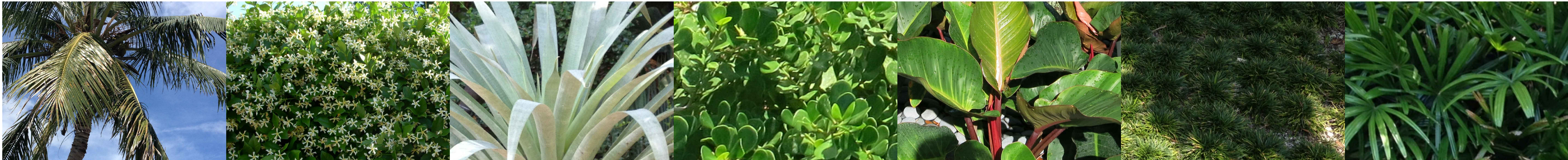


Revisions		
No.	Issue	Date

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Date	01/07/2016
Job Number	01500600
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1409 WASHINGTON AVENUE HOTEL
MIAMI BEACH HPB SECOND SUBMITTAL

L-1



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ADDITION + TRANSFORMATION
1409 WASHINGTON AVENUE
MIAMI BEACH, FLORIDA 33139

CHRISTOPHER CAWLEY, RLA
Florida License LA 6666786

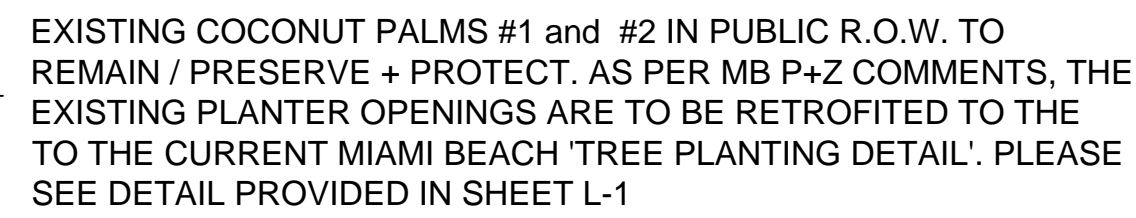
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GROUND LEVEL LANDSCAPE PLAN

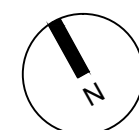
Sheet

-2



KEY	NATIVE	QTY.	COMMON NAME	BOTANICAL NAME	HEIGHT, SPECIFICATION, & NOTES
ACCENTS + GROUNDCOVERS					
OPJ	YES	250	MONDO GRASS	<i>Ophiopogon japonicus</i>	1 gallon, full, 6" on center
PRC	NO	8	PHILODENDRON 'ROJO CONGO'	Same	3 gallon, full, 18" on center
RHE	NO	7	LADY PALMS	<i>Rhapis excelsa</i>	3' height clumps, full, space 3" on center
SOD, AGGREGATE, & MULCH					
MLC	3/8"	DECOMPOSED GRANITE OVER FILTER FABRIC OR SHREDDED ORGANIC MULCH (NO CYPRESS), TO BE DETERMINED			

GROUND LEVEL LANDSCAPE PLAN



Florida Landscape Architecture Business LC 26000460
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Client
Washington 1409 LLC
Contact: Sebastian Gallo
(786) 506-2114

[illegible]

FOURTH LEVEL + POOL DECK
LEVEL LANDSCAPE PLAN

L-3



7. SOD SHALL BE 'EMPIRE TURF' ZOYSIA GRASS IN ALL LAWN AREAS AS SHOWN ON THE PLANS. SOD SHALL BE STRONGLY ROOTED, FREE FROM WEED, FUNGUS, INSECTS AND DISEASE. CONTRACTOR SHALL SOD ALL AREAS AS INDICATED ON THE PLANS OR AS DIRECTED. PAYMENT SHALL BE DETERMINED BY THE TOTAL MEASURED SODDED AREAS X THE UNIT PRICE SUBMITTED AND FIELD VERIFIED. SOD SHALL CARRY A 5-MONTH WARRANTY.

8. ALL TREES, PALMS, SHRUBS AND GROUNDCOVERS, AND SOD / LAWN SHALL CARRY A ONE-YEAR WARRANTY FROM THE DATE OF FINAL ACCEPTANCE.

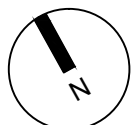
9. IRRIGATION SHALL PROVIDE FOR A 100% COVERAGE WITH 50% OVERLAP MINIMUM AND BE PROVIDED BY A FULLY AUTOMATIC IRRIGATION SYSTEM W/ RAIN MOISTURE SENSOR ATTACHED TO CONTROLLER. ALL FLORIDA BUILDING CODE APPENDIX "F" IRRIGATION REQUIREMENTS SHALL BE STRICTLY ADHERED TO FOR INSTALLATION AND PREVAILING WATER MANAGEMENT DISTRICT RESTRICTIONS AND REGULATIONS SHALL BE IN COMPLIANCE FOR POST-INSTALLATION WATERING SCHEDULES.

KEY	NATIVE	QTY.	COMMON NAME	BOTANICAL NAME	HEIGHT, SPECIFICATION, & NOTES
SHRUBS + GROUNDCOVERS					
CLU	YES	28	CLUSIA ROSEA	Same	3 gallon, full, space 18" on center
FGI	NO	2	GREEN ISLAND FICUS	Same	3 gallon, full, space 30" on center
PRC	NO	3	PHILODENDRON 'ROJO CONGO'	Same	3 gallon, full, 18" on center
ACCENTS + VINES					
ALO	NO	4	ODORATA BROMELIAD	Alcantarea crodota	24" height x 24" spread, full,
TRJ	NO	3	CONFEDERATE JASMINE	Trachelospermum asiaticum	7 gallon, 4 height trellis
SOD, AGGREGATE, & MULCH					
MLC	3/8" - DECOMPOSED GRANITE OVER FILTER FABRIC OR SHREDDED ORGANIC MULCH (NO CYPRESS), TO BE DETERMINED				

$3/16'' = 1'-0''$



A horizontal graphic scale bar with alternating black and white segments. It is marked with '0'', '8'', '16'', and '24'' at the bottom. The bar is divided into four equal segments, each representing 6 feet.



CHRISTOPHER CAWLEY | **CC**
LANDSCAPE ARCHITECTURE LLC | **LA**

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Rodrigo A Carrión
Registration no.: AR 91744

Revisions

No. Issue	Date

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Scale	AS SHOWN
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GROUND & SECOND
LEVEL SHORING PLAN

Sheet

SH-1

100% CONTRACT DOCUMENTS

	EXISTING STRUCTURE TO REMAIN
	EXISTING WALLS TO REMAIN
	EXISTING WALLS TO BE DEMOLISHED
	EXIST. CONSTRUCTION TO BE REMOVED
	EXIST. CONSTRUCTION TO REMAIN - PROTECT FROM DAMAGE

NOTE:

NEED TO CONNECT JOISTS TO WALL,
WHERE JOISTS ARE REMAINING.

GENERAL NOTES

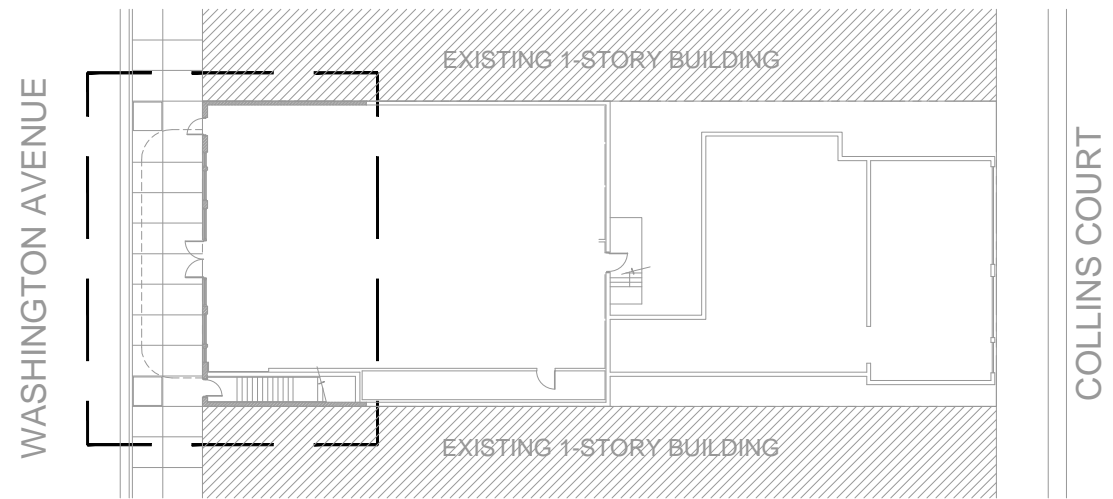
ALL CHANGES IN THE DRAWING LAYOUT AND SPECIFICATIONS MUST BE APPROVED BY THE ENGINEER.

THESE DRAWINGS HAVE BEEN PREPARED BASED ON INFORMATION FURNISHED BY THE CONTRACTOR.

THE APPLICABLE RECOMMENDED PRACTICES OF THE SHORING AND FORMING INSTITUTE, INC. AND OSHA SHALL BE FOLLOWED.

ALL EQUIPMENT MUST BE ERECTED PLUMB AND LEVEL.

IT IS THE CONTRACTOR RESPONSIBILITY FOR SAFETY REQUIREMENTS DURING ERECTION, USE AND DISMANTLING OF ASSEMBLY.



SITE PLAN

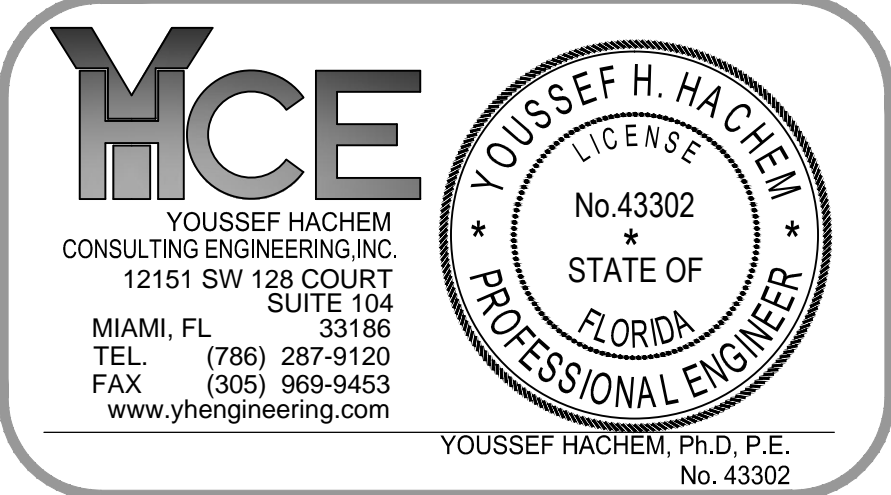
SCALE: 1/32"=1'-0"

SECOND FLOOR SHORING PLAN

SCALE: 3/16"=1'-0"

GROUND LEVEL SHORING PLAN

SCALE: 3/16"=1'-0"



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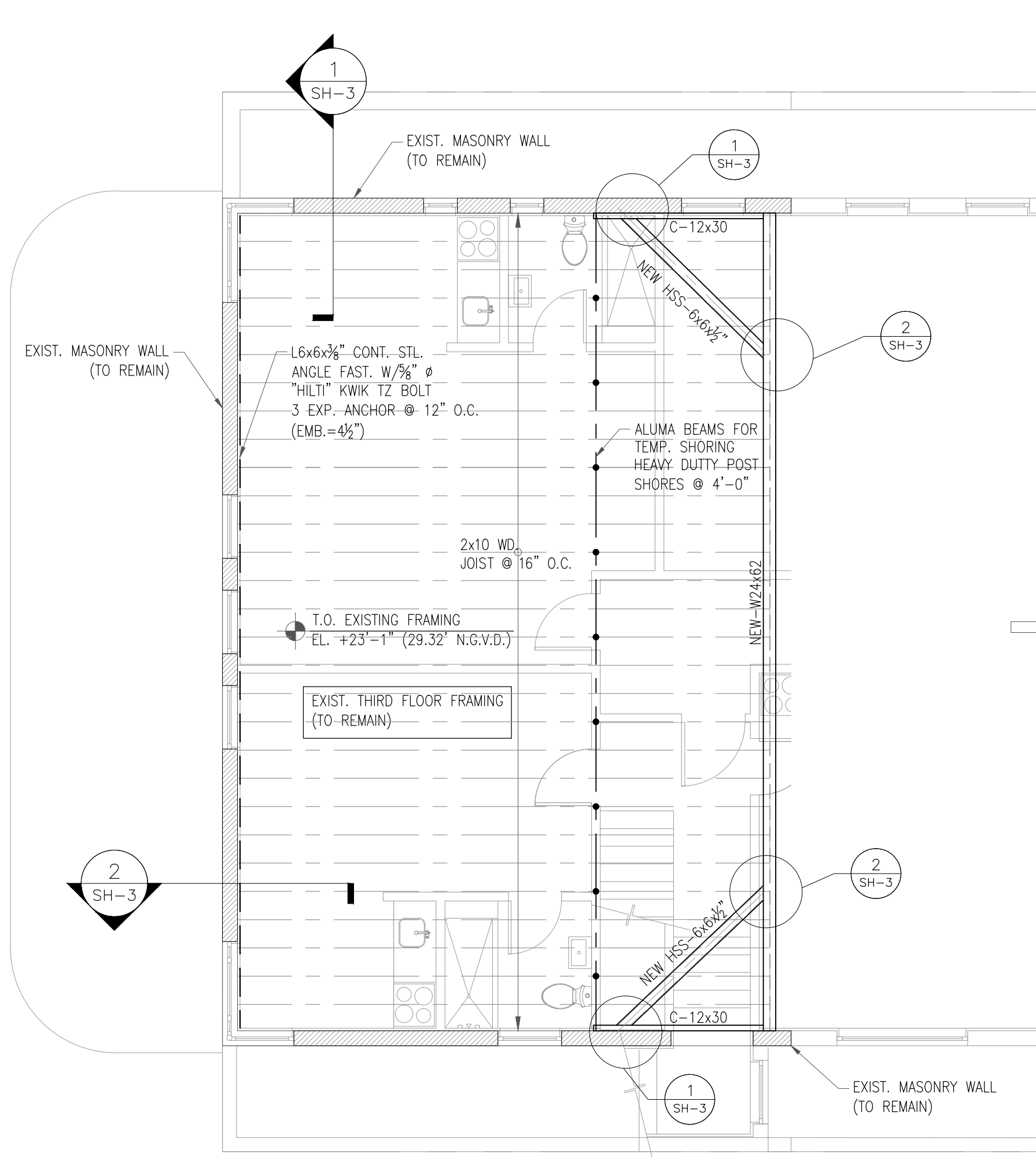
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THIRD & ROOF
LEVEL SHORING PLAN

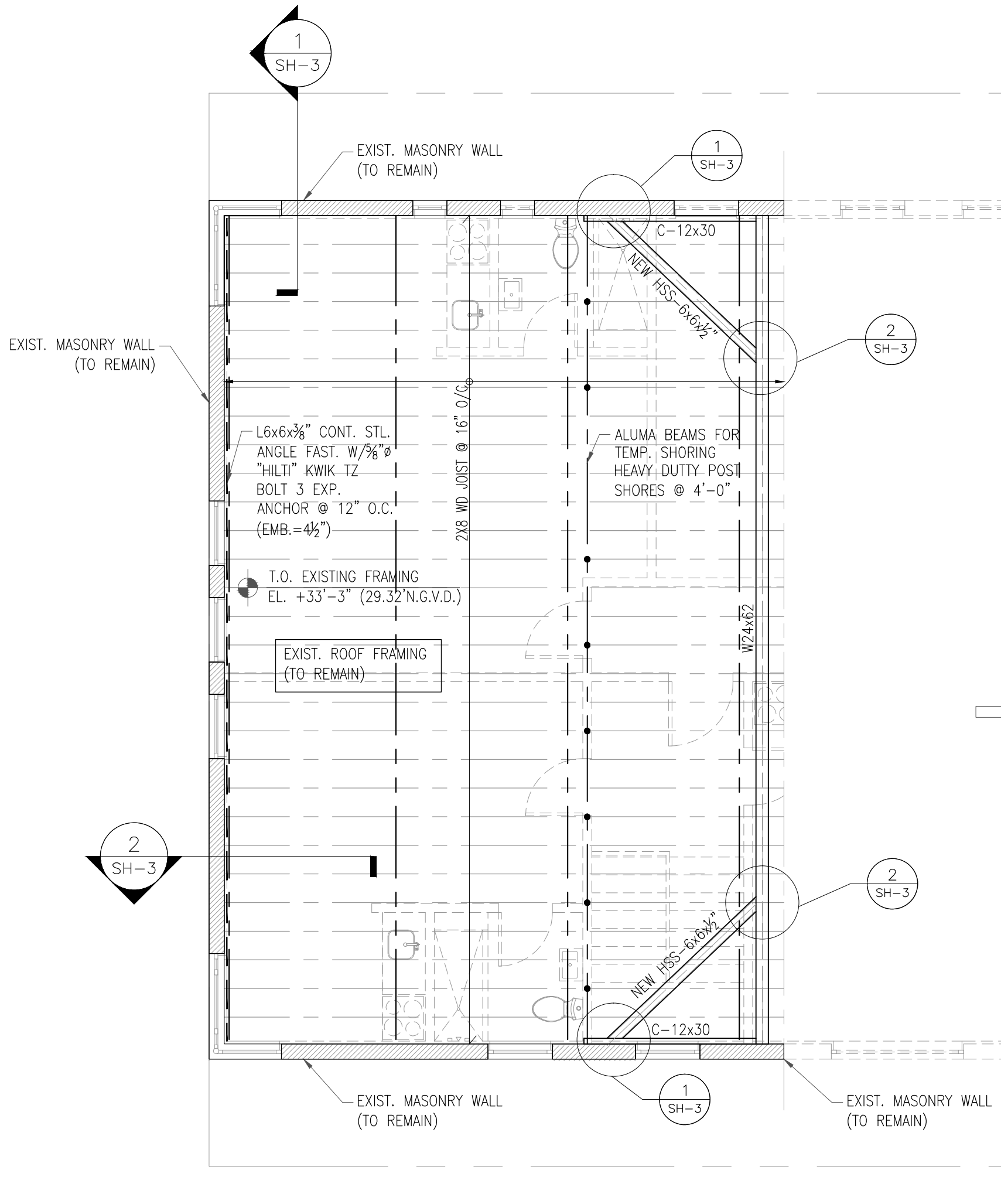
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SH-2



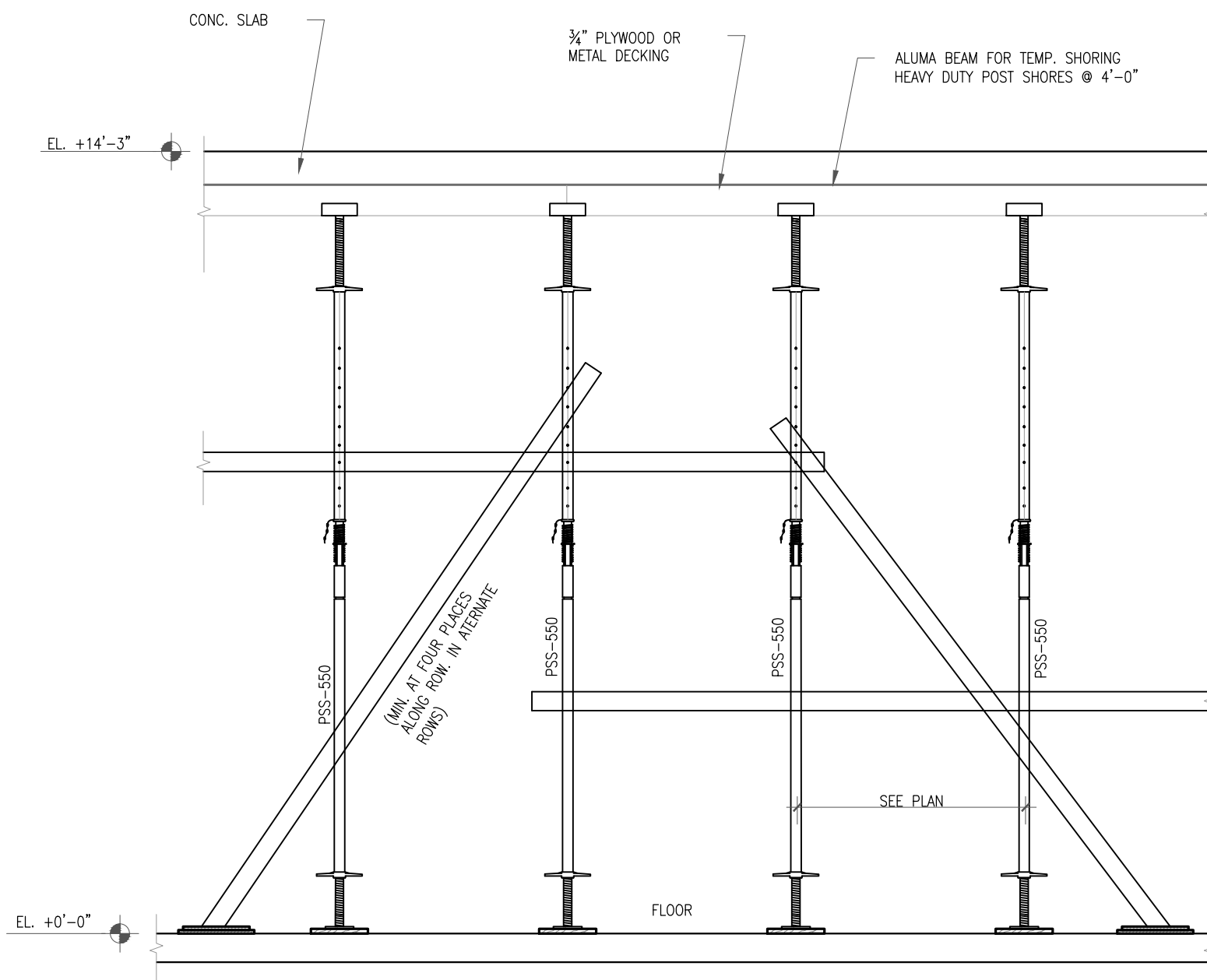
THIRD LEVEL SHORING PLAN

SCALE: 3/16"=1'-0"



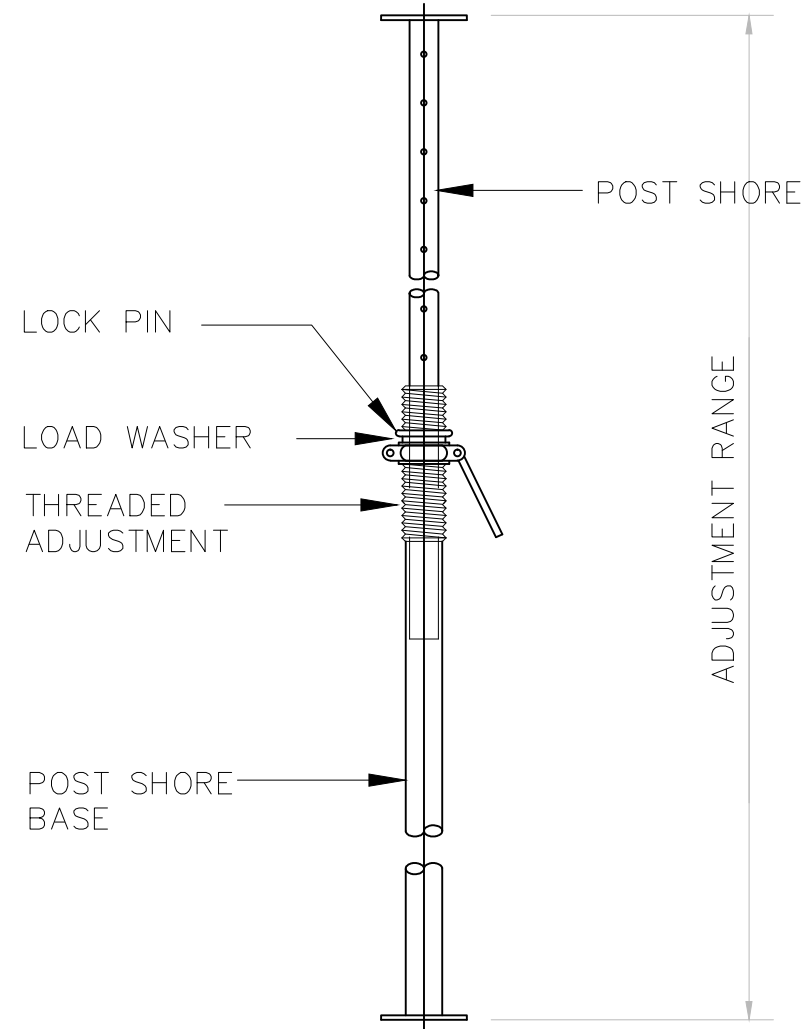
ROOF LEVEL SHORING PLAN

SCALE: 3/16"=1'-0"



POST SHORE LATERAL BRACING DETAIL

SCALE: 3/16"=1'-0"

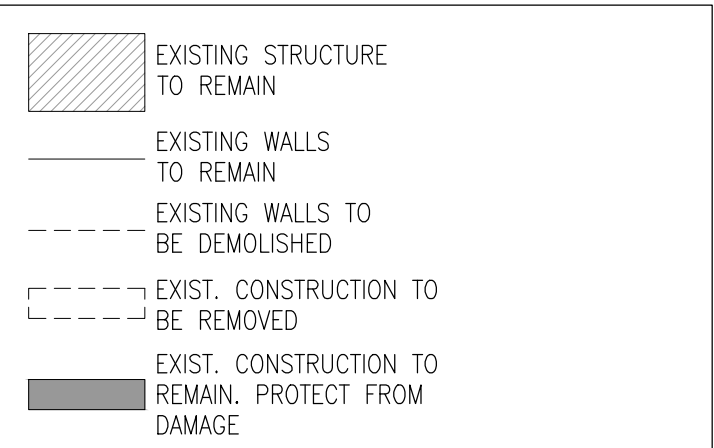


TYPICAL HEAVY DUTY POST SHORE

NOTE:
POST SHORE MUST BE BRACED OR
RESTRAINED FROM LATERAL
MOVEMENT BY OTHER MEANS

POST SHORE TYP. DETAIL

SCALE: 3/16"=1'-0"



NOTE:

NEED TO CONNECT JOISTS TO WALL,
WHERE JOISTS ARE REMAINING.

GENERAL NOTES

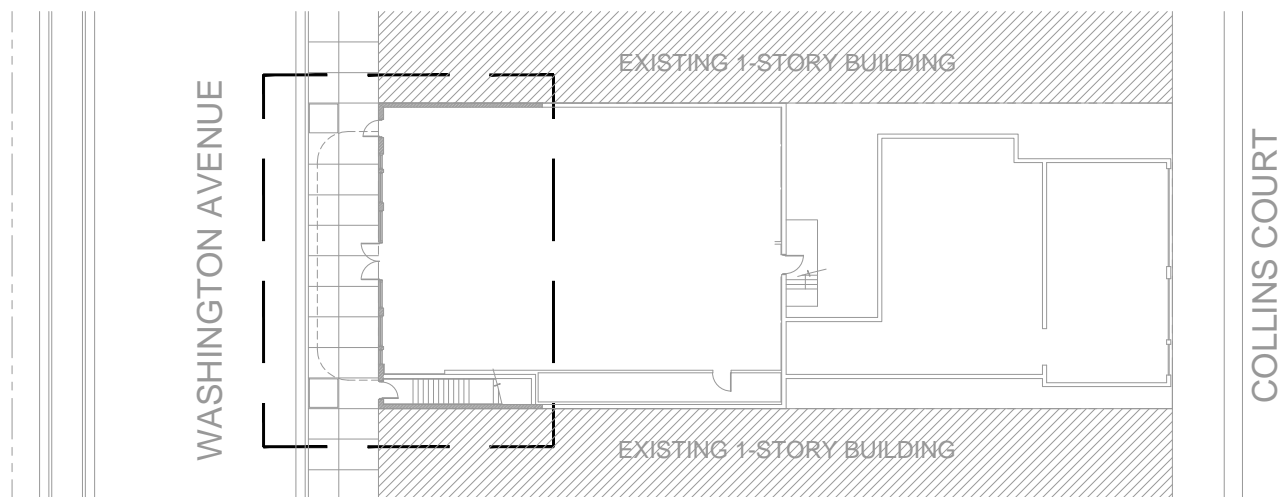
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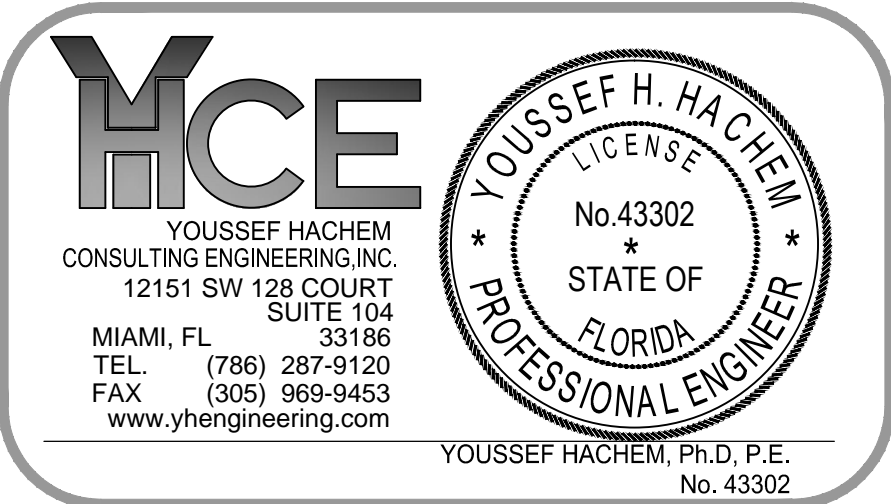
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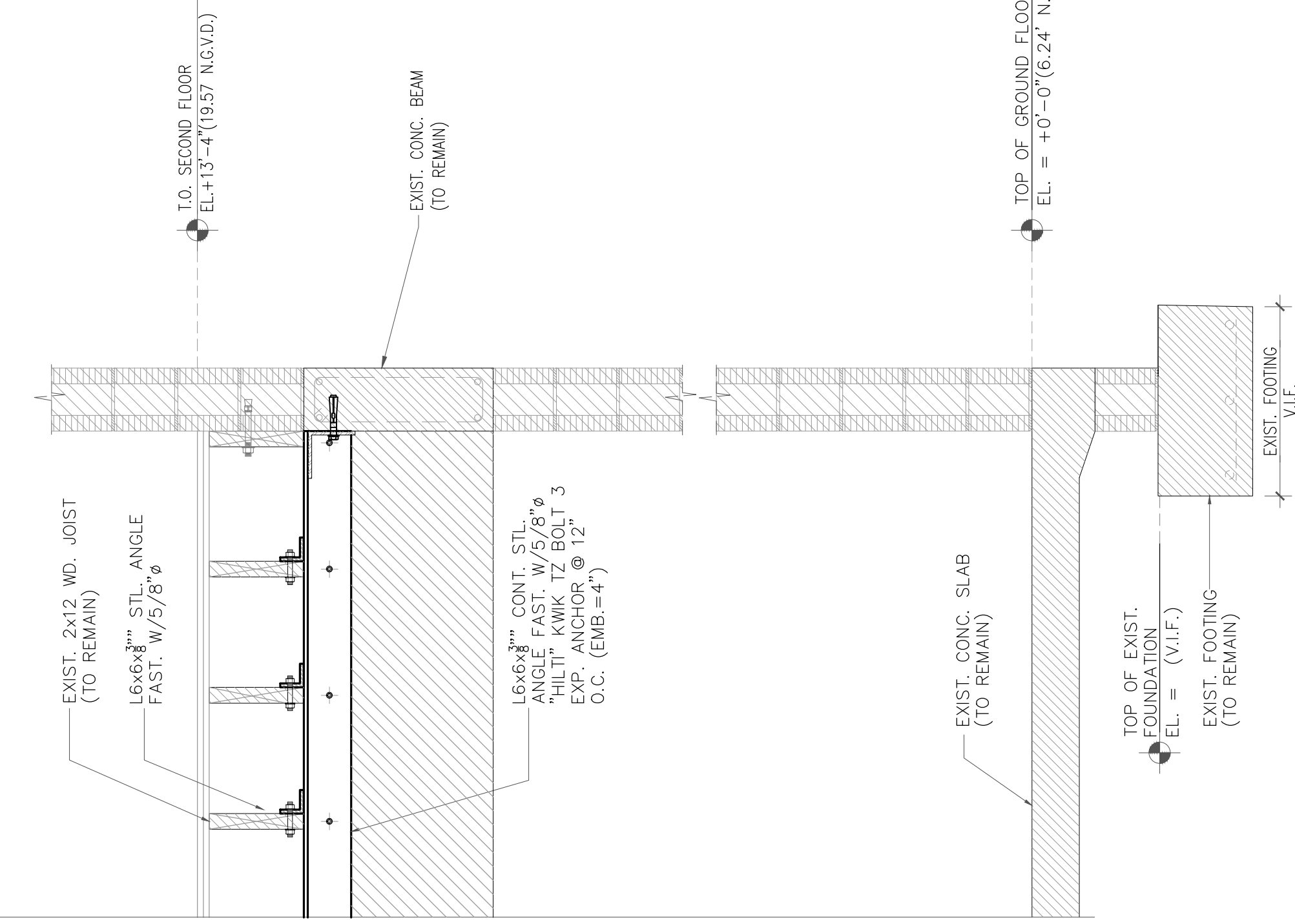
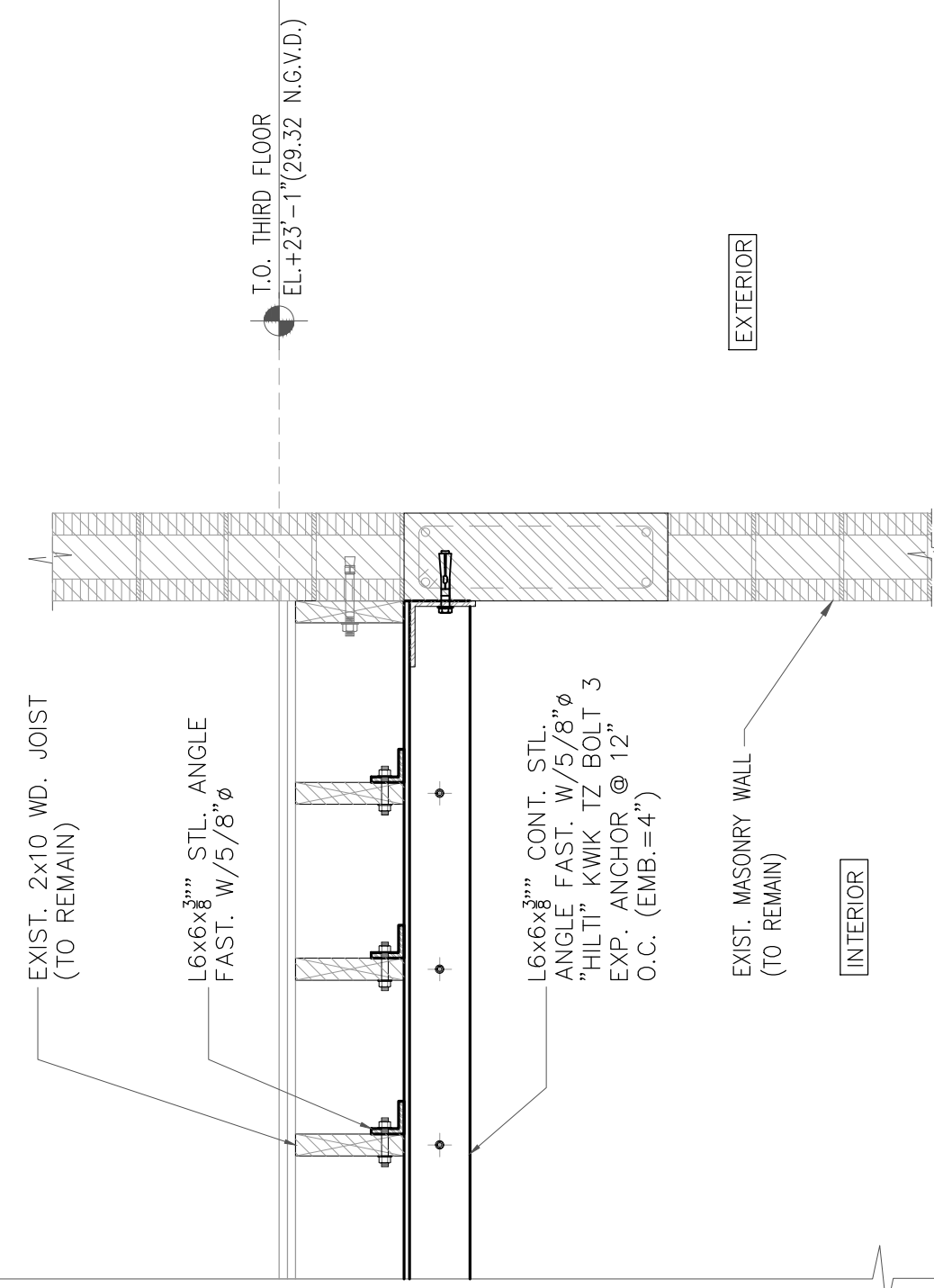
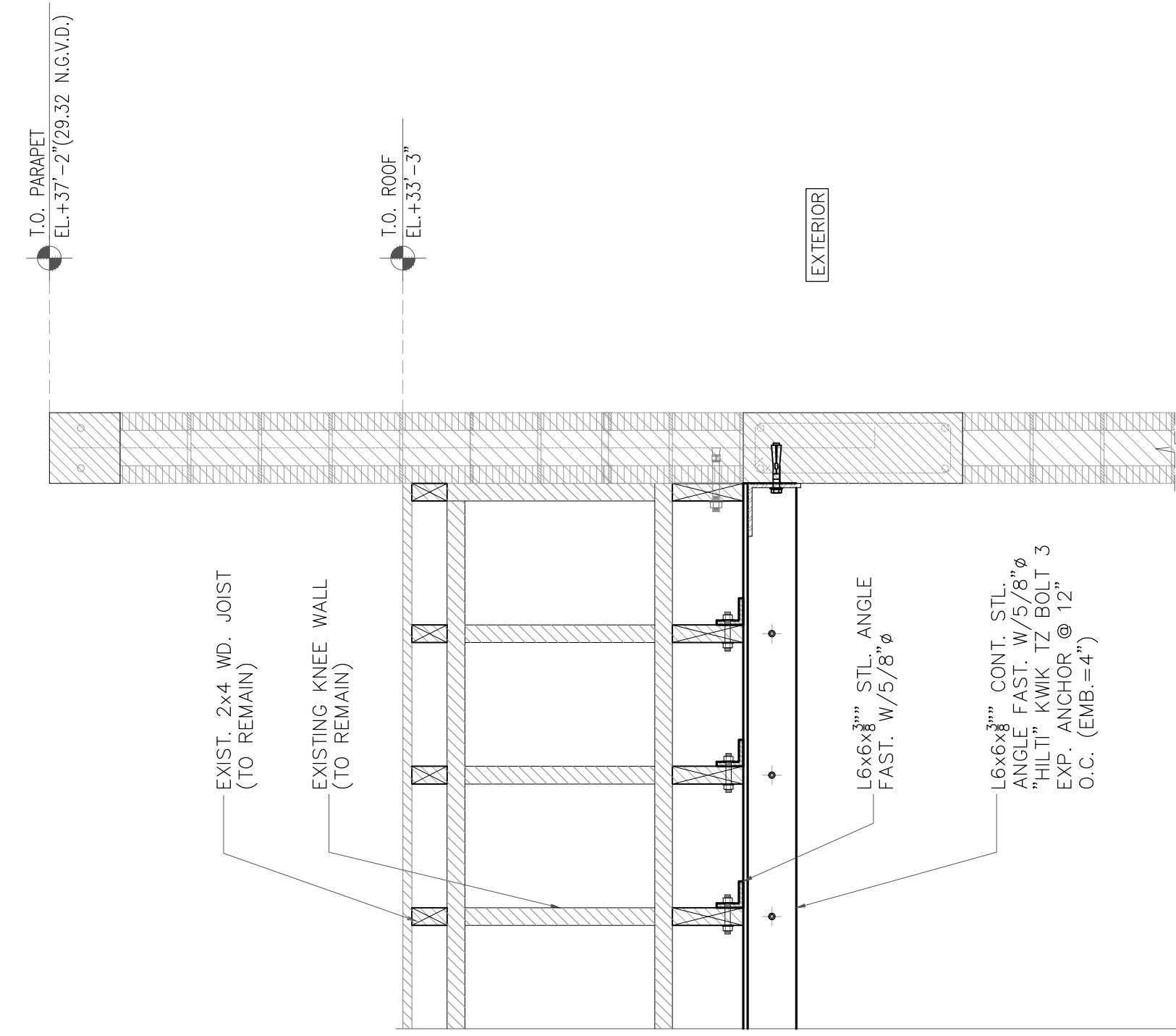
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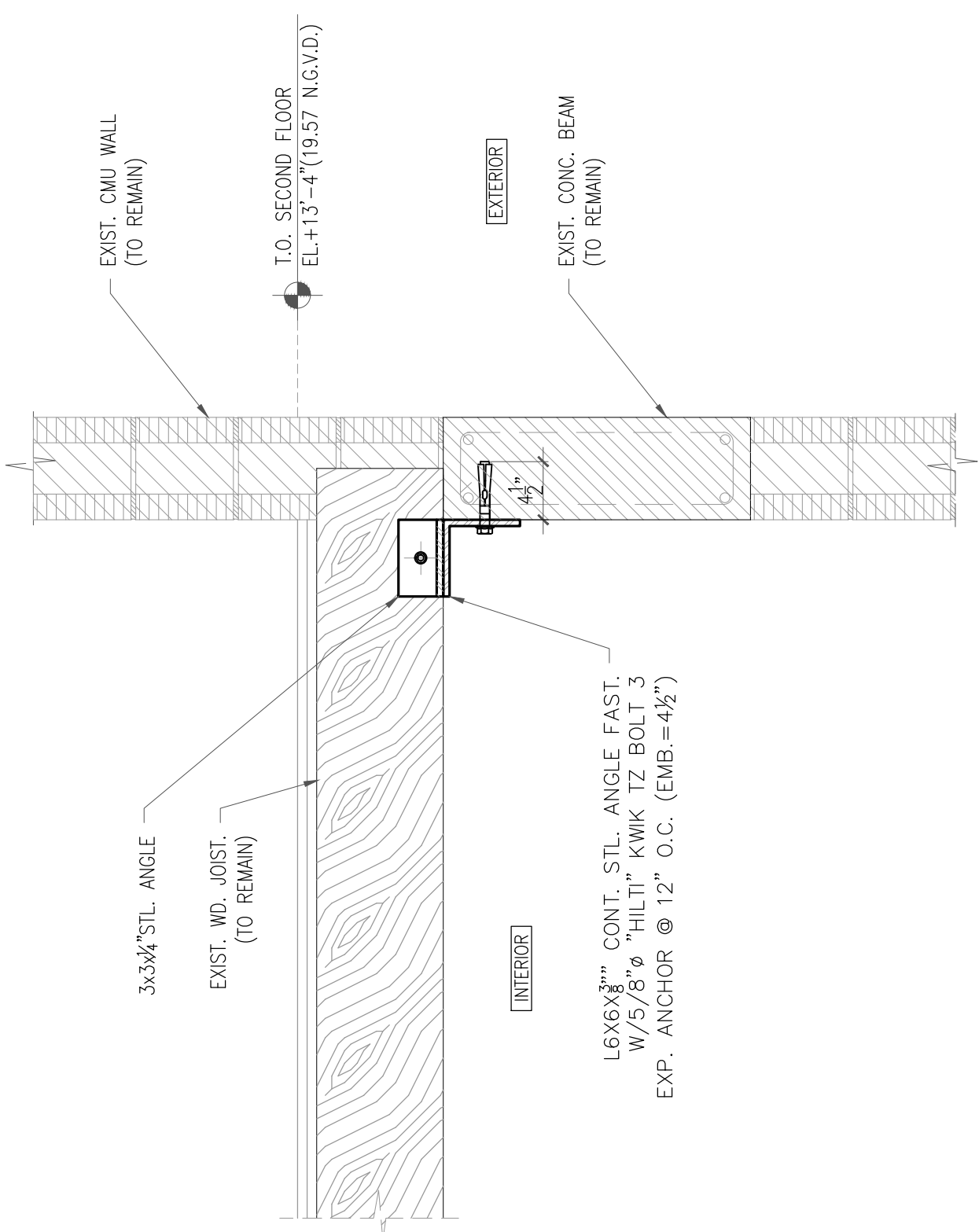
SITE PLAN

SCALE: 3/16"=1'-0"

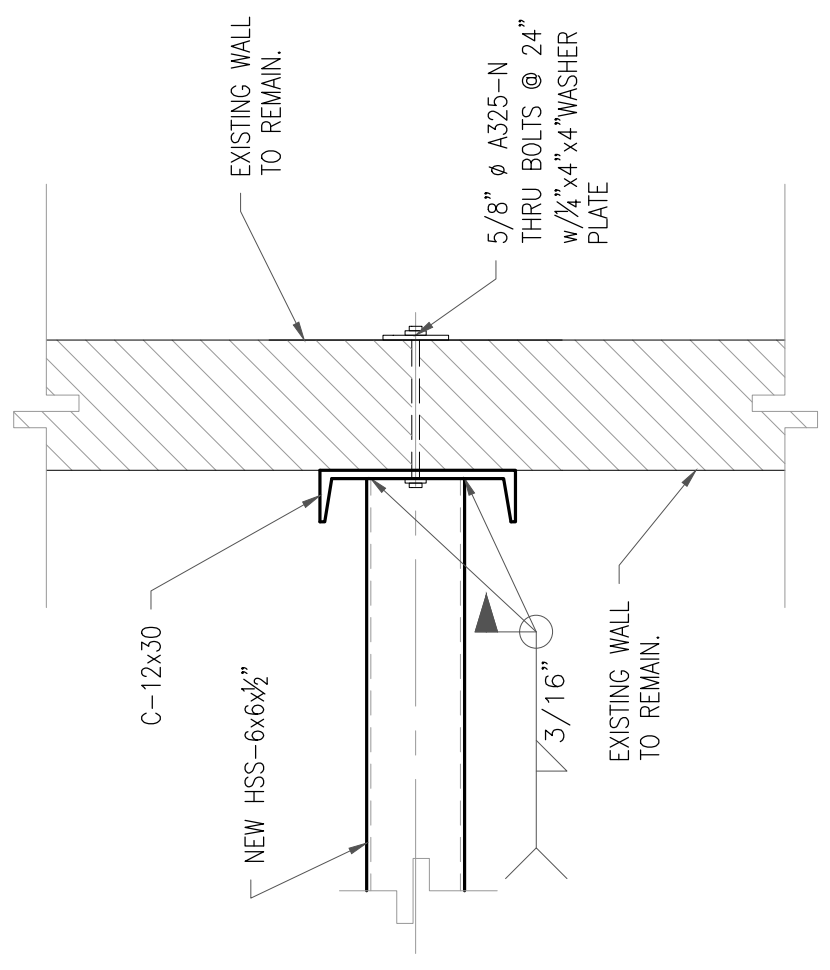




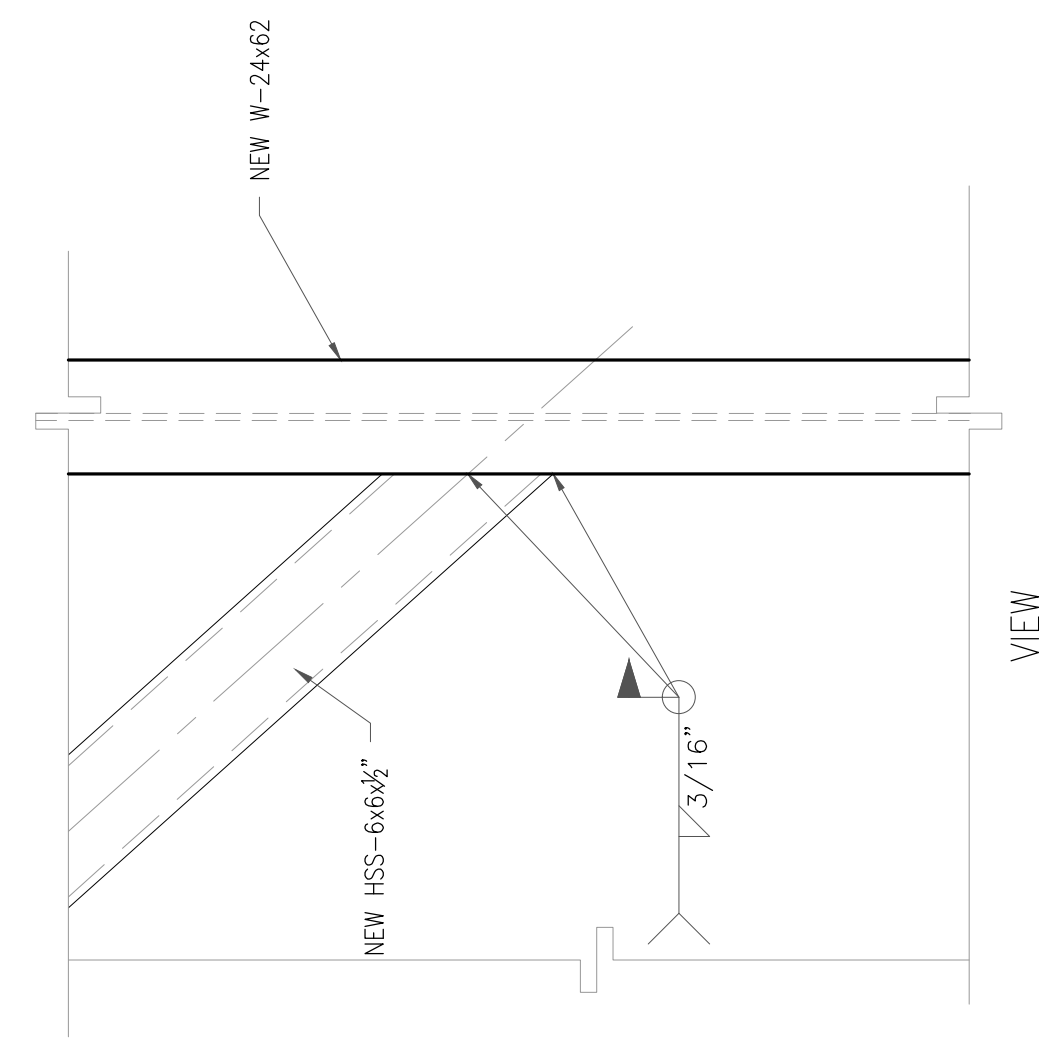
SECTION 1
SCALE: 3/4"=1'-0"



SECTION 2
SCALE: 1"=1'-0"



DETAIL 1
SCALE: 1"=1'-0"



DETAIL 2
SCALE: 1"=1'-0"

HCE

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SECTIONS

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SH-3

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