

Stantec Architecture Inc.
One Biscayne Tower Suite 1670
2 South Biscayne Boulevard
Miami, FL 33131-1804
Tel: (305) 482-8700 / Fax: (305) 482-8770

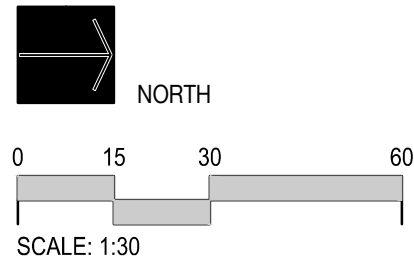
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LEGEND

1. EXISTING CONDOS (To Remain)
2. MAIN ARRIVAL PLAZA WITH STONE FINISH
3. TREE ISLAND (Typical) PLANTED WITH SOUTH FLORIDA NATIVE TREES AND SHRUBS
4. OUTDOOR SEATING AREA WITH WATER WALL, POND AND DUNE INSPIRED LANDSCAPE TO REDIRECT STRONG WINDS THROUGH THE SPACE
5. FLAMINGO ART ICON
6. THE "DUNE"
7. CENTRAL ART FEATURE
8. OUTDOOR DINING AREA ADJACENT TO RETAIL
9. CONNECTION TO PARKING / UBER PICKUP
10. RESIDENT LOUNGE
11. EXISTING ARCHITECTURAL COLUMNS
12. GUEST LOBBY
13. STAIR CONNECTION TO NEW RESTAURANT / BAR
14. FIRE ACCESS
15. DOG RUN
16. OUTDOOR SEATING AREA WITH WATER WALL, POND AND DUNE INSPIRED LANDSCAPE TO REDIRECT STRONG WINDS THROUGH THE SPACE
17. OUTDOOR MEDITATION AREA
18. BOCCIE OR OUTDOOR ENTERTAINMENT AREA
19. OUTDOOR SEATING AREA
20. CENTRAL ART PIECE
21. ARCHITECTURAL SWINGS
22. TREE ISLAND (Typical) PLANTED WITH SOUTH FLORIDA NATIVE TREES AND SHRUBS
23. SIGNATURE WATER FEATURE
24. TERRACED LANDSCAPE
25. LANDSCAPED LOBBY
26. GREAT LAWN
27. WATER FEATURE WITH LOOSE SEATING
28. KAYAK SHOP
29. CONNECTION TO SOUTH POOL
30. CONNECTION TO NORTH POOL
31. BOAT DOCK
32. TRELLIS WITH SEATING BELOW
33. LARGE DECK STEPS FOR LOUNGING
34. LOUNGE SEATING AREA
35. TRELLIS WITH SEATING BELOW
36. EXISTING BAR TO BE REFINISHED
37. SAND AREA
38. CAST IN PLACE CONCRETE TABLE



L&ND

2610 North Miami Ave. Miami, FL 33127
614.439.4895



Landscape Per Zone	
Zone	Area

Existing Landscape	
COURTYARD	73,332 SF
PLAZA	16,989 SF
POOL & GARDEN	49,330 SF
SITE	28,275 SF
SOUTH TOWER	17,124 SF
Existing Landscape	185,050 SF

PROPOSED	
COURTYARD	68,278 SF
PLAZA	20,196 SF
POOL & GARDEN	38,901 SF
SITE	28,734 SF
SOUTH TOWER	18,932 SF
PROPOSED	175,042 SF

TOTAL DIFFERENCE: -10,008 SF



MATERIALS NOTES

1. CONTRACTOR TO VERIFY ALL QUANTITIES. IN CASE OF ANY DISCREPANCIES, GRAPHICALLY SHOWN MATERIAL QUANTITIES SHALL TAKE PRECEDENCE.
2. ALL CONSTRUCTION AND MATERIALS NOT SPECIFICALLY ADDRESSED IN THE CONTRACT DOCUMENTS OR SPECIFICATIONS SHALL BE IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL JURISDICTIONS AND GOVERNING BODIES/AGENCIES STANDARDS.
3. THE CONTRACTOR SHALL PROVIDE A FULL-SCALE MOCKUP AND RECEIVE APPROVAL FROM THE LANDSCAPE ARCHITECT FOR ALL SYSTEMS BEFORE BEGINNING CONSTRUCTION OF PAVEMENT.
4. EXPANSION JOINTS SHALL BE PROVIDED WHERE FLATWORK MEETS VERTICAL STRUCTURES, SUCH AS WALLS, CURBS, STEPS, AND OTHER HARDSCAPE ELEMENTS. EXPANSION JOINTS SHALL ALSO BE PROVIDED AT MATERIAL CHANGES. EXPANSION JOINT MATERIALS/METHODS SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
5. CONTROL JOINTS SHOULD BE SPACED NO GREATER THAN TEN (10) LINEAR FEET MAXIMUM, UNLESS OTHERWISE SPECIFIED. EXPANSION JOINTS SHOULD BE SPACED NO GREATER THAN FORTY (40) LINEAR FEET MAXIMUM, UNLESS OTHERWISE SPECIFIED. CONTRACTOR SHALL ADVISE ON OTHER JOINTS AS NEEDED TO MINIMIZE CRACKING. THIS INFORMATION SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
6. CONTROL JOINTS SHALL BE PROVIDED AS SPECIFIED IN THE CONTRACT DOCUMENTS. CONTROL JOINT MATERIALS, METHODS AND RECOMMENDATIONS ON ADDITIONAL CONTROL JOINTS TO MINIMIZE CRACKING SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL.
7. ALL STEPS SHALL HAVE TWELVE (12) INCH TREADS AND SIX (6) INCH RISERS, UNLESS OTHERWISE SPECIFIED.
8. HOLD TOP OF WALLS AND FENCES LEVEL, UNLESS OTHERWISE SPECIFIED.
9. CONTRACTOR SHALL NOT INSTALL WORK LOCATED ON TOP OF ARCHITECTURAL STRUCTURES WITHOUT FIRST REVIEWING ARCHITECTURAL DRAWINGS.
10. SAMPLES OF SPECIFIED MATERIALS SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO ORDERING FOR JOB.



PT-1
PAVEMENT TYPE 1

MATERIAL:	CONCRETE WITH SHELL
LOCATION:	BATH PLAZA
SPECIFICATION:	PIP
AREA:	TBD



PT-2
PAVEMENT TYPE 2

MATERIAL:	IPE
LOCATION:	DECK / SHOWER
SPECIFICATION:	CLIPPED IN PLAN / OILED ANNUALLY
AREA:	TBD



PT-3
PAVEMENT TYPE 3

MATERIAL:	DARK GREY GRANITE FINES
LOCATION:	GARDEN PATHWAYS
SPECIFICATION:	1/4" DIAMETER ON AVERAGE
AREA:	TBD



HT-1
MATERIAL TYPE 1

MATERIAL:	PEBBLETEC - WHITE PEARL
LOCATION:	WATER FEATURES
SPECIFICATION:	PER MANUFACTURER
AREA:	TBD
NOTES:	

DEPTH 1/4"

DEPTH 1/2"

DEPTH 3/4"



HT-2
MATERIAL TYPE 2

MATERIAL:	PEBBLETEC - MOONLIGHT GREY
LOCATION:	POOL
SPECIFICATION:	PER MANUFACTURER
AREA:	TBD
NOTES:	

DEPTH 1/4"

DEPTH 1/2"

DEPTH 3/4"

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FLAMINGO
1420 BAY ROAD, MIAMI BEACH

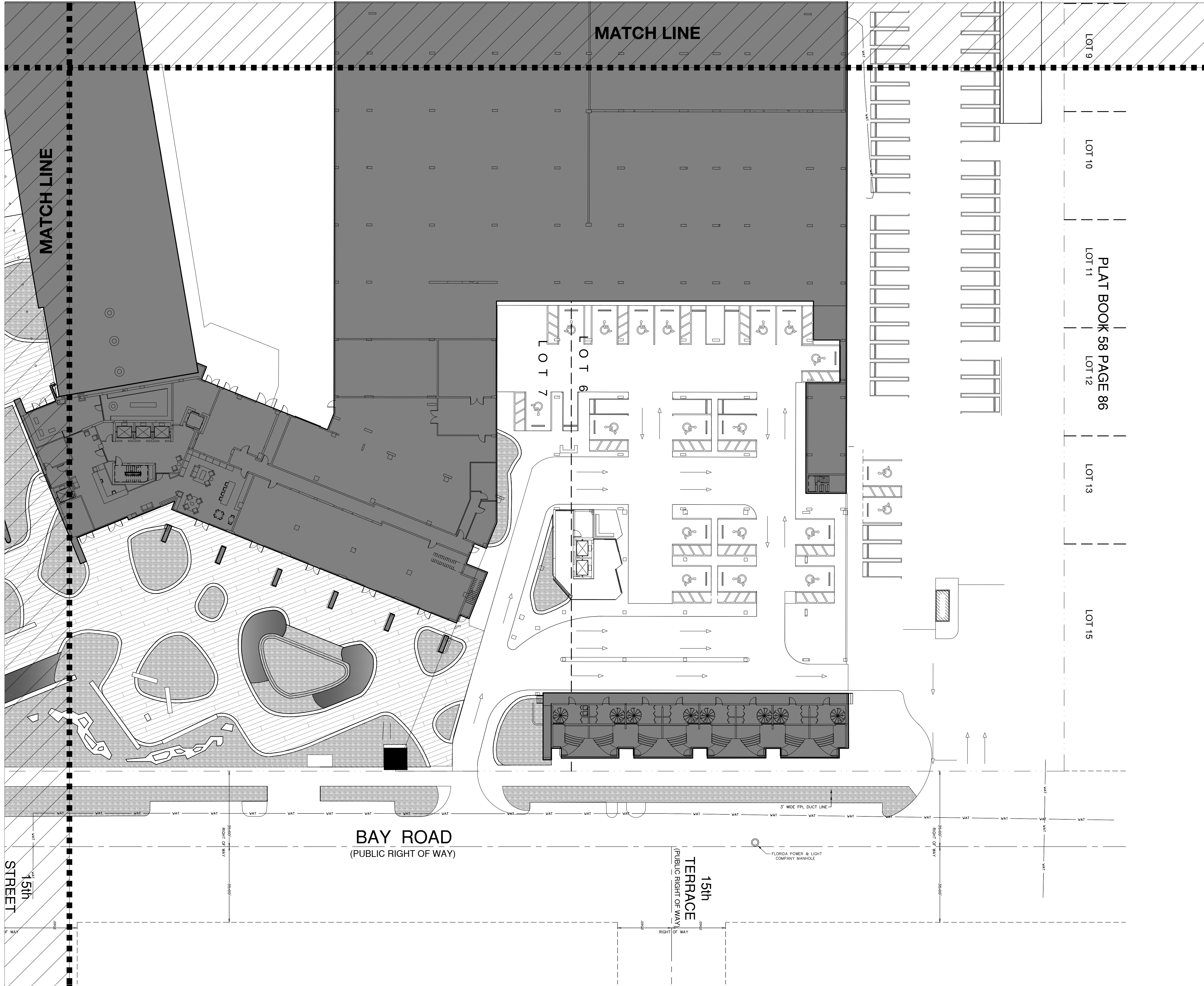
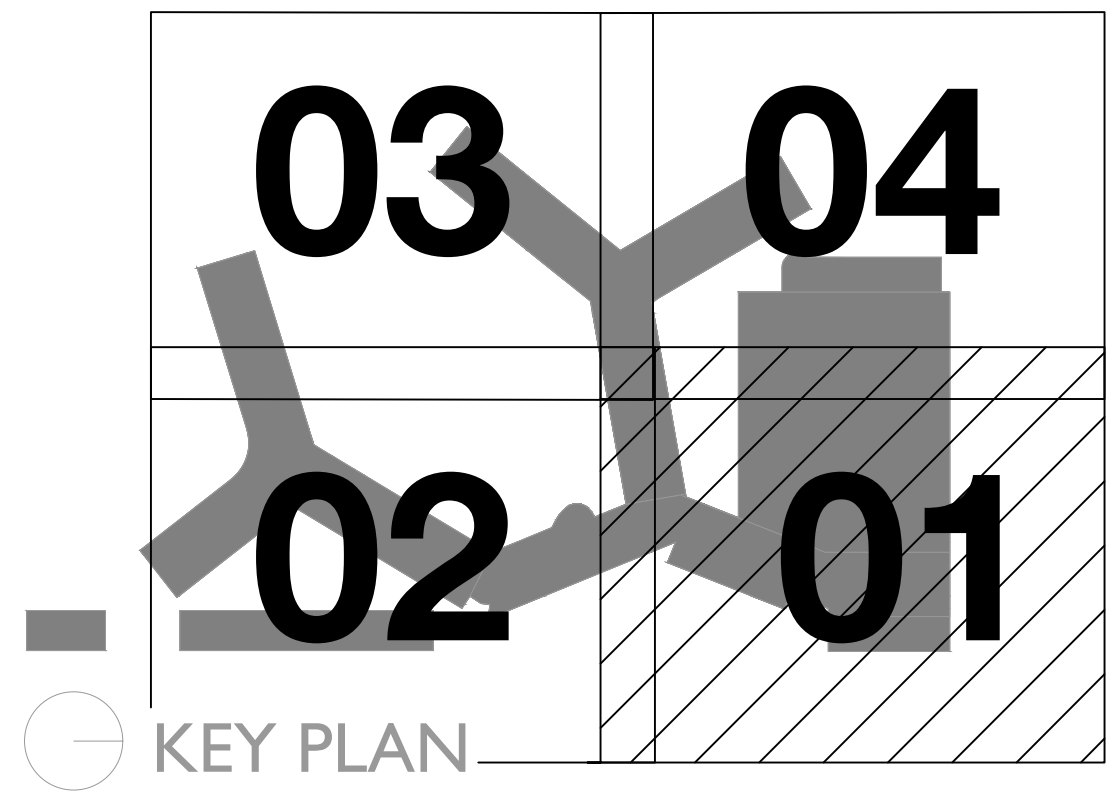


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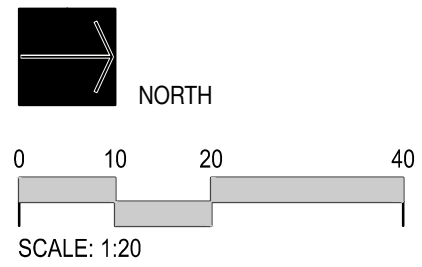
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PLANTING LEGEND	
	PROPOSED GROUNDCOVER
	PROPOSED LAWN
	WATER FEATURE PROPOSED
	WATER FEATURE EXISTING TO REMAIN



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MATERIALS PLAN

FLAMINGO
1420 BAY ROAD, MIAMI BEACH



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