

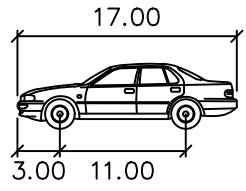
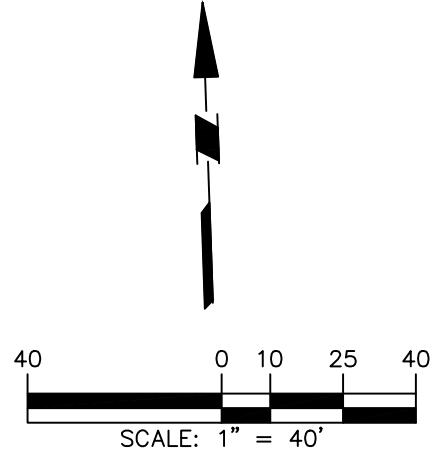
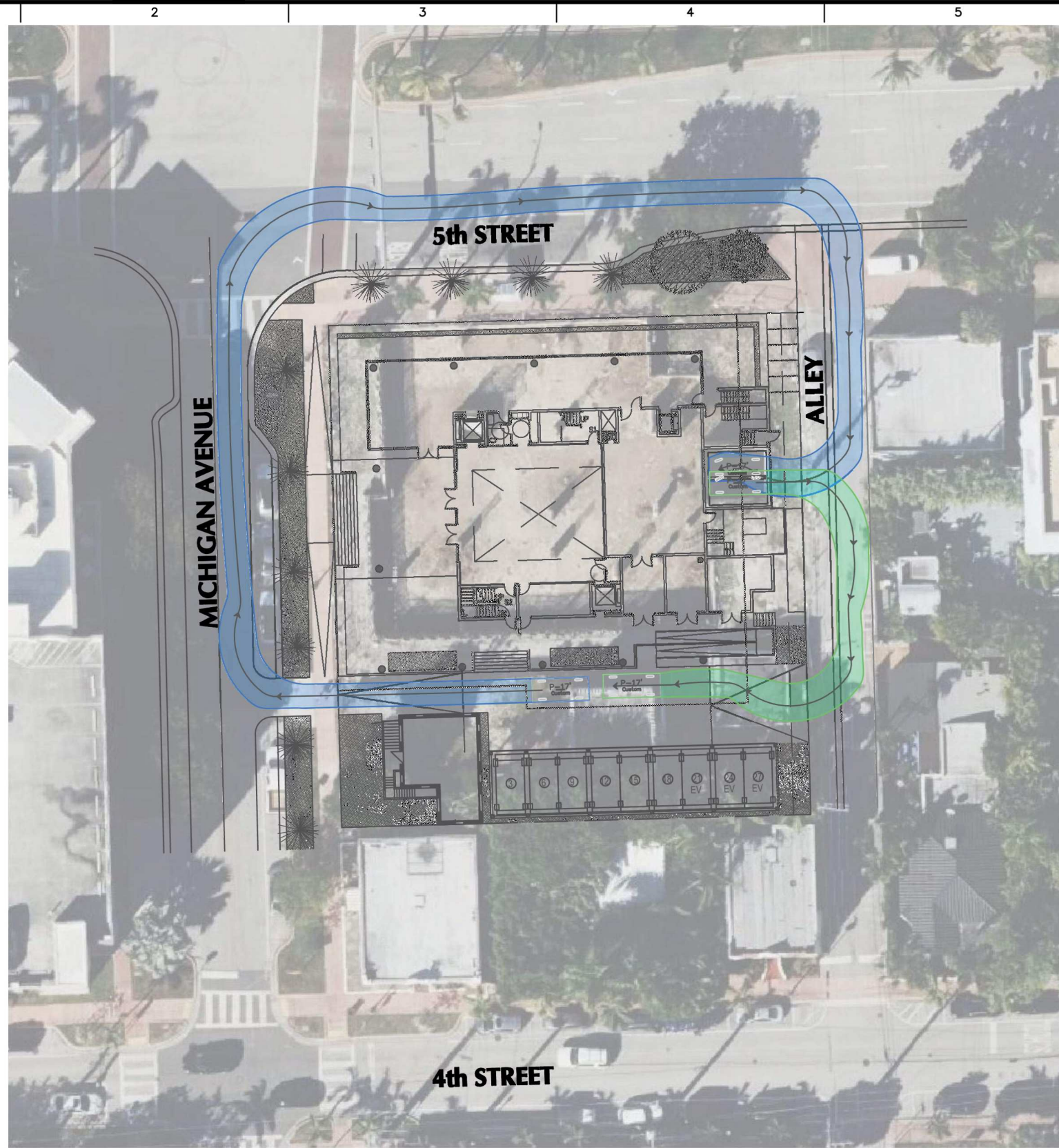


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Jonathan Cardello  
Date: 2021.12.03  
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**C1 Civil Information**

- C1.1 Vehicular Circulation Figure
- C1.2 Employee Egress
- C1.3 Visitor Ingress / Egress
- C1.4 Basement Parking Circulation
- C1.5 Basement Parking Circulation

**411 Michigan Avenue**  
Miami Beach, Florida



PASSENGER VEHICLE

	feet
Width	: 7.00
Track	: 6.00
Lock to Lock Time	: 6.0
Steering Angle	: 31.6

**411 Michigan Avenue**  
 Miami Beach, Florida

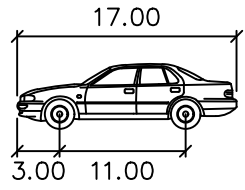
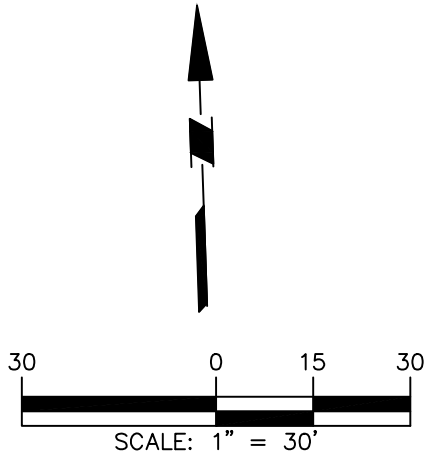
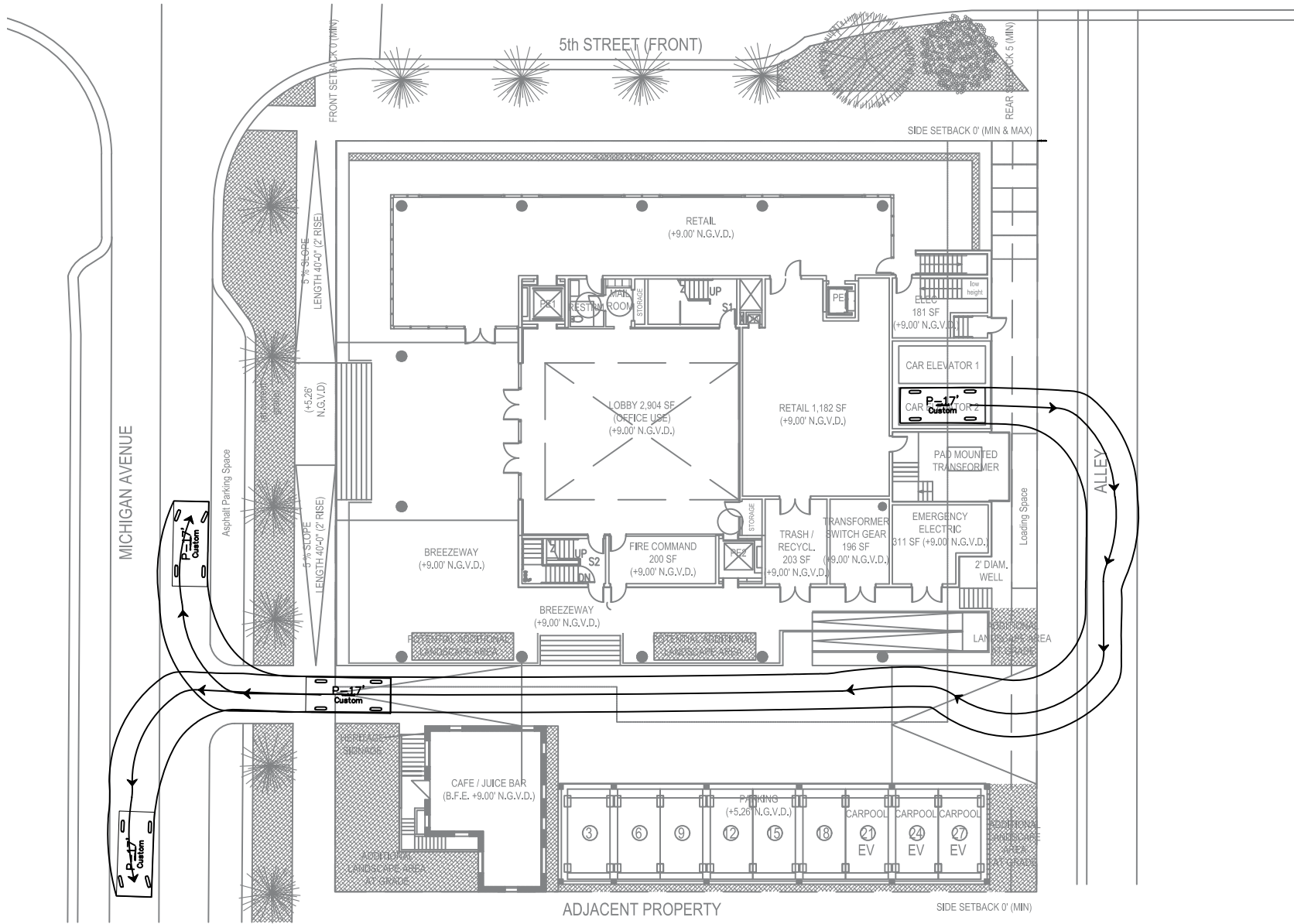
**Vehicle Circulation Figure**  
 Scale: NTS



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**C1.1**

# Employee Egress Circulation



PASSENGER VEHICLE

	feet
Width	: 7.00
Track	: 6.00
Lock to Lock Time	: 6.0
Steering Angle	: 31.6

**Employee Egress Circulation**  
 Scale: NTS  
**411 Michigan Avenue**  
 Miami Beach, Florida



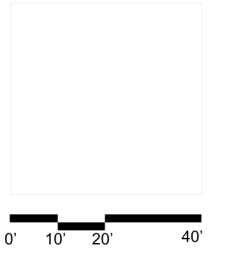
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**C1.2**

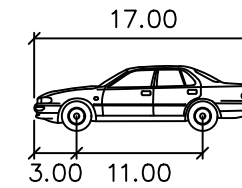
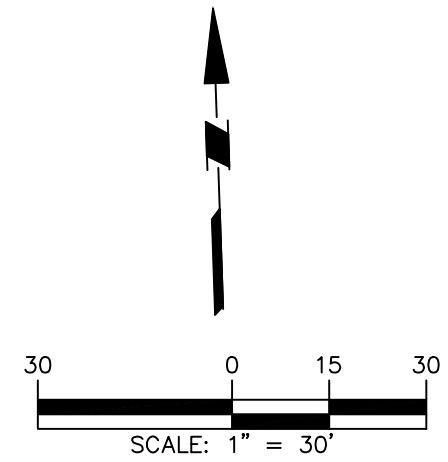
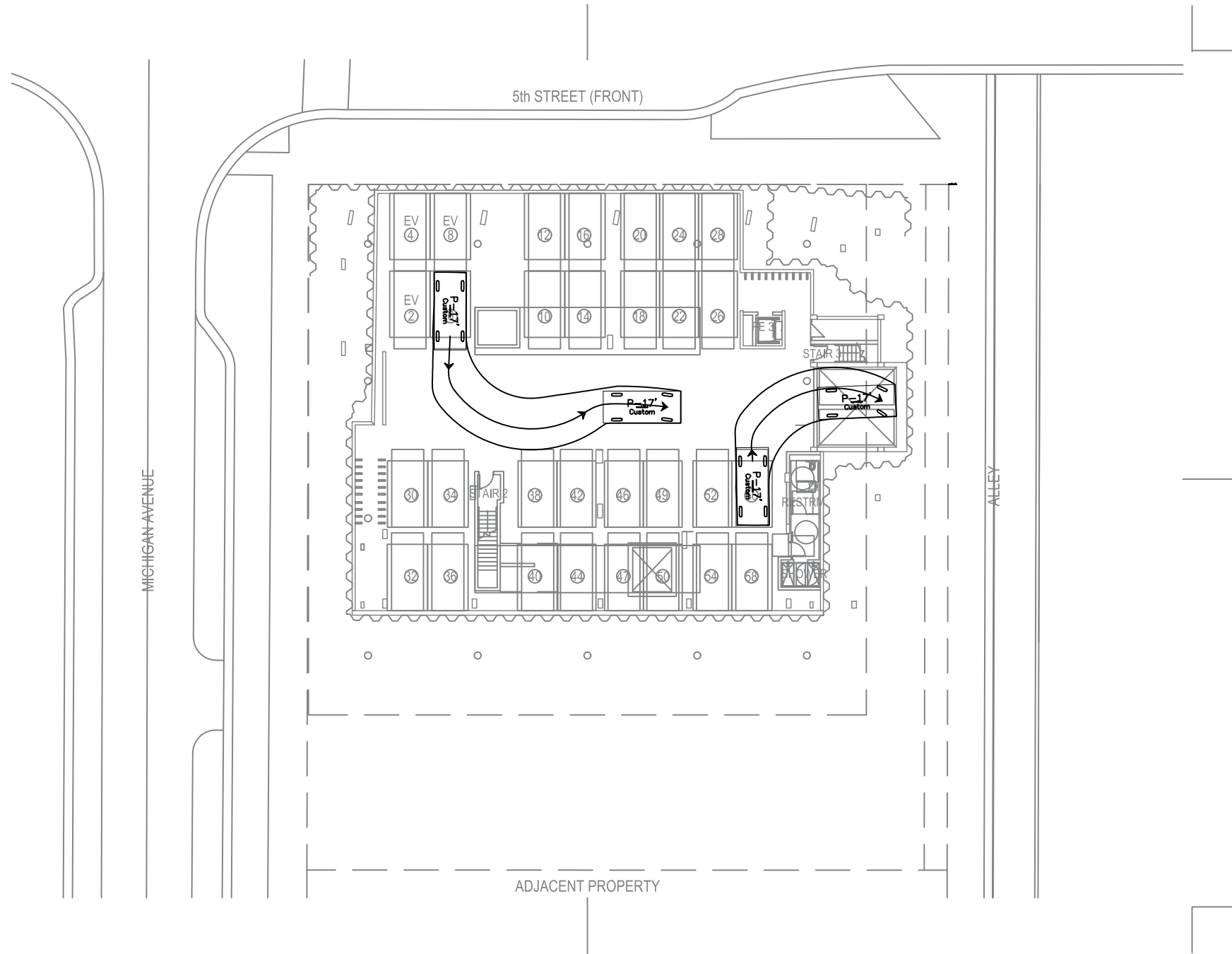








# Basement Parking Circulation



## PASSENGER VEHICLE

	feet
Width	: 7.00
Track	: 6.00
Lock to Lock Time	: 6.0
Steering Angle	: 31.6

**411 Michigan Avenue**  
 Miami Beach, Florida

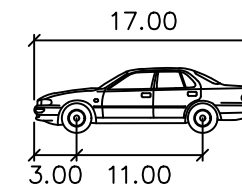
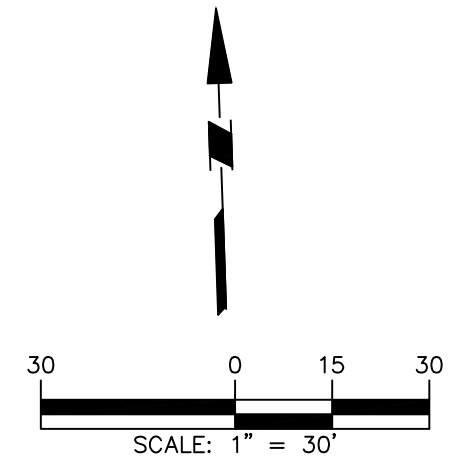
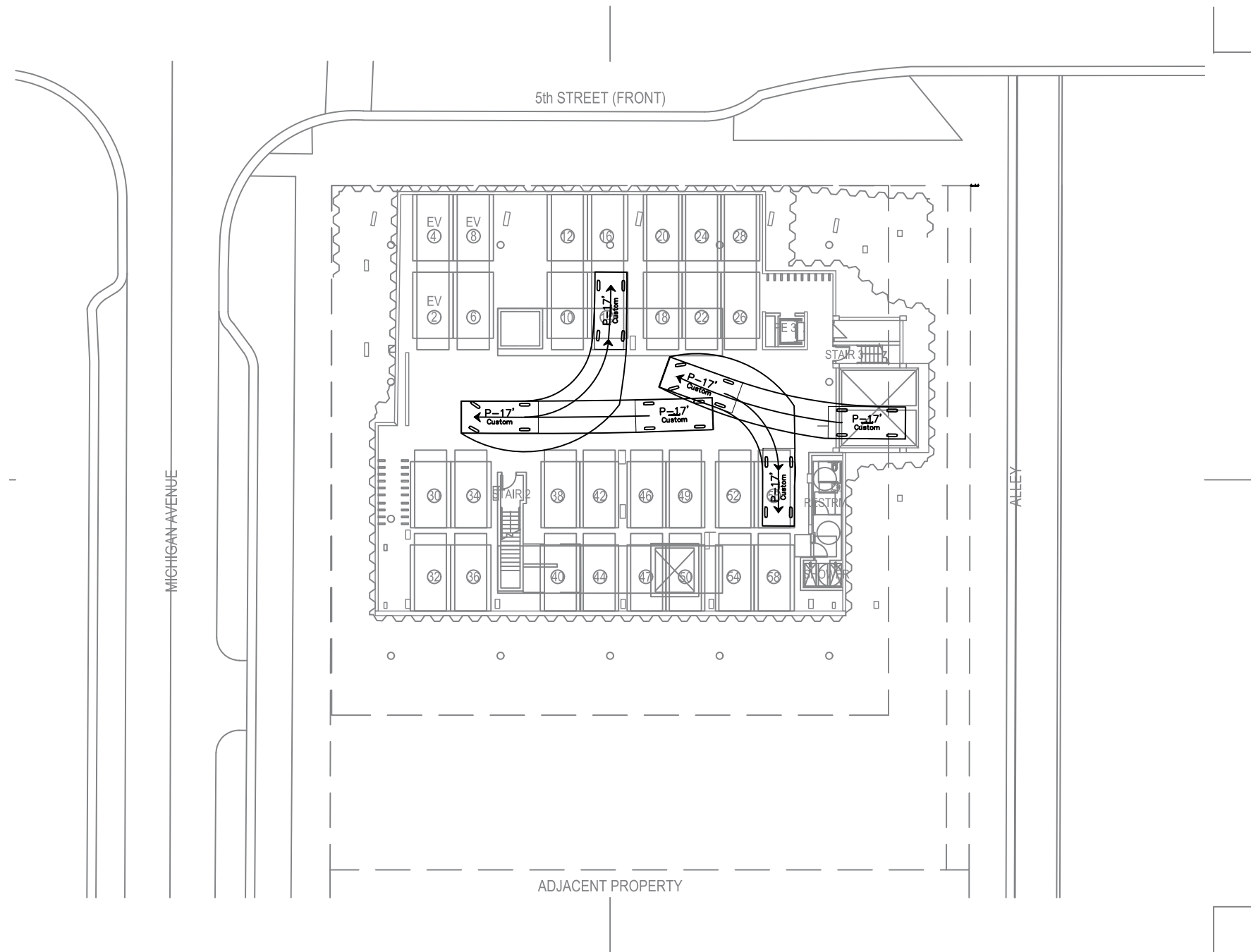
**Basement Parking Circulation**  
 Scale: NTS



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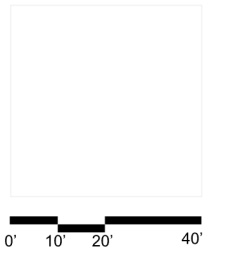
**C1.4**

# Basement Parking Circulation



## PASSENGER VEHICLE

	feet
Width	: 7.00
Track	: 6.00
Lock to Lock Time	: 6.0
Steering Angle	: 31.6



0' 10' 20' 40'

**411 Michigan Avenue**  
Miami Beach, Florida

**Basement Parking Circulation**  
Scale: NTS



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6 December 2021

**C1.5**

**L1**

**Landscape Plans**

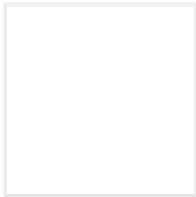
- L1.1 Notes
- L1.2 Tree Disposition Plan
- L1.3 Tree Disposition Schedule
- L1.4 Site Planting Plan
- L1.5 Site Planting Schedule
- L1.6 Mezzanine Planting Plan
- L1.7 Atrium Planting Plan
- L1.8 Roof Planting Plan
- L1.9 Roof Planting Details



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**411 Michigan Avenue**  
Miami Beach, Florida

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6 December 2021

**L1.0**



## GENERAL LANDSCAPE NOTES

REFER TO ARCHITECTURE FOR SITE, BUILDING, AND ZONING INFORMATION.

1. The Contractor shall be responsible for verifying all underground utilities prior to digging in any area. The Contractor shall notify all necessary utility companies 48 hours minimum prior to digging for verification of all underground utilities, irrigation and all other obstructions and coordinate with Owner's Representative prior to initiating operations. Drawings are prepared according to the best information available at the time of preparing these documents.
2. The Contractor is responsible to ensure proper watering and maintenance of new and relocated materials during the warranty period.
3. Contractor is to report any discrepancies between the construction drawings and field conditions to the Owner immediately.
4. All planting materials shall meet or exceed Florida Grade # 1 as specified in Grades and Standards for Nursery Plants and Part II, Palms and Trees, current edition.
5. Contractor shall familiarize himself/herself with existing site conditions prior to initiating planting. All existing site furnishings, paving, landscape and other elements to remain shall be protected from any damage throughout all construction phases unless otherwise noted.
6. Landscape Contractor shall coordinate all work with related contractors and with the general construction of the project in order not to impede the progress of the work of others or the Contractor's own work. Landscape contractor shall provide schedule of his/her works two weeks in advance, beginning two weeks prior to commencing landscape trade construction.
7. Contractor shall be responsible to remove existing ground cover for all planting beds as specified prior to planting relocated material. Contractor shall be responsible to replace all portions of existing landscape and hardscape areas damaged while completing planting installation with same grass or materials species to the satisfaction of the Owner.
8. The Contractor shall bear all costs of testing of soils, amendments, etc. associated with the work and included in the specifications. Prior to commencement of the landscape planting work the Contractor shall provide complete soil tests with recommendations for the installation area.
9. All plant material that may need to be replaced shall be in full and strict accordance to Florida No. 1 grade, according to the "Grades and Standards for Nursery Plants", published by the Florida Department of Agriculture and Consumer Services, the project manual and/or specifications. Plant material in some cases may exceed Florida No. 1 grade in order to meet the minimum requirements for the project.
10. Landscape Contractor shall field stake the location of all plant material prior to initiating installation for the review and approval of the Owner and/or Landscape Architect.
11. Landscape Contractor shall field adjust location of plant material as necessary to avoid damage to all existing underground utilities and/or existing above ground elements. All changes required shall be completed at the Contractor's expense and shall be coordinated with the Owner and the Landscape Architect.
12. Any substitutions in size and/or plant material must be approved by the Landscape Architect or Owner prior to modification of the contract, purchasing and delivery of plants. All plants will be subject to approval by Landscape Architect and/or Owner before planting can begin. All plant materials will not include any plants considered to be invasive to South Florida's native plant communities.
13. Contractor shall refer to the landscape planting details, general notes and the project manual and/or specifications for further and complete landscape planting instructions.
14. Landscape Contractor shall coordinate all planting work with permanent or temporary irrigation work. Landscape Contractor shall be responsible for all hand watering as required by Owner to supplement irrigation watering and rainfall.
15. Landscape Contractor shall be responsible for hand watering in all planting areas, regardless of the status of existing or proposed irrigation.
16. Landscape Contractor shall clean the work areas at the end of each working day. Rubbish and debris shall be collected and deposited off-site daily. All materials, products and equipment shall be stored in an organized fashion as directed by the Owner.
17. Landscape Contractor shall regrade all areas disturbed by plant removal, relocation and/or installation work. Landscape Contractor shall replace (by equal size and quality) any and all existing plant material disturbed or damaged by plant removal, relocation, and/or installation work.
18. Guying I staking practices shall not permit nails, screws, wires etc. , to penetrate outer surface of tree or palm. Trees or palms rejected due to this practice shall be replaced at the Contractor's expense.
19. Burlap material, wire cages, plastic straps, etc. , must be cut and removed from top one - third (1/3) of root ball.
20. Trees grown in grow bags or grow bag type material are not allowed.
21. Plant size specifications take precedence over container size.
22. Contractor to verify quantities and report any discrepancies to Owner and/or Landscape Architect.
23. Remove and replace sidewalk. Reconstruct swale. Mill and resurface 2in. avg. using type S-III asphalt mix design on the driving lane. Any work and/or improvements to the right of way including landscaping and irrigation require a separate CMB Public Works Department ROW Construction Permit.
24. The locations of hardscape and landscape, as shown in these plans, are approximate. The final locations may be adjusted to accommodate unforeseen field conditions, to comply with safety setback criteria, to avoid creating unsafe sight conditions, or as otherwise directed by or approved by the landscape architect.
25. Existing grades and existing site information shown on this plan is compiled from base information supplied by the surveyor and architect. The contractor is responsible for confirmation of actual site conditions. Urban robot accepts no responsibility for existing topographic and existing site information.

26. The general contractor shall require landscape installation sub-contractor to provide a detailed report and strategy for the transplanting, staging and reuse of any existing trees or palms within the proposed landscape plans. This shall be verified and approved by the landscape architect.
27. All dimensions and layout information is referenced to coordinates points provided on the survey.
28. The contractor shall verify all existing conditions prior to the commencement of work. Any discrepancies shall be reported to the owner's representative immediately.
29. The contractor shall perform all work in accordance with all local, state and federal regulations and shall obtain all necessary permits for this project.
30. All site work shall be performed in accordance with landscape (l) and, if applicable, civil (c) drawing sets.
31. All notes and dimensions are typical unless otherwise noted.
32. All dimensions are square (parallel or perpendicular) unless otherwise noted. The contractor shall notify the owner/owner's representative immediately in the event of any discrepancies found in the documents and/or field, or of conditions uncovered in the work which are not reflected in the plans.
33. The contractor shall take every precaution to prevent damage to all utilities (both above and below ground) within the project area. Damage to any utilities as a result of actions by the contractor shall be restored by the contractor, at his expense, to conditions equal to or better than before the damage was done.
34. Any areas disturbed by equipment, material storage, demolition and/or installation procedures are to be restored to original (or better) condition by contractor before completion of project and are subject to approval by owner's representative. All existing grassed areas not adequately protected and therefore damaged during construction, shall be replaced by the contractor at no additional cost to the owner.
35. The contractor is responsible for keeping the site clean of miscellaneous debris throughout the construction period. All waste material is to be disposed of immediately to an off-site location, unless otherwise indicated on the plans.
36. Contractor is responsible for general clean-out of all drainage basins (new and existing), manholes and/or other drainage features which have accumulated sediment as a result of construction activities.
37. The contractor shall provide all equipment, labor, materials and related work necessary for the prevention and control of dust resulting from operations in the performance of work of this contract. All cost in connection there with shall be considered to be included in the various unit and/or lump sum prices bid for the various item as listed in the bid.
38. Contractor shall submit shop drawings and/or samples of all materials to landscape architect as required within the detail drawings and notes.
39. All installation shall comply with City of Miami Beach ordinances. All discrepancies shall be notified to Landscape Architect immediately.

L1

## Landscape Plans

- L1.1 Landscape Notes
- L1.2 Arborist Report A
- L1.3 Arborist Report B
- L1.4 Tree Disposition Plan
- L1.5 Tree Disposition Schedule
- L1.6 Site Planting Plan
- L1.7 Site Planting Schedule
- L1.8 Mezzanine & Parking Roof Planting Plan )
- L1.9 Atrium Planting Plan
- L1.10 Roof Planting Plan
- L1.11 Planting Details



CUBE 3, LLC  
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by Justine K  
Velez  
Date:  
2021.11.22  
15:10:03 -05'00'



411 Michigan Avenue  
Miami Beach, Florida

Landscape Notes













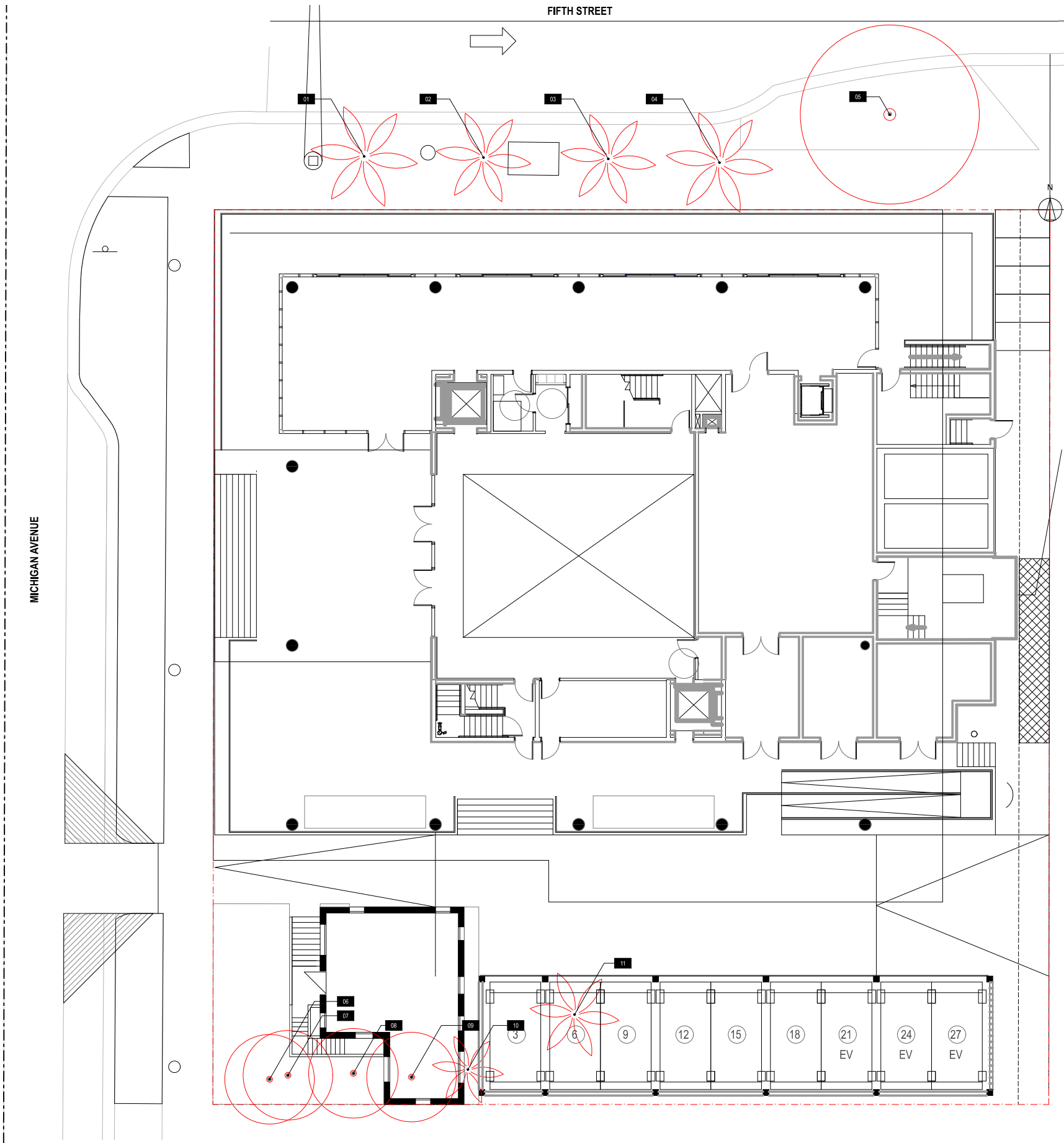
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6 December 2021

L1.1

LEGEND	
EXISTING TREE TO REMOVE	 000
EXISTING TREE TO RELOCATE	 000

**NOTE**  
REFER TO DISPOSITION FULL SCHEDULE ON SHEET L1.5

DISPOSITION SCHEDULE			
ID	Symbol	Botanical Name	Common Name
01		Roystonea regia	Royal Palm
02		Roystonea regia	Royal Palm
03		Roystonea regia	Royal Palm
04		Roystonea regia	Royal Palm
05		Conocarpus erectus	Green Buttonwood
06		Schinus terebinthifolius	Brazilian Pepper
07		Swietenia mahagoni	Mahogany
08		Swietenia mahagoni	Mahogany
09		Swietenia mahagoni	Mahogany
10		Sabal palmetto	Sabal Palm
11		Wodyetia bifurcata	Foxtail Palm



**CUBE 3**  
CUBE 3, LLC  
111 SW 3rd Street, Floor 4  
Miami, Florida 33133  
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FL License No. AR93391

1/64"  
Digitally signed  
by Justine K  
Velez  
Date: 2021.11.22  
15:12:34 -05'00'

**411 Michigan Avenue**  
Miami Beach, Florida

**Tree Disposition Plan**  
Scale: 1" = 20'-0"



Final Submittal  
6 December 2021

**L1.2**

Justine K Velez  
Digitally signed by Justine K Velez  
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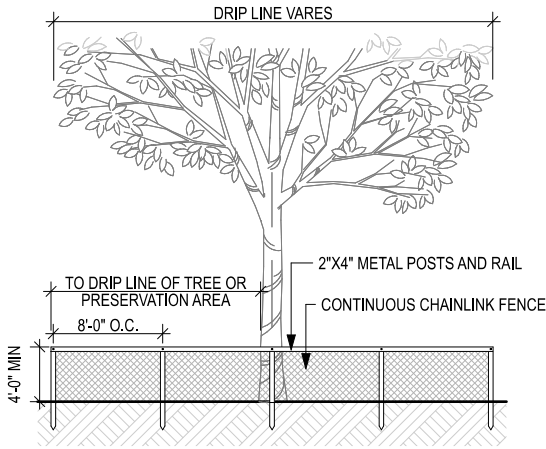
411 Michigan Avenue  
Miami Beach, Florida

Tree Disposition Schedule



**DISPOSITION SCHEDULE**

ID	Symbol	Botanical Name	Common Name	DBH	Height	Spread	Native	Condition	Protect	Remove	Relocate	Reason for Removal
01		Roystonea regia	Royal Palm	16.5"	40'	18'	Y	FAIR; FDOT ROW		X		IN DECLINE
02		Roystonea regia	Royal Palm	14"	35'	16'	Y	FAIR; FDOT ROW		X		IN DECLINE
03		Roystonea regia	Royal Palm	17"	35'	16'	Y	FAIR; FDOT ROW		X		IN DECLINE
04		Roystonea regia	Royal Palm	16"	33'	18'	Y	FAIR; FDOT ROW		X		IN DECLINE
05		Conocarpus erectus	Green Buttonwood	48"	28'	40'	Y	POOR; FDOT ROW		X		POSES PUBLIC SAFETY RISK IN ROW
06		Schinus terebinthifolius	Brazilian Pepper	16"	35'	25'	N	GOOD		X		INVASIVE
07		Swietenia mahagoni	Mahogany	9.5"	35'	12'	Y	FAIR		X		
08		Swietenia mahagoni	Mahogany	10.5"	18'	8'	Y	POOR		X		
09		Swietenia mahagoni	Mahogany	14.5"	40'	15'	Y	POOR		X		
10		Sabal palmetto	Sabal Palm	13"	30'	12'	Y	GOOD		X		
11		Wodyetia bifurcata	Foxtail Palm	8.5"	20'	15'	N	POOR		X		



**NOTES:**

- Protective barriers shall be placed at the drip line of each tree, cluster of trees, or preservation area, and in no case less than ten feet from the trunk of any protected tree, tree cluster or preservation area.
- In situations where trees have been transplanted to the project site, the protective fencing shall be placed no closer to the tree than a point one to two feet outside the root ball, or at the drip line, whichever is greater.
- Fenced tree protection zones shall be extended where necessary to protect tree canopies roots.
- If trees are to be preserved in place and root pruning is required to accommodate new construction, the root pruning locations shall be identified and approved by the environment and sustainability department, and fencing shall be installed one to two feet beyond the edge of the root ball. The installation of the fencing shall be coordinated with any phased root pruning.
- All protective barriers shall be installed prior to the start of any construction or site development, including tree removal, demolition or land-clearing activities, and shall remain in place throughout all phases of construction. Protective barriers shall be maintained in place until development is completed and shall not be removed until the environment and sustainability department inspects the site and authorizes their removal.
- Understory plants within areas surrounded by protective barriers shall be protected.
- No disposal of any waste material such as paints, oils, solvents, asphalt, concrete, mortar, or any other material shall occur within the areas surrounded by protective barriers.
- Natural grade shall be maintained on areas surrounded by protective barriers. In the event that the natural grade of the site is changed as a result of site development such that the safety of the tree may be endangered, tree wells or retaining walls are required.
- Only hand digging and grading activities will be permitted within the tree protection zone. All surrounding areas must be graded to a point that meets the outside of the tree protection zone.
- Underground utility lines, including, but not limited to, irrigation, plumbing, electrical, or telecommunication lines, shall be placed outside the areas enclosed by protective barriers. If such placement is not possible, disturbance and root damage shall be minimized by using techniques such as tunneling, hand digging, excavation with an air spade, or the use of overhead utility lines.
- No vehicles or equipment shall be permitted within areas surrounded by protective barriers.
- The cutting of roots with a diameter of two inches or larger is prohibited, unless there is no feasible alternative, as determined by the environment and sustainability director.
- Trees shall be evaluated by the environment and sustainability director to determine whether the root cutting will destabilize the tree or cause unacceptable damage to the tree.
- Root cuts shall be made, at minimum, a distance from the trunk equivalent to three times the tree's trunk diameter at four and one-half feet above ground unless unavoidable because of sidewalks, pavement, or other infrastructure. Root cuts must be made at a distance from the trunk equivalent to five times the tree's DBH or greater in all other circumstances.

2

**Tree Protection Detail  
NOT TO SCALE**

TOTAL TREES AND PALMS TO BE REMOVED
<b>TREES</b> 109" DBH
<b>PALMS</b> 6
<b>SEC. 46-61. - TREE REPLACEMENT</b>
SMALL TREES: minimum of 2" DBH x 6' spread in canopy x 12' in height LARGE TREES: minimum of 4" DBH x 8' spread in canopy x 16' in height PALMS: minimum 12 feet overall height with a two-inch DBH

PROPOSED TREES — SEE PLANTING PLANS
<b>STREET TREES</b> SMALL TREES: 19 19 Silver Buttonwoods*
<b>GROUND FLOOR</b> SMALL TREES: 7 4 Simpson's stoppers*, 2 Silver Buttonwoods*, 1 White Tabebuia* LARGE TREES: 5 2 Gumbo Limbo*, 3 Satin Leaf*
<b>UPPER STRUCTURE</b> SMALL TREES: 3 2 Simpson's Stoppers*, 1 Olive Tree LARGE TREES: 1 1 Water Chestnut
<b>TOTAL PROPOSED</b> 29 SMALL TREES + 6 LARGE TREES *Native trees

REQUIRED MITIGATION
<b>MITIGATION FOR REMOVED TREES:</b> 40 SMALL TREES OR 20 LARGE TREES
<b>TOTAL PROPOSED:</b> 29 SMALL TREES + 6 LARGE TREES
<b>SHORTFALL:</b> 0 SMALL TREES OR 0 LARGE TREES

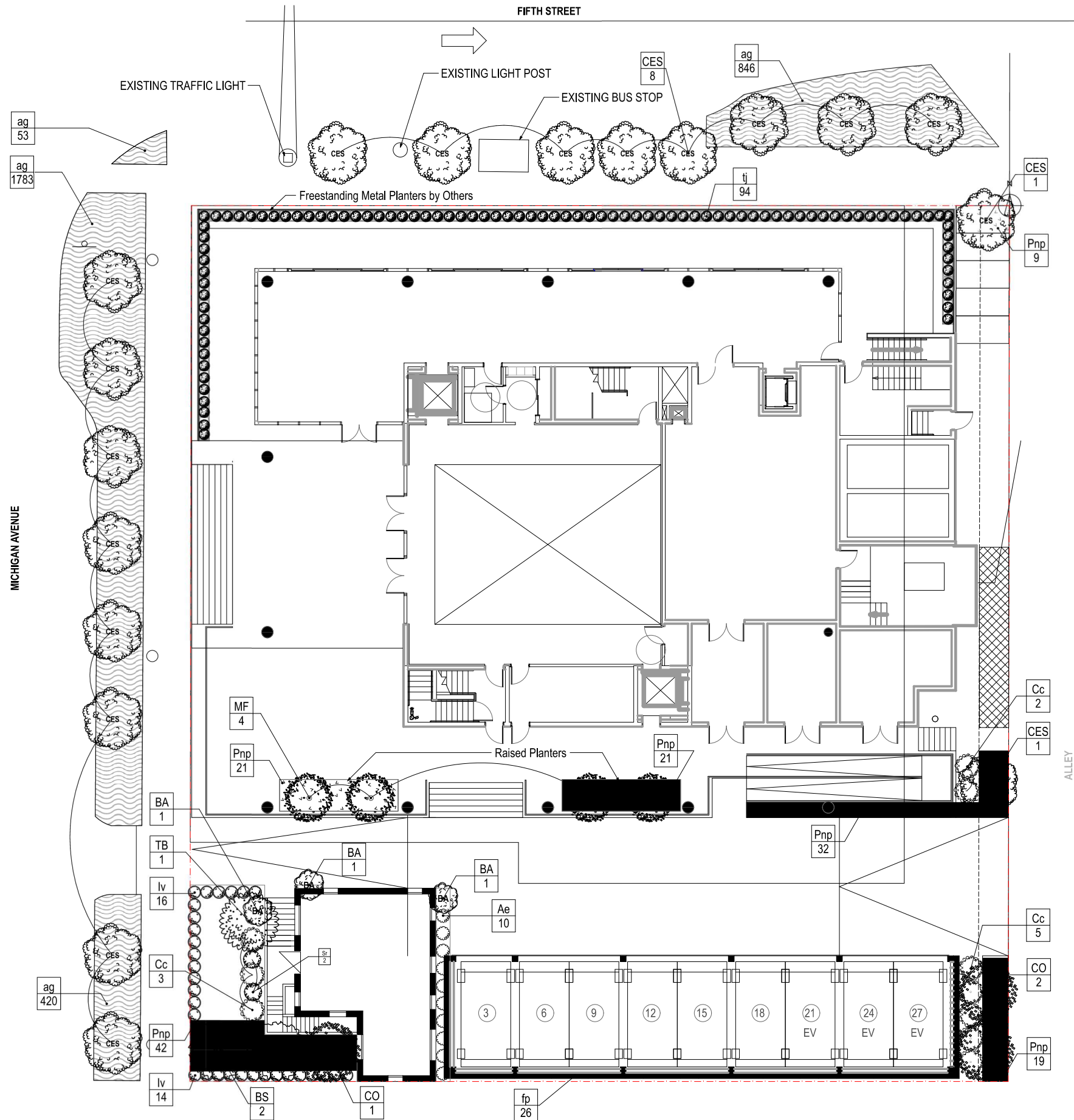


**NOTE**  
REFER TO PLANTING FULL SCHEDULE AND LANDSCAPE LEGEND  
ON SHEET L1.7

TREE SCHEDULE				
Symbol	ID	Qty	Botanical Name	Common Name
	BA	3	Bougainvillea arborea	Tree Bougainvillea
	BS	2	Bursera Simaruba	Gumbo Limbo
	CES	2	Conocarpus erectus 'Sericeus'	Silver Buttonwood
	CES	19	Conocarpus erectus 'Sericeus'	Silver Buttonwood
	CO	3	Chrysophyllum oliviforme	Satin Leaf
	MF	4	Myrcianthes fragrans	Simpson's Stopper

SHRUB SCHEDULE				
Symbol	ID	Qty	Botanical Name	Common Name
	Ae	10	Ardisia escallonioides	Marlberry
	Cc	10	Capparis cynophallophora	Jamaica caper
	Iv	30	Ilex vomitoria 'nana'	Dwarf Yaupon Holly
	Pnp	6	Psychodria nervosa "Little Psycho"	Dwarf Wild Coffee
	Sr	2	Serenoa repens	Saw Palmetto

GROUNDCOVER & VINE SCHEDULE				
Symbol	ID	QTY	Botanical Name	Common Name
	ag	3102	Arachis glabrata	Golden Ornamental Peanut
	fp	26	Ficus pumila	Creeping Fig
	tj	132	Trachelospermum jasminoides	Star Jasmine



Digitally signed  
by Justine K  
Velez  
Date:  
2021.11.22  
15:13:34 -05'00'

Justine  
K Velez

**411 Michigan Avenue**  
Miami Beach, Florida

**Site Planting Plan**  
Scale: 1" = 20'-0"



Final Submittal  
6 December 2021

**L1.4**

Justine K Velez  
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Date: 2021.11.22 15:14:03 -05'00'

411 Michigan Avenue  
Miami Beach, Florida

Site Planting Schedule



Final Submittal  
6 December 2021

**L1.5**

**LANDSCAPE LEGEND**

**CITY OF MIAMI BEACH**

**LANDSCAPE LEGEND**

INFORMATION REQUIRED TO BE PERMANENTLY AFFIXED TO PLANS

Zoning District C-PS2 Lot Area 21,000 Acres 0.48

**OPEN SPACE**

A. Square feet of required Open Space as indicated on site plan:

Lot Area = 21,000 s.f. x \_\_\_\_\_ % = \_\_\_\_\_ s.f.

B. Square feet of parking lot open space required as indicated on site plan:

Number of parking spaces \_\_\_\_\_ x 10 s.f. parking space = \_\_\_\_\_

C. Total square feet of landscaped open space required: A+B= \_\_\_\_\_

**LAWN AREA CALCULATION**

A. Square feet of landscaped open space required

B. Maximum lawn area (sod) permitted= 20 % x 21,000 s.f.

**TREES**

A. Number of trees required per lot or net lot acre, less existing number of trees meeting minimum requirements=

0.48 trees x 22 net lot acres - number of existing trees=

B. % Natives required: Number of trees provided x 30% =

C. % Low maintenance / drought and salt tolerant required:

Number of trees provided x 50%=

D. Street Trees (maximum average spacing of 20' o.c.)

0.48 linear feet along street divided by 20'=

E. Street tree species allowed directly beneath power lines:

(maximum average spacing of 20' o.c.):

150/20 + 140/20 linear feet along street divided by 20'=

**SHRUBS**

A. Number of shrubs required: Sum of lot and street trees required x 12=

B. % Native shrubs required: Number of shrubs provided x 50%=

**LARGE SHRUBS OR SMALL TREES**

A. Number of large shrubs or small trees required: Number of required shrubs

x 10%=

B. % Native large shrubs or small trees required: Number of large shrubs or

small trees provided x 50%=

**IOTE:**

**Additional trees on structure** (1 Pachira aquatica, 2 Simpson's Stoppers, 1 Olive Tree)

**776 Additional shrubs on Roof** (1776 Clusia Nana)

**3 Additional large shrubs on Roof** (33 Bougainvillea)

REQUIRED/  
ALLOWED PROVIDED

10 12

4 10

6 12

15 (8 + 7) 19

300 199

113 196

30 25

15 22

**Ground Level Tree Schedule**

Symbol	ID	Qty	Botanical Name	Common Name	Cal	Height	Spread	Native	Remarks
	BA	3	Bougainvillea arborea	Tree Bougainvillea		12'-14'		N	Florida Fancy, Purple
	BS	2	Bursera Simaruba	Gumbo Limbo	4" min	16' min	10'	Y	Florida Fancy; 5'CT, Peeling Trunk. Lot Tree
	CES	2	Conocarpus erectus 'Sericeus'	Silver Buttonwood		16' min	10'	Y	4' CT, Florida Fancy, Multi-stemmed; Lot Tree
	CES	19	Conocarpus erectus 'Sericeus'	Silver Buttonwood	3" min	16' min	10'	Y	4' CT, Florida Fancy, Single Leader. Street Trees
	CO	3	Chrysophyllum oliviforme	Satin Leaf	6"	16' min	20'	Y	5' CT, Florida Fancy, Single Leader, Lot Tree
	MF	4	Myrcianthes fragrans	Simpson's Stopper	N/A	12' min	8'	Y	5' CT, Florida Fancy, Multi-stemmed; Lot Trees
	TB	1	Tabebuia bahamensis	White Tabebuia		10' min	10'	Y	4' CT; Florida Fancy; Multi-stemmed; specimen

**Ground Level Shrub Schedule**

Symbol	ID	Qty	Botanical Name	Common Name	Size	Height	Spread	Spacing	Native	Remarks
	Ae	10	Ardisia escallonioides	Marlberry	3 gal	2'	2'	See Plan	Y	Shrub
	Cc	10	Capparis cynophallophora	Jamaica caper	15 gal	4'	4'	See Plan	Y	Large Shrub
	Iv	30	Ilex vomitoria 'nana'	Dwarf Yaupon Holly	7 gal	2'	2'	30" OC	Y	Shrub
	Pnp	144	Psychodria nervosa "Little Psycho"	Dwarf Wild Coffee	3 gal	24"	24"	24"	Y	Shrub
	Sr	2	Serenoa repens	Saw Palmetto	15 gal	4'	3'	See Plan	Y	

**Ground Level Groundcover & Vine Schedule**

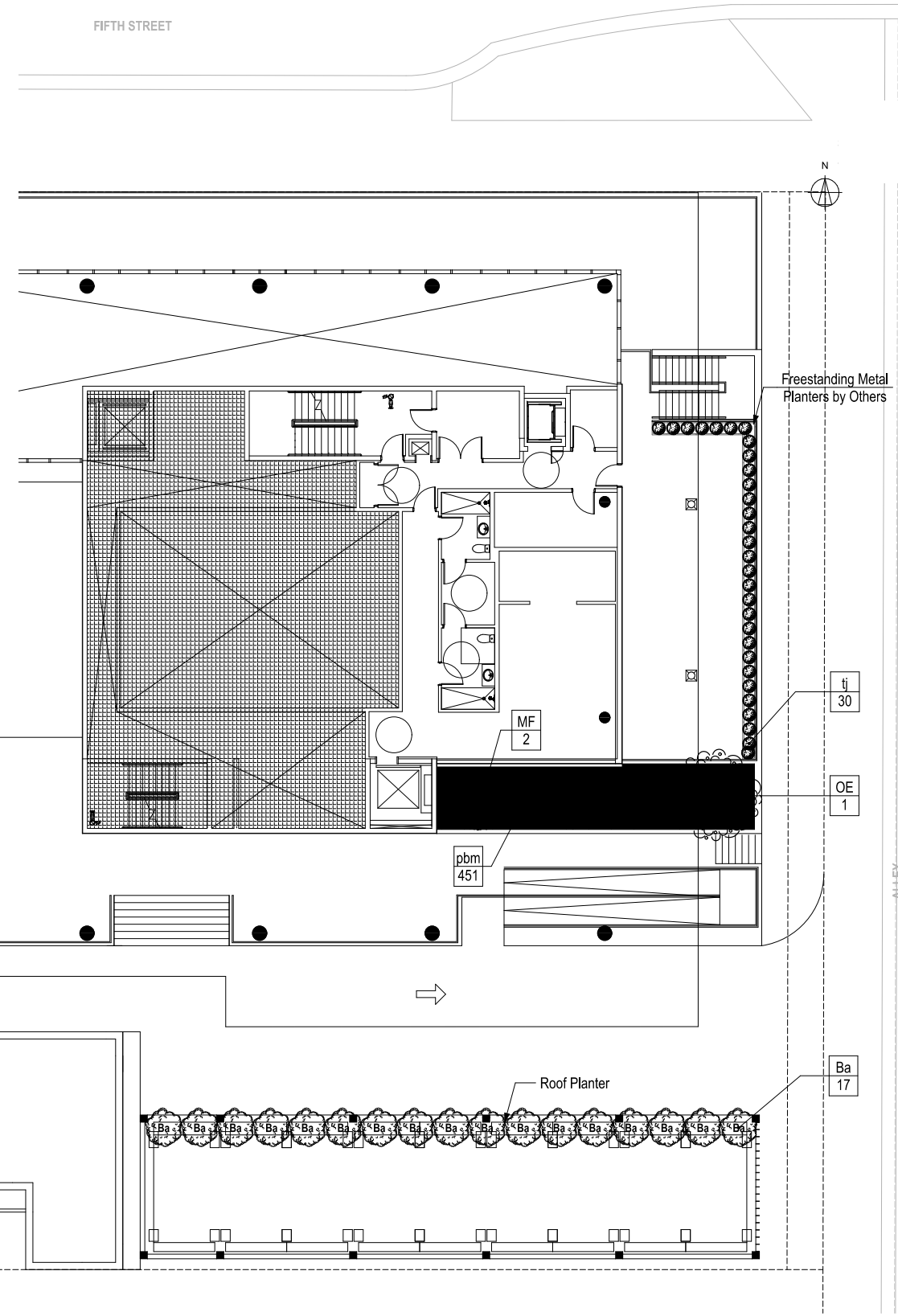
Symbol	ID	QTY	Botanical Name	Common Name	Size	Height	Spread	Spacing	Native	Area (sf)	Remarks
	ag	3102	Arachis glabrata	Golden Ornamental Peanut	1 gal			10"	N	1,869	Sidewalk improvements
	fp	26	Ficus pumila	Creeping Fig	1 gal			5'	Y	129	Climbing Vine
	tj	132	Trachelospermum jasminoides	Star Jasmine	3gal			24"	N	0	On structure, Draping Vine

Justine K Velez  
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Justine K Velez  
Date: 2021.11.22  
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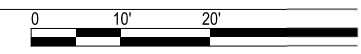
Mezzanine Tree Schedule										
Symbol	ID	Qty	Botanical Name	Common Name	Cal	Height	Spread	Native	Remarks	
	MF	2	Myrcianthes fragrans	Simpson's Stopper	N/A	6' min	6'	Y	5' CT, Florida Fancy, Multi-stemmed; Lot Trees	
	OE	1	Olea europaea	Olive Tree	3"	6'	6'	N	collected specimen	

Mezzanine Shrub Schedule										
Symbol	ID	Qty	Botanical Name	Common Name	Size	Height	Spread	Spacing	Native	Remarks
	Ba	17	Bougainvillea arborea	Tree Bougainvillea		12'-14'	5'		N	Florida Fancy, Purple

Mezzanine Groundcover & Vine Schedule											
Symbol	ID	QTY	Botanical Name	Common Name	Size	Height	Spread	Spacing	Native	Area (sf)	Remarks
	pbm	451	Philodendron 'Burle Marx'	Burle Marx	1 gal	12"	12"	12"	N	392	On structure
	tj	132	Trachelospermum jasminoides	Star Jasmine	3gal			24"	N	0	On structure, Draping Vine



MEZZANINE PLANTING PLAN  
SCALE: 1" = 20'



411 Michigan Avenue  
Miami Beach, Florida

Mezzanine & Parking Roof  
Planting Plan

Scale: 1" = 20'-0"




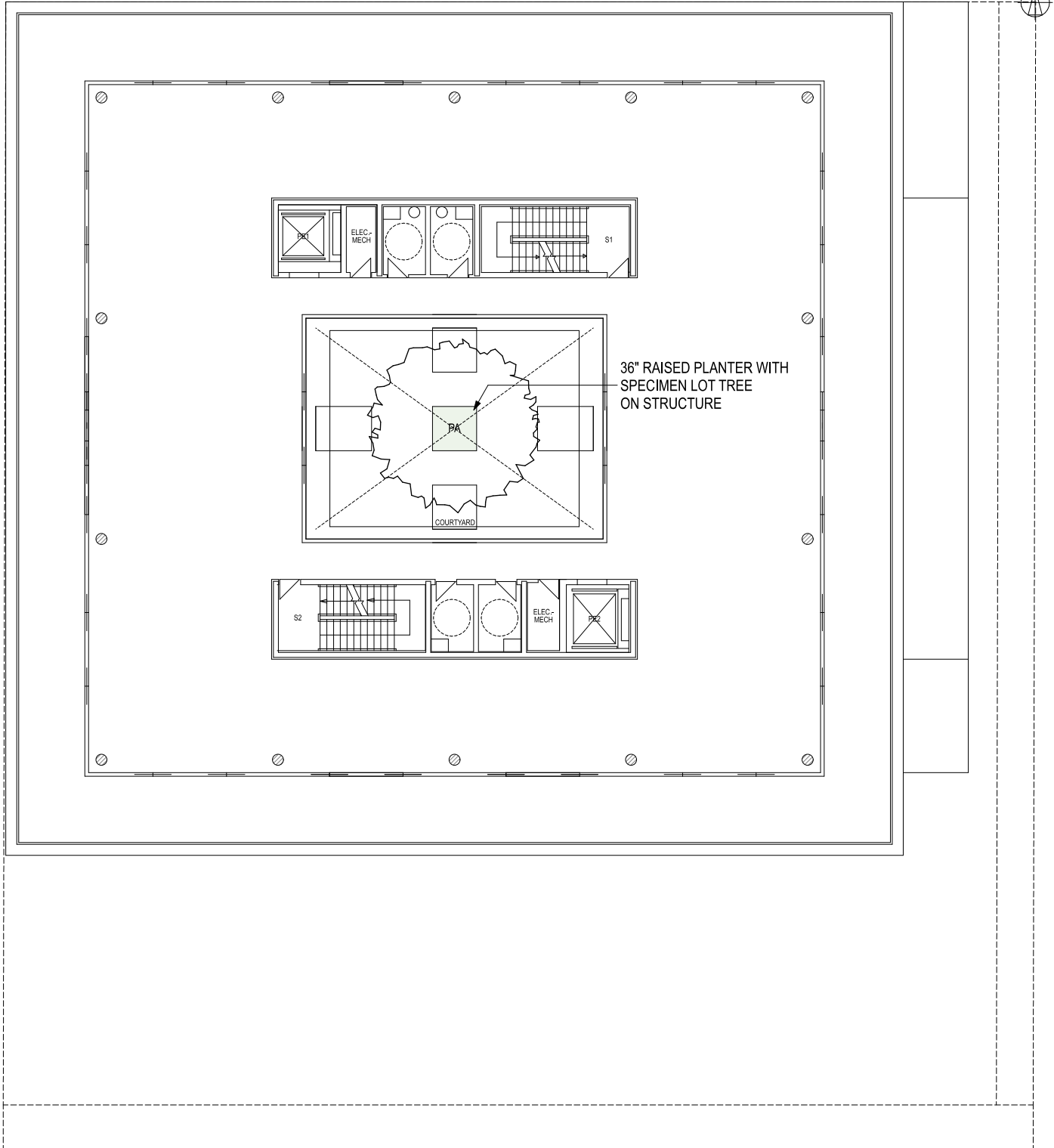
Final Submittal  
6 December 2021

**L1.6**



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 by Justine K  
 Velez  
 Date:  
 2021.11.22  
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Atrium Tree Schedule									
Symbol	ID	Qty	Botanical Name	Common Name	Cal	Height	Spread	Native	Remarks
	PA	1	Pachira aquatica	Water Chestnut	6"	18'	10'	N	Collected specimen



**411 Michigan Avenue**  
 Miami Beach, Florida

**Atrium Planting Plan**  
 Scale: 1" = 20'-0"



Final Submittal  
 6 December 2021

**L1.7**

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 Date: 2021.11.22 15:47:05 -05'00'

**411 Michigan Avenue**  
 Miami Beach, Florida

**Roof Planting Plan**  
 Scale: 1" = 20'-0"

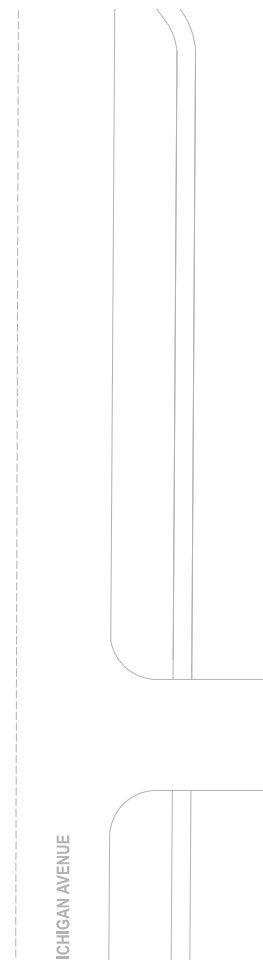
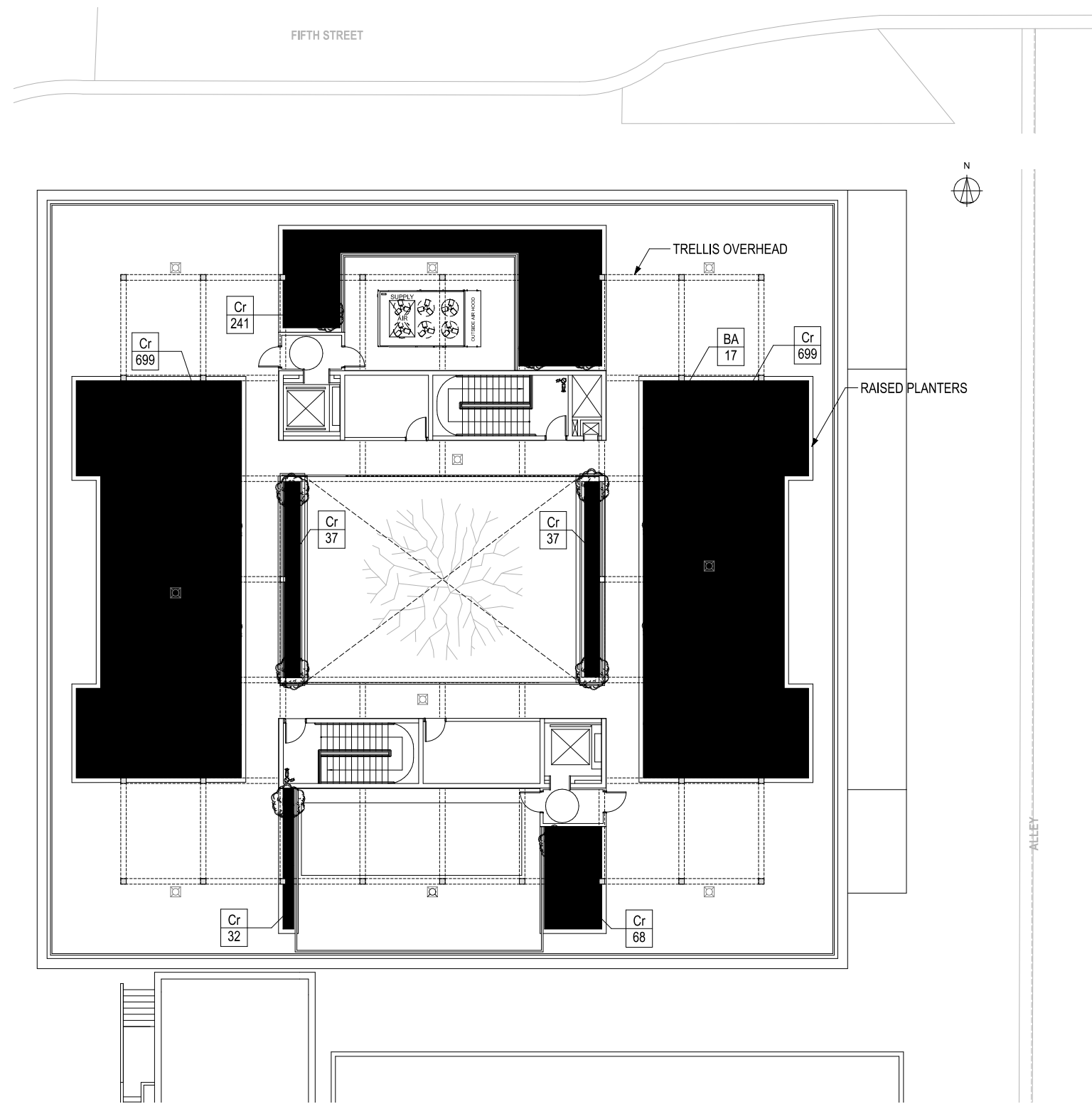


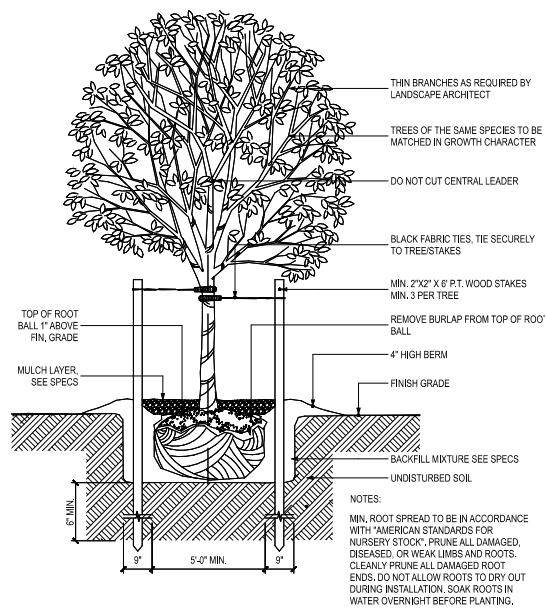
Final Submittal  
 6 December 2021

**L1.8**

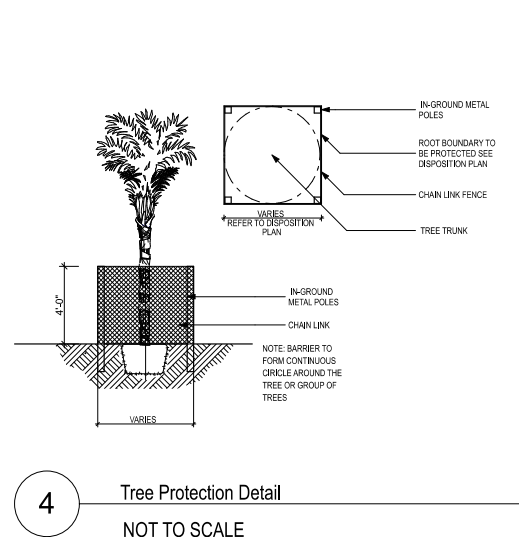
Roof Tree Schedule									
Symbol	ID	Qty	Botanical Name	Common Name	Cal	Height	Spread	Native	Remarks
	BA	17	Bougainvillea arborea	Tree Bougainvillea		12'-14'		N	Florida Fancy, Purple

Roof Groundcover Schedule											
Symbol	ID	QTY	Botanical Name	Common Name	Size	Height	Spread	Spacing	Native	Area (sf)	Remarks
	Cr	1776	Clusia rosea 'nana'	Dwarf Pitch Apple	3g	18"	12"	18"	N	7,088	

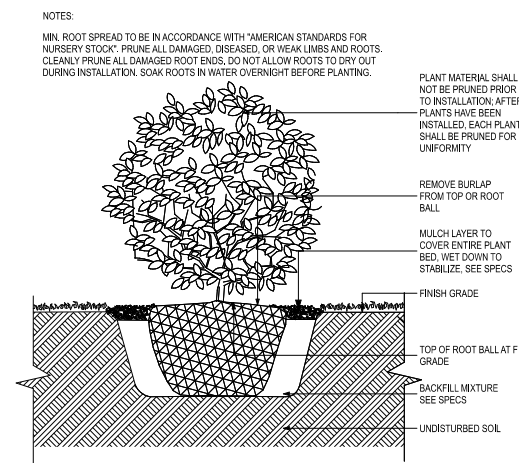




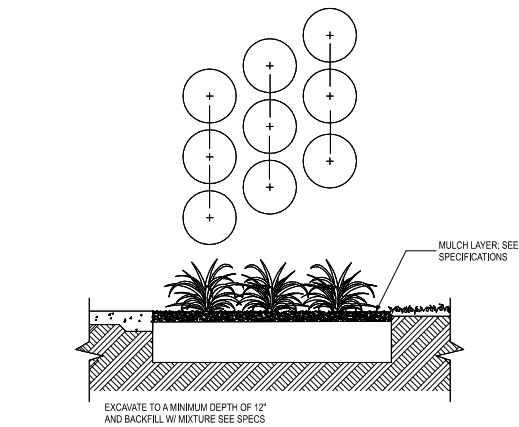
**7** SMALL TREE GUYING DETAIL  
NOT TO SCALE



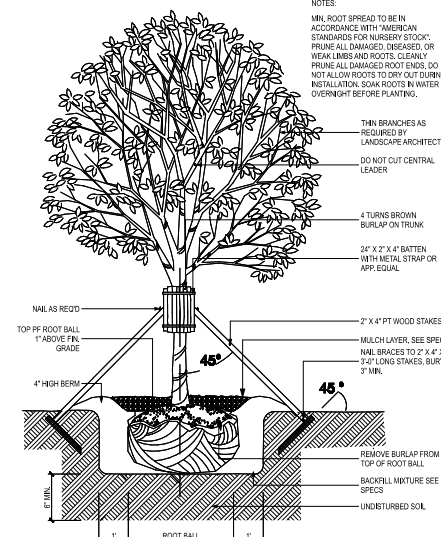
**4** Tree Protection Detail  
NOT TO SCALE



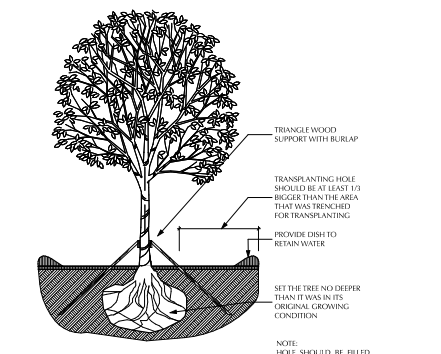
**5** SHRUB DETAIL  
NOT TO SCALE



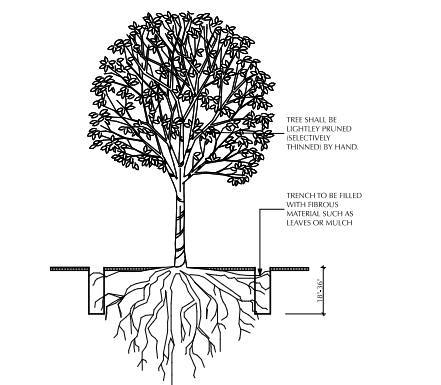
**6** GROUND SPACING DETAIL  
NOT TO SCALE



**1** LARGE TREE STAKE DETAIL  
NOT TO SCALE



**2** TREE TRANSPLANTING DETAIL  
NOT TO SCALE



**3** ROOT PRUNING DETAIL  
NOT TO SCALE

**PLANTING SPECIFICATIONS**

- The Contractor is responsible for maintaining, all planting areas (including watering, spraying, mulching, mowing, fertilizing, etc.) until the job is accepted, in full, by the Owner and/or Landscape Architect.
- All root balls shall conform to the size standards set forth in "American Standards for Nursery Stock".
- All plant material shall be protected during transport and delivery to final location with shade cloth or other acceptable means of windburn prevention.
- All trees must be guyed or staked as shown in the details.
- Installation- All plant material shall be installed in a sound, workman- like manner and according to accepted good planting and tree relocation procedures with the quality of plant materials as hereinafter described. All elements of landscaping shall be installed so as to meet all applicable ordinances and code requirements.
- There shall be no chains or cables used on trees or palms. Handle with two inch (2") minimum width nylon straps or equal.
- Contractor shall assure drainage and percolation of all planting pits prior to installation of plant material. Contractor shall fill all tree pits with water before planting to assure that proper drainage and percolation is available. Correct if required to assure percolation. Contractor is responsible for replacement of all plants lost due to inadequate drain- age conditions.
- Contractor to request final acceptance of project in writing. If all work is satisfactory and complete in accordance with conditions of contract documents, then the Owner and the Landscape Architect shall declare the project substantially complete.
- Contractor to replace rejected plant material within one (1) week of written notice.
- Contractor shall mulch all plant material throughout and completely to a three inch (3") depth of loose, weed free, sterilized Melaleuca mulch.
- Plant Material which is not installed at the direction of the landscape architect or owner will become the property of the contractor unless it becomes relocated on site. The Contractor shall provide the owner a credit for any plant material not installed on the site.

**SOIL PREPARATION AND SOIL MIX**

- All shrub beds shall be provided with a minimum 30" depth of approved planting soil if existing soil is not acceptable to the Landscape Architect. Shrub beds shall be excavated to 30" depth and soil replaced as specified. Acceptable soil composition shall be 70% sand, 30% organic content with an overall pH range between 6.5 and 7.5.
- Apply Roundup (manufactured by Monsanto Corp. or equal.) according to manufacturer's rate and specification within limits of all areas to be planted. Protect existing plants to remain from overspray or spray within root zone. Contractor to ensure total weed eradication from all areas to be planted.
- Before replacing topsoil, rake subsoil surface clear of stones (1" diameter and larger), debris, rubbish, and remaining roots from removed plant material.
- Scarify subsoil to a depth of six inches (6").
- Contractor to apply "Surflan" or equal, or approved pre-emergent herbicide in accordance with manufacturer's rate and specifications.
- Planting Soil Mixtures:  
All plant material on grade with the exception of palms and beach material, shall be planted with the following soil mix:  
**Planting Soil Mixture A:**
  - Weed free soil and consist of
    - 70% clean silica sand,
    - 30% everglades muck, and
  - There must be a slight acidic reaction to the soil with no excess calcium or carbonate.
  - Soil shall be delivered in a loose friable condition.

All palms + beach material on grade shall be planted with the following:

- Planting Soil Mixture B:**
- 80% clean silica sand
  - 20% everglades mack

All elevated planting areas on structure shall be planted with the following unless otherwise approved by L.A

- Planting Soil Mixture C:**  
Mix specifically designed to meet project requirements based on climatic region and plant requirements.
- Coarse Stalite, 3/8" Expanded Slate 50%
  - Fine Stalite Expanded Slate 10%
  - USGA Root Zone Sand 25%
  - Approved Compost 15%

- Topsoil shall be natural, fertile, agricultural soil capable of sustaining vigorous plant growth. It shall be of uniform composition throughout, with admixture of subsoil. It shall be free of stones, lumps, live plants an their roots, sticks, and other extraneous matter. Spread topsoil mixture to minimum depth of three inches (3") throughout all lawn areas ..
- Remove all rocks and other objects over one inches (1") in diameter.
- Smooth all soil mixture to five inches (5") below top of surrounding pavement edges. This allows room for 3" of mulch and 2" clear space below top of pavement.
- Smooth topsoil mixture to two inches (2") below finish grade in areas to be sodded.
- Topsoil shall not be extremely acid or alkaline, nor contain toxic substances which may be harmful to plant growth. The topsoil pH shall be in the range of pH 6.5 to 7.5. If necessary, the Contractor shall apply the appropriate soil amendments adjusting soil pH to assure a pH range of 6.5 to 7.5.
- Finish grade all topsoil areas to a smooth, even surface, assuring positive drainage away from the structures and eliminate any low areas which may collect water.
- Contractor shall assure percolation and drainage of all planting pits prior to planting. Contractor will be responsible for all plants lost due to the lack of percolation.
- Contractor to remove debris and excess material daily from job site. Contractor shall remove all staking of trees and palms after twelve (12) months of substantial completion.

**MULCH**

- Mulch shall be shredded Florimulch (100% Melaleuca mulch). Planting areas not covered by lawn grass/sod shall be mulched to a minimum depth of 3", in order to present a finished appearance.
- Any other mulch must be submitted to and approved.



