

A CITY OF MIAMI BEACH TREE PROTECTION DETAIL
SCALE: n/a

DISPOSITION SCHEDULE AND NOTES

# TAG	SYM	Botanical Name	Common Name	DBH inches	Spread (ft)	Height (ft)	Prohibited	Specimen	Disposition	Notes / Condition
1	DR	Delonix regia	Royal Poinciana	14	34	28	n	n	remove	too tight next to building
2	AA	Archontophoenix aleandreae	Alexandra Palm	4	6	26	n	n	remove	impedes construction access
3	AA	Archontophoenix aleandreae	Alexandra Palm	4	7	30	n	n	remove	impedes construction access
4	AA	Archontophoenix aleandreae	Alexandra Palm	3	7	16	n	n	remove	impedes construction access
5	CU	Coccoloba uvifera	Sea Grape	6	16	20	n	n	remove	needs removal to clean and refinish building
6	AA	Archontophoenix aleandreae	Alexandra Palm	4	7	24	n	n	remove	grade change required for proposed conditions
7	AA	Archontophoenix aleandreae	Alexandra Palm	3	6	18	n	n	remove	grade change required for proposed conditions
8	AA	Archontophoenix aleandreae	Alexandra Palm	4	7	26	n	n	remove	poor condition replace with better healthier material
9	AA	Archontophoenix aleandreae	Alexandra Palm	4	6	18	n	n	remove	poor condition replace with better healthier material
10	SP	Sabal palmetto	Cabbage Palm	10	10	16	n	n	remove	poor condition replace with better healthier material

REQUIRED TREE REPLACEMENTS

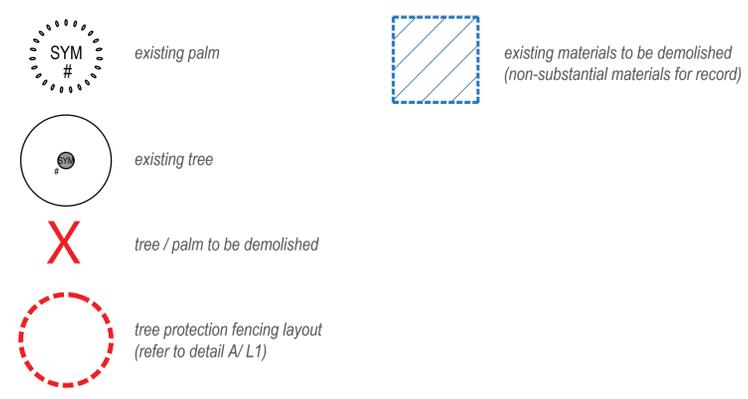
total removals in DBH inches = 56

required tree replacements = 20 trees (2" dbh, 6'sp. X 12'ht.)
10 trees (4" dbh, 8'sp. X 16'ht.)
or
\$20,000 paid to tree trust fund

NOTES:

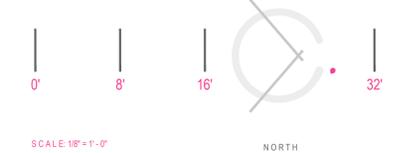
refer to sheet L3a for proposed mitigation strategy and planting plan to fulfill requirements as listed above.

DISPOSITION LEGEND



TREE DISPOSITION PLAN

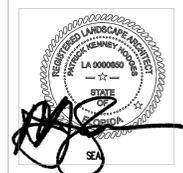
DRAWING SCALE AND NORTH ARROW:



DRAWN BY:
REVISIONS:

REVIEWED BY: LANDSCAPE ARCHITECT
LA 0000850
Patrick K. Hodges
605.239.1025
pkh@patrickhodges.com

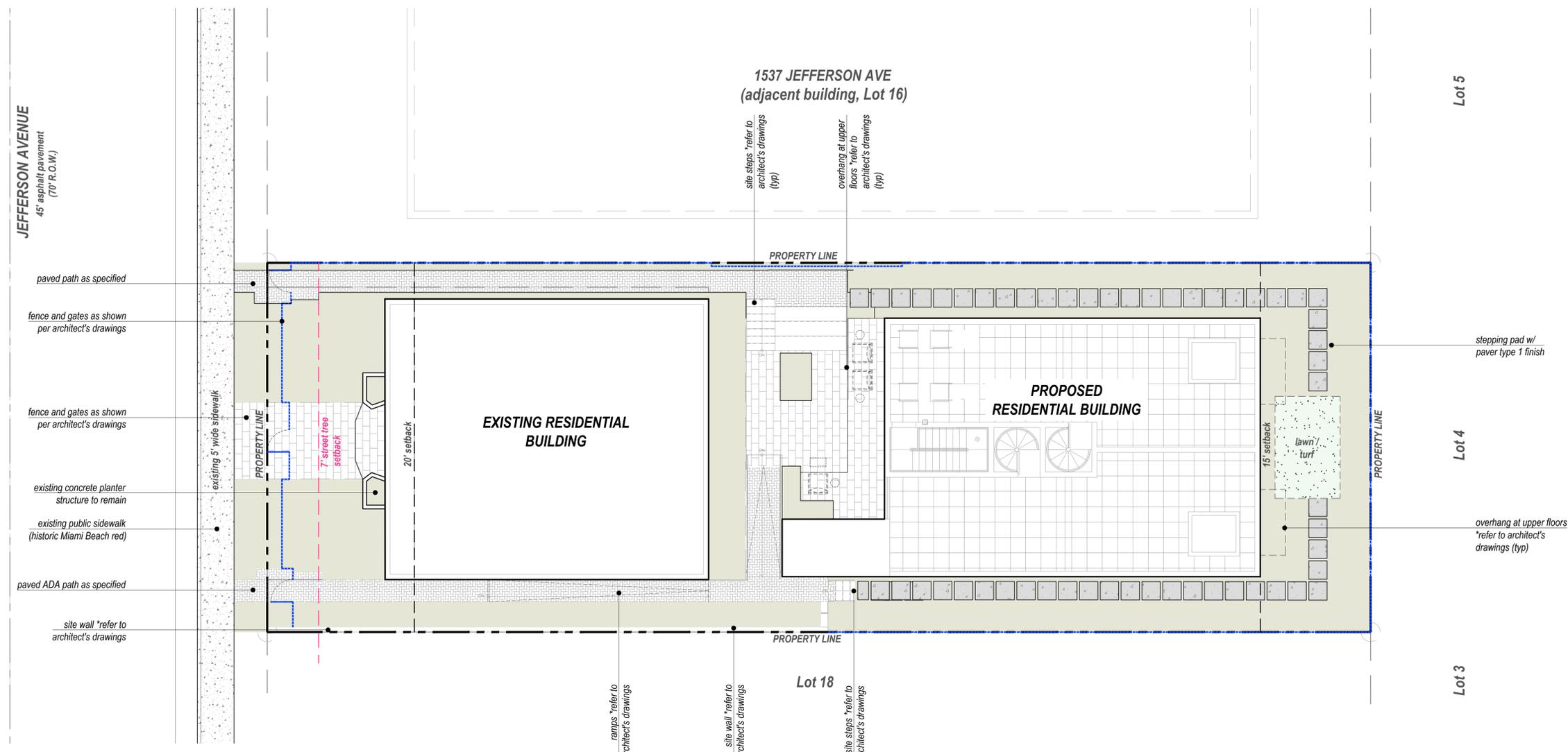
DRAWINGS BY: LANDSCAPE DESIGNER
C. Right Studios
Corey R. Sahnright
800 E. Terra Mar Drive
Miami Beach, FL 33139
954.581.6864
core@crighstudios.com



NEW BUILDING
FOR:
1529 JEFFERSON AVENUE
MIAMI BEACH, FL 33139

THESE PLANS ARE FOR BUILDING DEPARTMENT REVIEW ONLY. THEY ARE NOT TO BE CONSTRUED AS CONSTRUCTION DOCUMENTS UNTIL ALL BUILDING DEPARTMENT APPROVALS ARE OBTAINED.

L1
DRAWING DATE: 05.08.2023



MATERIALS LEGEND

Indiana Limestone Pavers

source: Unilock
 spec: Limestone
 size: 12"x24"x 7/8" thick (patio & paths)
 tread size: 12"x24"x 2 5/8" thick (stair treads)
 color: Winter Mist
 finish: per manufacturer
 joint: white polymer sad set joints, 1/4" max. spacing
 set: 4" min. #57 limerock base over 1" polymer sand set, 1/2" mortar at stoop
 contact: 1-800-UNILOCK
<https://unilock.com/product/limestone-new-york/>

(695 sf)

Permeable Paver Type 1

source: Unilock - copyright © 2022 Hengestone Holdings, Inc.
 spec: ECO-PRIORA™
 size: 3.125" thick (staggered running bond)
 color: granite
 joints: white sand fill and joint spacing per manufacturer
 finish: N/A
 contact: 1-800-UNILOCK
<https://unilock.com/contacts>

(531 sf)

Concrete Stepping Pads (non-pervious surface)

source: per contractor
 spec: welded wire reinforced 3" min. thick
 size: per L3 layout plan
 color: standard grey or integral color to match arch. slabs
 finish: rocksalt (1/8"-1/4" and 5/8"-3/4" aggregate)
 contact: per contractor

(331 sf)

lawn / turf areas

(122 sf)

hatch denotes landscape areas

(2,670 sf)

NOTE: refer to sheet L3 for landscape calculations. for additional materials above ground level refer to architect's drawings

SITE CALCULATIONS TABLE

total site	7,500 sf	
total landscape area	3,932 sf	52.4%
pervious landscape area	2,792 sf	71%
non-pervious surface	1,140 sf	29%

SITE PLAN AND MATERIALS

DRAWING SCALE AND NORTH ARROW:

SCALE 1/8"=1'-0"

NORTH

DRAWN BY:

REVISIONS:

REVIEWED BY:
LANDSCAPE ARCHITECT

LA 0000850

Patrick K. Hodges
605.208.1025
pkhodges@marhabstudio.com

DRAWINGS BY:
LANDSCAPE DESIGNER

C. Right Studios
Corey R. Sahnright
810 E. Terra Mar Drive
P.O. Box 10000
Miami Beach, FL 33139
954.591.8864
core@crighstudios.com



NEW BUILDING FOR:
1529 JEFFERSON AVENUE
MIAMI BEACH, FL 33139

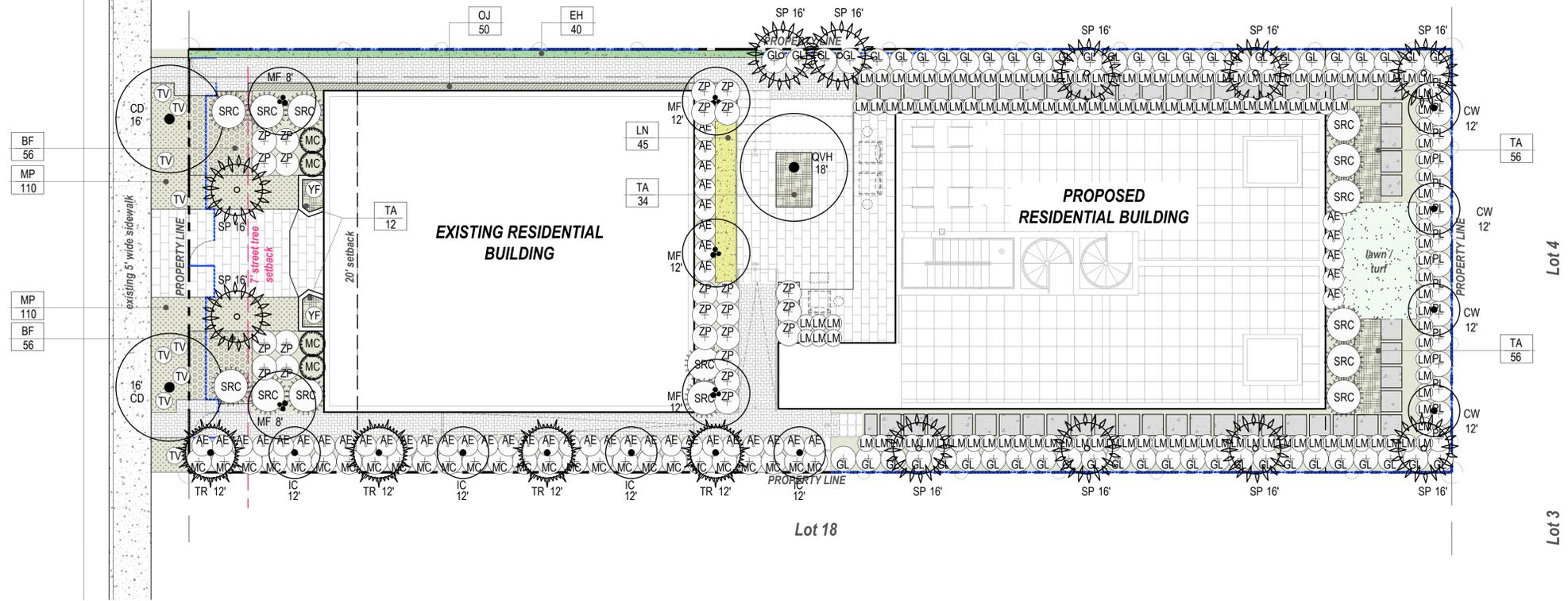
THESE PLANS ARE FOR BUILDING DEPARTMENT REVIEW ONLY. THEY ARE NOT TO BE CONSTRUED AS CONSTRUCTION DOCUMENTS UNTIL ALL BUILDING DEPARTMENT APPROVALS ARE OBTAINED.

DRAWING DATE: 05.08.2023

L2

JEFFERSON AVENUE
45' asphalt pavement
(70' R.O.W.)

1537 JEFFERSON AVE
(adjacent building, Lot 16)



Lot 5
Lot 4
Lot 3

LANDSCAPE LEGEND

CITY OF MIAMI BEACH

INFORMATION REQUIRED TO BE PERMANENTLY AFFIXED TO PLANS
Zoning District **RM-1** Lot Area **7,500 SF** Acres **.17**

OPEN SPACE
A. Square feet of required Open Space as indicated on site plan:
Lot Area = 7,500 s.f. x .50 = 3,750 s.f.
B. Square feet of parking lot open space required as indicated on site plan:
Number of parking spaces **N/A** x 10 s.f. parking space = **N/A**
C. Total square feet of landscaped open space required: A+B = **3,750 SF**

LAWN AREA CALCULATION
A. Square feet of landscaped open space required **3,750 SF**
B. Maximum lawn area (sod) permitted = 50% x 3,932 s.f. = **1,966 SF**

TREES
A. Number of trees required per lot or net lot acre, less existing number of trees meeting minimum requirements: **14 trees**
B. % Natives required: Number of trees provided x 30% = **11 palms = 5 trees**
C. % Low maintenance / drought and salt tolerant required: **3**
D. Street Trees (maximum average spacing of 20' o.c.): **2 trees**
E. Street tree species allowed directly beneath power lines: **2 palms = 1 tree**

SHRUBS
A. Number of shrubs required: Sum of lot and street trees required x 12% = **96**
B. % Native shrubs required: Number of shrubs provided x 50% = **131**

LARGE SHRUBS OR SMALL TREES
A. Number of large shrubs or small trees required: Number of required shrubs x 10% = **10**
B. % Native large shrubs or small trees required: Number of large shrubs or small trees provided x 50% = **94**

PLANT SCHEDULE

TREES					
QTY	SYM	Botanical Name	Common Name	Native - y/n	Specifications
2	CD	Coccoloba diversifolia	Pigeon Plum	y	100 gal, 4" min. DBH, 16' ht x 8' sp min. (street trees)
4	CW	Canella winterana	Wild Cinnamon	y	FG, 2" min. DBH, 12' ht min. x 6' sp min.
4	IC	Ilex cassine	Dahoon Holly	y	FG, 2" min. DBH, 12' ht min. x 6' sp min.
5	MF	Myrcianthes fragrans	Simpson's Stopper	y	(3) FG, 2" min. DBH, 12' ht x 6' sp single leader florida #1 & (2) 65 gal. multi-trunk
1	QVH	Quercus virginiana 'Highrise'	High Rise Columnar Live Oak	y	FG, 4" min. DBH, 16' ht x 8' sp min.
PALMS					
QTY	SYM	Botanical Name	Common Name	Specification	
4	TR	Thrinax radiata	Florida Thatch Palm	y	4" DBH hts per plan
11	SP	Sabal palmetto	Sabal Palm	y	FG, 12" min. DBH (booted) hts per plan
SHRUBS					
QTY	SYM	Botanical Name	Common Name	Specification	
50	GL	Gymnanthes lucida	Crabwood	y	15 gal, 5'-6" ht, 24" min. spr (36" o.c. spacing max.)
30	MC	Myrica cerifera	Wax Myrtle	y	7 gal 30"x 30" full
15	PL	Psychotria ligustrifolia	Bahama Wild Coffee	y	7 gal 30"x 30" full
14	SRC	Serenoa repens 'cercus'	Silver Saw Palmetto	y	25 gal, 3x3' full
22	ZP	Zamia pumila	Coontie	y	3 gal, 2x2
ACCENTS and GRASSES					
QTY	SYM	Botanical Name	Common Name	Specifications	
49	AE	Aspidistra elatior	Cast Iron Plant	n	7 gal, 24"x 24" min.
40	EH	Equisetum hyemale	Horsetail Grass	n	3 gal, 12" O.C.
4	MC	Muhlenbergia capillaris	Pink Muhly Grass	y	3 gal 18"x24" full
9	TV	Tulbaghia violacea	Society Garlic	n	1 gal 12"x12" full
2	YF	Yucca filamentosa	Color Guard Yucca	n	3 gal 18"x24" full
GROUNDCOVERS and VINES					
QTY	SYM	Botanical Name	Common Name	Specifications	
112	BF	Bulbine frutescens 'orange'	Orange Bulbine	y	1 gal 12"x12" full
109	LM	Liriope muscari	Big Blue Lilyturf	n	1 gal 12"x12" full
45	LN	Lysimachia nummularia	Creeping Jenny	n	1 gal 12"x12" full
220	MP	Mimosa pudica	Sensitive Plant	n	1 gal 12"x12" full
50	OJ	Ophiopogon japonicus	Mondo Grass	n	1 gal 12"x12" full
158	TA	Trachelospermum asiaticum	Asiatic Jasmine	n	1 gal 12"x12" full

refer to sheet L4 for suggested general notes and plant imagery

MITIGATION RESOLUTION NOTES:
per the mitigation requirements on sheet L1, this proposed plan provides (8) trees (quantity of tree and palms mix) at a specification of 4" DBH x 8' spread x 16' in height and palms 6" DBH x 8' spread x 16' also provided (11) trees at a specification of 2" DBH x 6' spread in canopy x 12' in height which exceeds all mitigation required for the site. No other mitigation is required. the proposed plan also covers the minimum tree and shrub requirements as noted in the local code requirements

PLANTING PLAN AND SCHEDULE

DRAWING SCALE AND NORTH ARROW:



DRAWN BY:
REVISIONS:

REVIEWED BY:
LANDSCAPE ARCHITECT
LA 0000850
Patrick K. Hodges
605.239.1625
pkh@pkhstudios.com



DESIGNED BY:
LANDSCAPE DESIGNER
C. Right Studios
Cory R. Sahenright
800 E. Terra Vista Drive
Tampa, FL 33602
854.981.8864
core@crighstudios.com



NEW BUILDING
FOR:
1529 JEFFERSON AVENUE
MIAMI BEACH, FL 33139

THESE PLANS ARE FOR BUILDING DEPARTMENT REVIEW ONLY. THEY ARE NOT TO BE CONSTRUED AS CONSTRUCTION DOCUMENTS UNTIL ALL BUILDING DEPARTMENT APPROVALS ARE OBTAINED.

L3
DRAWING DATE: 05.08.2023

GENERAL NOTES AND REQUIREMENTS

- The contractor is responsible for obtaining any permits or approvals from the federal, state or local government required for the work included in this contract and on these drawings.
- Locate all underground utilities, electrical wiring, water, sewer, telephone, cable tv, etc., prior to landscape or irrigation installation
- Stake out all tree & large shrub locations for LA and owner review and approval prior to excavation or planting. Plan locations are subject to field adjustment by the LA.
- The contractor shall install / renovate existing irrigation system as needed to provide a complete working system and as required to ensure 100% coverage of all new planting and sodded lawn areas. See irrigation plan by the landscape architect.
- Install only plants graded florida no.1 or better as set forth in the florida department of agriculture "grades and standards for nursery plants" second edition feb. 1998 including revisions and which meet or exceed the sizes indicated in the planting schedule and details.
- Plant shrubs in circular pits with a diameter 16" greater than rootball or container. Plant trees in circular pits with a diameter 36" greater than rootball or container. Place plants with best "face" forward.
- Fertilize all trees with agriform 21 gram tablets, slow-release 20-10-5 analysis with one tablet per 1/2" of trunk diameter.
- Backfill all planting pits with the following mixture : 1/2 onsite soil, 1/2 clean friable topsoil. Submit topsoil sample and soil test analysis for approval by landscape architect, (see planting details). Remove excess soil excavated from plant pit from the site or distribute on-site as directed by l.a.
- Apply "diehard transplant" mycorrhizal inoculant and 100% organic starter fertilizer to each new tree planted and shrub/groundcover beds in accordance with the manufacturer's recommendations i.e. 8 oz. Per 2" caliper, 3 lbs/100 s.f. area, etc... Contact horticultural alliance, inc. Sarasota, fl. 34277 800-628-6373
- Fertilize all planting beds with osmocote 14-14-14 slow-release fertilizer at the rate of 16 pounds per 1,000 square feet. Furnish receipts for material used.
- Treat all planting beds with pre-emergent and post-emergent herbicides according to the manufacturer's specifications. Submit receipts for materials used.
- Mulch planting beds to a minimum 2 1/2" compacted thickness with pine straw, free of weeds.
- Sod all disturbed areas which do not have shrub or groundcover plantings indicated with solid sod laid with closely abutting joints. Fertilize after installation with a slow-release formula.
- Contractor shall verify all plant quantities based on the quantities in place as indicated on the plans and provide composite unit prices for each plant including all costs for materials and installation; i.e., labor, mulch, fertilizer, watering, staking, herbicides, mowing, weeding, site preparation, etc.
- Fertilize palms with palm gain 8-2-12 formula as manufactured by bgi www.bgi-usa.com per manufacturer recommended rate.
- Notify the owner and landscape architect of any unforeseen conditions, i.e., compacted soil / subgrade, poor drainage, unconsolidated soil, erosion, utility conflicts, excessive sun or shade, etc., prior to proceeding with landscape installation.
- Guarantee all plants for one year.
- All plants, materials and workmanship are subject to the approval of the landscape architect and owner.
- Do not make substitutions or revisions, any revision or modifications to the landscape plan must have prior approval by the landscape architect & owner
- Maintain all planting including watering, mowing, mulching, weed, pest control, etc. Until final acceptance by the owner.

IRRIGATION SYSTEM NOTES AND REQUIREMENTS

- The contractor shall install an automatic underground irrigation system with a minimum of two bubblers or drip emitters at each new tree and palm location and with sprayheads to ensure 100% coverage of all planting bed areas and rotors for complete coverage of all sodded lawn areas within the limits of work for this project (refer to plan provided by landscape architect).
- The contractor shall submit shop drawings of the irrigation system for review and approval by the landscape architect and owner prior to the award of the landscape and irrigation contract.
- The shop drawings for the irrigation system shall include a backflow preventer, lightning protection, a "smart" controller, moisture-sensing devices, piping, heads, valves and all other equipment required by local codes and as necessary for a complete working system.
- The contractor shall provide an operations manual to the owner and landscape architect prior to completion of the irrigation system installation and shall demonstrate and instruct the owner's maintenance provider in the complete operation of the system.

PROPOSED PLANT IMAGERY



pigeon plum



cinnamon bark



dahoon holly



simpson stopper



high rise live oak



florida thatch palm



sabal palm



crabwood



wax myrtle



bahama wild coffee



silver saw palmetto



coontie



cast iron plant



horsetail grass



pink muhly grass



society garlic



color guard yucca



orange bulbine



big blue liriope



creeping jenny



sensitive plant



mondo grass



asiatic jasmine

PLANTING NOTES AND IMAGERY

DRAWN BY:
REVISIONS:

REVIEWED BY:
LANDSCAPE ARCHITECT
LA 0000850
Patrick K. Hodges
605.228.1025
pkhodges@marbstudio.com

DESIGNED BY:
LANDSCAPE DESIGNER
C. Right Studios
Corey R. Sahnright
800 E. Terra Vista Drive
Pompano Beach, FL 33062
954.981.8864
corey@crighstudios.com



NEW BUILDING
FOR:
1529 JEFFERSON AVENUE
MIAMI BEACH, FL 33139

THESE PLANS ARE FOR BUILDING DEPARTMENT REVIEW ONLY. THEY ARE NOT TO BE CONSTRUED AS CONSTRUCTION DOCUMENTS UNTIL ALL BUILDING DEPARTMENT APPROVALS ARE OBTAINED.

L4
DRAWING DATE: 05.08.2023



LANDSCAPE RENDERING FRONT ELEVATION

DRAWN BY:
REVISIONS:

REVIEWED BY:
LANDSCAPE ARCHITECT
LA 0000850
Patrick K. Hodges
605.208.1025
pkh@rightstudios.com

DRAWINGS BY:
LANDSCAPE DESIGNER
C. Right Studios
Corey R. Sahenright
810 E. Terra Vista Drive
Miami Beach, FL 33139
954.581.8864
core@rightstudios.com



NEW BUILDING
FOR:
1529 JEFFERSON AVENUE
MIAMI BEACH, FL 33139

THESE PLANS ARE FOR BUILDING DEPARTMENT REVIEW ONLY. THEY ARE NOT TO BE CONSTRUED AS CONSTRUCTION DOCUMENTS UNTIL ALL BUILDING DEPARTMENT APPROVALS ARE OBTAINED.

L5
DRAWING DATE: 05.08.2023



LANDSCAPE RENDERING FRONT YARD

DRAWN BY:
REVISIONS:

REVIEWED BY:
LANDSCAPE ARCHITECT
LA 0000850
Patrick K. Hodges
605.238.1625
pkh@rightstudios.com

DRAWINGS BY:
LANDSCAPE DESIGNER
C. Right Studios
Corey R. Sorenright
800 E. Terra Vista Drive
P.O. Box 10000
Miami Beach, FL 33139
954.981.8864
core@rightstudios.com



NEW BUILDING
FOR:
1529 JEFFERSON AVENUE
MIAMI BEACH, FL 33139

THESE PLANS ARE FOR BUILDING DEPARTMENT REVIEW ONLY. THEY ARE NOT TO BE CONSTRUED AS CONSTRUCTION DOCUMENTS UNTIL ALL BUILDING DEPARTMENT APPROVALS ARE OBTAINED.

L5.1
DRAWING DATE: 05.08.2023



LANDSCAPE RENDERING COURTYARD LOOKING SE

DRAWN BY:
REVISIONS:

REVIEWED BY:
LANDSCAPE ARCHITECT
LA 0000850
Patrick K. Hodges
605.228.1625
pkh@rightstudios.com



DRAWINGS BY:
LANDSCAPE DESIGNER
C. Right Studios
Corey R. Sorenright
800 E. Terra Alta Drive
P.O. Box 10000
Miami Beach, FL 33139
954.981.6864
core@rightstudios.com



NEW BUILDING
FOR:
1529 JEFFERSON AVENUE
MIAMI BEACH, FL 33139

THESE PLANS ARE FOR BUILDING DEPARTMENT REVIEW ONLY. THEY ARE NOT TO BE CONSTRUED AS CONSTRUCTION DOCUMENTS UNTIL ALL BUILDING DEPARTMENT APPROVALS ARE OBTAINED.

L5.2
DRAWING DATE: 05.08.2023



LANDSCAPE RENDERING COURTYARD LOOKING NE

DRAWN BY:
REVISIONS:

REVIEWED BY:
LANDSCAPE ARCHITECT
LA 0000850
Patrick K. Hodges
866.228.1025
pkh@rightstudios.com

DRAWINGS BY:
LANDSCAPE DESIGNER
C. Right Studios
Corey R. Sahnright
800 E. Terra Alta Drive
P.O. Box 10000
Miami Beach, FL 33139
954.971.8864
core@rightstudios.com



NEW BUILDING
FOR:
1529 JEFFERSON AVENUE
MIAMI BEACH, FL 33139

THESE PLANS ARE FOR BUILDING DEPARTMENT REVIEW ONLY. THEY ARE NOT TO BE CONSTRUED AS CONSTRUCTION DOCUMENTS UNTIL ALL BUILDING DEPARTMENT APPROVALS ARE OBTAINED.

L5.3
DRAWING DATE: 05.08.2023



LANDSCAPE RENDERING REAR COURT PATH

DRAWN BY:
REVISIONS:

REVIEWED BY:
LANDSCAPE ARCHITECT
LA 0000850
Patrick K. Hodges
605.238.1625
pkh@marbstudio.com

DRAWINGS BY:
LANDSCAPE DESIGNER
C. Right Studios
Corey R. Sahnright
800 E. Terra Alta Drive
Tampa, FL 33602
854.981.6864
corey@crighstudios.com



NEW BUILDING
FOR:
1529 JEFFERSON AVENUE
MIAMI BEACH, FL 33139

THESE PLANS ARE FOR BUILDING DEPARTMENT REVIEW ONLY. THEY ARE NOT TO BE CONSTRUED AS CONSTRUCTION DOCUMENTS UNTIL ALL BUILDING DEPARTMENT APPROVALS ARE OBTAINED.

L5.4
DRAWING DATE: 05.08.2023



LANDSCAPE RENDERING REAR LOT VIEW

DRAWN BY:
REVISIONS:

REVIEWED BY:
LANDSCAPE ARCHITECT
LA 0000850
Patrick K. Hodges
866.228.1625
pkh@rightstudios.com

DRAWINGS BY:
LANDSCAPE DESIGNER
C. Right Studios
Corey R. Sahnright
800 E. Terra Mar Drive
Pinecrest, FL 33193
954.981.8864
corey@rightstudios.com



NEW BUILDING
FOR:
1529 JEFFERSON AVENUE
MIAMI BEACH, FL 33139

THESE PLANS ARE FOR BUILDING DEPARTMENT REVIEW ONLY. THEY ARE NOT TO BE CONSTRUCTED AS CONSTRUCTION DOCUMENTS UNTIL ALL BUILDING DEPARTMENT APPROVALS ARE OBTAINED.

L5.5
DRAWING DATE: 05.08.2023



LANDSCAPE RENDERING FRONT AERIAL VIEW

DRAWN BY:
REVISIONS:

REVIEWED BY:
LANDSCAPE ARCHITECT
LA 0000850
Patrick K. Hodges
866.228.1625
pkh@pkhstudio.com

DESIGNED BY:
LANDSCAPE DESIGNER
C. Right Studios
Corey R. Sahnright
800 E. Terra Vista Drive
P.O. Box 10000
Miami Beach, FL 33139
954.981.8864
core@crighstudios.com



NEW BUILDING
FOR:
1529 JEFFERSON AVENUE
MIAMI BEACH, FL 33139

THESE PLANS ARE FOR BUILDING DEPARTMENT REVIEW ONLY. THEY ARE NOT TO BE CONSTRUED AS CONSTRUCTION DOCUMENTS UNTIL ALL BUILDING DEPARTMENT APPROVALS ARE OBTAINED.

L5.6
DRAWING DATE: 05.08.2023



LANDSCAPE RENDERING NORTH ELEVATION

DRAWN BY:
REVISIONS:

REVIEWED BY:
LANDSCAPE ARCHITECT
LA 0000850
Patrick K. Hodges
605.238.1625
pkh@rightstudios.com

DESIGNED BY:
LANDSCAPE DESIGNER
C. Right Studios
Corey R. Sorenright
810 E. Terra Mar Drive
P.O. Box 10000
Miami Beach, FL 33139
954.971.8864
corey@rightstudios.com



NEW BUILDING
FOR:
1529 JEFFERSON AVENUE
MIAMI BEACH, FL 33139

THESE PLANS ARE FOR BUILDING DEPARTMENT REVIEW ONLY. THEY ARE NOT TO BE CONSTRUED AS CONSTRUCTION DOCUMENTS UNTIL ALL BUILDING DEPARTMENT APPROVALS ARE OBTAINED.

L5.7
DRAWING DATE: 05.08.2023



LANDSCAPE RENDERING SOUTH ELEVATION

DRAWN BY:
REVISIONS:

REVIEWED BY:
LANDSCAPE ARCHITECT
LA 0000850
Patrick K. Hodges
605.238.1625
pkh@pkhstudio.com



DRAWINGS BY:
LANDSCAPE DESIGNER
C. Right Studios
Corey R. Sahnright
810 E. Terra Mar Drive
P.O. Box 1000
Miami Beach, FL 33139
954.981.8864
core@crighstudios.com



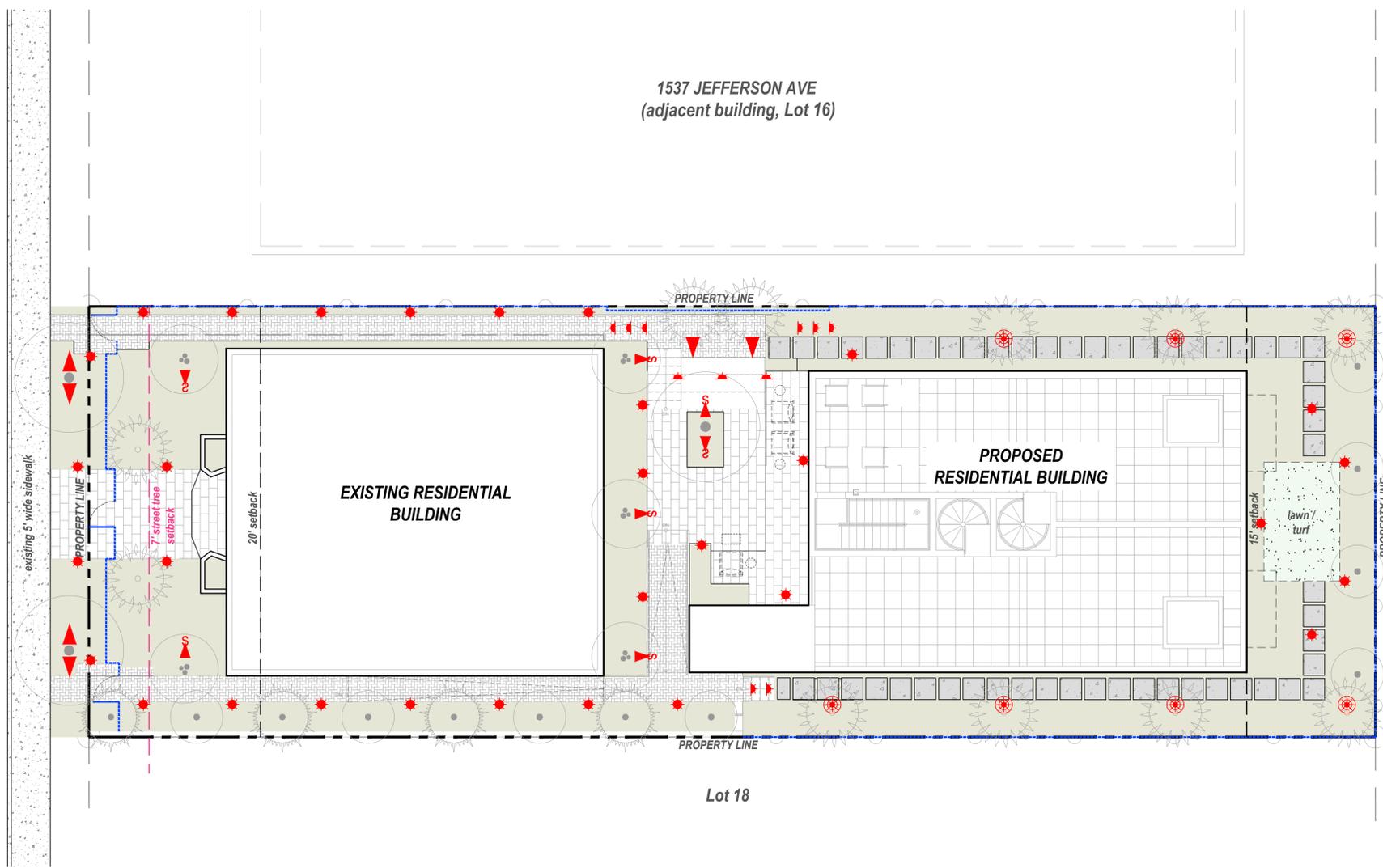
NEW BUILDING
FOR:
1529 JEFFERSON AVENUE
MIAMI BEACH, FL 33139

THESE PLANS ARE FOR BUILDING DEPARTMENT REVIEW ONLY. THEY ARE NOT TO BE CONSTRUED AS CONSTRUCTION DOCUMENTS UNTIL ALL BUILDING DEPARTMENT APPROVALS ARE OBTAINED.

L5.8
DRAWING DATE: 05.08.2023

JEFFERSON AVENUE
45' asphalt pavement
(70' R.O.W.)

1537 JEFFERSON AVE
(adjacent building, Lot 16)



Lot 5

Lot 4

Lot 3

Lot 18

LIGHTING NOTES

all proposed fixtures shall be low voltage LED and shall be dimmable on a photocell timer or automatic timer. controller shall be digital to simplify necessary changes for ownership / management.

extra space shall be left on lighting panel for future needs as deemed appropriate by ownership / management or city regulation to meet code.

all fixtures shall have a kelvin color of 3,000. any deviation from color shall require review and approval by landscape architect and local municipality.

all fixtures shall be made of corrosion resistant materials with stainless steel or brass finishes and shall have a minimum warranty of 5 years from installation.

all fixtures and components of the electrical system required per this lighting plan shall be provided by a certified electrical engineer with all applicable requirements met per local municipality.

LIGHTING LEGEND

SYM	QTY	LIGHT TYPE
▲	6	accent up light
▲ _S	7	small accent up light
▲	11	step / wall light
⊗	7	well spot light
●	31	path light

- legend notes:**
- flat side of triangle symbols indicates direction of proposed light for installation purposes
 - drawing sheet is provided in schematic format to show design intent only. fixture selection TBD with owner upon permit approval

LANDSCAPE LIGHTING PLAN

DRAWING SCALE AND NORTH ARROW:



SCALE 1/8"=1'-0"

NORTH

REVISIONS:

--	--

REVIEWED BY:
LANDSCAPE ARCHITECT
LA 0000850



Patrick K. Hodges
605.228.1625
pkhodges@marhabstudio.com



C. Right Studios
Corey R. Sahenright
605.228.1625
csahenr@marhabstudio.com

NEW BUILDING
FOR:
1529 JEFFERSON AVENUE
MIAMI BEACH, FL 33139

THESE PLANS ARE FOR BUILDING DEPARTMENT REVIEW ONLY. THEY ARE NOT TO BE CONSTRUED AS CONSTRUCTION DOCUMENTS UNTIL ALL BUILDING DEPARTMENT APPROVALS ARE OBTAINED.

L6

DRAWING DATE: 05.08.2023