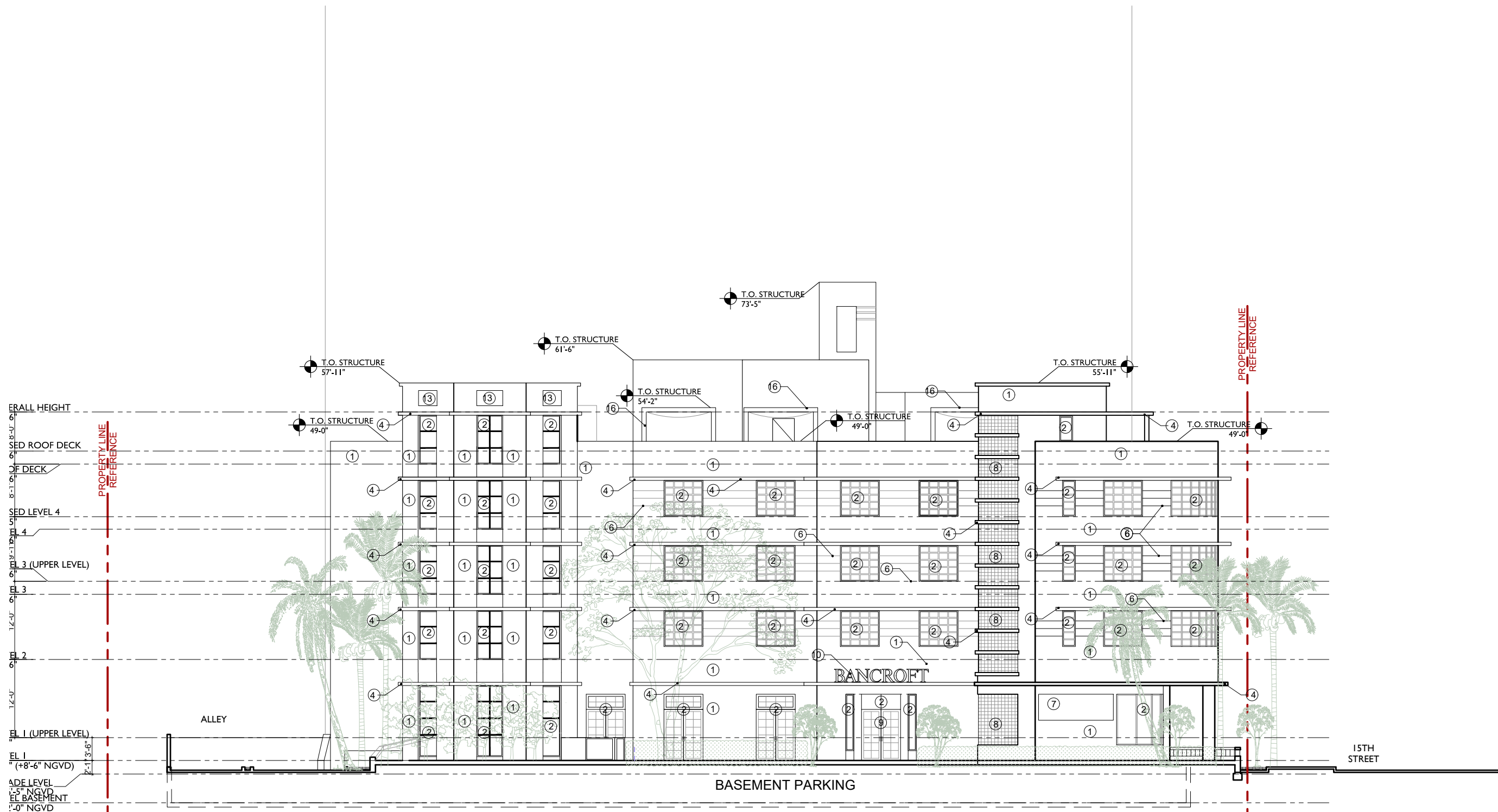


SEATING LEGEND	
AMENITY DECK SEATING :	129 SEATS
TOTAL :	129 SEATS

SPEAKER HUNG FROM CEILING  
 SPEAKER ON POWER STAND FACING INWARD  
 SIZE OF OUTDOOR SPEAKERS SHALL BE LIMITED TO SMALL WOOFERS (NOT TO EXCEED 8" NOMINAL) INCAPABLE OF PRODUCING APPRECIABLE LEVELS OF LOW FREQUENCY ENERGY, AS LOWER FREQUENCIES (LONGER WAVELENGTHS) CAN TRAVEL GREATER DISTANCES THAN HIGHER FREQUENCIES (SHORTER WAVELENGTHS).

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 SCALE: 1"=20'-0"  
 CHECK: JMcG  
 DATE: 3/8/2021  
 SHEET NUMBER



I. PROPOSED WEST ELEVATION 1/16" = 1'-0"

**ELEVATION LEGEND:**

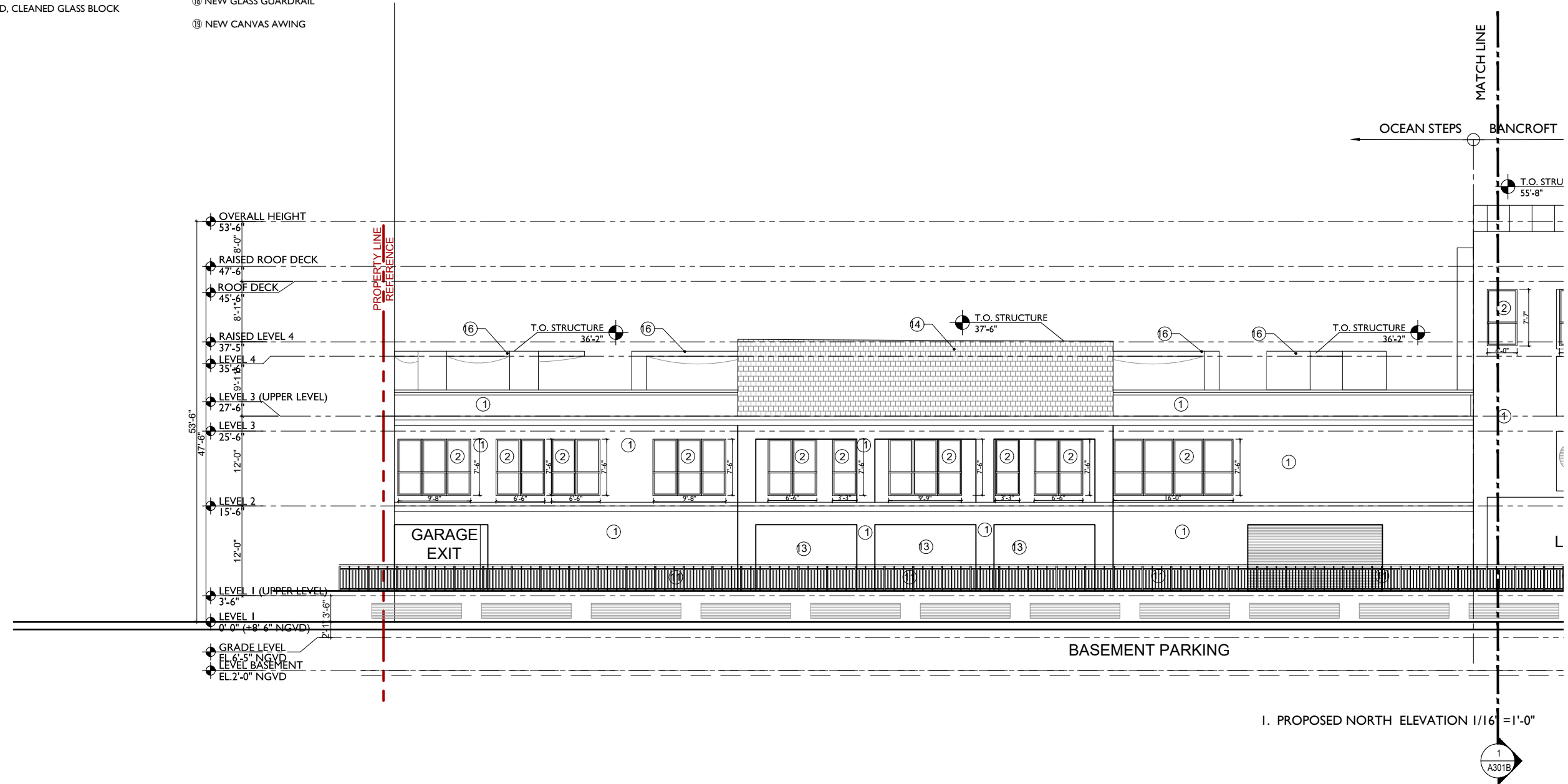
- |   |   |
|---|---|
| ① STUCCO REPAIRED, PAINTED AS NEEDED                  | ⑨ REPAIRED, PAINTED WOOD DOOR                     |
| ② NEW CLEAR ANODIZED ALUMINUM WINDOW FRAMES AND DOORS | ⑩ REPAIRED/CLEANED BACKLIT ALUMINUM SIGN          |
| ③ NEW ALUMINUM SUSPENDED CANOPY                       | ⑪ REPAIRED, PAINTED STEEL GUARDRAILS TO MEET CODE |
| ④ REPAIRED, PAINTED STUCCO EYEBROW                    | ⑫ NEW WOOD TRELLIS                                |
| ⑤ STUCCO FASCIA                                       | ⑬ STUCCO REVEALS                                  |
| ⑥ REPAIRED, PAINTED STUCCO ORNAMENTAL REVEALS         | ⑭ REPAIRED TILE WALL                              |
| ⑦ REPAIRED, PAINTED ORNAMENTAL ENGRAVING              | ⑮ NEW / REPAIRED, PAINTED STUCCO PLANTER          |
| ⑧ REPAIRED, CLEANED GLASS BLOCK                       | ⑯ NEW WOOD CABANA                                 |
|   | ⑰ NEW CAST ALUM RAILINGS, TYP. THROUGHOUT         |
|   | ⑱ NEW GLASS GUARDRAIL                             |
|   | ⑲ NEW CANVAS AWING                                |

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SCALE: 1/16" = 1'-0"  
CHECK: JMcG  
DATE: 3/8/2021  
SHEET NUMBER

**ELEVATION LEGEND:**

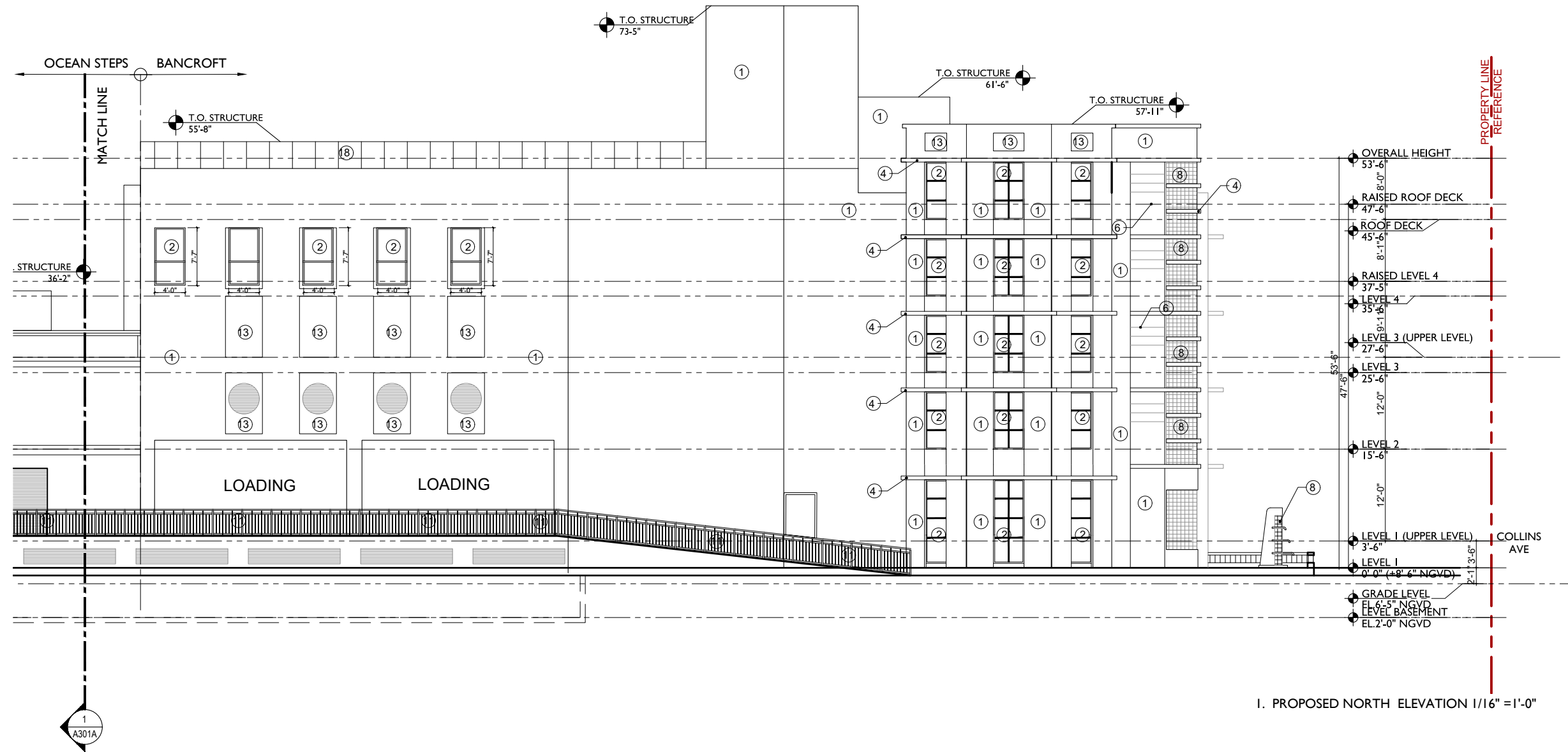
- ① STUCCO REPAIRED, PAINTED AS NEEDED
- ② NEW CLEAR ANODIZED ALUMINUM WINDOW FRAMES AND DOORS
- ③ NEW ALUMINUM SUSPENDED CANOPY
- ④ REPAIRED, PAINTED STUCCO EYEBROW
- ⑤ STUCCO FASCIA
- ⑥ REPAIRED, PAINTED STUCCO ORNAMENTAL REVEALS
- ⑦ REPAIRED, PAINTED ORNAMENTAL ENGRAVING
- ⑧ REPAIRED, CLEANED GLASS BLOCK
- ⑨ REPAIRED, PAINTED WOOD DOOR
- ⑩ REPAIRED/CLEANED BACKLIT ALUMINUM SIGN
- ⑪ REPAIRED, PAINTED STEEL GUARDRAILS TO MEET CODE
- ⑫ NEW WOOD TRELLIS
- ⑬ STUCCO REVEALS
- ⑭ REPAIRED TILE WALL
- ⑮ NEW / REPAIRED, PAINTED STUCCO PLANTER
- ⑯ NEW WOOD CABANA
- ⑰ NEW CAST ALUM RAILINGS, TYP. THROUGHOUT
- ⑱ NEW GLASS GUARDRAIL
- ⑲ NEW CANVAS AWING



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SCALE: 1/16" = 1'-0"  
CHECK: JMcG  
DATE: 3/8/2021  
SHEET NUMBER

- ELEVATION LEGEND:**
- ① STUCCO REPAIRED, PAINTED AS NEEDED
  - ② NEW CLEAR ANODIZED ALUMINUM WINDOW FRAMES AND DOORS
  - ③ NEW ALUMINUM SUSPENDED CANOPY
  - ④ REPAIRED, PAINTED STUCCO EYEBROW
  - ⑤ STUCCO FASCIA
  - ⑥ REPAIRED, PAINTED STUCCO ORNAMENTAL REVEALS
  - ⑦ REPAIRED, PAINTED ORNAMENTAL ENGRAVING
  - ⑧ REPAIRED, CLEANED GLASS BLOCK
  - ⑨ REPAIRED, PAINTED WOOD DOOR
  - ⑩ REPAIRED/CLEANED BACKLIT ALUMINUM SIGN
  - ⑪ REPAIRED, PAINTED STEEL GUARDRAILS TO MEET CODE
  - ⑫ NEW WOOD TRELLIS
  - ⑬ STUCCO REVEALS
  - ⑭ REPAIRED TILE WALL
  - ⑮ NEW / REPAIRED, PAINTED STUCCO PLANTER
  - ⑯ NEW WOOD CABANA
  - ⑰ NEW CAST ALUM RAILINGS, TYP. THROUGHOUT
  - ⑱ NEW GLASS GUARDRAIL
  - ⑲ NEW CANVAS AWING



I. PROPOSED NORTH ELEVATION 1/16" = 1'-0"



**ELEVATION LEGEND:**

- ① STUCCO REPAIRED, PAINTED AS NEEDED
- ② NEW CLEAR ANODIZED ALUMINUM WINDOW FRAMES AND DOORS
- ③ NEW ALUMINUM SUSPENDED CANOPY
- ④ REPAIRED, PAINTED STUCCO EYEBROW
- ⑤ STUCCO FASCIA
- ⑥ REPAIRED, PAINTED STUCCO ORNAMENTAL REVEALS
- ⑦ REPAIRED, PAINTED ORNAMENTAL ENGRAVING
- ⑧ REPAIRED, CLEANED GLASS BLOCK
- ⑨ REPAIRED, PAINTED WOOD DOOR
- ⑩ REPAIRED/CLEANED BACKLIT ALUMINUM SIGN
- ⑪ REPAIRED, PAINTED STEEL GUARDRAILS TO MEET CODE
- ⑫ NEW WOOD TRELLIS
- ⑬ STUCCO REVEALS
- ⑭ REPAIRED TILE WALL
- ⑮ NEW / REPAIRED, PAINTED STUCCO PLANTER
- ⑯ NEW WOOD CABANA
- ⑰ NEW CAST ALUM RAILINGS, TYP. THROUGHOUT
- ⑱ NEW GLASS GUARDRAIL
- ⑲ NEW CANVAS AWING

2026

PROJECT NUMBER

DESIGNER

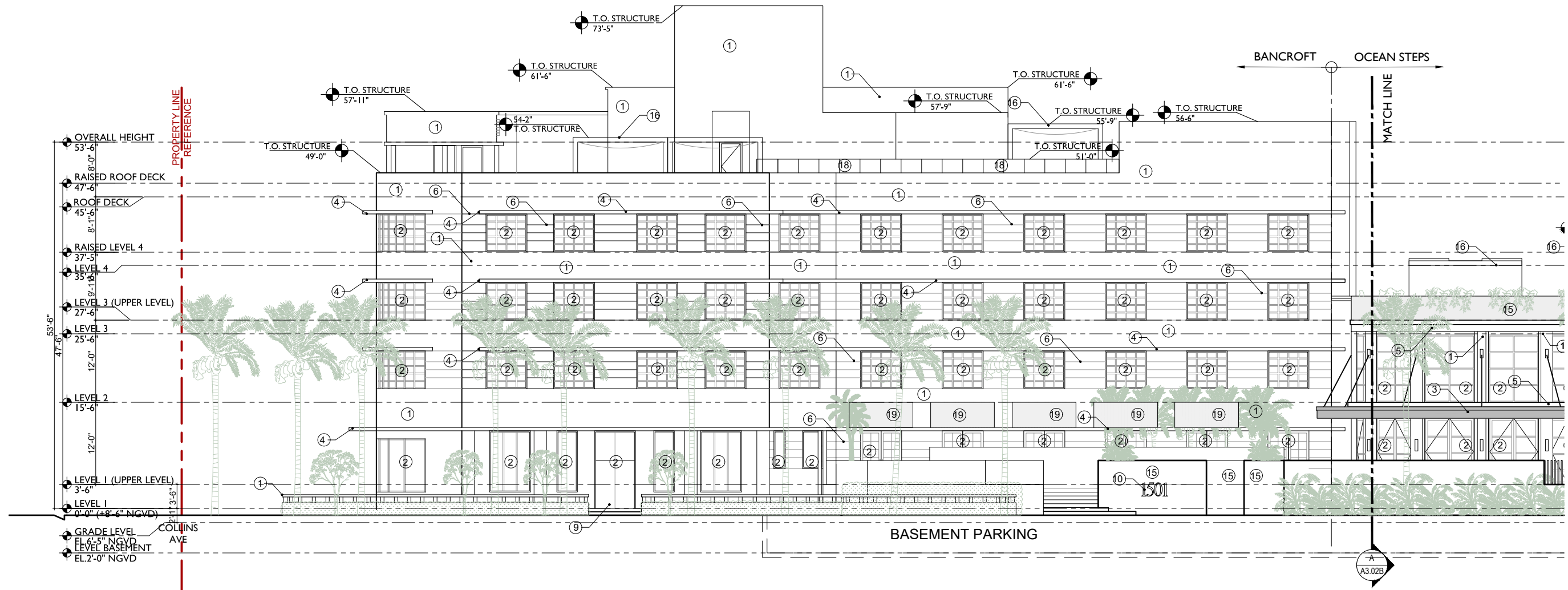
allen  
saunders  
design

PROJECT:  
**BANCROFT  
EXECUTIVE  
OFFICE SUITES**

1501 COLLINS AVE  
MIAMI BEACH, FL 33139

DRAWING:

**PROPOSED  
SOUTH  
ELEVATION**



JENNIFER McCONNAY FLORIDA LIC# AR93044

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

CHECK: JMcG

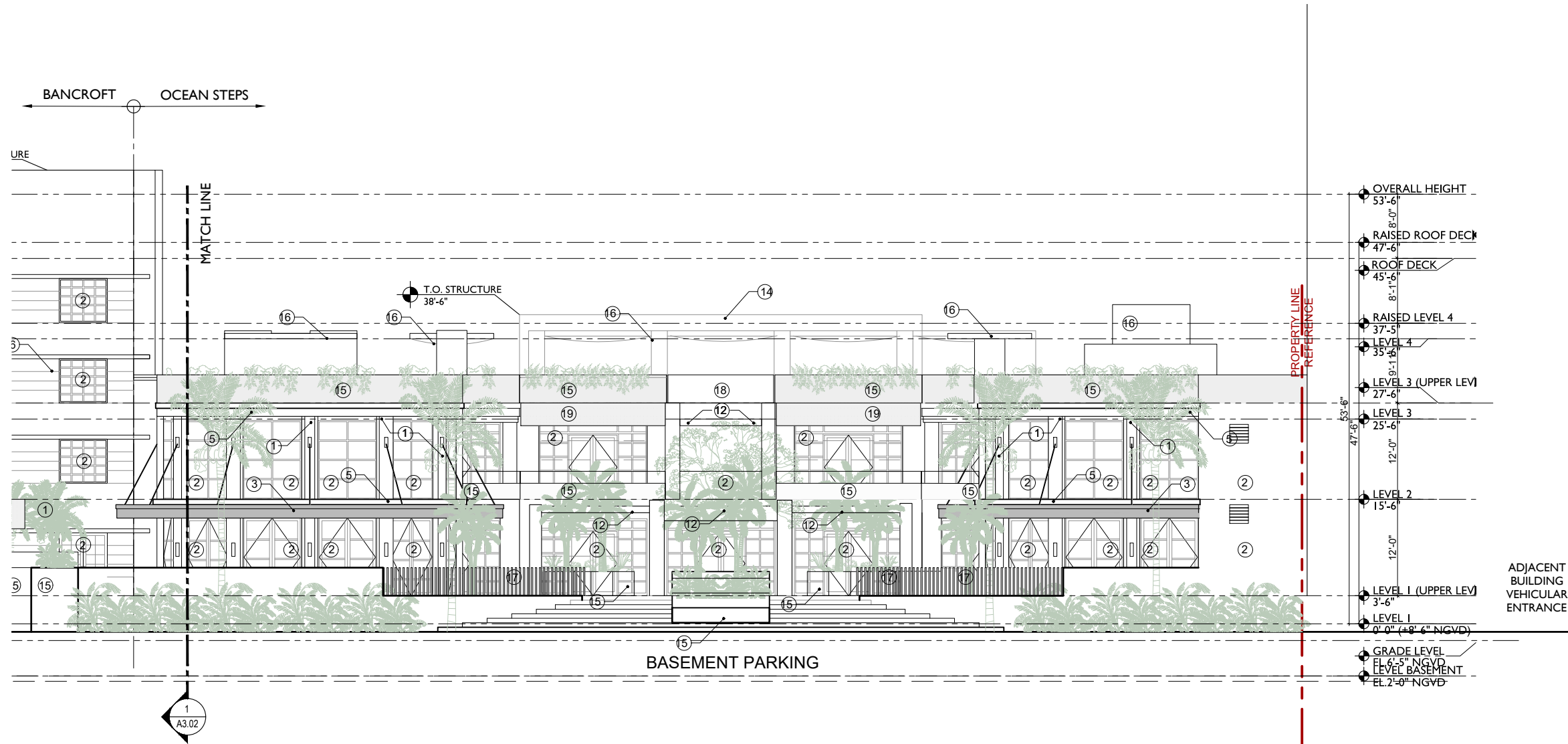
DATE: 3/8/2021

SHEET NUMBER

**A3.02A**

**ELEVATION LEGEND:**

- |   |   |
|---|---|
| ① STUCCO REPAIRED, PAINTED AS NEEDED                  | ⑨ REPAIRED, PAINTED WOOD DOOR                     |
| ② NEW CLEAR ANODIZED ALUMINUM WINDOW FRAMES AND DOORS | ⑩ REPAIRED/CLEANED BACKLIT ALUMINUM SIGN          |
| ③ NEW ALUMINUM SUSPENDED CANOPY                       | ⑪ REPAIRED, PAINTED STEEL GUARDRAILS TO MEET CODE |
| ④ REPAIRED, PAINTED STUCCO EYEBROW                    | ⑫ NEW WOOD TRELLIS                                |
| ⑤ STUCCO FASCIA                                       | ⑬ STUCCO REVEALS                                  |
| ⑥ REPAIRED, PAINTED STUCCO ORNAMENTAL REVEALS         | ⑭ REPAIRED TILE WALL                              |
| ⑦ REPAIRED, PAINTED ORNAMENTAL ENGRAVING              | ⑮ NEW / REPAIRED, PAINTED STUCCO PLANTER          |
| ⑧ REPAIRED, CLEANED GLASS BLOCK                       | ⑯ NEW WOOD CABANA                                 |
|   | ⑰ NEW CAST ALUM RAILINGS, TYP. THROUGHOUT         |
|   | ⑱ NEW GLASS GUARDRAIL                             |
|   | ⑲ NEW CANVAS AWING                                |



2. PROPOSED SOUTH ELEVATION 1/16" = 1'-0"

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SCALE: 1/16" = 1'-0"

CHECK: JMcG

DATE: 3/8/2021

SHEET NUMBER

2026

PROJECT NUMBER

DESIGNER

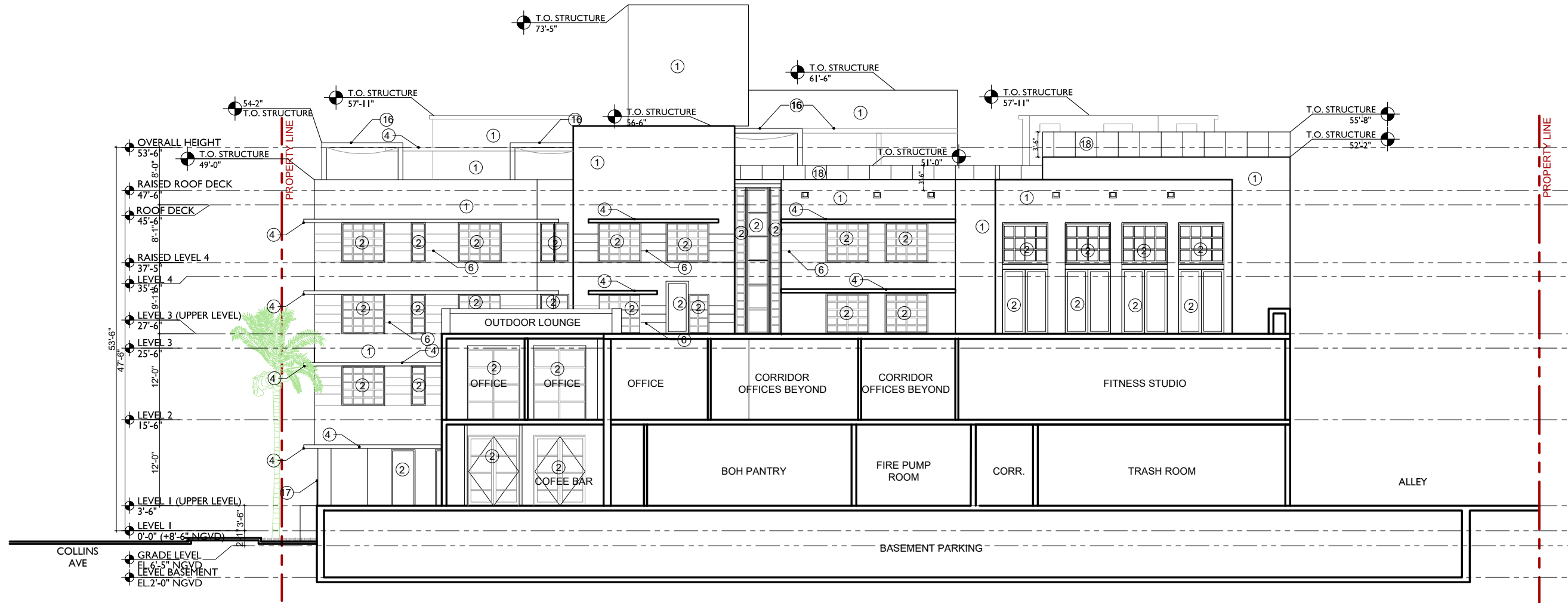
allen  
saunders  
design

PROJECT:  
**BANCROFT  
EXECUTIVE  
OFFICE SUITES**

1501 COLLINS AVE  
MIAMI BEACH, FL 33139

DRAWING:

**PROPOSED  
EAST  
ELEVATION**



EAST ELEVATION 1/16"=1'-0"

**ELEVATION LEGEND:**

- |   |   |
|---|---|
| ① STUCCO REPAIRED, PAINTED AS NEEDED                  | ⑨ REPAIRED, PAINTED WOOD DOOR                     |
| ② NEW CLEAR ANODIZED ALUMINUM WINDOW FRAMES AND DOORS | ⑩ REPAIRED/CLEANED BACKLIT ALUMINUM SIGN          |
| ③ NEW ALUMINUM SUSPENDED CANOPY                       | ⑪ REPAIRED, PAINTED STEEL GUARDRAILS TO MEET CODE |
| ④ REPAIRED, PAINTED STUCCO EYEBROW                    | ⑫ NEW WOOD TRELLIS                                |
| ⑤ STUCCO FASCIA                                       | ⑬ STUCCO REVEALS                                  |
| ⑥ REPAIRED, PAINTED STUCCO ORNAMENTAL REVEALS         | ⑭ REPAIRED TILE WALL                              |
| ⑦ REPAIRED, PAINTED ORNAMENTAL ENGRAVING              | ⑮ NEW / REPAIRED, PAINTED STUCCO PLANTER          |
| ⑧ REPAIRED, CLEANED GLASS BLOCK                       | ⑯ NEW WOOD CABANA                                 |
|   | ⑰ NEW CAST ALUM RAILINGS, TYP. THROUGHOUT         |
|   | ⑱ NEW GLASS GUARDRAIL                             |
|   | ⑲ NEW CANVAS AWING                                |

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SCALE: 1/16"=1'-0"

CHECK: JMcG

DATE: 3/8/2021

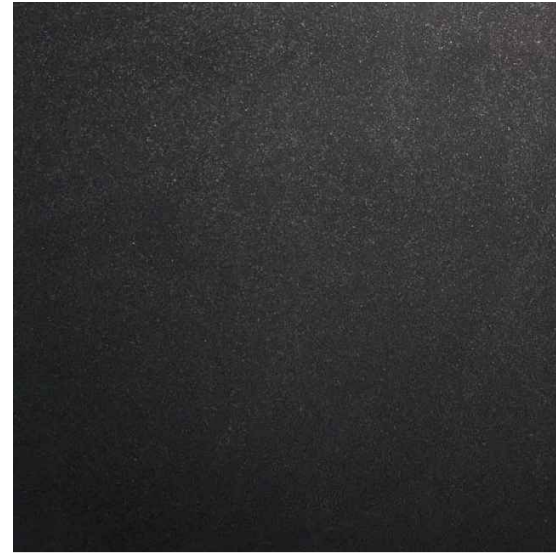
SHEET NUMBER

**A3.03**





1. BLACK CANVAS AWNING



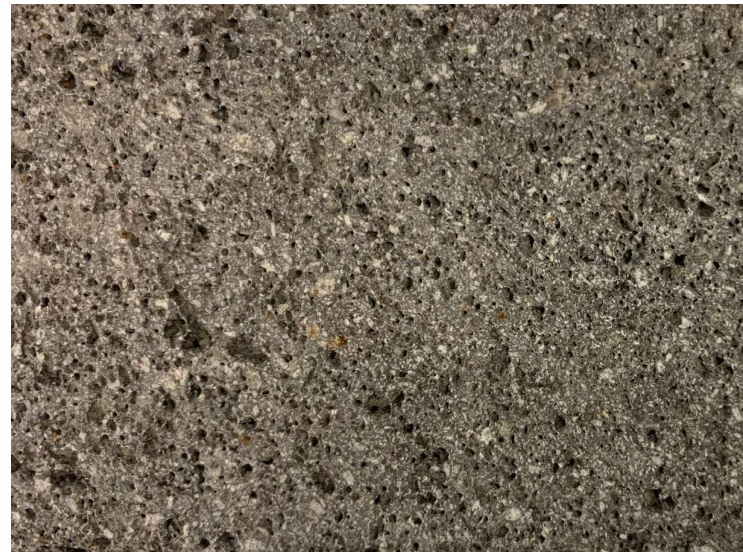
2. BLACK LEATHER FINISH GRANITE



3. BLACK ALUMINUM CANOPY



4. BLACK METAL RAILING VERTICAL CANOPY



5. GREY BASALT STONE EXTERIOR



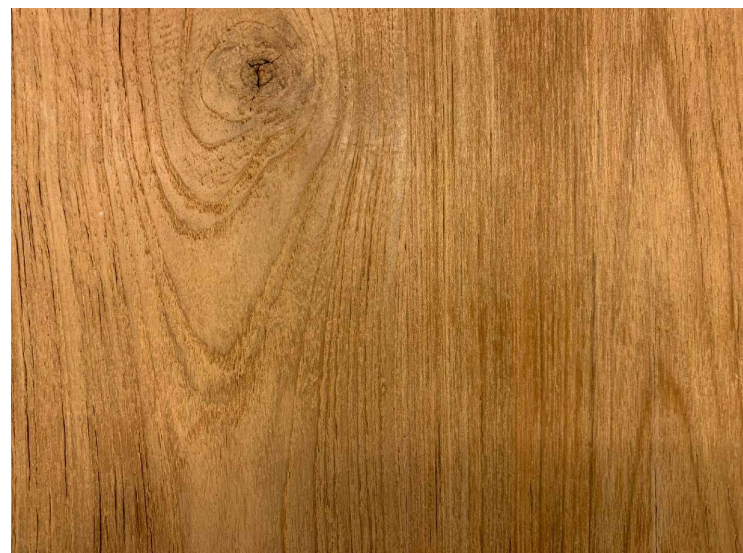
6. LANDSCAPE ELEMENTS



7. LANDSCAPE ELEMENTS



8. LANDSCAPE ELEMENTS



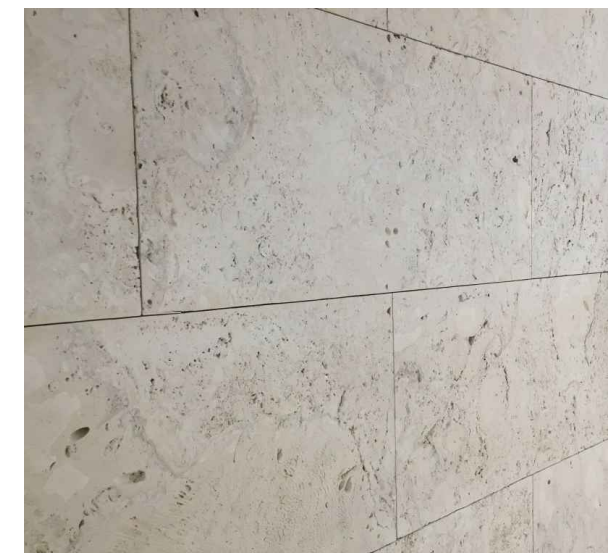
9. NATURAL TEAK WOOD



10. PORCELAIN PAVERS - EXTERIOR



11. PORCELAIN PAVERS - EXTERIOR



12. WHITE CORAL STONE



2026

PROJECT NUMBER

DESIGNER

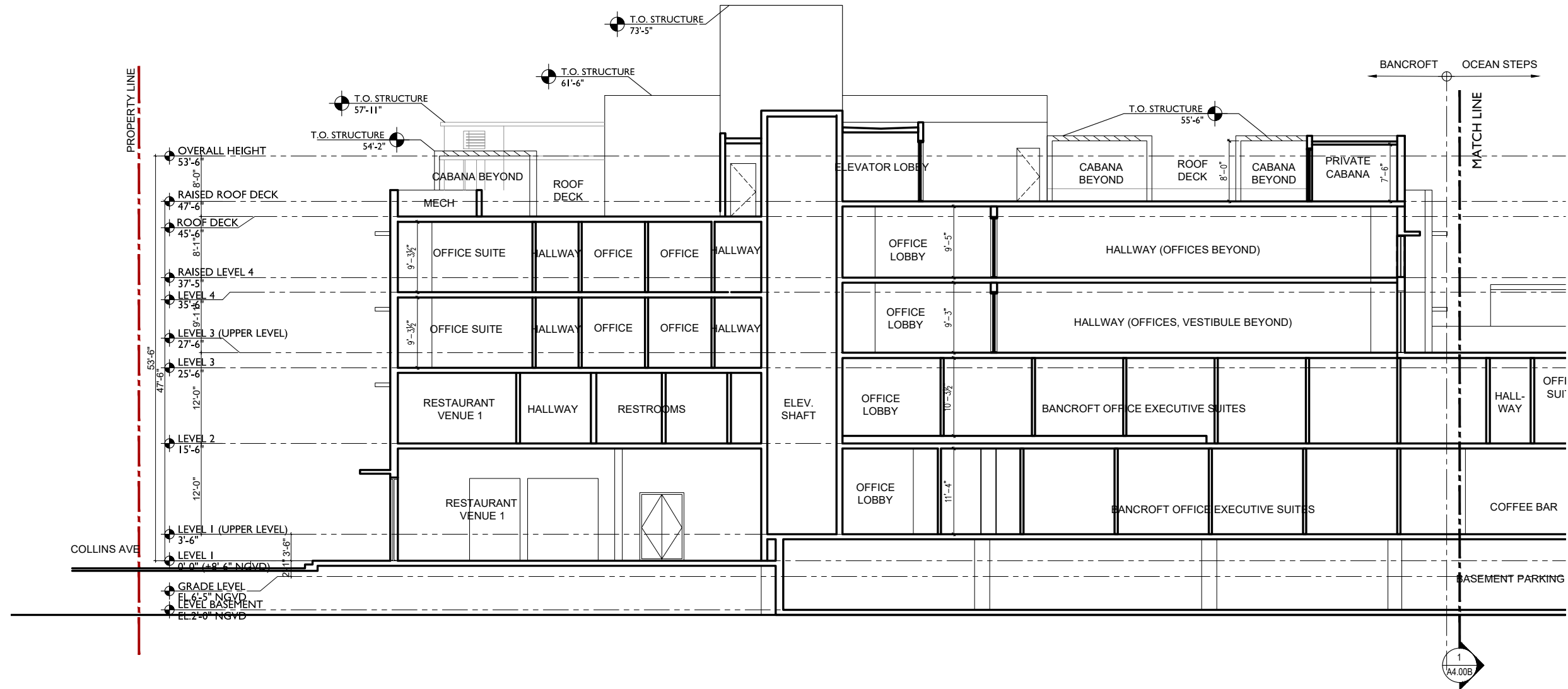
allen  
saunders  
design

PROJECT:  
**BANCROFT  
EXECUTIVE  
OFFICE SUITES**

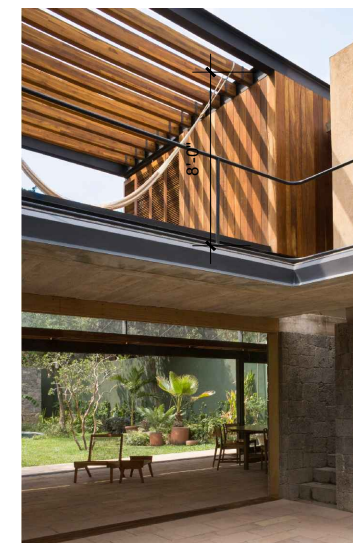
1501 COLLINS AVE  
MIAMI BEACH, FL 33139

DRAWING:

**LONGITUDINAL  
BUILDING  
SECTION**



I. LONGITUDINAL BUILDING SECTION  $\frac{1}{16}'' = 1'-0''$



CABANA TYPE - OPEN LOUVER

JENNIFER McCONNAY FLORIDA LIC# AR93044

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ARCHITECTURE, INC. (c) 2021

SCALE:  $\frac{1}{16}'' = 1'-0''$

CHECK: JMcG

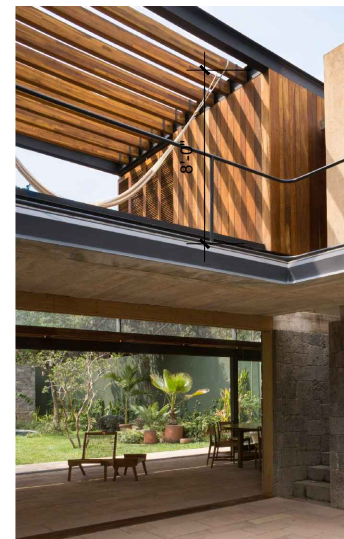
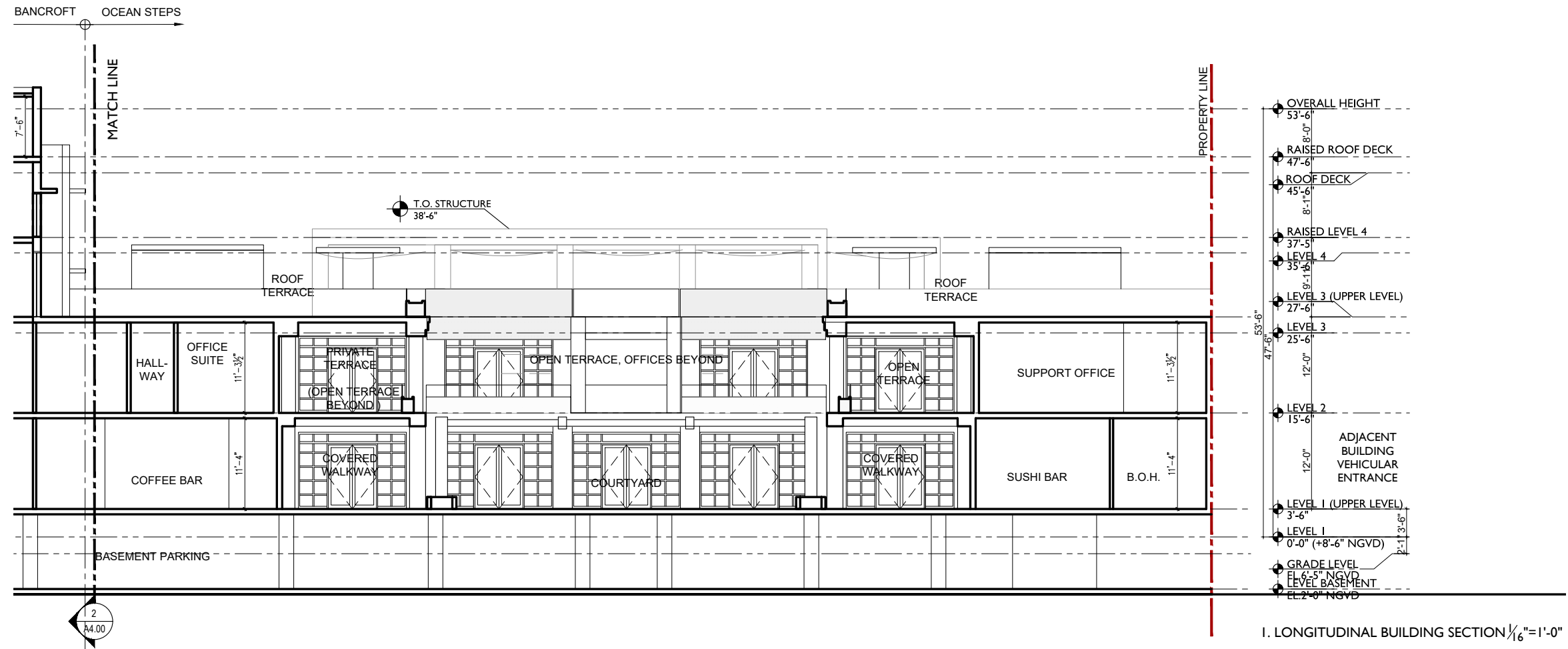
DATE: 3/8/2021

SHEET NUMBER

**A4.00A**



**LONGITUDINAL  
BUILDING  
SECTION**



CABANA TYPE - OPEN LOUVER

JENNIFER McCONNERY FLORIDA LIC# AR93044

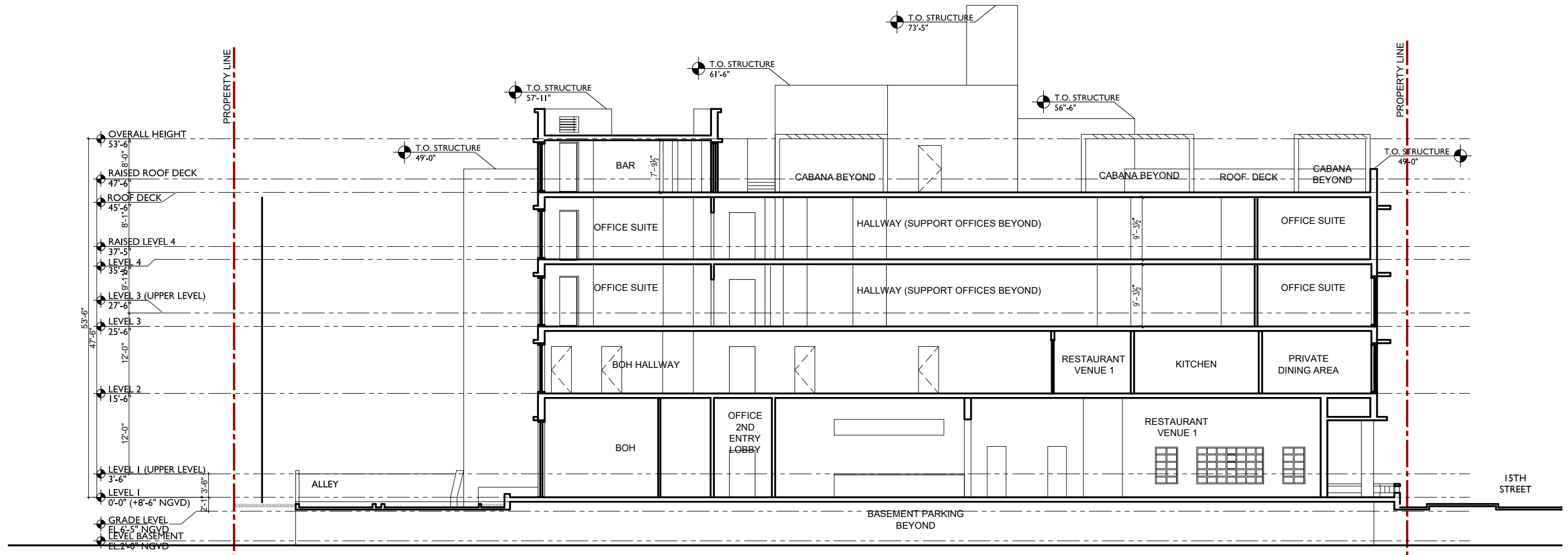
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SCALE: 1/16" = 1'-0"

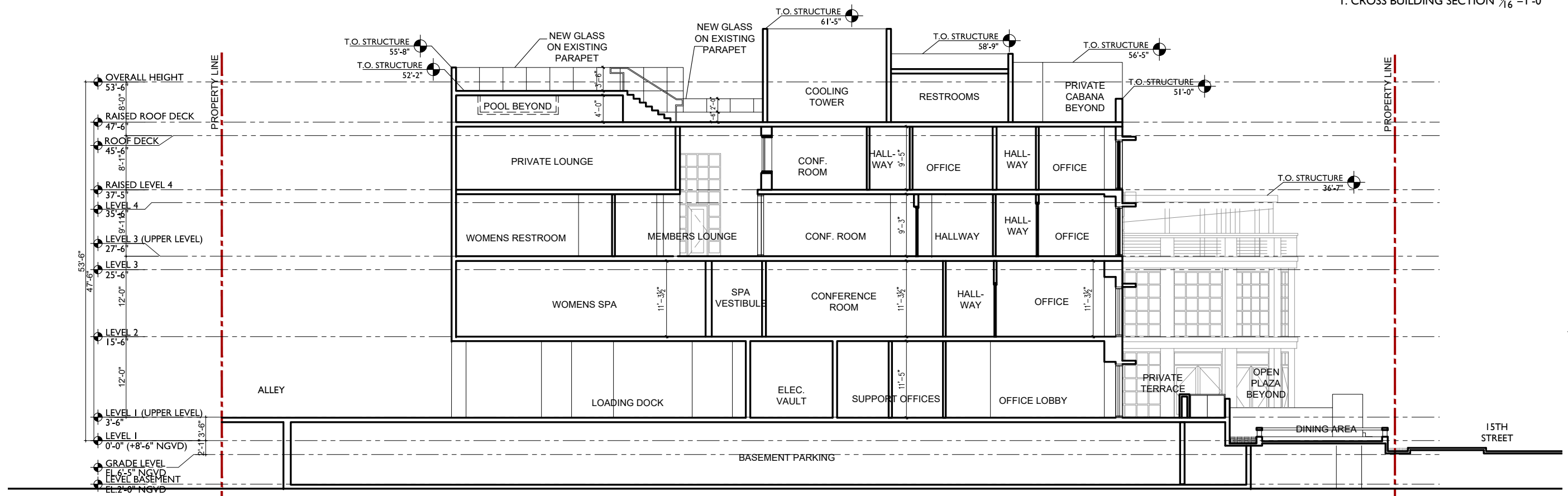
CHECK: JMcG

DATE: 3/8/2021

SHEET NUMBER



1. CROSS BUILDING SECTION 1/16"=1'-0"



2. CROSS BUILDING SECTION 1/16"=1'-0"

CROSS  
BUILDING  
SECTIONS

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SCALE:	1/16"=1'-0"
CHECK:	JMcG
DATE:	3/8/2021
SHEET NUMBER	

2026

PROJECT NUMBER

DESIGNER

allen  
saunders  
design

PROJECT:

**BANCROFT  
EXECUTIVE  
OFFICE SUITES**

1501 COLLINS AVE  
MIAMI BEACH, FL 33139

DRAWING:

**PROPOSED  
FAR DIAGRAMS  
BASEMENT**

JENNIFER McCONNAY FLORIDA LIC# AR93044

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ARCHITECTURE, INC. (c) 2021

SCALE: 1/4"=1'-0"

CHECK: JMcG

DATE: 2/8/2021

SHEET NUMBER



2026

PROJECT NUMBER

DESIGNER

allen  
saunders  
design

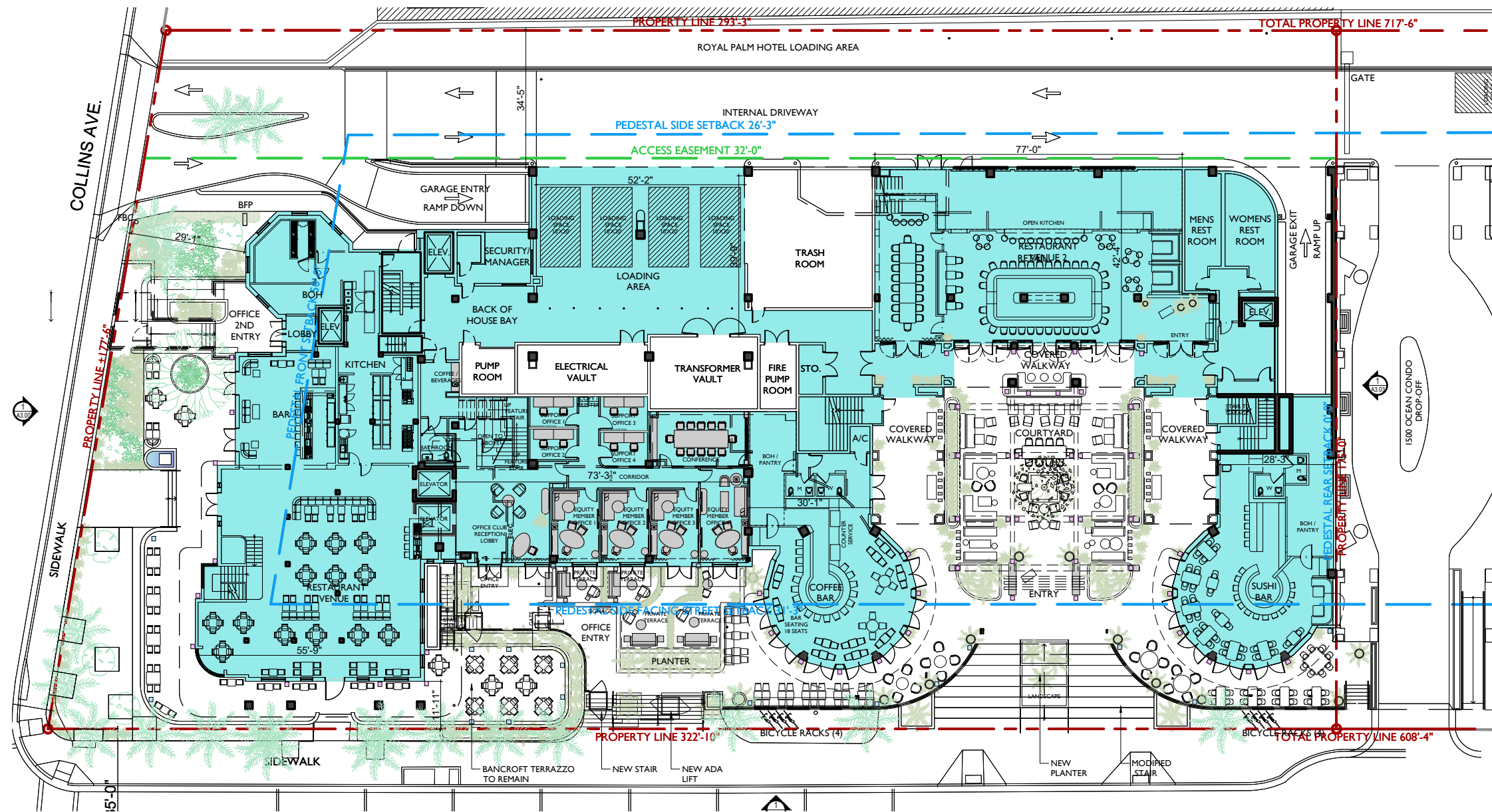
PROJECT:

**BANCROFT  
EXECUTIVE  
OFFICE SUITES**

1501 COLLINS AVE  
MIAMI BEACH, FL 33139

DRAWING:

**PROPOSED  
FAR DIAGRAMS  
LEVEL I**



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SCALE: 1/32"=1'-0"  
CHECK: JMcG  
DATE: 2/8/2021

SHEET NUMBER





2026

PROJECT NUMBER

DESIGNER

allen  
saunders  
design

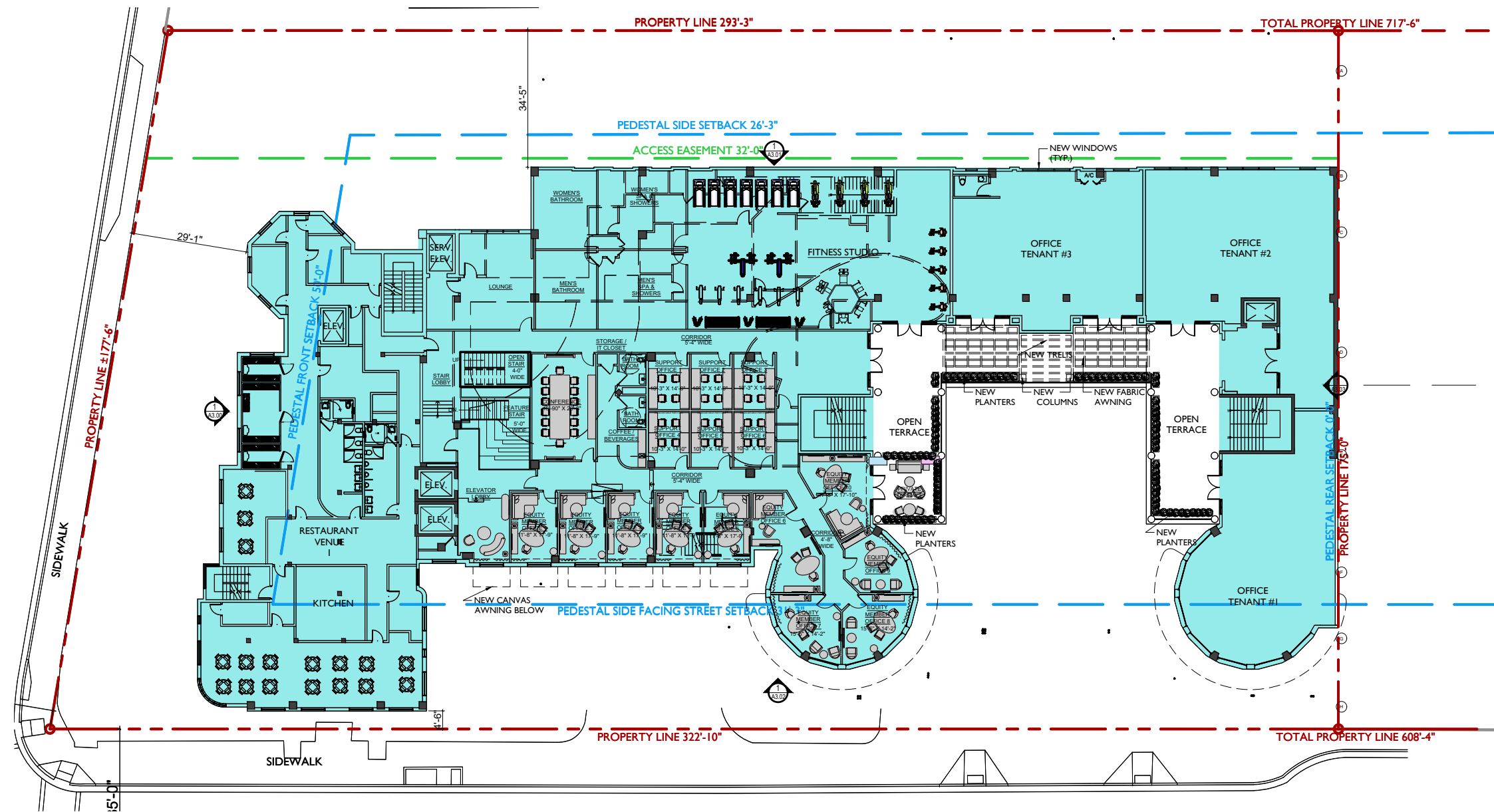
PROJECT:

**BANCROFT  
EXECUTIVE  
OFFICE SUITES**

1501 COLLINS AVE  
MIAMI BEACH, FL 33139

DRAWING:

**PROPOSED  
FAR DIAGRAMS  
LEVEL 2**



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SCALE: 1/32" = 1'-0"

CHECK: JMcG

DATE: 2/8/2021

SHEET NUMBER

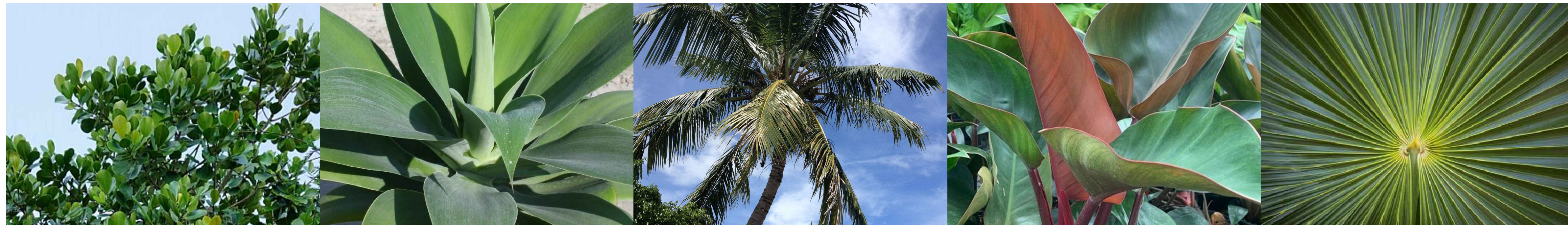


PROJECT:  
**BANCROFT  
 OFFICE  
 CLUB**

1501 COLLINS AVE  
 MIAMI BEACH, FL 33139

DRAWING:

LANDSCAPE  
 COVER +  
 SHEET INDEX



MIAMI BEACH HISTORIC PRESERVATION BOARD FINAL SUBMITTAL 03.08.21  
 BANCROFT OFFICE CLUB | 11501 COLLINS AVE | MIAMI BEACH, FLORIDA

CLIENT / PROPERTY INFORMATION

BANCROFT OFFICE CLUB

PROPERTY ADDRESS  
 1501 COLLINS AVE  
 MIAMI BEACH, FL 33139

EXISTING VEGETATION SUMMARY

The existing vegetation on site is composed of mature coconut palms, small native simpsons stopper trees, small japanese privet trees and small silver buttonwood trees along 15th Street and Collins Avenue, and native sabal palms, native silver buttonwood trees, small native simpsons stopper trees and a large native strangler fig along Collins Avenue. Please note that there is no specimen vegetation in conflict with the proposed improvements to the existing building. The landscape architect is proposing to remove small japanese privet, simpson stopper and silver buttonwood trees that are in conflict with the proposed improvements and native mitigation will be provided to offset the loss.

INDEX OF SHEETS

- L0.00 Landscape Cover Page + Sheet Index
- L1.00 Level 1 Landscape Plan
- L1.01 Level 3 Landscape Plan
- L1.02 Level 5 Roof Landscape Plan
- L2.00 Landscape Notes + Details
- L3.00 Existing Tree Survey + Disposition Plan
- L3.01 Existing Tree Chart, Mitigation Summary, Notes + Details

MIAMI BEACH LANDSCAPE LEGEND

CITY OF MIAMI BEACH LANDSCAPE LEGEND		
INFORMATION REQUIRED TO BE PERMANENTLY ASSESSED TO PLANS		
Zoning District	Lot Area	Acres
MXE	53,950 SF	1.239
OPEN SPACE		
A. Square feet of required Open Space as indicated on site plan: Lot Area = 53,950 s.f. x 20% = 10,790 s.f.	REQUIRED/ ALLOWED	PROVIDED
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
C. Total square feet of landscaped open space required: A+B=	N/A	N/A
LAWN AREA CALCULATION		
A. Square feet of landscaped open space required	N/A	N/A
B. Maximum lawn area (soil) permitted: _____ % x _____ s.f.	3,000	3,000
TREES		
A. Number of trees required per lot or net lot acre, less existing number of trees meeting minimum requirements: 22 trees x 1.239 net lot acres = number of existing trees	28 TREES	5 TREES
B. % Natives required: Number of trees provided x 30% =	9 TREES	5 TREES
C. % Low maintenance / drought and salt tolerant required: Number of trees provided x 50% =	14 TREES	5 TREES
D. Street trees (maximum average spacing of 20' o.c.): 100 LF linear feet along street divided by 20'	16	16
E. Street tree species allowed directly beneath power lines: (maximum average spacing of 20' o.c.): 150 LF linear feet along street divided by 20'	9	9
SHRUBS		
A. Number of shrubs required: Sum of lot and street trees required x 12% =	636	160
B. % Native shrubs required: Number of shrubs provided x 50% =	318	40
LARGE SHRUBS OR SMALL TREES		
A. Number of large shrubs or small trees required: Number of required shrubs x 30% =	64	40
B. % Native large shrubs or small trees required: Number of large shrubs or small trees provided x 50% =	32	10

CODE TREE SHORTFALL:  
 5 NATIVE CODE TREES PROVIDED  
 REQUESTING ADJUSTMENT DUE TO LIMITED PLANTING AREA OF THE EXISTING HISTORICAL PROPERTY

16 STREET TREES PROVIDED ON FIFTEENTH STREET:  
 12 EXISTING COCONUT PALMS +  
 4 EXISTING NATIVE SIMPSON STOPPER TREES

9 STREET TREES PROVIDED ON COLLINS AVENUE:  
 3 EXISTING COCONUT PALMS +  
 2 EXISTING SABAL PALMS +  
 3 NATIVE SILVER BUTTOWOOD TREES +  
 1 STRANGLER FIG TREE

REQUESTING ADJUSTMENT DUE TO LIMITED PLANTING AREA OF THE EXISTING HISTORICAL PROPERTY

CHRISTOPHER  
 CAWLEY  
 LANDSCAPE  
 ARCHITECTURE  
 780 NE 69TH STREET, SUITE 200  
 MIAMI, FLORIDA 33138  
 P | 305.586.2964  
 M | 305.978.1585  
 CHRISTOPHERCAWLEY.COM  
 FL LIC 20004962

CHRISTOPHER CAWLEY, RLA  
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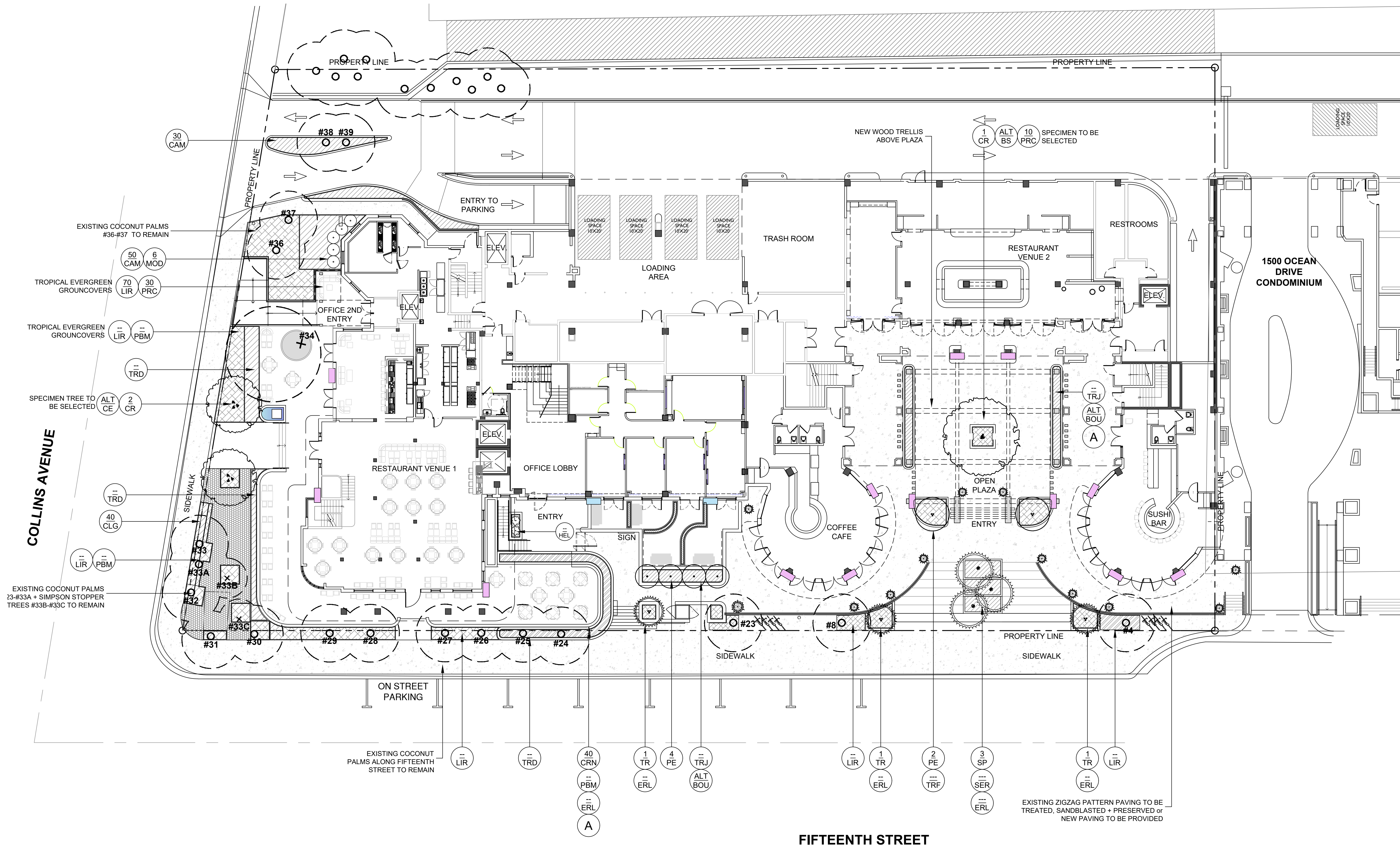
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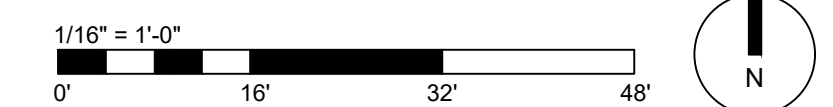
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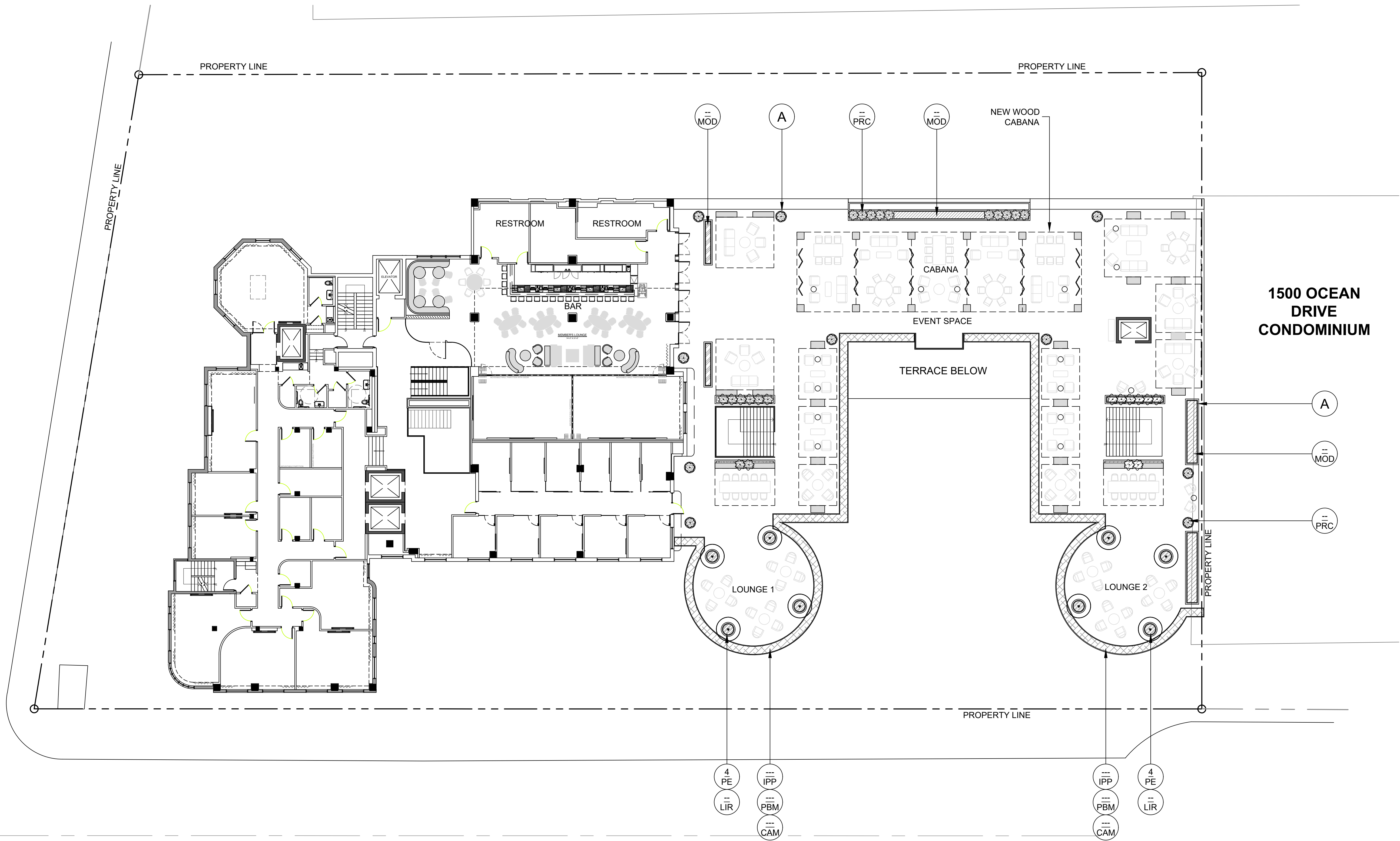
**LANDSCAPE PLAN LEGEND**

- (A) PLANTER, REFER TO ARCHITECTURE FOR MORE INFO





COLLINS AVENUE



FIFTEENTH STREET

**LANDSCAPE PLAN LEGEND**

(A) PLANTER, REFER TO ARCHITECTURE FOR MORE INFO

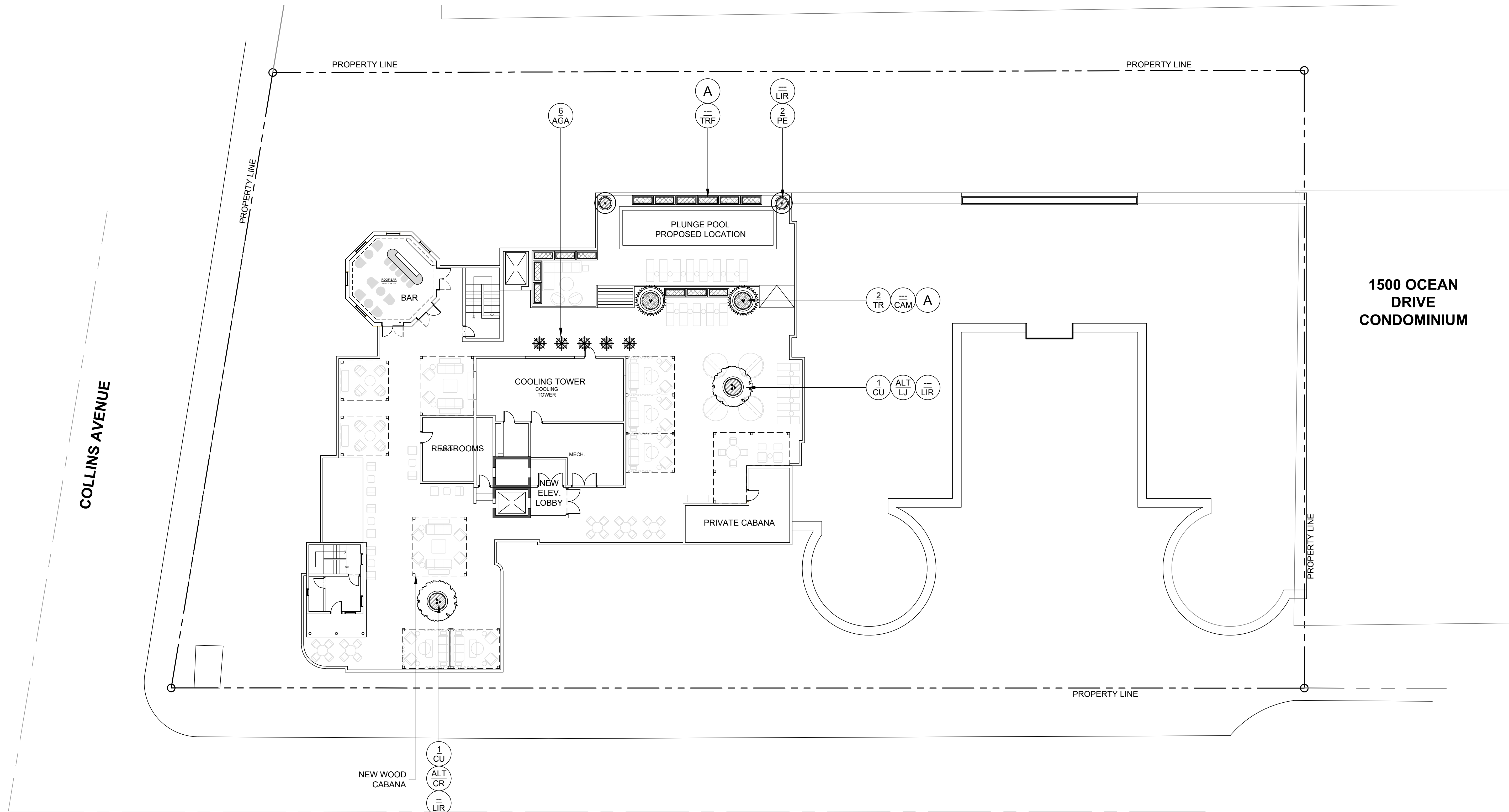


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SHEET NUMBER

**L1.01**



FIFTEENTH STREET

**LANDSCAPE PLAN LEGEND**

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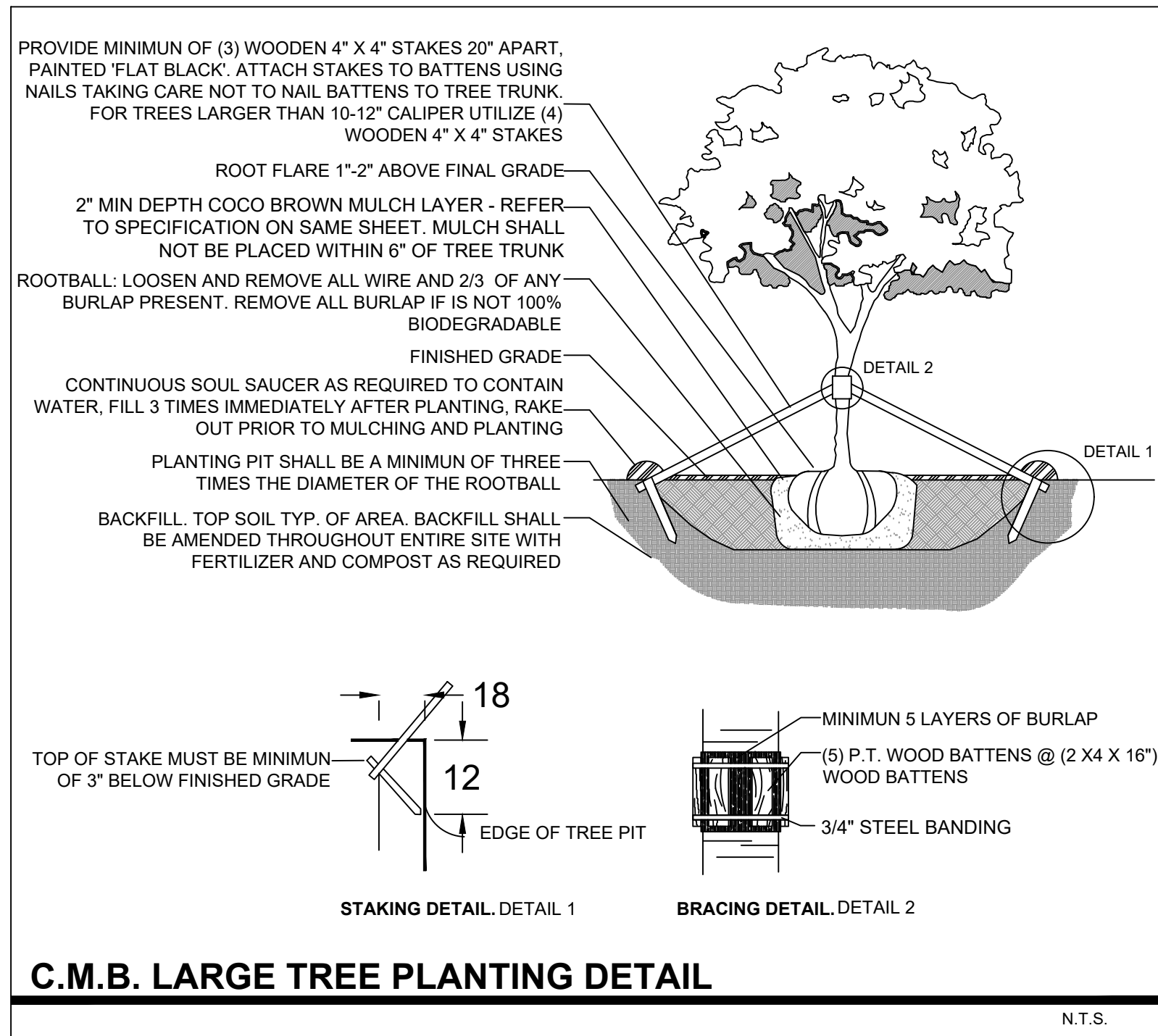
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**L1.02**

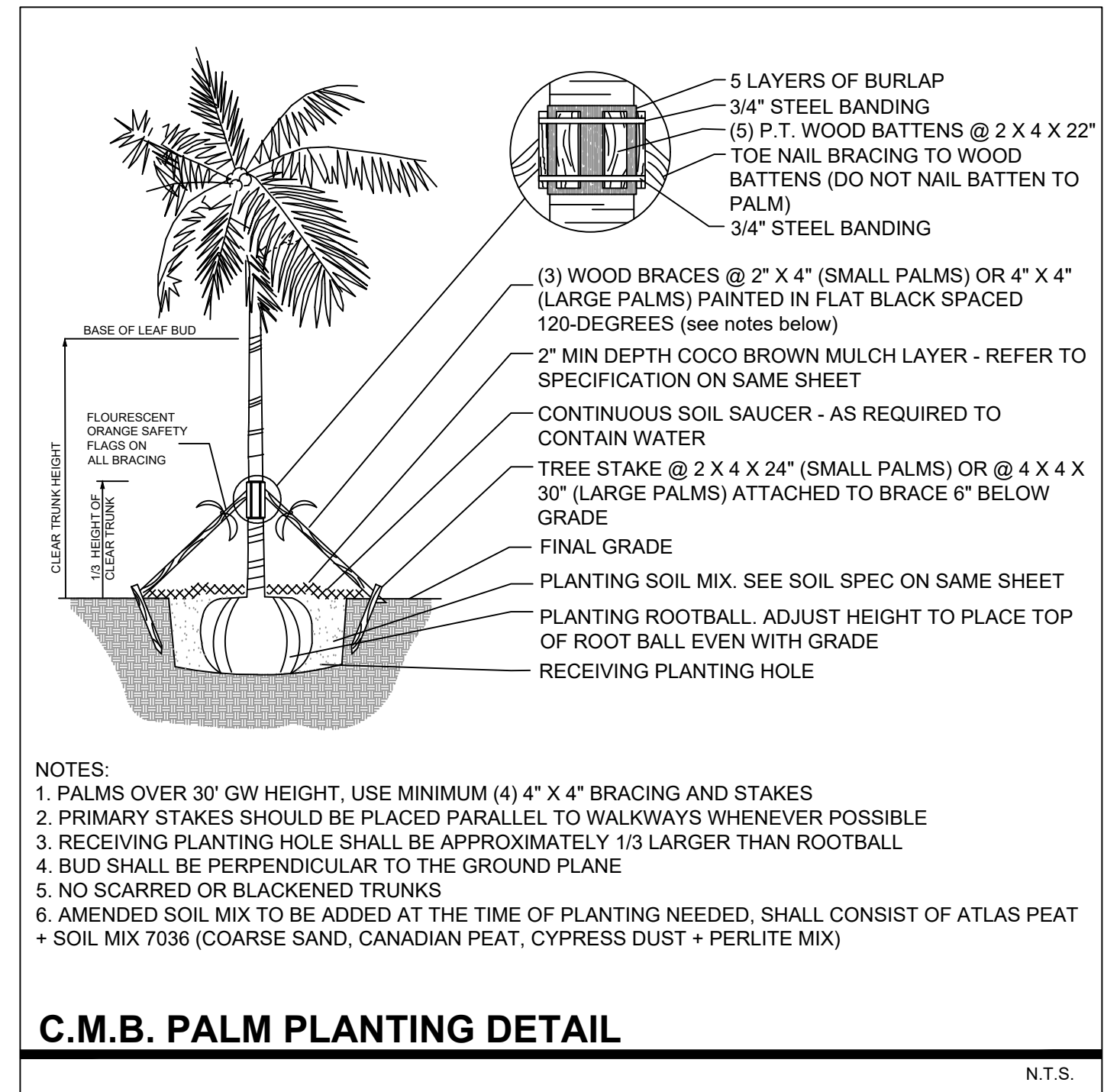


## PLANT LIST - 1501 COLLINS AVE

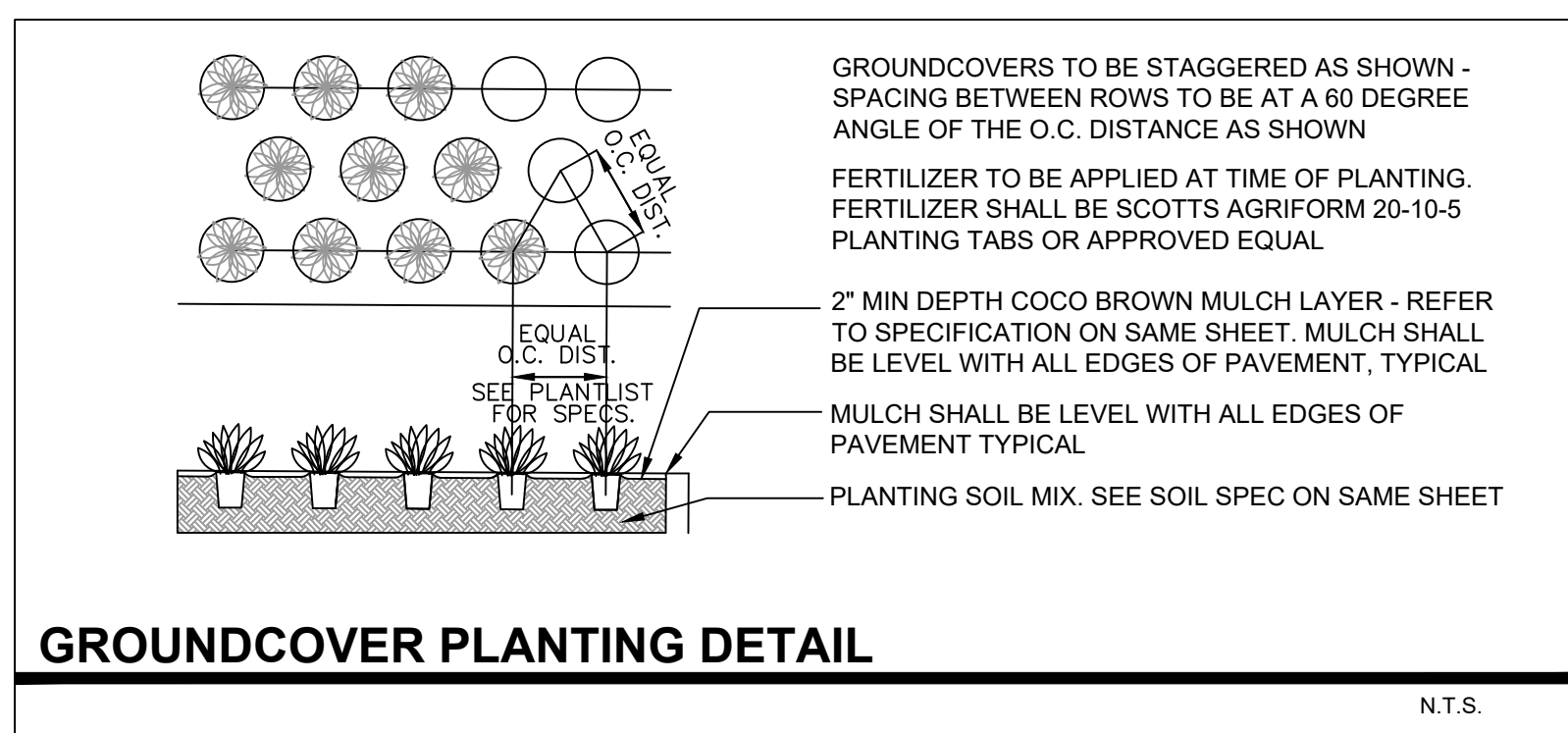
KEY	QTY.	NATIVE	COMMON NAME	BOTANICAL NAME	HEIGHT, SPECIFICATION, & NOTES
<b>TREES</b>					
BS	ALT	YES	GUMBO LIMBO TREE	Bursera simaruba	14' ht min, 8' spread min, 4" dbh, standard trunk, equal to Treeworld Wholesale
CE	ALT	YES	GREEN BUTTONWOOD TREE	Conocarpus erectus	14-16' ht min, 6" spread min, 3" dbh, standard trunk, equal to Treeworld Wholesale
CG	ALT	YES	BRIDAL VEIL TREE	Caesalpinia granadillo	12' ht min, 6" spread min, multi trunk, specimen
CR	3	YES	PITCH APPLE TREE	Clusia rosea	12' ht min, 6" spread min, multi trunk, specimen
CU	2	YES	SEAGRAPE	Coccoloba uvifera	16-18' ht min, multi trunk, specimen
LJ	ALT	NO	JAPANESE PRIVET	Ligustrum japonica	16-18' ht min, multi trunk, specimen
<b>PALMS</b>					
PE	14	NO	ALEXANDER PALM	Ptychosperma elegans	10' overall height min, multi, grade #2
RX	AS REQ	NO	LADY PALM	Rhapsis excelsa	7 gallon, 4' ht
TR	6	NO	THATCH PALM	Thrinax radiata	3' - 5' clear trunk, varying heights
SP	22	YES	SABAL PALM	Sabal palmetto	10' - 18' clear trunk, varying heights, character trunks, slick
SR	AS REQ	NO	SILVER SAWPALMETTO	Serenoa repens 'Cinerea'	30 gallon, 3' height
<b>SHRUBS</b>					
CRN	40	YES	CLUSIA ROSEA 'NANA'	Clusia rosea 'Nana'	7 gallon, 24" height, 24" spread
CLG	40	NO	SMALL LEAF CLUSIA	Clusia guttifera	7 gallon, 3' height, 24" spread
PSL	AS REQ	YES	BAHAMA WILD COFFEE SHRUB	Psychotria ligustrifolia	7 gallon, 24" height, 24" spread
TRJ	AS REQ	YES	CONFEDERATE JASMINE	Trachelospermum jasminoides	7 gallon, 24" height, 24" spread
<b>GROUNDCOVERS</b>					
ALO	AS REQ	NO	BROMELIAD 'ODORATA'	Alcantarea 'Odorata'	7 gallon, 30" x 30"
AGA	AS REQ	NO	'SOFT TIP' AGAVE	Agave attenuata	7 gallon, 30" x 30"
CAM	80	NO	CARISSA 'EMERALD BLANKET'	Carissa macrocarpa	1 gallon, 12" on center, full
DIS	AS REQ	NO	DIOON	Dioon spp	15 gallon, 4' x 4'
ERL	AS REQ	NO	BEACH GOLDEN CREEPER	Ernodea littoralis	3 gallon, 12" on center, full
IPP	AS REQ	NO	RAILROAD VINE	Ipomoea pes capraes subsp. brasiliensis	1 gallon, 12" on center, full
MIC	AS REQ	NO	WART FERN	Microsorium scolopendrium	3 gallon, 12" on center, full
MOD	AS REQ	NO	SWISS CHEESE PLANT	Monstera deliciosa	7 gallon, 30" spread, full
LIR	AS REQ	NO	LILYTURF	Liriope muscari	1 gallon, 12" on center, full
PBM	AS REQ	NO	PHILODENDRON 'BURLIE MARX'	Same	3 gallon, 18" on center, full
PHW	AS REQ	NO	PHILODENDRON 'WILSONI'	Same	7 gallon, 18" on center, full
PRC	AS REQ	NO	PHILODENDRON 'ROJO CONGO'	Same	7 gallon, 18" on center, full
TRD	AS REQ	NO	FAKAHATCHEE GRASS	Tripsacum dactyloides	1 gallon, 12" on center, full
TRF	AS REQ	NO	DWARF FAKAHATCHEE GRASS	Tripsacum floridana	3 gallon, 18" on center, full
<b>SOD, AGGREGATE &amp; MULCH</b>					
MLC	AMERIGROW 'PREMIUM PINEBARK BROWN' SHREDDED MULCH				
DGA	3/8" DECOMPOSED GRANITE AGGREGATE OR STONE TO BE SELECTED, INSTALLED OVER FILTER FABRIC AND WEED BARRIER MATERIAL / OLIMAR, 2" MIN. DEPTH				



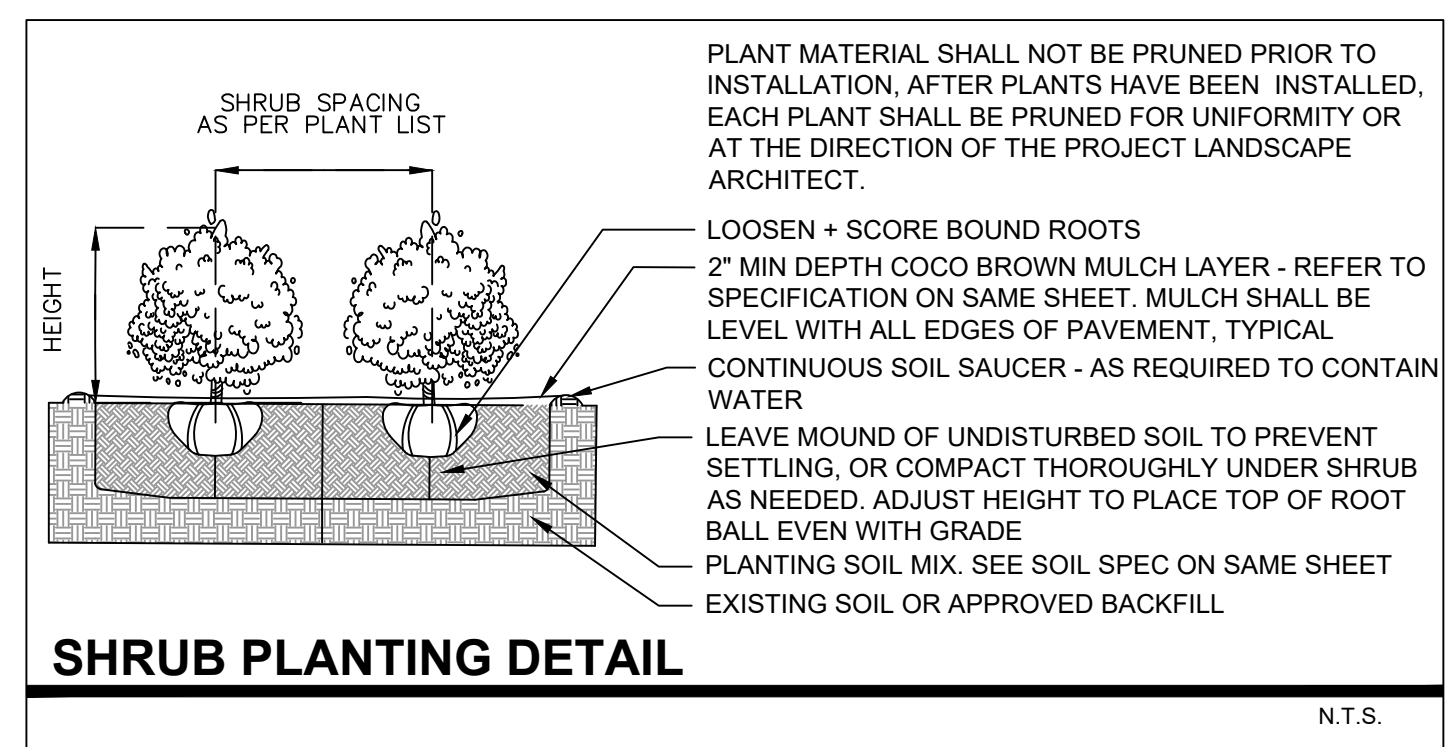
C.M.B. LARGE TREE PLANTING DETAIL



C.M.B. PALM PLANTING DETAIL



GROUNDCOVER PLANTING DETAIL

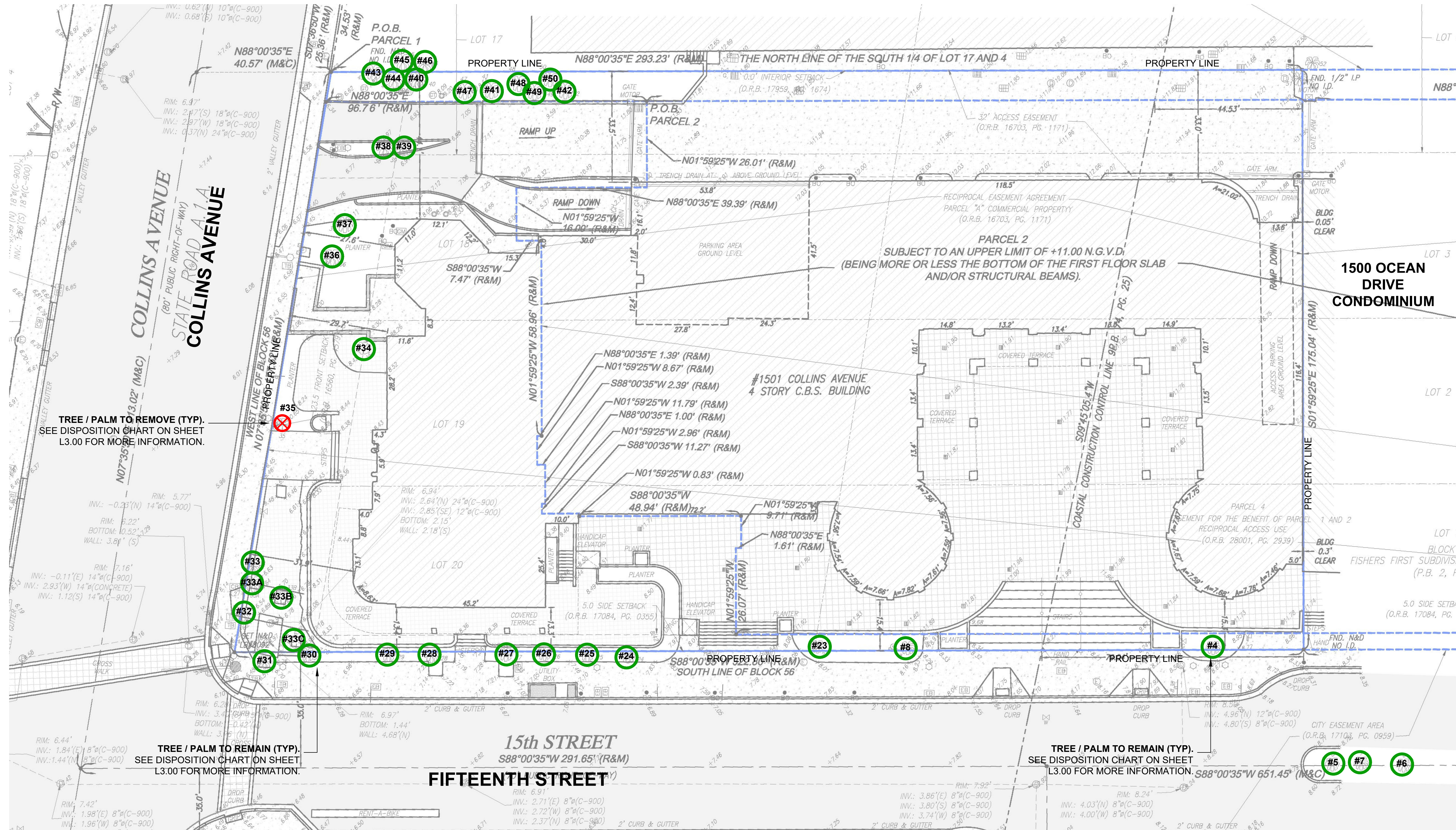


SHRUB PLANTING DETAIL

## LANDSCAPE NOTES

- ALL PLANT MATERIAL SHALL BE FLORIDA GRADE NO. 1 OR BETTER.
- CONTRACTOR SHALL BECOME FAMILIAR WITH THE LOCATION OF, AVOID, AND PROTECT ALL UTILITY LINES, BURIED CABLES, AND OTHER UTILITIES.
- TREE, PALM, ACCENT AND BED LINES ARE TO BE LOCATED IN THE FIELD AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- ALL PLANTING SOIL SHALL BE 50:50 TOPSOIL:SAND MIX, FREE OF CLAY, STONES, ROCKS, OR OTHER FOREIGN MATTER. THIS SPECIFICATION INCLUDES ALL BACKFILL FOR BERMS AND OTHER LANDSCAPE AREAS.
- THE SITE CONTRACTOR SHALL BE RESPONSIBLE TO BRING ALL GRADES TO WITHIN 2" OF FINAL GRADES. THIS SHALL INCLUDE A 2" APPLICATION OF 50:50 TOPSOIL:SAND MIX FOR ALL LANDSCAPE AND AREAS TO BE SODDED.
- ALL PLANTING BEDS SHALL BE MULCHED TO A DEPTH OF 2" WITH A SMALL GRAY GRANITE AGGREGATE FREE FROM WEEDS AND PESTS. NO 'CYPRESS MULCH' OR 'RED DYED MULCH' TO BE ACCEPTED. KEEP MULCH 3" AWAY FROM TREE OR PALM TRUNKS AS PER INDUSTRY RECOMMENDATIONS.
- ALL TREES, PALMS, SHRUBS AND GROUNDCOVERS SHALL CARRY A ONE-YEAR WARRANTY FROM THE DATE OF FINAL ACCEPTANCE.
- IRRIGATION SHALL PROVIDE FOR A 100% COVERAGE WITH 50% OVERLAP MINIMUM AND BE PROVIDED BY A FULLY AUTOMATIC IRRIGATION SYSTEM W/ RAIN MOISTURE SENSOR ATTACHED TO CONTROLLER. ALL FLORIDA BUILDING CODE APPENDIX "F" IRRIGATION REQUIREMENTS SHALL BE STRICTLY ADHERED TO FOR INSTALLATION AND PREVAILING WATER MANAGEMENT DISTRICT RESTRICTIONS AND REGULATIONS SHALL BE IN COMPLIANCE FOR POST-INSTALLATION WATERING SCHEDULES.





**C.M.B. PUBLIC WORKS / GREENSPACE MANAGEMENT CONDITIONS**

1. SHOULD ANY EXISTING TREES OR PALMS BE DAMAGED THEY SHALL BE EVALUATED BY THE CITY URBAN FORESTER TO DETERMINE CORRECTIVE ACTIONS THAT MAY INCLUDE REMOVAL, CORRECTIVE PRUNING AND OR REPLACEMENT. ANY CORRECTIVE ACTIONS REQUIRED SHALL BE PERFORMED IN ACCORDANCE WITH MIAMI BEACH CODE, THE MOST CURRENT ANSI A-300 PRUNING STANDARDS AND OR AN ISSUED CITY OF MIAMI BEACH TREE WORK PERMIT. ANY CORRECTIVE PRUNING REQUIRED SHALL BE PERFORMED BY AN ISA CERTIFIED ARBORIST AND THE CITY URBAN FORESTER SHALL BE CONSULTED.
2. CARE SHALL BE TAKEN TO AVOID UTILITY OR CONSTRUCTION TRENCHING THROUGH EXISTING TREE OR PALM DRIPLINES OF TREES SLATED TO REMAIN IN PLACE OR BE RELOCATED. IF CONSTRUCTION REQUIRES THE CUTTING OF ANY ROOTS WITH A DIAMETER OF 2" OR GREATER, ROOTS SHALL BE CLEANLY CUT WITH A SHARP TOOL, AS DIRECTED BY AN ISA CERTIFIED ARBORIST, AND IN ACCORDANCE WITH THE ANSI A-300 STANDARDS. CUT ROOTS SHOULD BE IMMEDIATELY COVERED WITH SOIL TO PREVENT DRYING. ROOTS SHOULD NOT BE TORN OR BROKEN BY HEAVY EQUIPMENT, AND NO SHREDDED, RAGGED OR BROKEN ROOT ENDS SHOULD BE LEFT. THE CITY URBAN FORESTER SHALL BE NOTIFIED IN WRITING AND/OR CONSULTED PRIOR TO ANY ROOT PRUNING TAKING PLACE.
3. SHOULD ANY CORRECTIVE STRUCTURAL PRUNING BE NECESSARY FOR TREES PROPOSED TO REMAIN 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 CITY URBAN FORESTER SHALL BE PROVIDED WITH A WRITTEN COPY OF THE PROPOSED PRUNING PLAN INCLUDING THE REASONS WHY PRUNING IS NECESSARY, PRIOR TO THE PRUNING ACTIVITIES TAKING PLACE.
4. ANY ROOT PRUNING, IF REQUIRED DURING THE PROJECT, SHALL BE CONDUCTED UNDER THE SUPERVISION OF AN ISA CERTIFIED ARBORIST OR ASCA CONSULTING ARBORIST. ANY ROOT PRUNING, IF REQUIRED, WILL BE LIMITED TO WHAT IS ABSOLUTELY NECESSARY FOR CONSTRUCTION. ADDITIONALLY, ROOT PRUNING WORK WILL BE DOCUMENTED WITH COLOR PICTURES AND PROVIDED TO MR. MARK WILLIAMS AT C.M.B. PUBLIC WORKS / GREENSPACE MANAGEMENT + MR. RICARDO GUZMAN AT C.M.B. PLANNING + ZONING DEPARTMENTS ON A REGULAR BASIS.

**C.M.B. CHAPTER 46, DIVISION 2 - TREE INVENTORY + DISPOSITION PLAN NOTES**

1. THIS 'EXISTING TREE INVENTORY + DISPOSITION PLAN' HAS BEEN PREPARED IN ACCORDANCE WITH THE CITY OF MIAMI BEACH, CHAPTER 46 - ENVIRONMENT, DIVISION 2, TREE PRESERVATION AND PROTECTION ORDINANCE.
2. EXISTING TREE, PALM, AND VEGETATION INFORMATION AS INDICATED HAS BEEN PREPARED AS AN OVERLAY ON THE SURVEY PREPARED BY J.HERNANDEZ & ASSOCIATES INC. DATED 02.03.21.
3. THE INFORMATION AS PRESENTED HEREIN HAS BEEN FIELD VERIFIED BY THE LANDSCAPE ARCHITECT ON 12.21.20.
4. THE OWNER RESERVES THE RIGHT TO REMOVE ANY VEGETATION NOT LOCATED WITHIN THE CITY R.O.W. w/ a D.B.H. OF LESS THAN 3" WITHOUT OBTAINING A TREE REMOVAL PERMIT.
5. THERE ARE NO TREES OR PALMS LOCATED ON THIS PROPERTY THAT WILL REQUIRE TEMPORARY IRRIGATION. ALL EXISTING TREES + PALMS ARE MATURE AND ARE CURRENTLY THRIVING WITHOUT SUPPLEMENTAL IRRIGATION WATER.

**C.M.B. EXISTING TREE SURVEY LEGEND**

- (Green Circle) TREE OR PALM TO REMAIN, PRESERVE + PROTECT
- (Red X) TREE OR PALM TO BE REMOVED, SEE CHART L3.00.

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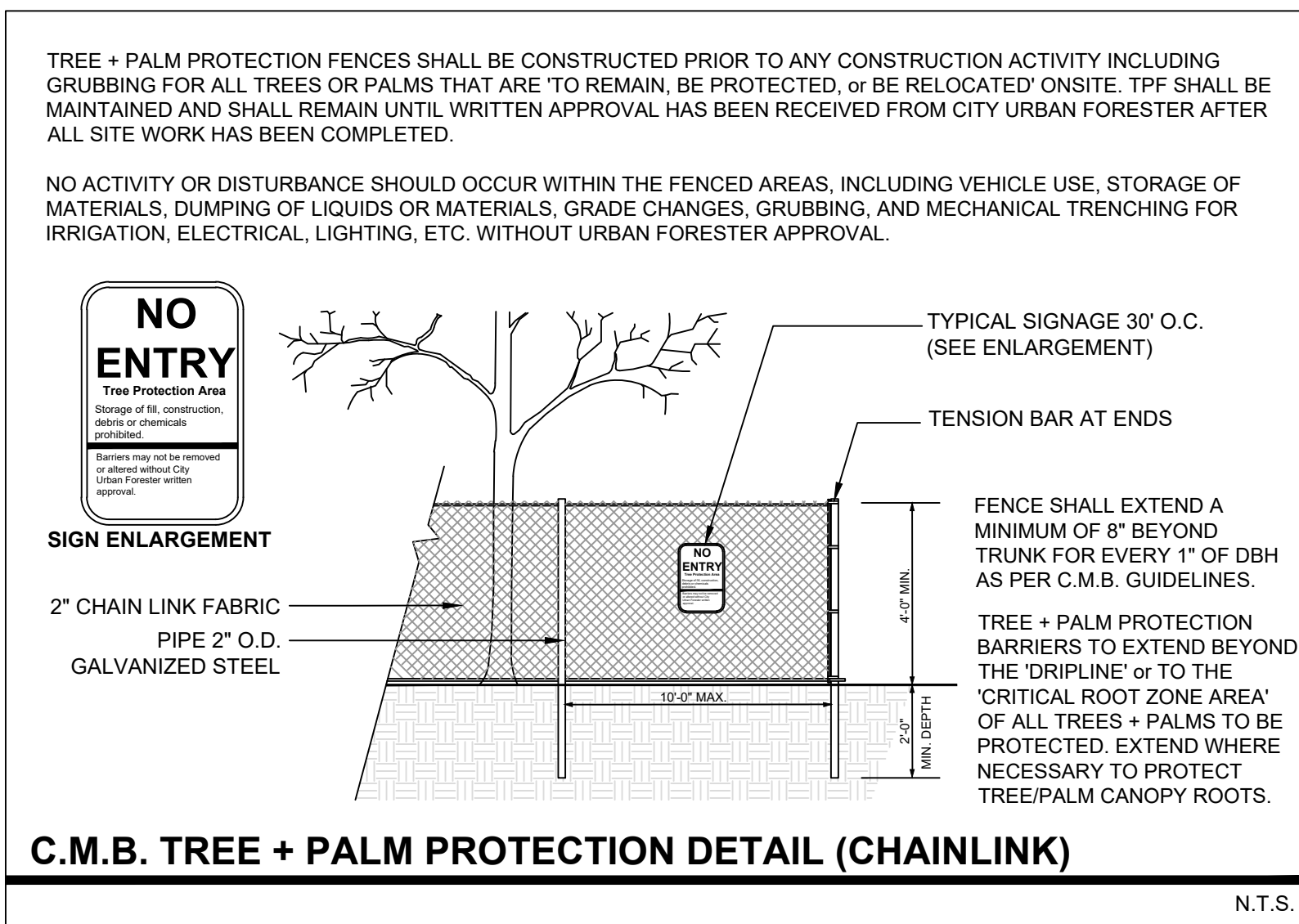
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CHECK: JMcG  
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SHEET NUMBER



L3.00





C.M.B. EXISTING TREE INVENTORY + DISPOSITION CHART - 1501 COLLINS AVE									
NUMBER	COMMON NAME	BOTANICAL NAME	HEIGHT (FT)	SPREAD (FT)	D.B.H. (IN)	CONDITION	DISPOSITION	MITIGATION	COMMENTS
#1	COCONUT PALM	"Cocos nucifera"	10	20	8	FAIR	REMAIN	N/A	NOT LOCATED ON SITE. PRESERVE + PROTECT DURING CONSTRUCTION
#2	COCONUT PALM	"Cocos nucifera"	10	20	8	FAIR	REMAIN	N/A	NOT LOCATED ON SITE. PRESERVE + PROTECT DURING CONSTRUCTION
#3	COCONUT PALM	"Cocos nucifera"	10	20	8	FAIR	REMAIN	N/A	NOT LOCATED ON SITE. PRESERVE + PROTECT DURING CONSTRUCTION
#4	COCONUT PALM	"Cocos nucifera"	18	15	8	FAIR	REMAIN	N/A	PRESERVE + PROTECT DURING CONSTRUCTION
#5	COCONUT PALM	"Cocos nucifera"	18	15	8	FAIR	REMAIN	N/A	NOT LOCATED ON SITE. PRESERVE + PROTECT DURING CONSTRUCTION
#6	COCONUT PALM	"Cocos nucifera"	18	15	8	FAIR	REMAIN	N/A	NOT LOCATED ON SITE. PRESERVE + PROTECT DURING CONSTRUCTION
#7	COCONUT PALM	"Cocos nucifera"	18	15	8	FAIR	REMAIN	N/A	NOT LOCATED ON SITE. PRESERVE + PROTECT DURING CONSTRUCTION
#8	COCONUT PALM	"Cocos nucifera"	12	25	10	FAIR	REMAIN	N/A	PRESERVE + PROTECT DURING CONSTRUCTION
#9	COCONUT PALM	"Cocos nucifera"	12	25	10	FAIR	REMAIN	N/A	NOT LOCATED ON SITE. PRESERVE + PROTECT DURING CONSTRUCTION
#10	COCONUT PALM	"Cocos nucifera"	12	25	10	FAIR	REMAIN	N/A	NOT LOCATED ON SITE. PRESERVE + PROTECT DURING CONSTRUCTION
#11	COCONUT PALM	"Cocos nucifera"	12	25	10	FAIR	REMAIN	N/A	NOT LOCATED ON SITE. PRESERVE + PROTECT DURING CONSTRUCTION
#12	COCONUT PALM	"Cocos nucifera"	12	25	10	FAIR	REMAIN	N/A	NOT LOCATED ON SITE. PRESERVE + PROTECT DURING CONSTRUCTION
#13	COCONUT PALM	"Cocos nucifera"	12	25	10	FAIR	REMAIN	N/A	NOT LOCATED ON SITE. PRESERVE + PROTECT DURING CONSTRUCTION
#14	ALMOND TREE	"Prunus dulcis"	10	15	5	FAIR	REMAIN	N/A	NOT LOCATED ON SITE. PRESERVE + PROTECT DURING CONSTRUCTION
#15	ALMOND TREE	"Prunus dulcis"	10	15	5	FAIR	REMAIN	N/A	NOT LOCATED ON SITE. PRESERVE + PROTECT DURING CONSTRUCTION
#16	ALMOND TREE	"Prunus dulcis"	8	10	5	FAIR	REMAIN	N/A	NOT LOCATED ON SITE. PRESERVE + PROTECT DURING CONSTRUCTION
#17	ALMOND TREE	"Prunus dulcis"	8	12	8	FAIR	REMAIN	N/A	NOT LOCATED ON SITE. PRESERVE + PROTECT DURING CONSTRUCTION
#18	COCONUT PALM	"Cocos nucifera"	10	25	5	FAIR	REMAIN	N/A	NOT LOCATED ON SITE. PRESERVE + PROTECT DURING CONSTRUCTION
#19	COCONUT PALM	"Cocos nucifera"	10	25	5	FAIR	REMAIN	N/A	NOT LOCATED ON SITE. PRESERVE + PROTECT DURING CONSTRUCTION
#20	COCONUT PALM	"Cocos nucifera"	10	25	5	FAIR	REMAIN	N/A	NOT LOCATED ON SITE. PRESERVE + PROTECT DURING CONSTRUCTION
#21	COCONUT PALM	"Cocos nucifera"	10	25	5	FAIR	REMAIN	N/A	NOT LOCATED ON SITE. PRESERVE + PROTECT DURING CONSTRUCTION
#22	COCONUT PALM	"Cocos nucifera"	10	25	5	FAIR	REMAIN	N/A	NOT LOCATED ON SITE. PRESERVE + PROTECT DURING CONSTRUCTION
#23	COCONUT PALM	"Cocos nucifera"	10	25	8	FAIR	REMAIN	N/A	PRESERVE + PROTECT DURING CONSTRUCTION
#24	COCONUT PALM	"Cocos nucifera"	10	25	8	FAIR	REMAIN	N/A	PRESERVE + PROTECT DURING CONSTRUCTION
#25	COCONUT PALM	"Cocos nucifera"	10	25	8	FAIR	REMAIN	N/A	PRESERVE + PROTECT DURING CONSTRUCTION
#26	COCONUT PALM	"Cocos nucifera"	10	25	8	FAIR	REMAIN	N/A	PRESERVE + PROTECT DURING CONSTRUCTION
#27	COCONUT PALM	"Cocos nucifera"	10	25	8	FAIR	REMAIN	N/A	PRESERVE + PROTECT DURING CONSTRUCTION
#28	COCONUT PALM	"Cocos nucifera"	10	25	8	FAIR	REMAIN	N/A	PRESERVE + PROTECT DURING CONSTRUCTION
#29	COCONUT PALM	"Cocos nucifera"	10	25	8	FAIR	REMAIN	N/A	PRESERVE + PROTECT DURING CONSTRUCTION
#30	COCONUT PALM	"Cocos nucifera"	10	25	8	FAIR	REMAIN	N/A	PRESERVE + PROTECT DURING CONSTRUCTION
#31	COCONUT PALM	"Cocos nucifera"	10	25	8	FAIR	REMAIN	N/A	PRESERVE + PROTECT DURING CONSTRUCTION
#32	COCONUT PALM	"Cocos nucifera"	10	25	8	FAIR	REMAIN	N/A	PRESERVE + PROTECT DURING CONSTRUCTION
#33	COCONUT PALM	"Cocos nucifera"	10	25	8	FAIR	REMAIN	N/A	PRESERVE + PROTECT DURING CONSTRUCTION
#34	STRANGLER FIG	Ficus Aurea	40	30	30	FAIR	REMAIN	N/A	PRESERVE + PROTECT DURING CONSTRUCTION
#35	SIMPSON STOPPER	Myrcianthes fragrans	12	6	6	FAIR	REMOVE	6" DBH	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED
#36	BLACK OLIVE	"Bucida buceras"	25	35	25	FAIR	REMAIN	N/A	PRESERVE + PROTECT DURING CONSTRUCTION
#37	BLACK OLIVE	"Bucida buceras"	6	10	5	FAIR	REMAIN	N/A	PRESERVE + PROTECT DURING CONSTRUCTION
#38	COCONUT PALM	"Cocos nucifera"	12	30	10	FAIR	REMAIN	N/A	PRESERVE + PROTECT DURING CONSTRUCTION
#39	COCONUT PALM	"Cocos nucifera"	12	30	10	FAIR	REMAIN	N/A	PRESERVE + PROTECT DURING CONSTRUCTION
#40	COCONUT PALM	"Cocos nucifera"	6	20	10	FAIR	REMAIN	N/A	PRESERVE + PROTECT DURING CONSTRUCTION
#41	COCONUT PALM	"Cocos nucifera"	6	20	10	FAIR	REMAIN	N/A	PRESERVE + PROTECT DURING CONSTRUCTION
#42	COCONUT PALM	"Cocos nucifera"	6	20	10	FAIR	REMAIN	N/A	PRESERVE + PROTECT DURING CONSTRUCTION
#43	COCONUT PALM	"Cocos nucifera"	6	20	10	FAIR	REMAIN	N/A	PRESERVE + PROTECT DURING CONSTRUCTION
#44	COCONUT PALM	"Cocos nucifera"	6	20	10	FAIR	REMAIN	N/A	PRESERVE + PROTECT DURING CONSTRUCTION
#45	COCONUT PALM	"Cocos nucifera"	4	15	5	FAIR	REMAIN	N/A	NOT LOCATED ON SITE. PRESERVE + PROTECT DURING CONSTRUCTION
#46	COCONUT PALM	"Cocos nucifera"	4	15	5	FAIR	REMAIN	N/A	NOT LOCATED ON SITE. PRESERVE + PROTECT DURING CONSTRUCTION
#47	COCONUT PALM	"Cocos nucifera"	4	15	5	FAIR	REMAIN	N/A	PRESERVE + PROTECT DURING CONSTRUCTION
#48	COCONUT PALM	"Cocos nucifera"	4	15	5	FAIR	REMAIN	N/A	PRESERVE + PROTECT DURING CONSTRUCTION
#49	COCONUT PALM	"Cocos nucifera"	4	15	5	FAIR	REMAIN	N/A	PRESERVE + PROTECT DURING CONSTRUCTION
#50	COCONUT PALM	"Cocos nucifera"	4	15	5	FAIR	REMAIN	N/A	PRESERVE + PROTECT DURING CONSTRUCTION
#51	COCONUT PALM	"Cocos nucifera"	4	15	5	FAIR	REMAIN	N/A	PRESERVE + PROTECT DURING CONSTRUCTION
#52	COCONUT PALM	"Cocos nucifera"	4	15	5	FAIR	REMAIN	N/A	PRESERVE + PROTECT DURING CONSTRUCTION
#53	COCONUT PALM	"Cocos nucifera"	6	12	8	FAIR	REMAIN	N/A	PRESERVE + PROTECT DURING CONSTRUCTION
#54	COCONUT PALM	"Cocos nucifera"	6	12	8	FAIR	REMAIN	N/A	PRESERVE + PROTECT DURING CONSTRUCTION
#33A	COCONUT PALM	Cocos nucifera	10	25	8	FAIR	REMAIN	N/A	PRESERVE + PROTECT DURING CONSTRUCTION
#33B	SIMPSON STOPPER	Myrcianthes fragrans	12	6	6	FAIR	REMAIN	N/A	PRESERVE + PROTECT DURING CONSTRUCTION
#33C	SIMPSON STOPPER	Myrcianthes fragrans	12	6	6	FAIR	REMAIN	N/A	PRESERVE + PROTECT DURING CONSTRUCTION
TOTAL TREE DBH LOSS: 6" DBH TREE MITIGATION REQUIRED: (2) REPLACEMENT TREES @ 12'HT x 2" DBH X 6' SPREAD									

CH. 46 TREE PRESERVATION + PROTECTION / TREE + PALM MITIGATION SUMMARY	
TOTAL TREE DBH LOSS: 6"	
REPLACEMENT TREES REQUIRED:	
(2) REPLACEMENT TREES REQUIRED @ 12' HEIGHT + 2" DBH + 6' SPREAD or (1) REPLACEMENT TREES REQUIRED @ 16' HEIGHT + 4" DBH + 8' SPREAD	
REPLACEMENT TREES PROVIDED: 10 REPLACEMENT TREES PROVIDED @ 12'HT + 2" DBH	
BREAKDOWN:	
(2) NATIVE SEA GRAPE TREES @ 16' HEIGHT + 4" DBH + 8' SPREAD = 4 REPLACEMENT TREES	
(3) NATIVE CLUSIA ROSEA TREES @ 16' HEIGHT + 4" DBH + 8' SPREAD = 6 REPLACEMENT TREES	