



LAND

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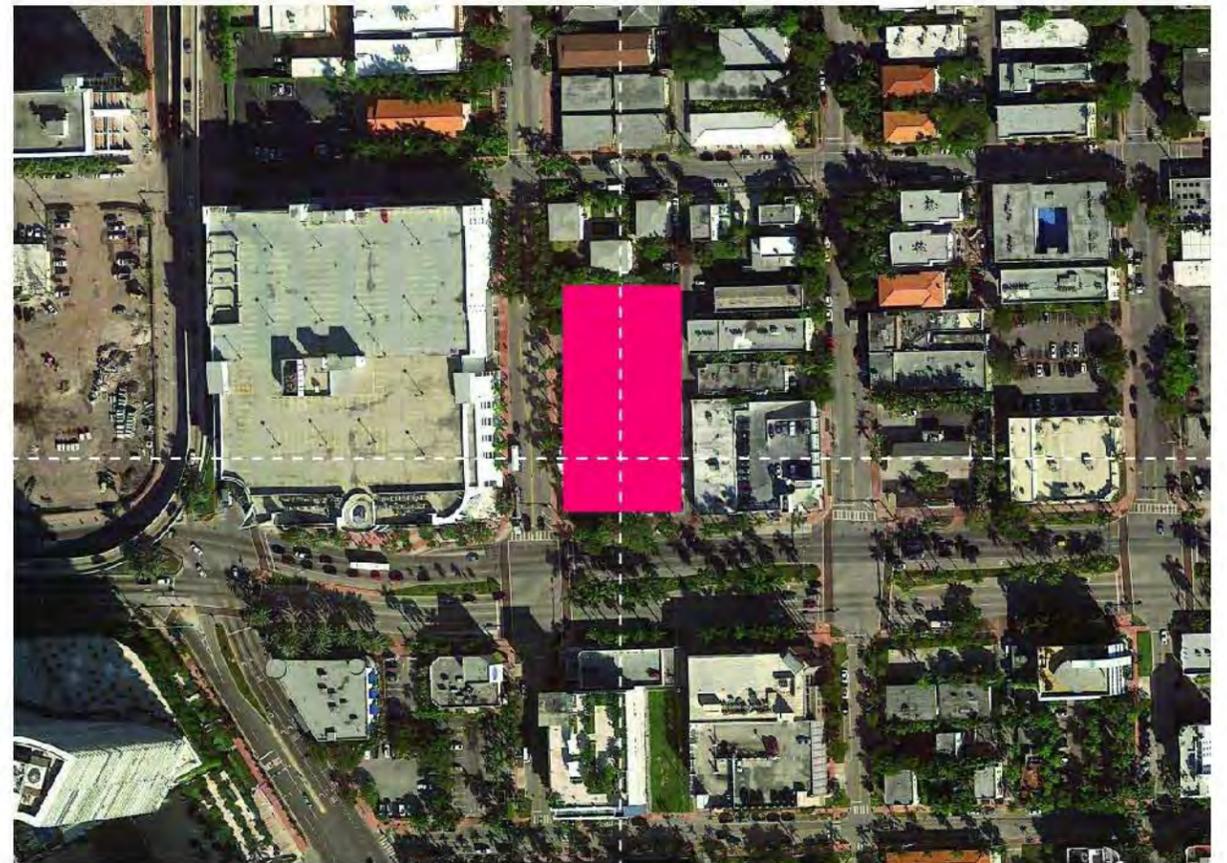
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INDEX OF DRAWINGS

- 00 Cover Page
- 02 Survey
- 04 Zoning Data
- 04.1 FAR Analysis
- 04.1.1 Existing FAR
- 04.2 Open Space Diagram
- 04.3 Operational Plan
- 05. Context Aerial
- 06 Context (1)
- 07 Context (2)
- 08 Context (3)
- 09 Context (4)
- 09.01 Context (5)
- 09.1 Demolition Floor Plans
- 09.2 Building Photos
- 09.3 Building (1)
- 09.4 Building (2)
- 10. Site
- 11. Level 1
- 11.2 Level1 - New Road
- 12. Level 2
- 12.5 Level 2.5
- 13. Level 3
- 14. Level 4
- 15. Level 5
- 15.1 East & West Elevation
- 15.2 North & South Elevation
- 15.4 Garage Roof
- 19 Street Section A - Sidewalk
- 19.2 Street Section B - Planter
- R.1 Rendering (1)
- R.2 Rendering (2)
- R.3 Rendering (3)
- R.4 Rendering (4)
- R.5 Rendering (5)

SCOPE OF WORK

New 5-Story Retail Building with Structured parking and Conditional Use Permit request for building in excess of 50,000 square feet.



CITY OF MIAMI BEACH ZONING INFORMATION

ITEM				
1	Address	1045 5 ST , MIAMI BEACH, FL 33139-6504		
2	Board and File Numbers			
3	Folio Number(s)	02-4204-002-0040 , 02-4204-002-0030 , 02-4203-009-7840, and 02-4203-009-7850		
4	Year Constructed	1990 / 02-4204-002-0040 , 1937 / 02-4204-002-0030		
5	Base Flood Elevation	ZONE AE-8	Zoning District	C-PS2
6	Adjusted Grade (Flood+Grade/2)		Lot Area	45,000 SF
7	Lot Width	150'-0"	Lot Depth	300'-0"
8	Minimum Unit Size	N/A	Grade value in NGVD	4.72' NGVD
9	Existing Use	NIGHT CLUB	Proposed use:	RETAIL
Maximum Existing Proposed Deficiencies				
10	Height	BFE 8' NGVD + 50'-0" + freeboard 5'-0 + 3' variance	BFE 8' NGVD + 51'-7" + freeboard 5'-0 + 7" variance	
11	Number of Stories	5	5 STORIES	
12	FAR	2.0 * 45,000 SF= 90,000 SF	15,380 SF	86,221 SF
13	Gross Square Footage		15,380 SF	192,265 SF
14	Square Footage by Use			64,930 (RETAIL)
15	Number of Units Residential	N/A	N/A	
16	Number of units Hotel	N/A	N/A	
17	Number of Seats	N/A	N/A	
18	Occupancy load	N/A	N/A	
Maximum Existing Proposed Deficiencies				
	Subterranean	N/A	N/A	N/A
19	Front Setback			
20	Side Setback			
21	Side Setback			
22	Side Setback Facing Street			
23	Rear Setback			
Maximum Existing Proposed Deficiencies				
	At Grade Parking	N/A	N/A	
24	Front Setback			
25	Side Setback			
26	Side Setback			
27	Side Setback Facing Street			
28	Rear Setback			
Maximum Existing Proposed Deficiencies				
	Pedestal			
29	Front Setback	5'-0"	10'-0"	
30	Side Setback	0'-0"	N/A	
31	Side Setback	0'-0"	0'-0"	
32	Side Setback Facing Street	0'-0"	0'-0"	
33	Rear Setback	5'-0"	5'-0"	
Maximum Existing Proposed Deficiencies				
	Tower	N/A	N/A	
34	Front Setback			
35	Side Setback			
36	Side Setback			
37	Side Setback Facing Street			
38	Rear Setback			

	Maximum	Existing	Proposed	Deficiencies
39	Parking district			
40	Total # of parking spaces	217	218	
41	# of parking spaces per use (Provide a separate chart for a breakdown calculation)			
42	# of parking spaces per level (Provide a separate chart for a breakdown calculation)			
43	Parking Space Dimensions		8'-6" X 18'-0"	
44	Parking Space configuration (45,60,90,Parallel)		90 DEGREES	
45	ADA Spaces	7	7	
46	Tandem Spaces		0	
47	Drive aisle width		22'-0" & 24'-0"	
48	Valet drop off and pick up	N/A	N/A	
49	Loading zones and Trash collection areas	5 LOADING	5 LOADING 2 TRASH	
50	Racks		40	
Maximum Existing Proposed Deficiencies				
51	Type of use			
52	Total # of seats		NIGHTCLUB	RETAIL
53	Total # of seats per venue (Provide a separation chart for a breakdown calculation)			
54	Total occupant content			
55	Occupant content per venue (Provide a separate chart for a breakdown calculation)			
56	Is this a contributing building?		NO	NO
57	Located within a Local Historic District?		HISTORIC DISTRICT	Ocean Beach HD
Maximum Required Proposed Deficiencies				
	Parking and Loading space requirement			
			64,930 SF (RETAIL) / 300 PARKING SPACES = 217	
58	Handicap		7	7
59	8'-6" x 18'-0" Standard Parking		210	211
60	TOTAL PARKING		217	218
61	Loading		63,930 SF OF RETAIL = 5 (10'x20') SPACES	5(10'x20')

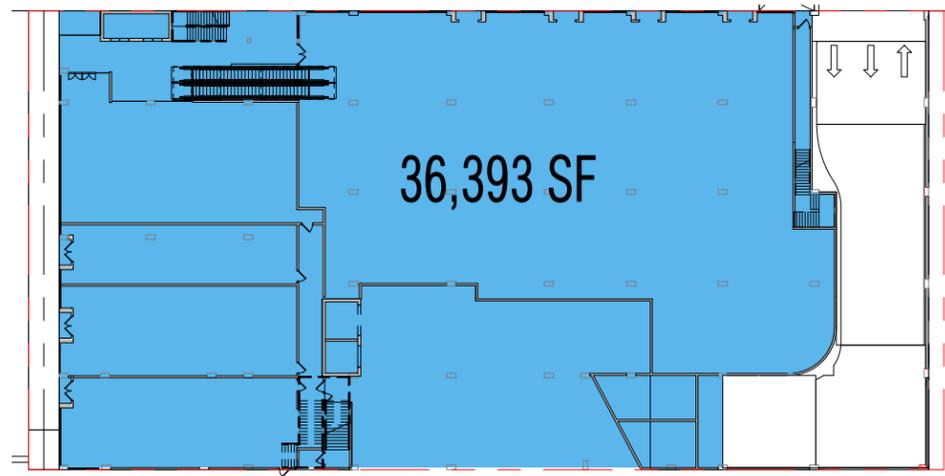
PARKING SPACES	
LEVEL 3	49
LEVEL 4	64
LEVEL 5	105
Total	218



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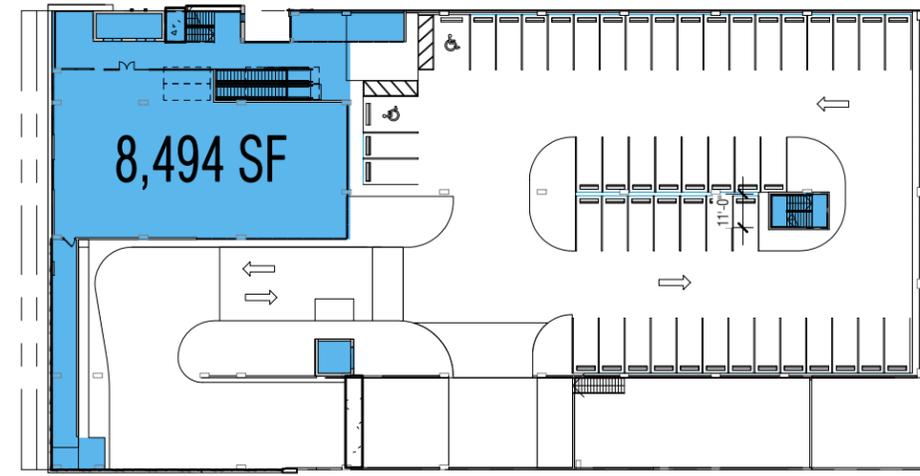


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FAR AREA PLAN LEVEL 1

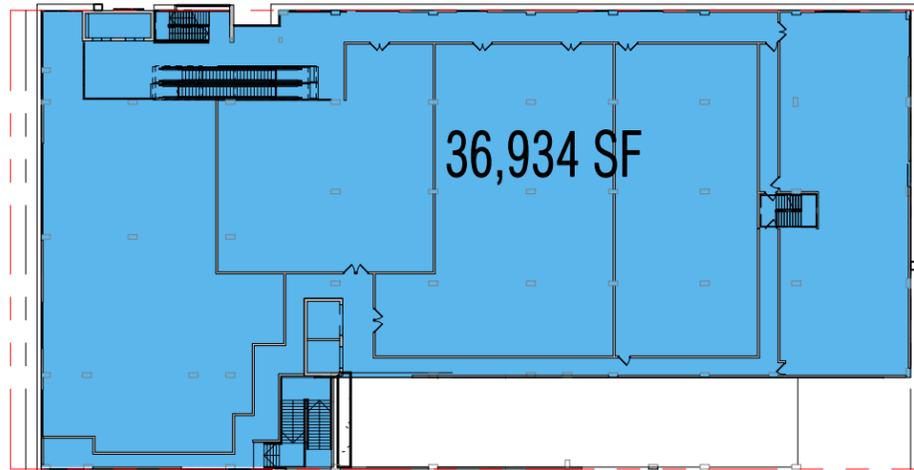
Scale: 1" = 60'-0"



FAR AREA PLAN LEVEL 3

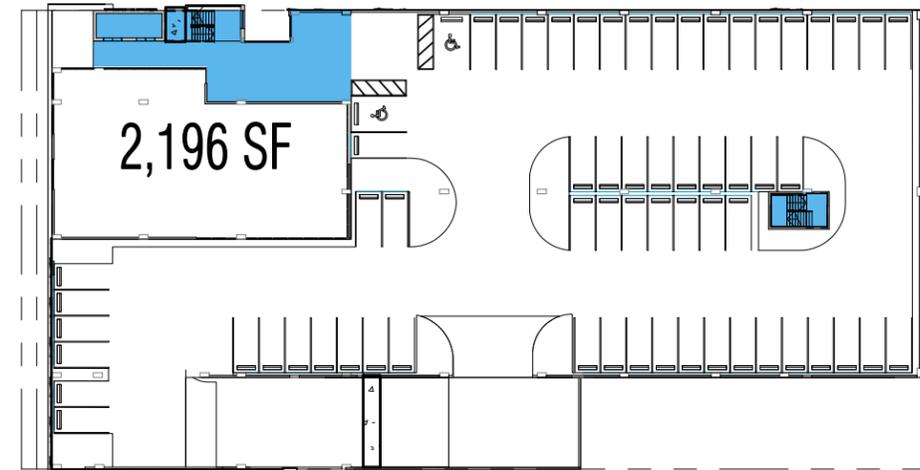
Scale: 1" = 60'-0"

LEVEL 1	36,393 SF
LEVEL 2	36,934 SF
LEVEL 2.5	1,462 SF
LEVEL 3	8,494 SF
LEVEL 4	2,196 SF
LEVEL 5	742
TOTAL FAR	86,221 SF



FAR AREA PLAN LEVEL 2

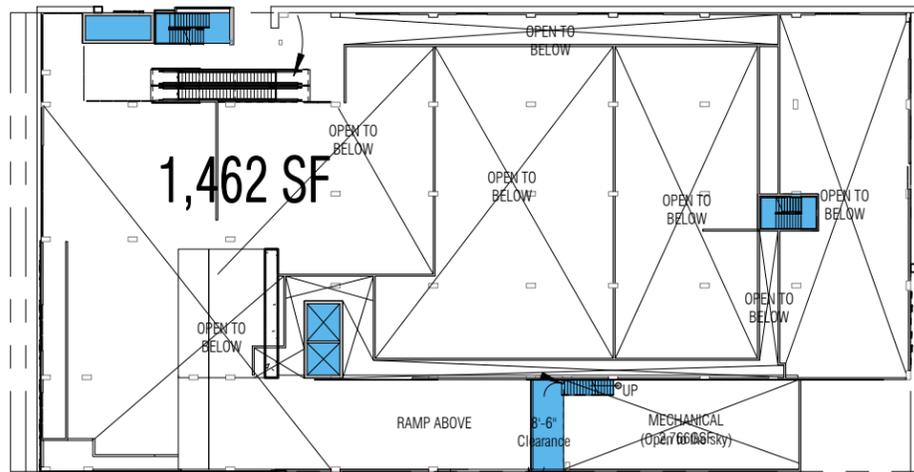
Scale: 1" = 60'-0"



FAR AREA PLAN LEVEL 4

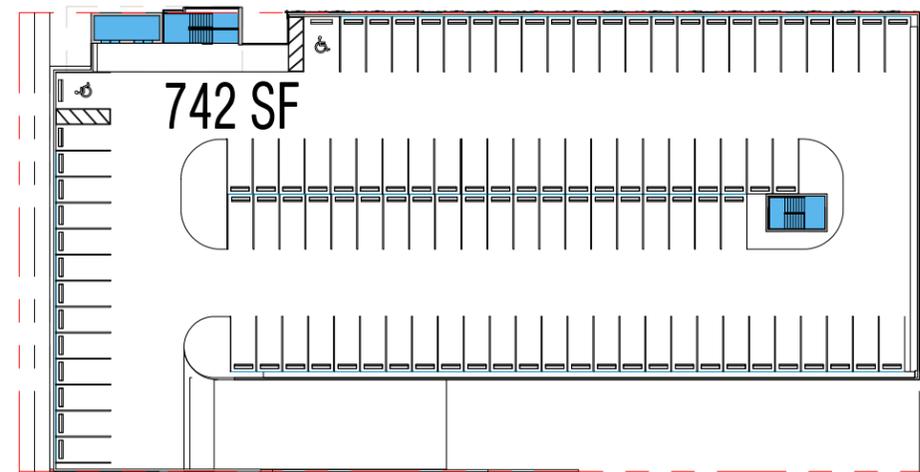
Scale: 1" = 60'-0"

Escalator does not stop at level 2.5. Escalator is accounted for on level 2 and 3.



FAR AREA PLAN LEVEL 2.5

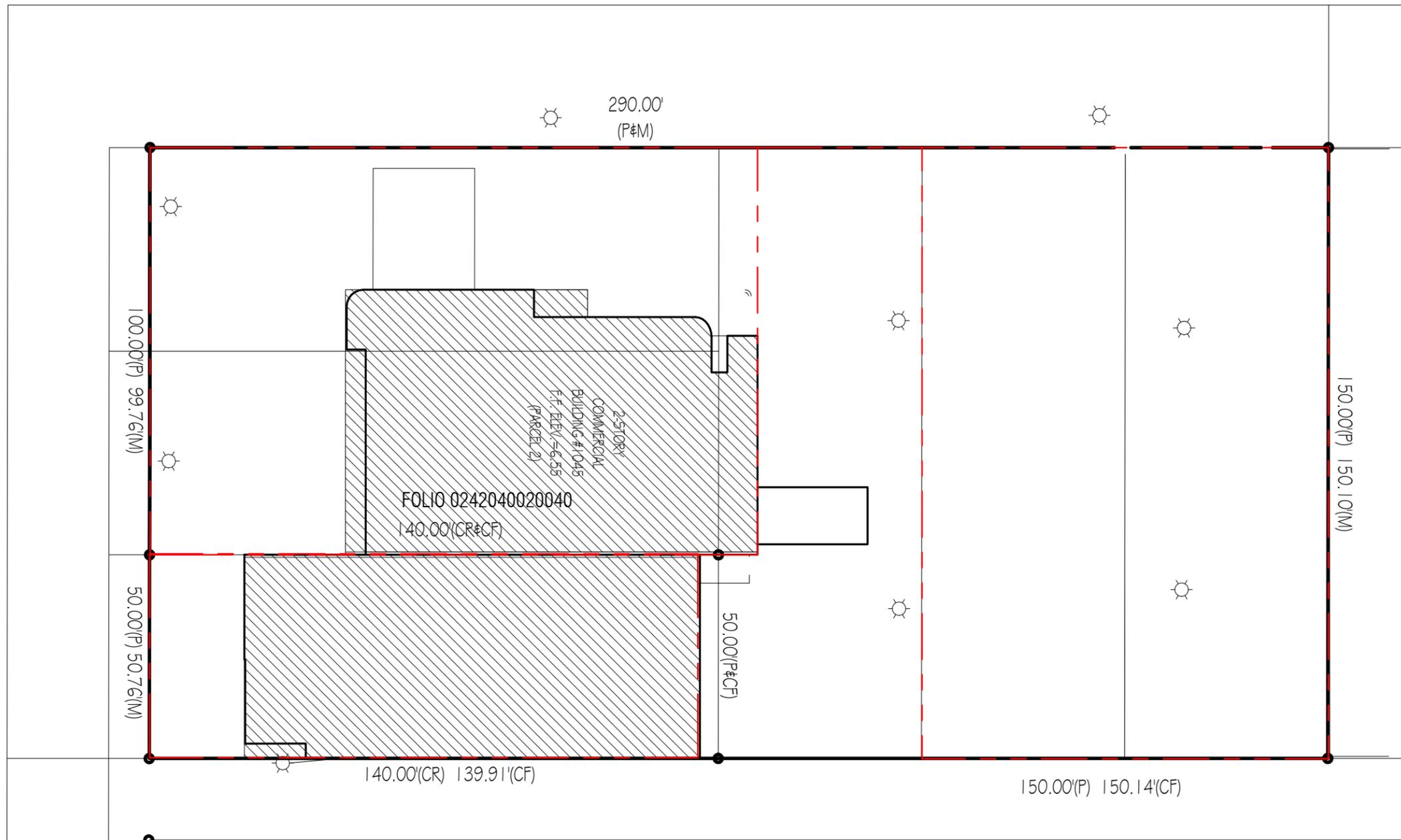
Scale: 1" = 60'-0"



FAR AREA PLAN LEVEL 5

Scale: 1" = 60'-0"

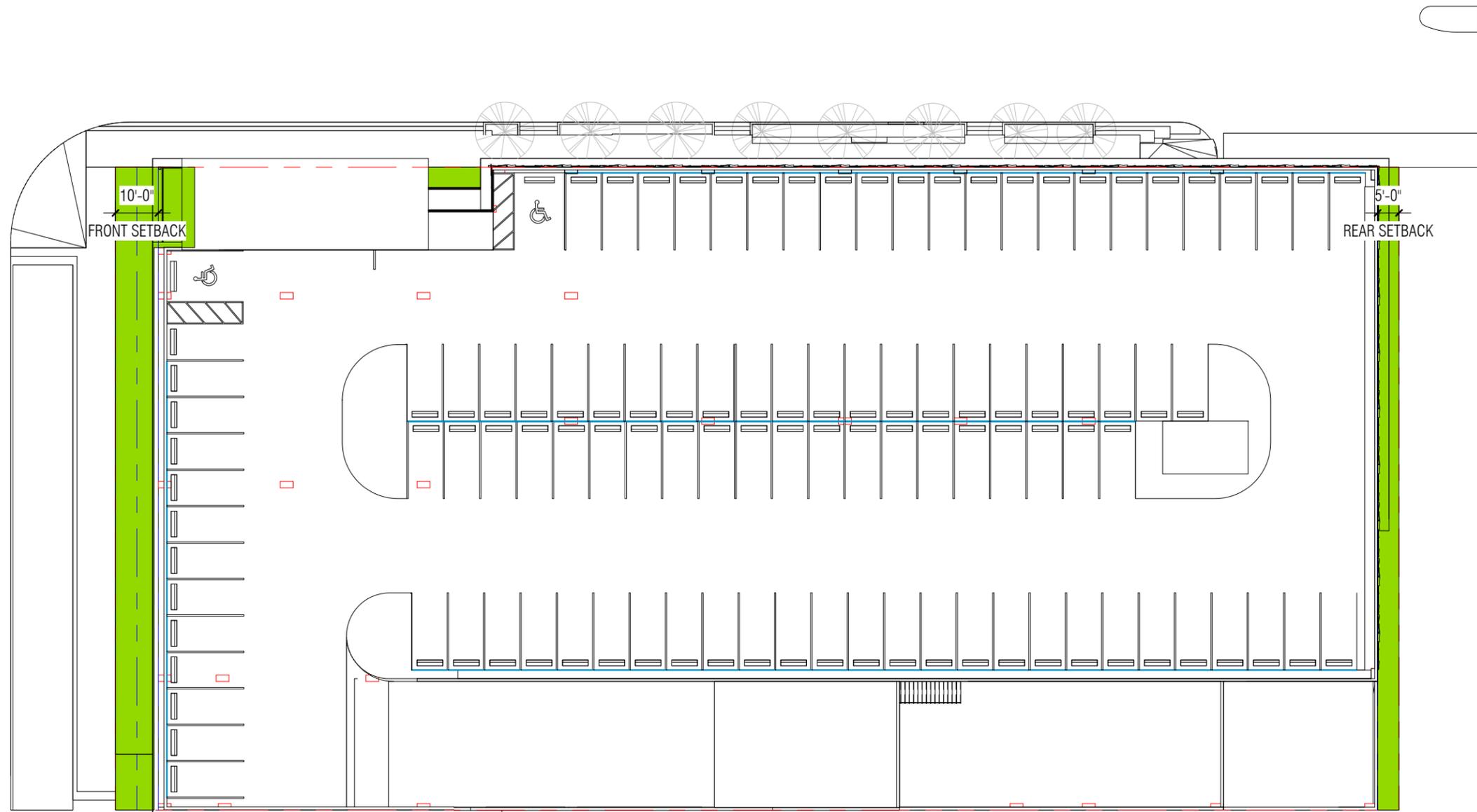




Existing FAR
Scale: 1" = 30'-0"

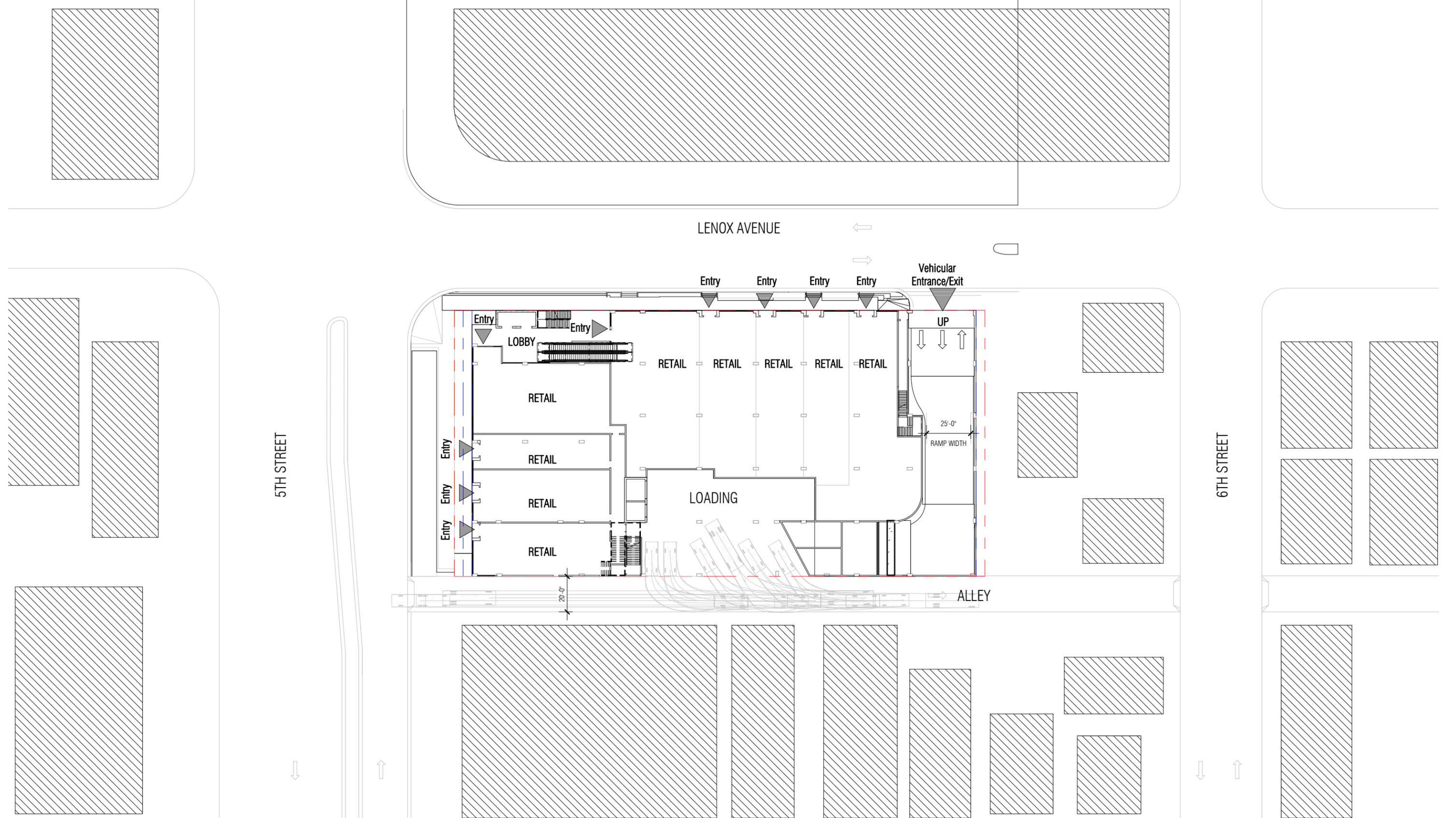


EXISTING FAR	
FOLIO: 02-4204-002-0040	6,156 SF LEVEL 1
	3,656 SF MEZ. LEVEL
	9,812 SF
FOLIO: 02-4204-002-0030	5,568 SF LEVEL 1
15,380 SF TOTAL FAR	



■ REQUIRED 4,275 SF
■ OPEN SPACE 2,337 SF

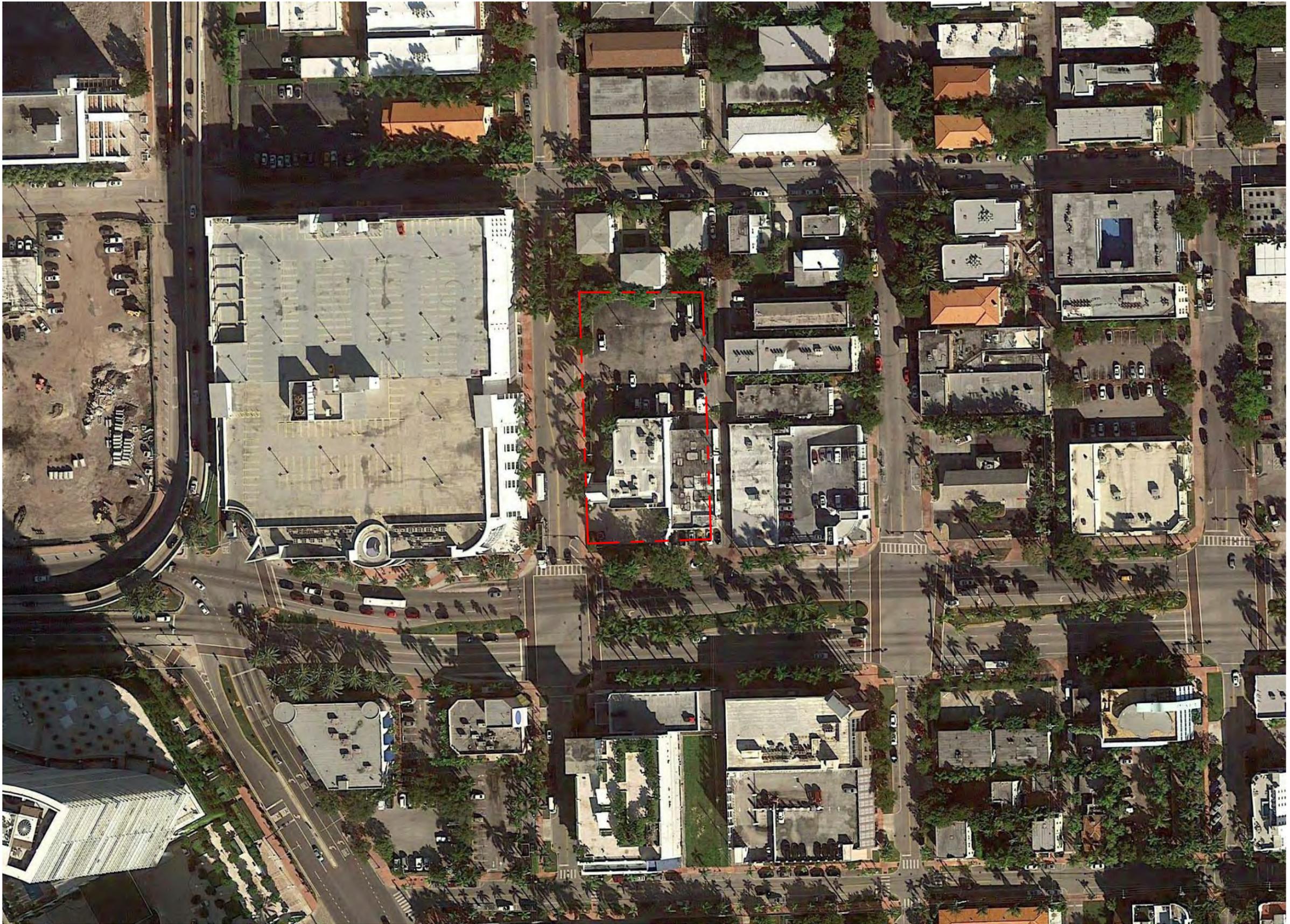
**Up to 50 percent of the open space required by these land development regulations may be fulfilled by payment of an in-lieu-of fee into the South Pointe Streetscape Fund. Notwithstanding the above, in no case shall the open space provided at grade be less than the total area resulting from the required setbacks. The in-lieu-of payment as described above shall be made at the rate as provided in appendix A per square foot of open space not provided. Such fee shall be paid in full at the time of application for the building permit. The fee shall be refunded if construction does not commence prior to the expiration of the building permit.



ENTRY DIAGRAM

Scale: 1" = 50'-0"

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The BLVD at Lenox

Miami Beach, Florida

Conext Aerial

08/10/2016

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View 1



View 2



View 3

The BLVD at Lenox

Miami Beach, Florida

Context (1)

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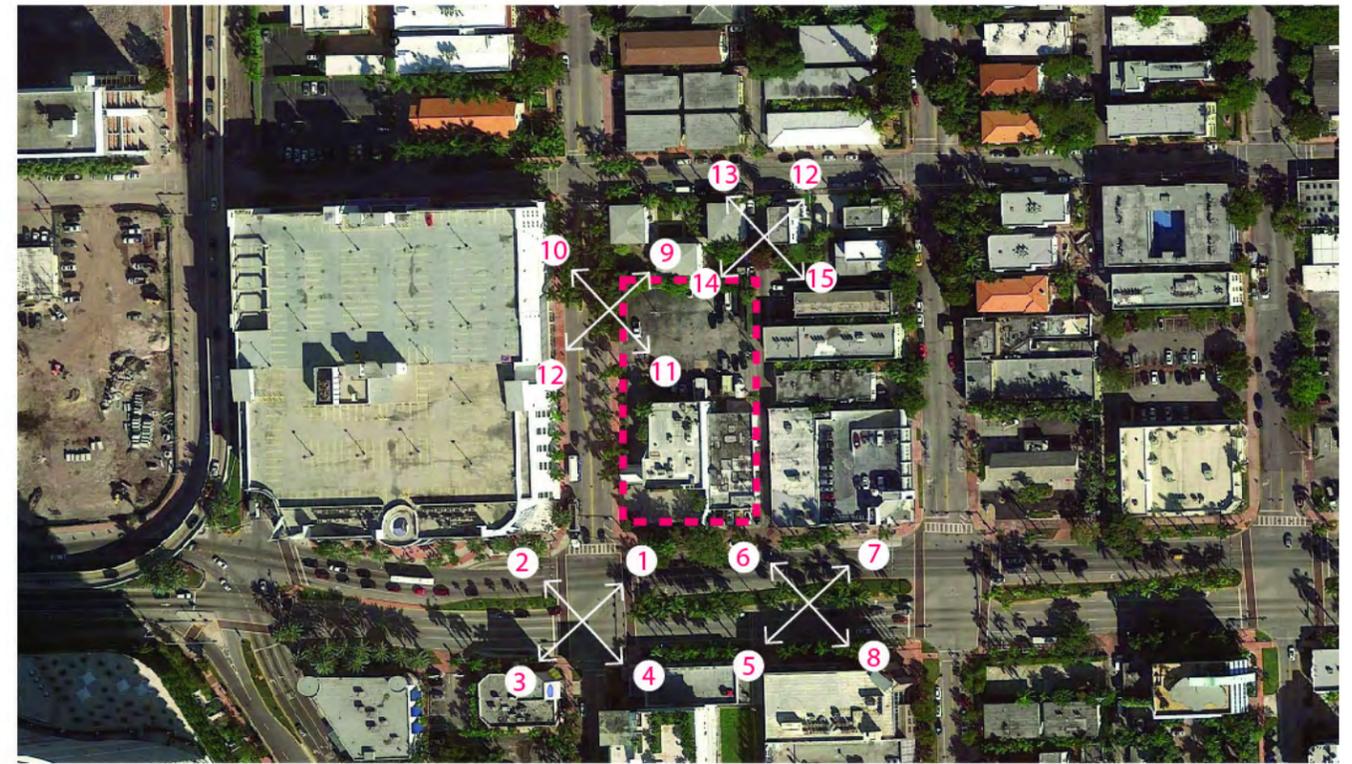
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View 4



View 5



View 6

The BLVD at Lenox

Miami Beach, Florida

Context (2)

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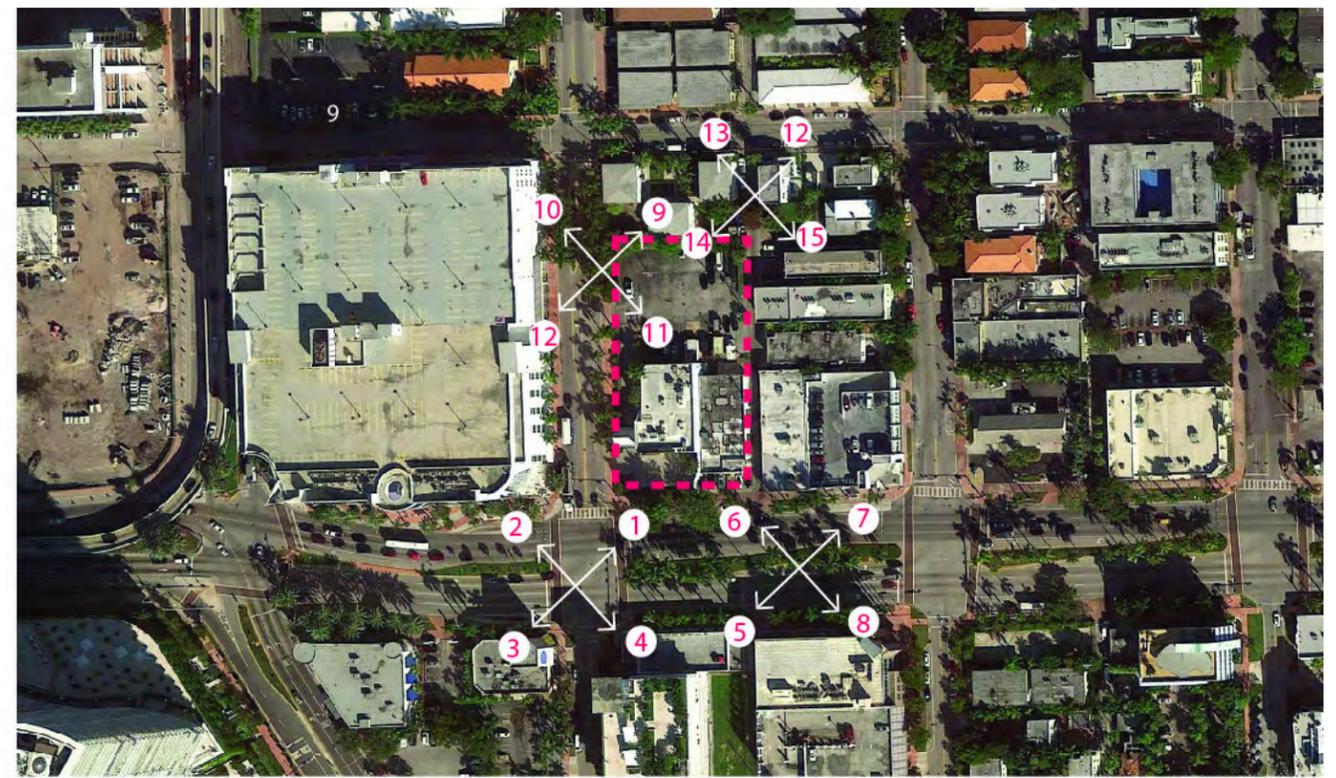
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View 7



View 8



View 9

The BLVD at Lenox

Miami Beach, Florida

Context (3)

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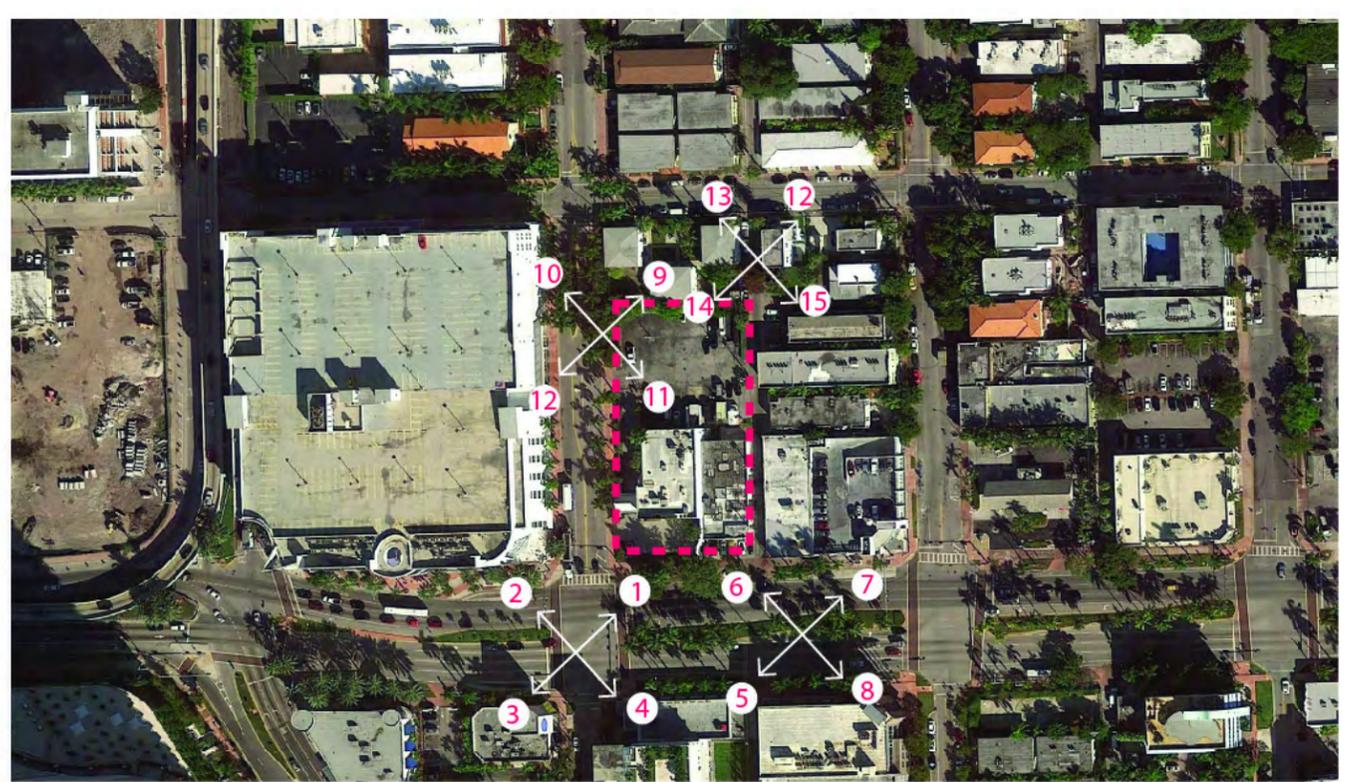
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View 10



View 11



View 12

The BLVD at Lenox

Miami Beach, Florida

Context (4)

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View 13 from the Alley looking South



View 14 from the Alley looking South



View 15 from the Alley looking East

The BLVD at Lenox

Miami Beach, Florida

Context (5)

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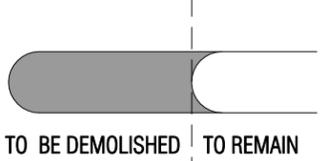
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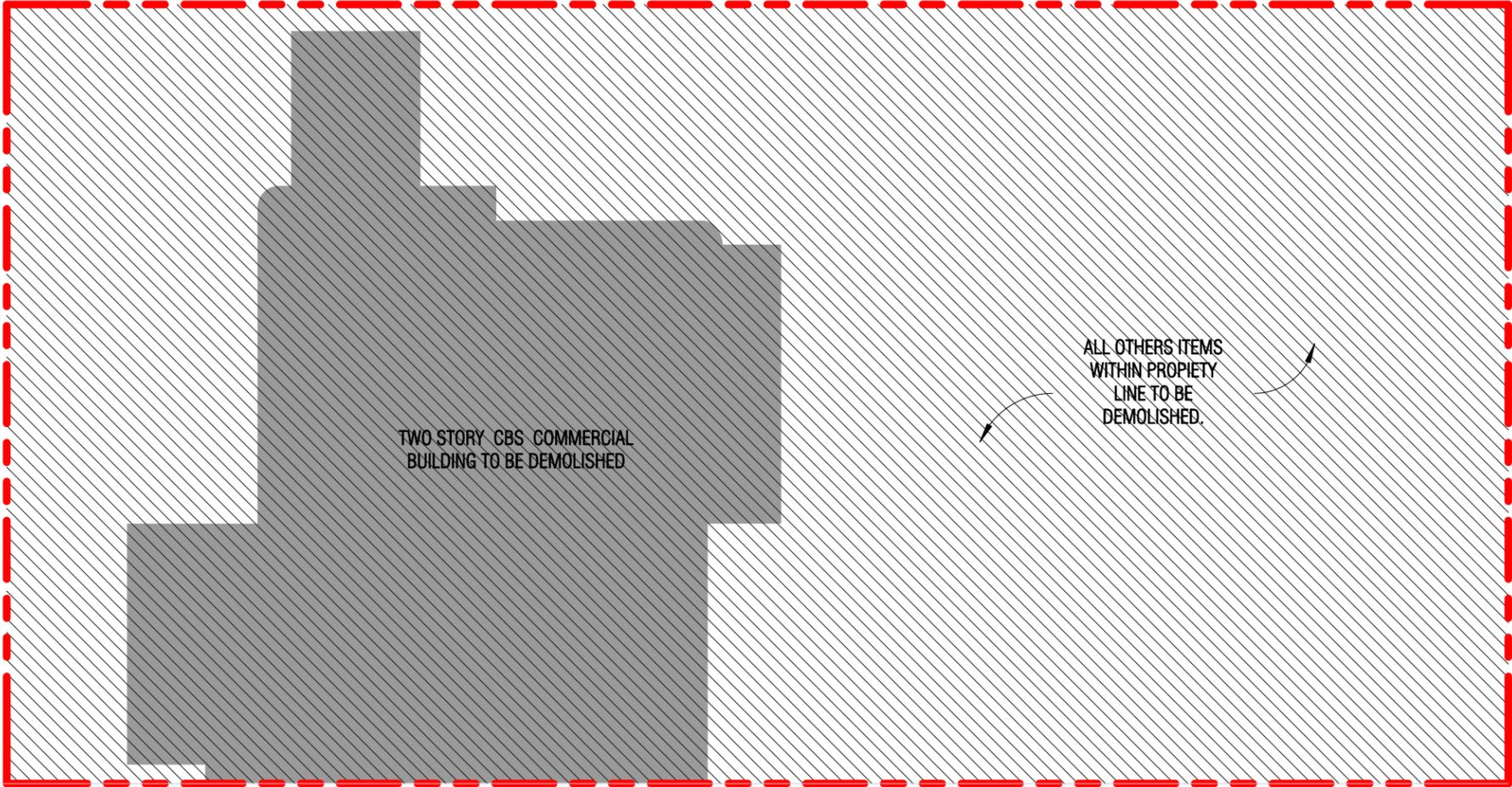
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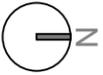
LENOX AVENUE



5 TH STREET



ALLEY





View : 5th and lenox intersection



View at intersection 5th and the alley.



View : Rear parking lot looking North.



View : 5th and lenox intersection



View from parking lot looking East.

The BLVD at Lenox

Miami Beach, Florida

Building Photos

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View 1 : 5th and Lenox intersection



View 1: 5th and Lenox intersection

The BLVD at Lenox

Miami Beach, Florida

Building (1)

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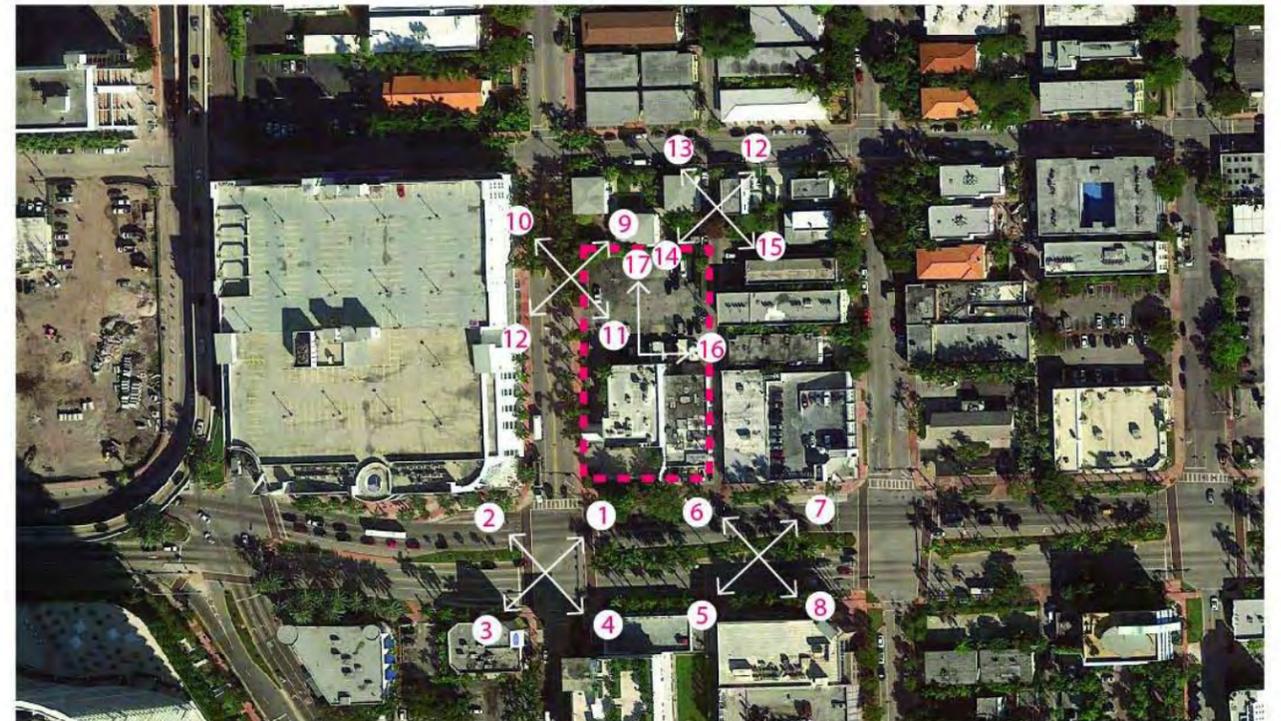
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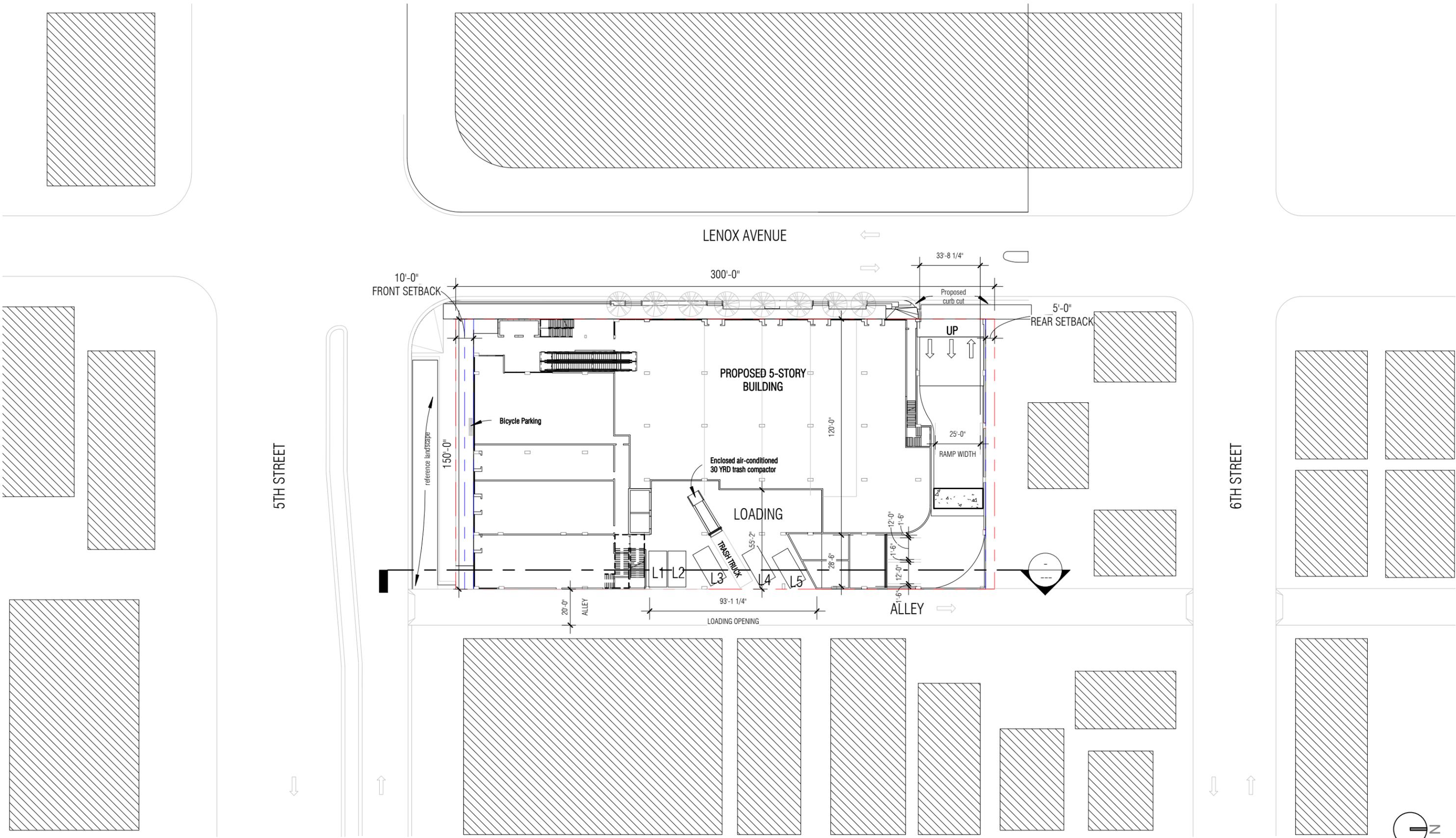
View 6: Intersection 5th and the alley



View 16: from parking looking East



View 17: Rear parking lot looking North



The BLVD at Lenox

Miami Beach, Florida

Site

1" = 50'-0"

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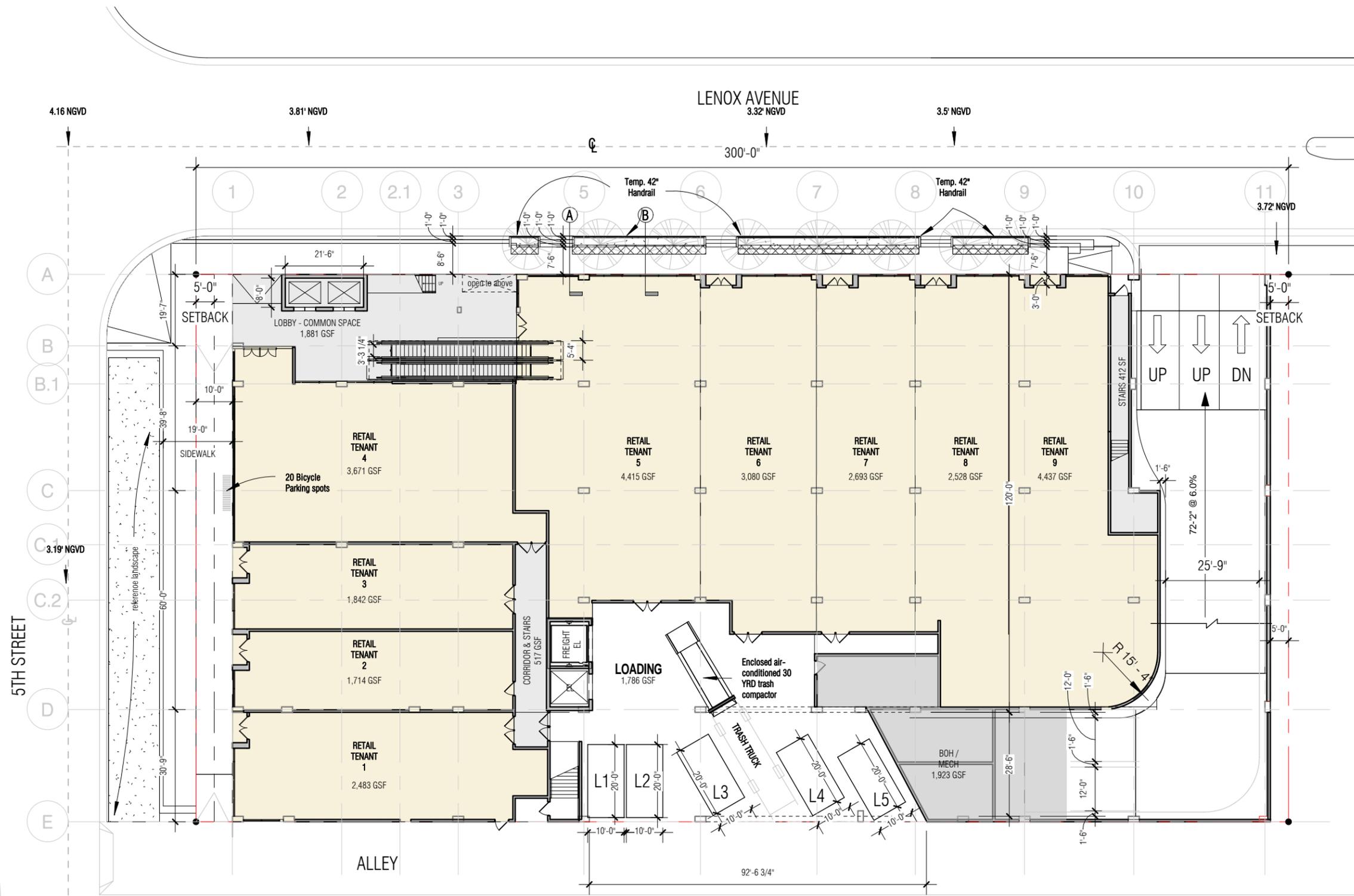


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Note on Lenox: Existing Sidewalk varies in width from 7'-6" to 8'-0".
 Temporary 42" handrails will be installed until the raising of the road.
 Once the roads are raised handrails will be removed, and sidewalk will be a
 min. of 8'-0"+ along retail on Lenox except at palm trees (7'-6").
 Reference Street Section A



The BLVD at Lenox

Miami Beach, Florida

Level 1

1" = 30'-0"

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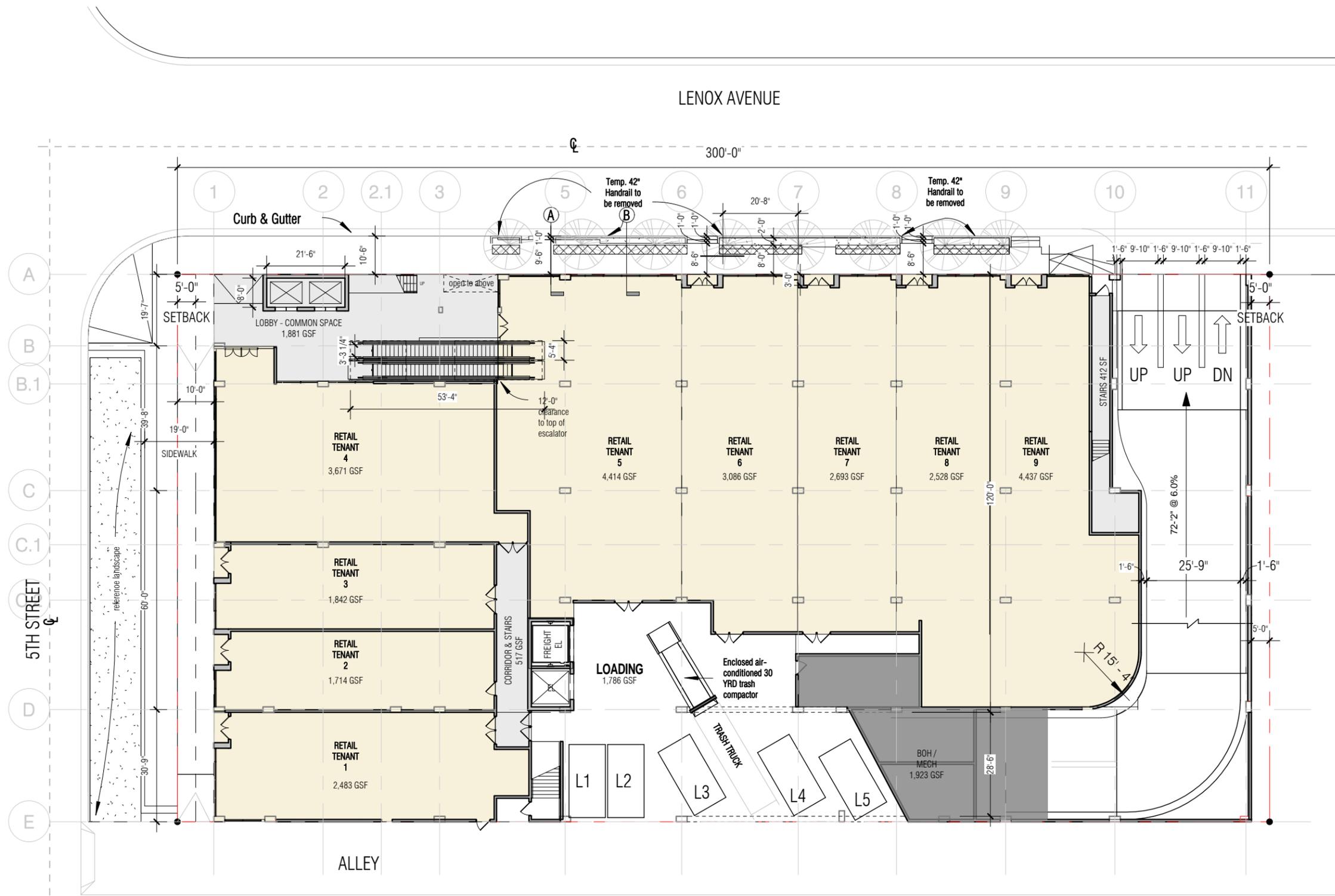


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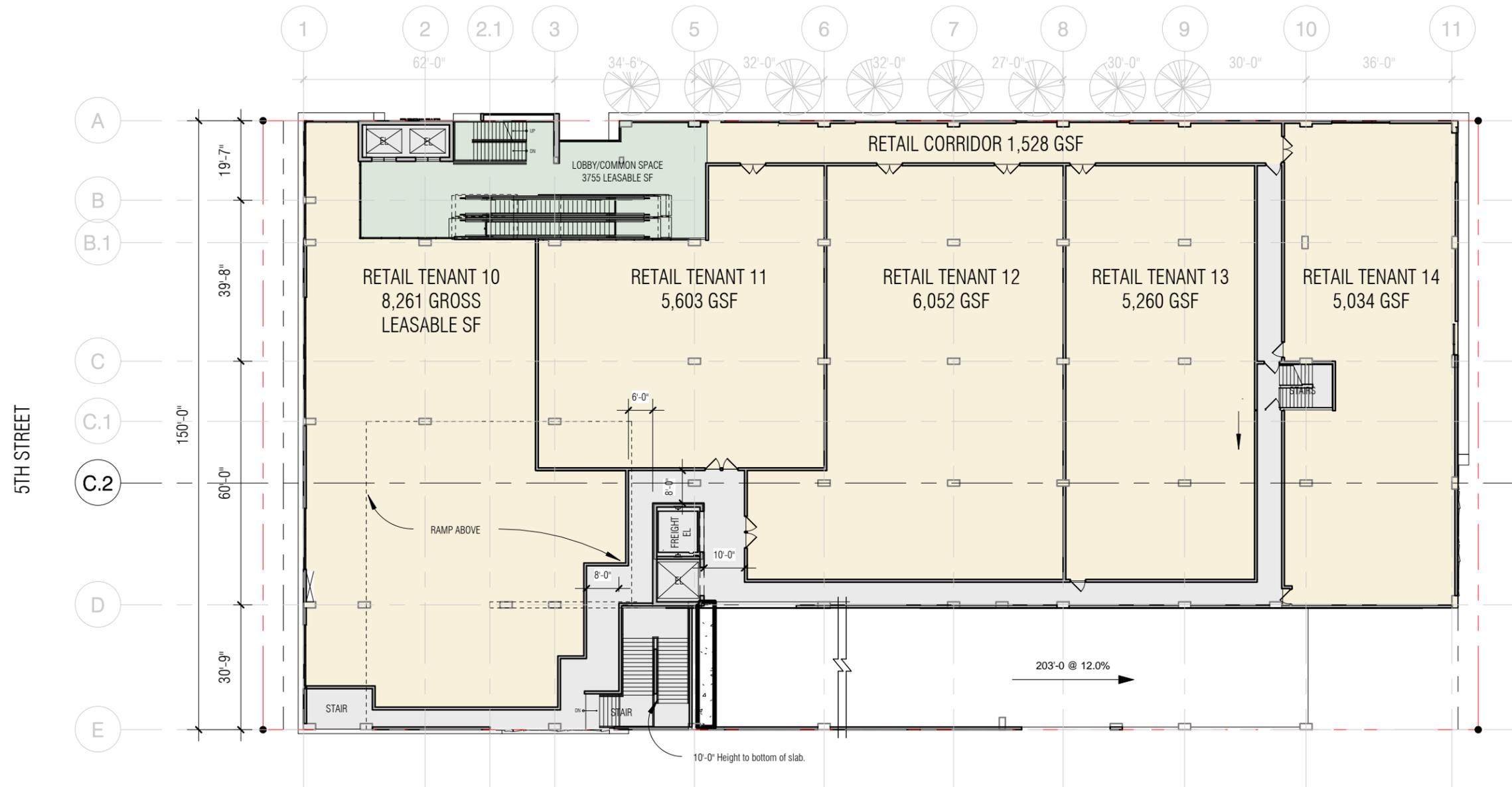
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Note on Lenox: Sidewalk varies in width from 8'-0" to 10'-6". Temporary handrails' will be removed after raising of the road. 7'-6" clearance at palms trees.

LENOX AVENUE



The BLVD at Lenox

Miami Beach, Florida

Level 2

1" = 30'-0"

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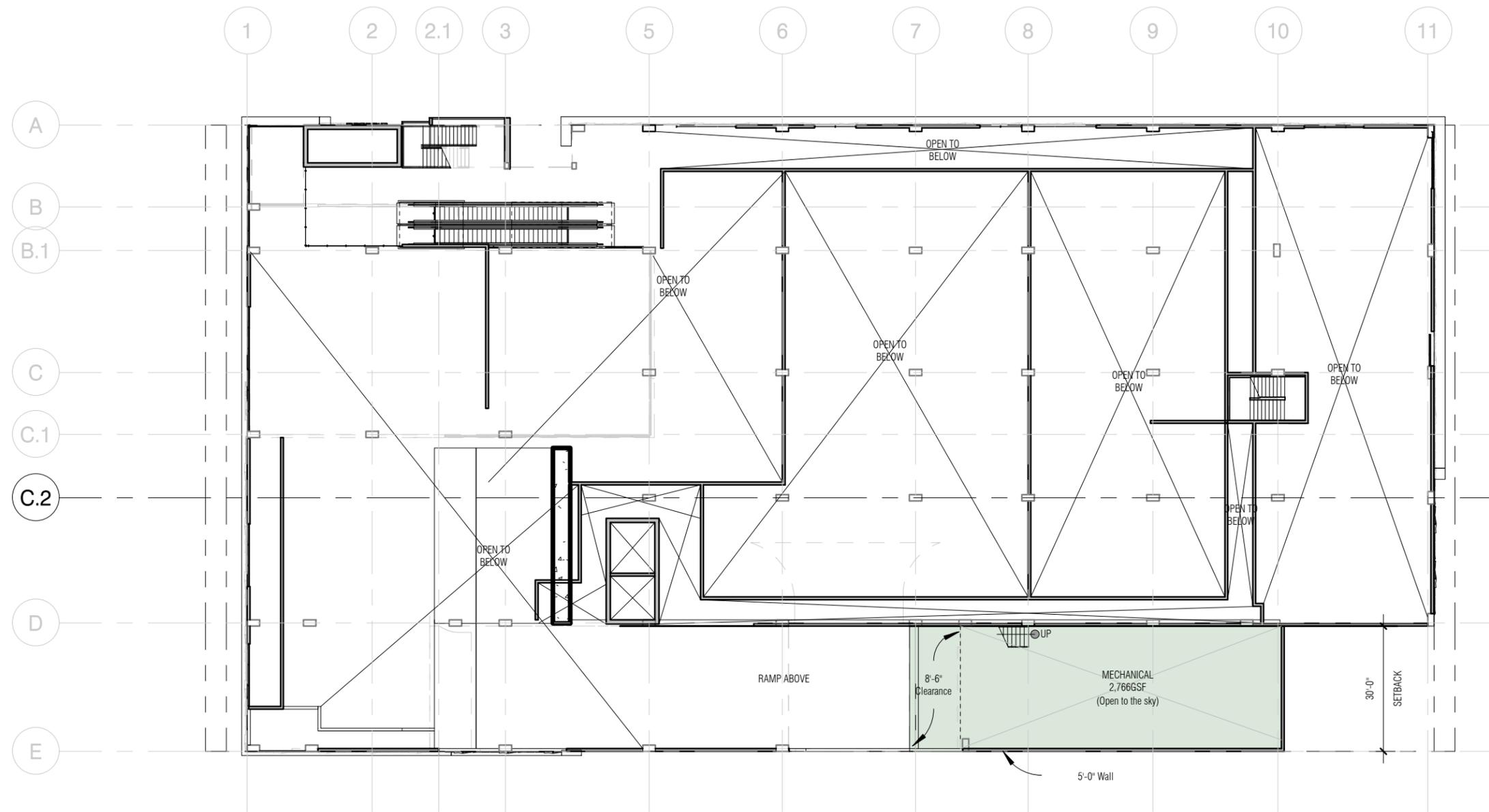


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The BLVD at Lenox

Miami Beach, Florida

Level 2.5

1" = 30'-0"

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11 x 17 Level 2.5
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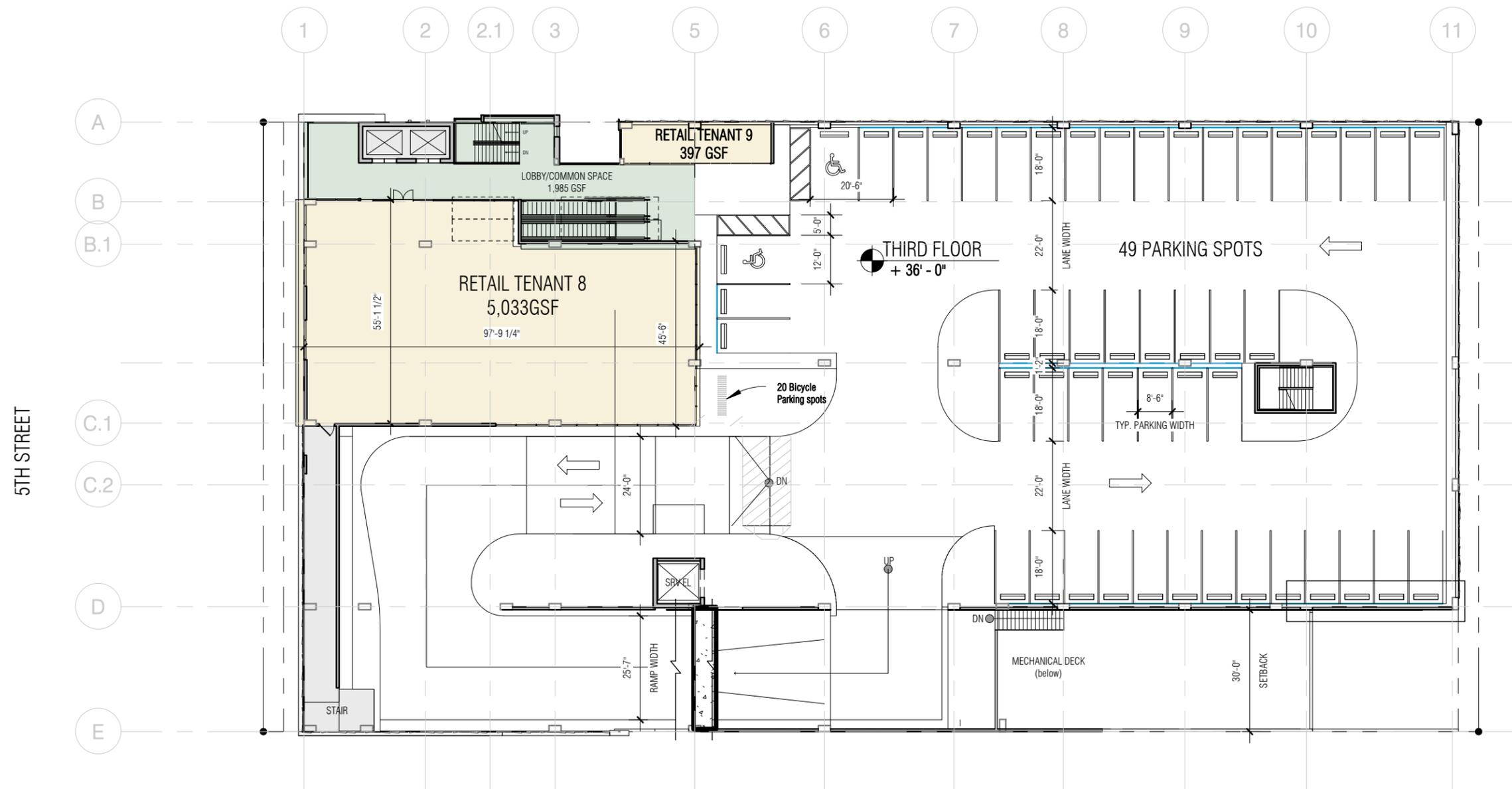
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LENOX AVENUE



5TH STREET



The BLVD at Lenox

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Level 3

1" = 30'-0"

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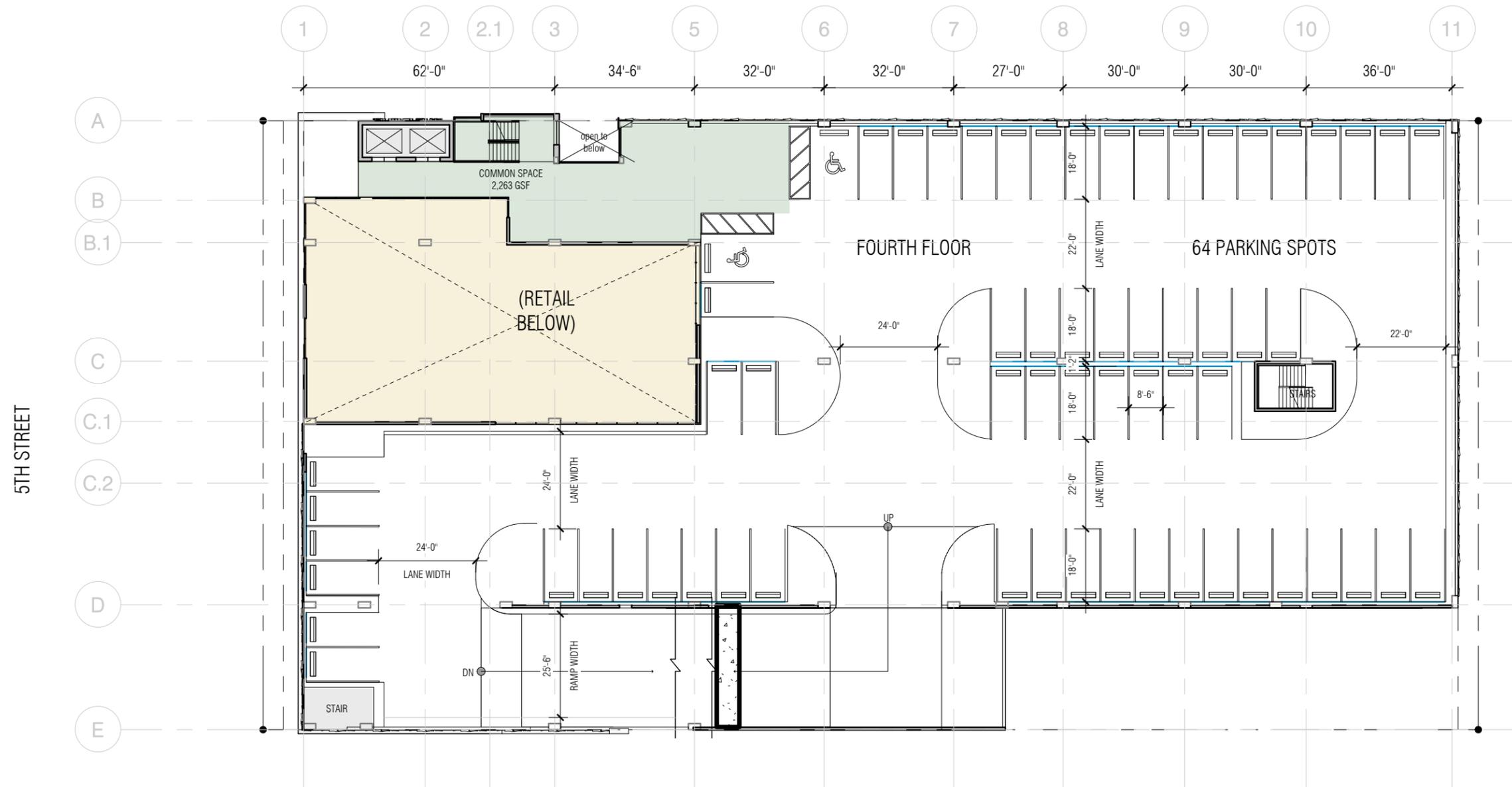
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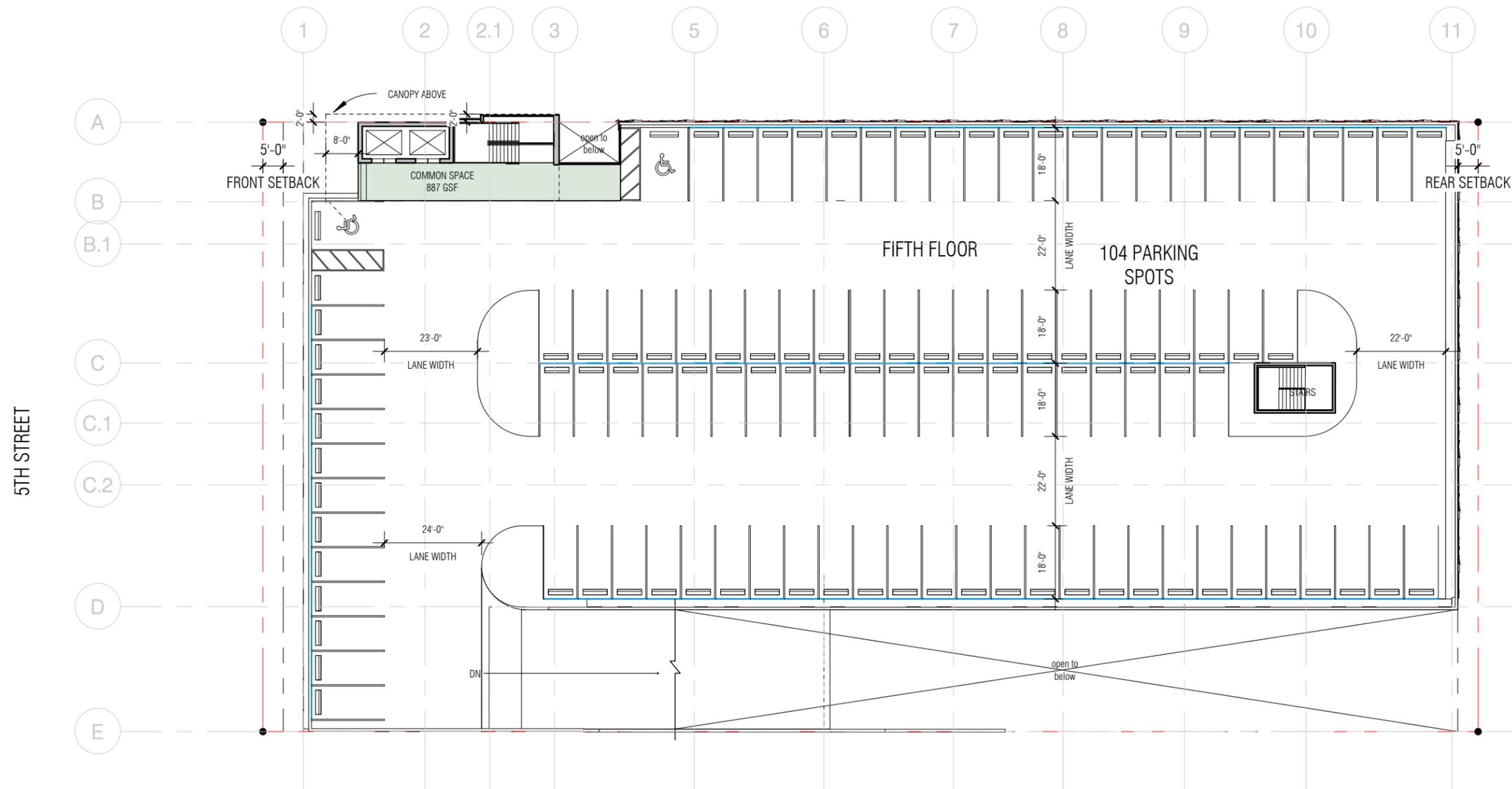
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LENOX AVENUE



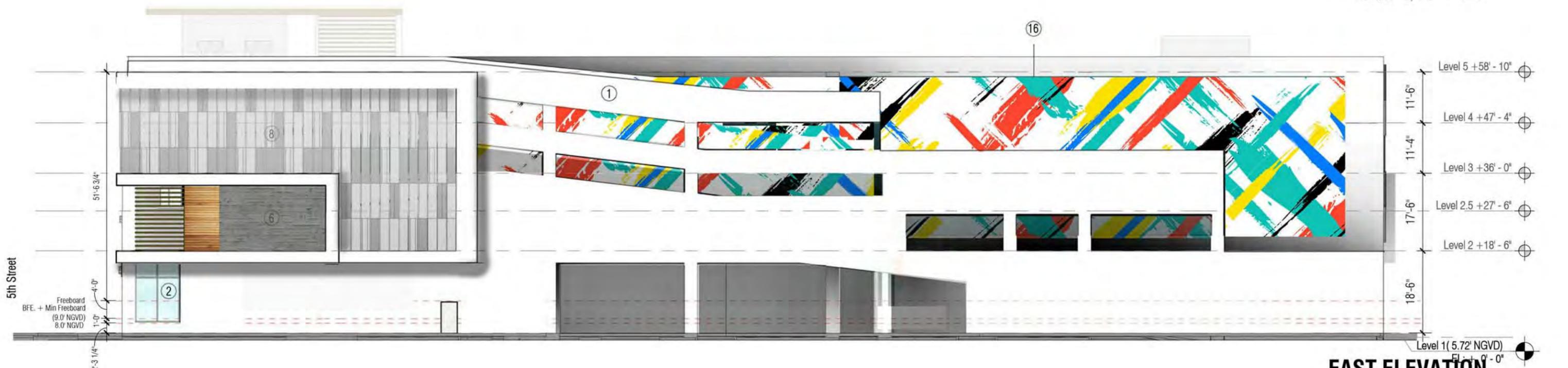
LENOX AVENUE



- | | | | |
|---------------------------------------|----------------------------|----------------------|----------------------------|
| 1. White painted stucco | 5. Metal handrail | 9. Composite Wood | 13. Composite Wood Louvers |
| 2. Glass | 6. Dark Grey Concrete | 10. Glass Door | 14. Cast in place Concrete |
| 3. White powder coated Aluminum Frame | 7. Glass Door with Transom | 11. off white stucco | 15. Ground paint |
| 4. Glass handrail | 8. Garage Screen | 12. Escalator | 16. Art Wall by Artist |



WEST ELEVATION
Scale: 3/64" = 1'-0"



EAST ELEVATION
Scale: 3/64" = 1'-0"

The BLVD at Lenox

Miami Beach, Florida

East & West Elevation

12" = 1'-0"

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- | | | | |
|---------------------------------------|----------------------------|----------------------|----------------------------|
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| 2. Glass | 6. Dark Grey Concrete | 10. Glass Door | 14. Cast in place Concrete |
| 3. White powder coated Aluminum Frame | 7. Glass Door with Transom | 11. off white stucco | 15. Ground paint |
| 4. Glass handrail | 8. Garage Screen | 12. Escalator | 16. Art Wall by Artist |



SOUTH ELEVATION
Scale: 3/64" = 1'-0"



NORTH ELEVATION
Scale: 3/64" = 1'-0"

The BLVD at Lenox

Miami Beach, Florida

North & South Elevation

12" = 1'-0"

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Garage Roof by artist.

The BLVD at Lenox

Miami Beach, Florida

Garage Roof

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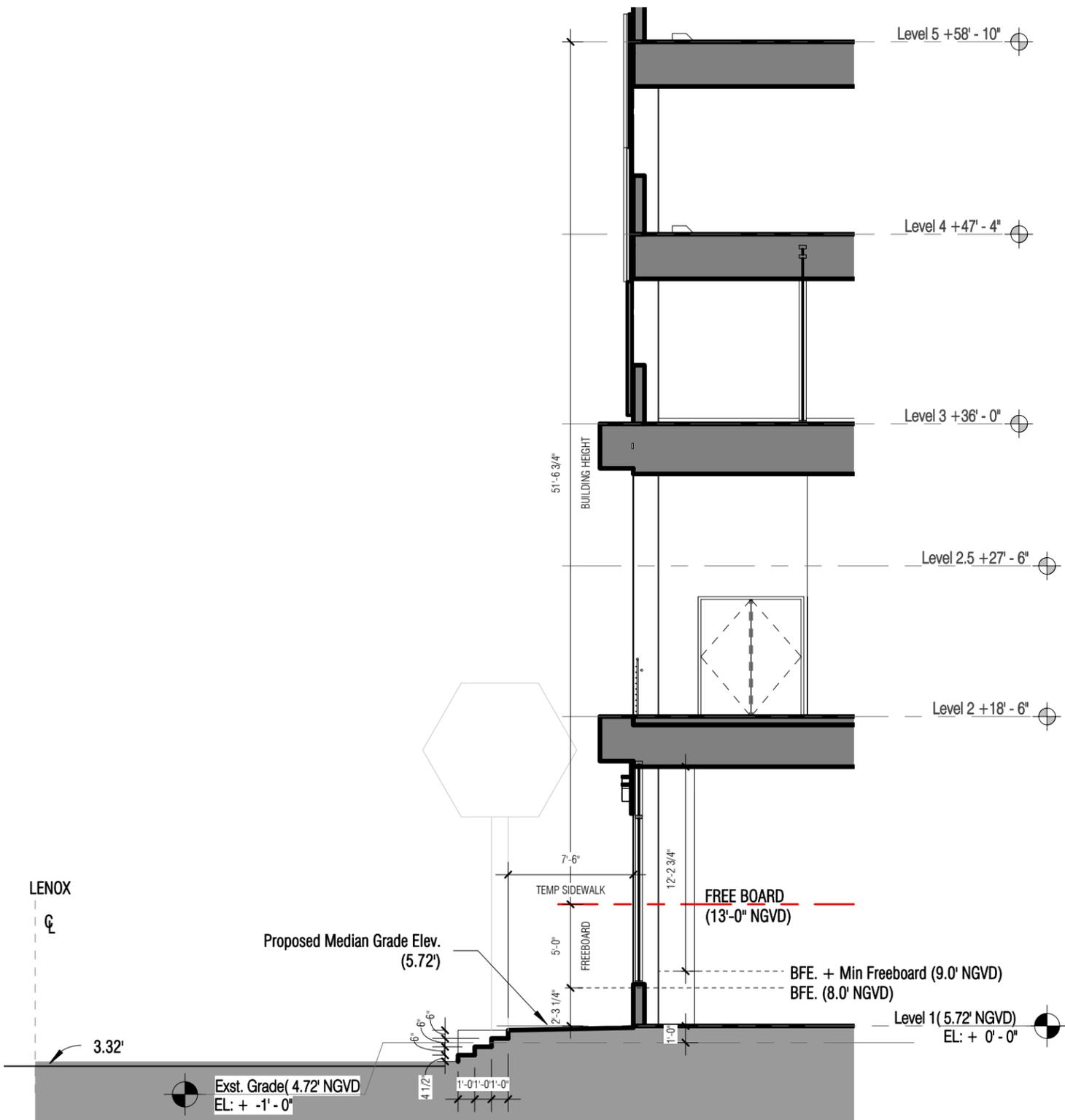


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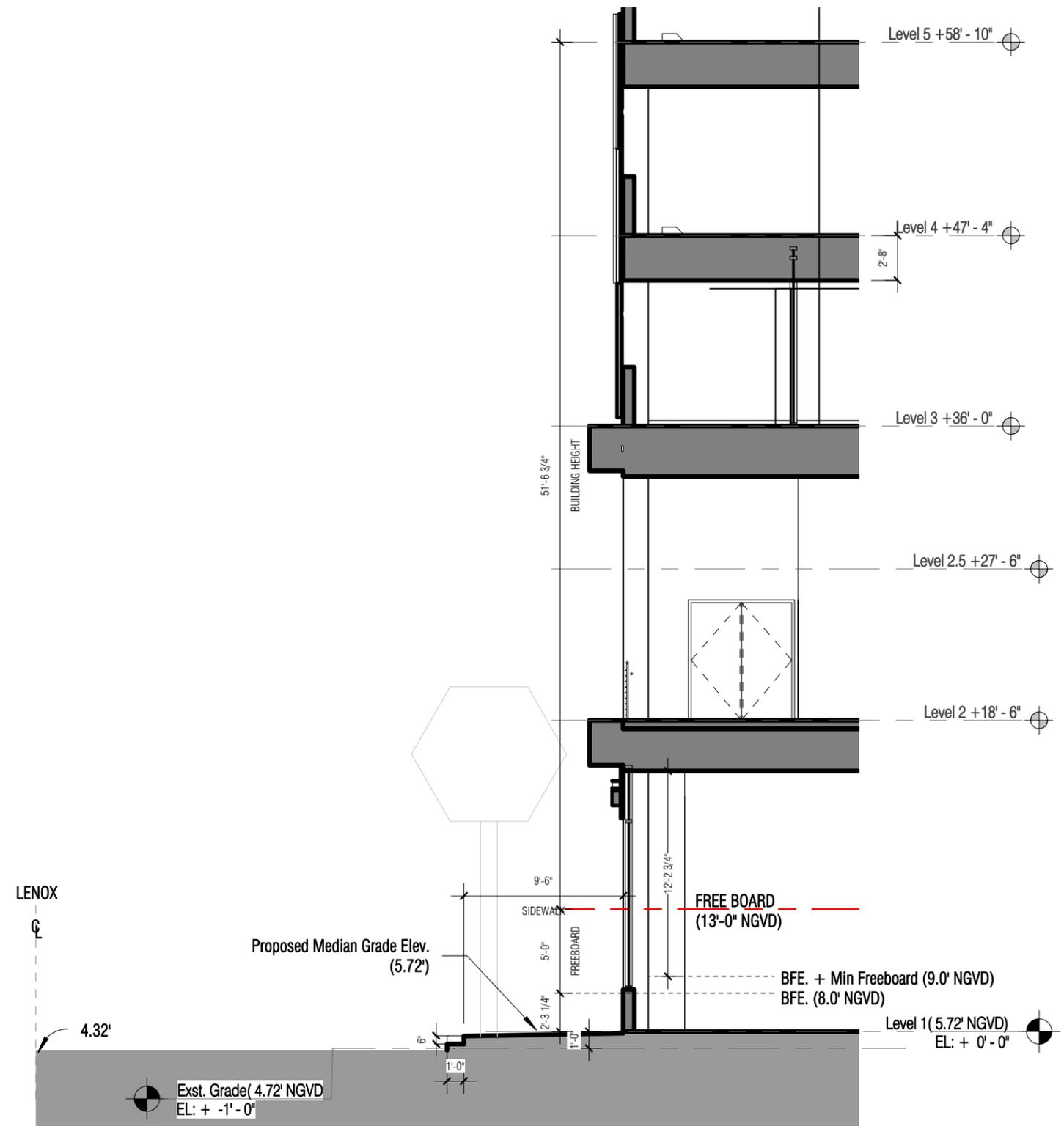
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LENOX SECTION A @ EXISTING STREET

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



LENOX SECTION A @ FUTURE STREET

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

The BLVD at Lenox

Miami Beach, Florida

Street Section A - Sidewalk

1/8" = 1'-0"

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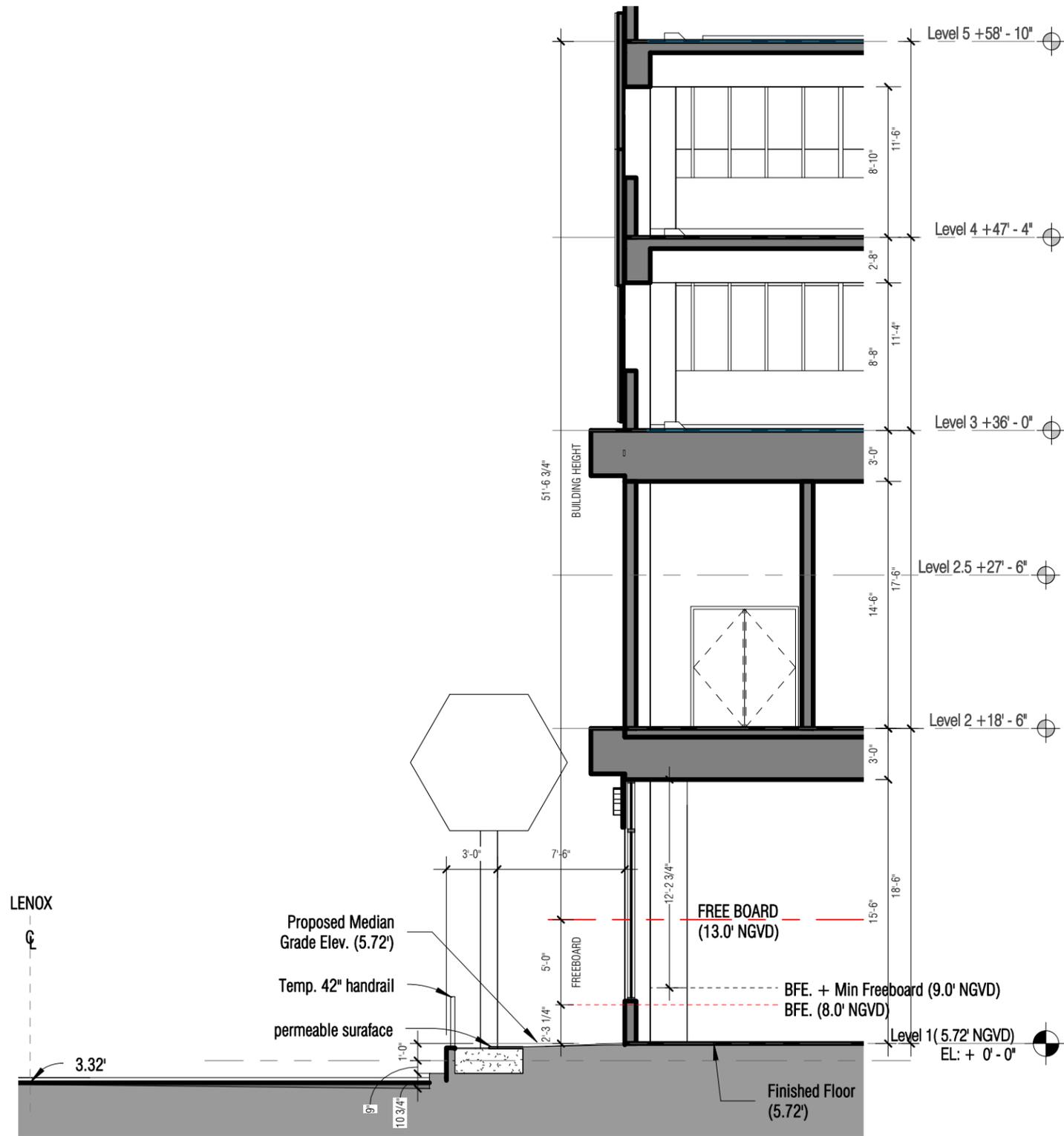


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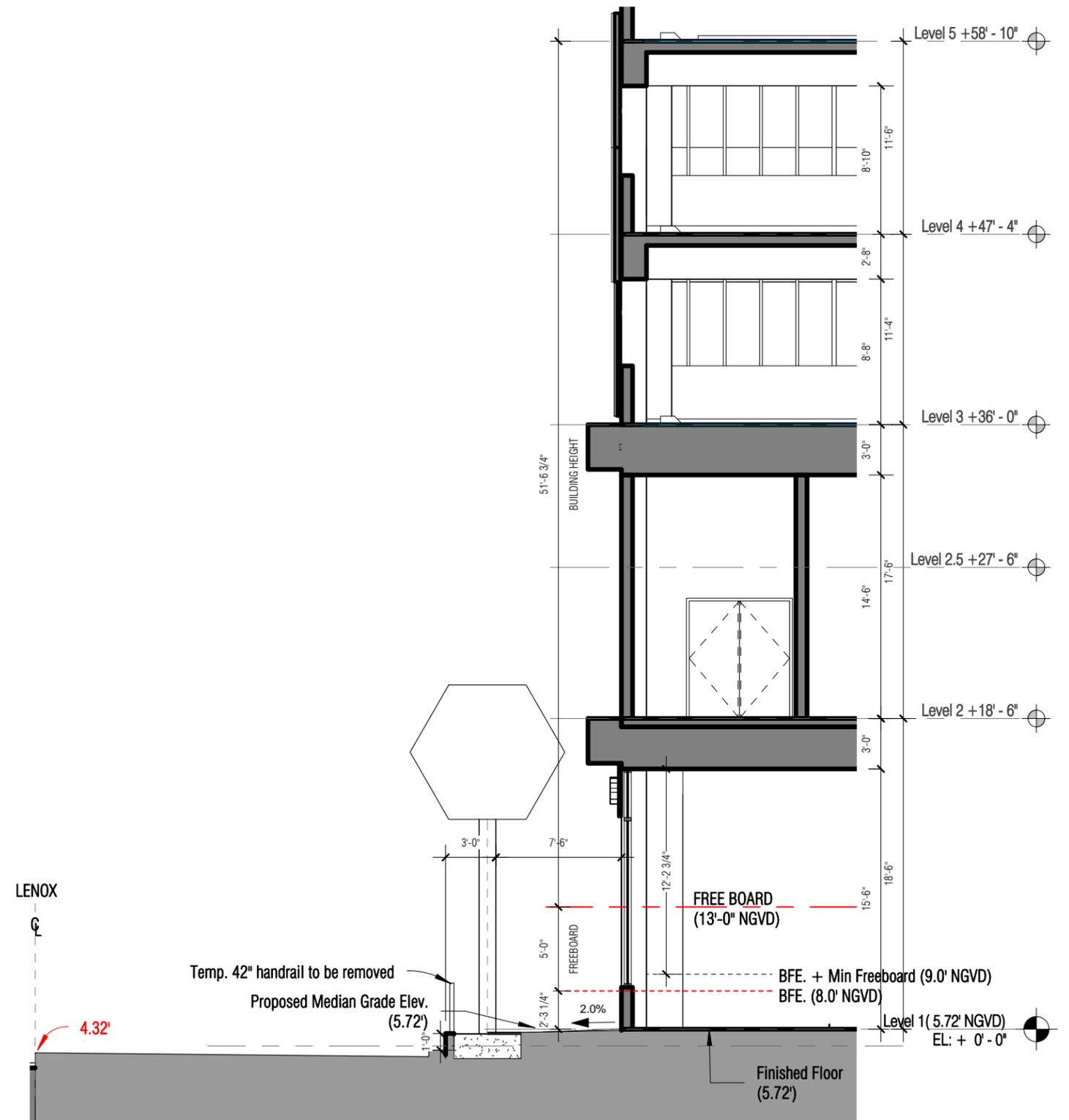
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LENOX SECTION B @ PLANTER EXISTING ST.

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



LENOX SECTION B @ PLANTER - FUTURE

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



The BLVD at Lenox

Miami Beach, Florida

View looking West on 5th
Street

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R-1



The BLVD at Lenox

Miami Beach, Florida

5th Street View

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R-2



The BLVD at Lenox

Miami Beach, Florida

Lenox View_01

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R-3



The BLVD at Lenox

Miami Beach, Florida

NE VIEW

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R-4



The BLVD at Lenox

Miami Beach, Florida

Lenox View _02

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The BLVD at Lenox

Miami Beach, Florida

Aerial View NW

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R-6

TREES & PLANTING TO BE PRESERVED NOTES

- EXISTING TREES TO BE PRESERVED SHALL BEAR SAME RELATIONSHIP TO FINISHED GRADE AS THEY BEAR TO PRE-CONSTRUCTION GRADE.
- EXISTING TREES TO BE PRESERVED SHALL BE PROTECTED WITH STURDY, WEATHERPROOF FENCING AT A MINIMUM FOUR (4) FEET HEIGHT INSTALLED NO CLOSER TO THE TREE TRUNK THAN ITS DRIPLINE. THIS FENCE SHALL BE MAINTAINED IN WORKING ORDER DURING ALL PHASES OF CONSTRUCTION. MAINTAIN TREE PROTECTION ZONES FREE OF WEEDS AND TRASH.
- NO WORK SHALL BE CONDUCTED WITHIN THE DRIPLINE, UNLESS REVIEWED AND APPROVED BY THE LANDSCAPE ARCHITECT. ALL WORK APPROVED WITHIN THE DRIPLINE SHALL BE COMPLETED BY HAND. PROTECT ROOT SYSTEMS FROM PONDING, ERODING, OR EXCESSIVE WETTING.
- THE PROJECT LIMIT OF CONSTRUCTION AND ALL EXISTING VEGETATION TO REMAIN IS TO BE CLEARLY DEFINED BY STURDY, WEATHERPROOF FENCING AT A MINIMUM OF FOUR (4) FEET HIGH.

TREES & PLANTING TO BE RELOCATED NOTES

- THE CONTRACTOR IS TO ROOT PRUNE ALL PLANT MATERIAL 90 DAYS MINIMUM IN ADVANCE OF MOVING PLANT MATERIAL.
- THE CONTRACTOR IS TO WARRANTY ALL RELOCATED PLANT MATERIAL.
- THE CONTRACTOR IS RESPONSIBLE FOR THE WATERING AND FERTILIZING OF ALL PLANT RELOCATED PLANT MATERIAL UNTIL PROJECT COMPLETION.
- ALL RELOCATED PLANT MATERIAL IS TO BE APPROPRIATELY BRACED.
- CONTRACTOR TO NOTIFY LANDSCAPE ARCHITECT TWO WEEKS IN ADVANCE OF ALL SCHEDULED WORK PERTAINING TO THE RELOCATION OF SITE TREES.

TREES & PLANTING TO BE REMOVED NOTES

- THE CONTRACTOR IS TO COMPLETELY REMOVE ALL PLANTER MATERIAL DESIGNATED FOR REMOVAL (I.E. ROOT BALL, DEBRIS, SAW DUST, ETC.).
- THE CONTRACTOR IS TO BACKFILL ALL EXCAVATED ROOT BALLS FLUSH TO THE ADJACENT ELEVATION LEVEL.
- CONTRACTOR TO NOTIFY LANDSCAPE ARCHITECT TWO WEEKS IN ADVANCE OF ALL SCHEDULED WORK PERTAINING TO THE RELOCATION OF SITE TREES.

MITIGATION NOTES

- THE PROPOSED PLAN SPECIFIES THE REMOVAL OF xxx SQUARE FEET OF CANOPY AREA. PER SOUTH MIAMI CODE (SEC. 20-4.5.1), THE REMOVAL OF THIS AREA OF CANOPY REQUIRES THE FOLLOWING MITIGATION PLANTING:
 - SPECIMEN TREES FAIR/BETTER CONDITION:
 - SPECIMEN TREES, AVG. SPECIES, FAIR/BETTER CONDITION:
 - SPECIMEN TREES AVG. CONDITION, ALL OTHER REGULATED TREES:
- REFER TO SHEET L400 FOR MITIGATION TREES' SPECIFICATIONS.
- REFER TO SHEET L401-04 FOR MITIGATION TREES LOCATIONS

TREE PROTECTION NOTES

- PROTECTION FENCE SHALL BE GALVANIZED CHAIN LINK STANDARD 2"x2" MESH.
- PROVIDE HINGED GATE.
- ALTERNATE: 2X4 WOOD POSTS (6'-0" O.C. MAX) WITH THREE EVENLY SPACED WOODEN RAILS. MIN. HT 4'
- POSTS MAY BE SHIFTED TO AVOID ROOTS.
- NO STORAGE, DEBRIS, VEHICULAR TRAFFIC OR EQUIPMENT CLEANING IS ALLOWED WITHIN THE PROTECTED AREA.
- REFER TO MUNICIPAL REQUIREMENTS FOR ADDITIONAL INFORMATION.

DEFINITIONS

RRNNPPRNDDPRM
 NMMNRNMMNRDMRR
 NNDMMNMCRCRNDN
 DPNDRNDNDRND
 RPRMNMNRDR
 DRMRDNRPRD
 DMRN

TREES DISPOSITION SCHEDULE

TREE No.	TREE - LATIN NAME	TREE - COMMON NAME	DIAMETER at BREAST HEIGHT (In inches)	DBH MULTI TRUNK	HEIGHT OF CANOPY TREES (In feet)	CLEAR TRUNK HEIGHT OF PALM TREES (In feet)	CANOPY DIAMETER (In feet)	CANOPY (In Sq. Ft.)	DISPOSITION	CONDITION	REMOVAL- MUNICIPAL CRITERIA AND NOTES	CANOPY SQ. FT.	R.ROW CANOPY SQ. FT.	
1	<i>Schinus terebinthifolius</i>	BRAZILIAN PEPPER TREE	14		25		20	314	REMOVE		CRITERIA INVASIVE			
2	<i>Veitchia montgomeryana</i>	MONTGOMERY PALM	4			16	12	113	REMOVE			113		
3	<i>Sabal palmetto</i>	CABBAGE PALM	12			10	10	79	REMOVE		DOES NOT MEET THE REQUIREMENTS TO QUALIFY AS A TREE. CMB. CHAPTER 46, DIV. 2			
4	<i>Mangifera indica</i>	MANGO TREE	6		20		10	79	REMOVE	POOR		79		
5	<i>Mangifera indica</i>	MANGO TREE	14		25		30	707	REMOVE			707		
6	<i>Ficus benghalensis</i>	BANYAN TREE			3			0	REMOVE	POOR	DOES NOT MEET THE REQUIREMENTS TO QUALIFY AS A TREE. CMB. CHAPTER 46, DIV. 2			
7	<i>Ficus aurea</i>	STANGLER FIG	8		18		17	227	REMOVE	POOR	UNSAFE CONDITIONS	227		
8	<i>Sabal palmetto</i>	CABBAGE PALM	11			7	15	177	REMOVE	FAIR	DOES NOT MEET THE REQUIREMENTS TO QUALIFY AS A TREE. CMB. CHAPTER 46, DIV. 2			
9	<i>Sabal palmetto</i>	CABBAGE PALM	10			22	12	113	REMOVE	FAIR		113		
10	<i>Sabal palmetto</i>	CABBAGE PALM	10			20	12	113	REMOVE			113		
11	<i>Sabal palmetto</i>	CABBAGE PALM	10			18	12	113	REMOVE			113		
12	<i>Washingtonia robusta</i>	WASHINGTON PALM	10			8	12	113	REMOVE		INVASIVE			
13	<i>Wodyetia bifurcata</i>	FOXTAIL PALM	10			14	12	113	REMOVE			113		
14	<i>Wodyetia bifurcata</i>	FOXTAIL PALM	10			12	12	113	REMOVE			113		
15	<i>Roystonea regia</i>	ROYAL PALM	10			20	20	314	REMOVE	FAIR		314		
16	<i>Chamaerops humilis</i>	MEDITERRANEAN FAN PALM	6			8	7	38	REMOVE		DOES NOT MEET THE REQUIREMENTS TO QUALIFY AS A TREE. CMB. CHAPTER 46, DIV. 2	38		
17	<i>Sabal palmetto</i>	CABBAGE PALM	8			18	14	154	REMOVE	FAIR		154		
18	<i>Sabal palmetto</i>	CABBAGE PALM	8			20, 28	14	28	REMOVE			28		
19	<i>Sabal palmetto</i>	CABBAGE PALM	8			18, 25	14	28	REMOVE			28		
20	<i>Sabal palmetto</i>	CABBAGE PALM	8			20	14	154	REMOVE			154		
21	<i>Veitchia montgomeryana</i>	MONTGOMERY PALM	8			25	16	201	REMOVE			201		
22	<i>Veitchia montgomeryana</i>	MONTGOMERY PALM	8			32	16	201	REMOVE			201		
23	<i>Veitchia montgomeryana</i>	MONTGOMERY PALM	2 @ 8			30, 25	28	616	REMOVE			616		
24	<i>Veitchia merrillii</i>	MANILA PALM	3 @ 4			12	12	113	REMOVE			113		
25	<i>Veitchia merrillii</i>	MANILA PALM	3 @ 4			14	12	113	REMOVE			113		
26	<i>Veitchia merrillii</i>	MANILA PALM	3 @ 5			15	15	6	REMOVE			6		
27	<i>Veitchia merrillii</i>	MANILA PALM	2 @ 4			13	12	113	REMOVE		DOES NOT MEET THE REQUIREMENTS TO QUALIFY AS A TREE. CMB. CHAPTER 46, DIV. 2			
28	<i>Veitchia merrillii</i>	MANILA PALM	3 @ 4			12	16	201	REMOVE					
29	<i>Veitchia merrillii</i>	MANILA PALM	6			8	12	113	REMOVE					
30	<i>Wodyetia bifurcata</i>	FOXTAIL PALM	8			10	10	79	REMOVE	POOR				
31	<i>Roystonea regia</i>	ROYAL PALM	14			22	30	707	REMOVE			707		
32	<i>Bursera simaruba</i>	GUMBO LIMBO	12		22		30	707	REMOVE			707		
33	<i>Bursera simaruba</i>	GUMBO LIMBO	12		22		30	707	REMOVE			707		
STREET TREES														
40	<i>Conocarpus erectus</i>	GREEN BUTTWOOD	36		35		30	707	REMAIN	FAIR				
41	<i>Conocarpus erectus</i>	GREEN BUTTWOOD	40		26		30	707	REMOVE	FAIR			707	
42	<i>Roystonea regia</i>	ROYAL PALM	14			30	20	314	REMOVE				314	
43	<i>Conocarpus erectus</i>	GREEN BUTTWOOD	36		35		40	1257	REMAIN					
44	<i>Roystonea regia</i>	ROYAL PALM	14			30	20	314	REMOVE				314	
45	<i>Roystonea regia</i>	ROYAL PALM	14			24	18	24	REMOVE	FAIR			24	
46	<i>Roystonea regia</i>	ROYAL PALM	14			20	15	177	REMOVE	POOR			177	
47	<i>Roystonea regia</i>	ROYAL PALM	14			26	25	491	REMOVE				491	
48	<i>Roystonea regia</i>	ROYAL PALM	14			26	20	314	REMOVE				314	
49	<i>Roystonea regia</i>	ROYAL PALM	14			26	16	201	REMOVE				201	
50	<i>Roystonea regia</i>	ROYAL PALM	14			26	16	201	REMOVE				201	
51	<i>Roystonea regia</i>	ROYAL PALM	14			30	20	314	REMOVE				314	
52	<i>Roystonea regia</i>	ROYAL PALM	18			32	25	491	REMOVE				491	
53	<i>Roystonea regia</i>	ROYAL PALM	18			34	25	491	REMOVE				491	
54	<i>Roystonea regia</i>	ROYAL PALM	18			30	20	314	REMOVE	FAIR			314	
55	<i>Roystonea regia</i>	ROYAL PALM	18			24	20	314	REMOVE				314	
56	<i>Roystonea regia</i>	ROYAL PALM	19			24	20	314	REMAIN					
57	<i>Roystonea regia</i>	ROYAL PALM	14			22	20	314	REMOVE				314	
58	<i>Lysiloma bahamensis</i>	TAMARIND TREE	8		20		20	314	REMOVE				314	
59	<i>Roystonea regia</i>	ROYAL PALM	18			22	18	254	REMOVE				254	
60	<i>Lysiloma bahamensis</i>	TAMARIND TREE	7		25		20	314	REMOVE				314	
61	<i>Roystonea regia</i>	ROYAL PALM	12			18	14	154	REMOVE				154	
TOTAL SQ. FEET FOR SITE REMOVAL:												5,778		
TOTAL SQ. FEET FOR ROW REMOVALS:													6,018	

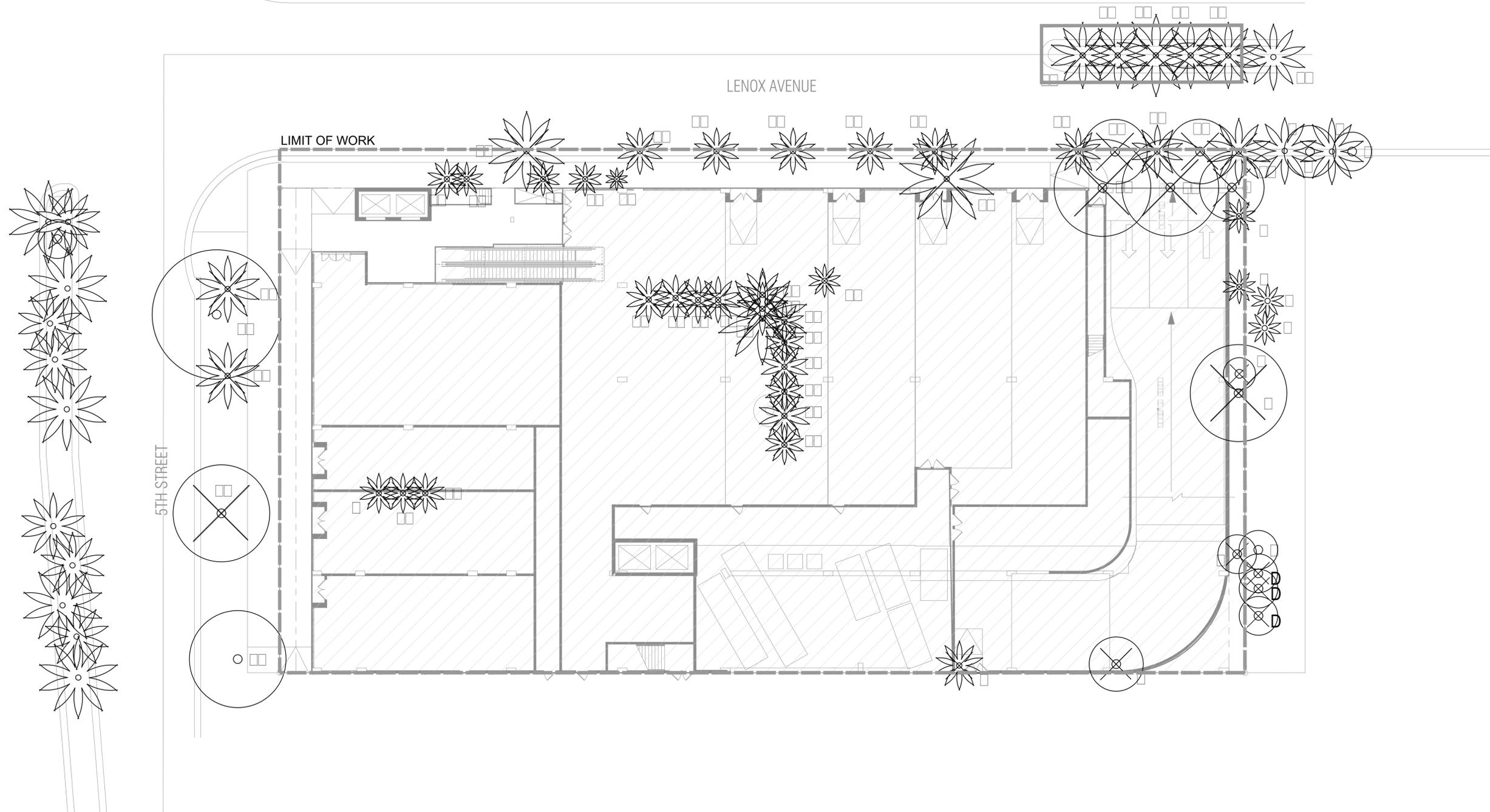


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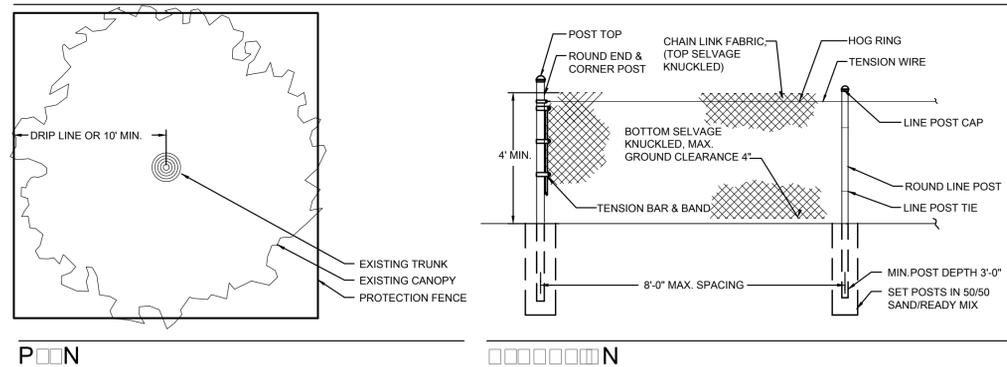
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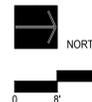
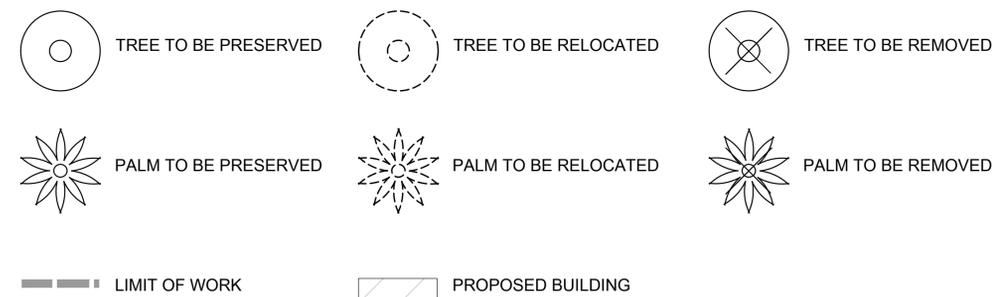
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TREE PROTECTION DETAIL



TREE DISPOSITION LEGEND



BLVD at Lenox

Miami Beach, Florida

Tree Disposition Plan

1/16" = 1'-0"

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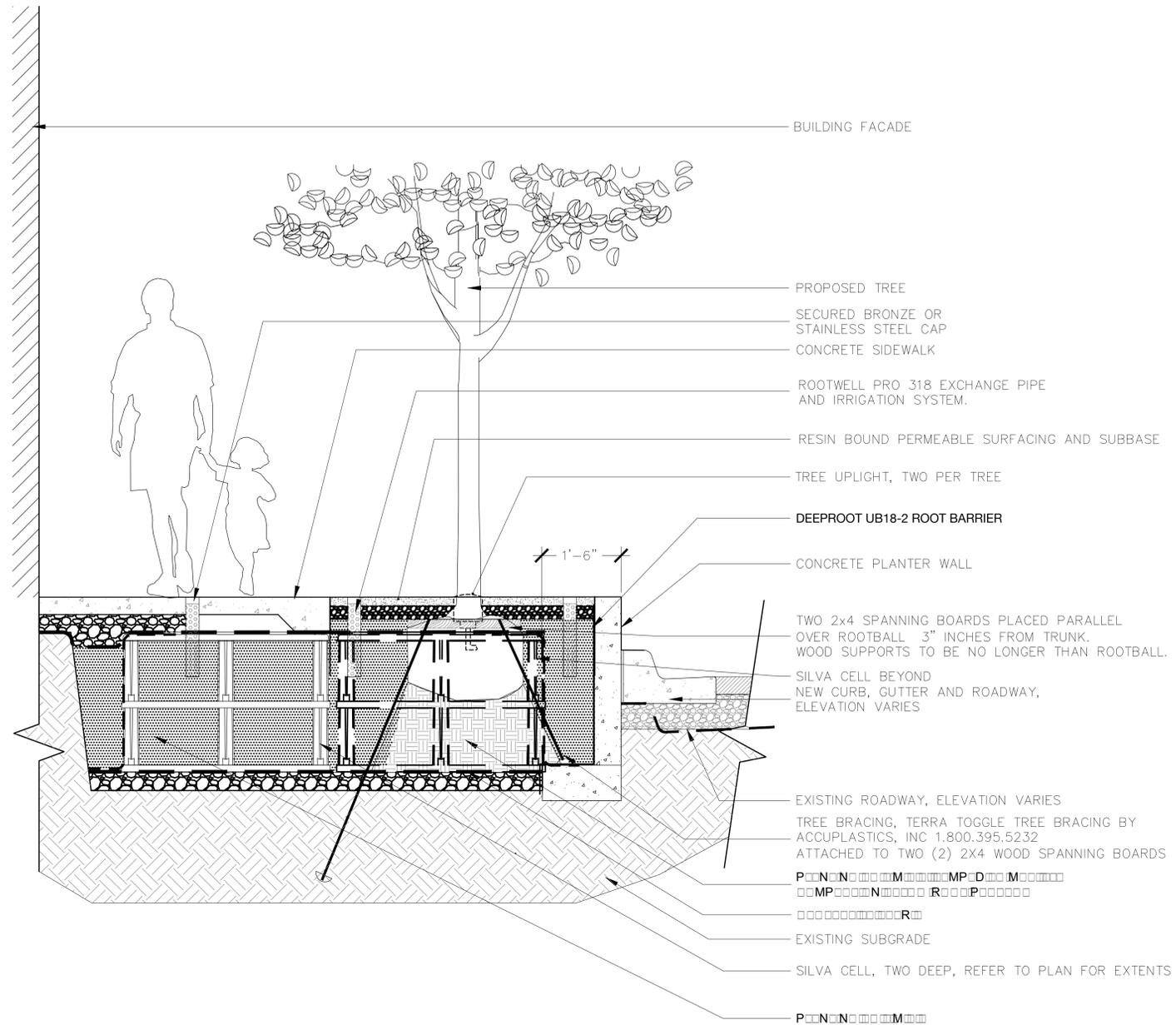
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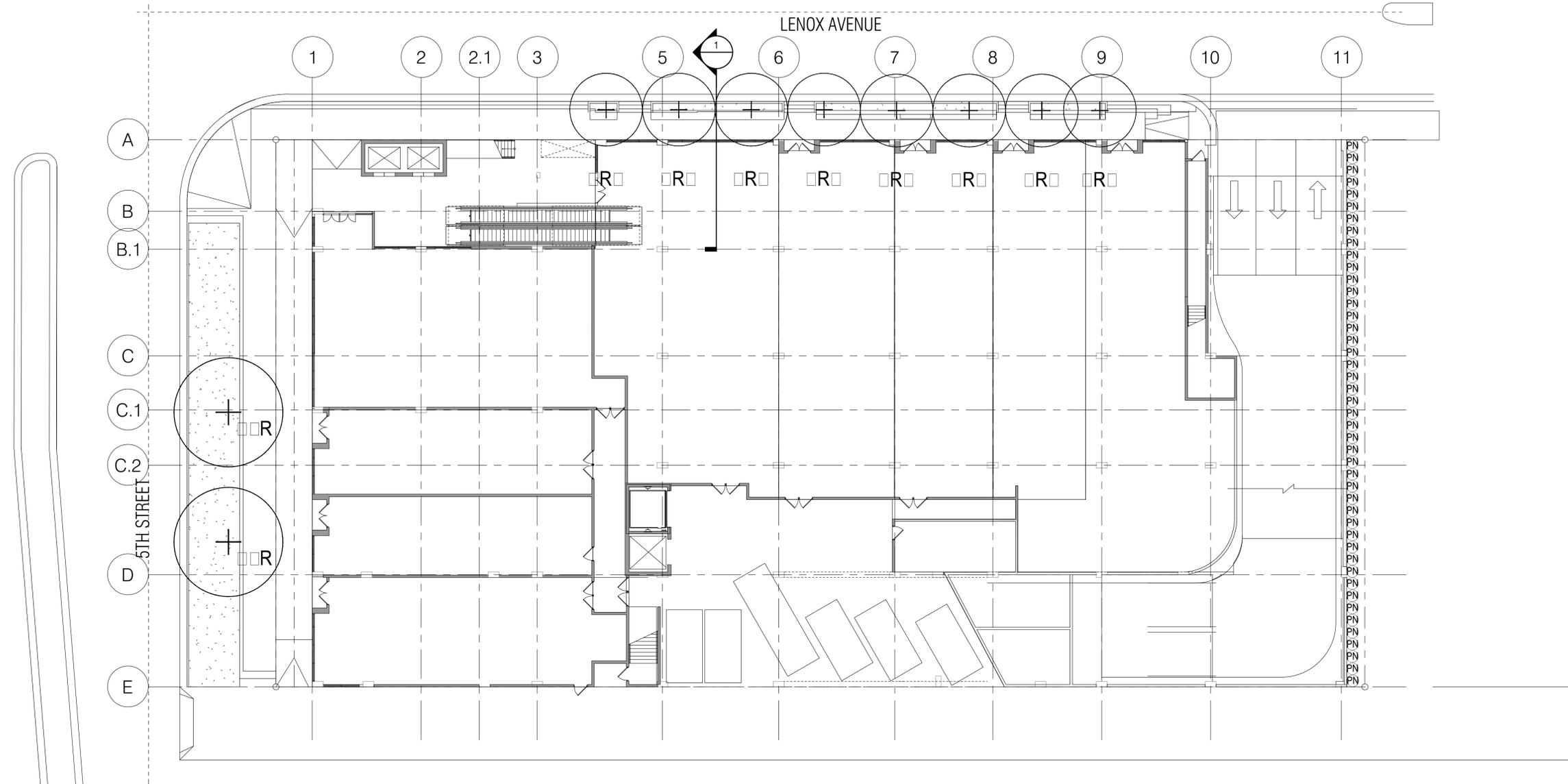
PLANTING NOTES

1. PLANT MATERIAL IS TO BE HEALTHY SPECIMENS FREE FROM DISEASE OR DAMAGE, AND IS TO BE MAINTAINED IN EXCELLENT CONDITION WHILE ON THE JOBSITE. LANDSCAPE ARCHITECT SHALL INSPECT PLANT MATERIAL UPON ARRIVAL TO JOBSITE AND WILL REJECT PLANT MATERIAL THAT DOES NOT MEET THE STANDARDS DESCRIBED WITHIN THE CONTRACT DOCUMENTS.
2. THE LANDSCAPE ARCHITECT WILL PERIODICALLY INSPECT PLANT MATERIAL STOCKPILED AND/OR PLANTED ON SITE DURING THE COURSE OF CONSTRUCTION. PLANT MATERIAL NOT MEETING THE STANDARDS CONTAINED WITHIN CONTRACT DOCUMENTS SHALL BE REPLACED AT NO COST TO THE OWNER.
3. PROVIDE MATCHING SIZES AND FORMS FOR EACH PLANT OF THE SAME SPECIES UNLESS OTHERWISE INDICATED.
4. CONTRACTOR TO VERIFY ALL QUANTITIES. IN CASE OF DISCREPANCIES, GRAPHICALLY SHOWN QUANTITIES SHALL TAKE PRECEDENCE.
5. ALL MATERIALS USED SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY THE CURRENT AMERICAN STANDARDS FOR NURSERY STOCK, PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
6. ALL PLANT MATERIAL SHALL BE INSTALLED PLUMB AND PER THE SPECIFICATIONS CONTAINED WITHIN THE CONTRACT DOCUMENTS. ANY NECESSARY STAKING AND/OR OTHER SUPPORTS MATERIALS/METHODS SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
7. THE CONTRACTOR SHALL PRUNE EXISTING AND/OR NEW TREES ONLY PER LANDSCAPE ARCHITECT DIRECTION.
8. THE CONTRACTOR SHALL STAKE THE LOCATIONS OF ALL TREES AND B&B SHRUBS FOR LANDSCAPE ARCHITECT REVIEW AND APPROVAL, PRIOR TO INSTALLATION.
9. ALL ROOT-WRAPPING MATERIALS THAT ARE NOT BIO-DEGRADABLE SHALL BE REMOVED FROM THE ROOT BALL. ROOT BALLS SHALL BE FREE OF WEEDS.
10. SPECIFIED PLANT MATERIAL SIZES SHALL BE CONSIDERED MINIMUM SIZES.
11. FINISH GRADE OF PLANTING BEDS SHALL BE ONE (1) INCH BELOW ADJACENT FLATWORK, UNLESS SPECIFIED OTHERWISE.
12. MULCH OR PLANTING BED DRESSING SHALL BE PLACED IN ALL PLANTING AREAS AS SPECIFIED. MULCH OR PLANTING BED DRESSING SHALL NOT BE PLACED WITHIN SIX (6) INCHES OF TREE TRUNKS. MULCHING SHOULD BE REPEATED ANNUALLY DURING THE AUTUMN TO A THREE (3) INCH DEPTH.
13. ALL PLANT MATERIAL SHOULD RECEIVE AN ORGANIC FERTILIZER IN LIMITED APPLICATION FOLLOWING INSTALLATION. TYPE AND APPLICATION RATE AND METHOD OF APPLICATION TO BE SPECIFIED BY THE CONTRACTOR AND APPROVED BY THE LANDSCAPE ARCHITECT.
14. EXCESS FERTILIZER SHALL BE DISPOSED OF PROPERLY OFF-SITE. IT SHALL NOT BE DISPOSED OF IN STORM DRAINS AND/OR DRYWELLS.
15. STOCKPILED PLANT MATERIAL TO BE PLACED IN THE SHADE AND PROPERLY HAND-WATERED UNTIL PLANTED.
16. MINI-NUGGET TYPE DECORATIVE BARK MULCH WILL BE USED TO RETURN NUTRIENTS TO THE SOIL, REDUCE MAINTENANCE AND MINIMIZE EVAPORATION FOR AREAS APPROXIMATE TO THE RESIDENCE. LARGER SHREDDED BARK MULCH WILL BE USED FOR STEEP AREAS SO SLOUGHING IS LESS LIKELY TO OCCUR.
17. PRESERVE & PROTECT ALL EXISTING VEGETATION INDICATED TO REMAIN AT ALL TIMES.
18. ALL VEGETATION PROPOSED FOR OUTSIDE THE BUILDING ENVELOPE TO BE NATIVE UNLESS OTHERWISE NOTED. PLANTING THAT OCCURS OUTSIDE THE BUILDING ENVELOPE IS FOR RESTORATION PURPOSES ONLY OR IS SPECIFIC TO UTILITIES RESTORATION.
19. SIX (6) INCH PLANT MIX SHALL BE PROVIDED FOR ALL LAWN, TURF, AND NATIVE PLANTING ZONES. 18 INCH PLANT MIX SHALL BE PROVIDED FOR ALL PERENNIAL PLANTING BEDS UNLESS OTHERWISE NOTED.

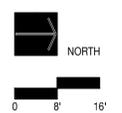
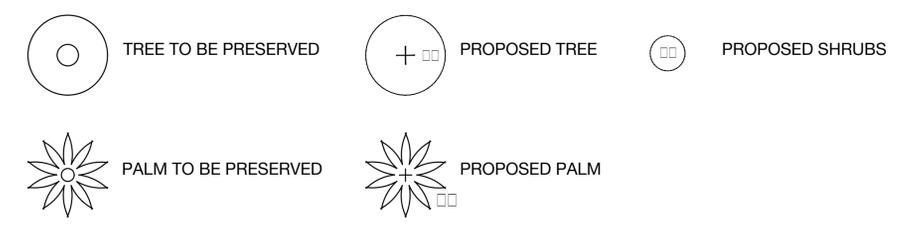
PLANTING SCHEDULE:

ABR.	QTY.	BOTANICAL NAME	COMMON NAME	SPECIFICATION
TREES				
CRO	8	<i>Clusia rosea</i>	PITCH APPLE	20'
CER	2	<i>Coconut erectus</i>	BUTTONWOOD	16' OA. COLLECTED
SHRUBS				
PN	46	<i>Psychotria nervosa</i>	WILD COFFEE	7 GAL.

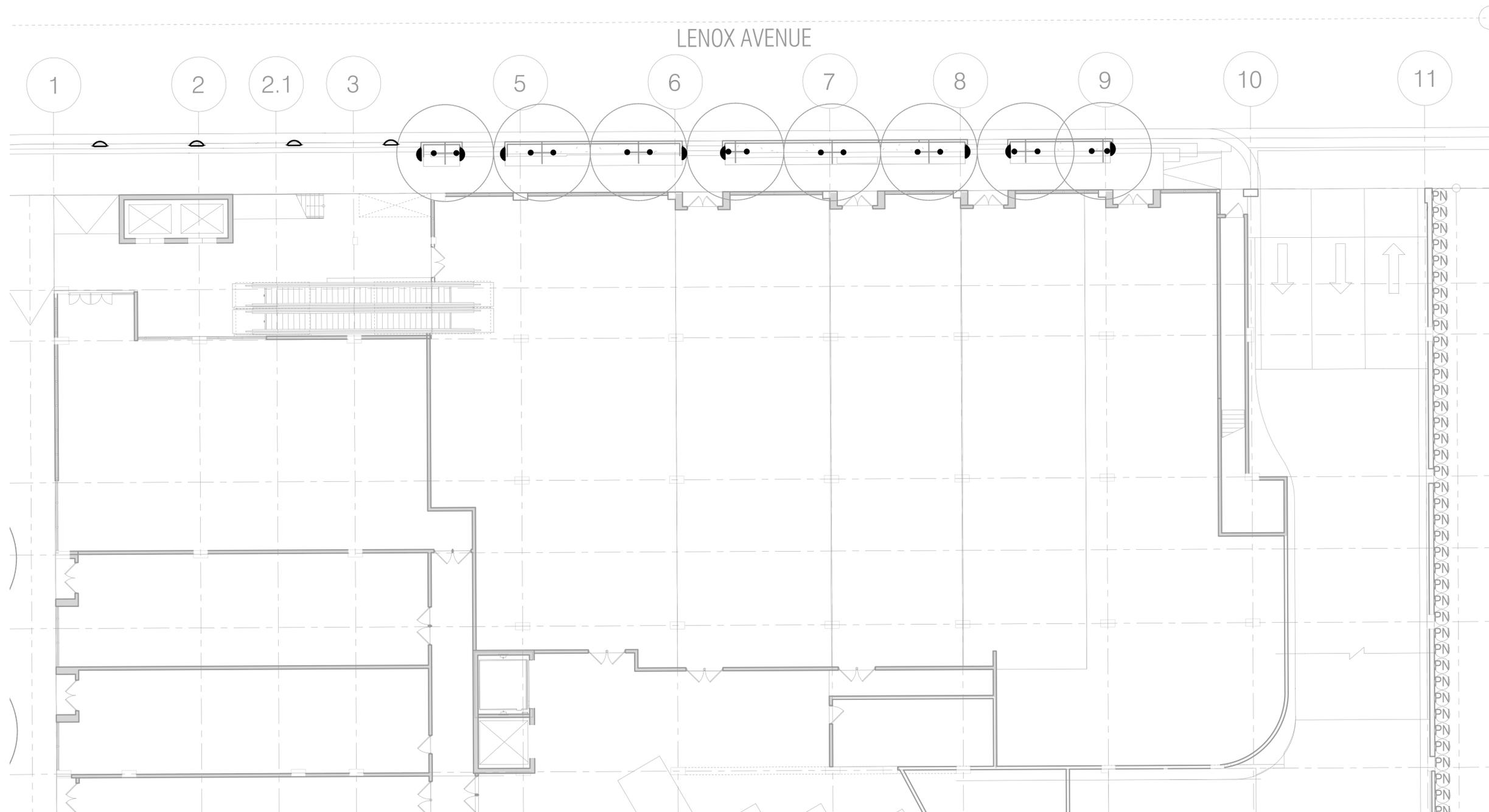




TREE DISPOSITION LEGEND



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LEGEND:

-  STEP LIGHT
-  WALL LIGHT
-  TREE UP LIGHT

