Siteplan (Shown @10'-0" NGVD)
scale: 1/64"=1'-0"

SHORELINE VISUAL CORRIDOR
VIEW CORRIDOR REQUIRED: 72'-0" (20% OF LOT WIDTH)
VIEW CORRIDOR PROPOSED: 78'5" (EAST SIDE OF LOT)

View Corridor Diagram | AS2
03|11|16

Bella Isla Apartments - 31 Venetian Way - DRB Final Submittal

deformastudio 305.639.2053 | www.deformastudio.com info@deformastudio.com 1600 Ponce de Leon Blvd. suite 907 Coral Gables Fl 33134

N

LEGEND

EXISTING TREE TO REMAIN

EXISTING TREE TO BE REMOVED

EXISTING TREE TO BE TRANSPLANTED

BISCAYNE BAY

Banana Mass to be removed

MATCHLINE A

MATCHLINE B

THREE STORY BUILDING No 4 F.F.=6.83'

(LOT 38 E I ILE AMD. 5, PG. 11)

5' 0 5' 10' 15' 20'

GRAPHIC SCALE: 3/32"=1'-0"

EXISTING TREE DISPOSITION PLAN

SCALE: 3/32"=1'-0"

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BELLA ISLA
APARTMENTS

31 Venetian Way
Miami Beach FL 33139

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KEY PLAN

BISCAYNE BAY
ISLAND AVENUE
VENETIAN WAY

Office Registration #AA26002596

Issue #	Issue Date / For
1	03-10-2016 / DRB Submittal

Project No.: 14101-Venetian
Drawn by: T.K.S.
Approved by: K.E.G.
Date: 07/31/2016

SEAL

KIEHL SEMLER
FLORIDA REGISTERED LANDSCAPE ARCHITECT
RLA No. 6667205

DESIGN REVIEW BOARD SUBMITTAL

SHEET INDEX

EXISTING TREE DISPOSITION PLAN

SCALE : AS NOTED

SHEET NO.

LA-1

MATCHLINE A

MATCHLINE B

10' Tall Ficus benjamina mass to be removed

Existing Wild Tamarind Trees to Remain

THREE STORY BUILDING No 1 L.F.E.=6.83'

THREE STORY BUILDING No 2 L.F.E.=7.28'

THREE STORY BUILDING No 3 L.F.E.=7.02'

GYM

OFFICE L.F.E.=6.27'

LAUNDRY L.F.E.=4.64'

(PB. 4 PG. 68)

ISLAND AVENUE

BISCAYNE BAY

VENETIAN WAY

LEGEND

EXISTING TREE TO REMAIN

EXISTING TREE TO BE REMOVED

EXISTING TREE TO BE TRANSPLANTED

5' 0 5' 10' 15' 20'

GRAPHIC SCALE: 3/32"=1'-0"

EXISTING TREE DISPOSITION PLAN

SCALE: 3/32"=1'-0"

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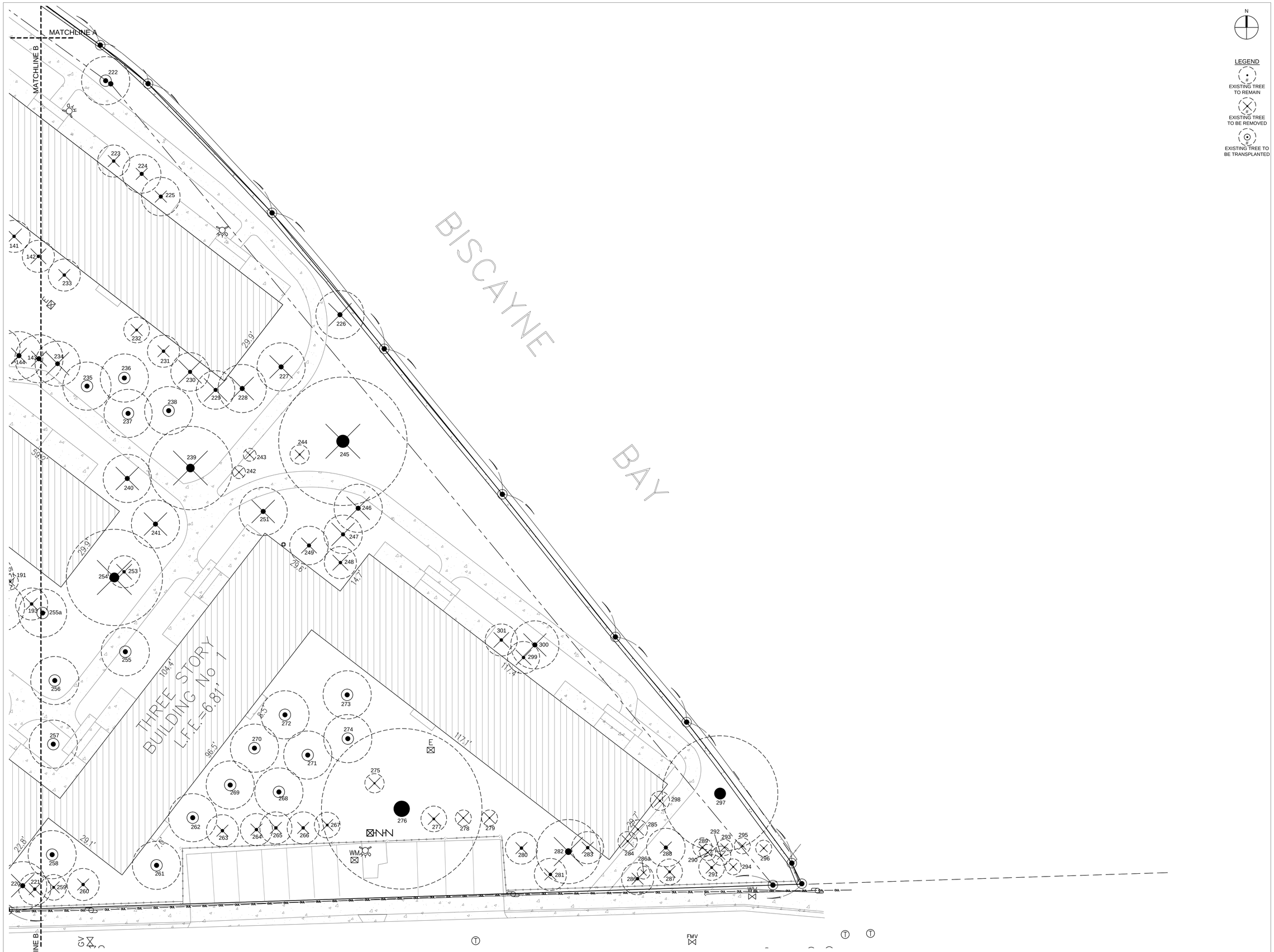
SHEET INDEX

EXISTING TREE DISPOSITION PLAN

SCALE : AS NOTED

SHEET NO.

LA-2



EXISTING TREE DISPOSITION PLAN

SCALE: 3/32"=1'-0"

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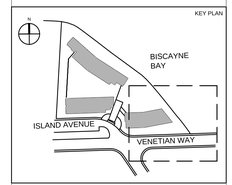
KEY PLAN



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SHEET INDEX

EXISTING TREE DISPOSITION PLAN

SCALE: AS NOTED

SHEET NO.

LA-3

EXISTING TREE DISPOSITION LIST (LA-1)

KEY	BOTANICAL NAME	COMMON NAME	SIZE			DISPOSITION			MITIGATION
			HT.(ft.)	SPD.(ft.)	DBH.(in.)	REMAIN	REMOVE	TRANSPL.	S.F. CANOPY
1	Casuarina equisetifolia	Australian Pine	38	20	10		X		Exempt by Ordinance
1a	Dead						X		N/A
1b	Dead						X		N/A
1c	Dead						X		N/A
1d	Dead						X		N/A
1e	Dead						X		N/A
2	Coccoloba uvifera	Seagrape	20	28	multi	X			
3	Coccoloba uvifera	Seagrape	24	10	9	X			
4	None								
5	Ficus nitida	Indian Laurel Fig	36	36	multi	X			
6	Phoenix roebellinii	Pygmy Date Palm	9	5	4		X		N/A
7	Phoenix roebellinii	Pygmy Date Palm	9	5	4		X		N/A
8	Phoenix roebellinii	Pygmy Date Palm	9	5	4		X		N/A
9	Ptychosperma elegans	Solitare Palm	12	8	3		X		Exempt by Ordinance
10	Thespesia populnea	Portia Tree	36	20	5+8		X		Exempt by Ordinance
11	Ficus nitida	Indian Laurel Fig	38	38	72		X		Exempt by Ordinance
11a	Dead						X		N/A
12	Phoenix roebellinii	Pygmy Date Palm	5	8	double		X		N/A
13	Roystonia regia	Royal Palm	16	10	8	X			
14	Ficus aurea	Strangler Fig	36	26	38	X			
15	Sabal palmetto	Sabal Palm	6	10	10	X			
16	Schinus terebinthifolius	Brazil Pepper	16	12	4		X		Exempt by Ordinance
17	None								
18	Phoenix reclinata	Senegal Date Palm	16	16	multi	X			
19	None								
20	Schinus terebinthifolius	Brazil Pepper	16	12	multi		X		Exempt by Ordinance
21	Phoenix roebellinii	Pygmy Date Palm	7	8	double		X		N/A
22	Phoenix roebellinii	Pygmy Date Palm	7	10	triple		X		N/A
23	Ficus exotica	Weeping Chinese Banyan	36	36	30		X		Exempt by Ordinance
24	None								
25	Phoenix roebellinii	Pygmy Date Palm	9	10	triple		X		N/A
26	Phoenix roebellinii	Pygmy Date Palm	9	10	triple		X		N/A
27	Phoenix roebellinii	Pygmy Date Palm	9	10	triple		X		N/A
28	Phoenix roebellinii	Pygmy Date Palm	9	8	double		X		N/A
29	Cocos nucifera	Coconut Palm	28	15	8			X	
30	Cocos nucifera	Coconut Palm	31	15	8			X	
31	Cocos nucifera	Coconut Palm	30	15	9			X	
32	Cocos nucifera	Coconut Palm	8	15	8		X		N/A
33	Phoenix roebellinii	Pygmy Date Palm	7	8	double		X		N/A
34	Cocos nucifera	Coconut Palm	32	15	8			X	
35	Cocos nucifera	Coconut Palm	32	15	7			X	
36	Phoenix roebellinii	Pygmy Date Palm	4	3	2		X		N/A
37	Phoenix roebellinii	Pygmy Date Palm	8	8	double		X		N/A
38	Phoenix roebellinii	Pygmy Date Palm	8	8	double		X		N/A
39	Cocos nucifera	Coconut Palm	36	15	8			X	
40	Cocos nucifera	Coconut Palm	34	15	7			X	
41	Cocos nucifera	Coconut Palm	34	15	8			X	
42	Cocos nucifera	Coconut Palm	34	15	7			X	
43	Cocos nucifera	Coconut Palm	34	15	8			X	
43a	Phoenix roebellinii	Pygmy Date Palm	9	8	double		X		N/A
44	Phoenix roebellinii	Pygmy Date Palm	8	8	double		X		N/A
45	Phoenix roebellinii	Pygmy Date Palm	9	12	quadruple		X		N/A
46	Phoenix roebellinii	Pygmy Date Palm	9	8	double		X		N/A
47	Phoenix roebellinii	Pygmy Date Palm	9	8	double		X		N/A
48	Phoenix roebellinii	Pygmy Date Palm	8	10	triple		X		N/A
49	Phoenix roebellinii	Pygmy Date Palm	12	10	triple		X		79
50	Phoenix roebellinii	Pygmy Date Palm	12	12	quadruple		X		113
51	Phoenix roebellinii	Pygmy Date Palm	9	10	triple		X		N/A
52	Phoenix roebellinii	Pygmy Date Palm	8	12	quadruple		X		N/A
53	Cocos nucifera	Coconut Palm	26	15	8			X	
54	Cocos nucifera	Coconut Palm	28	15	7			X	
55	Cocos nucifera	Coconut Palm	20	15	8			X	
56	Cocos nucifera	Coconut Palm	32	15	9			X	
57	Cocos nucifera	Coconut Palm	34	15	8			X	
58	Schefflera actinophylla	Umbrella Tree	34	20	multi		X		Exempt by Ordinance
59	Cocos nucifera	Coconut Palm	24	15	8			X	
60	Cocos nucifera	Coconut Palm	28	15	7			X	
61	Cocos nucifera	Coconut Palm	26	15	8			X	
62	Cocos nucifera	Coconut Palm	28	15	8			X	
63	Cocos nucifera	Coconut Palm	26	15	8			X	
64	Cocos nucifera	Coconut Palm	28	15	7			X	
65	Cocos nucifera	Coconut Palm	26	15	7			X	
66	Cocos nucifera	Coconut Palm	24	15	7			X	
67	Cocos nucifera	Coconut Palm	28	15	8			X	
68	Cocos nucifera	Coconut Palm	20	15	7			X	
69	Cocos nucifera	Coconut Palm	20	15	8			X	
70	Cocos nucifera	Coconut Palm	22	15	8			X	
71	Cocos nucifera	Coconut Palm	20	15	7		X		177
72	Cocos nucifera	Coconut Palm	19	15	8		X		177
73	Phoenix roebellinii	Pygmy Date Palm	9	10	triple		X		N/A
74	Phoenix roebellinii	Pygmy Date Palm	9	8	double		X		N/A
75	Phoenix roebellinii	Pygmy Date Palm	9	10	triple		X		N/A
76	Phoenix roebellinii	Pygmy Date Palm	8	12	quadruple		X		N/A
77	Phoenix roebellinii	Pygmy Date Palm	8	8	double		X		N/A
78	Pseudobombax ellipticum	Shaving Brush Tree	12	22	multi		X		380
79	Cocos nucifera	Coconut Palm	26	15	6			X	
80	Phoenix roebellinii	Pygmy Date Palm	8	10	triple		X		N/A
81	Cocos nucifera	Coconut Palm	28	15	8			X	
82	Cocos nucifera	Coconut Palm	18	15	8			X	
83	Cocos nucifera	Coconut Palm	18	15	7			X	
84	Cocos nucifera	Coconut Palm	18	15	7			X	

EXISTING TREE DISPOSITION LIST (LA-2)

KEY	BOTANICAL NAME	COMMON NAME	SIZE			DISPOSITION			MITIGATION
			HT.(ft.)	SPD.(ft.)	DBH.(in.)	REMAIN	REMOVE	TRANSPL.	S.F. CANOPY
85	Washingtonia robusta	Washington Palm	40	10	8		X		Exempt by Ordinance
86	Ficus aurea	Strangler Fig	12	6	multi		X		28
87	Clusia guttifera	Small Leaf Clusia	20	16	multi	X			
88	Phoenix robellinii	Pygmy Date Palm	11	8	double		X		50
89	Phoenix reclinata	Senegal Date Palm	18	16	multi	X			
90	Phoenix roebellinii	Pygmy Date Palm	9+5	8	double		X		N/A
91	Phoenix roebellinii	Pygmy Date Palm	7	8	double		X		N/A
92	Ficus aurea	Strangler Fig	28	20	36	X			
93	Sabal palmetto	Sabal Palm	18	10	10	X			
94	Sabal palmetto	Sabal Palm	12	10	10	X			
95	Ficus benjamina	Weeping Fig	28	50	multi	X			
96	Ficus nitida	Indian Laurel Fig	26	30	double	X			
97	Myrica cerifera	Wax Myrtle	22	22	multi	X			
98	Sabal palmetto	Sabal Palm	15	10	10		X		79
99	Veitchia merrillii	Christmas Palm	7+5	10	double		X		N/A
100	Phoenix roebellinii	Pygmy Date Palm	8	8	double		X		N/A
101	Phoenix roebellinii	Pygmy Date Palm	7	8	double		X		N/A
102	Cocos nucifera	Coconut Palm	34	15	7		X		177
103	Phoenix roebellinii	Pygmy Date Palm	6+7	8	double		X		N/A
104	Swietenia mahagonii	West Indies Mahogany	40	40	28		X		2513
105	Dead						X		N/A
106	Phoenix roebellinii	Pygmy Date Palm	7	5	4		X		N/A
107	Ficus nitida	Indian Laurel Fig	40	40	multi		X		Exempt by Ordinance
108	Wodyetia bifurcata	Foxtail Palm	6	12	6		X		N/A
109	Wodyetia bifurcata	Foxtail Palm	8	12	6		X		N/A
110	Melaleuca quinquenervia	Melaleuca	38	38	multi		X		Exempt by Ordinance
111	Cocos nucifera	Coconut Palm	25	15	6		X		177
112	Cocos nucifera	Coconut Palm	28	15	7		X		177
113	Cocos nucifera	Coconut Palm	28	15	7		X		177
114	Phoenix roebellinii	Pygmy Date Palm	7	10	triple		X		N/A
115	Phoenix roebellinii	Pygmy Date Palm	7	12	quadruple		X		N/A
116	Phoenix roebellinii	Pygmy Date Palm	9	12	quadruple		X		N/A
117	Cocos nucifera	Coconut Palm	28	15	7		X		177
118	Phoenix roebellinii	Pygmy Date Palm	7	12	quadruple		X		N/A
119	Phoenix canariensis	Canary Island Date Palm	30	18	17			X	
120	Cocos nucifera	Coconut Palm	26	15	7		X		177
121	Cocos nucifera	Coconut Palm	30	15	8		X		177
122	None								
123	Phoenix roebellinii	Pygmy Date Palm	6	10	triple		X		N/A
124	Phoenix roebellinii	Pygmy Date Palm	7	5	4		X		N/A
125	Phoenix roebellinii	Pygmy Date Palm	8	5	4		X		N/A
126	Mumusops coriacea	Mimusops	34	34	38		X		1816
127	Phoenix roebellinii	Pygmy Date Palm	5	5	4		X		N/A
128	Phoenix roebellinii	Pygmy Date Palm	4	4	4		X		N/A
129	Phoenix roebellinii	Pygmy Date Palm	7+4+4	10	triple		X		N/A
130	Ficus benjamina	Weeping Fig	12	12	multi		X		113
131	Ficus benjamina	Weeping Fig	10	10	4		X		79
132	Cocos nucifera	Coconut Palm	30	15	8			X	
133	Phoenix roebellinii	Pygmy Date Palm	9	5	4		X		N/A
134	Phoenix roebellinii	Pygmy Date Palm	8	5	4		X		N/A
135	Mangifera indica	Mango	10	6	3		X		28
136	Ficus aurea	Strangler Fig	6	6	multi		X		N/A
137	Dead						X		N/A
138	Dead						X		N/A
139	Ficus exotica	Weeping Chinese Banyan	30	50	multi		X		Exempt by Ordinance
140	Washingtonia robusta	Washington Palm	4	6	8		X		Exempt by Ordinance
141	Phoenix roebellinii	Pygmy Date Palm	9	10	triple		X		N/A
142	Phoenix roebellinii	Pygmy Date Palm	8	10	triple		X		N/A
143	Cocos nucifera	Coconut Palm	26	15	7		X		177
144	Cocos nucifera	Coconut Palm	22	15	8		X		177
145	Ficus benjamina	Weeping Fig	12	12	4		X		113
146	Washingtonia robusta	Washington Palm	4	6	8		X		Exempt by Ordinance
147	Washingtonia robusta	Washington Palm	4	6	8		X		Exempt by Ordinance
148	Cocos nucifera	Coconut Palm	12	15	8		X		177
149	Washingtonia robusta	Washington Palm	4	6	8		X		Exempt by Ordinance
150	Cocos nucifera	Coconut Palm	32	15	8		X		
151	Cocos nucifera	Coconut Palm	32	15	8			X	
152	Cocos nucifera	Coconut Palm	32	15	8			X	
153	Cocos nucifera	Coconut Palm	32	15	8			X	
154	Cocos nucifera	Coconut Palm	32	15	8			X	
155	Ficus exotica	Weeping Chinese Banyan	30	36	48		X		Exempt by Ordinance
156	Cocos nucifera	Coconut Palm	36	15	8			X	
157	Phoenix roebellinii	Pygmy Date Palm	10	8	double		X		50
158	Dictyosperma album	Hurricane Palm	7	10	4		X		N/A
159	Dictyosperma album	Hurricane Palm	9	10	4		X		N/A
160	Cocos nucifera	Coconut Palm	36	15	8			X	
161	None								
162	Washingtonia robusta	Washington Palm	18	10	8		X		Exempt by Ordinance
163	Cocos nucifera	Coconut Palm	32	15	7			X	
164	Cocos nucifera	Coconut Palm	32	15	8			X	
165	Wodyetia bifurcata	Foxtail Palm	10	12	8		X		113
166	Washingtonia robusta	Washington Palm	36	10	8		X		Exempt by Ordinance
167	Phoenix robellinii	Pygmy Date Palm	7	12	quadruple		X		N/A
168	Sabal palmetto	Sabal Palm	8	10	9		X		N/A
169	Araucaria heterophylla	Norfolk Island Pine	14	8	9		X		50
170	Wodyetia bifurcata	Foxtail Palm	18	12	8		X		113

EXISTING TREE DISPOSITION LIST

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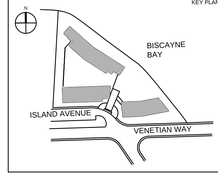
KEY PLAN



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SHEET INDEX

EXISTING TREE DISPOSITION LIST 1 of 2

SCALE: AS NOTED

SHEET NO.

LA-4.1

EXISTING TREE DISPOSITION LIST (LA-2 CONTINUED)

KEY	BOTANICAL NAME	COMMON NAME	SIZE			DISPOSITION			MITIGATION
			HT.(ft.)	SPD.(ft.)	DBH.(in.)	REMAIN	REMOVE	TRANSPL.	S.F. CANOPY
171	Araucaria heterophylla	Norfolk Island Pine	50	15	14		X		353
172	Schefflera actinophylla	Umbrella Tree	12	8	multi		X		Exempt by Ordinance
173	Ptychosperma elegans	Solitare Palm	14	8	4		X		Exempt by Ordinance
174	Sabal palmetto	Sabal Palm	14	10	10		X		79
175	Cocos nucifera	Coconut Palm	34	15	8		X		177
176	Phoenix robellinii	Pygmy Date Palm	7	8	double		X		N/A
177	Ptychosperma elegans	Solitare Palm	18	10	4		X		Exempt by Ordinance
178	Wodyetia bifurcata	Foxtail Palm	5	8	5		X		N/A
179	Wodyetia bifurcata	Foxtail Palm	18	12	7		X		113
180	Ptychosperma elegans	Solitare Palm	16	10	4		X		Exempt by Ordinance
181	Cocos nucifera	Coconut Palm	34	15	7			X	
181a	Sabal palmetto	Sabal Palm	8	10	8		X		N/A
182	Araucaria heterophylla	Norfolk Island Pine	20	12	12		X		113
183	Phoenix roebellinii	Pygmy Date Palm	6	8	double		X		N/A
184	Cocos nucifera	Coconut Palm	32	15	10		X		177
185	Washingtonia robusta	Washington Palm	5	8	8		X		Exempt by Ordinance
186	Washingtonia robusta	Washington Palm	4	10	8		X		Exempt by Ordinance
187	Phoenix roebellinii	Pygmy Date Palm	9	12	quadruple		X		N/A
188	Washingtonia robusta	Washington Palm	16	10	9		X		Exempt by Ordinance
189	Cocos nucifera	Coconut Palm	32	15	8		X		177
190	Pandanus utilis	Screwpine	5	3	5		X		N/A
191	Dypsis lutescens	Areca Palm	8	5	multi		X		N/A
192	Cocos nucifera	Coconut Palm	28	15	7		X		177
193	Sabal palmetto	Sabal Palm	9	10	10		X		79
194	Wodyetia bifurcata	Foxtail Palm	20	12	8		X		113
195	Schefflera actinophylla	Umbrella Tree	20	14	multi		X		Exempt by Ordinance
196	Washingtonia robusta	Washington Palm	6	10	8		X		Exempt by Ordinance
197	Schefflera actinophylla	Umbrella Tree	18	10	multi		X		Exempt by Ordinance
198	Washingtonia robusta	Washington Palm	8	10	9		X		Exempt by Ordinance
199	Washingtonia robusta	Washington Palm	6	10	8		X		Exempt by Ordinance
200	Washingtonia robusta	Washington Palm	40	10	9		X		Exempt by Ordinance
201	Cocos nucifera	Coconut Palm	34	15	8			X	
202	Washingtonia robusta	Washington Palm	6	10	9		X		Exempt by Ordinance
203	Cocos nucifera	Coconut Palm	34	15	8			X	
204	Sabal palmetto	Sabal Palm	20	12	8		X		113
205	Dictyosperma album	Hurricane Palm	8	10	5		X		N/A
206	Dictyosperma album	Hurricane Palm	7	10	4		X		N/A
207	Phoenix roebellinii	Pygmy Date Palm	6	10	triple		X		N/A
208	Cocos nucifera	Coconut Palm	16	15	8			X	
209	Phoenix roebellinii	Pygmy Date Palm	7	10	triple		X		N/A
210	Washingtonia robusta	Washington Palm	14	10	9		X		Exempt by Ordinance
211	Phoenix roebellinii	Pygmy Date Palm	7	10	triple		X		N/A
212	Washingtonia robusta	Washington Palm	16	10	9		X		Exempt by Ordinance
213	Cocos nucifera	Coconut Palm	16	15	7			X	
214	Phoenix roebellinii	Pygmy Date Palm	8	10	triple		X		N/A
215	Ficus benjamina	Weeping Fig	14	8	multi		X		50
216	Phoenix roebellinii	Pygmy Date Palm	6	8	double		X		N/A
217	Ficus benjamina	Weeping Fig	16	10	multi		X		79
218	Ficus benjamina	Weeping Fig	10	5	multi		X		20
219	Ficus benjamina	Weeping Fig	10	5	multi		X		20
220	Cocos nucifera	Coconut Palm	34	15	8		X		177
221	Phoenix roebellinii	Pygmy Date Palm	8	10	triple		X		N/A

EXISTING TREE DISPOSITION LIST (LA-3)

KEY	BOTANICAL NAME	COMMON NAME	SIZE			DISPOSITION			MITIGATION
			HT.(ft.)	SPD.(ft.)	DBH.(in.)	REMAIN	REMOVE	TRANSPL.	S.F. CANOPY
222	Cocos nucifera	Coconut Palm	32	15	8			X	
223	Phoenix roebellinii	Pygmy Date Palm	9	10	triple		X		N/A
224	Phoenix roebellinii	Pygmy Date Palm	9	12	quadruple		X		N/A
225	Phoenix roebellinii	Pygmy Date Palm	9	12	quadruple		X		N/A
226	Cocos nucifera	Coconut Palm	12	15	8		X		177
227	Cocos nucifera	Coconut Palm	26	15	7		X		177
228	Cocos nucifera	Coconut Palm	32	15	8		X		177
229	Phoenix roebellinii	Pygmy Date Palm	9	12	quadruple		X		N/A
230	Phoenix roebellinii	Pygmy Date Palm	10	12	quadruple		X		113
231	Phoenix roebellinii	Pygmy Date Palm	8	10	triple		X		N/A
232	Phoenix roebellinii	Pygmy Date Palm	8	8	double		X		N/A
233	Phoenix roebellinii	Pygmy Date Palm	10	10	triple		X		79
234	Nerium oleander	Oleander	12	14	multi		X		154
235	Cocos nucifera	Coconut Palm	28	15	7			X	
236	Cocos nucifera	Coconut Palm	28	15	7			X	
237	Cocos nucifera	Coconut Palm	28	15	8			X	
238	Cocos nucifera	Coconut Palm	24	15	7			X	
239	Coccoloba uvifera	Seagrape	26	26	multi		X		531
240	Cocos nucifera	Coconut Palm	32	15	7		X		177
241	Cocos nucifera	Coconut Palm	34	15	8		X		177
242	Wodyetia bifurcata	Foxtail Palm	6	4	5		X		N/A
243	Wodyetia bifurcata	Foxtail Palm	4	4	4		X		N/A
244	Ravanela madagascariensis	Traveler's Palm	6	6	multi		X		N/A
245	Ficus exotica	Weeping Chinese Banyan	32	40	multi		X		Exempt by Ordinance
246	Cocos nucifera	Coconut Palm	30	15	8		X		177
247	Phoenix roebellinii	Pygmy Date Palm	12	12	quadruple		X		113
248	Phoenix roebellinii	Pygmy Date Palm	8	10	triple		X		N/A
249	Phoenix roebellinii	Pygmy Date Palm	9	12	quadruple		X		N/A
250	None								
251	Cocos nucifera	Coconut Palm	30	15	8		X		177
252	None								
253	Sabal palmetto	Sabal Palm	22	10	9		X		79
254	Bucida buceras "Shady Lady"	Shady Lady Black Olive	40	30	36		X		1414
255	Cocos nucifera	Coconut Palm	30	15	7			X	
255a	Cocos nucifera	Coconut Palm	32	15	8			X	
256	Cocos nucifera	Coconut Palm	34	15	7			X	
257	Cocos nucifera	Coconut Palm	34	15	8			X	
258	Cocos nucifera	Coconut Palm	36	15	8			X	
259	Phoenix roebellinii	Pygmy Date Palm	8	8	double		X		N/A
260	Phoenix roebellinii	Pygmy Date Palm	7	10	triple		X		N/A
261	Cocos nucifera	Coconut Palm	26	15	7			X	
262	Cocos nucifera	Coconut Palm	32	15	8		X		177
263	Phoenix roebellinii	Pygmy Date Palm	7	10	triple		X		N/A
264	Phoenix roebellinii	Pygmy Date Palm	7	10	triple		X		N/A
265	Phoenix roebellinii	Pygmy Date Palm	8	10	triple		X		N/A
266	Phoenix roebellinii	Pygmy Date Palm	8	10	triple		X		N/A
267	Phoenix roebellinii	Pygmy Date Palm	6	8	double		X		N/A
268	Cocos nucifera	Coconut Palm	32	15	8			X	
269	Cocos nucifera	Coconut Palm	32	15	8			X	
270	Cocos nucifera	Coconut Palm	32	15	8			X	
271	Cocos nucifera	Coconut Palm	32	15	8		X		177
272	Cocos nucifera	Coconut Palm	32	15	8		X		177
273	Cocos nucifera	Coconut Palm	32	15	8		X		177
274	Cocos nucifera	Coconut Palm	32	15	8		X		177
275	Ptychosperma elegans	Solitare Palm	7	6	4		X		Exempt by Ordinance
276	Ficus aurea	Strangler Fig	34	50	60	X			
277	Phoenix roebellinii	Pygmy Date Palm	9	8	double		X		N/A
278	Phoenix roebellinii	Pygmy Date Palm	7	5	4		X		N/A
279	Phoenix roebellinii	Pygmy Date Palm	8	5	4		X		N/A
280	Phoenix roebellinii	Pygmy Date Palm	8	10	triple		X		N/A
281	Phoenix roebellinii	Pygmy Date Palm	8	10	triple		X		N/A
282	Schefflera actinophylla	Umbrella Tree	30	20	multi		X		Exempt by Ordinance
283	Sabal palmetto	Sabal Palm	10	10	10		X		79
284	Sabal palmetto	Sabal Palm	4	6	10		X		N/A
285	Sabal palmetto	Sabal Palm	4	6	10		X		N/A
286	Sabal palmetto	Sabal Palm	6	10	10		X		N/A
286a	Phoenix roebellinii	Pygmy Date Palm	5	4	3		X		N/A
287	Phoenix roebellinii	Pygmy Date Palm	6	8	double		X		N/A
288	Melaleuca quinquenervia	Melaleuca	28	12	multi		X		Exempt by Ordinance
289	Sabal palmetto	Sabal Palm	4	6	10		X		N/A
290	Phoenix roebellinii	Pygmy Date Palm	5	5	3		X		N/A
291	Phoenix roebellinii	Pygmy Date Palm	7	8	double		X		N/A
292	Ptychosperma elegans	Solitare Palm	8	6	4		X		Exempt by Ordinance
293	Phoenix roebellinii	Pygmy Date Palm	5	5	3		X		N/A
294	Phoenix roebellinii	Pygmy Date Palm	6	5	3		X		N/A
295	Phoenix roebellinii	Pygmy Date Palm	6	5	3		X		N/A
296	Phoenix roebellinii	Pygmy Date Palm	6	5	3		X		N/A
297	Ficus nitida	Indian Laurel Fig	30	36	60	X			
298	Sabal palmetto	Sabal Palm	4	6	10		X		N/A
299	Phoenix roebellinii	Pygmy Date Palm	9	10	triple		X		N/A
300	Cocos nucifera	Coconut Palm	32	15	8		X		177
301	Phoenix roebellinii	Pygmy Date Palm	9	10	triple		X		N/A
							TOTAL CANOPY S.F. TO BE REPLACED		**14,710**
							TOTAL CANOPY S.F. PROVIDED		**26,250**

*Tress and Palms with a mitigation amount of "N/A" are of insufficient size (<10', 3" DBH) to count as an existing tree/palm per CMB, M-D County Ordinance, and DERM

EXISTING TREE DISPOSITION LIST

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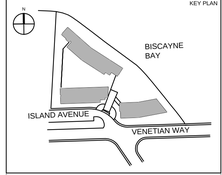
KEY PLAN



Office Registration #AA26002596

Issue #	Issue Date / For
1	03-10-2016 / DRB Submittal

Project No.: 14101-Venetian
Drawn by: T.K.S.
Approved by: K.E.G.
Date: 07/31/2016

SEAL

KIEHL SEMLER
FLORIDA REGISTERED LANDSCAPE ARCHITECT
RLA No. 6667205

DESIGN REVIEW BOARD SUBMITTAL

SHEET INDEX

EXISTING TREE DISPOSITION LIST 2 of 2

SCALE: AS NOTED

SHEET NO.

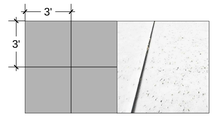
LA-4.2

N

LEGEND

EXISTING TREE TO REMAIN

HARDSCAPE LEGEND



WHITE CONCRETE
--3'x3' Scoreline Pattern
-Salt Finish

LANDSCAPE AREA (typ.)

WATER (typ.)

BISCAYNE BAY

+5' NGVD
+10' NGVD
+9'-8" NGVD
+63' NGVD
+60' NGVD
+40' NGVD
+43' NGVD
+42' NGVD
+41' NGVD
+41'-6" NGVD
+41'-8" NGVD
+42'-8" NGVD
+42'-9" NGVD

MATCHLINE A

MATCHLINE B

LU 56
E ISLE AMD.
5, PG. 11)

5' 0 5' 10' 15' 20'
GRAPHIC SCALE: 3/32"=1'-0"

HARDSCAPE PLAN
SCALE: 3/32"=1'-0"

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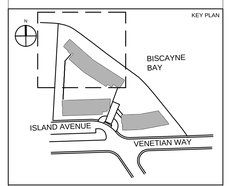
KEY PLAN



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1	03-10-2016 / DRB Submittal

Project No.: 14101-Venetian
Drawn by: T.K.S.
Approved by: K.E.G.
Date: 07/31/2016

SEAL

KIEHL SEMLER
FLORIDA REGISTERED LANDSCAPE ARCHITECT
RLA No. 6667205

DESIGN REVIEW BOARD SUBMITTAL

SHEET INDEX

HARDSCAPE PLAN

SCALE: AS NOTED

SHEET NO.

LA-5

MATCHLINE A
MATCHLINE A
MATCHLINE B
MATCHLINE
BELLE ISLE (P.B. 5 PG
+5' NGVD
+43' NGVD
+42'-8" NGVD
+42'-6" NGVD
+42'-8" NGVD
+42'-3" NGVD (Top of Water)
+42'-1" NGVD (Top of Water)
+41'-11" NGVD (Top of Water)
+42'-2" NGVD
+42'-10" NGVD
+41'-6" NGVD
+40' NGVD
+41'-6" NGVD
+40' NGVD
+63' NGVD
+60' NGVD
+10' NGVD
+9' NGVD
+8' NGVD
+33' NGVD
+13'-6" NGVD
+9'-8" NGVD
+4'-10" NGVD
+6' NGVD
+5'-6" NGVD
+5'-0" NGVD
+5'-6" NGVD
+5'-6" NGVD
+5'-6

MATCHLINE A
MATCHLINE B
MATCHLINE B
BISCAYNE BAY
+9' NGVD
+8' NGVD
+5' NGVD
+7' NGVD
+6' NGVD
+10' NGVD
+10' NGVD
+7' NGVD
+8' NGVD
+9' NGVD
+9'-8" NGVD
+13'-6" NGVD
+63' NGVD
+60' NGVD
+63' NGVD
+63' NGVD
+63

NOTE: AN IRRIGATION SYSTEM WITH 100% OVERLAP WILL BE PROVIDED

OVERALL TREE AND PALMS PLANTING PLAN

SCALE: 1"=20'-0"

TREE/PALM LEGEND

QTY.	SYM.	SPECIES
6		Existing Tree/Palm (See LA-1, LA-2, LA-3, LA-4 for locations and species)
3		CHHU - Chamaerops humilis ...European Fan Palm
3		LIGR - Licuala grandis ...Ruffled Fan Palm
17		COAR - Cocothrinax argentata ...Silver Palm
25		THRA - Thrinax radiata ...Thatch Palm
6		ACWR - Acoelorrhaphe wrightii ...Paurotis Palm
80		SAPA - Sabal palmetto ...Sabal Palm
4		RORE - Roystonia regia ...Royal Palm
1		PHCA - Phoenix canariensis ...Canary Island Date Palm (Transplanted from site)
66		CONG - Cocos nucifera ...Coconut Palm (Transplanted from site)
11		MYFR - Myrcianthes fragrans ...Simpson's Stopper
3		JACO - Jatropha integerrima "Compacta" ...Compact Jatropha Tree
9		COES - Conocarpus erectus "Sericeus" ...Silver Buttonwood Tree
23		MAVI - Magnolia virginiana ...Swamp Bay Magnolia
1		PLRU - Plumeria rubra ...Frangipani
14		COER- Conocarpus erectus ...Green Buttonwood
6		SIGL - Simarouba glauca ...Paradise Tree
7		COUV - Coccoloba uvifera ...Seagrape
12		TADI - Taxodium distichum ...Bald Cypress
1		EUDE- Eucalyptus degulpta ...Rainbow Eucalyptus
2		LYLA - Lysiloma latisiliqua ...Wild Tamarind
17		BUSI - Bursera simaruba ...Gumbo Limbo

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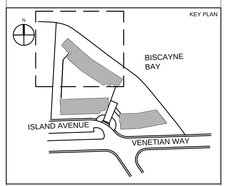
KEY PLAN



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Project No.: 14101-Venetian
Drawn by: T.K.S.
Approved by: K.E.G.
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SEAL

KIEHL SEMLER
FLORIDA REGISTERED LANDSCAPE ARCHITECT
RLA No. 6667205

DESIGN REVIEW BOARD SUBMITTAL

SHEET INDEX

OVERALL TREES AND PALMS PLANTING PLAN

SCALE: AS NOTED

SHEET NO.

LA-8

5' 0 5' 10' 15' 20'
GRAPHIC SCALE: 3/32"=1'-0"

TREES AND PALMS PLANTING PLAN
SCALE: 3/32"=1'-0"

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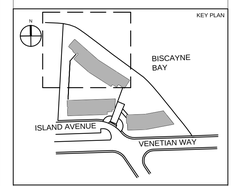

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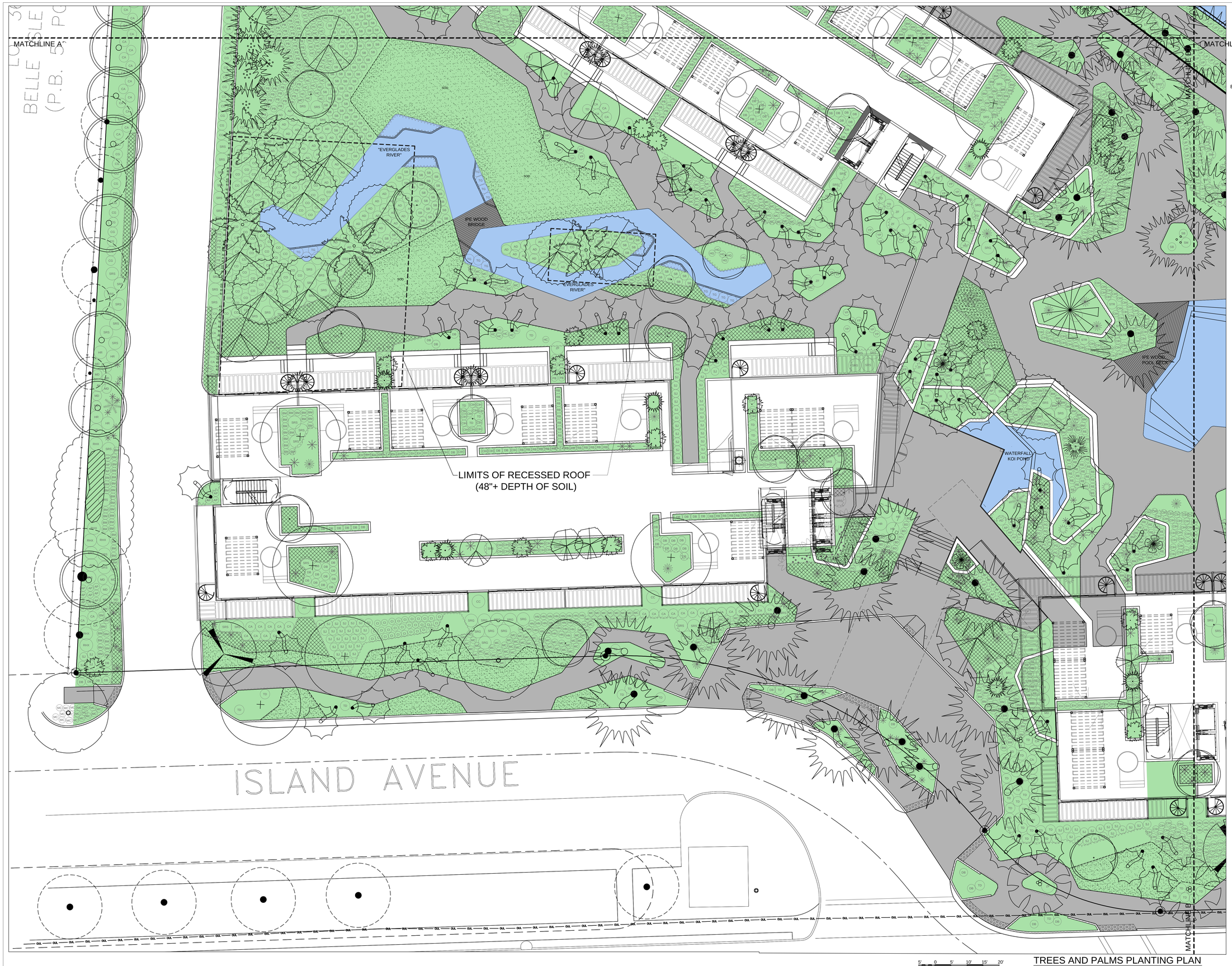
SHEET INDEX

TREES AND PALMS PLANTING PLAN

SCALE: AS NOTED

SHEET NO.

LA-9



N

LEGEND

EXISTING TREE TO REMAIN

5' 0 5' 10' 15' 20'

GRAPHIC SCALE: 3/32"=1'-0"

TREES AND PALMS PLANTING PLAN

SCALE: 3/32"=1'-0"

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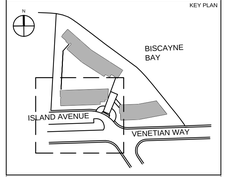
KEY PLAN



Office Registration #AA26002596

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1	03-10-2016 / DRB Submittal

Project No.: 14101-Venetian
Drawn by: T.K.S.
Approved by: K.E.G.
Date: 07/31/2016

SEAL

KIEHL SEMLER
FLORIDA REGISTERED LANDSCAPE ARCHITECT
RLA No. 6667205

DESIGN REVIEW BOARD SUBMITTAL

SHEET INDEX

TREES AND PALMS PLANTING PLAN

SCALE: AS NOTED

SHEET NO.

LA-10

N

LEGEND

EXISTING TREE TO REMAIN

5' 0 5' 10' 15' 20'

GRAPHIC SCALE: 3/32"=1'-0"

TREES AND PALMS PLANTING PLAN

SCALE: 3/32"=1'-0"

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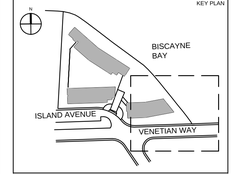

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TREES AND PALMS PLANTING PLAN

SCALE: AS NOTED

SHEET NO.

LA-11

NOTE: AN IRRIGATION SYSTEM WITH 100% OVERLAP WILL BE PROVIDED

5' 0 5' 10' 15' 20'

GRAPHIC SCALE: 1/8"=1'-0"

SHRUB PLANTING PLAN

SCALE: 1/8"=1'-0"

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LEGEND

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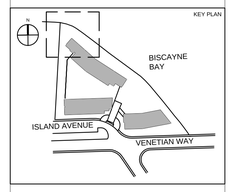

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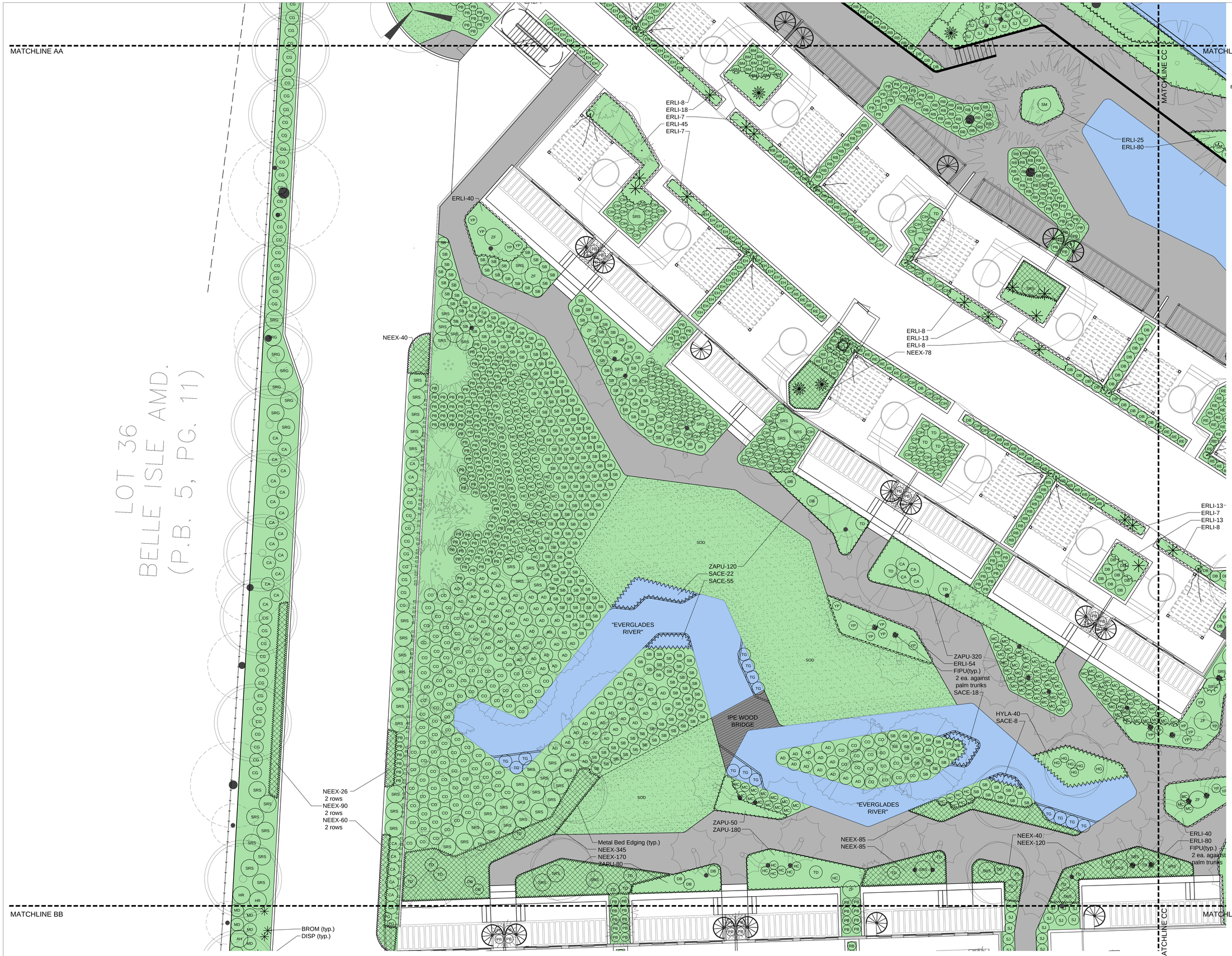
SHRUB PLANTING PLAN

SCALE: AS NOTED

SHEET NO.

LA-12



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SHRUB PLANTING PLAN
SCALE: 1/8"=1'-0"

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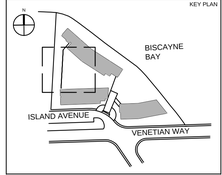

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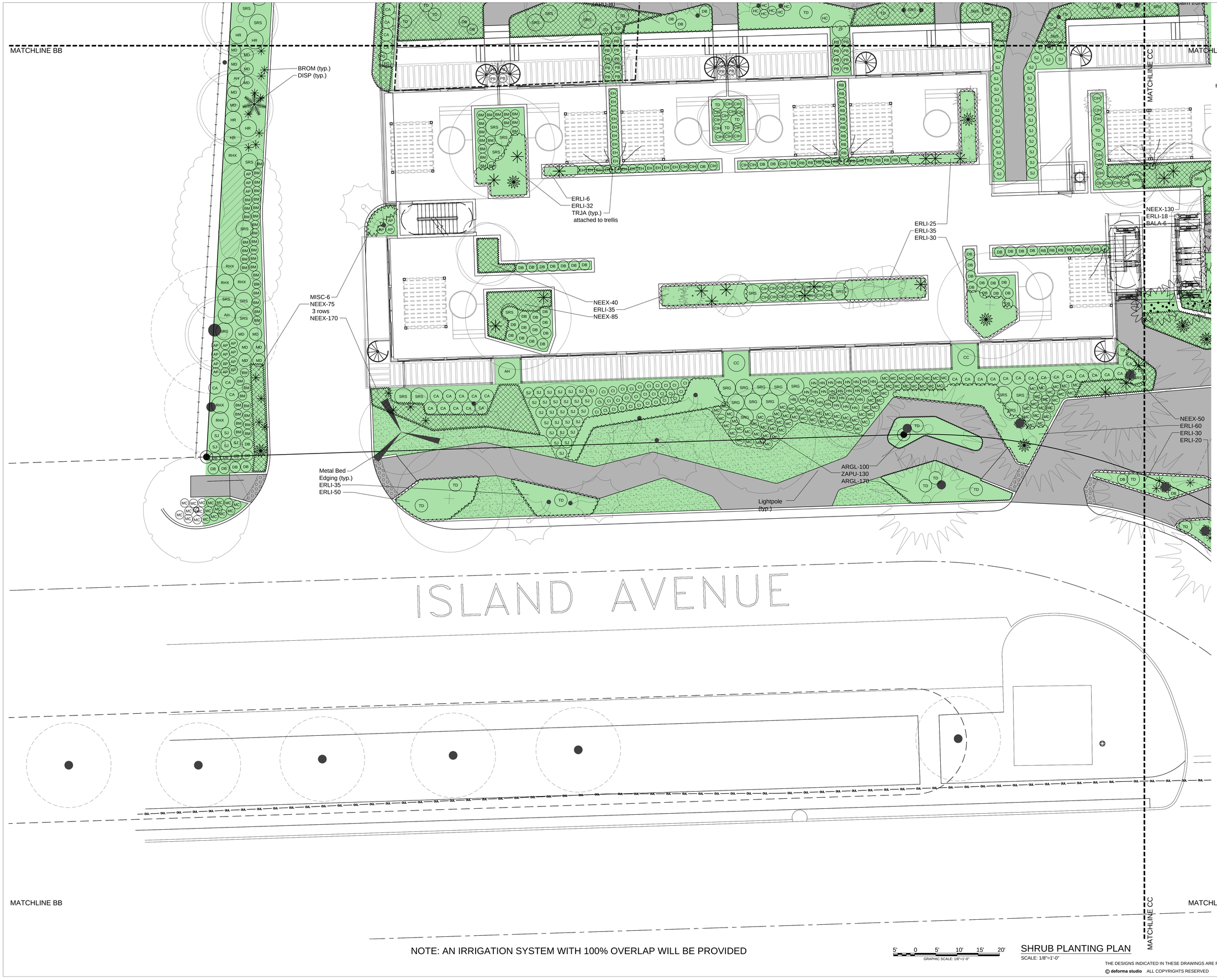
SHRUB PLANTING PLAN

SCALE: AS NOTED

SHEET NO.

LA-13



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SHRUB PLANTING PLAN
SCALE: 1/8"=1'-0"

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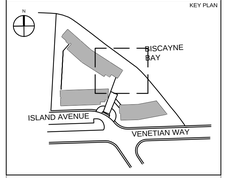

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SHEET INDEX

SHRUB PLANTING PLAN

SCALE: AS NOTED

SHEET NO.

LA-14

NOTE: AN IRRIGATION SYSTEM WITH 100% OVERLAP WILL BE PROVIDED

5' 0 5' 10' 15' 20'
GRAPHIC SCALE: 1/8"=1'-0"

SHRUB PLANTING PLAN
SCALE: 1/8"=1'-0"

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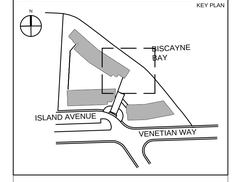

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SHRUB PLANTING PLAN

SCALE: AS NOTED

SHEET NO.

LA-15

NOTE: AN IRRIGATION SYSTEM WITH 100% OVERLAP WILL BE PROVIDED

5' 0 5' 10' 15' 20'
GRAPHIC SCALE: 1/8"=1'-0"

SHRUB PLANTING PLAN
SCALE: 1/8"=1'-0"

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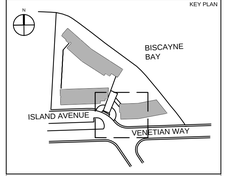

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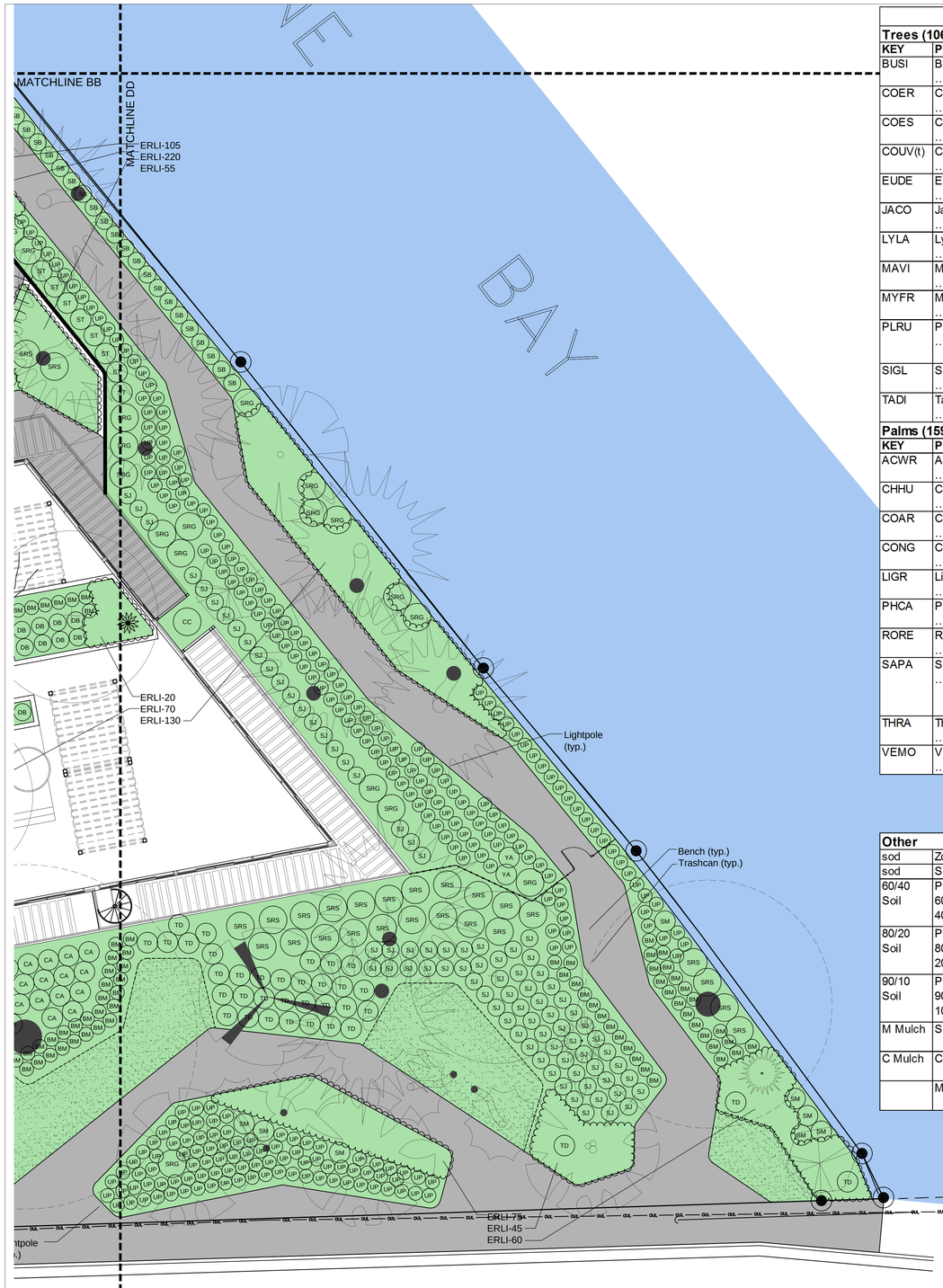
SHRUB PLANTING PLAN

SCALE: AS NOTED

SHEET NO.

LA-16



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SHRUB PLANTING PLAN
SCALE: 1/8"=1'-0"

PLANT LIST

Trees (106 Total Trees at 26,250 s.f. Canopy per CMB Code)

KEY	PLANT NAME	QTY.	UT.	SIZE
BUSI	Bursera simaruba …Gumbo Limbo	17	ea.	16' tall x 7' spread, 5" cal.
COER	Conocarpus erectus …Green Buttonwood	14	ea.	12' tall x 5' spread, 2 1/2" cal.
COES	Conocarpus erectus "Sericeus" …Silver Buttonwood	9	ea.	14' tall x 7' spread, 3 trunks, lifted to tree form
COUV(t)	Coccoloba uvifera …Seagrape	7	ea.	16' tall x 14' spread, lifted to tree form
EUDE	Eucalyptus degulpta …Rainbow Eucalyptus	1	ea.	18' tall x 12' spread, 5" cal. Min
JACO	Jatropha integerrima "Compacta" …Compact Jatropha	3	ea.	6' tall x 6' spread, 2-3 trunks, lifted to tree form
LYLA	Lysiloma latisiliqua …Wild Tamarind	2	ea.	16' tall x 7' spread, 5" cal.
MAVI	Magnolia virginiana …Sweet Bay Magnolia	23	ea.	10' tall x 5' spread, 2-3 trunks, lifted to tree form
MYFR	Myrcianthes fragrans …Simpson's Stopper	11	ea.	10' tall x 5' spread, 2-4 trunks, lifted to tree form
PLRU	Plumeria rubra …Frangipani	1	ea.	12' tall x 12' spread, Pink flowers, Specimen, Submit Photos for approval
SIGL	Simarouba glauca …Paradise Tree	6	ea.	14' tall x 6' spread, 3" cal.
TADI	Taxodium distichum …Bald Cypress	12	ea.	16' tall x 7' spread, 5" cal.

Palms (159 Total Large Palms)

KEY	PLANT NAME	QTY.	UT.	SIZE
ACWR	Acoelorrhaphe wrightii …Paurotis Palm	6	ea.	10' tall, 6-10 trunks
CHHU	Chamaerops humilis …European Fan Palm	3	ea.	3'-5' tall OA
COAR	Coccothrinax argentata …Silverpalm	17	ea.	3'-5' tall OA
CONG	Cocos nucifera …Coconut Palm	66	ea.	Existing. All transpl. from site. Mix heights in groups.
LIGR	Licuala grandis …Ruffled Fan Palm	3	ea.	5' tall OA
PHCA	Phoenix canariensis …Canary Island Date Palm	1	ea.	Existing. transpl. from site.
RORE	Roystonia regia …Rayal Palm	4	ea.	10' GW
SAPA	Sabal palmetto …Sabal Palm	80	ea.	26@20' tall OA, 27@28' tall OA, 27@35' tall OA, smooth trunk, curved trunk, leaning 5-10° as shown
THRA	Thrinax radiata …Thatch Palm	25	ea.	3'-5' tall OA
VEMO	Veitchia montgomeryana …Montgomery Palm	2	ea.	28' tall OA, triple trunk, heads same height

Other

sod	Zoysia	7000	s.f.	solid sod
sod	Seashore Paspalum	1200	s.f.	solid sod
60/40 Soil	Planting Soil 60% Silica Sand 40% Everglades Muck	as req.	c.y.	
80/20 Soil	Planting Soil 80% Silica Sand 20% Everglades Muck	as req.	c.y.	
90/10 Soil	Planting Soil 90% Silica Sand 10% Everglades Muck	as req.	c.y.	
M Mulch	Shredded Melaluca Mulch	as req.	c.y.	2" layer in all non coastal plant shrub beds
C Mulch	Coquina	as req.	c.y.	2" layer in all coastal plant shrub beds
	Metal Landscape edging	800	l.f.	Aluminum Edging by Permaloc

Shrubs (8,972 Total Shrubs excluding groundcover)

Symbol	KEY	PLANT NAME	QTY.	UT.	SIZE
AD	ACDA	Acrostichum danaeifolium …Leather Fern	90	ea.	24"x24"
AH	ACHI	Acalypha hispida …Chenile Plant	7	ea.	42"x36"
none	ALIM	Alcantarea imperialis …Imperial Bromeliad	39	ea.	30"x30"
none	ARGL	Arachis glabrata …Perennial Peanut	270	ea.	1 gal cans, install 12" o.c.
none	BALA	Bambusa lako …Timor Black Bamboo	6	ea.	12' tall OA, 6 culm per pot min.
BD	BRDI	Breynia disticha …Snow on the Mountain	13	ea.	24"x18",
none	BROM	Bromeliad spp. …Bromeliads	118	ea.	18"x18", mixed species
CA	CAAM	Callicarpa americana …American Beautyberry	92	ea.	24"x24"
CC	CACY	Capparis cynophallophora …Jamaica Caper	5	ea.	42"x36"
CO	CEOC	Cephalanthus occidentalis …Buttonbush	118	ea.	24"x24"
CI	CHIC	Chrysobalanus icaco …Cocoplum	30	ea.	12"x18"
CIH	CHIH	Chrysobalanus icaco "Horizontalis" …Horizontal Cocoplum	667	ea.	18"x18"
CG	CLGU	Clusia guttifera …Small Leaf Clusia	69	ea.	36"x30"
DB	DIBI	Dietes bicolor …Fortnight Lily	160	ea.	3 gallon cans, full
none	DIED	Dioon edule …Cycad	4	ea.	42"x42"
EH	EQHY	Equisetium hyemale …Spikerush	119	ea.	3 gallon cans, full
none	ERLI	Ernodea littoralis …Golden Creeper	3180	ea.	1 gallon cans, full, install 18" o.c.
none	FIPU	Ficus pumila …Creeping Fig	146	ea.	1 gallon cans, full, install against wall/trunk as shown
HN	HANO	Hamelia nodosa …Dwarf Firebush	75	ea.	18"x18"
HR	HERO	Heliconia rostrada …Lobster Claw	18	ea.	5' tall OA
HC	HICO	Hibiscus coccineus …Scarlet Swamp Hibiscus	84	ea.	18"x18"
HG	HIGR	Hibiscus grandiflorus …Swamp Hibiscus	12	ea.	18"x18"
none	HYLA	Hymenocallis latifolia …Spider Lily	40	ea.	3 gal cans, full, install 18" o.c.
none	IPPL	Ipomea pes caprae …Railroad Vine	332	ea.	1 gal cans, install 24" o.c.
none	LIEG	Liriope muscari "Evergreen Giant" …Liriope	432	ea.	1 gallon cans, full, install 12" o.c.
none	MISC	Microsorum scolopendria …Wart Fern	54	ea.	1 gallon cans, full, install 18" o.c.
MD	MODE	Monstera deliciosa …Monstera	25	ea.	24"x24", mature leaves
MC	MUCA	Muhlenberghia capillaris …Muhly Grass	186	ea.	3 gal cans, full.c.
none	NEEX	Nephropelis exaltata …Boston Fern	3269	ea.	1 gal cans, install 12" o.c.
BM	PHBM	Philodendron "Burle Marx" …Burle Marx Philodendron	442	ea.	3 gallon cans, full
PG	PHGL	Philodendron gloriosum …Elephant Ear Philodendron	49	ea.	30"x24", 5 leaf min.
none	PIMI	Pilea microphylla …Gunpowder Plant	295	ea.	1 gallon cans, full, install 12" o.c.
PB	PSBA	Psychotria bahamensis …Bahamas Wild Coffee	336	ea.	18"x18"
RHX	RHEX	Rhapis excelsa …Lady Palm	10	ea.	5' tall OA
RB	RUBR	Ruellia brittoniana …Mexican Bluebell	195	ea.	3 gallon cans, full
RE	RUEQ	Russelia equisetiformis …Firecracker Plant	125	ea.	3 gallon cans, full
none	SACE	Saururus cernuus …Lizard's Tail	103	ea.	1 gal cans, install 12" o.c. into aquatic planter
SRG	SERE(G)	Serenoa repens …Saw Palmetto	59	ea.	24"x24", green color
SRS	SERE(S)	Serenoa repens …Saw Palmetto	186	ea.	24"x24", silver color
ST	SOTO	Sophora tomentosa …Necklace Pod	64	ea.	24"x24"
SB	SPBA	Spartina bakeri …Sand Cordgrass	399	ea.	3 gal cans, full,
SJ	STJA	Stachytarpheta jamaicensis …Blue Porterweed	208	ea.	24"x24"
SR	STRE	Strelitzia reginae …Bird of Paradise	6	ea.	30"x24"
SM	SUMA	Suriana maritima …Bay Cedar	50	ea.	24" x 24"
TG	THGE	Thalia geniculata …Alligator Flag	14	ea.	30" tall, bare root, install into aquatic planter
TD	TRDA	Tripsicum dactyloides …Fakahatchee Grass	192	ea.	3 gallon cans, full
TJ	TRJA	Trachelospermum jasminoides …Star Jasmine Vine	36	ea.	3 gallon cans, install against adjacent trellis
UP	UNPA	Uniola paniculata …Sea Oats	511	ea.	3 gal cans, full
YA	YUAL	Yucca aloifolia …Spanish Bayonet	17	ea.	30"x30"
YP	YUAP	Yucca aloifolia "Purpurea" …Purple Yucca	39	ea.	3 gallon cans, full
ZF	ZAFU	Zamia furfuracea …Cardboard Palm	19	ea.	30"x30"
labeled mass	ZAPU	Zamia pumila …Coontie	880	ea.	1 gal cans, install 12" o.c.

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Miami, FL 33156
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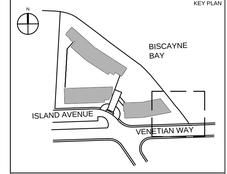
KEY PLAN


Office Registration #AA26002596

Issue #	Issue Date / For
1	03-10-2016 / DRB Submittal

Project No.: 14101-Venetian
Drawn by: T.K.S.
Approved by: K.E.G.
Date: 07/31/2016

SEAL

KIEHL SEMLER
FLORIDA REGISTERED LANDSCAPE ARCHITECT
RLA No. 6667205

DESIGN REVIEW BOARD SUBMITTAL

SHEET INDEX

SHRUB PLANTING PLAN

SCALE: AS NOTED

SHEET NO.

LA-17

LANDSCAPE SPECIFICATIONS

PART 1 - GENERAL

1.1 SCOPE
A. Contractor shall provide all labor, materials, equipment, supervision, and related work necessary to complete the landscape work in accordance with the intent of the landscape plans, schedules and these specifications. The extent of work is shown on the drawings which are a part of this document.

1.2 CONTRACTOR QUALIFICATIONS
A. Landscape installation work to be performed by a Contractor Certified by the Florida Nurserymen, Growers and Landscape Association (FNGLA) as a Certified Landscape Contractor. Any pruning to be supervised by an Arborist, certified by the International Society of Arboriculture (ISA) and licensed in Miami-Dade County.

1.3 INVESTIGATION OF UTILITIES
A. Prior to beginning work, the Contractor shall be responsible to locate existing underground utilities. Check with all utility companies and Sunshine State, call (811).

1.4 SUBSTITUTIONS
A. Only materials specified will be accepted, unless approved in writing by the Landscape Architect in advance.

1.5 PLANT SIZES
A. All plant sizes shall equal or exceed the minimum sizes as specified in the plant list. When plant sizes are specified as a range of size, installed materials shall average the mean of the range specified. Plants shall be measured following pruning, with branches in normal position. All necessary pruning shall be done at the time of planting.

1.6 PLANT QUALITY
A. All plant material shall be equal to or better than Florida No. 1 as classified by "Grades and Standards for Nursery Plants" by the Division of Plant Industry, Florida Department of Agriculture. They shall have a growth habit that is normal for the species; healthy, vigorous, free from insects, disease and injury.

B. The Owner or Landscape Architect reserves the right to refuse any plant material which does not conform to the intent of the written specifications or design.

C. CIRCLING ROOTS FOUND ON CONTAINER-GROWN MATERIAL WILL NOT BE ACCEPTED UNLESS REMEDIAL ROOT PRUNING, APPROVED BY THE LANDSCAPE ARCHITECT IS DONE BEFORE PLANTING.

1.7 PLANT QUANTITY
A. The plant quantities shown on the plant list are to be used only as an aid to bidders. In the case of discrepancy between the plant list and the plan, the quantity on the plan shall override the plant list.

1.8 UNIT PRICES
A. The successful bidder shall furnish to the Owner and the Landscape Architect, a unit price breakdown for all materials. The Owner may, at his discretion, add to or delete from the materials utilizing the unit price breakdown submitted to and accepted by the Owner.

1.9 SUBMITTALS
A. Fertilizer: The Contractor shall submit to the Owner and Landscape Architect documentation that all the fertilizer used for the project is of the analysis specified and placed at the rates specified in section 2.2 FERTILIZER.

B. Planting soil: The Contractor shall submit a sample of the planting soil (approximately 1 cu. Ft.) for approval by the Landscape Architect prior to delivery to the site.

1.10 CLEAN-UP & MAINTENANCE OF TRAFFIC
A. Follow procedures in FDOT Index 600 for maintenance of traffic during construction.

B. At the end of each work day, the Contractor shall remove debris and shall barricade the un-filled holes in a manner appropriate in the path of pedestrians and motorists.

C. Upon completion of the work or any major portion of the work or as directed by the Landscape Architect, all debris and surplus material from his work shall be removed from the job site.

1.11 MAINTENANCE PRIOR TO ACCEPTANCE
A. The Contractor is responsible to maintain the plantings until they are accepted under the provisions of 1.12 "ACCEPTANCE OF INSTALLATION".

1. Plants: Begin maintenance immediately following the final plant installation operation for each plant and continue until all plant installation is complete and accepted. Maintenance shall include watering all plants, weeding, mulching, pest and disease control, tightening and repairing of guys, repair of braces, removal of dead growth, resetting of plants to proper grade or up-right position, restoration of plant saucer, litter pick-up in plant beds and other necessary operations to assure specified minimum grade of Florida No. 1.

2. Turf Areas: Begin maintenance of turf immediately following the placement of sod and continue until sod installation is complete and accepted. Maintenance shall include but not be limited to, watering, leveling, mowing, weed and pest control, fungus and disease control and other necessary operations as determined by the Landscape Architect and good nursery practice.

3. Re-setting or straightening trees and palms:
The Contractor shall re-set and/or straighten trees and palms as required at no additional cost to the Owner unless caused by sustained winds of 75 mph or more. Then, the costs of the operations may be charged to the owner. Re-set trees within 48 hours.

1.12 ACCEPTANCE OF INSTALLATION
A. Inspection: Inspection of the work, to determine completion of contract work, exclusive of the possible replacement of plants and turf, will be made by the Landscape Architect at the conclusion of the maintenance period. Written notice requesting such an inspection and submitted by the Contractor at least ten (10) days prior to the anticipated date.

1.13 GUARANTEE
A. Guarantee all plants for a period of one year (CCD). Guarantee shall commence from the date of written acceptance. Plant material which is on the site and scheduled to be relocated is not covered by the guarantee except in the case of Contractor's negligence or work that has been done in an unworkman-like manner. The Contractor is not responsible for loss due to acts of god, (i.e.) sustained winds of 75 mph or more, floods, frost, lightning, vandalism or theft.

1.14 REPLACEMENT
A. Replacement shall be made during the guarantee period as directed by the Landscape Architect within ten (10) days from time of notification. For all replacement plant material, the guarantee period shall extend for an additional forty-five (45) days beyond the original guarantee period. The Contractor shall be responsible to provide water to the replacement plants in sufficient quantity to aid in their establishment. At the end of the guarantee period, inspection will be made by the Landscape Architect, upon written notice requesting such inspection and submitted by the Contractor at least five (5) days before the anticipated date. Replacement plants must meet the requirements of Florida No. 1 at time of inspection. Remove from the site all plants that are dead or in a state of unsatisfactory growth, as determined by the Landscape Architect. Replace these and any plants missing due to the Contractor's negligence as soon as conditions permit.

1. Materials and Operations: All replacement plants shall be of the same kind and size as indicated on the plant list. The Contractor shall supply and plant the plants as specified under planting operations.

2. Cost of Replacements: A sum sufficient to cover the estimated cost of possible replacements, including material and labor will be retained by the Owner and paid to the Contractor after all replacements have been satisfactorily made and approved by the Landscape Architect.

PART 2 - MATERIALS

2.1 PLANTING SOIL
A. Planting soil for trees, shrubs and ground covers shall be of the composition noted on the plans, measured by volume.

B. Soil for Sodded Areas: shall be coarse lawn sand.

2.2 FERTILIZER
A. Fertilizer for trees, palms, shrubs, and groundcovers shall be as follows: LESCO Palm Special 13-3-13 or equal, Sulfur coated with iron and other minor elements and maximum of 2% chlorine, or brand with equal analysis. The fertilizer shall be uniform in composition, dry and free flowing and shall be delivered to the site in the original unopened containers, bearing the manufacturer's guaranteed analysis. Fertilizer for sod and seeded areas shall be 8-6-8, 50% organically derived nitrogen, or equal.

2.3 WATER
A. The Contractor shall provide potable water on site, available from the start of planting. The Contractor is responsible to ascertain the location and accessibility of the water source. The Contractor is responsible to provide the means of distribution (i.e. water truck, hoses, etc.) for distribution of water to the planting areas.

2.4 MULCH
A. Mulch shall be shredded Melaleuca mulch (Florimulch) as manufactured by Forestry Resources, Inc., or equal.

2.5 ROOT BARRIER MATERIAL
A. When specified in the plans, root barrier material shall be Biobarrier (19.5 inch width) Reemay or approved equal.

B. Install per details in the plans.

PART 3 - INSTALLATION PROCEDURES

3.1 LAYOUT
A. Verify location of all underground utilities and obstructions prior to excavation.

3.2 HERBICIDE TREATMENT
A. In all areas infected with weed and/or grass growth, a systemic herbicide, such as Roundup, shall be applied per manufacturer's rates. When it has been established where work will be done, the systemic herbicide shall be applied in accordance with manufacturer's labeling to kill all noxious growth. Contractor shall schedule his work to allow more than one application to obtain at least 95% kill of undesirable growth. If necessary, Contractor shall conduct a test to establish suitability of product and applicator to be used on this project, prior to execution of the full application.

3.3 PLANT PIT EXCAVATION AND BACKFILLING
A. Trees: See the Planting and Bracing Details and notes.

B. All planting holes shall be hand dug where machine dug holes may adversely affect utilities or improvements.

C. Shrubs and Groundcover: Shrubs and groundcover shall be planted in a soil bed as described in the notes and details. Space shrubs and provide setback from curb and pavements as shown in the plans.

D. Watering of field-grown plants: Thoroughly puddle in water to remove any air pockets in the plant hole.

3.4 WATERING
A. The Contractor is responsible to provide the water for all new plants and transplants and means of distribution (i.e. hand watering or water truck) during the maintenance period and extending into the period after acceptance until the full schedule as listed below is complete. Water for trees and other large field grown plants shall be supplemented by hand or water truck, in addition to the irrigation system, (if one is provided). Contractor can adjust watering schedule during heavy rain season upon approval of the Landscape Architect.

AMOUNT OF WATER PER APPLICATION
For trees up to 5 inch caliper - 5 gallons
From 5 to 8 inch caliper - 25 gallons
9 inch and up caliper - 50 gallons

FREQUENCY OF WATER
Daily for the first week
3 times per week for weeks 2 - 5
2 times per week for weeks 6 - 8
1 time per week for weeks 9 - 12

B. Water in plants by thoroughly soaking of the entire root ball immediately after planting. For large trees and shrubs, add water while backfilling hole to eliminate any air pockets in the soil around the root ball.

C. Water shrubs, sod and groundcover a minimum of once daily for a week or until an irrigation system is fully operational. If no irrigation system is to be installed, the Contractor shall be responsible for watering the shrub, sod, and groundcover for the time specified above, after installation of each section of the planting installed.

3.5 FERTILIZING
A. Add fertilizer on top of the surface of shrubs beds and tree and palms root balls two (2) months after installation. Fertilize sod within two (2) days after installing after planting of each segment of the job. Fertilizer shall be applied after soil has been well moistened. Fertilizer shall be washed off of plant leaves and stems immediately after application. Apply at the following rates:

1. Trees and Large Shrubs: One (1) pound per inch of trunk diameter, spread evenly over the root ball area.

2. Shrubs: One half (1/2) handful per shrub, spread evenly over the root ball area.

3. Groundcover: Twelve (12) pounds per 100 sq. ft. of bed area.

4. Sod: Twelve (12) pounds per 1,000 sq. ft. Wash fertilizer off blades immediately after spreading.

3.6 MULCHING
A. Spread mulch two (2) inches thick uniformly over the entire surface of shrubs and groundcover beds, depth measured after settling, unless otherwise specified in the plans. Provide 36" diameter bed of mulch, measured from outer edge of the trunk, for all trees and palms planted in sod areas. Keep mulch away from contact with the trunk. Create a 6" high ring of mulch at the outer edge of tree and palm holes.

3.7 GUYING AND BRACING
A. See the details bound herewith or made part of the plans.

3.8 SODDING
A. Provide a blanket of lawn sand as described in the notes in these plans. Prior to planting, remove stones, sticks, etc. from the sub-soil surface. Excavate existing non-conforming soil as required so that the finish grade of sod is flush with adjacent pavement or top of curb as well as adjacent sod in the case of sod patching.

B. Place sod on moistened soil, with edges tightly butted, in staggered rows at right angles to slopes. The sod shall be rolled with a 500 pound hand roller immediately after placing.

C. Keep edge of sod bed a minimum of 18" away from groundcover beds and 24" away from edge of shrub beds and 36" from trees, measured from the edge of plant or tree trunk.

D. Sod shall be watered immediately after installation to uniformly wet the soil to at least two inches below the bottom of sod strips.

E. Apply fertilizer to the sod as specified in Section 3.5.

F. Excavate and remove excess soil so top of sod is flush witop of curb or adjacent pavement, or adjacent existing sod.

PLANT BED PREPARATION NOTES

1. In all areas where new sod and shrub and groundcover masses are to be planted, kill all existing weeds by treating with Round-up prior to beginning soil preparation.

2. In all shrub and groundcover beds, prepare soil as described for either condition, over the entire area to be planted:

Condition A:
If any compacted road base or asphalt or rocky soil is encountered, remove compacted material entirely to allow an 18" depth of planting soil. Backfill the entire area of the shrub and groundcover beds with 18" planting soil (as specified in Plans) to within 2 inches of the adjacent pavement or top of curb. Remove all debris and rocks and pebbles larger than 1 inch in size and level the grade before planting.

Condition B:
Where no compacted soil is encountered, thoroughly mix 6 inches of planting soil into the existing soil to a depth of 18 inches. If required, excavate and remove the existing soil to lower the grade, so that the prepared mix is finished to a minimum of 2 inches below top of curb or adjacent walkway. Remove all debris and rocks and pebbles larger than 1 inch in size and level the grade before planting.

<u>For all sod areas</u>, spread a 2" deep layer of lawn sand prior to sodding. Remove all debris and rocks and pebbles larger than 1 inch in size and level the grade before sodding. Remove, if required, existing soil so that top of sod is flush with and adjacent top of curb or pavement.

SPACING OF PLANTS (SEE PLANT SPACING DETAIL)

1. Plants shall be planted sufficiently away from edges of pavements or curbs, to allow for growth toward the edges of the bed.

PROTECTION OF PLANTS

1. The Contractor shall be responsible to protect existing trees and shrubs in and adjacent to the area of work. Erect barriers as necessary to keep equipment and materials, any toxic material, away from the canopy drip line of trees and shrubs. DO NOT PILE SOIL OR DEBRIS AGAINST TREE TRUNKS OR DEPOSIT NOXIOUS BUILDING SUPPLIES OR CHEMICALS WITHIN THE DRIP LINE.

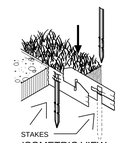
PERMALOC
CLEAN LINE
ALUMINUM LANDSCAPE EDGING
PERMALOC CORPORATION, 1205 BAKER STREET HOLLAND, MI. 49424
(800) 356-9660 PHONE (616) 399-9600 fax (616) 399-9779 WWW.PERMALOC.COM

SIZE:

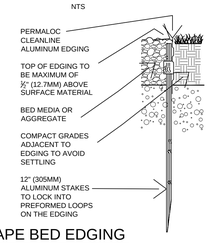
☐ ⅛" X 5/8" (3.2MM X 140MM), 0.072" (1.82MM) THICK w/ 0.135" (3.43MM) EXPOSED TOP LIP

FINISH LEGEND:
(MF) MILL FINISH-NATURAL ALUMINUM

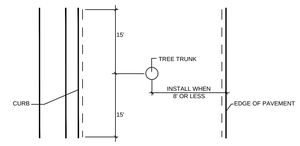
NOTES:
1. INSTALL PER MANUFACTURER'S "INSTALLATION GUIDELINES"
2. 8'-0" (2.44 M) SECTIONS TO INCLUDE (3) 12" (305 MM) ALUMINUM STAKES. 16'-0" (4.88 M) SECTIONS TO INCLUDE (5) 12" (305 MM) ALUMINUM STAKES.
3. CORNERS - CUT BASE EDGING UP HALFWAY AND
4. FORM A CONTINUOUS CORNER. PERMALOC CLEANLINE AS MANUFACTURED BY
5. PERMALOC CORPORATION, HOLLAND MI. (800) 356-9660, (616) 399-9600
6. CONTRACTOR'S NOTE: FOR PRODUCT AND PURCHASING INFORMATION VISIT:WWW.PERMALOC.COM



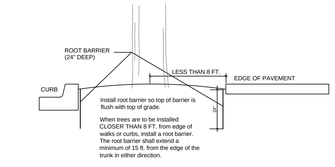
ISOMETRIC VIEW
NTS



ALUMINUM LANDSCAPE BED EDGING
N.T.S.



PLAN VIEW



ROOT BARRIER INSTALLATION DETAIL
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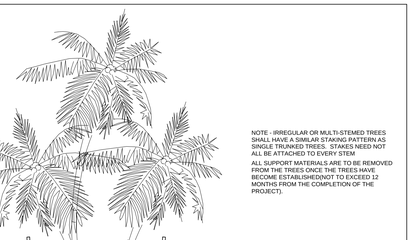
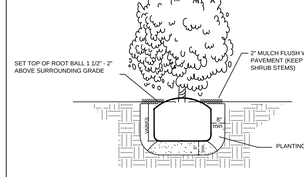


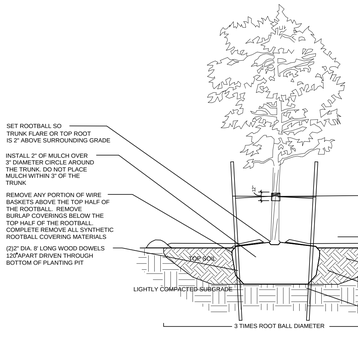
SHRUB SPACING DIAGRAM
N.T.S.



SHRUB INSTALLATION DETAIL
N.T.S.

NOTE - IRREGULAR OR MULTI-STEMED TREES SHALL HAVE A SIMILAR STAKING PATTERN AS SINGLE TRUNKED TREES. STAKES NEED NOT ALL BE ATTACHED TO EVERY STEM
ALL SUPPORT MATERIALS ARE TO BE REMOVED FROM THE TREES ONCE THE TREES HAVE BECOME ESTABLISHEDNOT TO EXCEED 12 MONTHS FROM THE COMPLETION OF THE PROJECT).

MULTI-TRUNKED PALM BRACING DETAIL
N.T.S.



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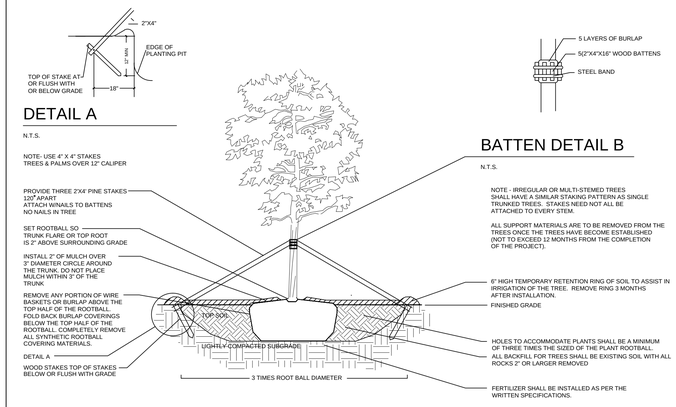
ALL SUPPORT MATERIALS ARE TO BE REMOVED FROM THE TREES ONCE THE TREES HAVE BECOME ESTABLISHED(NOT TO EXCEED 12 MONTHS FROM THE COMPLETION OF THE PROJECT).
*TREE STAKING SHALL NOT PROTRUDE INTO SIDEWALK AREA OR CONFLICT WITH ADA ACCESS.

PLANTING & BRACING DETAIL UNDER 3 1/2" CALIPER
N.T.S.

DETAIL A
N.T.S.

NOTE: USE 4" X 4" STAKES TREES & PALMS OVER 12" CALIPER



BATTEN DETAIL B
N.T.S.

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PLANTING & BRACING DETAIL
N.T.S.

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N

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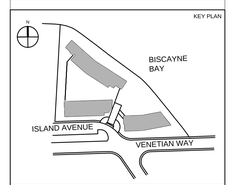
KEY PLAN



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FLORIDA REGISTERED LANDSCAPE ARCHITECT
RLA No. 6667205

DESIGN REVIEW BOARD SUBMITTAL

SHEET INDEX

PLANTING NOTES, SPECIFICATIONS, AND DETAILS

SCALE: AS NOTED

SHEET NO.

LA-18

EVERGLADES PLANTING THEME AREA (FOURTH FLOOR GARAGE ROOFDECK)

FLORIDA COASTAL PLANTING THEME AREAS (POOLDECK AND BAYWALK AREAS)

SUBTROPICAL PLANTING THEME AREA (MAIN ENTRY/LOBBY AREA)

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BELLA ISLA
APARTMENTS

31 Venetian Way
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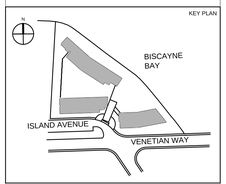

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DESIGN REVIEW BOARD SUBMITTAL

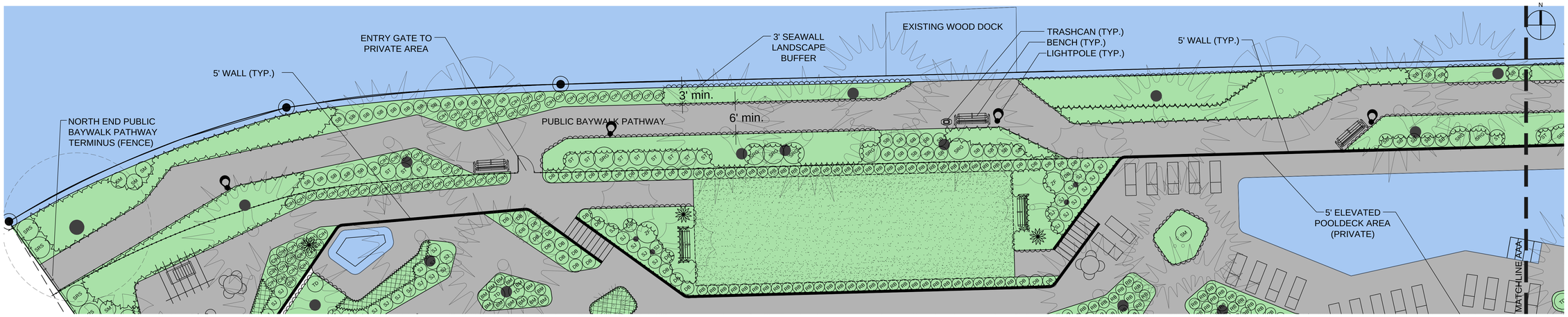
SHEET INDEX

PLANTING DESIGN CONCEPT PHOTOS

SCALE : AS NOTED

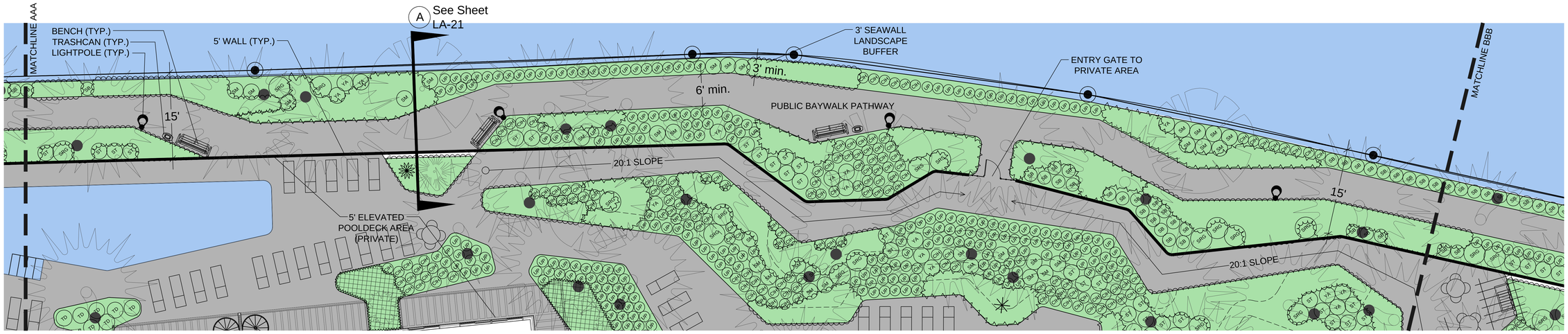
SHEET NO.

LA-19



5' 0 5' 10' 15' 20'
GRAPHIC SCALE: 1/8"=1'-0"

BAYWALK PLAN - 1 OF 3
SCALE: 1/8"=1'-0"



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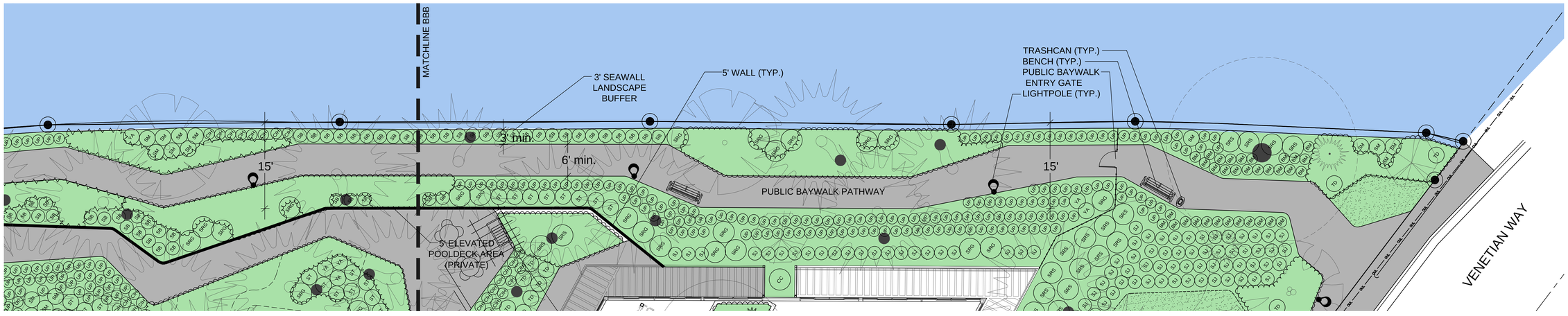
BAYWALK PLAN - 2 OF 3
SCALE: 1/8"=1'-0"



5' 0 5' 10' 15' 20'
GRAPHIC SCALE: 1/8"=1'-0"

BAYWALK PLAN - 3 OF 3
SCALE: 1/8"=1'-0"

NOTE: AN IRRIGATION SYSTEM WITH 100% OVERLAP WILL BE PROVIDED

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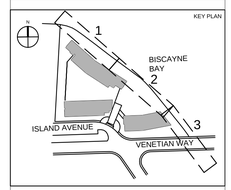
KEY PLAN



Office Registration #AA26002596

Issue #	Issue Date / For
1	03-10-2016 / DRB Submittal

Project No.: 14101-Venetian
Drawn by: T.K.S.
Approved by: K.E.G.
Date: 07/31/2016

SEAL

KIEHL SEMLER
FLORIDA REGISTERED LANDSCAPE ARCHITECT
RLA No. 6667205

DESIGN REVIEW BOARD SUBMITTAL

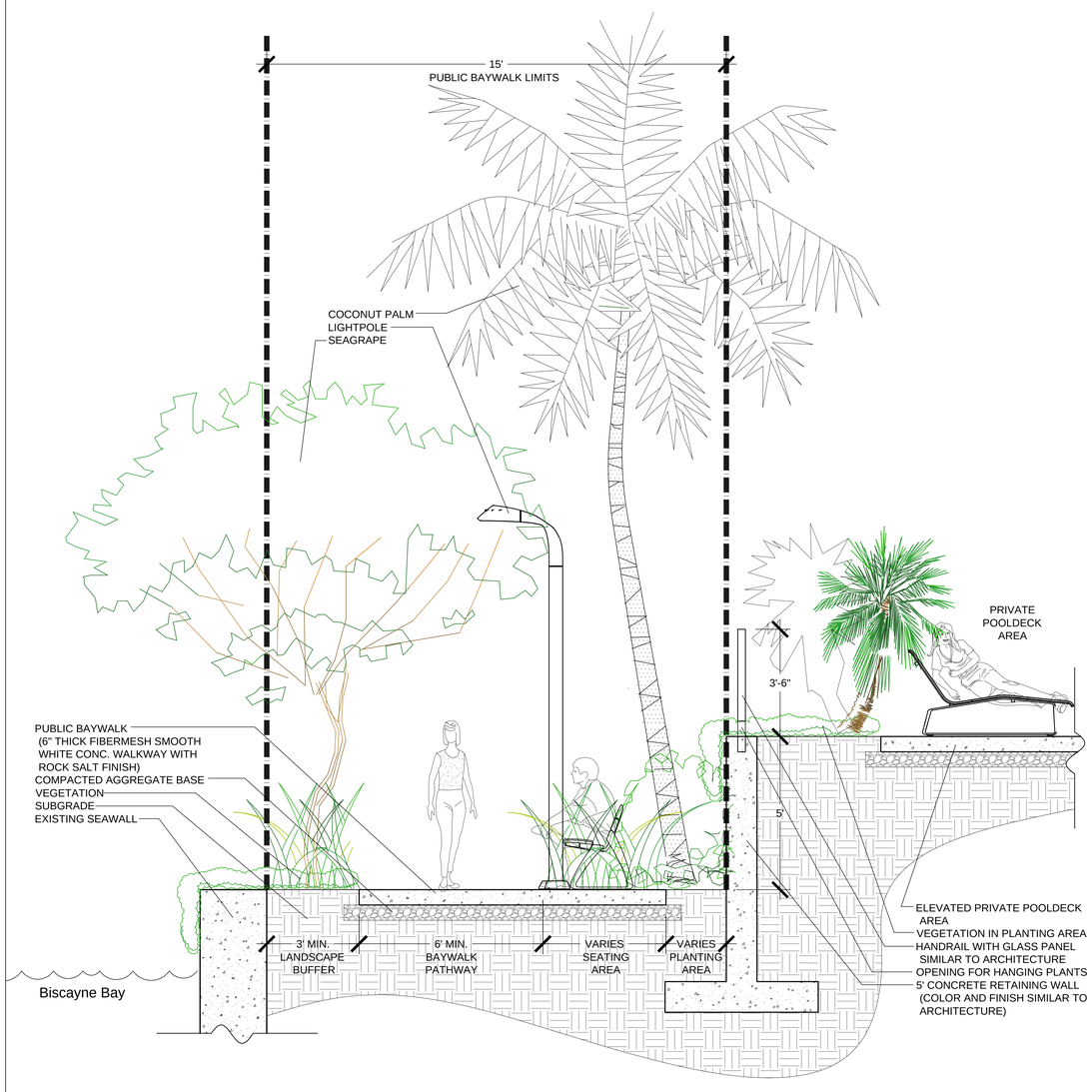
SHEET INDEX

BAYWALK PLAN

SCALE: AS NOTED

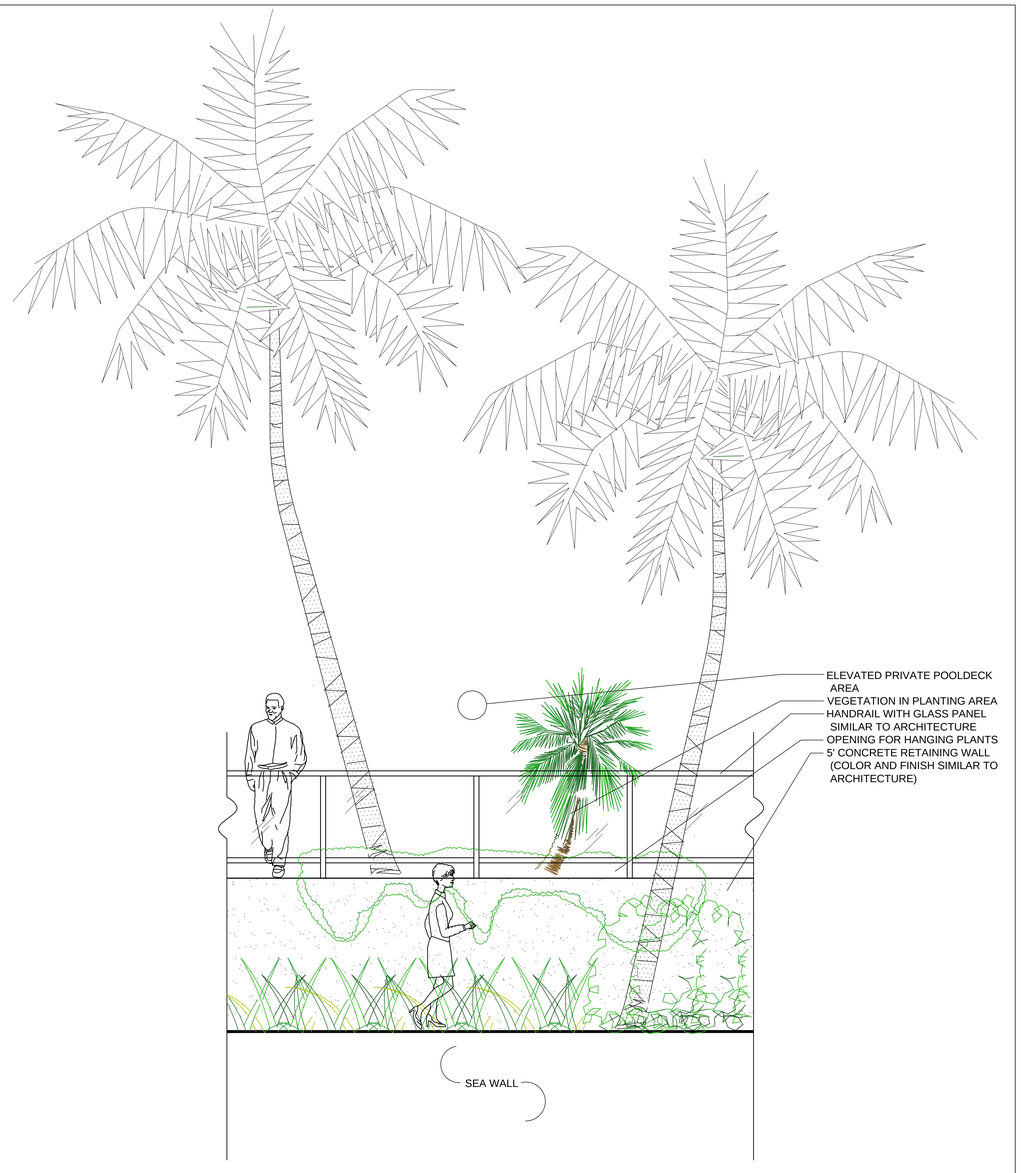
SHEET NO.

LA-20



BAYWALK SECTION A

SCALE: N.T.S.



BAYWALK TYPICAL ELEVATION

SCALE: N.T.S.

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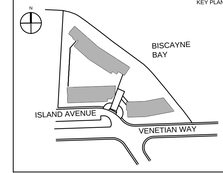
KEY PLAN



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SEAL

KIEHL SEMLER
FLORIDA REGISTERED LANDSCAPE ARCHITECT
RLA No. 6667205

DESIGN REVIEW BOARD SUBMITTAL

SHEET INDEX

BAYWALK SECTION AND ELEVATION

SCALE: AS NOTED

SHEET NO.

LA-21

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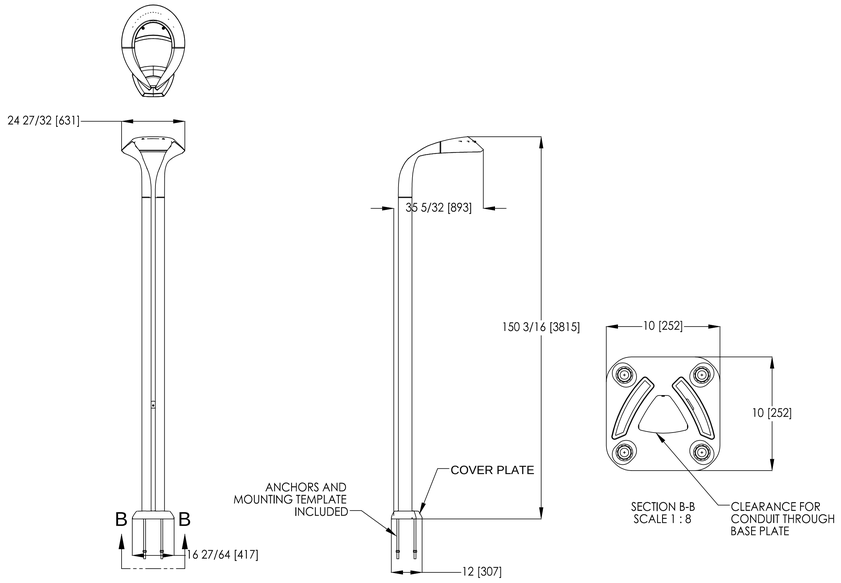
Hi—Glo™ Pedestrian Light 12ft, Surface Mount, Dimmable Driver, with Cover Plate

Product Drawing

www.landscapeforms.com Ph: 800.521.2546

Date: 9/19/2011



landscapeforms®

Drawing: GL118-08
Dimensions are in inches [mm]
U.S. Patent No. D620,170

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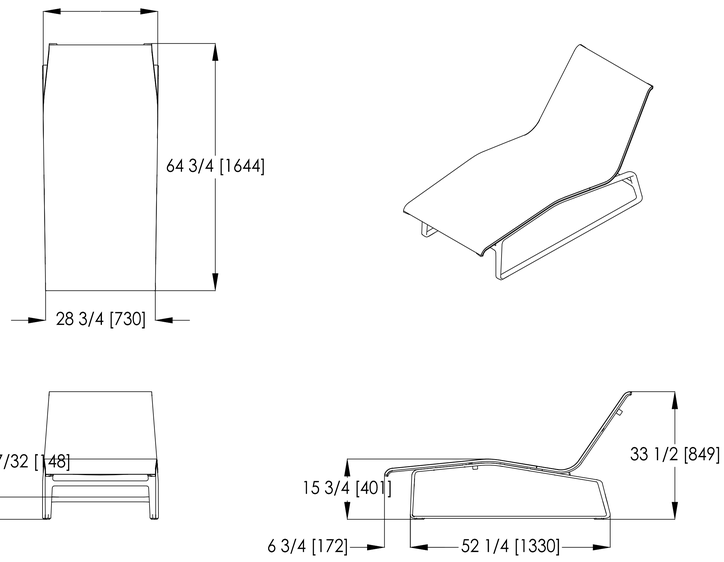
Cochran lounge

Product Drawing

www.landscapeforms.com Ph: 800.521.2546

Date: 02/11/2016



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Drawing: AW200-01
Dimensions are in inches [mm]

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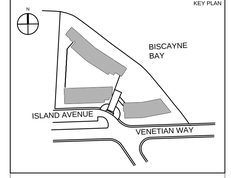
KEY PLAN



Office Registration #AA26002596

Issue #	Issue Date / For
1	03-10-2016 / DRB Submittal

Project No.: 14101-Venetian
Drawn by: T.K.S.
Approved by: K.E.G.
Date: 07/31/2016

SEAL

KIEHL SEMLER
FLORIDA REGISTERED LANDSCAPE ARCHITECT
RLA No. 6667205

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SHEET INDEX

FURNITURE

SCALE: AS NOTED

SHEET NO.

LA-22

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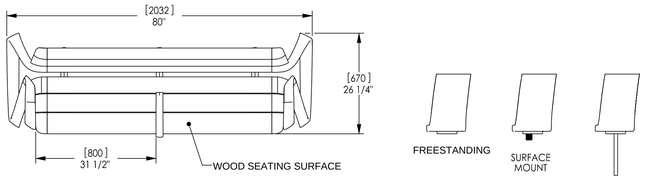
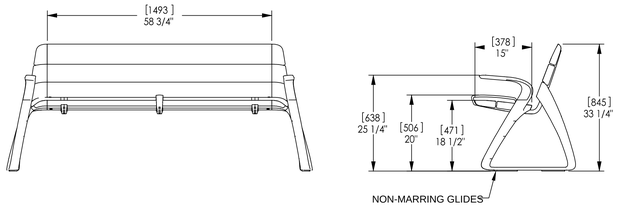
Rest™ Backed Bench, Wood, w/ End Arms and Divider

Product Drawing

Date: 1/6/2012
www.landscapeforms.com Ph: 800.521.2546





Drawing: RE791-11
Dimensions are in inches [mm]
U.S. Patent Nos.: D600,460; D601,361; D601,820

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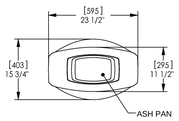
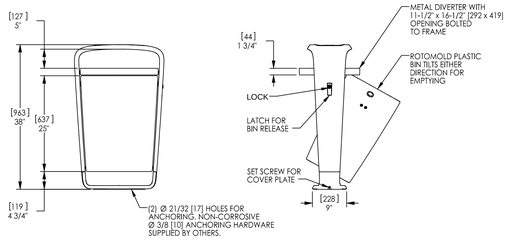
Collect™ Side Opening Receptacle, 23 Gallon, Surface Mount, w/ Ash Pan, w/ Lock

Product Drawing

Date: 5/21/2010
www.landscapeforms.com Ph: 800.521.2546



* UNIT MUST BE SURFACE MOUNTED *



Drawing: CO218-08
Dimensions are in inches [mm]
U.S. Patent No.: D610,322

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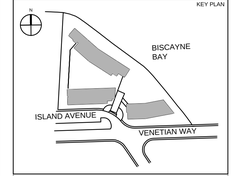
KEY PLAN



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DESIGN REVIEW BOARD SUBMITTAL

SHEET INDEX

FURNITURE

SCALE: AS NOTED

SHEET NO.

LA-23

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