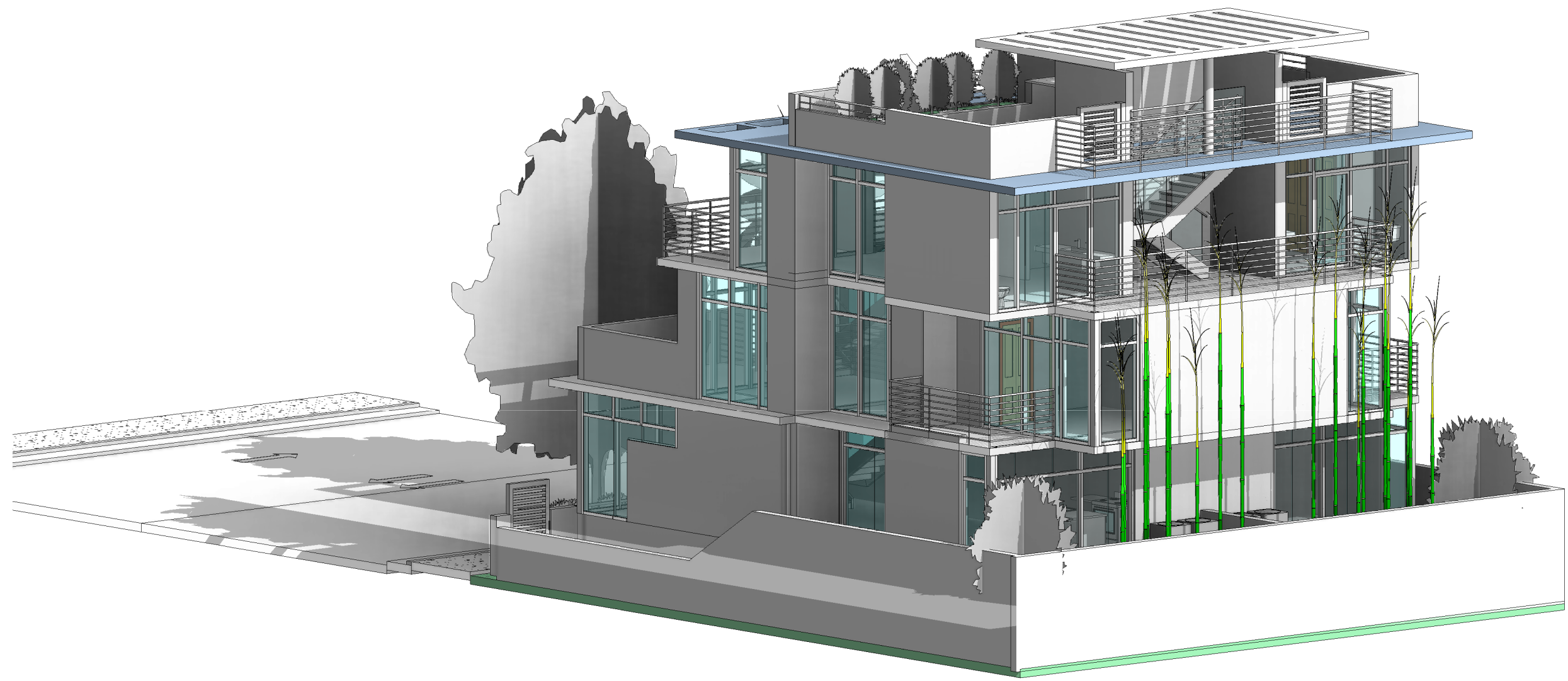
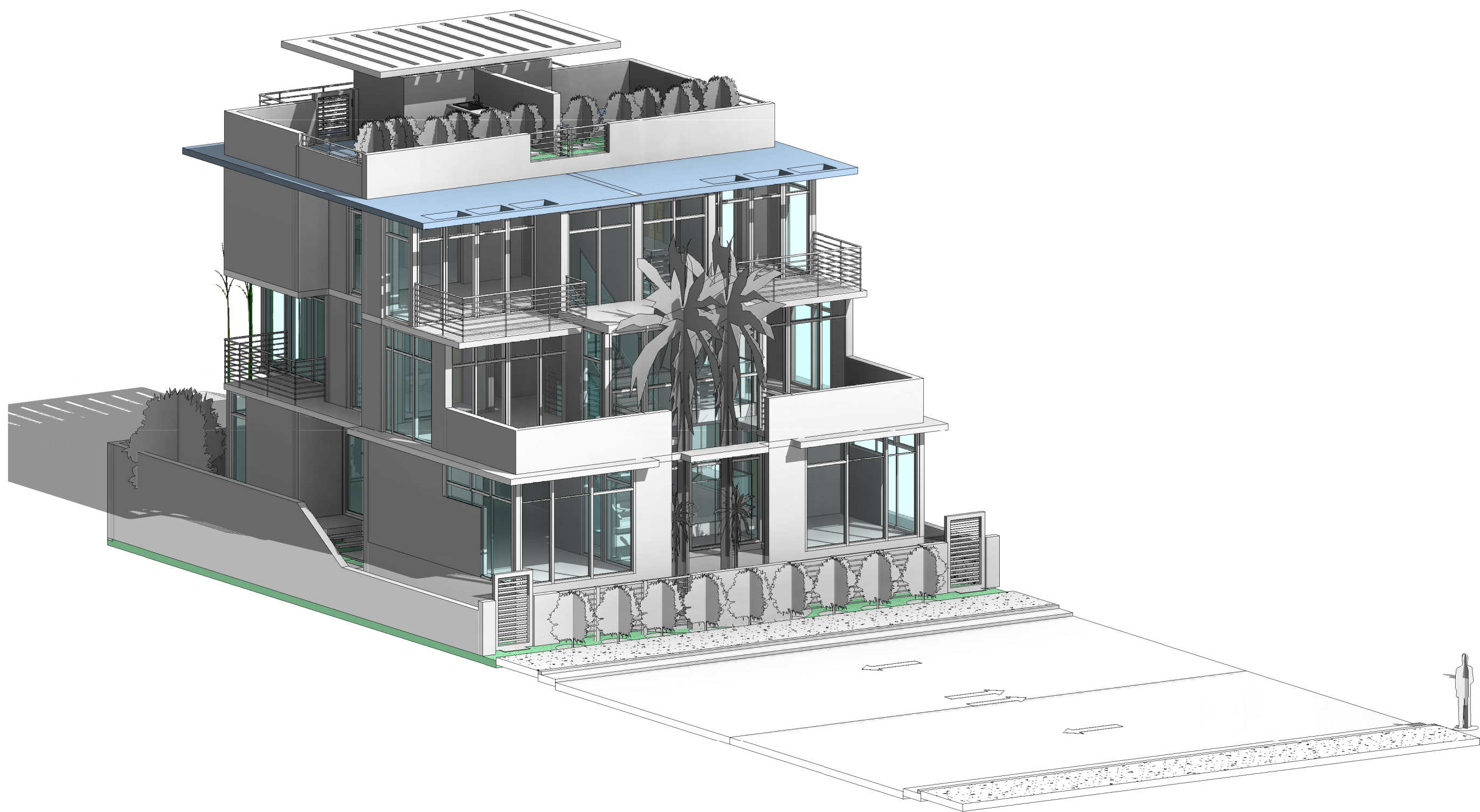


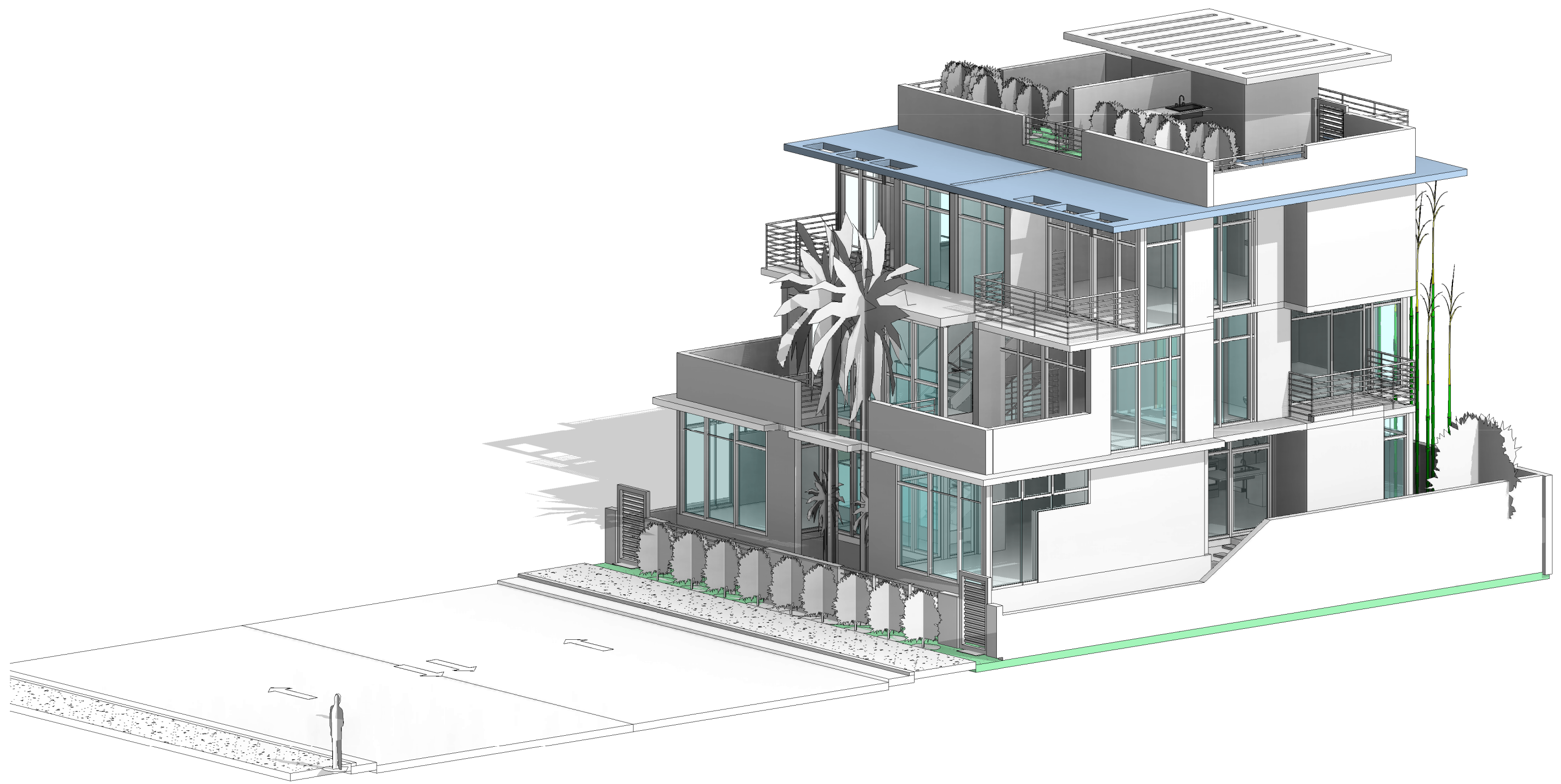
① NORTH WEST 3D VIEW



② NORTH EAST 3D VIEW



③ SOUTH WEST 3D VIEW



④ SOUTH EAST 3D VIEW

SKLARchitecture  
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AA 0002849  
IB 0000894  
NCARB  
CERTIFIED

SEAL  
ARI L. SKLAR  
LICENSE #AR1473

REVISIONS

WATERCUP INVESTMENTS LLC.

809 2ND STREET- TOWNHOMES  
809 2ND STREET, MIAMI BEACH-  
FLORIDA 33139

Drawn By:  
M.V  
Checked By:  
ARI SKLAR

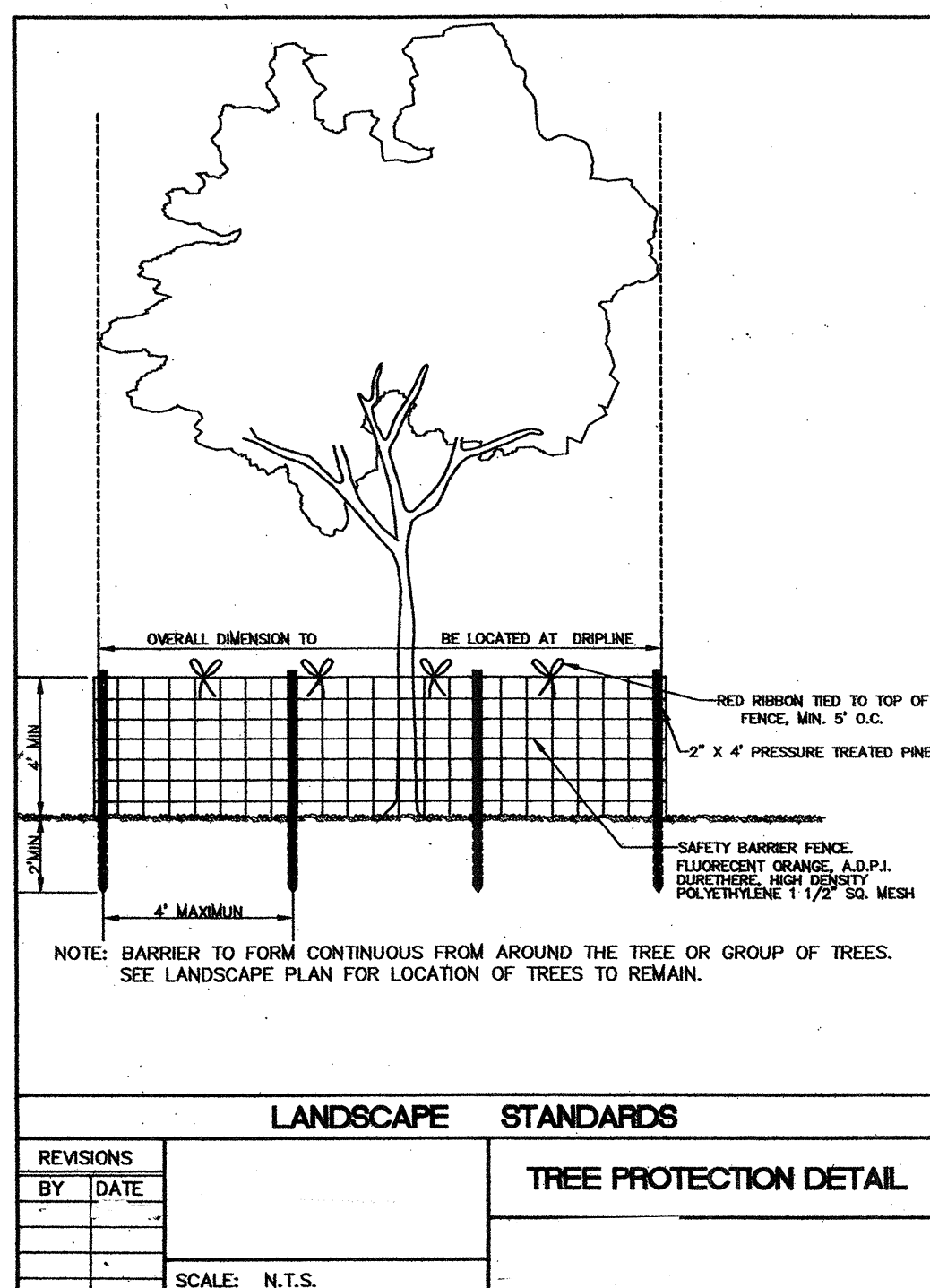
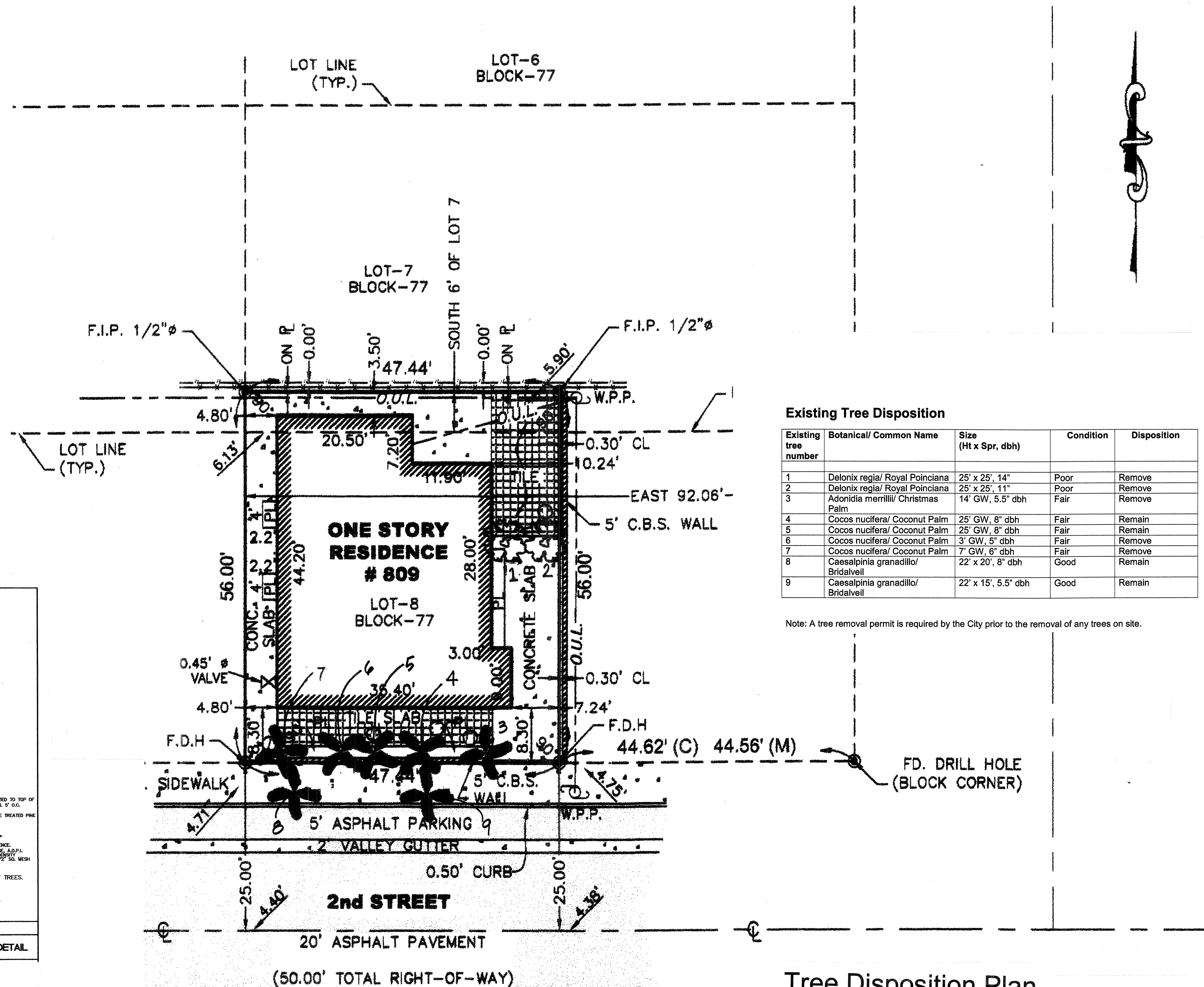
3D VIEWS

A6.0

PROJECT #: 16-029

DATE : 04-24-17

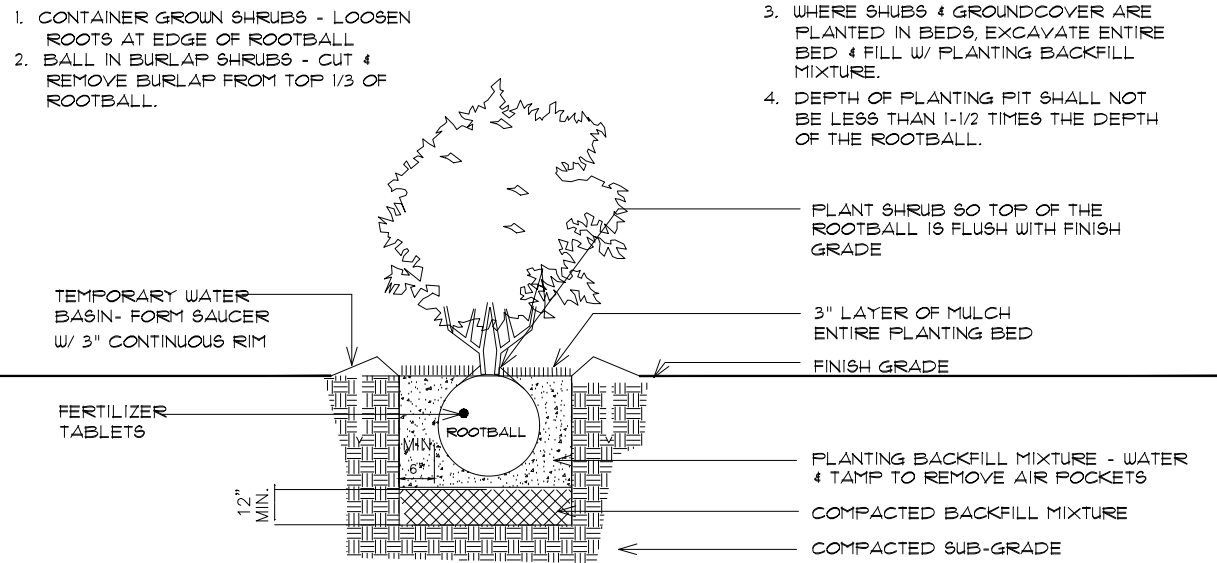






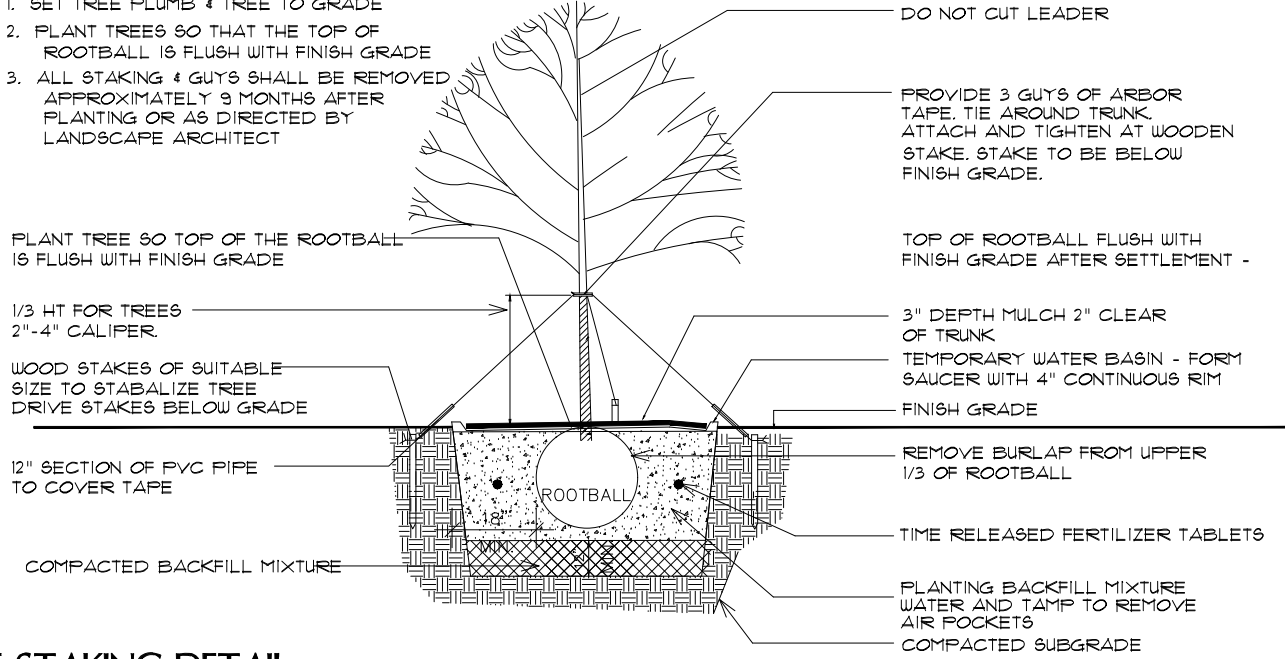
NOTE: ALL STAKING & GUYS SHALL BE REMOVED  
APPROXIMATELY 9 MONTHS AFTER  
PLANTING OR AS DIRECTED BY  
LANDSCAPE ARCHITECT

NOTES:

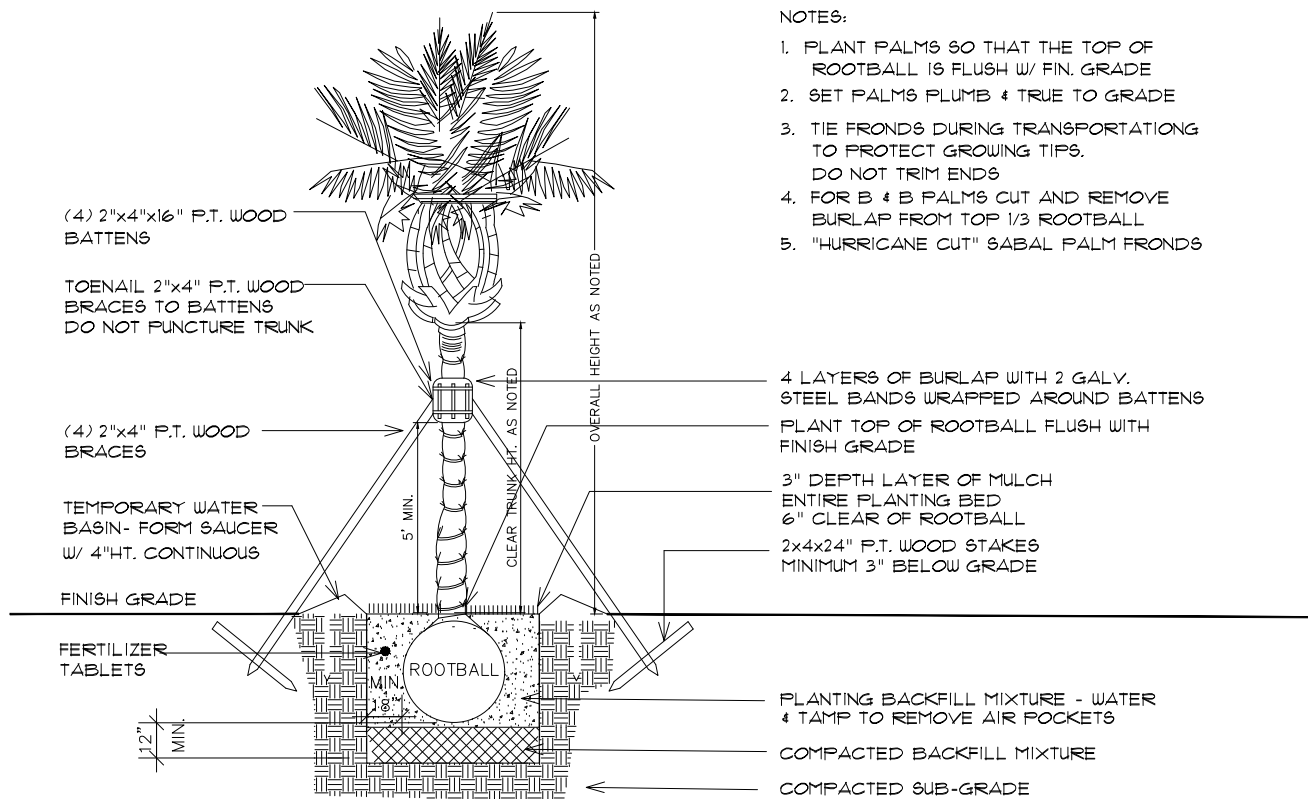


SHRUB PLANTING DETAIL

NOTES:



TREE STAKING DETAIL



PALM PLANTING DETAIL

NOTE: NO WELLINGTON TAPE OR OTHER NON-BIODEGRADABLE MATERIALS SHALL COME INTO CONTACT WITH THE TREE.

Plant List for Proposed Plant Material

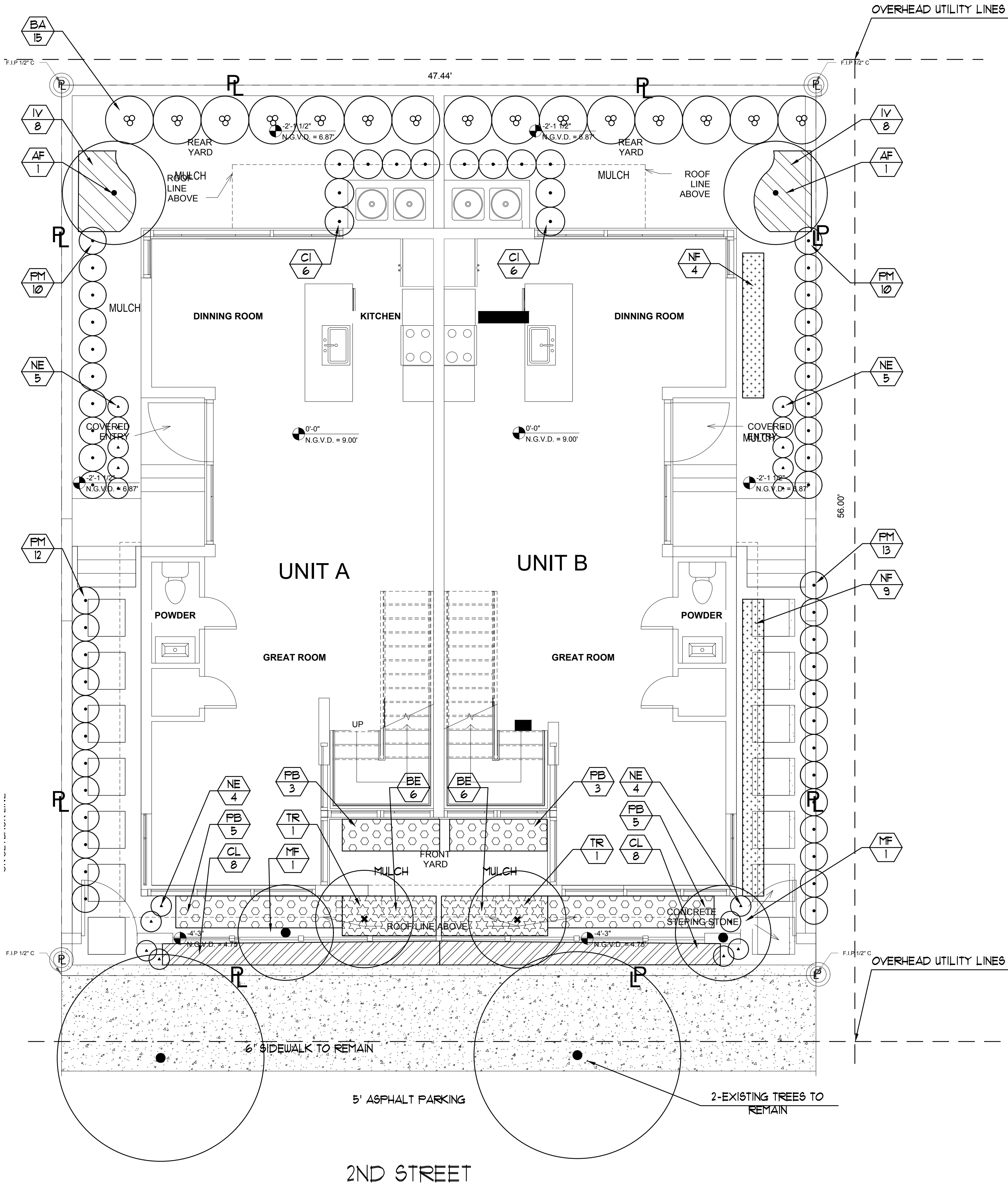
Sym	Qty	Botanical/ Common Name	Size	Native
TR	2	Thrinax radiata/ Thatch Palm	12\" OA HT	yes
AF	2	Acacia farnesiana/ Sweet Acacia	5\" Ht, std	yes
MF	2	Myrcianthes fragrans/ Simpson's Stopper	10\" Ht x 4\" Spr, 2\" Cal	yes
CI	12	Chrysobalanus icaco/ Cocoplum	24\" x 24\", 24\" O.C.	yes
PM	45	Podocarpus macrophyllus/ Podocarpus	24\" x 24\", 24\" O.C.	no
BE	12	Begonia odorata/ Alba/ White Angel	16\" x 16\", 24\" O.C.	no
NE	18	Nephrolepis Bossa Nova/ Bossa Nova	16\" x 16\"	no
IV	16	Ilex vomitoria/ Stokes Dwarf/ Ilex	9\" x 12\", 18\" O.C.	yes
NF	13	Nephrolepis exaltata/ Boston Fern	20\" x 20\", 24\" O.C.	yes
BA	15	Bambusa textilis gracilis/ Slender Weavers Bamboo	6\" Ht, 5 stem min	no
PB	16	Philodendron 'Burle Marx'/ Burle Marx	16\" x 16\", 24\" O.C.	no
CL	16	Clusia guttifera / Small leaf clusia	36\" HT.	No
Mulch		Shredded Eucalyptus, Melaleuca or recycled mulch		

Landscape Legend

Zoning District: RPS-2	Lot Area: 2656.65 sf	Acre: .06 AC		
<b>OPEN SPACE</b>			<b>REQUIRED/ ALLOWED</b>	<b>PROVIDED</b>
A. Square feet of required Open Space as indicated on site plan: Lot Area = 2656.65 s.f.x .65% = 1726.8 sf			1726.8 sf	2075 sf
B. Square feet of parking lot open space required as indicated on site plan: Number of parking spaces 0 x 10 s.f. parking space =			0	0
C. Total square feet of landscaped open space required: A+B=			1726.8 sf	2075 sf
<b>LAWN AREA CALCULATION</b>				
A. Square feet of landscaped open space required				
B. Maximum lawn area (sod) permitted= 20 % x 1726.8 s.f.			345 sf	0
<b>TREES</b>				
A. Number of trees required per lot or net lot acre, less existing number of trees meeting minimum requirements= 22 trees x .06 net lot acres - number of existing trees=			2	3
B. % Natives required: Number of trees provided x 30%=			1	2
C. % Low maintenance / drought and salt tolerant required: Number of trees provided x 50%=			1	2
D. Street Trees (maximum average spacing of 20' o.c.): 47.4 LF along street divided by 20' =			3	2
E. Street tree species allowed directly beneath power lines: (maximum average spacing of 20' o.c.): 47.4 linear feet along street divided by 20' =			3	2
<b>SHRUBS</b>				
A. Number of shrubs required: Sum of lot and street trees x 12 =			60	161
B. % Native shrubs required: Number of shrubs x 50%=			30	41
<b>LARGE SHRUBS OR SMALL TREES</b>				
A. Number of large shrubs or small trees required: Number of required shrubs x 10%=			6	17
B. % Native large shrubs or small trees required: Number of large shrubs or small trees provided x 50%=			3	3

General Notes:

- All plant material shall be Florida No. 1 or better as given in the current Florida Grades and Standards for Nursery Plants, 2015, Florida Department of Agriculture and Consumer Services.
- All plant materials shall be subject to inspection and approval by the Landscape Architect at place of growth and upon delivery for conformity to specification.
- All plants shall be true to species and variety and shall conform to measurements specified. All substitutions shall be submitted to the City and Landscape Architect for final approval.
- All plants shall be exceptionally heavy, symmetrical, tight knit and so trained in appearance as to be superior to form, branching and symmetry.
- Contractor shall notify Sunshine 811 (call 811) for locations of existing utility lines 48 hours prior to beginning work. Contractor shall verify location of all utility lines and easements prior to commencing any work. Excavation in the vicinity of underground utilities shall be undertaken with care and by hand, if necessary. The Contractor bears full responsibility for this work and disruption or damage to utilities shall be repaired immediately at no expense to Owner.
- Grade B+, shredded sterilized Eucalyptus mulch shall be used in all mass planting beds and for individual tree pits. All trees shall have a mulch ring with a depth of 3" and a diameter of 3'-4' around their base. All mulch shall be kept 4" from base of all plant material. Mulch beds shall be a minimum of 12" wider than plants measured from outside edge of foliage.
- Sod shall be St Augustine and free of weeds, insects, fungus and disease, laid with alternating and abutting joints.
- All trees and shrubs shall be backfilled with a suitable planting soil consisting of 50 percent sand and 50 percent approved compost. All plant materials shall be planted with a minimum of 6 to 18 inches of planting soil around the root ball. Refer to planting details. Planting soil to be backfilled into plant pits by washing in. Planting beds shall be free from road, pea, egg or colored rock, building materials, debris, weeds, noxious pests and disease.
- All sodded areas to have a minimum of 2" of planting soil as described in note #8.
- All trees shall be warranted by the Contractor and will be healthy and in flourishing condition of active growth one year from date of final acceptance.
- All shrubs, groundcovers, vines and sod shall be fully warranted for 90 days under same condition as above.
- All synthetic burlap, synthetic string or cords or wire baskets shall be removed before any trees are planted. All synthetic tape shall be removed from trunks, branches, etc before inspection. The top 1/3 of any natural burlap shall be removed or tucked into the planting hole before trees are backfilled. Planting soil to be backfilled into pits by washing in.
- All trees, palms and other plants shall be planted with the top of their rootballs no deeper than the final grade surrounding the planting area.
- In areas where paved surfaces abut sod or mulch, the final level of both surfaces should be even.
- All planting shall be installed with fertilizer at time of planting.
- All planting shall be installed in a sound, workmanlike manner and according to good planting procedures. Installation shall include watering, weeding, fertilizing, mulching, selective pruning and removal of refuse and debris on a regular basis so as to present a neat and well kept appearance at all times.
- All landscape and sod areas shall have an automatic irrigation system installed. Coverage should be 100% with 50% minimum overlap using rust free water to all landscape and sod areas. Spray upon public sidewalks, streets and adjacent properties should be minimized. Sodded areas and shrub/ groundcover beds should be on separate irrigation zones when feasible for a more efficient system. Irrigation system shall be installed with a rainswitch device.
- All landscape and irrigation shall be installed in compliance with all local codes.
- The plan shall take precedence over the plant list, should there be any discrepancy between the two.



NOTE: A tree removal permit is required prior to the removal of any trees on site.

1 LANDSCAPE PLAN  
1/4" = 1'-0"

SKLARchitecture

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Kimberly Moyer, RLA  
Landscape Architecture  
(954) 492-9609  
Lic. No. #LA0000952

REVISIONS

07-24-17

WATERCUP INVESTMENTS LLC.  
809 2ND STREET- TOWNHOMES

809 2ND STREET, MIAMI BEACH,  
FLORIDA 33139

Drawn By:  
PW  
Checked By:  
KM

LANDSCAPE PLAN

L-1

PROJECT #: 16-029

DATE : 04-13-17



REVISIONS

WATERCUP INVESTMENTS LLC.  
809 2ND STREET- TOWNHOMES  
809 2ND STREET, MIAMI BEACH-  
FLORIDA 33139

Drawn By:  
PW  
Checked By:  
KM

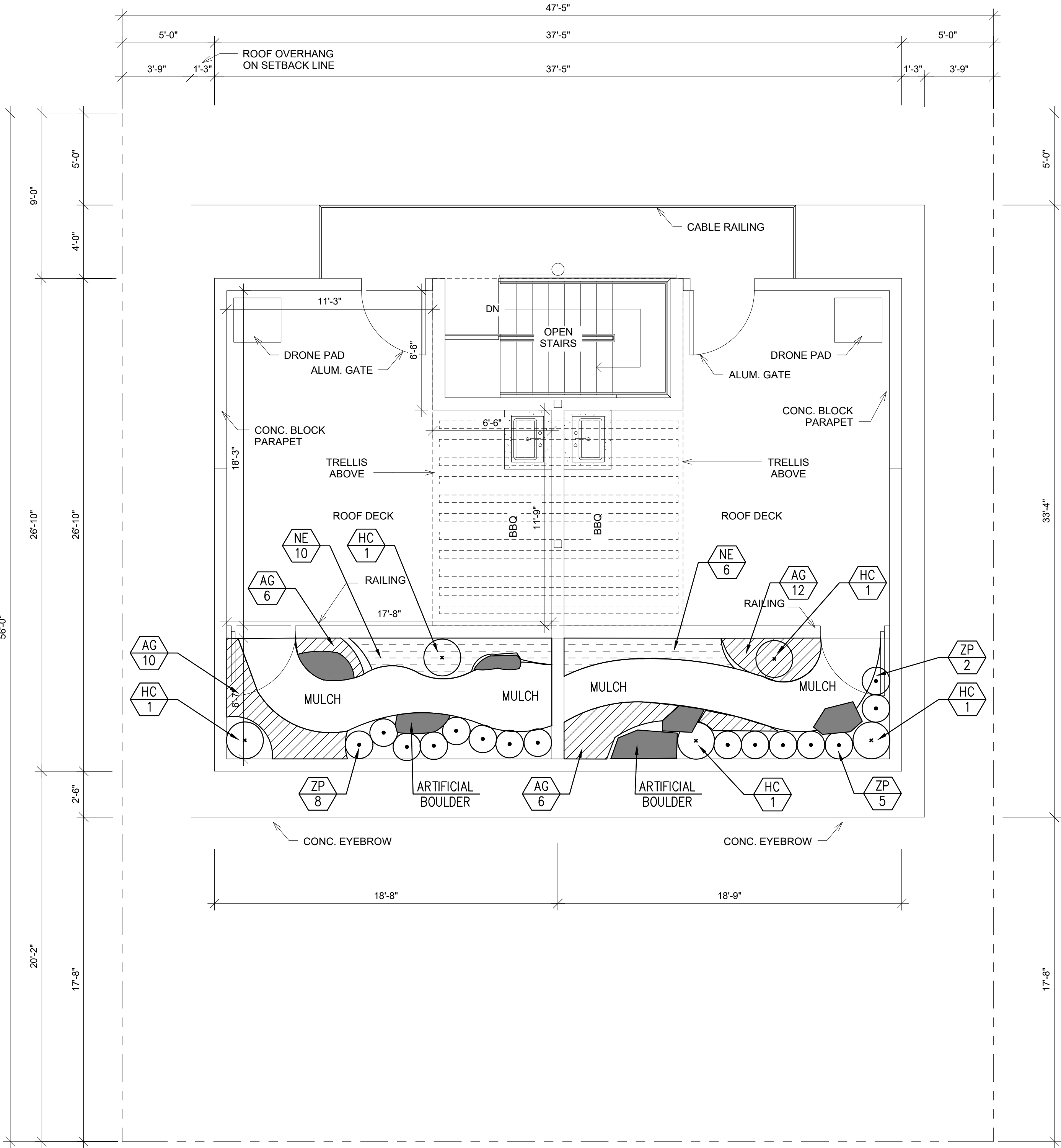
LANDSCAPE PLAN

PROJECT #: 16-029

DATE : 04-13-17

Plant List

Sym	Qty	Botanical/ Common Name	Size	Native
AG	38	Arachis glabrata/ Rhizome Peanut	6" x 6"	No
NE	16	Neoregelia "Fireball"/ Bromeliad	6" x 6"	No
HC	5	Hohenbergia castellanosi/ Bromeliad	16" x 16"	No
ZP	15	Zamia pumila/ Coontie	12" x 12"	Yes
Boulders 6		Artificial lightweight boulders 18"- 2' in length		
Mulch		Shredded Melaleuca or Eucalyptus		



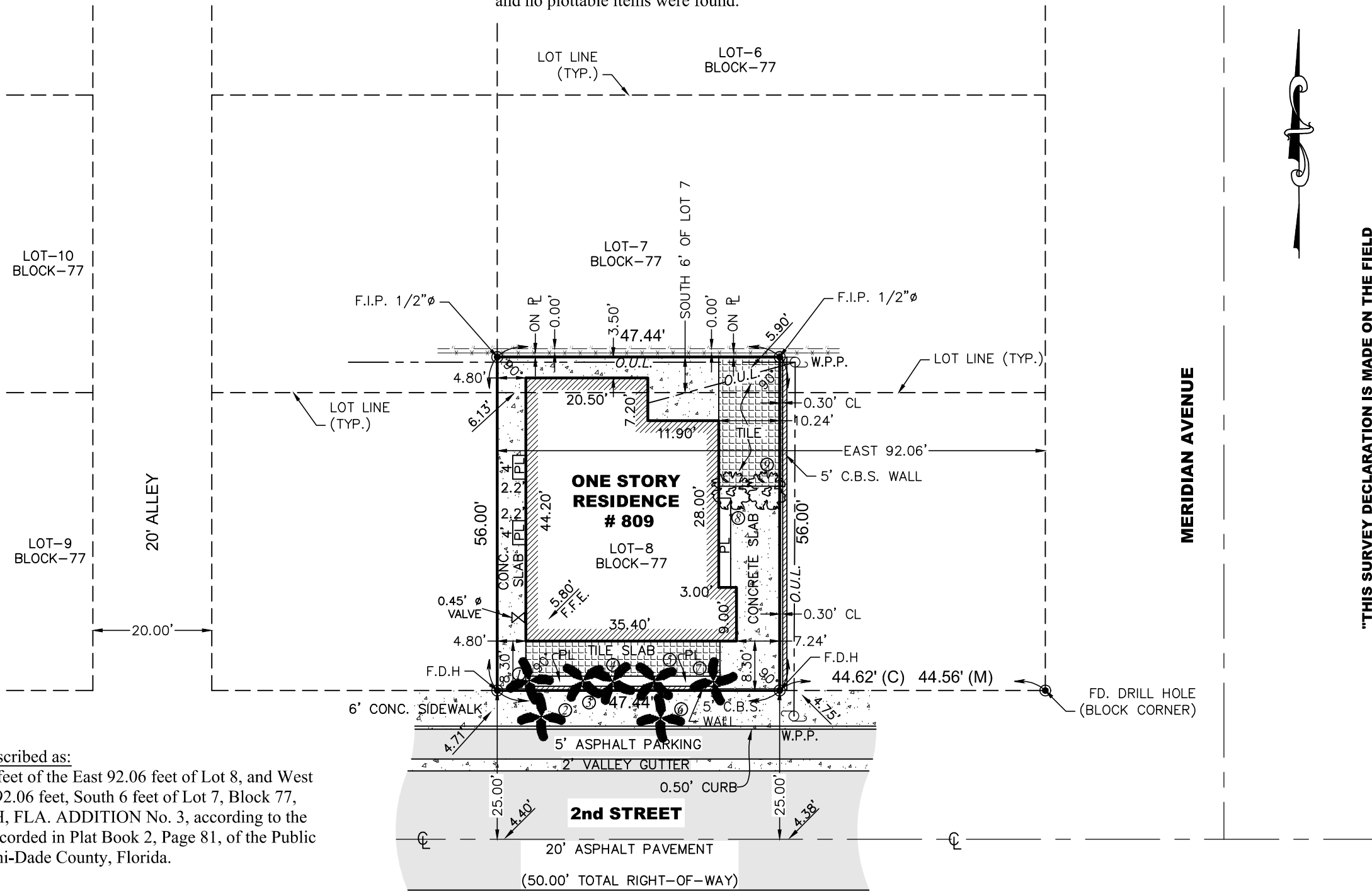
NOTE: SEE SHEET L-1 FOR PLANTING NOTES & DETAILS  
NOTE: ROOF TOP GARDEN TO HAVE AUTOMATIC IRRIGATION SYSTEM

② ROOF LANDSCAPE PLAN  
1/4" = 1'-0"



Elevations shown refer to N.G.V.D. 1929.  
BM # CMB 2 M 12 (MIAMI-DADE)  
Elevation = 2.77 ft (N.A.V.D.), 4.32 ft (N.G.V.D.)

NOTE:  
Old Republic National Title Insurance Company Commitment File No:  
16012295, Effective Date March 1, 2016 at 3:17 P.M. has been reviewed  
and no plottable items were found.



This property described as:  
The West 47.44 feet of the East 92.06 feet of Lot 8, and West 47.44 feet, East 92.06 feet, South 6 feet of Lot 7, Block 77, OCEAN BEACH, FLA. ADDITION No. 3, according to the Plat thereof as recorded in Plat Book 2, Page 81, of the Public Records of Miami-Dade County, Florida.

**Certified to:**  
Watercup Investments LLC  
Ocean Bank  
its successors and/or assigns, ATIMA  
WNF LAW P.L. - Waserstein Nunez & Foodman  
Old Republic National Title Insurance Company

**Address:**  
809 2nd Street, Miami Beach, FL 33139

TREE CHART				
#	DESCRIPTION	Ø	HEIGHT	CANOPY
1	COCONUT TREE	6"	15'	10'
2	COCONUT TREE	6"	25'	15'
3	COCONUT TREE	6"	10'	7'
4	COCONUT TREE	9.6"	35'	15'
5	COCONUT TREE	9.6"	35'	15'
6	COCONUT TREE	6"	25'	15'
7	PALM TREE	6"	15'	10'
8	FLAMBOYANT	X"	X'	X'
9	FLAMBOYANT	X"	X'	X'

Bearing, if any, shown based on N/A (reference) N/A

REVISIONS:  
02/17/17 Trees, Elevations and Title Review Note added.

FLOOD ZONE	COMM. No.	PANEL No.	SUFFIX:	Not valid unless it bears the signature and the original raised seal of Florida licensed Surveyor and Mapper.
AE	120651	0319	L	
F.I.R.M.DATE	F.I.R.M.INDEX	BASE ELEV.		
09 / 11 / 09	09 / 11 / 09	+ 8 FT N.G.V.D.		

TOPOGRAPHIC SURVEY.  
I HEREBY CERTIFY: that this survey meets the standards of practice as set forth by the FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS in chapter 5J-17 Florida Administrative Code, pursuant to Section 472.027 Florida Statutes.  
  
RENE AIGUESVIVES 02/16/16  
PROFESSIONAL SURVEYOR AND MAPPER No. 4327. State of Florida.

**Alvarez, Aiguesvives and Associates, Inc.**

Surveyors, Mappers and Land Planners  
5701 S.W. 107th Avenue #204, Miami, FL 33173  
Phone 305.220.2424 Fax 305.552.8181  
L.B. No. 6867 / E-mail: aaasurvey@aol.com

Field Date	Scale:	Drawn by:	Drwg. No.
02/06/16	1"= 20'	J.A.	16-18135

NOTE:  
a) All roads shown hereon are public unless otherwise noted.  
b) No identification cap found on property corners unless otherwise noted.  
c) Distance along boundary are record and measured unless otherwise noted.  
d) The graphic portions of this document are intended to be displayed at the graphic/name scales as depicted.  
e) Said scale may be altered in reproductions and as such, should be considered when obtaining scaled data.  
f) Accuracy: The expected use of land as classified in the minimum technical standards (SJ17-FAC), is "Suburban". The minimum relative distance accuracy for the type of boundary survey is 1 foot in 7,500 feet. The accuracy obtained by measurement and calculation of a closed geometric figure was found to exceed this requirement.  
g) Contact the appropriate authorities prior to any design work or excavation on the herein described parcel for building, zoning information and utilities location.

h) All clearances and/or encroachments shown hereon are of the apparent physical use, fence legal ownership not determined.  
i) The issue of this survey is only for the exclusive and specific use of those persons, parties or institutions in the certification.  
j) Code restrictions and title search not reflected in this survey  
k) Underground utilities, improvements, footings and encroachments, if any not located.  
l) The flood information shown hereon does not imply that the subject property will or will not be free from flooding or damage and does not create liability on the part of the firm or employee thereof, for any damage that occurs from reliance on said information.  
m) Lands depicted hereon were surveyed per legal description provided by client and no claims as to ownership or matters of title are made or implied.

LEGEND	
A	= Arc
ASPH	= Asphalt
BM	= Bench Mark
BRG	= Bearing
CATV	= Catch basin
CB	= Catch basin
CBS	= Concrete Block Structure
CH	= Chord
Chatta	= Chattahoochee
CL	= Center Line
CLF	= Chain Link Fence
CL	= Clear
CONC	= Concrete
D	= Delta
Ø	= Diameter
DH	= Drill Hole
DME	= Drainage & Maintenance Easement
E.B.	= Electric Box
Enc.	= Encroachment
F.F.	= Finish Floor
F.H.	= Fire Hydrant
F.I.R.	= Found Iron Rebar
FPL	= Florida Power & Light
F.I.P.	= Found Iron Pipe
FD	= Found
L.P.	= Light Pole
M	= Measured
M.F.	= Metal Fence
M.H.	= Manhole
ML	= Monument Line
MON.	= Monument
N/A	= Not Applicable
N/D	= Nail & Disc
NTS	= Not to Scale
O/S	= Offset
O.U.L.	= Overhead Utility Lines
OH	= Overhang
P	= Plat
PB	= Plat Book
PC	= Point of Curvature
P.C.C.	= Point of Compound Curvature
PCP	= Permanent Control Point
PG	= Page
P.I.	= Point of Intersection
PL	= Property Line
PL	= Planter
P.O.B.	= Point of Beginning
P.O.C.	= Point of Commencement
P.P.	= Power Pole
P.R.M.	= Permanent Reference Monument
P.R.C.	= Point of Reverse Curvature
PT	= Point of Tangency
R	= Radius
R/R	= Railroad
PSM	= Professional Surveyor Mapper
R/W	= Right-of-Way
SWK	= Sidewalk
Sec.	= Section
(TYP)	= Typical
T	= Tangent
U.E.	= Utility Easement
W.F.	= Wood Fence
W.M.	= Water Meter
W.V.	= Water Valve
+/-	= Denotes Spot Elevations Taken

"THIS SURVEY DECLARATION IS MADE ON THE FIELD DATE INDICATED, TO THE OWNER(S) LISTED. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS."