

400 COLLINS AVE.,
MIAMI BEACH, FL 33139

Owner:
Allied Partners
770 Lexington Ave
New York, NY 10065-8165

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

CONSULTANTS

Design Landscape Architect:
Naturalficial, Inc.
6915 Red Road, Suite 224
Coral Gables, FL 33143
O:786.717.6564 / M:305.321.2341
FIRM REG. NO. LC26000548

NO. DESCRIPTION DATE

DATE OF ISSUE DRAWN BY

05/04/16 DJ & GG

SCALE CHECKED BY

1/8" = 1'-0" PA

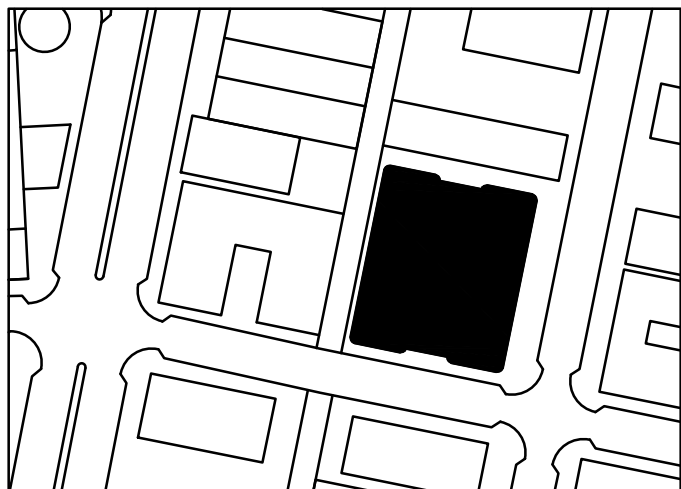
PROJECT NO. & TITLE

Project Number TORINO GARAGE

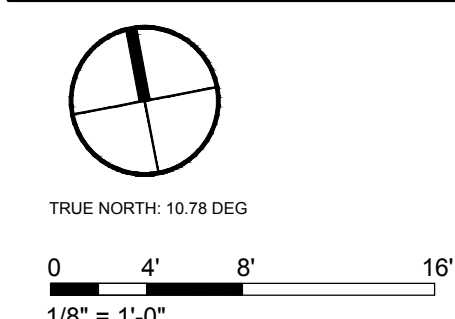
PROJECT STATUS

PLANNING BOARD FINAL SUBMITTAL MAY 4, 2016

KEY PLAN



SCALE & ORIENTATION



SEAL & SIGNATURE

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Peter Anselmo
RLA FL#6687221

DRAWING TITLE

L-1.00
TREE DISPOSITION
PLAN

400 COLLINS AVENUE TREE DISPOSITION LIST: 2016.05.04

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

Total Number of Trees / Palms to Remain On Site: 11

Total Number of Trees / Palms to Relocate On Site: 24

Total Number of Trees / Palms to Remove: 11

SHEET INDEX

SHEET #	SHEET TITLE	PLANNING BOARD FINAL SUBMITTAL MAY 4, 2016
L-1.00	EXISTING TREE SURVEY	
L-1.00	TREE DISPOSITION PLAN	
L-1.01	GROUND LVL LANDSCAPE PLAN	
L-1.02	LVL 6 LANDSCAPE PLAN	
L-1.03	ROOF LVL LANDSCAPE PLAN	
L-1.04	GENERAL PLANTING DETAILS	
L-1.05	GENERAL PLANTING DETAILS	
L-1.06	LVL 6 OPEN SPACE DIAGRAM	
L-1.07	ROOF LVL OPEN SPACE DIAGRAM	
L-4.01	GROUND LVL LIGHTING PLAN	
L-4.02	LVL 6 LIGHTING PLAN	
L-4.03	ROOF LVL LIGHTING PLAN	
IR-1.01	GROUND LVL IRRIGATION PLAN & DETAILS	
IR-1.02	LVL 6 IRRIGATION PLAN	
IR-1.03	ROOF LVL IRRIGATION PLAN	

SCOPE OF WORK

1. RELOCATION AND/OR REMOVAL OF EXISTING TREES & PALMS ON-SITE AND ON THE R.O.W.
2. ALL PLANTING, LANDSCAPE LIGHTING, AND IRRIGATION WITHIN THE 400 COLLINS AVE PROPERTY.
3. ALL ARCHITECTURE AND HARDSCAPE ELEMENTS ARE NOT IN CONTRACT. REFER TO ARCHITECT'S DRAWINGS FOR ALL ARCHITECTURE AND HARDSCAPE.

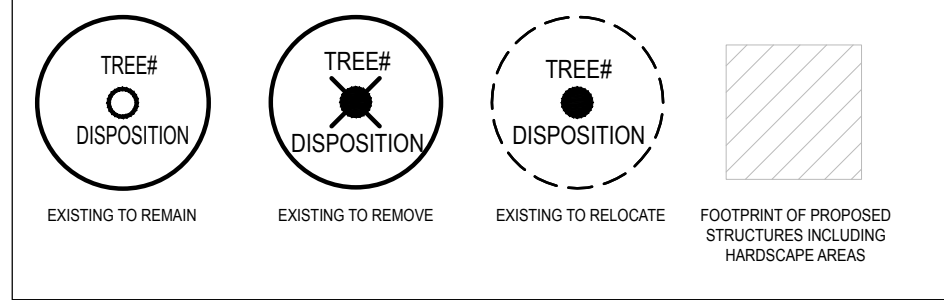
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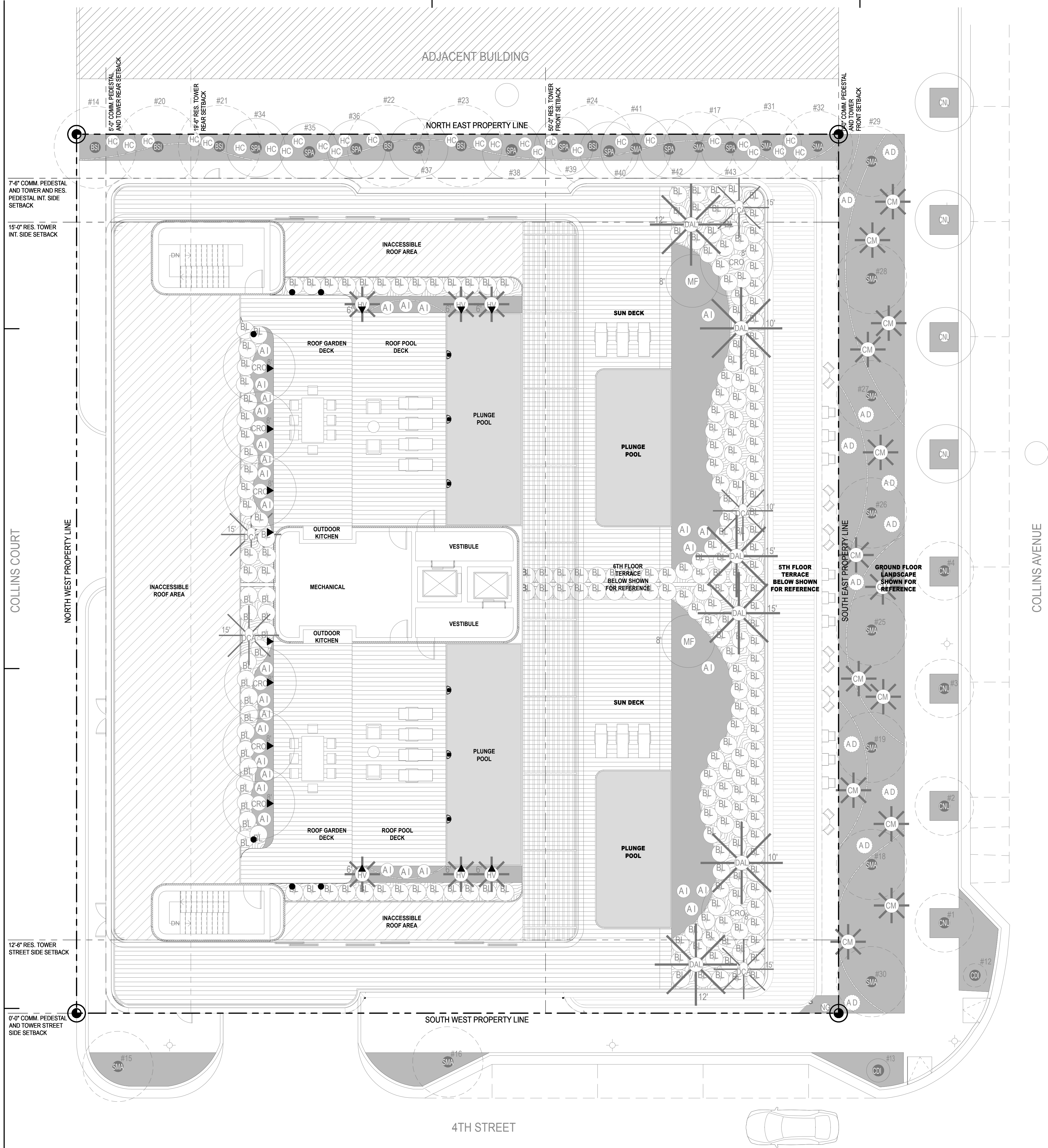
1. PLEASE REFER TO SHEET L-1.01 FOR PROPOSED RELOCATE LOCATIONS




GENERAL SITE NOTES

1. GENERAL CONTRACTOR, SUBCONTRACTORS, AND INSTALLERS SHALL CROSS REFERENCE ARCH, CIVIL, STRUCTURAL CIVIL, AND LANDSCAPE CIVIL, THROUGHOUT THE IMPLEMENTATION TO ENSURE THE DESIGN INTENT. ANY DISCREPANCIES SHALL BE NOTED AND BROUGHT TO THE G.C.'S ATTENTION.
2. 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.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR VISITING THE SITE PRIOR TO BIDDING IN ORDER TO BECOME FAMILIAR 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.
4. CONTRACTOR MUST NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY OF ANY UNEXPECTED OR UNKNOWN CONDITIONS, DISCREPANCIES IN THE DRAWINGS AND CONTRACT DOCUMENTS, ANY ERRORS OR OMISSIONS ON THE DRAWINGS IN THE FIELD PRIOR TO PROCEEDING WITH WORK OR SHOP FABRICATION.
5. CONTRACTOR SHALL PREPARE AND MAINTAIN ALL CONSTRUCTION AREAS, AS WELL AS SURROUNDING AREAS FREE OF DEBRIS OR HAZARDOUS EQUIPMENT AT ALL TIMES.

GRAPHIC LEGEND





ROOF LEVEL LANDSCAPE LIGHTING FIXTURE SCHEDULE							
QTY.	TYPE	SYMBOL	APPLICATION	MANUFACTURER	MODEL NUMBER	DESCRIPTION	COMMENTS
14	A		DIRECTIONAL UP LIGHT	AURORA LIGHTING	TELLURIDE LED HSL 160-180-12-M 27-CU-40-0US-BLP	Whisper 12 Watt T Copper Medium 20 LED INCANDESCENT 2200K Marine Copper Shell 24" ANGLED Mount Options: G/S GROUND STAKE Finish: BRONZE LIVING PATINA	U/L LISTED FOR WET LOCATION
6	B		PATH LIGHT	AURORA LIGHTING	ULX-EXT 18"-JP- LED LUX-EXT LUX-EXT- T-9-27-G/S-F	T-9 Down T-9 LED INCANDESCENT 2200K Mount Options: G/S GROUND STAKE Lens: PROTECTED Finish: BRONZE LIVING PATINA	U/L LISTED FOR WET LOCATION
6	C		POOL LIGHT BY OTHERS	T.B.D.	T.B.D.	T.B.D.	

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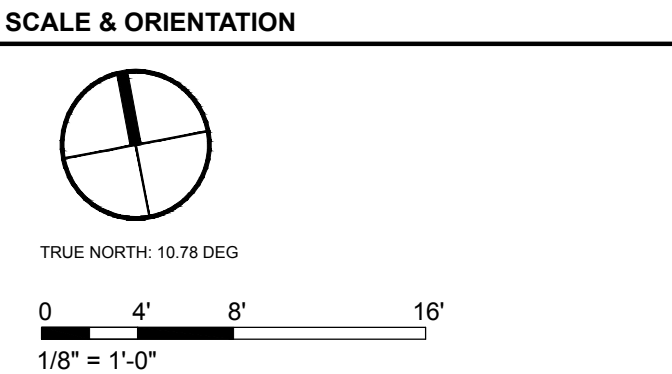
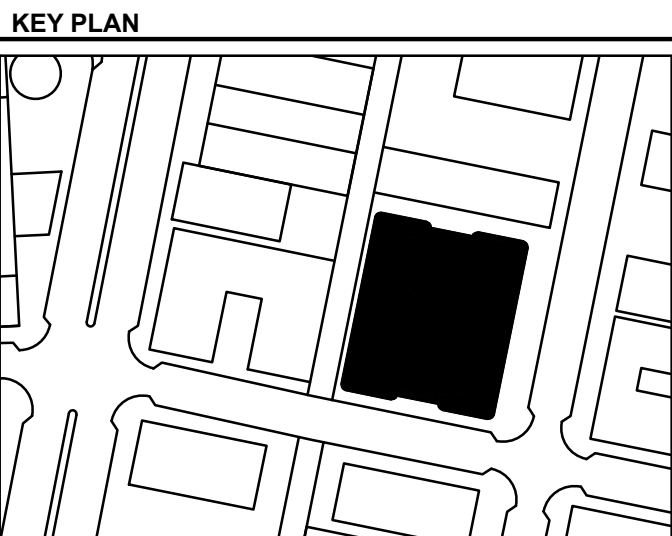
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