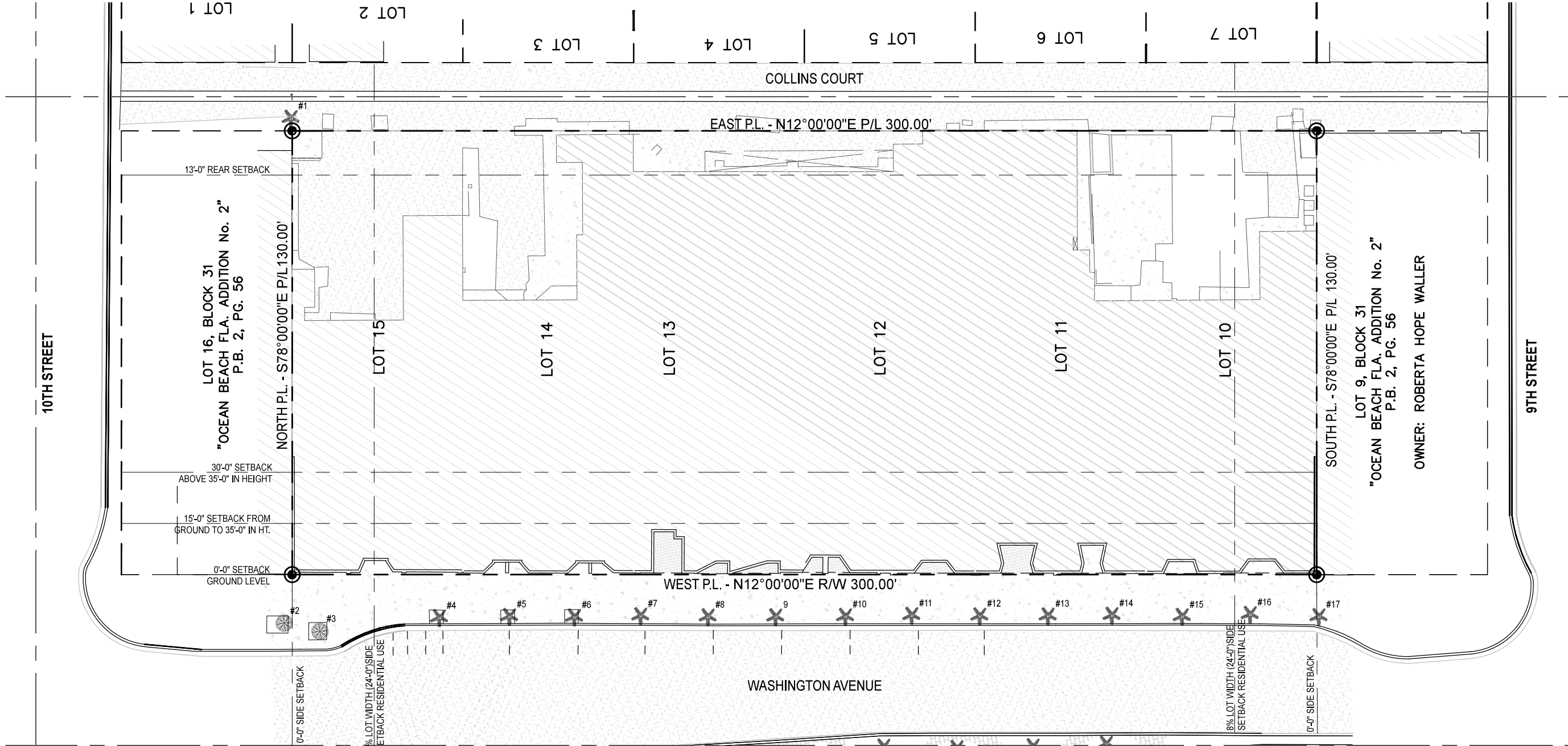




SHEET INDEX

SHEET #	SHEET TITLE
L-0.00	EXISTING TREE SURVEY
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L-1.01	LVL 1 - HARDSCAPE PLAN
L-1.02	LVL 1 - HARDSCAPE REFERENCE IMAGES
L-1.03	LVL 2 - HARDSCAPE PLAN
L-1.04	LVL 2 - HARDSCAPE REFERENCE IMAGES
L-1.05	ROOFTOP LVL - HARDSCAPE PLAN
L-3.00	TREE DISPOSITION PLAN
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L-3.02	LVL 1 - PLANTING REFERENCE IMAGES
L-3.03	LVL 2 - LANDSCAPE PLAN
L-3.04	LVL 2 - PLANTING REFERENCE IMAGES
L-3.05	ROOFTOP LVL - LANDSCAPE PLAN
L-3.06	ROOFTOP LVL - PLANTING REFERENCE IMAGES
L-3.07	GENERAL PLANTING DETAILS 01
L-3.08	GENERAL PLANTING DETAILS 02
L-4.01	LVL 1 - LANDSCAPE LIGHTING PLAN
L-4.03	LVL 2 - LANDSCAPE LIGHTING PLAN
L-4.05	ROOFTOP LVL - LANDSCAPE LIGHTING PLAN
L-5.01	LVL 1 - IRRIGATION PLAN
L-5.03	LVL 2 - IRRIGATION PLAN
L-5.05	ROOFTOP LVL - IRRIGATION PLAN

MOXY MIAMI TREE SURVEY LIST: 2016.07.07					
KEY #	BOTANICAL NAME	COMMON NAME	SIZE		
			HT. (FT.)	SPD. (FT.)	DBH. (IN.)
1	Washingtonia robusta	Washingtonia Palm	40'	20'	21.6"
2	Tamarind sp.	Tamarind sp.	30'	25'	17.4"
3	Tamarind sp.	Tamarind sp.	30'	25'	17.4"
4	Cocos nucifera	Coconut Palm	23'	16'	10.2"
5	Cocos nucifera	Coconut Palm	23'	16'	10.2"
6	Cocos nucifera	Coconut Palm	22'	16'	10.2"
7	Cocos nucifera	Coconut Palm	26'	16'	10.2"
8	Cocos nucifera	Coconut Palm	22'	16'	10.2"
9	Cocos nucifera	Coconut Palm	25'	16'	10.2"
10	Cocos nucifera	Coconut Palm	22'	16'	10.2"
11	Cocos nucifera	Coconut Palm	22'	16'	10.2"
12	Cocos nucifera	Coconut Palm	21'	16'	10.2"
13	Cocos nucifera	Coconut Palm	23'	16'	10.2"
14	Cocos nucifera	Coconut Palm	22'	16'	10.2"
15	Cocos nucifera	Coconut Palm	22'	16'	10.2"
16	Cocos nucifera	Coconut Palm	25'	16'	10.2"
17	Cocos nucifera	Coconut Palm	22'	16'	10.2"

NOTE:
THIS SURVEY IS FOR REFERENCE ONLY.
TREE SURVEY WAS NOT PERFORMED BY NFI.
NFI NOT RESPONSIBLE FOR INACCURATE
INFORMATION ON THE CORRESPONDING PLAN.

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Historic Preservation Board Submission

EXISTING TREE SURVEY

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

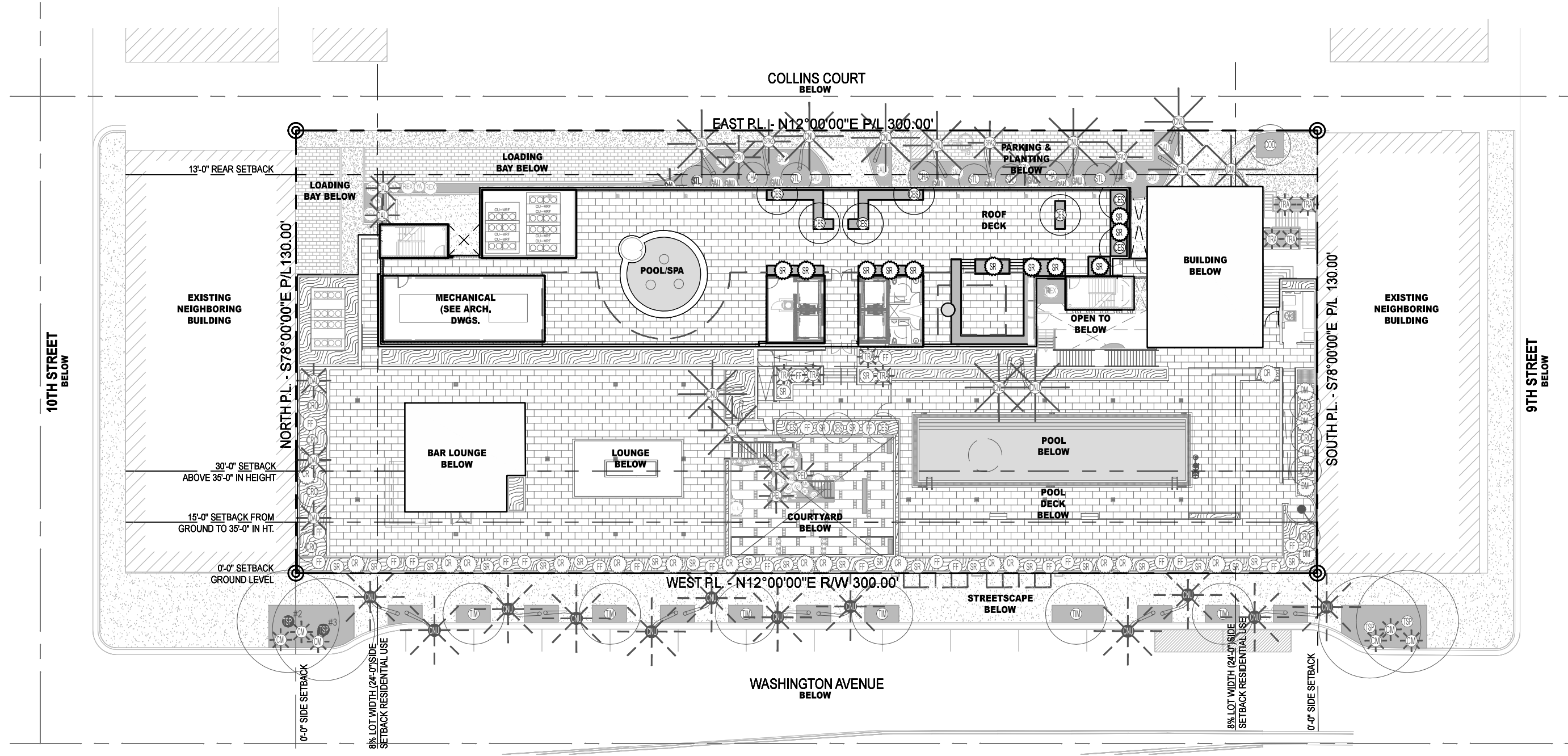
08-29-2016

L-0.00

Peter N. Anselmo

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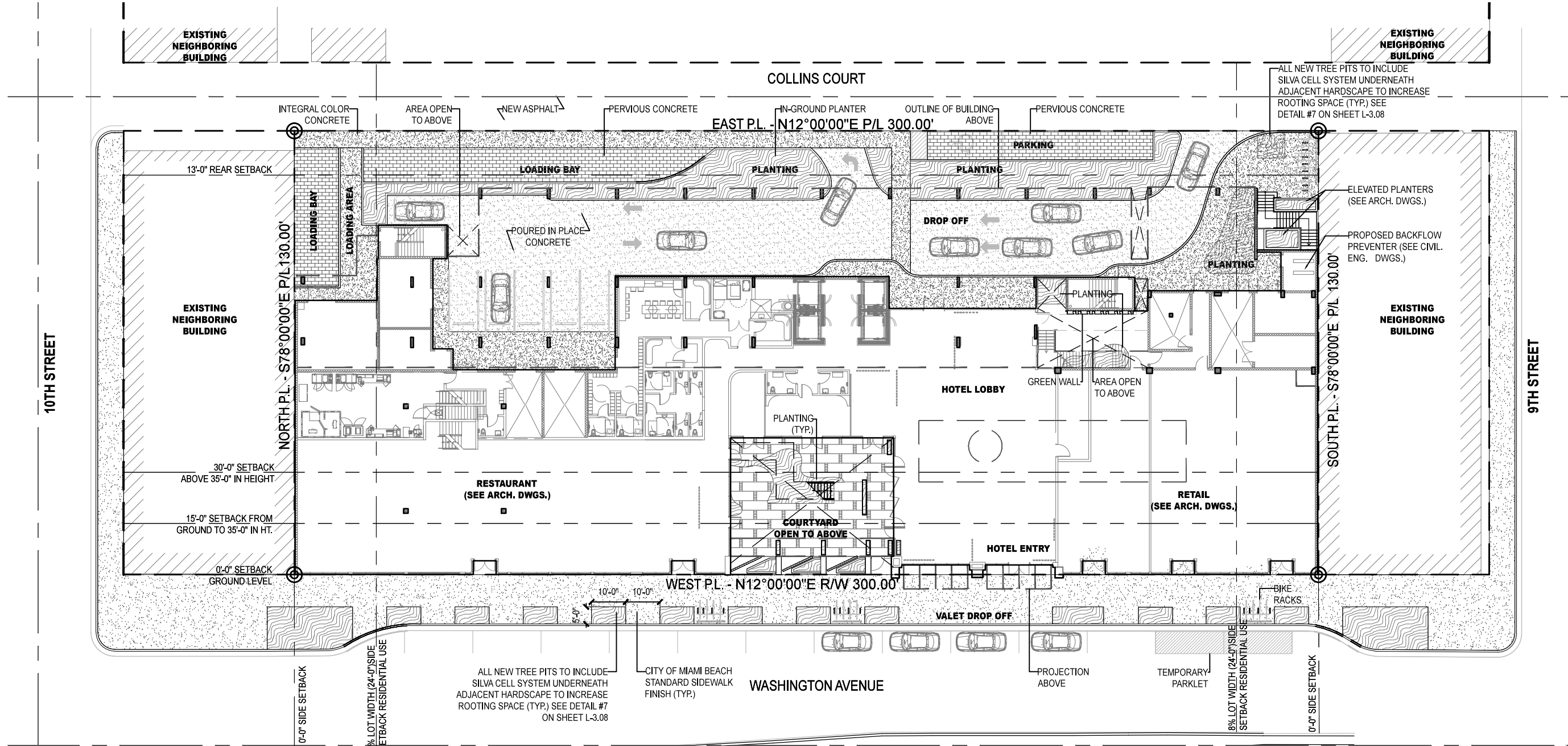
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COMPOSITE SITE PLAN

SCALE : 1/32" = 1'-0"
08-29-2016

L-1.00



GENERAL SITE NOTES

1.

GENERAL CONTRACTOR, SUBCONTRACTORS, AND INSTALLERS SHALL CROSS REFERENCE ARCH. DWGS, ENGINEERING DWGS., AND LANDSCAPE DWGS., THROUGHOUT THE IMPLEMENTATION TO ENSURE THE DESIGN INTENT IS MET. ANY DISCREPANCIES SHALL BE NOTED AND BROUGHT TO THE GENERAL CONTRACTOR'S ATTENTION.
2.

SEE CIVIL AND ARCHITECTURE DRAWINGS FOR F.F.E & SURFACE DRAINAGE
3.

SEE MEP AND CIVIL DRAWINGS FOR IRRIGATION CONNECTIONS.
4.

SEE STRUCT. ENG. DRAWINGS FOR STRUCTURAL COMPONENTS.
5.

SEE ELECTRICAL ENG. DRAWINGS FOR LANDSCAPE LIGHTING WIRING.
6.

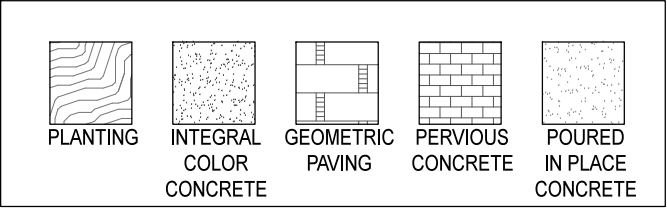
ALL WORK, MATERIALS, AND EQUIPMENT UTILIZED IN THIS PROJECT SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE GOVERNING ZONING & BUILDING CODE, MANUFACTURER'S RECOMMENDATIONS, AND SPECIFICATIONS.
7.

CONTRACTOR SHALL BE RESPONSIBLE FOR VISITING SITE PRIOR TO BIDDING IN ORDER TO FAMILIARIZE THEMSELVES WITH ALL EXISTING CONDITIONS AFFECTING THE WORK, INCLUDING BUT NOT LIMITED TO PRIVATE AND PUBLIC UTILITIES, ON AND OFF SITE, ACCESS ROADS, AND OTHER SUPPORT FACILITIES.
8.

CONTRACTOR MUST NOTIFY LANDSCAPE ARCHITECT IMMEDIATELY OF ANY UNEXPECTED OR UNKNOWN CONDITIONS OR DISCREPANCIES IN THE DRAWINGS AND CONTRACT DOCUMENTS, AS WELL AS ANY ERRORS OR OMISSIONS ON THE DRAWINGS PRIOR TO PROCEEDING WITH THE WORK OR SHOP FABRICATION.
9.

CONTRACTOR SHALL PREPARE AND MAINTAIN ALL CONSTRUCTION AREAS, AS WELL AS SURROUNDING AREAS FREE OF DEBRIS OR HAZARDOUS EQUIPMENT AT ALL TIMES.

GRAPHIC LEGEND

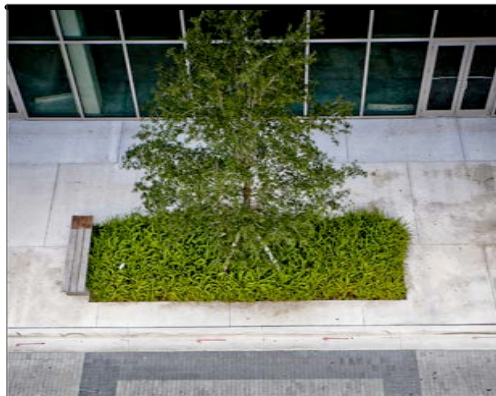


SCOPE OF WORK

●HARDSCAPE, LANDSCAPE, IRRIGATION, AND LANDSCAPE LIGHTING.



01 | Streetscape Paving



02 | Streetscape Tree Pits



03 | Streetscape Tree Pits



04 | Streetscape Parklet



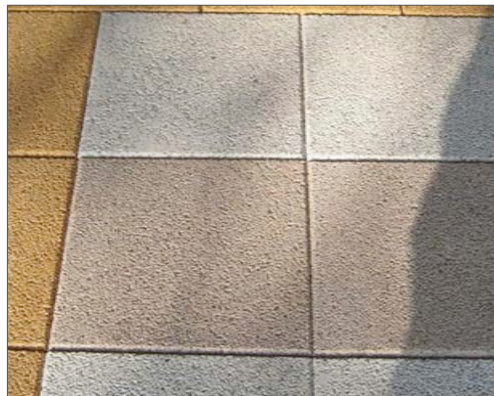
05 | Streetscape Parklet



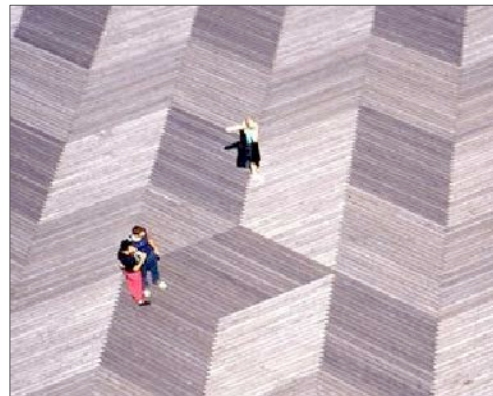
06 | Dropoff Paving



07 | Loading & Parking
Pervious Concrete



08 | Loading & Parking
Pervious Concrete



09 | Courtyard Paving
Design



10 | Courtyard Paving
Design



11 | Courtyard Planting



12 | Courtyard Tree pits



13 | Courtyard Potted
Plants



14 | Courtyard Cascading
Vine



15 | Courtyard Cascading
Vine

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moxy
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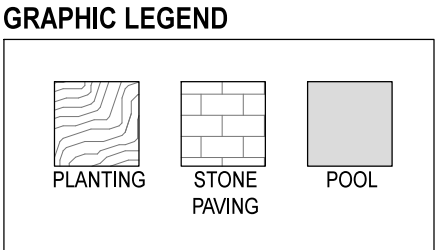
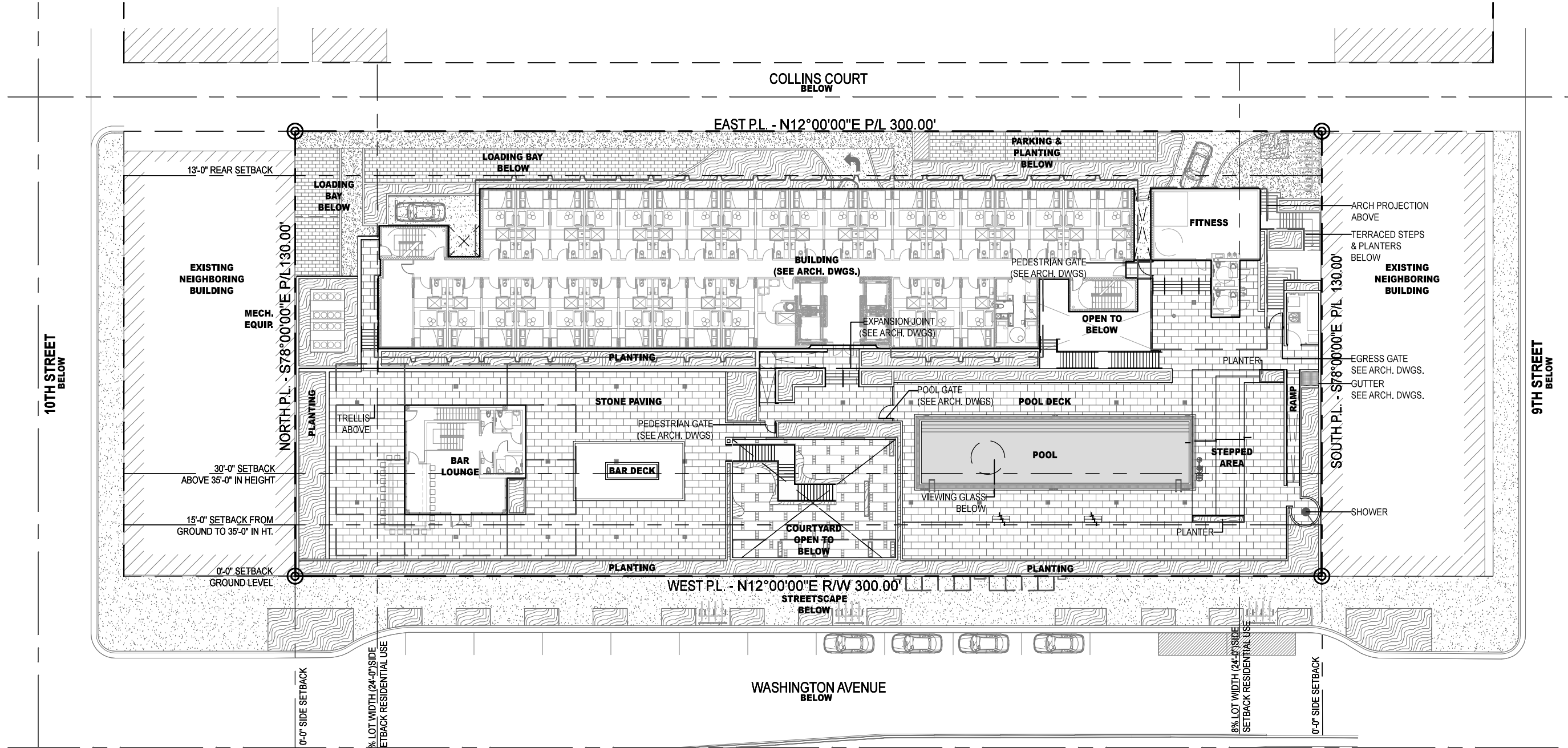
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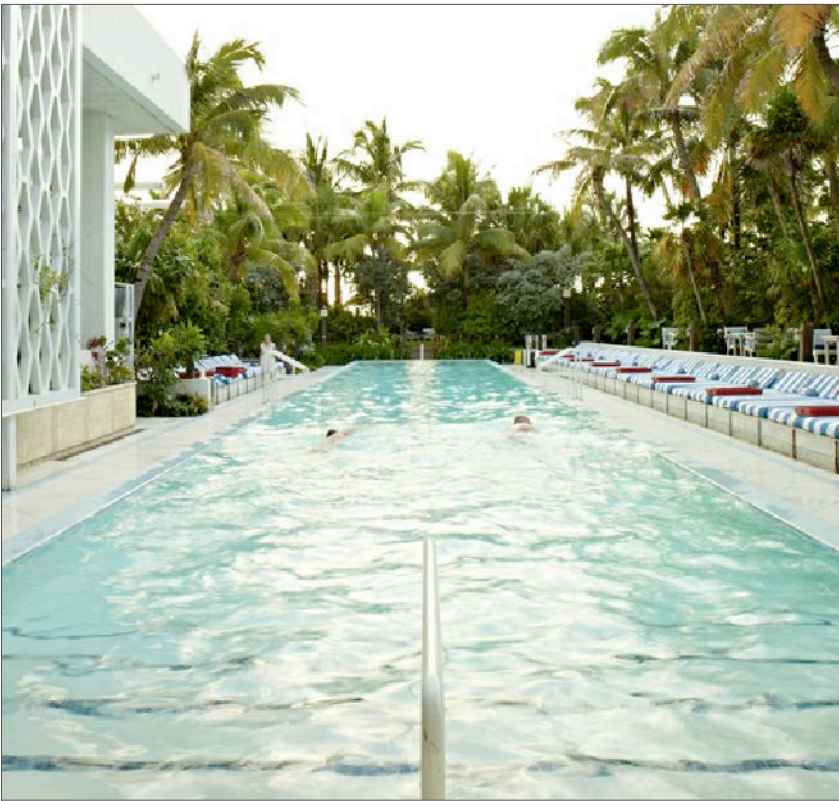
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Historic Preservation Board Submission
LVL 1 HARDSCAPE
REFERENCE IMAGES
SCALE: N.T.S.
08-29-2016

L-1.02





01 | Pool Deck



02 | Pool Deck

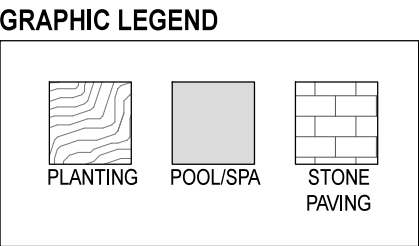
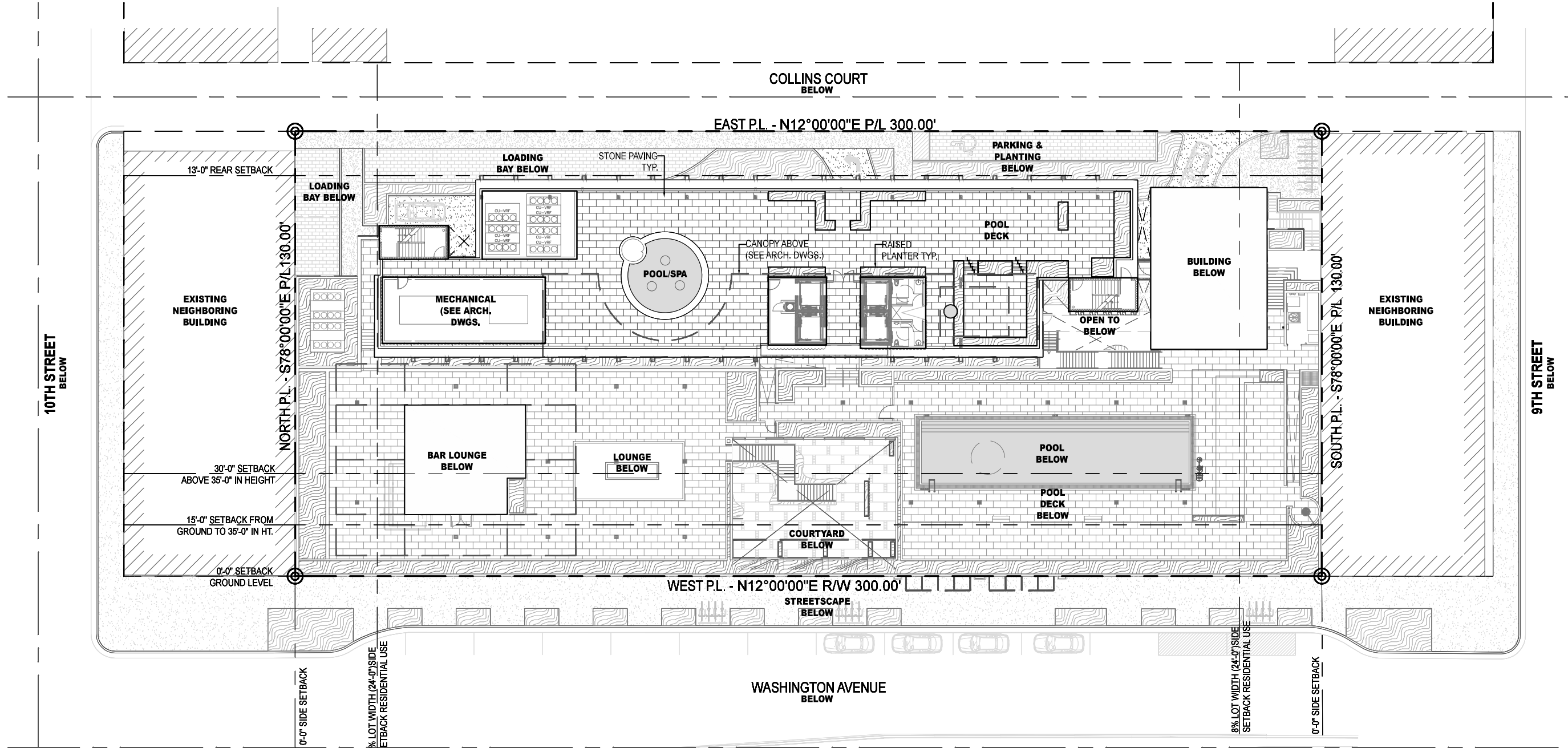


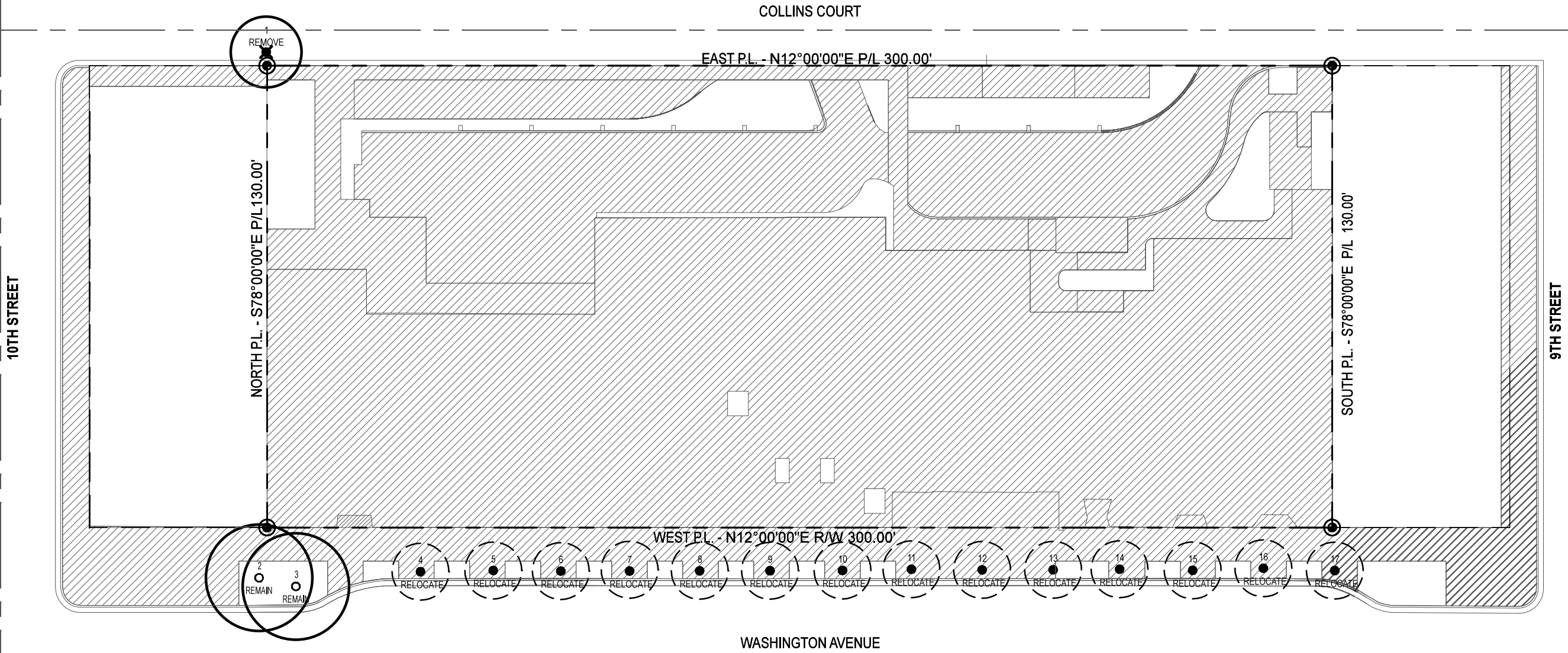
03 | Pool Deck Planters



04 | Pool Deck Planters

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MOXY MIAMI TREE DISPOSITION LIST: 2016.07.07									
KEY #	BOTANICAL NAME	COMMON NAME	SIZE			DISPOSITION			NOTES
			HT. (FT.)	SPD. (FT.)	DBH (IN.)	REMAIN	REMOVE	RELOCATE ON SITE	
1	<i>Washingtonia robusta</i>	Washingtonia Palm	40'	20'	21.6"		X		Invasive
2	<i>Tamarind sp.</i>	Tamarind sp.	30'	25'	17.4"	X			
3	<i>Tamarind sp.</i>	Tamarind sp.	30'	25'	17.4"	X			
4	<i>Cocos nucifera</i>	Coconut Palm	23'	16'	10.2"			X	Design Conflict
5	<i>Cocos nucifera</i>	Coconut Palm	23'	16'	10.2"			X	Design Conflict
6	<i>Cocos nucifera</i>	Coconut Palm	22'	16'	10.2"			X	Design Conflict
7	<i>Cocos nucifera</i>	Coconut Palm	26'	16'	10.2"			X	Design Conflict
8	<i>Cocos nucifera</i>	Coconut Palm	22'	16'	10.2"			X	Design Conflict
9	<i>Cocos nucifera</i>	Coconut Palm	25'	16'	10.2"			X	Design Conflict
10	<i>Cocos nucifera</i>	Coconut Palm	22'	16'	10.2"			X	Design Conflict
11	<i>Cocos nucifera</i>	Coconut Palm	22'	16'	10.2"			X	Design Conflict
12	<i>Cocos nucifera</i>	Coconut Palm	21'	16'	10.2"			X	Design Conflict
13	<i>Cocos nucifera</i>	Coconut Palm	23'	16'	10.2"			X	Design Conflict
14	<i>Cocos nucifera</i>	Coconut Palm	22'	16'	10.2"			X	Design Conflict
15	<i>Cocos nucifera</i>	Coconut Palm	22'	16'	10.2"			X	Design Conflict
16	<i>Cocos nucifera</i>	Coconut Palm	25'	16'	10.2"			X	Design Conflict
17	<i>Cocos nucifera</i>	Coconut Palm	22'	16'	10.2"			X	Design Conflict
SUMMARY									
Total Number of Trees / Palms to Remain in R.O.W.: 2									
Total Number of Trees / Palms to Relocate in R.O.W.: 14									
Total Number of Trees / Palms to Remove: 1									

GRAPHIC LEGEND

TREE#

DISPOSITION

EXISTING TO REMAIN

TREE#

DISPOSITION

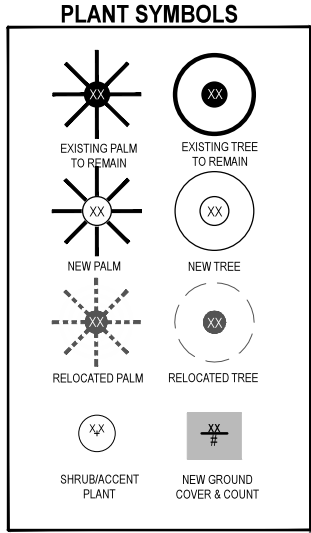
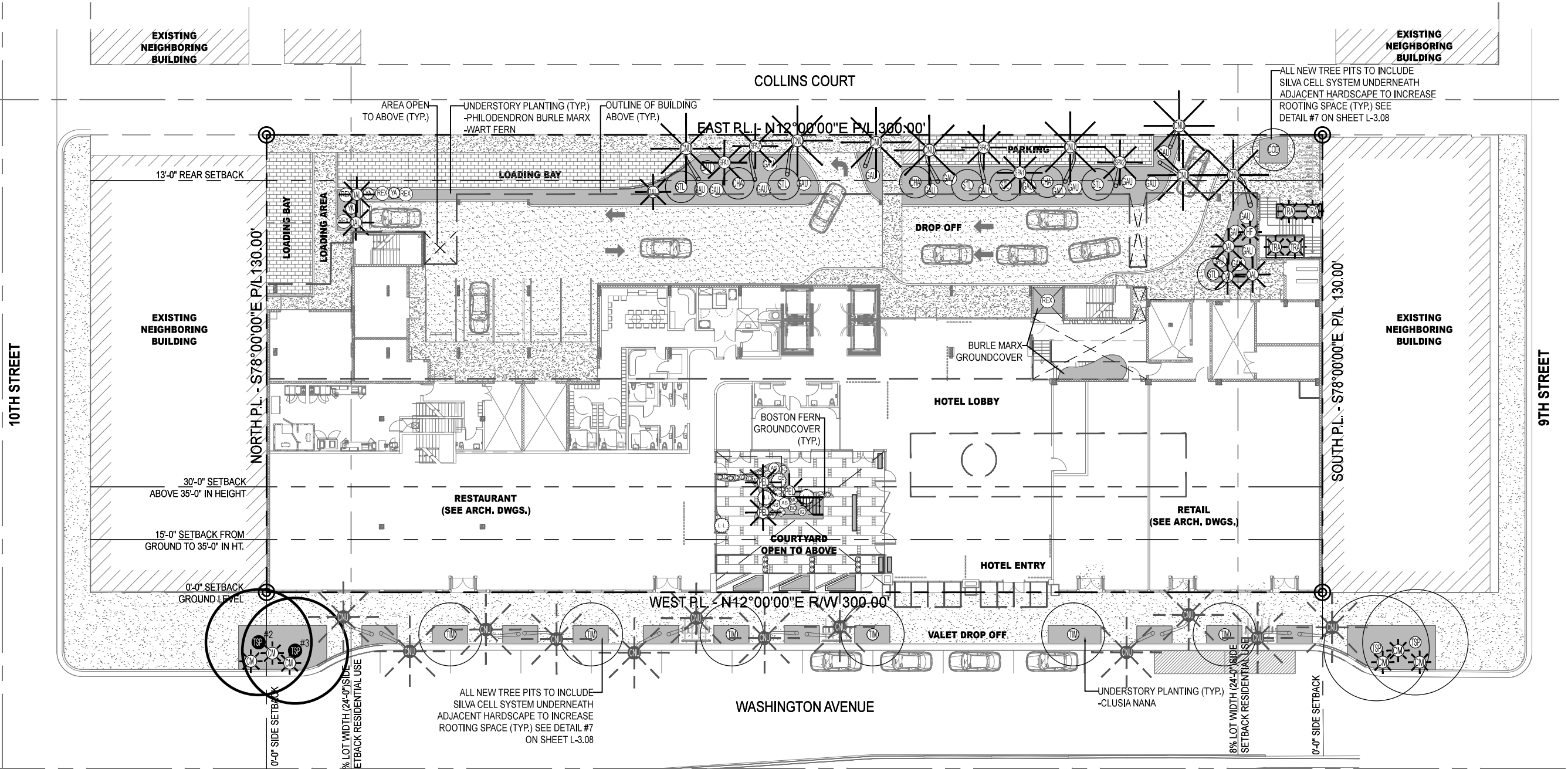
EXISTING TO REMOVE

TREE#

DISPOSITION

EXISTING TO RELOCATE

FOOTPRINT OF PROPOSED STRUCTURES INCLUDING HARDSCAPE AREAS



NFI MOXY MIAMI PLANT LIST: LVL 1 - 2016.08.29						
QTY	ABRV.	BOTANICAL NAME	COMMON NAME	SPECIFICATIONS	FL. NATIVE	DROUGHT TOLERANT
TREES					YES	NO
3	CHA	Calliandra haematocephala	Dwarf Powder Puff Bush	T.B.D.	X	X
1	COD	Cananga odorata	Ylang Ylang	25G	X	X
6	STL	Stemmadenia littoralis	Milkyway Tree	T.B.D.	X	X
6	TIM	Tabebuia impetiginosa	Pink Trumpet Tree	Collected specimen	X	X
2	TSP	Tamarind sp.	Tamarind sp.	Match Existing	X	X
PALMS					YES	NO
8	CNU	Cocos nucifera	Coconut Palm	30'-35' Stag. Ht's.	X	X
6	DAL	Dicorysperma album	Hurricane Palm	10' Ht.	X	X
1	HF	Howea forsteriana	Kentia Palm	T.B.D.	X	X
3	SPA1	Sabal palmetto	Sabal Palm (booted trunk)	15' Ht.	X	X
2	SPA2	Sabal palmetto	Sabal Palm (crooked trunk)	3@20'-25' Ht., 4@25'-30'	X	X
3	TRA	Thrinax radiata	Florida Thatch Palm	20'-25' Ht.	X	X
4	VM	Veitchia montgomeryana	Montgomery Palm	30'-35' Ht's.	X	X
SHRUBS						
21	GAU	Gardenia augusta	Cape Jasmine	8-10' HT.	X	X
5	REX	Rhapis excelsa	Lady Palm	T.B.D.	X	X
3	YA	Yucca aloifolia	Spanish Bayonet	T.B.D.	X	X

NFI MOXY MIAMI PLANT LIST: LVL 1 - 2016.08.29						
ACCENTS						
22	C	Catappa zebra	Zebra Plant	T.B.D.	X	X
6	CM	Coccothrinax miraguama	Miraguama Palm	T.B.D.	X	X
3	MO	Monstera oblique	Swiss Cheese Plant	T.B.D.	X	X
2	IG	Philodendron Imperial Green	Same	T.B.D.	X	X
4	AS	Anthurium salvinii	Birdsnest Anthurium	T.B.D.	X	X
5	BC	Philodendron Black Cardinal	Same	T.B.D.	X	X
1	CE	Chamaedorea elegans	Parlor Palm	T.B.D.	X	X
3	LL	Licuala luteobaculi	Ucuala Palm	T.B.D.	X	X
GROUNDCOVERS						
T.B.D.	CN	Clusia nana	Dwarf Clusia	T.B.D.	X	X
T.B.D.	MS	Microsorium scolopendrium	Wart Fern	T.B.D.	X	X
T.B.D.	NE	Nephrolepis exaltata 'Bostoniensis'	Boston Fern	T.B.D.	X	X
T.B.D.	BM	Philodendron 'Burle Marx'	Same	T.B.D.	X	X

EXISTING TREES & DISPOSITION (Refer to Tree Disposition List on L-3.01 for sizes & specs)				
KEY#	ABRV.	BOTANICAL NAME	COMMON NAME	DISPOSITION
2	TSP	Tamarind sp.	Tamarind sp.	Remain
3	TSP	Tamarind sp.	Tamarind sp.	Remain
4	CNU	Cocos nucifera	Coconut Palm	Relocate
5	CNU	Cocos nucifera	Coconut Palm	Relocate
6	CNU	Cocos nucifera	Coconut Palm	Relocate
7	CNU	Cocos nucifera	Coconut Palm	Relocate
8	CNU	Cocos nucifera	Coconut Palm	Relocate
9	CNU	Cocos nucifera	Coconut Palm	Relocate
10	CNU	Cocos nucifera	Coconut Palm	Relocate
11	CNU	Cocos nucifera	Coconut Palm	Relocate
12	CNU	Cocos nucifera	Coconut Palm	Relocate

KEY#	ABRV.	BOTANICAL NAME	COMMON NAME	DISPOSITION
13	CNU	Cocos nucifera	Coconut Palm	Relocate
14	CNU	Cocos nucifera	Coconut Palm	Relocate
15	CNU	Cocos nucifera	Coconut Palm	Relocate
16	CNU	Cocos nucifera	Coconut Palm	Relocate
17	CNU	Cocos nucifera	Coconut Palm	Relocate

NOTE:
DETERMINATIONS OF WHICH RELOCATED COCONUT PALMS WILL BE INSTALLED IN EACH PROPOSED TREE PIT TO BE COORDINATED. ALL RELOCATED COCONUT PALMS TO BE UTILIZED IN THIS STREETSCAPE.

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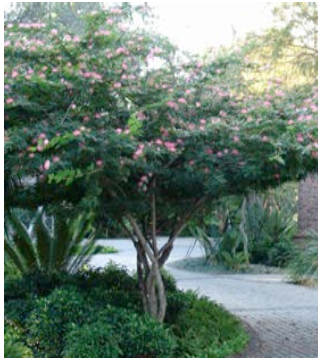
Historic Preservation Board Submission

LVL 1 LANDSCAPE PLAN

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

08-29-2016

L-3.01



Calliandra haematocephala
(CHA) Dwarf Powder Puff



Cananga odorata
(COD) Ylang Ylang



Stemmadenia littoralis
(STL) Milkyway Tree



Tabebuia impetiginosa
(TIM) Pink Trumpet Tree



Tamarind sp.
(TSP) Tamarind sp.



Cocos nucifera
(CNU) Coconut Palm



Dictyosperma album
(DAL) Hurricane Palm



Howea forsteriana
(HF) Kentia Palm



Ptychosperma elegans
(PEL) Solitaire Palm



Sabal palmetto
(SPA1) Booted Sabal



Sabal palmetto
(SPA2) Crooked Sabal



Thrinax radiata
(TRA) Florida Thatch Palm



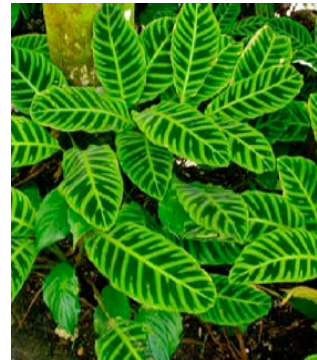
Gardenia augusta
(GAU) Cape Jasmine



Rhapsis exceisa
(REX) Lady Palm



Yucca aloifolia
(YA) Spanish Bayonet



Calathea zebrina
(C) Zebra Plant



Coccothrinax miraguama
(CM) Mirguama Palm



Monstera oblique
(MO) Swiss Cheese Plant



Philoden. Imperial Green
(IG)



Anthurium salvinii
(AS) Birdsnest Anthurium



Philoden. Black Cardinal
(BC)



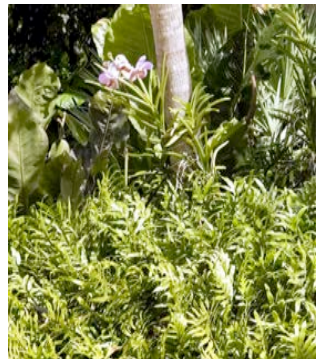
Chamaedorea elegans
(CE) Parlor Palm



Licuala lauterbachii
(LL) Licuala Palm



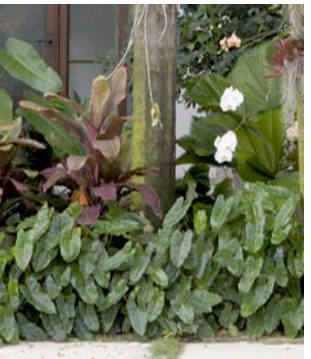
Clusia nana
(CN) Dwarf Clusia



Microsorium scolopendrium
(MS) Wart Fern



Nephrolepis exaltata
(NE) Boston Fern



Philodendron
(BM)'Burle Marx'

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ARCHITECTURE
INTERIOR DESIGN
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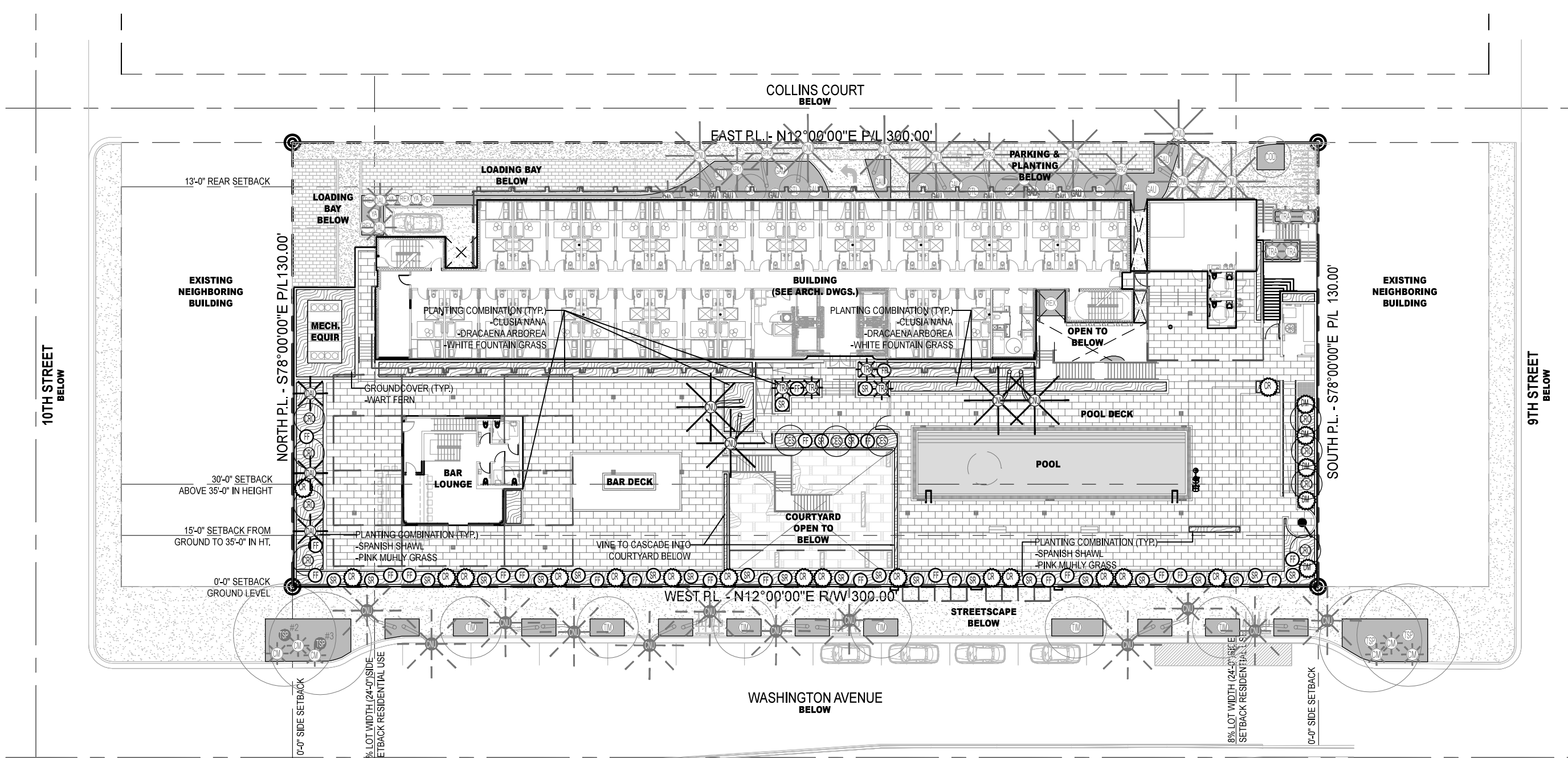
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Historic Preservation Board Submission
LVL 1 PLANTING
REFERENCE IMAGES
SCALE : N.T.S.
08-29-2016

L-3.02



NFI MOXY MIAMI PLANT LIST: LVL 2 - 2016.08.29								
QTY	ABRV	BOTANICAL NAME	COMMON NAME	SPECIFICATIONS	FL. NATIVE		DROUGHT TOLERANT	
					YES	NO	YES	NO
TREES								
8	CRD	Clusia rosea	Autograph Tree	8' - 10' ht.	X		X	
3	CES	Conocarpus erectus var. sericeus	Silver Buttonwood	6' - 8' ht.	X		X	
PALMS								
4	CNU	Cocos nucifera	Coconut Palm	20'-25' ht.		X	X	
3	DAL	Dictyosperma album	Hurricane Palm	6' ht.		X	X	
4	TRA	Thrinax radiata	Florida Thatch Palm	10' - 14' ht.	X		X	
SHRUBS								
TBD	CN	Clusia nana	Dwarf Clusia	TBD	X		X	
TBD	DA	Dracaena arborea	Same	TBD		X	X	
5	DM	Dracaena marginata	Green Dracaena	TBD		X	X	
25	SR	Serenoa repens 'Silver Form'	Silver Saw Palmetto	15G	X		X	
ACCENTS								
17	CR	Cycas revoluta	King Sago	15G		X	X	
24	FF	Furcraea foetida	Green Giant Cabuya (Agave)	15G		X	X	

NFI MOXY MIAMI PLANT LIST: LVL 2 - 2016.08.29							
QTY	ABRV.	BOTANICAL NAME	COMMON NAME	SPECIFICATIONS	FL. NATIVE		DROUGHT TOLERANT
GROUNDCOVERS							
TBD	HE	<i>Heterocentron elegans</i>	Spanish Shawl (dwarf variety)	TBD	X		X
TBD	MS	<i>Microsorium scolopendrium</i>	Wart Fern	TBD	X		X
TBD	MC	<i>Muhlenbergia capillaris</i>	Muhly Grass (Pink)	TBD	X		X
TBD	PSA	<i>Pennisetum setaceum 'Alba'</i>	White Fountain Grass	TBD	X		X
VINES							
TBD	QI	<i>Quisqualis indica</i>	Ragoon Creeper (red-pink flower)	TBD	X		X

PLANT SYMBOLS

EXISTING PALM TO REMAIN

NEW PALM

RELOCATED PALM

SHRUB/ACCENT PLANT

EXISTING TREE TO REMAIN

NEW TREE

RELOCATED TREE

NEW GROUND COVER & COUNT