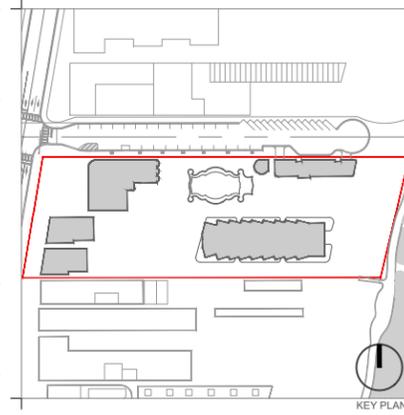


- 1751, 1757, 1775 COLLINS AVE - MIAMI BEACH, FLORIDA

HISTORIC PRESERVATION BOARD PERMIT SET LANDSCAPE SHEET INDEX

LEGEND X= SHEET SUBMITTED • =SHEET REVISED

SHEET #	SHEET NAME	HPB							
		03/16/2020	04/06/2020						
L-000	COVER SHEET AND INDEX	X	X	•					
L-001	GENERAL LANDSCAPE NOTES	X	X						
L-002	GENERAL LANDSCAPE NOTES	X	X						
L-100	TREE DISPOSITION PLAN - WEST	X	X	•					
L-101	TREE DISPOSITION PLAN - EAST	X	X	•					
L-102	TREE DISPOSITION SCHEDULE	X	X	•					
L-103	TREE DISPOSITION DETAILS AND SUMMARY	X	X	•					
L-200	OVERALL RENDERED SITE PLAN	X	X	•					
L-201	GROUND FLOOR SITE PLAN	X	X	•					
L-202	HARDSCAPE MATERIALS AND CALL-OUT PLAN - WEST	X	X	•					
L-203	HARDSCAPE MATERIALS AND CALL-OUT PLAN - EAST	X	X	•					
L-204	HARDSCAPE MATERIALS SCHEDULE AND REFERENCE IMAGES	X	X	•					
L-205	OCEANFRONT AND DUNE OVERLAY CALCULATIONS	X	X	•					
L-206	OVERALL RENDERED ROOF PLAN	X	X	•					
L-300	RENDERED WEST AND EAST SITE ELEVATION	X	X	•					
L-301	RENDERED NORTH SITE ELEVATION	X	X	•					
L-302	RENDERED SOUTH SITE ELEVATION	X	X	•					
L-400	HARDSCAPE DETAILS	X	X						
L-401	HARDSCAPE DETAILS	X	X						
L-402	HARDSCAPE DETAILS	X	X						
L-500	CANOPY PLANTING PLAN - WEST	X	X	•					
L-501	CANOPY PLANTING PLAN - EAST	X	X	•					
L-502	UNDERSTORY PLANTING PLAN - WEST	X	X	•					
L-503	UNDERSTORY PLANTING PLAN - EAST	X	X	•					
L-504	PLANTING SCHEDULE AND LANDSCAPE LEGEND - GROUND FLOOR	X	X	•					
L-505	ROOF PLANTING PLAN - ENLARGEMENT 1	X	X	•					
L-506	ROOF PLANTING PLAN - ENLARGEMENT 2	X	X	•					
L-507	PLANTING DETAILS	X	X						



Rev.	Date	Rev.	Date
REV 1 - HPB	04/06/2020		

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RALEIGH, RICHMOND & SOUTH SEAS
1775-1757-1751 COLLINS AVE
MIAMI BEACH, FLORIDA 33139

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REG.No: LC26000339
SEAL:

FOR THE
FIRM:
GERARDO JAVIER
DELGADO
R.L.A. 0001574

COVER SHEET AND INDEX

Date	April 06, 2020	Sheet No.	L-000
Scale	N/A		
Project	MA20102		

- ii. Excavate tree and palm planting pits a minimum of 24" greater in diameter than the root ball, and minimum of 12" deeper than vertical depth of the root ball. Test soil for quality of percolation. If drainage is inadequate, create underground seepage/drainage layer with drainage media and non-woven geotextile filter fabric separation. Notify Landscape Architect for approval. Budget should allocate an allowance to cover this possibility and should be part of the original bid.
- iii. Barricade or mark excavations to prevent hazards to mechanical equipment, vehicles, and pedestrians.

6e. Planting:

- i. Set trees in vertical position with the top of the root ball flush with the adjacent, finish grade. After settlement, the plant crown will stand one (1) to two (2) inches above grade.
- ii. Set plant in upright position in center of planting pit and place specified planting mix under and around the root ball. For burlapped root balls, cut top 1/3 of burlap away from root ball, and turn down into the side of the planting pit, before placing planting mix around the root ball.
- iii. Proper "Jetting in" shall be assured to eliminate air pockets around the roots. 'Jet stick' or equal is recommended.
- iv. Prune trees, removing no more than 1/3 of twigs and branches, while maintaining the uniform character and shape of the tree. Remove all dead, diseased, rubbing, and dying branches. All plant material shall meet specifications after pruning.
- v. Earth shall be banked at edge of each planting pit to form a watering saucer approximately 6" in depth. Flush planting soil into place with slow hose stream until air pockets are eliminated around root ball, and pit is filled with Planting Mix to top of root ball.
- vi. Place mulch in loose measure 2" min. layer within each watering saucer. Keep mulch 6" away from root collar of tree.
- vii. If planting is performed after sod placement, proper protection shall be provided and damage resulting from planting operations shall be repaired promptly.
- viii. Tree Guying: For materials up to 12' in height, a minimum of four woven anchor strap lines each at ninety degrees from and connected to tree trunk and anchored below grade with pressure treated stakes. Secure tree against movement in wind.
- ix. Tree Bracing: For materials greater than 12' in height, a minimum of three 2x4 appearance grade braces, set at 60 degrees to the ground plane, equidistant around the trunk of the tree, and secured into the ground plane with one, 12" #4 rebar or 1/2" galvanized pipe passing through each such 2x4 brace, driven into the ground, and set flush with the top of the brace. Secure each angled brace to one 12" long 2x4 vertical block over five layers of burlap. Secure blocks with two metal or plastic straps, one 3" from the top and one 3" from the bottom of each block. Nail brace to block with four 16d nails, the top of braces shall be angle cut to lay flush with block. Periodic inspection of tree support systems shall be made by a qualified arborist. See planting details sheet for additional information and bracing details. Braces to be painted with Benjamin Moore 2118-10 Universal Black, flat/matte exterior.
- x. There will be no plant material planted into root balls of trees and palms.
- xi. Shrubs and ground covers shall be evenly spaced in accordance with the drawing and as indicated on the plant list. Thoroughly water all plants after installation.

6f. Water and Irrigation:

- i. Contractor shall provide water from a legal source.
- ii. Daily watering and monitoring shall be performed during the term of the construction contract and until final acceptance.
- iii. Water shall be clean and free of substances harmful to plant growth, objectionable odor or staining agents free of soil, debris, poisons, pesticides, contaminants, and any other material that is harmful or inhibits vigorous plant growth
- iv. All landscaped areas within limits of work shall be irrigated with an automatic irrigation system which shall utilize well and/or domestic water supply. If domestic water is used, a backflow preventer shall be installed.
- v. Irrigation system shall provide 100% coverage with minimum 50% overlap.
- vi. Irrigation system shall be equipped with a rain sensor.
- vii. Installation of irrigation systems shall conform to specifications provided with irrigation plans.

7. Warranty of Work

7a. Warranty:

- i. Contractor is responsible for maintenance on all Landscape materials, including sod, for no less than ninety (90) days after acceptance by owner.
- ii. After ninety (90) days, contractor must visit the site once every month for twelve (12) months, and shall provide the Owner with a written letter notifying the owner of any wrong doing, negligence, or issues that might affect the Owner's warranty. Contractor shall warranty all landscape material for no less than (12) months after final acceptance by the Owner.

7b. Maintenance:

- i. Owner is responsible to ensure that landscaping required to be planted pursuant to the latest municipal and state codes is installed in compliance with the Landscape requirements; maintained as to present a healthy, vigorous, and neat appearance free from refuse and debris; and sufficiently fertilized and watered to maintain the plant material in a healthy condition.
- ii. If any tree or plant dies which is being used to satisfy current landscape code requirements, such tree or plant shall be replaced with the same landscape material or an approved substitute meeting code requirement.
- iii. Trees shall be pruned in the following matter:
 - a. All cuts shall be clean, flush, and at junctions, laterals or crotches. All cuts shall be made as close as possible to the trunk or parent limb
 - b. Removal of dead wood, crossing branches, weak or insignificant branches, and sucker shall be accomplished simultaneously without any reduction in crown.
 - c. Cutting of lateral branches that results in the removal of more than one-third (1/3) of all branches on one (1) side of a tree shall only be allowed if required for hazard reduction or clearance pruning.
 - d. Lifting of branches or tree thinning shall be designed to distribute over half of the tree mass in the lower two-thirds (2/3) of the tree.
 - e. No more than one-third (1/3) of a tree's living canopy shall be removed within a one (1) year period.
- f. Trees shall be pruned according to the current ANSI A300 Standards and the Landscape Manual.
- iv. Trees shall receive regular maintenance for a minimum of one (1) year following installation.
 - a. A contracted maintenance service shall be responsible for fertilization and pest control
 - b. Check irrigation heads and lines for breaks and regular function, check timer and irrigation schedule, adjust for seasonal water usage. Check and make sure that rain sensor is working at all times.
 - c. Check all drains for proper drainage. Address clogs and resolve maintenance issues.
 - d. Observe all plants to ensure that no abnormal yellowing or disfigurement occurs which indicate nutrient deficiencies.
 - e. Replace or repair bracing as necessary. Maintain until landscape contractor deems appropriate for removal so that tree has developed a substantial root mass and has natural stability. Do not remove during hurricane season.
 - f. Trees shall be maintained in a firm position in the ground and all stakes and guys shall be checked regularly.
 - g. Provide mulch over roots to drip line of tree if applicable or within tree planting ring/planter bed. Add fresh mulch as necessary per note herein.
 - h. Maintain all beds free of debris and deleterious material.
 - i. Landscape inspections shall occur after strong winds, tropical storms, hurricanes, and other

disturbances of nature.

8. Certificates:

- j. Grass species, and location of nursery from which sod is cut.
- ii. Compliance with state and federal quarantine restrictions.
- iii. Manufacturer's certificate of fertilizer and herbicide composition.
- iv. Certificates from suppliers stating that the delivered planting mix, delivered plant materials, and fertilizer comply with requirements specified.
- v. Certificates of inspections: Shipments or orders of plant material shall be properly inspected at nursery or growing site by authorized federal and state authorities; include certificates with shipment.

9. General Submittals:

- 9a. Shop Drawings, Product data, Mock-ups, or Samples for the following:
 - i. Fence/gates - Sample, 2' length with all members and connections
 - ii. Electrical Fixtures - Product Data, and foundation details (Shall be included in contractor's bid)
 - iii. Furniture - Product Data
 - iv. Landscape Materials - Samples per documents herein
 - v. Geotextile materials – Sample and Product Data
 - vi. Landscape Irrigation Data - Shop Drawings and Product Data
 - vii. Root barriers - Product Data
 - viii. Concrete mix and colors - Design Mix Sample and Product Sample. Create on site a mock up 6'x6' of the finished concrete slab and do not destroy or remove from the job site until completion of all slabs on grade and acceptance by owner and Landscape Architect.
 - ix. Storm drainage materials - Product Data
 - x. Caulks and sealants - Product Data
 - xi. Stain and paint – Sample
 - xii. Steel edging - Product Data
 - xiii. Fertilizer - Product Data
 - xiv. Root stimulators - Product Data
 - xv. Fill material for rough and fine grading - Product Data and Sample
 - xvi. Tree bracing details - Shop Drawings
 - xvii. Ipe deck fasteners and hardware, Ipe products – Sample
 - xviii. Sand stabilizer - Product Data
 - xix. Soil mixture documentation and certification identifying the job and contractor, including testing of pH, key nutrients, and recommendations of soil amendments for proposed landscape planting
 - xx. Nursery certification for all plant materials.
- 9b. All mock ups, samples, and shop drawings shall be a part of the original contract cost.

10. Fencing:

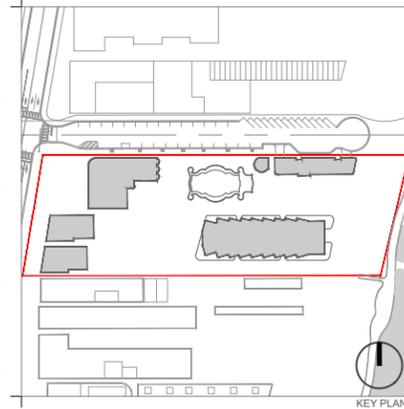
- 10a. Submittals:
 - i. Shop Drawings: Submit for approval, complete shop drawings showing fencing layout including all attachment methods and devices showing sizes, edge details, and attachment details.
 - ii. Manufacturer's literature: Submit for approval properly identified literature giving material specifications, gate hardware, and installation details.
 - iii. Samples: Submit sample of fencing component parts and manufacturer's fencing specification for Landscape Architect's approval.
- 10b. Products:
 - i. Gates, posts and rails: As per details on drawing sheets. Working Hardware: As per details on drawings. Use all 316 stainless steel hardware, connectors, and fasteners. Minimum (2) screws at each ipe/wood connection if applicable. #8 Deck screws, stainless steel 316, square drive, Head #2 by Simpson Strong Tie or approved equal.
 - ii. Gates: 316 stainless steel bar bearing hinges size 4 1/2" x 4 1/2" min., minimum (3) per gate. Self closing stainless steel hardware, include stainless steel cane bolt as required. Brace gates as required to prevent distortion and/or sagging.

11. Wood:

- i. All wood shall be Certified Wood: Fabricate with components produced from wood obtained from forests certified by an FSC-accredited certification body to comply with FSC STD-01-001, "FSC Principles and Criteria for Forest Stewardship."
- ii. Sealant for ipe wood shall be Messmers wood sealer- natural.

12. Stone:

- i. All materials shall be free from damage, from extremes of temperature and humidity, physical or mechanical blemishes of any kind such as but not limited to cracking, warping, or splitting, and free from staining due to rust, corrosion, mildew, rot, or any external source at the time of installation and prior to final acceptance.
- ii. All stone materials shall be sealed with Miracle 511 impregnating sealer prior to or immediately following installation. Stone shall be brushed clean prior to application of sealer; free of dust, debris, or stains and shall be 100% dry.
- iii. All workmanship shall be protected immediately upon installation.
- iv. In pool deck conditions: material shall comply with code requirements, be properly installed, stable, firm and slip resistant. Manufacturer/supplier to confirm that material is suitable for use in exterior pool environment and shall confirm whether or not material can be submerged in water.
- v. Contractor shall submit shop drawings of layout.



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REV 1 - HPB	04/06/2020		

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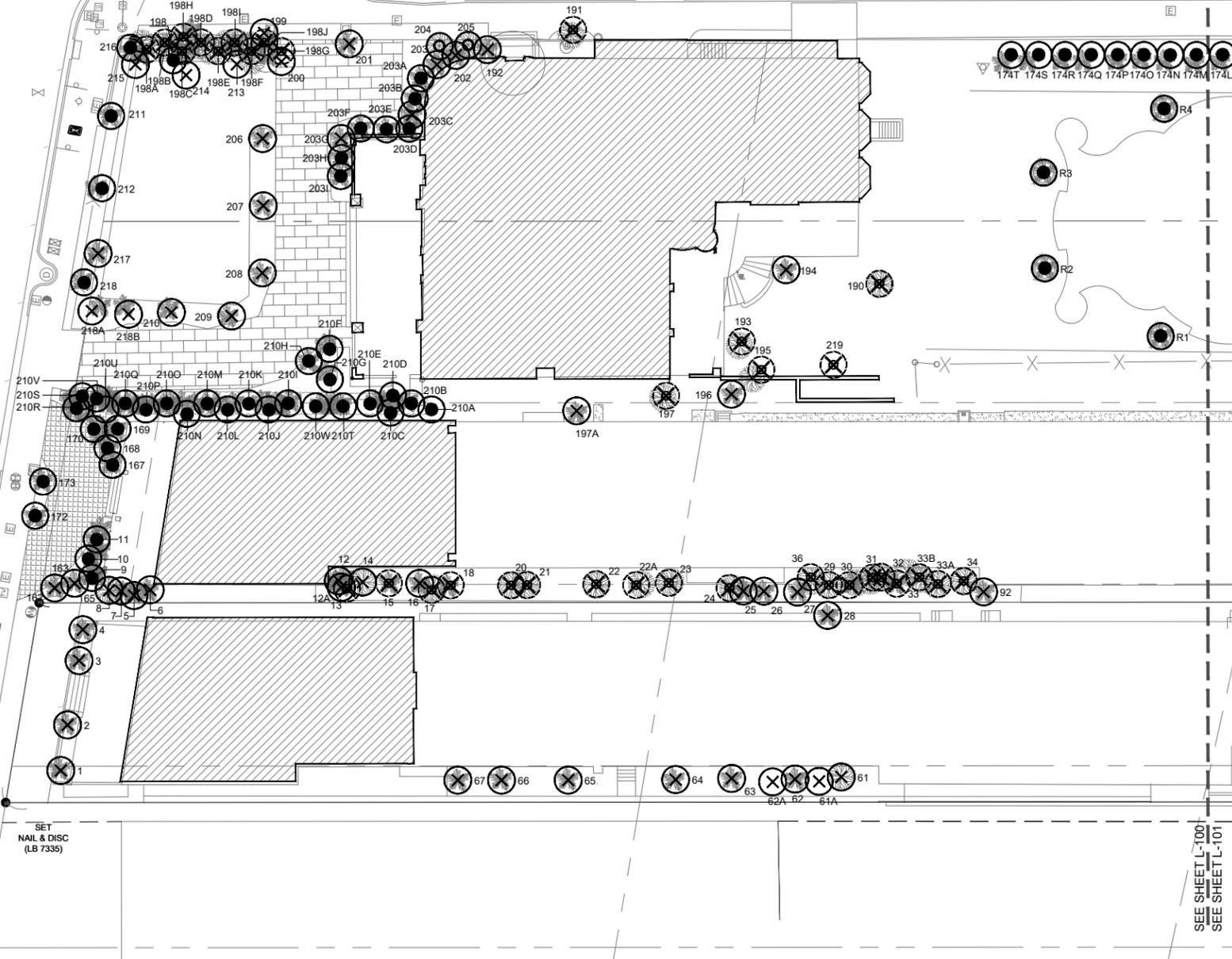
FOR THE
 FIRM:
 GERARDO JAVIER
 DELGADO
 R.L.A. 0001574

GENERAL LANDSCAPE NOTES

Date	April 06, 2020	Sheet No.	
Scale	N/A		L-002
Project	MA20102		

FOUND Ø1/2" IRON PIPE WHIT CAP

SEE SHEET L-100
SEE SHEET L-101



SET Ø1/2" NAIL & DISC (LB 7335)

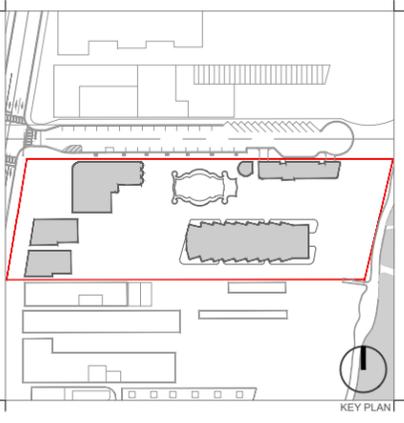
SET NAIL & DISC (LB 7335)

SEE SHEET L-100
SEE SHEET L-101

TREE PROTECTION FENCE

	# EXISTING TREE TO REMAIN		# EXISTING PALM TO REMAIN
	# EXISTING TREE TO BE REMOVED		# EXISTING PALM TO BE REMOVED
	# EXISTING TREE TO BE RELOCATED		# EXISTING PALM TO BE RELOCATED

- NOTES:
- TREE DISPOSITION IS BASED ON THE WRITTEN EVALUATION BY THE ISA CERTIFIED ARBORIST. REFER TO THE ARBORIST ASSESSMENT REPORT.
 - THIS DISPOSITION REQUIRES A TREE REMOVAL AND RELOCATION PERMIT WITH THE CITY OF MIAMI BEACH-URBAN FORESTRY DIVISION PRIOR TO ANY REMOVAL OR RELOCATION OF NON-INVASIVE TREES WITH A DBH OF 6" OR GREATER.
 - ALL WORK AND/OR IMPROVEMENTS WITHIN THE RIGHT OF WAY, INCLUDING LANDSCAPE AND IRRIGATION, REQUIRES A SEPARATE CITY OF MIAMI BEACH PUBLIC WORKS DEPARTMENT RIGHT OF WAY CONSTRUCTION PERMIT.
 - EXISTING TREE AND PALM LOCATIONS ARE BASED ON THE VEGETATION SURVEY BY A PROFESSIONAL LAND SURVEYOR. REFER TO LOCATIONS ON PLANS L-100 AND L-101.
 - TREE REPLACEMENT CALCULATIONS ARE BASED ON CRITERIA WITHIN CHAPTER 46-ENVIRONMENT CODE. REFER TO SHEETS L-102 AND L-103 FOR TREE DISPOSITION SCHEDULE.
 - FOR LIST OF RELOCATED, REPLACEMENT AND MITIGATION TREES, REFER TO SHEETS L-504 (PLANTING SCHEDULE AND LANDSCAPE LEGEND).
 - REFER TO TREE DISPOSITION DETAILS SHEET FOR TYPICAL CITY OF MIAMI TREE PROTECTION FENCE DETAIL.



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 SEAL:

FOR THE FIRM:
 GERARDO JAVIER DELGADO
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TREE DISPOSITION PLAN - WEST

Date	April 06, 2020	Sheet No.	L-100
Scale	1" = 40'-0"		
Project	MA20102		



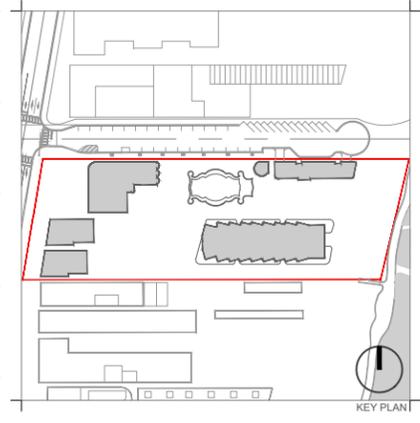
SEE SHEET L-100
SEE SHEET L-101

SEE SHEET L-100
SEE SHEET L-101

TREE PROTECTION FENCE

	#	EXISTING TREE TO REMAIN		#	EXISTING PALM TO REMAIN
	#	EXISTING TREE TO BE REMOVED		#	EXISTING PALM TO BE REMOVED
	#	EXISTING TREE TO BE RELOCATED		#	EXISTING PALM TO BE RELOCATED

- NOTES:
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 5. TREE REPLACEMENT CALCULATIONS ARE BASED ON CRITERIA WITHIN CHAPTER 46-ENVIRONMENT CODE. REFER TO SHEETS L-102 AND L-103 FOR TREE DISPOSITION SCHEDULE.
 6. FOR LIST OF RELOCATED, REPLACEMENT AND MITIGATION TREES, REFER TO SHEETS L-504 (PLANTING SCHEDULE AND LANDSCAPE LEGEND).
 7. REFER TO TREE DISPOSITION DETAILS SHEET FOR TYPICAL CITY OF MIAMI TREE PROTECTION FENCE DETAIL.



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REV 1 - HPB	04/06/2020		

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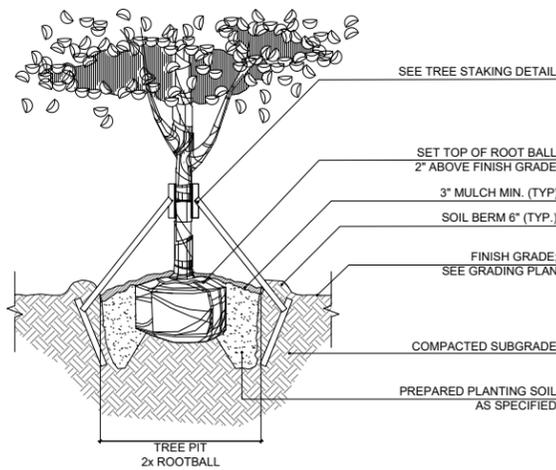
TREE DISPOSITION PLAN - EAST

Date	April 06, 2020	Sheet No.	L-101
Scale	1" = 40'-0"		
Project	MA20102		

TREE DISPOSITION LIST - RALEIGH

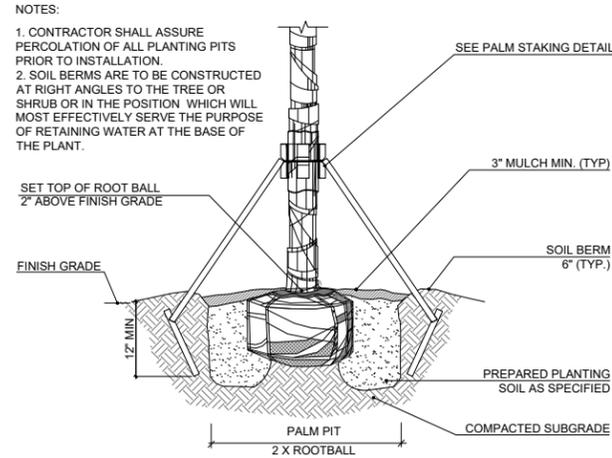
TREE #	BOTANICAL NAME	COMMON NAME	SPECIMEN TREE	SPECIMEN PALM	DBH (in)	HEIGHT T (ft)	SPREAD (ft)	CONDITION	TPZ	DISPOSITION	DBH (IN) TO MITIGATE PER TREE	# OF REPLACEMENT TREES REQUIRED PER PALM
1	Washingtonia filifera	Washingtonia palm		YES	12	35'	18	Good	5'	REMOVE	0	1
2	Washingtonia filifera	Washingtonia palm		YES	12	30'	18	Good	5'	REMOVE	0	1
3	Washingtonia filifera	Washingtonia palm		YES	14	30'	18	Good	5'	REMOVE	0	1
4	Washingtonia filifera	Washingtonia palm		YES	14	35'	16	Good	5'	REMOVE	0	1
5	Ptychosperma elegans	Soltare palm			5	28'	14	Poor	3'	REMOVE	0	1
6	Ptychosperma elegans	Soltare palm			6	28'	10	Poor	3'	REMOVE	0	1
7	Ptychosperma elegans	Soltare palm			7	30'	18	Poor	3'	REMOVE	0	1
8	Washingtonia filifera	Washingtonia palm			9	30'	18	Poor	3'	REMOVE	0	1
9	Cocos nucifera	Coconut palm			9	28'	20	Moderate	5'	REMAIN	0	0
10	Cocos nucifera	Coconut palm			10	40'	34	Moderate	5'	REMAIN	0	0
11	Cocos nucifera	Coconut palm			8	40'	34	Moderate	5'	REMAIN	0	0
12	Ptychosperma elegans	Soltare palm		YES	12	30'	20	Moderate	4'	REMOVE	0	1
12a	Hypophorbe verschaffeltii	Spindle palm			8	6'	18	Good	3'	REMOVE	0	1
13	Syagrus romanzoffiana	Queen palm			9	28'	36	Moderate	4'	REMOVE	0	1
14	Coccoloba uvifera	Seagrape			3	28'	12	Poor	4'	REMOVE	3	
15	Syagrus romanzoffiana	Queen palm			7	25'	36	Moderate	4'	REMOVE	0	1
16	Coccoloba uvifera	Seagrape			3	14'	12	Poor	3'	REMOVE	3	
17	Coccoloba uvifera	Seagrape			2	14'	8	Poor	3'	REMOVE	2	
18	Syagrus romanzoffiana	Queen palm			9	26'	36	Poor	4'	REMOVE	0	1
19	Not onsite											
20	Manilkara sapota	Sapodilla			11	40'	30	Moderate	15'	REMOVE	11	
21	Manilkara sapota	Sapodilla			10	40'	35	Moderate	15'	REMOVE	10	
22	Ficus binnendijkii	Ficus			4	18'	18	Poor	3'	REMOVE	4	
22a	Manilkara sapota	Sapodilla			2	16'	10	Good	3'	REMOVE	2	
23	Coccoloba uvifera	Seagrape	YES		37	40'	40	Moderate	18'	REMOVE	37	
24	Bursera simaruba	Gumbo limbo	YES		16	45'	30	Moderate	18'	REMOVE	16	
25	Syagrus romanzoffiana	Queen palm			8	22'	18	Poor	4'	REMOVE	0	1
26	Syagrus romanzoffiana	Queen palm			6	28'	28	Moderate	4'	REMOVE	0	1
27	Syagrus romanzoffiana	Queen palm			10	30'	28	Moderate	4'	REMOVE	0	1
28	Adonidia merrillii	Christmas palm			3	7'	14	Moderate	4'	REMOVE	0	1
29	Coccoloba uvifera	Seagrape			2	10'	12	Poor	4'	REMOVE	2	
30	Syagrus romanzoffiana	Queen palm			8	28'	28	Poor	4'	REMOVE	0	1
31	Coccoloba uvifera	Seagrape	YES		16	28'	20	Poor	5'	REMOVE	16	
32	Coccoloba uvifera	Seagrape			4	28'	18	Poor	6'	REMOVE	4	
33	Syagrus romanzoffiana	Queen palm			4	28'	18	Poor	4'	REMOVE	0	1
33a	Coccoloba uvifera	Seagrape			5	18'	25	Poor	4'	REMOVE	5	
33b	Coccoloba uvifera	Seagrape			3	22'	18	Poor	4'	REMOVE	3	
34	Schinus terebinthifolius	Brazilian pepper			4	16'	25	Invasive		REMOVE	0	
35	Not on survey											
36	Not on survey											
37	Cocos nucifera	Coconut palm			9	30'	34	Moderate	5'	REMOVE	0	1
38	Cocos nucifera	Coconut palm			8	28'	26	Moderate	5'	REMOVE	0	1
39	Cocos nucifera	Coconut palm			9	32'	38	Moderate	5'	REMOVE	0	1
40	Cocos nucifera	Coconut palm			9	8'	26	Good	5'	REMOVE	0	1
41	Cocos nucifera	Coconut palm			9	32'	38	Moderate	5'	REMOVE	0	1
42	Cocos nucifera	Coconut palm	YES		12	28'	36	Moderate	5'	REMOVE	0	1
43	Cocos nucifera	Coconut palm			7	26'	26	Moderate	5'	REMOVE	0	1
44	Cocos nucifera	Coconut palm			8	38'	36	Moderate	5'	REMOVE	0	1
45	Cocos nucifera	Coconut palm			8	35'	34	Moderate	5'	REMOVE	0	1
46	Cocos nucifera	Coconut palm			8	13'	36	Poor	5'	REMOVE	0	1
52	Cocos nucifera	Coconut palm			11	30'	36	Moderate	5'	REMOVE	0	1
53	Cocos nucifera	Coconut palm	YES		12	30'	36	Moderate	5'	REMOVE	0	1
54	Cocos nucifera	Coconut palm			10	30'	36	Moderate	5'	REMOVE	0	1
61	Adonidia merrillii	Christmas palm			10	18'	20	Good	4'	REMOVE	0	1
61a	Cocos nucifera	Coconut palm			8	22'	28	Good	4'	REMOVE	0	1
62	Adonidia merrillii	Christmas palm			6	18'	10	Good	4'	REMOVE	0	1
62a	Cocos nucifera	Coconut palm			8	22'	28	Good	5'	REMOVE	0	1
63	Adonidia merrillii	Christmas palm			10	15'	22	Good	4'	REMOVE	0	1
64	Adonidia merrillii	Christmas palm			6	15'	15	Good	4'	REMOVE	0	1
65	Adonidia merrillii	Christmas palm			11	20'	28	Good	4'	REMOVE	0	1
66	Adonidia merrillii	Christmas palm			11	17'	28	Good	4'	REMOVE	0	1
67	Adonidia merrillii	Christmas palm			10	18'	22	Good	4'	REMOVE	0	1
67a	Cocos nucifera	Coconut palm			8	35'	34	Moderate	5'	REMOVE	0	1
68	Roystonea regia	Royal palm	YES		14	13'	24	Good	5'	REMOVE	0	1
69	Cocos nucifera	Coconut palm			9	28'	36	Good	5'	REMOVE	0	1
78	Cocos nucifera	Coconut palm			7	32'	30'	Good	5'	REMOVE	0	1
79	Cocos nucifera	Coconut palm			7	5'	30'	Good	5'	REMOVE	0	1
80	Cocos nucifera	Coconut palm			8	10'	26	Good	5'	REMOVE	0	1
81	Cocos nucifera	Coconut palm			8	10'	26	Good	5'	REMOVE	0	1
82	Cocos nucifera	Coconut palm			9	32'	30	Good	5'	REMOVE	0	1
83	Cocos nucifera	Coconut palm			8	26'	24	Good	5'	REMOVE	0	1
84	Cocos nucifera	Coconut palm			8	28'	26	Good	5'	RELOCATE	0	0
84a	Cocos nucifera	Coconut palm	YES		16	35'	36	Good	5'	RELOCATE	0	0
85	Cocos nucifera	Coconut palm			10	30'	26	Good	5'	RELOCATE	0	0
86	Cocos nucifera	Coconut palm	YES		14	35'	36	Good	5'	RELOCATE	0	0
87	Cocos nucifera	Coconut palm			10	30'	34	Good	5'	RELOCATE	0	0
88	Ravenala madagascariensis	Travellers tree			8	7'	30	Good	4'	REMOVE	0	1
89	Cocos nucifera	Coconut palm			8	28'	30	Good	5'	RELOCATE	0	0
90	Cocos nucifera	Coconut palm			8	28'	24	Moderate	5'	REMOVE	0	1
91	Cocos nucifera	Coconut palm			7	8'	24	Moderate	5'	REMOVE	0	1
92	Dypsis lutescens	Areca palm			11	12'	24	Poor	3'	REMOVE	0	1
93	Adonidia merrillii	Christmas palm			10	18'	22	Good	4'	REMOVE	0	1
94	Roystonea regia	Royal palm	YES		14	20'	22	Good	5'	REMOVE	0	1
95	Roystonea regia	Royal palm	YES		16	35'	34	Good	5'	REMOVE	0	1
96	Roystonea regia	Royal palm	YES		17	28'	32	Good	5'	REMOVE	0	1
97	Roystonea regia	Royal palm	YES		14	26'	26	Good	5'	REMOVE	0	1
98	Roystonea regia	Royal palm	YES		18	24'	26	Good	5'	REMOVE	0	1
99	Roystonea regia	Royal palm	YES		18	28'	28	Good	5'	REMOVE	0	1
100	Roystonea regia	Royal palm	YES		17	28'	28	Good	5'	REMOVE	0	1
101	Roystonea regia	Royal palm			15	28'	32	Good	5'	REMOVE	0	1
102	Washingtonia filifera	Washingtonia palm			11	38'	18	Moderate	5'	REMOVE	0	1
107	Cocos nucifera	Coconut palm			6	28'	32	Moderate	5'	REMOVE	0	1
129	Adonidia merrillii	Christmas palm			5	14'	24	Good	4'	REMOVE	0	1
130	Adonidia merrillii	Christmas palm			6	15'	10	Good	4'	REMOVE	0	1
130a	Latania loddigesii	Blue latan palm			7	6'	18	Moderate	4'	REMOVE	0	1
131	Adonidia merrillii	Christmas palm			10	14'	26	Good	4'	REMOVE	0	1
132	Adonidia merrillii	Christmas palm			10	16'	32	Good	4'	REMOVE	0	1
133	Roystonea regia	Royal palm	YES		16	27'	36	Good	5'	REMOVE	0	1
134	Adonidia merrillii	Christmas palm			8	15'	20	Moderate	4'	REMOVE	0	1
135	Roystonea regia	Royal palm	YES		13	24'	32	Good	5'	REMOVE	0	1
136	Adonidia merrillii	Christmas palm			5	15'	4	Good	4'	REMOVE	0	1
137	Ravenala madagascariensis	Travellers tree			7	6'	38	Good	4'	REMOVE	0	1
137a	Adonidia merrillii	Christmas palm			10	15'	20	Moderate	4'	REMOVE	0	1
138	Roystonea regia	Royal palm	YES		13	16'	18	Moderate	5'	REMOVE	0	1
139	Ravenala madagascariensis	Travellers tree	YES		45	28'	30	Good	5'	REMOVE	0	1
140	Adonidia merrillii	Christmas palm			11	16'	40	Good	4'	REMOVE	0	1
141	Roystonea regia	Royal palm	YES		13	24'	32	Moderate	5'	REMOVE	0	1
142	Roystonea regia	Royal palm	YES		15	18'	22	Poor	5'	REMOVE	0	1
143	Adonidia merrillii	Christmas palm			5	8'	12	Good	4'	REMOVE	0	1
144	Roystonea regia	Royal palm	YES		14	25'	28	Good	5'	REMOVE	0	1
145	Adonidia merrillii	Christmas palm			5	14'	15	Good	4'	REMOVE	0	1
162	Washingtonia filifera	Washingtonia palm	YES		12	26'	18	Moderate	5'	REMOVE	0	1
163	Cocos nucifera	Coconut palm			8	35'	25	Moderate	5'	REMOVE	0	1
167	Cocos nucifera	Coconut palm			8	40'	28	Moderate	5'	REMAIN	0	0
168	Cocos nucifera	Coconut palm			8	24'	22	Moderate	5'	REMAIN	0	0
169	Cocos nucifera	Coconut palm			11	40'	38	Moderate	5'	REMAIN	0	0

TREE #	BOTANICAL NAME	COMMON NAME	SPECIMEN TREE	SPECIMEN PALM	DBH (in)	HEIGHT T (ft)	SPREAD (ft)	CONDITION	TPZ	DISPOSITION	DBH (IN) TO MITIGATE PER TREE	# OF REPLACEMENT TREES REQUIRED PER PALM
170	Cocos nucifera	Coconut palm			10	35'	30	Moderate	5'	REMOVE	0	1
170a	Cocos nucifera	Coconut palm			7	30'	28	Moderate	5'	REMOVE	0	1
172	Cocos nucifera	Coconut palm			8	28'	30	Good	5'	REMAIN	0	0
173	Cocos nucifera	Coconut palm			8	28'	30	Good	5'	REMAIN	0	0
174	Cocos nucifera	Coconut palm		YES	13	30'	30	Good	5'	REMOVE	0	1
174a	Cocos nucifera	Coconut palm			11	26'	28	Good	5'	REMOVE	0	1
174b	Cocos nucifera	Coconut palm			8	16'	26	Good	5'	REMOVE	0	1
174c	Ravenala madagascariensis	Travellers tree		YES	28	6'	30	Good	4'	REMAIN	0	0
174d	Ravenala madagascariensis	Travellers tree		YES	28	6'	30	Good	4'	REMAIN	0	0
174e	Ravenala madagascariensis	Travellers tree		YES	28	6'	30	Good	4'	REMAIN	0	0
174f	Ravenala madagascariensis	Travellers tree		YES	28	6'	30	Good	4'	REMAIN	0	0
174g	Ravenala madagascariensis	Travellers tree		YES	28	6'	30	Good	4'	REMAIN	0	0
174h	Ravenala madagascariensis	Travellers tree		YES	28	6'	30	Good	4'	REMAIN	0	0
174i	Ravenala madagascariensis	Travellers tree		YES	28	6'	30	Good	4'	REMAIN	0	0
174j	Ravenala madagascariensis	Travellers tree		YES	28	6'	30	Good	4'	REMAIN	0	0
174k	Ravenala madagascariensis	Travellers tree		YES	28	6'	30	Good	4'	REMAIN	0	0
174l	Ravenala madagascariensis	Travellers tree		YES	28	6'	30	Good	4'	REMAIN	0	0
174m	Ravenala madagascariensis	Travellers tree		YES	28	6'	30	Good	4'	REMAIN	0	0</



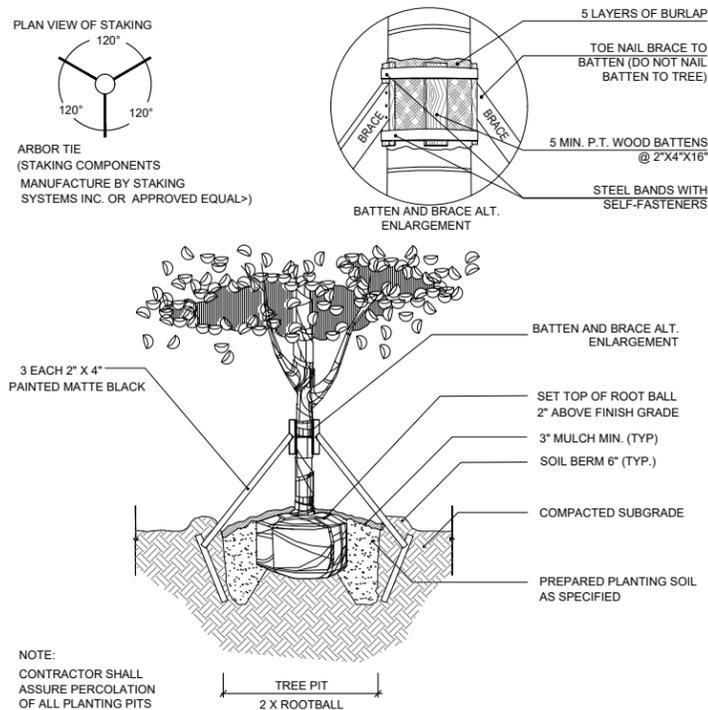
NOTE:
CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION

1 TREE PLANTING DETAIL
SCALE: N.T.S.



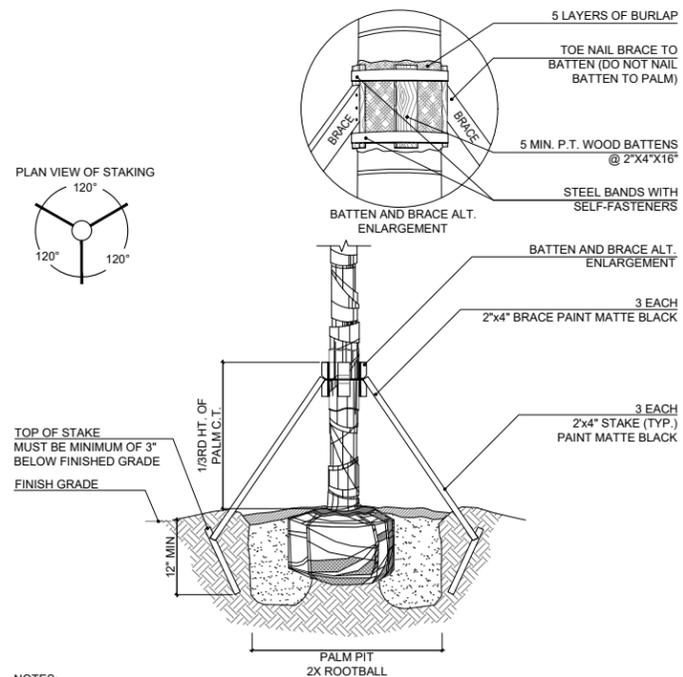
NOTES:
1. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.
2. SOIL BERMS ARE TO BE CONSTRUCTED AT RIGHT ANGLES TO THE TREE OR SHRUB OR IN THE POSITION WHICH WILL MOST EFFECTIVELY SERVE THE PURPOSE OF RETAINING WATER AT THE BASE OF THE PLANT.

2 PALM PLANTING DETAIL
SCALE: N.T.S.



NOTE:
CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION

3 TREE STAKING DETAIL
SCALE: N.T.S.



NOTES:
1. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.
2. SOIL BERMS ARE TO BE CONSTRUCTED AT RIGHT ANGLES TO THE TREE OR SHRUB OR IN THE POSITION WHICH WILL MOST EFFECTIVELY SERVE THE PURPOSE OF RETAINING WATER AT THE BASE OF THE PLANT.

4 PALM STAKING DETAIL
SCALE: N.T.S.

SUMMARY OF DISPOSITION				
	EXISTING	TO REMAIN	TO RELOCATE	TO REMOVE
Specimen Trees	9	0	1	8
Non-Specimen Trees	28	2	0	24
Specimen Palms	84	50	2	32
Non-Specimen Palms	104	19	4	81
Total	223	71	7	145

REQUIRED REPLACEMENT TREE CALCULATIONS (PER SEC. 46-61)			
	INCHES	QUANTITY	EQUALS IN REPLACEMENT TREES
DBH Removed*	306		102
Palms Removed**		113	113
Total Required Replacement Trees***			215

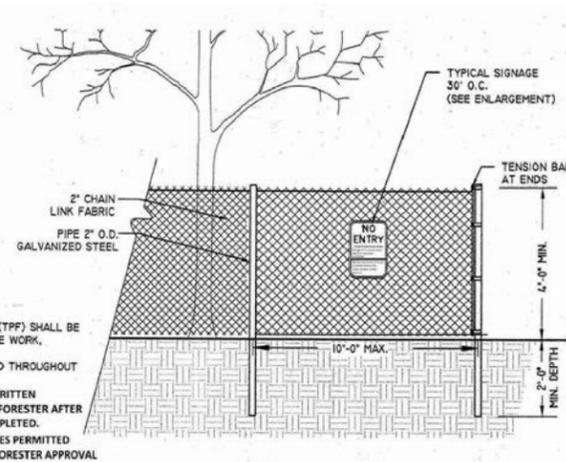
Notes per City of Miami Beach Code Section 46
 * Total diameter of tree(s) to be removed (sum of inches at DBH)
 ** The removal of a palm shall be replaced with one canopy tree at 12 feet overall height with a two-inch DBH.
 *** Total number of replacement trees required (where each replacement tree is a minimum of 2" DBH x 6' spread in canopy x 12' in height)

PROPOSED REPLACEMENT TREES (REFER TO SCHEDULE ON SHEET L-504)			
	REQUIRED	PROVIDED	DIFFERENCE
(2") Replacement Trees***	215		
or (4") Replacement Trees****	108	240	-133

Notes per City of Miami Beach Code Section 46
 *** Total number of replacement trees required (where each replacement tree is a minimum of 2" DBH x 6' spread in canopy x 12' in height)
 **** Total number of replacement trees required (where each replacement tree is a minimum of 4" DBH x 8' spread in canopy x 16' in height)

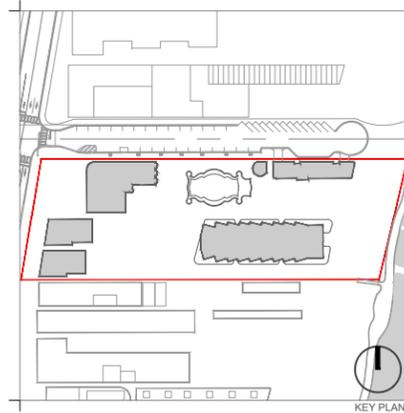
REQUIRED TREE SPECIES DIVERSITY CALCULATIONS (PER SEC. 46-61)(2)(A)		
TOTAL REQUIRED TREES SPECIES PER REMOVAL(41<)	REQUIRED	PROVIDED
~Refer to legend on sheet L-504 for proposed species	6	~10

- TREE PROTECTION AND LANDSCAPE NOTES:
(SEE GENERAL LANDSCAPE NOTES FOR ADDITIONAL INFORMATION ON PLANTING)
- FENCING TO EXTEND FULL WIDTH OF TREE'S DRIP LINE AND IN NO CASE LESS THAN TEN FEET FROM THE TRUNK OF TREE, TREE CLUSTER OR PRESERVATION AREA.
 - IN SITUATIONS WHERE TREES HAVE BEEN TRANSPLANTED TO THE PROJECT SITE, THE PROTECTIVE FENCING SHALL BE NO CLOSER TO THE TREE THAN A POINT TWO FEET OUTSIDE THE ROOT BALL, OR AT THE DRIP LINE WHICHEVER IS GREATER.
 - FENCED TREE PROTECTION ZONES SHALL BE EXTENDED AS NEEDED TO PROTECT THE TREE'S CRITICAL ROOTS.
 - ROOT PRUNING LOCATION SHALL BE IDENTIFIED AND APPROVED BY A CONSULTING ARBORIST, AND FENCING SHALL BE INSTALLED TWO FEET BEYOND THE EDGE OF THE ROOT PRUNING LOCATION. FENCING INSTALLATION SHALL BE COORDINATED WITH PHASED ROOT PRUNING.
 - TREE MAINTENANCE MEASURES MUST BE IN PLACE PRIOR TO ANY ROOT PRUNING OR TRANSPLANTING
 - CONTRACTOR TO NOTIFY AND COORDINATE WITH L.A. IF SITE CONDITIONS LIMITS TREE PROTECTION
 - CONTRACTOR SHALL PROTECT THE ROOT SYSTEM OF PLANTS THAT ARE NOTED AS "RELOCATE" OR "PRESERVE".
 - PLANTS THAT ARE NOTED AS "PRESERVE" SHALL BE ROOT PRUNED IF NECESSARY AND BRACED PRIOR TO COMMENCEMENT OF DEMOLITION ACTIVITIES. FENCING SHALL BE INSTALLED TWO FEET BEYOND THE EDGE OF CRITICAL ROOT ZONE. THE INSTALLATION OF THE FENCING SHALL BE COORDINATED WITH ANY PHASED ROOT PRUNING THAT MUST OCCUR. CONTRACTOR SHALL SUBMIT MAINTENANCE MEASURES PRIOR TO ANY ROOT PRUNING OR TRANSPLANTING.
 - PLANTS TO BE "RELOCATED" SHALL BE ROOT PRUNED AND RELOCATED PRIOR TO COMMENCEMENT OF DEMOLITION ACTIVITIES.
 - AS PART OF THE REMOVAL OF PLANTS, THE CONTRACTOR IS RESPONSIBLE FOR REMOVING STUMPS AND ROOT SYSTEMS, UNLESS OTHERWISE NOTED.
 - ALL TREE PROTECTIVE BARRIERS SHALL BE INSTALLED PRIOR TO THE START OF CONSTRUCTION OR SITE DEVELOPMENT INCLUDING TREE REMOVAL, DEMOLITION OR LAND CLEARING ACTIVITIES AND SHALL REMAIN IN PLACE UNTIL DEVELOPMENT IS COMPLETED, AND SHALL NOT BE REMOVED UNTIL ARBORIST INSPECTS THE SITE AND AUTHORIZES THEIR REMOVAL.
 - CARE SHALL BE TAKEN TO AVOID UTILITY OR CONSTRUCTION TRENCHING THROUGH EXISTING TREE OR PALM DRIP LINES 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 TO SPECIFICATIONS WRITTEN 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, AND NO SHREDDED, RAGGED OR BROKEN ROOT ENDS SHOULD BE LEFT. THE COUNTY URBAN FORESTER SHALL BE NOTIFIED IN WRITING AND OR CONSULTED PRIOR TO ANY ROOT PRUNING TAKING PLACE.
 - NO SUBSTITUTIONS ARE TO BE MADE WITHOUT PRIOR CONSENT OF THE LANDSCAPE ARCHITECT, COUNTY URBAN FORESTER AND OR COUNTY PLANNING DEPARTMENT STAFF.
 - COUNTY URBAN FORESTER AND OR PLANNING DEPARTMENT STAFF TO APPROVE ALL ROW TREES, PALMS AND PLANT MATERIAL BEFORE THEY ARE PLANTED TO ENSURE FLORIDA GRADE NO 1 STATUS. FAILURE TO SCHEDULE AN APPROVAL INSPECTION COULD RESULT IN REJECTION OF ALL THE PROPOSED PLANT MATERIAL
 - MULCH SHALL NOT BE APPLIED WITHIN 6" OF ANY TREE OR PALM TRUNKS THAT ARE INSTALLED OR INCORPORATED INTO THE PROJECT.
 - ALL GUYING AND STAKING SHALL BE REMOVED FROM ALL TREES AND PALMS WITHIN TWELVE MONTHS AFTER PLANTING. EXCEPTIONS REQUIRE WRITTEN AUTHORIZATION FROM THE COUNTY URBAN FORESTER. BRACING TO BE IN PLACE FOR ONE FULL HURRICANE SEASON AFTER PLANTING.
 - SHOULD ANY CORRECTIVE STRUCTURAL PRUNING OR ROOT ZONE PRUNING BE NECESSARY FOR TREES ONSITE, DUE TO CLEARANCE, SAFETY OR FOR CONSTRUCTION RELATED REASONS THE PRUNING SHALL BE PERFORMED BY AN ISA OR ASCA CERTIFIED ARBORIST IN ACCORDANCE WITH THE LATEST VERSION OF THE ANSI A-300 PRUNING STANDARDS AND GOOD HORTICULTURAL PRACTICES. THE COUNTY 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.
 - TREE PROTECTION BARRIERS MAY NOT BE ADJUSTED OR REMOVED WITHOUT WRITTEN APPROVAL OF THE COUNTY URBAN FORESTER.



NOTES:
1. TREE PROTECTION FENCE (TPF) SHALL BE INSTALLED PRIOR TO ANY SITE WORK, CLEARING OR DEMOLITION.
2. TPF SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.
3. REMOVE TPF ONLY WITH WRITTEN APPROVAL FROM CITY URBAN FORESTER AFTER ALL SITE WORK HAS BEEN COMPLETED.
4. NO CONSTRUCTION ACTIVITIES PERMITTED WITHIN TPF WITHOUT URBAN FORESTER APPROVAL

5 TREE PROTECTIVE BARRIER DETAIL
SCALE: N.T.S.



Rev.	Date	Rev.	Date
REV 1 - HPB	04/06/2020		

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RALEIGH, RICHMOND & SOUTH SEAS
1775-1757-1751 COLLINS AVE
MIAMI BEACH, FLORIDA 33139

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Fax: +1(305) 573 3766

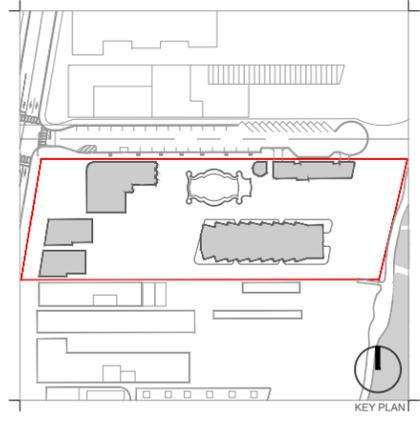
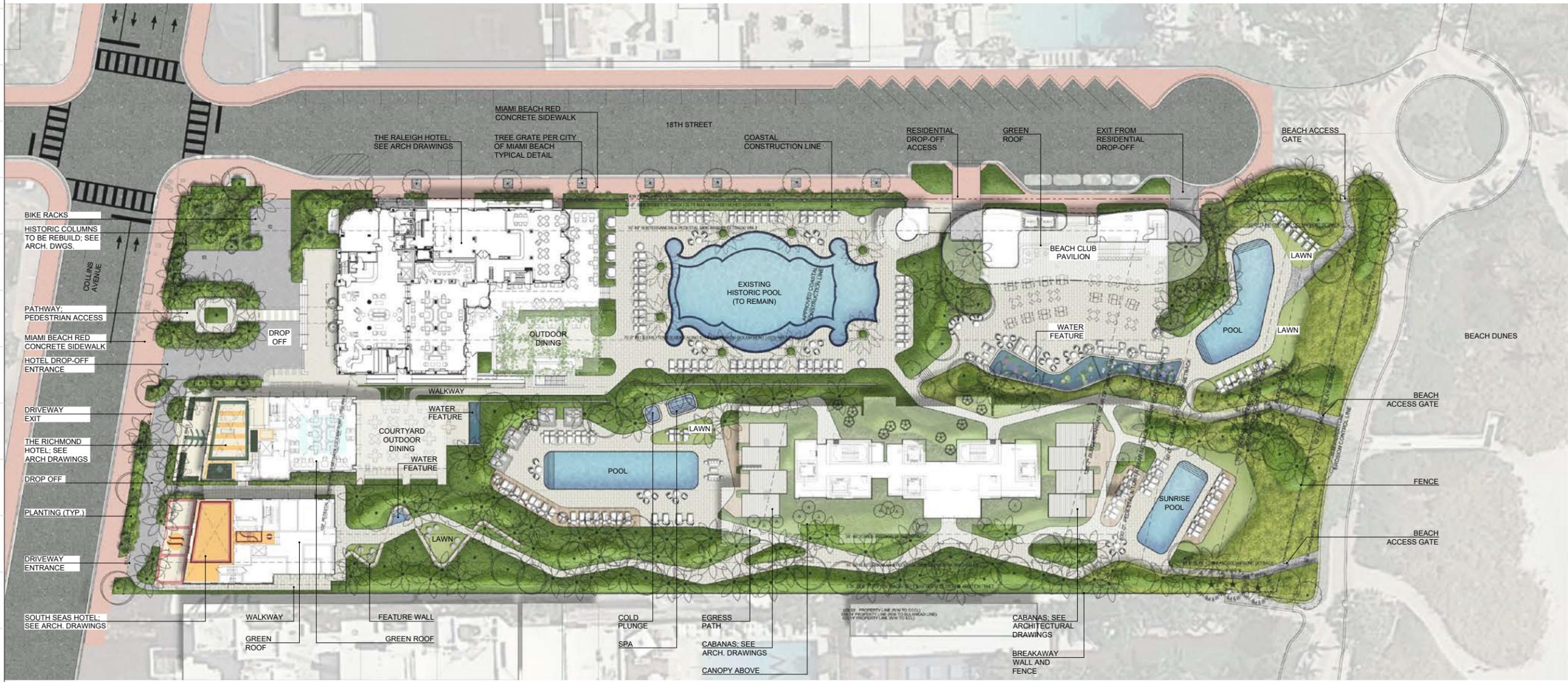
Consultant: LANDSCAPE ARCHITECT
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FOR THE FIRM:
 GERARDO JAVIER DELGADO
 R.L.A. 0001574

TREE DISPOSITION DETAILS AND SUMMARY

Date	April 06, 2020	Sheet No.	
Scale	N/A		L-103
Project	MA20102		



Rev.	Date	Rev.	Date
REV 1 - HPB	04/06/2020		

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 MIAMI BEACH, FLORIDA 33139

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 SEAL:

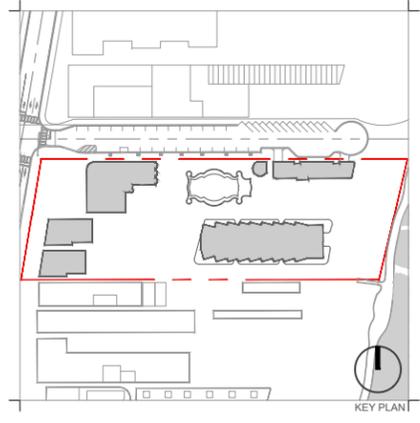
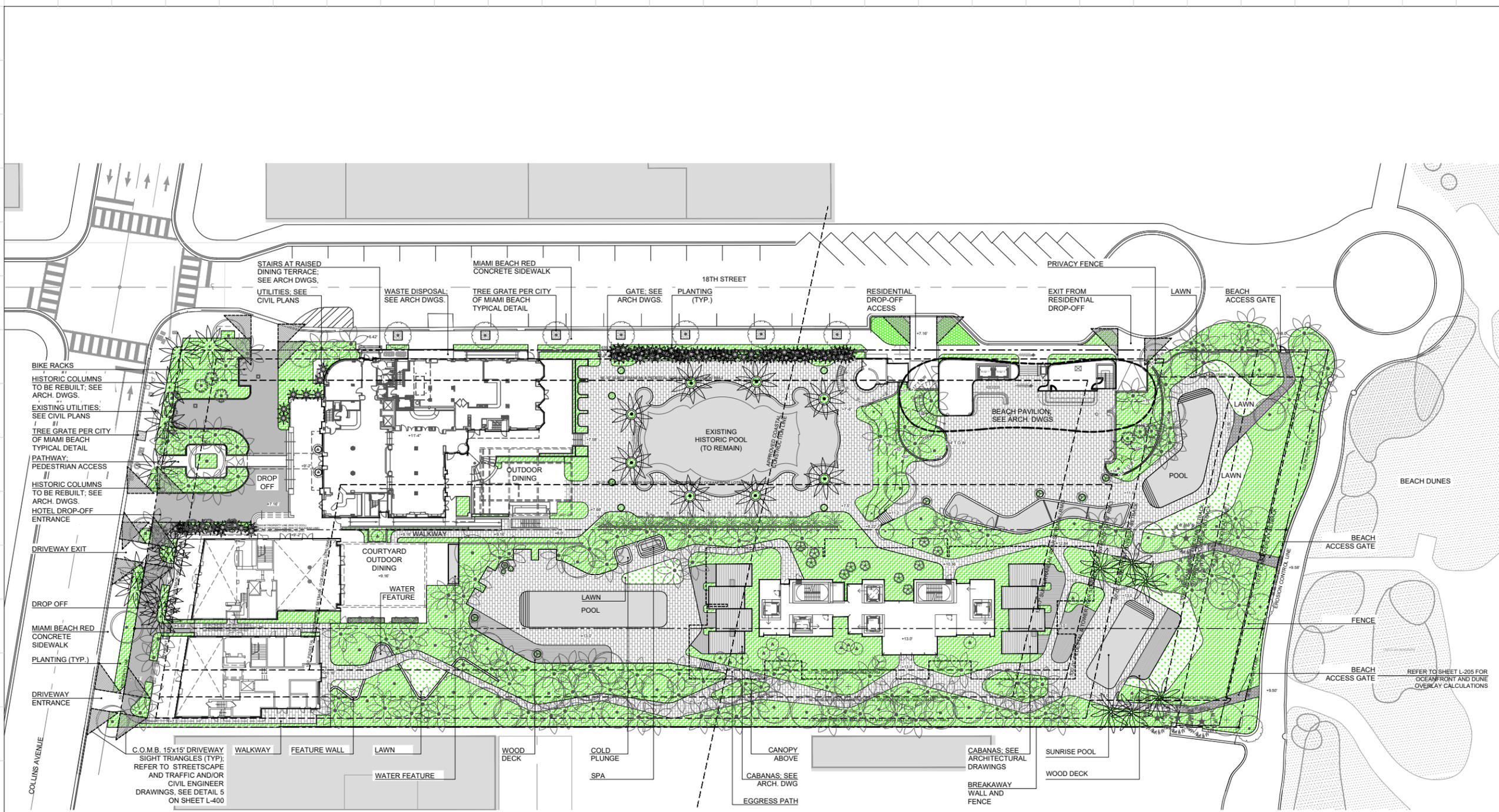
FOR THE
 FIRM:
 GERARDO JAVIER
 DELGADO
 R.L.A. 0001574

OVERALL RENDERED PLAN

Date	April 06, 2020	Sheet No.	
Scale	1" = 60'-0"		L-200
Project	MA20102		

NOTES:
 1. NO OBSTRUCTIONS BETWEEN 2' AND 6' ABOVE GRADE ON CITY OF MIAMI BEACH SIGHT TRIANGLES AREAS; REFER TO CIVIL PLANS





Rev.	Date	Rev.	Date
REV 1 - HPB	04/06/2020		

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 REG.No: LC26000339
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FOR THE FIRM:
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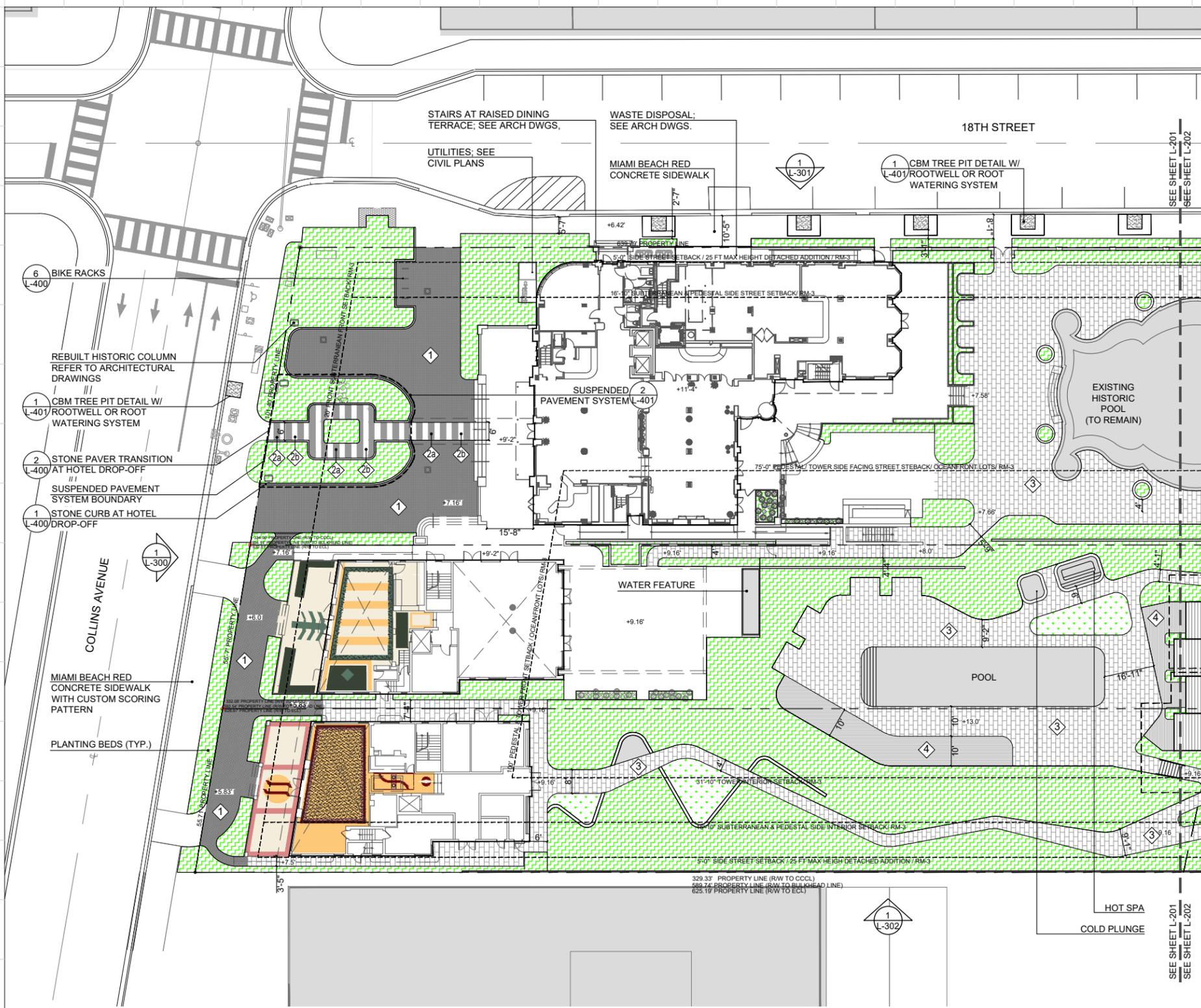
GROUND FLOOR SITE PLAN

Date	April 06, 2020	Sheet No.	
Scale	1" = 60'-0"		L-201
Project	MA20102		

NOTES:
 1. NO OBSTRUCTIONS BETWEEN 2' AND 6' ABOVE GRADE ON CITY OF MIAMI BEACH SIGHT TRIANGLES AREAS; REFER TO CIVIL PLANS

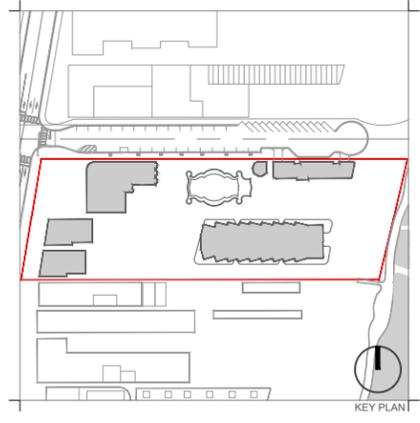
LEGEND:
 CITY OF MIAMI BEACH 15'x15' DRIVEWAY SIGHT TRIANGLES (TYP); REFER TO STREETSCAPE AND CIVIL ENGINEER DRAWINGS





- 1 VEHICULAR PAVER TYPE 1
- 2a PEDESTRIAN PAVER TYPE 1
- 2b PEDESTRIAN PAVER TYPE 2
- 3 PEDESTRIAN PAVER TYPE 3
- 4 WOOD DECK
- 5 GRAVEL
- SILVA CELL BOUNDARY
- PLANTING (TYP.)
- LAWN (TYP.)
- REINFORCED TURF (TYP.)

NOTES:
1. REFER TO SITE PLAN ON SHEET L-200 FOR DRIVEWAY SAFE SIGHT TRIANGLES FOR DRIVEWAY ENTRANCES.



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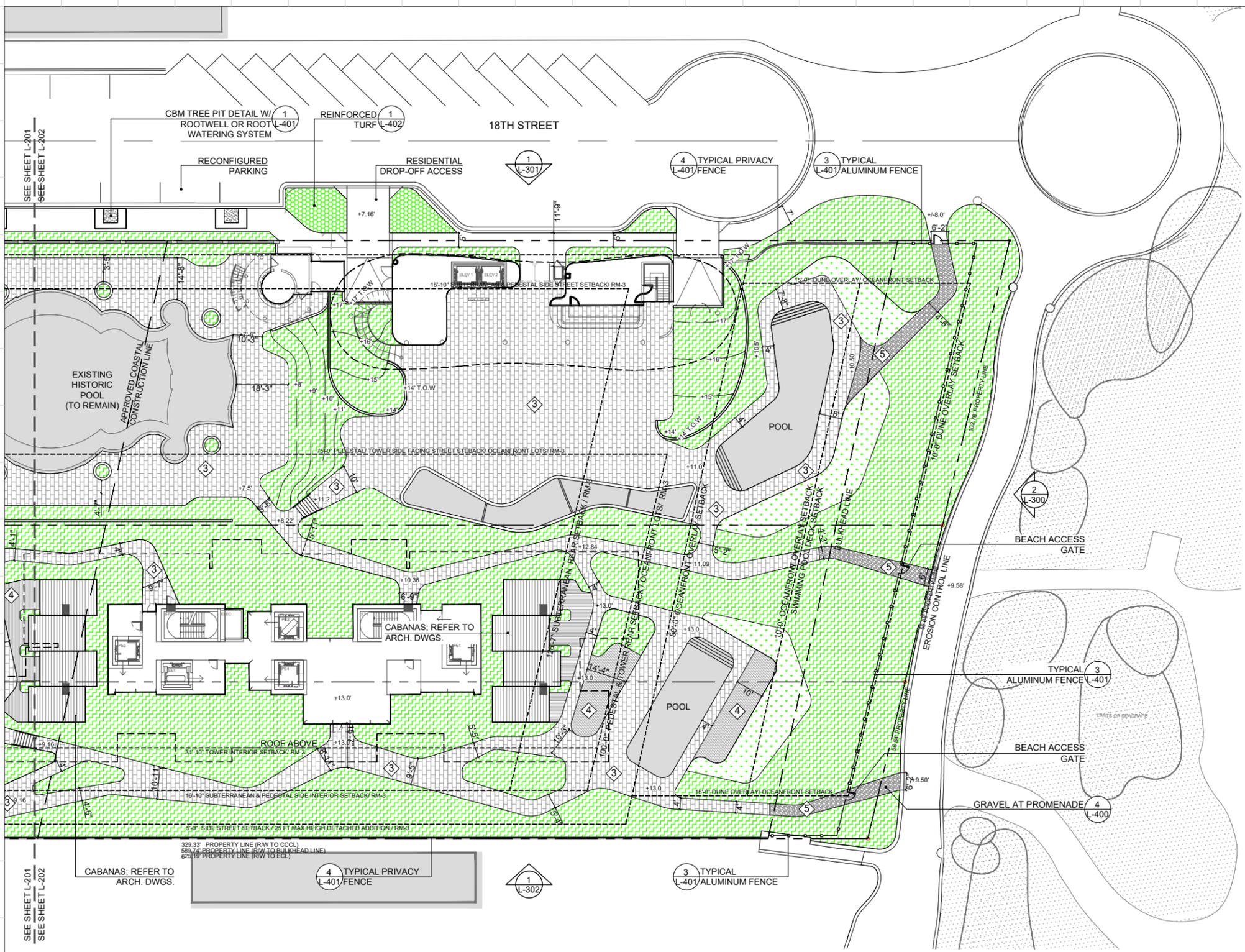
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FOR THE
FIRM:
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DELGADO
R.L.A. 0001574

**HARDSCAPE MATERIALS
AND CALL-OUT PLAN - WEST**

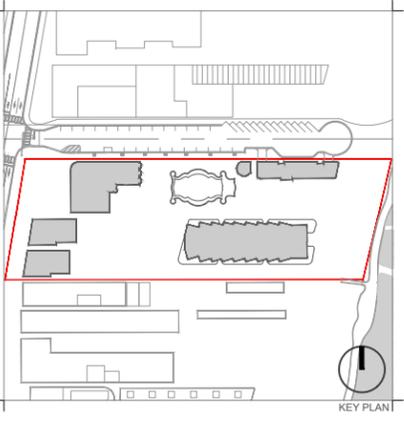
Date	April 06, 2020	Sheet No.	L-202
Scale	1" = 40'-0"		
Project	MA20102		





- 1 VEHICULAR PAVER TYPE 1
- 2a PEDESTRIAN PAVER TYPE 1
- 2b PEDESTRIAN PAVER TYPE 2
- 3 PEDESTRIAN PAVER TYPE 3
- 4 WOOD DECK
- 5 GRAVEL
- SILVA CELL BOUNDARY
- PLANTING (TYP.)
- LAWN (TYP.)
- REINFORCED TURF (TYP.)

NOTES:
 1. REFER TO SITE PLAN ON SHEET L-200 FOR DRIVEWAY SAFE SIGHT TRIANGLES FOR DRIVEWAY ENTRANCES.



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FOR THE FIRM:
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HARDSCAPE MATERIALS AND CALL-OUT PLAN - EAST

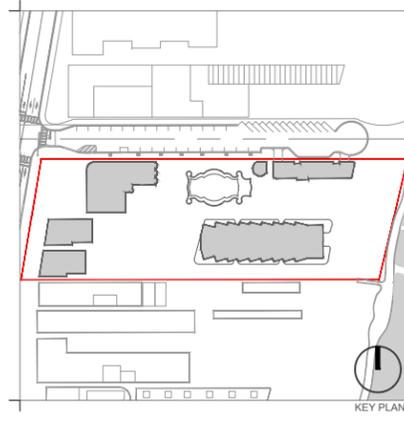
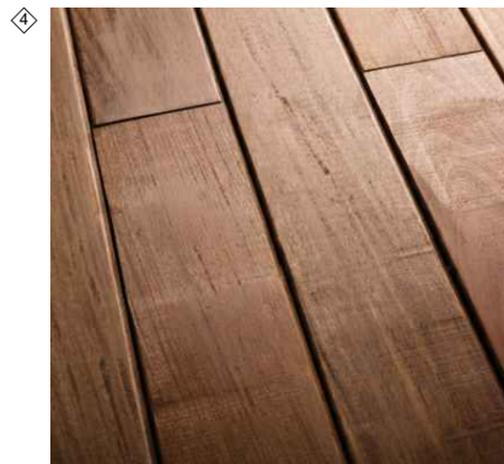
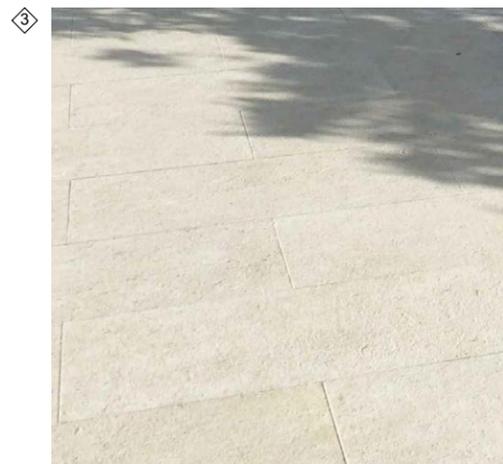
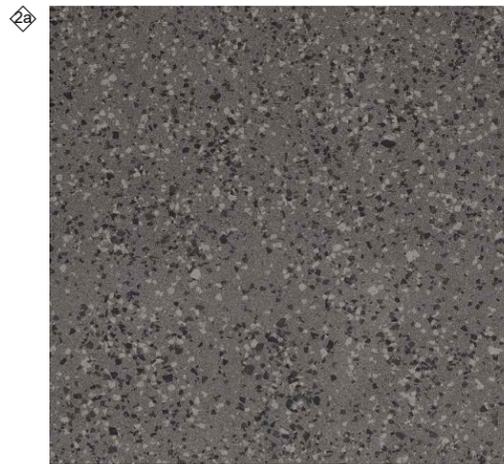
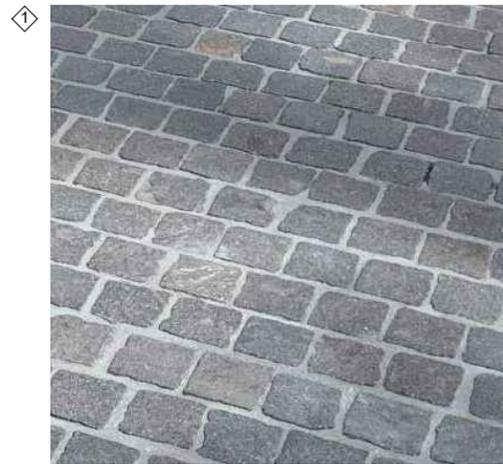


Date	April 06, 2020	Sheet No.	L-203
Scale	1" = 40'-0"		
Project	MA20102		

MA20102_RALEIGH_MATERIALS SCHEDULE

SYM	MATERIAL	DESCRIPTION (OR APPROVED EQUAL)	LOCATION
1	VEHICULAR PAVER	MATERIAL: PORPHYRY FINISH: NATURAL CLEF EDGES: SPLIT-FACED SIZE: 4" X 4" X 2" COLOR: PLATA GREY	RALEIGH HOTEL DROP-OFF
2a	PEDESTRIAN PAVER TYPE 1	MATERIAL: CONCRETE TERRAZZO FINISH: NON-SLIP EXTERIOR RATED SIZE: TBD COLOR: PLATA GREY MATRIX, AGGREGATE TBD	RALEIGH HOTEL CROSSWALK
2b	PEDESTRIAN PAVER TYPE 2	MATERIAL: CONCRETE TERRAZZO FINISH: NON-SLIP EXTERIOR RATED SIZE: TBD COLOR: IVORY WHITE MATRIX, AGGREGATE TBD	RALEIGH HOTEL CROSSWALK
3	PEDESTRIAN PAVER TYPE 3	MATERIAL: WHITE BREEZE FINISH: BRUSHED SIZE: 18" X 36" COLOR: BEIGE	POOL DECK, WALKWAYS
4	WOOD DECK	MATERIAL: IPE WOOD FINISH: NATURAL SIZE: TBD	POOL DECK
5	BOUND GRAVEL	MATERIAL: ZEN GRAVEL COLOR: CREAM SIZE: ZEN 200 (3/8") & ZEN 100 (1/8") MIXED WITH CLEAR MATTE BINDING AGENT	PROMENADE CONNECTION

IMAGE REFERENCES:



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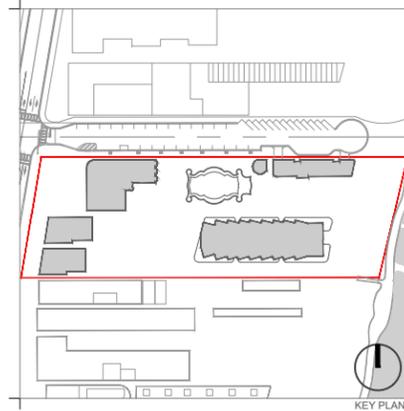
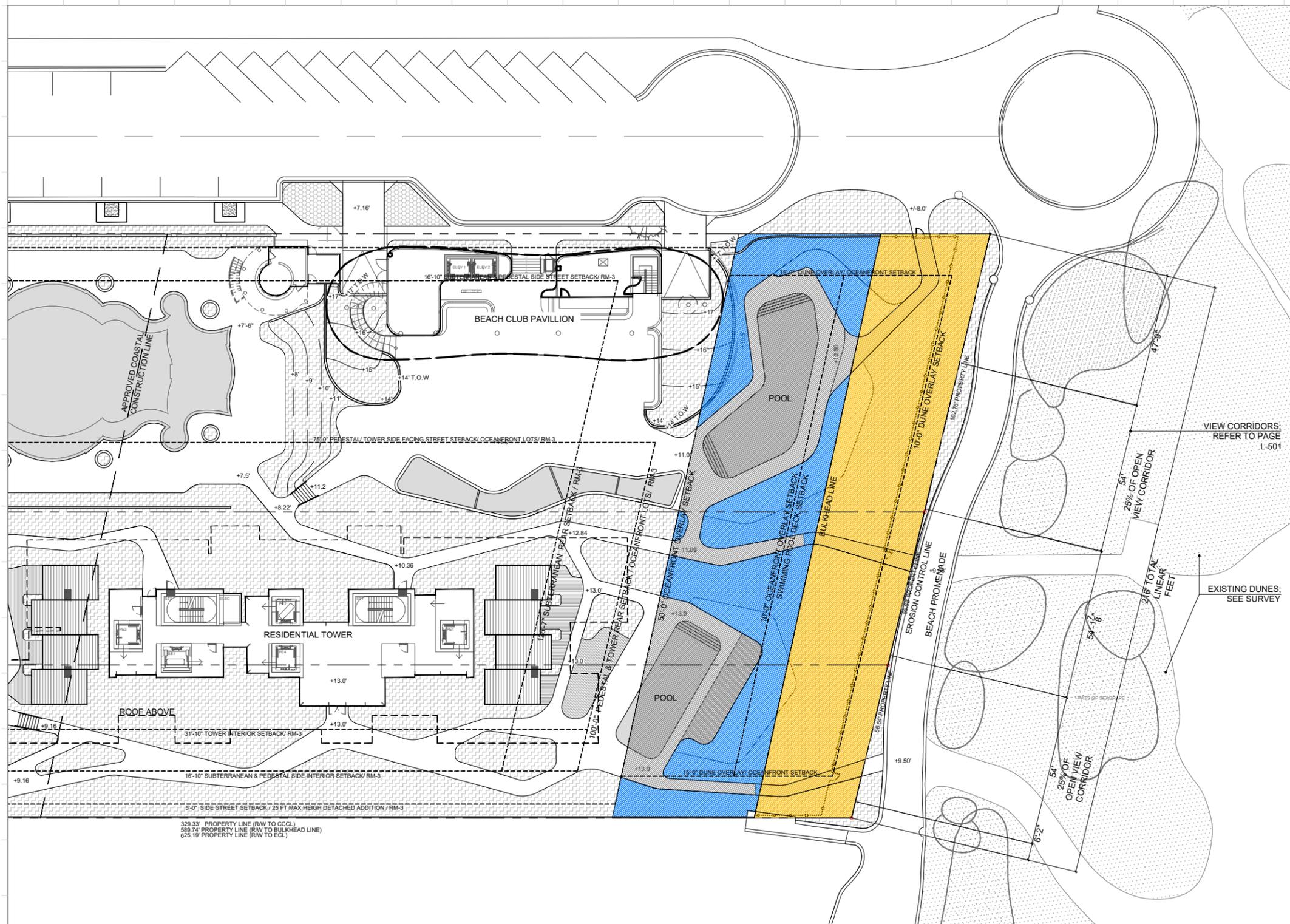
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FOR THE
 FIRM:
 GERARDO JAVIER
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 R.L.A. 0001574

**HARDSCAPE MATERIALS
 SCHEDULE AND REFERENCE
 IMAGES**

Date	April 06, 2020	Sheet No.	L-204
Scale	N/A		
Project	MA20102		



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OCEANFRONT AND DUNE OVERLAY CALCULATIONS

DUNE OVERLAY CALCULATION

7,815 SF TOTAL AREA

- PERVIOUS AREA: 7,815 SF TOTAL (100%)
- REQUIRED PER CODE: (80%)

OCEANFRONT OVERLAY CALCULATION

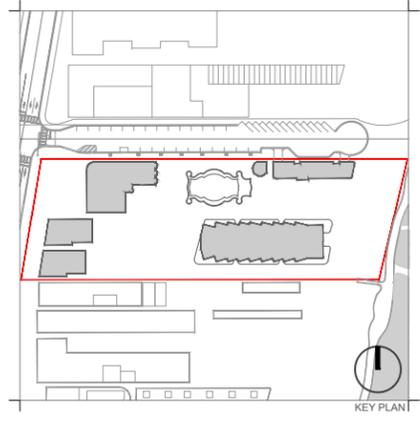
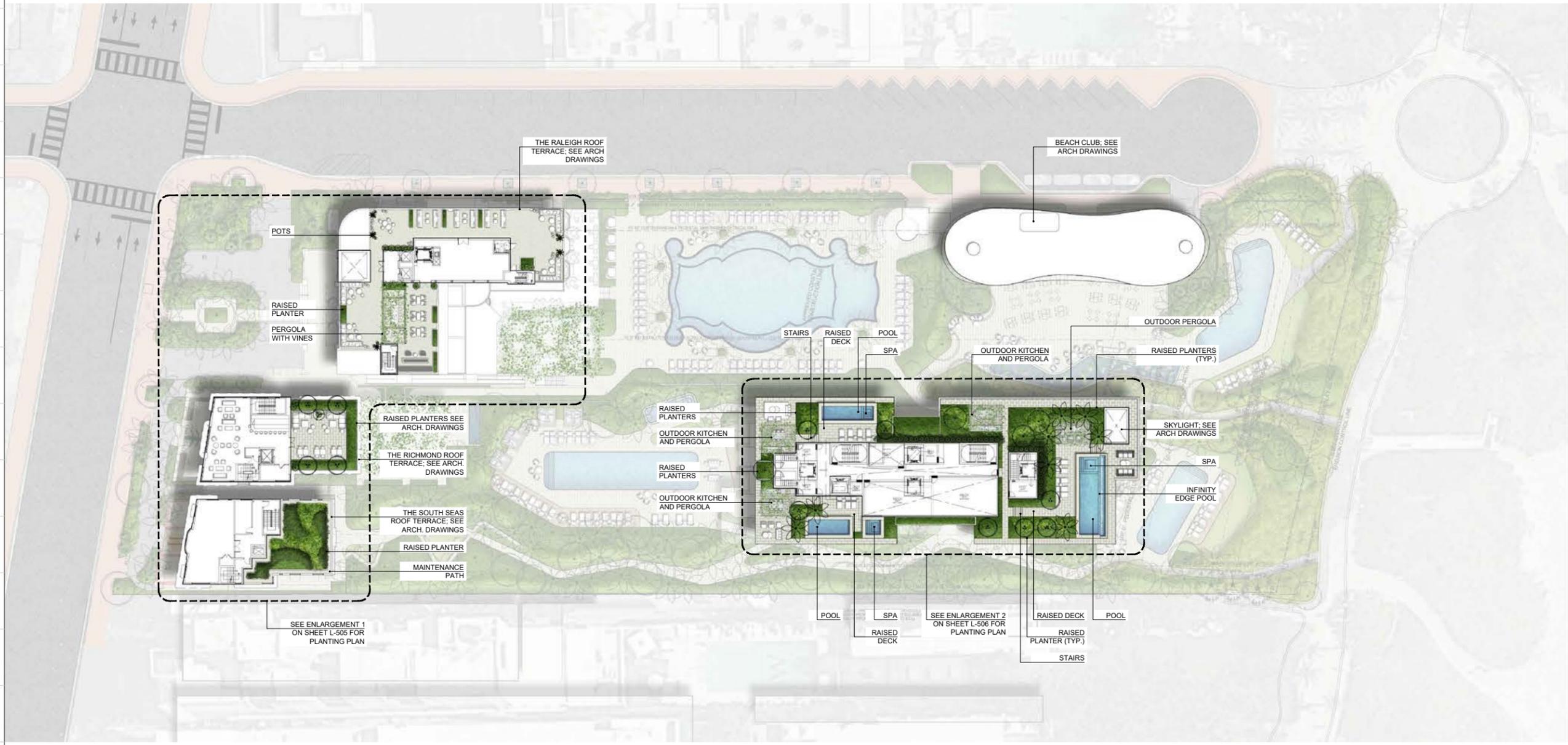
10,745 SF TOTAL AREA

- PERVIOUS AREA: 5,428.77 SF TOTAL (50.52%)
- REQUIRED PER CODE: (50%)
- IMPERVIOUS AREA: 5,316.23 SF TOTAL (49.48%)
- MAX PER CODE: (50%)

- NOTES:
1. PROPOSED UNDERSTORY SHRUBS AND PLANTS WITHIN DUNE PRESERVATION OVERLAY ZONE SHALL NOT EXCEED 36" OVERALL AT MATURE HEIGHT. REFER TO UNDERSTORY PLAN L-503.2.
 2. PROPOSED UNDERSTORY SHRUBS AND PLANTS WITHIN DUNE PRESERVATION OVERLAY ZONE ARE NATIVE AND ADAPTIVE SPECIES THAT DO NOT NEED TO BE MAINTAINED/CLIPPED PERIODICALLY.
 3. 50% OF THE REAR PROPERTY LINE TO BE MAINTAINED TRANSPARENT WITH PLANT MATERIAL NOT EXCEEDING 36" OVERALL AT MATURE HEIGHT. REFER TO CANOPY PLAN SHEET L-501 FOR VIEW CORRIDORS.



Date	April 06, 2020	Sheet No.	
Scale	1" = 40'-0"		L-205
Project	MA20102		



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REV 1 - HPB	04/06/2020		

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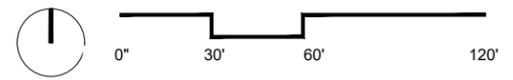
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**OVERALL RENDERED
 ROOF PLAN**

Date	April 06, 2020	Sheet No.	L-206
Scale	1" = 60'-0"		
Project	MA20102		

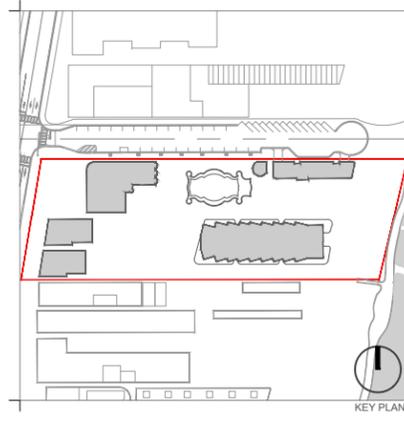
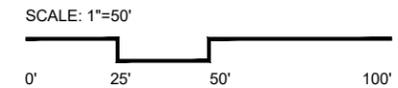




1 WEST ELEVATION
Scale: 1"=50'



2 EAST ELEVATION
Scale: 1"=50'



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REV 1 - HPB	04/06/2020		

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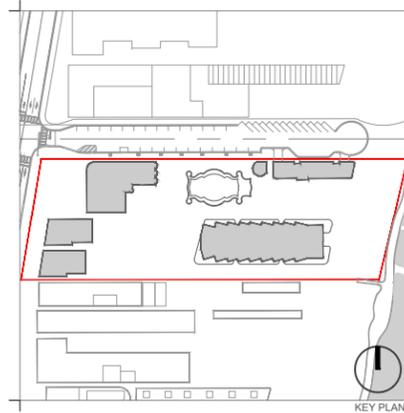
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**RENDERED WEST AND EAST
SITE ELEVATION**

Date	April 06, 2020	Sheet No.	
Scale	1"=50'		L-300
Project	MA20102		



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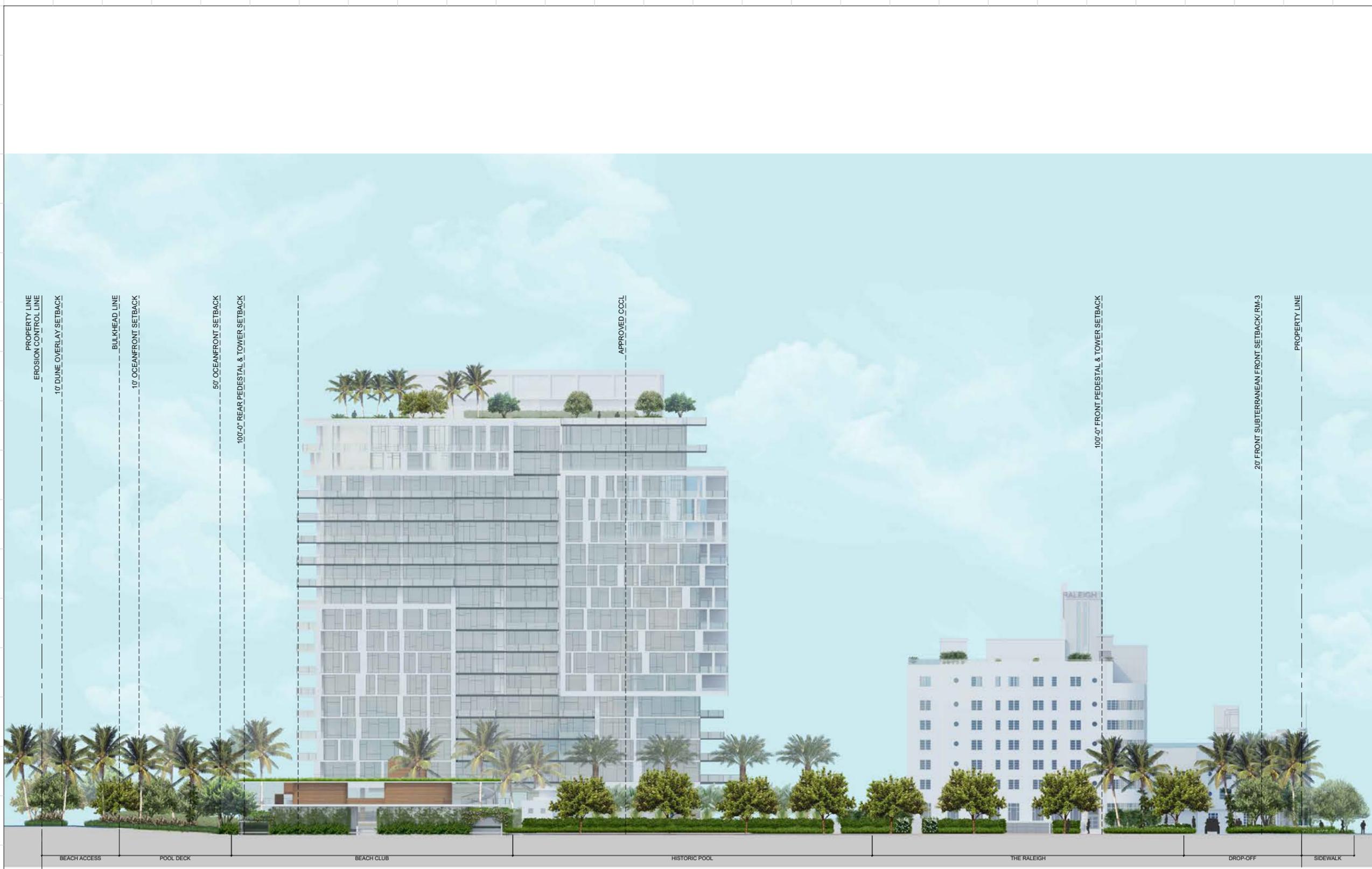
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**RENDERED NORTH SITE
 ELEVATION**

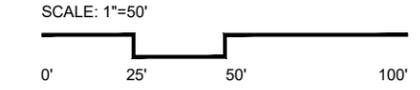
Date	April 06, 2020	Sheet No.	L-301
Scale	1"=50'		
Project	MA20102		



PROPERTY LINE
 EROSION CONTROL LINE
 10' DUNE OVERLAY SETBACK
 BULKHEAD LINE
 10' OCEANFRONT SETBACK
 50' OCEANFRONT SETBACK
 100'-0" REAR PEDESTAL & TOWER SETBACK
 APPROVED CCCL
 100'-0" FRONT PEDESTAL & TOWER SETBACK
 20' FRONT SUBTERRANEAN FRONT SETBACK/RM-3
 PROPERTY LINE

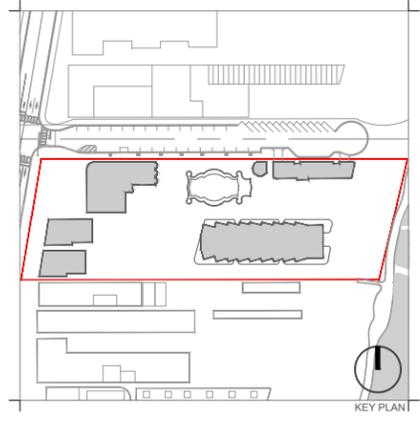
BEACH ACCESS POOL DECK BEACH CLUB HISTORIC POOL THE RALEIGH DROP-OFF SIDEWALK

1 NORTH ELEVATION
 Scale: 1"=50'





1 SOUTH ELEVATION
Scale: 1"=50'



Rev.	Date	Rev.	Date
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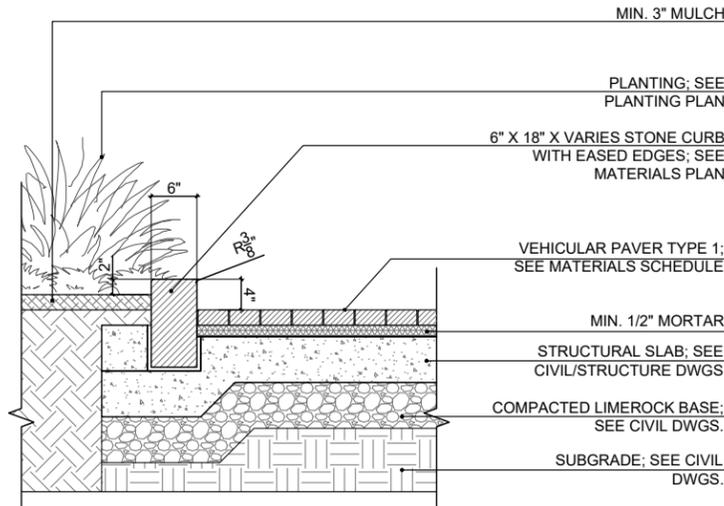
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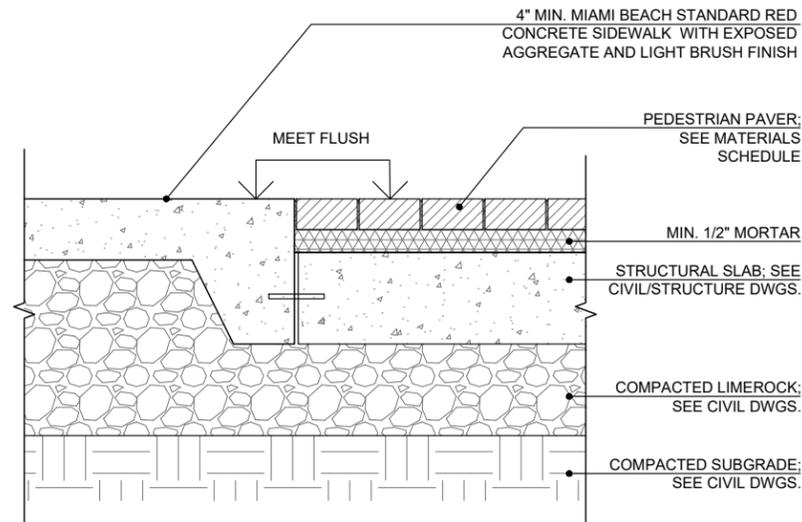
RENDERED SOUTH SITE ELEVATION

Date	April 06, 2020	Sheet No.	
Scale	1"=50'		L-302
Project	MA20102		

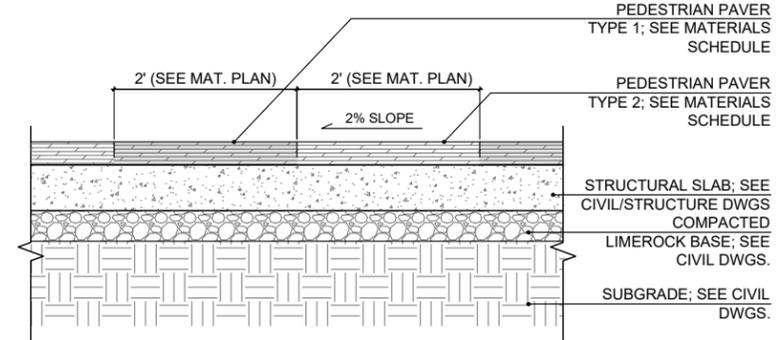


NOTE:
 1. REFER TO CIVIL OR STRUCTURAL ENGINEER DRAWINGS FOR SLABS AND CONCRETE FOOTERS;
 2. CONTRACTOR TO SUBMIT SHOP DRAWINGS.

1 STONE CURB AT HOTEL DROP-OFF
 Scale: N.T.S.

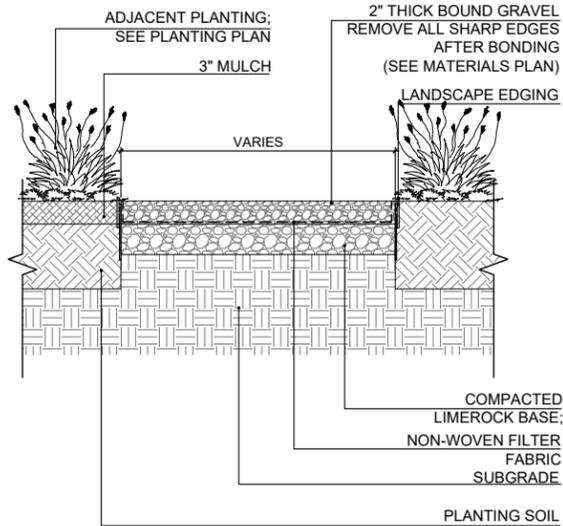


2 STONE PAVER TRANSITION AT HOTEL DROP-OFF
 Scale: N.T.S.



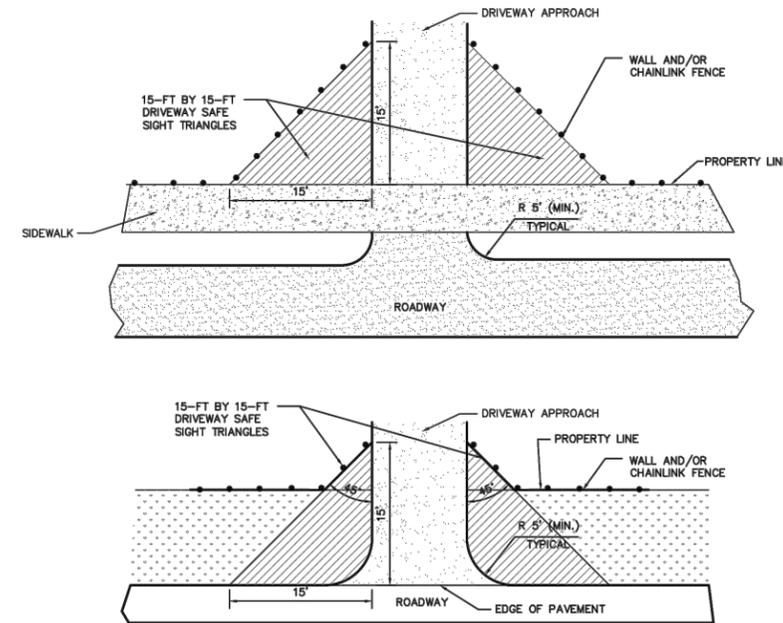
NOTE:
 1. REFER TO CIVIL AND STRUCTURAL ENGINEER DRAWINGS FOR SUBBASE AND SLABS SPECIFICATIONS

3 PEDESTRIAN ACCESS AT HOTEL DROP-OFF
 Scale: N.T.S.



4 GRAVEL AT PROMENADE
 Scale: N.T.S.

CMB SIGHT VISIBILITY TRIANGLE (RS-16)



THIS TRIANGLE APPLIES ON ROADS OTHER THAN COLLECTORS AND ARTERIALS

THE HEIGHT OF FENCES, WALLS, BUS SHELTERS AND HEDGES SHALL NOT EXCEED 2 FEET IN HEIGHT WITHIN FIFTEEN (15) FEET OF THE EDGE OF DRIVEWAY LEADING TO A PUBLIC RIGHT-OF-WAY.

THE SAFE SIGHT DISTANCE TRIANGLE AREA SHALL NOT CONTAIN OBSTRUCTIONS TO CROSS-VISIBILITY AT A HEIGHT BETWEEN 2 FEET AND 6 FEET ABOVE PAVEMENT. POTENTIAL OBSTRUCTIONS INCLUDE, BUT ARE NOT LIMITED TO STRUCTURES, GRASS, GROUND COVERS, SHRUBS, VINES, HEDGES, TREES, ROCKS, WALLS AND FENCES.

NOTES:
 1. FOR REFERENCE ONLY; SEE ARCH AND CIVIL PLANS.
 2. SIGHT TRIANGLES TO BE CLEARED OF OBSTRUCTIONS FROM 2' TO 6' ABOVE GRADE

5 DRIVEWAY SAFE SIGHT TRIANGLE
 Scale: N.T.S.

Metro 40 Collection

Product Data Sheet



Ride™ Bike Rack

Capacity: 2 bikes
 Surface mount or embedded to concrete surface.
 Requires only two bolts to mount, with extra surface mount anchor hole provided.
 4 stainless steel leveling glides within the base are provided for fine adjustment from top side of base.
 Cover plate over bike rack base provides seamless appearance.

Style	Depth	Length	Height	Product Weight
bike rack	3.5"	20"	20"	50 lb

Hi-Glo™ Pedestrian Light and Lo-Glo™ Path Light

Please refer to product data sheets for technical information and specifications.

Connect™ Shelter

Please refer to the Metro40 Workbook.

To Specify

Visit landscapeforms.com.

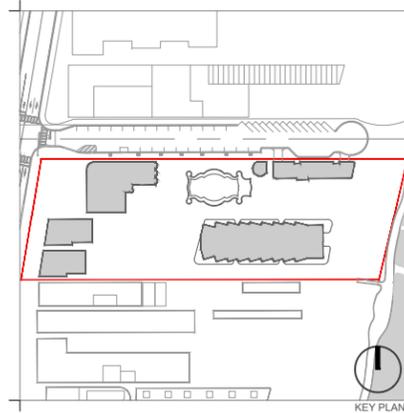
Designed by BMW Group Designworks

Rest Bench is protected by U.S. Patent Nos. D600,460; D601,361; D601,820
 Connect Rail is protected by U.S. Patent No. D644,448; D602,271
 Collect is protected by U.S. Patent No. D607,171; D610,322
 Stop is protected by U.S. Patent No. D608,913
 Ride is protected by U.S. Patent No. D613,646



Visit landscapeforms.com for more information. Specifications are subject to change without notice. Landscape Forms supports the Landscape Architecture Foundation at the Second Century level.
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6 BIKE RACK
 Scale: N.T.S.



Rev.	Date	Rev.	Date
REV 1 - HPB	04/06/2020		

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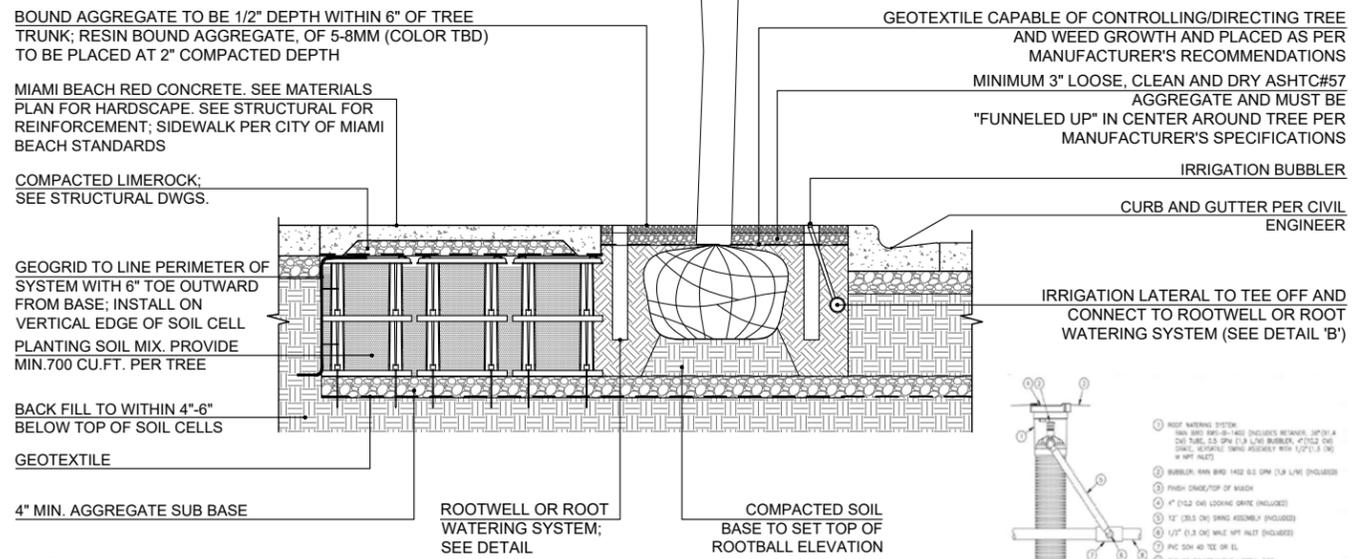
enea garden design

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FOR THE FIRM:
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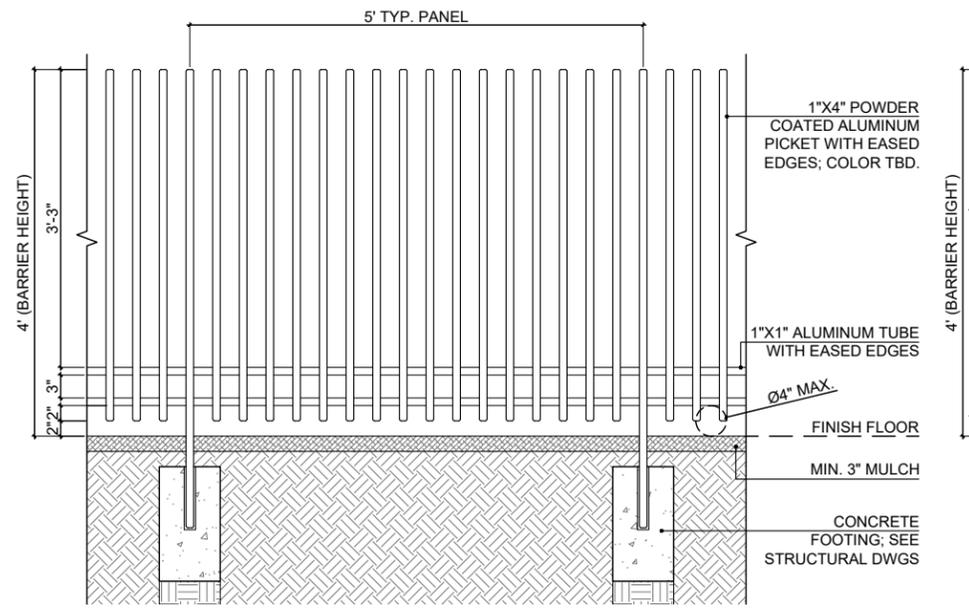
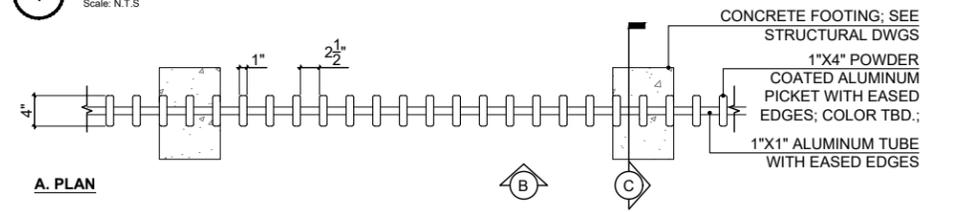
HARDSCAPE DETAILS

Date	April 06, 2020	Sheet No.
Scale	AS SHOWN	L-400
Project	MA20102	



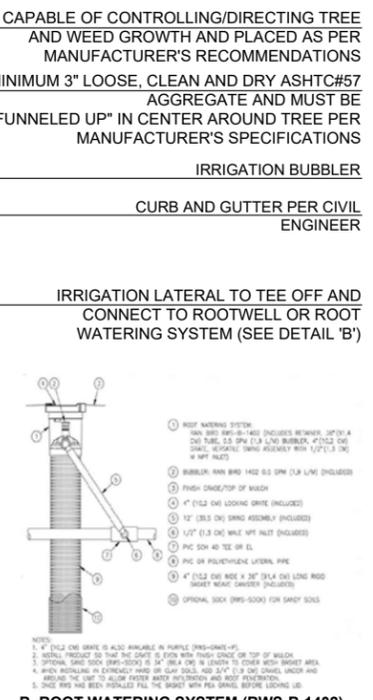
- A. SECTION**
- NOTE:
1. CONTRACTOR TO SUBMIT SILVA CELL SPECIFICATION FOR ARCHITECT AND CITY APPROVAL PRIOR TO EXECUTION. 1 OR 2 LAYERS OF SILVA CELLS- EXACT QUANTITY TO BE DETERMINED IN THE FIELD PRIOR TO ORDERING.
 2. STRUCTURAL SOIL CELLS TO BE SILVA CELL BY DEEPROOT OR STRATAVAULT BY CITYGREEN
 3. INSTALLATION PER MANUFACTURER'S SPECIFICATIONS.
 4. CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR EACH CONDITION FOR FINAL COORDINATION WITH REQUIRED UTILITIES AND FOR REVIEW PRIOR TO INSTALLATION.
 5. DETAIL FOR REFERENCE ONLY

1 CBM TREE PIT DETAIL W/ ROOTWELL OR ROOT WATERING SYSTEM

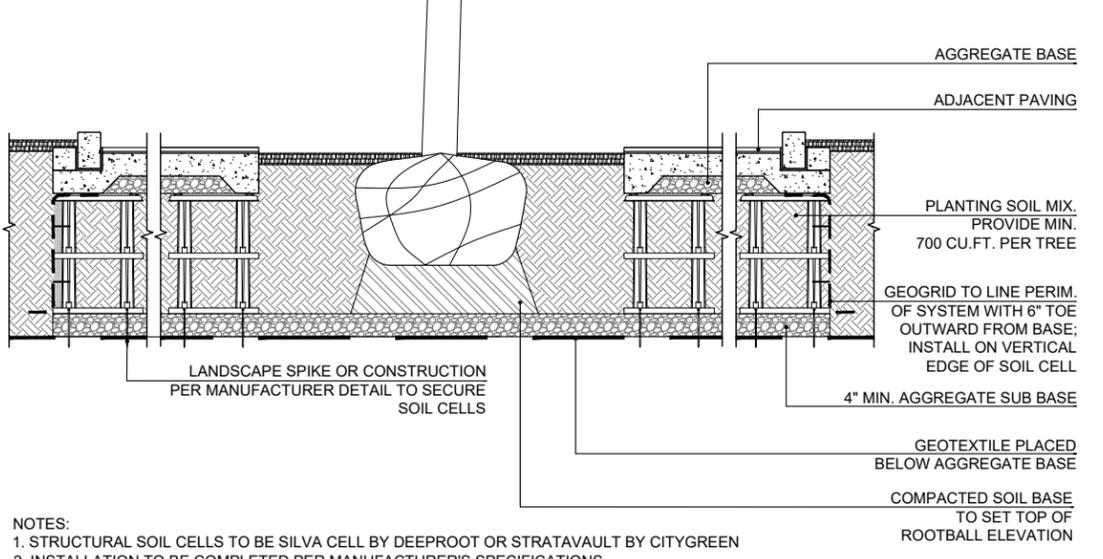


- B. ELEVATION**
- NOTES:
1. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR APPROVAL PRIOR TO FABRICATION.
 2. SEE WATERPROOFING CONSULTANT'S DRAWINGS FOR WATERPROOFING SPECIFICATIONS
 3. SEE CIVIL DRAWING FOR GRADING.
 4. SPECIALTY ENGINEER TO VERIFY SPACING FOR WIND AND LOAD REQUIREMENTS

3 TYPICAL ALUMINUM FENCE

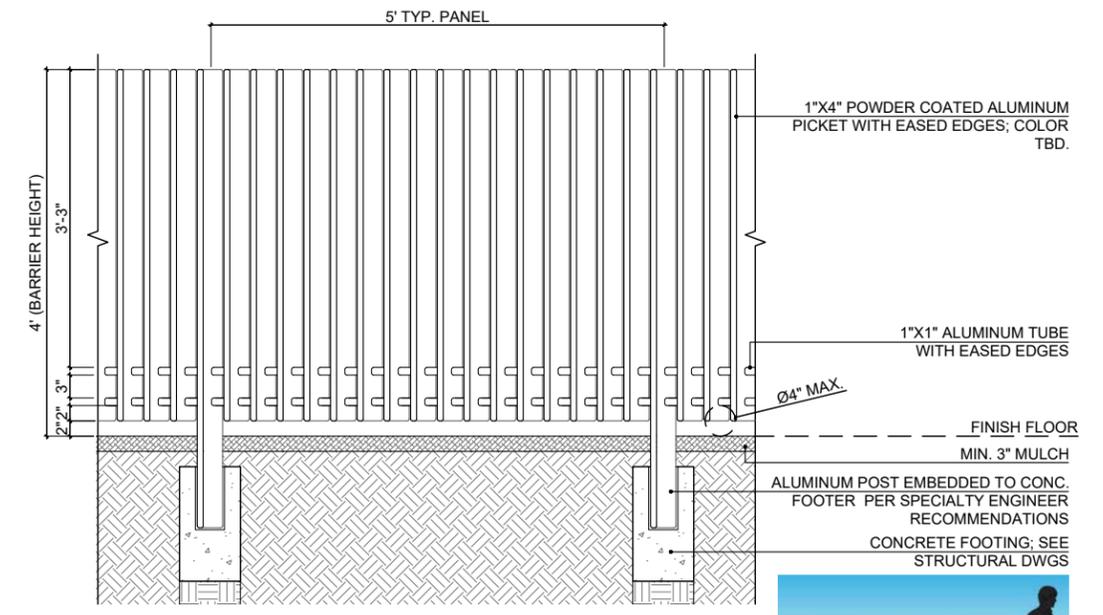
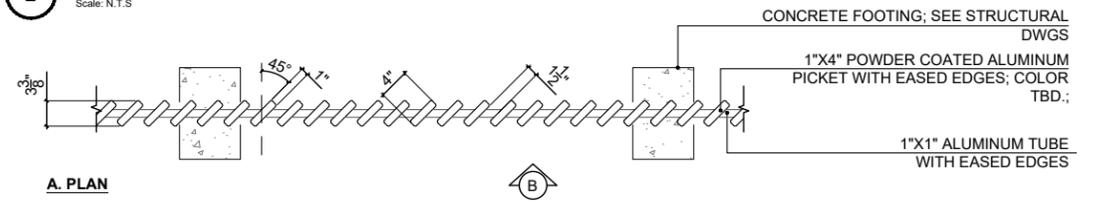


B. ROOT WATERING SYSTEM (RWS-B-1402)



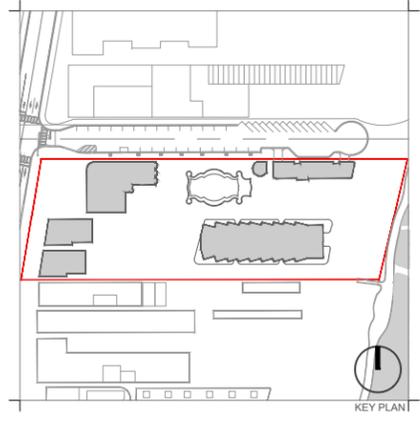
- NOTES:
1. STRUCTURAL SOIL CELLS TO BE SILVA CELL BY DEEPROOT OR STRATAVAULT BY CITYGREEN
 2. INSTALLATION TO BE COMPLETED PER MANUFACTURER'S SPECIFICATIONS.
 3. CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR EACH CONDITION FOR FINAL COORDINATION WITH REQUIRED UTILITIES AND FOR REVIEW PRIOR TO INSTALLATION.

2 SUSPENDED PAVEMENT SYSTEM



- B. ELEVATION**
- NOTES:
1. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR APPROVAL PRIOR TO FABRICATION.
 2. SEE WATERPROOFING CONSULTANT'S DRAWINGS FOR WATERPROOFING SPECIFICATIONS
 3. SEE CIVIL DRAWING FOR GRADING.
 4. SPECIALTY ENGINEER TO VERIFY SPACING FOR WIND AND LOAD REQUIREMENTS

4 TYPICAL PRIVACY FENCE



Rev.	Date	Rev.	Date
REV 1 - HPB	04/06/2020		

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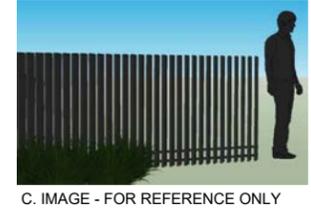
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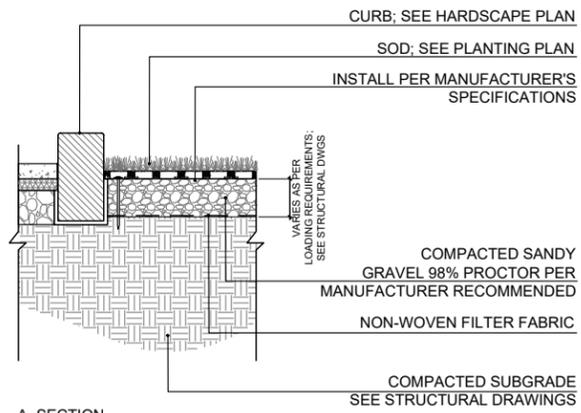
REG. NO: LC26000339
SEAL:

FOR THE FIRM:
GERARDO JAVIER DELGADO
R.L.A. 0001574

HARDSCAPE DETAILS

Date	April 06, 2020	Sheet No.	
Scale	N/A		L-401
Project	MA20102		

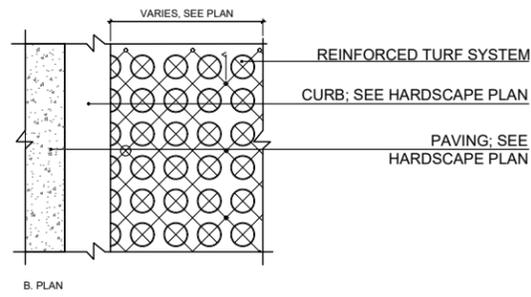




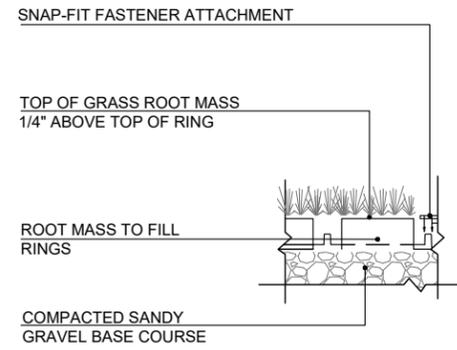
A. SECTION

- NOTES:
1. INSTALL REINFORCED TURF SYSTEM PER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.

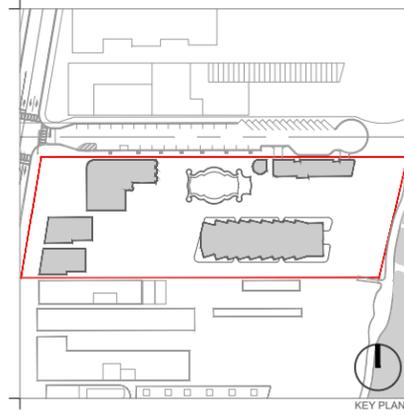
1 REINFORCED TURF, TYP.
Scale: N.T.S



B. PLAN



C. ENLARGEMENT



KEY PLAN

Rev.	Date	Rev.	Date
REV 1 - HPB	04/06/2020		

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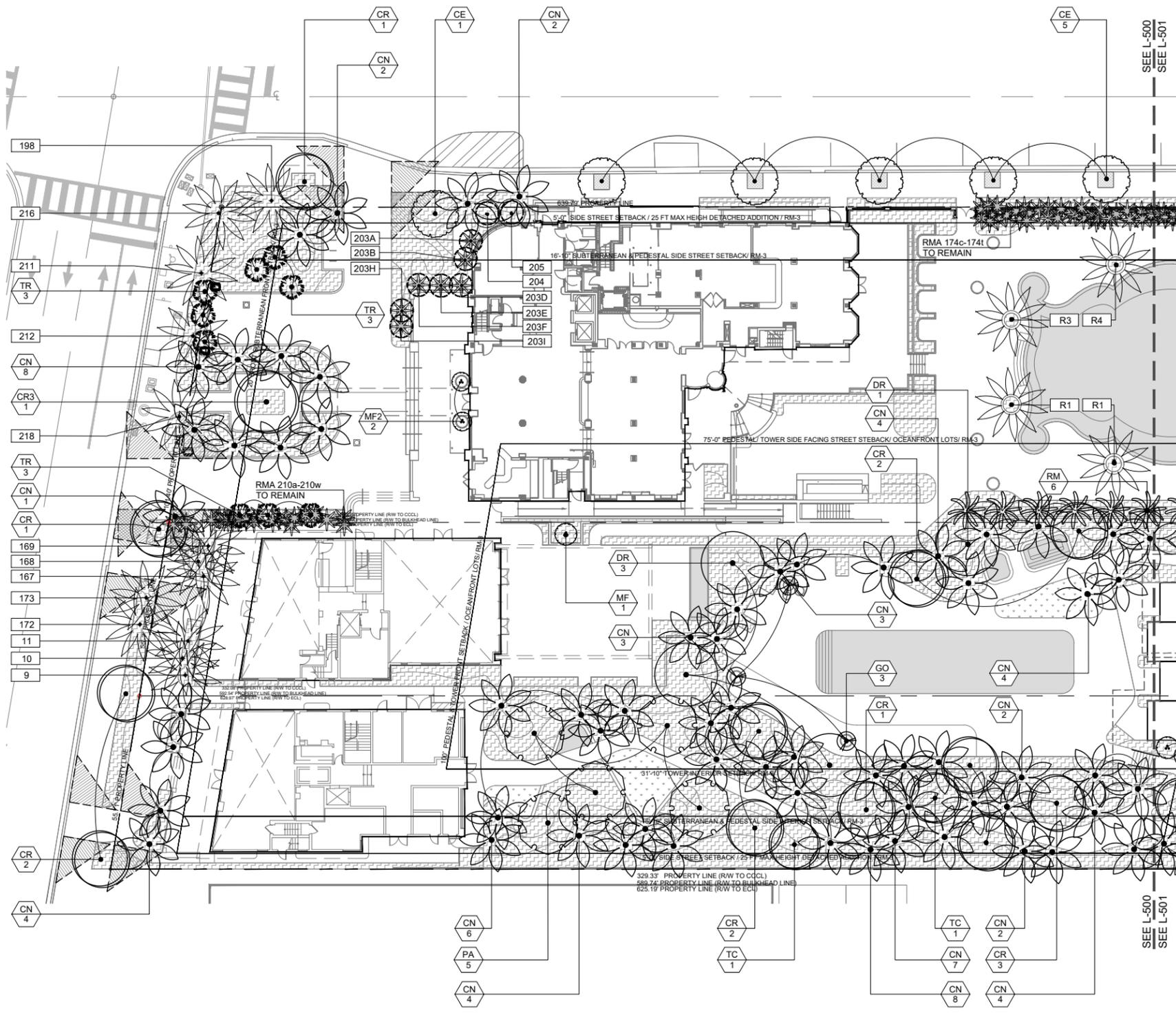
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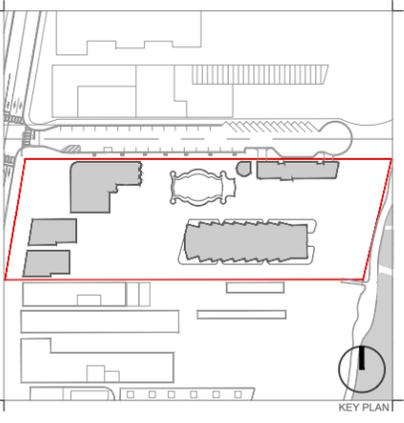
HARDSCAPE DETAILS

Date	April 06, 2020	Sheet No.	
Scale	N/A		L-402
Project	MA20102		



- NOTES:**
1. REFER TO SHEET L-504 FOR PROPOSED PLANT SCHEDULE AND CITY OF MIAMI BEACH LANDSCAPE LEGEND FORM.
 2. REFER TO SHEET L-504 FOR SCHEDULE OF TREES PROTECTED AND RELOCATED FROM ON-SITE AS PER DISPOSITION PLANS (L-100/L-103).
 3. ALL NEWLY-PLANTED AND RELOCATED PLANT MATERIAL SHALL BE WATERED BY A PERMANENT IRRIGATION SYSTEM.
 4. IRRIGATION DETAILS AND SPECIFICATIONS SHALL INCLUDE SOIL MOISTURE SENSORS.

- LEGEND**
- XX PROPOSED TREE
 - X EXISTING TREE TO REMAIN
(SEE TREE DISPOSITION SCHEDULE FOR SPECIFICATIONS)
 - X RELOCATED TREE
(SEE TREE DISPOSITION SCHEDULE FOR SPECIFICATIONS)



Rev.	Date	Rev.	Date
REV. 1 - HPB	04/06/2020		

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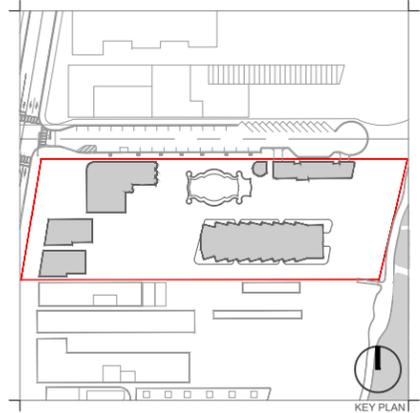
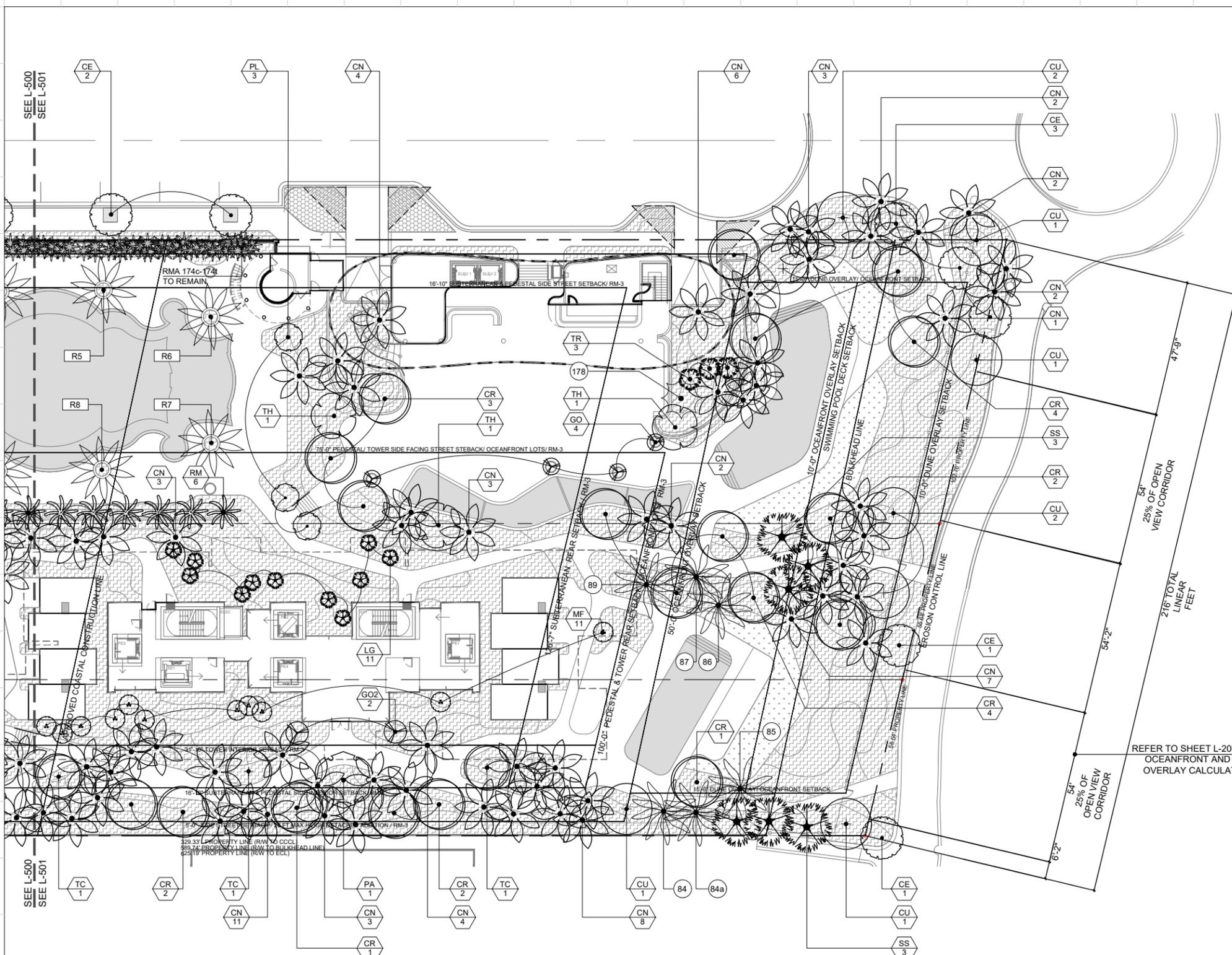
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CANOPY PLANTING PLAN - WEST

Date	April 06, 2020	Sheet No.	L-500
Scale	1" = 40'-0"		
Project	MA20102		



Rev.	Date	Rev.	Date
REV. 1 - HPB	04/06/2020		

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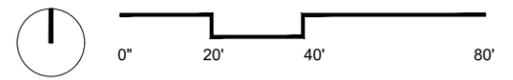
CANOPY PLANTING PLAN - EAST

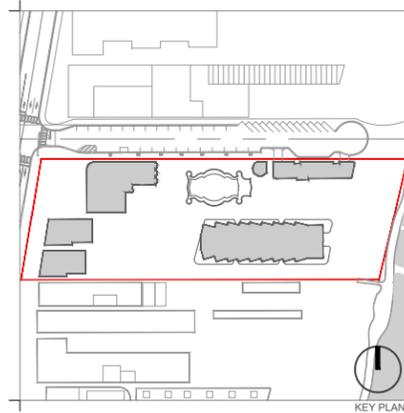
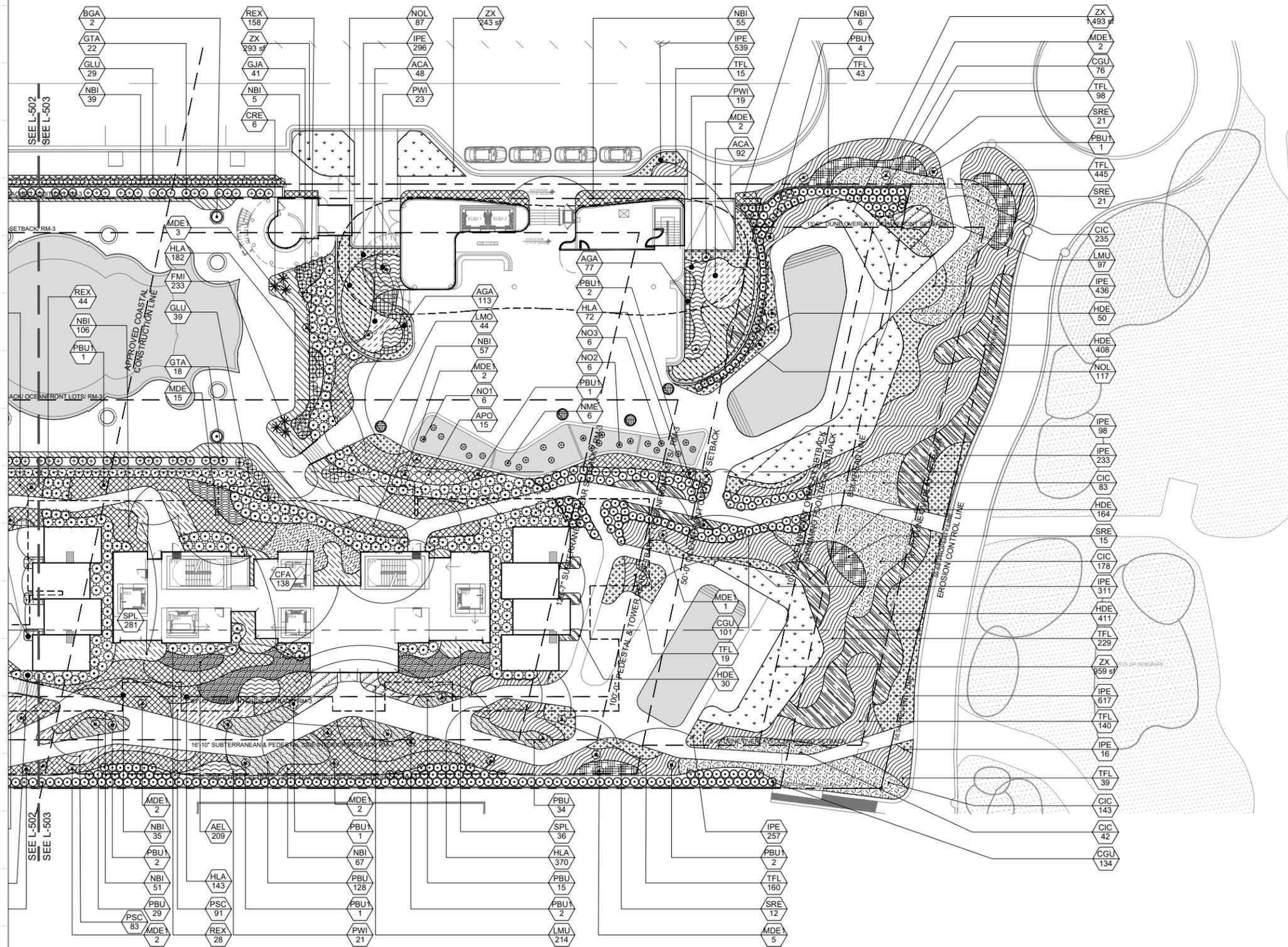
Date	April 06, 2020	Sheet No.	L-501
Scale	1" = 40'-0"		
Project	MA20102		

- NOTES:**
- REFER TO SHEET L-504 FOR PROPOSED PLANT SCHEDULE AND CITY OF MIAMI BEACH LANDSCAPE LEGEND FORM.
 - REFER TO SHEET L-504 FOR SCHEDULE OF TREES PROTECTED AND RELOCATED FROM ON-SITE AS PER DISPOSITION PLANS (L-100/L-103).
 - ALL NEWLY-PLANTED AND RELOCATED PLANT MATERIAL SHALL BE WATERED BY A PERMANENT IRRIGATION SYSTEM.
 - IRRIGATION DETAILS AND SPECIFICATIONS SHALL INCLUDE SOIL MOISTURE SENSORS.

- LEGEND**
- PROPOSED TREE
 - EXISTING TREE TO REMAIN (SEE TREE DISPOSITION SCHEDULE FOR SPECIFICATIONS)
 - RELOCATED TREE (SEE TREE DISPOSITION SCHEDULE FOR SPECIFICATIONS)

VIEW CORRIDOR CALCULATIONS:
 216' TOTAL LINEAR FEET ALONG REAR PROPERTY LINE
 PROVIDED VIEW CORRIDOR: 108' LINEAR FEET (50%)
 (REQUIRED BY CODE: 50%)





Rev.	Date	Rev.	Date
REV. 1 - HPB	04/06/2020		

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UNDERSTORY PLAN - EAST

- NOTES:
1. REFER TO SHEET L-504 FOR PROPOSED PLANT SCHEDULE AND CITY OF MIAMI BEACH LANDSCAPE LEGEND FORM.
 2. ALL NEWLY-PLANTED AND RELOCATED PLANT MATERIAL SHALL BE WATERED BY A PERMANENT IRRIGATION SYSTEM.
 3. IRRIGATION DETAILS AND SPECIFICATIONS SHALL INCLUDE SOIL MOISTURE SENSORS.

Date	April 06, 2020	Sheet No.	
Scale	1" = 40'-0"		L-503
Project	MA20102		

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE	DBH	HEIGHT	SPREAD	NATIVE
CR	31	Clusia rosea	Autograph Tree	FG, B&B	8" min. DBH.	18'-20'	10'	YES
CR3	1	Clusia rosea	Autograph Tree	SPECIMEN		25'	20'	YES
CU	8	Coccoloba uvifera	Sea Grape	200 gal.	6" min.	14'-16'	16'	YES
CE	13	Conocarpus erectus	Buttonwood	FG, B&B	10"	20'	15'	YES
DR	4	Delonix regia	Royal Poinciana	FG, B&B	10"	20'	20'	NO
GO	7	Guaiacum officinale	Lignum Vitae	100 gal.	4"-5"	10'	6'	NO
GO2	2	Guaiacum officinale	Lignum Vitae	200 gal.	6" min.	14'	8'	NO
MF2	2	Myrcianthes fragrans	Simpson's Stopper	100 gal.	4" min.	10'	6'	YES
MF	12	Myrcianthes fragrans	Simpson's Stopper	FG, B&B	4"-5"	14'	6'	YES
PA	6	Pachira aquatica	Guiana Chestnut	FG, B&B	12" DBH	25'	20'	NO
PL	3	Plumeria alba	White Frangipani	200 gal.	6" min	14'-16'	8'-10'	NO
TC	5	Tabebuia caraiba	Silver Trumpet	FG, B&B	4"-5"	14'-16'	16'	NO
TH	3	Tabebuia heterophylla	Pink Tabebuia	FG, B&B	10"	22'	16'	NO

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE	DBH	HEIGHT	SPREAD	NATIVE
CN	125	Cocos nucifera 'Maypan'	Maypan Coconut Palm	FG, B&B	12" DBH	17' GW	15'	NO
LG	11	Licuala grandis	Licuala Palm	45 gal.	3" min.	6'	6'	NO
SS	6	Sabal palmetto	Cabbage Palmetto	FG, B&B		12' CT		YES
TR	12	Thrinax radiata	Florida Thatch Palm	FG, B&B		12'		YES

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	HEIGHT	SPREAD	NATIVE
RM	12	Ravenala madagascariensis	Traveler's Tree	200 GAL	Pot	20'		NO

DISPOSITION #	QTY	BOTANICAL NAME	COMMON NAME	DBH	HEIGHT/CT	SPREAD
178	1	Padana utilis	Screw Pine	27"	27'	
84	1	Cocos nucifera	Coconut Palm	8"	28'	28'
84a	1	Cocos nucifera	Coconut Palm	16"	35'	36'
85	1	Cocos nucifera	Coconut Palm	10"	30'	26'
86	1	Cocos nucifera	Coconut Palm	14"	35'	36'
87	1	Cocos nucifera	Coconut Palm	10"	30'	34'
89	1	Cocos nucifera	Coconut Palm	8"	26'	30'

FOR ADDITIONAL SPECIFICATIONS FOR RELOCATED TREES REFER TO TREE DISPOSITION; SHEETS L-100 AND L-101

SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	HEIGHT	SPREAD	NATIVE
BGA	6	Brunfelsia grandiflora	Yesterday, Today, and Tomorrow	25 gal.	Pot	6'		NO
CGU	428	Clusia guttifera	Small Leaf Clusia	15 gal.	Pot	5'	3'	NO
GJA	171	Gardenia jasminoides	Gardenia	25 gal.	Pot	4'	3'	NO
GTA	100	Gardenia taitensis	Tiare Gardenia	25 gal.	Pot	6'		NO
GLU	205	Gymnanthes lucida	Crabwood	25 gal.	Pot	6'	3'	YES
REX	398	Rhapis excelsa	Lady Palm	25 gal.	Pot	5'	4'	No

ACCENT SHRUB	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	HEIGHT	SPREAD	NATIVE
CRE	9	Cycas revoluta	Sago Palm	45 gal.				

AQUATIC PLANTS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	HEIGHT	SPREAD	NATIVE
NME	6	Nymphaea mexicana	Mexican Water Lily - Yellow	3 gal.	Pot	3'		YES
NO1	6	Nymphaea odorata	Fragrant Water Lily - Violet	3 gal.	Pot			YES
NO2	6	Nymphaea odorata	Fragrant Water Lily - White	3 gal.	Pot			YES
NO3	6	Nymphaea odorata	Fragrant Water Lily - Pink	3 gal.	Pot			YES

VINES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	HEIGHT	SPREAD	NATIVE
MDE1	55	Monstera deliciosa	Split-Leaf Philodendron	7 gal.	Pot	3'		NO
PBU1	24	Philodendron x 'Burle Marx'	Philodendron	3 gal.	Pot	3'		NO
SF	5	Stephanotis floribunda	Madagascar Jasmine	7 gal.	Pot	4'		NO

GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	HEIGHT	SPREAD	NATIVE	SPACING
AGA	190	Aechmea bromosepala	Matchstick Bromeliad	1 gal.	Pot	8"		NO	12" o.c.
ACA	140	Allamanda cathartica	Golden Trumpet	3 gal.	Pot	24"		NO	18" o.c.
APO	54	Alocasia x 'Portora'	Portora Alocasia	7 gal.	Pot	5"	36"	NO	36" o.c.
AP2	14	Alpinia purpurata	Red Ginger	7 gal.	Pot	3"	3"	NO	36" o.c.
AEL	209	Aspidistra elatior	Cast Iron Plant	7 gal.	Pot	30"		NO	20" o.c.
BSE	370	Begonia x semperflorens-cultorum 'Pink'	Pink Begonia	3 gal.	Pot	8"	12"	NO	12" o.c.
CIC	681	Chrysobalanus icaco	Coco Plum	7 gal.	Pot	24"	18"	YES	24" o.c.
CFA	138	Cyrtomium falcatum	Holly Fern	3 gal.	Pot	18"	18"	NO	18" o.c.
EAU	62	Epipremnum aureum	Golden Pothos	1 gal.	Pot	8"	8"	NO	12" o.c.
FJA	34	Farugium japonicum	Leopard Plant	3 gal.	Pot	15"	18"	NO	18" o.c.
FMI	851	Ficus microcarpa 'Green Island'	Green Island Ficus	3 gal.	Pot	20"	18"	NO	20" o.c.
HDE	1,063	Helianthus debilis	Dune Sunflower	3 gal.	Pot	18"		YES	18" o.c.
HLA	2,387	Hymenocallis latifolia	Spider Lily	3 gal.	Pot	15"		YES	18" o.c.
IPE	2,803	Ipomoea pes-caprae	Railroad Vine	1 gal.	Pot	8"		YES	12" o.c.
LMO	44	Lantana montevidensis 'Alba'	White Trailing Lantana	1 gal.	Pot	8"	8"	NO	12" o.c.
LMU	622	Liriope muscari	Lilyturf	1 gal.	Pot	8"	8"	NO	12" o.c.
MDE	96	Monstera deliciosa	Split-Leaf Philodendron	7 gal.	Pot	3'	36"	NO	36" o.c.
NBI	701	Nephrolepis biserrata 'Macho Fern'	Macho Fern	3 gal.	Pot	18"	24"	YES	30" o.c.
NOL	204	Nerium oleander	Oleander	7 gal.	Pot	3'	18"	NO	20" o.c.
PBU	728	Philodendron x 'Burle Marx'	Philodendron	3 gal.	Pot	18"	24"	NO	24" o.c.
PCO	33	Philodendron x 'Congo'	Congo Philodendron	7 gal.	Pot	30"	36"	NO	36" o.c.
PWI	120	Philodendron x wilsonii	Philodendron wilsonii	7 gal.	Pot	30"	36"	NO	36" o.c.
PSC	1,314	Phymatosorus scolopendria	Wart Fern	3 gal.	Pot	14"		NO	18" o.c.
SRE	69	Serenoa repens	Saw Palmetto	25 gal.	Pot	3'	3'	YES	36" o.c.
SPL	317	Spathoglottis plicata	Ground Orchid	3 gal.	Pot	18"		NO	18" o.c.
TFL	1,188	Tripsacum floridanum	Florida Gamagrass	7 gal.	Pot	24"	24"	YES	24" o.c.
ZX	3,771 sf	Zoysia x	Zoysia Grass	sod				NO	

CITY OF MIAMI BEACH

LANDSCAPE LEGEND

INFORMATION REQUIRED TO BE PERMANENTLY AFFIXED TO PLANS

Zoning District: **RM-3** Lot Area: **132,602 SF** Acres: **3**

OPEN SPACE

A. Square feet of required Open Space as indicated on site plan: Lot Area = 132,602 s.f. x 30% = 39,781 s.f.	39,781	41,270
B. Square feet of parking lot open space required as indicated on site plan: Number of parking spaces _____ x 10 s.f. parking space =	N/A	N/A

LAWN AREA CALCULATION

A. Square feet of landscaped open space required:	39,782	41,270
B. Maximum lawn area (sod) permitted= 30% x 39,782 s.f.	11,934	3,235

TREES

A. Number of trees required per lot or net lot acre, less existing number of trees meeting minimum requirements: ___ 28 ___ trees x ___ 3 ___ net lot acres - (69) number of existing	15	97
B. % Natives required: Number of trees provided x 30% =	29	67
C. % Low maintenance / drought and salt tolerant required: Number of trees provided x 50% =	34	67
D. Street Trees (maximum average spacing of 20' o.c.) ___ 213 ___ linear feet along street divided by 20' =	11	11
E. Street tree species allowed directly beneath power lines: _____ linear feet along street divided by 20' =	N/A	N/A

SHRUBS

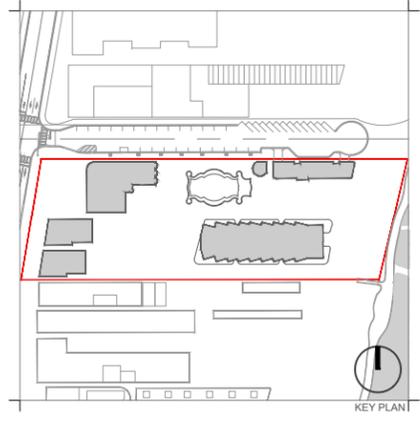
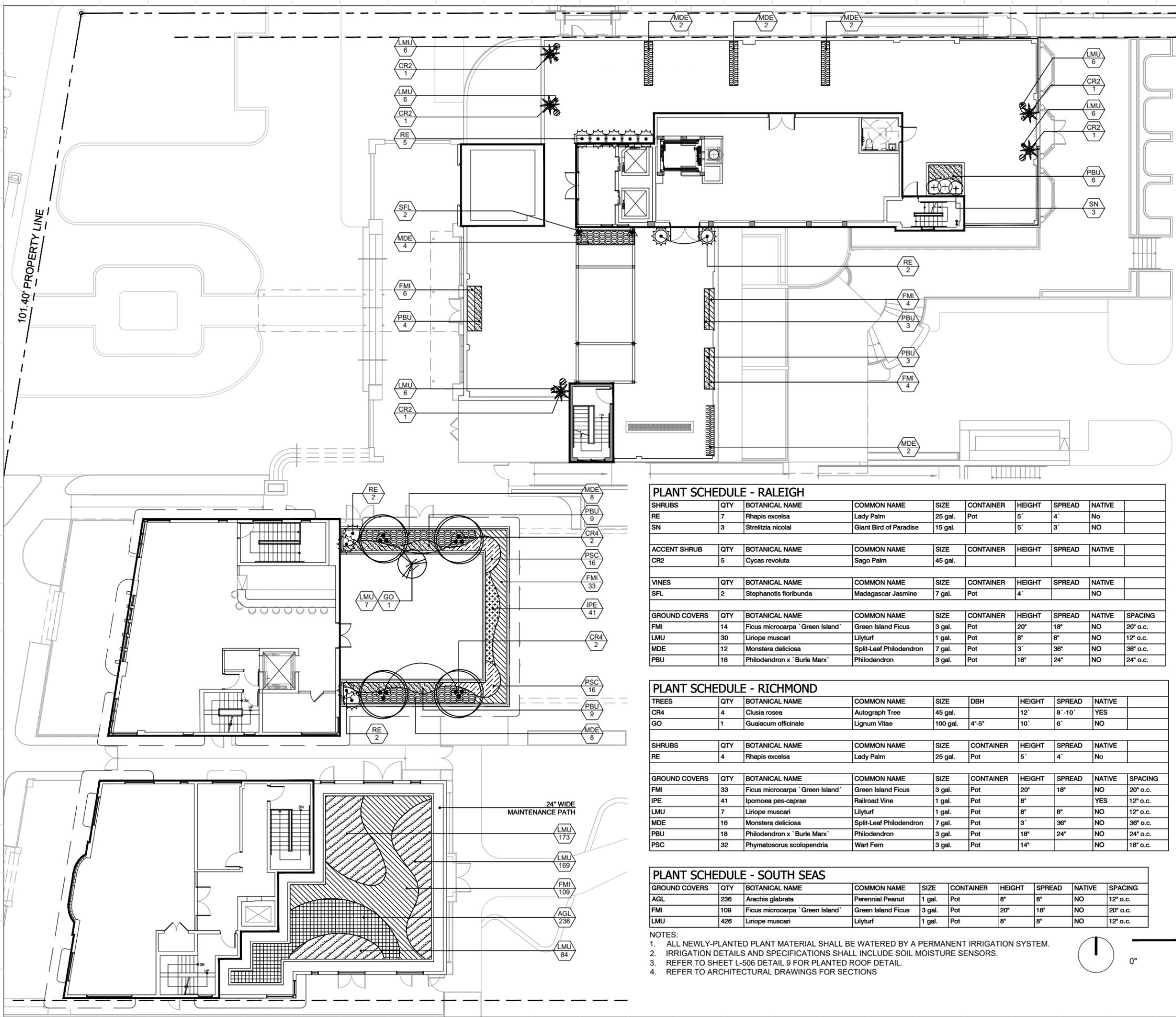
A. Number of shrubs required: Sum of lot and street trees required x 12 =	312	11,347
B. % Native shrubs required: Number of shrubs provided x 50% =	5,674	6,089

LARGE SHRUBS OR SMALL TREES

A. Number of large shrubs or small trees required: Number of required shrubs x 10% =	115	211
B. % Native large shrubs or small trees required: Number of large shrubs or small trees provided x 50% =	107	205

TREE #	BOTANICAL NAME	COMMON NAME	DBH (in)	HEIGHT/ CT (ft)	SPREAD (ft)	TPZ
9	Cocos nucifera	Coconut palm	9	28'	20	5'
10	Cocos nucifera	Coconut palm	10	40'	34	5'
11	Cocos nucifera	Coconut palm	8	40'	34	5'
167	Cocos nucifera	coconut palm	8	40'	28	5'
168	Cocos nucifera	Coconut palm	8	24'	22	5'
169	Cocos nucifera	Coconut palm	11	40'	38	5'
172	Cocos nucifera	Coconut palm	8	28'	30	5'
173	Cocos nucifera	Coconut palm	8	28'	30	5'
174c	Ravenala madagascariensis	Travellers tree	28	6'	30	4'
174d	Ravenala madagascariensis	Travellers tree	28	6'	30	4'
174e	Ravenala madagascariensis	Travellers tree	28	6'	30	4'
174f	Ravenala madagascariensis	Travellers tree	28	6'	30	4'
174g	Ravenala madagascariensis	Travellers tree	28	6'	30	4'
174h	Ravenala madagascariensis	Travellers tree	28	6'	30	4'
174i	Ravenala madagascariensis	Travellers tree	28	6'	30	4'
174j	Ravenala madagascariensis	Travellers tree	28	6'	30	4'
174k	Ravenala madagascariensis	Travellers tree	28	6'	30	4'
174l	Ravenala madagascariensis	Travellers tree	28	6'	30	4'
174m	Ravenala madagascariensis	Travellers tree	28	6'	30	4'
174n	Ravenala madagascariensis	Travellers tree	28	6'	30	4'
174o	Ravenala madagascariensis	Travellers tree	28	6'	30	4'
174p	Ravenala madagascariensis	Travellers tree	28	6'	30	4'
174q	Ravenala madagascariensis	Travellers tree	28	6'	30	4'
174r	Ravenala madagascariensis	Travellers tree	28	6'	30	4'
174s	Ravenala madagascariensis	Travellers tree	28	6'	30	4'
174t	Ravenala madagascariensis	Travellers tree	28	6'	30	4'
198	Cocos nucifera	Coconut palm	8	30'	34	5'
203a	Ravenala madagascariensis	Travellers tree	26	8'	35	6'
203b	Ravenala madagascariensis	Travellers tree	24	18'	30	6'
203d	Ravenala madagascariensis	Travellers tree	21	18'	35	6'
203c	Ravenala madagascariensis	Travellers tree	26	24'	30	6'
203f	Ravenala madagascariensis	Travellers tree	16	25'	35	6'
203h	Ravenala madagascariensis	Travellers tree	26	35'	25	6'
203i	Ravenala madagascariensis	Travellers tree	25	25'	35	6'
204	Clusia rosea	Pitch Apple	6	24'	20	8'

TREE #	BOTANICAL NAME	COMMON NAME	DBH (in)	HEIGHT/ CT (ft)	SPREAD (ft)	TPZ
205	Clusia rosea	Pitch Apple	6	24'	20	8'
210a	Ravenala madagascariensis	Travellers tree	8	15'	35	6'
210b	Ravenala madagascariensis	Travellers tree	8	10'	20	6'
210c	Ravenala madagascariensis	Travellers tree	9	18'	28	6'
210d	Ravenala madagascariensis	Travellers tree	7	9'	14	6'
210e	Ravenala madagascariensis	Travellers tree	25	20'	30	6'
210f	Ravenala madagascariensis	Travellers tree	28	18'	35	6'
210g	Ravenala madagascariensis	Travellers tree	5	6'	36	6'
210h	Ravenala madagascariensis	Travellers tree	9	18'	28	6'
210i	Ravenala madagascariensis	Travellers tree	18	8'	35	6'
210j	Ravenala madagascariensis	Travellers tree	18	8'	35	6'
210k	Ravenala madagascariensis	Travellers tree	18	8'	35	6'
210l	Ravenala madagascariensis	Travellers tree	18	8'	35	6'
210m	Ravenala madagascariensis	Travellers tree	18	8'	35	6'
210n	Ravenala madagascariensis	Travellers tree	18	8'	35	6'
210o	Ravenala madagascariensis	Travellers tree	18	8'	35	6'
210p	Ravenala madagascariensis	Travellers tree	18	8'	35	6'
210q	Ravenala madagascariensis	Travellers tree	18	8'	35	6'
210r	Ravenala madagascariensis	Travellers tree	18	8'	35	6'
210s	Ravenala madagascariensis	Travellers tree	18	8'	35	6'
210t	Ravenala madagascariensis	Travellers tree	18	8'	35	6'
210u	Ravenala madagascariensis	Travellers tree	18	8'	35	6'
210v	Ravenala madagascariensis	Travellers tree	18	8'	35	6'
210w	Ravenala madagascariensis	Travellers tree	18	8'	35	6'
211	Cocos nucifera	Coconut palm	9	30'	28	5'
212	Cocos nucifera	Coconut palm</				



Rev.	Date	Rev.	Date
REV 1 - HPB	04/06/2020		

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RALEIGH, RICHMOND & SOUTH SEAS
 1775-1757-1751 COLLINS AVE
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ROOF PLANTING PLAN - ENLARGEMENT 1

Date	April 06, 2020	Sheet No.	L-505
Scale	1" = 20'-0"		
Project	MA20102		

PLANT SCHEDULE - RALEIGH

SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	HEIGHT	SPREAD	NATIVE
RE	7	Rhapis excelsa	Lady Palm	25 gal.	Pot	5'	4'	No
SN	3	Strelitzia nicolai	Giant Bird of Paradise	15 gal.		5'	3'	NO

ACCENT SHRUB	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	HEIGHT	SPREAD	NATIVE
CR2	5	Cycas revoluta	Sago Palm	45 gal.				

VINES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	HEIGHT	SPREAD	NATIVE
SFL	2	Stephanotis floribunda	Madagascar Jasmine	7 gal.	Pot	4'		NO

GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	HEIGHT	SPREAD	NATIVE	SPACING
FMI	14	Ficus microcarpa 'Green Island'	Green Island Ficus	3 gal.	Pot	20"	18"	NO	20" o.c.
LMU	30	Liriope muscari	Lilyturf	1 gal.	Pot	8"	8"	NO	12" o.c.
MDE	12	Monstera deliciosa	Split-Leaf Philodendron	7 gal.	Pot	3'	36"	NO	36" o.c.
PBU	16	Philodendron x 'Burlle Marx'	Philodendron	3 gal.	Pot	18"	24"	NO	24" o.c.

PLANT SCHEDULE - RICHMOND

TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	DBH	HEIGHT	SPREAD	NATIVE
CR4	4	Clusia rosea	Autograph Tree	45 gal.		12'	8' - 10'	YES
GO	1	Gualacum officinale	Lignum Vitae	100 gal.	4"-5"	10'	6'	NO

SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	HEIGHT	SPREAD	NATIVE
RE	4	Rhapis excelsa	Lady Palm	25 gal.	Pot	5'	4'	No

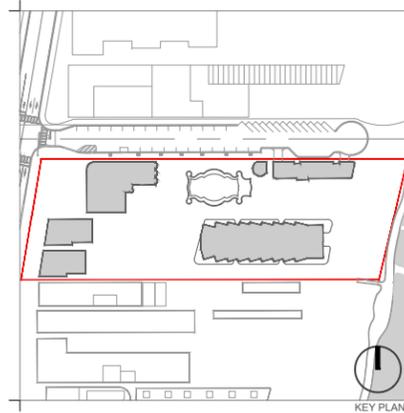
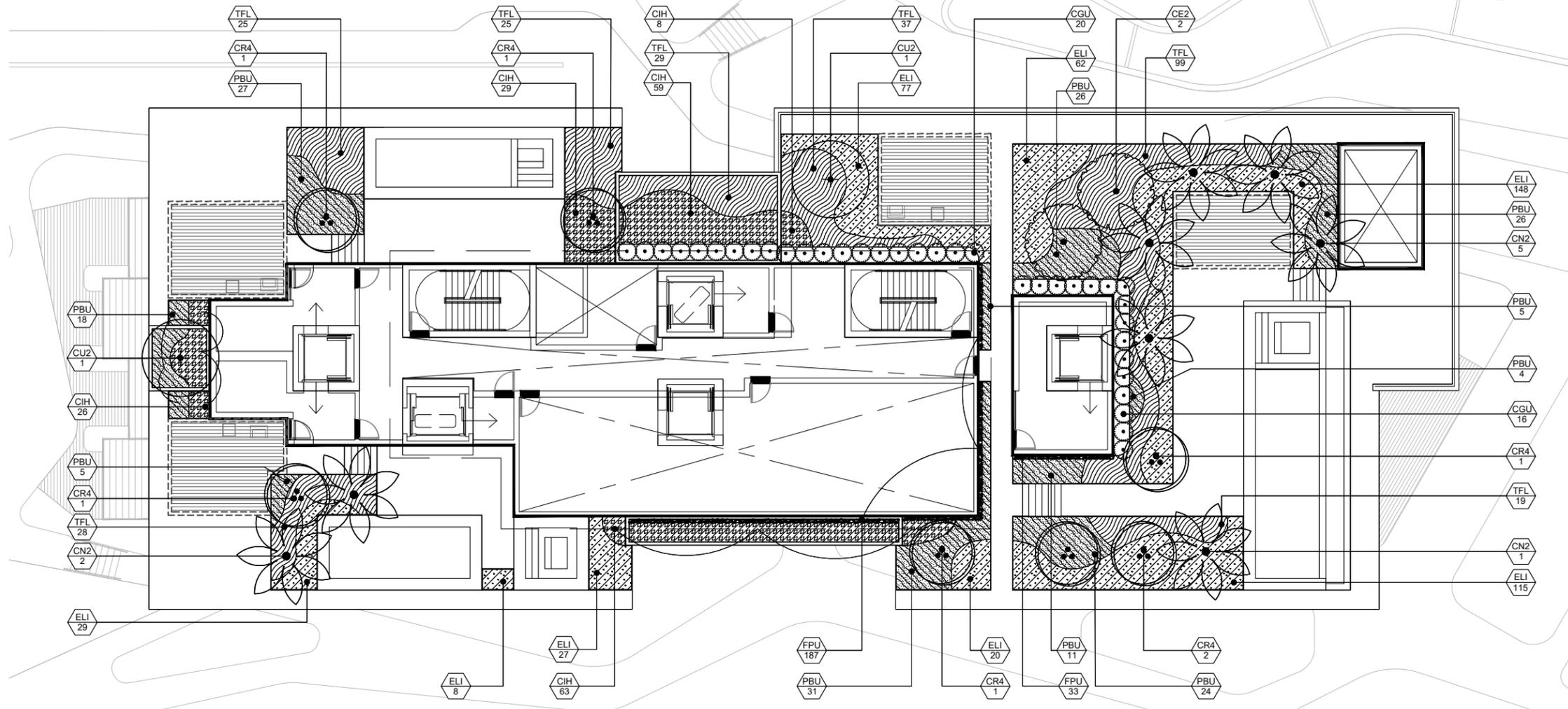
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	HEIGHT	SPREAD	NATIVE	SPACING
FMI	33	Ficus microcarpa 'Green Island'	Green Island Ficus	3 gal.	Pot	20"	18"	NO	20" o.c.
IPE	41	Ipomoea pes-caprae	Railroad Vine	1 gal.	Pot	8"		YES	12" o.c.
LMU	7	Liriope muscari	Lilyturf	1 gal.	Pot	8"	8"	NO	12" o.c.
MDE	16	Monstera deliciosa	Split-Leaf Philodendron	7 gal.	Pot	3'	36"	NO	36" o.c.
PBU	18	Philodendron x 'Burlle Marx'	Philodendron	3 gal.	Pot	18"	24"	NO	24" o.c.
PSC	32	Phymatosorus scolopendria	Wart Fern	3 gal.	Pot	14"		NO	18" o.c.

PLANT SCHEDULE - SOUTH SEAS

GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	HEIGHT	SPREAD	NATIVE	SPACING
AGL	236	Arachis glabrata	Perennial Peanut	1 gal.	Pot	8"	8"	NO	12" o.c.
FMI	109	Ficus microcarpa 'Green Island'	Green Island Ficus	3 gal.	Pot	20"	18"	NO	20" o.c.
LMU	426	Liriope muscari	Lilyturf	1 gal.	Pot	8"	8"	NO	12" o.c.

- NOTES:
- ALL NEWLY-PLANTED PLANT MATERIAL SHALL BE WATERED BY A PERMANENT IRRIGATION SYSTEM.
 - IRRIGATION DETAILS AND SPECIFICATIONS SHALL INCLUDE SOIL MOISTURE SENSORS.
 - REFER TO SHEET L-506 DETAIL 9 FOR PLANTED ROOF DETAIL.
 - REFER TO ARCHITECTURAL DRAWINGS FOR SECTIONS





Rev.	Date	Rev.	Date
REV 1 - HPB	04/06/2020		

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FOR THE
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 GERARDO JAVIER
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ROOF PLANTING PLAN - ENLARGEMENT 2

Date	April 06, 2020	Sheet No.	L-506
Scale	1" = 20'-0"		
Project	MA20102		

1 ENLARGEMENT 2 - TOWER
 Scale: 1" = 20'

PLANT SCHEDULE - BEACH CLUB									
TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	DBH	HEIGHT	SPREAD	NATIVE	
CR4	7	Clusia rosea	Autograph Tree	45 gal.		12'	8' -10'	YES	
CU2	2	Coccoloba uvifera	Sea Grape	100 gal.	4" min.	14'	12'	YES	
CE2	2	Conocarpus erectus	Buttonwood	FG, B&B	4" min.	14'	12'	YES	
PALM TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	DBH	HEIGHT	SPREAD	NATIVE	
CN2	8	Cocos nucifera `Maypan`	Maypan Coconut Palm	FG, B&B	12" DBH	17' GW	15'	NO	
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	HEIGHT	SPREAD	NATIVE	
CGU	36	Clusia guttifera	Small Leaf Clusia	15 gal.	Pot	5'	3'	NO	
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	HEIGHT	SPREAD	NATIVE	SPACING
CIH	185	Chrysobalanus icaco `Horizontalis`	Horizontal Cocoplum	7 gal.	Pot	18"	18"	YES	20" o.c.
ELI	486	Ernodea littoralis	Golden Creeper	3 gal.	Pot	15"		YES	18" o.c.
FPU	220	Ficus pumila	Creeping Fig	1 gal.	Med.			NO	6" o.c.
PBU	177	Philodendron x `Burl Marx`	Philodendron	3 gal.	Pot	18"	24"	NO	24" o.c.
TFL	262	Tripsacum floridanum	Dwarf Fakahatchee Grass	7 gal.	Pot	24"	24"	YES	24" o.c.

- NOTES:**
1. ALL NEWLY-PLANTED PLANT MATERIAL SHALL BE WATERED BY A PERMANENT IRRIGATION SYSTEM.
 2. IRRIGATION DETAILS AND SPECIFICATIONS SHALL INCLUDE SOIL MOISTURE SENSORS.
 3. REFER TO SHEET L-506 DETAIL 9 FOR PLANTED ROOF DETAIL.
 4. REFER TO ARCHITECTURAL DRAWINGS FOR SECTIONS.



