

1771 N View Drive Garden

1771 North View Drive, Miami Beach, FL 33140

DRB FINAL SUBMITTAL - DECEMBER 07, 2020
DRB 20-0597

Prepared for:

Sunset Islands Land Trust
1771 North View Drive
Miami Beach, FL 33140

Prepared by:

jungles

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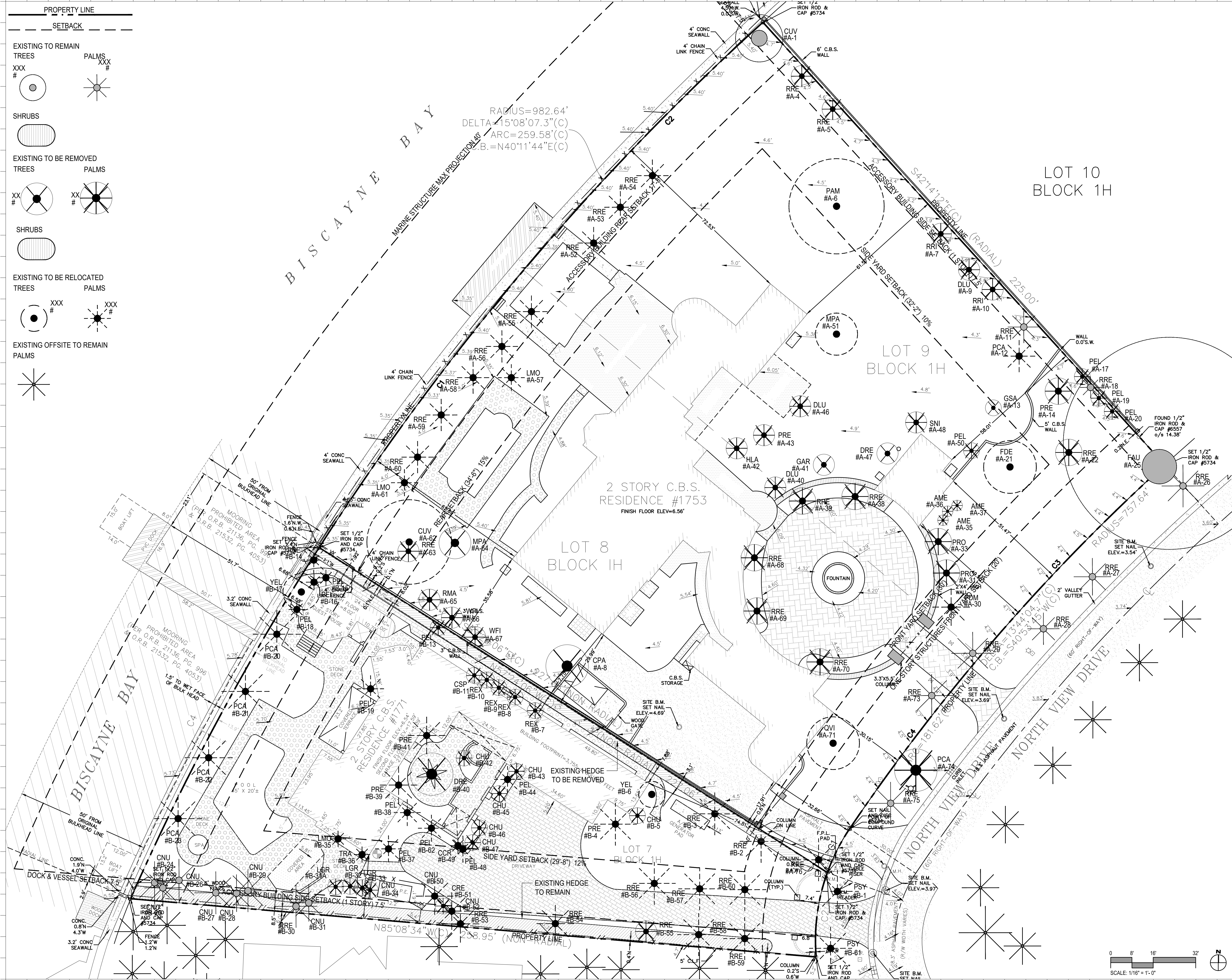


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Raymond Jungles 2020.12.04
18:02:08
-05'00' GI.000



PROPERTY LINE
SETBACK

EXISTING TO REMAIN
TREES
XXX #

SHRUBS

EXISTING TO BE REMOVED
TREES
XX #

SHRUBS

EXISTING TO BE RELOCATED
TREES
XXX #

EXISTING OFFSITE TO REMAIN
PALMS

Rev.	Date	Rev.	Date

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100% Submission

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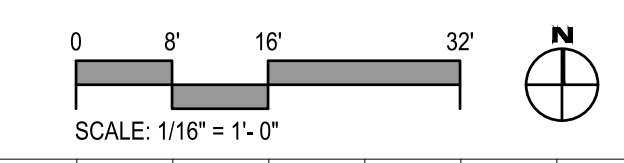


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TREE DISPOSITION PLAN

Date	12/07/2020	Sheet No.	
Scale	AS NOTED		LR.100
Project	20072		



PROPERTY LINE
 SETBACK
 ROOF OVERHANG

SIGHT TRIANGLE

PROPOSED ARCHITECTURAL INTERIOR

PLANTING AREA, TYP.

LAWN, TYP.

WATER

BOARDWALK OR WOOD DECK



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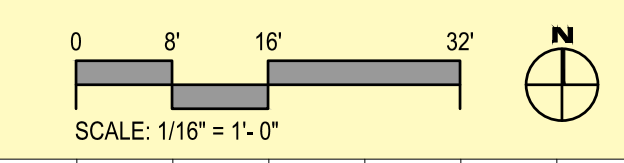
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HARDSCAPE PLAN

Date	12/07/2020	Sheet No.	
Scale	AS NOTED		LH.100
Project	20072		



PROPERTY LINE
 SETBACK
 ROOF OVERHANG

SIGHT TRIANGLE

SRA (SHALLOW RETENTION AREA)

PROPOSED CONTOURS

+00.00 PROPOSED SPOT ELEVATION

TOB TOP OF BENCH

TOW TOP OF WALL

WL WATER LEVEL



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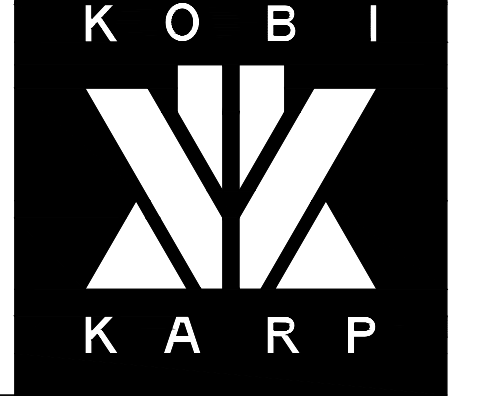
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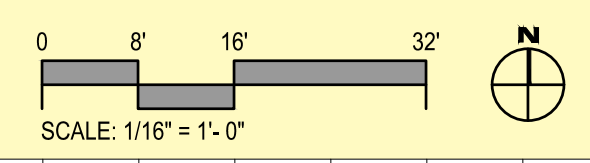


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GRADING PLAN

Date: 12/07/2020	Sheet No. LG.100
Scale: AS NOTED	
Project: 20072	





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CANOPY PLAN

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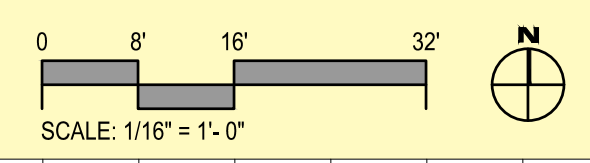
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UNDERSTORY PLAN

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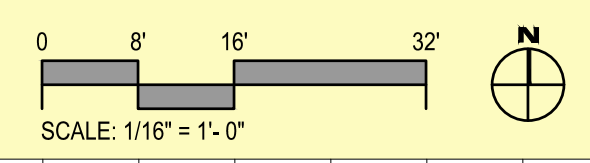


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UNDERSTORY PLAN - ROOF

Date	12/07/2020	Sheet No.	LP.201
Scale	AS NOTED		
Project	20072		



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1771 N View Drive - Proposed Plant List

Miami Beach, FL
October 29, 2020

EXISTING TREES / PALMS TO REMAIN			
QTY	SYM	Botanical Name	Common Name
6	E-CNU	<i>Cocos nucifera</i>	Coconut Palm
1	E-CUV	<i>Coccoloba uvifera</i>	Seagrape
1	E-FAU	<i>Ficus aurea</i>	Florida Strangler Fig
12	E-RRR	<i>Roystonea regia</i>	Royal Palm
RELOCATED TREES / PALMS			
QTY	SYM	Botanical Name	Common Name
1	R-CUV	<i>Coccoloba uvifera</i>	Seagrape
3	R-PSP	<i>Phoenix sp.</i>	Same
1	R-QVI	<i>Quercus virginiana</i>	Live Oak
3	R-RRR	<i>Roystonea regia</i>	Royal Palm
RELOCATED TREES / PALMS not on plan			
QTY	SYM	Botanical Name	Common Name
1	R-PAM	<i>Persea americana</i>	Avocado
1	R-PCA	<i>Phoenix canariensis</i>	Canary Island Date Palm
1	R-FDE	<i>Filicium decipiens</i>	Japanese Fern Tree
1	R-PDM	<i>Phoenix dactylifera 'Medjool'</i>	Medjool Date Palm
1	R-MPA	<i>Murraya paniculata</i>	Orange Jasmine
9	R-RRR	<i>Roystonea regia</i>	Royal Palm
1	R-LMO	<i>Leucothrinax morrisii</i>	Key Thatch Palm
1	R-LMD	<i>Leucothrinax morrisii</i>	Key Thatch Palm
2	R-PSY	<i>Phoenix sylvestris</i>	Silver Date Palm
9	R-RRR	<i>Roystonea regia</i>	Royal Palm
1	R-PRE	<i>Phoenix reclinata</i>	Senegal Date Palm
2	R-YEL	<i>Yucca elephantipes</i>	Same
9	R-PEL	<i>Ptychosperma elegans</i>	Solitaire Palm
1	R-PRO	<i>Phoenix roebelenii</i>	Pygmy Date Palm
4	R-PCA	<i>Phoenix canariensis</i>	Canary Island Date Palm
1	R-LMO	<i>Leucothrinax morrisii</i>	Key Thatch Palm
1	R-TRA	<i>Thrinax radiata</i>	Green Thatch Palm
2	R-PRE	<i>Phoenix reclinata</i>	Hybrid Senegal Date Palm
1	R-CCR	<i>Coccothrinax crinita</i>	Old Man Palm
2	R-CNU	<i>Cocos nucifera</i>	Coconut Palm
TREES			
QTY	SYM	Botanical Name	Common Name
1	CBA	<i>Cassia bakeriana</i>	Pink Shower Tree
6	CRO	<i>Clusia rosea</i>	Autograph Tree
1	CSP	<i>Ceiba speciosa</i>	Pink Silk Floss Tree
2	QVI	<i>Quercus virginiana</i>	Live Oak
2	SMA	<i>Swietenia mahagoni</i>	Mahogany Tree
1	CGR	<i>Caesalpinia granadilla</i>	Bridalveil Tree
1	TCÁ	<i>Tabebea caratisa</i>	Yellow Trumpet Tree
1	ADI	<i>Adansonia digitata</i>	Baobab Tree
1	CPA	<i>Ceiba pentandra</i>	Kapok Tree
PALMS			
QTY	SYM	Botanical Name	Common Name
3	ACO	<i>Attalea cohune</i>	American Oil Palm
12	PMA	<i>Ptychosperma macarthuri</i>	Macarthur Palm
5	CMA	<i>Carpoxylon macrospermum</i>	Carpoxylon Palm
5	KOL	<i>Kentiaopsis oliviformis</i>	Kentia Palm
5	SLI	<i>Sabal kentiaensis</i>	Sabal Palm
2	WRO	<i>Washingtonia robusta</i>	Mexican Fan Palm
UNDERSTORY TREES			
QTY	SYM	Botanical Name	Common Name
3	CES	<i>Copaifera erectus 'Sericeus'</i>	Silver Buttonwood
1	GSA	<i>Guaicum sanctum</i>	Lignum Vitae
2	CWI	<i>CANELLA winterana</i>	Wild Cinnamon Bark
2	CDI	<i>Coccoloba diversifolia</i>	Pigeon Plum
5	ERH	<i>Eugenia rhombica</i>	Red Stopper
3	GLU	<i>Gymnanthes lucida</i>	Crabwood
1	KFE	<i>Krugiodendron ferreum</i>	Black Ironwood
7	MFR	<i>Myrcianthes fragrans</i>	Simpson's Stopper
3	PRA	<i>Pimenta racemosa</i>	Bay Rum
24	NUT	T.B.D.	Miscellaneous Native Understory Tree
UNDERSTORY PALMS			
QTY	SYM	Botanical Name	Common Name
38	TSP	<i>Thrinax & Coccothrinax sp.</i>	Same
12	CAL	<i>Coccothrinax oita</i>	Silver Thatch Palm
4	CAR	<i>Coccothrinax argentata</i>	Florida Silver Palm
4	CCR	<i>Coccothrinax crinita</i>	Old Man Palm
8	LMO	<i>Leucothrinax morrisii</i>	Key Thatch Palm
10	TRA	<i>Thrinax radiata</i>	Green Thatch Palm

jungles

1771 N VIEW DR.

Miami Beach, FL
October 29, 2020

Tree Mitigation Chart	
Total Tree D.B.H. Removed Requiring Mitigation	19 inches
Total Trees Required to complete Mitigation Requirement (12' HT. x 6' SPR.; 2" D.B.H. Minimum)	8
Total Palms Removed Requiring Mitigation	15
Total Trees Required to Complete Mitigation Requirements (12' HT. x 6' SPR.; 2" D.B.H. minimum)	15
Proposed Trees with 12' HT. x 6' SPR.; 2" D.B.H. (minimum) specifications	42
Required minimum number of Tree Species (41 or greater replacement Trees)	4

UNDERSTORY SHRUBS			
QTY	SYM	Botanical Name	Common Name
4	GT	<i>Gardenia tahitensis 'Mini'</i>	Dwarf Tahitian Gardenia
36	NC	<i>Neomarica caerulea 'Regina'</i>	Giant Apostle's Iris
26	PG	<i>Philodendron 'Congo'</i>	Green Congo Philodendron
20	PR	<i>Philodendron 'Rajo Congo'</i>	Red Congo Philodendron
5	SM	<i>Suriana maritima</i>	Bay Cedar
9	TG	<i>Tournefortia gnaphalodes</i>	Sea Lavender
218	US	T.B.D.	Misc. Understory Native Shrubs
AE		<i>Ardisia escallonioides</i>	Marlberry
CZ		<i>Calyptranthes zuzygium</i>	Myrtle-of-the-River
CW		<i>Canella winterana</i>	Wild Cinnamon Bark
CC		<i>Capparis cynophallophora</i>	Jamaican Caper
CP		<i>Cithorexylum spinosum</i>	Florida Fiddlewood
EF		<i>Erihalis fruticoso</i>	Black Torch
ER		<i>Eugenia rhombica</i>	Red Stopper
GC		<i>Genipa clusifolia</i>	Seven-Year Apple
GD		<i>Guapira discolor</i>	Blooly
GU		<i>Gymnanthes lucida</i>	Crabwood
KF		<i>Krugiodendron ferreum</i>	Black Ironwood
SH		<i>Savia bahamensis</i>	Bahama Maidenbush
SF		<i>Sideroxylon foetidissimum</i>	Mastic
SL		<i>Sideroxylon salicifolium</i>	Willow Bustin
ST		<i>Sophora tomentosa</i>	Necklace Pod
205	IS	T.B.D.	Misc. Low Native Shrubs
AC		<i>Acacia choriophylla</i>	Cinnecord
AE		<i>Ardisia escallonioides</i>	Marlberry
CA		<i>Callicarpa americana</i>	American Beautyberry
ER		<i>Eugenia rhombica</i>	Red Stopper
JK		<i>Jacquinia keyensis</i>	Joewood
PN		<i>Psychotria nervosa</i>	Wild Coffee
ACCENTS			
QTY	SYM	Botanical Name	Common Name
19	AA	<i>Agave attenuato</i>	Century Plant
9	AO	<i>Alcantarea 'Odorata'</i>	Same
4	AI	<i>Alcantarea imperialis</i>	Same
2	EG	<i>Encephalartos gratus</i>	Same
8	HS	<i>Heliconia sp.</i>	Same
10	MD	<i>Monstera deliciosa</i>	Swiss Cheese Vine
2	PS	<i>Philodendron sp.</i>	Same
9	SR	<i>Serenia repens 'Cinerea'</i>	Silver Saw Palmetto
10	ZF	<i>Zamia floridiana</i>	Coontie
GRASSES			
QTY	SYM	Botanical Name	Common Name
222	EE	<i>Eragrostis eliottii</i>	Silver Lovegrass
377	MC	<i>Muhlenbergia capillaris</i>	Pink Muhly Grass
6	TF	<i>Tripsacum floridana</i>	Florida Gama Grass
GROUNDCOVERS			
QTY	SYM	Botanical Name	Common Name
180	AG	<i>Arachis glabrata</i>	Perennial Peanut
144	BR	<i>Barleria repens</i>	Coral Creeper
351	EM	<i>Evolvulus glomeratus 'Blue My Mind'</i>	Blue Daze
341	EL	<i>Errodea littoralis</i>	Golden Beach Creeper
246	FJ	<i>Farfugium japonicum 'Gigantea'</i>	Giant Leopard plant
399	GM	<i>Glandularia maritima</i>	Beach Verbena
235	HL	<i>Hymenocallis latifolia</i>	Spider Lily
282	MS	<i>Microsorium scolopendrium</i>	Wart Fern
286	NE	<i>Nephrolepis exaltata</i>	Boston Fern
94	PB	<i>Philodendron 'Burlie Marx'</i>	Burlie Marx Philodendron
AQUATIC PLANTS			
QTY	SYM	Botanical Name	Common Name
80	JE	<i>Juncus effusus</i>	Soft Rush
20	NY	<i>Nymphaea sp.</i>	Water Lily
80	VA	<i>Vallisneria spiralis</i>	Springtape Grass
SOD			
QTY	SYM	Botanical Name	Common Name
8,087 SF	ZJ	<i>Zoysia japonica</i>	Solid Sod, Quantity shown in square feet
ROOF PLANTING			
QTY	SYM	Botanical Name	Common Name
4	CA	<i>Coccothrinax argentata</i>	Florida Silver Palm
UNDERSTORY SHRUBS			
QTY	SYM	Botanical Name	Common Name
3	JK	<i>Jacquinia keyensis</i>	Joewood
ACCENTS			
QTY	SYM	Botanical Name	Common Name
8	AA	<i>Agave attenuato</i>	Century Plant
GROUNDCOVERS			
QTY	SYM	Botanical Name	Common Name
26	EL	<i>Errodea littoralis</i>	Golden Beach Creeper
25	MS	<i>Microsorium scolopendrium</i>	Wart Fern
VINES			
QTY	SYM	Botanical Name	Common Name
10	SF	<i>Stephanotis floribunda</i>	Bridal Wreath

- In addition to the above plant list and specifications there is to be an additional \$10,000.00 wholesale plant allowance - Landscape Architect to select accent specimens during nursery visits. Landscape Architect to lay out accents plants in the field.
- Landscape contractor to provide photographs of all trees & palms for Landscape Architect's approval with bid.
- Landscape contractor to coordinate installation with Landscape Architect at least 1 month prior to installation date.
- All plants to be laid out on site by Landscape Architect.

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RAYMOND JUNGLES INC
Landscape Architect FASLA

PLANT LIST & TREE MITIGATION CHART

Date	12/07/2020	Sheet No.	
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Project	20072		

CITY OF MIAMI BEACH LANDSCAPE LEGEND

INFORMATION REQUIRED TO BE PERMANENTLY AFFIXED TO PLANS

ZONING DISTRICT RS-2 LOT AREA 75,417 SF ACRES 1.73

		REQUIRED/ ALLOWED	PROVIDED
OPEN SPACE			
A.	SQUARE FEET OF REQUIRED OPEN SPACE AS INDICATED ON SITE PLAN: LOT AREA = <u>75,417</u> S.F. X <u>50%</u> % = <u>37,709</u> S.F.	37,709 SF	49,569 SF
B.	SQUARE FEET OF PARKING LOT OPEN SPACE REQUIRED AS INDICATED ON SITE PLAN:	N/A	N/A
	NUMBER OF PARKING SPACES _____ X 10 S.F. PARKING SPACE =	N/A	N/A
C.	TOTAL SQUARE FEET OF LANDSCAPED OPEN SPACE REQUIRED: A+B=	37,709 SF	49,569 SF
LAWN AREA CALCULATION			
A.	SQUARE FEET OF LANDSCAPED OPEN SPACE REQUIRED	37,709 SF	
B.	MAXIMUM LAWN AREA (SOD) PERMITTED= 50 % X 37,709 S.F. = 18,854 SF	18,856 SF	8,087 SF
TREES			
A.	TREES REQUIRED PER NET LOT ACRE	N/A	N/A
	TREES ON FRONT YARD	2	10
	TRESS ON BACK YARD	3	5
	TRESS IN EXCESS OF 6,000 SF LOT (1 TREE X 1,000 SF)	69	69
	TOTAL TREES ON LOT	74	74
B.	30% NATIVES REQUIRED: 74 X 30% = 22.2	22	62
C.	50% LOW MAINTENANCE / DROUGHT AND SALT TOLERANT REQUIRED: 74 X 50% = 37	37	62
D.	STREET TREES (MAXIMUM AVERAGE SPACING OF 20' O.C.) 218 LF / 20' = 10.9	11	11
E.	STREET TREE SPECIES ALLOWED DIRECTLY BENEATH POWER LINES: (MAXIMUM AVERAGE SPACING OF 20' O.C.):	N/A	N/A
SHRUBS			
A.	NUMBER OF SHRUBS REQUIRED: SUM OF LOT AND STREET TREES REQUIRED 74 X 12 = 888	888	1,218
B.	50% NATIVE SHRUBS REQUIRED: 888 X 50% = 444	444	1,064
LARGE SHRUBS OR SMALL TREES			
A.	LARGE SHRUBS OR SMALL TREES (10% OF REQUIRED SHRUBS) 888 X 10% = 88.8	88	323
B.	50% NATIVE LARGE SHRUBS OR SMALL TREES REQUIRED: 88 X 50% = 44	44	235

Rev.	Date	Rev.	Date

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DRB SUBMISSION

100% Submission

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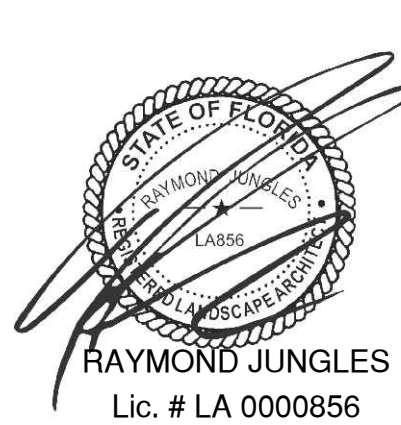
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Address:
Tel:
Email:

Consultant:
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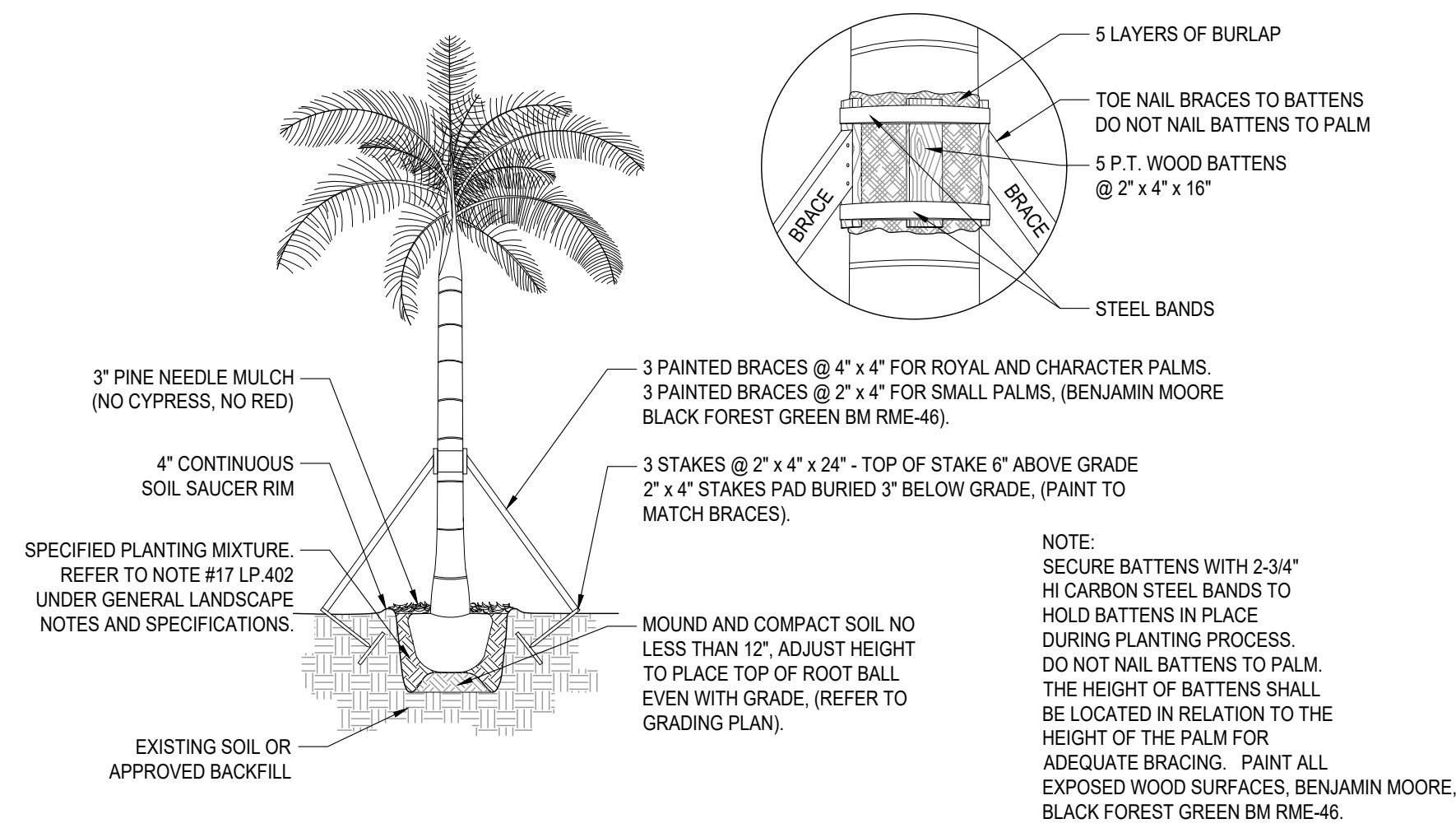


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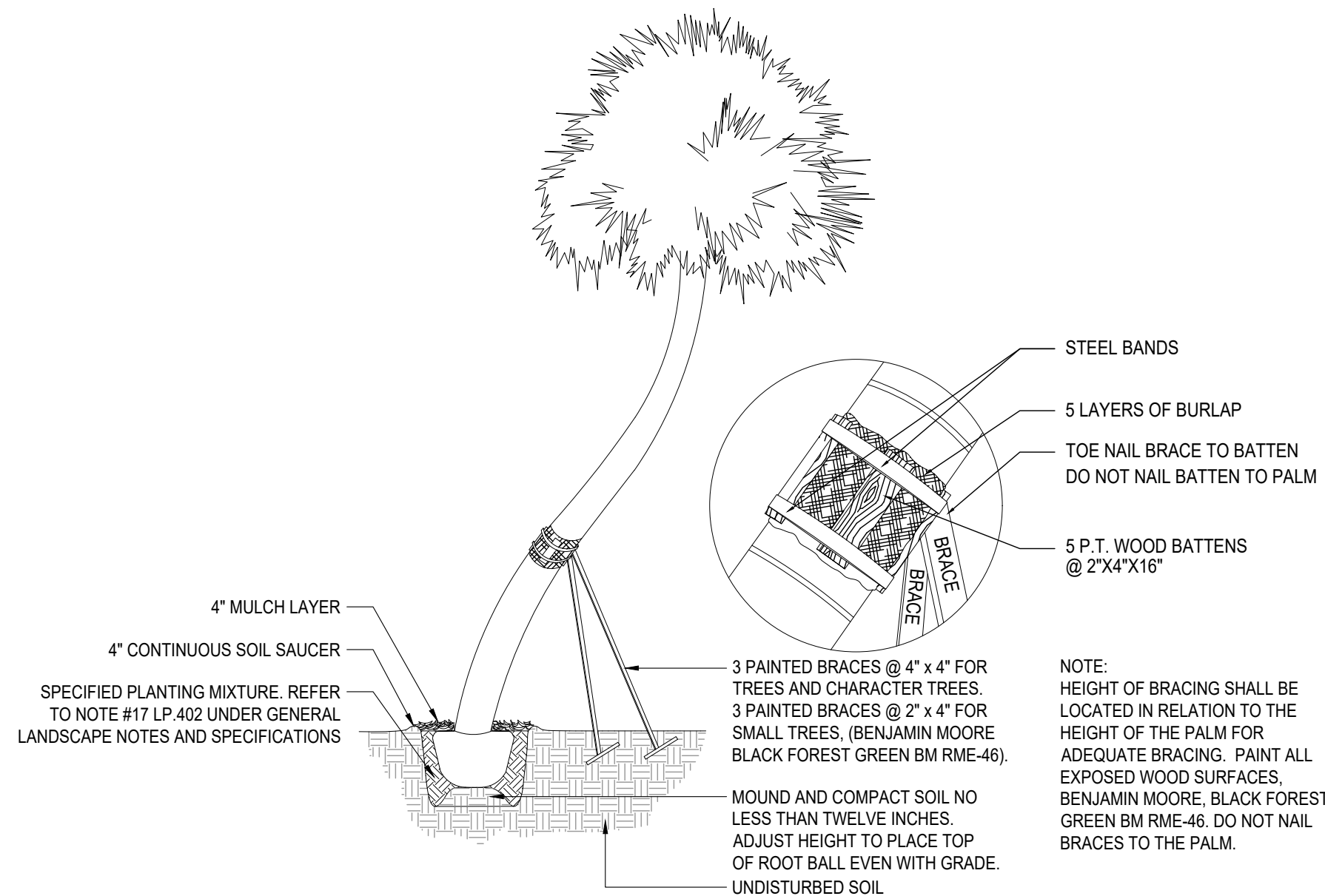


LANDSCAPE LEGEND

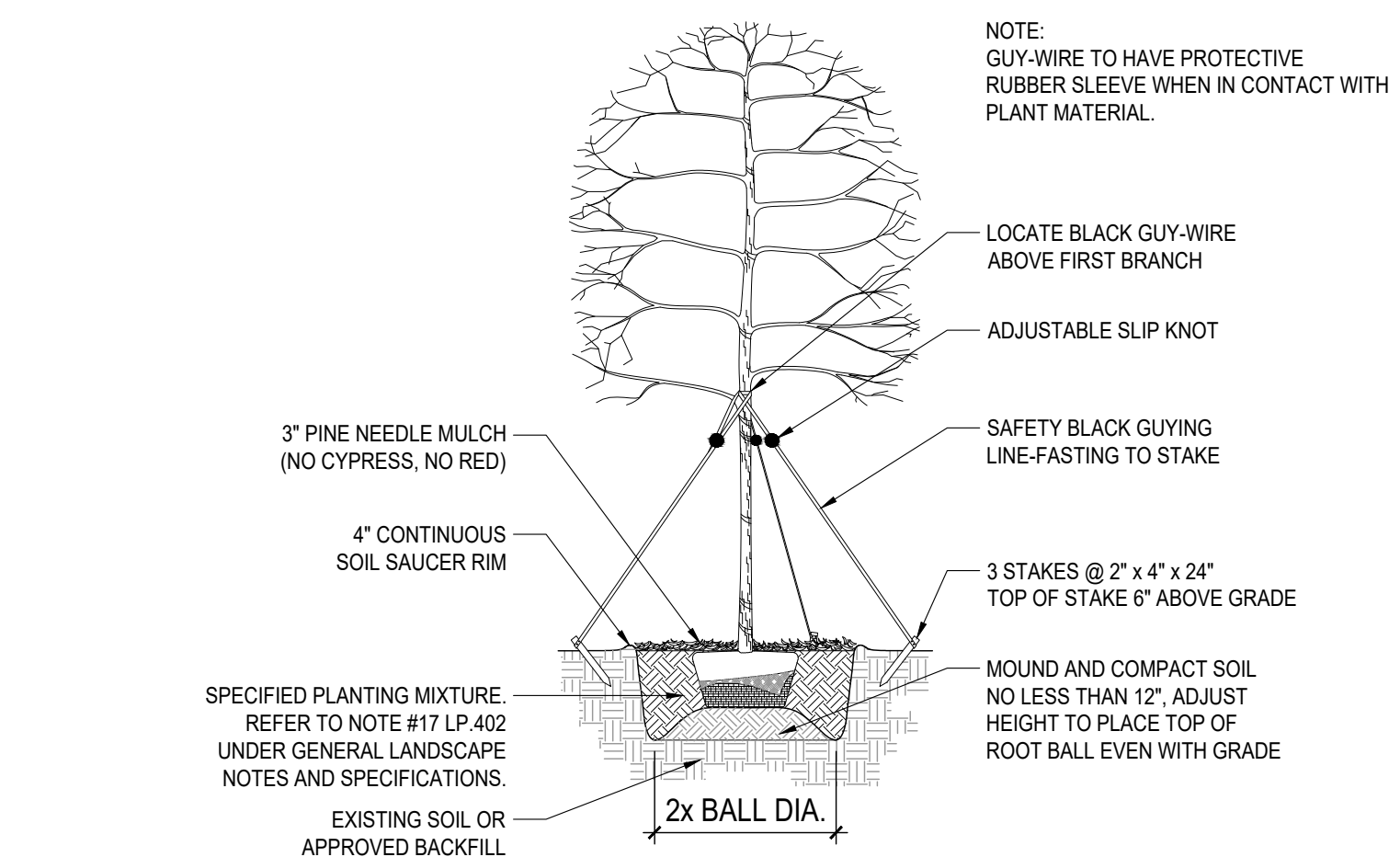
Date	12/07/2020	Sheet No.	LP.301
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Project	20072		



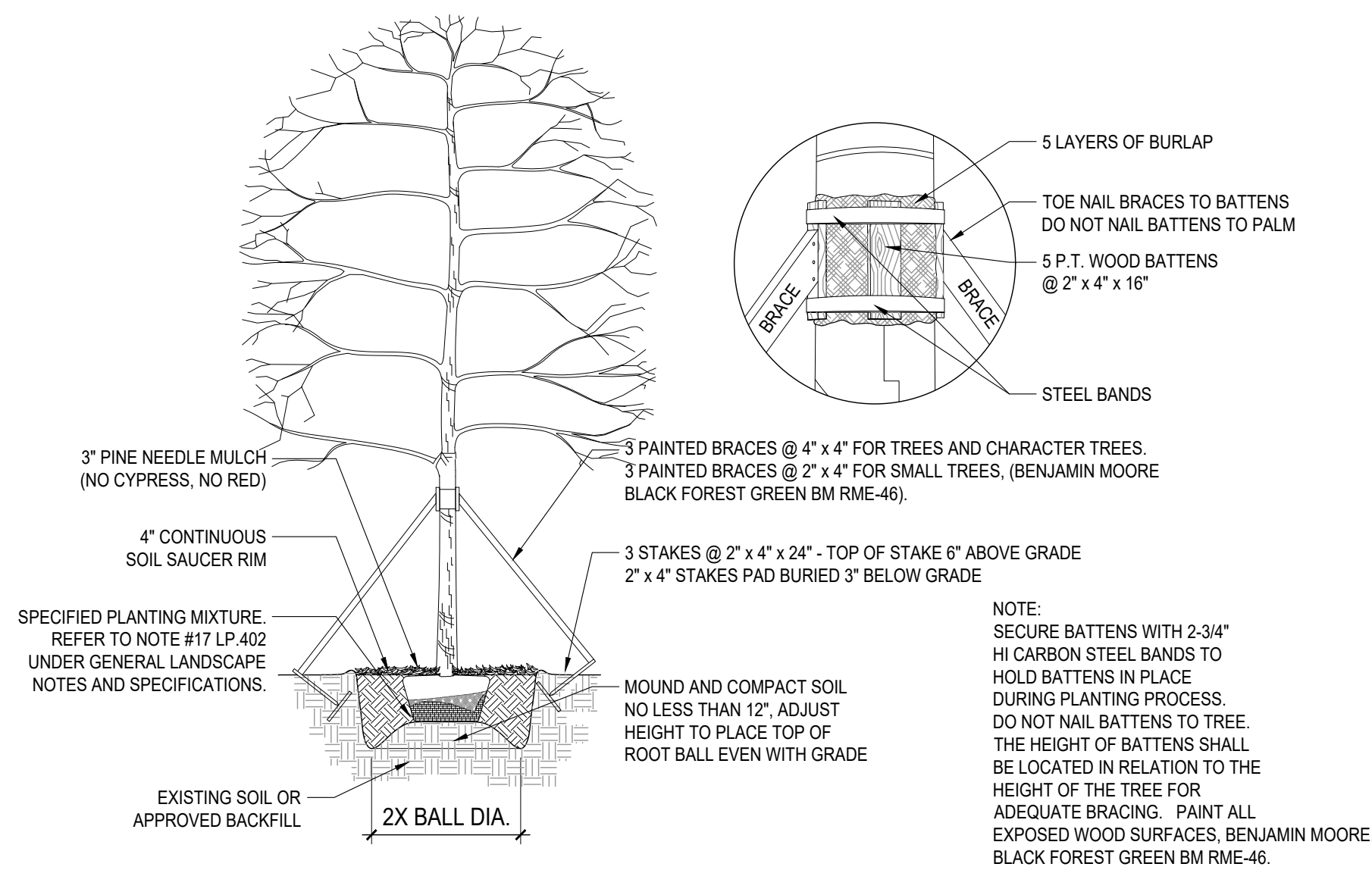
1 PALM PLANTING AND STAKING DETAIL
SCALE: NTS



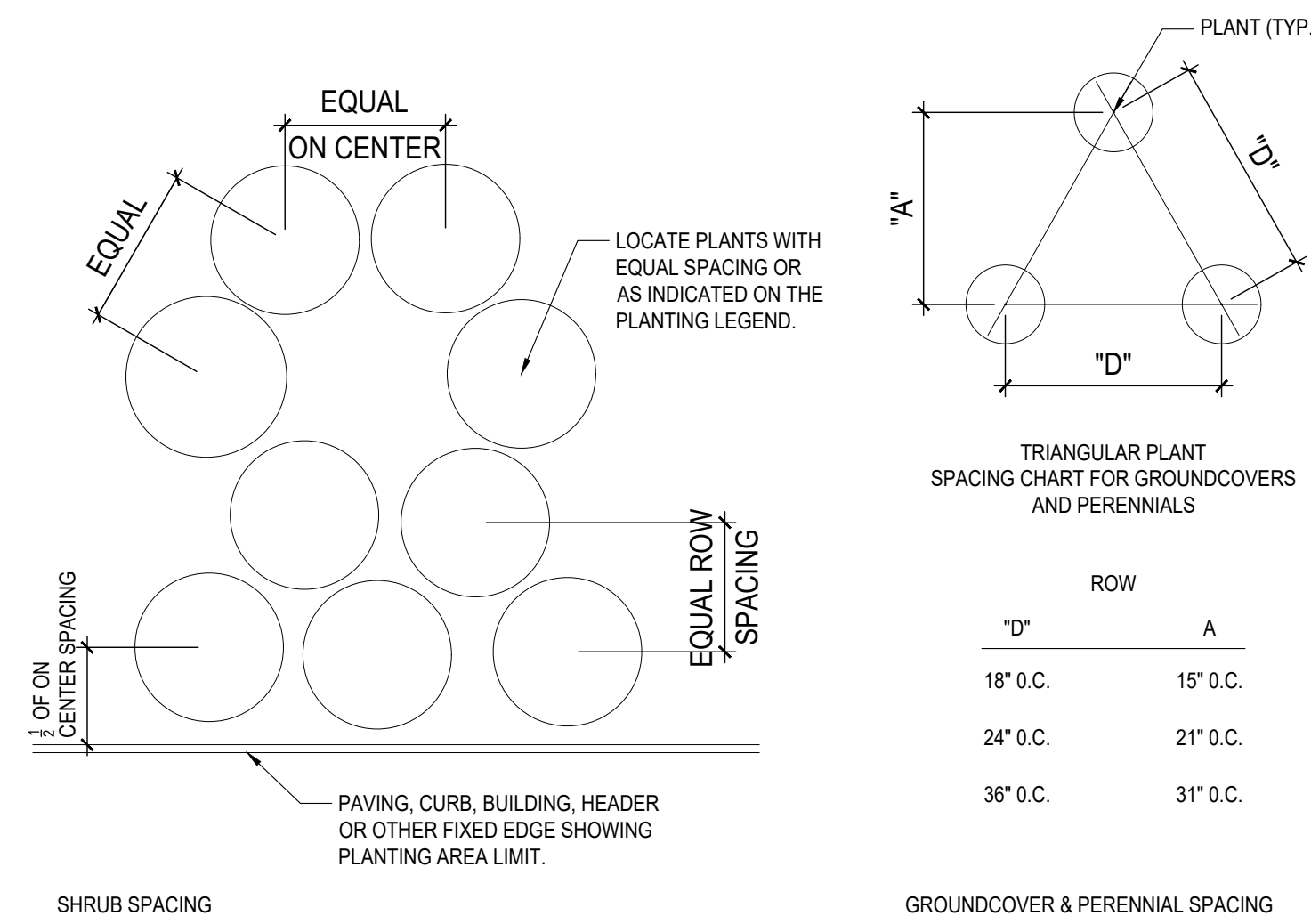
2 CHARACTER PALM PLANTING AND STAKING DETAIL
SCALE: NTS



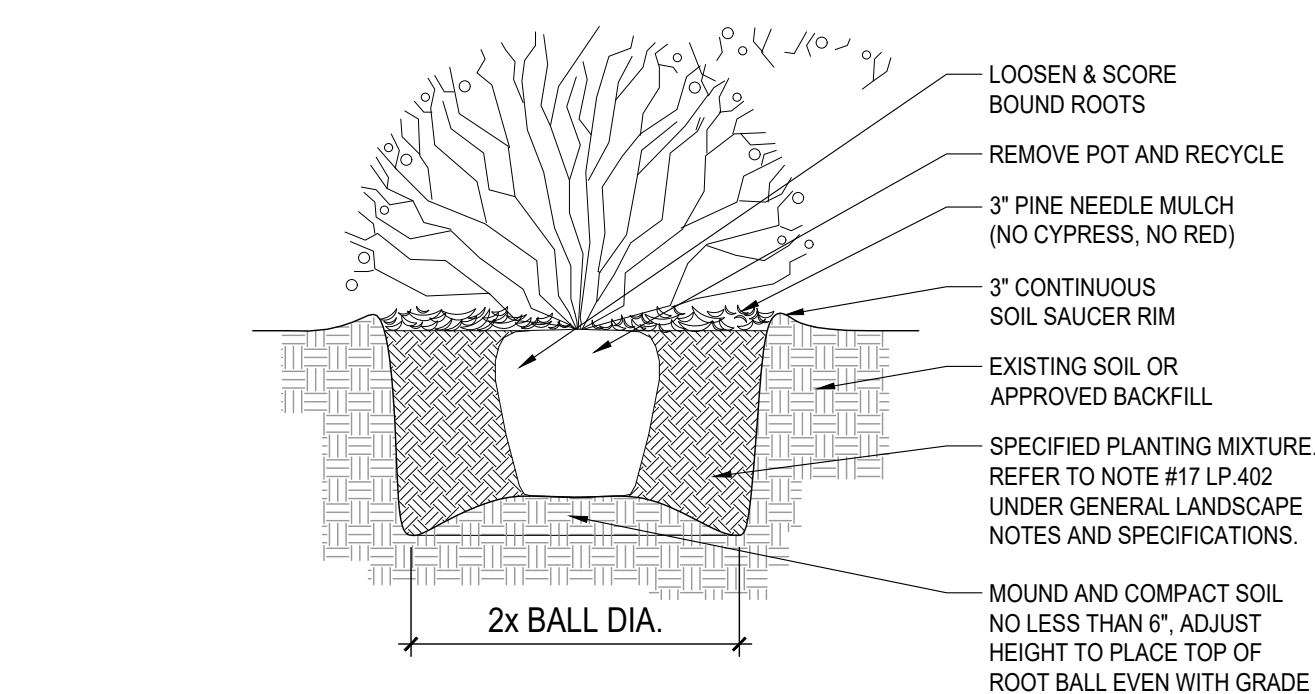
3 UNDERSTORY TREE PLANTING AND STAKING DETAIL
SCALE: NTS



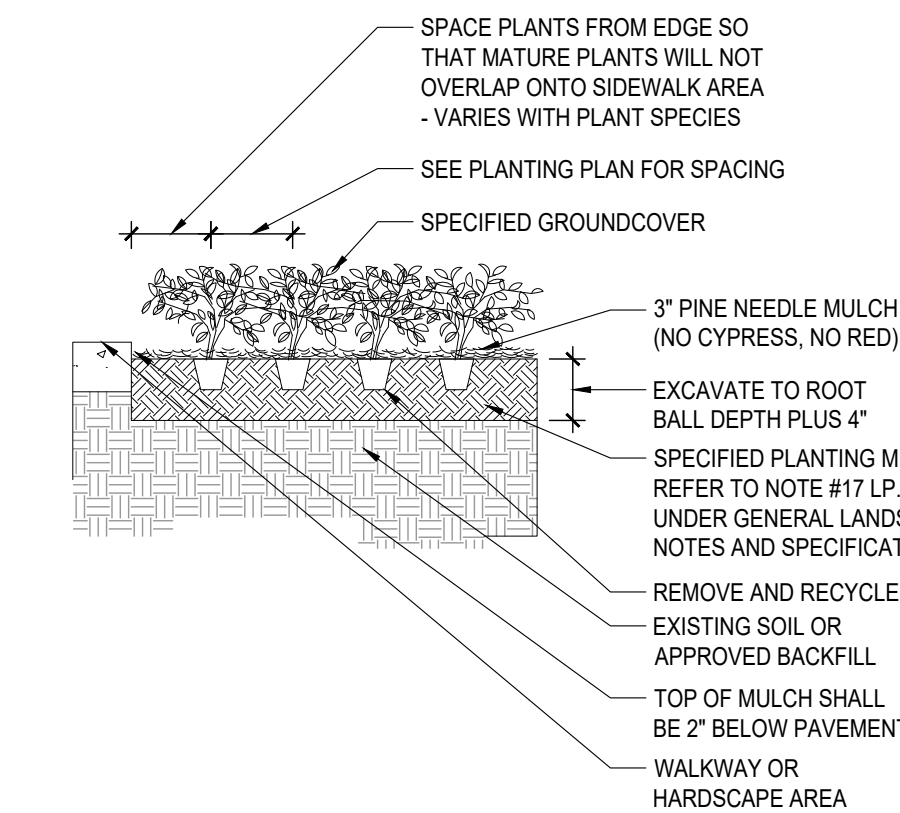
4 TREE PLANTING AND STAKING DETAIL
SCALE: NTS



5 PLANT & SHRUB SPACING DETAIL
SCALE: NTS



6 SHRUB PLANTING DETAIL
SCALE: NTS



7 GROUND COVER PLANTING DETAIL
SCALE: NTS

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PLANTING DETAILS

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Cassia bakeriana - Pink Shower Tree



Ceiba pentandra - Kapok Tree



Clusia rosea - Autograph Tree



Quercus virginiana - Live Oak



Ceiba speciosa - Pink Silk Floss



Tabebuia caraiba - Yellow Trumpet Tree



Attalea cohune - American Oil Palm



Ptychosperma macarthurii - Macarthur Palm



Washingtonia robusta - Mexican Fan Palm



Guaiacum sanctum - Lignum Vitae



Myrcianthes fragrans - Simpson's Stopper



Thrinax radiata - Green Thatch Palm



Coccothrinax argentata - Florida Silver Palm

Rev.	Date	Rev.	Date

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PLANTING IMAGERY

Date	12/07/2020	Sheet No.	LP.500
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Suriana maritima - Bay Cedar



Tournefortia gnaphalodes - Sea Lavender



Philodendron 'Rojo Cojo' - Same



Neomarica caerulea 'Regina' - Giant Apostles Iris



Serenoa repens 'Cinerea' - Silver Saw Palmetto



Agave attenuata - Century Plant



Zamia floridiana - Coontie



Eragrostis elliotii - Silver Lovegrass



Muhlenbergia capillaris - Pink Muhly Grass



Hymenocallis latifolia - Spider Lily



Ernodea littoralis - Golden Beach Creeper



Nymphaea sp. - Water Lily

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