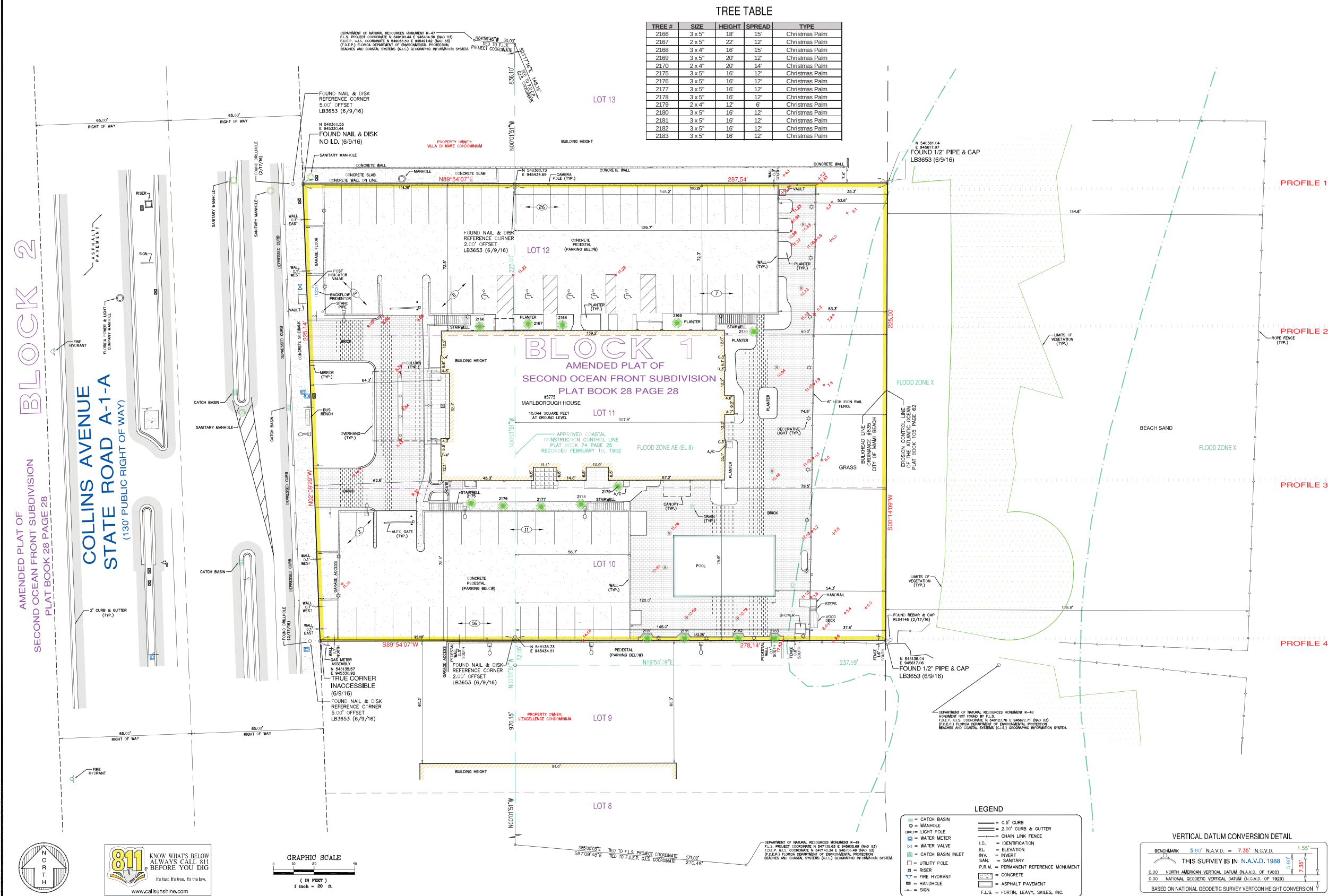


ELEVATIONS SHOWN HEREON ARE BASED ON
NORTH AMERICAN VERTICAL DATUM OF 1988



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CONSULTING ENGINEERS, SURVEYORS & MAPPERS
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 00003653
180 Northeast 168th Street / North Miami Beach, Florida 33162
Phone: 305-653-4493 / Fax: 305-651-7152 / Email: fls@flsurvey.com

ALTA/ACSM LAND TITLE SURVEY
MARLBOROUGH HOUSE - 5775 COLLINS AVENUE
CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA

Original Date: 2/17/16
Scale: 1"=20'
Drawn By: MAP
CAD No.: 160145
Plotted: 2/20/17 3:19p
Ref. Dwg.: 2002-014
Field Book: 638/35-36 SJD
Job No.: 160145
Dwg. No.: 2016-007-NAVD
Sheet: 1 of 2

Revision Description
No. 1 160508 ADD CERTIFICATION TO MAP
2 170101 ADD TREE INFORMATION



STONE TILE



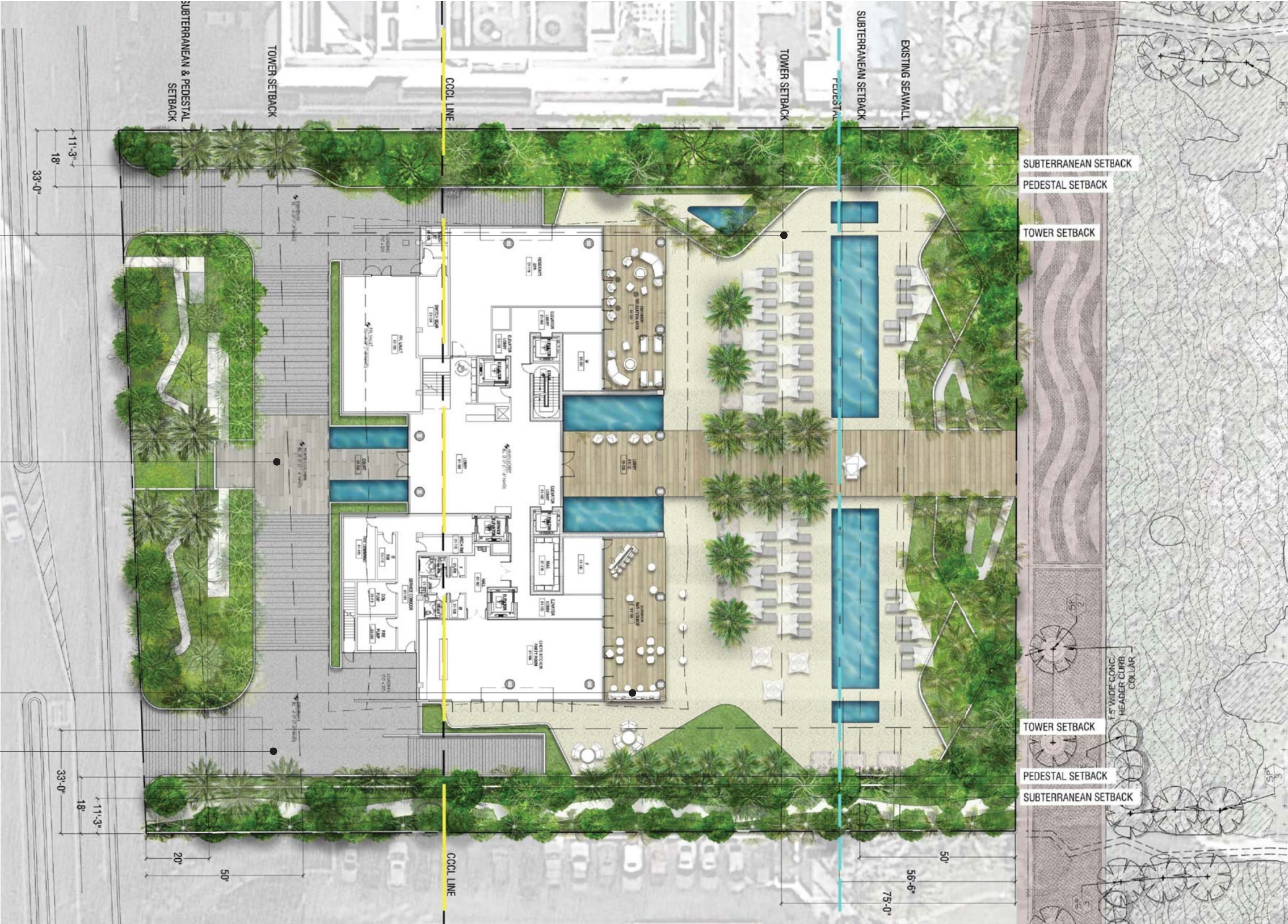
CONCRETE PLANK PAVER



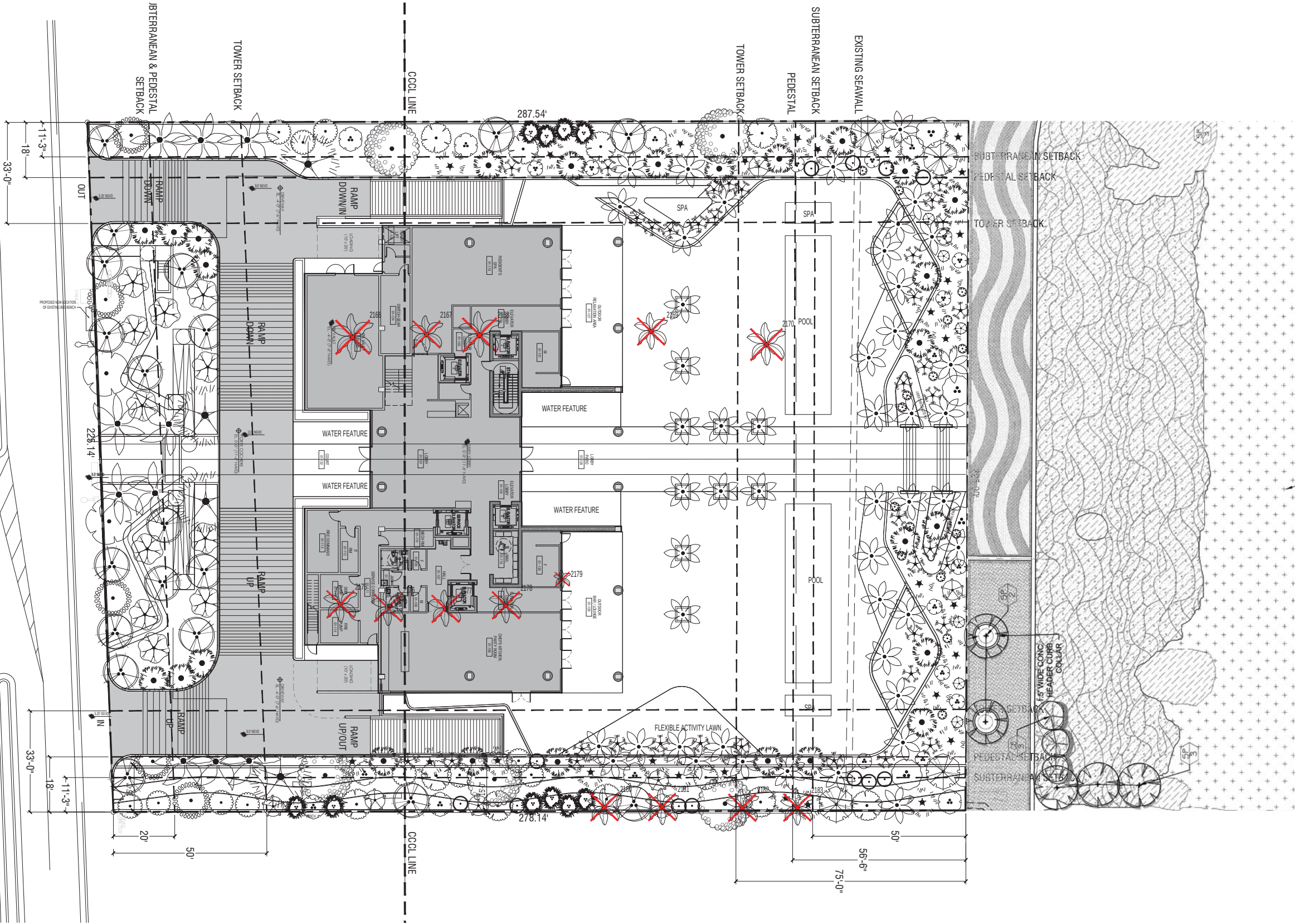
WOOD



CONCRETE PAVER



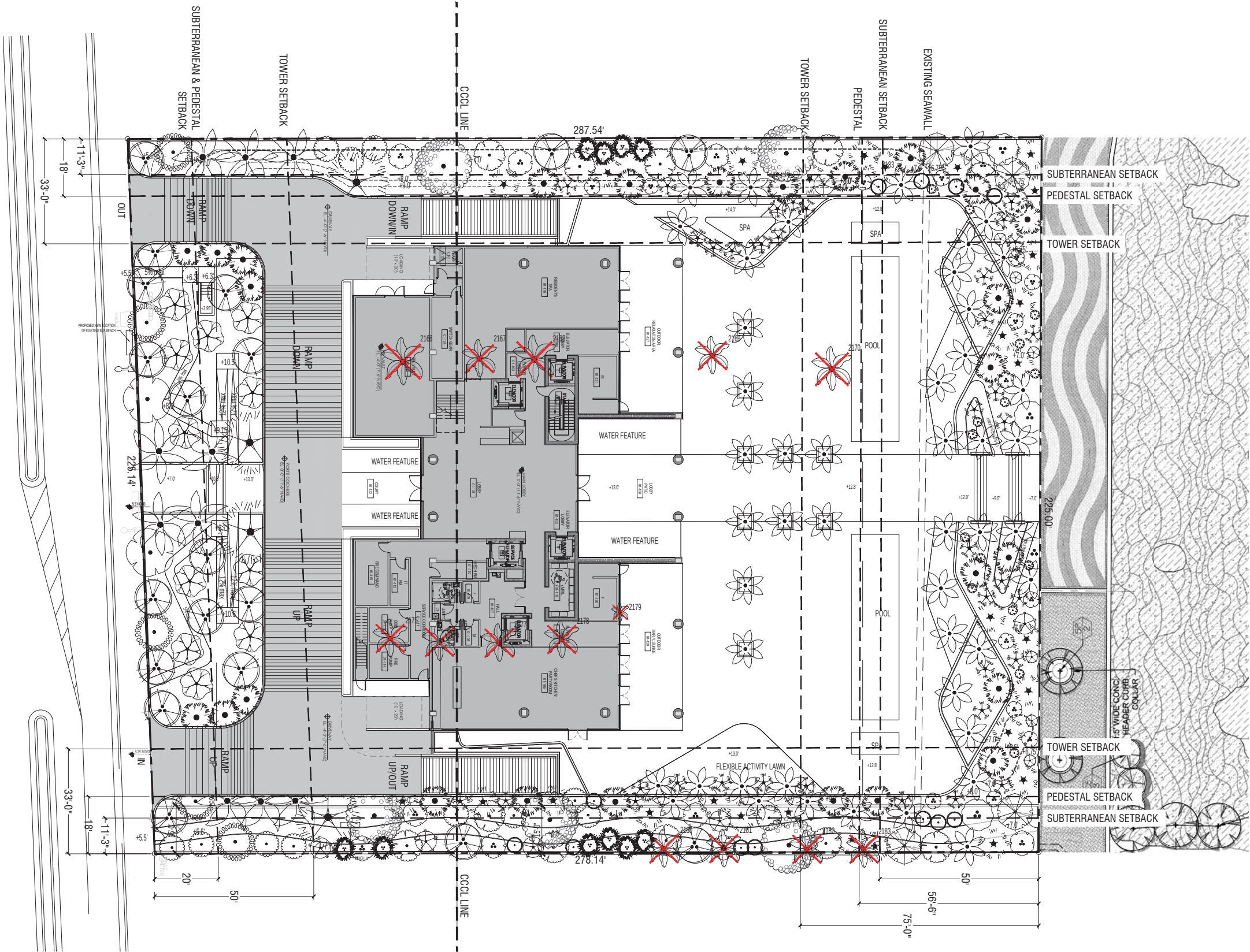
CANOPY CALCULATION										
TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT (FT)	SPREAD (FT)	DBH	CANOPY (SQ.FT.)	CONDITION	STATUS
	2166	1	Adonia merrillii	Christmas Palm	18	15		177	Good	REMOVE
	2167	1	Adonia merrillii	Christmas Palm	22	12		113	Good	REMOVE
	2168	1	Adonia merrillii	Christmas Palm	16	15		177	Good	REMOVE
	2169	1	Adonia merrillii	Christmas Palm	20	12		113	Good	REMOVE
	2170	1	Adonia merrillii	Christmas Palm	20	14		154	Good	REMOVE
	2175	1	Adonia merrillii	Christmas Palm	16	12		113	Good	REMOVE
	2176	1	Adonia merrillii	Christmas Palm	16	12		113	Good	REMOVE
	2177	1	Adonia merrillii	Christmas Palm	16	12		113	Good	REMOVE
	2178	1	Adonia merrillii	Christmas Palm	16	12		113	Good	REMOVE
	2179	1	Adonia merrillii	Christmas Palm	12	6		28	Good	REMOVE
	2180	1	Adonia merrillii	Christmas Palm	16	12		113	Good	REMOVE
	2181	1	Adonia merrillii	Christmas Palm	16	12		113	Good	REMOVE
	2182	1	Adonia merrillii	Christmas Palm	16	12		113	Good	REMOVE
	2183	1	Adonia merrillii	Christmas Palm	16	12		113	Good	REMOVE
TOTAL CANOPY SQ.FT. REMOVED							1667			



CANOPY CREDIT FORMULA		
REPLACEMENT CANOPY TYPE	MIN. HEIGHT AT PLANTING	CANOPY CREDIT (SQ.FT.)
CATEGORY 1 TREE	12' OAH*	300
CATEGORY 2 TREE	10' OAH	150
CATEGORY 3 TREE	8' OAH	100
CATEGORY 4 PALM	6' CT	50
*OAH: OVER ALL HEIGHT *CT: CLEAR TRUNK		

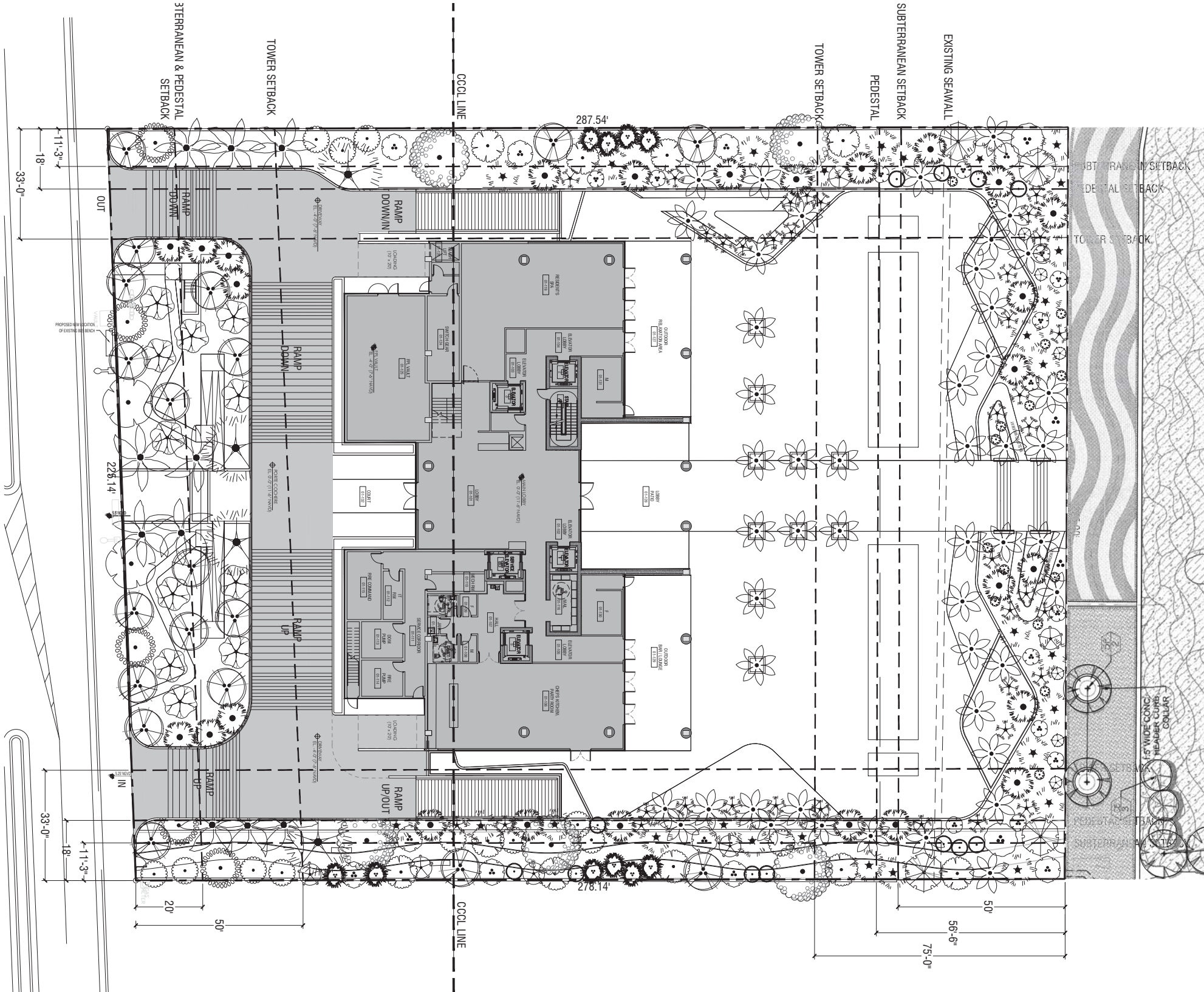
CANOPY CALCULATION											
TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT (FT)	SPREAD (FT)	DBH	CANOPY (SQ.FT.)	CONDITION	STATUS	
	2166	1	Adonidia merrillii	Christmas Palm	18	15		177	Good	REMOVE	
	2167	1	Adonidia merrillii	Christmas Palm	22	12		113	Good	REMOVE	
	2168	1	Adonidia merrillii	Christmas Palm	16	15		177	Good	REMOVE	
	2169	1	Adonidia merrillii	Christmas Palm	20	12		113	Good	REMOVE	
	2170	1	Adonidia merrillii	Christmas Palm	20	14		154	Good	REMOVE	
	2175	1	Adonidia merrillii	Christmas Palm	16	12		113	Good	REMOVE	
	2176	1	Adonidia merrillii	Christmas Palm	16	12		113	Good	REMOVE	
	2177	1	Adonidia merrillii	Christmas Palm	16	12		113	Good	REMOVE	
	2178	1	Adonidia merrillii	Christmas Palm	16	12		113	Good	REMOVE	
	2179	1	Adonidia merrillii	Christmas Palm	12	6		28	Good	REMOVE	
	2180	1	Adonidia merrillii	Christmas Palm	16	12		113	Good	REMOVE	
	2181	1	Adonidia merrillii	Christmas Palm	16	12		113	Good	REMOVE	
	2182	1	Adonidia merrillii	Christmas Palm	16	12		113	Good	REMOVE	
	2183	1	Adonidia merrillii	Christmas Palm	16	12		113	Good	REMOVE	
TOTAL CANOPY SQ.FT. REMOVED								5667			

PROPOSED TREE TABLE										
TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	REPLACEMENT CANOPY TYPE	MINIMUM SIZE AT PLANTING	CANOPY CREDIT (SQ.FT.)	TOTAL CANOPY SQ.FT. REPLACED		
	BS3	2	Bursera simaruba Specimen	Gumbo Limbo	Category 1 Tree	12' OAH*	300	600		
	CO	5	Chrysophyllum oliviforme	Satinleaf Tree	Category 1 Tree	12' OAH	300	1500		
	CR	5	Clusia rosea	Autograph Tree	Category 2 Tree	10' OAH	150	750		
	CD	10	Coccoloba diversifolia	Pigeon Plum	Category 1 Tree	12' OAH	300	3000		
	CU	4	Coccoloba uvifera	Sea Grape	Category 3 Tree	8' OAH	100	400		
	CN	48	Cocos nucifera	Coconut Palm	Category 4 Palm	6' CT*	50	2400		
	CS	19	Conocarpus erectus 'Sericeus'	Silver Buttonwood	Category 2 Tree	10' OAH	150	2850		
	CS2	10	Conocarpus erectus 'Sericeus'	Silver Buttonwood	Category 2 Tree	10' OAH	150	1500		
	CE	11	Conocarpus erectus	Buttonwood	Category 2 Tree	12' OAH	300	3300		
	EF	12	Eugenia foetida	Spanish Stopper	Category 2 Tree	10' OAH	150	1800		
	JI	4	Jatropha integerrima	Spicy Jatropha	Category 2 Tree	10' OAH	150	600		
	AW2	10	Acoelorrhaphe wrightii	Paurotis Palm	Category 4 Palm	6' CT	50	500		
	BN	4	Bismark nobilis 'Silver'	Silver Bismark palm	Category 4 Palm	6' CT	50	200		
	RR	10	Roystonea regia	Royal Palm	Category 4 Palm	6' CT	50	500		
	SS	28	Sabal Palmetto	Cabbage Palm	Category 4 Palm	6' CT	50	1400		
	SS2	26	Sabal Palmetto	Cabbage Palm	Category 4 Palm	6' CT	50	1300		
	TR	37	Thrinax radiata	Florida Thatch Palm	Category 4 Palm	6' CT	50	1850		
TOTAL CANOPY SQ.FT. REPLACED								23850		
*CT = Clear Trunk, OAH = Overall Height										



2017-10-01 17:22						
PLANT SCHEDULE						
TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD DBH
	BS3	2	Bursera simaruba Specimen	Jumbo Limbo	18' OA	10' - 15' 6"
	CO	5	Chrysophyllum oliviforme 45 gal	Satinleaf	14'	8' 4"
	CR	5	Cordia rosea 45 gal	Autograph Tree	12' - 14'	6' - 8' 2" min
	CD	10	Coccoloba diversifolia 45 gal, Standard	Pigeon Plum	14' - 16'	5' - 7' 5" - 4"
	CU	4	Coccoloba uvifera 30 gal, Multi Trunk	Sea Grape	6' - 8'	5' - 6' 1.5" - 2"
	CE	11	Conocarpus erectus 45 gal	Buttonwood	15'	5' - 7' 2"-3"
	CS	19	Conocarpus erectus 'Sericeus' 200 gal, Multi	Silver Buttonwood	10' - 14'	6' - 8' 2" min
	CS2	10	Conocarpus erectus 'Sericeus' 30 gal, Multi Trunk	Silver Buttonwood	8'-10'	4' - 6' 1.5" - 2"
	EF	12	Eugenia florida 25 gal	Spanish Stopper	10' - 12'	4' - 5' 2.5"
	JI	4	Jatropha integerrima 45 gal, Multi or Standard	Spicy Jatropha	8' - 10'	6' - 8' 3" min
PALM TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD DBH
	AW2	10	Acrocentropus wrightii 45 gal	Pauritis Palm	6' - 8'	6' - 8'
	BN	4	Bismarckia nobilis 'Silver'	Silver Bismarck Palm	10' GW	
	CN	48	Cocos nucifera	Coconut Palm	16' - 18'	10'
	RR	10	Roystonea regia	Royal Palm	15' GW	
	SS	26	Sabal palmetto	Cabbage Palmetto	10' - 20' GW	
	SS2	26	Sabal palmetto Character, Collected, C/S Curved	Cabbage Palmetto	14' - 18'	5' - 7'
	TR	37	Thrinax radiata 30 gal	Florida Thatch Palm	5' - 6'	6'

CITY OF MIAMI BEACH LANDSCAPE LEGEND INFORMATION REQUIRED TO BE PERMANENTLY AFFIXED TO PLANS			
Zoning District: RM-3	Lot Area: 7000 SF Min.	Acres: 1.46	
OPEN SPACE	REQUIRED/ ALLOWED	PROVIDED	
A. Square feet of required Open Space as indicated on site plan: Lot Area = (7000) s.f. * (9.5) % = _____ s.f.	6046 SF	44094 SF	
B. Square feet of parking lot open space required as indicated on site plan: Number of parking spaces: (183) x 10 s.f. parking space = (1830) SF	0	0	
C. Total square feet of landscaped open space required: A+B=	6046 SF	18761 SF	
LAWN AREA CALCULATION			
A. Square feet of landscaped open space required	6046 SF	18761 SF	
B. Maximum lawn area (sod) permitted= (30) % x (2495) s.f.	1814 SF	806 SF	
TREES			
A. Number of trees required per lot or net lot acre, less existing number of trees meeting minimum requirements= (28) trees x (1.46) net lot acres - number of existing trees=	41 TREES	59	
B. % Natives required: Number of trees provided x 30% =	18 TREES	55	
C. % Low maintenance / drought and salt tolerant required: Number of trees provided x 50%=	30 TREES	59	
D. Street Trees (maximum average spacing of 20' o.c.) (255) linear feet along street divided by 20'=	13 TREES	13	
E. Street tree species allowed directly beneath power lines: (maximum average spacing of 20' o.c.): _____ linear feet along street divided by 20'=	NA	NA	
SHRUBS			
A. Number of shrubs required: Sum of lot and street trees required x 12=	648 SHRUBS	1490	
B. % Native shrubs required: Number of shrubs provided x 50%=	745 SHRUBS	1490	
LARGE SHRUBS OR SMALL TREES			
A. Number of large shrubs or small trees required: Number of required shrubs x 10%=	65 SHRUBS	135	
B. % Native large shrubs or small trees required: Number of large shrubs or small trees provided x 50%=	35 SHRUBS	135	



CONCEPT PLANT SCHEDULE

2017-10-01 17:25

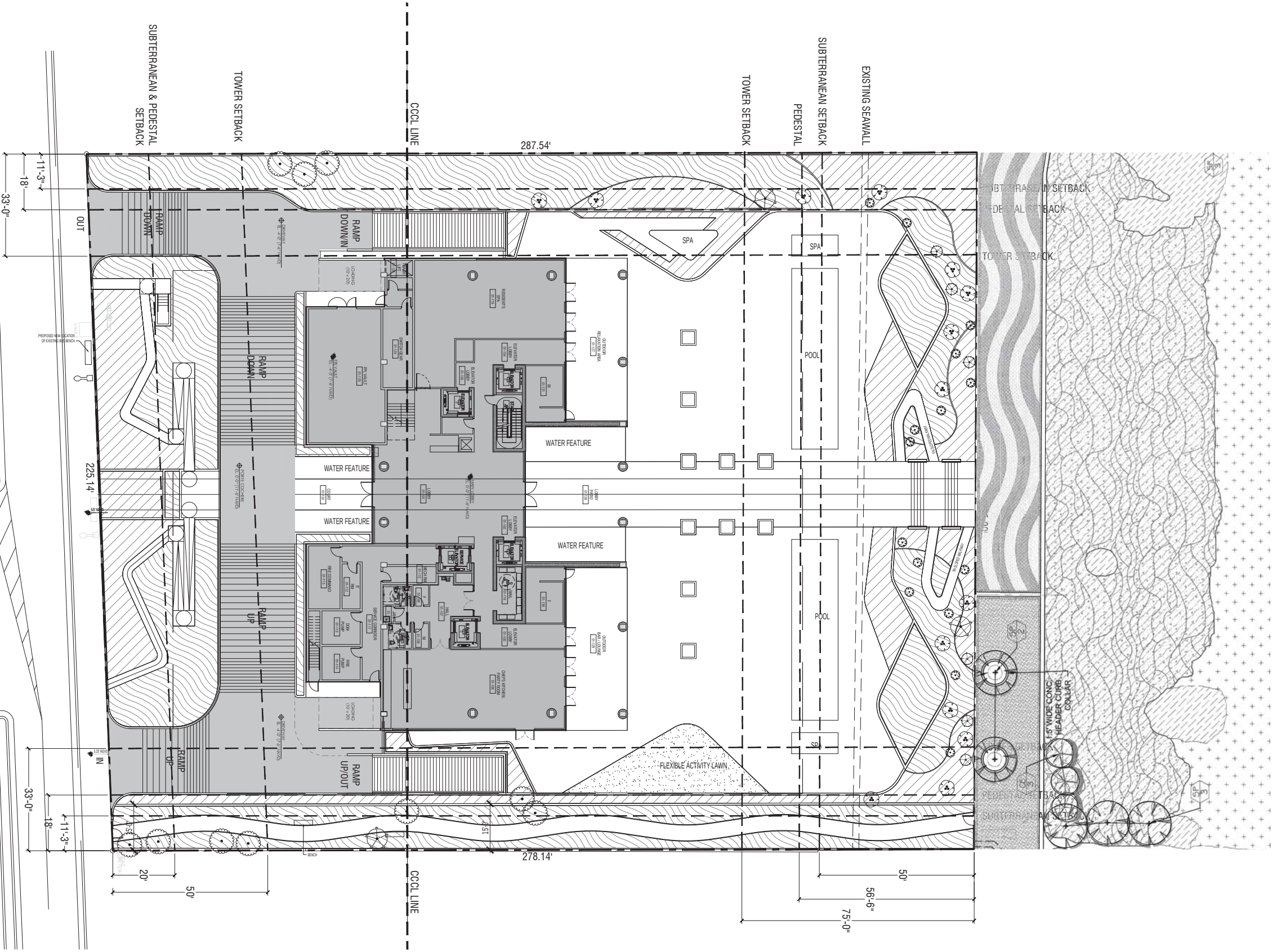
	SMALL GROUND COVER MIX 2" - 18" HT.	6,526 sf
	Arachis glabrata / Perennial Peanut	483
	Aster carolinianus / Carolina Aster	6,782
	Coreopsis leavenworthii / Tickseed	
	Crinum americanum / Seven Sisters	3,015
	Ernodea littoralis / Golden Creeper	1,696
	Ipomoea pes-caprae / Railroad Vine	1,696
	Ipomoea pes-caprae brasiliensis / Beach Morning Glory	6,782
	Lantana montevidensis / Trailing Lantana	1,086
	Liatis chapmanii / Chapman's Blazing Star	
	Licania michauxii / Gopher Apple	1,696
	Paspalum vaginatum / Seashore Paspalum	
	Peperomia obtusifolia / Baby Rubber Plant	6,782

	MEDIUM GROUND COVER MIX 20" - 40"	11,212 sf
	Baccharis halimifolia / Saltbush	117
	Baccharis halimifolia / Eastern Baccharis	52
	Byrsonima lucida / Locustberry	30
	Chrysobalanus icaco / Horizontalis / Horizontal Cocoplum	30
	Eragrostis spectabilis / Purple Love Grass	117
	Erithalis fruticosa / Black Torch	30
	Hamelia patens / Firebush	30
	Iva frutescens / Marsh Elder	30
	Muhlenbergia capillaris / Pink Muhly	75
	Randia aculeata / White Indigo Berry	52
	Savia bahamensis / Maidenhair Bush	52
	Scaevola plumieri / Native Inkberry	117
	Serenoa repens "Cinerea" / Saw Palmetto	117
	Sophora tomentosa / Yellow Necklacepod	52
	Spartina bakeri / Sand Cord Grass	117
	Suriana maritima / Bay Cedar	117
	Tournefortia gnaphalodes / Sea Lavender	467
	Tripsacum floridanum / Fakahatchee Grass	467
	Tripsacum floridanum / Florida Gamagrass	933
	Uniola paniculata / Sea Oats	829
	Zamia pumila / Coontie	168

PLANT SCHEDULE

2017-10-01 17:50

SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	GAL	
	CLR	10	Clusia rosea	Autograph Tree	3' - 4'	3' - 4'	15G	
	DH	15	Dodonaea viscosa	Varnish Leaf	4'	2'	15G	
	JK	3	Jacquinia keyensis	Joewood	5'	3'	10G	
	SUM	14	Suriana maritima	Bay Cedar	4'-6"	3' - 4'	15G	
	YUA	6	Yucca aloifolia	Spanish Bayonet	1' - 2'	1' - 2'	5G	
GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	NATIVE	SPACING
	TRF	804 sf	Turf	Turf Grass	flat			



LIGHTING SCHEDULE			
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	DETAIL
	ITEM: 7' AFF POLE LIGHT	8	
	ITEM: 24" AFF BOLLARD	60	
	ITEM: WALL MOUNTED LIGHTS BACKYARD	8	
	ITEM: PLANTER UP LIGHTS	20	
	ITEM: WALL MOUNTED RECESSED LIGHT	14	

