

**HPB FINAL SUBMITTAL  
02-02-2018**

**CASE N.HPB18-0186**

## LANDSCAPE PLANS AND EXHIBITS

\* SEE ATTACHED DOCUMENT *DRAWING LIST* FOR A DETAILED LIST OF DRAWINGS INCLUDED IN THIS PDF

PROJECT: **M002\_7845 ATLANTIC WAY**  
ADDRESS: 7845 Atlantic Way, Altos del Mar District, 33141, Miami Beach (FL)

CLIENT: Farid Suleman, Loxodonta Ventures LLC

**Orlando Comas, ASLA**  
LANDSCAPE ARCHITECT  
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STRUCTURE CONSULTANT

MEP CONSULTANT

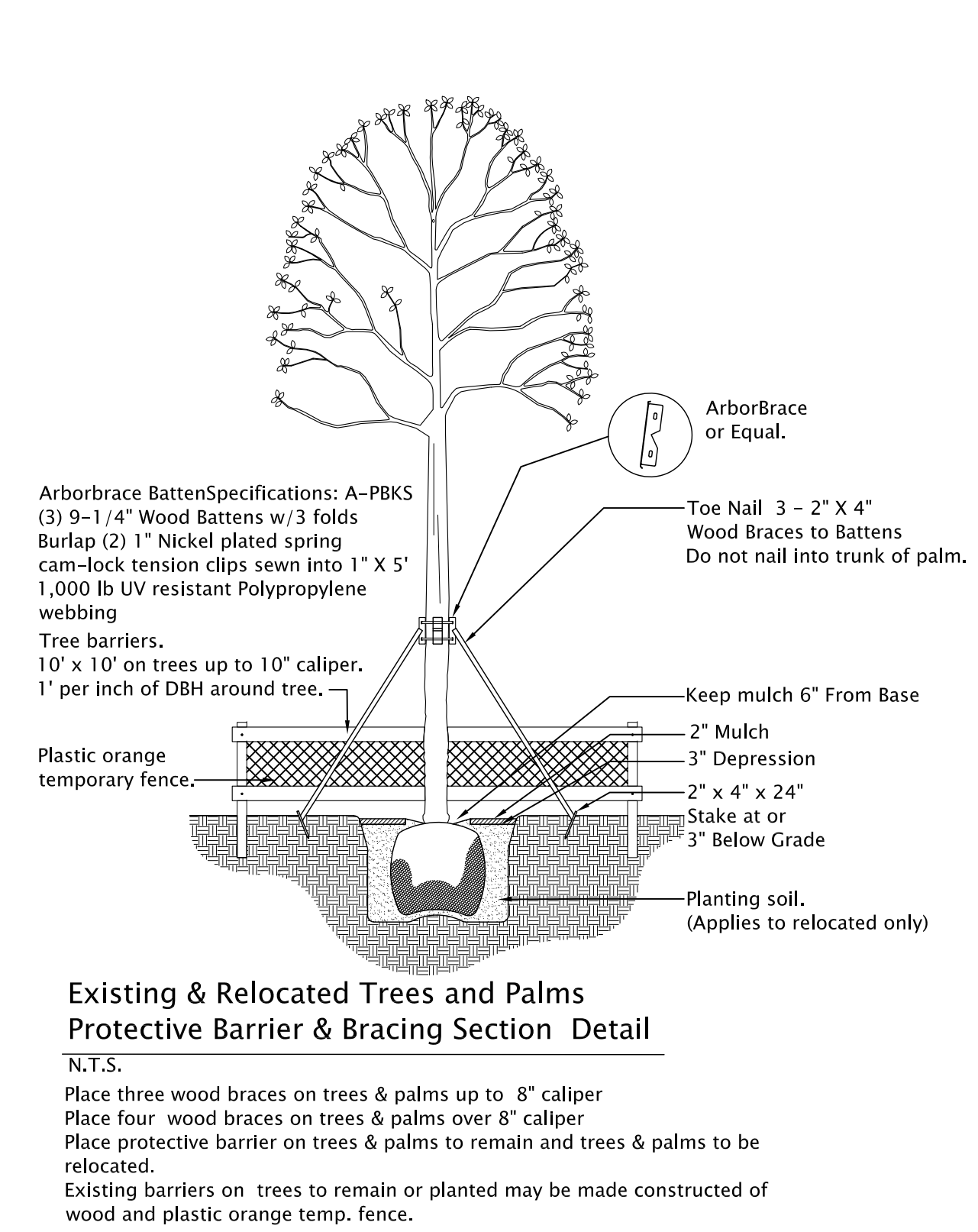
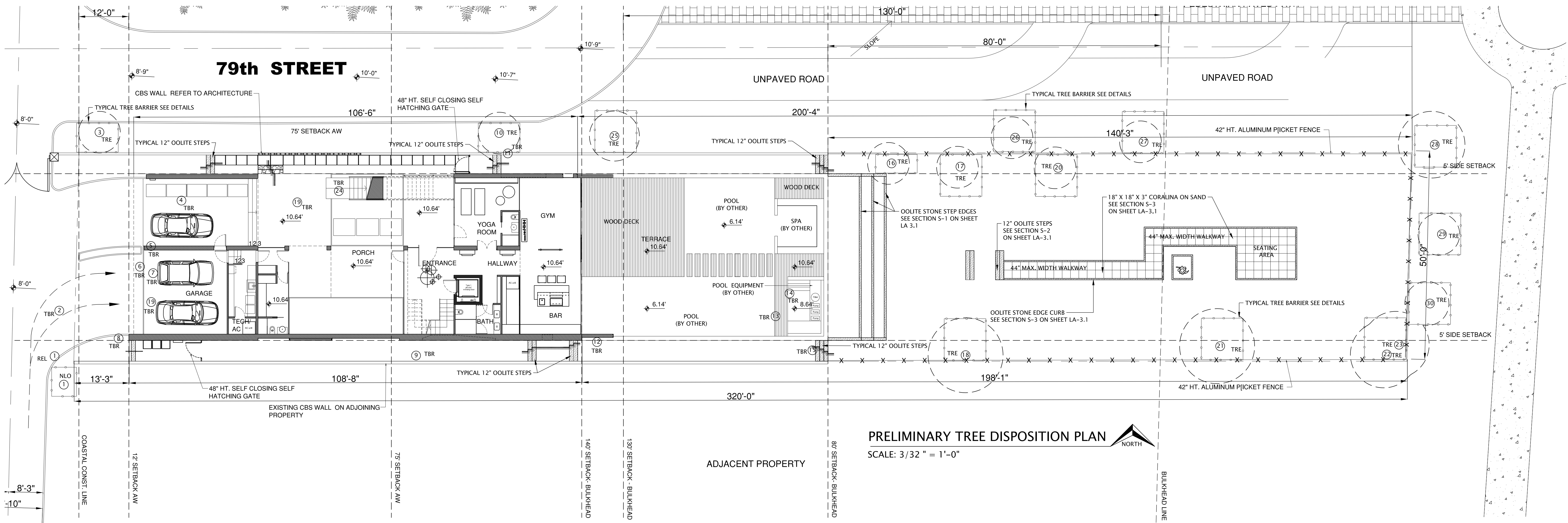
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 MIAMI (FL) 33137  
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PHASE		PRIMARY TECHNICAL DISCIPLINE		DRAWING No.	DRAWING CONTENT
SCHEME DESIGN		LANDSCAPE PLANS AND EXHIBITS		LA-00	COVER SHEET LANDSCAPE
JOB	DRAWN BY	CHECKED BY	DATE	SCALE	PDF NAME
M002	TMH	TMH	02-02-2018		02-02-2018 LANDSCAPE

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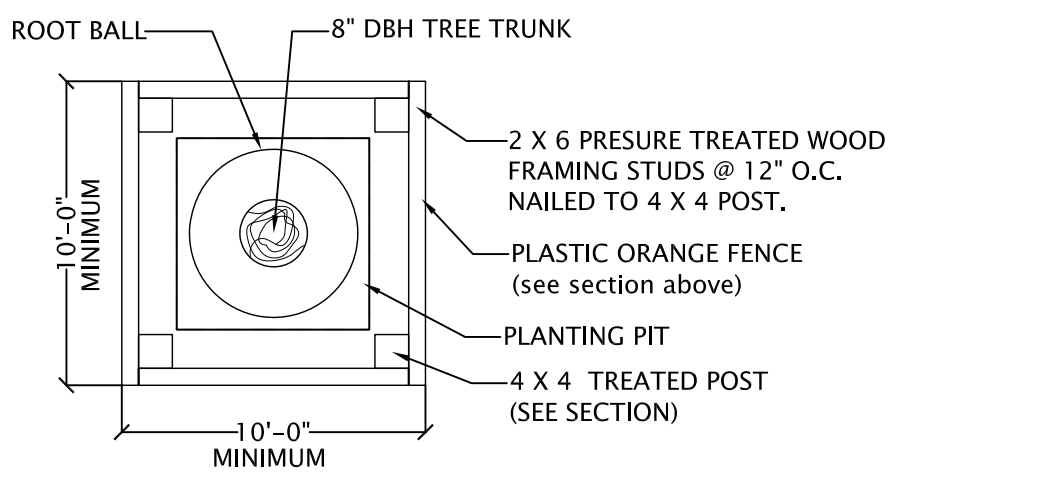


ABBREVIATION LEGEND	
T.O.W.	TOP OF WALL
T.O.C.	TOP OF COPING
T.O.S.	TOP OF STEP
T.O.B.	TOP OF BENCH
T.O.L.	TOP OF LANDING
T.S.B.	TOP OF OOLITE STONE BLOCK
B.O.S.	BOTTOM OF STEP
T.O.D.	TOP OF DRAIN
H.P.	HIGH POINT
L.P.	LOW POINT
C.O.R.	CROWN OF ROAD
T.O.F.	TOP OF FENCE
EXISTING	EXISTING GRADE
SLP	SLOPE
EST	ESTIMATED BY INTERPOLATION



Existing & Relocated Trees and Palms Protective Barrier & Bracing Section Detail

N.T.S.  
Place three wood braces on trees & palms up to 8" caliper  
Place four wood braces on trees & palms over 8" caliper  
Place protective barrier on trees & palms to remain and trees & palms to be relocated.  
Existing barriers on trees to remain or planted may be made constructed of wood and plastic orange temp. fence.



TREE PROTECTIVE BARRIER DETAIL-PLAN VIEW DETAIL

Tree protection during construction, N.T.S.

GENERAL NOTES:

- NOTE A. ALL WORK SPECIFIED IN THIS PLAN SHALL BE PERFORMED IN COMPLIANCE WITH AND APPLICABLE TREE ORDINANCE OF THE MUNICIPALITY'S CODES.
- NOTE B. LANDSCAPE CONTRACTOR OR ARBORIST RESPONSIBLE FOR TREE RELOCATION AND REMOVAL SHALL PLACE PROTECTIVE BARRIERS AS PER DETAIL, IN ALL TREES WHICH SHOW BARRIER.
- NOTE C. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL TREE BARRIERS IN PLACE AND FOR WATERING THE TREES THROUGHOUT THE DURATION OF THE CONSTRUCTION WORKS. IF ANY OF THE RELOCATED OR PLANTED TREES SHOWN IN THIS PLAN DIES DURING CONSTRUCTION AS A RESULT OF NEGLIGENCE, GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ITS REPLACEMENT.
- NOTE D. OWNER SHALL BE RESPONSIBLE FOR REPLACEMENT OF ANY TREE THAT DOES NOT SURVIVE REGARDLESS OF CAUSE.
- NOTE E. STREET TREES AND PROTECTIVE BARRIERS WITHIN RIGHT OF WAY SHOWN IN THIS PLAN HAVE ARE REQUESTED AS STREET TREES BY MUNICIPALITY AS CONDITION FOR PERMIT APPROVAL. BY APPROVING THIS PLAN, MUNICIPALITY HOLDS LANDSCAPE ARCHITECT HARMLESS OF ANY ACCIDENTS OR DAMAGES TO ANY PARTY'S PROPERTIES OR PERSONAL INJURY OR DEATH AS A RESULT OF THE PLANTING OF THESE TREES WITHIN THE PUBLIC RIGHT OF WAY.
- NOTE F. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING ALL OF HIS EMPLOYEES AND SUB-CONTRACTORS FROM CAUSING ANY TYPE OF DAMAGE TO THE EXISTING TREES.
- NOTE G. ALL TREES SHOWN TO BE RELOCATED ARE TO BE RELOCATED WITHIN THE SAME PROPERTY AND ITS NEW LOCATION SHOWN WITH ABBREVIATION "NLO".
- NOTE H. PROTECTION BARRIERS AROUND TREES FOLLOWING ASI AND ANSI 300, PART 5 & 6 HAVE BEEN FOLLOWED WITHIN THE SPACE LIMITS ALLOWED WITHIN THE SITE, SUCH AS EXISTING SEA WALL, ALLOWING SPACE FOR PROPOSED CONSTRUCTION INCLUDING FOOTING EXCAVATION, AND NOT ENCRDACHING INTO ADJACENT PROPERTIES.

MITIGATION CHART

#	TREE SPECIE REMOVED	QUANTITY	PROPOSED MITIGATION SPECIE		Ø	HEIGHT	CANOPY	QUANTITY
15	Cocos nucifera	1	Coccoloba diversifolia	Pigeonplum	2"	12'	6'	1
2	Mangifera indica	1	Cordia sebestena	Orange geiger	2"	12'	6'	2
4,9	Veitchia merrillii (triple trunk)	2	Coccoloba diversifolia	Pigeonplum	2"	12'	6'	2
5,7	Sabal palmetto	2	Sabal palmetto	Pigeonplum	2"	12'	6'	2
12,19	Coconarpus erectus sericeus	2	Conocarpus erectus	Green Buttonwood	3"	12'	6'	2

EXISTING TREE DISPOSITION CHART

#	TREE SPECIE	COMMON NAME	Ø	HEIGHT	CANOPY	ROW	HEALTH	MITIGATION	COMMENT	DISPOSITION
1	Phoenix dactylifera Medjool	Date palm	14'	22'	16'	●	GOOD			RELOCATE
2	Mangifera indica	Mango tree	8"	18'	12'	●	GOOD	YES - SEE CHART	WITHIN DRIVEWAY	REMOVE
3	Phoenix dactylifera Medjool	Date palm	14'	22'	16'	●	GOOD			REMAIN
4	Veitchia merrillii (triple trunk)	Christmas palm	5"x3	14'	10'		GOOD	YES - SEE CHART	WITHIN FOOTPRINT	REMOVE
5	Sabal palmetto	Cabbage Palm	11"	18'	8'		FAIR	YES - SEE CHART	WITHIN FOOTPRINT	REMOVE
6	Brassala actinophylla	Schefflera	7"	14'	8'		-		PROHIBITED	REMOVE
7	Sabal palmetto	Cabbage Palm	11"	18'	8'		FAIR	YES - SEE CHART	WITHIN FOOTPRINT	REMOVE
8	Ravaenala madagascarensis	Travelers Palm	11"	16'	12'		POOR	NO	WITHIN FOOTPRINT	REMOVE
9	Veitchia merrillii (double trunk)	Christmas palm	5"x2	15'	10'		FAIR	YES - SEE CHART		REMOVE
10	Cocos nucifera	Coconut palm	11"	35'	18'	●	GOOD			REMAIN
11	Brassala actinophylla	Schefflera	6"	12'	7'			NO	PROHIBITED	REMOVE
12	Coconcarpus erectus sericeus	Silver Buttonwood	7"	12'	10'			YES - SEE CHART	WITHIN FOOTPRINT	REMOVE
13	Livistonia chinensis	Chinese fan palm	8.5"	8'	8'			NO	WITHIN FOOTPRINT	REMOVE
14	Livistonia chinensis	Chinese fan palm	8.5"	8'	8'			NO	WITHIN FOOTPRINT	REMOVE
15	Cocos nucifera	Coconut palm	11"	30'	18'		GOOD	YES - SEE CHART		REMOVE
16	Cocos nucifera	Coconut palm	12"	35'	18'		GOOD			REMAIN
17	Cocos nucifera	Coconut palm	11"	30'	18'		GOOD			REMAIN
18	Cocos nucifera	Coconut palm	10"	24'	16'		GOOD			REMAIN
19	Coconcarpus erectus sericeus	Silver Buttonwood	7"	12'	10'			YES - SEE CHART		REMOVE
20	Cocos nucifera	Coconut palm	10"	25'	18'		GOOD			REMAIN
21	Cocos nucifera	Coconut palm	11"	26'	18'		GOOD			REMAIN
22	Cocos nucifera	Coconut palm	9"	15'	14'		GOOD			REMAIN
23	Cocos nucifera	Coconut palm	9"	15'	14'		GOOD			REMAIN
24	Brassala actinophylla	Schefflera	8"	12'	8'				PROHIBITED	REMOVE
25	Coccoloba uvifera	Seagrape	8"	12'	8'	●	FAIR			REMAIN
26	Coccoloba uvifera	Seagrape	8"	10'	10'	●	FAIR			REMAIN
27	Coccoloba uvifera	Seagrape	8"	14'	10'	●	FAIR			REMAIN
28	Coccoloba uvifera	Seagrape	8"	20'	20'	●	GOOD			REMAIN
29	Coccoloba uvifera	Seagrape	8"	12'	10'	●	FAIR			REMAIN
30	Serenoa repens	Saw palmetto	2"/4"	8'	8'	●	GOOD			REMAIN
31	Schinus terebinthifolia	Brazilian pepper	-	-	-			NO	PROHIBITED	REMOVE

ROW = Within right of way - Outside subject property

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ARCHITECT

PHASE

SCHEME DESIGN

JOB

M002

PRIMARY TECHNICAL DISCIPLINE

CHECKED BY

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DRAWING No.

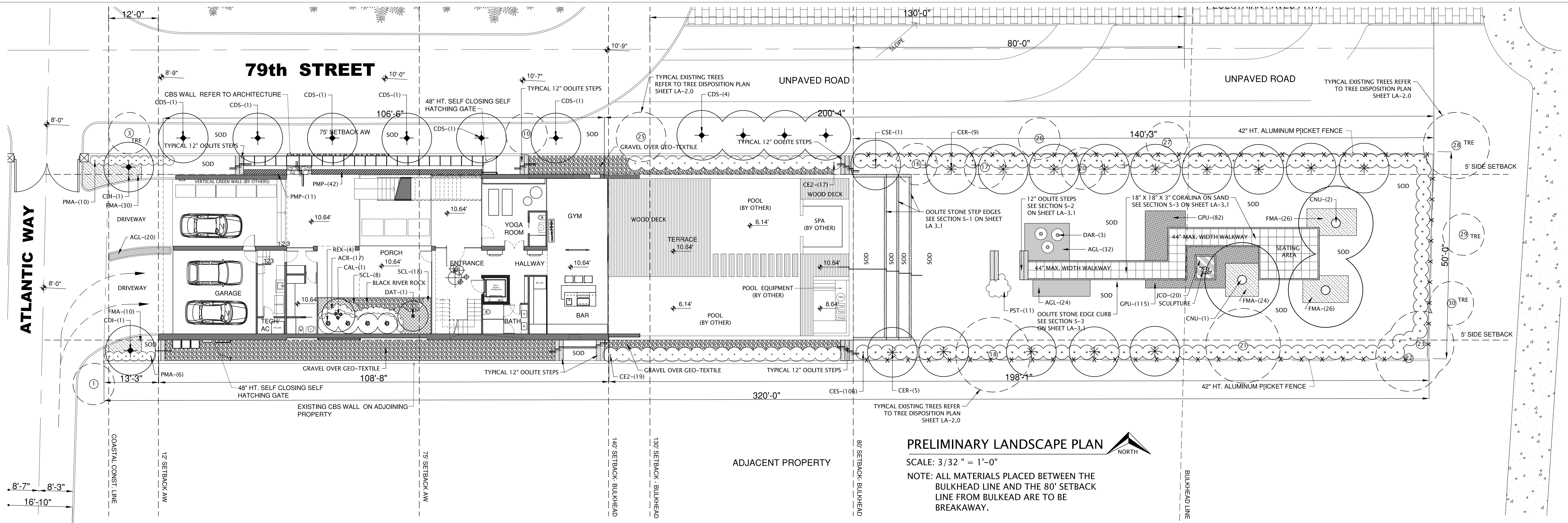
SCALE

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LANDSCAPE NOTES:

01. Non Cypress variety mulch shall extend under all trees, shrubs and ground cover beds to the closest hard edge or sod border, in a minimum of 3" depth. Red or any other colored mulch will not be acceptable.
02. All plants shall meet the minimum standard of "Fancy" as specified in Grade and Standards for Nursery Plants as published by the Division of Plant Industry, Florida Department of Agriculture, latest edition. If in doubt, a private professional shall be appointed by Landscape Architect to provide a final and conclusive grading of the plant material.
03. All shrubs to be planted a minimum of 24", and ground covers a minimum of 12" from the edge of any hardscape (walks, building walls, pond's edge, etc...). Shrubs such as Ikora, Raphiolepis and other species which grow larger than 48" spread, shall be planted at 1/2 the estimated adult's spread diameter from the edges of any hardscape.
04. All trees and palms over 8' in height shall be braced to prevent lateral movement for a period of six months from the date of planting. Either wood braces as shown in the planting detail, or the wire and turnbuckle method shall be used. No nails, screws, metal straps or wires are to be used directly against the trees or palms trunks.
05. All palms except for species such as Cocos, Acoelorrhaphie, Raphis, and other multi-trunk palms, shall have straight trunks. No curved or arched trunks will be acceptable. All palms trunks shall be free of scars, decay or any damage caused by digging, transport or planting handling of the same.
06. All work by the Landscape Contractor shall be performed in a professional and sound manner in accordance with established standards of landscape installation practices and workmanship.
07. Landscape Contractor is responsible for verifying & counting all plant quantities prior to bidding. Individual quantities by areas shall prevail over the quantities shown in Legend. Plant Legend is shown mainly to identify the different species and quantities are shown as an aid, not a certified count. Therefore it shall be Landscape Contractor's responsibility to supply the required quantity of plant material specified for each area, regardless of the quantity shown in the Legend. Quantities shown in the plans may vary due to actual site scale, job conditions etc... Landscape Architect assumes no responsibility for the actual plant count necessary for the successful completion of the work. Any excess quantity of plant material specified which does not fit into the area for which it was called for should be credited to the Owner.
08. Landscape Contractor and his subcontractors shall be licensed and insured as required by the municipality, county, state or any other governmental agency requiring a license or insurance in order for the Landscape Contractor to perform his work.
09. All work shall conform to the City of Miami Beach landscape ordinances and any other landscape ordinance in effect at the project's location.
10. Landscape Contractor is required to procure and obtain any necessary permits applicable for the successful completion of this project, if applicable.
11. Landscape material shall not be allowed to grow in such a manner as to impede street front triangle of visibility to property owner or neighbors, so as to materially impede vision between a height of 2.5 feet and 8 feet.
12. Landscape contractor shall call Sunshine State One Call Center of Florida at 1-800-432-4770 (Toll Free) 48 hours before digging.
13. Landscape Contractor is responsible for inspecting the site and physically observing all the site conditions prior to entering into Agreement or Contract with Owner. Landscape Contractor shall coordinate his work with the General Contractor or Construction Manager in such a manner as to allow for a speedy and orderly completion of all work on the site, and special attention to location of all underground wires, pipes, footings, etc...
14. Any excess soil, landscape materials and debris from the Landscape Contractors' work shall be removed from the site immediately upon completion of his works.
15. Should Landscape Contractor find any discrepancies, unavailability of material or any question regarding the adherence to this plan, no decision shall be taken without specific consultation with the Landscape Architect, including substitutions when required. Landscape contractor shall not make any unauthorized substitutions of either specie, quality or size of any plant material without Landscape Architect's authorization.
16. All areas not planted with shrubs or ground covers or specified to be another landscape material such as mulch, bark, stones, etc., is to be covered with sod. Inclusive of areas in the Right of way between edge of city or community pavement or curb and property line and/or sidewalks.
17. Any railroad tie, stone or other type of specified retaining walls, are to be placed by Landscape Contractor according to space allowed and slope requirements with prior on site consultation with Landscape Architect. They are to be placed taking into consideration existing site conditions and plant root balls requirements. Landscape Contractor shall spray mark the location of proposed walls and obtain Landscape Architect approval of proposed locations prior to digging trenches for retaining walls.
18. Landscape Contractor shall coordinate all of his planting in raised planters or any planting areas requiring water proofing or any other special applications, as well as any and all hardscape and paving specifications and construction details with the General Contractor. These specifications and details are not part of the Landscape Architect's scope of work.
19. Landscape Contractor shall coordinate digging, planting and bracing of all plant material within the Project with the General Contractor and the Owner, particularly those in which a conflict with pedestrian or vehicular traffic may arise as a result of placement of equipments and specially temporary braces on trees. Landscape Contractor shall coordinate the planting and bracing of any of the large plant material ahead of time to allow for removal of braces at time of certificate of completion or opening of Project, as per "Owner's" instructions and deadlines.
20. Trees to be planted within existing hedges are to be planted without disturbing the appearance of the existing hedges. Landscape Contractor shall inspect the health condition of all existing plant material to remain prior to bidding and prior to commencement of works to verify they are in good healthy conditions. If not in adequate conditions to remain, Owner shall be informed immediately for proper instructions on how to proceed.
21. Any existing plant material destroyed or damaged during construction shall be replaced with the same species, and Owner be informed of the reason, specie and quantity of the replacement for proper reimbursement, if any.
22. Contractor shall prior to planting, provide photos of all plant material marked with a "79" in the Plant Legend's column shown as Note 22, or described as a specimen plant material for landscape architect approval. Regardless of photo approval and specification in plan or legend, Landscape Architect has the right to refuse any plant material not considered Florida Fancy if in doubt of grading quality, refer to Note 2 of this notes.
23. Where arrows are shown next to palms such as e.g. coconuts (CNU) they show the curvature direction, if no arrow is shown then a straight trunk is desired. Under no circumstance shall the trunk of a palm or tree interfere with vehicular or pedestrian traffic. This note applies to projects where palms are specified.
24. Unless a different height number is shown next to trunk in the plan, palms specified at a given trunk height (e.g. 16' c.t. (clear trunk) ) are to be considered specified at the height size specified in the plan and prevail over the plant legend.
25. Landscape Contractor shall request written specifications from Landscape Architect prior to entering in to contract with owner and attach a copy to contract. Non compliance of this note does not relieve Landscape Contractor of all requirements included in the written specifications.
26. By accepting this plan, and submitting it to the municipal authorities or any other building and zoning authority, Owner releases and Holds Landscape Architect Harmless from any legal responsibility as a consequence of any legal actions arising from the selection, installation, maintenance, natural plant material growth habit, such as falling fronds, seeds, branches, etc...of the landscape and planting materials specified in this plan.
27. If Landscape Contractor finds availability difficulties with any specific plant material, he shall propose one (or several) as alternate to Landscape Architect, and obtain final decision from Landscape Architect as to specie to be used.
28. This plan and the written specifications together are the landscape construction documents to be used for bidding and construction purposes.
29. Landscape contractor shall verify, if due to architectural changes, if the dimensions of any landscape has changed and how this affects the area for a specified plant material. One example is Medjool Date Palms need to be planted in no less than a clear 60 inch by 60 opening, preferably more. It shall be the Landscape contractor's responsibility to verify this before bringing the plant(s) to the site. Another example is the minimum five feet width dimensions in parking lot islands, exclusive of concrete curbs. Landscape contractor shall inform Owner and Landscape Architect if this is not the site condition.
30. In absence of landscape contractor or a designated supervisor of the landscape contractor's or his subcontractor's employees regarding the installation of the works specified in this plan if in his opinion work is not being performed as specified.
31. All vines require a structure for them to grow into which shall be supplied by landscape contractor and included as part of the work whenever a vine is specified in this plan. Landscape contractor shall obtain details of structure from landscape architect.
32. Landscape contractor shall coordinate this plan with, notes, details and specifications in this sheet, grading plan, irrigation plan and lighting plan. All landscape sheets are part of the construction documents for this project. It shall be the general contractor and/or landscape contractor's responsibility to read and understand all the information contained in this sheet including plan, details, legend and notes in all the sheets of the landscape plan set.

CITY OF MIAMI BEACH - LANDSCAPE REQUIREMENTS - CHAPTER 126

Single Family Home District		Tree Requirements		Species		Street Tree Requirements		Shrub Requirement		Max Lawn area	
Required	Provided	Required	Provided	Required	Provided	Required	Provided	Required	Provided	Required	Provided
15	17	4	4	6	6	252	255	50% (8,000)	30% (4,659)		

PLANT LEGEND

Code	Botanical name	Common name	DBH	Height	Canopy	Nat.	Quantity	Specific.
TREES								
CDI	Coccoloba diversifolia	Pigeonplum	2"	12' min.	6' min.	Y	2	
CDS	Coccoloba diversifolia	Pigeonplum	2"	12' min.	6' min.	Y	10	
CER	Conocarpus erectus	Green buttonwood	2"	12' min.	6' min.	Y	14	
CSE	Cordia sebestena	Geiger tree	2"	12' min.	6' min.	Y	1	

PALMS

CNU	Cocos nucifera	Coconut palm	8"-10"	10' c.t.	-	Y	3	
CAL	Coccothrinax Alta	Silver Palm	10'	-	N	1		
REX	Rhapis Excelsa	Lady Palm	6'-7"	4'	N	4		shade grown/multitrunk

SHRUBS

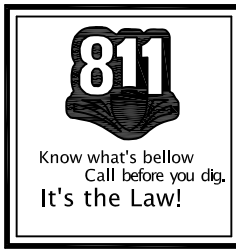
PMA	Podocarpus macrophyllus	Yew pine	4'	24" MIN	N	16	24" O.C.
PMP	Podocarpus pringles	Dwarf podocarpus	14"	14"	N	70	14" O.C.
CE2	Conocarpus erectus Syr.	Green buttonwood	48"	24"	N	46	36" O.C.
CES	Conocarpus erectus Syr.	Silver buttonwood	48"	24"	N	116	36" O.C.
DAR	Dracaena arborea	Dracaena spp.	4'-7"	36"	N	3	single trunk/staggered
DAT	Dracaena arborea	Dracaena spp.	7'-8"	60"	N	1	triple trunk/shade grown

GROUND COVERS

AGL	Arachis glabrata	Perennial peanut	1 gal.	-	N	76	14" o.c.
ACR	Agloenema creta	Red agloenema	3 gal.	-	N	17	18" o.c.
FMA	Ficus microcarpa 'Green Island'	Green island ficus	3 gal.	-	N	116	24" o.c.
PST	Pennisetum setaceum	Fountain grass	3 gal.	-	N	11	18" o.c.
GPU	Gaillardia pulchella	Blanket flower	1 gal.	-	N	197	12" o.c.
JCO	Juniperus Horizontalis 'Compacta'	Dwarf Creeping Juniper	14"	14"	N	20	18" o.c.
SCL	Spathiphyllum 'Clevelandi'	Dwarf Spathiphyllum	3 gal.	18"	N	26	18" o.c.

GRASSES

SOD	Stenotaphrum secundatum/palmetto	Palmetto grass					as shown	SOD
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ABBREVIATIONS:

g.t.=Gray Trunk,  
c.t.=Clear Trunk,  
o.c.=On Center,  
B&B=Ballied and Burlaped.  
o.a.=Overall Height.

SPO=Spread,  
NAT.=Native specie,  
g.w.=Gray Wood  
min.=minimum

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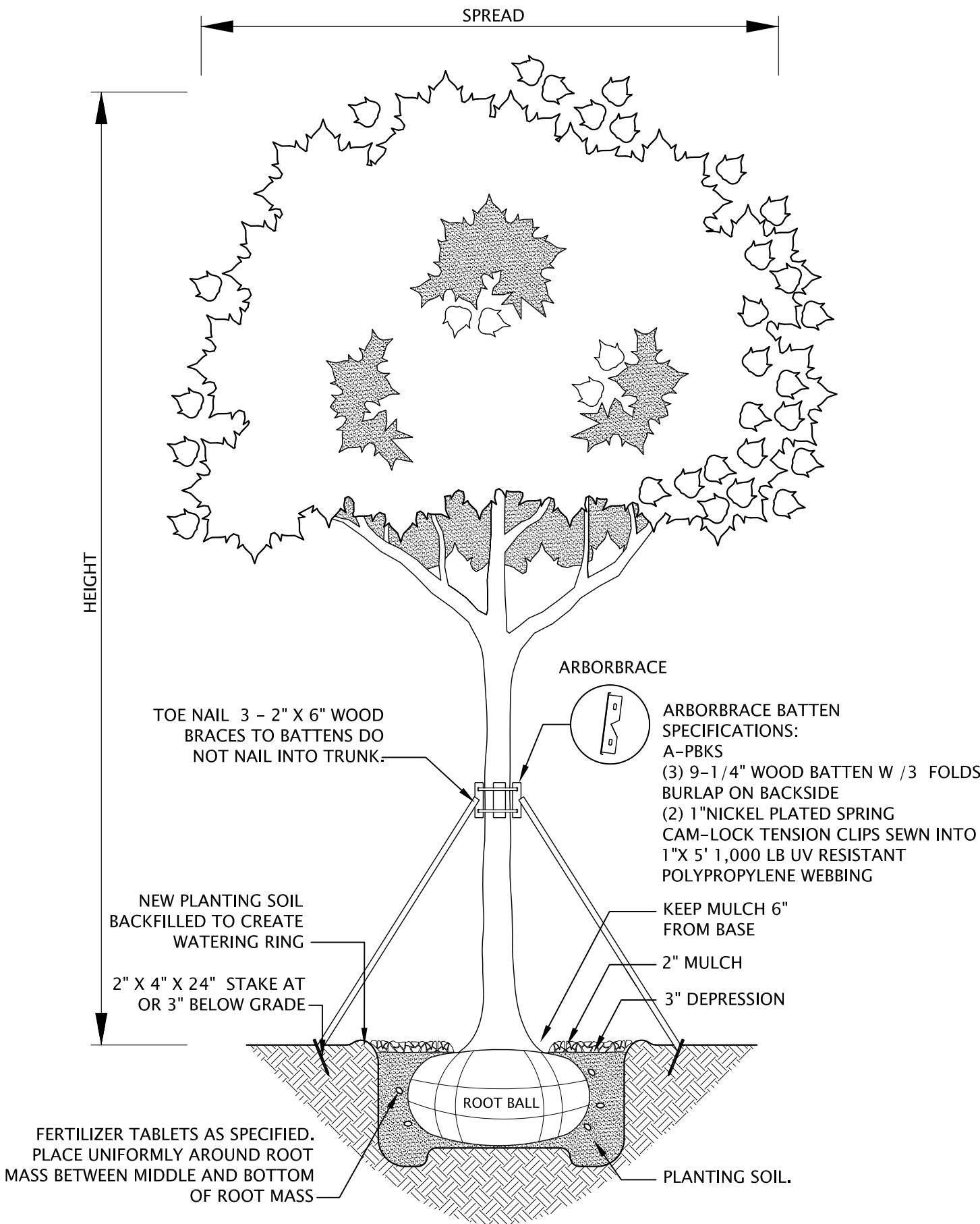
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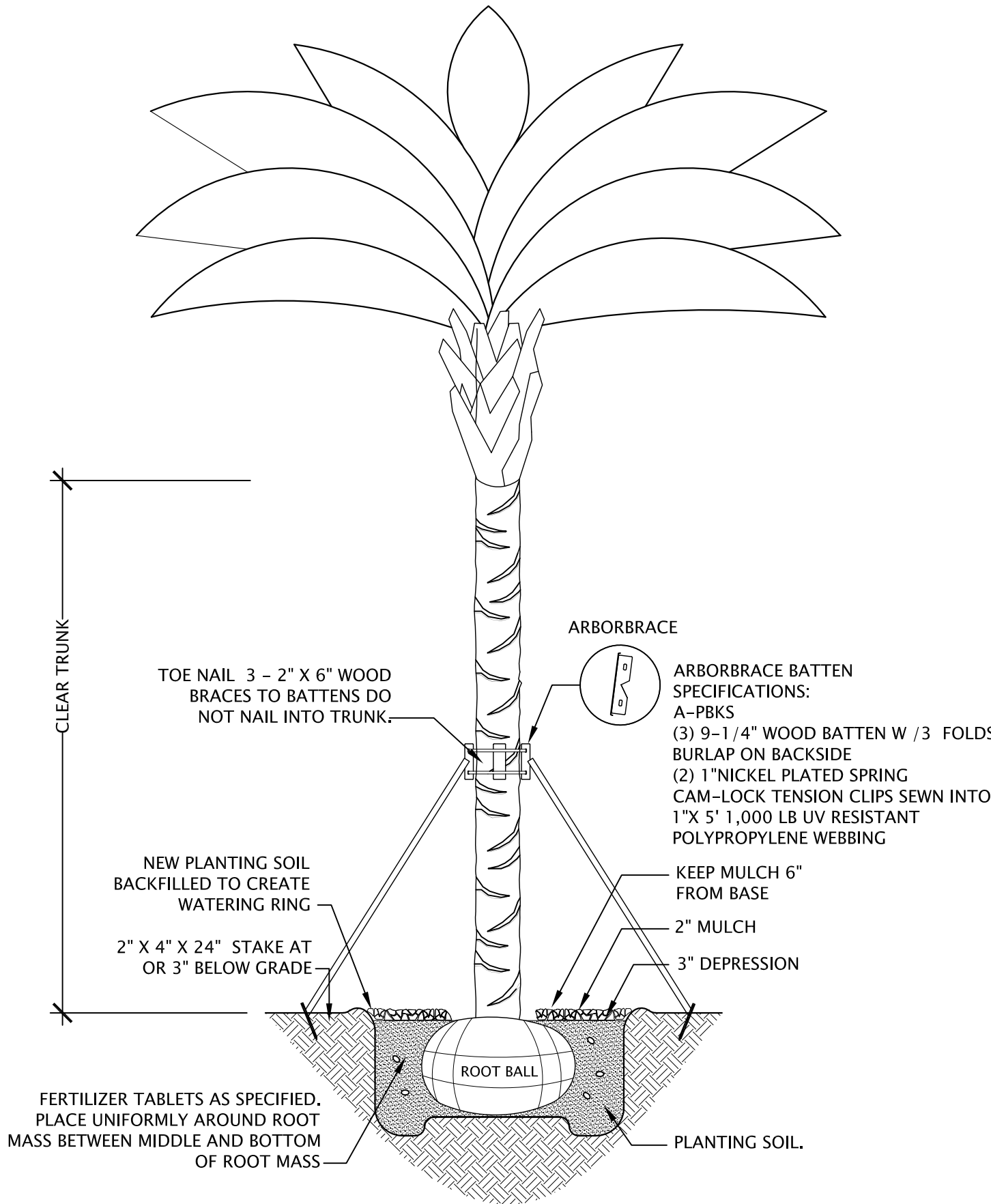
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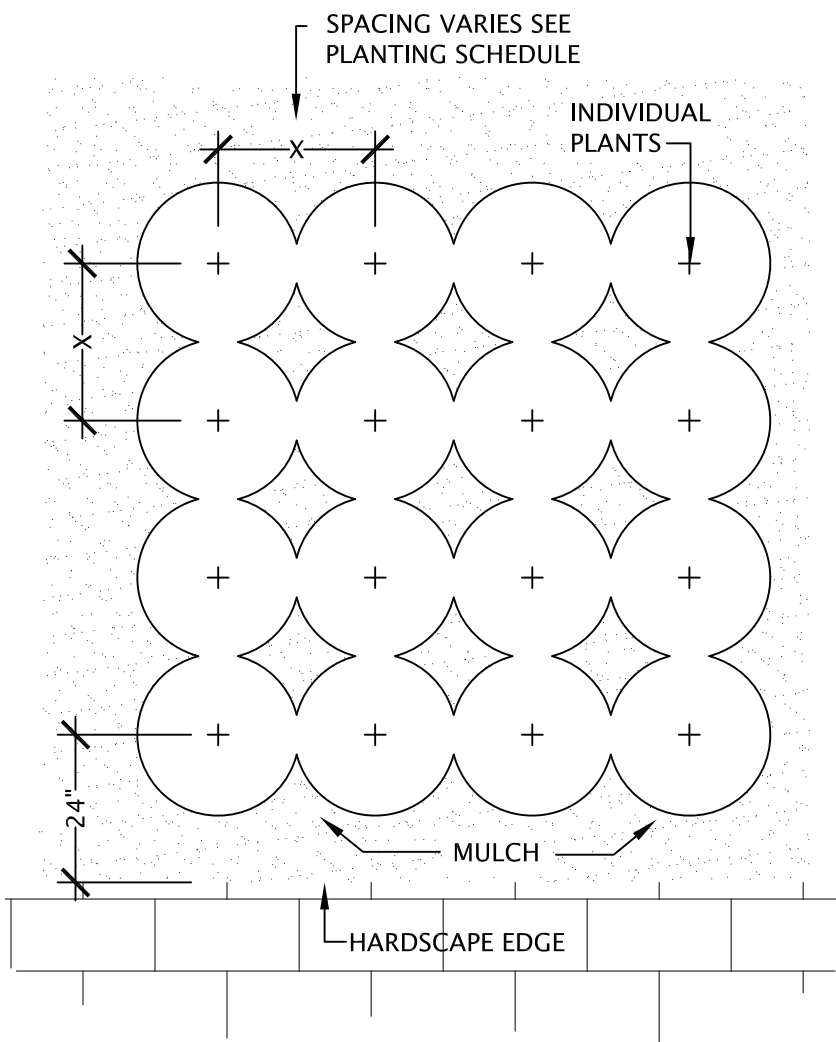
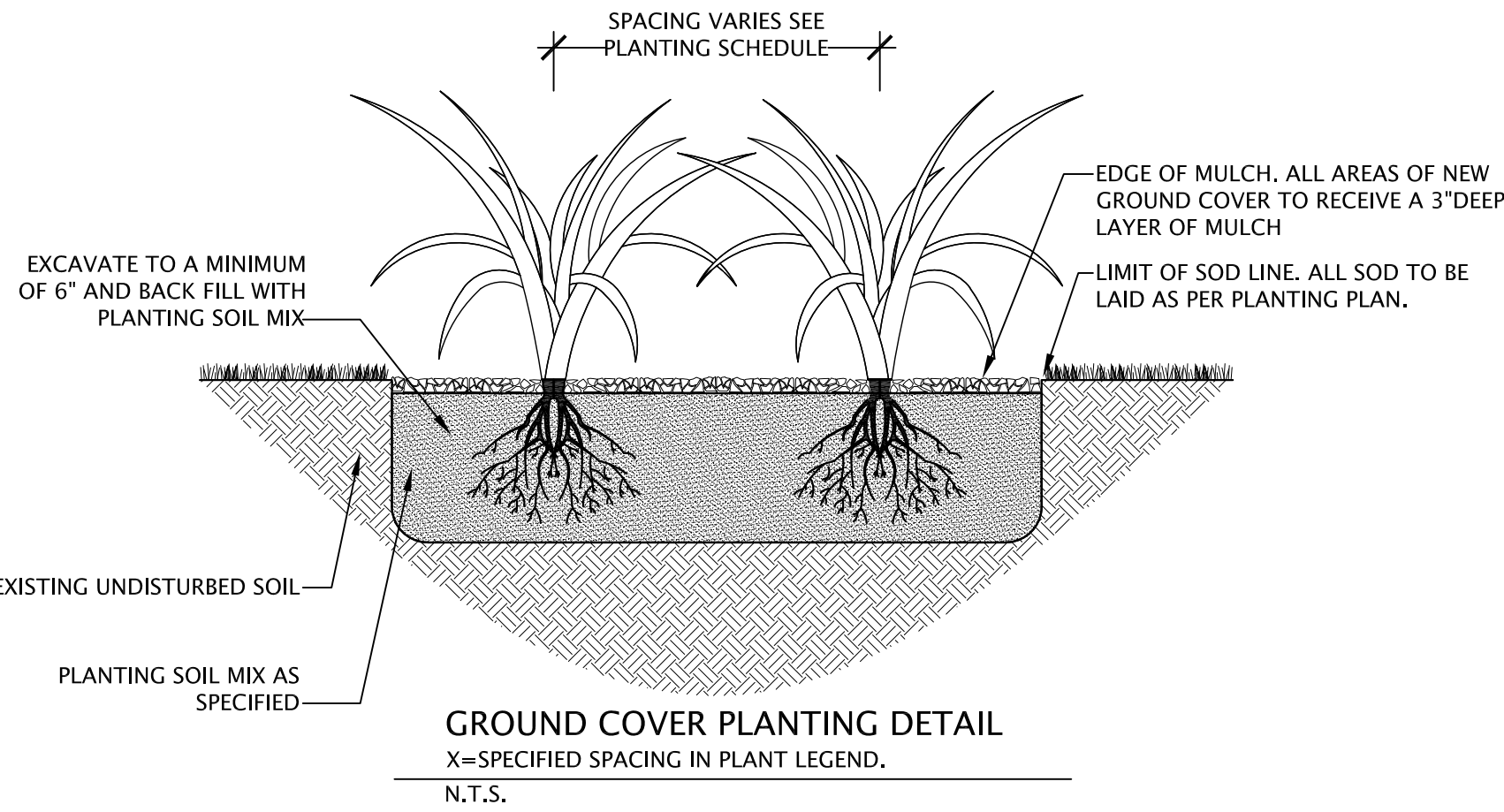
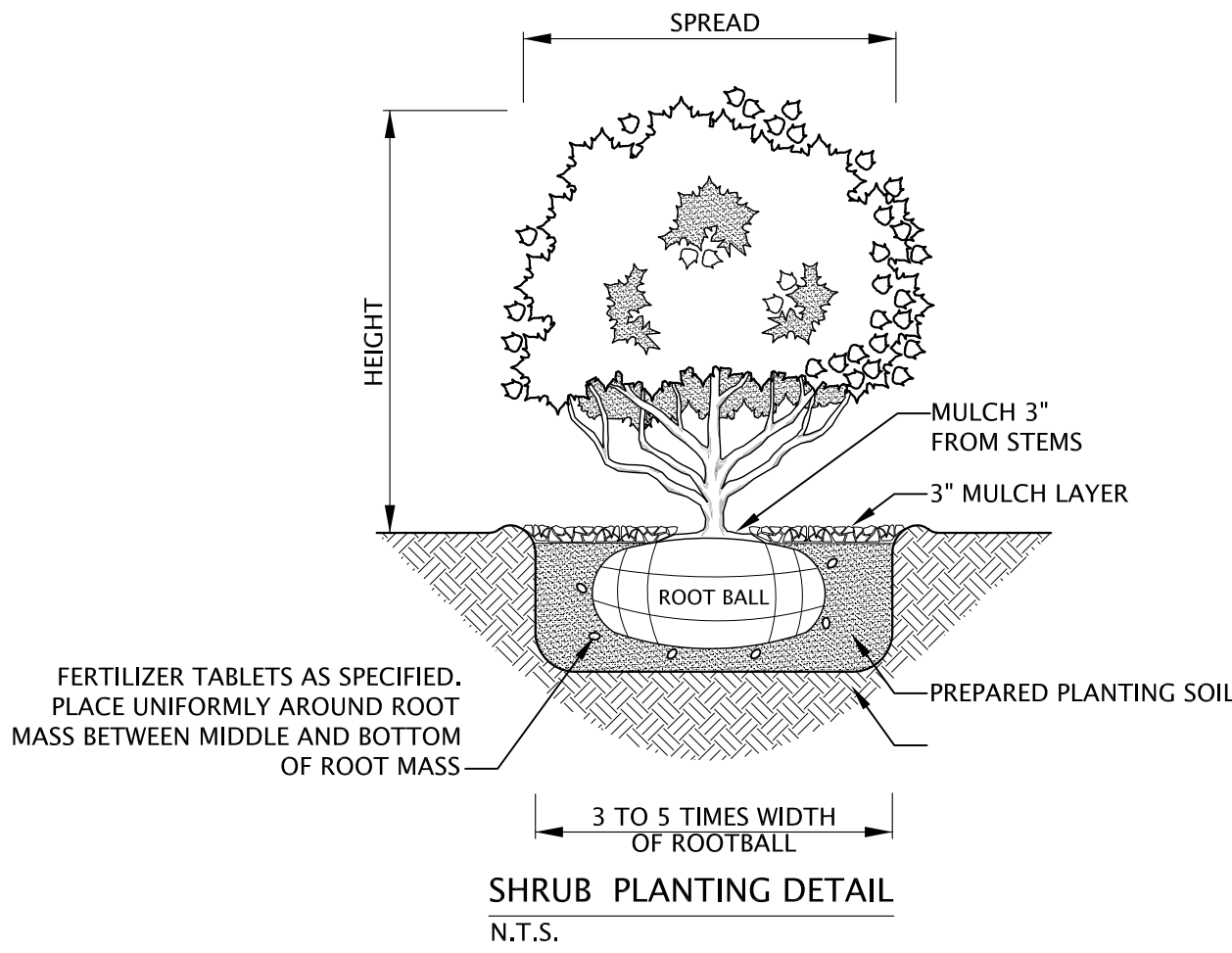




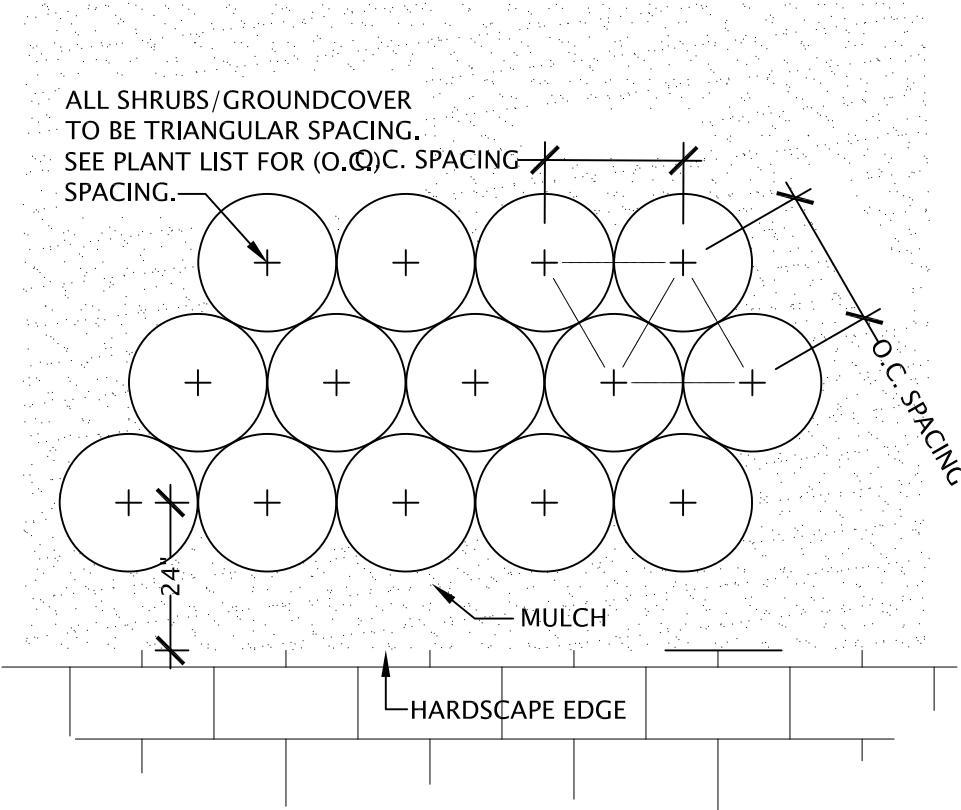
TREE PLANTING DETAIL (3.5" - 6" CALIPER)  
N.T.S.  
NOTE 1: NOTE: ALL BRACING COMPONENTS BY ARBORANCHOR.



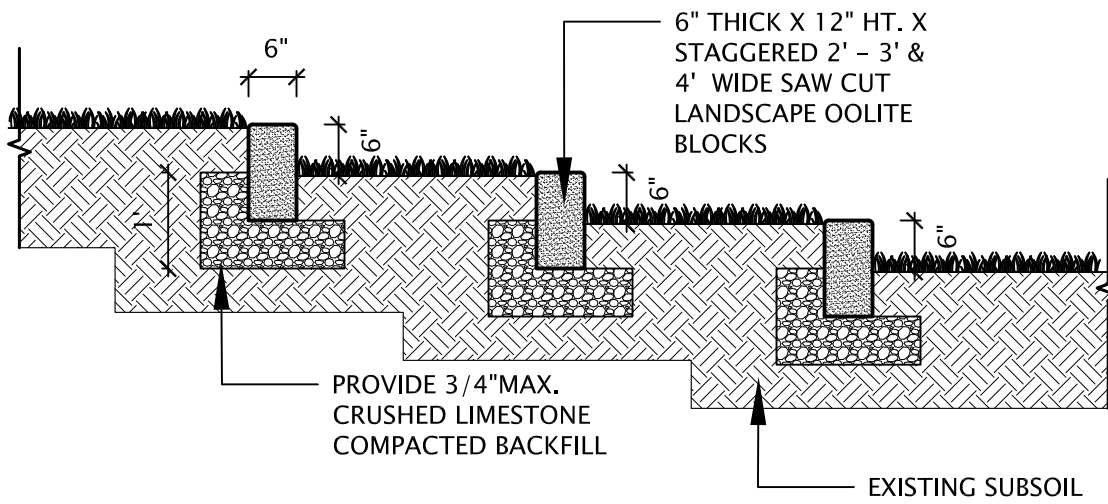
Palm Planting Detail (6"-14" Caliper .)  
N.T.S.  
Note 1: All bracing components by ArborBrace or similar.  
Note 2: Trees with caliper of 10" or more should follow the specs and materials of this detail using 5 instead of 4 2" x 6" wood braces, of this detail using 5 instead of 4 2" x 6" wood braces.  
Note 3: Landscape Architect may require additional bracing to those shown in details, as per site and soil conditions.



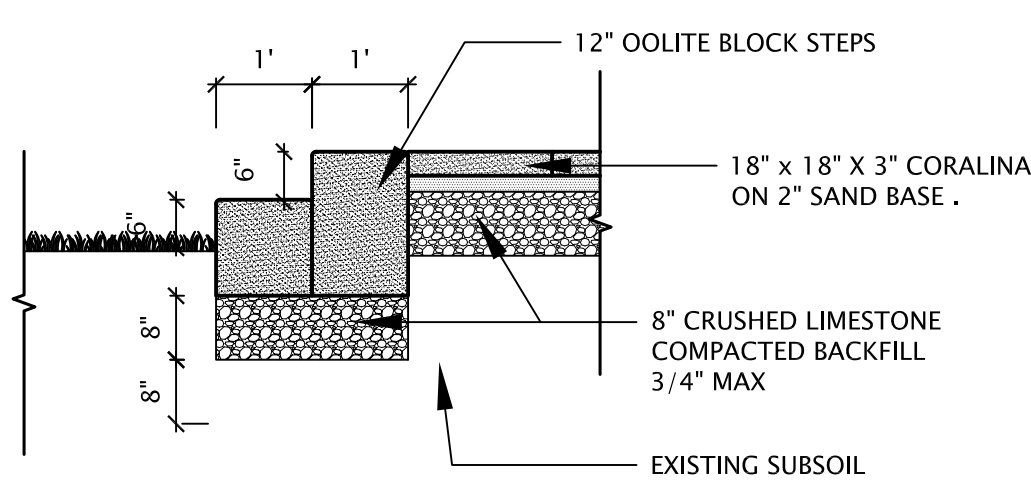
GROUND COVER PLANTING PATTERN  
X=SPECIFIED SPACING IN PLANT LEGEND.  
N.T.S.



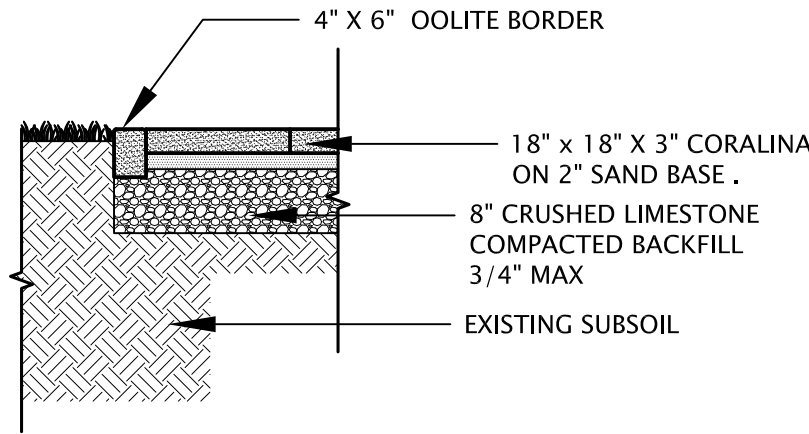
GROUND COVER PLANTING PATTERN (OFFSET)  
X=SPECIFIED SPACING IN PLANT LEGEND.  
N.T.S.



S-1 OOLITE STEPS SECTION  
SCALE: 1/2" = 1'  
NOTE: ALL MATERIALS PLACED BETWEEN THE BULKHEAD LINE AND THE 80' SETBACK LINE FROM BULKHEAD ARE TO BE BREAKAWAY.



S-2 OOLITE STEPS SECTION  
SCALE: 1/2" = 1'  
NOTE: ALL MATERIALS PLACED BETWEEN THE BULKHEAD LINE AND THE 80' SETBACK LINE FROM BULKHEAD ARE TO BE BREAKAWAY.



S-3 OOLITE BORDER  
SCALE: 1/2" = 1'  
NOTE: ALL MATERIALS PLACED BETWEEN THE BULKHEAD LINE AND THE 80' SETBACK LINE FROM BULKHEAD ARE TO BE BREAKAWAY.

PROJECT: **M002\_7845 ATLANTIC WAY**  
ADDRESS: 7845 Atlantic Way, Altos del Mar District, 33141, Miami Beach (FL)

CLIENT: Farid Suleman, Loxodonta Ventures LLC

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PHASE PRIMARY TECHNICAL DISCIPLINE DRAWING No. DRAWING CONTENT

SCHEME DESIGN

JOB	DRAWN BY	CHECKED BY	DATE	SCALE	PDF NAME
M002			02-02-2018		

LA 3.1



