

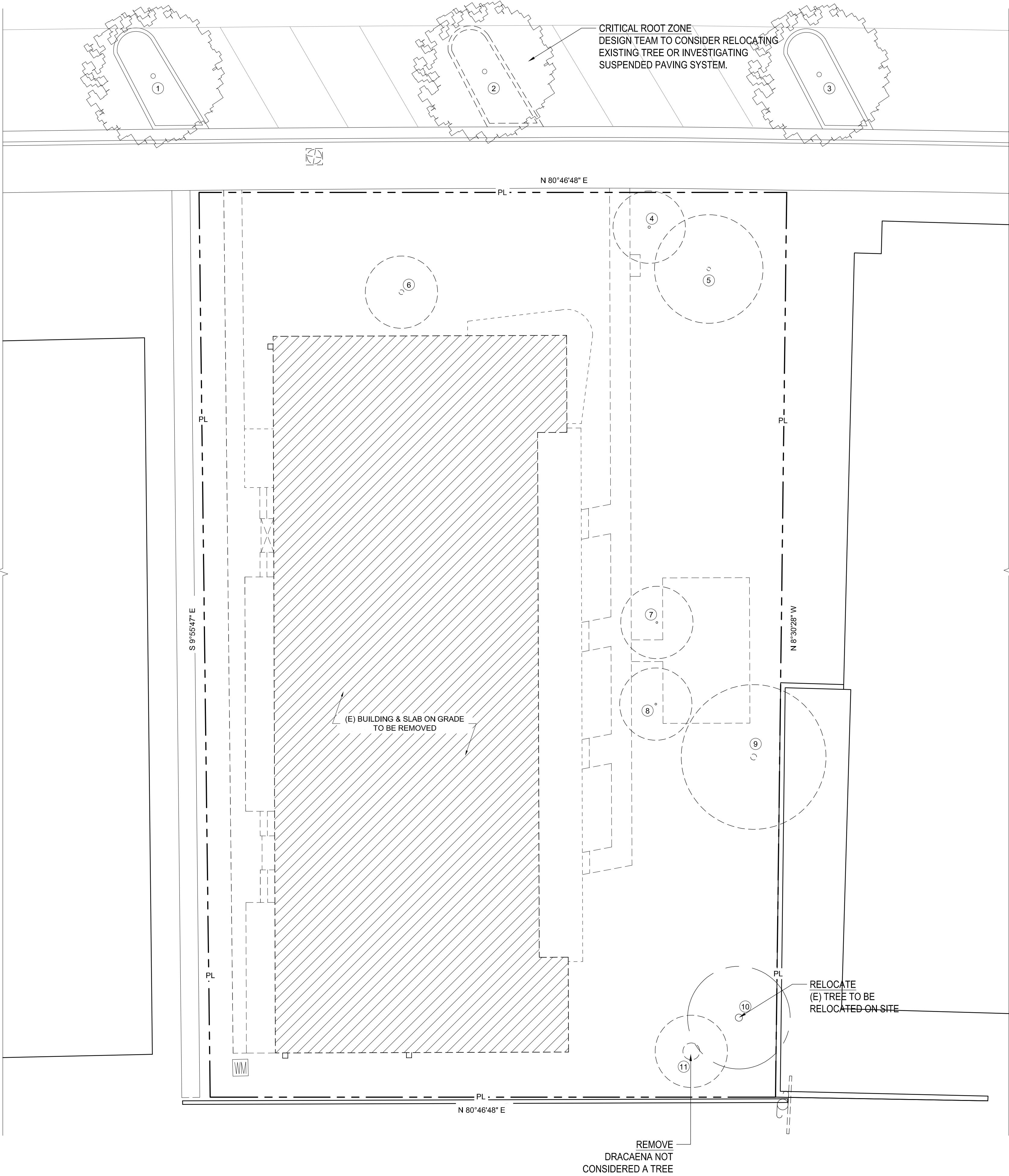
THE HERON | LANDSCAPE PLANS

ELDERLY AFFORDABLE MULTI-FAMILY HOUSING

1158 MARSEILLE DRIVE
MIAMI BEACH, FL 33141

JULY 5TH, 2021

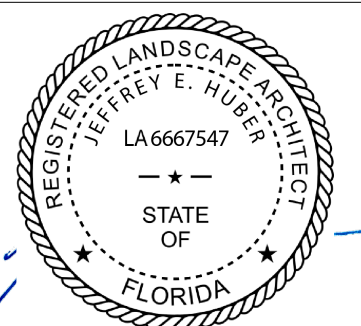




ITEM	SCIENTIFIC NAME	COMMON NAME	HEIGHT +/- (FT)	SPREAD (FT)	DBH (IN)	DISPOSITION	COND. %	NOTES
1	QUERCUS VIRGINIANA	LIVE OAK TREE	20	16	12	REMAIN		LOCATED IN STREET PARKING ISLE
2	QUERCUS VIRGINIANA	LIVE OAK TREE	20	16	12	REMAIN		LOCATED IN STREET PARKING ISLE
3	QUERCUS VIRGINIANA	LIVE OAK TREE	20	16	12	REMAIN		LOCATED IN STREET PARKING ISLE
4	PTYCHOSPERMA ELEGANS	ALEXANDER PALM	30			REMOVE		WITHIN CONSTRUCTION AREA
5	QUERCUS VIRGINIANA	LIVE OAK TREE	12	8	6	REMOVE		WITHIN CONSTRUCTION AREA
6	VEITCHIA MERRILLII	CHRISTMAS PALM	14			REMOVE		WITHIN CONSTRUCTION AREA
7	PTYCHOSPERMA ELEGANS	ALEXANDER PALM	16			REMOVE		WITHIN CONSTRUCTION AREA
8	PTYCHOSPERMA ELEGANS	ALEXANDER PALM	16			REMOVE		WITHIN CONSTRUCTION AREA
9	COCOS NUCIFERA	COCONUT PALM	18			RELOCATE		WITHIN CONSTRUCTION AREA
10	SABAL PALMETTO	SABAL PALM	22			RELOCATE		WITHIN CONSTRUCTION AREA
11	DRACENA	DRACENA	18			REMOVE		MULTI-TRUNK SHRUB

LEGEND	
	(E) TREE TO BE REMAIN
	(E) TREE TO BE REMOVED
	(E) TREE TO BE RELOCATED

- CONCEPTUAL DESIGN -
- SCHEMATIC DESIGN -
- DESIGN DEVELOPMENT -
- CONSTRUCTION DOCUMENTS -
- PLAN CHECK SUBMITTAL -
- PLAN CHECK RESUBMITTAL -
- PERMIT SET -
- BID ISSUE -
- REVISION -
- CONSTRUCTION ISSUE -



THE HERON

1158 MARSEILLE DRIVE
MIAMI BEACH, FL. 33141
PROJECT NUMBER: 20027.0

REVISIONS:

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SHEET TITLE:

TREE DISPOSITION PLAN

SCALE:

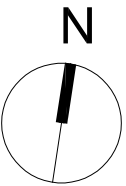
AS INDICATED

DATE PRINTED:

2021-6-29

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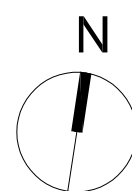
TREE DISPOSITION PLAN



FIRST FLOOR LANDSCAPE PLAN

REF: A3.10

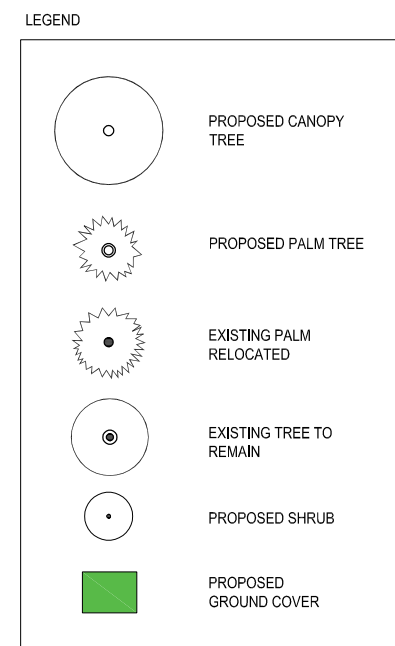
SCALE: 1/8" = 1'-0"



PLANTING LEGEND				
F Denotes Florida Native Species *Plants installed pursuant to this Code shall conform to, or exceed, the minimum standards for Florida Number One as provided in the most current edition of "Grades and Standards for Nursery Plants, Part I and II," prepared by the State of Florida Department of Agriculture and Consumer Services. _ Plant quantities are provided for convenience. When discrepancies arise between the planting plans and plant list occur the planting plan shall take precedence. _ Contractor shall coordinate on-site planting layout visits with the Landscape Architect two (2) weeks prior to installation. _ Landscape Architect to locate Relocated palms not listed in Plant List on property, location TBD _ See Landscape Specifications and Notes for Contractor Sample Photograph Submittal Requirements				
QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
PALMS				
2	SP-1	* SABAL PALMETTO	FLORDIA SABAL PALM	28-30' CLEAR-TRUNK, HEAVY SLICK TRUNK, CHARACTER TRUNK
2	SP-2	* SABAL PALMETTO	FLORDIA SABAL PALM	24' CLEAR-TRUNK, HEAVY SLICK TRUNK, CHARACTER NO STRAIGHT TRUNKS
1	SP-3	* SABAL PALMETTO	FLORDIA SABAL PALM	18' CLEAR TRUNK, HEAVY SLICK TRUNK, CHARACTER NO STRAIGHT TRUNKS
TREES				
2	CR	* CLUSIA ROSIA	AUTOGRAPH TREE	45 GALLON 3" CAL., 12' PLANTED HT. MIN. X 6' SP. MIN., MULTI-TRUNK. BUSH FORM
6	CE	* CONOCARPUS ERECTUS 'GREEN'	GREEN BUTTOWOOD	45 GALLON 3" CAL., 12' PLANTED HT. MIN. X 6' SP. MIN.
4	QV	* QUERCUS VIRGINIANA	LIVE OAK	45 GALLON 3" CAL., 12' PLANTED HT. MIN. X 6' SP. MIN.
SMALL TREES AND LARGE SHRUBS (ST)				
13	MFR	* MYRCIANTHES FRAGRANS	SIMPSON'S STOPPER	25 GALLON, 6' PLANTED HT.MIN. X 4-5' SPREAD, BUSH FORM, FULL TO BASE
SHRUBS (S)				
33	SBA	* SAVIA BAHAMENSIS	MAIDEN BUSH	7 GALLON, 24" HT. X 24" SP. MIN., BUSH FORM, FULL TO BASE, 36" OC.
33	SRE	* SERENOA REPENS 'CINEREA'	SILVER SAW PALMETTO	7 GALLON 18" HT. X 20" SP. MIN., FULL TO BASE
GROUND COVER				
33	CIH	* CHRYSOBALANUS ICACO 'HORIZONTAL'	HORIZONTAL COCOPLUM	7 GALLON 18" SPREAD MIN., FULL ROUNDED HEAD 30" OC.
FERNS				
33	NBI	NEPHROLEPIS BISERRATA 'MACHO'	MACHO FERN	3 GALLON, 30" HT. X 22-24" SP. MIN., FULL TO BASE, 36" OC.
ORNAMENTAL GRASS				
33	TDA	* TRIPSACUM DACTYLOIDES	FAKAHATCHEE GRASS	3 GALLON 30" PLANTED HT. MIN., HEAVY FULL
MISCELLANEOUS				
TBD		RECYCLED MULCH		RECYCLED MULCH, NO CYPRESS OR DYES, QTY. CALCULATED BY CONTRACTOR

TREE MITIGATION LIST				
ITEM	SCIENTIFIC NAME	COMMON NAME	DBH IN.	TREE CATEGORY
1	QUERCUS VIRGINIANA	LIVE OAK	6	NON-SPECIMEN
TOTAL DBH REPLACEMENT			6	(2) 2" DBH TREES OR (1) 4" DBH TREES
*NOTE: MITIGATION MAY ALSO BE SATISFIED BY CONTRIBUTING TO THE TREE TRUST FUND OR SEEK APPROVAL FROM THE CITY TO PLANT ON PUBLIC PROPERTY, SEC 126-6 (Ord. No. 2016-4042, § 1, 10-19-16; Ord. No. 2018-4183, § 1, 4-11-18)				

CITY OF MIAMI BEACH LANDSCAPE AREA CALCULATIONS			
ZONING DISTRICT: RM-1 LOT AREA: 9,955.7 ACRES: 23			
OPEN SPACE		REQUIRED	PROVIDED
A	SQUARE FEET OF REQUIRED OPEN SPACE AS INDICATED ON SITE PLAN: LOT AREA (30%)	2,987 SF	4,128 SF
LAWN AREA CALCULATION			
A	SQUARE FEET OF LANDSCAPED OPEN SPACE REQUIRED: MAXIMUM LAWN AREA PERMITTED (30%)	866 SF	N/A
TREES			
A	NUMBER OF TREES REQUIRED PER LOT OR NET LOT ACRE, LESS EXISTING NUMBER OF TREES MEETING MINIMUM REQUIREMENTS = 28 PER LOT	7	7
B	% NATIVES REQUIRED: NUMBER OF TREES PROVIDED X 30%	2	7
C	% LOW MAINTENANCE / DROUGHT AND SALT TOLERANT REQUIRED: NUMBER OF TREES PROVIDED X 50%	4	7
D	STREET TREES (MAX. AVG. SPACING OF 20' O.C.): 80 LF	4	4
E	TOTAL TREES REQUIRED (LOT AND STREET)	11	11
SHRUBS			
A	NUMBER OF SHRUBS REQUIRED: SUM OF LOT AND STREET TREES X 12	132	132 MIN.
B	% NATIVE SHRUBS REQUIRED: NUMBER OF SHRUBS PROVIDED X 50%	66	66 MIN.
LARGE SHRUBS OR SMALL TREES			
A	NUMBER OF LARGE SHRUBS OR SMALL TREES REQUIRED: NUMBER OF REQUIRED SHRUBS (132) X 10%	13	13
B	% NATIVE LARGE SHRUBS OR SMALL TREES REQUIRED: NUMBER OF LARGE SHRUBS OR SMALL TREES PROVIDED (13) X 50%	7	13



RESPONSE TO URBAN FORESTER TO SELECTION OF GREEN BUTTONWOOD:

GREEN BUTTONWOOD WE FEEL IS A GREAT CHOICE. PROVIDES DARK GREEN DENSE EVERGREEN CANOPY, GROWS MODERATELY, EASY TO PROCURE, HIGHLY SALT AND WIND TOLERANT, CAN WITHSTAND MANY SOIL AND LIGHT CONDITIONS. MINIMAL LEAF LITTER. ALSO PROVIDES SIGNIFICANT FOOD AND COVER FOR BIRDS AND OTHER WILDLIFE.

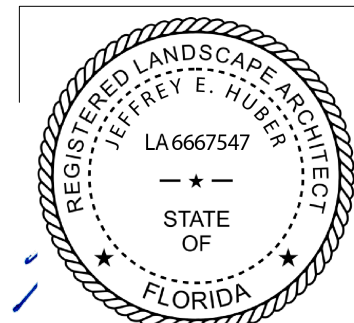
HOWEVER, DESIGN TEAM HAS MADE ADJUSTMENTS TO THE SPACING APPROPRIATE TO THE SPECIES AND CHARACTER.

TREE EVALUATION REPORT COMMENT RESPONSE:

THE TEAM REQUEST THE STANDARD TREE EVALUATION REPORT BE WAIVED DUE TO THE FOLLOWING:

1. THE PROJECT IS AN AFFORDABLE ELDERLY HOUSING PROJECT AND THE COSTS ASSOCIATED WITH SUCH A REPORT WOULD CREATE A FINANCIAL BURDEN ON PROJECT.
2. PER THE TREE DISPOSITION PLAN AND MITIGATION CHART THERE ARE NO MAJOR TREES OR HERITAGE TREES LOCATED ON SITE WHICH WOULD REQUIRE A TREE EVALUATION REPORT TO BE CONDUCTED. THE DEVELOPMENT TEAM RESPECTFULLY REQUEST THAT WE BE WAIVED OF THIS REQUIREMENT.

CONCEPTUAL DESIGN	—
SCHEMATIC DESIGN	—
DESIGN DEVELOPMENT	—
CONSTRUCTION DOCUMENTS	—
PLAN CHECK SUBMITTAL	—
PLAN CHECK RESUBMITTAL	—
PERMIT SET	—
BID ISSUE	—
REVISION	—
CONSTRUCTION ISSUE	—

The logo for Brooks Scarpa, featuring the brand name in a bold, sans-serif font inside a square frame with a small plus sign to the right.

REVISIONS:

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SHEET TITLE:

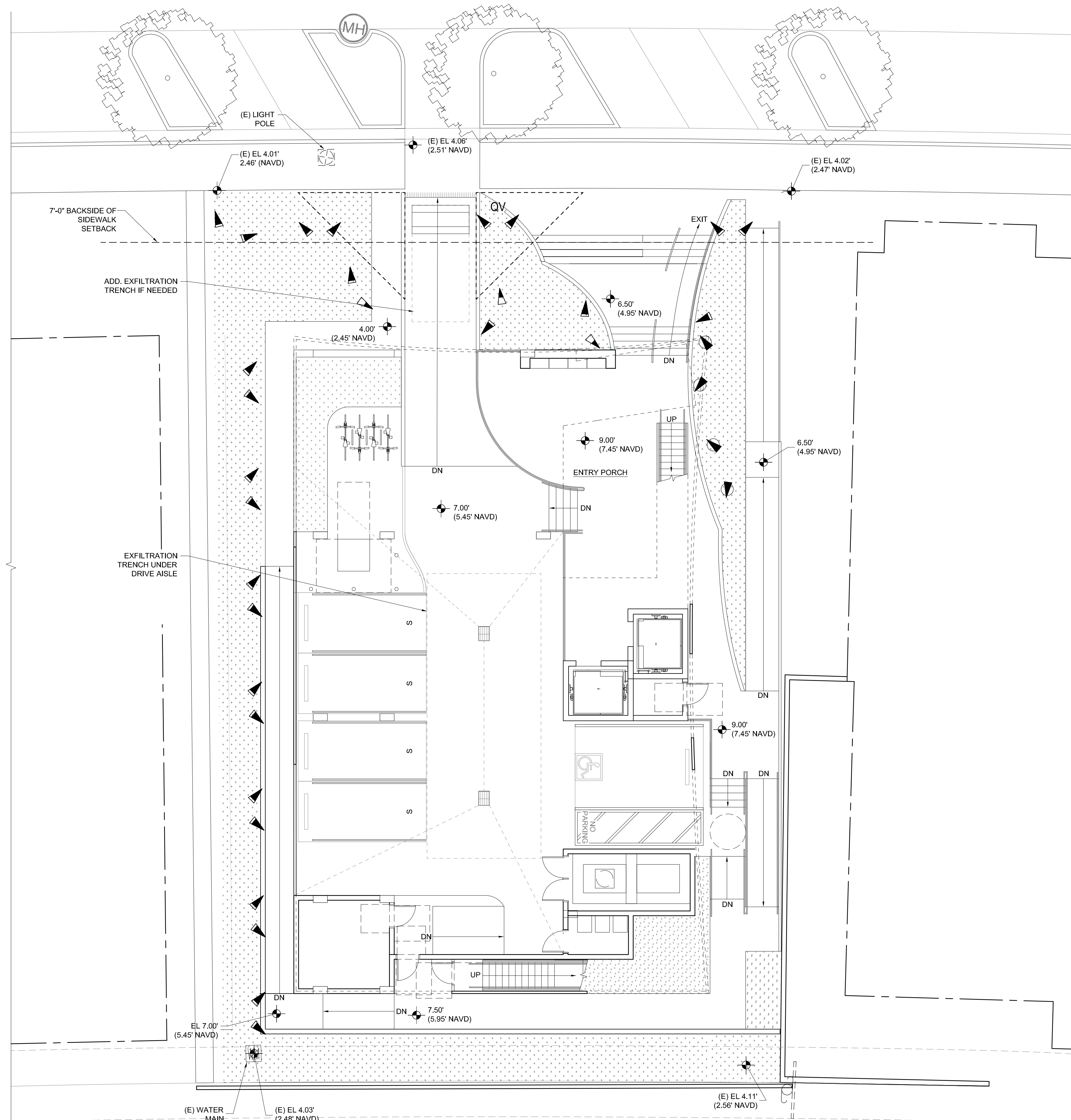
LANDSCAPE PLAN

SCALE: AS INDICATED
DATE PRINTED: 2021-6-23

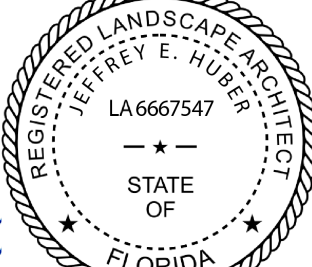
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BROOKS + SCARPA ARCHITECTURE
1147 NE 7TH AVE.
FORT LAUDERDALE, FL. 33304
t: 954.683.1236

L1.10



CONCEPTUAL DESIGN	—
SCHEMATIC DESIGN	—
DESIGN DEVELOPMENT	—
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PLAN CHECK RESUBMITTAL	—
PERMIT SET	—
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CONSTRUCTION ISSUE	—

	<div style="text-align: right;"> <h1 style="margin: 0;">THE HERON</h1> <p>1158 MARSEILLE DRIVE MIAMI BEACH, FL. 33141 PROJECT NUMBER: 20027.0</p> </div>						
<div style="border: 2px solid black; padding: 10px; display: flex; align-items: center; justify-content: center;"> <h2 style="margin: 0;">BROOKS SCARPA</h2> + </div>	<div> <p>REVISIONS:</p> <table border="0" style="width: 100%;"> <tr> <td style="width: 50%; text-align: center;"> <div style="border: 1px solid black; padding: 2px; display: inline-block;">1</div> — </td> <td style="width: 50%; text-align: center;"> <div style="border: 1px solid black; padding: 2px; display: inline-block;">4</div> — </td> </tr> <tr> <td style="text-align: center;"> <div style="border: 1px solid black; padding: 2px; display: inline-block;">2</div> — </td> <td style="text-align: center;"> <div style="border: 1px solid black; padding: 2px; display: inline-block;">5</div> — </td> </tr> <tr> <td style="text-align: center;"> <div style="border: 1px solid black; padding: 2px; display: inline-block;">3</div> — </td> <td style="text-align: center;"> <div style="border: 1px solid black; padding: 2px; display: inline-block;">6</div> — </td> </tr> </table> </div> <div style="margin-top: 20px;"> <p>SHEET TITLE:</p> <p style="text-align: right; font-weight: bold;">LANDSCAPE LIGHTING PLAN</p> <p style="text-align: right;">—</p> </div> <div style="margin-top: 20px;"> <p>SCALE: AS INDICATED</p> <p>DATE PRINTED: 2021-6-29</p> </div> <div style="margin-top: 20px;"> <p>ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.</p> </div>	<div style="border: 1px solid black; padding: 2px; display: inline-block;">1</div> —	<div style="border: 1px solid black; padding: 2px; display: inline-block;">4</div> —	<div style="border: 1px solid black; padding: 2px; display: inline-block;">2</div> —	<div style="border: 1px solid black; padding: 2px; display: inline-block;">5</div> —	<div style="border: 1px solid black; padding: 2px; display: inline-block;">3</div> —	<div style="border: 1px solid black; padding: 2px; display: inline-block;">6</div> —
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FIRST FLOOR LANDSCAPE LIGHTING PLAN

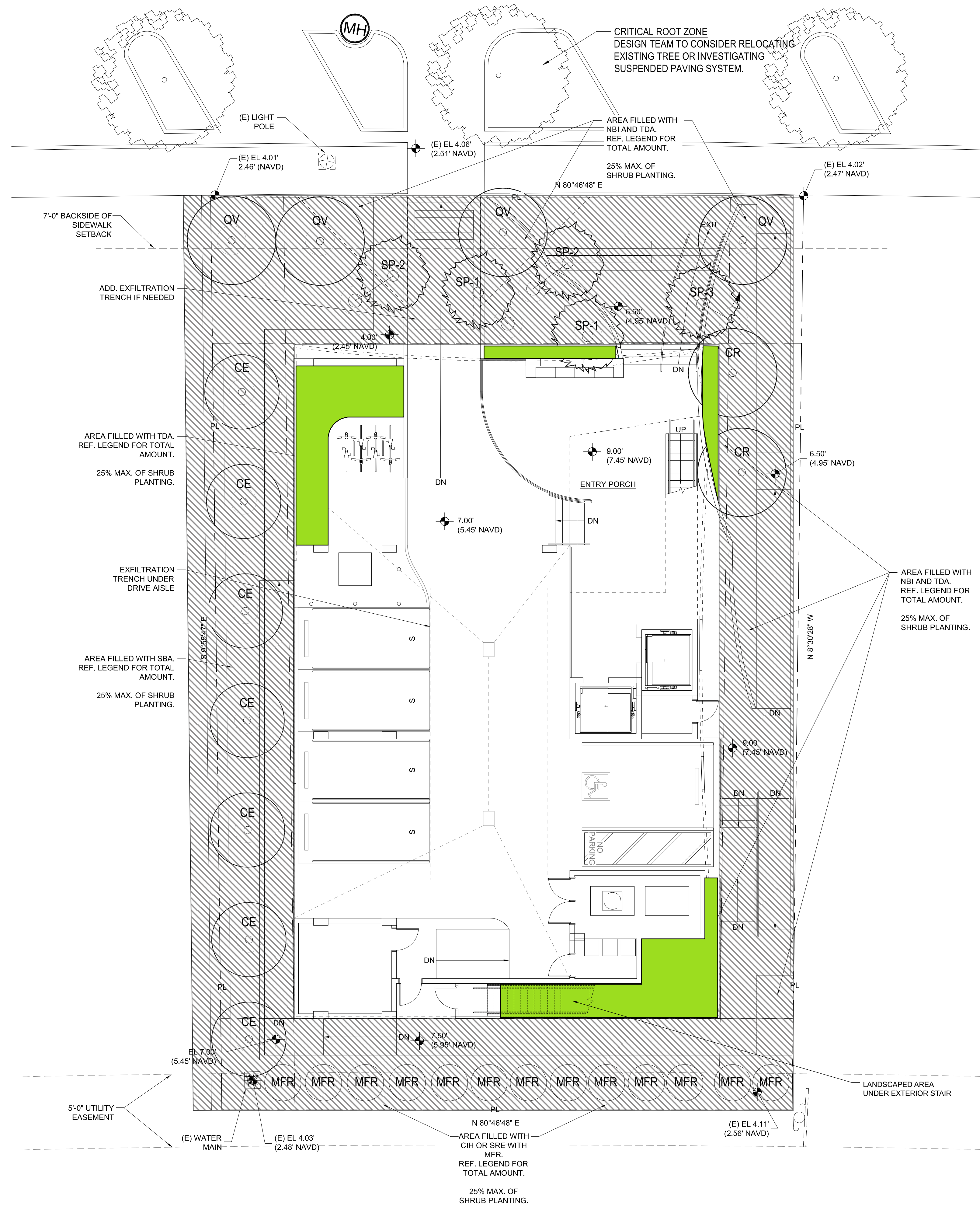
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SCALE: 1/8" = 1'-0"

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L1.20



SECTION: 142-870.17(d)

NEW CONSTRUCTION SHALL BE DESIGNED TO INCORPORATE NATURALLY LANDSCAPED AREAS AT THE GROUND LEVEL, IN ADDITION TO THE MINIMUM SETBACK REQUIREMENTS, WHICH IS EQUAL TO OR GREATER THAN FIVE PERCENT OF THE TOTAL LOT AREA.

TOTAL LOT AREA: 9,955.7 SF

9,955.7 SF X 5%= 497.7 SF

510 SF > 497.7 SF

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THE HERON

1158 MARSEILLE DRIVE
MIAMI BEACH, FL. 33141
PROJECT NUMBER: 20027.0

REVISIONS:

1	--	4	--
2	--	5	--
3	--	6	--

SHEET TITLE:

LANDSCAPE PLAN

SCALE: AS INDICATED

DATE PRINTED: 2021-6-14

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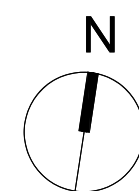
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5% LANDSCAPE DIAGRAM

REF: A3.10

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

01



L1.30