ARCH D 36"x24"

SHEET INDEX

SHEET #	SHEET TITLE	HISTORIC PRESERVATION BOARD 2019.04.15		FINAL HISTORIC PRESERVATION BOARD SUBMITTAL 2019.05.06					
L-0.00	COVER SHEET & NOTES		●		●				
L-0.01	EXISTING TREE SURVEY		●		●				
L-1.01	GROUND LVL HARDSCAPE PLAN		●		●				
L-1.02	LVL 7 HARDSCAPE PLAN								
L-1.03	ROOF LVL HARDSCAPE PLAN								
L-2.01	GROUND LVL HARDSCAPE SECTIONS & DETAILS								
L-2.02	LVL 7 HARDSCAPE SECTIONS & DETAILS								
L-2.03	ROOF LVL HARDSCAPE SECTIONS & DETAILS								
L-2.04	ROOF LVL HARDSCAPE SECTIONS & DETAILS								
L-3.00	TREE DISPOSITION PLAN		●		●				
L-3.01	GROUND LVL LANDSCAPE PLAN		●		●				
L-3.02	LVL 6 LANDSCAPE PLAN		●		●				
L-3.03	ROOF LVL LANDSCAPE PLAN		●		●				
L-3.04	GENERAL PLANTING NOTES & SPECIFICATIONS		●		●				
L-3.05	GENERAL PLANTING NOTES & SPECIFICATIONS		●		●				
L-3.06	GREEN ROOF DETAILS & SPECIFICATIONS								
L-3.07	LVL 7 OPEN SPACE DIAGRAM								
L-3.08	ROOF LVL OPEN SPACE DIAGRAM								
L-4.01	GROUND LVL LANDSCAPE LIGHTING PLAN		●		●				
L-4.02	LVL 7 LANDSCAPE LIGHTING PLAN								
L-4.03	ROOF LVL LANDSCAPE LIGHTING PLAN								
IR-1.01	GROUND LVL IRRIGATION PLAN		●		●				
IR-1.02	LVL 7 IRRIGATION PLAN								
IR-1.03	ROOF LVL IRRIGATION PLAN								
IR-2.00	IRRIGATION NOTES & DETAILS								

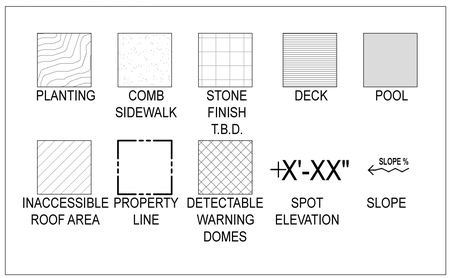
SCOPE OF WORK

●HARDSCAPE, LANDSCAPE, IRRIGATION, AND LANDSCAPE LIGHTING WITHIN THE PROPERTY LINE AND THE LANDSCAPE AND LANDSCAPE LIGHTING FOR THE R.O.W.

GENERAL SITE NOTES

1. GENERAL CONTRACTOR, SUBCONTRACTORS, AND INSTALLERS SHALL CROSS REFERENCE ARCH. DWGS, ENGINEERING DWGS., AND LANDSCAPE DWGS., THROUGHOUT THE IMPLEMENTATION TO ENSURE THE DESIGN INTENT IS MET. ANY DISCREPANCIES SHALL BE NOTED AND BROUGHT TO THE GENERAL CONTRACTOR'S ATTENTION.
2. SEE CIVIL AND ARCHITECTURE DRAWINGS FOR F.F.E & SURFACE DRAINAGE
3. SEE MEP AND CIVIL DRAWINGS FOR IRRIGATION CONNECTIONS.
4. SEE STRUCT. ENG. DRAWINGS FOR STRUCTURAL COMPONENTS.
5. SEE ELECTRICAL ENG. DRAWINGS FOR LANDSCAPE LIGHTING WIRING.
6. ALL WORK, MATERIALS, AND EQUIPMENT UTILIZED IN THIS PROJECT SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE GOVERNING ZONING & BUILDING CODE, MANUFACTURER'S RECOMMENDATIONS, AND SPECIFICATIONS.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR VISITING SITE PRIOR TO BIDDING IN ORDER TO FAMILIARIZE THEMSELVES WITH ALL EXISTING CONDITIONS AFFECTING THE WORK, INCLUDING BUT NOT LIMITED TO PRIVATE AND PUBLIC UTILITIES, ON AND OFF SITE, ACCESS ROADS, AND OTHER SUPPORT FACILITIES.
8. CONTRACTOR MUST NOTIFY LANDSCAPE ARCHITECT IMMEDIATELY OF ANY UNEXPECTED OR UNKNOWN CONDITIONS OR DISCREPANCIES IN THE DRAWINGS AND CONTRACT DOCUMENTS, AS WELL AS ANY ERRORS OR OMISSIONS ON THE DRAWINGS PRIOR TO PROCEEDING WITH THE WORK OR SHOP FABRICATION.
9. CONTRACTOR SHALL PREPARE AND MAINTAIN ALL CONSTRUCTION AREAS, AS WELL AS SURROUNDING AREAS FREE OF DEBRIS OR HAZARDOUS EQUIPMENT AT ALL TIMES.

GRAPHIC LEGEND



PROJECT

TORINO GARAGE

400 COLLINS AVE., MIAMI BEACH, FL 33139

Owner:
Savoy Hotel Partners, LLC
c/o Allied Partners
770 Lexington Ave
17th Floor
New York, NY 10065-8165

Architect:
Brandon Haw Architecture LLP
375 Park Avenue, Suite 3308
New York, NY 10152
License # AA26003249

CONSULTANTS

Structural Engineer:
DeSimone
800 Brickell Avenue, 6th Floor
Miami, FL 33131

MEP Engineer:
Stantec
3915 Biscayne Blvd, Suite 401
Miami, FL 33137-3737

Civil Engineer:
VSN Engineering, Inc.
8660 W. Flagler Street, Suite 113
Miami, FL 33144

Geo-tech Engineer:
Langan
15150 NW 79th Court, Suite 200
Miami Lakes, FL 33016-5848

Life Safety Consultant:
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260 Palermo Avenue
Coral Gables, FL 33134

Parking Consultant:
Timothy Haahs & Associates, Inc.
40 NW 3rd Street, Suite 1102
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Van Deusen & Associates, Inc.
8201 Peters Road, Suite 1000
Plantation, FL 33324

Acoustic Consultant:
Electro-Media Design, Ltd.
973-C Russell Avenue
Gaithersburg, MD 20879

Landscape Architect:
Naturalficial, Inc.
6915 Red Road, Suite 224
Coral Gables, FL 33143
Contact: Andres Arcila
O: 786.717.6564 / M: 305.321.2341
Firm Reg. No. LC26000548

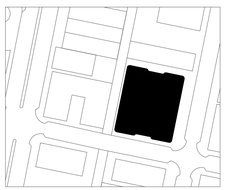
NO.	DESCRIPTION	DATE

DATE OF ISSUE	DRAWN BY
04/15/2019	PS & AR
SCALE	**CHECKED BY**
NTS	AA & PA

PROJECT NO. & TITLE
Project Title TORINO GARAGE

PROJECT STATUS
FINAL HISTORIC PRESERVATION BOARD SUBMITTAL

KEY PLAN



SCALE & ORIENTATION

TRUE NORTH: 10.78 DEG

SEAL & SIGNATURE

Peter Anselmo
R.L.A. FL# 6667221

DRAWING TITLE

L-0.00
COVER SHEET & NOTES

ARCH D 36"x24"

MAP OF TOPOGRAPHIC SURVEY

N

0 10 20

TREE TABLE					
No.	BOTANICAL NAME	COMMON NAME	CALIPER	HEIGHT	SPREAD
1	Cocos nucifera	Coconut Palm	15''	14'	10'
2	Cocos nucifera	Coconut Palm	15''	14'	10'
3	Cocos nucifera	Coconut Palm	15''	14'	10'
4	Cocos nucifera	Coconut Palm	15''	14'	10'
5	Washingtonia robusta	Washingtonia Palm	18''	8'	12'
6	Washingtonia robusta	Washingtonia Palm	18''	8'	12'
7	Washingtonia robusta	Washingtonia Palm	18''	8'	12'
8	Washingtonia robusta	Washingtonia Palm	18''	8'	12'
9	Washingtonia robusta	Washingtonia Palm	18''	8'	12'
10	Washingtonia robusta	Washingtonia Palm	18''	8'	12'
11	Washingtonia robusta	Washingtonia Palm	18''	8'	12'
12	Coccoloba diversifolia	Pigeon Plum	8''	6'	3'
13	Coccoloba diversifolia	Pigeon Plum	8''	6'	3'
14	Bursera simuraba	Gumbo Limbo	14''	16'	15'
15	Swietenia mahogoni	Mahogany Tree	15''	18'	12'
16	Swietenia mahogoni	Mahogany Tree	15''	18'	12'
17	Swietenia mahogoni	Mahogany Tree	15''	18'	12'
18	Swietenia mahogoni	Mahogany Tree	15''	18'	12'
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20	Bursera simuraba	Gumbo Limbo	16''	15'	15'
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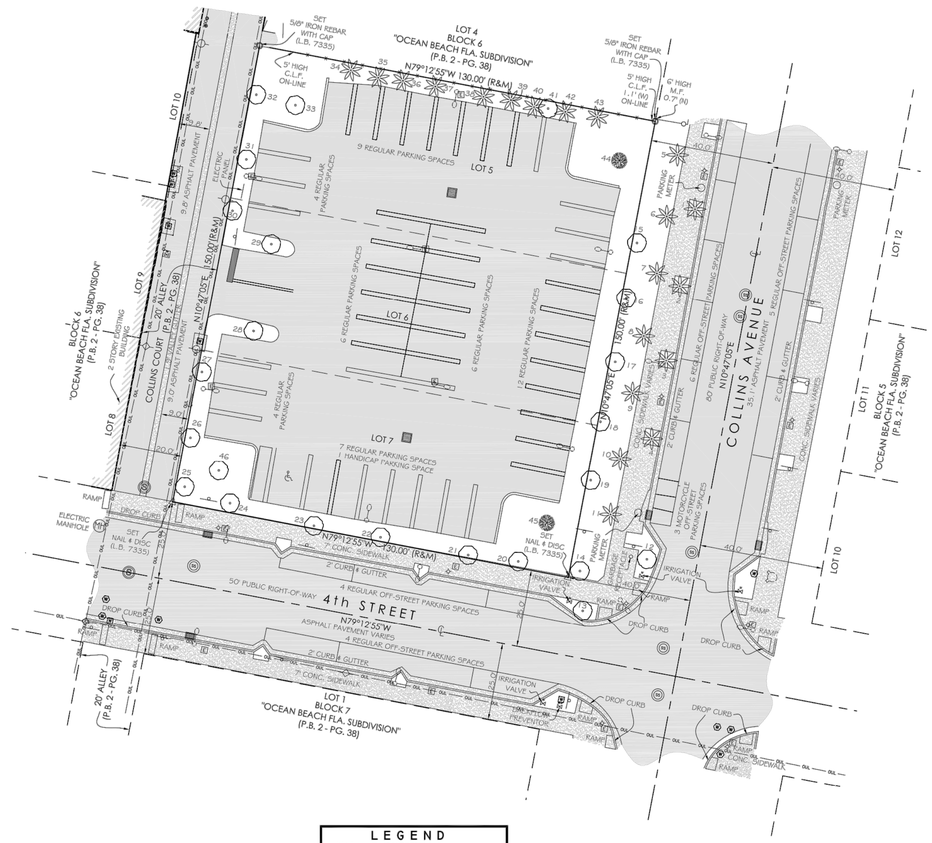
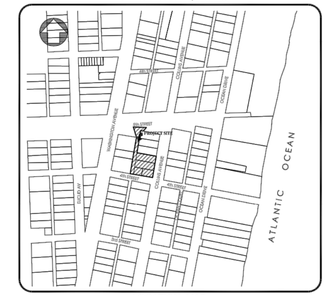
31	Swietenia mahogoni	Mahogany Tree	15''	18'	12'
32	Swietenia mahogoni	Mahogany Tree	15''	18'	12'
33	Cordia Sebestina	Geiger Tree	10''	12'	6'
34	Sabal Palmetto	Sabal Palm	15''	8'	10'
35	Sabal Palmetto	Sabal Palm	15''	8'	10'
36	Sabal Palmetto	Sabal Palm	15''	8'	10'
37	Sabal Palmetto	Sabal Palm	15''	8'	10'
38	Sabal Palmetto	Sabal Palm	15''	8'	10'
39	Sabal Palmetto	Sabal Palm	15''	8'	10'
40	Sabal Palmetto	Sabal Palm	15''	8'	10'
41	Swietenia mahogoni	Mahogany Tree	15''	18'	12'
42	Sabal Palmetto	Sabal Palm	15''	8'	10'
43	Sabal Palmetto	Sabal Palm	15''	8'	10'
44	Unknown	Tree	4''	17'	15'
45	Unknown	Tree	3''	12'	8'
46	Unknown	Tree	3''	8'	6'



LEGEND

CONC.	= CONCRETE
(C)	= CALCULATED
C.B.S.	= CONCRETE BLOCK STUCCO
A/C	= AIR CONDITIONING UNIT
℄	= CENTERLINE
	= SEWER VALVE
P.B.	= PLAT BOOK
PG.	= PAGE
M.F.	= METAL FENCE
	= WOOD POWER POLE
	= METAL FENCE
	= GUY ANCHOR
R	= RADIUS
	= CATCH BASIN
	= WATER VALVE
	= WATER METER
	= SEWER VALVE
	= FIRE HYDRANT
	= TEMPORARY SITE BENCHMARK
	= ELECTRIC BOX
	= SANITARY SEWER MANHOLE
	= SIGN
	= TREE
	= PALM
	= OVERHEAD WIRE
ELEV.	= ELEVATION
	= METAL LIGHT POLE
	= ORNAMENTAL LIGHT POLE
	= STORM DRAINAGE MANHOLE
	= BOLLARD
x 5.55	= SPOT ELEVATION

SECTION 3 - TOWNSHIP 54 SOUTH - RANGE 42 EAST
LYING AND BEING IN THE CITY OF MIAMI BEACH,
MIAMI-DADE COUNTY, FLORIDA



LOCATION MAP
(NOT TO SCALE)

SURVEYOR'S REPORT:

DATE OF FIELD SURVEY:

The date of completion of the original field Survey was on June 30, 2013 and Updated on May 01, 2015.

SURVEY LIMITS:

Lots 5, 6, 7 and the 20 foot Alley (Collins Court), in Block 6, of "OCEAN BEACH SUBDIVISION", according to the Plat thereof, as recorded in Plat Book 2, Page 38, of the Public Records of Miami-Dade County, Florida.

Containig 19,500 Square Feet or 0.45 Acres, more or less, by calculations.

Property Address:
400 Collins Avenue, Miami Beach, Florida 33139
Folio No. 02-4203-003-0800

ACCURACY:

The accuracy obtained by field measurement methods and office calculations of closed geometric figures meets and exceeds the Minimum Technical Standards requirement for Commercial / High Risk Area (Linear: 1 foot in 10,000 feet) as defined in Rule 5J-17.051, Florida Administrative Code.

Well identified features as depicted on the Survey Map were measured to an estimated horizontal position accuracy of 1/10 of a foot.

This Map of Survey is intended to be displayed at a scale of One inch equals Twenty feet or smaller.

PERTINENT INFORMATION USED FOR SURVEY:

North arrow direction is based on an assumed Meridian.

Bearings as shown hereon are based upon the centerline of Collins Avenue with an assumed bearing of N10°47'05"E, said line to be considered a well established and monumented line.

This property appears to be located in a Flood Zone "AE" with a Base Flood Elevation being 8.0 feet, as per Federal Emergency Management Agency (FEMA) Community-Panel Number 120651 (City of Miami Beach), Map No. 0319, Suffix L, Map Revised Date: September 11, 2009.

Plat of "OCEAN BEACH FLA. SUBDIVISION" recorded in Plat Book 2 at Page 38 of the Public Records of Miami-Dade County, Florida.

Florida Department of Transportation Right-of-Way Map Section 87060 S.R. A1A.

RESTRICTIONS:

Since no other information were furnished other than that is cited under pertinent information, the Client is hereby advised that there may be legal restrictions on the Subject Property that are not shown on the Survey Map that may be found in the Public Works Department of Miami-Dade County, Florida.

The Surveyor makes no representation as to ownership or possession of the Subject Property by any entity or individual who may appear of Public Records of this County.

No excavation or determination was made as to how the Subject Property is served by utilities.

No improvements were located, other than those shown. No underground foundations, improvements and/or utilities were located or shown hereon.

PURPOSE OF SURVEY:

The purpose of this survey is for Design.

CLIENT INFORMATION:

This Topographic Survey was prepared at the insistence of and certified to:

Shulman & Associates

SURVEYOR'S CERTIFICATE:

I hereby certify: That this "Topographic Survey" and the Survey Map resulting therefrom was performed under my direction and is true and correct to the best of my knowledge and belief and further, that said " Topographic Survey" meets the intent of the applicable provisions of the "Minimum Technical Standards for Land Surveying in the State of Florida", pursuant to Rule 5J-17.051 through 5J-17.052 of the Florida Administrative Code and its Implementing law, Chapter 472.027 of the Florida Statutes.

LONGITUDE SURVEYORS LLC., a Florida Limited Liability Corporation
Florida Certificate of Authorization Number LB7335

By: _____
Eduardo M Suarez, PSM Signature Date:
Registered Surveyor and Mapper LS6313
State of Florida

NOTICE: Not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to Survey Maps by other than the signing party are prohibited without the written consent of the signing party.

LONGITUDE SURVEYORS
8290 N.W. 64TH STREET
MIAMI, FLORIDA 33166
PHONE:(305)463-0912 FAX:(305)513-5680
WWW.LONGITUDESURVEYORS.COM

JOB NO.: 14297 DRAWN BY: RE
FIELD BOOK: EFB SHEET 1 OF 1

NOTE:
THIS SURVEY IS FOR REFERENCE ONLY.
ORIGINAL BOUNDARY SURVEY PERFORMED BY LONGITUDE SURVEYORS.
NFI NOT RESPONSIBLE FOR INACCURATE INFORMATION ON THE CORRESPONDING PLAN.

PROJECT

TORINO GARAGE

400 COLLINS AVE., MIAMI BEACH, FL 33139

Owner:
Savoy Hotel Partners, LLC
c/o Allied Partners
770 Lexington Ave
17th Floor
New York, NY 10065-8165

Architect:
Brandon Haw Architecture LLP
375 Park Avenue, Suite 3308
New York, NY 10152
License # AA26003249

CONSULTANTS

Structural Engineer:
DeSimone
800 Brickell Avenue, 6th Floor
Miami, FL 33131

MEP Engineer:
Stantec
3915 Biscayne Blvd, Suite 401
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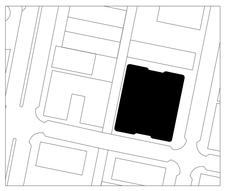
PROJECT NO. & TITLE
Project Title TORINO GARAGE

PROJECT STATUS
FINAL HISTORIC PRESERVATION BOARD SUBMITTAL

KEY PLAN



SCALE & ORIENTATION

TRUE NORTH: 10.78 DEG

SEAL & SIGNATURE

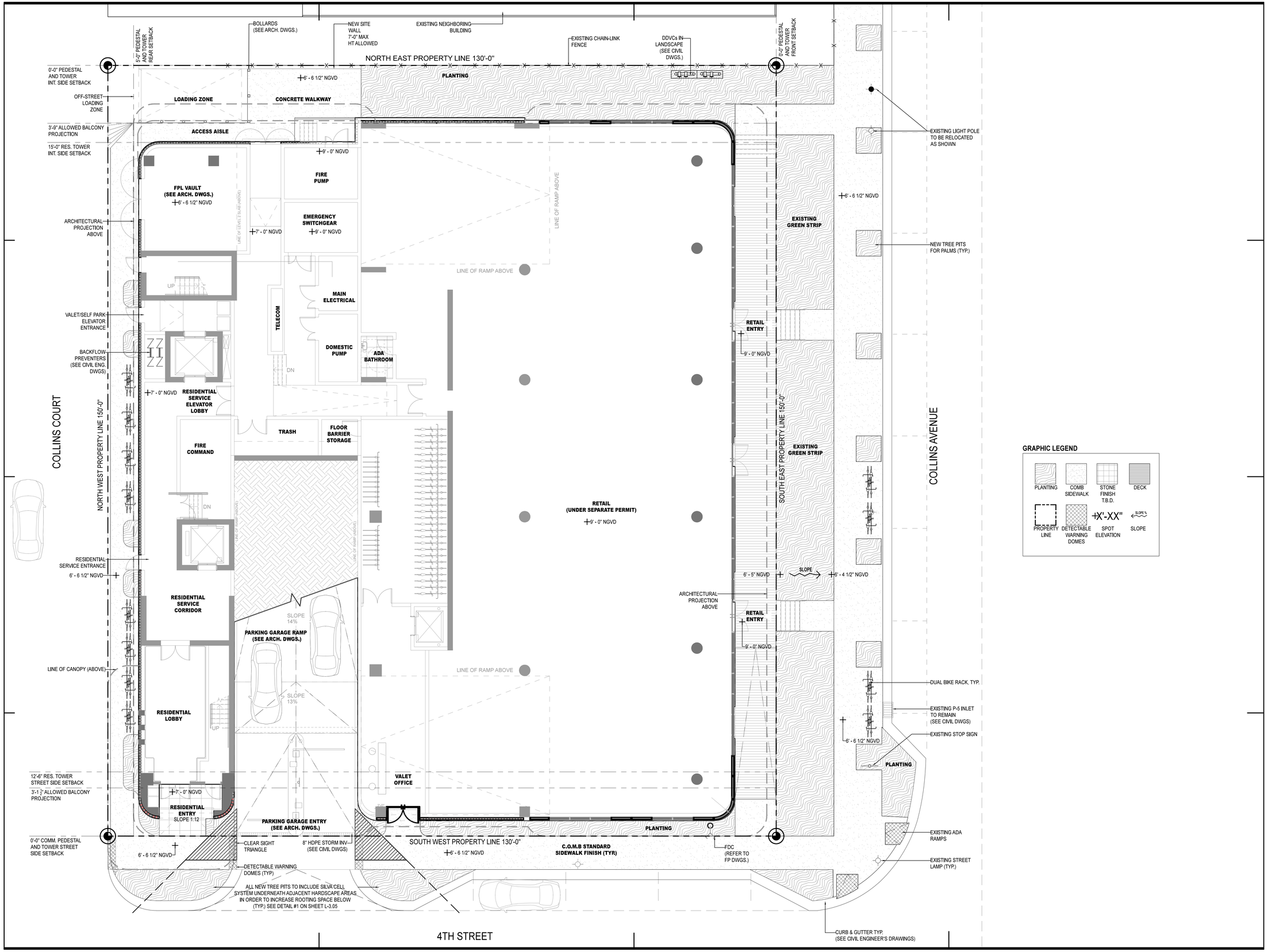
REGISTERED LANDSCAPE ARCHITECT
PETER NICHOLAS ANSELMO
LA 6667221
STATE OF FLORIDA

Peter Anselmo
R.L.A. FL# 6667221

DRAWING TITLE

L-0.01
EXISTING TREE SURVEY

ARCH D 36"x24"



GRAPHIC LEGEND

PLANTING | COMB SIDEWALK | STONE FINISH T.B.D. | DECK
PROPERTY LINE | DETECTABLE WARNING DOMES | +X'-XX" SPOT ELEVATION | SLOPE 5% SLOPE

PROJECT

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1/8" = 1'-0"	AA & PA

PROJECT NO. & TITLE
Project Title TORINO GARAGE

PROJECT STATUS
FINAL HISTORIC PRESERVATION BOARD SUBMITTAL

KEY PLAN

SCALE & ORIENTATION

TRUE NORTH: 10.78 DEG

0' 5' 10' 15'

SEAL & SIGNATURE

REGISTERED LANDSCAPE ARCHITECT
PETER NICHOLAS ANSELMO
LA 6667221
STATE OF FLORIDA

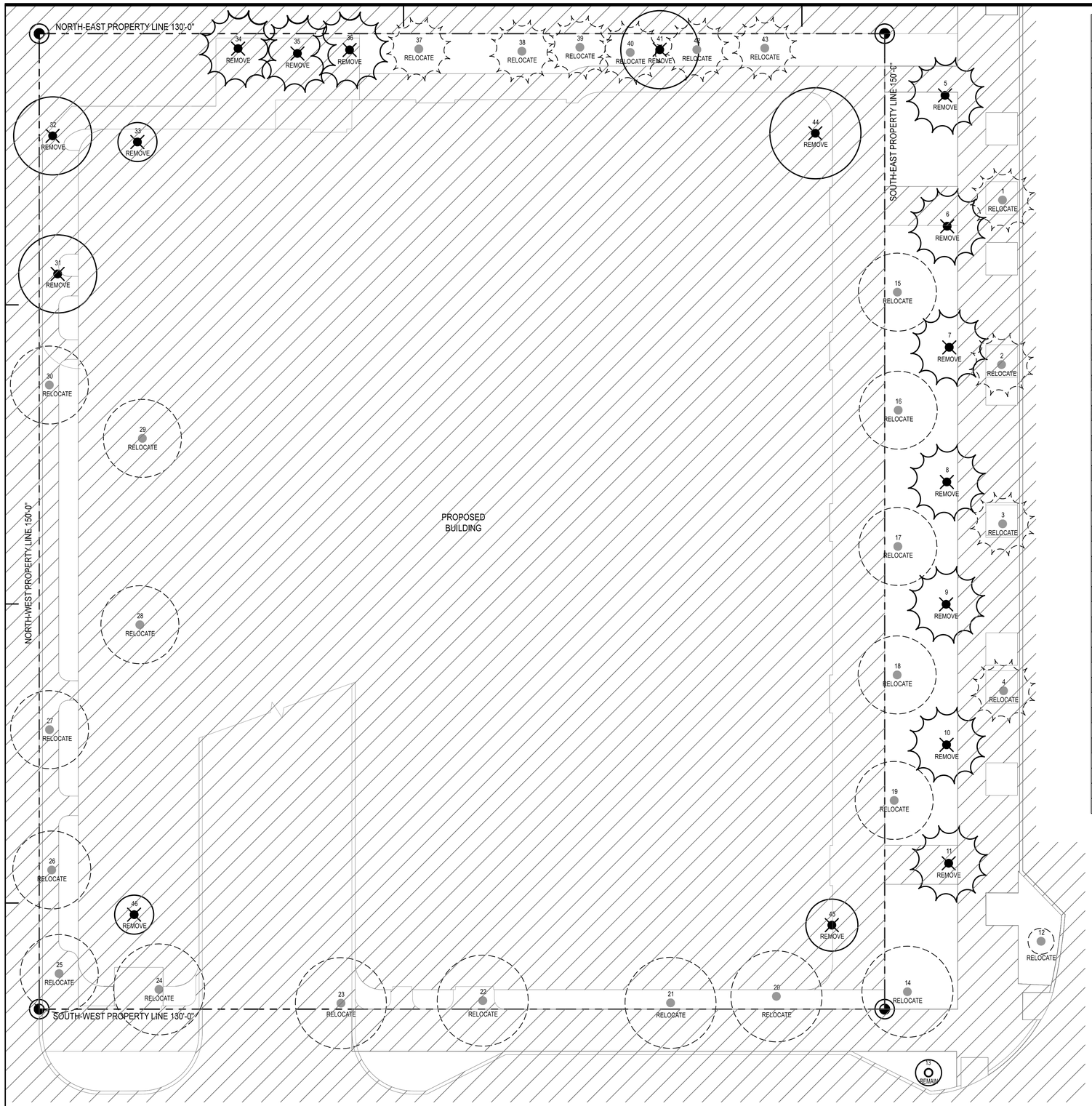
Peter Anselmo
R.L.A. FL# 6667221

DRAWING TITLE

L-1.01

GROUND LVL HARDSCAPE PLAN

ARCH D 36"x24"



TREE DISPOSITION PLAN

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

400 COLLINS AVENUE TREE DISPOSITION LIST: 2018.04.03

KEY #	BOTANICAL NAME	COMMON NAME	SIZE			DISPOSITION		
			CAL.	HT. (FT.)	SPD. (FT.)	REMAIN	REMOVE	RELOCATE ON SITE
1	*Cocos nucifera*	Coconut Palm	15"	14'	10'			X
2	*Cocos nucifera*	Coconut Palm	15"	14'	10'			X
3	*Cocos nucifera*	Coconut Palm	15"	14'	10'			X
4	*Cocos nucifera*	Coconut Palm	15"	14'	10'			X
5	*Washingtonia robusta*	Washingtonia Palm	18"	8'	12'		X	
6	*Washingtonia robusta*	Washingtonia Palm	18"	8'	12'		X	
7	*Washingtonia robusta*	Washingtonia Palm	18"	8'	12'		X	
8	*Washingtonia robusta*	Washingtonia Palm	18"	8'	12'		X	
9	*Washingtonia robusta*	Washingtonia Palm	18"	8'	12'		X	
10	*Washingtonia robusta*	Washingtonia Palm	18"	8'	12'		X	
11	*Washingtonia robusta*	Washingtonia Palm	18"	8'	12'		X	
12	*Coccoloba diversifolia*	Pigeon Plum	8"	6'	3'			X
13	*Coccoloba diversifolia*	Pigeon Plum	8"	6'	3'	X		
14	*Bursera simaruba*	Gumbo Limbo	14"	16'	15'			X
15	*Swietenia mahagoni*	Mahogany Tree	15"	18'	12'			X
16	*Swietenia mahagoni*	Mahogany Tree	15"	18'	12'			X
17	*Swietenia mahagoni*	Mahogany Tree	15"	18'	12'			X
18	*Swietenia mahagoni*	Mahogany Tree	15"	18'	12'			X
19	*Swietenia mahagoni*	Mahogany Tree	15"	18'	12'			X
20	*Bursera simaruba*	Gumbo Limbo	16"	15'	15'			X
21	*Bursera simaruba*	Gumbo Limbo	14"	16'	15'			X
22	*Bursera simaruba*	Gumbo Limbo	14"	16'	15'			X
23	*Bursera simaruba*	Gumbo Limbo	14"	16'	15'			X
24	*Bursera simaruba*	Gumbo Limbo	14"	16'	15'			X
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28	*Swietenia mahagoni*	Mahogany Tree	15"	18'	12'			X
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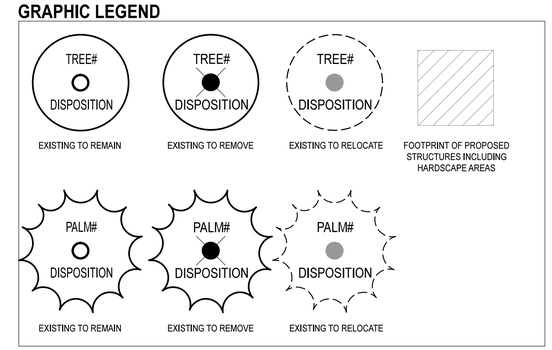
30	*Swietenia mahagoni*	Mahogany Tree	15"	18'	12'			X
31	*Swietenia mahagoni*	Mahogany Tree	15"	18'	12'		X	
32	*Swietenia mahagoni*	Mahogany Tree	15"	18'	12'		X	
33	*Cordia sebestina*	Geiger Tree	10"	12'	6'		X	
34	*Sabal Palmetto*	Sabal Palm	15"	8'	10'		X	
35	*Sabal Palmetto*	Sabal Palm	15"	15'	8'		X	
36	*Sabal Palmetto*	Sabal Palm	15"	15'	8'		X	
37	*Sabal Palmetto*	Sabal Palm	15"	15'	8'			X
38	*Sabal Palmetto*	Sabal Palm	15"	15'	8'			X
39	*Sabal Palmetto*	Sabal Palm	15"	15'	8'			X
40	*Sabal Palmetto*	Sabal Palm	15"	15'	8'			X
41	*Swietenia mahagoni*	Mahogany Tree	15"	18'	12'		X	
42	*Sabal Palmetto*	Sabal Palm	15"	8'	10'			X
43	*Sabal Palmetto*	Sabal Palm	15"	8'	10'			X
44	*Cordia sebestina*	Geiger Tree	4"	17'	15'		X	
45	*Cordia sebestina*	Geiger Tree	3"	12'	8'		X	
46	*Cordia sebestina*	Geiger Tree	3"	8'	6'		X	
Total Number of Trees / Palms to Remain On Site: 1								
Total Number of Trees / Palms to Relocate On Site: 28								
Total Number of Trees / Palms to Remove: 17								

GRAPHIC LEGEND



NOTE:

1. PLEASE REFER TO SHEET L-3.01 FOR PROPOSED LOCATIONS OF RELOCATED VEGETATION.

PROJECT

TORINO GARAGE

400 COLLINS AVE., MIAMI BEACH, FL 33139

Owner:
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Architect:
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New York, NY 10152
License # AA26003249

CONSULTANTS

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Contact: Andres Arcila
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Firm Reg. No. LC26000548

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KEY PLAN

SCALE & ORIENTATION

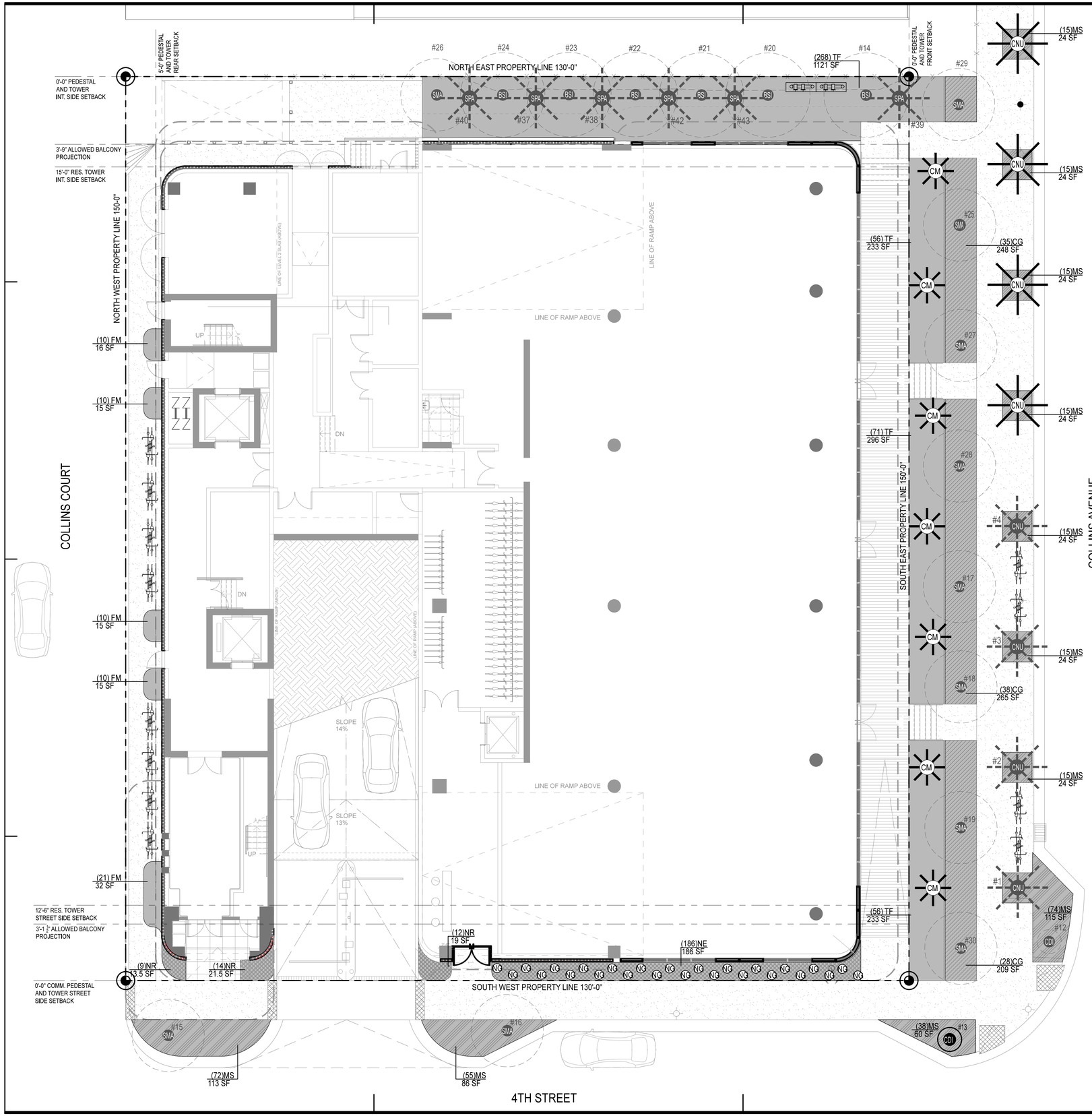
SEAL & SIGNATURE

Peter Anselmo
R.L.A. FL# 6667221

DRAWING TITLE

L-3.00
TREE DISPOSITION PLAN

ARCH D 36"x24"



NFI 400 COLLINS AVENUE PLANT LIST: GROUND FLOOR - 2019.04.03

QTY	ABRV.	BOTANICAL NAME	COMMON NAME	SPECIFICATIONS	FL. NATIVE		DROUGHT TOLERANT	
					YES	NO	YES	NO
PALMS								
7	CM	*Coccothrinax miraguama*	Miraguama Palm	4'-6' HT.	X		X	
4	CNU	*Cocos nucifera*	Coconut Palm	14' HT. to match existing		X	X	
ACCENTS								
26	NG	*Neomarica gracilis*	White Walking Iris	3G @ 15" O.C.		X		X
SHRUBS & GROUNDCOVERS								
101	CG	*Clusia guttifera*	Small Leaf Clusia	15G @ 36" O.C.	X		X	
61	FM	*Ficus microcarpa*	Green Island Ficus	3G @ 15" O.C.		X		X
344	MS	*Microsorum scolopendrium*	Wart Fern	3G @ 15" O.C.		X	X	
186	NE	*Nephrolepis exaltata 'Bostoniensis'*	Boston fern	3G @ 12" O.C.	X		X	
35	NR	*Neomarica caerulea 'Regina'*	Giant Apostle's Iris	3G @ 15" O.C.		X		X
451	TF	*Tripsacum Floridanum*	Dwarf Fakahatchee Grass / Gama Grass	3G @ 24" O.C.	X		X	

PLANT SYMBOLS

- EXISTING PALM TO REMAIN
- NEW PALM
- RELOCATED PALM
- EXISTING TREE TO REMAIN
- NEW TREE
- RELOCATED TREE
- SHRUB/ACCENT PLANT
- NEW GROUND COVER & COUNT

EXISTING TREES & DISPOSITION (Refer to Tree Disposition List on L-3.00 for sizes & specs) 2019.04.03

KEY#	ABRV.	BOTANICAL NAME	COMMON NAME	DISPOSITION
1	CNU	*Cocos nucifera*	Coconut Palm	Relocate
2	CNU	*Cocos nucifera*	Coconut Palm	Relocate
3	CNU	*Cocos nucifera*	Coconut Palm	Relocate
4	CNU	*Cocos nucifera*	Coconut Palm	Relocate
12	CDI	*Coccoloba diversifolia*	Pigeon Plum	Relocate
13	CDI	*Coccoloba diversifolia*	Pigeon Plum	Remain
14	BSI	*Bursera simaruba*	Gumbo Limbo	Relocate
15	SMA	*Swietenia mahagoni*	Mahogany Tree	Relocate
16	SMA	*Swietenia mahagoni*	Mahogany Tree	Relocate
17	SMA	*Swietenia mahagoni*	Mahogany Tree	Relocate
18	SMA	*Swietenia mahagoni*	Mahogany Tree	Relocate
19	SMA	*Swietenia mahagoni*	Mahogany Tree	Relocate
20	BSI	*Bursera simaruba*	Gumbo Limbo	Relocate
21	BSI	*Bursera simaruba*	Gumbo Limbo	Relocate
22	BSI	*Bursera simaruba*	Gumbo Limbo	Relocate
23	BSI	*Bursera simaruba*	Gumbo Limbo	Relocate
24	BSI	*Bursera simaruba*	Gumbo Limbo	Relocate
25	SMA	*Swietenia mahagoni*	Mahogany Tree	Remain
26	SMA	*Swietenia mahagoni*	Mahogany Tree	Relocate
27	SMA	*Swietenia mahagoni*	Mahogany Tree	Relocate
28	SMA	*Swietenia mahagoni*	Mahogany Tree	Relocate
29	SMA	*Swietenia mahagoni*	Mahogany Tree	Relocate
30	SMA	*Swietenia mahagoni*	Mahogany Tree	Relocate
37	SPA	*Sabal Palmetto*	Sabal Palm	Relocate
38	SPA	*Sabal Palmetto*	Sabal Palm	Relocate
39	SPA	*Sabal Palmetto*	Sabal Palm	Relocate
40	SPA	*Sabal Palmetto*	Sabal Palm	Relocate
42	SPA	*Sabal Palmetto*	Sabal Palm	Relocate
43	SPA	*Sabal Palmetto*	Sabal Palm	Relocate

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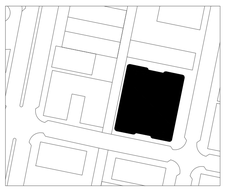

SCALE & ORIENTATION

TRUE NORTH: 10.78 DEG

0' 5' 10' 15'

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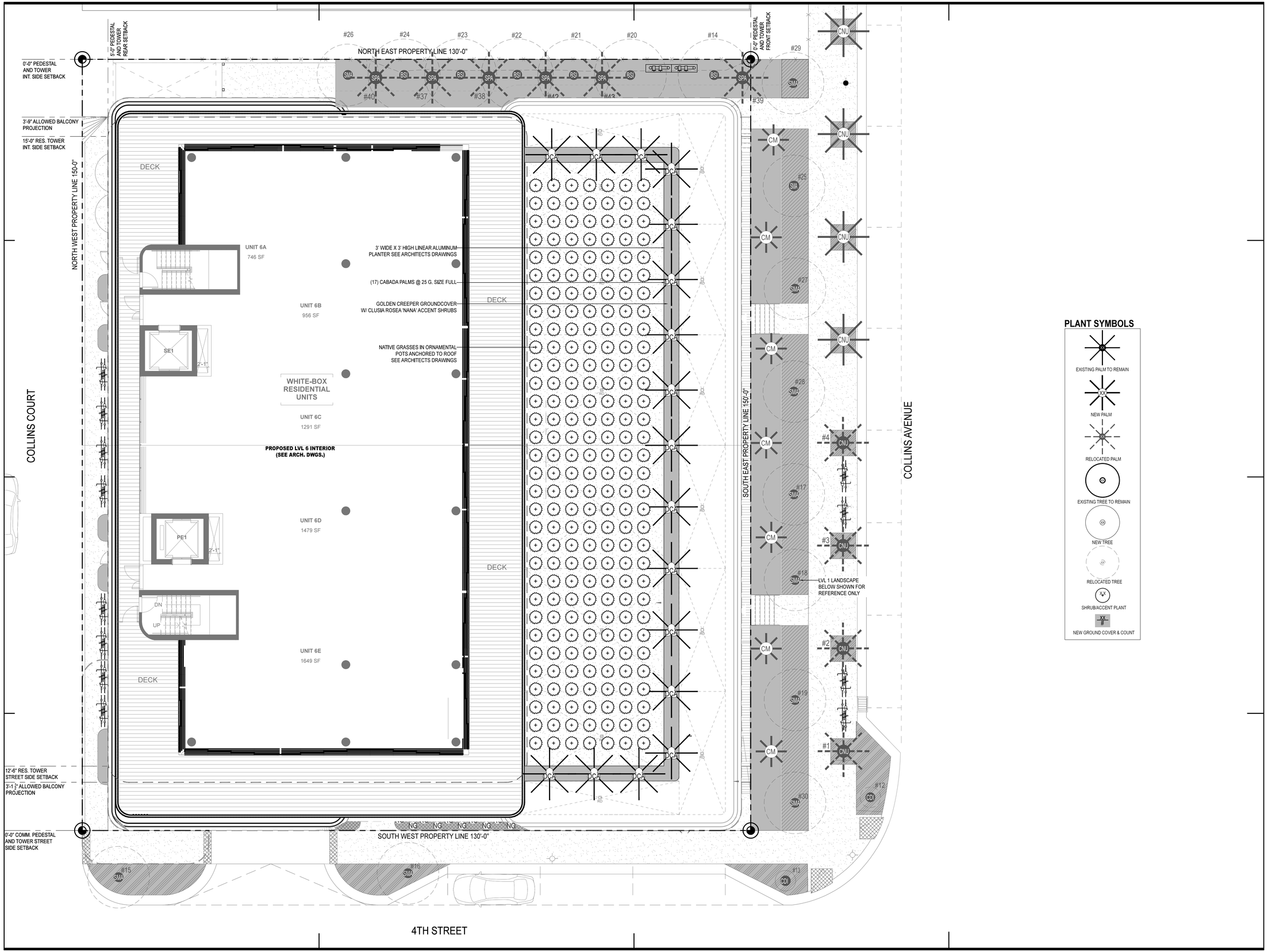
GROUND LVL LANDSCAPE PLAN

ARCH D 36"x24"



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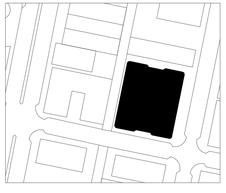

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LVL 6 LANDSCAPE PLAN

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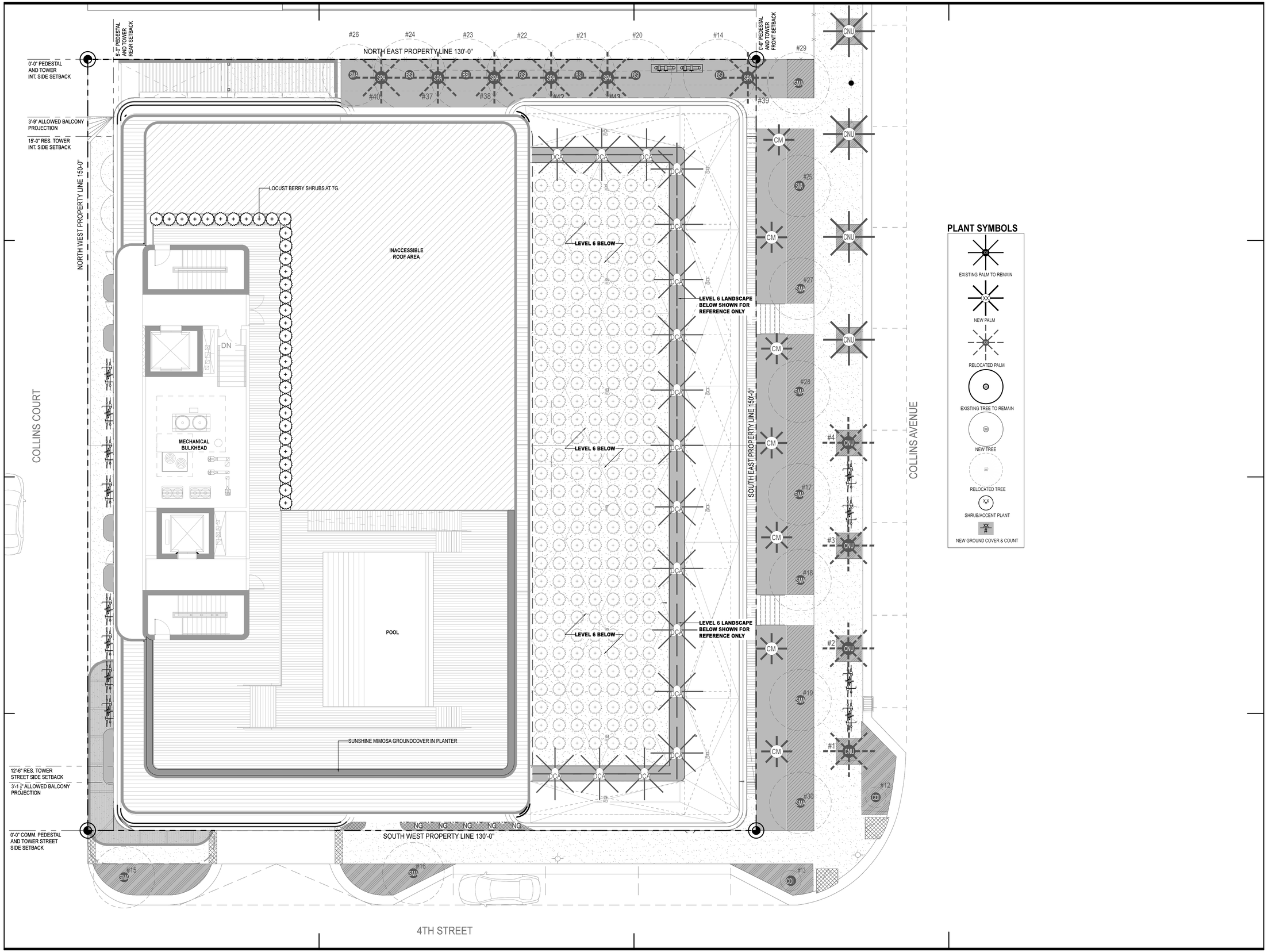

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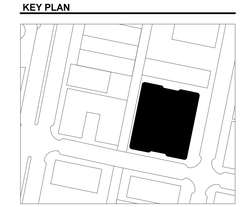

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ROOF LVL LANDSCAPE PLAN

ARCH D 36"x24"

GENERAL PLANTING NOTES AND SPECIFICATIONS:

GENERAL

1. EXISTING TREES DESIGNATED TO REMAIN SHALL BE PROTECTED DURING ALL CONSTRUCTION PHASES. ANY TREES DESIGNATED TO REMAIN WHICH ARE SCARRED OR DESTROYED WILL BE REPLACED AT THE CONTRACTOR'S EXPENSE, WITH SIMILAR SPECIES, SIZE AND QUALITY.

2. EXISTING TREES DESIGNATED TO BE STORED OFF-SITE, SHALL BE PROTECTED AND CARED FOR ACCORDING TO INDUSTRY STANDARD. ANY TREES OR SHRUBS SCARRED OR DESTROYED WILL BE REPLACED AT THE CONTRACTOR'S EXPENSE, WITH SIMILAR SPECIES, SIZE AND QUALITY.

3.LANDSCAPE CONTRACTOR SHALL BECOME FAMILIAR WITH ALL UNDERGROUND UTILITIES OR STRUCTURES PRIOR TO DIGGING. LANDSCAPE CONTRACTOR SHALL REPAIR ALL DAMAGE TO UTILITIES, AND/OR CONSTRUCTION CAUSED BY CONSTRUCTION OR DIGGING, AT NO COST TO THE OWNER.

4. ALL PLANT MATERIALS SHALL BE GUARANTEED FOR A PERIOD OF 12 MONTHS AFTER DATE OF SUBSTANTIAL COMPLETION.

5.LANDSCAPE CONTRACTOR SHALL VERIFY ALL ESTIMATED QUANTITIES OF MATERIAL SHOWN ON THE DRAWINGS PRIOR TO SUBMITTING HIS BID, PLANTING PLAN TO TAKE PRECEDENCE OVER PLANT LIST.

6. EXISTING PLANT MATERIAL NOT SHOWN ON THE PLAN AND IN CONFLICT WITH NEW PLANTING SHALL BE EVALUATED AT THE TIME OF NEW PLANTING INSTALLATION BY THE LANDSCAPE ARCHITECT.

7. ALL BUILDING CONSTRUCTION MATERIAL AND FOREIGN MATERIAL SHALL BE REMOVED FROM PLANTING AREAS AND REPLACED WITH 80/20 MIX FILL SOIL, OR AS PER SPECIFICATIONS. ALL ISLANDS IN PARKING LOTS AND AROUND BUILDINGS, SHALL BE EXCAVATED TO A DEPTH OF 3' MIN. AND REPLACED WITH 80/20 PLANT MIX, OR AS PER SPECIFICATIONS.

8. ALL PLANT MATERIAL SYMBOLS SHOWN ON LANDSCAPE PLAN SHALL BE CONSIDERED DIAGRAMMATIC AND SHOULD BE ADJUSTED IN THE FIELD BY CONTRACTOR TO AVOID ALL UTILITIES AND ALL OTHER OBSTRUCTIONS AFTER CONSULTING THE LANDSCAPE ARCHITECT.

9. ALL SIZES SHOWN FOR PLANT MATERIAL ON THE PLAN AND PLANT LIST ARE TO BE CONSIDERED MINIMUM. ALL PLANT MATERIAL MUST MEET OR EXCEED THESE MINIMUM REQUIREMENTS FOR BOTH HEIGHT AND SPREAD, ANY OTHER REQUIREMENTS FOR SPECIFIC SHAPE OR EFFECT AS NOTED ON THE PLAN SHALL ALSO BE REQUIRED FOR ACCEPTANCE. ALL TREES TO HAVE SINGLE TRUNK, UNLESS OTHERWISE NOTED ON THE PLANS OR PLANT LIST.

10. SITE PREPARATION SHALL INCLUDE THE ERADICATION AND REMOVAL OF ANY WEEDS AND/OR GRASS, AS WELL AS CLEAN-UP OF ANY DEAD MATERIAL AND FINISH GRADING AS PER THE SPECS.

11. THE LANDSCAPE CONTRACTOR SHALL AT ALL TIMES KEEP THE JOB SITE CLEAN AND FREE FROM ACCUMULATION OF WASTE MATERIAL, DEBRIS, AND RUBBISH.

12. THE LANDSCAPE CONTRACTOR SHALL EXERCISE CAUTION TO PROTECT ANY NEW HARDSCAPE CONSTRUCTION OR IRRIGATION. ANY DAMAGE SHALL BE REPLACED OR REPAIRED TO THE ORIGINAL STATE BY THE LANDSCAPE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.

13. ALL PLANT MATERIAL TO BE FLORIDA #1 OR BETTER, AS DEFINED BY THE FLORIDA DEPARTMENT OF AGRICULTURE'S "CODES AND STANDARDS FOR NURSERY PLANTS PART I AND III".

14. MULCH ALL PLANTING AREAS WITH SHREDDED ORGANIC MULCH TO A MINIMUM DEPTH OF 2', WITH THE EXCEPTION OF BEACH PLANTING.

15. ALL PLANTING AREAS WITHIN LIMIT OF WORK SHALL BE 100% FULLY IRRIGATED. THE IRRIGATION CONTRACTOR AWARDED THE BID SHALL COMPLY WITH THE PROPOSED IRRIGATION DESIGN.

16. ON-SITE LAYOUT OF PLANT MATERIAL MUST BE COORDINATED WITH THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. L.A. TO BE GIVEN A MIN. OF (1) WEEK NOTICE TO REVIEW PRIOR TO IMPLEMENTATION.

17. LANDSCAPE CONTRACTOR TO INCLUDE REMOVAL, CORRECTIVE PRUNING AND OR REPLACEMENT. ANY CORRECTIVE ACTIONS REQUIRED SHALL BE PERFORMED OR DIRECTED BY AN ISA OR ASCA CERTIFIED ARBORIST IN ACCORDANCE WITH MIAMI DADE COUNTY CODE, ANSI A-300 (PART1) PRUNING STANDARDS AND OR AN ISSUED ERM TREE OR ENVIRONMENTAL PERMIT.

18. TREE PROTECTION BARRIERS MUST BE INSTALLED AT THE DRIP LINES OF ALL TREES AND PALMS TO REMAIN OR BE RELOCATED PRIOR TO THE START OF CONSTRUCTION ACTVITIES ONSITE AND SHALL REMAIN IN PLACE UNTIL CONSTRUCTION HAS COMPLETED

19. MULCH SHALL NOT BE APPLIED WITHIN 6" OF ANY TREE OR PALM TRUNKS THAT ARE INSTALLED OR INCORPORATED INTO THE PROJECT. FOR ROW TREES/PALMS PLEASE UTILIZE AMERIGROW (PREMIUM PINEBARK BROWN) SHREDDED MULCH OR A CITY APPROVED ALTERNATIVE.

20. SHOULD ANY CORRECTIVE STRUCTURAL PRUNING BE NECESSARY FOR TREES PROPOSED TO REMAIN ON SITE, DUE TO CLEARANCE, SAFETY OR FOR CONSTRUCTION RELATED REASONS THE PRUNING SHALL BE PERFORMED OR DIRECTED BY AN ISA OR ASCA CERTIFIED ARBORIST IN ACCORDANCE WITH THE LATEST VERSION IF THE ANSI A-300 PRUNING STANDARDS AND GOOD HORTICULTURAL PRACTICES. THE CITY URBAN FORESTER SHALL BE PROVIDED WITH A WRITTEN COPY OF THE PROPOSED PRUNING PLAN INCLUDING THE REASONS WHY PRUNING IS NECESSARY PRIOR TO THE PRUNING ACTIVITIES TAKING PLACE.

21. CARE SHALL BE TAKEN TO AVOID UTILITY OR CONSTRUCTION TRENCHING THROUGH EXISTING TREE OR PALM DRIPLINES OF TREES SLATED TO REMAIN IN PLACE OR BE RELOCATED. IF CONSTRUCTION REQUIRES THE CUTTING OF ANY ROOTS WITH A DIAMETER OF 2" OR GREATER, ROOTS SHALL BE CLEANLY CUT WITH A SHARP TOOL, AS DIRECTED BY AN ISA CERTIFIED ARBORIST, AND IN ACCORDANCE WITH THE ANSI A-300 STANDARDS. CUT ROOTS SHOULD BE IMMEDIATELY COVERED WITH SOIL TO PREVENT DRYING. ROOTS SHOULD NOT BE TORN OR BROKEN BY HEAVY EQUIPMENT. SHREDDED, RAGGED OR BROKEN ROOTS ENDS SHOULD BE NOTED IN WRITING AND AN ARBORIST SHOULD BE CONSULTED PRIOR TO ANY ROOT PRUNING TAKING PLACE .

HANDLING AND TRANSPORTATION

1. TREES/PALMS SHALL BE PROPERLY HANDLED DURING EXCAVATION, MOVING, STORAGE, RELOCATION, AND REPLANTING. DO NOT SCAR OR OTHERWISE DAMAGE TRUNKS AND BRANCHES, AND AVOID BREAKING LIMBS, BRANCHES, AND FRONDS. DAMAGE TO TREE/PALM MAY BE CAUSE FOR ITS REJECTION, AND MAY REQUIRE MITIGATION REPLACEMENT.

2. CONTRACTOR SHALL BE RESPONSIBLE FOR THE MANUAL WATERING OF ALL RELOCATED TREES/PALMS DURING MAINTENANCE PERIOD, UNTIL FINAL ACCEPTANCE OF ALL WORK BY THE LANDSCAPE ARCHITECT AND/OR CLIENT.

3. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING AND MAINTAINING TREE/PALM PROTECTION. INSTALL BARRICADE OF GALVANIZED WELDED WIRE FABRIC OR PLASTIC MESH TO ENCOMPASS THE DRIPLINE OF THE TREE/PALM. BARRICADE SHALL BE PLUMB, TAUT, AND STURDY. BARRICADE TO BE LEFT UP AND MAINTAINED UNTIL DIRECTED TO REMOVE BY LANDSCAPE ARCHITECT.

TREE PROTECTION MATERIALS

1. BARRICADE SHALL BE GALVANIZED AND WELDED WIRE FABRIC: 1X1" MESH .063, 48" IN HEIGHT RECOMMENDED CONTACT:
Wire Cloth Man
7158 123rd Circle N.
Largo, FL 33773
PH: 1.888.947.3256
FX: 727.524.4000

2. POSTS & RAIL: METAL POST, SUFFICIENT TO HOLD FABRIC PLUMB AND TAUT

3. ACCESS: PROVIDE HINGED, LATCHING GATE.

4. METAL GATE: SHALL PERMIT FREE PASSAGE OF WATER, AIR AND SHALL ACCEPT CONSTRUCTION TRAFFIC WITHOUT EXCESSIVE DEFLECTION.

WARRANTY

1. LANDSCAPE CONTRACTOR SHALL PROVIDE A MINIMUM OF ONE (1) YEAR GUARANTEE FOR ALL RELOCATED TREES/PALMS AFTER FINAL ACCEPTANCE BY LANDSCAPE ARCHITECT AND/OR CLIENT.

2. LANDSCAPE CONTRACTOR SHALL REMOVE COMPLETELY AND DISPOSE OF OFF-SITE, ANY RELOCATED TREE/PALM THAT FAILS TO THRIVE AS DETERMINED BY THE LANDSCAPE ARCHITECT.

3. FOR ANY RELOCATED TREE/PALM REMOVED DUE TO ITS FAILURE TO THRIVE, LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACING AND INSTALLING WITH A SPECIMEN OF EQUAL OR GREATER SPECIFICATION OF ORIGINAL., REPLACEMENT MATERIAL SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PROCUREMENT, PREPARATION OR INSTALLATION.

TREE / PALM RELOCATION NOTES

1. VERIFY AND INSURE ALL TREES/PALMS IDENTIFIED ON THE CONSTRUCTION DRAWINGS AND THOSE TAGGED IN THE FIELD CORRESPOND AS TO NUMBER AND DESCRIPTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT IMMEDIATELY, PRIOR TO PREPARATION.

2. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR TREE/PALM PROTECTION OF ALL VERIFIED MATERIAL. INSTALL BARRICADE OF GALVANIZED WELDED WIRE FABRIC OR PLASTIC MESH TO ENCOMPASS THE DRIPLINE OF THE TREE/PALM. BARRICADE TO BE REMOVED WHEN DIRECTED BY LANDSCAPE ARCHITECT.

3. TREE ROOT BALL SHALL BE ROOT PRUNED 50% (EQUALLY AROUND TREE) 60 DAYS PRIOR TO TRANSPLANT. THE REMAINING 50% TO BE PRUNED 30 DAYS PRIOR TO TRANSPLANTING.

4. PALMS TO BE RELOCATED MAY BE IMMEDIATELY RELOCATED AFTER DIGGING.

5. ROOTS TO BE PRUNED WITH CLEAN, SHARP TOOLS. ROOTS ONE (1) INCH AND LARGER IN DIAMETER SHALL BE NEATLY AND CLEANLY CUT WITH A HAND SAW OR OTHER APPROVED CUTTING IMPLEMENT AS DIRECTED BY AN ISA OR ASCA CERTIFIED ARBORIST.

6. LANDSCAPE CONTRACTOR TO APPLY MYCORRHIZA APPLICATION TO ROOTS DURING ROOT PRUNING AND DIGGING OPERATIONS. ALL PRUNING TO BE REVIEWED AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PRUNING.

7. DEAD WOOD, CROSSING BRANCHES, AND GENERAL CANOPY PRUNING SHALL BE PERFORMED OR DIRECTED BY AN ISA OR ASCA CERTIFIED ARBORIST IN ACCORDANCE WITH THE LATEST VERSION OF THE ANSI A-300 PRUNING STANDARDS AND GOOD HORTICULTURAL PRACTICES IMMEDIATELY AFTER COMPLETION OF ROOT PRUNING OF EACH SPECIMEN TO BE RELOCATED. ALL PRUNING TO BE REVIEWED AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PRUNING.

8. ROOT BALL SIZE TABLE:
(NOTE: ROOT BALL SIZES SHALL EXCEED MINIMUM STANDARDS SET FORTH IN "GRADES AND STANDARDS FOR NURSERY PLANTS, PART III, PALMS AND TREES, FLORIDA DEPARTMENT OF AGRICULTURE")

TREE/PALM CALIPER	MINIMUM ROOT BALL DIAMETER
1" - 1 1/2"	16"
1 1/2" - 1 3/4"	20"
1 3/4" - 2"	24"
2" - 2 1/2"	28"
2 1/2" - 3 1/2"	32"
3 1/2" - 4"	36"
4" - 4 1/2"	40"
4 1/2" - 5"	44"
5" - 5 1/2"	48"

THE ROOT BALL OF LARGER CALIPER SIZES SHALL BE INCREASED PROPORTIONALLY AT THREE (3) INCHES OF ROOT BALL DIAMETER FOR EVERY INCREASE OF ONE (1) INCH IN CALIPER OR FRACTION THEREOF.

9. MAINTAIN COMPACT ROOT BALLS. ROOT BALLS SHALL BE COMPLETELY ENCLOSED WITHIN A BURLAP COVERING OR STRETCH WRAP AS COMMONLY USED WITHIN THE HORTICULTURAL INDUSTRY, IN TWO COMPLETE LAYERS.

10. ALL TREES TO BE FLOODED FOR FIVE (5) DAYS PRIOR TO TRANSPLANT.

11. ALL PITS TO BE FILLED THE SAME DAY AND WITH CLEAN FILL IN 18 INCH LIFTS/LAYERS. EACH THEN COMPACTED BEFORE A SUBSEQUENT 18" LIFT/LAYER IS PLACED. REPEAT UNTIL BACKFILL IS FLUSH WITH SURROUNDING GRADE.

12. CORRECT ALL PROBLEMS RELATED TO SETTLEMENT, EROSION, OR OTHER DISTRESS OF EXCAVATED/BACKFILLED PIT FROM WHICH TREE/PALM HAS BEEN REMOVED, INCLUDING THE COMPLETE AND THROUGH REMOVAL OF ALL RESIDUAL ROOTS, STUMPS AND PORTIONS AND PARTS THEREOF.

13. RESTORE THE SURFACE WITH MATERIAL TO MATCH ADJACENT AREAS. MATERIAL TO BE APPROVED BY LANDSCAPE ARCHITECT. CONTRACTOR TO PROVIDE A MINIMUM ONE YEAR WARRANTY ON SETTLING AND PLANT MATERIAL.

14. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ALL MATERIAL INCLUDING BUT NOT LIMITED TO BACKFILL MATERIAL, PROTECTION FENCING, FLAGGING, ROOT BALL BURLAP OR SHRINK WRAP.

INSTALLATION

1. VERIFY ALL UNDERGROUND CONSTRUCTIONS OR OBSTRUCTIONS (UTILITIES, SEPTIC SYSTEMS, ETC.) ARE IDENTIFIED, LOCATED AND CLEARLY MARKED AS APPROPRIATE PRIOR TO EXCAVATION OF PLANTING PITS FOR RELOCATED TREES AND PALMS. ANY UNKNOWN OBJECTS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT IMMEDIATELY PRIOR TO INSTALLING AND BACKFILLING.

2. LANDSCAPE CONTRACTOR TO FLAG ALL PROPOSED PLANT LOCATIONS FOR LANDSCAPE ARCHITECT'S APPROVAL PRIOR TO INSTALLATION.

3. PLANTING PITS SHALL BE A MINIMUM OF TWO (2) TIMES LARGER IN DIAMETER AND ONE AND A HALF (1-1/2) TIMES LARGER IN DEPTH THAN THE ROOT BALL. ROUGHEN SIDES AND BOTTOM OF PIT.

4. AFTER EACH PLANTING PIT IS EXCAVATED, PLACE SUFFICIENT PLANTING MIX IN BOTTOM OF EXCAVATION, AND SEAT PLANT, INSURING TOP OF ROOT BALL IS FLUSH WITH IMMEDIATELY ADJACENT FINAL OR PROPOSED GRADE.

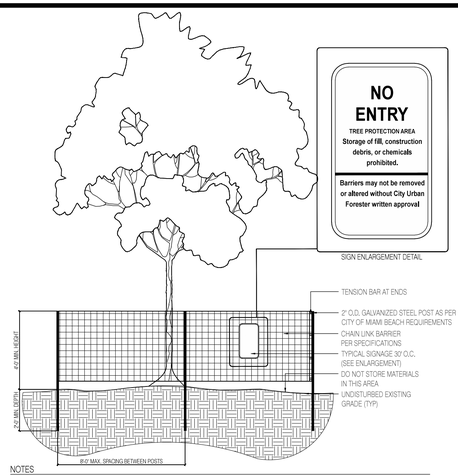
5. LANDSCAPE CONTRACTOR TO INSURE ALL PLANT MATERIAL IS INSTALLED AT THE CORRECT ELEVATION. REFER TO GRADING PLAN.

6. LANDSCAPE CONTRACTOR TO INSURE ALL ROOT FLARES ARE EXPOSED.

7. CENTER EACH RELOCATED TREE/PALM IN ITS PLANTING PIT AND BACKFILL WITH SPECIFIED PLANTING MIX.

8. PLACE PLANTING MIX IN 12 INCH LIFTS/LAYERS AROUND ROOT BALL AND COMPACT UNTIL ALL VOIDS ARE FILLED WITH COMPACTED PLANTING MIX.

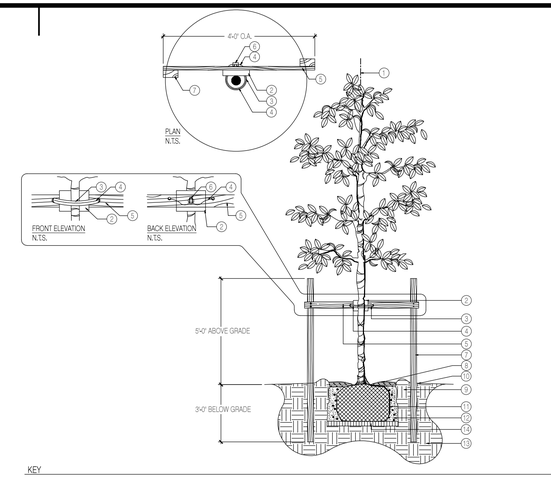
9. BUILD SOIL SAUCER OF MOUNDED EXCAVATED SOIL AROUND PERIMETER OF EACH PLANTING PIT TO FORM WATERING BASIN, MULCH TO A DEPTH OF 3".



NOTES

1.) TREE BARRICADE APPROVAL: OBTAIN CITY APPROVAL OF TREE BARRICADES BEFORE BEGINNING CLEARING OPERATIONS OR ANY SITE DEVELOPMENT.
2.)TREE PROTECTION FENCE SHALL BE INSTALLED PRIOR TO ANY SITE WORK, CLEARING, OR DEMOLITION.
3.) THE TREE PROTECTION BARRICADE SHALL BE INSTALLED PER CITY OF MIAMI BEACH CODE CHAPTER 46, AND WILL BE AT LEAST FOUR (4) FEET HIGH. THE BARRIER SHALL BE CONSTRUCTED OF CONTINUOUS 2" CHAIN LINK FENCE FABRIC WITH GALVANIZED STEEL POSTS AT (8) FOOT SPACING, OR OF 2X4 POSTS WITH THREE EQUALLY SPACED 2X4 RAILS. POSTS MAY BE SHIFTED TO AVOID ROOTS.
4.) THE BARRIER SHALL BE PLACED AT THE DRIP LINE OF EACH TREE OR PRESERVATION AREA. AND IN NO CASE LESS THAN 10' FROM THE TRUNK OF ANY PROTECTED TREE. FOR ANY DISCREPANCIES RELATED TO PLACEMENT OF THE BARRIER, THE CITY'S URBAN FORESTER SHOULD BE CONTACTED FOR APPROVAL.
5.) HAND WORK ONLY WITHIN TREE BARRICADES. NO CONSTRUCTION ACTIVITIES PERMITTED WITHIN TREE PROTECTION FENCE WITHOUT URBAN FORESTER APPROVAL.
6.) TREE PROTECTION FENCE SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.
7.) REMOVE TREE PROTECTION FENCE ONLY WITHIN WRITTEN APPROVAL FROM CITY URBAN FORESTER AFTER ALL SITE WORK HAS BEEN COMPLETED.

1 COMB TREE PROTECTION DETAIL
SCALE: N.T.S

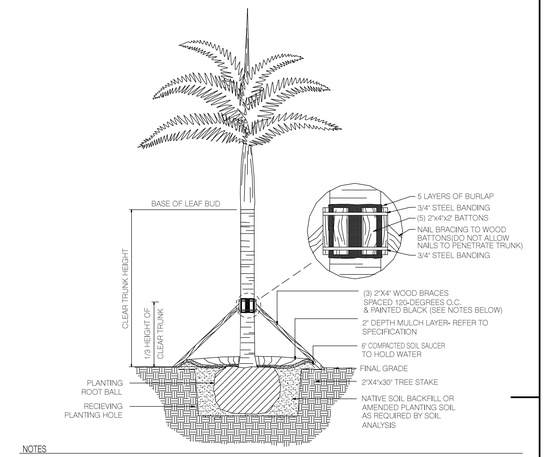


KEY

1.) SET TREE PLUMB IN PLANTING PIT.
2.) PROTECT TREE TRUNK WITH 1 NOMACO ® STYROFOAM PADDING GUARDS, #6U048048, AS SPECIFIED, OR APPROVED EQUAL.
3.) AMAZON HOUSE AND RUBBER ®, 1 1/2" AIR HOSE #K1146 OR APPROVED EQUAL, TO COVER 10 GAUGE WIRE.
4.) 1 10 GAUGE GALVANIZED WIRE. WIRE PRODUCT ®, OR APPROVED EQUAL.
5.) 1 2" X 4" X 4' NON TREATED LANDSCAPE TIMBER AS SPECIFIED. FASTEN WITH 4 3 1/2" DECK SCREWS TO 2" X 4" X 8' PT. LANDSCAPE TIMBERS.
6.) 1 1/2" MALLEABLE CLAMP FASTENER FOR WIRE, SUPPLIER: FLORIDA WIRE ® OR APPROVED EQUAL.
7.) 2 2" X 4" X 8' PT. LANDSCAPE TIMBER AS SPECIFIED.
8.) 2" MULCH DEPTH LAYER ON ROOT BALL.
9.) 4" WATER RING, (WITHIN ROOTBALL DIA.); FILL 3 TIMES IMMEDIATELY AFTER PLANTING, RAKE OUT PRIOR RO MULCHING AND PLATING.
10.) ROOT FLARE 1"-2" ABOVE FINISHED GRADE.
11.) B&B OR CONTAINERIZED ROOTBALL, REMOVE ALL BURLAP IF NOT 100% BIODEGRADABLE. REMOVE CONTAINER FROM ROOTBALL PRIOR TO PLANTING.
12.) BACKFILL, TOP SOIL TYP. OR AREA, BACKFILL SHALL BE AMENDED THROUGHOUT ENTIRE SITE WITH FERTILIZER AND COMPOST AS REQUIRED.
13.) UNDISTURBED SUBGRADE.
14.) COMPACT SOIL IMMEDIATELY BENEATH THE ROOT BALL TO PREVENT SETTLING.

NOTES:
1.) CONTRACTOR TO ASSURE PERCOLATION IN TREE PITS.
2.) NO MULCH WITHIN 4" OF TRUNK.

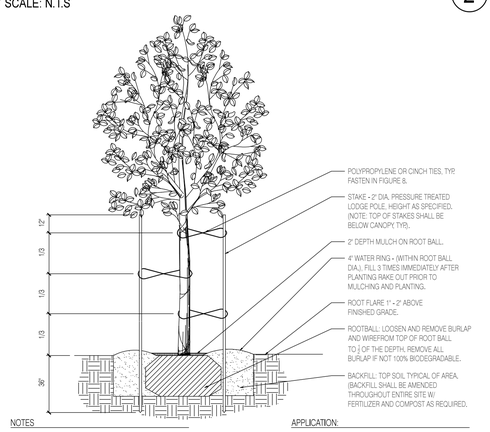
2 MEDIUM TREE PLANTING & STAKING DETAIL
SCALE: N.T.S



NOTES

1.) PALMS OVER 30' GW HEIGHT, USE MINIMUM (4) 4X4 BRACING AND STAKES.
2.) PRIMARY STAKES SHOULD PLACED PARALLEL TO WALKWAYS WHENEVER POSSIBLE.
3.) RECEIVING PLANTING HOLE SHALL BE APPROXIMATELY 1/3 LARGER THAN ROOTBALL.
4.) BUD SHALL BE PERPENDICULAR TO THE GROUND PLANE.
5.) TRUNK SHALL BE STRAIGHT AND WITHOUT CURVES.
6.) NO SCARRED OR BLACKENED TRUNKS.
7.) AMENDED SOIL MIX, TO BE ADDED AT THE TIME OF PLANTING IF NEEDED, SHALL CONSIST OF A RATIO MIX OF 80% CLEAN SILICA SAND AND 20% SCREENED, PULVERIZED TOPSOIL AS NEEDED.

3 PALM PLANTING AND STAKING DETAIL
SCALE: N.T.S



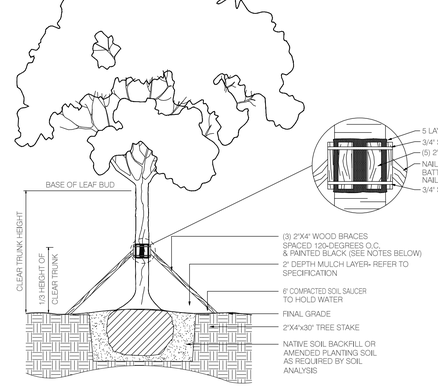
NOTES

1.) PRUNING: REMOVE ANY BROKEN BRANCHES.
2) NO MULCH WITHIN 4" OF TRUNK, TYP.
3) USE THREE LODGE POLES FOR ADDED STABILITY.

APPLICATION:

1.) FOR SMALL TREES UP TO AND INCLUDING 2.5" CALIPER

4 SMALL TREE PLANTING AND STAKING DETAIL
SCALE: N.T.S



5 LARGE TREE PLANTING AND STAKING DETAIL
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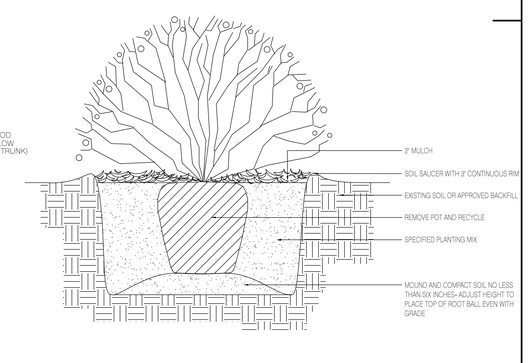
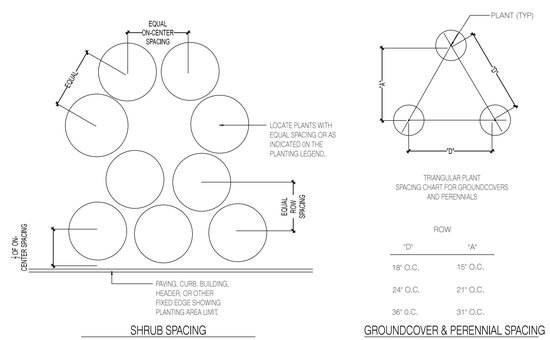


6 SHRUB PLANTING DETAIL
SCALE: N.T.S



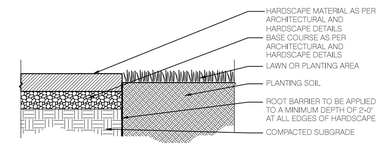
SHRUB SPACING

ROW

"D"	"A"
18" O.C.	15" O.C.
24" O.C.	21" O.C.
36" O.C.	31" O.C.

GROUNDCOVER & PERENNIAL SPACING

7 PLANT SPACING DETAIL
SCALE: N.T.S



8 ROOT BARRIER DETAIL
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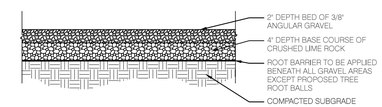

9 GRAVEL BED DETAIL
SCALE: N.T.S

PROJECT

TORINO GARAGE

400 COLLINS AVE., MIAMI BEACH, FL 33139

Owner:
Savoy Hotel Partners, LLC
c/o Allied Partners
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License # AA26003249

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MEP Engineer:
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Miami, FL 33137-3737

Civil Engineer:
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Geo-tech Engineer:
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Coral Gables, FL 33134

Parking Consultant:
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Miami, FL 33128

Elevator Consultant:
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Acoustic Consultant:
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Gaithersburg, MD 20879

Landscape Architect:
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Coral Gables, FL 33143
Contact: Andres Arcila
O: 786.717.6564 / M: 305.321.2341
Firm Reg. No. LC26000548

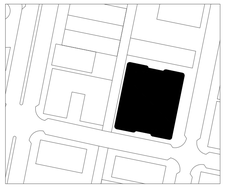
NO.	DESCRIPTION	DATE

DATE OF ISSUE	DRAWN BY
04/15/2019	PS & AR
SCALE	CHECKED BY
N.T.S.	AA & PA

PROJECT NO. & TITLE
Project Title TORINO GARAGE

PROJECT STATUS
FINAL HISTORIC PRESERVATION BOARD SUBMITTAL

KEY PLAN



SCALE & ORIENTATION

TRUE NORTH: 10.78 DEG

SEAL & SIGNATURE

Peter Anselmo
R.L.A. FL# 6667221

DRAWING TITLE

L-3.04
GENERAL PLANTING NOTES & SPECIFICATIONS

ARCH D 36"x24"

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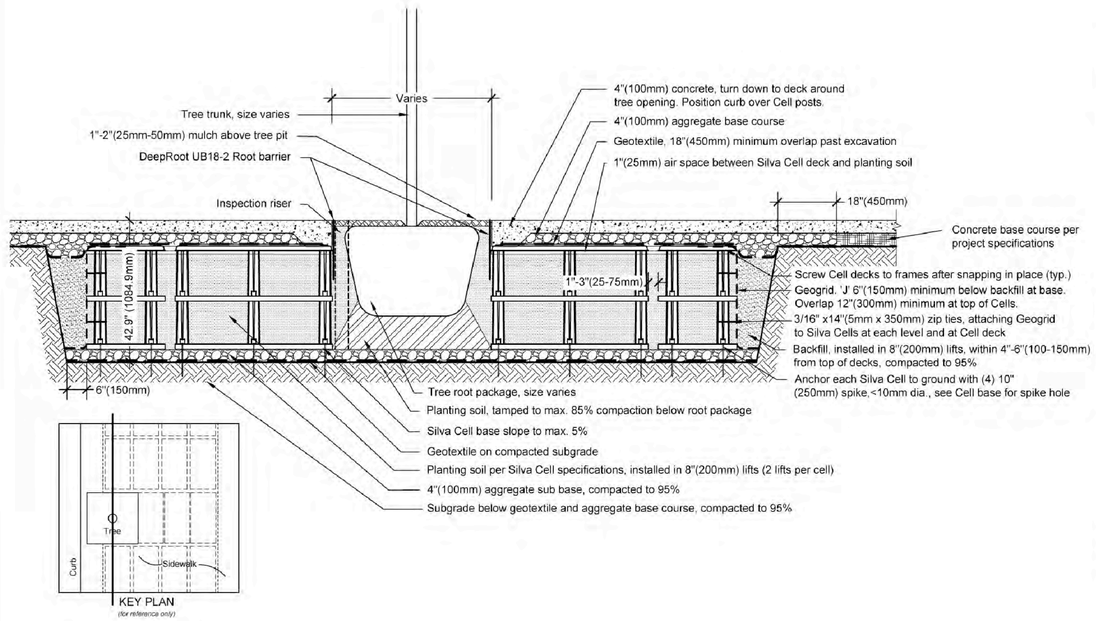
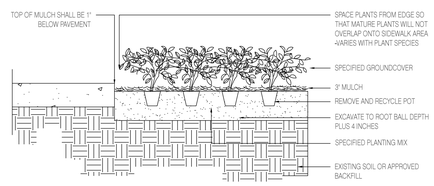


NOTES:
1. Installation to be completed in accordance with manufacturer's specifications.
2. Do not scale drawings.

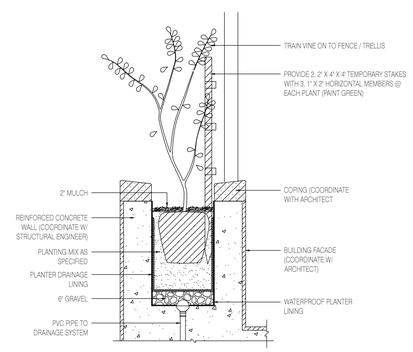
Disclaimer: Conditions that vary from drawings must be evaluated by a qualified Engineer and appropriate adjustments made.

1 SILVA CELL DETAIL - DEEP ROOT GREEN INFRASTRUCTURE, LLC
SCALE: N.T.S.



NOTE
1.) SEE PLANTING PLAN FOR SPACING.

2 GROUND COVER PLANTING DETAIL
SCALE: N.T.S.



3 VINE PLANTING DETAIL
SCALE: N.T.S.

PROJECT

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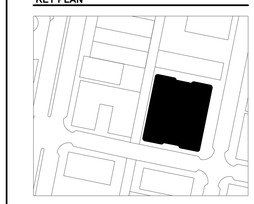
KEY PLAN



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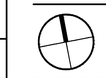

TRUE NORTH: 10.78 DEG

SEAL & SIGNATURE

Peter Anselmo
R.L.A. FL# 6667221

DRAWING TITLE

L-3.05

GENERAL PLANTING NOTES & SPECIFICATIONS

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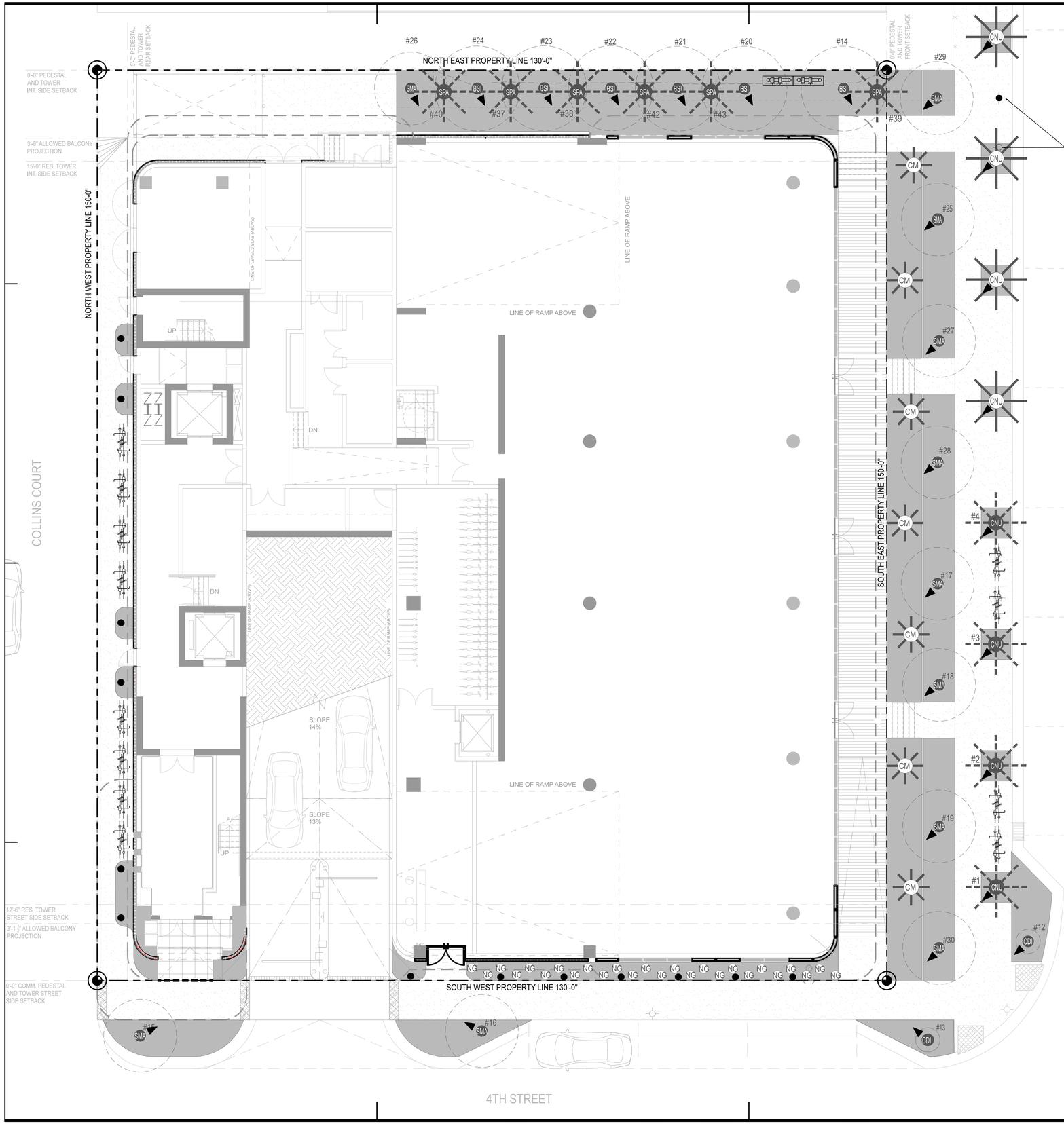

EXISTING LIGHT POLE TO BE RELOCATED AS SHOWN

LANDSCAPE LIGHTING FIXTURE SCHEDULE | GROUND FLOOR

QTY.	SYMBOL	REF	APPLICATION	MANUFACTURER	MODEL NUMBER	DESCRIPTION	NOTES
27	DIRECT	L1	DIRECTIONAL LIGHT	AURORA LIGHT	TELLURIDE HSL16-S	MATERIAL: BRASS; SHROUD: TBD; LIGHT SOURCE: LED; [7] 7.5W; [27D] 2700K; ACCESSORIES: TBD; AMS MOUNT: TBD; FINISH: [BLP] BRONZE LIVING PATINA	U.L LISTED FOR WET LOCATION
13		L2	BOLLARDS	LIGMAN LIGHTING	LIGHTWAVE BOLLARD ULW-10873	LED COLOR: W40; COLOR: TBD; VOLTAGE: TBD; HEIGHT: 22.2"	U.L LISTED FOR WET LOCATION
TBC		L3	LINEAR LED	Q-TRAN LED	iQ LED TAPE LIGHT 5050 CHIP SERIES iQ672.6 W/FT WET RATED	COLOR TEMP: TBD; LENGTH: TBD.	U.L LISTED FOR WET LOCATION

LIGHTING SPECIFICATION GENERAL NOTES

1. GENERAL REQUIREMENTS

   A. FOR ALL WIRING, ELECTRICAL CONNECTIONS AND POWER SUPPLY FOR LANDSCAPE LIGHT FIXTURES, SEE ELECTRICAL ENGINEERING DRAWINGS.

   B. LIGHTING FIXTURES AND OTHER LIGHTING MATERIAL SHALL BE LOCATED AS INDICATED ON DRAWINGS AND AS FURTHER SPECIFIED. ALL MATERIAL SHALL BE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT & MEP E.O.R. FIXTURE PARTS AND COMPONENTS SHALL BE MADE OF MATERIALS APPROPRIATE TO THEIR FUNCTION AND AS SUCH SHALL BE RESISTANT TO CORROSION AND THERMAL AND MECHANICAL STRESSES ENCOUNTERED IN THE NORMAL APPLICATION AND FUNCTIONING OF THE FIXTURES. THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING FIXTURES WITH PROPER VENTS AS NOT TO EXCEED THE TEMPERATURE RATING OF THE LIGHTING FIXTURES OR LAMPS.

   C. LOCATIONS OF FIXTURES ARE SHOWN DIAGRAMMATICALLY. FINAL LOCATIONS TO BE DETERMINED BY THE LANDSCAPE ARCHITECT ON-SITE AFTER THE INSTALLATION OF THE TREES
      a. NOTIFY THE LANDSCAPE ARCHITECT ABOUT FIELD CONDITIONS AT VARIANCE WITH PLANS AND/OR SPECIFICATIONS BEFORE COMMENCING INSTALLATION
      b. COORDINATE CONDITIONS AT VARIANCE WITH OTHER TRADES BEFORE INSTALLATION OF FIXTURES.

   D. LUMINAIRES SHALL BE DELIVERED TO THE PREMISE COMPLETE (EXCEPT AS NOTED OR SPECIFIED), INCLUDING MOUNTING DEVICES AND COMPONENTS NECESSARY FOR THE PROPER INSTALLATION AND OPERATION OF THE EQUIPMENT. LUMINAIRES SHALL INCLUDE LAMPS.

   E. BLEMISHED, DAMAGED, OR UNSATISFACTORY FIXTURES SHALL BE REPLACED IN A MANNER SATISFACTORY TO LANDSCAPE ARCHITECT AT NO COST TO THE PROJECT OWNER.

   F. ELECTRICAL CONTRACTOR TO INSTALL LOUVERS, SPREAD LENSES, AND COLOR FILTERS AS SPECIFIED AND PROVIDE LABOR TO FOCUS ALL ADJUSTABLE FIXTURES, ADDITIONALLY, ELECTRICAL CONTRACTORS SHALL PROVIDE FOR FOUR (4) NON-CONSECUTIVE DAYS TO ADJUST AIMING, LAMPING, AND COLORING OF LIGHTING FIXTURES WITH THE DIRECTION OF THE LANDSCAPE ARCHITECT. THIS MAY INCLUDE RELAMPING FIXTURES WITH DIFFERENT WATTAGES OR BEAM SPREADS AS DIRECTED BY THE LANDSCAPE DESIGNER. ELECTRICAL CONTRACTOR TO PROVIDE LADDERS AND LIFTS AS NECESSARY.

   G. TRANSFORMERS SHOULD HAVE THE CAPACITY FOR FUTURE ADDITION OF LIGHTING.

   H. LANDSCAPE LIGHTING AND PLANTING AREAS SHALL BE COMPOSED OF GROUND BURIAL CABLES FOR FLEXIBILITY OF ON-SITE ADJUSTMENT OF FIXTURE LOCATION

2. WARRANTY

   A. ALL LIGHTING FIXTURES SHALL BE COVERED BY A MINIMUM ONE YEAR WARRANTY COVERING WORKMANSHIP AND MATERIAL. IF THE FIXTURES ARE SUPPLIED BY THE INSTALLING CONTRACTOR THE GUARANTEE SHALL INCLUDE THE LABOR TO REPLACE DEFECTIVE DEVICES.

PLANT SYMBOLS

- EXISTING PALM TO REMAIN
- NEW PALM
- RELOCATED PALM
- EXISTING TREE TO REMAIN
- NEW TREE
- RELOCATED TREE
- SHRUB/ACCENT PLANT
- NEW GROUND COVER & COUNT

PROJECT

TORINO GARAGE

400 COLLINS AVE., MIAMI BEACH, FL 33139

Owner:
Savoy Hotel Partners, LLC
c/o Allied Partners
770 Lexington Ave
17th Floor
New York, NY 10065-8165

Architect:
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375 Park Avenue, Suite 3308
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License # AA26003249

CONSULTANTS

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Miami, FL 33131

MEP Engineer:
Stantec
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Miami, FL 33137-3737

Civil Engineer:
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Miami, FL 33144

Geo-tech Engineer:
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Miami Lakes, FL 33016-5848

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Coral Gables, FL 33134

Parking Consultant:
Timothy Haahs & Associates, Inc.
40 NW 3rd Street, Suite 1102
Miami, FL 33128

Elevator Consultant:
Van Deusen & Associates, Inc.
8201 Peters Road, Suite 1000
Plantation, FL 33324

Acoustic Consultant:
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Gaithersburg, MD 20879

Landscape Architect:
Naturalficial, Inc.
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Contact: Andres Arcila
O: 786.717.6564 / M: 305.321.2341
Firm Reg. No. LC26000548

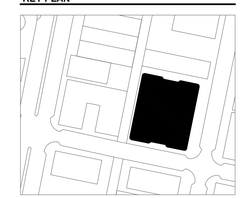
NO.	DESCRIPTION	DATE

DATE OF ISSUE	DRAWN BY
04/15/2019	PS & AR
SCALE	**CHECKED BY**
1/8" = 1'-0"	AA & PA

PROJECT NO. & TITLE
Project Title TORINO GARAGE

PROJECT STATUS
FINAL HISTORIC PRESERVATION BOARD SUBMITTAL

KEY PLAN



SCALE & ORIENTATION

TRUE NORTH: 10.78 DEG

0' 5' 10' 15'

SEAL & SIGNATURE

REGISTERED LANDSCAPE ARCHITECT
PETER NICHOLAS ANSELMO
LA 6667221
STATE OF FLORIDA

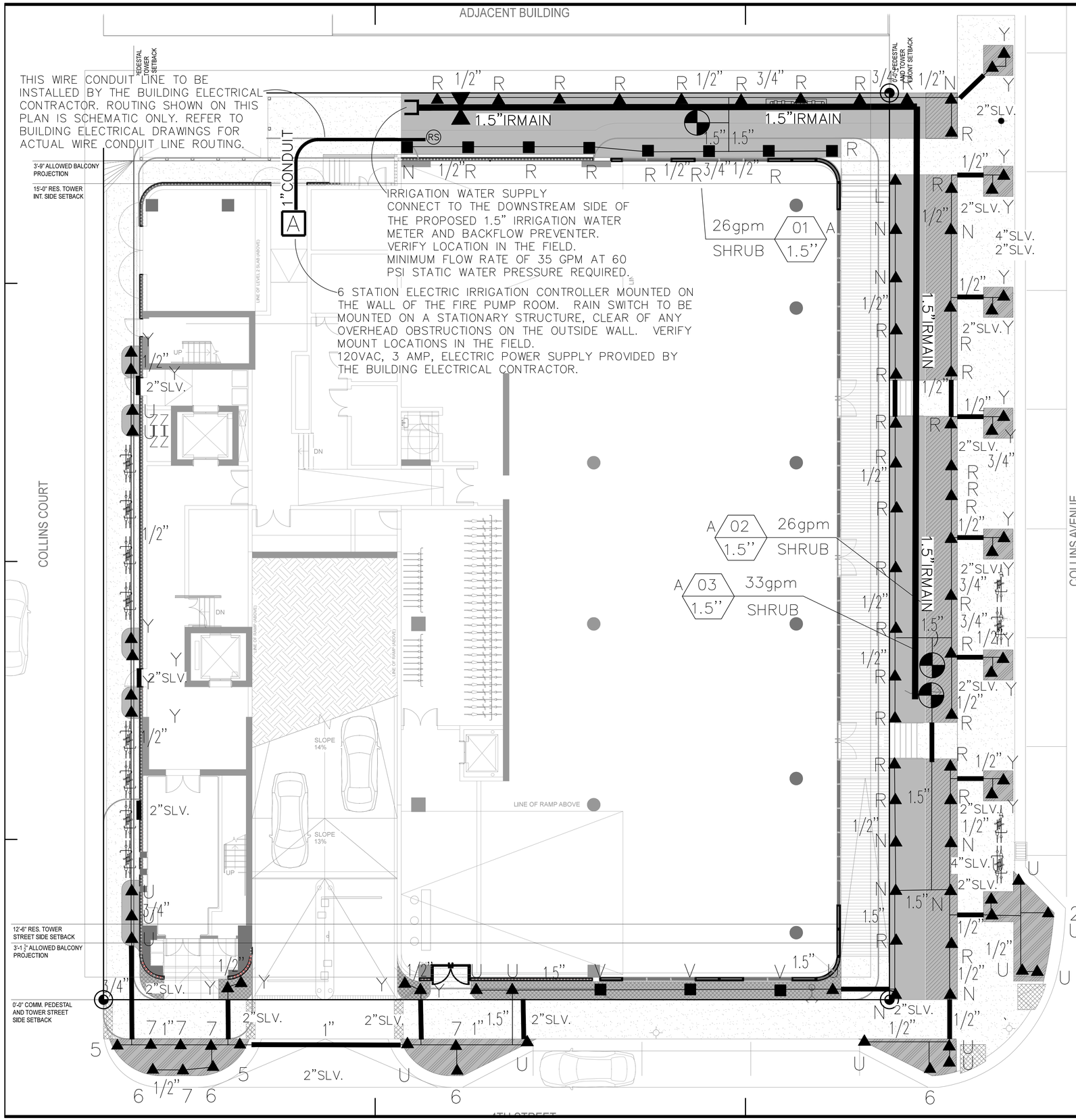
Peter Anselmo
R.L.A. FL# 6667221

DRAWING TITLE

L-4.01

GROUND LVL LANDSCAPE LIGHTING PLAN

ARCH D 36"x24"



IRRIGATION GENERAL NOTES

1. ALL LOCAL MUNICIPAL AND STATE LAWS, RULES AND REGULATIONS GOVERNING OR RELATING TO ANY PORTION OF THIS WORK ARE HEREBY INCORPORATED INTO AND MADE A PART OF THESE SPECIFICATIONS AND THEIR PROVISIONS SHALL BE CARRIED OUT BY THE CONTRACTOR.

2. THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES, STRUCTURES AND SERVICES BEFORE COMMENCING WORK. THE LOCATIONS OF UTILITIES, STRUCTURES AND SERVICES SHOWN IN THESE PLANS ARE APPROXIMATE ONLY. ANY DISCREPANCIES BETWEEN THESE PLANS AND ACTUAL FIELD CONDITIONS SHALL BE REPORTED TO THE OWNER'S REPRESENTATIVE.

3. THE CONTRACTOR SHALL OBTAIN THE PERTINENT ENGINEERING OR ARCHITECTURAL PLANS BEFORE BEGINNING WORK.

4. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS REQUIRED TO PERFORM THE WORK INDICATED HEREIN BEFORE BEGINNING WORK.

5. THIS DESIGN IS DIAGRAMMATIC. ALL EQUIPMENT SHOWN IN PAVED AREAS IS FOR DESIGN CLARITY ONLY AND IS TO BE INSTALLED WITHIN PLANTING AREAS.

6. THE CONTRACTOR SHALL NOT WILLFULLY INSTALL ANY EQUIPMENT AS SHOWN ON THE PLANS WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWN CONDITIONS EXIST THAT WERE NOT EVIDENT AT THE TIME THESE PLANS WERE PREPARED. ANY SUCH CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE PRIOR TO ANY WORK OR THE IRRIGATION CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR ANY FIELD CHANGES DEEMED NECESSARY BY THE OWNER.

7. INSTALL ALL EQUIPMENT AS SHOWN IN THE DETAILS AND SPECIFICATIONS. CONTRACTOR SHALL BE RESPONSIBLE TO COMPLY WITH LOCAL CITY, COUNTY AND STATE REQUIREMENTS FOR BOTH EQUIPMENT AND INSTALLATION.

8. ACTUAL LOCATION FOR THE INSTALLATION OF THE BACKFLOW PREVENTER AND THE AUTOMATIC CONTROLLER IS TO BE DETERMINED IN THE FIELD BY THE OWNER'S AUTHORIZED REPRESENTATIVE.

9. CONTRACTOR IS TO PROVIDE AN ADDITIONAL PILOT WIRE FROM CONTROLLER ALONG ENTIRETY OF MAIN LINE TO THE LAST RCV ON EACH AND EVERY LEG OF MAIN LINE. LABEL SPARE WIRES AT BOTH ENDS.

10. ALL PIPE UNDER PAVED AREAS TO BE INSTALLED IN SLEEVING TWICE THE DIAMETER OF THE PIPE CARRIED. SEE LEGEND FOR TYPE. ALL WIRE UNDER PAVED AREAS TO BE INSTALLED IN A SCH. 40 SLEEVE THE SIZE REQUIRED TO EASILY PULL WIRE THROUGH. ALL SLEEVES TO BE INSTALLED WITH A MINIMUM DEPTH OF 18". SLEEVES TO EXTEND AT LEAST 12" PAST THE EDGE OF THE PAVING.

11. ALL REMOTE CONTROL VALVES TO BE INSTALLED IN SHRUB OR GROUND COVER AREAS WHERE POSSIBLE. ALL REMOTE CONTROL VALVES TO BE INSTALLED AS SHOWN ON THE INSTALLATION DETAILS. INSTALL ALL REMOTE CONTROL VALVES WITHIN 18" OF HARDSCAPE.

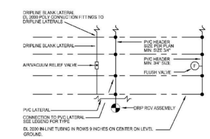
12. THE CONTRACTOR SHALL USE PROPER GROUNDING TECHNIQUES FOR GROUNDING THE CONTROLLER AND RELATED EQUIPMENT PER MANUFACTURERS SPECIFICATIONS.

13. POINT OF CONNECTION SHALL BE BY METER AS SHOWN. VERIFY THE ACTUAL LOCATION, SIZE AND WATER PRESSURE IN THE FIELD PRIOR TO STARTING WORK. IF ANY OF THE POC INFORMATION SHOWN ON THESE DRAWING IS FOUND TO BE DIFFERENT THAN THE ACTUAL POC INFORMATION GATHERED IN THE FIELD, IMMEDIATELY NOTIFY THE LANDSCAPE ARCHITECT. SHOULD THE CONTRACTOR FAIL TO VERIFY THE POC INFORMATION ANY CHANGES REQUIRED BY LOW PRESSURE OR VOLUME SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

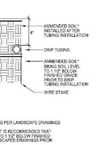
MINIMUM PRESSURE REQUIRED	50 PSI
DESIGN WATER PRESSURE	39 PSI
MAXIMUM SYSTEM DEMAND	30 PSI

14. CONTROLLER SHALL BE AS SPECIFIED FINAL LOCATION OF CONTROLLER AND ELECTRICAL POC SHALL BE CONFIRMED WITH OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO STARTING WORK.

15. MAINLINE AND RELATED EQUIPMENT SHOWN WITHIN PAVING FOR CLARITY ONLY. ACTUAL MAINLINE AND RELATED EQUIPMENT LOCATION TO BE WITHIN PLANTERS AND A MINIMUM OF 18" OFF ADJACENT HARDSCAPE AND OTHER OBSTACLES TYP.



DRIPLINE CONNECTION (PLAN)



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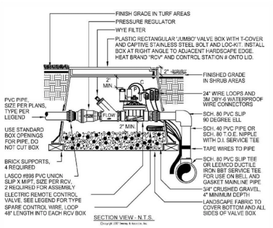
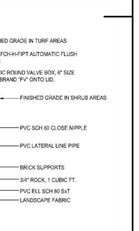
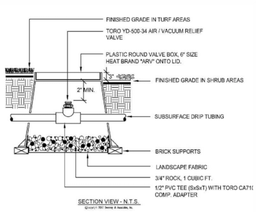


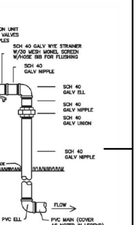
DRIP RCV ASSEMBLY



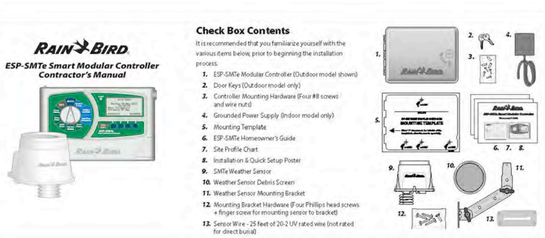
DRIP FLUSH VALVE



DRIP AIR RELIEF VALVE



PRESSURE VACUUM BREAKER



ESP-SMTe SMART MODULAR CONTROLLER

PROJECT

TORINO GARAGE

400 COLLINS AVE., MIAMI BEACH, FL 33139

Owner:
Savoy Hotel Partners, LLC
c/o Allied Partners
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Miami, FL 33137-3737

Civil Engineer:
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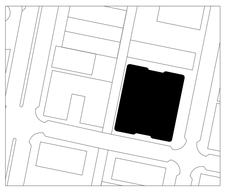
KEY PLAN



SCALE & ORIENTATION

SEAL & SIGNATURE

Peter Anselmo
R.L.A. FL# 6667221

DRAWING TITLE

IR-1.01

GROUND LVL IRRIGATION PLAN