

EXISTING GROUND FLOOR PLANTING

SCALE: 1" = 20'-0"



DESIGNING BEAUTIFUL SPACES



LAURA
LLERENA &
ASSOCIATES
LANDSCAPE ARCHITECTURE
13170 S.W. 128th Street, Suite 207, Miami, FL 33186
Tel: 305-256-1199 / Fax: 305-256-1155
www.llderena-associates.com

DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE AND SHALL REMAIN THE PROPERTY OF THE LANDSCAPE ARCHITECT. WHEN THE PROJECT FOR WHICH THEY ARE MADE IS EXECUTED OR NOT, THEY ARE NOT TO BE USED BY OWNER ON OTHER PROJECTS EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION TO THE LANDSCAPE ARCHITECT.

CARLOTA AT SOUTH BEACH

511-515 16TH STREET
MIAMI BEACH, FL 33139

HISTORICAL PRESERVATION BOARD APPLICATION PACKAGE

© COPYRIGHT 2017 BY BBA ARCHITECTURE, INC. ALL RIGHTS RESERVED. THIS DOCUMENT IS THE PROPERTY OF BBA ARCHITECTURE, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION IN WRITING FROM BBA ARCHITECTURE, INC.

DATE: DECEMBER 8TH 2017
SCALE: AS SHOWN
PROJECT No.: 17 02 01



LAURA M. LLERENA-HERNANDEZ
LANDSCAPE ARCHITECT, F.L.C. 00000000000000000000

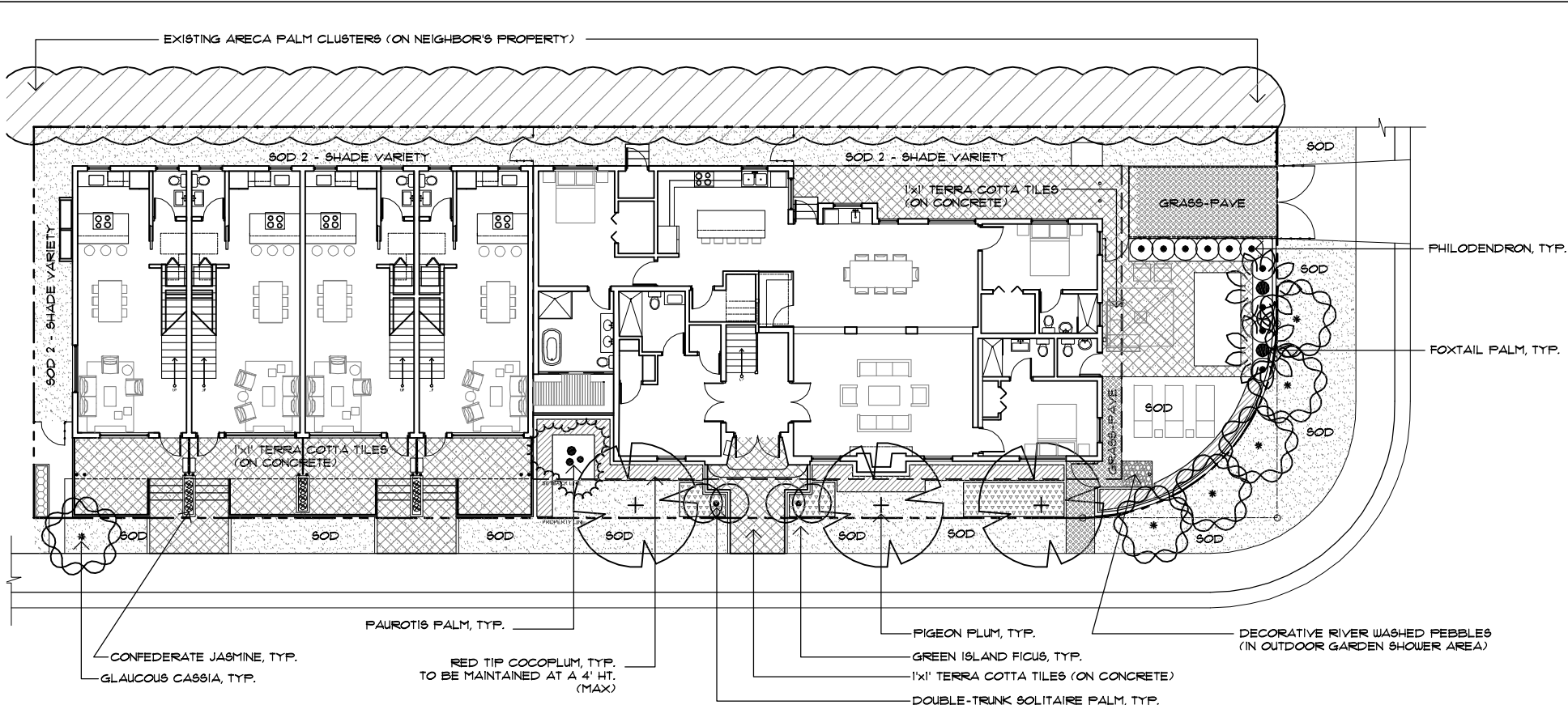
SUBMITTAL:

EXISTING GROUND FLOOR PLANTING



BERENBLUM BUSCH ARCHITECTURE, INC.
AA26002109

L-100



CITY OF MIAMI BEACH LANDSCAPE TABLE

ZONING: RM-1
NET LOT AREA: 1266 S.F. ACRES 0.18

OPEN SPACE		REQUIRED	PROVIDED
A. SQUARE FEET OF OPEN SPACE REQUIRED BY CHAPTER 33, AS INDICATED ON SITE PLAN: NET LOT AREA = 1266 S.F. X 30% =		2360	2009
B. SQUARE FEET OF PARKING LOT OPEN SPACE REQUIRED BY CHAPTER 18A, AS INDICATED ON SITE PLAN: NO. OF PARKING SPACES N/A x 10 S.F. PER PARKING SPACE =		0	0
C. TOTAL S.F. OF LANDSCAPED OPEN SPACE REQUIRED BY CHAPTER 33: A+B=		2360	2009
LAWN AREA CALCULATIONS			
A. N/A TOTAL S.F. OF LANDSCAPED OPEN SPACE REQUIRED BY CHAPTER 33.		N/A	N/A
B. MAXIMUM LAWN AREA (SOD) PERMITTED = N/A % x 2360 S.F. =		N/A	N/A
TREES			
A. NO. OF TREES REQUIRED PER NET LOT ACRE LESS EXISTING NUMBER OF TREES MEETING MINIMUM REQUIREMENTS = 28 TREES x (1266 S.F.) 0.18 ACRES = 5		28	0
B. % PALMS ALLOWED: NO. TREES PROVIDED x 30% (2:1)=		5	3
% OF PALMS PERMITTED TO COUNT AS STREET TREES ON 1:1 BASIS x 30%=		2	2
C. % NATIVES REQUIRED: NO. TREES PROVIDED x 30%		N/A	N/A
D. STREET TREES (MAX. AVERAGE SPACING OF 35' O.C.): 193 LINEAR FEET ALONG STREET/35 =		2	2
E. STREET TREES LOCATED DIRECTLY BENEATH POWER LINES (MAX. AVERAGE SPACING OF 25' O.C.): N/A LINEAR FEET ALONG STREET/25 =		6	6
		N/A	N/A
SHRUBS			
A. NO. OF TREES REQUIRED x 10 NO. OF SHRUBS ALLOWED		110	120
B. NO. SHRUBS ALLOWED x 30% = NO. OF NATIVE SHRUBS REQUIRED		33	55

PLANT LIST

QTY.	KEY	BOTANICAL NAME	COMMON NAME	TOLERANCE, SIZE & REMARKS
TREES:				
3	CD	COCCOLOBA DIVERSIFOLIA	PIGEON PLUM	Δ** MIN. 12' HT., MALE SPECIES ONLY, FG
6	SS	SENNA SURRATENSIS	GLAUCOUS CASSIA	** MIN. 8' HT., STD., FG.
PALMS:				
2	PE2	PTYCHOSPERMA ELEGANS	SOLITAIRE PALM (D.T.)	** 14'-16' HT., S.T., FG.
2	WB	WODYETIA BIFURCATA	FOXTAIL PALM	** 14'-16' HT., T.T., FG.
1	AW	ACOELORRHAPHE WRIGHTII	PAUROTIS PALM	* 10'-12' HT., FG.
SHRUBS:				
55	CI	CHRYSOBALANUS ICACO	RED TIP COCOPLUM	Δ** 3 GAL., 24" O.C., SR.
10	PS	PHILODENDRON SPP.	PHILODENDRON	* 1 GAL., 36" O.C., SR.
55	FI	FICUS M. 'GREEN ISLAND'	GREEN ISLAND FICUS	** 1 GAL., 18" O.C., FULL, T.S.
GROUNDCOVERS:				
35	H8	HEMEROCALLIS SPP.	DAYLILY	** 1 GAL., 12" O.C., FULL, SR.
VINES:				
12	TJ	TRACHELOSPERMUM JASMINOIDES	CONFEDERATE JASMINE	** 1 GAL., 18" O.C., FULL, T.S.
SOD:				
1250#	SOD	STENOTAPHRUM SECUNDATUM	ST. AUGUSTINE FLORATAM	Δ * SOLID SOD
950#	SOD 2	STENOTAPHRUM SECUNDATUM	ST. AUGUSTINE FLORATAM	Δ * SOLID SOD
			'SEVILLE' OR 'DEL MAR' - SHADE VARIETIES	
ABBREVIATIONS:				
OA. HT.	OVERALL HEIGHT	MIN.	MINIMUM	* MODERATE DROUGHT TOLERANCE
STG.	STAGGERED	STD.	STANDARD	** VERY DROUGHT TOLERANT
SR.	SINGLE ROW	O.C.	ON CENTER	Δ NATIVE
T.S.	TRIANGULAR SPACING	GAL.	GALLON	
S.T.	SINGLE TRUNK	G.W.	GREY WOOD	
D.T.	DOUBLE TRUNK			
DROUGHT TOLERANCE & ORIGIN:				

LANDSCAPE NOTES

- ALL PLANT MATERIAL SHALL BE GRADED FLORIDA #1 OR BETTER, AS DEFINED IN THE GRADES AND STANDARDS FOR NURSERY PLANTS, PART I AND II BY THE STATE OF FLORIDA, DEPARTMENT OF AGRICULTURE.
- ALL LANDSCAPE MATERIAL SHALL COMPLY WITH COUNTY, CITY OR LOCAL ORDINANCES.
- SYMBOLS REPRESENT PLANTS AT MATURE STAGE, NEVER AT TIME OF INSTALLATION.
- VERIFY WITH OWNER'S REPRESENTATIVE OR SITE SUPERVISOR OF ANY EXISTING UNDERGROUND UTILITIES AND/OR EASEMENTS PRIOR TO THE INSTALLATION OF PLANT MATERIAL.
- ALL TREES, SHRUBS AND GROUNDCOVERS SHALL RECEIVE 3" DEPTH LAYER OF SHREDDED FLORI-MULCH.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR THEIR OWN QUANTITY TAKE OFF, IN CASE OF ANY DISCREPANCIES, PLAN SHALL TAKE PRECEDENCE OVER PLANT LIST.
- SOLID SOD SHALL BE ST. AUGUSTINE FLORATAM.
- THERE SHALL BE A 24" WIDE STRIP OF SHREDDED EUCALYPTUS FLORI-MULCH BETWEEN SOD AND SHRUBS/GROUNDCOVERS.
- TERRA-SORB MOISTURE RETENTION GRANULES SHALL BE ADDED TO ALL TREE/PALM PITS AT THE RATE RECOMMENDED BY MANUFACTURER.
- IN PLANTING AREAS, A 6" DEEP LAYER OF PLANTING SOIL SHALL BE INSTALLED THAT CONSISTS OF AN EVENLY BLENDED MIX OF 50% MUCK, 25% SAND, 15% SPHAGNUM PEAT MOSS & 10% SHEEP MANURE. TWO POUNDS OF FERTILIZER SHALL BE ADDED TO EACH CUBIC YARD OF SOIL & THOROUGHLY MIXED. PLANTING SOIL SHALL HAVE A PH OF BETWEEN 6.0 & 7.0 AFTER MIXING & ADDITION OF FERTILIZER.
- IN SOD AREAS, A 3" DEEP LAYER OF TOPSOIL MIX SHALL BE INSTALLED THAT CONSISTS OF 80% SAND & 20% MUCK THOROUGHLY MIXED WITH A COMMERCIAL SHREDDER MIX SHALL BE FREE OF ROCKS, LIMES, ROOTS & OTHER MATTER.
- AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM SHALL BE PROVIDED FOR ALL LANDSCAPE AREAS. THIS IS DESIGNED FOR "HEAD TO HEAD" COVERAGE.
- ALL EXISTING SOD OUTSIDE THE PROPERTY LINE DAMAGED DURING CONSTRUCTION SHALL BE REPLACED WITH SAME SPECIES AT NO COST TO OWNER.
- TREES SHALL NOT BE PLANTED ON TOP OF IRRIGATION LINES.
- ALL AREAS NOT COVERED BY SHRUBS, GROUNDCOVERS BEDS, BUILDINGS OR PAVING ARE TO BE SODDED.
- PUBLIC RIGHT OF WAY PROPOSED TREE REMOVED SHALL COMPLY WITH MDCFW FOR APPROVALS, PERMITS & OTHER SPECIFIC REQUIREMENTS

ADDITIONAL NOTE

THE FINAL LANDSCAPE PLAN AND PLANT MATERIAL SHALL BE COORDINATED WITH THE DREXEL RENOVATION MASTER PLAN.

PROPOSED GROUND FLOOR PLANTING

SCALE: 1" = 20'-0"



CARLOTA AT SOUTH BEACH

511-515 16TH STREET
MIAMI BEACH, FL 33139

HISTORICAL PRESERVATION BOARD
APPLICATION PACKAGE

© COPYRIGHT 2007 BY BBA ASSOCIATES, INC. ALL RIGHTS RESERVED. NO PART OF THIS DOCUMENT MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION IN WRITING FROM BBA ASSOCIATES, INC.

DATE: DECEMBER 8TH 2017
SCALE: AS SHOWN
PROJECT No.: 17 02 01



LAURA M. LLERENA-HERNANDEZ
LANDSCAPE ARCHITECT, F.L.A.C. 000108108

SUBMITTAL:

PROPOSED GROUND FLOOR
PLANTING



BERENBLUM BUSCH ARCHITECTURE, INC.
AA26002109

L-101

DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE AND SHALL REMAIN THE PROPERTY OF THE LANDSCAPE ARCHITECT. IF THE PROJECT FOR WHICH THEY ARE MADE IS EXECUTED OR NOT, THEY ARE NOT TO BE USED BY OWNER ON OTHER PROJECTS EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION TO THE LANDSCAPE ARCHITECT.

TREES:
PIGEON PLUM



GLAUCOUS CASSIA



PALMS:
SOLITAIRE PALM



FOXTAIL PALM



PAUROTIS PALM



SHRUBS:
RED TIP COCOPLUM



PHILODENDRON



GREEN ISLAND FICUS



GROUNDCOVERS:
DAYLILY



VINES:
CONFEDERATE JASMINE



PLANT IMAGES
SCALE: N/A

DESIGNING BEAUTIFUL SPACES



LAURA
LLERENA &
ASSOCIATES
LANDSCAPE ARCHITECTURE
13170 S.W. 128th Street, Suite 207, Miami, FL 33186
Tel: 305-256-1199 / Fax: 305-256-1155
www.llderena-associates.com

DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE AND SHALL REMAIN THE PROPERTY OF THE LANDSCAPE ARCHITECT. WHEN THE PROJECT FOR WHICH THEY ARE MADE IS EXECUTED OR NOT, THEY ARE NOT TO BE USED BY OWNER ON OTHER PROJECTS EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION TO THE LANDSCAPE ARCHITECT.

CARLOTA AT SOUTH BEACH
511-515 16TH STREET
MIAMI BEACH, FL 33139

HISTORICAL PRESERVATION BOARD
APPLICATION PACKAGE

© COPYRIGHT 2008 BY BBA ARCHITECTURE, INC. ALL RIGHTS RESERVED. THIS DOCUMENT IS THE PROPERTY OF BBA ARCHITECTURE, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT PERMISSION IN WRITING FROM BBA ARCHITECTURE, INC.

DATE: DECEMBER 8TH 2017
SCALE: AS SHOWN
PROJECT No.: 17 02 01



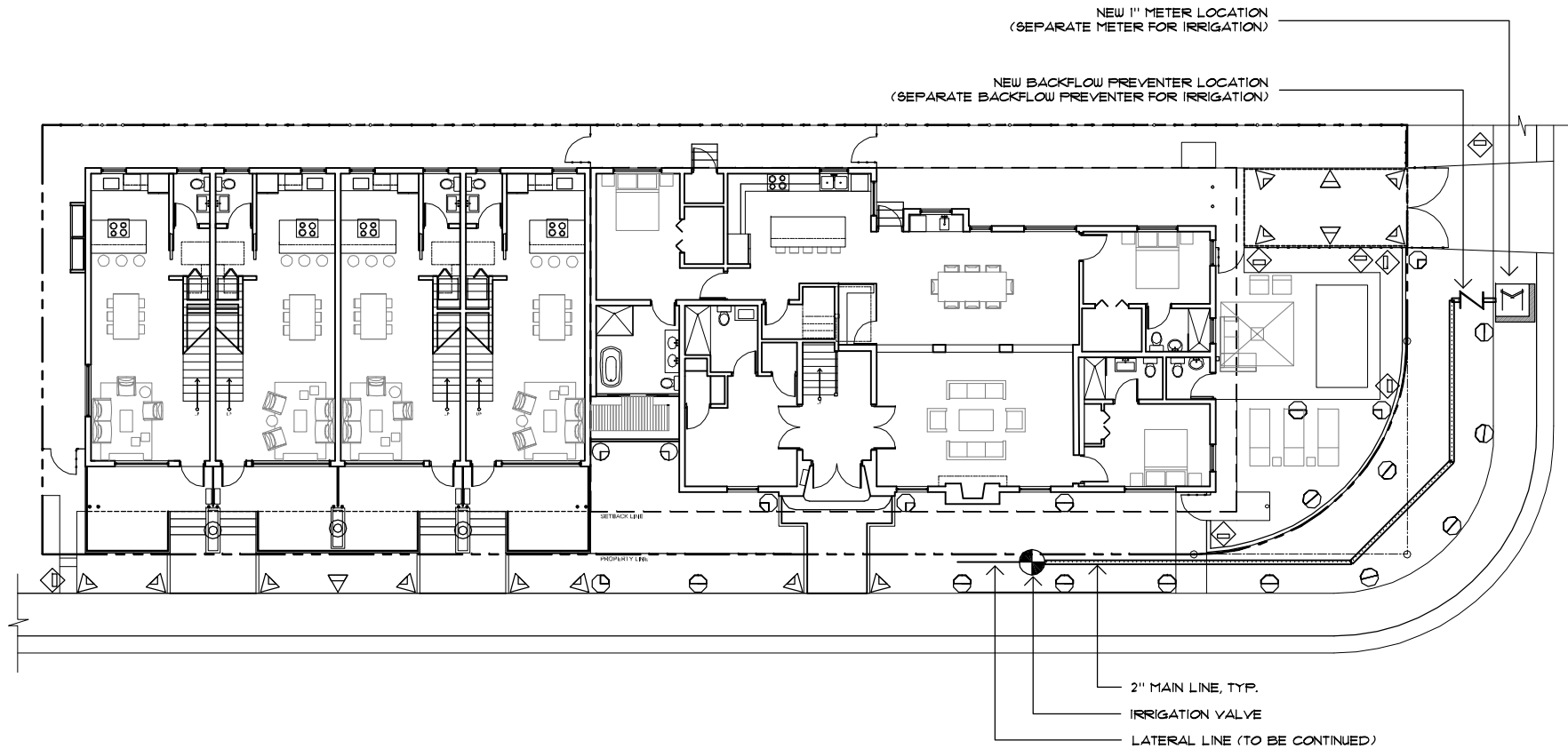
LAURA M. LLERENA-HERNANDEZ
LANDSCAPE ARCHITECT, F.L.A.C. 00000000

SUBMITTAL:

PLANT IMAGES



BERENBLUM BUSCH ARCHITECTURE, INC.
AA26002109



IRRIGATION LEGEND

ADJ.QT.H	3QT.F	MANUF.	MODEL	PSI	GPM	RAD.	REMARKS		
Δ	▽	Δ	▽	TORO*	510 MPR	30	0.24/0.50 0.16/1.0	8'	LOW ANGLE NOZZLE**
⊙	⊙	⊙	⊙	TORO*	510 MPR	30	0.40/1.11 1.04/1.5	10'	LOW ANGLE NOZZLE**
⊙	⊙	⊙	⊙	TORO*	510 MPR	30	0.50/1.09 1.55/2.19	12'	LOW ANGLE NOZZLE**
⊙	⊙	⊙	⊙	TORO*	510 MPR	30	0.85/1.65 2.60/3.60	15'	LOW ANGLE NOZZLE**
	⊕		⊕	TORO*	510 MPR	30	0.45/0.90	4' x 15' 4' x 30'	SPECIAL PATTERN
⊙				TORO*	500 MPR	30	2.4		ADJUSTABLE FLOOD BUBBLER NOZZLE

⊕ RAINBIRD PGA PLASTIC VALVE (1")



VALVE & CONTROLLER NUMBER
VALVE SIZE
APPROXIMATE G.P.M.



1" METER TO BE PROVIDED BY OWNER (OR USE EXISTING)
(refer to civil drawing for exact location)



GATE VALVE - LINE SIZED- INSTALL ON MAIN LINE EVERY 200' (NOT SHOWN)



RAINBIRD - AUTOMATIC CONTROLLER (NOT SHOWN)
RAINBIRD - ESP-LX - WALL-MOUNTED



PVB BACKFLOW PREVENTER- INSTALL AS PER LOCAL CODE



HUNTER- MINI-CLICK RAIN SENSOR (NOT SHOWN).
MOUNT IN AN UNOBSTRUCTED LOCATION NEAR CONTROLLER

2" MAIN LINE PVC SCH. 40, ASTM-D-2241

LATERAL LINE PVC SCH. 40, ASTM-D-2241

SLEEVES SCH. 40 PVC PIPE 1" MIN. CLEARANCE BETWEEN
SLEEVES AND PVC PIPES.
*OR APPROVED EQUAL

ALL LATERAL LINES
TO BE SIZED
ACCORDING TO THE
FOLLOWING CHART.

GPM	LINE SIZE
0-10	3/4"
11-16	1"
17-26	1 1/4"
27-35	1 1/2"
36-55	2"
56-75	2 1/2"
76-120	3"

LINES RUNNING UNDER
PAVING TO BE SLEEVED
ACCORDING TO THE
FOLLOWING CHART

LINE SIZE	SLEEVE SIZE
3/4"	1 1/2"
1"	2"
1 1/4"	2 1/2"
1 1/2"	3"
2"	4"
2 1/2"	5"
3"	6"

IRRIGATION NOTES:

- IRRIGATION SYSTEM SHALL BE INSTALLED AS PER LOCAL CODE.
- THE IRRIGATION PLAN IS DIAGRAMMATIC. ALL MAIN LINES, LATERAL LINES, AND WIRES SHALL BE LOCATED IN THE SAME TRENCH AND INSIDE PLANTING AREAS WHERE POSSIBLE.
- SPRINKLER HEAD SPACING AND RADIUS SHALL BE ADJUSTED AS NECESSARY IN THE FIELD TO ACHIEVE THE REQUIRED WATER COVERAGE WITHOUT WATERING WALLS OR PAVED AREAS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING & FLAGGING ANY EXISTING UNDERGROUND UTILITIES AND/OR EASEMENTS PRIOR TO TRENCHING AND/OR INSTALLATION OF IRRIGATION EQUIPMENT. CONTRACTOR TO FIELD ADJUST LOCATION OF HEADS/LINES TO AVOID CONFLICT WITH UTILITIES. NO CHANGES SHALL BE MADE WITHOUT PRIOR NOTIFICATION & APPROVAL FROM LANDSCAPE ARCHITECT.
- FINAL LOCATION OF CONTROLLER SHALL BE WALL MOUNTED INSIDE SECURE ROOM WITHIN THE FACILITY.
- THE CONTROLLER SHALL BE SET AT 12:00 AM. TO AVOID WATER EVAPORATION FROM THE SUN'S HEAT AND OVERSPRAY DUE TO THE WIND FACTOR.
- UNDERSTANDING THE LANDSCAPE PLAN AND COORDINATION WITH THE LANDSCAPE CONTRACTOR IS ESSENTIAL.
- NO MODIFICATIONS TO THE SYSTEM SHALL BE ALLOWED WITHOUT WRITTEN APPROVAL FROM THE LAND. ARCHITECT.
- ELECTRICAL WIRE SHALL BE UL DIRECT BURIAL # 14 IN 2" MINIMUM CONDUIT UNDER PAVED AREAS. IRRIGATION CONTRACTOR SHALL BRING ALL WIRES FROM SOLENOID VALVES TO THE CONTROLLER. ALL ELECTRICAL CONNECTIONS SHALL BE PERFORMED BY THE ELECTRICAL CONTRACTOR.
- ALL SPRINKLER HEADS SHALL BE INSTALLED WITH THE WATER SPRAY AWAY FROM THE BUILDING FACADE.
- IRRIGATION CONTRACTOR SHALL BE CAREFUL NOT TO DAMAGE EX. SITE IMPROVEMENTS AND LANDSCAPED AREAS. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE CAUSED BY HIS CREW AND EQUIPMENT TO SUCH IMPROVEMENTS, INCLUDING GRADING, SODDING, PLANTING & PROTECTED TREES.
- GENERAL CONTRACTOR SHALL COORDINATE THE INSTALLATION WITH THE IRRIGATION CONTRACTOR FOR ALL THE NECESSARY SLEEVES FOR PIPES AND WIRES.
- IRRIGATION CONTRACTOR SHALL PROVIDE AS-BUILT DRAWINGS, AS DESCRIBED IN THE SPECIFICATIONS.
- COORDINATION WITH LANDSCAPE, PLUMBING AND ELECTRICAL CONTRACTOR IS ESSENTIAL
- CONTRACTOR TO REFER TO CIVIL DRAWINGS AS NECESSARY.
- SLEEVES SHALL BE TWO TIMES LARGER THAN LINE (I.E. 3/4" LINE = 1 1/2" SLEEVE).
- IRRIGATION SYSTEM SHALL PROVIDE "HEAD TO HEAD" COVERAGE.
- ALL HEADS SHALL BE MOUNTED ON SWING JOINTS.
- PER F.B.C. 2004, ALL IRRIGATION HEADS AND RISERS WILL BE INSTALLED A MINIMUM OF 1' AWAY FROM BUILDINGS AND/OR STRUCTURES.

IRRIGATION PLAN

SCALE: 1" = 20'-0"



CARLOTA AT SOUTH BEACH

511-515 16TH STREET
MIAMI BEACH, FL 33139

HISTORICAL PRESERVATION BOARD APPLICATION PACKAGE

© COPYRIGHT 2004 BY BBA ARCHITECTURE, INC. ALL RIGHTS RESERVED. NO PART OF THIS DOCUMENT MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION IN WRITING FROM BBA ARCHITECTURE, INC.

DATE: DECEMBER 8TH 2017

SCALE: AS SHOWN

PROJECT No.: 17 02 01



LAURA M. LLERENA-HERNANDEZ
LANDSCAPE ARCHITECT, F.L.A.C. 00018018

SUBMITTAL:

IRRIGATION PLAN

DESIGNING BEAUTIFUL SPACES



LAURA LLERENA & ASSOCIATES

LANDSCAPE ARCHITECTURE

13170 S.W. 128th Street, Suite 207, Miami, FL 33186
Tel: 305-256-1199 / Fax: 305-256-1155
www.llderena-associates.com

DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE AND SHALL REMAIN THE PROPERTY OF THE LANDSCAPE ARCHITECT. WHATEVER THE PROJECT FOR WHICH THEY ARE MADE IS EXECUTED OR NOT, THEY ARE NOT TO BE USED BY OWNER ON OTHER PROJECTS EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION TO THE LANDSCAPE ARCHITECT.



BERENBLUM BUSCH ARCHITECTURE, INC.
AA26002109

IR-100