

Mount Sinai

MEDICAL CENTER

CEP EXPANSION

4300 Alton Road, Miami Beach, FL 33140

LEGAL DESCRIPTION

22-27 53 42
NAUTILUS SUB PB 8-95
LOT 41 & JOHNS & COLLINS ISLAND &
SUBMERGED LAND PER OR 1825-497 &
1825-494 ALL LESS 36 ST CAUSEWAY
R/W BLK 1
& LESS PORT COMM SELY COR OF LOT
40 BLK 1 TH N 86 DEG W 229.31FT
S 77 DEG W 144.75FT S51 DEG W
92.03FT S 52 DEG W 302.87FT FOR
POB TH S 48 DEG W 178.67FT S 48
DEG W 240.37FT S 46 DEG E 32.02FT
SELY AD 5.43FT N 87 DEG E
166.01FT N 87 DEG E 215.84FT
N 77 DEG E 31.38FT N 05 DEG W
326.92FT S52 DEG W 114.51FT TO POB
LOT SIZE 2315133 SQ FT

FIRST SUBMITTAL

Deadline Date: 04/13/18

FINAL SUBMITTAL

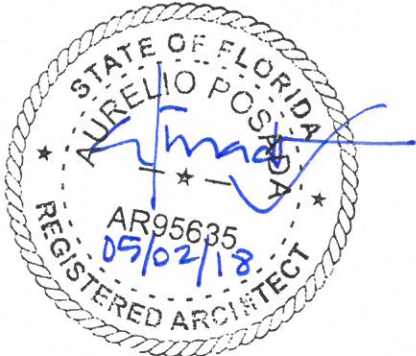
Deadline Date: 05/04/18

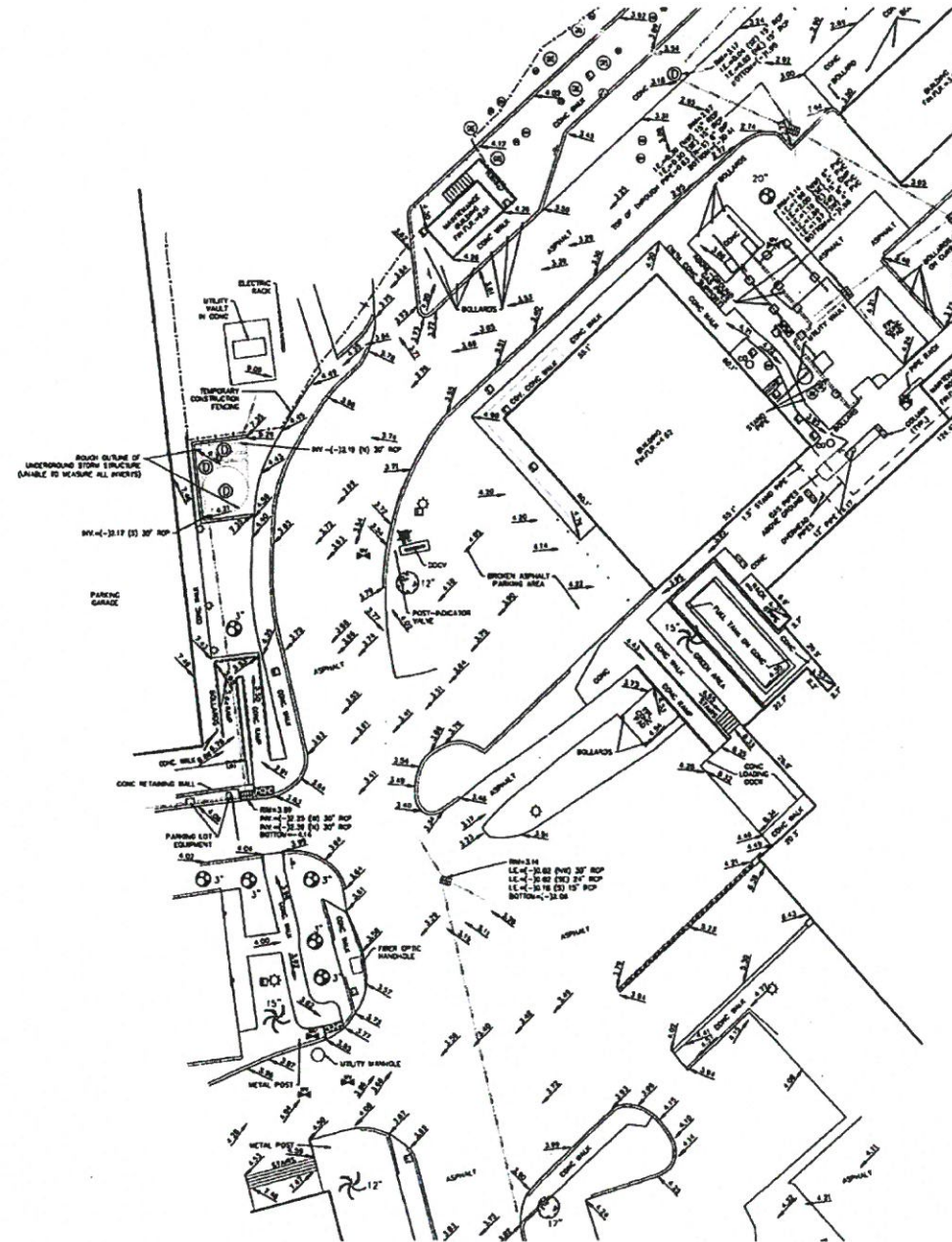
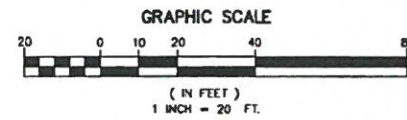
ZONING DATA

Address:	4300 Alton Road, Miami Beach, FL	
Folio:	02-3222-011-0360	
Zoning District:	Hospital District (HD)	
Total Land Area:	2,472,120.77 SQUARE FEET	
Year Constructed:	Existing CEP - 2016	
Base Flood Elevation:	AE, 7	
Lot Width:	3096'	
Lot Depth:	1245'	
Existing Use:	Hospital & Supporting Facilities	
Proposed Use:	Hospital & Supporting Facilities	
Setbacks:		
Front	25 feet (minimum) Required	334.2 Proposed
Rear	40 feet (minimum) Required	579.6 Proposed
Side	15 feet (minimum) Required	N/A
Building Height:	150 feet (maximum) Required	56'8 feet Proposed
Number of Stories:	4 Stories Proposed	
FAR	.642 Existing / .643 Proposed	

SCOPE OF WORK

The project scope consists of the expansion of the existing EC2 Central Energy Plant. The expansion is anticipated to add approximately 1,000 square feet to the footprint of EC2. The expansion of the CEP is necessary to accommodate four (4) new generators and four (4) future generators.





LEGEND

A/C - AIR CONDITIONER	SQ. FT. - SQUARE FEET
L - ARC LENGTH	TYP. - TYPICAL
ALUM. - ALUMINUM	U.E. - UTILITY EASEMENT
B.E. - BUTTER EASEMENT	W.M. - WATER METER
C.D. - CLEANOUT	W.E. - WATER EASEMENT
C.F. - CHAIN LINK FENCE	S.E. - SANITARY EASEMENT
CONC. - CONCRETE	○ - LIGHT POLE
CONV. COVERED	✱ - FIRE HYDRANT
D.E. - DRAINAGE EASEMENT	☒ - CATCH BASIN
ELEC. - ELECTRIC	⚡ - WATER VALVE
ELEV. - ELEVATION	⊙ - SET 5/8" IR/CAP LB 3591
EQUIP. - EQUIPMENT	○ - SANITARY MANHOLE
EXIST. - EXISTING	○ - DRAINAGE MANHOLE
F.P.L. - FLORIDA POWER & LIGHT	⊙ - WOOD POWER POLE (UNLESS NOTED)
F.N. - FINISHED	— C - CENTER LINE
FND. - FOUND	⊙ - EXISTING ELEVATION
IR/CAP - IRON ROD & CAP	— T - TRAFFIC SIGN
INV. - INVERT	— E - ELECTRICAL WIRES OVERHEAD
IRG. - IRRIGATION	⊙ - ANCHOR
L.A.E. - LIMITED ACCESS EASEMENT	⊙ - WATER METER
O/S - BUILDING OFFSET	⊙ - RPT
P.B. - PLAT BOOK	⊙ - GROUND LIGHT
P.B.C.R. - PALM BEACH COUNTY RECORD	⊙ - ELECTRIC HAND HOLE
P.O.B. - POINT OF BEGINNING	⊙ - IRRIGATION CONTROL VALVE
P.O.C. - POINT OF COMMENCEMENT	⊙ - MONITORING WELL
P.S. - PLAT(S)	⊙ - MANHOLE
PROP. - PROPOSED	⊙ - GAS MANHOLE
R - RADIUS	
R/W - RIGHT-OF-WAY	
RCE - RADIUS	
SEC - SECTION	
Δ - DELTA (CENTRAL ANGLE)	

TREE LEGEND

- - BLACK OLIVE
- ✱ - CABBAGE PALM
- ⊙ - CALLISTEMON
- ✱ - FICUS
- ✱ - GUMBO
- ✱ - HIBISCUS
- ✱ - MAHOGANY
- ⊙ - MISCELLANEOUS
- ✱ - OAK
- ✱ - PALM
- ✱ - UNKNOWN
- ✱ - ROSEOLIA
- ✱ - TABERDIA

NOTES

- REPRODUCTIONS OF THIS SKETCH ARE NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
- SURVEY MAP OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED PROFESSIONAL LAND SURVEYOR.
- LANDS SHOWN HEREON ARE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
- ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988.
- BEARINGS SHOWN HEREON ARE GRID DATUM, NAD83 (90/98) ADJUSTMENT, FLORIDA EAST ZONE.
- THE "DESCRIPTION" SHOWN HEREON IS IN ACCORD WITH THE DESCRIPTION PROVIDED BY THE CLIENT.
- UNDERGROUND FOUNDATIONS WERE NOT LOCATED.
- ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- FLOOD ZONE: "AE" (ELEVATION 7); COMMUNITY PANEL NO. 120651 0317 L AND COMMUNITY PANEL NO. 120651 0309 L; EACH DATED: SEPTEMBER 11, 2009.
- BENCHMARK ORIGIN DESCRIPTION: DADE COUNTY BENCHMARK D-106; ELEVATION 3.21 NGVD29.
- THE PURPOSE OF THIS SURVEY IS TO DELINEATE HORIZONTAL AND VERTICAL LOCATIONS OF EXISTING IMPROVEMENTS ONLY AND DOES NOT CONSTITUTE A BOUNDARY SURVEY AS SUCH.
- TOPOGRAPHIC AND UTILITY INFORMATION SHOWN HEREON SUPERSEDES INFORMATION PROVIDED BY SCHMECKE-SHESON AND ASSOCIATES DATED JULY 26, 2007 WITH THE LAST REVISION DATED SEPTEMBER 14, 2015.

DESCRIPTION

A PORTION OF SECTION 21, 22, 27 AND 28, TOWNSHIP 53 SOUTH, RANGE 42 EAST LYING AND BEING IN THE CITY OF MIAMI BEACH, MIAMI DADE-COUNTY, FLORIDA.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS, AND RIGHTS-OF-WAY OF RECORD.

CERTIFICATE

I HEREBY CERTIFY THAT THE ATTACHED SPECIFIC PURPOSE SURVEY OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS SURVEYED UNDER MY DIRECTION ON MARCH 18, 2015. I FURTHER CERTIFY THAT THIS SPECIFIC PURPOSE SURVEY MEETS THE STANDARDS OF PRACTICE OF CHAPTER 5A-17, CHAPTER 5A-17 ADOPTED BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS, PURSUANT TO FLORIDA STATUTES §72.021.

REVISIONS	DATE	BY

CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE - SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33433
PH: (561) 395-1941 / FAX: (561) 395-4432

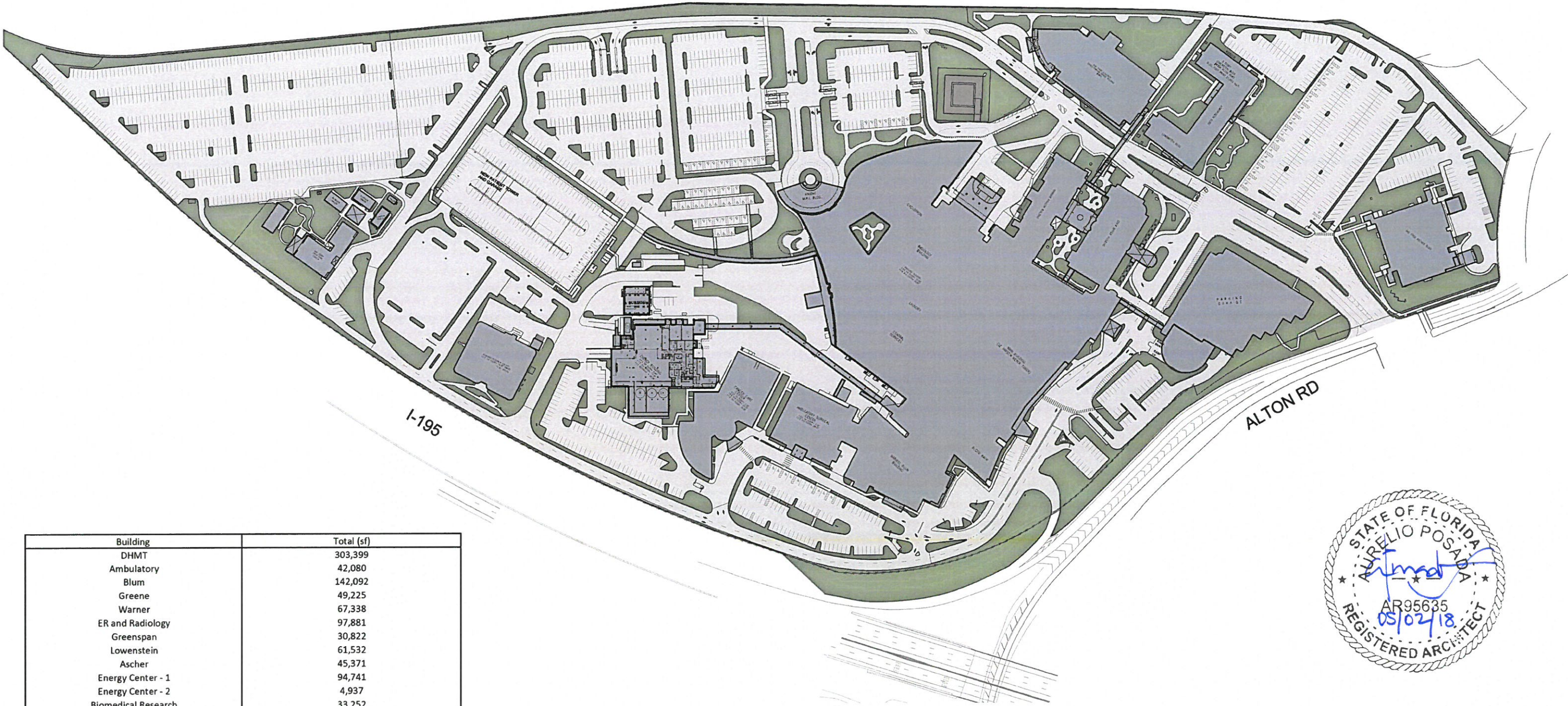
MOUNT SINAI CEP ADDITION SPECIFIC PURPOSE SURVEY

DATE	1-31-18
DRAWN BY	RW
F.B. / PG.	ELEC.
SCALE	1" = 20'

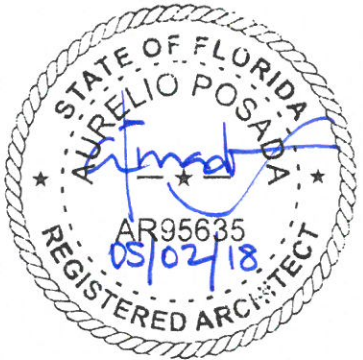
JOB # 7101
SHEET NO.
CEP-1
OF 1 SHEETS

SURVEY

BISCAYNE BAY



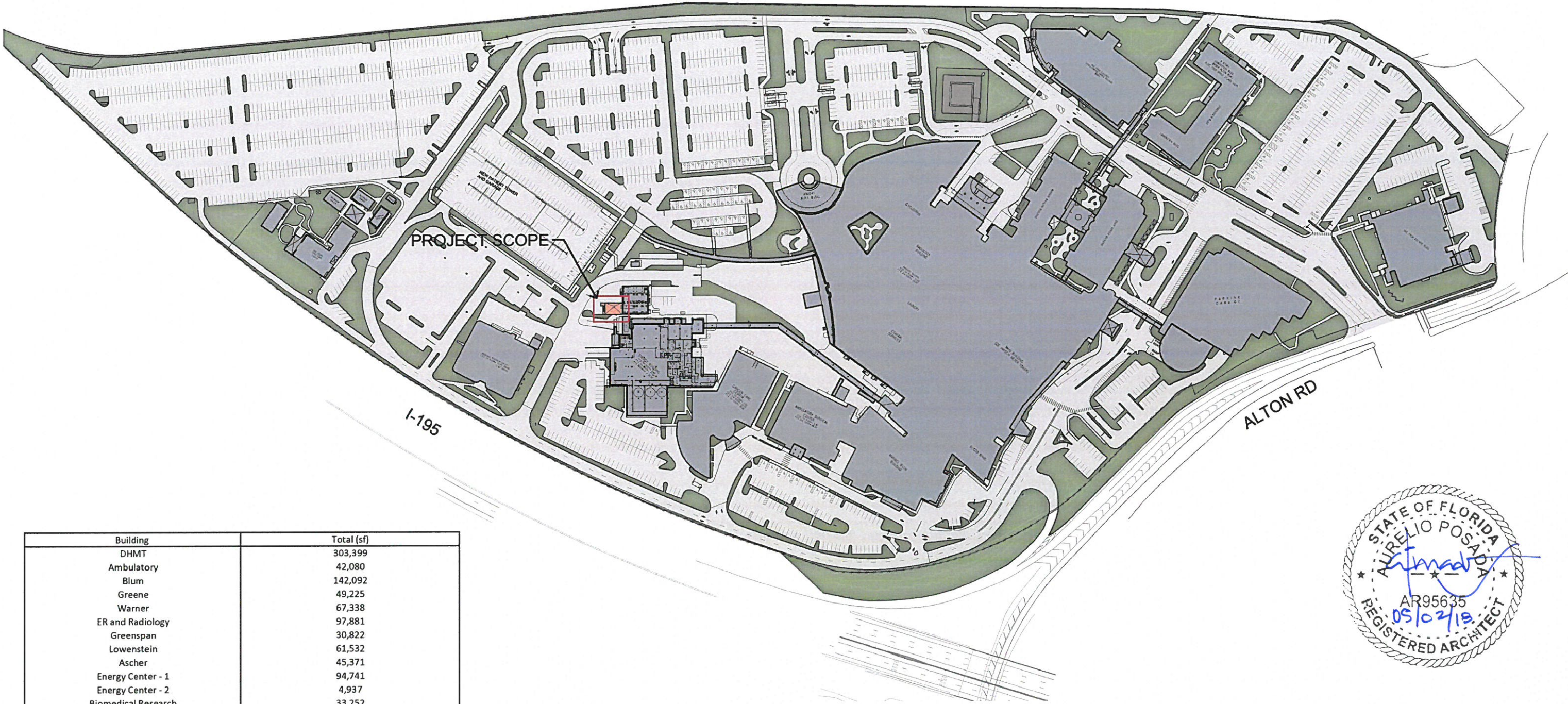
Building	Total (sf)
DHMT	303,399
Ambulatory	42,080
Blum	142,092
Greene	49,225
Warner	67,338
ER and Radiology	97,881
Greenspan	30,822
Lowenstein	61,532
Ascher	45,371
Energy Center - 1	94,741
Energy Center - 2	4,937
Biomedical Research	33,252
Child Care Center	11,092
Compr. Cancer Center	70,870
MSOP	186,881
Bed Tower	345,000
Total MSMC	1,586,513
Total Land Area	2,472,120.77
Floor Area Ratio	0.642



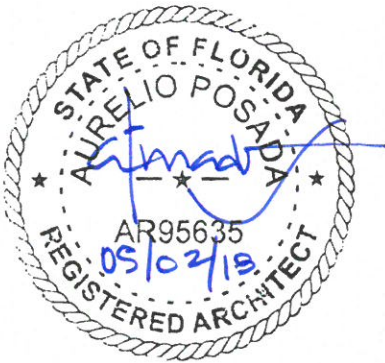
FAR - EXISTING



BISCAYNE BAY

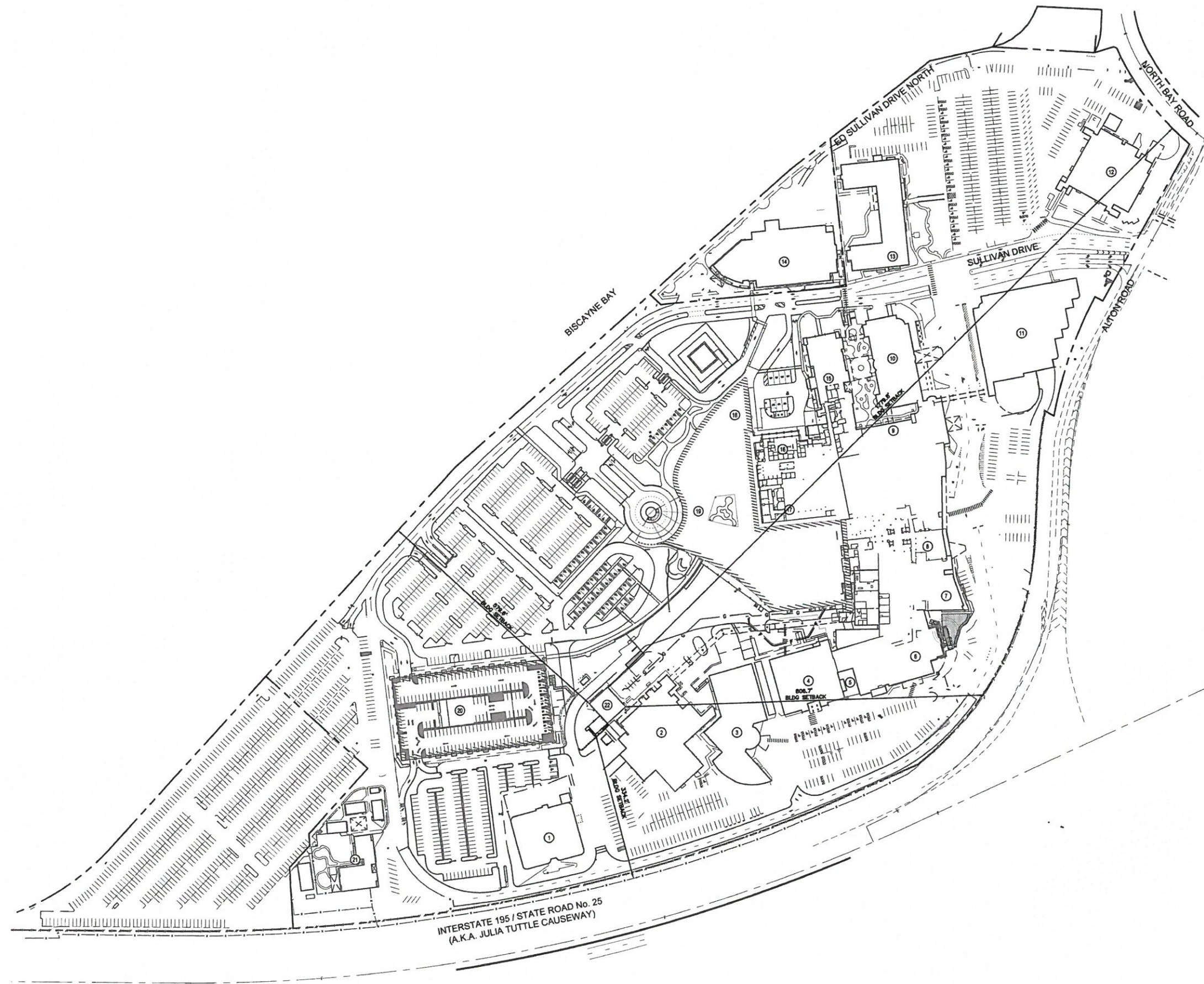


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Biomedical Research	33,252
Child Care Center	11,092
Compr. Cancer Center	70,870
MSOP	186,881
Bed Tower	345,000
CEP Expansion*	2,682
Total MSMC	1,589,195
Total Land Area	2,472,120.77
Floor Area Ratio	0.643



FAR - PROPOSED





OVERALL SITE PLAN





1. Existing oxygen tank farm



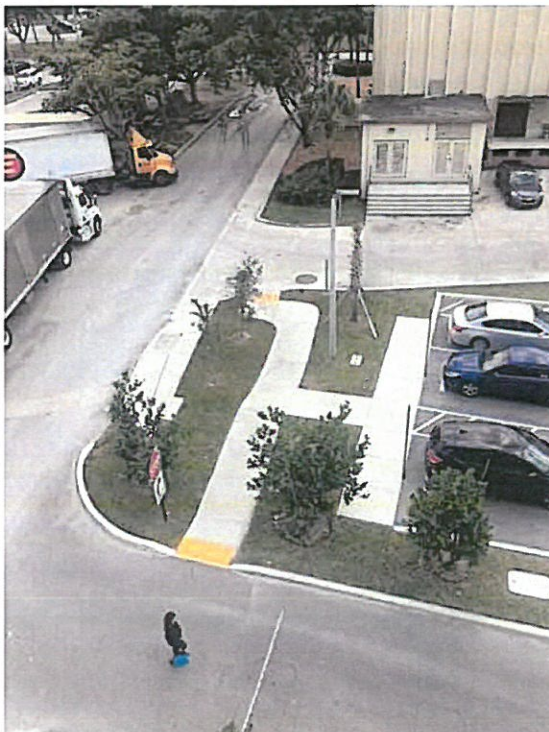
2. CEP from Garage Ramp



3. Garage landscape (above)



4. Garage landscape (above)



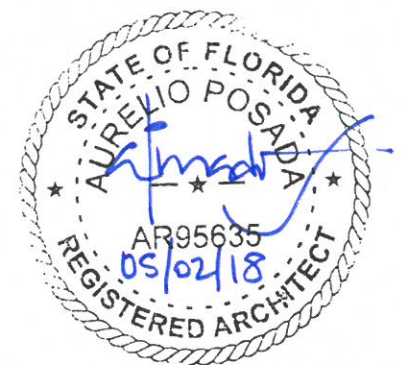
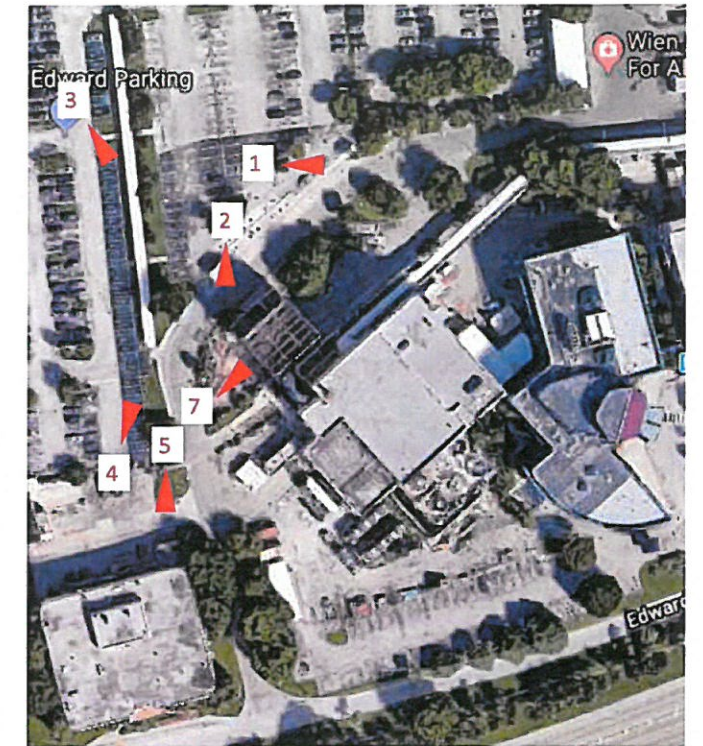
5. Adjacent parking landscape (above)



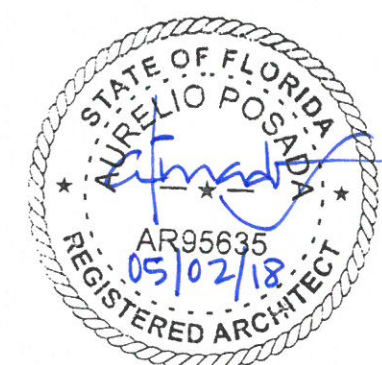
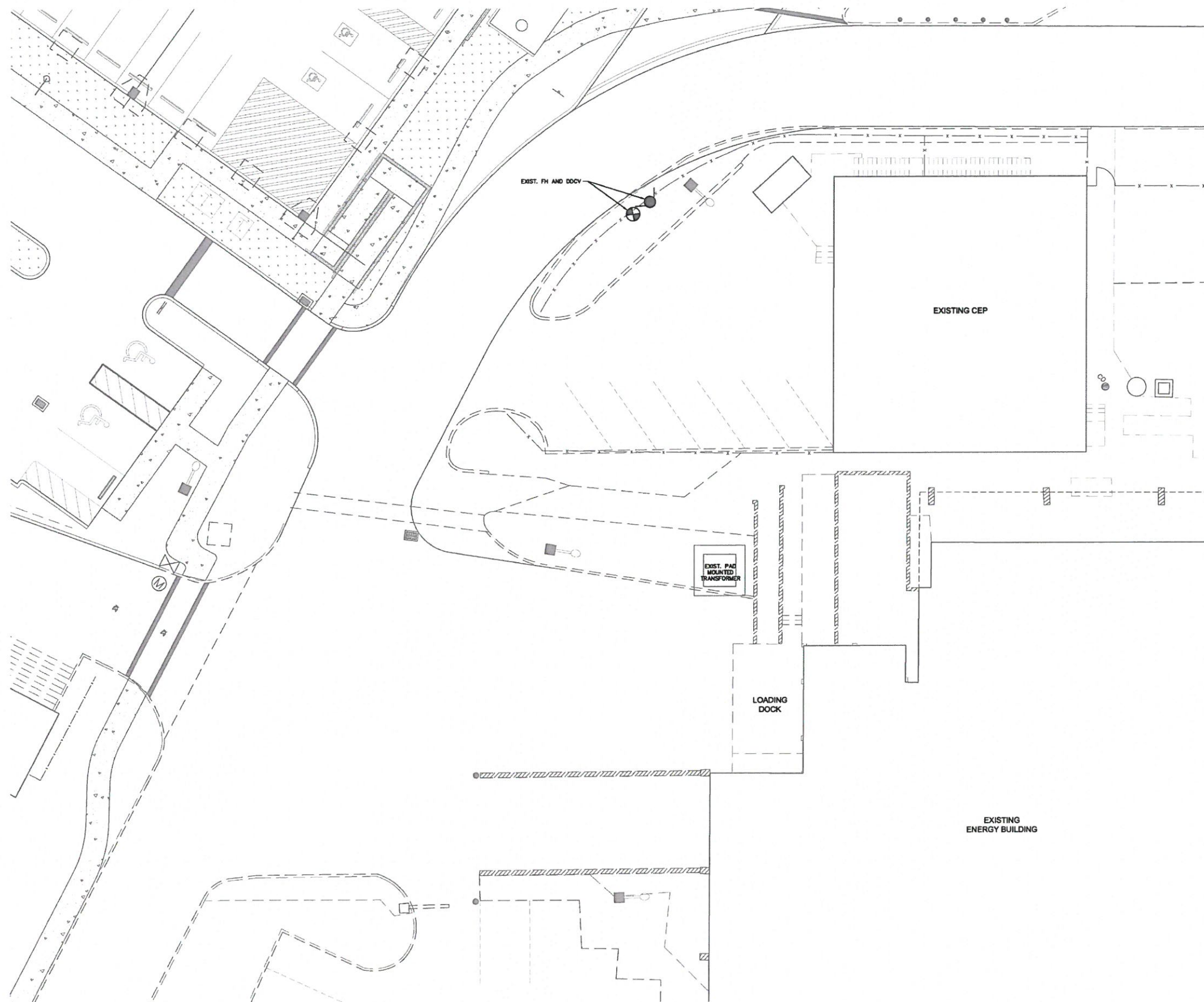
6. Existing CEP



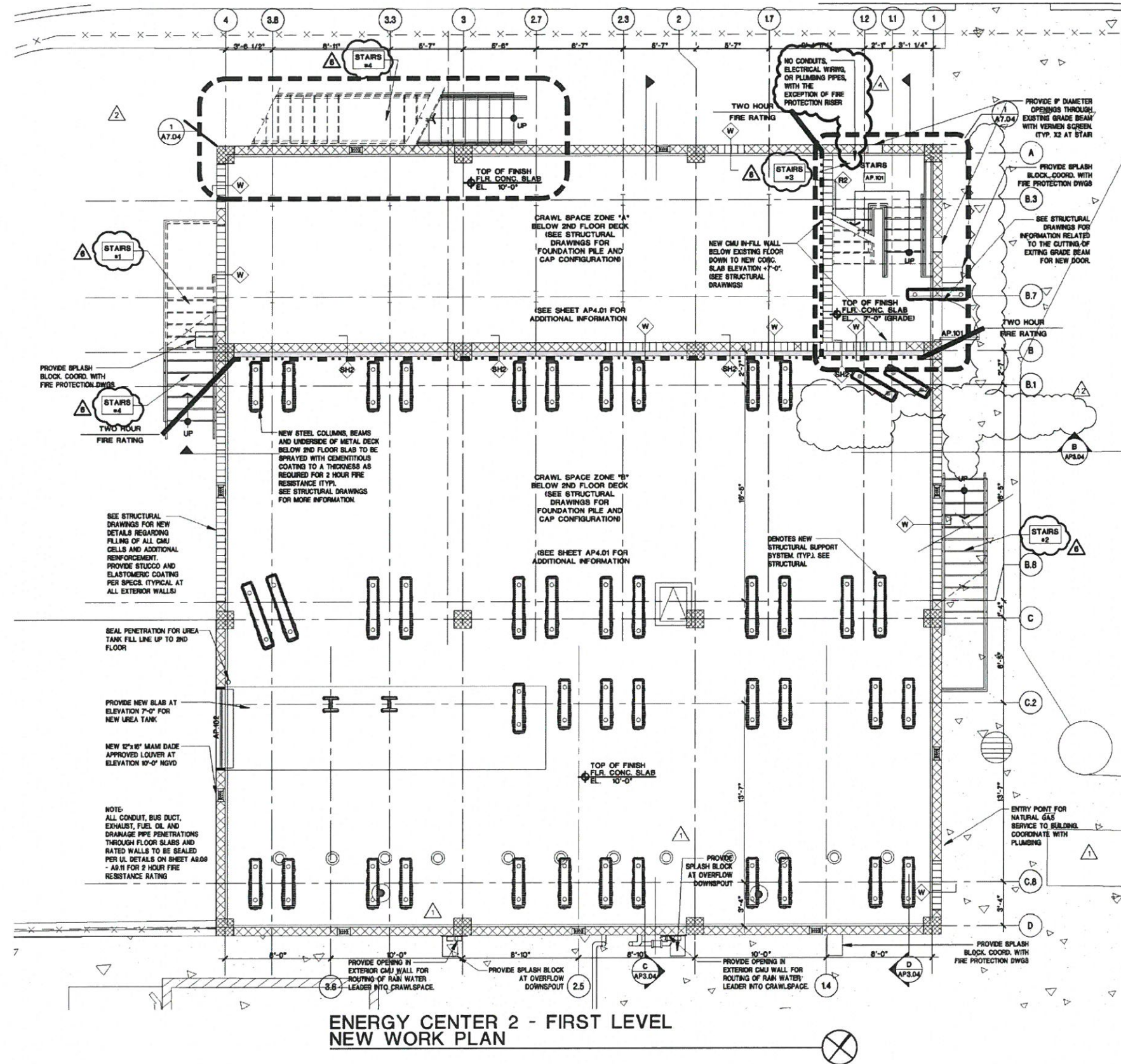
7. Existing CEP



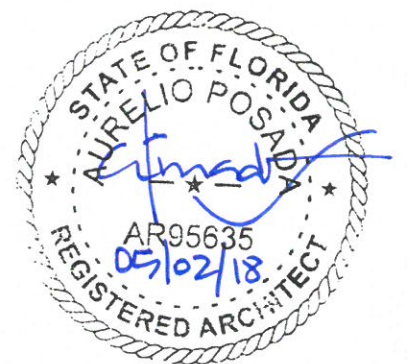
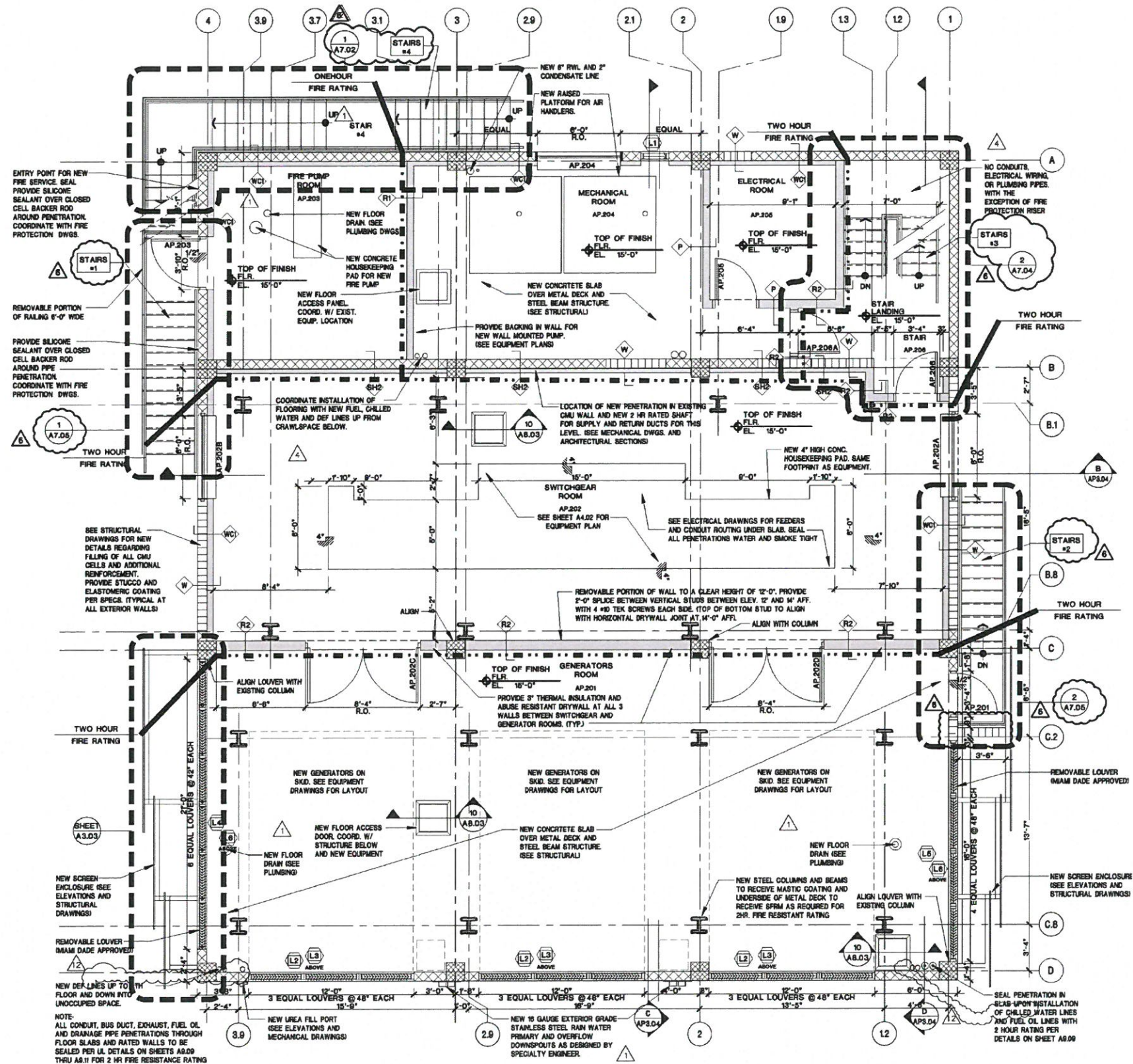
**PROJECT SITE,
EXISTING
STRUCTURES,
CONTEXT,
SURROUNDING
PROPERTIES**



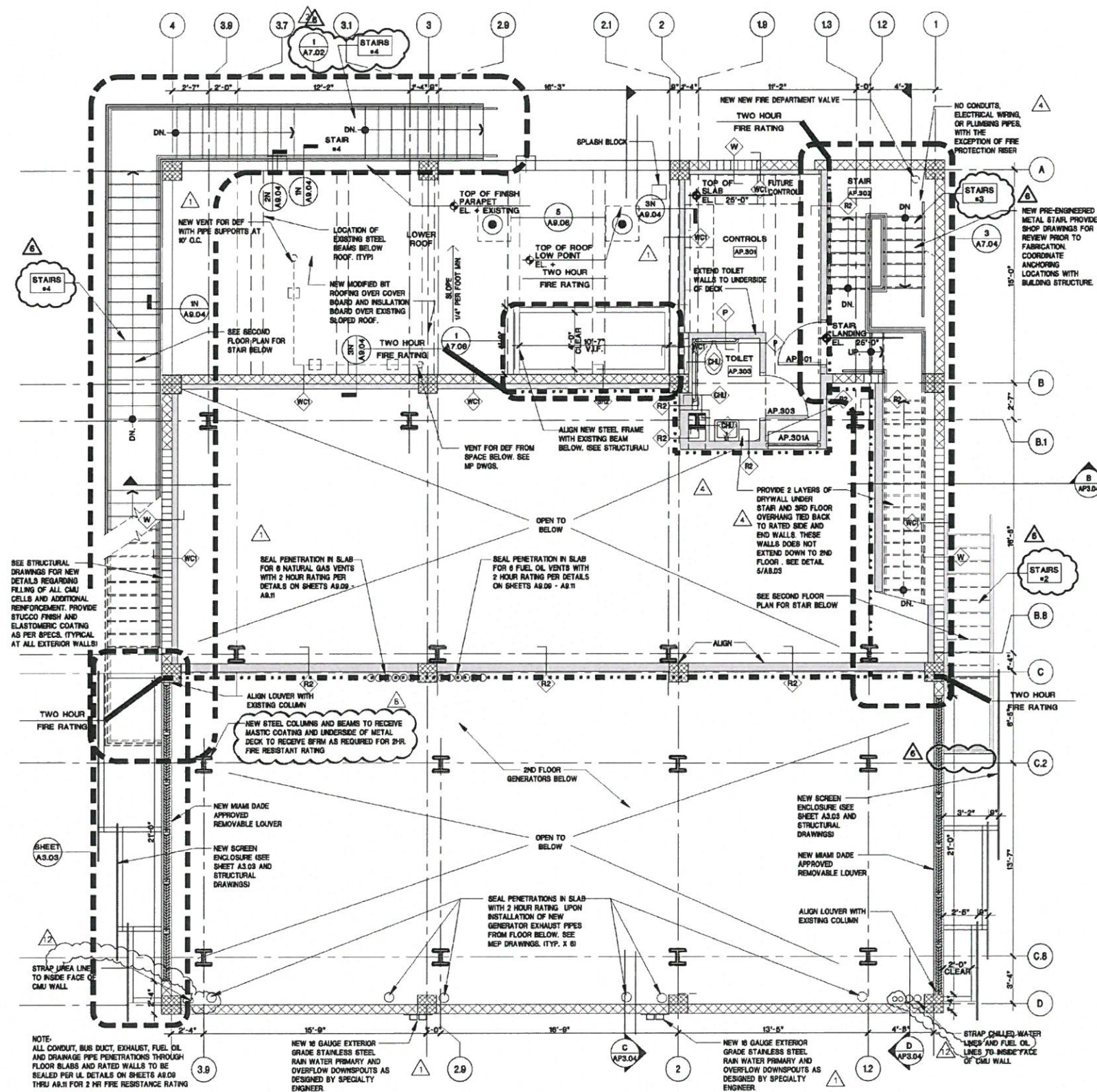
**EXISTING
CONDITIONS
DRAWINGS - SITE
PLAN**



**EXISTING
CONDITIONS
DRAWINGS - FLOOR
PLANS - FIRST LEVEL**

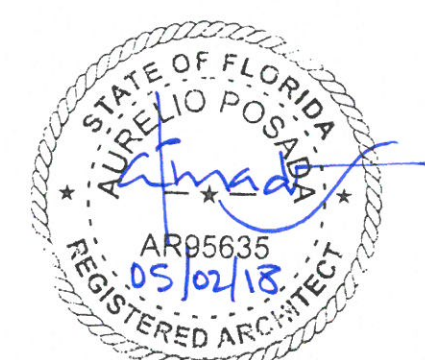
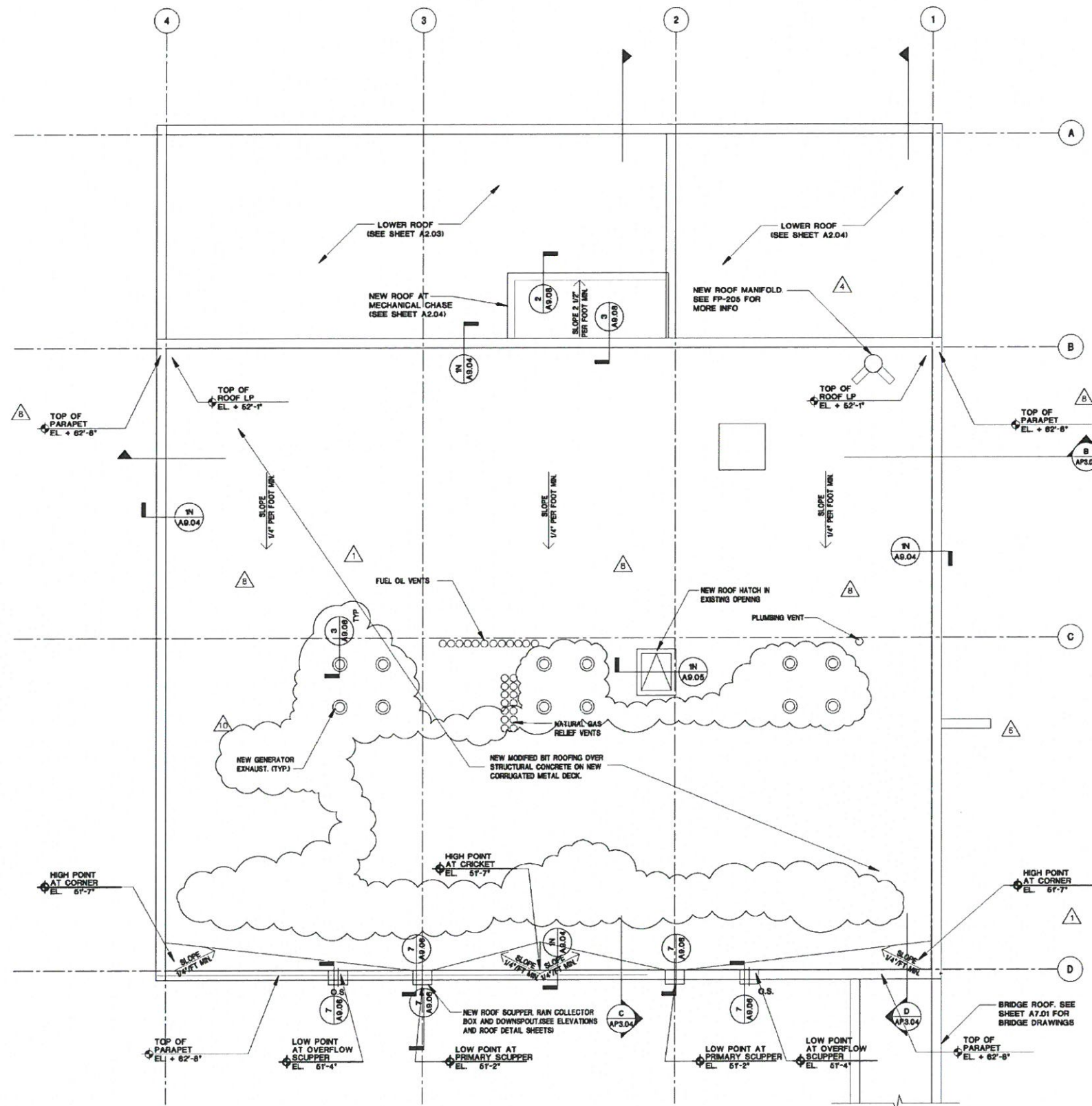


EXISTING
CONDITIONS
DRAWINGS - FLOOR
PLANS - SECOND
LEVEL



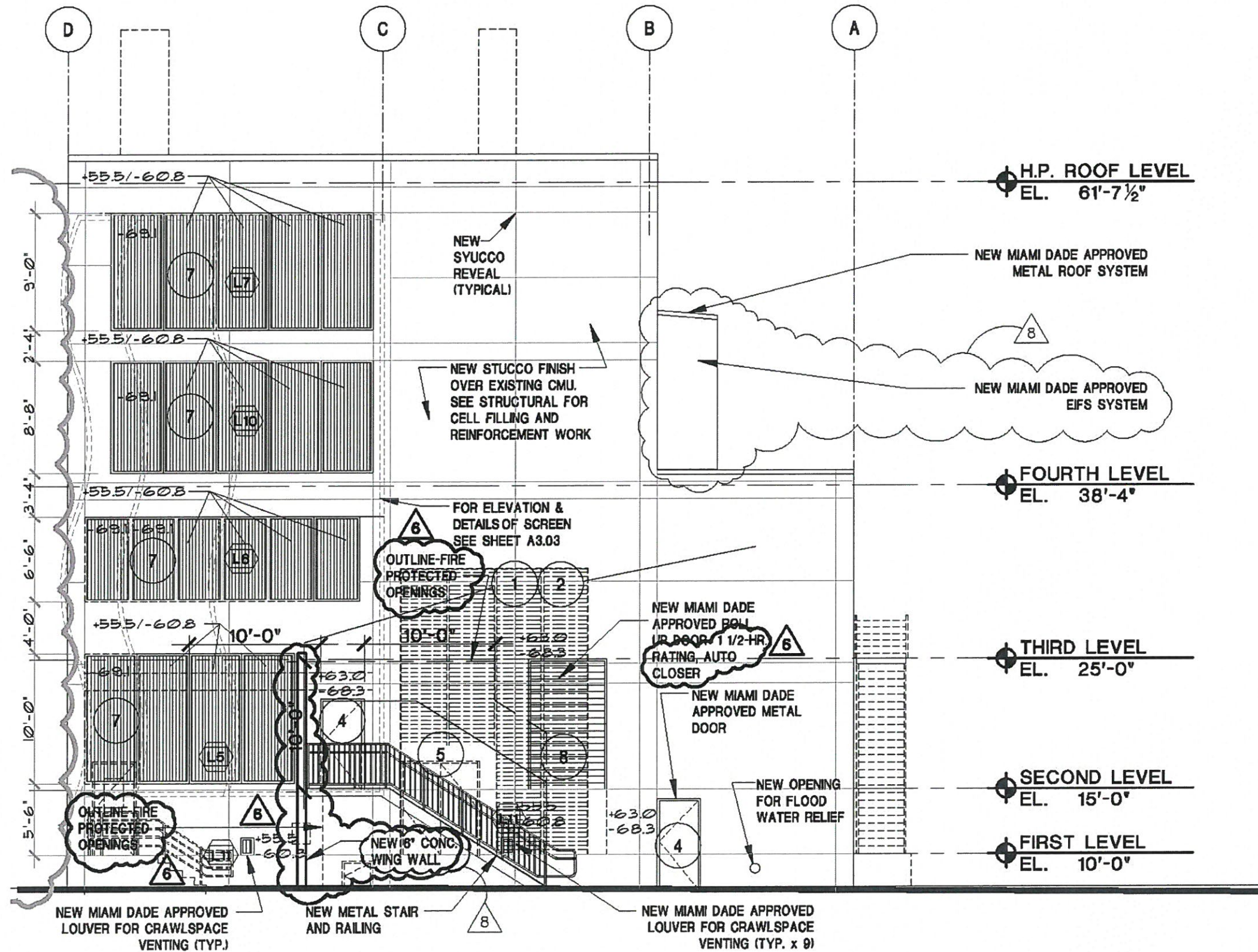
EXISTING
CONDITIONS
DRAWINGS - FLOOR
PLANS - THIRD LEVEL

ENERGY CENTER 2 - THIRD LEVEL
NEW WORK PLAN



**EXISTING
CONDITIONS
DRAWINGS - FLOOR
PLANS - ROOF LEVEL**

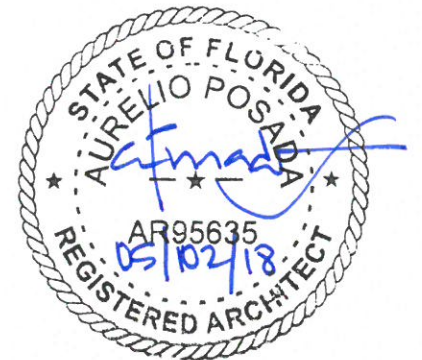
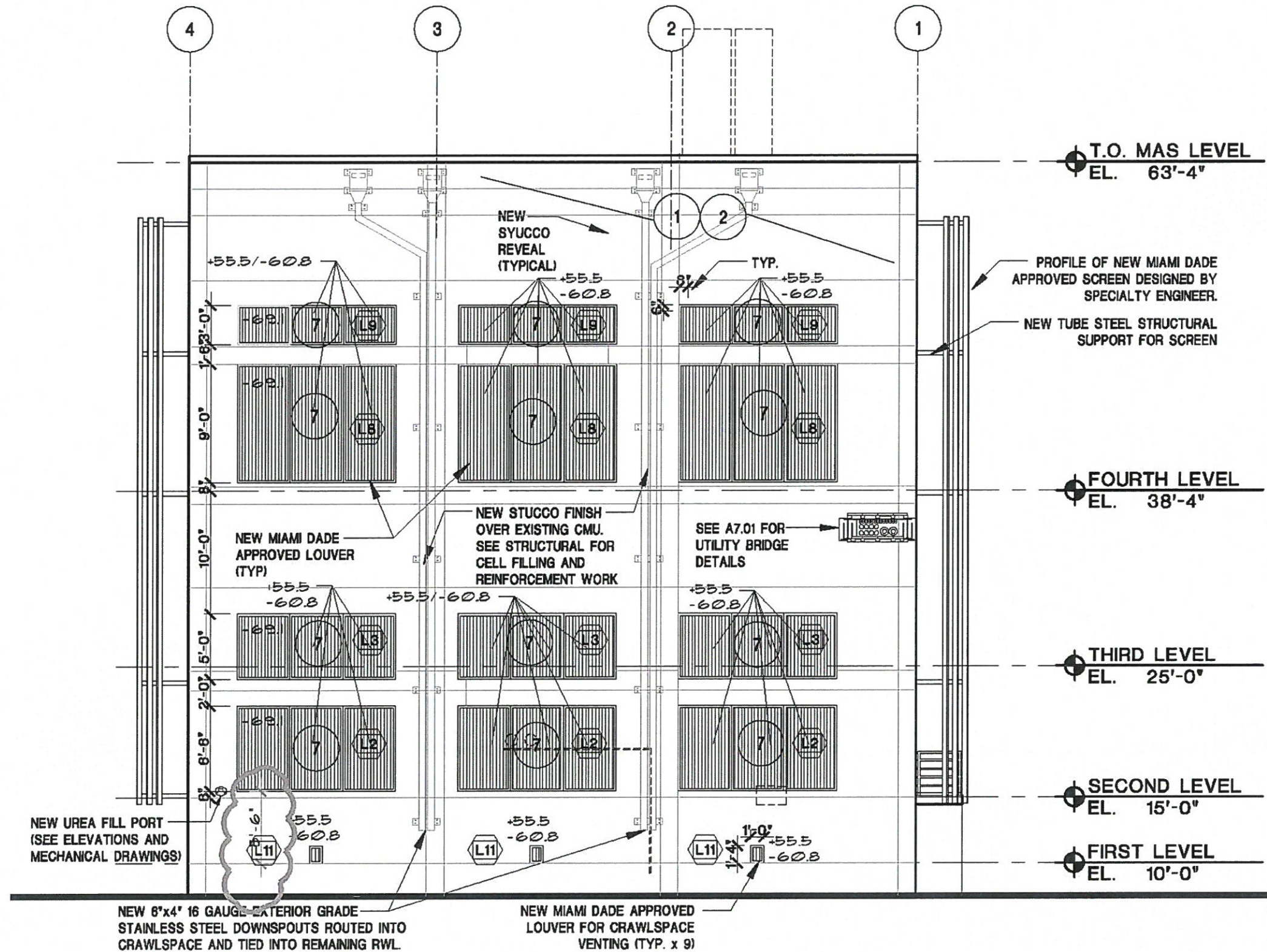
**ENERGY CENTER 2 - ROOF LEVEL
NEW WORK PLAN**



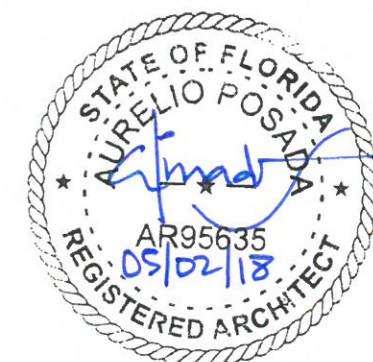
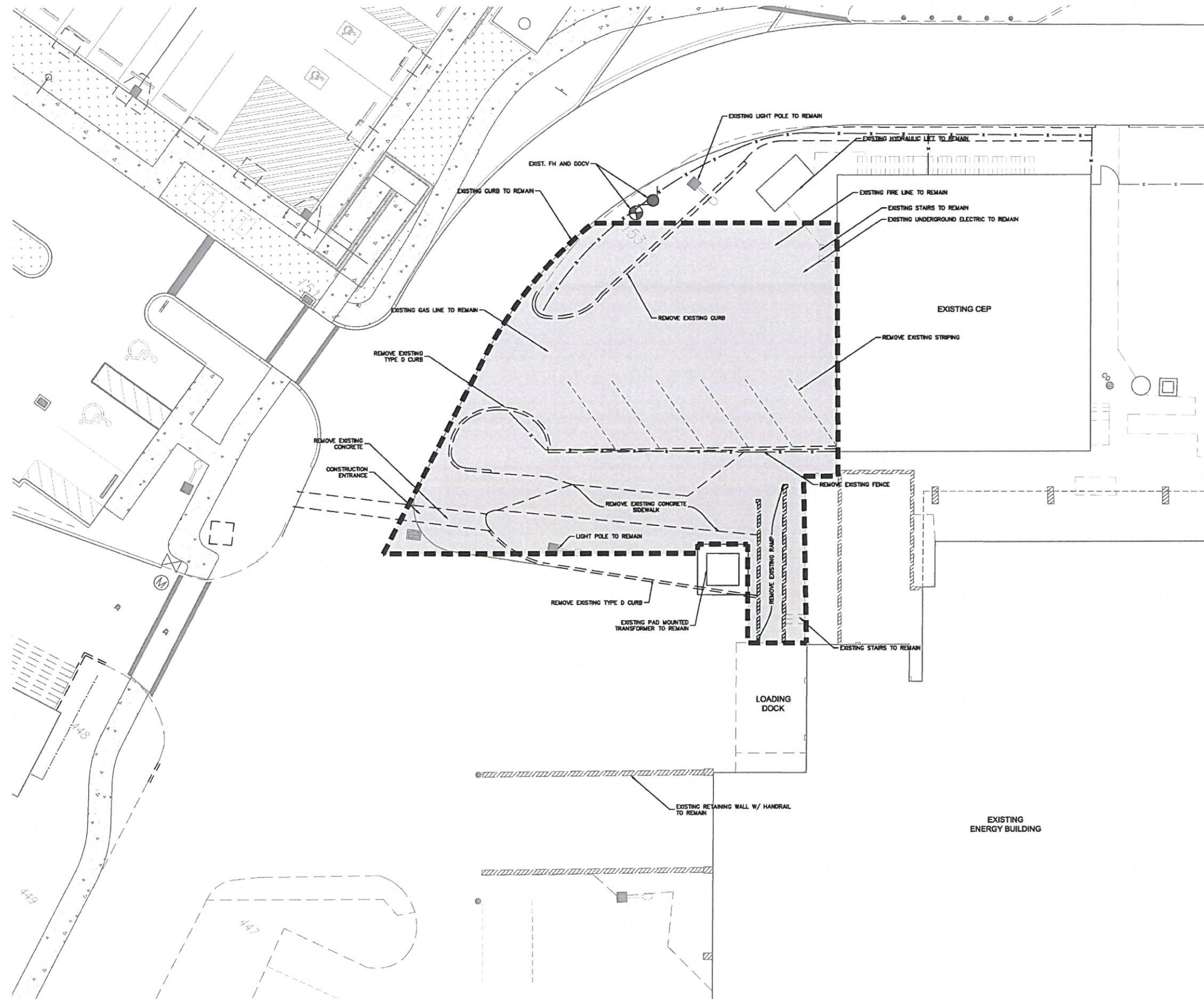
EAST ELEVATION



EXISTING
CONDITIONS
DRAWINGS -
ELEVATIONS - EAST



EXISTING
CONDITIONS
DRAWINGS -
ELEVATIONS - SOUTH

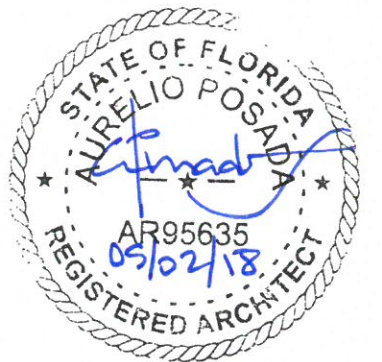
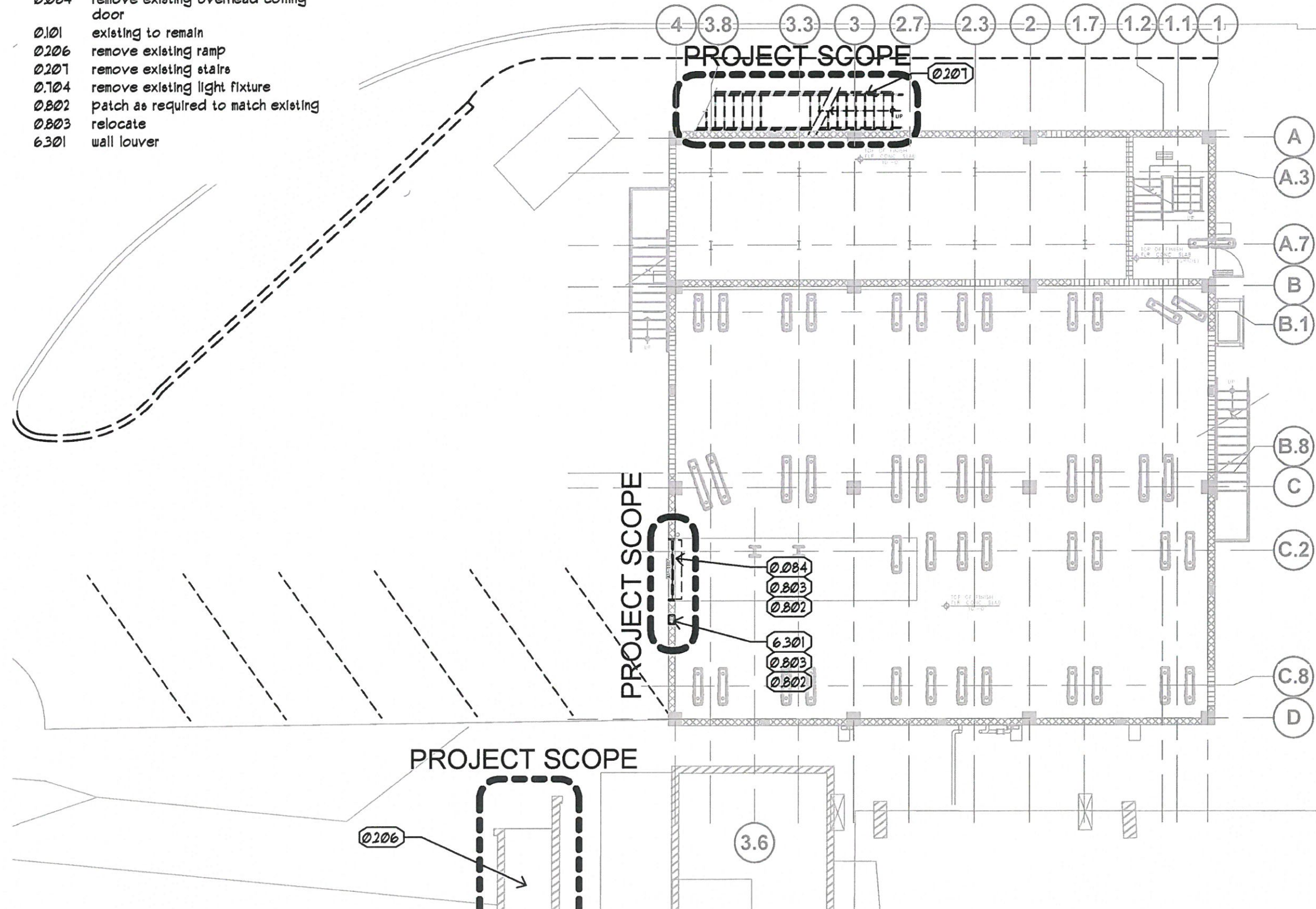


**DEMOLITION PLANS -
SITE**



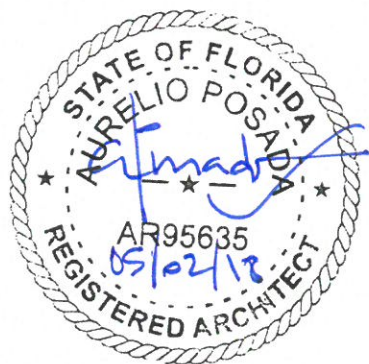
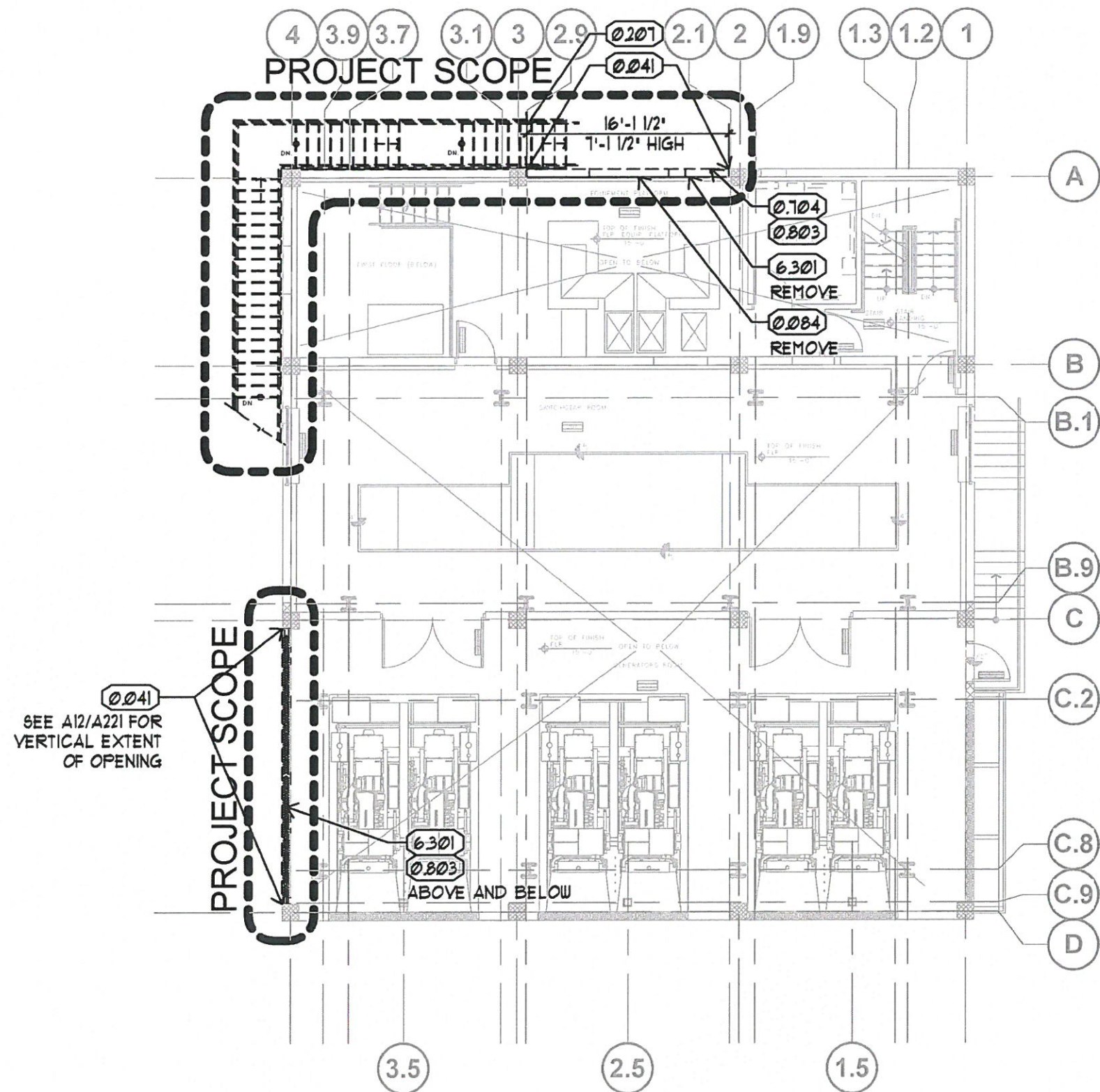
GENERAL NOTES

- 0041 remove existing masonry
- 0081 remove existing door and frame
- 0084 remove existing overhead colling door
- 0101 existing to remain
- 0206 remove existing ramp
- 0207 remove existing stairs
- 0704 remove existing light fixture
- 0802 patch as required to match existing
- 0803 relocate
- 6301 wall louver



GENERAL NOTES

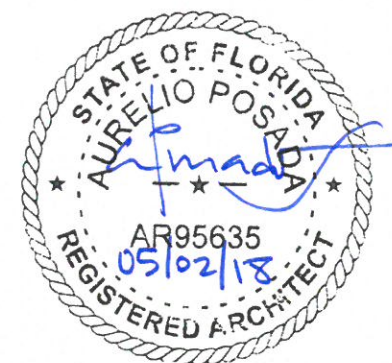
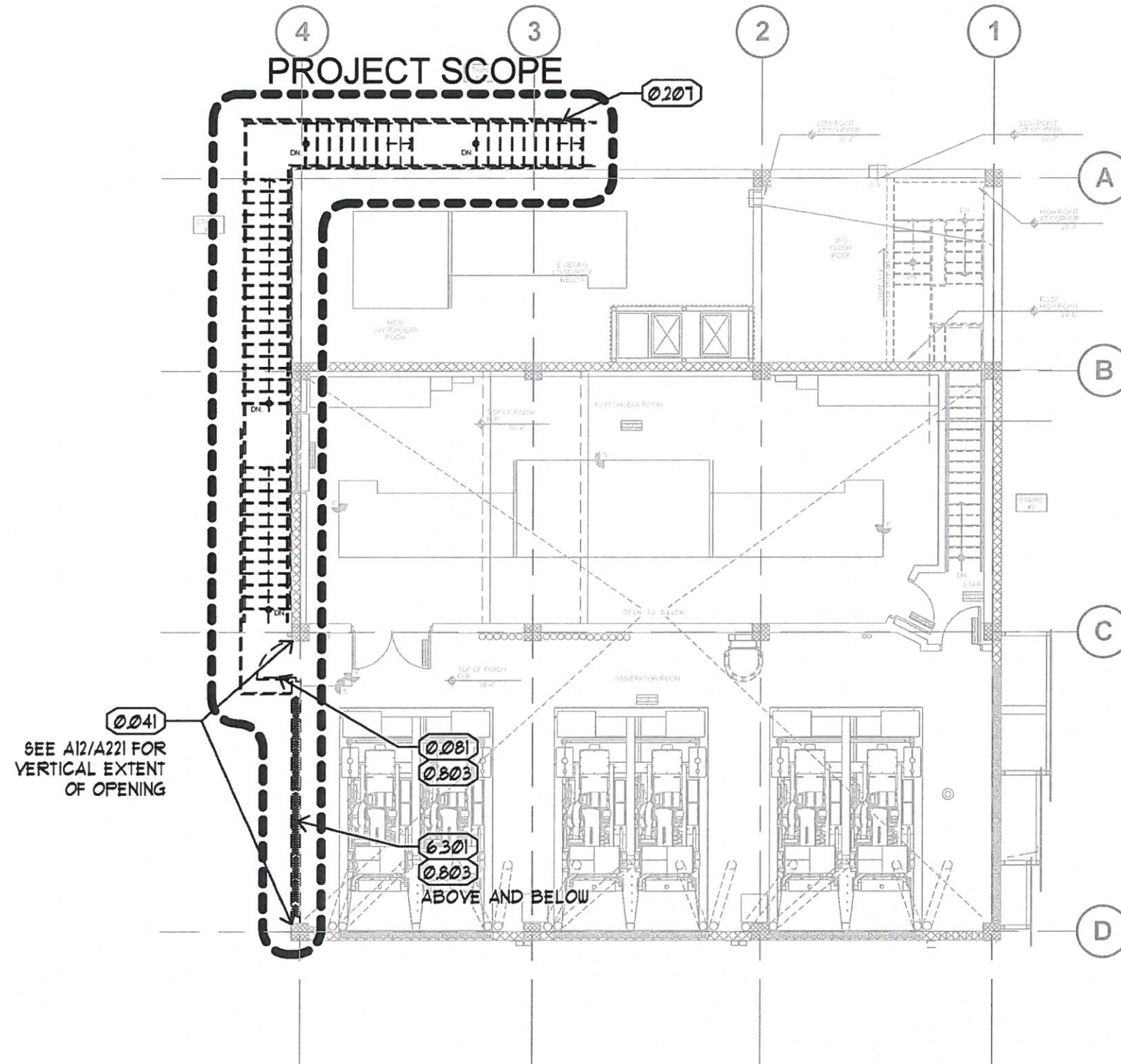
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- 0084 remove existing overhead colling door
- 0101 existing to remain
- 0206 remove existing ramp
- 0207 remove existing stairs
- 0704 remove existing light fixture
- 0802 patch as required to match existing
- 0803 relocate
- 6301 wall louver



**DEMOLITION PLANS -
SECOND LEVEL**

GENERAL NOTES

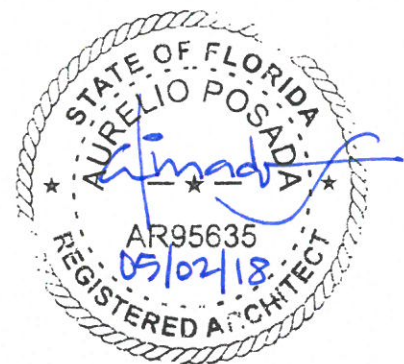
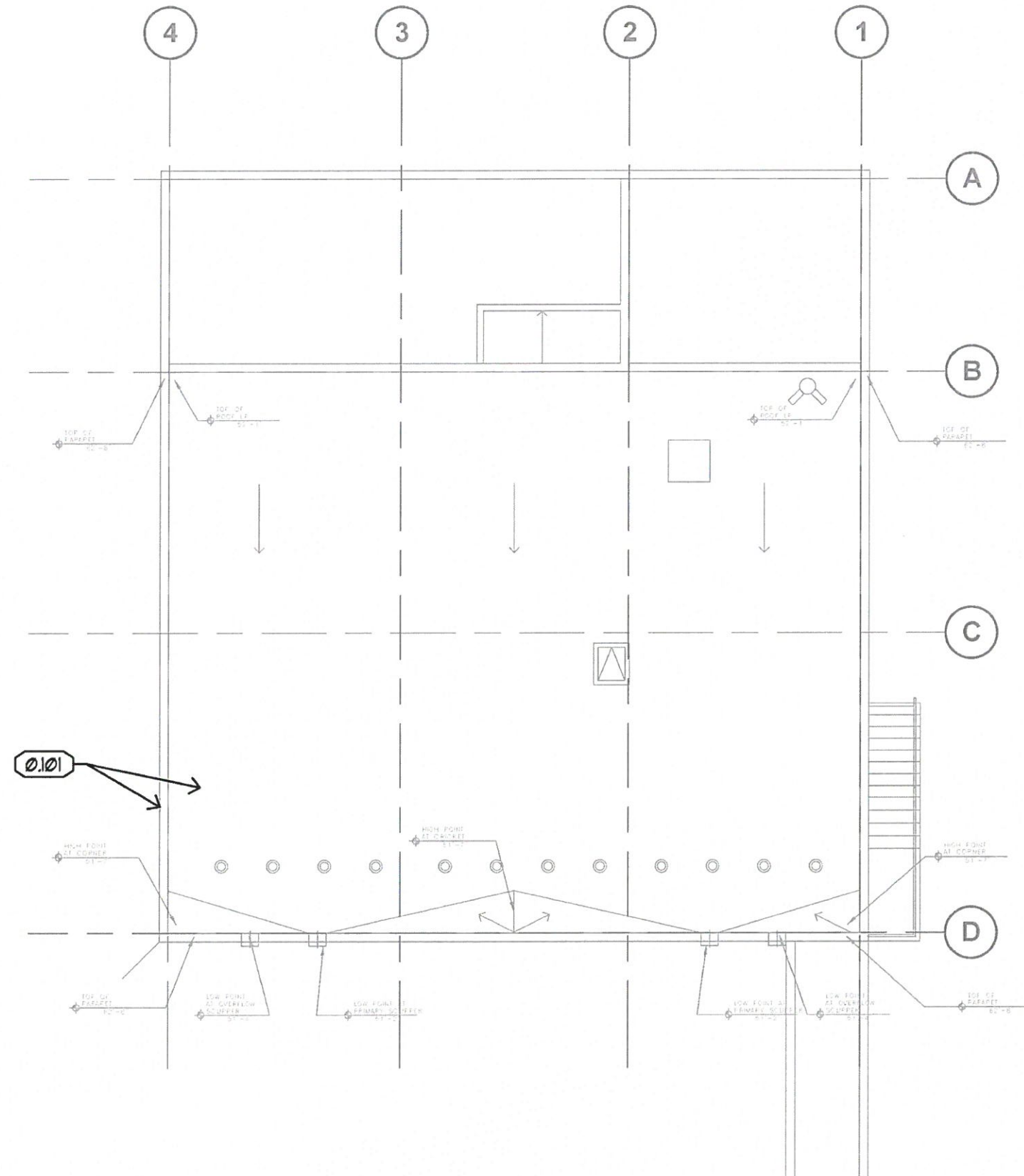
- 0041 remove existing masonry
- 0081 remove existing door and frame
- 0084 remove existing overhead colling door
- 0101 existing to remain
- 0206 remove existing ramp
- 0207 remove existing stairs
- 0704 remove existing light fixture
- 0802 patch as required to match existing
- 0803 relocate
- 6301 wall louver



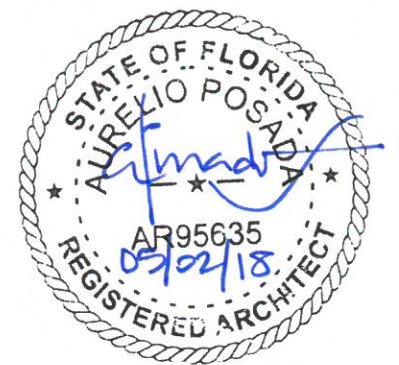
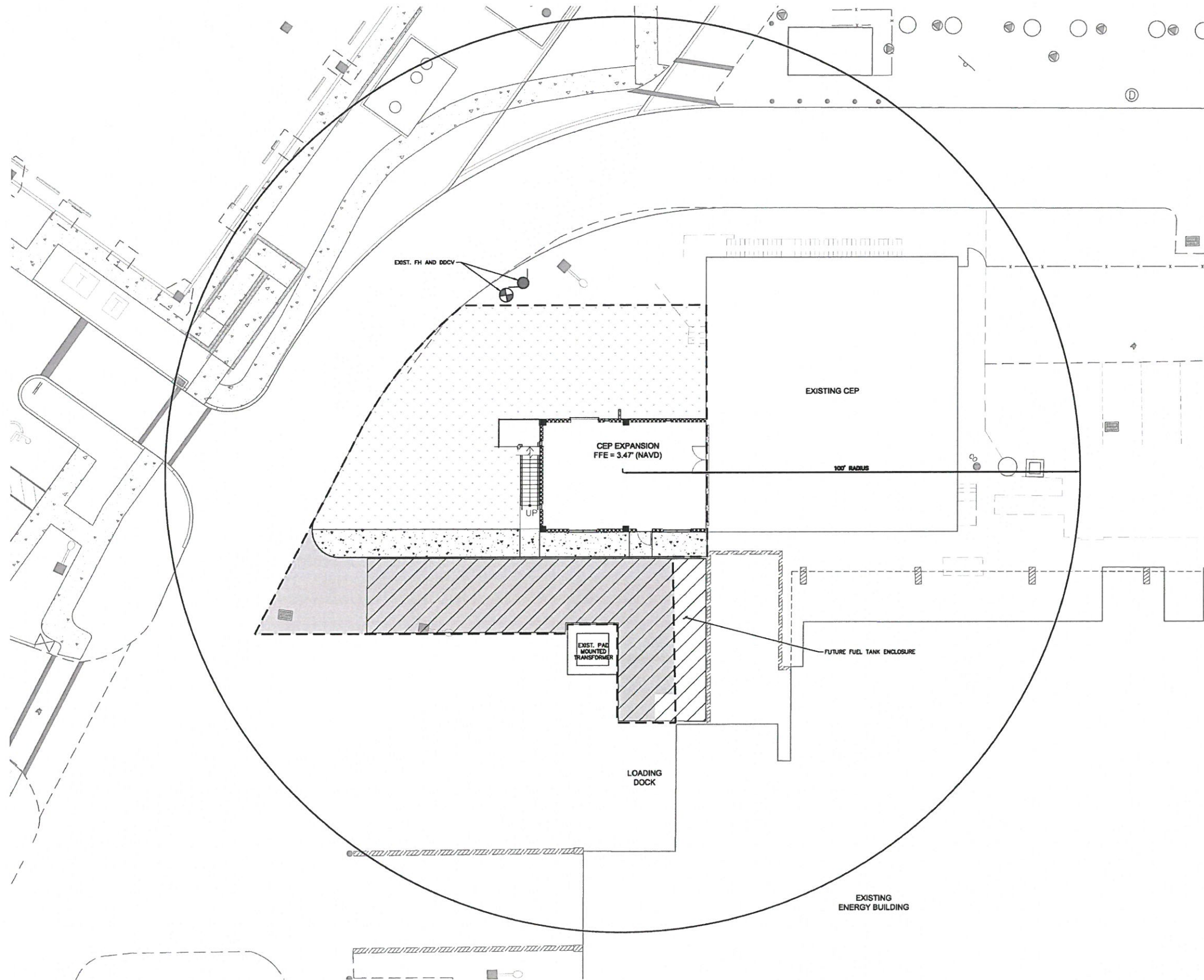
**DEMOLITION PLANS -
FOURTH LEVEL**

GENERAL NOTES

- 0041 remove existing masonry
- 0081 remove existing door and frame
- 0084 remove existing overhead colling door
- 0101 existing to remain
- 0206 remove existing ramp
- 0207 remove existing stairs
- 0704 remove existing light fixture
- 0802 patch as required to match existing
- 0803 relocate
- 6301 wall louver



**DEMOLITION PLANS -
ROOF LEVEL**



PROPOSED SITE PLAN



FLOW THRU OPENING CALCULATION:

AREA	AREA	SF REQ'D
CRAWL SPACE	894 SF	(1 SQ. INCH PER 1 SQ. FT.) 894 SQ. FT. = 894 SQ. INCHES REQ'D

TOTAL NET OPNG. PROVIDED
(5X) TYPE 'A' OPNG'S PROVIDED
@ 200 NET S.I. PER UNIT = 1,000 NET S.I.

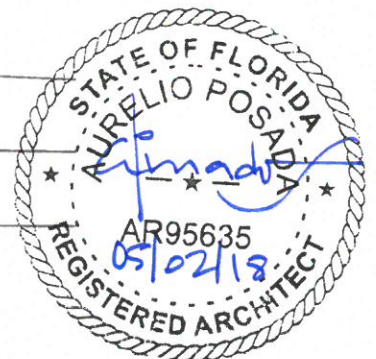
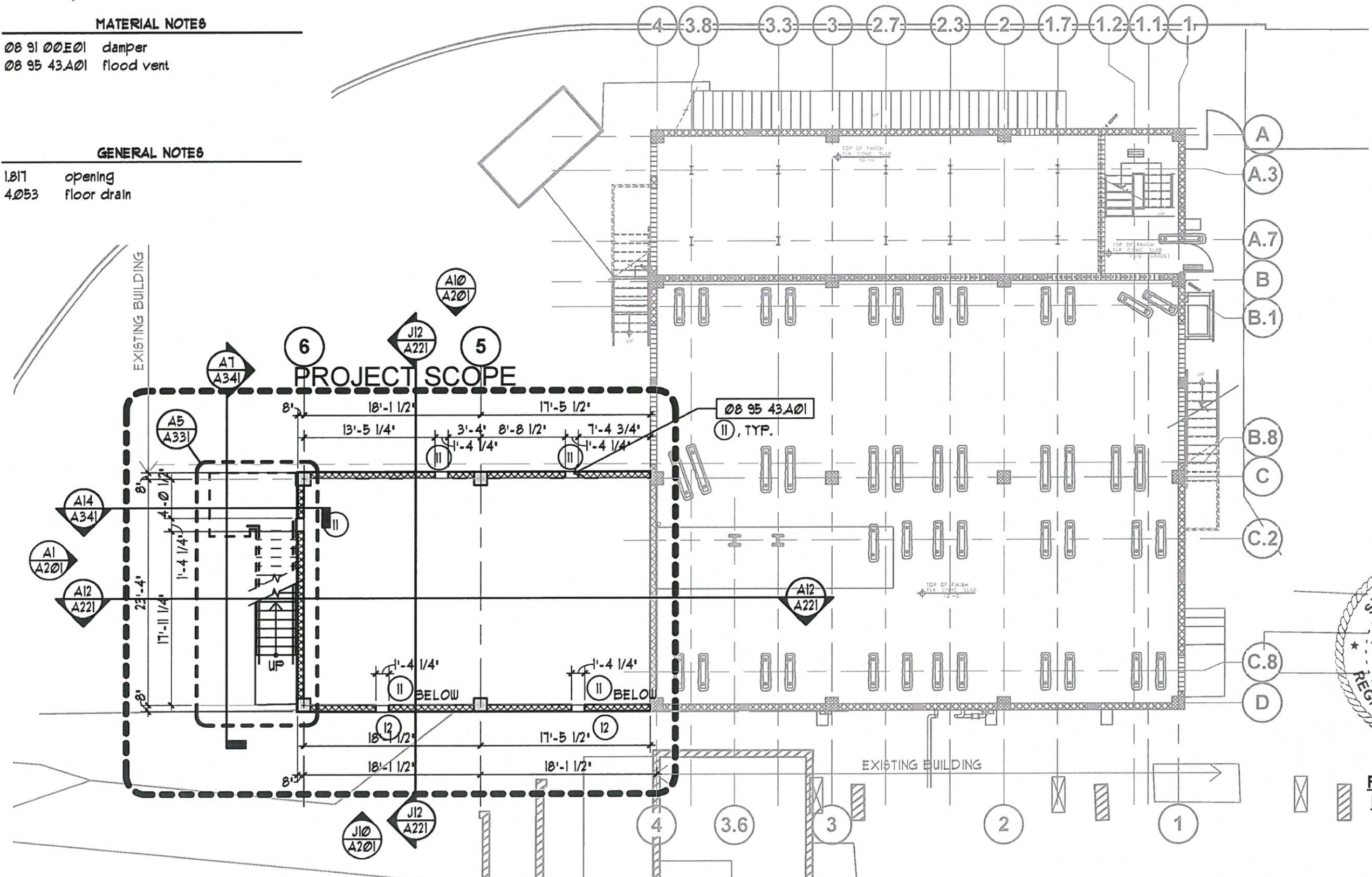
TYPE 'A' - CERTIFIED FLOOD VENT 200 SQ. FT.
FLOW THRU UNIT 'A' BY:
SMART VENT - PIVOTING SOLID NON-INSULATED FACE
MODEL #1540-

MATERIAL NOTES

08 91 00 E01 damper
08 95 43 A01 flood vent

GENERAL NOTES

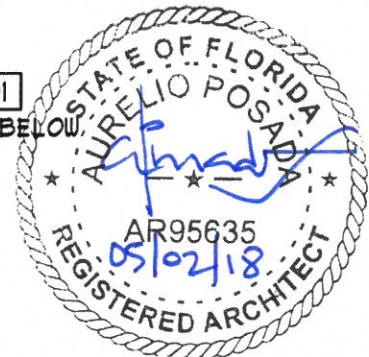
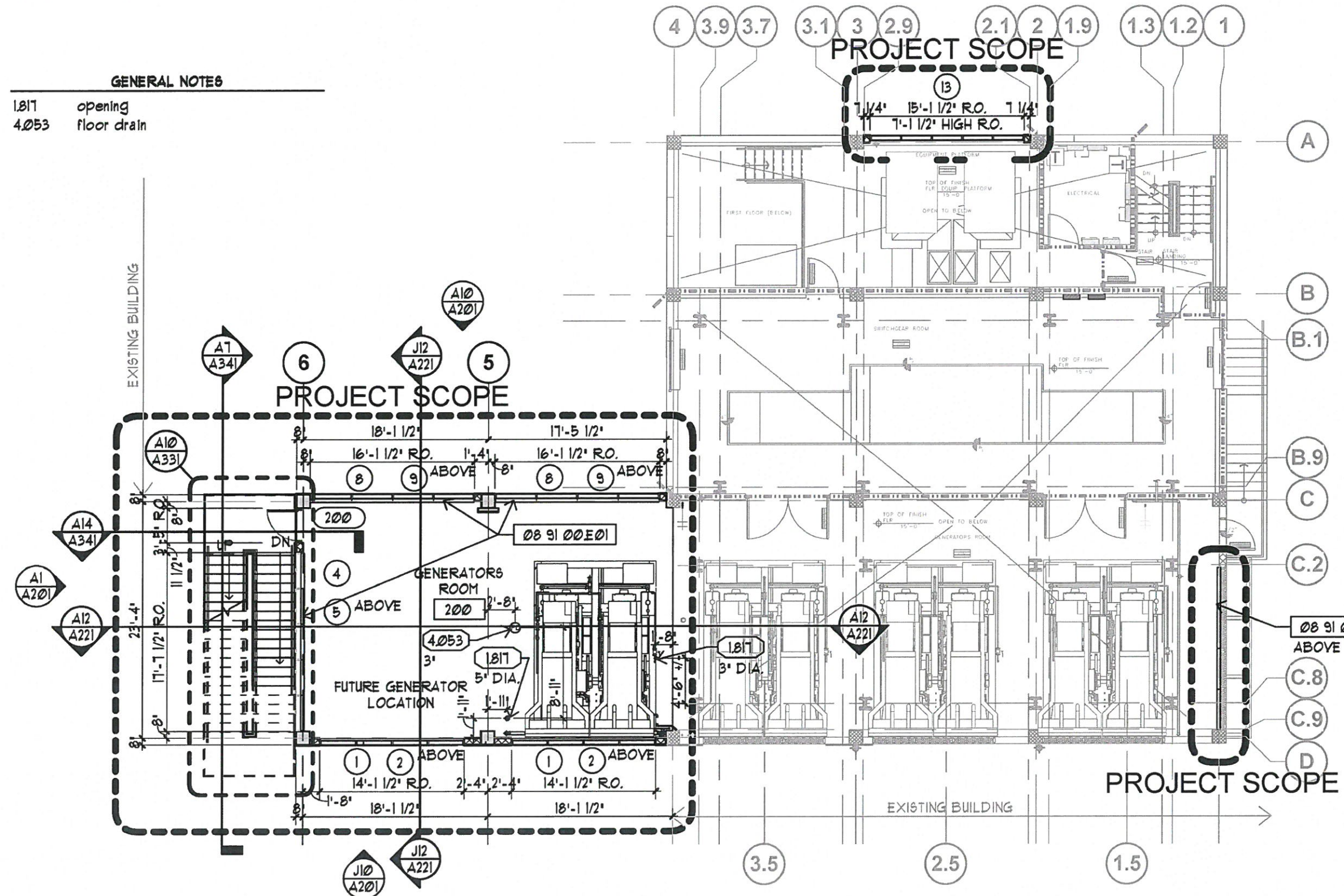
1.817 opening
4.053 floor drain



PROPOSED FLOOR
PLANS - GROUND
LEVEL

08 91 00.E01 damper
08 95 43.A01 flood vent

1.817 opening
4.053 floor drain



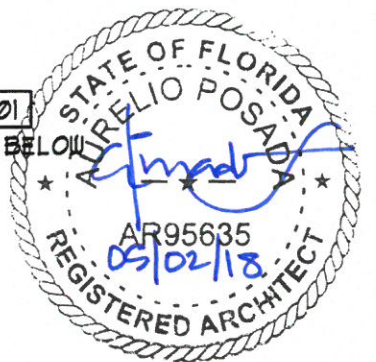
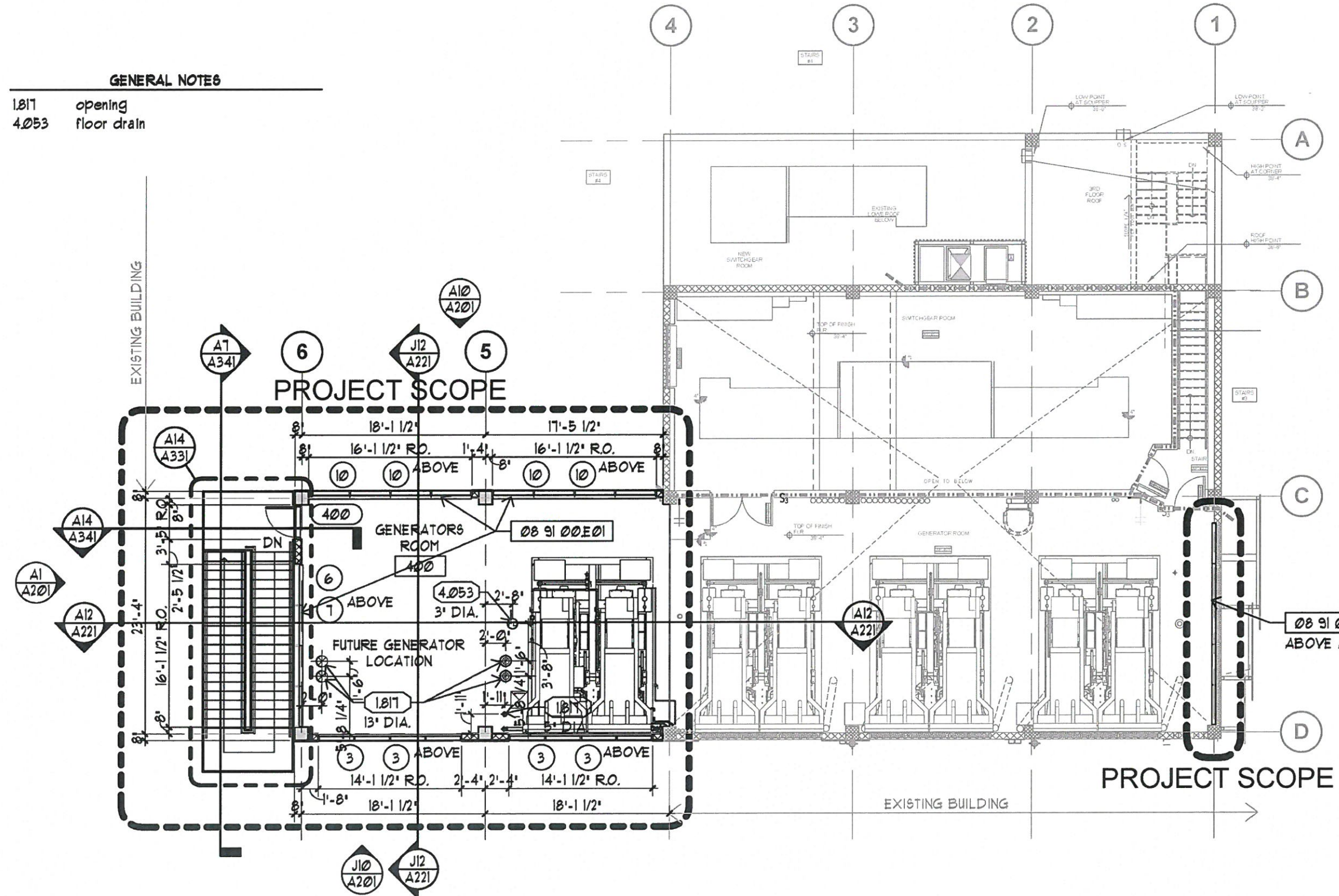
PROPOSED FLOOR
PLANS - SECOND
LEVEL

MATERIAL NOTES

08 91 00 E01 damper
08 95 43 A01 flood vent

GENERAL NOTES

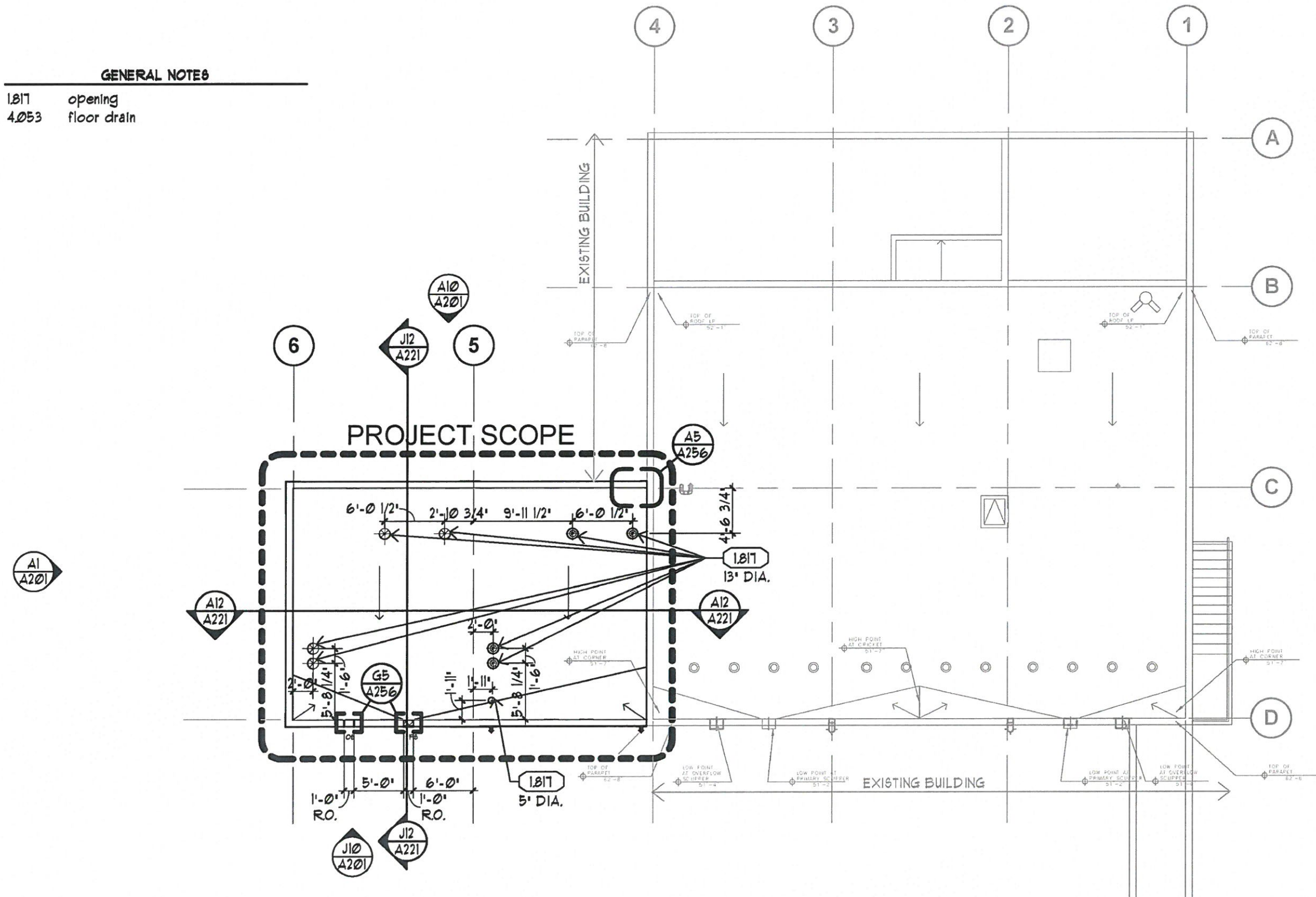
1817 opening
4053 floor drain



PROPOSED FLOOR
PLANS - FOURTH
LEVEL

08 91 00E01 damper
08 95 43A01 flood vent

1.817 opening
4.053 floor drain



**PROPOSED FLOOR
PLANS - ROOF LEVEL**

4TH LEVEL LOUVERS (2 RELOCATED FROM EXIST.)

- 2 GEN. PER SKID, TOP AND BOTTOM LOUVER PER SKID

TOTAL SF

- 300 SF TOTAL REQUIRED
- 324 SF TOTAL PROVIDED

FREE AREA

- 130 SF FREE AREA MIN. REQUIRED
- 156.33 SF FREE AREA PROVIDED

2ND LEVEL LOUVERS (2 RELOCATED FROM EXIST.)

- 2 GEN. PER SKID, TOP AND BOTTOM LOUVER PER SKID

TOTAL SF

- 300 SF TOTAL REQUIRED
- 323.75 SF TOTAL PROVIDED

FREE AREA

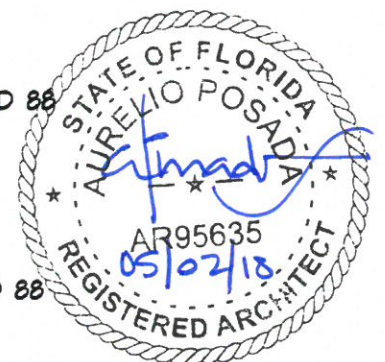
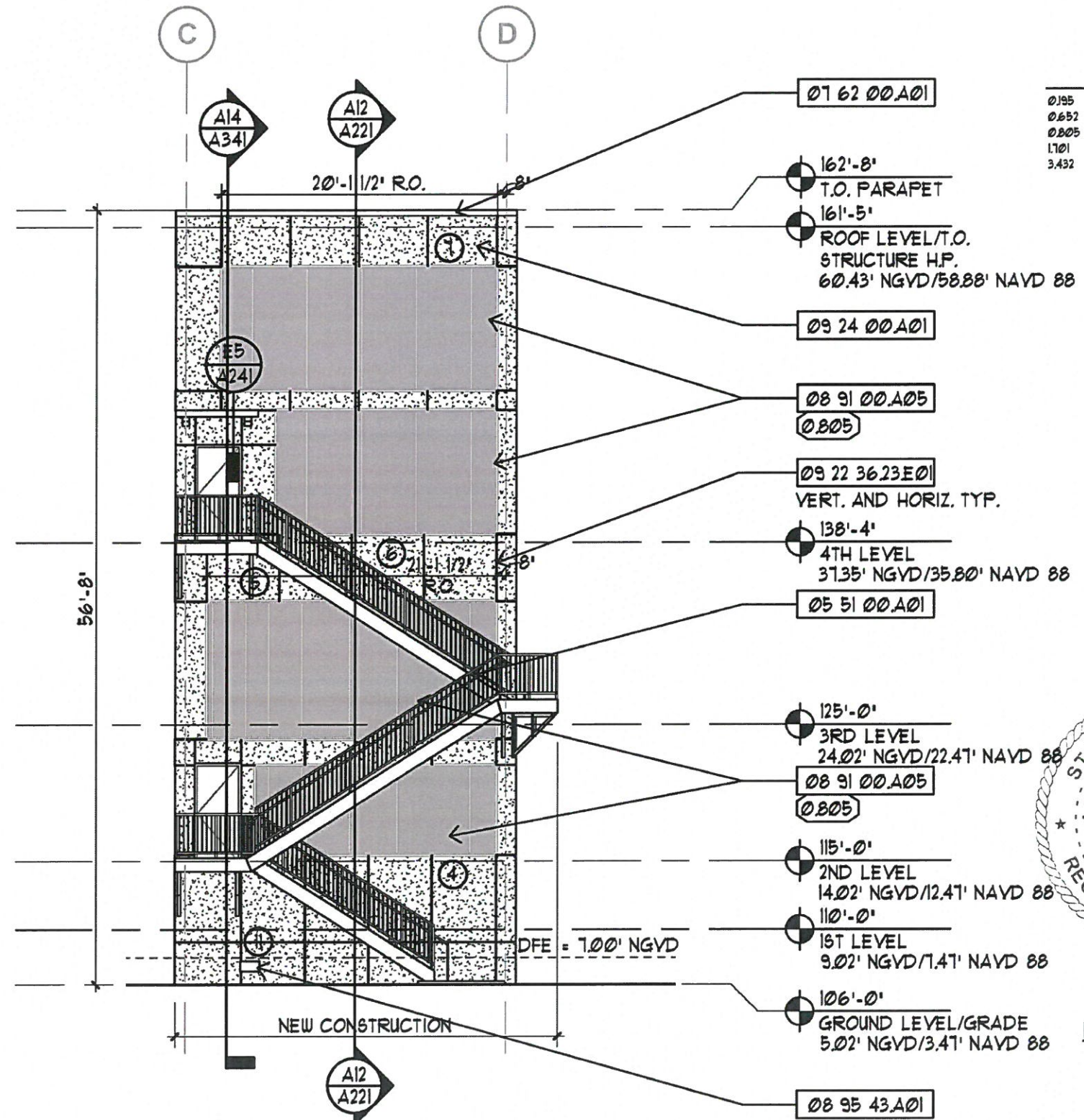
- 130 SF FREE AREA MIN. REQUIRED
- 152.35 SF FREE AREA PROVIDED

MATERIAL NOTES

05 51 00.A01	steel framed stair
07 62 00.A01	metal coping
07 62 00.L01	metal scupper
07 62 00.M01	metal downspout
08 91 00.A05	stationary wind-driven resistant louver
08 95 43.A01	flood vent
09 22 36.23.E01	control joint
09 24 00.A01	cement plaster

GENERAL NOTES

0195	existing stucco to remain
0252	existing louver to remain
0205	relocated from existing
1701	see Door Schedule for door type
3.432	steel tube beam



**PROPOSED
ELEVATIONS - WEST**

4TH LEVEL DISCHARGE LOUVERS (4 NEW)

- 2 GEN. PER SKID, TOP AND BOTTOM LOUVER PER SKID

TOTAL SF PER SKID

- 235 SF TOTAL REQUIRED
- 252 SF TOTAL PROVIDED

FREE AREA PER SKID

- 100 SF FREE AREA MIN. REQUIRED
- 118.96 SF FREE AREA PROVIDED

2ND LEVEL DISCHARGE LOUVERS (4 NEW)

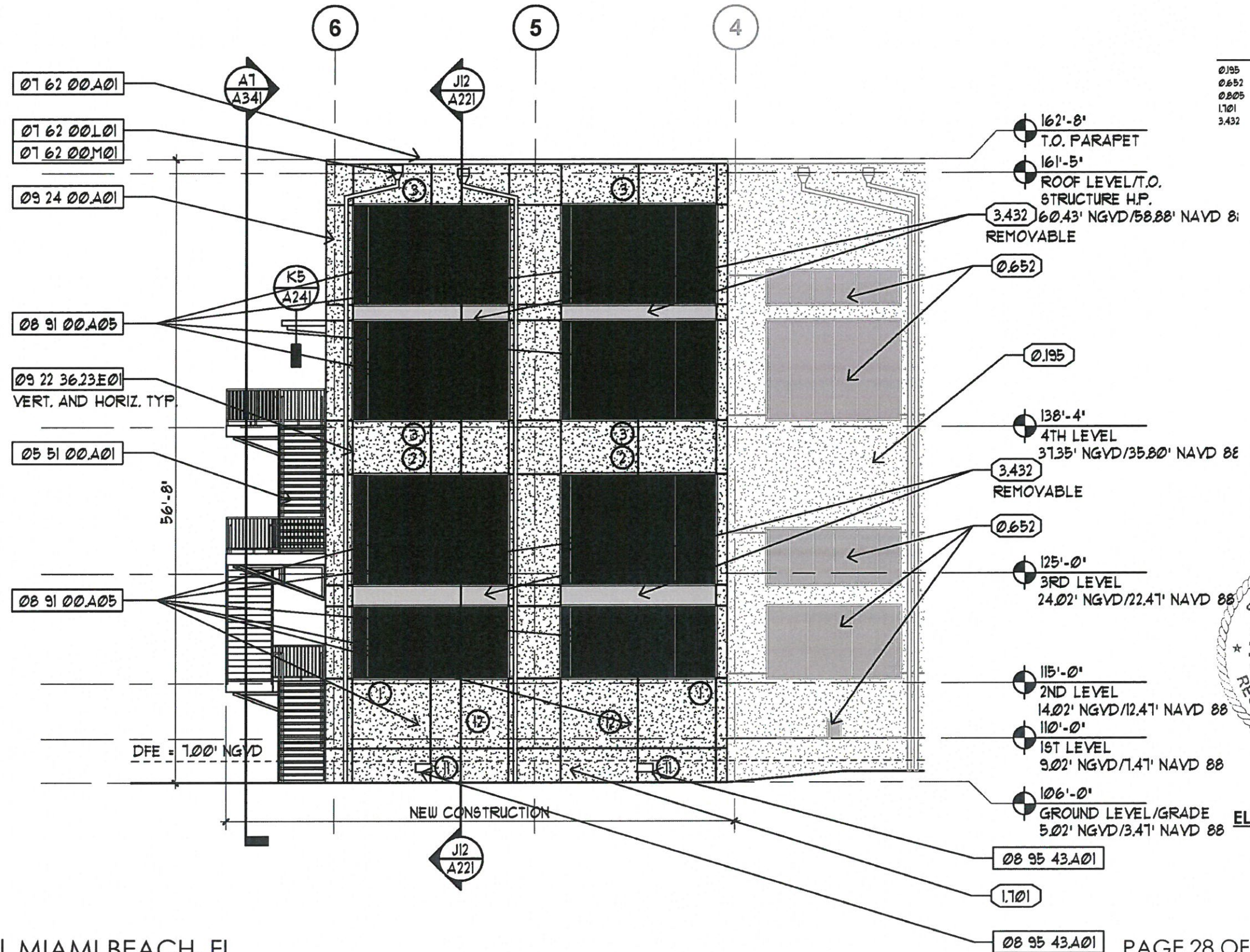
- 2 GEN. PER SKID, TOP AND BOTTOM LOUVER PER SKID

TOTAL SF PER SKID

- 231 SF TOTAL REQUIRED
- 231 SF TOTAL PROVIDED

FREE AREA PER SKID

- 100 SF FREE AREA MIN. REQUIRED
- 108.60 SF FREE AREA PROVIDED



MATERIAL NOTES

05 51 00.A01	steel framed stair
07 62 00.A01	metal coping
07 62 00.L01	metal scupper
07 62 00.M01	metal downspout
08 91 00.A05	stationary wind-driven resistant louver
08 95 43.A01	flood vent
09 22 36.23.E01	control joint
09 24 00.A01	cement plaster

GENERAL NOTES

0195	existing stucco to remain
0652	existing louver to remain
0805	relocated from existing
1701	see Door Schedule for door type
3.432	steel tube beam

- 2 GEN. PER SKID, TOP AND BOTTOM
LOUVER PER SKID

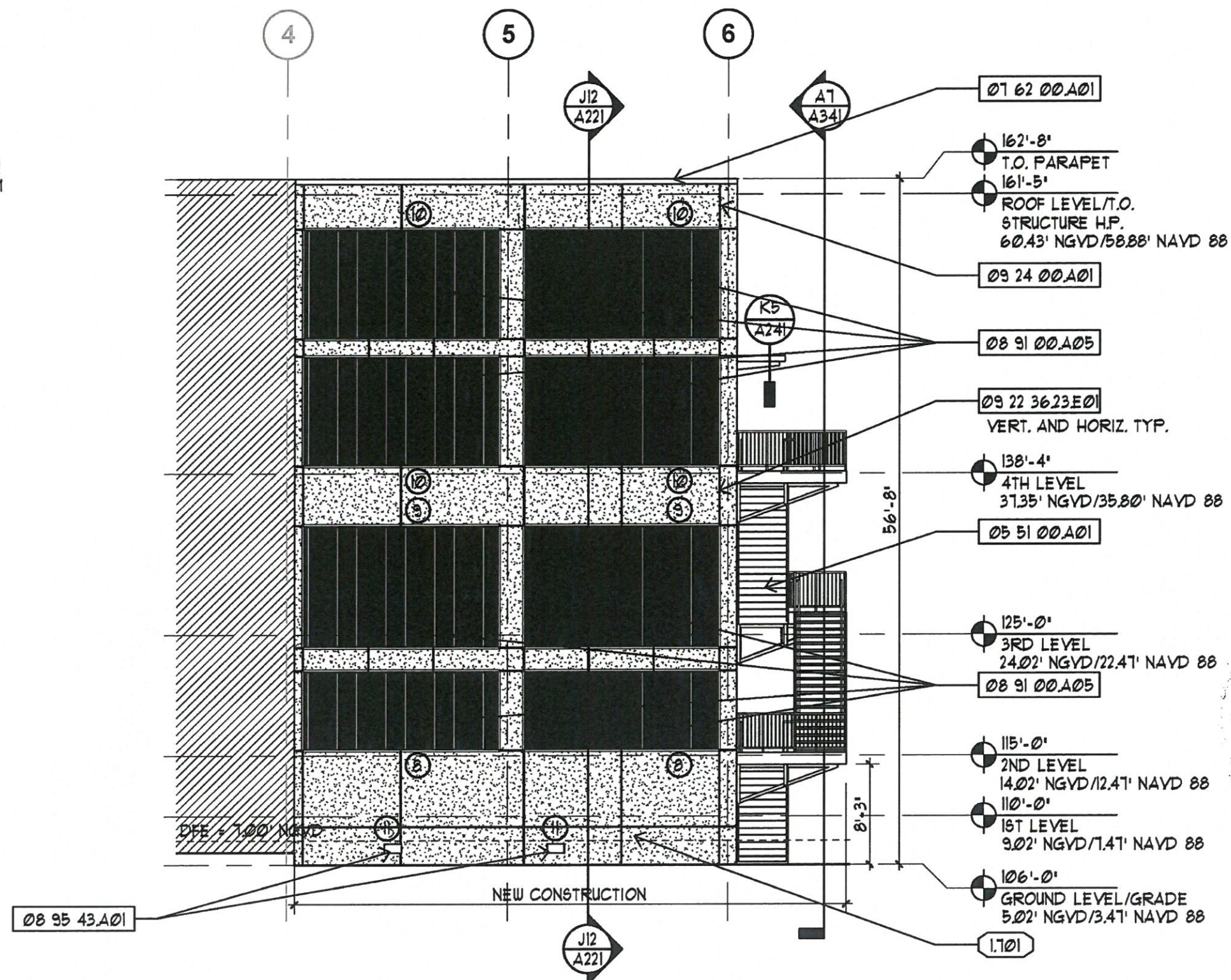
- 260 SF TOTAL REQUIRED
- 288 SF TOTAL PROVIDED

- 110 SF FREE AREA MIN. REQUIRED
- 138 SF FREE AREA PROVIDED

- 2 GEN. PER SKID, TOP AND BOTTOM
LOUVER PER SKID

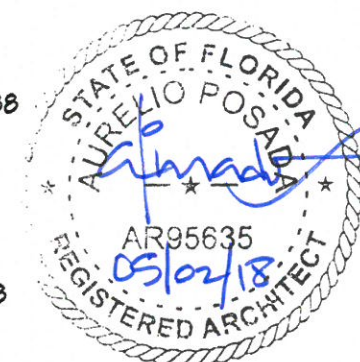
- 260 SF TOTAL REQUIRED
- 264 SF TOTAL PROVIDED

- 110 SF FREE AREA MIN. REQUIRED
- 126.88 SF FREE AREA PROVIDED



MATERIAL NOTES	
05 51 00A01	steel framed stair
07 62 00A01	metal coping
07 62 00L01	metal scupper
07 62 00M01	metal downspout
08 91 00A05	stationary wind-driven resistant louver
08 95 43A01	flood vent
09 22 3623E01	control joint
09 24 00A01	cement plaster

GENERAL NOTES	
0195	existing stucco to remain
0652	existing louver to remain
0805	relocated from existing
1701	see Door Schedule for door type
3.432	steel tube beam



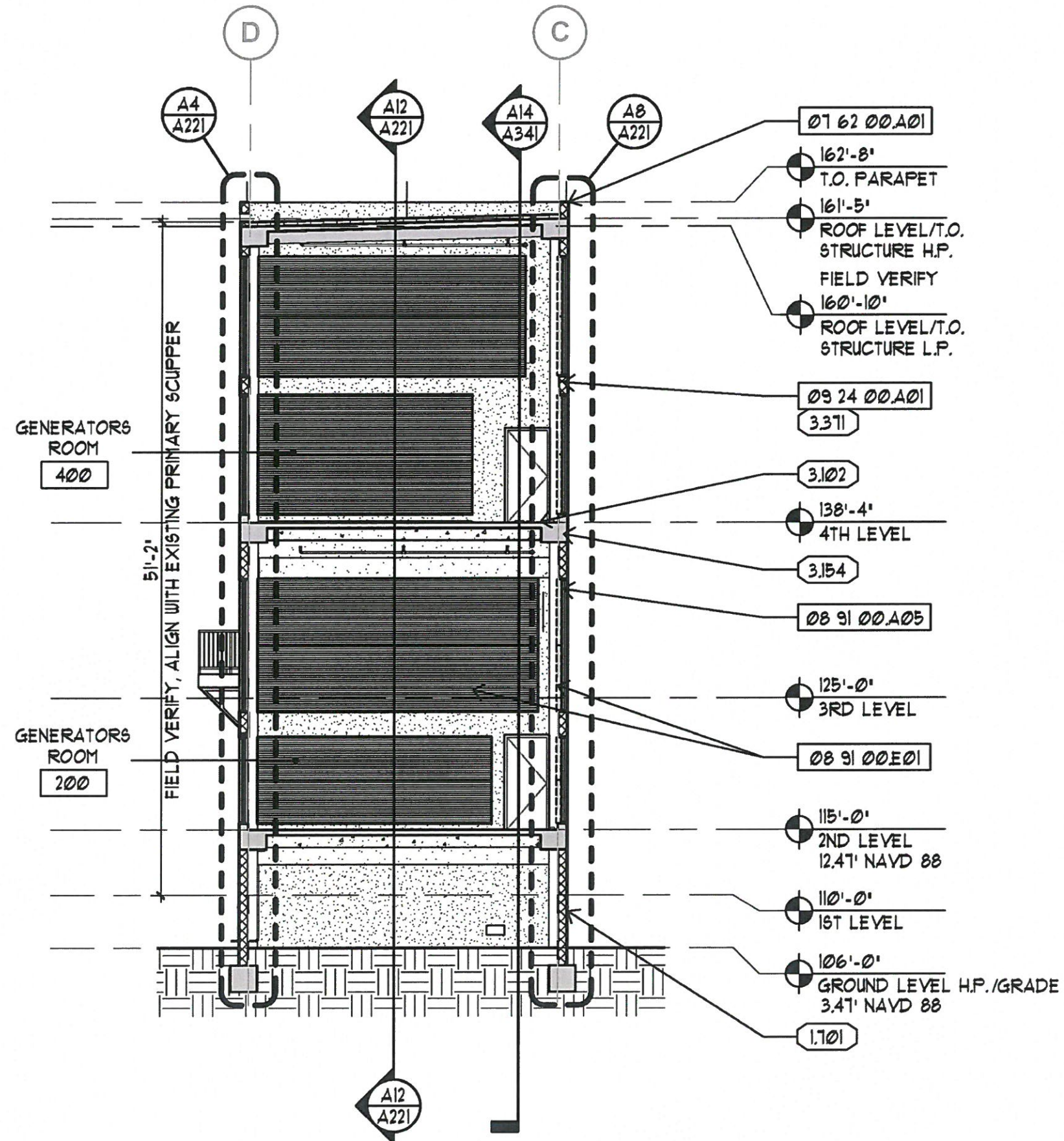
PROPOSED
ELEVATIONS -
NORTH

MATERIAL NOTES

05 51 00.A01	steel framed stair
07 62 00.A01	metal coping
07 62 00.L01	metal scupper
07 62 00.M01	metal downspout
08 91 00.A05	stationary wind-driven resistant louver
08 91 00.E01	damper
09 24 00.A01	cement plaster

GENERAL NOTES

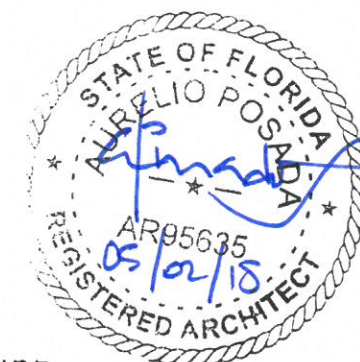
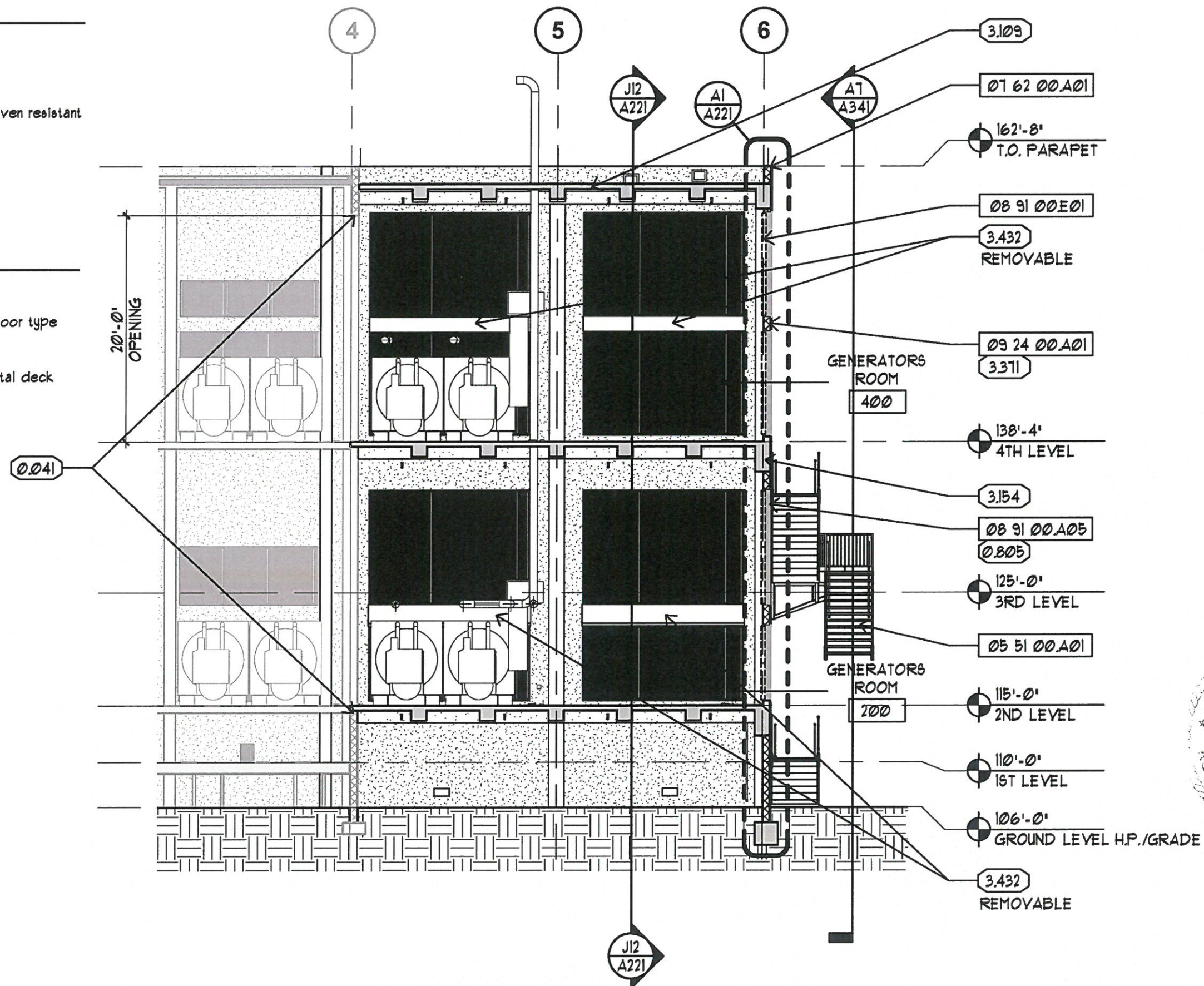
0041	remove existing masonry
0805	relocated from existing
1.101	see Door Schedule for door type
3.102	concrete floor slab
3.104	concrete roof slab
3.109	concrete roof slab on metal deck
3.154	c.i.p. concrete beam
3.371	concrete masonry unit
3.432	steel tube beam



PROPOSED BUILDING
SECTION DRAWINGS
- NORTH/SOUTH

05 51 00.A01	steel framed stair
07 62 00.A01	metal coping
07 62 00.L01	metal scupper
07 62 00.M01	metal downspout
08 91 00.A05	stationary wind-driven resistant louwer
08 91 00.E01	damper
09 24 00.A01	cement plaster

0.041	remove existing masonry
0.005	relocated from existing
1.701	see Door Schedule for door type
3.102	concrete floor slab
3.104	concrete roof slab
3.109	concrete roof slab on metal deck
3.154	c.i.p. concrete beam
3.371	concrete masonry unit
3.432	steel tube beam



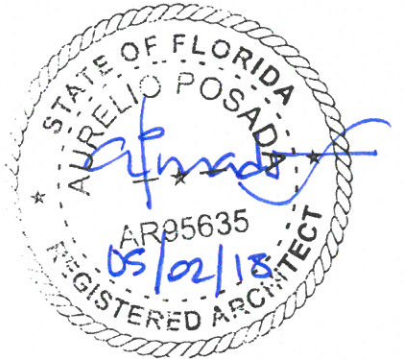
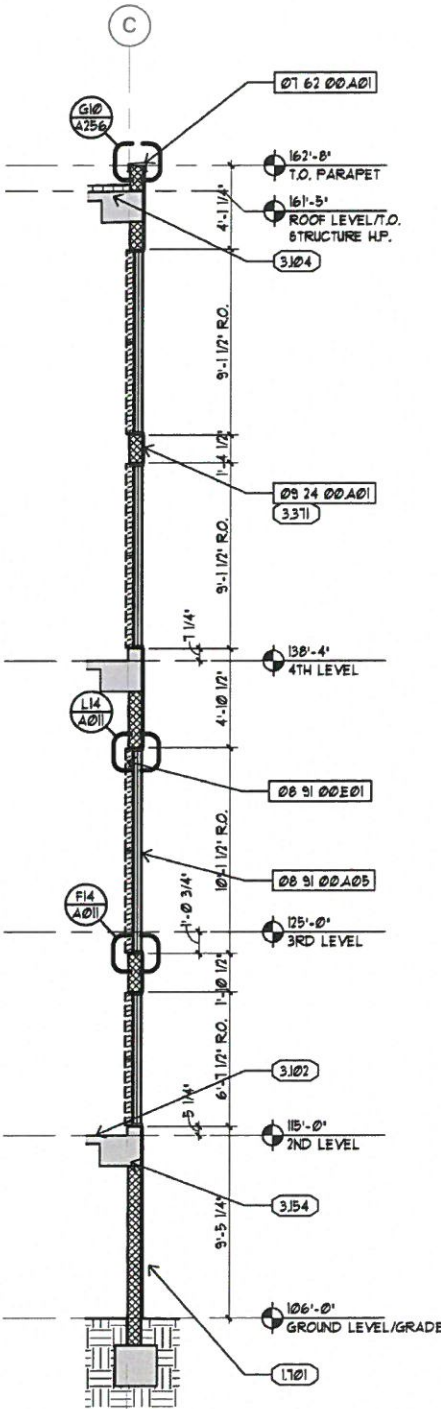
PROPOSED BUILDING
SECTION DRAWINGS
- EAST/WEST

MATERIAL NOTES

05 51 00.A01	steel framed stair
07 62 00.A01	metal coping
07 62 00.L01	metal scupper
07 62 00.M01	metal downspout
08 91 00.A05	stationary wind-driven resistant louver
08 91 00.E01	damper
09 24 00.A01	cement plaster

GENERAL NOTES

0.041	remove existing masonry
0.805	relocated from existing
1.701	see Door Schedule for door type
3.102	concrete floor slab
3.104	concrete roof slab
3.109	concrete roof slab on metal deck
3.154	c.i.p. concrete beam
3.371	concrete masonry unit
3.432	steel tube beam



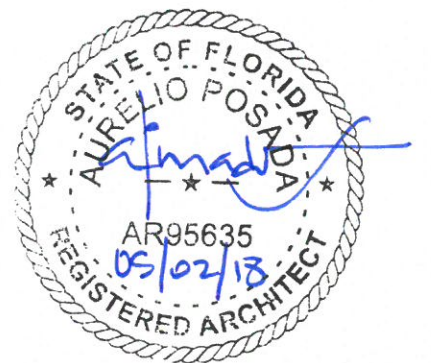
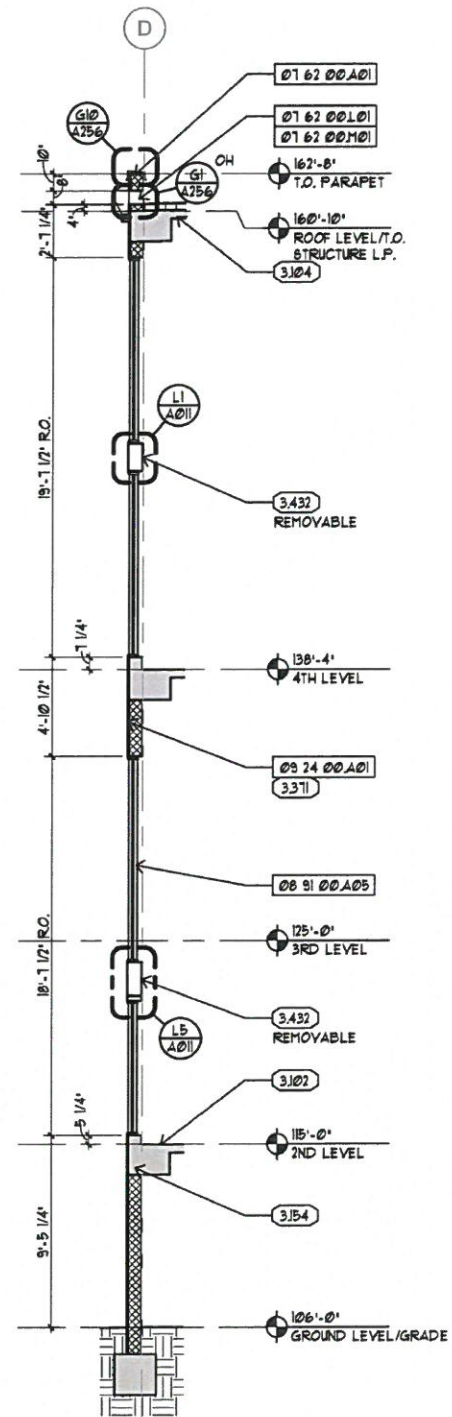
PROPOSED WALL
SECTION DRAWINGS
-1

MATERIAL NOTES

05 51 00.A01	steel framed stair
07 62 00.A01	metal coping
07 62 00.L01	metal scupper
07 62 00.M01	metal downspout
08 91 00.A05	stationary wind-driven resistant louwer
08 91 00.E01	dampner
09 24 00.A01	cement plaster

GENERAL NOTES

0.041	remove existing masonry
0.805	relocated from existing
1.701	see Door Schedule for door type
3.102	concrete floor slab
3.104	concrete roof slab
3.109	concrete roof slab on metal deck
3.154	c.i.p. concrete beam
3.371	concrete masonry unit
3.432	steel tube beam



PROPOSED WALL SECTION DRAWINGS

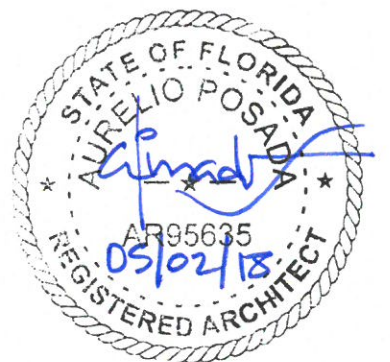
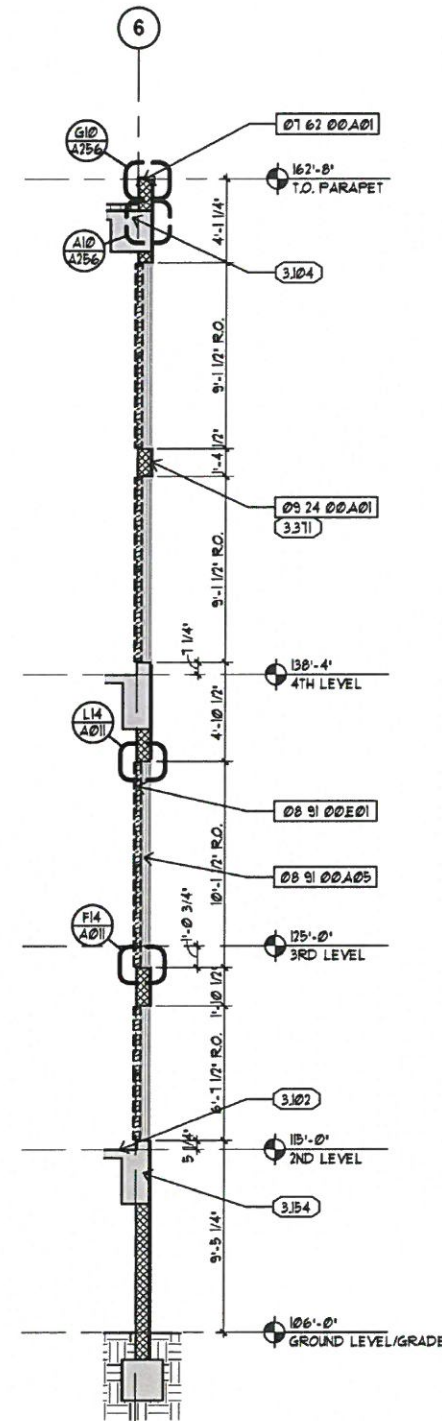
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MATERIAL NOTES

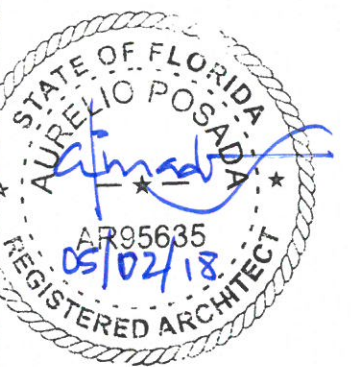
05 51 00.A01	steel framed stair
07 62 00.A01	metal coping
07 62 00.L01	metal scupper
07 62 00.M01	metal downspout
08 91 00.A05	stationary wind-driven resistant louver
08 91 00.E01	damper
09 24 00.A01	cement plaster

GENERAL NOTES

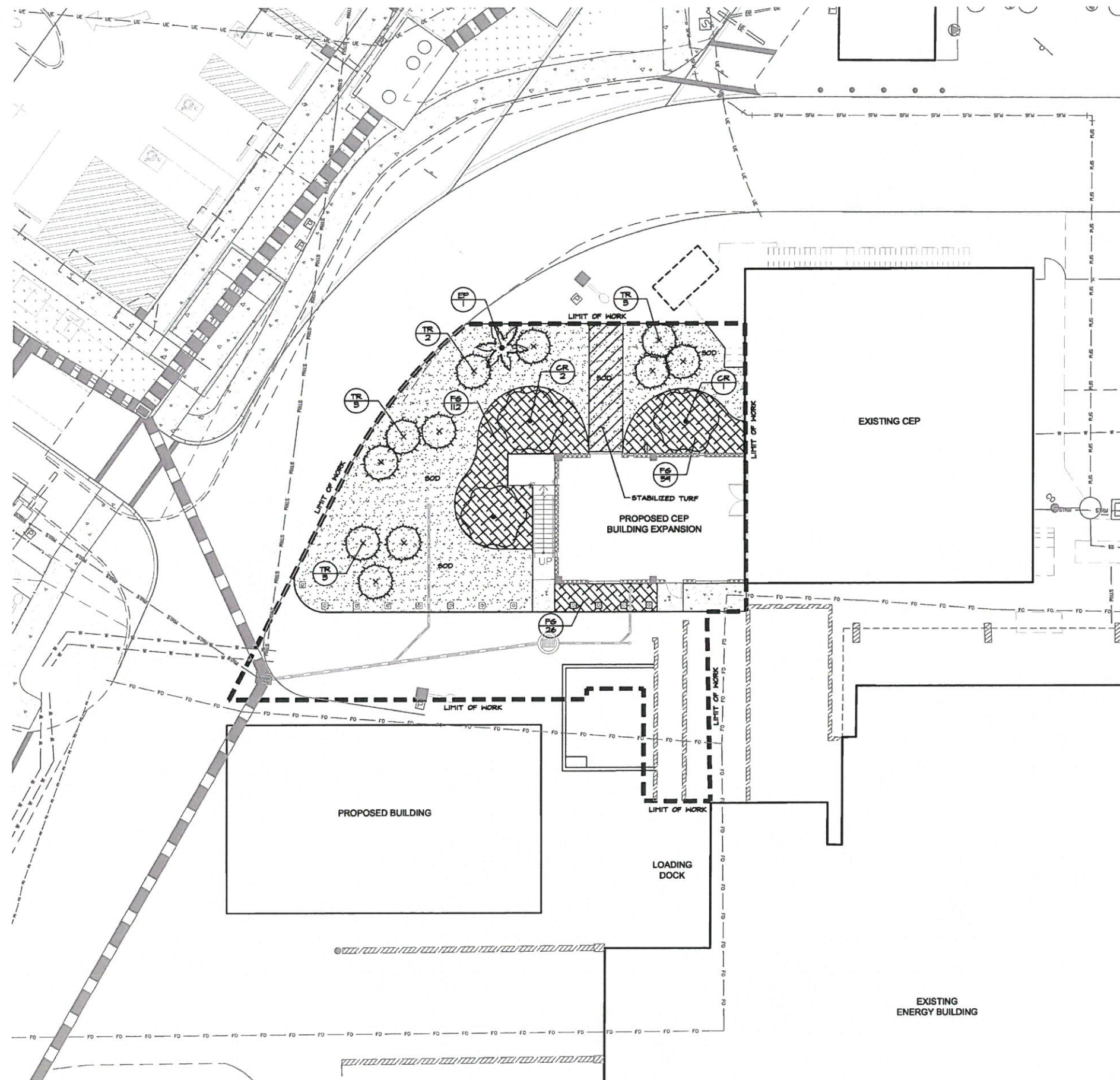
0041	remove existing masonry
0805	relocated from existing
1.701	see Door Schedule for door type
3.102	concrete floor slab
3.104	concrete roof slab
3.109	concrete roof slab on metal deck
3.154	c.i.p. concrete beam
3.371	concrete masonry unit
3.432	steel tube beam



**PROPOSED WALL
SECTION DRAWINGS**
- 3



**COLORED
RENDERING**

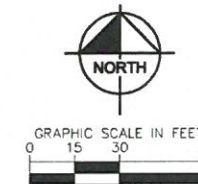


PLANT SCHEDULE

ITEM	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT.	GAL.	SIZE
	CR	5	CLUSIA ROSEA 'PITCH APPLE'	PITCH APPLE	FS	2' GAL	12' HT
	EP	1	EXISTING PALM	TO REMAIN	EXISTING		
	TR	11	THRINAX RADIATA	FLORIDA THATCH PALM	FS		8'-12' O.A.
SHIELD AREAS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT.	SPACING	SIZE
	FS	MT	FIGUS MICROCARPA 'GREEN ISLAND'	GREEN ISLAND FIGUS	CONT.	34' O.C.	24' HT
GROUND COVER	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT.	SIZE	SPACING
	SOD	2,110 SF	STENOTAPHRUM SECUNDATUM	ST. AUGUSTINE FLORATAM	SOD	-	-

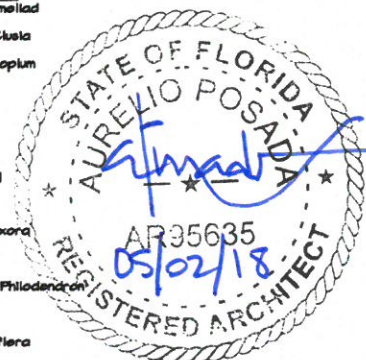


LANDSCAPE PLANS - CEP ADDITION



PLANT SCHEDULE

TREES	COMMON NAME
BS	Bursera Limbo
CA	Bridal Veil Tree
CE	Green Buttonwood
CR	Pitch Apple
CU	Sea Grape
QV	Live Oak
QV2	Live Oak
RE	Florida Royal Palm
SS	Paradise Tree
SP	Cabbage Palmetto
SP2	Cabbage Palmetto
SP3	Cabbage Palmetto
TC	Silver Trumpet
TR	Florida Thatch Palm
VMI	Montgomery Palm
VMB	Montgomery Palm
SHRUBS	COMMON NAME
AI	Imperial Bromeliad
C6	Small-Leaf Clusia
C1	Red Tip Coccoloba
CU2	Sea Grape
CV	Croton
DV	Flax Lily
FP	Creeping Fig
HP	Firebush
IR	Nora Grant Ivora
NP	Bromeliad
PR	Red Congo Philodendron
PS	Wart Fern
SD	Dwarf Schefflera
TD	Dwarf Fakahatchee Grass
ZP	Coontie
SHRUB AREAS	COMMON NAME
AS	Sea Rosemary
US	Sea Oats
GROUND COVERS	COMMON NAME
CH	Horizontal Coccoloba



**LANDSCAPE PLANS -
ADJACENT
LANDSCAPING
WITHIN 100'**

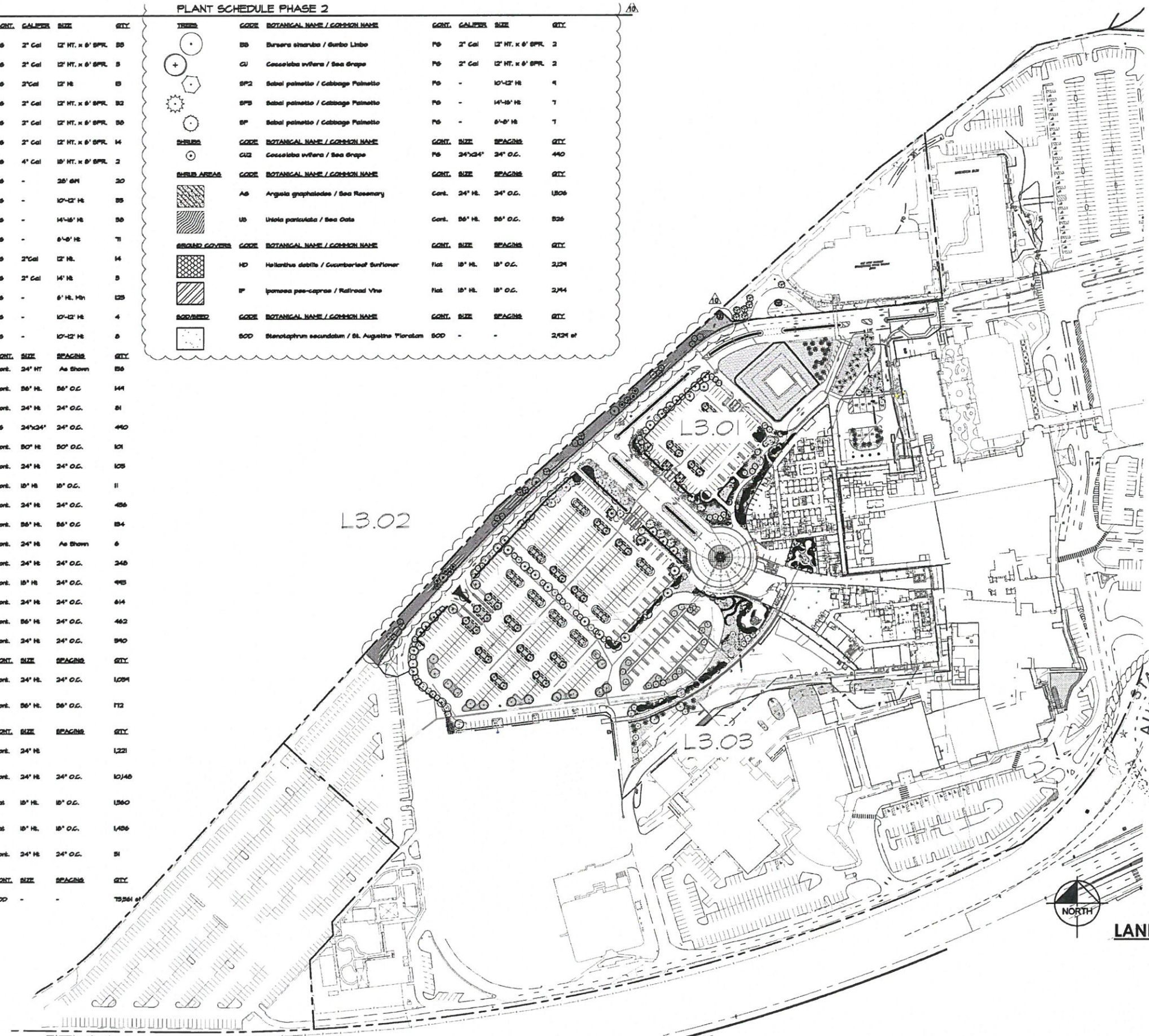
*SEE SHEET L3.00 FOR COMPLETE PLANT SCHEDULE

PLANT SCHEDULE

TREES	CODE	BOTANICAL NAME / COMMON NAME	CONT.	CALIPER	SIZE	QTY
	BB	Bursera simaruba / Bursera Limbo	P6	2" Cal	12' HT. x 8' SPRL	55
	CA	Caesalpinia grandiflora / Bridal Veil Tree	P6	2" Cal	12' HT. x 8' SPRL	5
	CR	Cleome rosea 'Peach Apple' / Peach Apple	P6	2" Cal	12' HT.	15
	CU	Coccoloba vitifera / Sea Grape	P6	2" Cal	12' HT. x 8' SPRL	32
	CE	Croton erianthus / Green Buttonwood	P6	2" Cal	12' HT. x 8' SPRL	55
	QV	Quercus virginiana / Live Oak	P6	2" Cal	12' HT. x 8' SPRL	14
	QV2	Quercus virginiana / Live Oak	P6	4" Cal	18' HT. x 8' SPRL	2
	RE	Rapanea elata / Florida Royal Palm	P6	-	25' 6H	20
	SP2	Sabal palmetto / Cabbage Palmetto	P6	-	10'-12' Ht.	55
	SP3	Sabal palmetto / Cabbage Palmetto	P6	-	14'-16' Ht.	55
	SP	Sabal palmetto / Cabbage Palmetto	P6	-	8'-8' Ht.	71
	SB	Simarouba glauca / Paradise Tree	P6	2" Cal	12' Ht.	14
	TC	Tabelaria caribaea / Silver Trumpet	P6	2" Cal	14' Ht.	5
	TR	Thrinax radiata / Florida Thatch Palm	P6	-	6' Ht. 14H	125
	VH3	Veitchia montgomeryana / Montgomery Palm Triple Trunk	P6	-	10'-12' Ht.	4
	VH4	Veitchia montgomeryana / Montgomery Palm Single Trunk	P6	-	10'-12' Ht.	8
SHRUBS	CODE	BOTANICAL NAME / COMMON NAME	CONT.	SIZE	SPACING	QTY
	AI	Alcantarea imperialis / Imperial Bromeliad	Cont.	24" HT	As Shown	156
	CI	Chrysobalanus icaco 'Red Tip' / Red Tip Cocoplum	Cont.	56" Ht.	56" O.C.	144
	CS	Cleome gilliflora / Small-Leaf Cleome	Cont.	24" Ht.	24" O.C.	81
	CU2	Coccoloba vitifera / Sea Grape	P6	24"x24"	24" O.C.	440
	CV	Codiaeum variegatum / Croton	Cont.	50" Ht.	50" O.C.	101
	DV	Dianella laevis 'Variegata' / Flax Lily	Cont.	24" Ht.	24" O.C.	105
	FP	Ficus pumila / Creeping Fig	Cont.	18" Ht.	18" O.C.	11
	HP	Hamelia patens / Firebush	Cont.	24" Ht.	24" O.C.	456
	IR	Isora chinensis 'Nana Dwarf' / Nana Dwarf Isora	Cont.	56" Ht.	56" O.C.	154
	NP	Neuragela x 'Purple Star' / Bromeliad	Cont.	24" Ht.	As Shown	6
	PR	Philodendron x 'Raja Congo' / Raja Congo Philodendron	Cont.	24" Ht.	24" O.C.	248
	PS	Polypodium scolopendria / Plant Fern	Cont.	18" Ht.	24" O.C.	96
	SD	Schefflera arborescens 'Dwarf' / Dwarf Schefflera	Cont.	24" Ht.	24" O.C.	814
	TD	Tripsacum dactyloides nana / Dwarf Falsedaisy Grass	Cont.	56" Ht.	24" O.C.	462
	ZP	Zamia pumila / Coontie	Cont.	24" Ht.	24" O.C.	590
SHRUB AREAS	CODE	BOTANICAL NAME / COMMON NAME	CONT.	SIZE	SPACING	QTY
	AS	Argemone grapholodes / Sea Rosemary	Cont.	24" Ht.	24" O.C.	1,054
	US	Urtica paniculata / Sea Oats	Cont.	56" Ht.	56" O.C.	112
GROUND COVERS	CODE	BOTANICAL NAME / COMMON NAME	CONT.	SIZE	SPACING	QTY
	CH	Chrysobalanus icaco 'Horizontalis' / Horizontal Cocoplum	Cont.	24" Ht.		1,221
	FP	Ficus microcarpa 'Green Island' / Green Island Ficus	Cont.	24" Ht.	24" O.C.	10,445
	HD	Helianthus debilis / Cucumberleaf Sunflower	Flat	18" Ht.	18" O.C.	1,560
	IP	Ipomoea pes-caprae / Railroad Vine	Flat	18" Ht.	18" O.C.	1,456
	PS	Philodendron x 'Burla Marx' / Philodendron	Cont.	24" Ht.	24" O.C.	51
SOD/GRASS	CODE	BOTANICAL NAME / COMMON NAME	CONT.	SIZE	SPACING	QTY
	SOD	Stenotaphrum secundatum / St. Augustine Floratam	SOD	-	-	75,361 sq'

PLANT SCHEDULE PHASE 2

TREES	CODE	BOTANICAL NAME / COMMON NAME	CONT.	CALIPER	SIZE	QTY
	BB	Bursera simaruba / Bursera Limbo	P6	2" Cal	12' HT. x 8' SPRL	2
	CU	Coccoloba vitifera / Sea Grape	P6	2" Cal	12' HT. x 8' SPRL	2
	SP2	Sabal palmetto / Cabbage Palmetto	P6	-	10'-12' Ht.	4
	SP3	Sabal palmetto / Cabbage Palmetto	P6	-	14'-16' Ht.	7
	SP	Sabal palmetto / Cabbage Palmetto	P6	-	8'-8' Ht.	7
SHRUBS	CODE	BOTANICAL NAME / COMMON NAME	CONT.	SIZE	SPACING	QTY
	CU2	Coccoloba vitifera / Sea Grape	P6	24"x24"	24" O.C.	440
SHRUB AREAS	CODE	BOTANICAL NAME / COMMON NAME	CONT.	SIZE	SPACING	QTY
	AS	Argemone grapholodes / Sea Rosemary	Cont.	24" Ht.	24" O.C.	1,056
	US	Urtica paniculata / Sea Oats	Cont.	56" Ht.	56" O.C.	528
GROUND COVERS	CODE	BOTANICAL NAME / COMMON NAME	CONT.	SIZE	SPACING	QTY
	HD	Helianthus debilis / Cucumberleaf Sunflower	Flat	18" Ht.	18" O.C.	2,124
	IP	Ipomoea pes-caprae / Railroad Vine	Flat	18" Ht.	18" O.C.	2,144
SOD/GRASS	CODE	BOTANICAL NAME / COMMON NAME	CONT.	SIZE	SPACING	QTY
	SOD	Stenotaphrum secundatum / St. Augustine Floratam	SOD	-	-	2,124 sq'



LANDSCAPE PLANS -
ADJACENT
LANDSCAPING
OVERALL