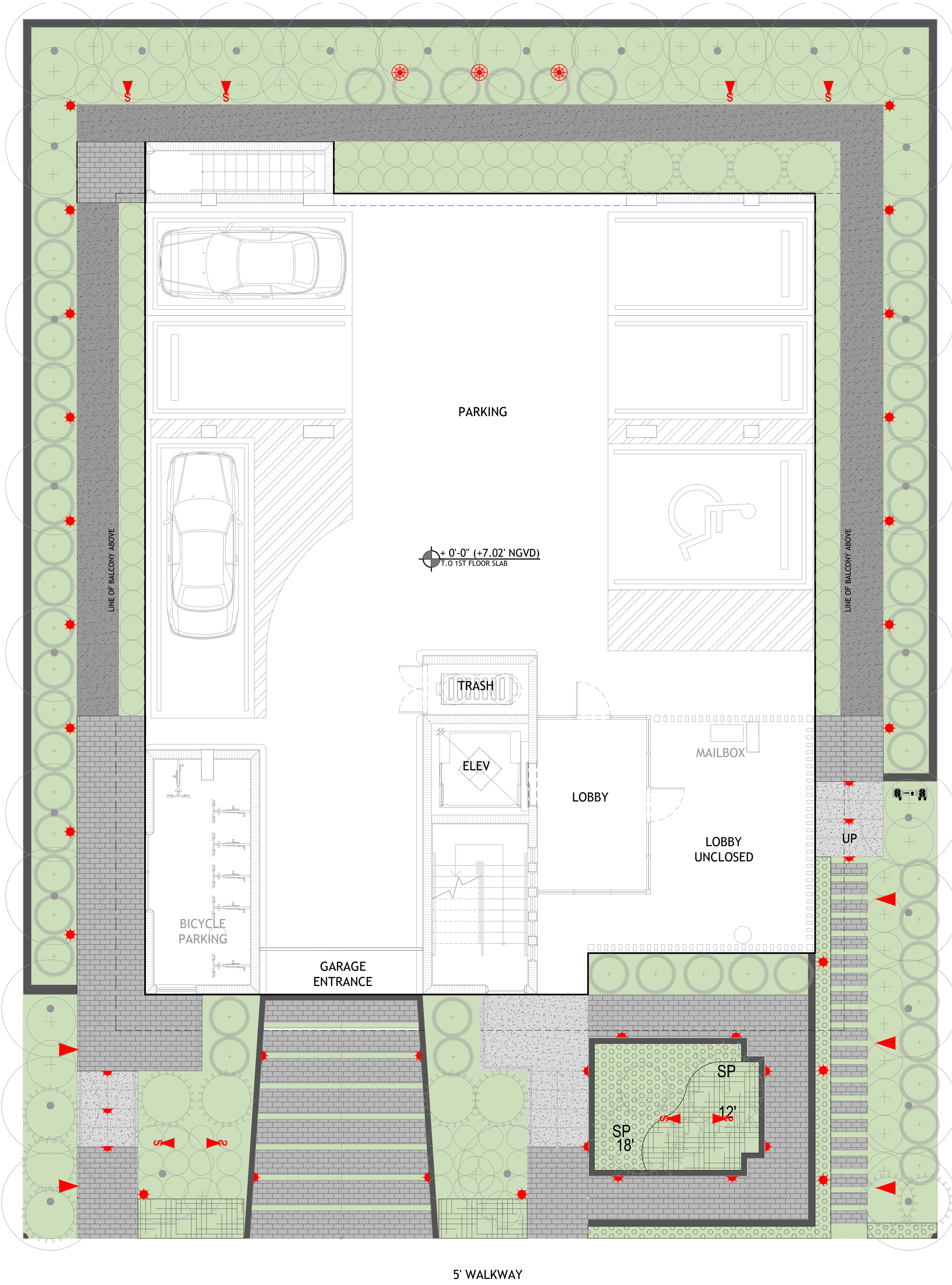
LIGHTING NOTES

all proposed fixtures shall be low voltage LED and shall be dimmable on a photocell timer or automatic timer. controller shall be digital to simplify necessary changes for ownership / management.

extra space shall be left on lighting panel for future needs as deemed appropriate by ownership / management or city officials to meet code.

all fixtures shall have a kelvin color of 3,000. any deviation from color shall require review and approval by landscape architect and city.

all fixtures shall be made of corrosion resistant materials with stainless steel or brass finishes.



DRAWING SCALE AND NORTH ARROW:



SCALE: 3/16" = 1'-0"

NORTH

DRAWN BY:

REVISIONS:

REVIEWED BY: LANDSCAPE ARCHITECT: LA 000850 Patrick K. Hodges 869.328.1925 patrick@prlandstudio.com

DESIGNED BY: LANDSCAPE DESIGNER: C. Right Studios Corey R. Sellenght 1810 E. Terra Mar Drive Fort Lauderdale, FL 33302 corey@crighstudios.com



MULTI-FAMILY UNITS  
1311 15th TER  
MIAMI BEACH, FL 33139

SPACE RESERVED FOR

CITY OF MIAMI BEACH STAMPS




THESE PLANS ARE FOR BUILDING DEPARTMENT REVIEW ONLY. THEY ARE NOT TO BE CONSTRUED AS CONSTRUCTION DOCUMENTS UNTIL ALL BUILDING DEPARTMENT APPROVALS ARE OBTAINED.

L9

LIGHTING PLAN  
GROUND LEVEL

DRB ISSUED 06-16-22

LIGHTING LEGEND

SYM	QTY	LIGHT TYPE
	8	small accent up light
	18	step / wall light (lights behind planting are intended to point up towards palm heads)
	21	path light

( flat side of triangle symbols indicates direction of light )  
( drawing sheet is provided in schematic format to show design intent only )

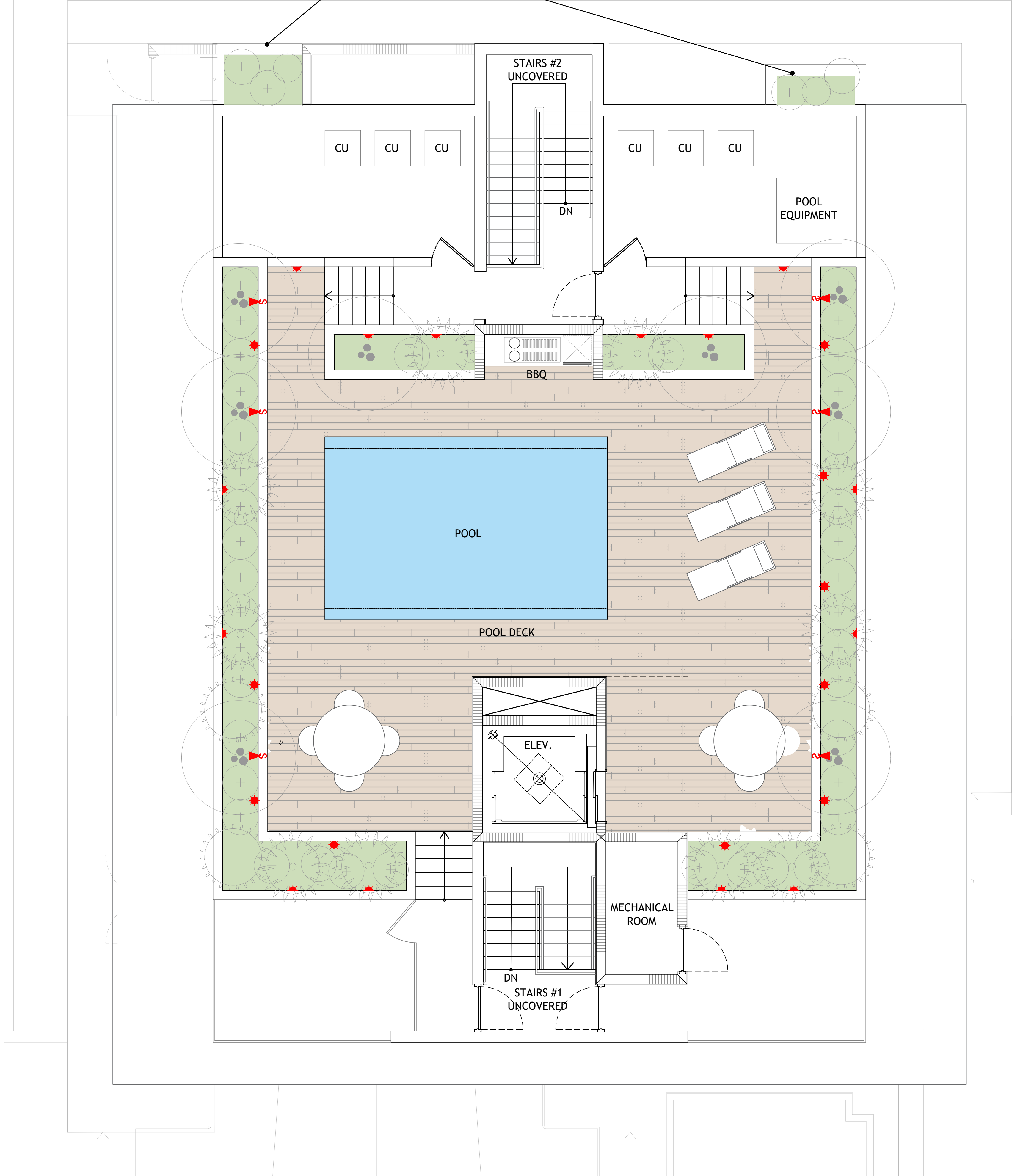
LIGHTING NOTES

- all proposed fixtures shall be low voltage LED and shall be dimmable on a photocell timer or automatic timer. controller shall be digital to simplify necessary changes for ownership / management.
- extra space shall be left on lighting panel for future needs as deemed appropriate by ownership / management or city officials to meet code.
- all fixtures shall have a kelvin color of 3,000. any deviation from color shall require review and approval by landscape architect and city.
- all fixtures shall be made of corrosion resistant materials with stainless steel or brass finishes.

DRAWING SCALE AND NORTH ARROW:



no lighting proposed at  
levels 2, 3 or 4



DRAWN BY:

REVISIONS:

REVIEWED BY:  
LANDSCAPE ARCHITECT:

LA 0000850

Patrick K. Hodges  
850.528.1925  
patrick@ghlandstudio.com

PS

DRAWINGS BY:  
LANDSCAPE DESIGNER:

C. Right Studios  
1810 E. Terra Mar Drive  
Pompano Beach, FL 33062  
954.591.6864  
corey@crighstudios.com



MULTI-FAMILY UNITS  
1311 15th TER  
MIAMI BEACH, FL 33139

SPACE RESERVED FOR  
CITY OF MIAMI BEACH STAMPS

THESE PLANS ARE FOR BUILDING  
DEPARTMENT REVIEW ONLY. THEY ARE NOT  
TO BE CONSTRUED AS CONSTRUCTION  
DOCUMENTS UNTIL ALL BUILDING  
DEPARTMENT APPROVALS ARE OBTAINED.

L10

LIGHTING PLAN  
ROOF LEVEL

DRB ISSUED 06-16-22