ALVEY TREE CONSULTING LLC

ALEXIS ALVEY -
ISA BOARD CERTIFIED MASTER ARBORIST®
#NY-5539B

Arborist Report
7410 Collins Avenue
Miami Beach

6/22/2023



Arborist Report

6/22/2023

On June 20th 2023, I visited the property located at 7410 Collins Avenue at the request of Urban Robot Associates. I evaluated the trees on the site in anticipation of new construction. For each tree, I identified species, location, and size (Height, Spread, DBH); evaluated condition (Poor, Fair, Good); provided relevant comments about health and condition; and took photographs. Street trees are included.

For tree disposition and Tree Protection Zones, please see the landscape plans. For trees and palms that are to remain, protective barriers shall be placed at the dripline or 10ft radius from the trunk, whichever is greater. Barriers shall be installed prior to the start of construction, and shall remain in place until development is completed and until the department authorizes their removal. Barriers shall be a minimum of 4ft high, and shall be constructed of continuous chain link fence with metal posts at 8ft spacing, or of 2x4 posts with three equally spaced 2x4 rails. Posts may be shifted to avoid roots. No materials shall be placed or disposed of within the TPZ. Natural grade shall be maintained within the TPZ.

This report shall in no shape or form be construed as a tree risk assessment which is beyond the scope of work written in the contractual agreement. Please feel free to contact me should any questions arise. Thank-you for the opportunity to assist in this manner.

Alexis Alvey
ISA Board Certified Master Arborist® #NY-5539B

Alvey Tree Consulting LLC
516-728-1366
alveytree@gmail.com
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Property Location -
7410 Collins Avenue
Miami Beach, FL 33141

Client -
Charles Hoffman
Opal Realty NY, LLC
O. 212.974.8584
C. 917.440.6275
Charles@OpalRealtyNY.com

Tree #1

Common Name - Black Olive
Scientific Name - *Bucida buceras*
DBH (in) - 17.5
Height (ft) - 30
Canopy Spread (ft) - 25
Condition - Poor
Native? - No




Tree # 1 is a Black Olive in poor condition. The tree has a poor root system and large surface roots are present. There is an injury at the base of the trunk. The tree has low vigor and old pruning cuts are not closing over.
Prune to remove deadwood and to maintain clearance over the parking lot.

Tree #2

Common Name - Black Olive
Scientific Name - *Bucida buceras*
DBH (in) - 18
Height (ft) - 35
Canopy Spread (ft) - 35
Condition - Fair
Native? - No




Tree #2 is a Black Olive in fair condition. A large, dead limb is present. There is included bark between the limbs. Large surface roots are present.
Prune to remove deadwood and to maintain clearance over the parking lot.

Tree #3

Common Name - Indian-Laurel
Scientific Name - *Ficus microcarpa*
DBH (in) - 23
Height (ft) - 15
Canopy Spread (ft) - 10
Condition - Poor
Native? - Invasive




Tree #3 is an Indian-Laurel in poor condition. The canopy has been hatracked and there is little foliage that remains. Overhead wires are above. The tree has very limited rooting space.
This species is highly invasive in South Florida and this tree will therefore need to be removed.

Tree #4

Common Name - Black Olive
Scientific Name - *Bucida buceras*
DBH (in) - 17.5
Height (ft) - 30
Canopy Spread (ft) - 35
Condition - Good
Native? - No




Tree #4 is a Black Olive in good condition. There are crossing limbs and included bark between limbs. Large surface roots are present.
Prune to remove deadwood and to increase clearance over the parking lot, sidewalk, and street.

Tree #5

Common Name - Oriental Arborvitae
Scientific Name - *Platycladus orientalis*
DBH (in) - 18
Height (ft) - 20
Canopy Spread (ft) - 20
Condition - Fair
Native? - No




Tree #5 is an Arborvitae in fair condition. The tree is multi-trunked and has twig dieback. The tree has low vigor and no woundwood has formed on old pruning cuts.
Prune to remove deadwood and to increase clearance over the parking lot and sidewalk.

Tree #6

Common Name - Black Olive
Scientific Name - *Bucida buceras*
DBH (in) - 15
Height (ft) - 25
Canopy Spread (ft) - 25
Condition - Fair
Native? - No




Tree #6 is a Black Olive in fair condition. Included bark and wetwood are present. A number of limbs have been injured by passing large vehicles. There is a burl at the base of the trunk. Cavities have formed at old pruning cuts.
Prune to remove deadwood and to increase clearance over the parking lot.

Tree #7

Common Name - Black Olive
Scientific Name - *Bucida buceras*
DBH (in) - 15
Height (ft) - 30
Canopy Spread (ft) - 35
Condition - Fair
Native? - No




Tree #7 is a Black Olive in fair condition. The canopy is asymmetrical and has been pruned away from the neighboring building. There is a burl on the main trunk and a cavity on one of the main limbs. Large surface roots are present.
Prune to remove deadwood and to maintain clearance over the parking lot.

Tree #8

Common Name - Black Olive
Scientific Name - *Bucida buceras*
DBH (in) - 15.5
Height (ft) - 35
Canopy Spread (ft) - 35
Condition - Fair
Native? - No




Tree #8 is a Black Olive in fair condition. There is included bark between the limbs. Large surface roots are present. There is sapsucker damage to the trunk.
Prune to remove deadwood and to maintain clearance over the parking lot.

Tree #9

Common Name - Black Olive
Scientific Name - *Bucida buceras*
DBH (in) - 14
Height (ft) - 30
Canopy Spread (ft) - 25
Condition - Fair
Native? - No




Tree #9 is a Black Olive in fair condition. There is included bark between the limbs. Burls on the trunk have formed from old pruning cuts. Large surface roots are present. Wetwood is also present.
Prune to remove deadwood and to maintain clearance over the parking lot.

Tree #10

Common Name - Black Olive
Scientific Name - *Bucida buceras*
DBH (in) - 10.5
Height (ft) - 23
Canopy Spread (ft) - 20
Condition - Fair
Native? - No




Tree #10 is a Black Olive in fair condition. The foliage is very chlorotic and there is included bark. Large surface roots are present.
Prune to remove deadwood and to maintain clearance over the parking lot.

Tree #11

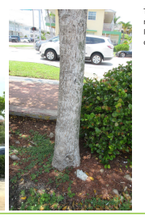
Common Name - Black Olive
Scientific Name - *Bucida buceras*
DBH (in) - 16
Height (ft) - 23
Canopy Spread (ft) - 28
Condition - Fair
Native? - No




Tree #11 is a Black Olive in fair condition. Included bark is present and large surface roots are present.
Prune to remove deadwood and to maintain clearance over the sidewalk.

Tree #12

Common Name - Black Olive
Scientific Name - *Bucida buceras*
DBH (in) - 10.5
Height (ft) - 20
Canopy Spread (ft) - 20
Condition - Fair
Native? - No

Tree #12 is a Black Olive in fair condition. Large surface roots and small deadwood are present.
Prune to remove deadwood and to maintain clearance over the sidewalk.

Digitally signed by
Justine K Velez
Date: 2024.05.03
'12:29:22 -04'00

REGISTERED LANDSCAPE ARCHITECT
JUSTINE VELEZ
LA6667391
STATE OF FLORIDA

L001A

ARBORIST REPORT | 5/3/24

7401-7425 HARDING AVENUE
HARDING FINAL PB SUBMITTAL
URBAN ROBOT ® 2024

LA#6667391 Justine Velez

Tree #13

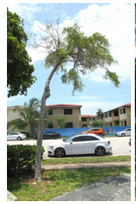
Common Name - Black Olive

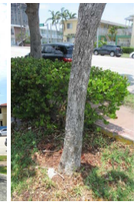
Scientific Name - *Bucida buceras*

DBH (in) - 7.5
Height (ft) - 18
Canopy Spread (ft) - 8

Condition - Poor

Native? - No





Tree #13 is a Black Olive in very poor condition. There are multiple large wounds on the trunk. There is dieback in the canopy. The leaves are small and distorted.
This tree will need to be removed.

Tree #14

Common Name - Black Olive

Scientific Name - *Bucida buceras*

DBH (in) - 11
Height (ft) - 20
Canopy Spread (ft) - 25

Condition - Fair

Native? - No





Tree #14 is a Black Olive in fair condition. The tree has low vigor and large surface roots.
Prune to remove deadwood and to maintain clearance over the sidewalk.

Tree #15

Common Name - Black Olive

Scientific Name - *Bucida buceras*

DBH (in) - 15
Height (ft) - 28
Canopy Spread (ft) - 30

Condition - Good

Native? - No





Tree #15 is a Black Olive in good condition. Included bark is present as well as large surface roots.
Prune to remove deadwood and to maintain clearance over the sidewalk.

Tree #16

Common Name - Black Olive

Scientific Name - *Bucida buceras*

DBH (in) - 4
Height (ft) - 12
Canopy Spread (ft) - 6

Condition - Poor

Native? - No





Tree #16 is a Black Olive in very poor condition. There are multiple injuries on the trunk. There is dieback in the canopy. The leaves are small and distorted.
This tree will need to be removed.

Tree #17

Common Name - Black Olive

Scientific Name - *Bucida buceras*

DBH (in) - 20
Height (ft) - 30
Canopy Spread (ft) - 35

Condition - Fair

Native? - No





Tree #17 is a Black Olive street tree located along Harding Avenue. It is growing in a narrow, 4ft wide planting strip and has limited rooting space. The tree is in fair condition. Large surface roots are present. There are multiple injuries to the trunk. Sapsucker damage is present.
Prune to remove deadwood and to maintain clearance over the street and sidewalk.

Notes - TPZ Calculations & Tree and Palm Relocation

Tree Protection Zone (TPZ) -

- For trees and palms that are to remain, protective barriers shall be placed at the dripline or 10ft radius from the trunk, whichever is greater.
- For trees and palms that are relocated, protective barriers shall be placed at the dripline or 1 - 2ft outside the rootball, whichever is greater.

Tree and Palm Relocation Notes -

1. All phases of transplanting trees and palms to be performed or supervised by Certified Arborist.
2. Trees to be relocated shall be root pruned six to eight weeks prior to transplanting. Landscape Contractor shall maintain transplanted material during construction period by watering, moving, spraying, fertilizing, and pruning.
3. Landscape Contractor is responsible for verifying locations of all underground and overhead utilities and easements prior to commencing work. All utility companies and/or the General Contractor shall be notified to verify locations prior to digging. Utility trenching is to be coordinated with the Landscape Contractor prior to beginning of project. The Owner and Certified Arborist shall not be responsible for damage to utility or irrigation lines.
4. The Landscape Contractor shall comply with all local and state codes and shall be responsible for obtaining all applicable permits.
5. The Landscape Contractor shall regularly inspect the relocated material to ensure compliance with standard horticultural practices.
6. The Landscape Contractor is responsible for guaranteeing the transplanted trees and palms for a period of one year. At the time of the final inspection all transplanted trees and palms that are not in viable condition shall be replaced by the Landscape Contractor.
7. The Landscape Contractor shall take all precautions to minimize shock of root pruning and transplanting in accordance with standard arboriculture practices.
8. The diameter of the root ball to be transplanted shall follow the guidelines set forth in the latest edition of the Florida Grades and Standards for Nursery Plants.
9. Roots shall be cleanly cut with a sharp spade, hand saw, chainsaw, or other approved root-pruning equipment.
10. Trees shall not be pruned at transplanting to compensate for root loss. Any pruning required shall be as per the ANSI A300 Standards.
11. For all palms except Sabal palmetto, only dead fronds shall be removed. Sabal palmetto shall have all fronds cut without damaging the bud. Fronds shall be securely tied around the bud prior to relocation and shall be untied after placement in the new planting hole. The bud shall be protected from damage or injury during relocation.
12. After root pruning trees, backfill roots to original existing grade with existing soil free of any deleterious material to root growth.
13. Provide a layer of 3" mulch over backfill area to prevent weed growth, conserve moisture and prevent evaporation. Keep mulch 6" away from the trunk.
14. Provide tree protection as per Landscape Architect's Tree Protection Detail to ensure that the tree or root system is not damaged during the root-pruning period.
15. After root pruning and prior to relocation, tree(s) shall be watered a minimum of twice weekly.
16. Transplanting shall occur within 24 hours after being dug for relocation. The root ball shall be kept moist.
17. Digging and preparation of the new hole for the transplant shall be done prior to removing the tree from the existing location.
18. The depth of the new hole shall be equal to the depth of the root ball and the width shall be equal to two to three times the width of the root ball.
19. Trees and palms shall be lifted from the ground with heavy equipment designed specifically for tree relocation so that the trunk and crown is not impacted and damaged by the equipment.
20. The slings used to lift the trees and large palms shall be non-binding nylon slings that are wrapped under the root ball to support the weight of tree or palm. Slings shall not be solely wrapped around the trunk of the tree. Padding the sling may be necessary so that the trunk is not damaged.

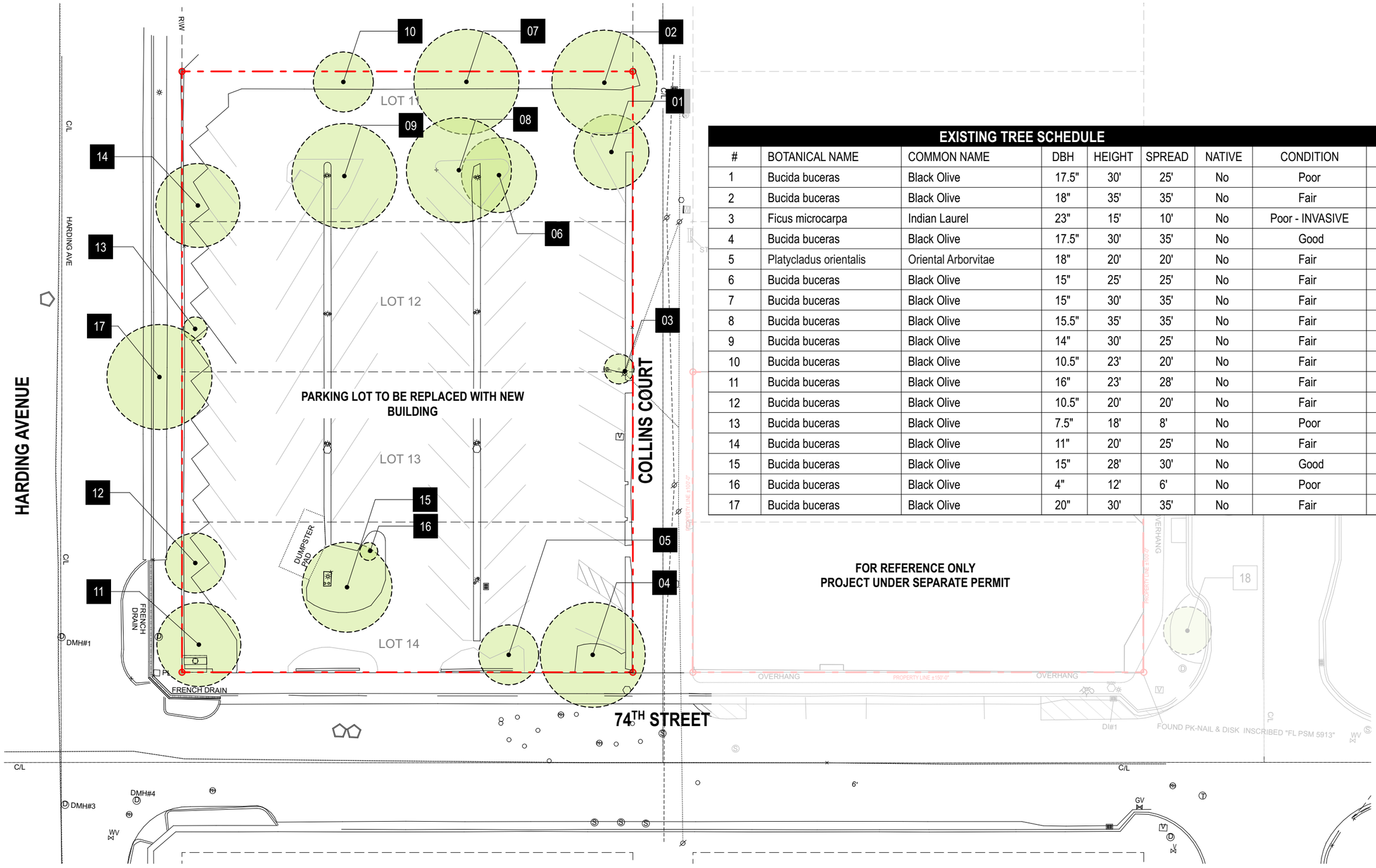
Notes - Tree and Palm Relocation (Contd.)

21. Trees and palms shall be planted so that the top of the rootball is flush with the existing grade. Ensure that deep planting does not occur. The tree and palm shall be centrally positioned in the planting hole and set straight, plumb or normal to the growth pattern prior to transplanting.
22. Transplanted trees and palms shall be backfield with a uniform mix of 25% fully decomposed compost and 75% existing site soil cleaned free of weeds and rocks.
23. Trees and palms shall be watered to eliminate air pockets in the backfill mix prior to mulching.
24. A 4" soil berm shall be created around the edge of the planting hole to hold water, or as per the Landscape Architect's Planting Details.
25. Install tree and palm bracing as per the Landscape Architect's Planting Details, to ensure stability of trees and palms.
26. After transplanting trees and palms, the Landscape Contractor shall be responsible for watering to maintain soil moisture during the guarantee period. The following schedule is suggested: First month - Daily; Second month - 3 times per week; Third and Fourth month - 2 times per week; Last Eight months - 1 time per week. For trees over 4" in caliper at the time of planting, the suggested schedule is: First 6 weeks - Daily; from 1.5 months to 6 months - 3 times per week, last 6 months - 1 time per week.

Notes - Tree and Palm Protection

1. Fences shall be erected to protect trees and palms to be preserved. Fences define a specific protection zone for each tree or group of trees. Fences shall be installed prior to the beginning of construction and are to remain until all site work has been completed. Fences may not be relocated or removed without the written permission of the Arborist. Refer to the Landscape Architect's Tree Protection Detail.
2. Construction trailers, traffic, and storage areas must remain outside fenced areas at all times.
3. All underground utilities and drain or irrigation lines shall be routed outside the tree protection zone. If lines must traverse the protection area, disturbance shall be minimized by using techniques such as tunneling or boring.
4. No materials, equipment, spoil, or waste or washout water may be deposited, stored, or parked within the tree protection zone.
5. Additional tree pruning required for clearance during construction must be approved by the Certified Arborist and shall be performed by trained arborists, not by construction personnel.
6. If injury should occur to any tree during construction, it should be evaluated as soon as possible by the Landscape Contractor and the Certified Arborist should be notified immediately.
7. Any grading, construction, demolition, or other work that is expected to encounter tree roots must be monitored by the Landscape Contractor.
8. All trees shall be irrigated at least two times a week. Each irrigation session shall wet the soil within the tree protection zone to a depth of 30 inches.
9. Before grading, pad preparation, or excavation for foundations, footings, walls, or trenching near trees the trees shall be root pruned at the edge of the tree protection zone by cutting all roots cleanly to a depth of 36 inches. Roots shall be cut manually by digging a trench and cutting exposed roots with a saw, vibrating knife, rock saw, narrow trencher with sharp blades, or other approved root-pruning equipment.
10. Any roots damaged during grading or construction shall be exposed to sound tissue and cut cleanly with a saw.
11. Spoil from trenches, basements, or other excavations shall not be placed within the tree protection zone, either temporarily or permanently.
12. No burn piles or debris pits shall be placed within the tree protection zone. No ashes, debris, or garbage may be dumped or buried within the tree protection zone.
13. Maintain fire-safe areas around the fences. Also, no heat sources, flames, ignition sources, or smoking is allowed near mulch or trees.
14. Protective barriers shall be placed around each tree, cluster of trees, or the edge of the preservation area at the specified distance. Protective barriers shall be a minimum of four feet above ground level and shall be constructed of wood, plastic, or metal, and shall remain in place until development is completed. Protective barriers shall be in place prior to the start of any construction.
15. Understory plants within protective barriers shall be protected.
16. No excess oil, fill, equipment, building materials or building debris shall be placed within the areas surrounded by protective barriers, nor shall there be disposal of any waste material such as paints, oils, solvents, asphalt, concrete, mortar or any other material harmful to trees or understory plants within the areas surrounded by protective barriers.
17. Trees shall not be braced in such a fashion as to scar, penetrate, perforate or otherwise inflict damage to the tree.
18. Natural grade shall be maintained within protective barriers. In the event that the natural grade of the site is changed as a result of site development such that the safety of the tree may be endangered, tree wells or retaining walls are required.
19. Fences and walls shall be constructed to avoid disturbance to any protected tree. Post holes and trenches located close to trees shall be dug by hand and adjusted as necessary, using techniques such as discontinuous footings, to avoid damage to major roots.

Note: Trees inherently pose a certain degree of hazard and risk from breakage, failure or other causes and conditions. Recommendations that are made are intended to minimize or reduce such hazardous conditions. However, there can be no guarantee or warranty that efforts to discover or correct unsafe conditions will prevent future breakage or failure, nor can there be any guarantee that all hazardous conditions have been detected. The client should not infer that a tree is safe either because services have been recommended or done to reduce risk, or because no services have been recommended or done on a specific tree. The client assumes any and all risks associated with pursuing consultant's advice and fully understands that he or she is engaged in securing professional consultation regarding the above-mentioned property.

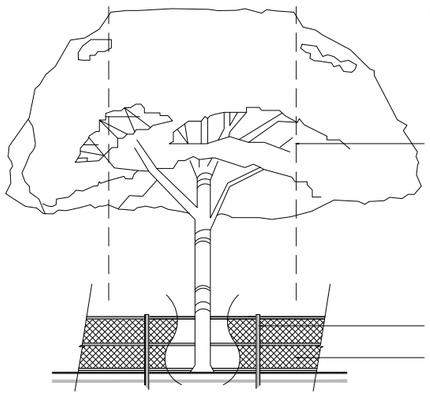


EXISTING TREE SCHEDULE

#	BOTANICAL NAME	COMMON NAME	DBH	HEIGHT	SPREAD	NATIVE	CONDITION	STATUS
1	Bucida buceras	Black Olive	17.5"	30'	25'	No	Poor	Remove
2	Bucida buceras	Black Olive	18"	35'	35'	No	Fair	Remove
3	Ficus microcarpa	Indian Laurel	23"	15'	10'	No	Poor - INVASIVE	Remove
4	Bucida buceras	Black Olive	17.5"	30'	35'	No	Good	Remove
5	Platycladus orientalis	Oriental Arborvitae	18"	20'	20'	No	Fair	Remove
6	Bucida buceras	Black Olive	15"	25'	25'	No	Fair	Remove
7	Bucida buceras	Black Olive	15"	30'	35'	No	Fair	Remove
8	Bucida buceras	Black Olive	15.5"	35'	35'	No	Fair	Remove
9	Bucida buceras	Black Olive	14"	30'	25'	No	Fair	Remove
10	Bucida buceras	Black Olive	10.5"	23'	20'	No	Fair	Remove
11	Bucida buceras	Black Olive	16"	23'	28'	No	Fair	Remove
12	Bucida buceras	Black Olive	10.5"	20'	20'	No	Fair	Remove
13	Bucida buceras	Black Olive	7.5"	18'	8'	No	Poor	Remove
14	Bucida buceras	Black Olive	11"	20'	25'	No	Fair	Remove
15	Bucida buceras	Black Olive	15"	28'	30'	No	Good	Remove
16	Bucida buceras	Black Olive	4"	12'	6'	No	Poor	Remove
17	Bucida buceras	Black Olive	20"	30'	35'	No	Fair	Remove

TREE/ PALM PROTECTION FENCES SHALL BE CONSTRUCTED PRIOR TO ANY CONSTRUCTION ACTIVITY INCLUDING GRUBBING FOR ALL TREES/PALMS THAT ARE 'TO REMAIN, BE PROTECTED OR BE RELOCATED'

NO ACTIVITY OR DISTURBANCE SHOULD OCCUR WHITHIN THE FENCED AREAS, INCLUDING VEHICLE USE, STORAGE OF MATERIALS, DUMPING OF LIQUIDS OR MATERIALS, GRADE CHANGES, GRUBBING, AND MECHANICAL TRENCHING FOR IRRIGATION, ELECTRICAL, LIGHTING, ETC.



IN NO CASE SHALL THE FENCE BE INSTALLED LESS THAN TEN FEET FROM THE TRUNK

TREE + PALM PROTECTION BARRIERS TO EXTEND BEYOND THE 'DRIPLINE' OR TO THE 'CRITICAL ROOT ZONE AREA' OF ALL TREES/PALMS TO BE PROTECTED. EXTEND WHERE NECESSARY TO PROTECT TREE CANOPY ROOTS

BARRIERS SHALL BE A MINIMUM OF FOUR FEET HIGH, AND SHALL BE CONSTRUCTED OF CONTINUOUS CHAIN LINK FENCE WITH METAL POSTS AT EIGHT-FOOT SPACING OR 2"x4" POSTS WITH THREE EQUALLY SPACED 2"x4" RAILS. POSTS MAY BE SHIFTED TO AVOID ROOTS.

PROTECTION DETAIL NOTE:
CONTRACTOR TO INSTALL 'TREE/PALM PROTECTION FENCE BARRIERS' AROUND ALL EXISTING TREES OR PALMS AT THE START OF THE PROJECT. BARRIERS TO REMAIN IN PLACE THROUGHOUT THE DURATION OF THE PROJECT AND SHOULD NOT BE REMOVED OR DROPPED FOR ANY REASON WITHOUT AUTHORIZATION FROM THE CITY OF MIAMI BEACH URBAN FORESTER + PLANNING + ZONING DEPARTMENT

C.M.B. TREE / PALM PROTEC. DETAIL

CITY OF MIAMI BEACH

LANDSCAPE LEGEND

INFORMATION REQUIRED TO BE PERMANENTLY AFFIXED TO PLANS

Zoning District CD-2 Lot Area 30,000 Acres 0.69

	REQUIRED/ ALLOWED	PROVIDED
OPEN SPACE		
A. Square feet of required Open Space as indicated on site plan: Lot Area = 30,000 s.f.x 5.75 % = 1,725 s.f.	1,725	3,989
B. Square feet of parking lot open space required as indicated on site plan: Number of parking spaces _____ x 10 s.f. parking space =	N/A	N/A
C. Total square feet of landscaped open space required: A+B=	1,725	1,949
LAWN AREA CALCULATION		
A. Square feet of landscaped open space required	1,725	1,949
B. Maximum lawn area (sod) permitted= _____ % x _____ 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= 22 trees x 0.69 net lot acres - number of existing trees=	15	3 Ground 4 On Structure
B. % Natives required: Number of trees provided x 30% =	5	15
C. % Low maintenance / drought and salt tolerant required: Number of trees provided x 50%=	8	15
D. Street Trees (maximum average spacing of 20' o.c.) 350 linear feet along street divided by 20'=	18	14
E. Street tree species allowed directly beneath power lines: (maximum average spacing of 20' o.c.): _____ linear feet along street divided by 20'=	N/A	N/A
SHRUBS		
A. Number of shrubs required: Sum of lot and street trees required x 12=	396	520
B. % Native shrubs required: Number of shrubs provided x 50%=	234	484
LARGE SHRUBS OR SMALL TREES		
A. Number of large shrubs or small trees required: Number of required shrubs x 10%=	40	63
B. % Native large shrubs or small trees required: Number of large shrubs or small trees provided x 50%=	32	59

NOTE: PLANTING SHORTFALLS WILL BE COMPENSATED FOR BY CONTRIBUTING TO TREE TRUST FUND

EXISTING TREE TO REMOVE 00

TOTAL TREES AND PALMS TO BE REMOVED

TREES
248" DBH
1 Platycladus orientalis
1 Ficus microcarpa
15 Bucida bucera

REQUIRED MITIGATION
84 SMALL TREES (2" DBH X 6' SPREAD X 12'HEIGHT)
OR,
42 LARGE TREES (4" DBH X 8' SPREAD X 16'HEIGHT)
OR,
$84,000 CONTRIBUTION TO TREE TRUST FUND

PROPOSED TREES. SEE PLANTING PLANS

SMALL TREES: 0

LARGE TREES: 21
4 Conocarpus erectus *
7 Coccoloba uvifera x diversifolia *
3 Myrcianthes fragrans *
3 Tabebuia heterophylla
4 Ilex vomitoria *

TOTAL PROPOSED: 21 LARGE TREES

* = Native trees

TOTAL REQUIRED MITIGATION
42 Large Trees

TOTAL PROPOSED
21 Large Trees

Shortfall: 21 Large trees or 42 Small Trees
$42,000 to be contributed to the Tree Fund

NOTE:
Street Trees will comply with Florida Fancy requirements. All other planting materials shall meet or exceed Florida Grade # 1 as specified in Grades and Standards for Nursery Plants and Part II, Palms and Trees, current edition

MIMO ON THE BEACH I CONDO
7435-45 HARDING AVENUE
2-STORY RESIDENTIAL BUILDINGS

RETAIL
7426-7436 COLLINS AVENUE
2-STORY COMMERCIAL BUILDING

SURF STORE
7420 COLLINS AVENUE
2-STORY COMMERCIAL BUILDING

FOR REFERENCE ONLY
PROJECT UNDER SEPARATE PERMIT

150'-0"

PROPERTY LINE ±150'-0"

PROPERTY LINE ±200'-0"

Decorative Pebbles TBD. (Typ.)

Street Parking

Plant beds provide 312 cu.ft. of soil per tree

Shared suspended pavement system add 45 cu.ft of soil per tree

Planted swale

CMB Pink Concrete Sidewalk. (Typ.)

15' x 15' Visibility Triangle per CMB Detail Drawing 10-23. Sec. 142-1135.

24 PARKING

GARAGE RAMP

10.00 %

20.00 %

Carpool

ELEV LOBBY

8 PARKING PLACES

LOADING BAY

FRONT DESK

Short Term Bicycle Parking (6)

Existing Planting Area (Typ.)

Scored Concrete

PLAZA

No planting or structure permitted within these limits which obstruct traffic visibility

Suspended pavement system. Providing minimum 250 cu.ft. of soil per tree

ADA Tree grate 4' diameter (Typ.)

ON-STREET LOADING

Milenio reinforced cast stone bench

15'x15' Visibility Triangle per CMB Detail Drawing 10-27. Sec. 142-135. No planting or structure permitted within these limits which obstruct traffic visibility b/w the heights of 2 ft and 10 ft above street corner grade.

HARDING AVENUE

200'-0"

COLLINS COURT

COLLINS AVENUE

100'-0"

20'-0"

74TH STREET

VESTIBULE

RETAIL

FPL

MAIL

TRASH

RETAIL/ BOH/ EGRESS CORRIDOR

L100

GROUND HARDSCAPE PLAN

5/3/24

7401-7425 HARDING AVENUE
HARDING FINAL PB SUBMITTAL
URBAN ROBOT ® 2024

LA#6667391 Justine Velez

REINFORCED CAST STONE BENCH

MILENIO

Product Data Sheet

landscapeforms®



This reinforced stone bench, named after Millenium Square in the City of Valladoid where it was first used, is a flexible modular system of geometric elements that can be used in diverse ways. One can sit on it, or on the ground beside it, where it serves as a space-definer and backrest. Straight, left-angled and right-angled modules can be used singly or in multiples to form creative combinations.

Bench

- Milenio is a Reinforced Cast Stone bench.
- This backless bench is available in Grey, Black White and Beige, with an acid-etched/waterproofed finish.
- Milenio is offered in a straight, angled right, or angled left modules, and is freestanding.
- Visit landscapeforms.com and review drawings to determine right and left configurations of bench.

Material

- Reinforced Cast Stone is cast stone that is poured and cast over an iron re-bar cage built to fit within the walls of the mold.
- Reinforced Cast Stone makes it possible to cast thinner, irregularly shaped forms while retaining appropriate strength.
- The colors of Escofet cast stone products are neutral, muted and earth-toned and are derived from the aggregates used in casting.
- No color is added in manufacture and no color is applied to finished products.
- The color range of every Escofet cast stone product is pre-determined by the formulation used in its manufacture.
- Cast stone products do not require any specific maintenance during their estimated lifespan of more than 30 years.
- Water absorption and freeze-thaw cycles can cause weathering, a reproduction of the process that takes place in natural rock.
- Escofet applies a waterproof finish to its products to protect against this process.
- Escofet cast stone products are large and heavy.
- Shipping, receiving, staging and installing these pieces is more akin to handling large statuary or pre-fabricated architectural elements.
- See installation guide for important information.

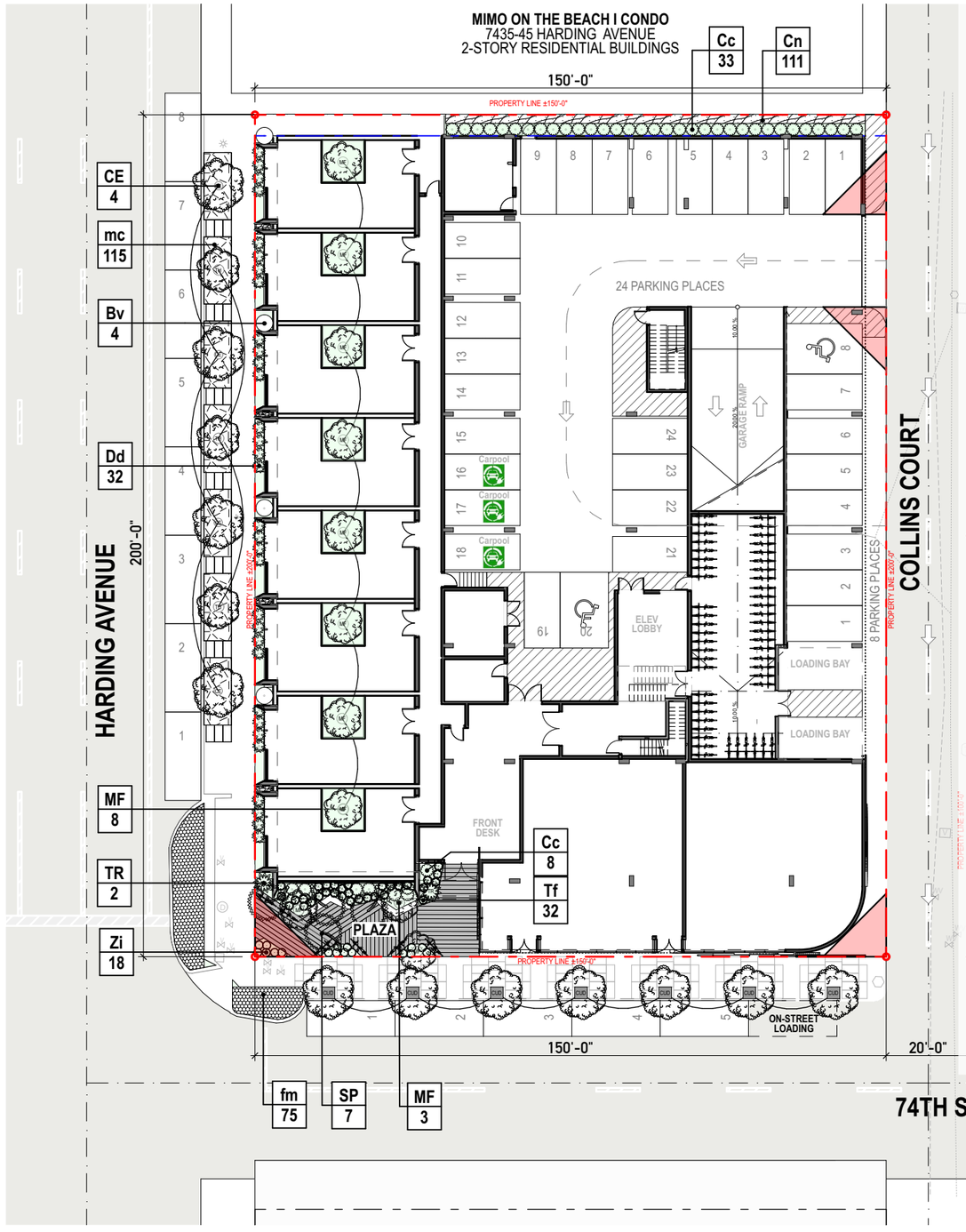
	STYLE	DEPTH	LEGHTH	HEIGHT	PRODUCT WEIGHT
	Straight	18"	99"	18"	1,499 lb
	Angled Right	67"	105"	18"	2,242 lb
	Angled Left	67"	105"	18"	2,242 lb

PLAZA VIGNETTE



SCORED CONCRETE





Ground Level Tree Schedule

Symbol	ID	Qty	Botanical Name	Common Name	DBH	Height	Spread	Native	Remarks
	CE	4	Conocarpus erectus	Green Buttonwood	4"	16' min	12'	Y	Florida Fancy. Street Tree. Standard Trunk
	CUD	7	Coccoloba uvifera x diversifolia	Sea Plum Tree	4"	16' min	12'	Y	Florida Fancy. Street Tree. Standard Trunk
	MF	11	Myrcianthes fragrans	Simpson Stopper	12"	16' min	10'	Y	multitrunk; specimen
	SP	4	Sabal palmetto	Sabal Palm		25'	10'	Y	Curved trunk
	TH	3	Tabebuia heterophylla	Pink Trumpet tree	4"	16' min	10'	N	Florida Fancy. Street Tree. Standard Trunk
	TR	2	Thrinax radiata	Thatch Palm		5'	5'	Y	

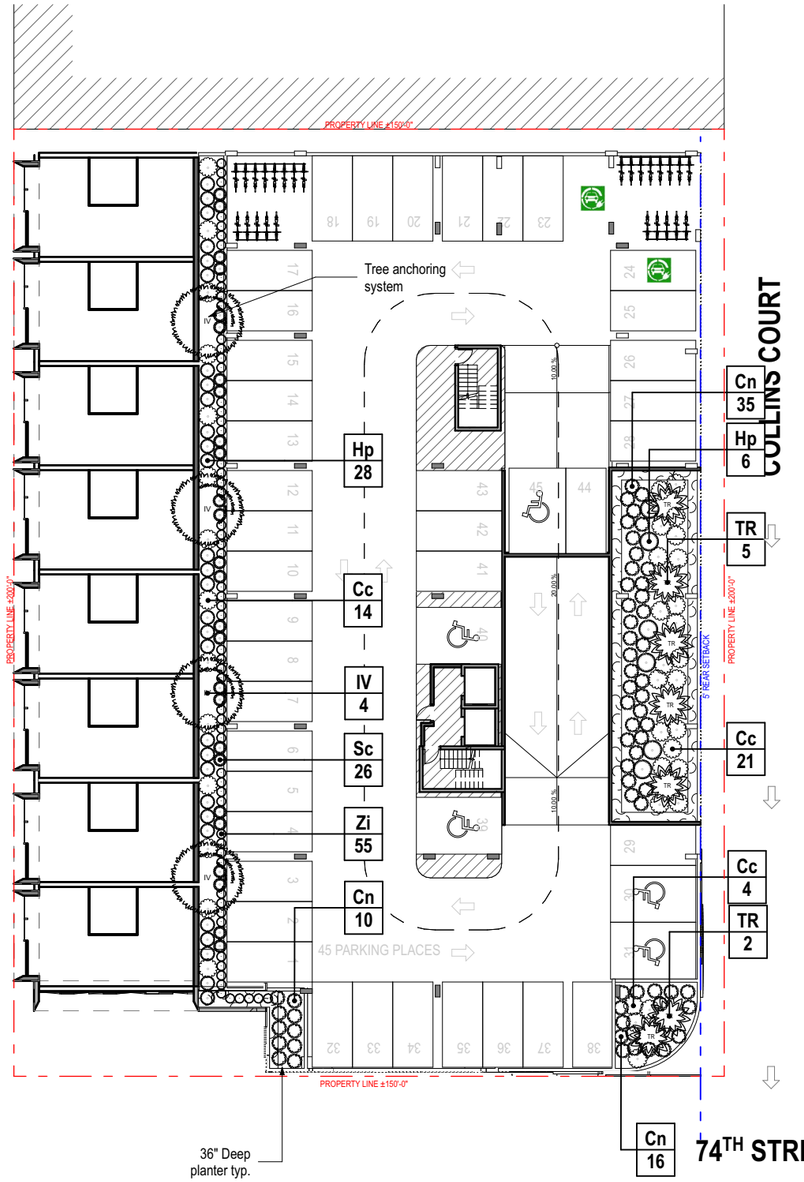
Ground Level Shrub Schedule

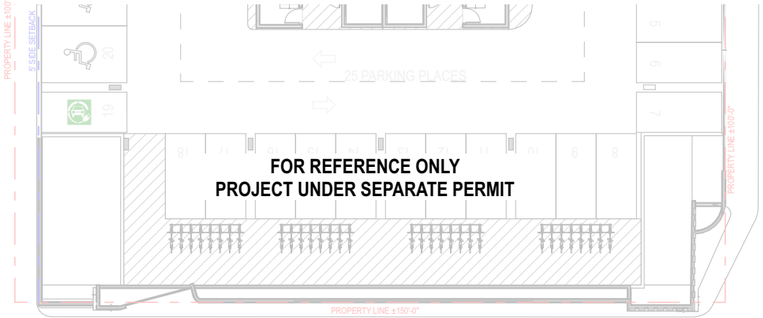
Symbol	ID	Qty	Botanical Name	Common Name	Size	Height	Spread	Native	Remarks
	Bv	4	Bougainvillea 'pink'	Bougainvillea	15g			N	6' Trellis. Large Shrub
	Cc	41	Capparis cynophallophora	Jamaican Caper	7g	6'	3'	Y	Large Shrub
	Cn	111	Clusia rosea 'nana'	Clusia Nana	3g	12"	16"	Y	
	Dd	32	Dracaena deremensis	Dracaena	5g	5'	24"	N	
	Tf	32	Tripsacum floridana	Dwarf Fakahatchee	3g	20"	12"	Y	
	Zi	17	Zamia integrifolia	Coontie	3g	24"	24"	Y	

Groundcover Schedule

Symbol	ID	QTY	Botanical Name	Common Name	Size	Height	Spread	Spacing	Native	Area (sf)	Remarks
	Fm	75	Ficus microcarpa 'Green Island'	Green Island Ficus	1g	12"	12"	12	N	371	Full
	mc	115	Muhlenbergia capillaris	Muhly Grass	3g	18"	16"	18	Y	726	

HARDING AVENUE





2nd Level Tree Schedule

Symbol	ID	Qty	Botanical Name	Common Name	DBH	Height	Spread	Native	Remarks
	IV	4	Ilex vomitoria	Yaupon Holly	3"	16'	10'	Y	
	TR	7	Thrinax radiata	Thatch Palm		8' - 10'	8'	Y	

2nd Level Shrub Schedule

Symbol	ID	Qty	Botanical Name	Common Name	Size	Height	Spread	Native	Remarks
	Cc	39	Capparis cynophallophora	Jamaican Caper	7g	6'	30"	Y	Large Shrub
	Cn	61	Clusia rosea 'nana'	Clusia Nana	3g	24"	24"	Y	
	Hp	35	Hamelia patens	Firebush	3g	36"	30"	Y	Large Shrub
	Sc	26	Salvia coccinea	Scarlet Sage	3g	36"	30"	Y	
	Zi	61	Zamia integrifolia	Coontie	3g	24"	24"	Y	

2nd Level Groundcover Schedule

Symbol	ID	QTY	Botanical Name	Common Name	Size	Height	Spread	Spacing	Native	Area (sf)	Remarks
	el		Ernodea littoralis	Golden Creeper	1g	12"	16"	18	N	433	

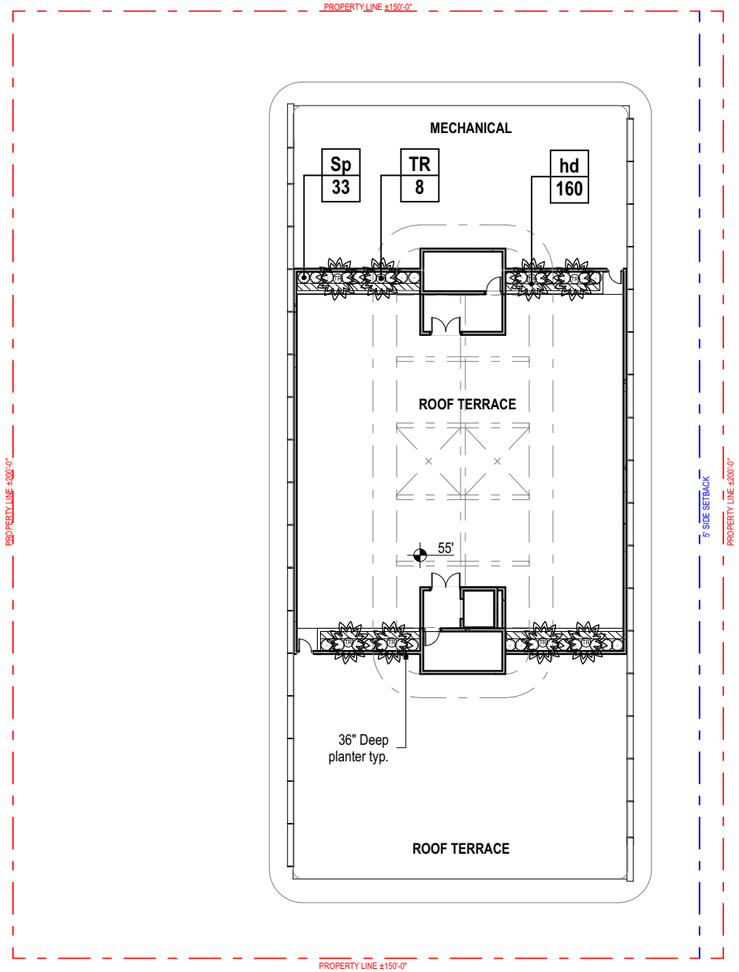
L201

2ND LEVEL PLANTING PLAN | 5/3/24

7401-7425 HARDING AVENUE

HARDING FINAL PB SUBMITTAL
URBAN ROBOT ® 2024

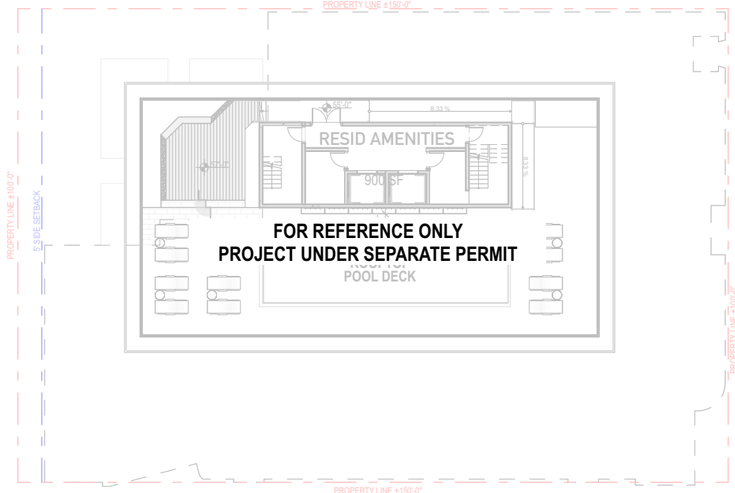
LA#6667391 Justine Velez



Roof Tree Schedule									
Symbol	**ID**	**Qty**	**Botanical Name**	**Common Name**	**Cal**	**Height**	**Spread**	**Native**	**Remarks**
	TR	8	Thrinax radiata	Thatch Palm		7'	6'	Y	

Roof Shrub Schedule									
Symbol	**ID**	**Qty**	**Botanical Name**	**Common Name**	**Size**	**Height**	**Spread**	**Native**	**Remarks**
○	Sp	33	Sophora Tomentosa	Necklace Pod	3g	24"	30"	Y	

Roof Groundcover Schedule											
Symbol	**ID**	**QTY**	**Botanical Name**	**Common Name**	**Size**	**Height**	**Spread**	**Spacing**	**Native**	**Area (sf)**	**Remarks**
	hd	160	Helianthus debilis	Beach Sunflower	1g	12"	16"	18	Y	142	



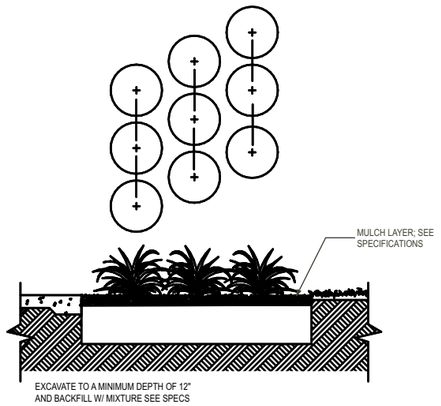
L202

AMENITY LEVEL PLANTING PLAN | 5/3/24

7401-7425 HARDING AVENUE

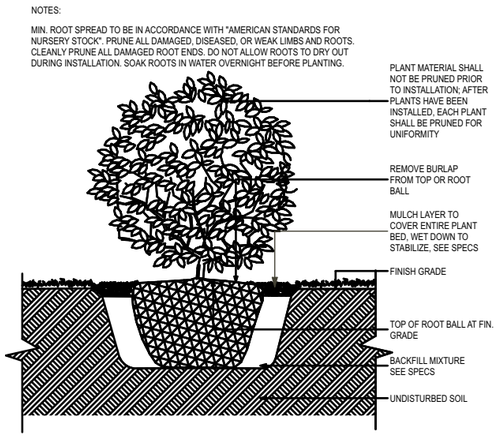
HARDING FINAL PB SUBMITTAL
URBAN ROBOT ® 2024

LA#6667391 Justine Velez



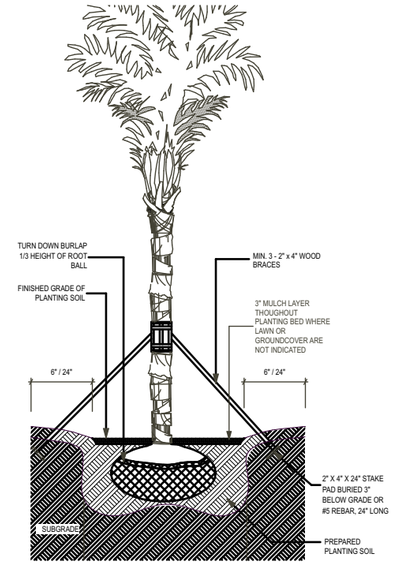
5 GROUNDCOVER SPACING DETAIL

NOT TO SCALE



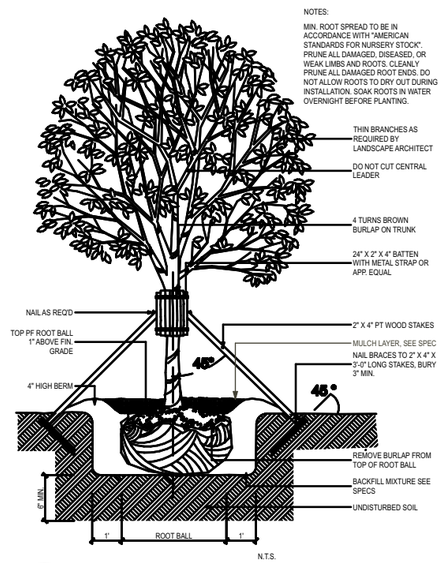
4 SHRUB DETAIL

NOT TO SCALE



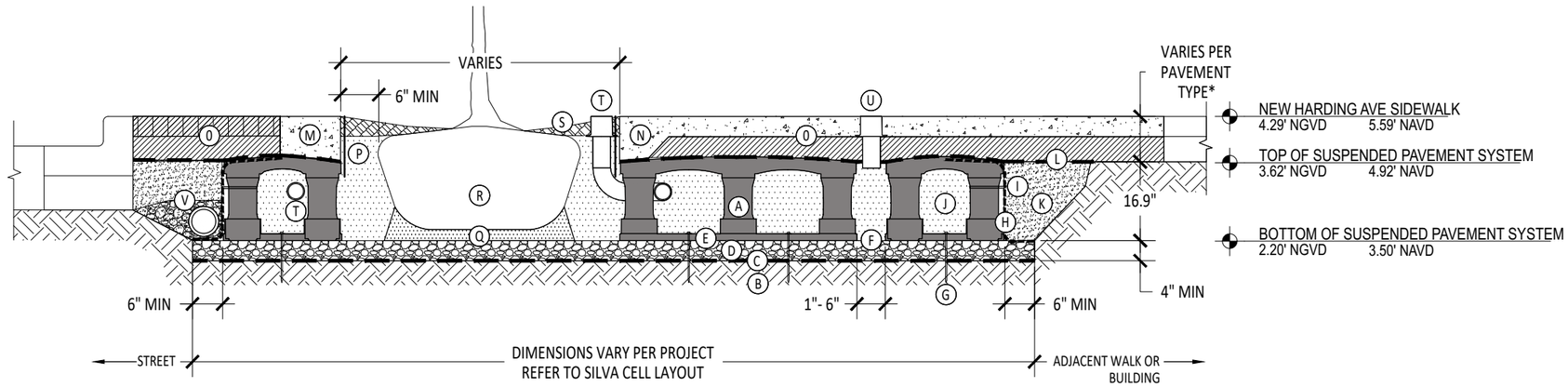
3 PALM PLANTING DETAIL

NOT TO SCALE



2 LARGE TREE STAKE DETAIL

NOT TO SCALE



KEY PLAN

- (A) SILVA CELL SYSTEM (DECK, BASE, AND POSTS)
- (B) SUBGRADE, COMPACTED
- (C) GEOTEXTILE FABRIC, PLACED ABOVE SUBGRADE
- (D) 4" MIN AGGREGATE SUB BASE, COMPACTED TO 95% PROCTOR
- (E) SILVA CELL BASE SLOPE, 10% MAX
- (F) 1" TO 6" SPACING BETWEEN SILVA CELLS AT BASE
- (G) ANCHORING SPIKES, CONTACT DEEPROOT FOR ALTERNATIVE
- (H) GEOGRID, WRAPPED AROUND PERIMETER OF SYSTEM, WITH 6" TOE (OUTWARD FROM BASE) AND 12" EXCESS (OVER TOP OF DECK)
- (I) CABLE TIE, ATTACHING GEOGRID TO SILVA CELL AT BASE OF UPPER LEG FLARE, AS NEEDED
- (J) PLANTING SOIL, PER PROJECT SPECIFICATIONS, PLACED IN LIFTS AND WALK-IN COMPACTED TO 75-85% PROCTOR
- (K) COMPACTED BACKFILL, PER PROJECT SPECIFICATIONS
- (L) GEOTEXTILE FABRIC TO EDGE OF EXCAVATION
- (M) RIBBON CURB AT TREE OPENING (TO BE USED WITH PAVERS OR ASPHALT)
- (N) THICKENED EDGE AT TREE OPENING (TO BE USED WITH CONCRETE)
- (O) PAVEMENT AND AGGREGATE BASE PER PROJECT *
- (P) DEEPROOT ROOT BARRIER, 12" OR 18", DEPTH DETERMINED BY THICKNESS OF PAVEMENT SECTION, INSTALL DIRECTLY ADJACENT TO CONCRETE EDGE RESTRAINT
- (Q) PLANTING SOIL BELOW ROOT BALL, COMPACTED WELL TO PREVENT SETTLING
- (R) ROOT BALL
- (S) TREE OPENING TREATMENT, PER PROJECT SPECIFICATIONS
- (T) DEEPROOT WATER AND AIR VENT, ROOTBALL, WHEN REQUIRED
- (U) DEEPROOT WATER AND AIR VENT, WHEN REQUIRED
- (V) UNDERDRAIN SYSTEM, WHEN REQUIRED (LOCATION AND DETAILS BY OTHERS)

*MINIMUM PAVEMENT PROFILE OPTIONS TO MEET H-20 LOADING

PAVEMENT	+ AGGREGATE BASE COURSE
4" CONCRETE	+ 4" AGGREGATE
3" PAVER	+ 12" AGGREGATE
4" ASPHALT	+ 12" AGGREGATE
2.6" PAVER	+ 5" CONCRETE

NOTES

1. EXCAVATION SHALL BE DONE IN ACCORDANCE WITH ALL APPLICABLE HEALTH AND SAFETY REGULATIONS
2. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS
3. PROVIDE SUPPLEMENTAL IRRIGATION
4. DO NOT SCALE DRAWINGS

1 TYPICAL SILVA CELL DETAIL

NOT TO SCALE