

SURROUNDING BUILDINGS CONTEXT MAP

SCALE: N.T.S.

CONSTRUCTION DOCUMENTS SET. MAY 8, 2023

| |
|------------|
| DRAWN BY: |
| REVISIONS: |

AA0003569
ANTHONY LEON
0016752

3

DESIGN

ARCHITECTURE

4300 Biscayne Blvd. #G-04, Miami, FL 33137
P: 305.436.8377 F: 305.436.8378

| |
|------|
| SEAL |
|------|

NEW BUILDING
FOR:
1529 JEFFERSON AVENUE
MIAMI BEACH, FL 33139

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

A-6.0

SURROUNDING
BUILDING CONTEXT
MAP



1537 JEFFERSON AV



1561 JEFFERSON AV



1555 JEFFERSON AV



1545 JEFFERSON AV



1537 JEFFERSON AV



1529 JEFFERSON AV



1521 JEFFERSON AV



833 JEFFERSON AV

DRAWN BY:

REVISIONS:

AA0003569
ANTHONY LEON
0016752

3
DESIGN
ARCHITECTURE

4300 Biscayne Blvd. #G-04, Miami, FL 33137
P: 305-436-8377 F: 305-436-8378

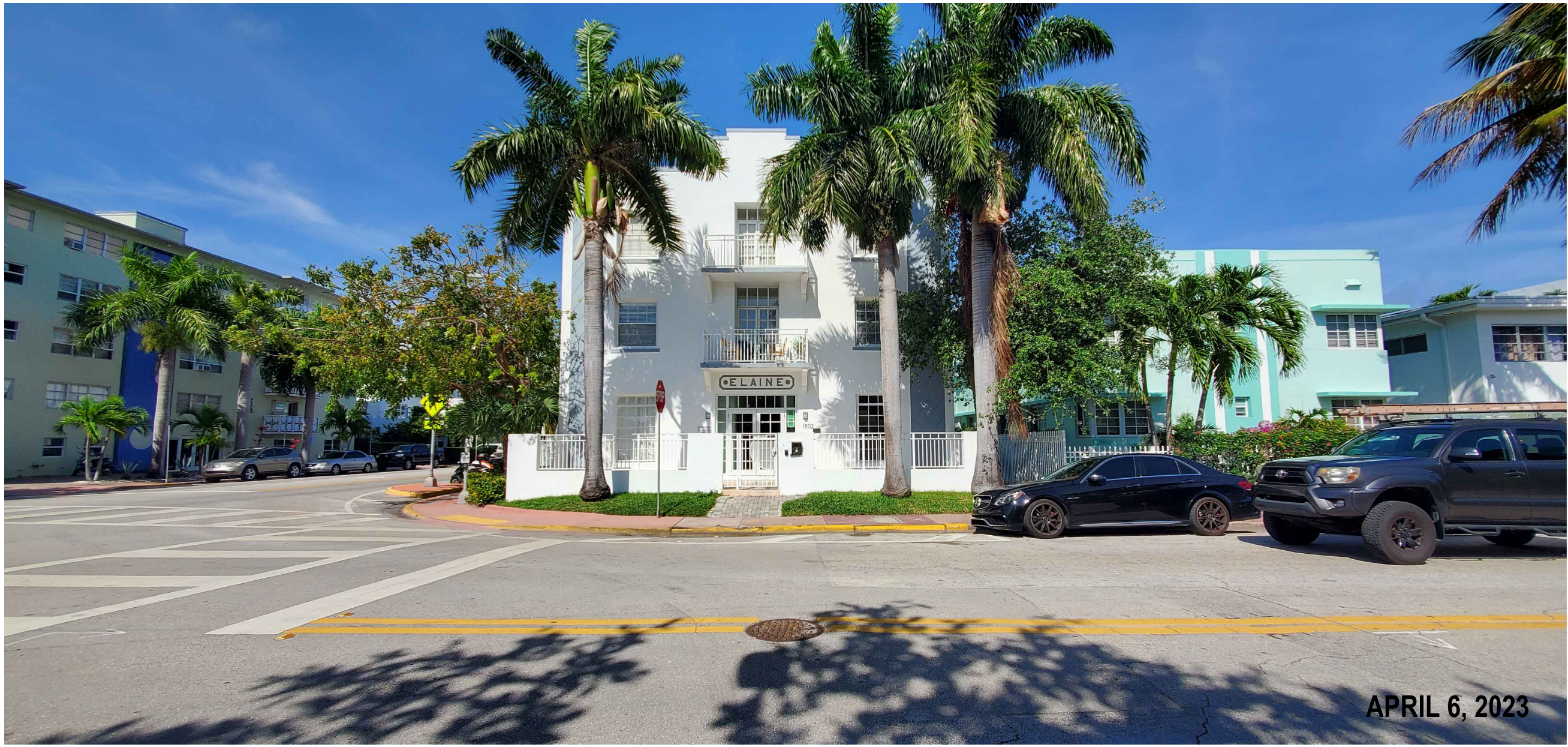
SEAL

NEW BUILDING
FOR:
1529 JEFFERSON AVENUE
MIAMI BEACH, FL 33139

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

A-6.1

FRONT FACADES
CORNER TO CORNER



1502 JEFFERSON AV



1510 JEFFERSON AV



1536 JEFFERSON AV



1550 JEFFERSON AV



1560 JEFFERSON AV



900 JEFFERSON AV

CONSTRUCTION DOCUMENTS SET. MAY 8, 2023

DRAWN BY:
REVISIONS:

AA0003569
ANTHONY LEON
0016752

3
DESIGN
ARCHITECTURE

4300 Biscayne Blvd. #G-04, Miami, FL 33137
P: 305.436.9377 F: 305.436.9378

SEAL

NEW BUILDING
FOR:
1529 JEFFERSON AVENUE
MIAMI BEACH, FL 33139

DEMOLITION LEGEND

A

REMOVE WOOD DECK

B

REMOVE CHAIN LINK FENCE

C

REMOVE STAIRS

D

REMOVE STORAGE

F

REMOVE ALL INTERIOR BUILDING 1ST AND 2ND FLOOR,NO EXTERIOR WALL AND BERING WALL TO BE DEMOLISH

G

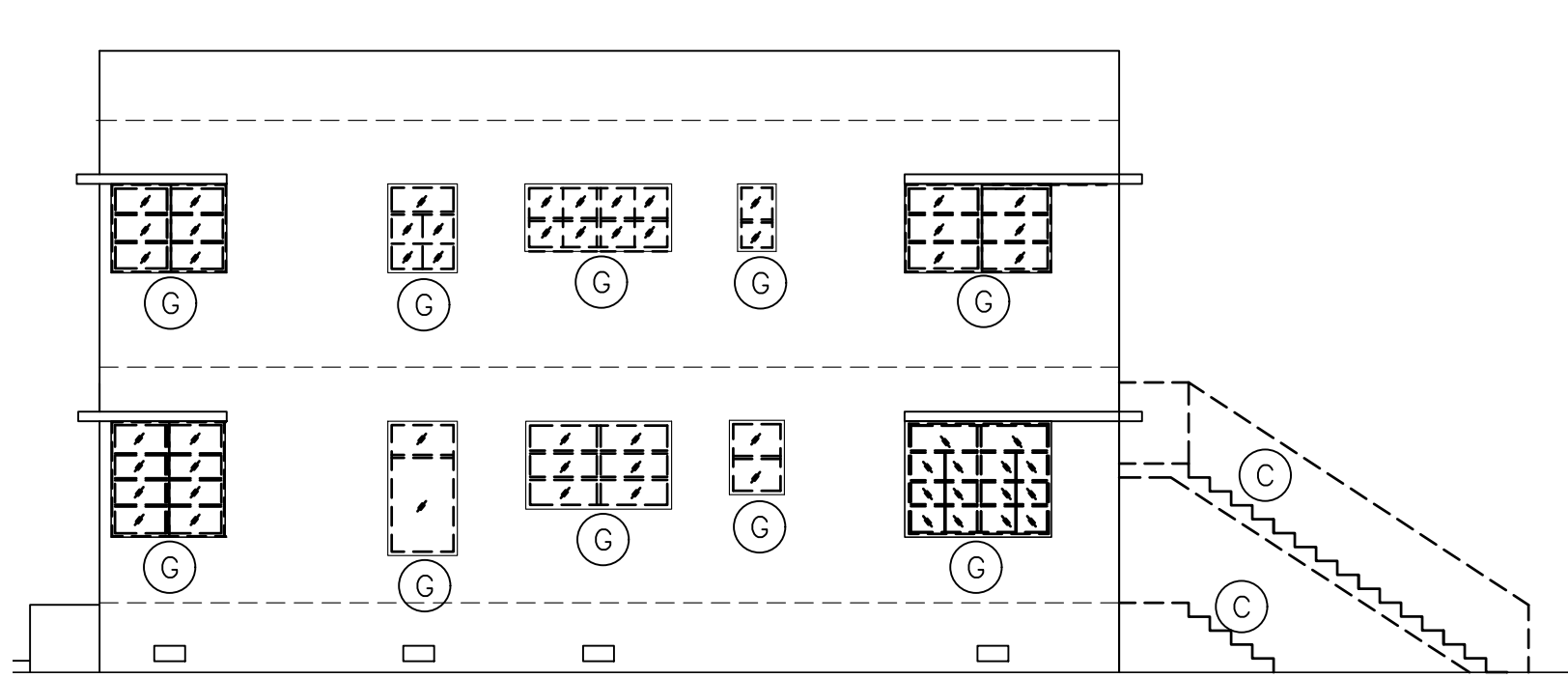
REMOVE WINDOWS AND DOOR

H

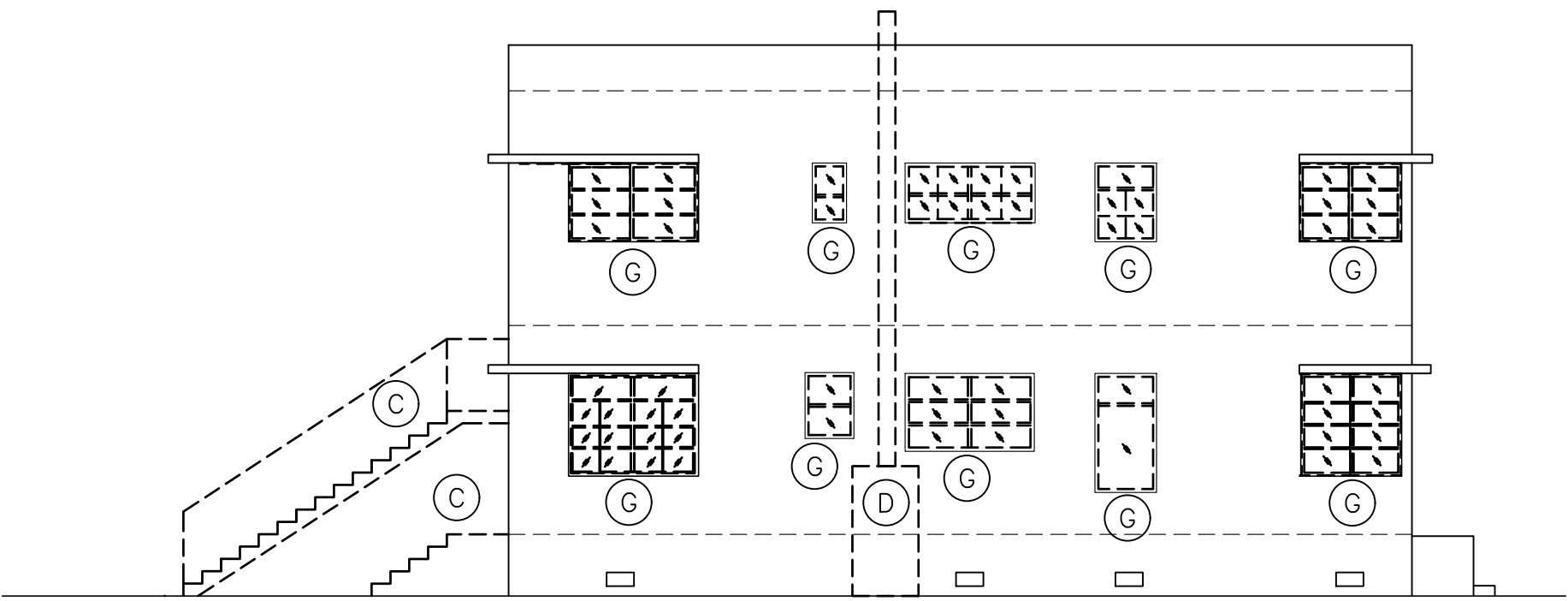
CAP ALL BUILDING SOURCES

DEMOLITON

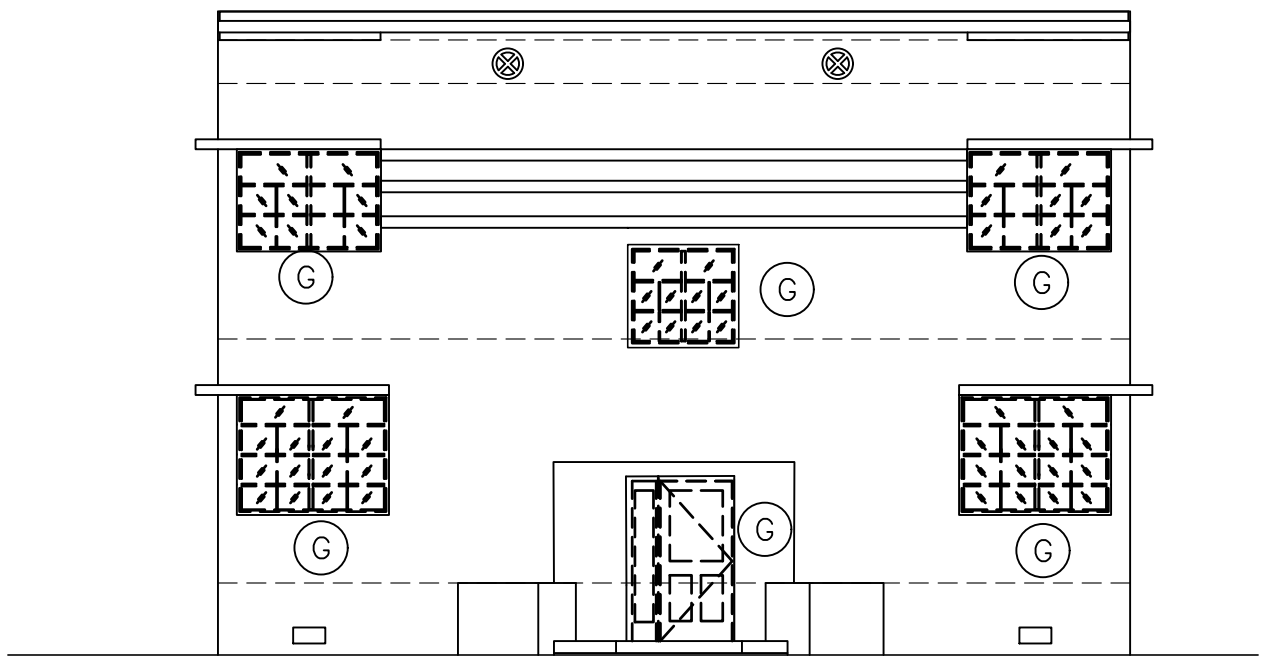
TO REMAIN



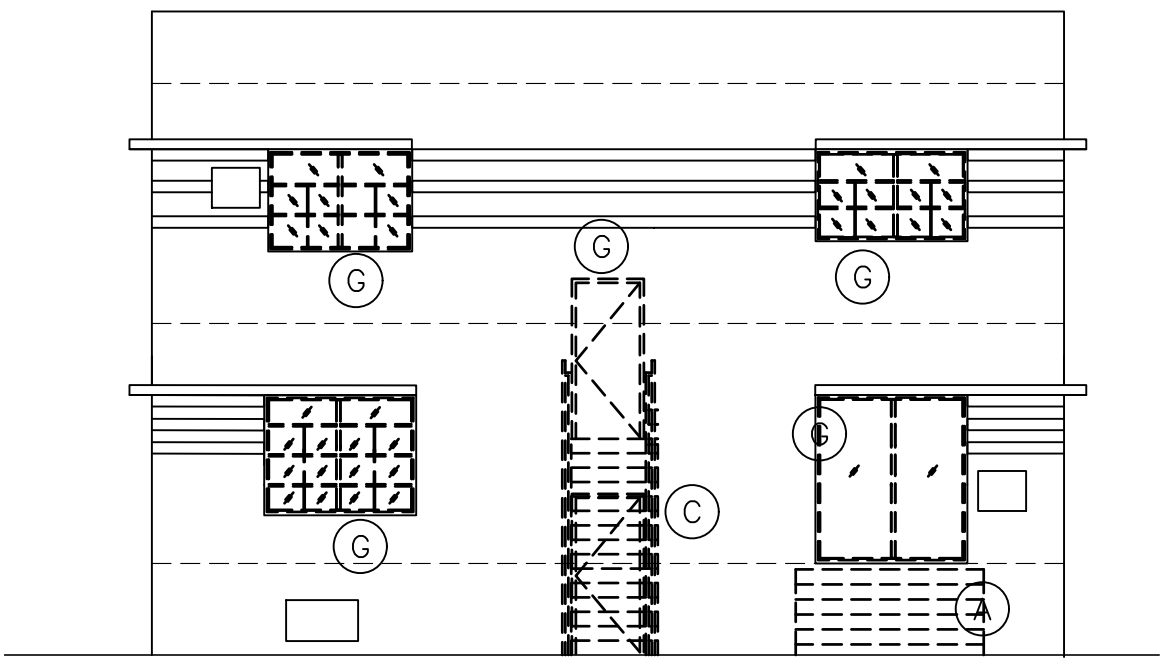
SOUTH ELEVATION DEMOLITION
SCALE: 1/8" = 1'-0"



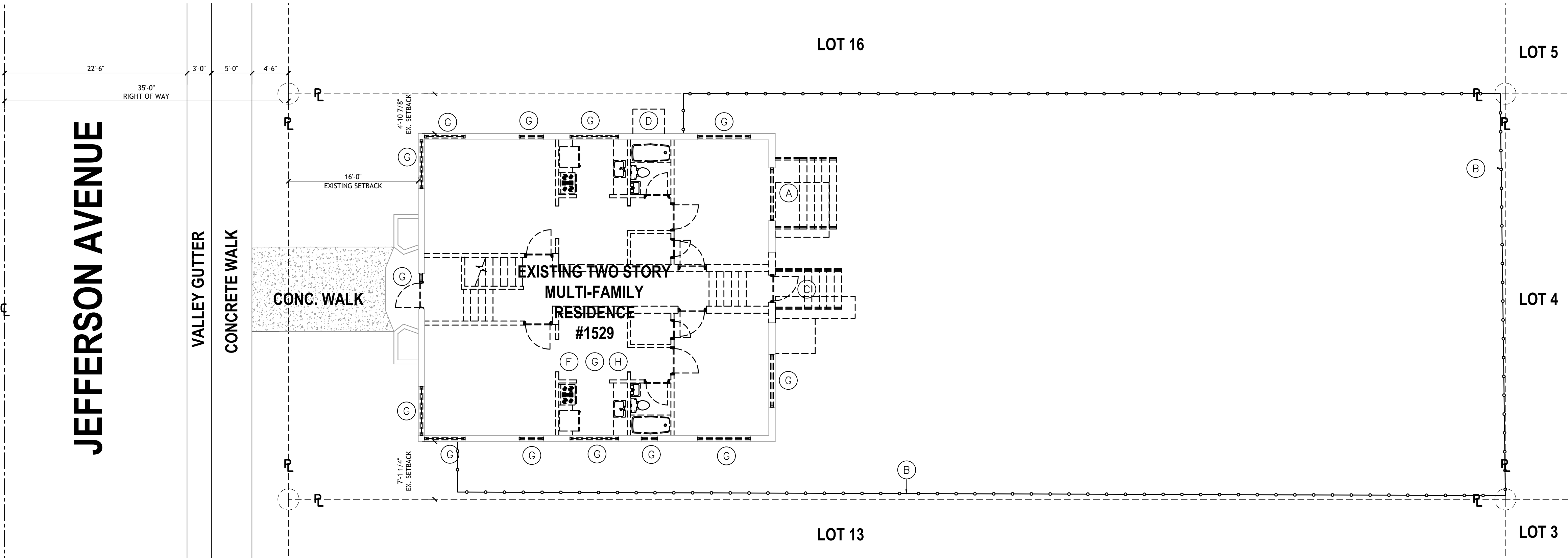
NORHT ELEVATION DEMOLITION
SCALE: 1/8" = 1'-0"



WEST ELEVATION DEMOLITION
SCALE: 1/8" = 1'-0"



EAST ELEVATION DEMOLITION
SCALE: 1/8" = 1'-0"



EXISTING INTERIOR / SITE PLAN DEMOLITION
SCALE: 1/8" = 1'-0"

DRAWN BY:

REVISIONS:

AA00035689

ANTHONY LEON

0016752

3

DESIGN

ARCHITECTURE

4300 Biscayne Blvd. #G-04 Miami, FL 33137

P: 305-438-9377 | F: 305-438-9379

SEAL

NEW BUILDING

FOR:

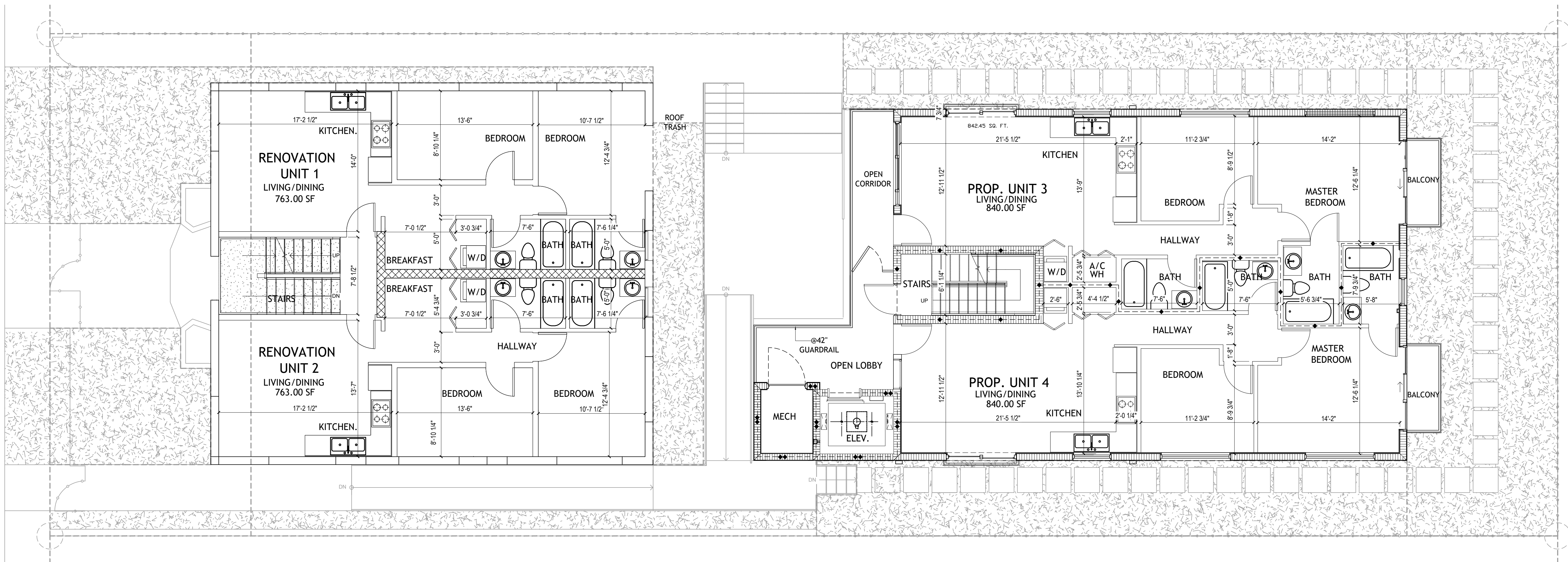
1529 JEFFERSON AVENUE

MIAMI BEACH, FL 33139

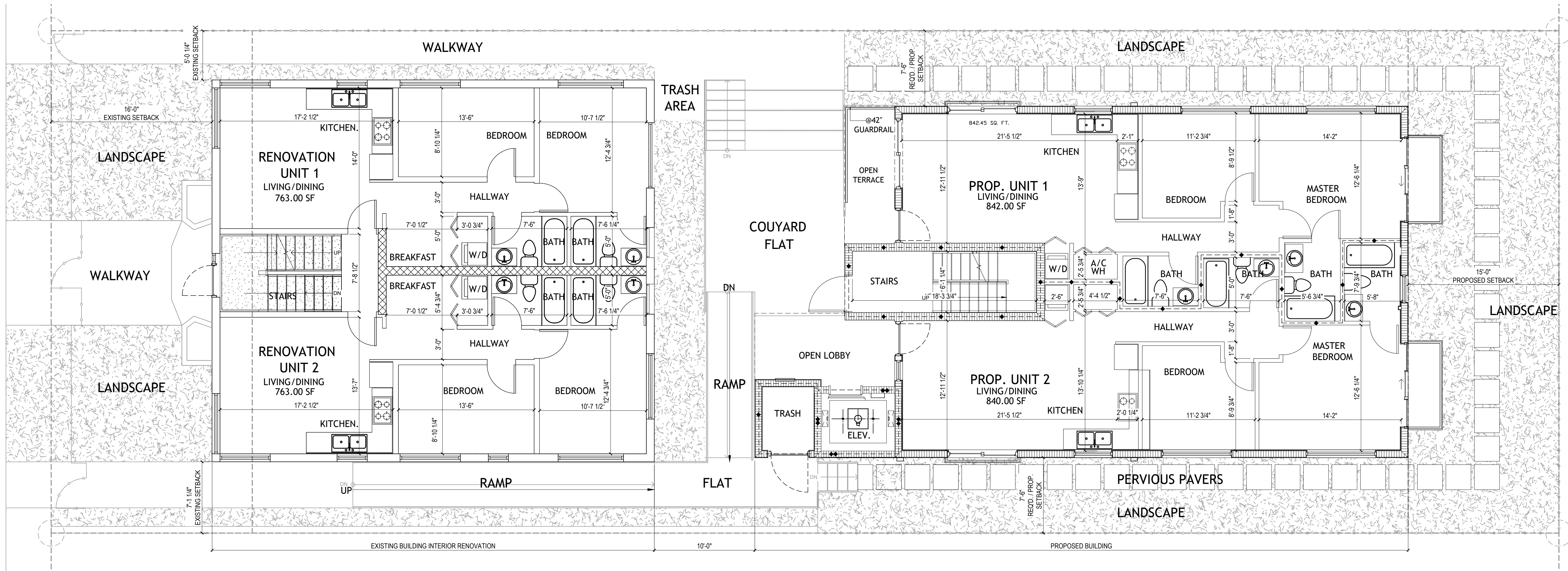
THESE PLANS ARE FOR BUILDING DEPARTMENT REVIEW ONLY. THEY ARE NOT TO BE CONSTRUED AS CONSTRUCTION DOCUMENTS UNTIL ALL BUILDING DEPARTMENT APPROVALS ARE OBTAINED.

A-1.0

EXISTING & PROPOSED SITE PLAN



EXISTING RENOVATION BUILDING / PROPOSED 2ND FLOOR PLAN
SCALE: 3/16" = 1'-0"



EXISTING RENOVATION BUILDING / PROPOSED 1ST FLOOR PLAN
SCALE: 3/16" = 1'-0"

DRAWN BY:
REVISIONS:

AA0003569
ANTHONY LEON
0016752

3 DESIGN
ARCHITECTURE
4300 Biscayne Blvd. #G-04, Miami, FL 33137
P: 305.436.9377 F: 305.436.9378

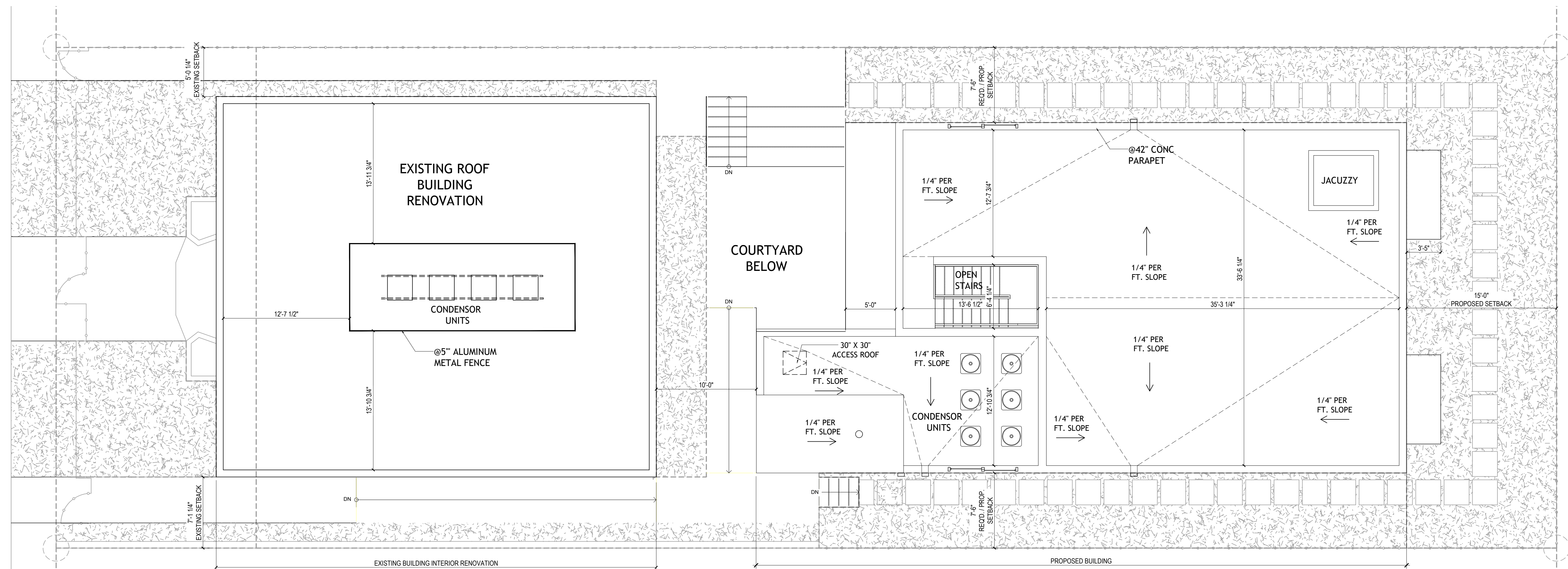
SEAL

NEW BUILDING
FOR:
1529 JEFFERSON AVENUE
MIAMI BEACH, FL 33139

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

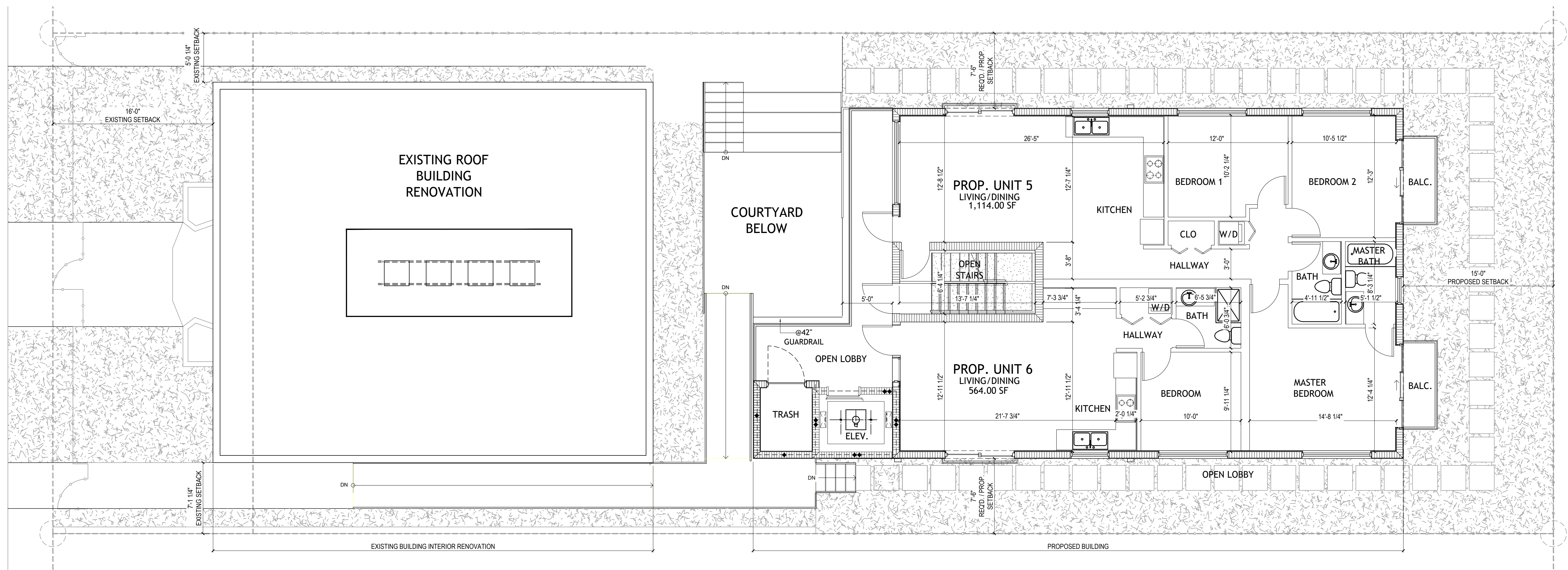
A-2.0

EXISTING RENOVATION
AND PROPOSED
1ST & 2ND FLOOR



 **PROPOSED TERRACE FLOOR PLAN**
SCALE: 3/16" = 1'-0"

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



 **PROPOSED 3RD FLOOR PLAN**
SCALE: 3/16" = 1'-0"

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

DRAWN BY:

REVISIONS:

AA0003569
ANTHONY LEON
0016752

3
DESIGN
ARCHITECTURE
4300 Ritscrayne Blvd #G-04 M

P: 305.438.9377 | F: 305.438.9379

P: 305.438.9377 | F: 305.438.9379

AL

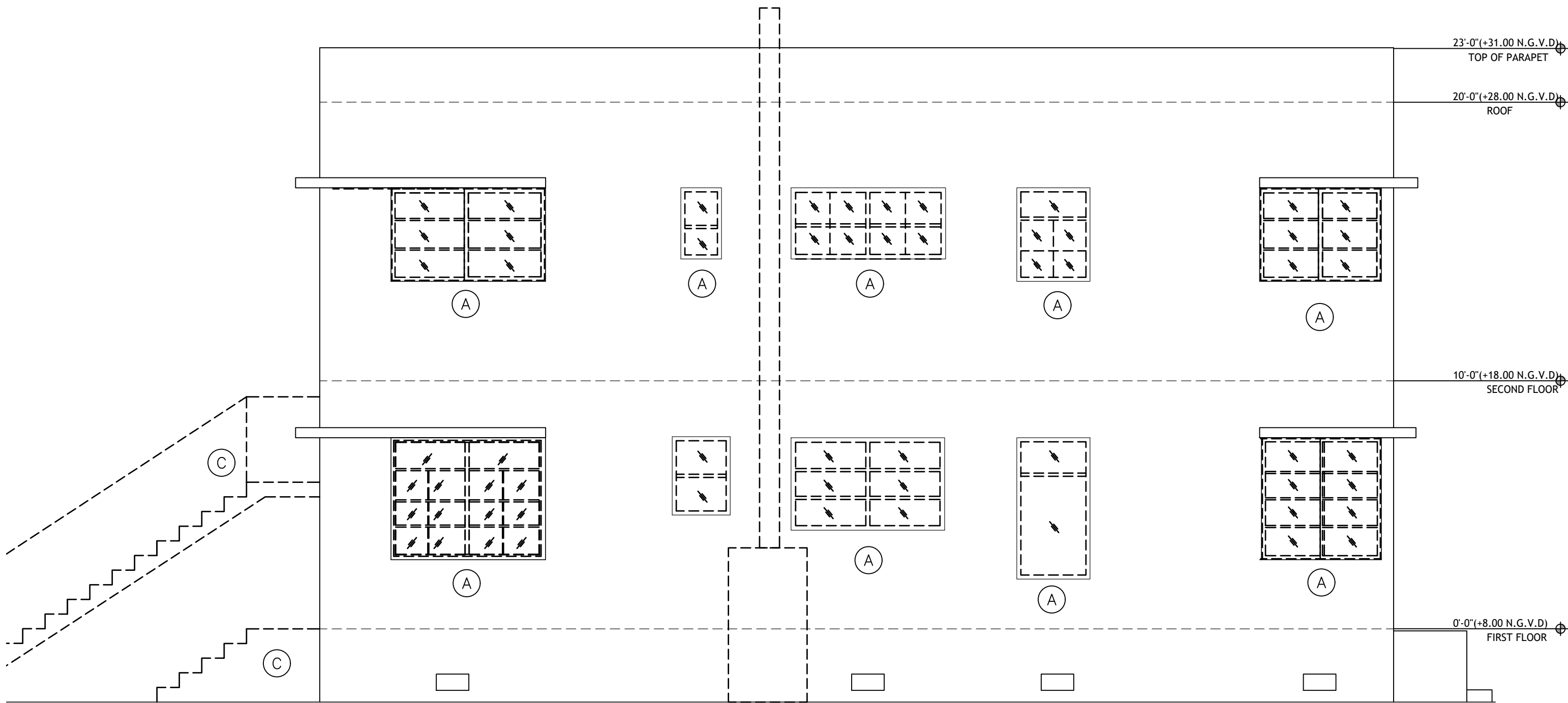
NEW BUILDING
FOR:
1529 JEFFERSON AVENUE
MIAMI BEACH, FL 33139

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

A-2.1

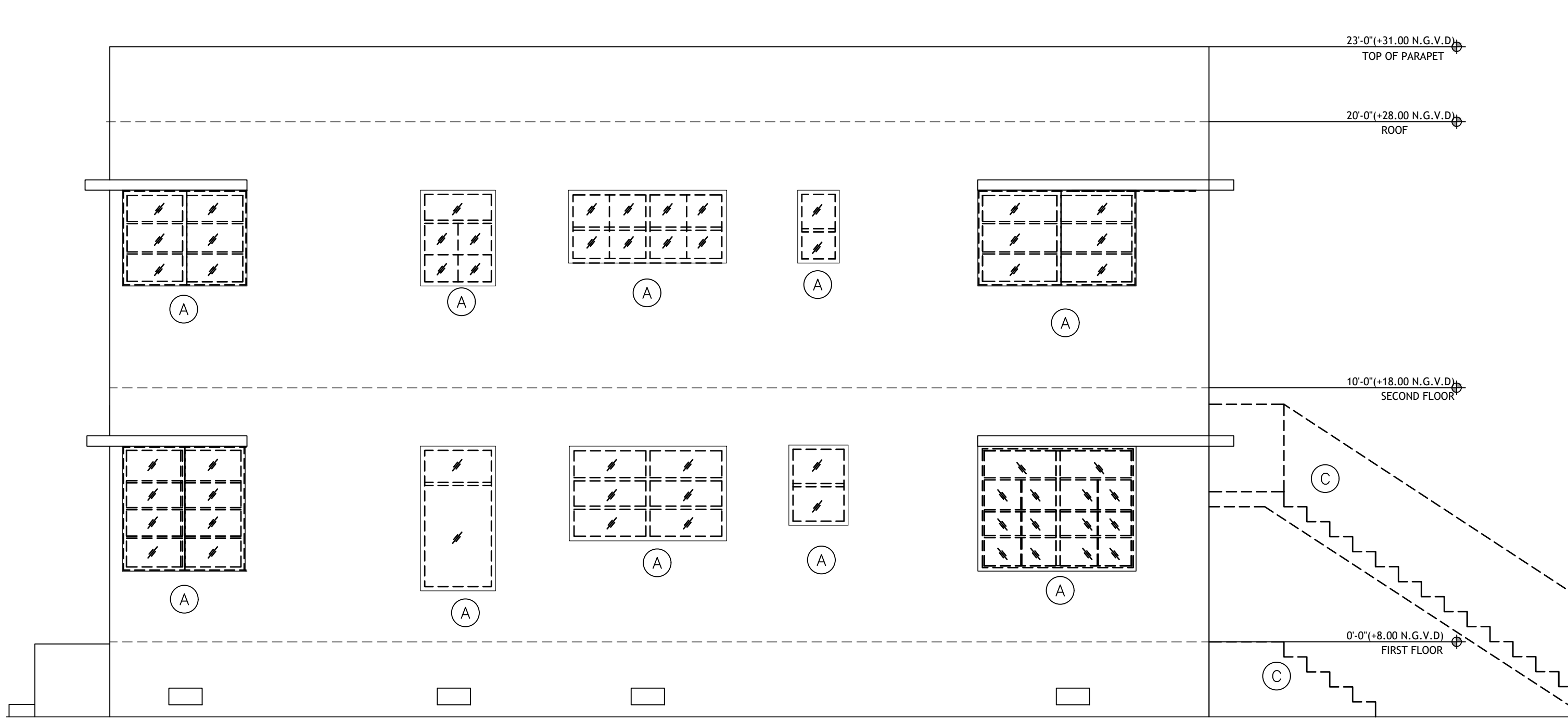
PROPOSED 3RD &
TERRACE FLOOR PLAN

CONSTRUCTION DOCUMENTS SET. APRIL 14, 2023



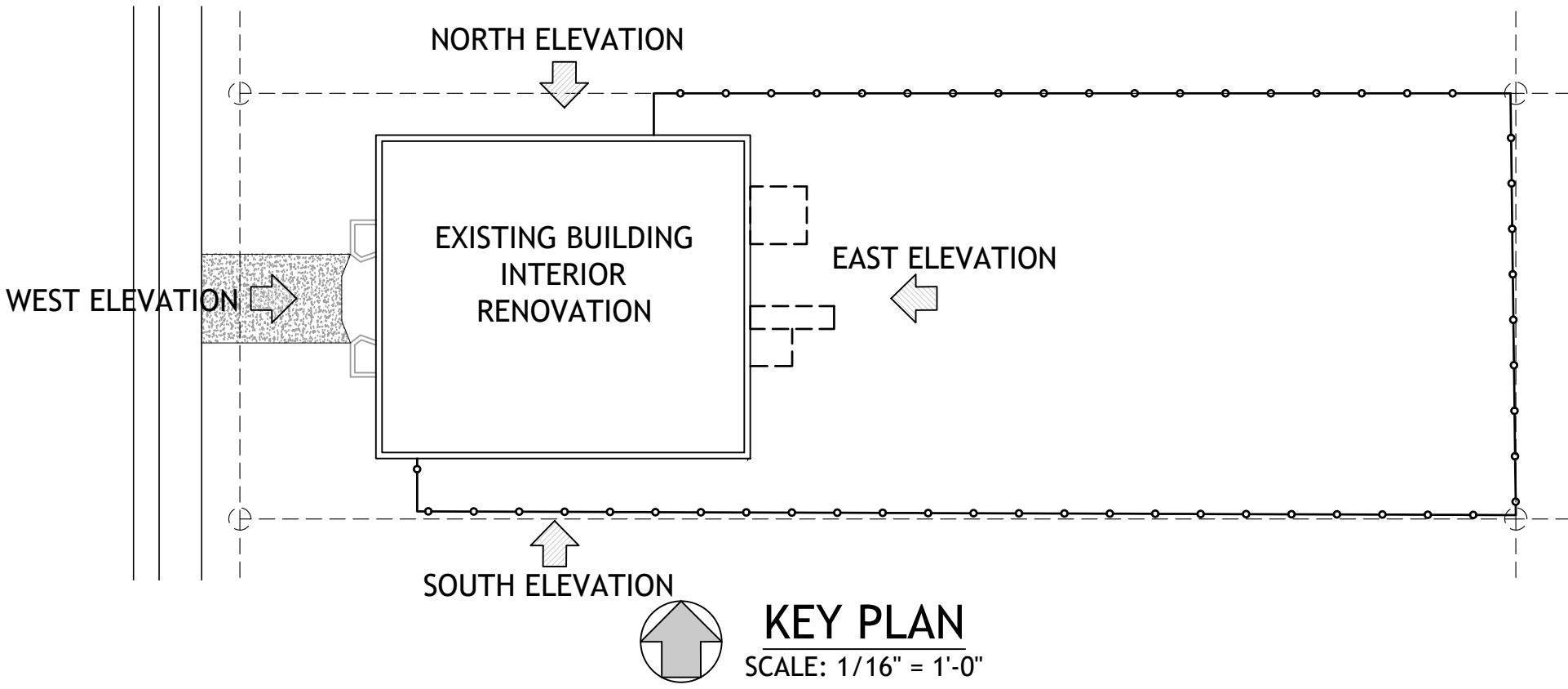
EXISTING DEMOLITION NORTH ELEVATION

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

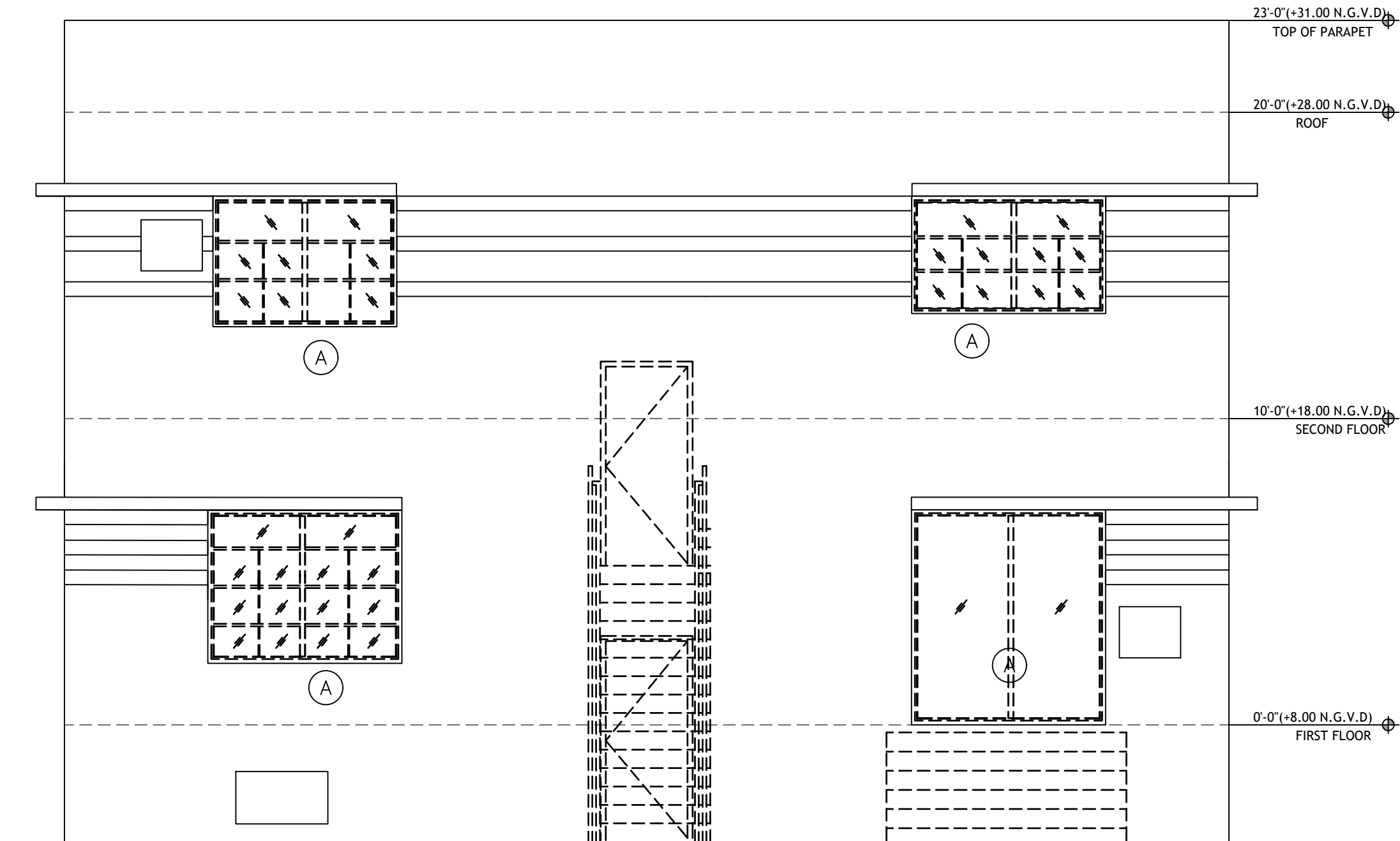


EXISTING DEMOLITION SOUTH ELEVATION

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

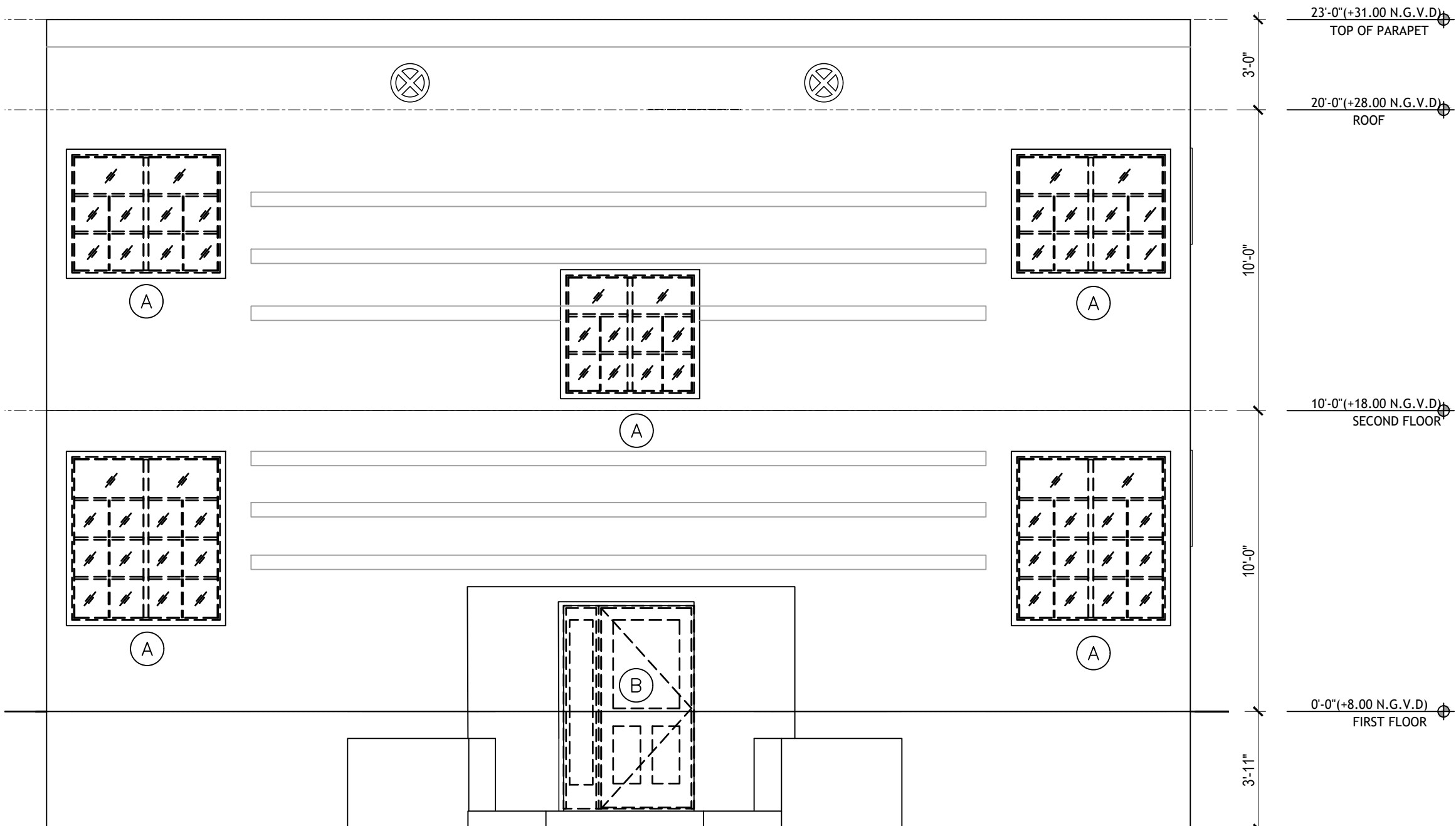


| DEMOLITION LEGEND | |
|-------------------|------------------------|
| (A) | REMOVE WINDOW |
| (B) | REMOVE DOOR |
| (C) | REMOVE EXTERIOR STAIRS |
| DEMOLITON | |
| TO REMAIN | |



EXISTING DEMOLITION EAST ELEVATION

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



EXISTING DEMOLITION WEST ELEVATION

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

CONSTRUCTION DOCUMENTS SET. APRIL 14, 2023

DRAWN BY:

REVISIONS:

AA0003569
ANTHONY LEON
0016752

3 DESIGN
ARCHITECTURE

4300 Biscayne Blvd. #G-04, Miami, FL 33137
P: 305-438-9377 | F: 305-438-9379

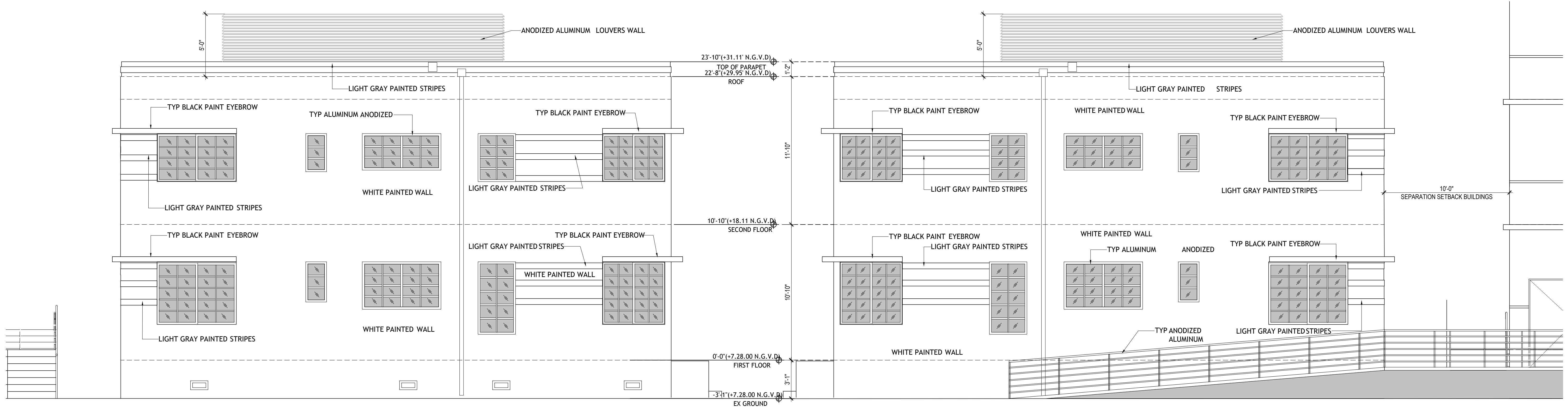
SEAL

NEW BUILDING
FOR:
1529 JEFFERSON AVENUE
MIAMI BEACH, FL 33139

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

A-3.0

ELEVATIONS

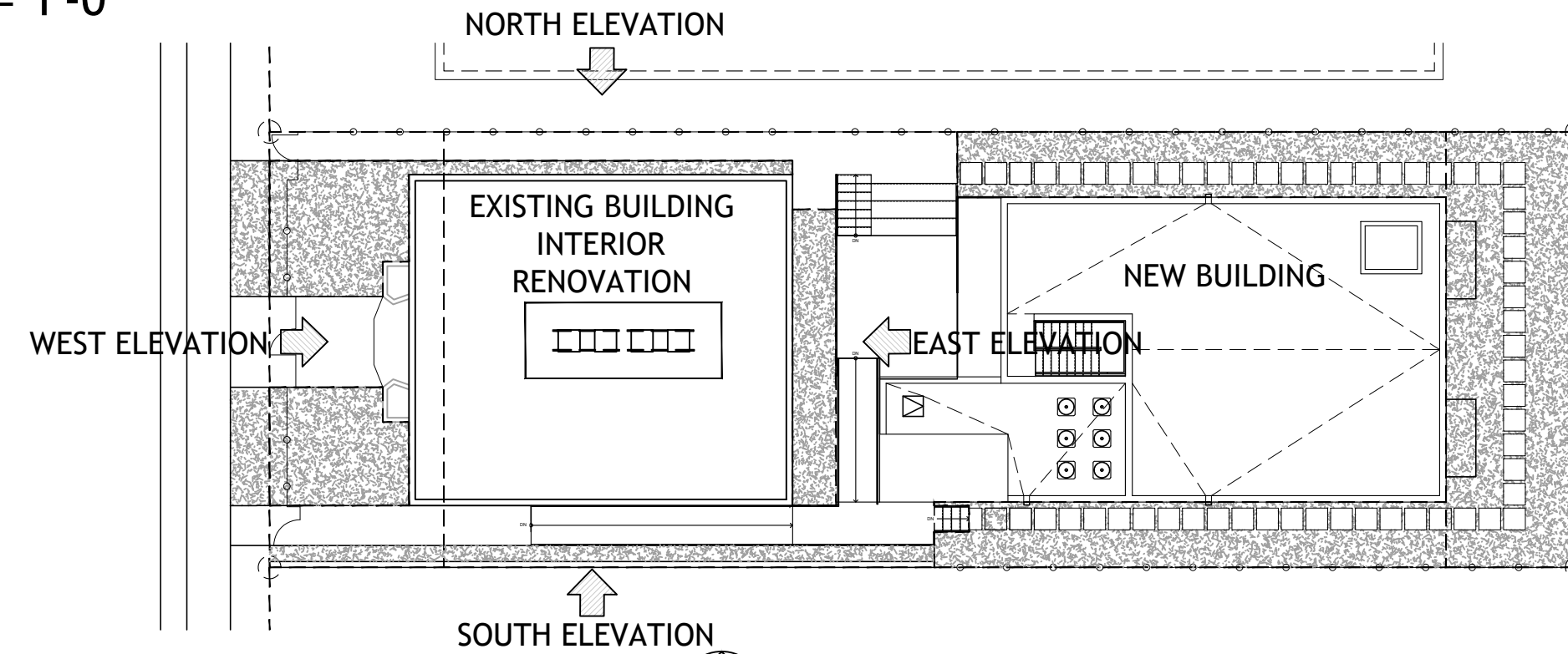


EXISTING RENOVATION BLDG NORTH ELEVATION

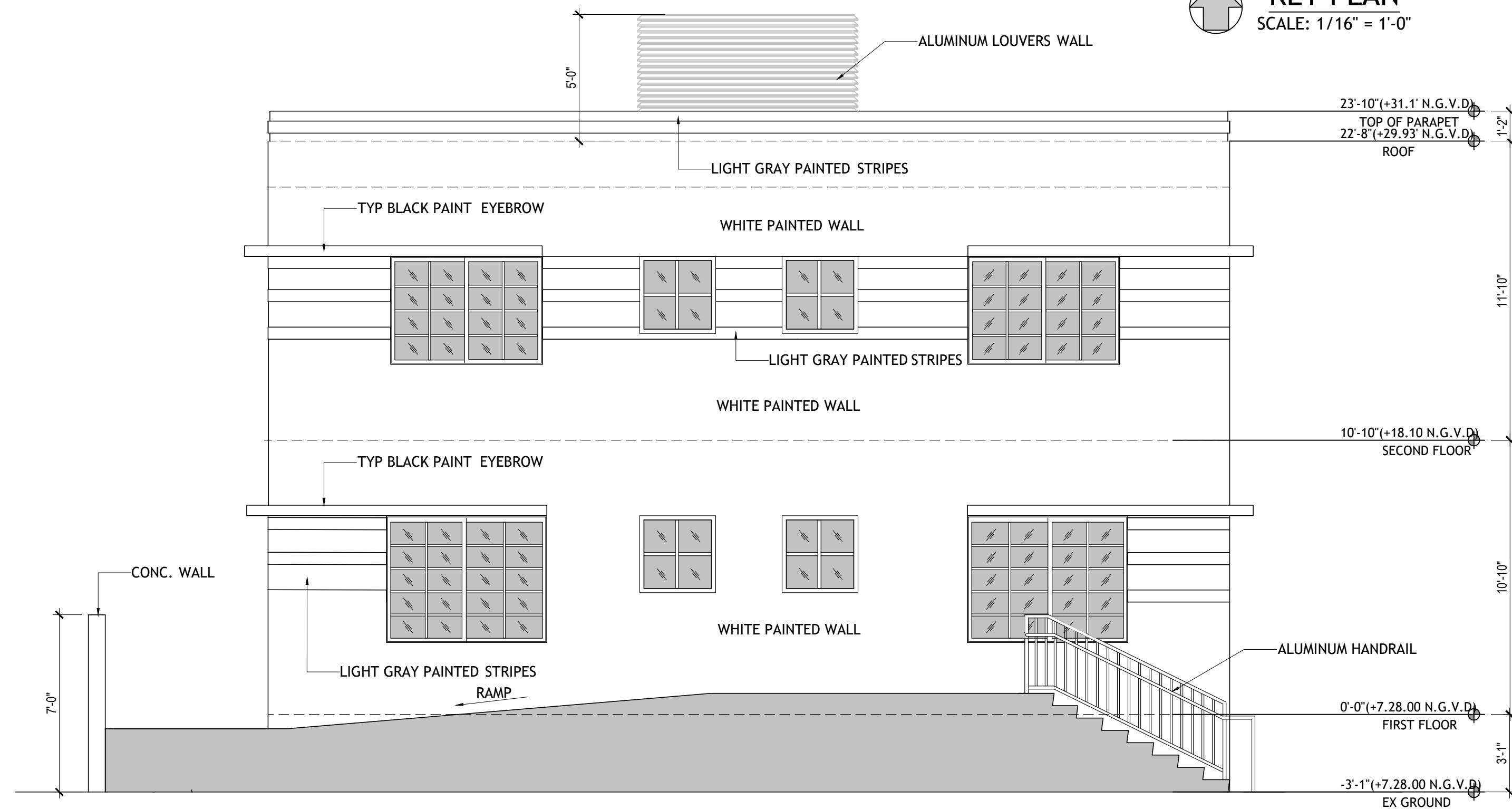
SCALE: 1/4" = 1'-0"

EXISTING RENOVATION BLDG SOUTH ELEVATION

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

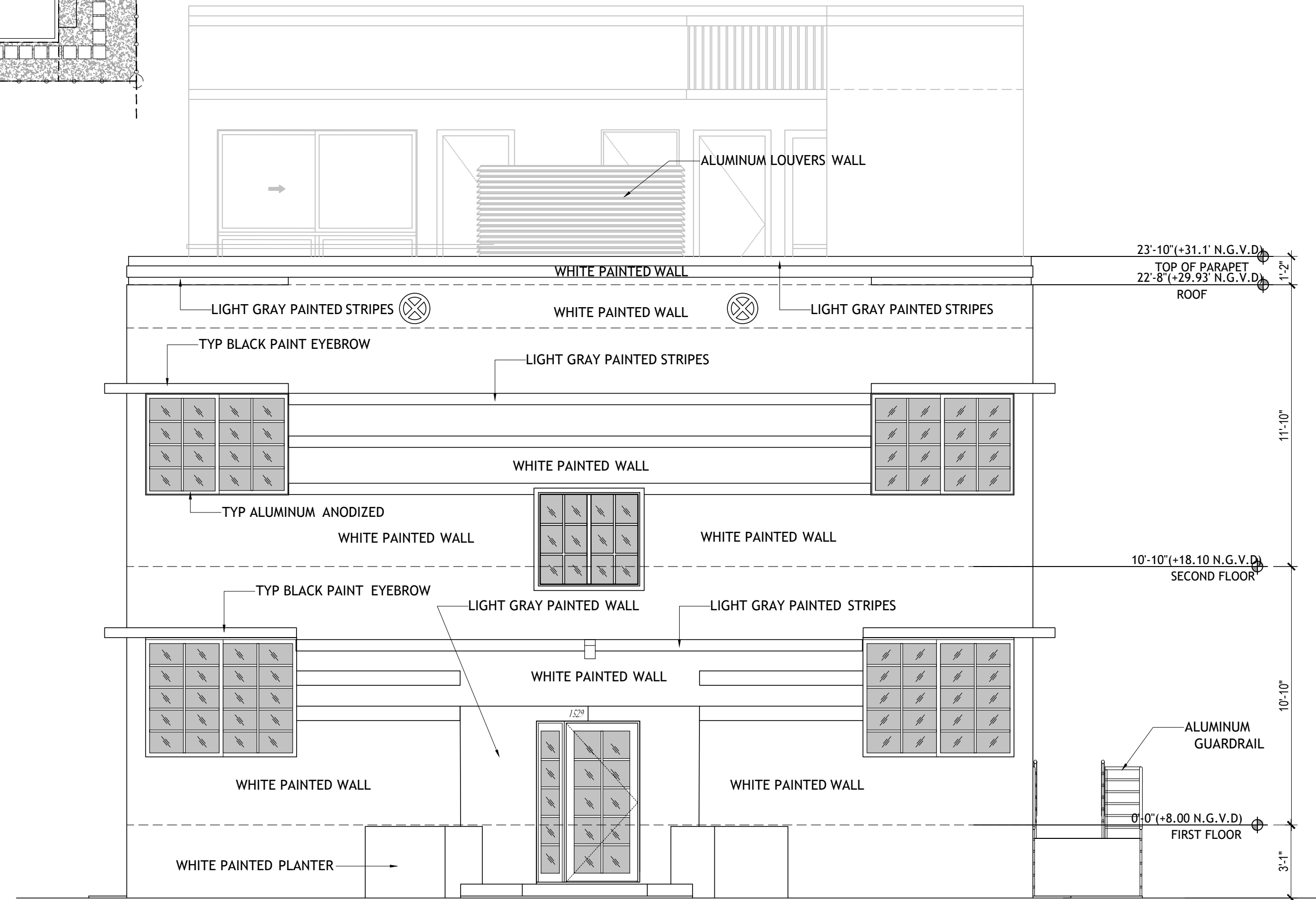


KEY PLAN
SCALE: 1/16" = 1'-0"



EXISTING RENOVATION BLDG EAST ELEVATION

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



EXISTING RENOVATION BLDG WEST ELEVATION

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

CONSTRUCTION DOCUMENTS SET. MAY 8, 2023

DRAWN BY:
REVISIONS:

AA0003569
ANTHONY LEON
0016752

3
DESIGN
ARCHITECTURE

4300 Biscayne Blvd. #G-04, Miami, FL 33137
P: 305.436.9377 F: 305.436.9378

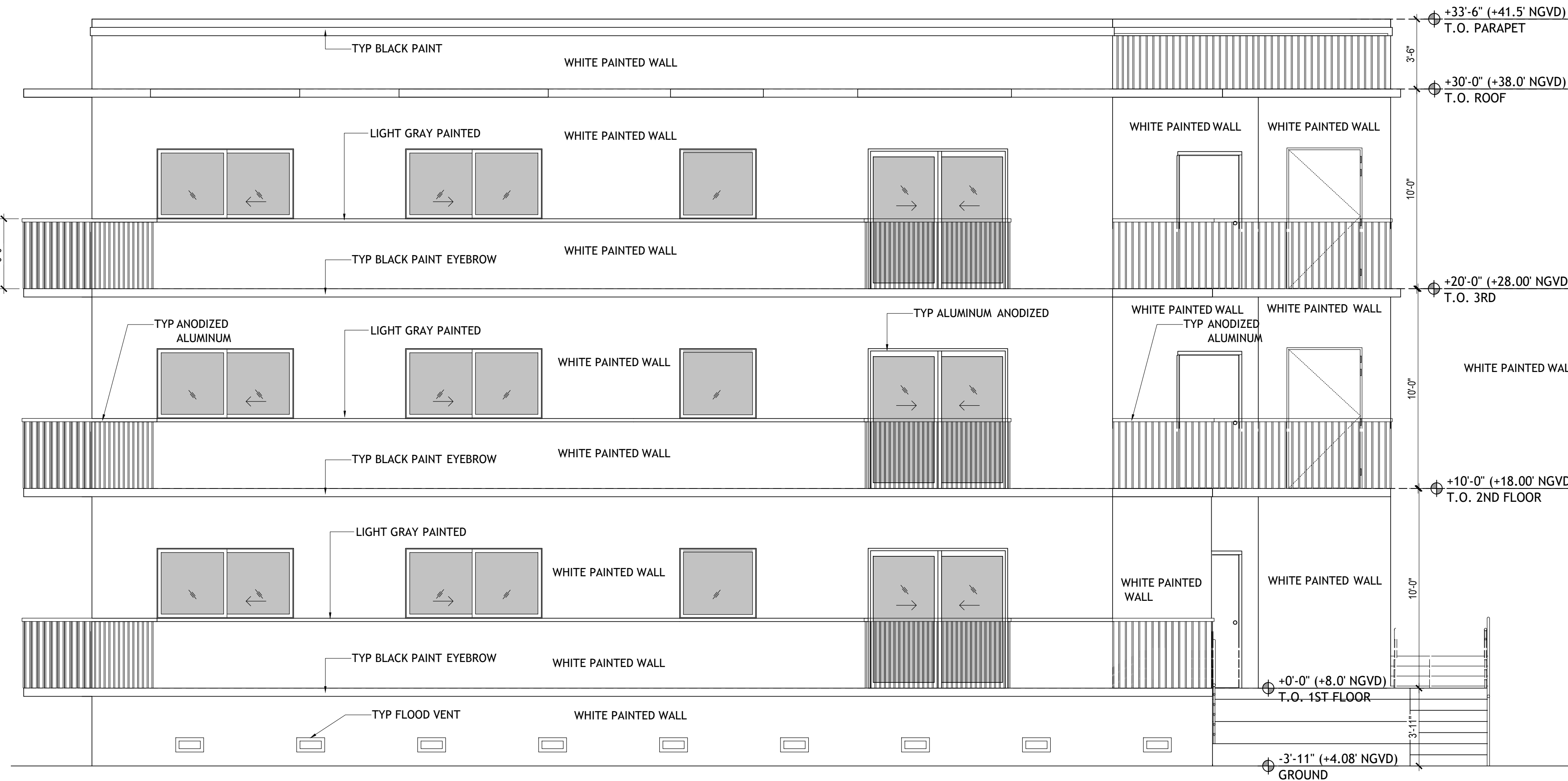
SEAL

NEW BUILDING
FOR:
1529 JEFFERSON AVENUE
MIAMI BEACH, FL 33139

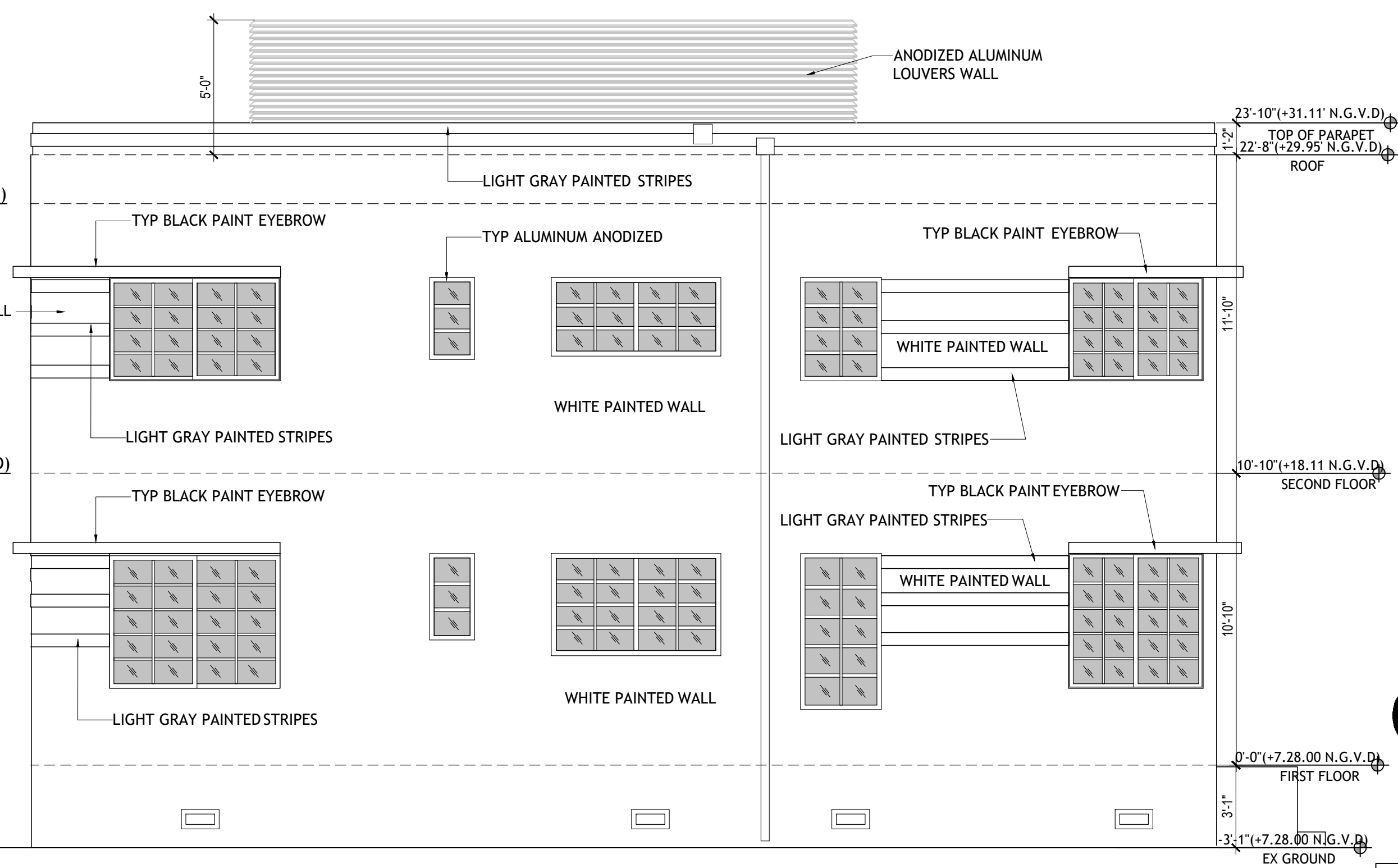
THESE PLANS ARE FOR BUILDING
DEPARTMENT REVIEW ONLY. THEY ARE NOT
TO BE CONSTRUED AS CONSTRUCTION
DOCUMENTS UNTIL ALL BUILDING
DEPARTMENT APPROVALS ARE OBTAINED.

A-3.1

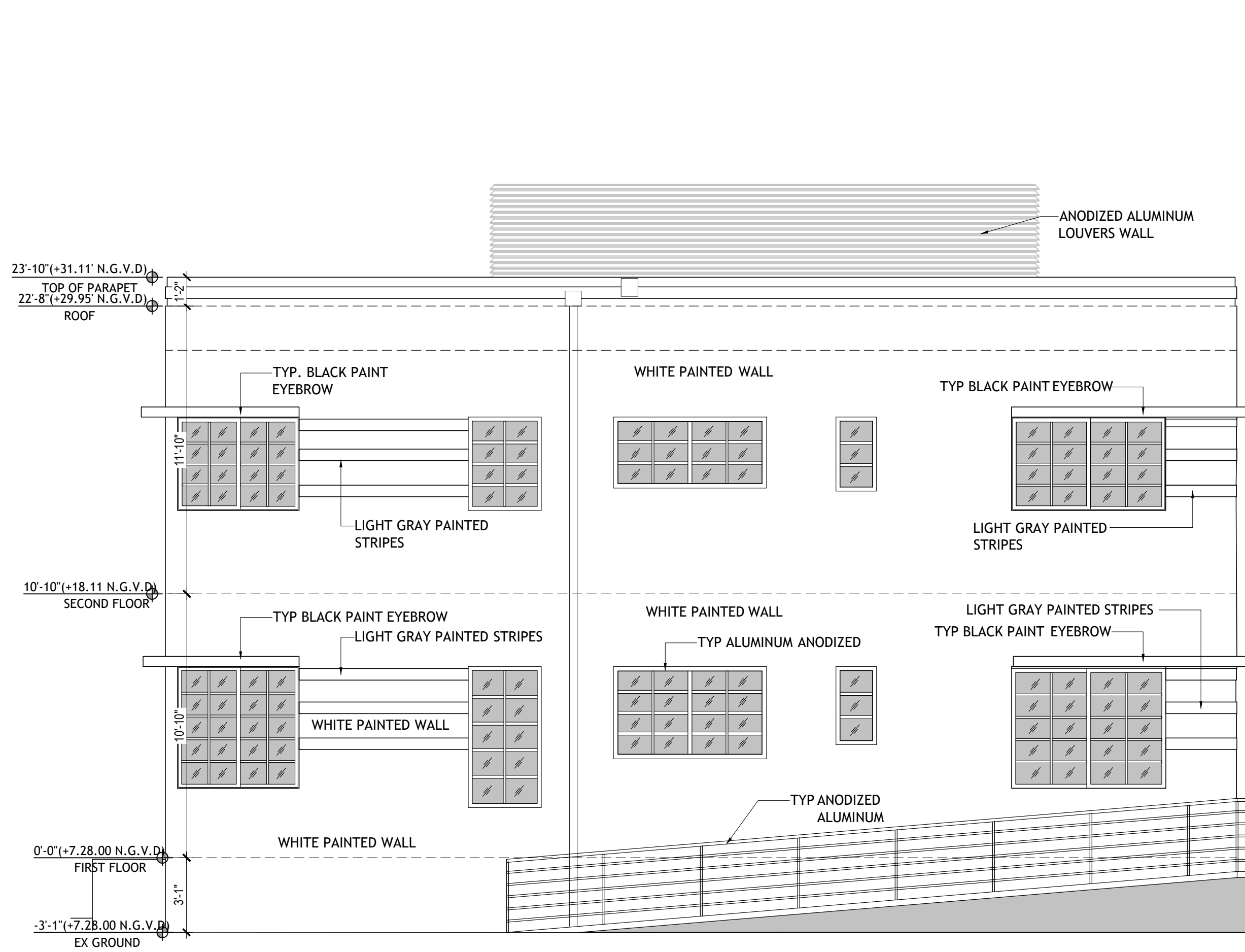
ELEVATIONS



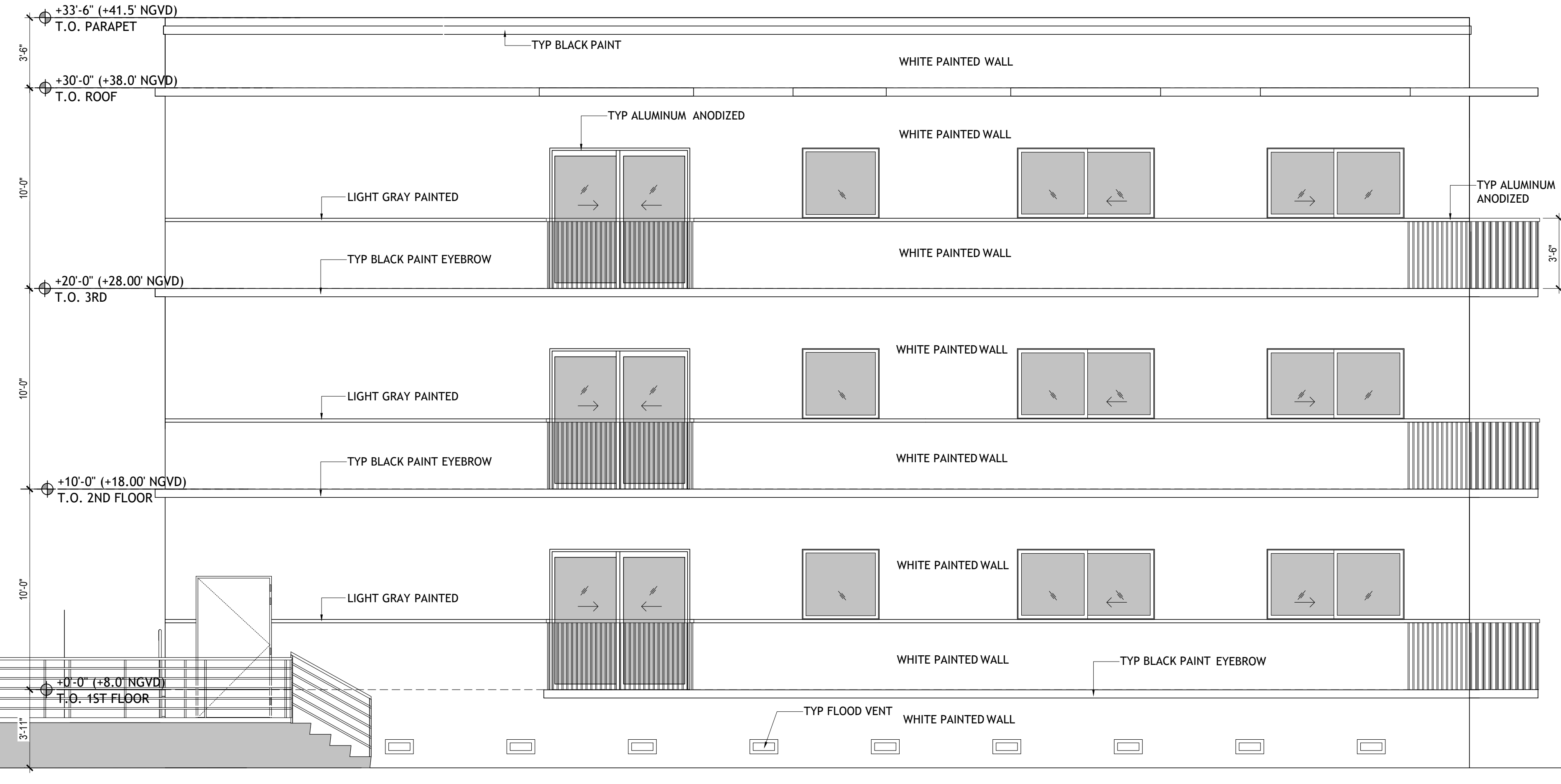
NEW BUILDING NORTH ELEVATION
SCALE: 1/4" = 1'-0"



EXIST. RENOVATION BLDG NORTH ELEVATION
SCALE: 1/4" = 1'-0"



EXIST. RENOVATION BLDG SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



NEW BUILDING SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

CONSTRUCTION DOCUMENTS SET. MAY 8, 2023

| |
|------------|
| DRAWN BY: |
| REVISIONS: |

AA0003569
ANTHONY LEON
0016752

3
DESIGN
ARCHITECTURE

4300 Biscayne Blvd. #G-04, Miami, FL 33137
P: 305.436.9377 F: 305.436.9378

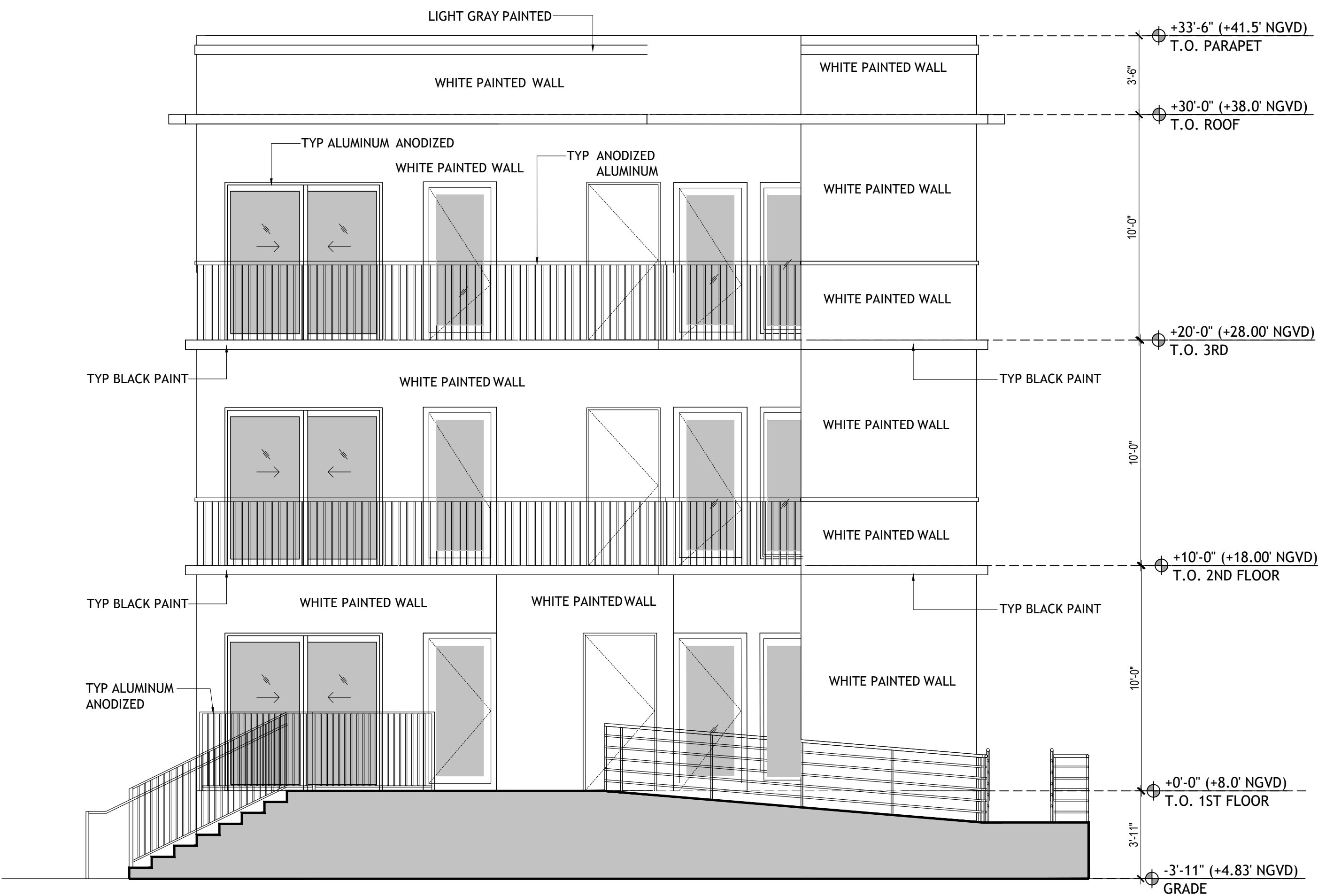
| |
|------|
| SEAL |
|------|

NEW BUILDING
FOR:
1529 JEFFERSON AVENUE
MIAMI BEACH, FL 33139

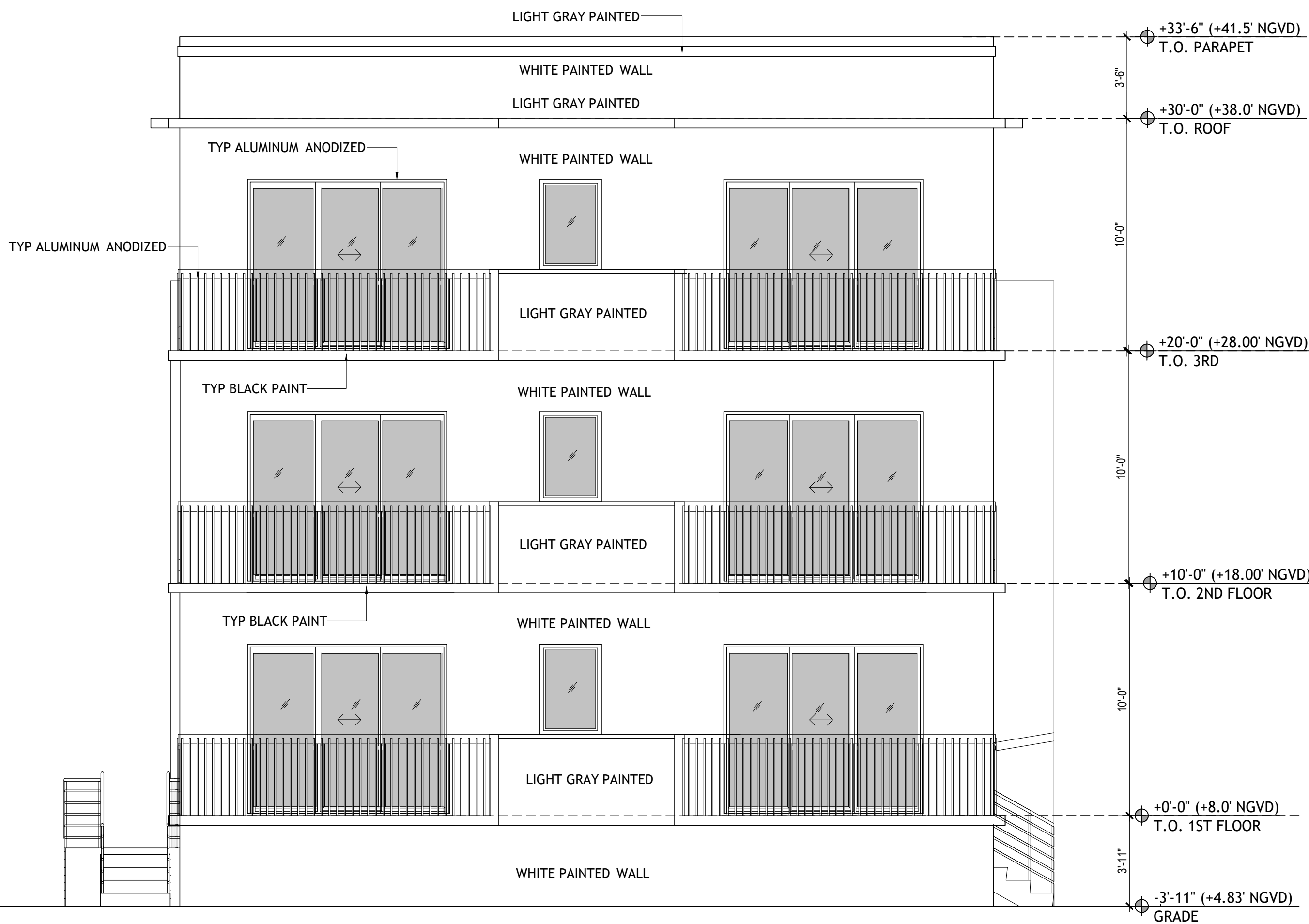
THESE PLANS ARE FOR BUILDING
DEPARTMENT REVIEW ONLY. THEY ARE NOT
TO BE CONSTRUED AS CONSTRUCTION
DOCUMENTS UNTIL ALL BUILDING
DEPARTMENT APPROVALS ARE OBTAINED.

A-3.2

ELEVATIONS



NEW BUILDING INTERIOR WEST ELEVATION
SCALE: 1/4" = 1'-0"



NEW BUILDING EAST ELEVATION
SCALE: 1/4" = 1'-0"

| |
|------------|
| DRAWN BY: |
| REVISIONS: |

AA0003569
ANTHONY LEON
0016752

3
DESIGN
ARCHITECTURE

4300 Biscayne Blvd. #G-04, Miami, FL 33137
P: 305.436.9377 F: 305.436.9378

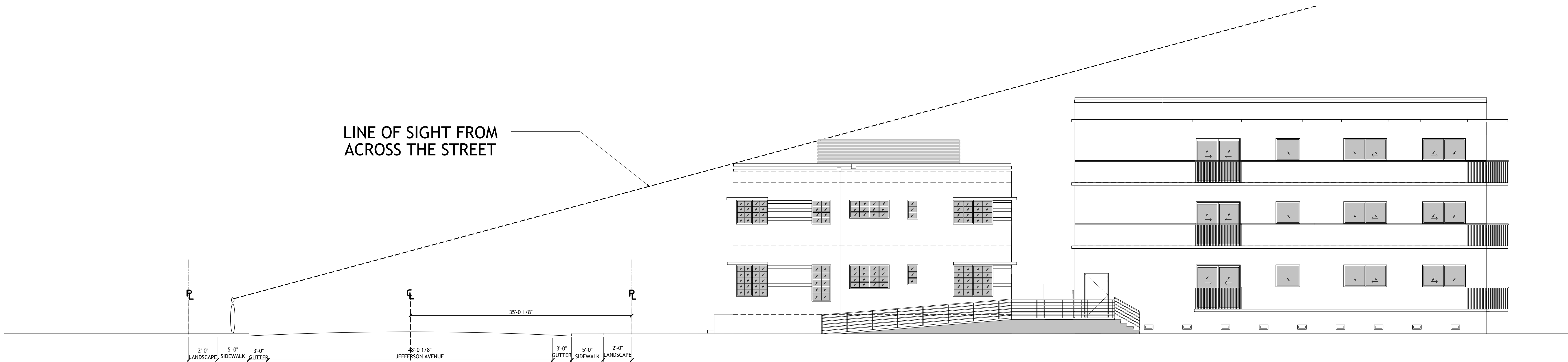
| |
|------|
| SEAL |
|------|

NEW BUILDING
FOR:
1529 JEFFERSON AVENUE
MIAMI BEACH, FL 33139

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

A-3.3

ELEVATIONS



LINE OF SIGHT DIAGRAM
SCALE: 1/8" = 1'-0"

| |
|------------|
| DRAWN BY: |
| REVISIONS: |

AA0003569
ANTHONY LEON
0016752

3
DESIGN
ARCHITECTURE

4300 Biscayne Blvd. #G-04, Miami, FL 33137
P: 305.436.9377 F: 305.436.9378

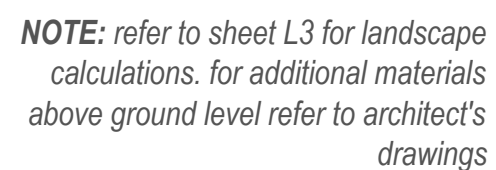
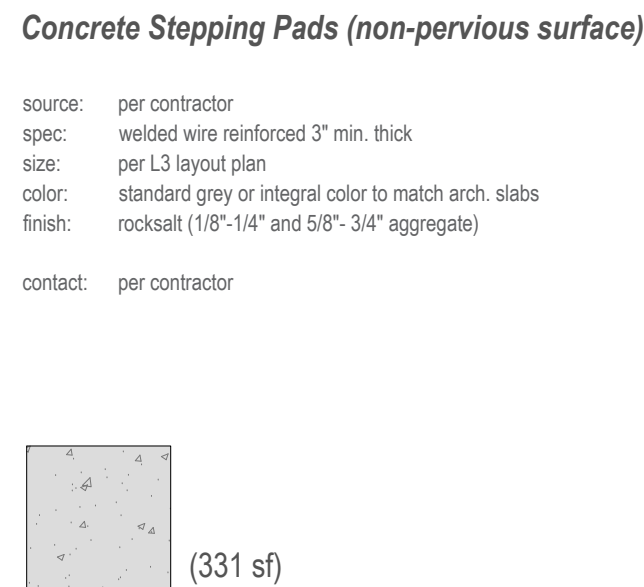
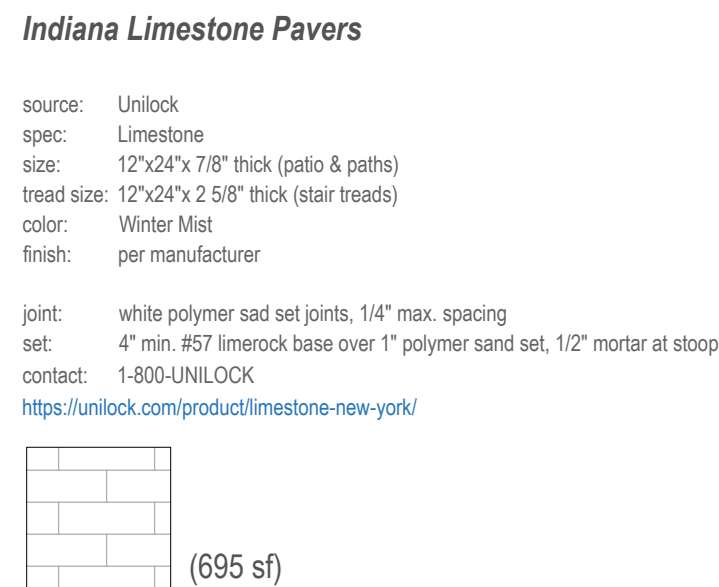
| |
|------|
| SEAL |
|------|

NEW BUILDING
FOR:
1529 JEFFERSON AVENUE
MIAMI BEACH, FL 33139

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

A-3.4

LINE OF SIGHT

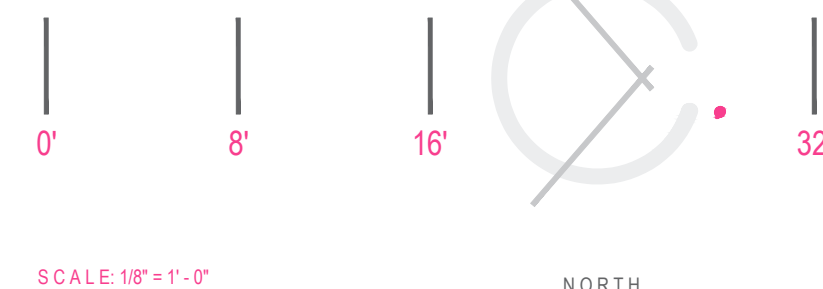


SITE PLAN AND MATERIALS

| | | |
|--------------------------------|-----------------|--------------|
| <i>total site</i> | <i>7,500 sf</i> | |
| <i>total landscape area</i> | <i>3,932 sf</i> | <i>52.4%</i> |
| <i>pervious landscape area</i> | <i>2,792 sf</i> | <i>71%</i> |
| <i>non-pervious surface</i> | <i>1,140 sf</i> | <i>29%</i> |

NEW BUILDING
FOR:
1529 JEFFERSON AVENUE
MIAMI BEACH, FL 33139

DRAWING SCALE AND NORTH ARROW



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

L2

DRAWING DATE: 05.08.2023

LANDSCAPE LEGEND

CITY OF MIAMI BEACH

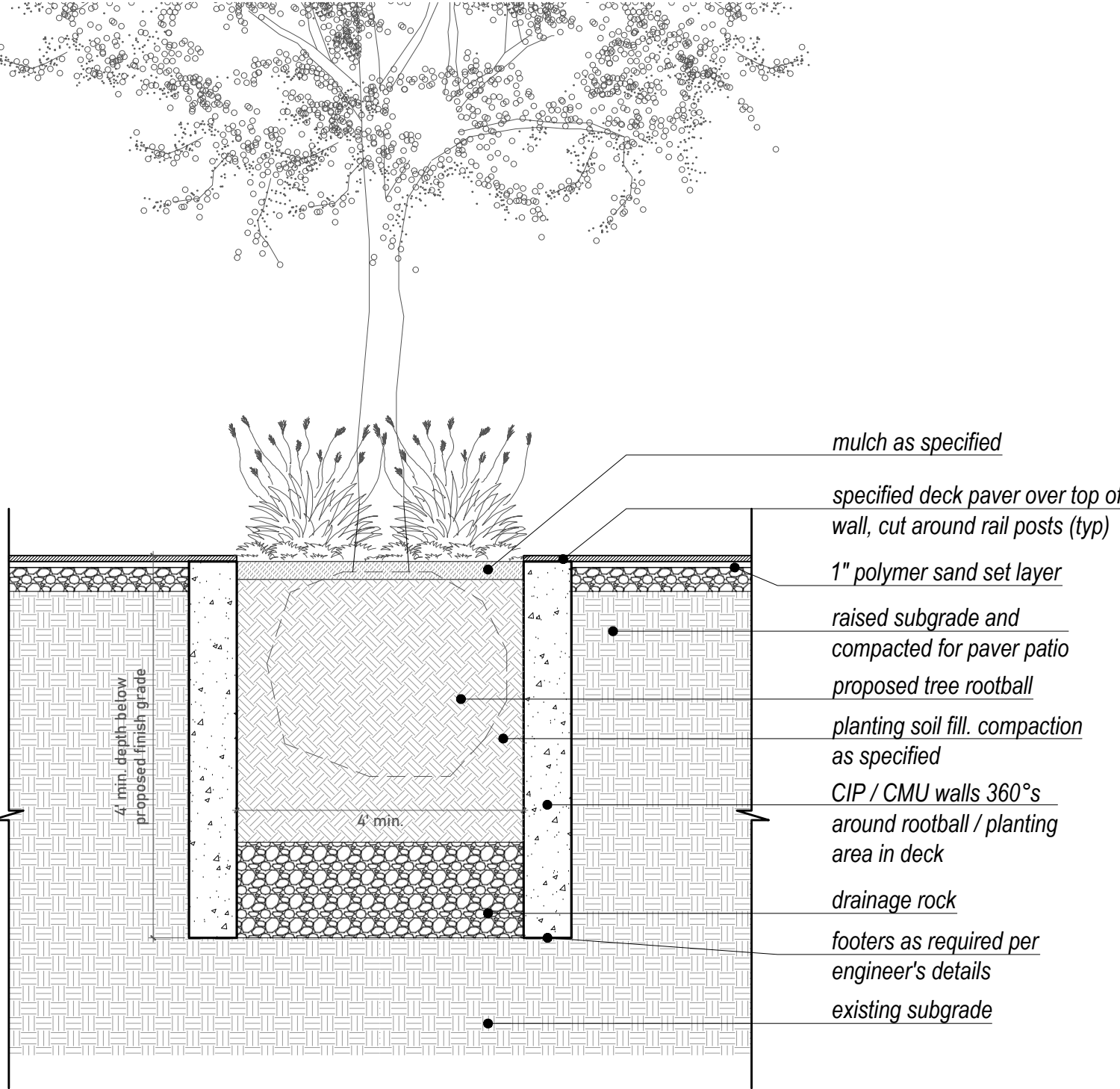
| | | |
|--|----------|-------------------|
| INFORMATION REQUIRED TO BE PERMANENTLY AFFIXED TO PLANS | | |
| Zoning District | RM-1 | Lot Area 7,500 SF |
| Acres | 17 | |
| REQUIRED/ALLOWED PROVIDED | | |
| OPEN SPACE | | |
| A. Square feet of required Open Space as indicated on site plan: | | |
| Lot Area = 7,500 s.f. x 50 % = 3,750 s.f. | 3,750 SF | 3,932 SF |
| 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= | 3,750 SF | 3,932 SF |
| LAWN AREA CALCULATION | | |
| A. Square feet of landscaped open space required | | |
| 3,750 SF | 3,750 SF | 3,932 SF |
| B. Maximum lawn area (sod) permitted= 50 % x 3,932 s.f. | | |
| 1,966 SF | 1,966 SF | 122 SF |
| TREES | | |
| A. Number of trees required per lot or net lot acre, less existing number of trees meeting minimum requirements: | | |
| 28 trees x 17 net lot acres - number of existing trees= | 8 | 20 |
| B. % Natives required: Number of trees provided x 30% = | | |
| 3 | 3 | 20 |
| C. % Low maintenance / drought and salt tolerant required: | | |
| Number of trees provided x 50%= | 3 | 20 |
| D. Street Trees (maximum average spacing of 20' o.c.) | | |
| 20 linear feet along street divided by 20= | 3 | 3 trees |
| E. Street tree species allowed directly beneath power lines: | | |
| (maximum average spacing of 20' o.c.): | N/A | N/A |
| 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= | | |
| 96 | 96 | 131 |
| B. % Native shrubs required: Number of shrubs provided x 50%= | | |
| 97 | 97 | 131 |
| LARGE SHRUBS OR SMALL TREES | | |
| A. Number of large shrubs or small trees required: Number of required shrubs x 10%= | | |
| 10 | 10 | 94 |
| B. % Native large shrubs or small trees required: Number of large shrubs or small trees provided x 50%= | | |
| 3 | 3 | 94 |

PLANT SCHEDULE

| TREES | | | | |
|------------------------|-----|-------------------------------|-----------------------------|--|
| QTY | SYM | Botanical Name | Common Name | Native - y/n Specifications |
| 2 | CD | Coccoloba diversifolia | Pigeon Plum | y 100 gal, 4" min. DBH, 16' ht x 8' sp min. (street trees) |
| 4 | CW | Canella winterana | Wild Cinnamon | y FG, 2" min. DBH, 12' ht min. x 6' sp min. |
| 5 | IC | Ilex cassine | Dahoon Holly | y FG, 2" min. DBH, 12' ht min. x 6' sp min. |
| 5 | MF | Myrcianthes fragrans | Simpson's Stopper | y (3) FG, 2" min. DBH, 12' ht x 6' sp single leader florida #1 & (2) 65 gal. multi-trunk |
| 1 | QVH | Quercus virginiana 'Highrise' | High Rise Columnar Live Oak | y FG, 4" min. DBH, 16' ht x 8' sp min. |
| PALMS | | | | |
| QTY | SYM | Botanical Name | Common Name | Specification |
| 4 | TR | Thrinax radiata | Florida Thatch Palm | y 4" DBH hts per plan |
| 11 | SP | Sabal palmetto | Sabal Palm | y FG, 12" min. DBH (booted) hts per plan |
| SHRUBS | | | | |
| QTY | SYM | Botanical Name | Common Name | Specification |
| 50 | GL | Gymnanthes lucida | Crabwood | y 15 gal, 5'-6" ht, 24" min. spr (36" o.c. spacing max.) |
| 30 | MC | Myrica cerifera | Wax Myrtle | y 7 gal 30"x 30" full |
| 15 | PL | Psychotria ligustrifolia | Bahama Wild Coffee | y 7 gal 30"x 30" full |
| 14 | SRC | Serenoa repens 'cercus' | Silver Saw Palmetto | y 25 gal, 3'x3' full |
| 22 | ZP | Zamia pumila | Coontie | y 3 gal, 2x2 |
| ACCENTS AND GRASSES | | | | |
| QTY | SYM | Botanical Name | Common Name | Specifications |
| 49 | AE | Aspidistra elatior | Cast Iron Plant | n 7 gal, 24"x 24" min. |
| 40 | EH | Equisetum hyemale | Horsetail Grass | n 3 gal, 12" O.C. |
| 4 | MC | Muhlenbergia capillaris | Pink Muhly Grass | y 3 gal 18"x24" full |
| 9 | TV | Tulbaghia violacea | Society Garlic | y 1 gal 12"x12" full |
| 2 | YF | Yucca filamentosa | Color Guard Yucca | n 3 gal 18"x24" full |
| GROUNDCOVERS and VINES | | | | |
| QTY | SYM | Botanical Name | Common Name | Specifications |
| 112 | BF | Bulbine frutescens 'orange' | Orange Bulbine | y 1 gal 12"x12" full |
| 109 | LM | Liriope muscari | Big Blue Lilyturf | n 1 gal 12"x12" full |
| 45 | LN | Lysimachia nummularia | Creeping Jenny | n 1 gal 12"x12" full |
| 220 | MP | Mimosa pudica | Sensitive Plant | n 1 gal 12"x12" full |
| 50 | OJ | Ophiopogon japonicus | Mondo Grass | n 1 gal 12"x12" full |
| 158 | TA | Trachelospermum asiaticum | Asiatic Jasmine | n 1 gal 12"x12" full |

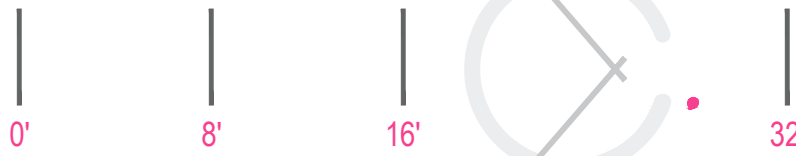
A OAK PLANTING DETAIL

SCALE: n/a



PLANTING PLAN AND SCHEDULE

DRAWING SCALE AND NORTH ARROW:



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

NORTH

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

L3

DRAWING DATE: 05.08.2023

JEFFERSON AVENUE
45' asphalt pavement
(70' R.O.W.)

1537 JEFFERSON AVE
(adjacent building, Lot 16)

for oak planting
detail addressing
soil compaction next
to pavers refer to
detail A1 L3

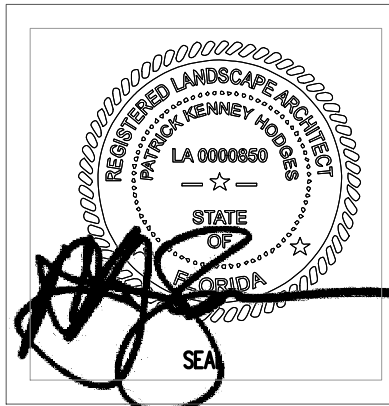
Lot 5

Lot 4

Lot 3

DRAWN BY:
REVISIONS:

REVIEWED BY:
LANDSCAPE ARCHITECT
LA 0000850
Patrick K. Hodges
605.239.1925
patrick@prightstudios.com
C. Right Studios
Corey R. Salenight
600 E. Terra Mar Drive
P.O. Box 10000
Miami Beach, FL 33139
954.581.1884
corey@prightstudios.com



NEW BUILDING
FOR:
1529 JEFFERSON AVENUE
MIAMI BEACH, FL 33139

GENERAL NOTES AND REQUIREMENTS

1. The contractor is responsible for obtaining any permits or approvals from the federal, state or local government required for the work included in this contract and on these drawings.
2. Locate all underground utilities, electrical wiring, water, sewer, telephone, cable tv, etc., prior to landscape or irrigation installation
3. Stake out all tree & large shrub locations for LA and owner review and approval prior to excavation or planting. Plan locations are subject to field adjustment by the LA.
4. The contractor shall install / renovate existing irrigation system as needed to provide a complete working system and as required to ensure 100% coverage of all new planting and sodded lawn areas. See irrigation plan by the landscape architect.
5. Install only plants graded florida no.1 or better as set forth in the florida department of agriculture 'grades and standards for nursery plants" second edition feb. 1998 including revisions and which meet or exceed the sizes indicated in the planting schedule and details.
6. Plant shrubs in circular pits with a diameter 16" greater than rootball or container. Plant trees in circular pits with a diameter 36" greater than rootball or container,. Place plants with best "face" forward.
7. Fertilize all trees with agriform 21 gram tablets, slow-release 20-10-5 analysis with one tablet per 1/2" of trunk diameter.
8. Backfill all planting pits with the following mixture ; 1/2 onsite soil, 1/2 clean friable topsoil. Submit topsoil sample and soil test analysis for approval by landscape architect, (see planting details). Remove excess soil excavated from plant pit from the site or distribute on-site as directed by l.a.
9. Apply "diehard transplant" mycorrhizal inoculant and 100% organic starter fertilizer to each new tree planted and shrub/groundcover beds in accordance with the manufacturer's recommendations i.e. 8 oz. Per 2" caliper, 3 lbs/100 s.f. area, etc... Contact horticultural alliance, inc. Sarasota, fl. 34277 800-628-6373
10. Fertilize all planting beds with osmocote 14-14-14 slow-release fertilizer at the rate of 16 pounds per 1,000 square feet. Furnish receipts for material used.
11. Treat all planting beds with pre-emergent and post-emergent herbicides according to the manufacturer's specifications. Submit receipts for materials used.
12. Mulch planting beds to a minimum 2 1/2" compacted thickness with pine straw, free of weeds.
13. Sod all disturbed areas which do not have shrub or groundcover plantings indicated with solid sod laid with closely abutting joints. Fertilize after installation with a slow-release formula.
14. Contractor shall verify all plant quantities based on the quantities in place as indicated on the plans and provide composite unit prices for each plant including all costs for materials and installation; i.e., labor, mulch, fertilizer, watering, staking, herbicides, mowing, weeding, site preparation, etc.
15. Fertilize palms with palm gain 8-2-12 formula as manufactured by bgi www.bgi-usa.com per manufacturer recommended rate.
16. Notify the owner and landscape architect of any unforeseen conditions, i.e., compacted soil / subgrade, poor drainage, unconsolidated soil, erosion, utility conflicts, excessive sun or shade, etc., prior to proceeding with landscape installation.
17. All plants/trees shall be warranted for a period of one year post installation. Should any trees/plants die or go into decline they shall be replaced at contractor's expense, and the year warranty will re-start for those specific trees/plants.
18. All plants, materials and workmanship are subject to the approval of the landscape architect and owner.
19. No mitigation trees shall have support poles at time of installation.
20. Do not make substitutions or revisions, any revision or modifications to the landscape plan must have prior approval by the landscape architect & owner
21. Maintain all planting including watering, mowing, mulching, weed, pest control, etc. Until final acceptance by the owner.

IRRIGATION SYSTEM NOTES AND REQUIREMENTS

1. 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 provied by landscape architect).
2. 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.
3. 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.
4. 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.

PROPOSED PLANT IMAGERY



pigeon plum



cinnamon bark



dahoon holly



simpson stopper



high rise live oak



florida thatch palm



sabal palm



crabwood



wax myrtle



bahama wild coffee



silver saw palmetto



coontie



cast iron plant



horsetail grass



pink muhly grass



society garlic



color guard yucca



orange bulbine



big blue liriope



creeping jenny



sensitive plant



mondo grass



asiatic jasmine

PLANTING NOTES AND IMAGERY

DRAWN BY:

REVISIONS:

REVIEWED BY:
LANDSCAPE ARCHITECT

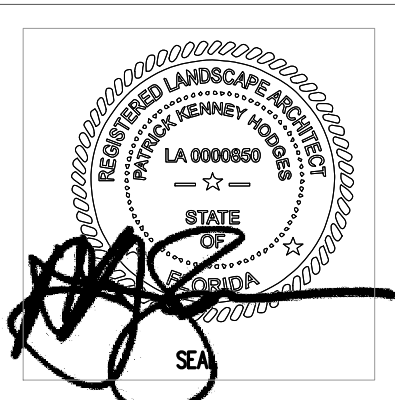
LA 0000850

Patrick K. Hodges
686.238.1025
pkhodges@rightstudios.com

PS

DRAWING BY:
LANDSCAPE DESIGNER

C. Right Studios
Corey R. Salenight
680 E. Terra Mar Drive
Pompano Beach, FL 33062
954.581.1864
corey@rightstudios.com

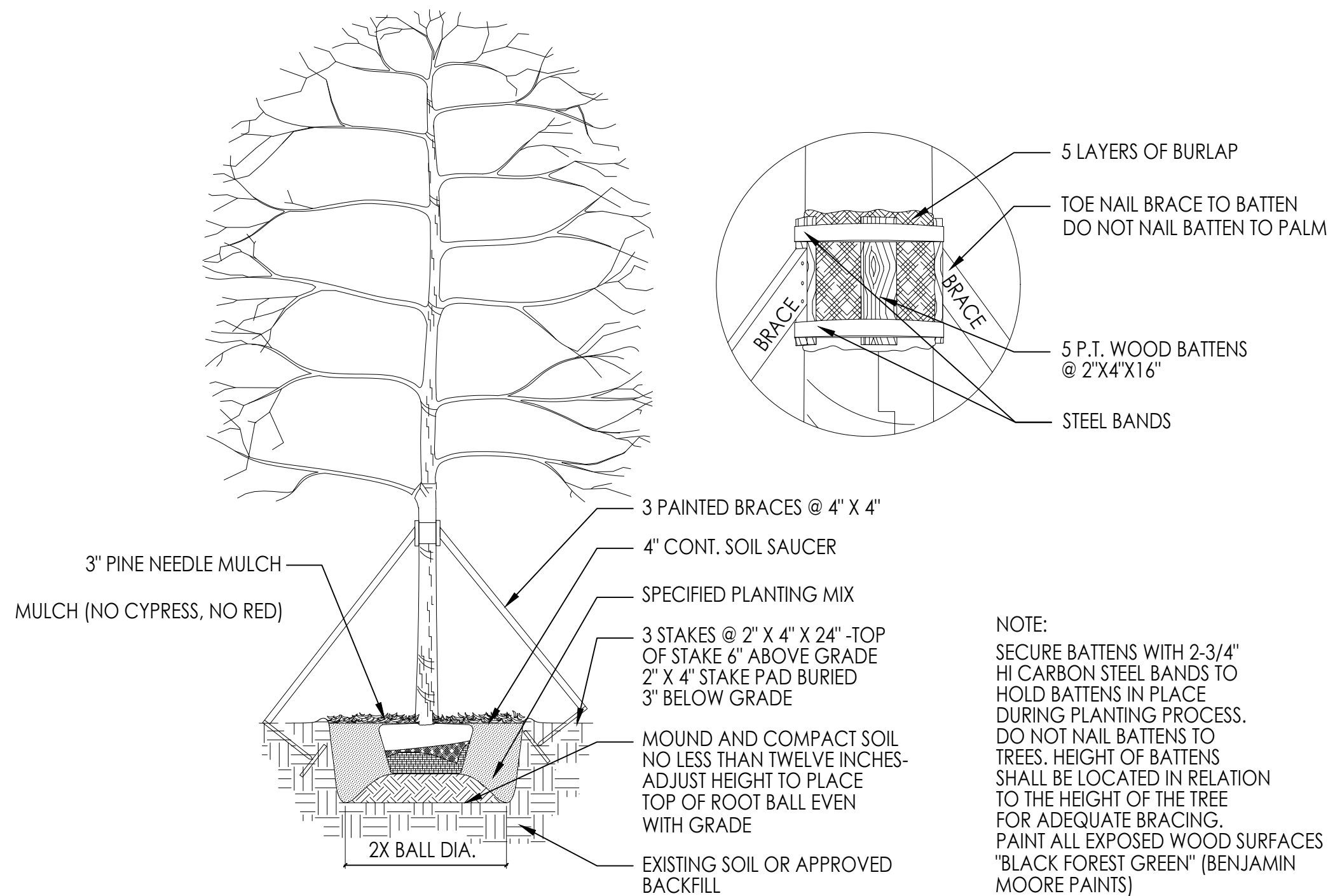


NEW BUILDING
FOR:
1529 JEFFERSON AVENUE
MIAMI BEACH, FL 33139

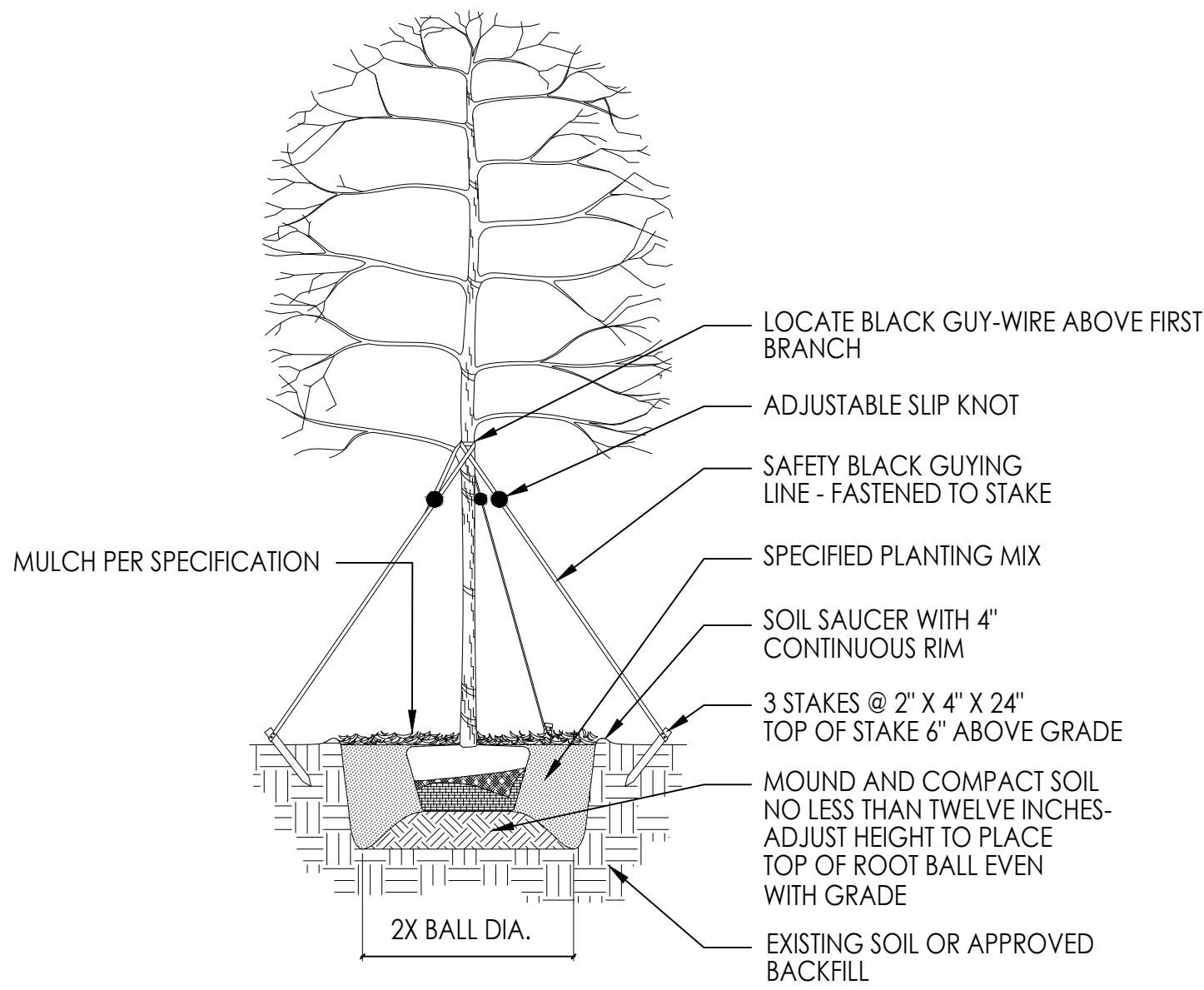
THESE PLANS ARE FOR BUILDING
DEPARTMENT REVIEW ONLY. THEY ARE NOT
TO BE CONSTRUED AS CONSTRUCTION
DOCUMENTS UNTIL ALL BUILDING
DEPARTMENT APPROVALS ARE OBTAINED.

L4

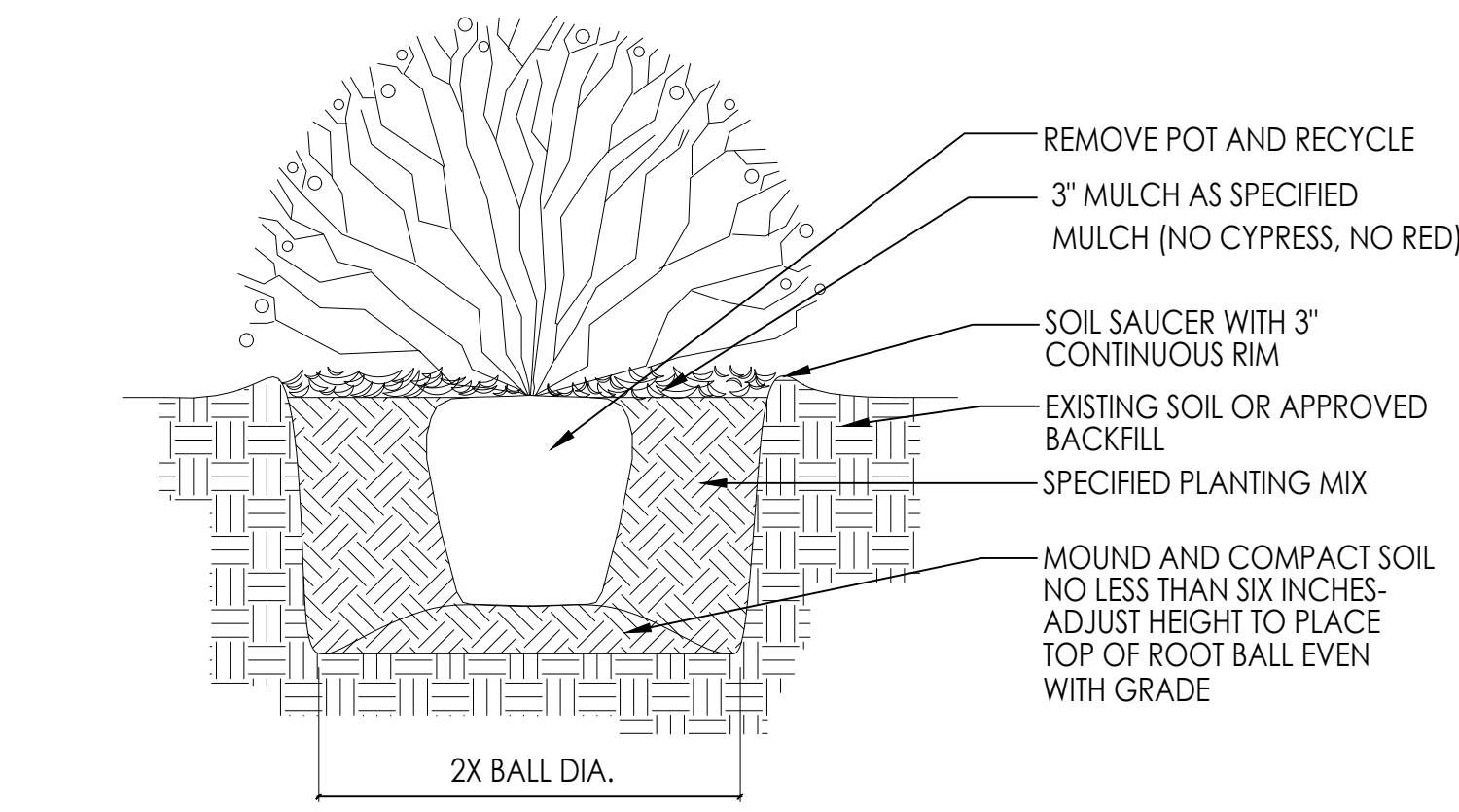
DRAWING DATE: 05.08.2023



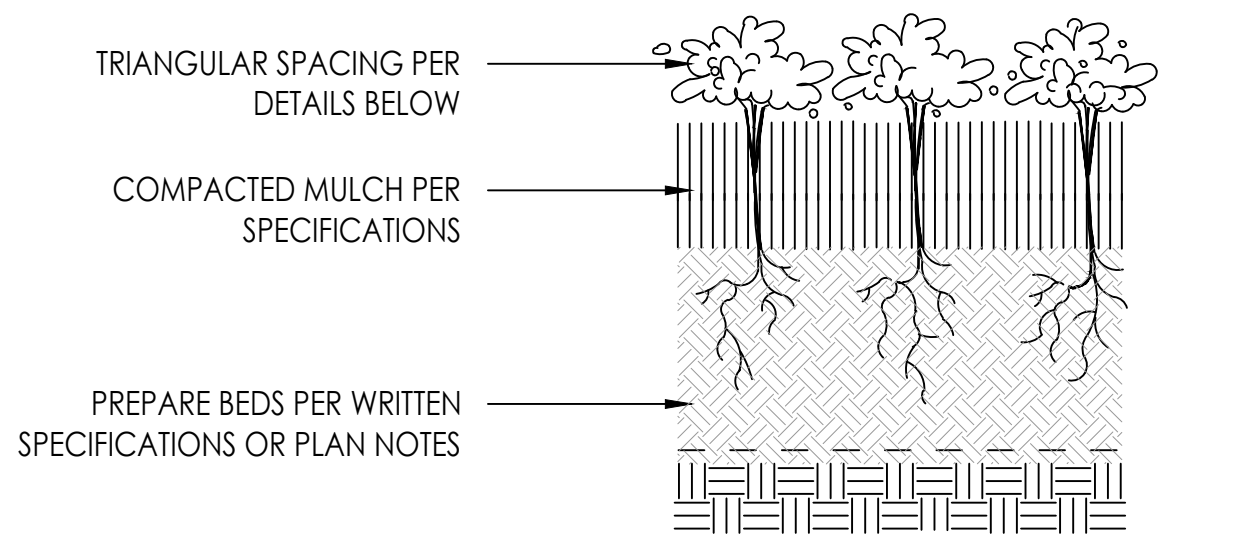
A LARGE TREE PLANTING DETAIL
SCALE: n/a



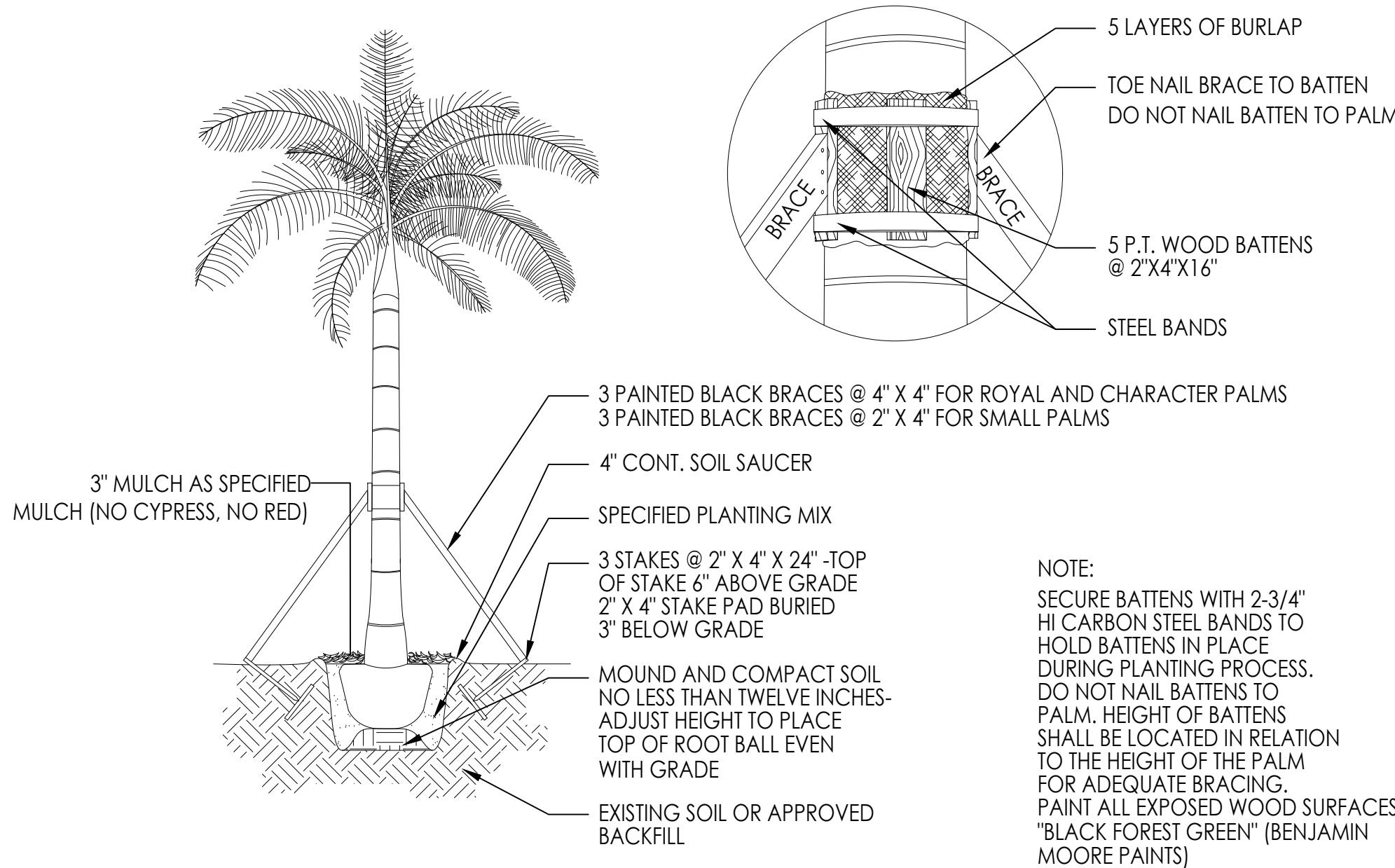
B MEDIUM / SMALL TREE PLANTING DETAIL
SCALE: n/a



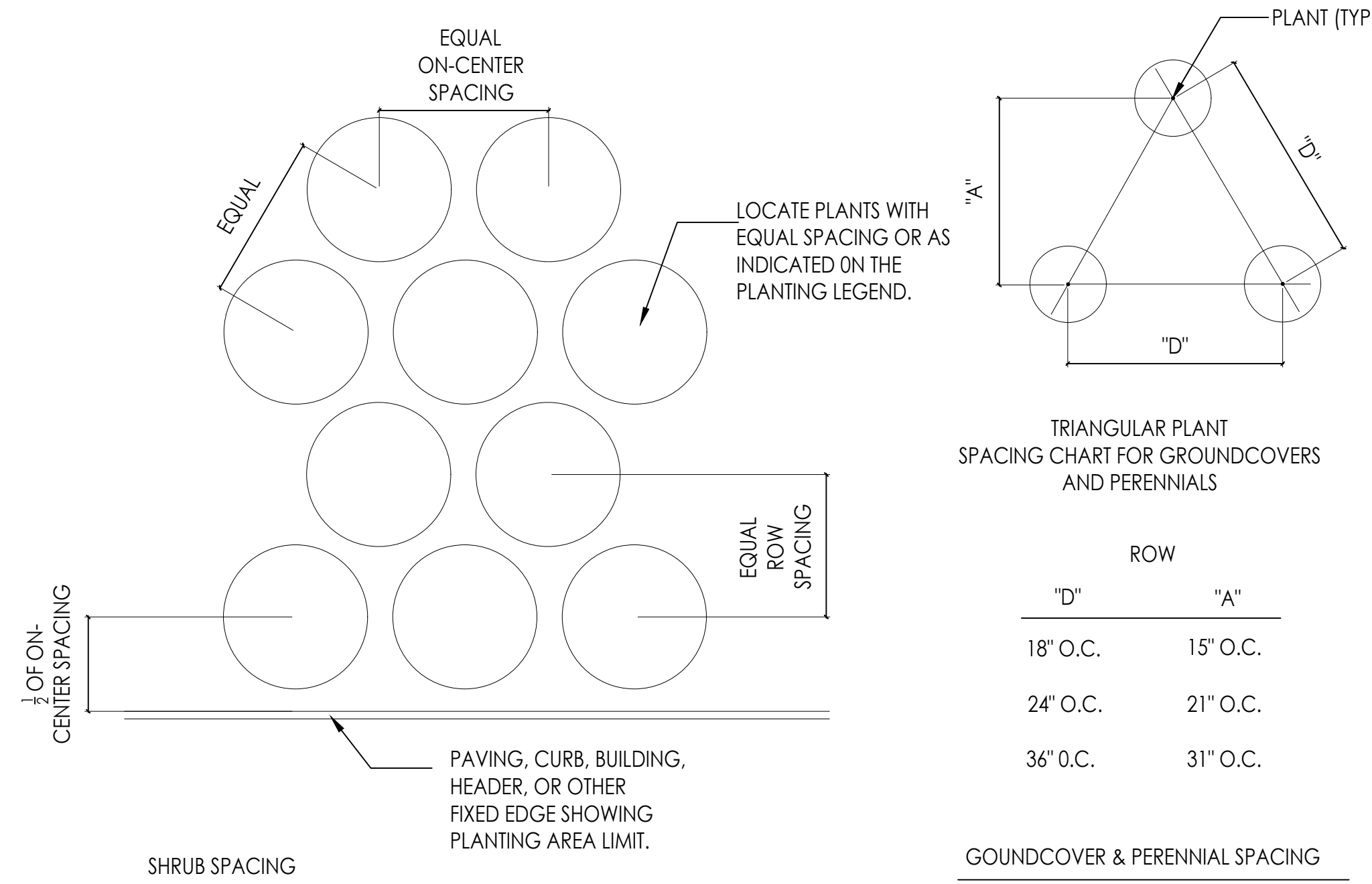
C SHRUB PLANTING DETAIL
SCALE: n/a



D POTTED PLANT DETAIL
SCALE: n/a



E PALM PLANTING DETAIL
SCALE: n/a



G GROUNDCOVER PLANTING DETAILS
SCALE: n/a

NOTE: No mitigation trees shall have support poles at time of installation.

DRAWN BY:

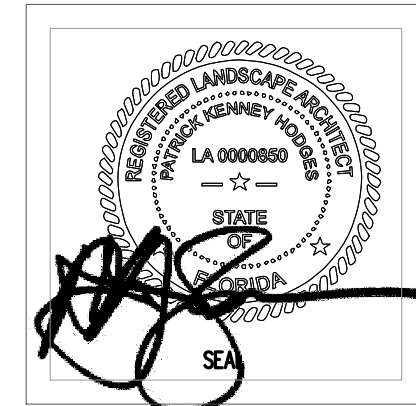
REVISIONS:

REVIEWED BY:
LANDSCAPE ARCHITECT

LA 0000850

Patrick K. Hodges
605.239.1025
patrick@rightstudios.com

C. Right Studios
Corey R. Salter
605.239.1025
corey@rightstudios.com



NEW BUILDING
FOR:
1529 JEFFERSON AVENUE
MIAMI BEACH, FL 33139

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

PLANTING DETAILS



LANDSCAPE RENDERING FRONT YARD

| |
|------------|
| DRAWN BY: |
| REVISIONS: |

REVIEWED BY:
LANDSCAPE ARCHITECT

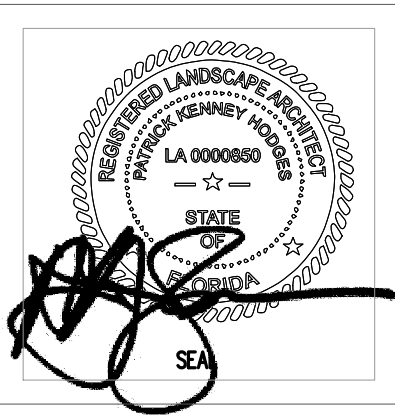
LA 0000850

Patrick K. Hodges
600.239.1025
pkh@prightstudios.com

PHS

DRAWINGS BY:
LANDSCAPE DESIGNER

C. Right Studios
Corey R. Sellwright
600 E. Terra Mar Drive
P.O. Box 1000
Miami Beach, FL 33139
954.581.8864
corey@prightstudios.com



NEW BUILDING
FOR:
1529 JEFFERSON AVENUE
MIAMI BEACH, FL 33139

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

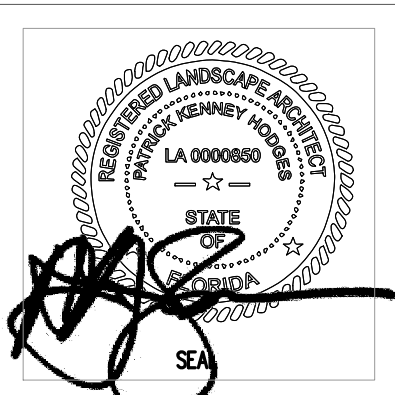


LANDSCAPE RENDERING COURTYARD LOOKING SE

DRAWN BY:
REVISIONS:

REVIEWED BY:
LANDSCAPE ARCHITECT
LA 0000850
Patrick K. Hodges
605.239.1025
pkhodges@rightstudios.com

DRAWINGS BY:
LANDSCAPE DESIGNER
C. Right Studios
Corey R. Salteright
810 E. Terra Mar Drive
P.O. Box 1000
Ft. Lauderdale, FL 33302
954.581.8864
corey@rightstudios.com



NEW BUILDING
FOR:
1529 JEFFERSON AVENUE
MIAMI BEACH, FL 33139

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

L5.2

DRAWING DATE: 05.08.2023



LANDSCAPE RENDERING COURTYARD LOOKING NE

| |
|------------|
| DRAWN BY: |
| REVISIONS: |

REVIEWED BY:
LANDSCAPE ARCHITECT

LA 0000850

Patrick K. Hodges
605.239.1025
pkh@prightstudios.com

PS

C. Right Studios
Corey R. Salteright
810 E. Terra Mar Drive
P.O. Box 1000
Fort Lauderdale, FL 33302
954.581.1884
corey@prightstudios.com



NEW BUILDING
FOR:
1529 JEFFERSON AVENUE
MIAMI BEACH, FL 33139

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



LANDSCAPE RENDERING REAR COURT PATH

| |
|------------|
| DRAWN BY: |
| REVISIONS: |

REVIEWED BY:
LANDSCAPE ARCHITECT

LA 0000850

DRAWINGS BY:
LANDSCAPE DESIGNER

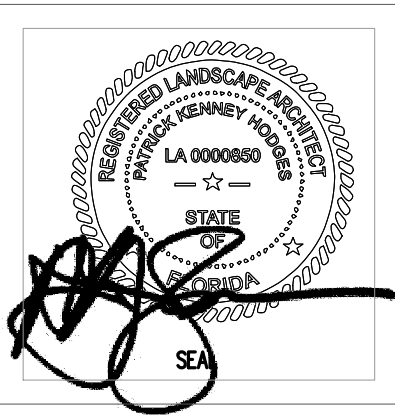
C. Right Studios

Patrick K. Hodges

600 E. Terra Mar Drive
Ft. Lauderdale, FL 33302
954.581.1884
patrick@rightstudios.com

PHS

Patrick K. Hodges



NEW BUILDING
FOR:
1529 JEFFERSON AVENUE
MIAMI BEACH, FL 33139

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



LANDSCAPE RENDERING REAR LOT VIEW

| |
|------------|
| DRAWN BY: |
| REVISIONS: |

REVIEWED BY:
LANDSCAPE ARCHITECT

LA 0000850

Patrick K. Hodges
602.239.1025
patrick@rightstudios.com

PS

DRAWINGS BY:
LANDSCAPE DESIGNER

C. Right Studios
Corey R. Sellwright
600 E. Terra Mar Drive
P.O. Box 1000
Jefferson, FL 33602
954.981.8864
corey@rightstudios.com



NEW BUILDING
FOR:
1529 JEFFERSON AVENUE
MIAMI BEACH, FL 33139

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



LANDSCAPE RENDERING FRONT AERIAL VIEW

| |
|------------|
| DRAWN BY: |
| REVISIONS: |

REVIEWED BY:
LANDSCAPE ARCHITECT

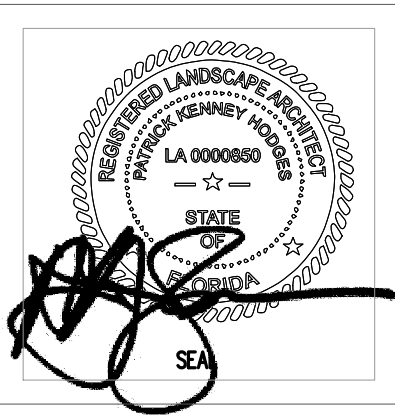
LA 0000850

Patrick K. Hodges
605.239.1025
patrick@prightstudios.com

PHS

DRAWINGS BY:
LANDSCAPE DESIGNER

C. Right Studios
Corey R. Sellwright
610 E. Terra Mar Drive
P.O. Box 1000
Jefferson Beach, FL 33139
954.581.1884
corey@prightstudios.com



NEW BUILDING
FOR:
1529 JEFFERSON AVENUE
MIAMI BEACH, FL 33139

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



LANDSCAPE RENDERING NORTH ELEVATION

| |
|------------|
| DRAWN BY: |
| REVISIONS: |

REVIEWED BY:
LANDSCAPE ARCHITECT

LA 0000850

Patrick K. Hodges
600.239.1025
patrick@rightstudios.com

PS

DRAWINGS BY:
LANDSCAPE DESIGNER

C. Right Studios
Corey R. Sallenger
810 E. Terra Mar Drive
P.O. Box 1000
Miami Beach, FL 33139
954.581.1884
corey@rightstudios.com



NEW BUILDING
FOR:
1529 JEFFERSON AVENUE
MIAMI BEACH, FL 33139

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



LANDSCAPE RENDERING SOUTH ELEVATION

| |
|------------|
| DRAWN BY: |
| REVISIONS: |

REVIEWED BY:
LANDSCAPE ARCHITECT

LA 0000850

Patrick K. Hodges
600 E. Terra Mar Drive
P.O. Box 1025
Miami Beach, FL 33139
pkh@rightstudios.com

PS

DRAWINGS BY:
LANDSCAPE DESIGNER

C. Right Studios
Corey R. Salterright
600 E. Terra Mar Drive
P.O. Box 1025
Miami Beach, FL 33139
corey@rightstudios.com



NEW BUILDING
FOR:
1529 JEFFERSON AVENUE
MIAMI BEACH, FL 33139

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

L5.8

DRAWING DATE: 05.08.2023