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| DRAWN BY:    | CAD        |
| CHECKED BY:  | KND        |
| DATE:        | 12/19/2022 |
| CAD I.D.:    | F220114 LS |

PROJECT:

**BISCAYNE POINT**

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FOR

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**BISCAYNE POINT  
DEVELOPMENTS, LLC**

700-710 82ND STREET  
MIAMI BEACH, FL



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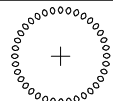
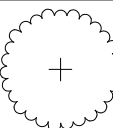

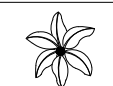











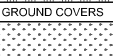







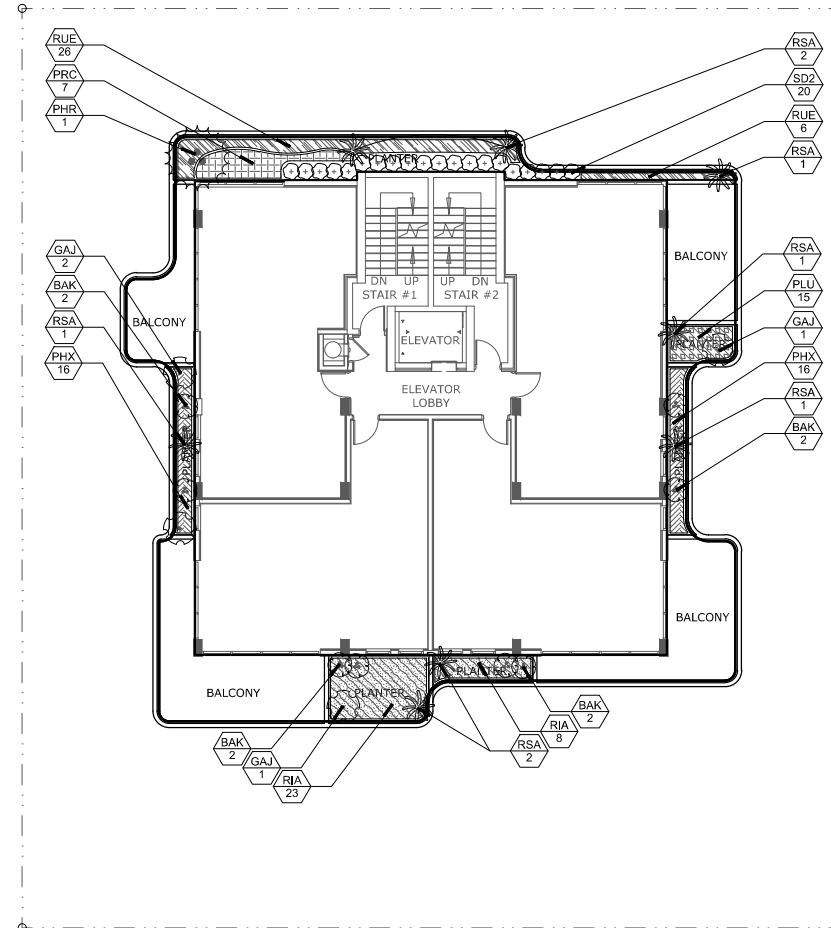
December 19, 2022











SHEET TITLE:

**PRELIMINARY  
LANDSCAPE SITE PLAN**

SHEET NUMBER:  
**L-1.0**

| PLANT SCHEDULE SITE   |      |          |                            |   |                |          |            |           |        |        |          |                       |
|---|------|----------|----------------------------|---|----------------|----------|------------|-----------|--------|--------|----------|-----------------------|
| TREES   | CODE | QTY      | COMMON NAME                | BOTANICAL NAME                            | SPECIFICATIONS | CAL/DBH  | HEIGHT     | SPREAD    | NATIVE | XERIC  |          | REMARKS               |
|    | CE-S | 5        | Silver Button Wood         | Conocarpus erectus sericeus               | 30 gal         | 2.5" Cal | 10-12' Ht  | 4-5'      | Yes    | High   |          | 6' CT                 |
|    | JM   | 1        | Jacaranda                  | Jacaranda mimosifolia                     | 30 gal         | 3" Cal   | 12-14' ht. | 4'-5'     | No     | High   |          |                       |
| PALM TREES  | CODE | QTY      | COMMON NAME                | BOTANICAL NAME                            | SPECIFICATIONS | CAL/DBH  | HEIGHT     | SPREAD    | NATIVE | XERIC  |          | REMARKS               |
|    | VM   | 2        | Montgomery Palm            | Veitchia montgomeryana                    | 45 gal         |          | 14'-18' gw | 7-8' spr, | No     | High   |          | triple, Counted @ 1:1 |
|    | VW   | 12       | Winin Palm                 | Veitchia winin                            | B & B          |          | 14'-16" gw |           | No     | Medium |          | stagger               |
| SHRUBS  | CODE | QTY      | COMMON NAME                | BOTANICAL NAME                            | SPECIFICATIONS | SPACING  | HEIGHT     | SPREAD    | NATIVE | XERIC  |          | REMARKS               |
|    | CAP  | 9        | Jamaica Caper              | Capparis cynophallophora                  | 15 gal         | As Shown | 4-5' Ht    | 2-3'      | Yes    | High   |          |                       |
|    | CHH  | 109      | Cocoplum                   | Chrysobalanus icaco                       | n/a            | 24"      | 24"        | 24"       | Yes    | High   |          | Full to base          |
|    | GAJ  | 3        | Miami Supreme Gardenia     | Gardenia jasminoides 'Miami Supreme'      | Container      | As Shown | 4-5' Ht    | 2-3'      | No     | Medium |          |                       |
|    | SD2  | 49       | Dwarf Schefflera           | Schefflera arboricola 'Dwarf'             | n/a            | 24"      | 24"        | 18-24"    | No     | Medium |          |                       |
|    | STN  | 2        | Giant Bird of Paradise     | Streitizia nicolai                        | 15 gal         | As Shown | 6-7' Ht    | 3-4'      | No     | High   |          |                       |
|    | TIB  | 3        | Purple Glory Bush          | Tibouchina grandifolia                    | NA             | As Shown | 5-6' Ht    | 2-3'      | No     | Medium |          |                       |
|   | TRJ  | 7        | Confederate Jasmine        | Trachelospermum jasminoides 'Confederate' | 3 gal          | As Shown | 48"        | 48"       | No     | Medium |          |                       |
| SHRUB AREAS   | CODE | QTY      | COMMON NAME                | BOTANICAL NAME                            | SPECIFICATIONS | SPACING  | HEIGHT     | SPREAD    | NATIVE | XERIC  | SPACING  | REMARKS               |
|  | AOE  | 7        | Elephant Ear               | Alocasia odora                            | n/a            | 24"      | 4' Ht      | 24"       | No     | Low    | 24" o.c. |                       |
|  | JAS  | 42       | Pinwheel Jasmine           | Tabernaemontana divaricata                | n/a            | 16"      | 10-12"     | 12"-14"   | No     | Medium | 16" o.c. | Full                  |
|  | MUH  | 228      | Pink Muhly Grass           | Muhlenbergia capillaris                   | n/a            | 20"      | 16"        | 16"       | Yes    | High   | 20" o.c. |                       |
|  | PHS  | 37       | Split Leaf Philodendron    | Philodendron selloum                      | n/a            | 36"      | 24"        | 24"       | No     | Medium | 36" o.c. | Full to base          |
|  | PHX  | 13       | 'Xanadu' Philodendron      | Philodendron x 'Xanadu'                   | n/a            | 18"      | 18"        | 18"       | No     | Medium | 18" o.c. |                       |
|  | SDA  | 49       | Dwarf Schefflera           | Schefflera arboricola 'Dwarf'             | n/a            | 18"      | 16-18"     | 18-24"    | No     | Medium | 18" o.c. |                       |
| GROUND COVERS   | CODE | QTY      | COMMON NAME                | BOTANICAL NAME                            | SPECIFICATIONS | SPACING  | HEIGHT     | SPREAD    | NATIVE | XERIC  | SPACING  | REMARKS               |
|  | DTR  | 68       | African Iris               | Diets iridioides                          | n/a            | 18"      | 12-14"     | 14-16"    | Yes    | Medium | 18" o.c. |                       |
|  | LAN  | 47       | Gold Mound Lantana         | Lantana camara 'Gold Mound'               | n/a            | 18"      | 12-14' Ht  | 14-16"    | Yes    | High   | 12" o.c. | sterile species       |
| MISCELLANEOUS   | CODE | QTY      | COMMON NAME                | BOTANICAL NAME                            | SPECIFICATIONS | SPACING  | HEIGHT     | SPREAD    | NATIVE | XERIC  | SPACING  | REMARKS               |
|  | PG   | 1,631 sf | Pea Gravel                 |   | n/a            |          |            |           | No     | Low    |          | 1/2" -1" stones       |
| SOD/SEED  | CODE | QTY      | COMMON NAME                | BOTANICAL NAME                            | SPECIFICATIONS | SPACING  | HEIGHT     | SPREAD    | NATIVE | XERIC  | SPACING  | REMARKS               |
|  | SOD  | 319 sf   | Floritam St. Augustine Sod | Stenotaphrum secundatum 'Floritam'        | sod            |          |            |           | No     | Medium |          |                       |



| PLANT SCHEDULE 3RD FLOOR  |      |     |                              |                                      |                |          |         |        |        |        |          |                   |
|---|------|-----|------------------------------|--------------------------------------|----------------|----------|---------|--------|--------|--------|----------|-------------------|
| SHRUBS  | CODE | QTY | COMMON NAME                  | BOTANICAL NAME                       | SPECIFICATIONS | SPACING  | HEIGHT  | SPREAD | NATIVE | XERIC  |          | REMARKS           |
|  | BAK  | 8   | Alphonse Karr Hedge Bamboo   | Bambusa multiplex 'Alphonse Karr'    | NA             | As Shown | 4-5' Ht | 36"    | No     | Medium |          |                   |
|  | GAJ  | 4   | Miami Supreme Gardenia       | Gardenia jasminoides 'Miami Supreme' | Container      | As Shown | 4-5' Ht | 2-3'   | No     | Medium |          |                   |
|  | PHR  | 1   | Pigmy Date Palm Multi-Trunk  | Phoenix roebelenii                   | Container      | As Shown | 6-7' Ht | 6'     | No     | Low    |          | triple trunk      |
|  | RSA  | 8   | Lady Palm                    | Rhapis excelsa                       | 5 gal          | 24"      | 4-5' Ht | 3'     | Yes    | Medium |          |                   |
|  | SD2  | 20  | Dwarf Schefflera             | Schefflera arboricola 'Dwarf'        | n/a            | 24"      | 24"     | 18-24" | No     | Medium |          |                   |
| SHRUB AREAS   | CODE | QTY | COMMON NAME                  | BOTANICAL NAME                       | SPECIFICATIONS | SPACING  | HEIGHT  | SPREAD | NATIVE | XERIC  | SPACING  | REMARKS           |
|  | PHX  | 32  | 'Xanadu' Philodendron        | Philodendron x 'Xanadu'              | n/a            | 18"      | 18"     | 18"    | No     | Medium | 18" o.c. |                   |
|  | PLU  | 15  | Plumbago                     | Plumbago auriculata                  | 3 gal          | 24"      | 18"     | 18"    | No     | Medium | 18" o.c. | Soft blue flowers |
|  | PRC  | 7   | Rojo Congo Philodendron      | Philodendron x 'Rojo Congo'          | n/a            | 30"      | 18"-24" | 18-24" | No     | High   | 30" o.c. |                   |
|  | RIA  | 31  | White Indian Hawthorn        | Rhaphiolepis indica 'Alba'           | 3 gal          | 24"      | 18"     | 16"    | No     |        | 24" o.c. |                   |
|  | RUE  | 32  | Ruby Falls Firecracker Plant | Russelia equisetiformis 'Ruby Falls' | n/a            | 20"      | 16-18"  | 16-18" | No     | Medium | 20" o.c. |                   |

PLEASE SEE SHEET L-1.0 FOR LANDSCAPE SITE PLAN, L-1.1 FOR GROUND FLOOR PLANT LIST AND CODE REQUIREMENTS, SHEET L-1.3 FOR 4TH & 5TH FLOOR PLANS, SHEET L-1.4 FOR ROOF TOP PLANS AND PLANTING DETAILS, AND SHEET L-1.5 FOR LANDSCAPE GENERAL NOTES.



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| DRAWN BY:    | CAD        |
| CHECKED BY:  | KND        |
| DATE:        | 12/19/2022 |
| CAD I.D.:    | F220114 LS |

BISCAYNE POINT

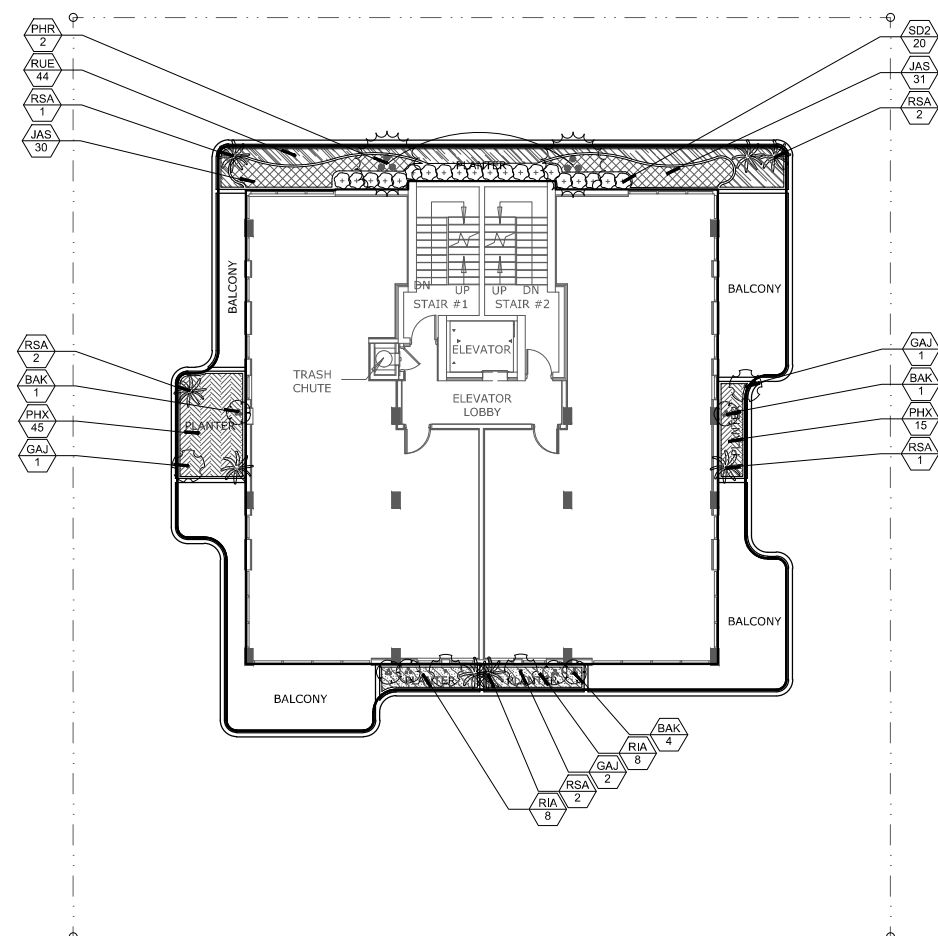
700-710 82ND STREET  
MIAMI BEACH, FL



SHEET NUMBER:

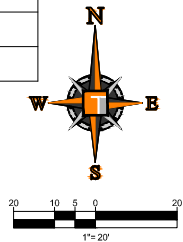
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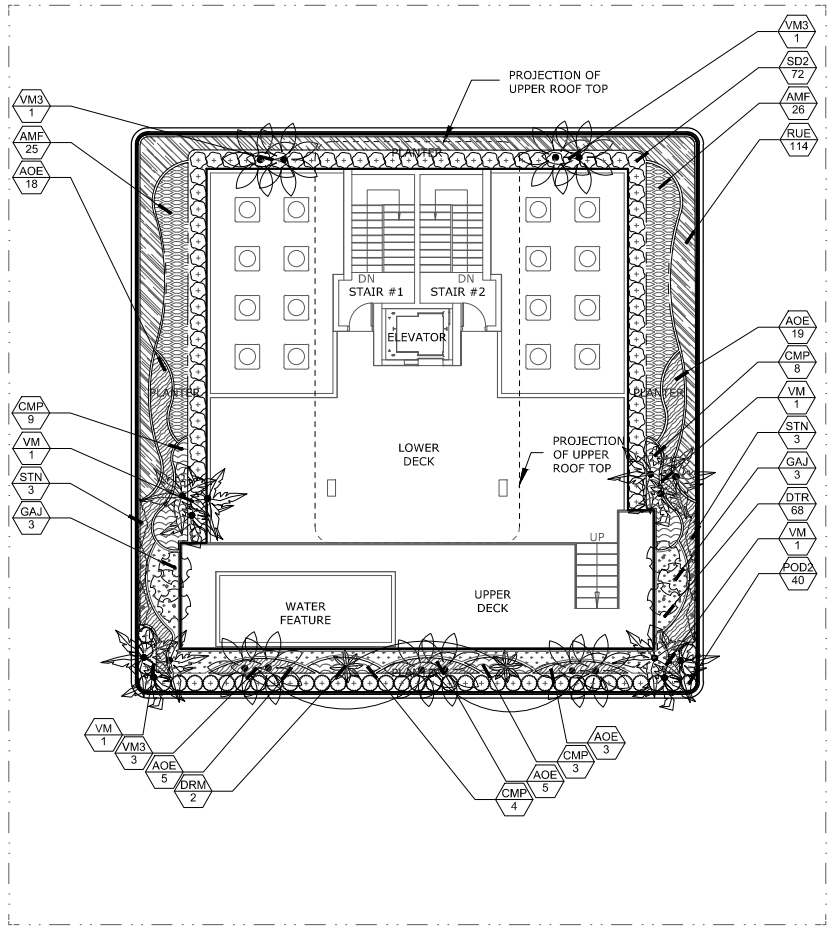














| PLANT SCHEDULE 5TH FLOOR |      |     |                             |                                      |                |          |         |         |        |        |          |              |
|--------------------------|------|-----|-----------------------------|--------------------------------------|----------------|----------|---------|---------|--------|--------|----------|--------------|
| SHRUBS                   | CODE | QTY | COMMON NAME                 | BOTANICAL NAME                       | SPECIFICATIONS | SPACING  | HEIGHT  | SPREAD  | NATIVE | XERIC  |          | REMARKS      |
|                          | BAK  | 6   | Alphonse Karr Hedge Bamboo  | Bambusa multiplex 'Alphonse Karr'    | NA             | As Shown | 4-5' Ht | 3'      | No     | Medium |          |              |
|                          | GAJ  | 4   | Miami Supreme Gardenia      | Gardenia jasminoides 'Miami Supreme' | Container      | As Shown | 4-5' Ht | 2-3'    | No     | Medium |          |              |
|                          | PHR  | 2   | Pigmy Date Palm Multi-Trunk | Phoenix roebelenii                   | Container      | As Shown | 6-7' Ht | 6"      | No     | Low    |          | triple trunk |
|                          | RSA  | 8   | Lady Palm                   | Rhapis excelsa                       | 5 gal          | 24"      | 4-5' Ht | 3'      | Yes    | Medium |          |              |
|                          | SD2  | 20  | Dwarf Scheffera             | Schefflera arboricola 'Dwarf'        | n/a            | 24"      | 24"     | 18-24"  | No     | Medium |          |              |
| SHRUB AREAS              | CODE | QTY | COMMON NAME                 | BOTANICAL NAME                       | SPECIFICATIONS | SPACING  | HEIGHT  | SPREAD  | NATIVE | XERIC  | SPACING  | REMARKS      |
|                          | JAS  | 61  | Pinkweel Jasmine            | Tabernaemontana divaricata           | n/a            | 16"      | 10-12"  | 12"-14" | No     | Medium | 16" o.c. | Full         |
|                          | PHX  | 60  | Xanadu Philodendron         | Philodendron x 'Xanadu'              | n/a            | 18"      | 18"     | 18"     | No     | Medium | 18" o.c. |              |
|                          | RIA  | 16  | White Indian Hawthorn       | Rhaphiolepis indica 'Alba'           | 3 gal          | 24"      | 18"     | 18"     | No     |        | 24" o.c. |              |
|                          | RUE  | 44  | Ruby Falls Firecreek Plant  | Russelia equisetiformis 'Ruby Falls' | n/a            | 20"      | 16-18"  | 16-18"  | No     | Medium | 20" o.c. |              |

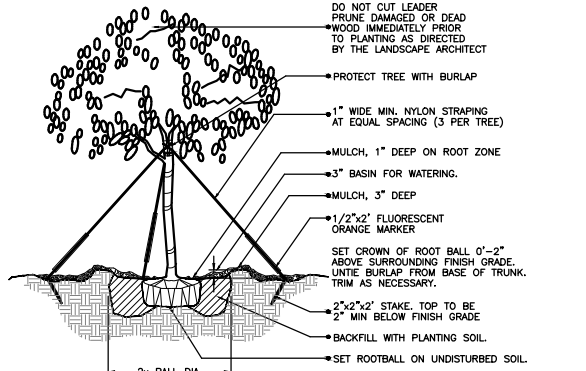
PLEASE SEE SHEET L-1.0 FOR LANDSCAPE SITE PLAN, L-1.1 FOR GROUND FLOOR PLANT LIST AND CODE REQUIREMENTS, SHEET L-1.2 FOR 2ND & 3RD FLOOR PLANS, SHEET L-1.4 FOR ROOF TOP PLANS AND PLANTING DETAILS, AND SHEET L-1.5 FOR LANDSCAPE GENERAL NOTES.





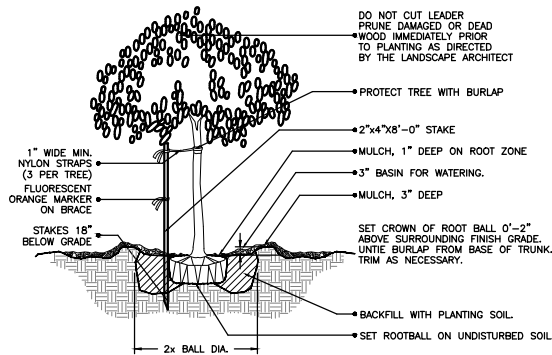


| PLANT SCHEDULE ROOF   |      |     |                              |                                      |                |          |            |           |        |        |                       |         |
|---|------|-----|------------------------------|--------------------------------------|----------------|----------|------------|-----------|--------|--------|-----------------------|---------|
| TREES   | CODE | QTY | COMMON NAME                  | BOTANICAL NAME                       | SPECIFICATIONS | CAL/DBH  | HEIGHT     | SPREAD    | NATIVE | XERIC  | REMARKS               |         |
|  | VM3  | 5   | Manilla Palm 'double'        | Veitchia merillii                    | B & B          |          | 6-8' gw    |           | No     | Medium | Double                |         |
| PALM TREES  | CODE | QTY | COMMON NAME                  | BOTANICAL NAME                       | SPECIFICATIONS | CAL/DBH  | HEIGHT     | SPREAD    | NATIVE | XERIC  | REMARKS               |         |
|  | VM   | 4   | Montgomery Palm              | Veitchia montgomeryana               | 45 gal         |          | 14'-18' gw | 7-8' spr. | No     | High   | triple; Counted @ 1:1 |         |
| SHRUBS  | CODE | QTY | COMMON NAME                  | BOTANICAL NAME                       | SPECIFICATIONS | SPACING  | HEIGHT     | SPREAD    | NATIVE | XERIC  | REMARKS               |         |
|  | DRM  | 2   | Red Edged Dracaena           | Dracaena marginalata                 | 10 gal         | As Shown | 5-6' Ht    | 2-3'      | No     | High   | 5 canes min.          |         |
|  | GAJ  | 6   | Miami Supreme Gardenia       | Gardenia jasminoides 'Miami Supreme' | Container      | As Shown | 4-5' Ht    | 2-3'      | No     | Medium |                       |         |
|  | POD2 | 40  | Shrubby Yew                  | Podocarpus macrophyllus maki         | NA             | 24"      | 36"        | 18"       | No     | Medium | full to base          |         |
|  | SD2  | 72  | Dwarf Schefflera             | Schefflera arboricola 'Dwarf'        | n/a            | 24"      | 24"        | 18-24"    | No     | Medium |                       |         |
|  | STN  | 6   | Giant Bird of Paradise       | Strelitzia nicotai                   | 15 gal         | As Shown | 6-7' Ht    | 3-4'      | No     | High   |                       |         |
| SHRUB AREAS   | CODE | QTY | COMMON NAME                  | BOTANICAL NAME                       | SPECIFICATIONS | SPACING  | HEIGHT     | SPREAD    | NATIVE | XERIC  | SPACING               | REMARKS |
|  | AMF  | 51  | Maidenhair Fern              | Adiantum spp.                        | n/a            | 24"      | 16-18"     | 16-18"    | No     | Medium | 24" o.c.              | Full    |
|  | AOE  | 50  | Elephant Ear                 | Alcastia odora                       | n/a            | 24"      | 4' Ht      | 24"       | No     | Low    | 24" o.c.              |         |
|  | CMP  | 24  | Peacock Plant                | Calathea makoyana                    | n/a            | 24"      | 18-24"     | 24"       | No     | Low    | 24" o.c.              |         |
|  | RUE  | 114 | Ruby Falls Firecracker Plant | Russelia equisetiformis 'Ruby Falls' | n/a            | 20"      | 16-18"     | 16-18"    | No     | Medium | 20" o.c.              |         |
| GROUND COVERS   | CODE | QTY | COMMON NAME                  | BOTANICAL NAME                       | SPECIFICATIONS | SPACING  | HEIGHT     | SPREAD    | NATIVE | XERIC  | SPACING               | REMARKS |
|  | DTR  | 68  | African Iris                 | Dietes iridioides                    | n/a            | 18"      | 12-14"     | 14-16"    | Yes    | Medium | 18" o.c.              |         |



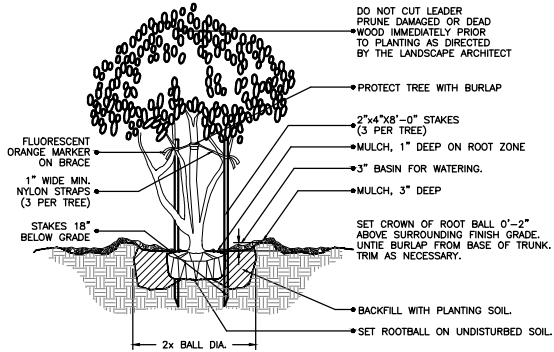
(2" cal. and over)  
LARGE TREE PLANTING DETAIL

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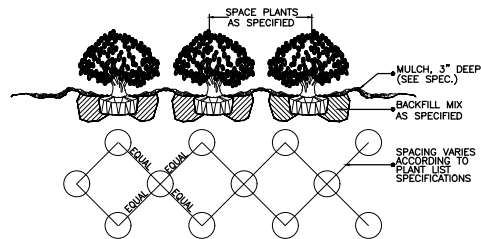
(2" cal. and under)  
SMALL TREE PLANTING DETAIL

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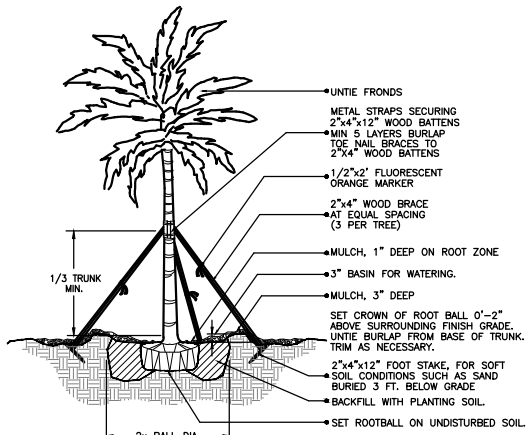
MULTI- TRUNK AND SMALL TREE  
(2" cal. and under) PLANTING DETAIL

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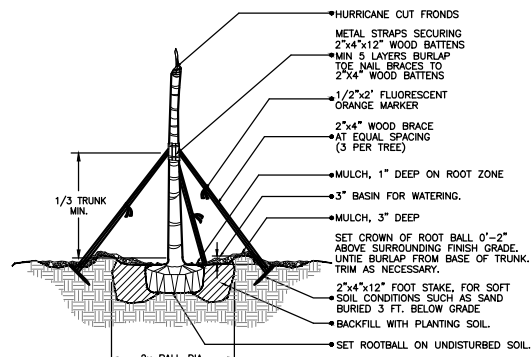
SHRUB / GROUNDCOVER  
SPACING / PLANTING DETAIL

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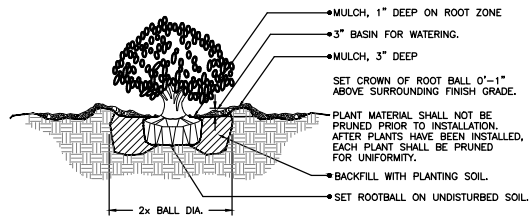
LARGE PALM PLANTING DETAIL

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CIGARED SABAL  
PALM PLANTING DETAIL

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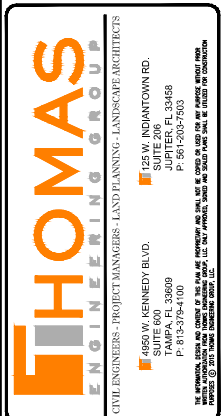
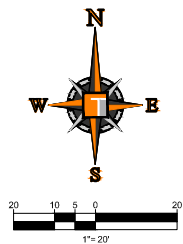


SHRUB PLANTING DETAIL

NTA

NOTE: THESE LANDSCAPE PLANS ARE PRELIMINARY AND CONCEPTUAL IN NATURE AND ARE NOT FOR CONSTRUCTION NOR INTENDED FOR FINAL APPROVAL. FINAL PLANS SHALL MEET ALL CITY LANDSCAPE CODES, ACCORDINGLY.

PLEASE SEE SHEET L-1.0 FOR LANDSCAPE SITE PLAN, L-1.1 FOR GROUND FLOOR PLANT LIST AND CODE REQUIREMENTS, SHEET L-1.2 FOR 2ND & 3RD FLOOR PLANS, SHEET L-1.3 FOR 4TH & 5TH FLOOR PLANS, AND SHEET L-1.5 FOR LANDSCAPE GENERAL NOTES.



| REVISIONS |      |         |    |
|-----------|------|---------|----|
| REV.      | DATE | COMMENT | BY |
|           |      |         |    |
|           |      |         |    |
|           |      |         |    |
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DRAWN BY: CAD  
CHECKED BY: KND  
DATE: 12/19/2022  
CAD ID: F220114.LIS

PROJECT:  
**BISCAYNE POINT**  
FOR  
**BISCAYNE POINT DEVELOPMENTS, LLC**  
700-710 82ND STREET  
MIAMI BEACH, FL



SHEET TITLE:  
**PRELIMINARY ROOF TOP LANDSCAPE PLAN & PLANTING DETAILS**  
SHEET NUMBER:  
**L-1.4**



