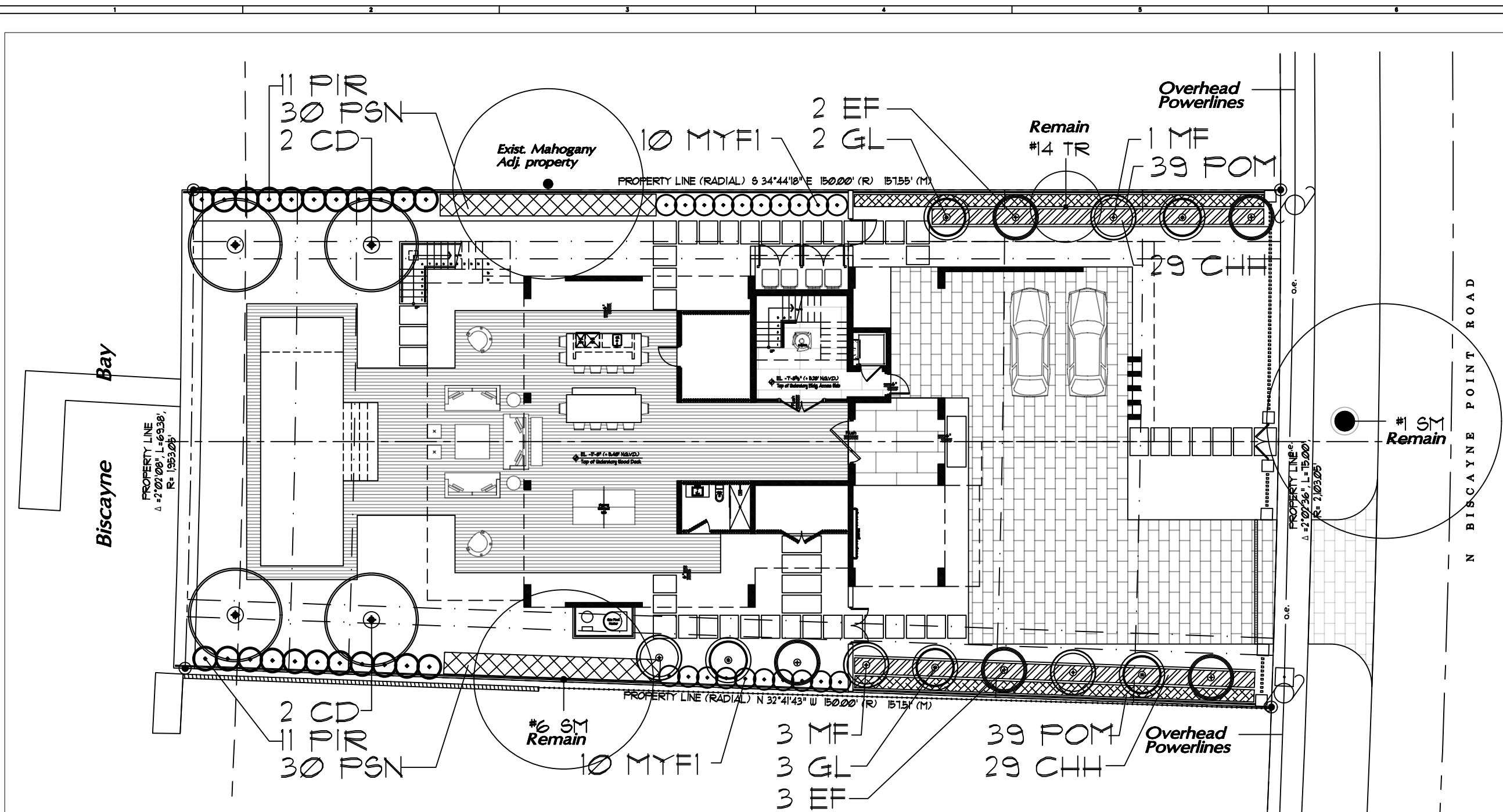




Plant List					
Qty	Key	Botanical / Common Name	Specification	Native Y/N	Mitigation
4	CD	Coccoloba diversifolia / Pigeon Plum	16' oa ht, 8' spr, 4" cal.	Yes	4 Mit. trees
5	GL	Gymnanthes lucida / Crabwood	16' oa ht, 8' spr, 4" cal.	Yes	10 Mit. trees
4	MF	Myrcianthes fragrans / Simpson Stopper	16' oa ht, 8' spr, 4" cal.	Yes	8 Mit. trees
5	EF	Eugenia foetida / Spanish Stopper	16' oa ht, 8' spr, 4" cal.	Yes	10 Mit. trees
Req'd Tall Shrubs					32 Mit. trees
20	MYFI	Myrcianthes fragrans / Simpson Stopper	6' ht, 4' spr.	Yes	
15/8 Req'd, 20/20 Prov'd					
Req'd Shrubs					
18	POM	Podocarpus macrophyllus / Podocarpus	5-6' ht, 2' spr, 15 gal.	No	
22	PIR	Pimenta racemosa / Bayrum	4-5' ht, 15' spr, 15 gal.	Yes	
58	CHH	Chrysobalanus icaco, hor. / Horizontal Cocoplum	18" ht, 12" spr, 3 gal.	Yes	
60	PSN	Psychotria nervosa / Wild Coffee	18" ht, 18" spr, 3 gal.	Yes	
218 Total Shrubs Prov'd, (118 Native)					

Landscape Plan
1/16" = 1'-0"

LA 2.01 Landscape Plan
LA 2.02 Notes, Details
& Legend
LA 2.03 Tree Survey /
Disposition Plan
LA 2.04 Tree Disposition
& Protection Plan

VILLAGE
ARCHITECTS
OF KEY BISCAYNE, INC.
AA. 26002086

ARCHITECTS, PLANNERS
INTERIOR DESIGNERS

99 NORTHWEST 38 STREET
MIAMI, FLORIDA 33127
Tel: 305-361-5335, Fax: 305-361-5329
E-Mail: info@villagearchitects.com

CONSULTANTS

Landscape:
H.L. Martin, Landscape Architect, P.A.
Herbert L. Martin, Landscape Architect
LC No. 2600404, LA No. 000722
6625 SW 88th Street
Miami, Florida 33155
Tel: 305-750-4372
E-Mail: hmartin@hlmartin.net

Mevorah
Residence

1275 N. Biscayne Point Rd.
Miami Beach, FL 33141

OWNER INFO
Mevorah LLC
1275 N. Biscayne Point Rd.
Miami Beach, FL 33141

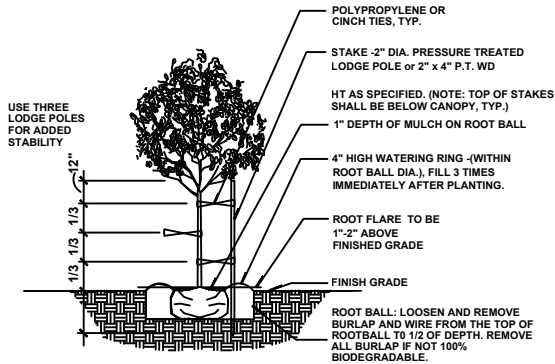
ARCHITECT
ROBERT JOHN GRABOSKI AR. 009199

ALL IDEAS, DESIGNS, ARRANGEMENTS
AND PLANS INDICATED OR REPRESENTED
BY THESE DRAWINGS ARE OWNED BY,
AND THE PROPERTY OF THIS OFFICE
AND WERE CREATED, ENVELOPED AND
DEVELOPED, USED ON, AND IN
CONNECTION WITH THE SPECIFIED
PROJECT. NONE OF SUCH IDEAS, DESIGNS,
ARRANGEMENTS OR PLANS SHALL BE REPRODUCED
OR DISCLOSED TO ANY PERSON, FIRM OR
CORPORATION FOR ANY PURPOSE WITHOUT
THE EXPRESS WRITTEN PERMISSION
OF VILLAGE ARCHITECTS OF KEY
BISCAYNE, INC.

AA. 26002086

PROJECT YR.: 2022 CAD DWG FILE: MEVORAH
DRAWN BY: CHECKED BY:
SHEET TITLE
Landscape Plan

SHEET No.
LA 2.01

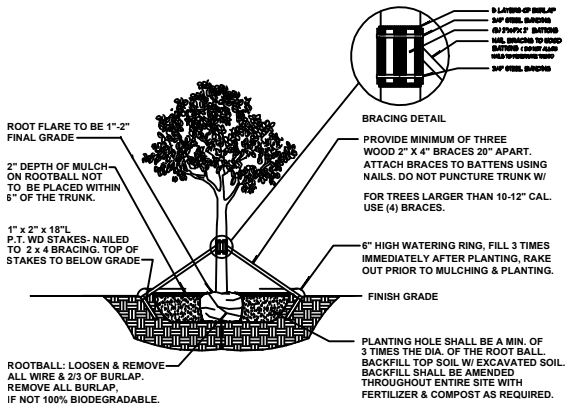


NOTE:

- DO NOT APPLY MULCH WITHIN 6" OF THE TREE TRUNK

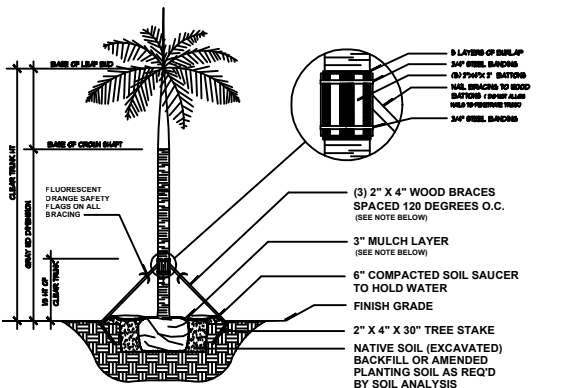
Tree Planting & Bracing Detail With A Caliper up to 2.5"

N.T.S.



Tree Planting & Bracing Detail Caliper of 2.5" or Greater

N.T.S.



NOTES:

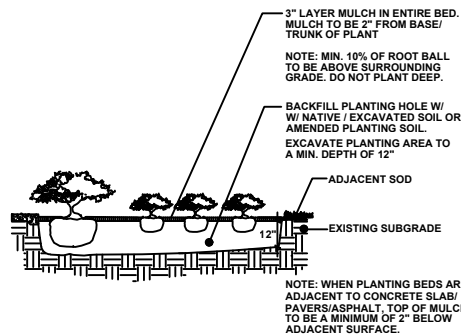
- PALMS OVER 30' ON HT. USE MINIMUM (4) 2" X 4" BRACING STAKES.
- PRIMARY STAKES SHOULD BE PLACED PARALLEL TO WALKWAYS WHENEVER POSSIBLE.
- RECEIVING PLANTING HOLE SHALL BE APPROXIMATELY 1/3 LARGER THAN ROOTBALL.
- GROWING BUD SHALL BE PERPENDICULAR TO THE GROUND PLANE.
- TRUNK SHALL BE STRAIGHT AND WITHOUT CURVES.
- NO SCARRED OR BLACKENED TRUNKS.
- AMENDED SOIL MIX. TO BE ADDED AT THE TIME OF PLANTING, IF NEEDED. SHALL CONSIST OF A RATIO MIX 80% CLEAN SILICA SAND AND 20% SCREENED, PULVERIZED TOPSOIL, AS NEEDED.
- ANCHORING STAKES SHALL BE DRIVEN A MIN OF 3' BELOW GRADE.

Typical Palm Planting Detail

N.T.S.

LANDSCAPE ARCHITECT'S PLANT / PLANTING NOTES

- ALL PLANT MATERIAL TO BE FLORIDA GRADE NO. 1 (FG #1) OR BETTER FLORIDA DEPARTMENT OF AGRICULTURE GRADES AND STANDARDS: PARTS I AND II, 5th EDITION: 2015, RESPECTIVELY.
- TWO MEETINGS, PRE-INSTALLATION & SUBSTANTIAL COMPLETION, SHALL BE REQ'D DURING INSTALLATION/CONSTRUCTION PROCESS. PRE-INSTALLATION MEETING SHALL BE SCHEDULED W/ LANDSCAPE ARCHITECT, TWO WEEKS PRIOR TO INSTALLATION.
- A MUNICIPALLY APPROVED LANDSCAPE PLAN IS A LEGAL & BINDING DOCUMENT. NO CHANGES SHALL BE MADE WITHOUT PRIOR NOTIFICATION & SUBSEQUENT WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT & GOVERNING MUNICIPALITY. (IF REQ'D)
- LANDSCAPE PLAN SHALL BE INSTALLED IN COMPLIANCE WITH ALL LOCAL/PERTINENT CODES.
- LANDSCAPE CONTRACTOR SHALL REVIEW ALL DRAWINGS AND PREPARE OWN QUANTITY COUNTS (PRIOR TO BID COST AND COMPARE TO ARCHITECT'S PLANT LIST). LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ATTAINING ACCURATE COUNT OF PLANT MATERIALS SPECIFIED. IN THE EVENT OF DISCREPANCIES, LANDSCAPE CONTRACTOR SHALL BRING TO THE ATTENTION OF LANDSCAPE ARCHITECT. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF THE LANDSCAPE PLAN. LANDSCAPE PLAN SHALL TAKE PRECEDENCE OVER PLANT LIST.
- LANDSCAPE CONTRACTOR SHALL LOCATE AND VERIFY ALL UNDERGROUND UTILITIES PRIOR TO DIGGING, SUNSHINE STATE ONE CALL FLORIDA (800) 432-4710.
- ALL TREES TO BE STAKED IN A GOOD WORKMANLIKE MANNER. NO NAIL STAKING IN TRUNKS PERMITTED. ALL GUYING & STAKING TO BE REMOVED WITHIN 12 MONTHS AFTER PLANTING.
- ALL PLANTING BEDS TO BE WEED AND GRASS FREE, AND SHALL BE EXCAVATED TO A DEPTH OF 12" BELOW GRADE. TOP OF BEDS SHALL BE 3" BELOW ADJ. PAVED SURFACES. ALL CONSTRUCTION DEBRIS SHALL BE REMOVED.
- ALL INVASIVE EXOTIC PLANTS (CAT1) TO BE REMOVED FROM SITE. PRIOR TO LANDSCAPE ARCHITECT'S FINAL INSPECTION, REFER TO FLORIDA EXOTIC PEST PLANT COUNCIL (FLEPPC) 2015 LIST OF EXOTIC PLANT SPECIES, CAT1, ONLY.
- ALL SOD SHALL BE ST. AUGUSTINE FLORATANT SOLID SOD, (UNLESS OTHERWISE NOTED) AND LAID WITH ALTERNATING AND ABUTTING JOINTS. SOD SHALL BE LAID OVER A 2" LAYER OF TOPSOIL. LANDSCAPE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT, PRIOR TO INSTALLATION.
- MULCH SHALL BE EUCALYPTUS OR PINE BARK MULCH (UNLESS OTHERWISE NOTED) APPLIED AT A MIN. DEPTH OF 3" OVER PLANTING BEDS. MULCH SHALL NOT BE APPLIED OVER ANNUAL PLANTING BEDS. MULCH SHALL NOT BE PLACED WITHIN 6" OF TREE & PALM TRUNKS. TOP OF MULCH SHALL NOT EXCEED HEIGHT OF ADJACENT PAVED SURFACES.
- ALL PLANTED AREAS TO RECEIVE 100% COVERAGE BY AN AUTOMATIC IRRIGATION SYSTEM, WITH A MINIMUM OF 50% OVERLAP. RAIN SENSOR TO BE PROVIDED. IRRIGATION SYSTEM TO BE INSTALLED IN COMPLIANCE W/ FLORIDA BUILDING CODE, (FBC), LATEST EDITION. BUBBLERS SHALL BE INSTALLED ON ALL RELOCATED & INSTALLED TREES & PALMS TO AID IN THEIR ESTABLISHMENT. REFER TO LANDSCAPE PLAN.



Shrub/Groundcover Detail

N.T.S.

City of Miami Beach, Florida LANDSCAPE LEGEND Chapter 126- Landscape Ordinance

Zoning District: RS-3

Net Lot Area: .26 acres 11,370 sf

OPEN SPACE	REQUIRED	PROVIDED
Square Feet of open space required, as indicated on site plan:		
A. Net lot area = 11,370 sf. x .30 % = 3411 sf	A. 3411	A.
Total square feet of landscaped open space required by Chapter 126 -Table A		
B. Maximum lawn area (sod) permitted = 50 % x 3411 square feet =	B. 1705 sf	B. 1700 sf
C. No. of trees required per net lot acre RS-3 = 5 Trees (2 front, 3 rear) + 1 tree per 1000 sf > 6000 sf.	C. 5 + 6 = 11	C. 1 Exist. + 18 Prop. = 19 Prov'd
D. Less existing number of trees meeting minimum requirements:	D. 1 Exist.	D. 1 Exist.
30% Natives trees required = the number of trees required x 30% = 50% (min) shall be low maintenance or drought & salt tolerant species.	4	1 Exist. + 18 Prop.
Diversity: 5 req'd = 2 16-20 req'd = 5 6-10 req'd = 3 21-30 req'd = 6 11-15 req'd = 4 30+ req'd = 7	11 = 4 Species	4 Prov'd
Palms may be planted in addition. Shall not count as req'd trees.		
E. Street trees (max. avg. spacing @ 20' o.c.) _____ linear feet along street / 20' = _____	E. N/A	E. N/A
Palms may be planted in addition to req'd street trees. Do not count as req'd.		
F. Street trees located directly beneath power lines (max. avg. spacing @ 20' o.c.) _____ linear feet along street / 20' = _____	F. 4 (3.75)	F. 1 Exist
G. Total number of trees provided C+E+F =	G. 15 req'd	G. 20 Prov'd
H. Total number of trees req'd (C+D/E) x 12 = the number of shrubs req'd (18-24" ht.)	H. 180	H. 218 Prov'd
The number of shrubs required x 50% = the number of native shrubs req'd (One species cannot exceed 50% of the req'd total.)	90	118 Prov'd
Shrubs shall be planted to screen equip. at a ht. = to the equip.		
I. Large shrubs or small trees shall be planted at 10% of the req'd shrub total. 4 shall be in addition to the shrub total. 50% min. native req'd.	I. 15 / 8	I. 20/20 Prov'd
Vines shall be a min. of 30" ht. One-to-one basis as a req'd shrub.		
Groundcovers and grasses shall be planted with a min. of 75% coverage.		

Plant List

Qty	Key	Botanical / Common Name	Specification	Native Y/N	Mitigation
4	CD	Coccoloba diversifolia / Pigeon Plum	16' oa ht, 8' spr, 4" cal.	Yes	4 Mit. trees
5	GL	Gymnanthes lucida / Crabwood	16' oa ht, 8' spr, 4" cal.	Yes	10 Mit. trees
4	MF	Myrcianthes fragrans / Simpson Stopper	16' oa ht, 8' spr, 4" cal.	Yes	8 Mit. trees
5	EF	Eugenia foetida / Spanish Stopper	16' oa ht, 8' spr, 4" cal.	Yes	10 Mit. trees
Req'd Tall Shrubs					32 Mit. trees
20	MYFI	Myrcianthes fragrans / Simpson Stopper	6' ht, 4' spr.	Yes	
15/8 Req'd, 20/20 Prov'd					
Req'd Shrubs					
18	POM	Podocarpus macrophyllus / Podocarpus	5-6' ht, 2' spr, 15 gal.	No	
22	PIR	Pimenta racemosa / Bayrum	4-5' ht, 15' spr, 15 gal.	Yes	
58	CHH	Chrysobalanus icaco, hor. / Horizontal Cocoplum	18" ht, 12" spr, 3 gal.	Yes	
60	PSN	Psychotria nervosa / Wild Coffee	18" ht, 18" spr, 3 gal.	Yes	
278 Total Shrubs Prov'd, (178 Native)					

VILLAGE

ARCHITECTS
OF KEY BISCAYNE, INC.
AA. 26002086

ARCHITECTS, PLANNERS
INTERIOR DESIGNERS

90 NORTHWEST 38 STREET
MIAMI, FLORIDA 33127
Tel: 305-361-5335, Fax: 305-361-5320
E-Mail: info@villagearchitects.com

CONSULTANTS

Landscape:

H.L. Martin, Landscape Architect, P.A.
Herbert L. Martin, Landscape Architect
LC No. 2600404, LA No. 000722
6505 SW 38th Street
Miami, Florida 33155
Tel: 305 750-4372
E-Mail: hmartin@hlmartin.net

Mevorah Residence

1275 N. Biscayne Point Rd.
Miami Beach, FL 33141

OWNER INFO

Mevorah LLC
1275 N. Biscayne Point Rd.
Miami Beach, FL 33141

ARCHITECT
ROBERT JOHN GRABOSKI AR. 009196

ALL IDEAS, DESIGNS, ARRANGEMENTS
AND PLANS INDICATED OR REPRESENTED
BY THESE DRAWINGS ARE OWNED BY,
AND THE PROPERTY OF THIS OFFICE
AND WERE CREATED, ENVELOPED AND
DEVELOPED, USED ON, AND IN
CONNECTION WITH THE SPECIFIED
PROJECT. NONE OF SUCH IDEAS, DESIGNS,
ARRANGEMENTS OR PLANS SHALL BE USED BY OR
DISCLOSED TO ANY PERSON, FIRM OR
COMPANY FOR ANY PURPOSE WITHOUT THE
EXPRESS WRITTEN PERMISSION
OF VILLAGE ARCHITECTS OF KEY
BISCAYNE, INC.

AA. 26002086

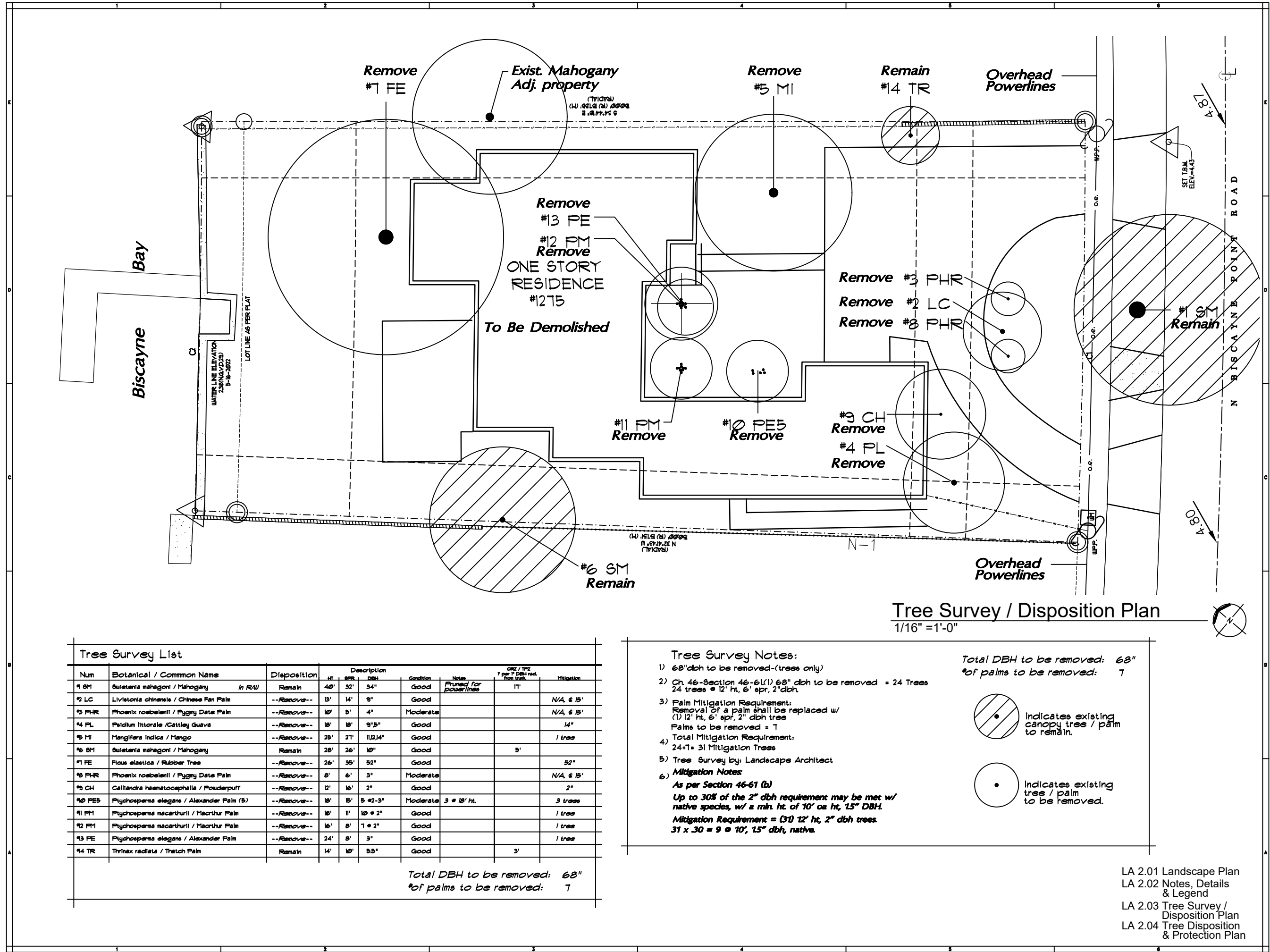
PROJECT YR.: 2022 CAD DWG FILE: MEVORAH
DRAWN BY: CHECKED BY:

SHEET TITLE
Notes, Details & Legend

SHEET No.

LA 2.02

LA 2.01 Landscape Plan
LA 2.02 Notes, Details
& Legend
LA 2.03 Tree Survey /
Disposition Plan
LA 2.04 Tree Disposition
& Protection Plan



VILLAGE

ARCHITECTS
OF KEY BISCAYNE, INC.
AA. 28002086

ARCHITECTS, PLANNERS
INTERIOR DESIGNERS

90 NORTHWEST 38 STREET
MIAMI, FLORIDA 33127
Tel: 305-361-5335, Fax: 305-361-5320
E-Mail: info@villagearchitects.com

CONSULTANTS

Landscape:

H.L. Martin, Landscape Architect, P.A.
Herbert L. Martin, Landscape Architect
LC No. 28004094, LA No. 000722
6505 SW 89th Street
Miami, Florida 33155
Tel: 305-750-4372
E-Mail: hmartin@hllandscape.net

Mevorah Residence

1275 N. Biscayne Point Rd.
Miami Beach, FL 33141

OWNER INFO

Mevorah LLC
1275 N. Biscayne Point Rd.
Miami Beach, FL 33141

ARCHITECT
ROBERT JOHN GRABOSKI AR. 0091596

ALL IDEAS, DESIGNS, ARRANGEMENTS
AND PLANS INDICATED OR REPRESENTED
BY THESE DRAWINGS ARE OWNED BY,
AND THE PROPERTY OF THIS OFFICE
AND WERE CREATED, ENVELOPED AND
DEVELOPED, USED ON, AND IN
CONNECTION WITH THE SPECIFIED
PROJECT. NONE OF SUCH IDEAS, DESIGNS,
ARRANGEMENTS OR PLANS SHALL BE USED BY OR
DISCLOSED TO ANY PERSON, FIRM OR
CORPORATION FOR ANY PURPOSE WITHOUT
THE EXPRESS WRITTEN PERMISSION
OF VILLAGE ARCHITECTS OF KEY
BISCAYNE, INC.

AA. 28002086

PROJECT YR.: 2022 CAD DWG FILE: MEVORAH

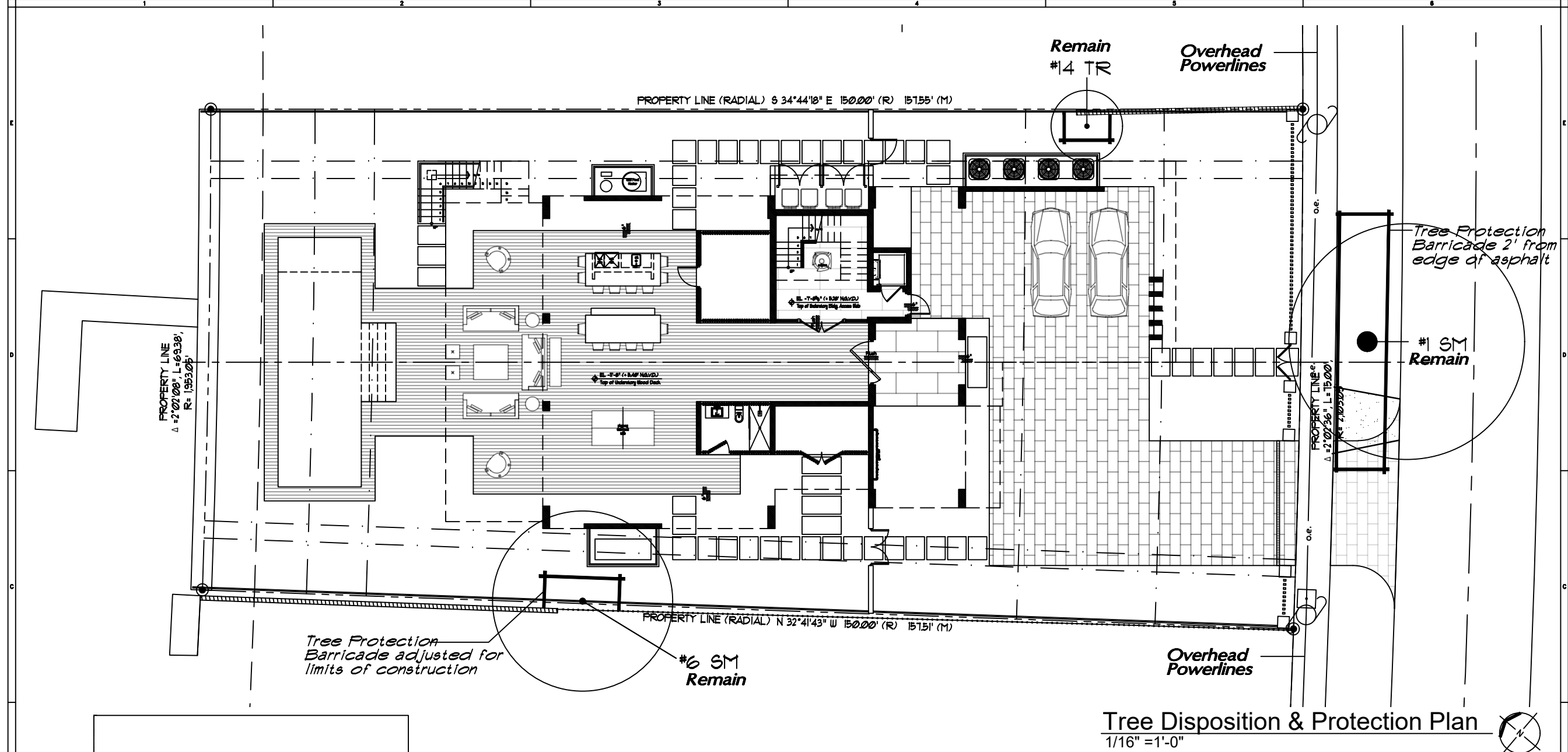
DRAWN BY: CHECKED BY:

SHEET TITLE

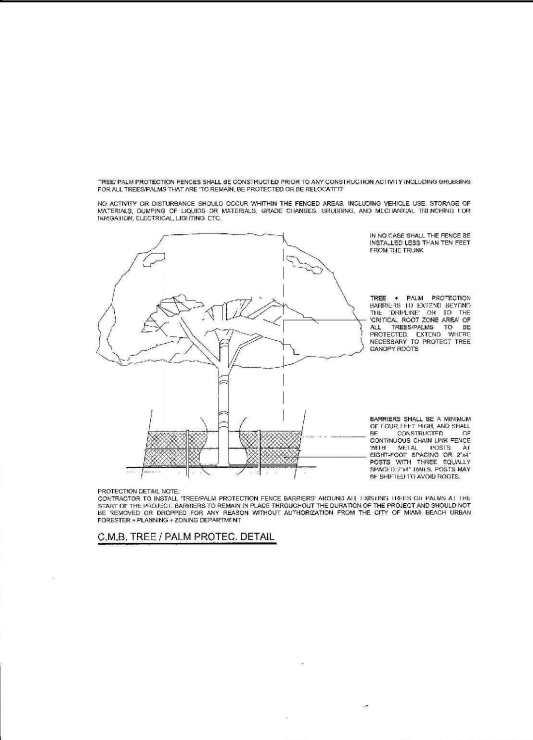
Tree Survey /
Disposition Plan

SHEET No.

LA 2.03



Tree Disposition & Protection Plan
1/16" = 1'-0"



Tree Survey List									
Num	Botanical / Common Name	Disposition	Description			Condition	Notes	CRZ / TPZ 1' per 1" DBH rad. from trunk	Mitigation
			HT	SPR	DBH				
1 SM	Euclea mahagoni / Mahogany	In R/W Remain	40'	32'	34"	Good	Pruned for powerlines	11'	
2 LC	Livistonia chinensis / Chinese Fan Palm	--Remove--	13'	14'	9"	Good			N/A, 6' B'
3 PHR	Phoenix roebelenii / Pygmy Date Palm	--Remove--	10'	5'	4"	Moderate			N/A, 6' B'
4 FL	Feldium littorale / Cattley Guava	--Remove--	18'	18'	9" B"	Good			14"
5 MI	Mangifera indica / Mango	--Remove--	25'	21'	11,12,14"	Good			1 tree
6 SM	Euclea mahagoni / Mahogany	Remain	28'	26'	10"	Good		5'	
7 FE	Ficus elastica / Rubber Tree	--Remove--	26'	35'	52"	Good			52"
8 PHR	Phoenix roebelenii / Pygmy Date Palm	--Remove--	8'	6'	3"	Moderate			N/A, 6' B'
9 CH	Callandira haematocephala / Powderpuff	--Remove--	12'	16'	2"	Good			2"
10 PEB	Ptychosperma elegans / Alexander Palm (5)	--Remove--	18'	15'	5 # 2-3"	Moderate	3 # 18' Ht.		3 trees
11 PM	Ptychosperma macarthurii / Macarthur Palm	--Remove--	18'	11'	10 # 2"	Good			1 tree
12 PM	Ptychosperma macarthurii / Macarthur Palm	--Remove--	16'	8'	7 # 2"	Good			1 tree
13 FE	Ptychosperma elegans / Alexander Palm	--Remove--	24'	8'	3"	Good			1 tree
14 TR	Thrinax radiata / Thatch Palm	Remain	14'	10'	5.5"	Good		3'	
Total DBH to be removed: 68"									
# of palms to be removed: 7									

LA 2.01 Landscape Plan
LA 2.02 Notes, Details & Legend
LA 2.03 Tree Survey / Disposition Plan
LA 2.04 Tree Disposition & Protection Plan

VILLAGE

ARCHITECTS
OF KEY BISCAYNE, INC.
AA. 28002086

ARCHITECTS, PLANNERS
INTERIOR DESIGNERS

90 NORTHWEST 38 STREET
MIAMI, FLORIDA 33127
Tel: 305-361-5335, Fax: 305-361-5320
E-Mail: info@villagearchitects.com

CONSULTANTS

Landscape:

H.L. Martin, Landscape Architect, P.A.
Herbert L. Martin, Landscape Architect
LC No. 2800404, LA No. 000722
6505 SW 38th Street
Miami, Florida 33155
Tel: 305-750-4372
E-Mail: hmartin@hllandscape.net

Mevorah
Residence

1275 N. Biscayne Point Rd.
Miami Beach, FL 33141

OWNER INFO
Mevorah LLC
1275 N. Biscayne Point Rd.
Miami Beach, FL 33141

ARCHITECT
ROBERT JOHN GRABOSKI AR. 0091596

ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THESE DRAWINGS ARE OWNED BY, AND THE PROPERTY OF THIS OFFICE AND WERE CREATED, ENVELOPED AND DEVELOPED, USED ON, AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WITHOUT THE EXPRESS WRITTEN PERMISSION OF VILLAGE ARCHITECTS OF KEY BISCAYNE, INC.

AA. 28002086

PROJECT YR.: 2022 CAD DWG FILE: MEVORAH
DRAWN BY: CHECKED BY:
SHEET TITLE
Tree Disposition & Protection Plan
SHEET No.
LA 2.04