

D•N•B

Design Group, LLC
AA26001282
370 MIRACLE MILE
CORAL GABLES, Florida 33134
Tel: 305.444.5545
Fax: 305.444.5509
www.dnbdesigngroup.com

6881 INDIAN CREEK HOTEL RENOVATIONS

6881 INDIAN CREEK
MIAMI, FLORIDA

OWNER

MIAMI, FL

DNB PROJECT NUMBER

17-128

OWNER'S PROJECT NUMBER

ISSUED FOR:

DRB FINAL SUBMITTAL

TYPE OF DOCS:

NOT FOR CONSTRUCTION

No.	DATE	REVISION	BY

DRAWN BY: G.G. F.M. APPROVED BY: A.A. P.A.

DATE: 08.03.17 SCALE: AS SHOWN

CONSULTANTS:

Landscape Architect
naturalficial, inc.
6915 Red Road Suite 224
Coral Gables FL 33143
Firm# LC26000548
P 786 717 6564
naturalficial.com

SEAL/SIGNATURE

PETER N. ANSELMO
R.L.A. FL# 6667221

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SHEET TITLE

IRRIGATION PLAN

SHEET NUMBER

L-5.10

6881 INDIAN
CREEK HOTEL
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LANDSCAPE LIGHTING FIXTURE SCHEDULE

QTY.	SYMBOL	REF	APPLICATION	MANUFACTURER	MODEL NUMBER	DESCRIPTION	NOTES
25		L1	DIRECTIONAL LIGHT	AURORA LIGHT	TELLURIDE HSL16-S	MATERIAL: BRASS; SHROUD: TBD; LIGHT SOURCE: LED; [7] 7.5W; [270] 2700K; ACCESSORIES: TBD; AMS MOUNT: TBD; FINISH: [BLP] BRONZE LIVING PATINA	U.L. LISTED FOR WET LOCATION
6		L4	RECESSED SURFACE MOUNT STEP LIGHT	LIGMAN LIGHTING USA	ULE-40722	LAMP: 11W LED; FRAME: [S] STAINLESS STEEL; LED COLOR: [W27] 2700K; FINISH COLOR: [S] MATTE SILVER - RAL 9006; LENS: [C] CLEAR; OPTIONS: TBD	U.L. LISTED FOR WET LOCATION

LIGHTING SPECIFICATION GENERAL NOTES

- GENERAL REQUIREMENTS
 - FOR ALL WIRING, ELECTRICAL CONNECTIONS AND POWER SUPPLY FOR LANDSCAPE LIGHT FIXTURES, SEE ELECTRICAL ENGINEERING DRAWINGS.
 - LIGHTING FIXTURES AND OTHER LIGHTING MATERIAL SHALL BE LOCATED AS INDICATED ON DRAWINGS AND AS FURTHER SPECIFIED. ALL MATERIAL SHALL BE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT & MEP E.O.R. FIXTURE PARTS AND COMPONENTS SHALL BE MADE OF MATERIALS APPROPRIATE TO THEIR FUNCTION AND AS SUCH SHALL BE RESISTANT TO CORROSION AND THERMAL AND MECHANICAL STRESSES ENCOUNTERED IN THE NORMAL APPLICATION AND FUNCTIONING OF THE FIXTURES. THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING FIXTURES WITH PROPER VENTS AS NOT TO EXCEED THE TEMPERATURE RATING OF THE LIGHTING FIXTURES OR LAMPS.
 - LOCATIONS OF FIXTURES ARE SHOWN DIAGRAMMATICALLY. FINAL LOCATIONS TO BE DETERMINED BY THE LANDSCAPE ARCHITECT ON-SITE AFTER THE INSTALLATION OF THE TREES.
 - NOTIFY THE LANDSCAPE ARCHITECT ABOUT FIELD CONDITIONS AT VARIANCE WITH PLANS AND/OR SPECIFICATIONS BEFORE COMMENCING INSTALLATION
 - COORDINATE CONDITIONS AT VARIANCE WITH OTHER TRADES BEFORE INSTALLATION OF FIXTURES.
 - LUMINAIRES SHALL BE DELIVERED TO THE PREMISE COMPLETE (EXCEPT AS NOTED OR SPECIFIED), INCLUDING MOUNTING DEVICES AND COMPONENTS NECESSARY FOR THE PROPER INSTALLATION AND OPERATION OF THE EQUIPMENT. LUMINAIRES SHALL INCLUDE LAMPS.
 - ELEMENTS, DAMAGED, OR UNSATISFACTORY FIXTURES SHALL BE REPLACED IN A MANNER SATISFACTORY TO LANDSCAPE ARCHITECT AT NO COST TO THE PROJECT OWNER.
 - ELECTRICAL CONTRACTOR TO INSTALL LOUVERS, SPREAD LENSES, AND COLOR FILTERS AS SPECIFIED AND PROVIDE LABOR TO FOCUS ALL ADJUSTABLE FIXTURES. ADDITIONALLY ELECTRICAL CONTRACTORS SHALL PROVIDE FOR FOUR (4) NON-CONSECUTIVE DAYS TO ADJUST AIMING, LAMPING, AND COLORING OF LIGHTING FIXTURES WITH THE DIRECTION OF THE LANDSCAPE ARCHITECT. THIS MAY INCLUDE RELAMPING FIXTURES WITH DIFFERENT WATTAGES OR BEAM SPREADS AS DIRECTED BY THE LANDSCAPE DESIGNER. ELECTRICAL CONTRACTOR TO PROVIDE LADDERS AND LIFTS AS NECESSARY.
 - TRANSFORMERS SHOULD HAVE THE CAPACITY FOR FUTURE ADDITION OF LIGHTING.
 - LANDSCAPE LIGHTING AND PLANTING AREAS SHALL BE COMPOSED OF GROUND BURIAL CABLES FOR FLEXIBILITY OF ON-SITE ADJUSTMENT OF FIXTURE LOCATION
- WARRANTY
 - ALL LIGHTING FIXTURES SHALL BE COVERED BY A MINIMUM ONE YEAR WARRANTY COVERING WORKMANSHIP AND MATERIAL. IF THE FIXTURES ARE SUPPLIED BY THE INSTALLING CONTRACTOR THE GUARANTEE SHALL INCLUDE THE LABOR TO REPLACE DEFECTIVE DEVICES.

1 LIGHTING PLAN
1/8" = 1'-0"



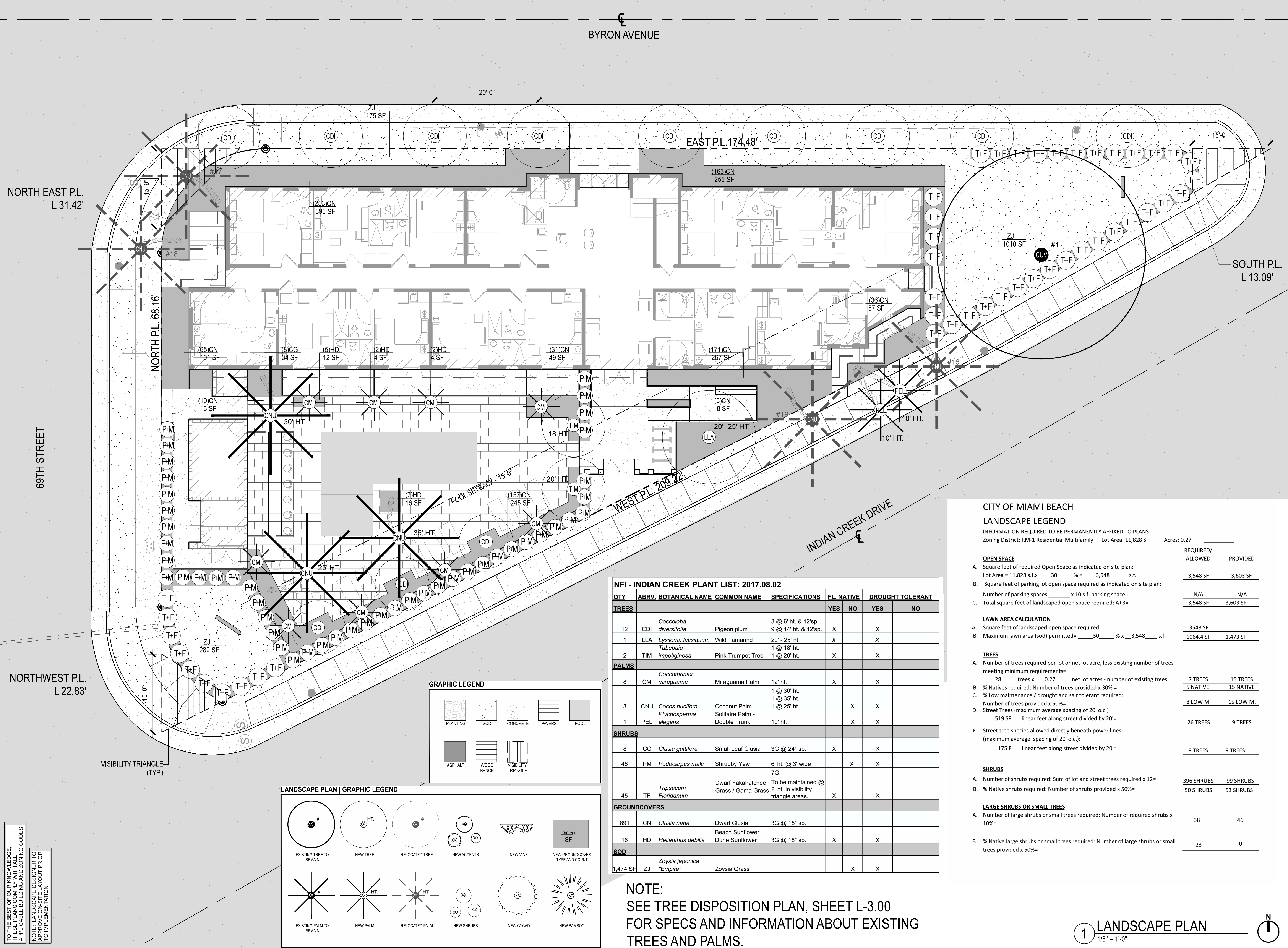
SHEET TITLE

LANDSCAPE LIGHTING
FIXTURE LAYOUT PLAN

SHEET NUMBER

L-4.10

TO THE BEST OF OUR KNOWLEDGE,
THESE PLANS COMPLY WITH ALL
APPLICABLE BUILDING AND ZONING CODES.
NOTE: LANDSCAPE DESIGNER TO
APPROVE ON-SITE LAYOUT PRIOR
TO IMPLEMENTATION



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NOTE: LANDSCAPE DESIGNER TO APPROVE ON-SITE LAYOUT PRIOR TO IMPLEMENTATION

NFI - INDIAN CREEK PLANT LIST: 2017.08.02								
QTY	ABRV.	BOTANICAL NAME	COMMON NAME	SPECIFICATIONS	FL. NATIVE		DROUGHT TOLERANT	
TREES					YES	NO	YES	NO
12	CDI	<i>Coccoloba diversifolia</i>	Pigeon plum	3 @ 6' ht. & 12'sp. 9 @ 14' ht. & 12'sp.	X		X	
1	LLA	<i>Lysiloma latisiquum</i>	Wild Tamarind	20' - 25' ht.	X		X	
2	TIM	<i>Tabebuia impetiginosa</i>	Pink Trumpet Tree	1 @ 18' ht. 1 @ 20' ht.	X		X	
PALMS								
8	CM	<i>Coccothrinax miraguama</i>	Miraguama Palm	12' ht.	X		X	
3	CNU	<i>Cocos nucifera</i>	Coconut Palm	1 @ 30' ht. 1 @ 35' ht. 1 @ 25' ht.		X	X	
1	PEL	<i>Ptychosperma elegans</i>	Solitaire Palm - Double Trunk	10' ht.		X	X	
SHRUBS								
8	CG	<i>Clusia guttifera</i>	Small Leaf Clusia	3G @ 24" sp.	X		X	
46	PM	<i>Podocarpus maki</i>	Shrubby Yew	6' ht. @ 3' wide 7G.		X	X	
45	TF	<i>Tripsacum floridanum</i>	Dwarf Fakahatchee Grass / Gama Grass	To be maintained @ 2' ht. in visibility triangle areas.	X		X	
GROUNDCOVERS								
891	CN	<i>Clusia nana</i>	Dwarf Clusia	3G @ 15" sp.				
16	HD	<i>Helianthus debilis</i>	Beach Sunflower Dune Sunflower	3G @ 18" sp.	X		X	
SOD								
1,474 SF	ZJ	<i>Zoysia japonica</i> "Empire"	Zoysia Grass			X	X	

NOTE:
SEE TREE DISPOSITION PLAN, SHEET L-3.00
FOR SPECS AND INFORMATION ABOUT EXISTING TREES AND PALMS.

CITY OF MIAMI BEACH

LANDSCAPE LEGEND

INFORMATION REQUIRED TO BE PERMANENTLY AFFIXED TO PLANS
Zoning District: RM-1 Residential Multifamily Lot Area: 11,828 SF Acres: 0.27

OPEN SPACE

- A. Square feet of required Open Space as indicated on site plan:
Lot Area = 11,828 s.f. x 30% = 3,548 s.f.
- B. Square feet of parking lot open space required as indicated on site plan:
Number of parking spaces _____ x 10 s.f. parking space =
- C. Total square feet of landscaped open space required: A+B=

REQUIRED/ ALLOWED	PROVIDED
3,548 SF	3,603 SF
N/A	N/A
3,548 SF	3,603 SF

LAWN AREA CALCULATION

- A. Square feet of landscaped open space required
- B. Maximum lawn area (sod) permitted= 30% x 3,548 s.f.

3548 SF
1064.4 SF

TREES

- A. Number of trees required per lot or net lot acre, less existing number of trees meeting minimum requirements= 28 trees x 0.27 net lot acres - number of existing trees=
- B. % Natives required: Number of trees provided x 30% =
- C. % Low maintenance / drought and salt tolerant required:
Number of trees provided x 50%=
- D. Street Trees (maximum average spacing of 20' o.c.)
519 SF linear feet along street divided by 20'=
- E. Street tree species allowed directly beneath power lines:
(maximum average spacing of 20' o.c.):
175 F linear feet along street divided by 20'=

7 TREES	15 TREES
5 NATIVE	15 NATIVE
8 LOW M.	15 LOW M.
26 TREES	9 TREES
9 TREES	9 TREES

SHRUBS

- A. Number of shrubs required: Sum of lot and street trees required x 12=
- B. % Native shrubs required: Number of shrubs provided x 50%=

396 SHRUBS	99 SHRUBS
50 SHRUBS	53 SHRUBS

LARGE SHRUBS OR SMALL TREES

- A. Number of large shrubs or small trees required: Number of required shrubs x 10%=
- B. % Native large shrubs or small trees required: Number of large shrubs or small trees provided x 50%=

38	46
23	0

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SHEET TITLE

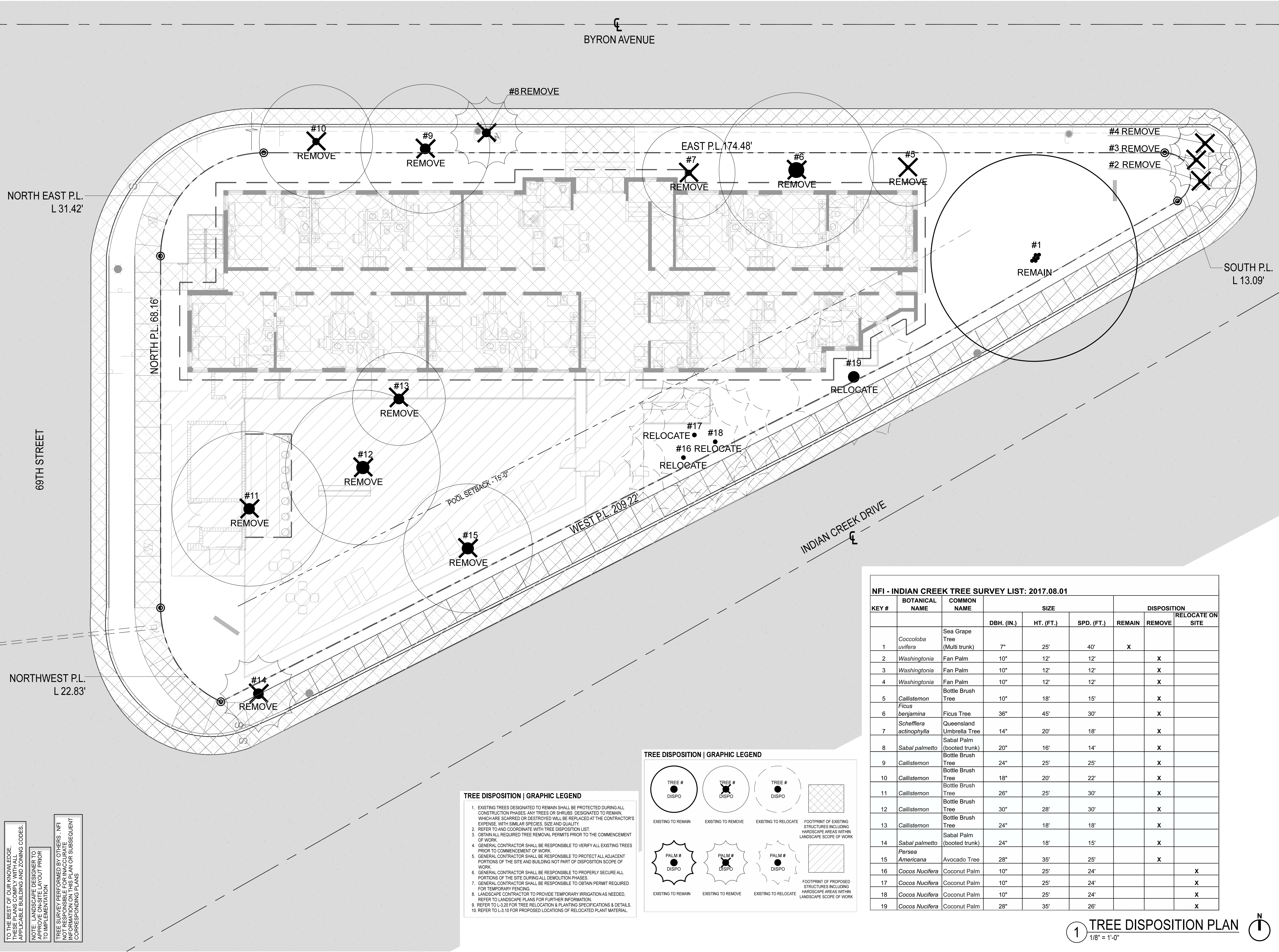
LANDSCAPE PLAN

SHEET NUMBER

L-3.10

1 LANDSCAPE PLAN
1/8" = 1'-0"



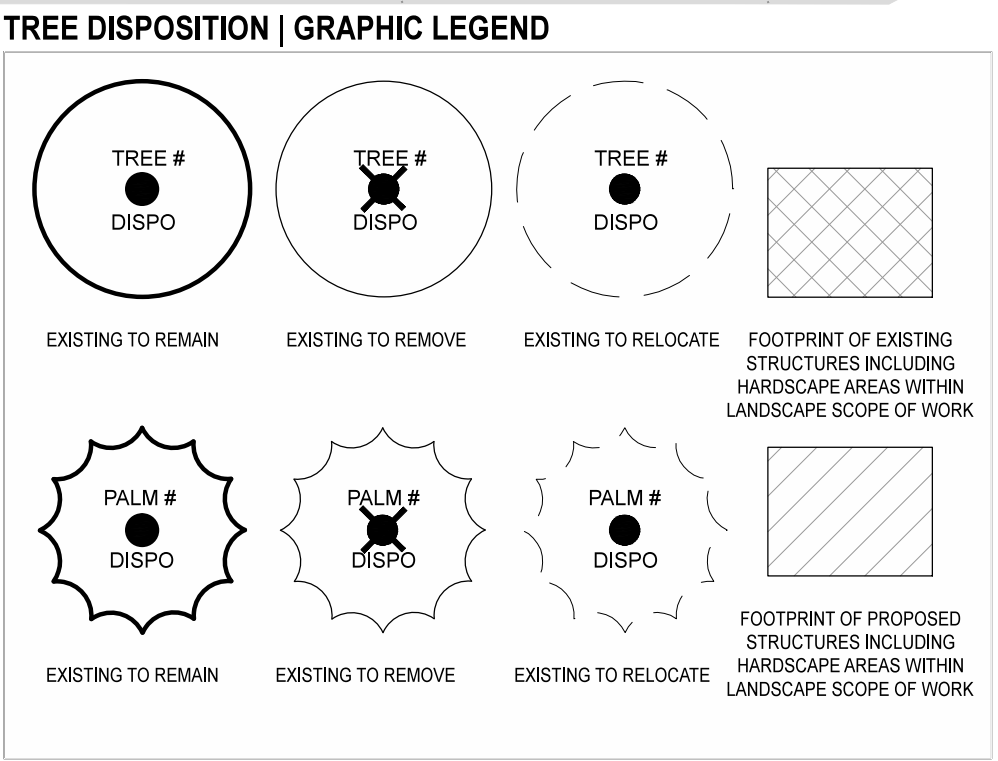


TO THE BEST OF OUR KNOWLEDGE, THESE PLANS COMPLY WITH ALL APPLICABLE BUILDING AND ZONING CODES.

NOTE: LANDSCAPE DESIGNER TO APPROVE ON-SITE LAYOUT PRIOR TO IMPLEMENTATION.

TREE SURVEY PERFORMED BY OTHERS. NFI THESE PLANS COMPLY WITH ALL APPLICABLE BUILDING AND ZONING CODES. INFORMATION ON THIS PLAN OR SUBSEQUENT CORRESPONDING PLANS.

- TREE DISPOSITION | GRAPHIC LEGEND**
- EXISTING TREES DESIGNATED TO REMAIN SHALL BE PROTECTED DURING ALL CONSTRUCTION PHASES. ANY TREES OR SHRUBS DESIGNATED TO REMAIN, WHICH ARE SCARRED OR DESTROYED WILL BE REPLACED AT THE CONTRACTOR'S EXPENSE, WITH SIMILAR SPECIES, SIZE AND QUALITY.
 - REFER TO AND COORDINATE WITH TREE DISPOSITION LIST.
 - OBTAIN ALL REQUIRED TREE REMOVAL PERMITS PRIOR TO THE COMMENCEMENT OF WORK.
 - GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY ALL EXISTING TREES PRIOR TO COMMENCEMENT OF WORK.
 - GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO PROTECT ALL ADJACENT PORTIONS OF THE SITE DURING ALL DEMOLITION PHASES.
 - GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO PROPERLY SECURE ALL PORTIONS OF THE SITE DURING ALL DEMOLITION PHASES.
 - GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN PERMIT REQUIRED FOR TEMPORARY FENCING.
 - LANDSCAPE CONTRACTOR TO PROVIDE TEMPORARY IRRIGATION AS NEEDED, REFER TO LANDSCAPE PLANS FOR FURTHER INFORMATION.
 - REFER TO L-3.20 FOR TREE RELOCATION & PLANTING SPECIFICATIONS & DETAILS.
 - REFER TO L-3.10 FOR PROPOSED LOCATIONS OF RELOCATED PLANT MATERIAL.



NFI - INDIAN CREEK TREE SURVEY LIST: 2017.08.01								
KEY #	BOTANICAL NAME	COMMON NAME	SIZE			DISPOSITION		
			DBH. (IN.)	HT. (FT.)	SPD. (FT.)	REMAIN	REMOVE	RELOCATE ON SITE
1	<i>Coccoloba uvifera</i>	Sea Grape Tree (Multi trunk)	7"	25'	40'	X		
2	<i>Washingtonia</i>	Fan Palm	10"	12'	12'		X	
3	<i>Washingtonia</i>	Fan Palm	10"	12'	12'		X	
4	<i>Washingtonia</i>	Fan Palm	10"	12'	12'		X	
5	<i>Callistemon</i>	Bottle Brush Tree	10"	18'	15'		X	
6	<i>Ficus benjamina</i>	Ficus Tree	36"	45'	30'		X	
7	<i>Schefflera actinophylla</i>	Queensland Umbrella Tree	14"	20'	18'		X	
8	<i>Sabal palmetto</i>	Sabal Palm (booted trunk)	20"	16'	14'		X	
9	<i>Callistemon</i>	Bottle Brush Tree	24"	25'	25'		X	
10	<i>Callistemon</i>	Bottle Brush Tree	18"	20'	22'		X	
11	<i>Callistemon</i>	Bottle Brush Tree	26"	25'	30'		X	
12	<i>Callistemon</i>	Bottle Brush Tree	30"	28'	30'		X	
13	<i>Callistemon</i>	Bottle Brush Tree	24"	18'	18'		X	
14	<i>Sabal palmetto</i>	Sabal Palm (booted trunk)	24"	18'	15'		X	
15	<i>Persea Americana</i>	Avocado Tree	28"	35'	25'		X	
16	<i>Cocos Nucifera</i>	Coconut Palm	10"	25'	24'			X
17	<i>Cocos Nucifera</i>	Coconut Palm	10"	25'	24'			X
18	<i>Cocos Nucifera</i>	Coconut Palm	10"	25'	24'			X
19	<i>Cocos Nucifera</i>	Coconut Palm	28"	35'	26'			X

1 TREE DISPOSITION PLAN
1/8" = 1'-0"

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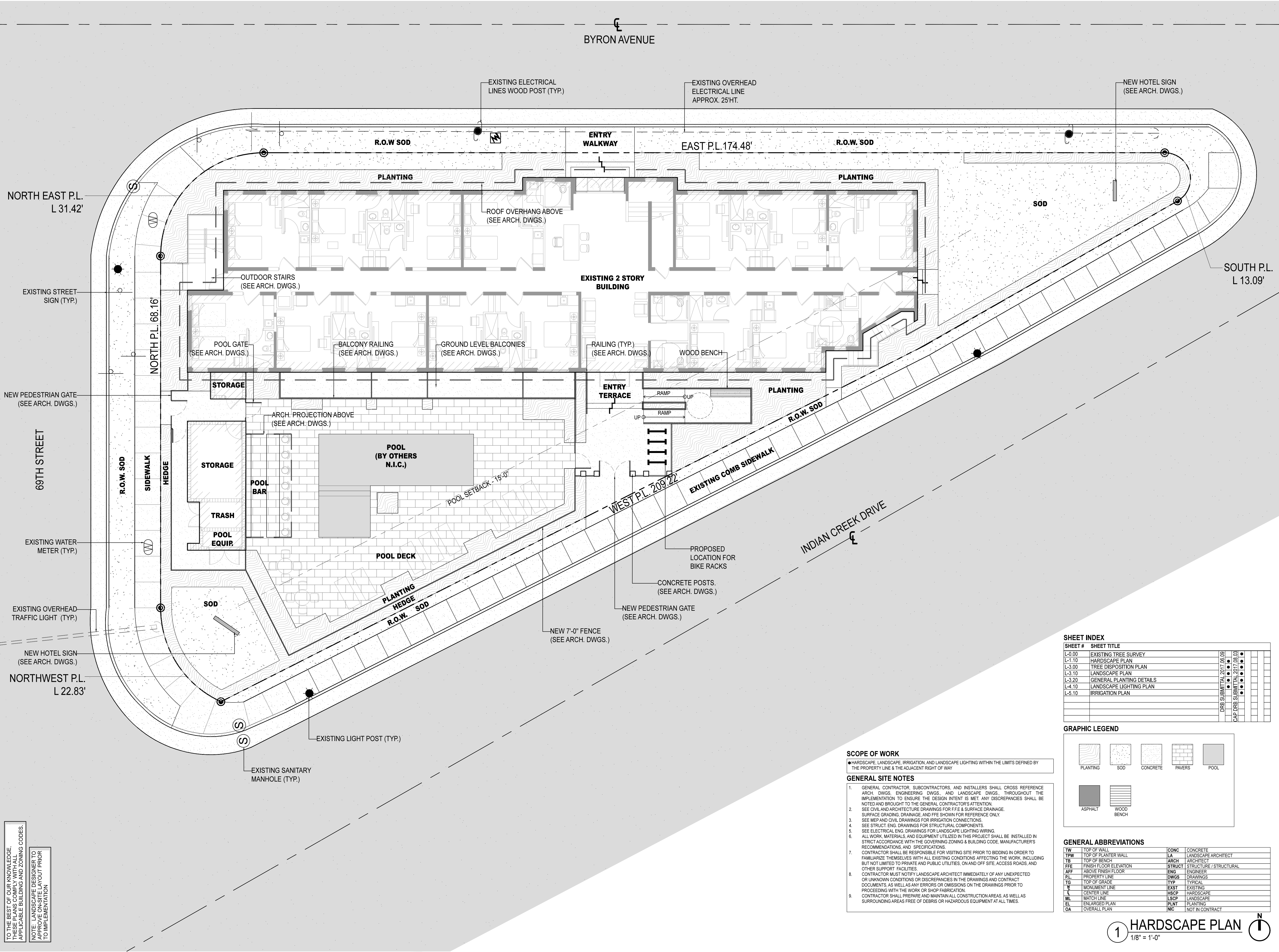
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SHEET TITLE

TREE DISPOSITION PLAN

SHEET NUMBER

L-3.00



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NOTE: LANDSCAPE DESIGNER TO APPROVE ON-SITE LAYOUT PRIOR TO IMPLEMENTATION

- SCOPE OF WORK**
- HARDSCAPE, LANDSCAPE, IRRIGATION, AND LANDSCAPE LIGHTING WITHIN THE LIMITS DEFINED BY THE PROPERTY LINE & THE ADJACENT RIGHT OF WAY
- GENERAL SITE NOTES**
- GENERAL CONTRACTOR, SUBCONTRACTORS, AND INSTALLERS SHALL CROSS REFERENCE ARCH. DWGS., ENGINEERING DWGS., AND LANDSCAPE DWGS. THROUGHOUT THE IMPLEMENTATION TO ENSURE THE DESIGN INTENT IS MET. ANY DISCREPANCIES SHALL BE NOTED AND BROUGHT TO THE GENERAL CONTRACTOR'S ATTENTION.
 - SEE CIVIL AND ARCHITECTURE DRAWINGS FOR FFE & SURFACE DRAINAGE, SURFACE GRADING, DRAINAGE, AND FFE SHOWN FOR REFERENCE ONLY.
 - SEE MEP AND CIVIL DRAWINGS FOR IRRIGATION CONNECTIONS.
 - SEE STRUCT. ENG. DRAWINGS FOR STRUCTURAL COMPONENTS.
 - SEE ELECTRICAL ENG. DRAWINGS FOR LANDSCAPE LIGHTING WIRING.
 - ALL WORK, MATERIALS, AND EQUIPMENT UTILIZED IN THIS PROJECT SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE GOVERNING ZONING & BUILDING CODE, MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR VISITING SITE PRIOR TO BIDDING IN ORDER TO FAMILIARIZE THEMSELVES WITH ALL EXISTING CONDITIONS AFFECTING THE WORK, INCLUDING BUT NOT LIMITED TO PRIVATE AND PUBLIC UTILITIES, ON AND OFF SITE, ACCESS ROADS, AND OTHER SUPPORT FACILITIES.
 - CONTRACTOR MUST NOTIFY LANDSCAPE ARCHITECT IMMEDIATELY OF ANY UNEXPECTED OR UNKNOWN CONDITIONS OR DISCREPANCIES IN THE DRAWINGS AND CONTRACT DOCUMENTS, AS WELL AS ANY ERRORS OR OMISSIONS ON THE DRAWINGS PRIOR TO PROCEEDING WITH THE WORK OR SHOP FABRICATION.
 - CONTRACTOR SHALL PREPARE AND MAINTAIN ALL CONSTRUCTION AREAS, AS WELL AS SURROUNDING AREAS FREE OF DEBRIS OR HAZARDOUS EQUIPMENT AT ALL TIMES

SHEET #	SHEET TITLE
L-0.00	EXISTING TREE SURVEY
L-1.10	HARDSCAPE PLAN
L-3.00	TREE DISPOSITION PLAN
L-3.10	LANDSCAPE PLAN
L-3.20	GENERAL PLANTING DETAILS
L-4.10	LANDSCAPE LIGHTING PLAN
L-5.10	IRRIGATION PLAN

GRAPHIC LEGEND

PLANTING

SOD

CONCRETE

PAVERS

POOL

ASPHALT

WOOD BENCH

GENERAL ABBREVIATIONS			
TW	TOP OF WALL	CONC	CONCRETE
TPW	TOP OF PLANTER WALL	LA	LANDSCAPE ARCHITECT
TB	TOP OF BENCH	ARCH	ARCHITECT
FFE	FINISH FLOOR ELEVATION	STRUCT	STRUCTURE / STRUCTURAL
AF	ABOVE FINISH FLOOR	ENG	ENGINEER
PL	PROPERTY LINE	DWGS	DRAWINGS
TG	TOP OF GRADE	TYP	TYPICAL
EL	ELEVATION	EXIST	EXISTING
CL	CENTER LINE	HS	HARDSCAPE
ML	MATCH LINE	LSCP	LANDSCAPE
EL	ENLARGED PLAN	PLNT	PLANTING
OA	OVERALL PLAN	INC	NOT IN CONTRACT

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HARDSCAPE PLAN

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