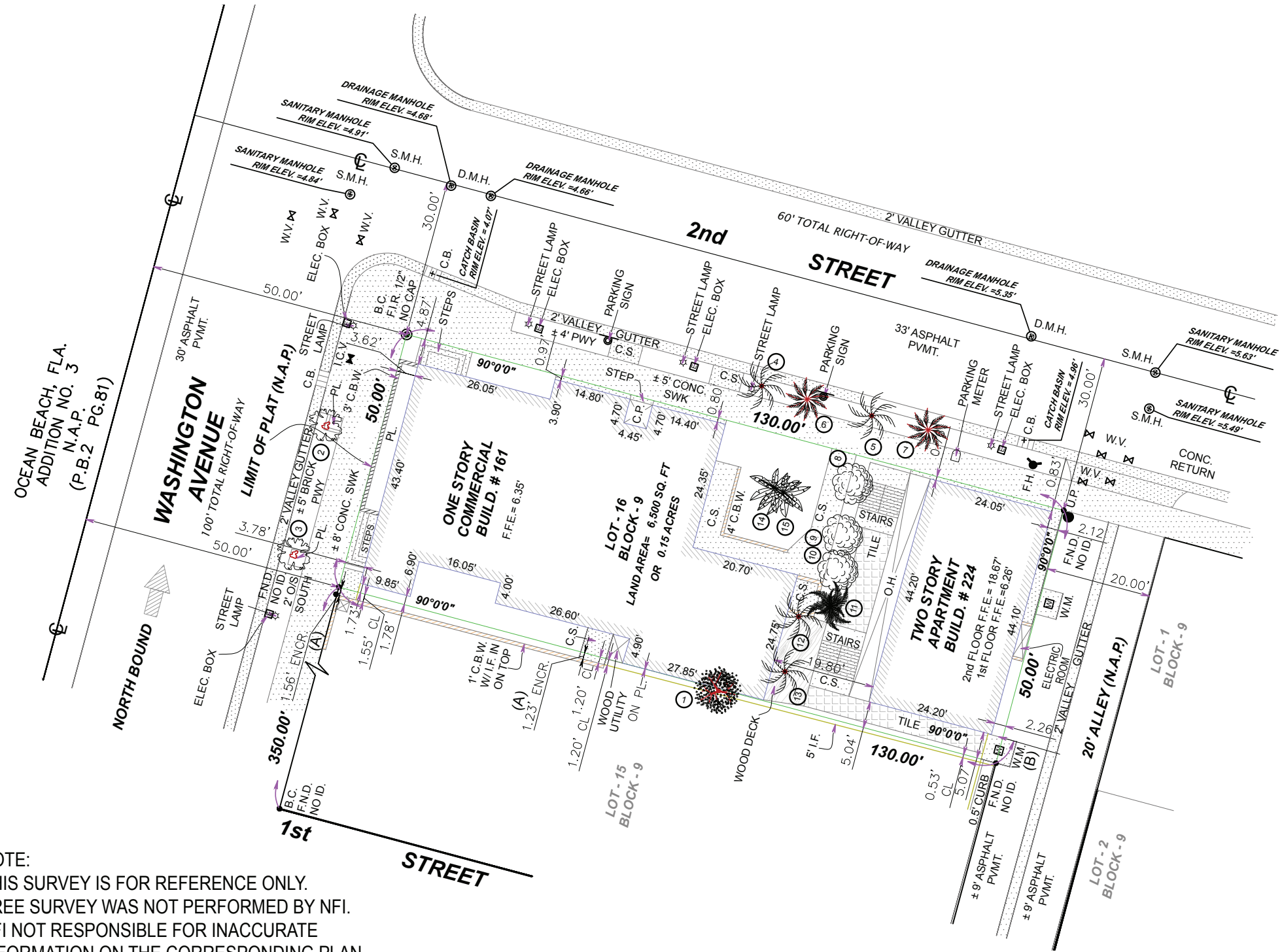


L-0.00 SITE SURVEY



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

161 WASHINGTON AVE TREE SURVEY LIST: 2017.05.11

KEY #	NAME	DBH (FT.)	HT. (FT.)	SPD. (FT.)
1	FIGUS		25'	5'
2	OAK	0.6'	20'	15'
3	OAK	0.6'	20'	15'
4	PALM	0.5'	15'	6'
5	PALM	0.5'	15'	6'
6	COCONUT	0.6'	20'	8'
7	COCONUT	0.6'	20'	8'
8	TREE	0.3'	12'	3'
9	TREE	0.3'	12'	3'
10	TREE	0.3'	12'	3'
11	ARECAS	1.5'	15'	6'
12	PALM	0.6'	20'	5'
13	PALM	0.6'	20'	5'
14	BANANA	1.5'	20'	6'
15	BANANA	1.5'	20'	6'

SHEET INDEX

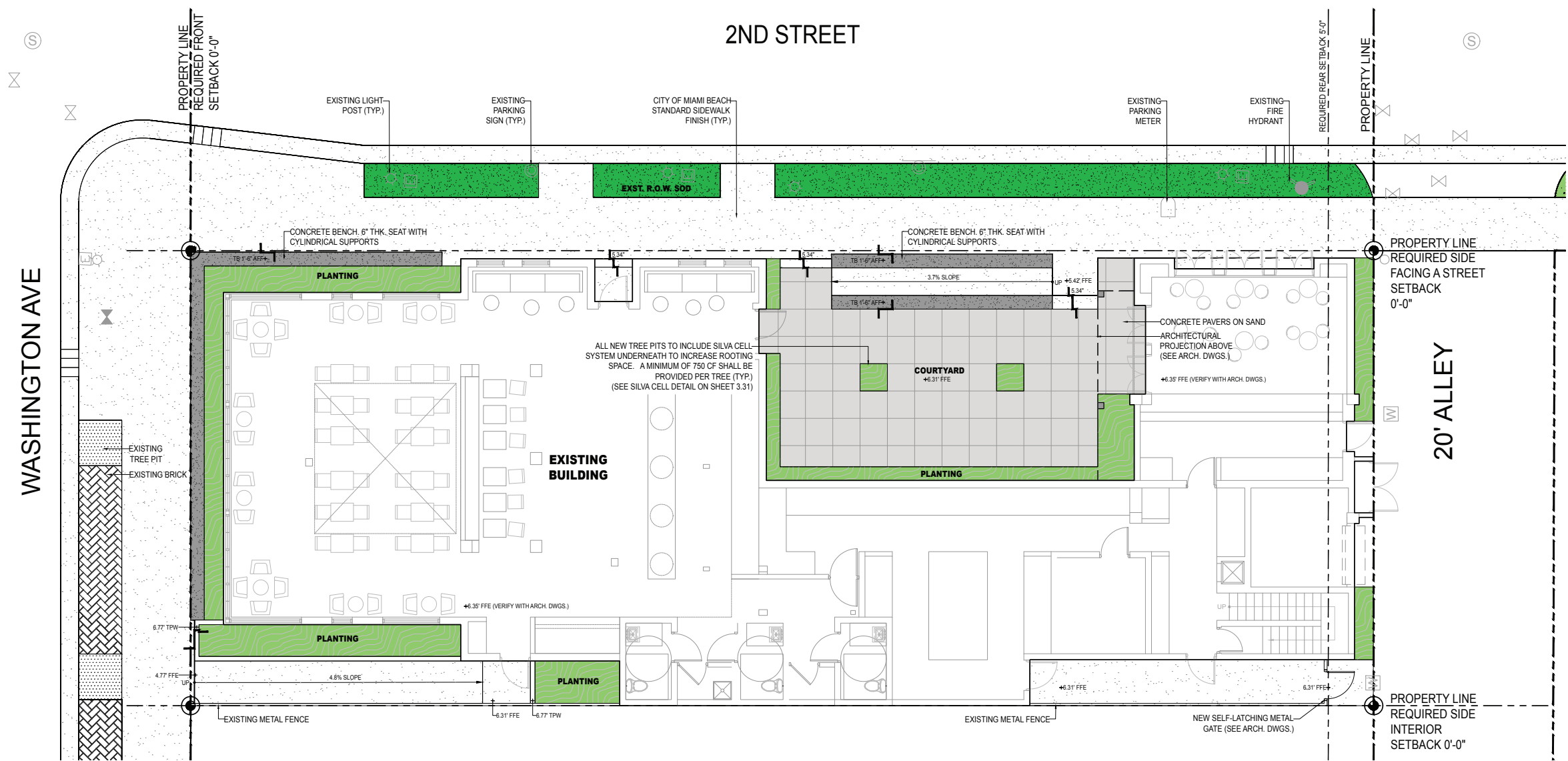
SHEET #	SHEET TITLE	2017.04.25 HPB FIRST SUBMITTAL	2017.05.11 HPB FINAL SUBMITTAL
L-0.00	SITE SURVEY	●	●
L-1.10	HARDSCAPE PLAN	●	●
L-1.20	HARDSCAPE REFERENCE IMAGES	●	●
L-3.00	TREE DISPOSITION PLAN	●	●
L-3.10	LANDSCAPE PLAN	●	●
L-3.20	LANDSCAPE REFERENCE IMAGES	●	●
L-3.30	GENERAL PLANTING DETAILS	●	●
L-3.31	SILVA CELL DETAIL	●	●
L-4.10	LANDSCAPE LIGHTING PLAN	●	●
L-5.10	IRRIGATION PLAN	●	●



Scale = NTS



# L-1.10 HARDSCAPE PLAN



**SCOPE OF WORK**

● HARDSCAPE, LANDSCAPE, IRRIGATION, AND LANDSCAPE LIGHTING WITHIN THE LIMITS DEFINED BY THE PROPERTY LINE AND THE ADJACENT SIDEWALK RIGHT OF WAY.

**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 SURFACE GRADING, DRAINAGE, AND FFE SHOWN FOR REFERENCE ONLY.
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**

PLANTING	SOD	POURED IN PLACE CONCRETE	CONCRETE BENCH	CONCRETE PAVERS	+X.XX'

**GENERAL ABBREVIATIONS**

TW	TOP OF WALL	CONC	CONCRETE
TPW	TOP OF PLANTER WALL	LA	LANDSCAPE ARCHITECT
TB	TOP OF BENCH	ARCH	ARCHITECT
FFE	FINISH FLOOR ELEVATION	STRUCT	STRUCTURE / STRUCTURAL
AF	ABOVE FINISH FLOOR	ENG	ENGINEER
PL	PROPERTY LINE	DWGS	DRAWINGS
TG	TOP OF GRADE	TYP	TYPICAL
M	MONUMENT LINE	EXST	EXISTING
EL	ENLARGED PLAN	HSCP	HARDSCAPE
OA	OVERALL PLAN	LSCP	LANDSCAPE
		PLNT	PLANTING



Scale = NTS

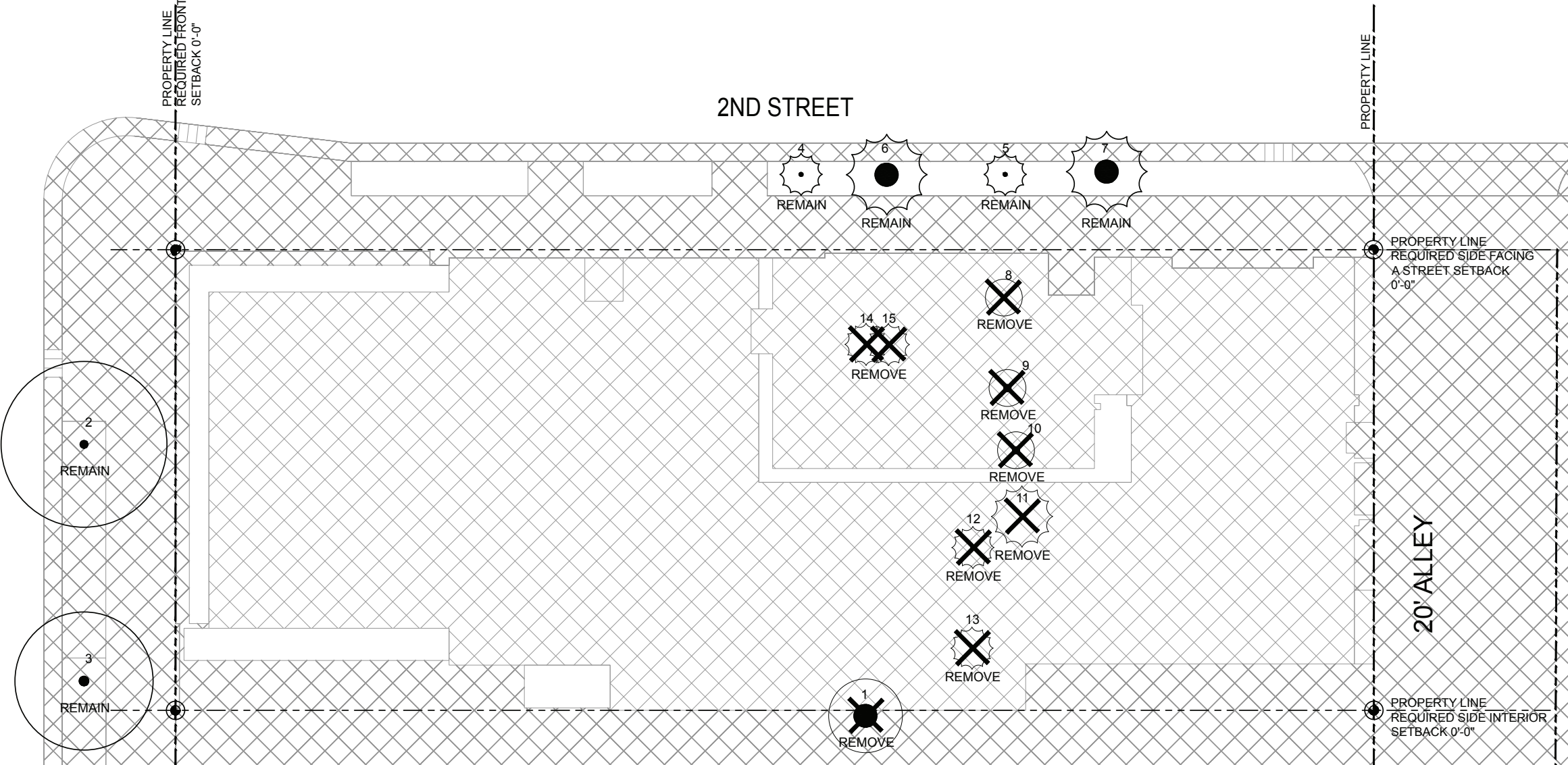


# L-1.20 HARDSCAPE REFERENCE IMAGES

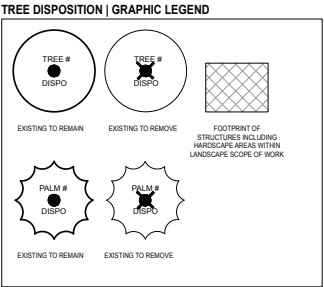




# L-3.00 TREE DISPOSITION PLAN



161 WASHINGTON AVE - TREE DISPOSITION LIST: 2017.05.11									
KEY #	BOTANICAL NAME	COMMON NAME	SIZE			DISPOSITION		RELOCATE ON SITE	NOTES
			DBH. (FT.)	HT. (FT.)	SPD. (FT.)	REMAIN	REMOVE		
1	Ficus spp.			25'	8'		X		
2	Quercus virginiana	Oak (R.O.W)	0.8'	20'	15'	X			
3	Quercus virginiana	Oak (R.O.W)	0.8'	20'	15'	X			
4	Veitchia merrillii	Christmas Palm	0.5'	15'	6'	X			
5	Veitchia merrillii	Christmas Palm	0.5'	15'	6'	X			
6	Cocos nucifera	Coconut Palm (R.O.W)	0.6'	20'	8'	X			
7	Cocos nucifera	Coconut Palm (R.O.W)	0.6'	20'	8'	X			
8	Unidentified Tree		0.3'	12'	3'		X		
9	Unidentified Tree		0.3'	12'	3'		X		
10	Unidentified Tree		0.3'	12'	3'		X		
11	Dypsis lutescens	Areca Palm	1.5'	13'	6'		X		
12	Unidentified Palm		0.6'	20'	5'		X		
13	Unidentified Palm		0.6'	20'	5'		X		
14	Musa acuminata	Banana Tree	1.5'	20'	6'		X		
15	Musa acuminata	Banana Tree	1.5'	20'	6'		X		
SUMMARY									
Total Number of Trees / Palms to Remain: 4									
Total Number of Trees / Palms to Remove: 11									
Total Number of Trees / Palms to Relocate: 0									

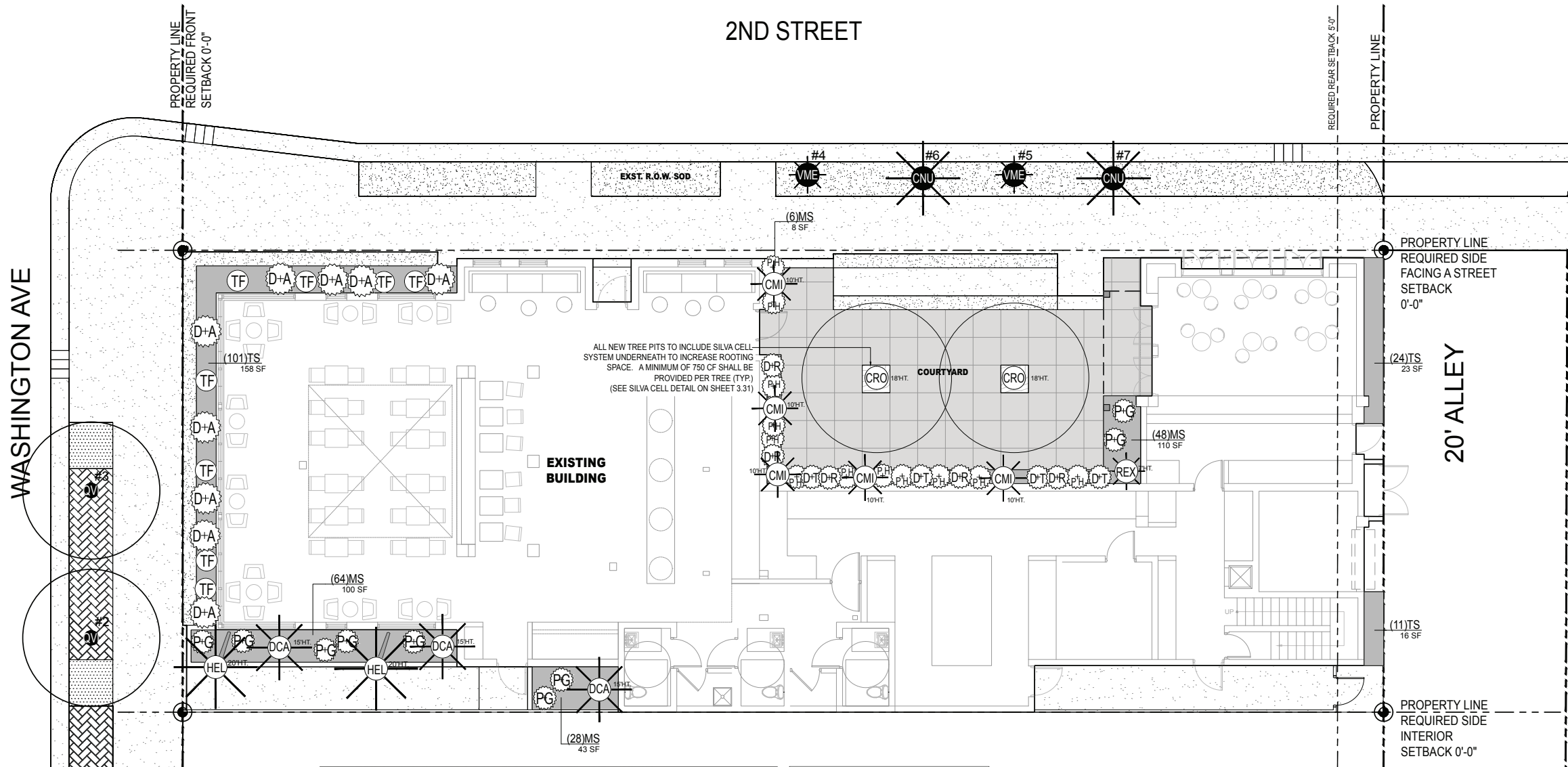


- TREE DISPOSITION | GRAPHIC LEGEND
- EXISTING TREES DESIGNATED TO REMAIN SHALL BE PROTECTED DURING ALL CONSTRUCTION PHASES. ANY TREES OR SHRUBS DESIGNATED TO REMAIN, WHICH ARE SCARRED OR DESTROYED WILL BE REPLACED AT THE CONTRACTOR'S EXPENSE, WITH SIMILAR SPECIES, SIZE AND QUALITY.
  - REFER TO AND COORDINATE WITH TREE DISPOSITION LIST.
  - OBTAIN ALL REQUIRED TREE REMOVAL PERMITS PRIOR TO THE COMMENCEMENT OF WORK.
  - GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY ALL EXISTING TREES PRIOR TO COMMENCEMENT OF WORK.
  - GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO PROTECT ALL ADJACENT PORTIONS OF THE SITE AND BUILDING NOT PART OF DISPOSITION SCOPE OF WORK.
  - GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO PROPERLY SECURE ALL PORTIONS OF THE SITE DURING ALL DEMOLITION PHASES.
  - GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN PERMIT REQUIRED FOR TEMPORARY FENCING.
  - LANDSCAPE CONTRACTOR TO PROVIDE TEMPORARY IRRIGATION AS NEEDED. REFER TO SHEET LANDSCAPE PLANS FOR FURTHER INFORMATION.



Scale = NTS

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NATURALFICIAL, INC.   161 WASHINGTON AVE - PLANT LIST   2017.05.11							
QTY	ABRV.	BOTANICAL NAME	COMMON NAME	SPECIFICATIONS	FL. NATIVE	DROUGHT TOLERANT	
TREES					YES	NO	YES
							NO
2	CRO	<i>Clusia rosea</i>	Autograph Tree	Specimen - 18' ht x 18' wide, 8' C.T. min	X		X
<b>PALMS</b>							
3	DCA	<i>Dypsis cabadesa (cluster)</i>	Cabada Palm	15' ht		X	X
2	HEL	<i>Heterospatha elata</i>	Sagisi Palm	20' ht		X	X
5	CMI	<i>Coccothrinax miraguama</i>	Miraguama Palm	10' ht	X		X
<b>SHRUBS</b>							
8	TF	<i>Tripsacum Floridanum</i>	Dwarf Fakahatchee Grass / Gama Grass	7G	X		X
<b>ACCENTS</b>							
9	DA	<i>Dracaena arborea</i>	Same	15G		X	X
4	DT	<i>Dracaena tarzan</i>	Same	15G		X	X
5	DR	<i>Dracaena tricolor</i>	Dragon Tree	7G		X	X
12	PH	<i>Philodendron</i>	Philodendron Rojo Congo	7G		X	X
9	PG	<i>Philodendron Gigantum</i>	Giant Philodendron	7G	X		X
1	REX	<i>Rhapis excelsa</i>	Lady Palm	7' ht		X	X
<b>GROUNDCOVERS</b>							
146	MS	<i>Microsorium scolopendrium</i>	Wart Fern	3G @ 15" o.c / 3G @ 18" o.c		X	X
136	TS	<i>Tradescantia spathacea</i>	Oyster Plant	3G @ 15" o.c		X	X

EXISTING TREES & DISPOSITION			
KEY #	ABRV	NAME	DISPOSITION
2	QVI	Oak (R.O.W)	Remain
3	QVI	Oak (R.O.W)	Remain
4	VME	Christmas Palm (R.O.W)	Remain
5	VME	Christmas Palm (R.O.W)	Remain
6	CNU	Coconut Palm (R.O.W)	Remain
7	CNU	Coconut Palm (R.O.W)	Remain

NOTE: REFER TO TREE DISPOSITION LIST ON SHEET L-3.00 FOR SIZES AND SPECS.

## LANDSCAPE PLAN | GRAPHIC LEGEND

EXISTING TREE TO REMAIN	NEW TREE	RELOCATED TREE	NEW ACCENTS	NEW VINE	NEW GROUND COVER TYPE AND COUNT
EXISTING PALM TO REMAIN	NEW PALM	RELOCATED PALM	NEW SHRUB	NEW CYCAD	NEW BAMBOO

NOTE: TREE PITS TO BE COORDINATED.



Scale = NTS



Naturalcial, Inc.  
6915 Red Road, Suite 224  
Coral Gables, Florida 33143

224 2nd St / 161 Washington Ave HPB First Submittal



# L-3.20 PLANTING REFERENCE IMAGES



*Clusia rosea*  
**Autograph Tree**



*Dypsis cabadae* (cluster)  
**Cabada Palm**



*Heterospathe elata*  
**Sagisi Palm**



*Coccothrinax miraguama*  
**Miraguama Palm**



*Tripsacum floridanum*  
**Dwarf Fakahatchee Grass**



*Dracaena arborea*



*Dracaena 'Tarzan'*



*Dracaena 'Tricolor'*



*Philodendron giganteum*



*Philodendron 'Rojo Congo'*



*Rhapsis excelsa*  
**Lady Palm**



*Microsorium scolopendrium*  
**Wart Fern**

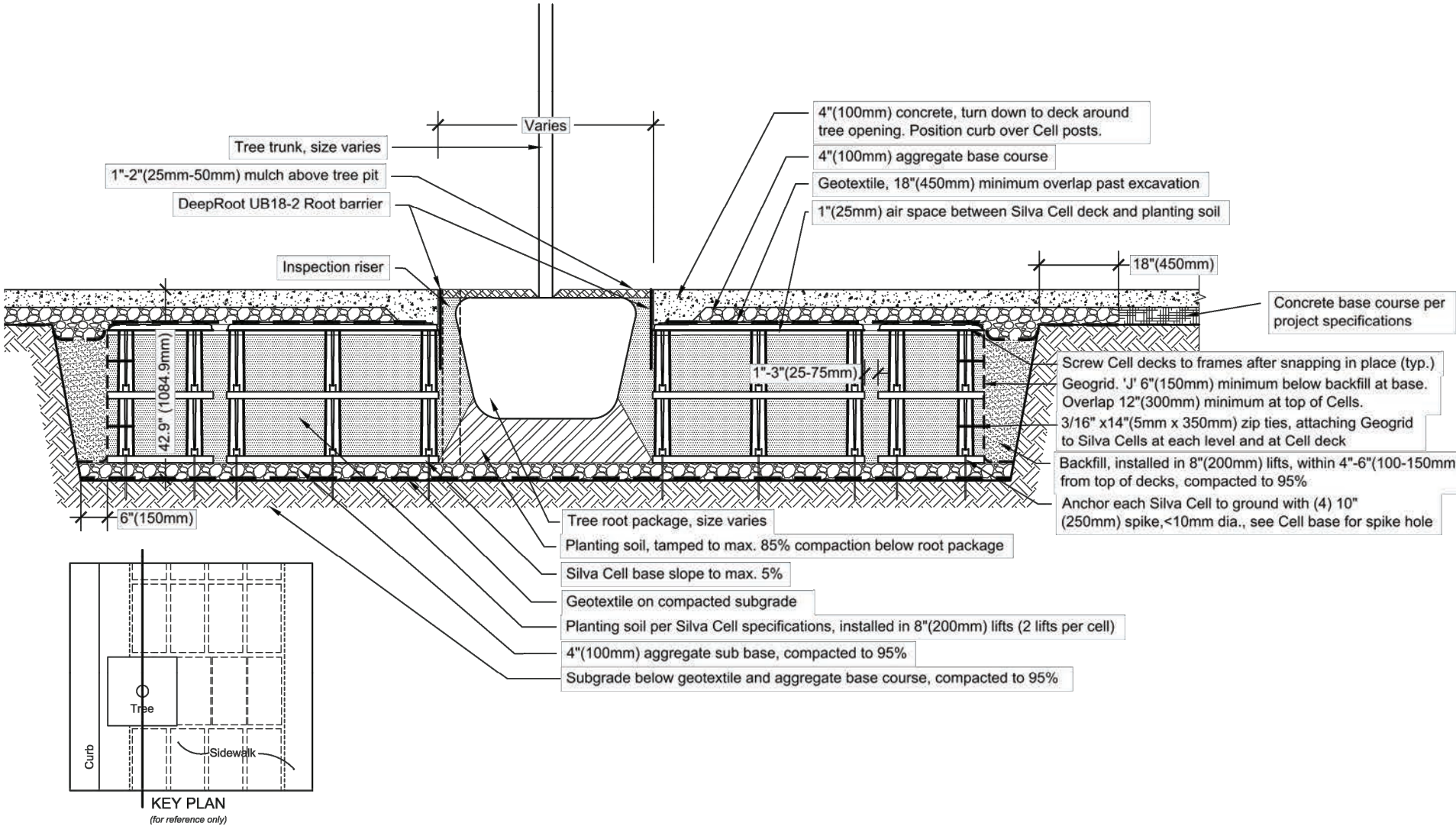


*Tradescantia spathacea*  
**Oyster Plant**





# L-3.31 SILVA CELL DETAIL & NOTES



**NOTES:**

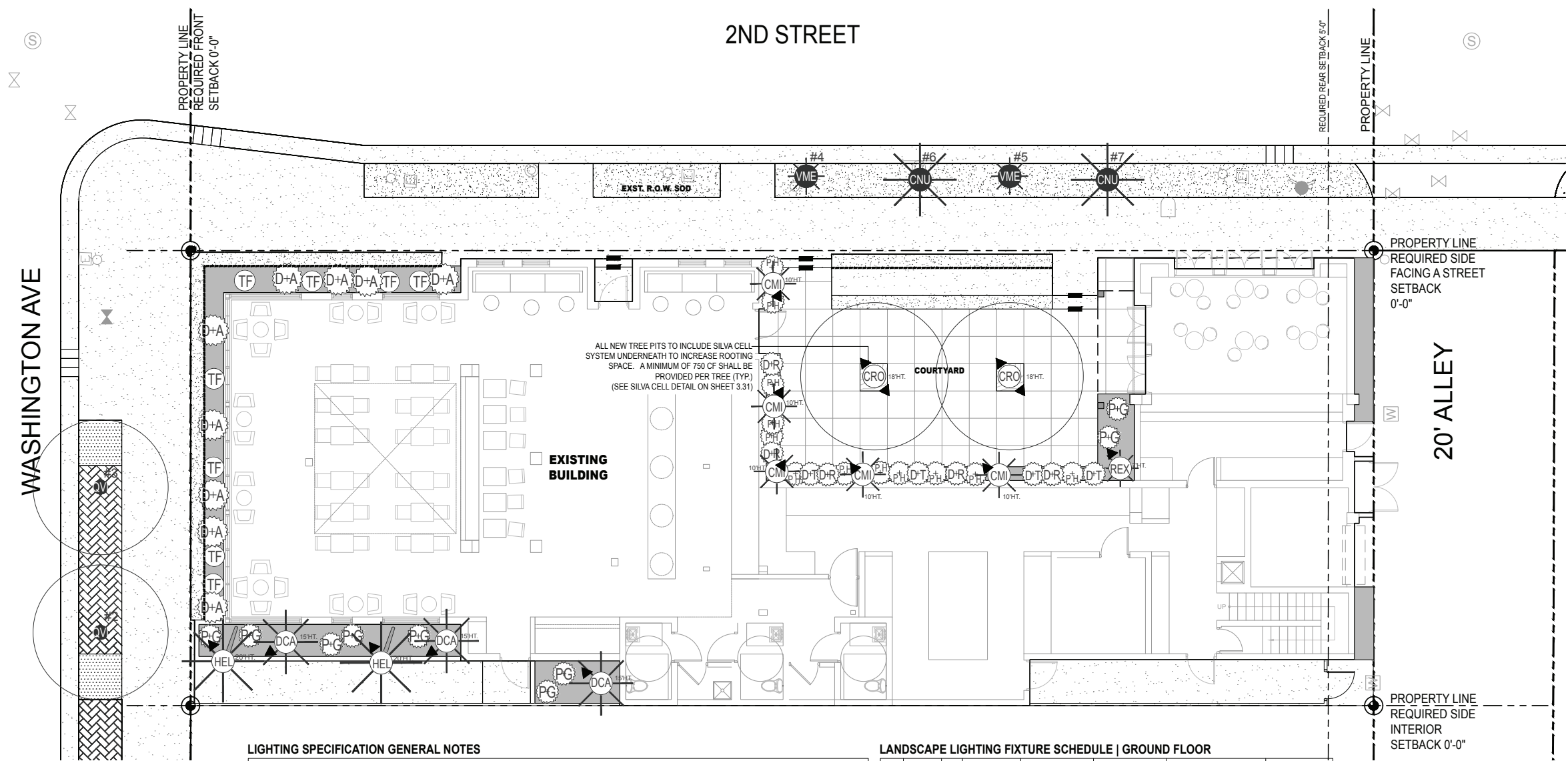
1. Installation to be completed in accordance with manufacturer's specifications.
2. Do not scale drawings.

Disclaimer: Conditions that vary from drawings must be evaluated by a qualified Engineer and appropriate adjustments made.

1 GENERAL SILVA CELL DETAIL AND NOTES  
NTS



# L-4.10 LANDSCAPE LIGHTING PLAN



LIGHTING SPECIFICATION GENERAL NOTES

1. GENERAL REQUIREMENTS
- A. FOR ALL WIRING, ELECTRICAL CONNECTIONS AND POWER SUPPLY FOR LANDSCAPE LIGHT FIXTURES, SEE ELECTRICAL ENGINEERING DRAWINGS.

B. LIGHTING FIXTURES AND OTHER LIGHTING MATERIAL SHALL BE LOCATED AS INDICATED ON DRAWINGS AND AS FURTHER SPECIFIED. ALL MATERIAL SHALL BE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT & MEP E.O.R. FIXTURE PARTS AND COMPONENTS SHALL BE MADE OF MATERIALS APPROPRIATE TO THEIR FUNCTION AND AS SUCH SHALL BE RESISTANT TO CORROSION AND THERMAL AND MECHANICAL STRESSES ENCOUNTERED IN THE NORMAL APPLICATION AND FUNCTIONING OF THE FIXTURES. THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING FIXTURES WITH PROPER VENTS AS NOT TO EXCEED THE TEMPERATURE RATING OF THE LIGHTING FIXTURES OR LAMPS.

C. LOCATIONS OF FIXTURES ARE SHOWN DIAGRAMMATICALLY. FINAL LOCATIONS TO BE DETERMINED BY THE LANDSCAPE ARCHITECT ON-SITE AFTER THE INSTALLATION OF THE TREES
  - NOTIFY THE LANDSCAPE ARCHITECT ABOUT FIELD CONDITIONS AT VARIANCE WITH PLANS AND/OR SPECIFICATIONS BEFORE COMMENCING INSTALLATION
  - COORDINATE CONDITIONS AT VARIANCE WITH OTHER TRADES BEFORE INSTALLATION OF FIXTURES.

D. LUMINAIRES SHALL BE DELIVERED TO THE PREMISE COMPLETE (EXCEPT AS NOTED OR SPECIFIED), INCLUDING MOUNTING DEVICES AND COMPONENTS NECESSARY FOR THE PROPER INSTALLATION AND OPERATION OF THE EQUIPMENT. LUMINAIRES SHALL INCLUDE LAMPS.

E. BLEMISHED, DAMAGED, OR UNSATISFACTORY FIXTURES SHALL BE REPLACED IN A MANNER SATISFACTORY TO LANDSCAPE ARCHITECT AT NO COST TO THE PROJECT OWNER.

F. ELECTRICAL CONTRACTOR TO INSTALL LOUVERS, SPREAD LENSES, AND COLOR FILTERS AS SPECIFIED AND PROVIDE LABOR TO FOCUS ALL ADJUSTABLE FIXTURES. ADDITIONALLY, ELECTRICAL CONTRACTORS SHALL PROVIDE FOR FOUR (4) NON-CONSECUTIVE DAYS TO ADJUST AIMING, LAMPING, AND COLORING OF LIGHTING FIXTURES WITH THE DIRECTION OF THE LANDSCAPE ARCHITECT. THIS MAY INCLUDE RELAMPING FIXTURES WITH DIFFERENT WATTAGES OR BEAM SPREADS AS DIRECTED BY THE LANDSCAPE DESIGNER. ELECTRICAL CONTRACTOR TO PROVIDE LADDERS AND LIFTS AS NECESSARY.

G. TRANSFORMERS SHOULD HAVE THE CAPACITY FOR FUTURE ADDITION OF LIGHTING.

H. LANDSCAPE LIGHTING AND PLANTING AREAS SHALL BE COMPOSED OF GROUND BURIAL CABLES FOR FLEXIBILITY OF ON-SITE ADJUSTMENT OF FIXTURE LOCATION
2. WARRANTY
- A. ALL LIGHTING FIXTURES SHALL BE COVERED BY A MINIMUM ONE YEAR WARRANTY COVERING WORKMANSHIP AND MATERIAL. IF THE FIXTURES ARE SUPPLIED BY THE INSTALLING CONTRACTOR THE GUARANTEE SHALL INCLUDE THE LABOR TO REPLACE DEFECTIVE DEVICES.

LANDSCAPE LIGHTING FIXTURE SCHEDULE | GROUND FLOOR

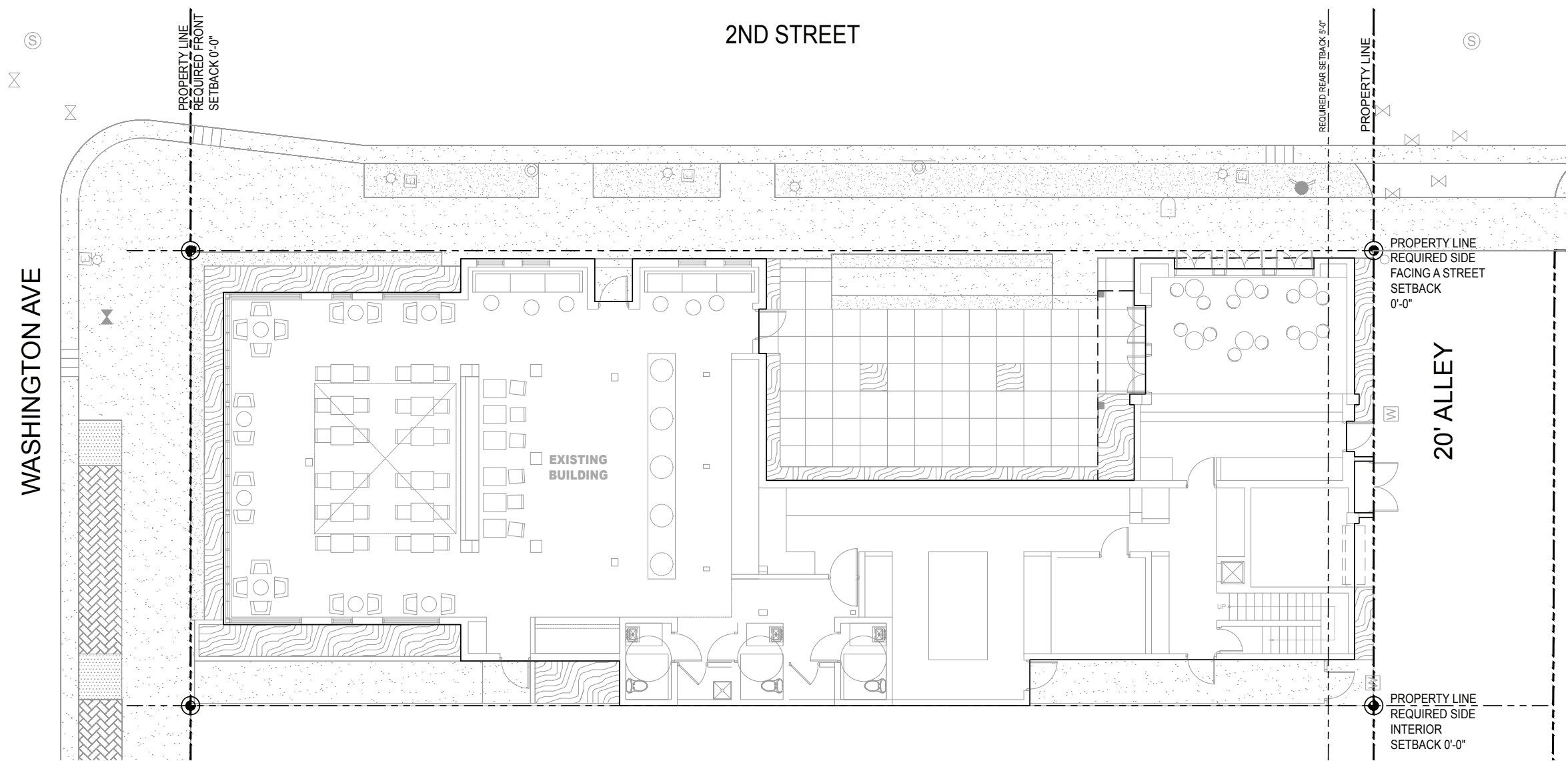
QTY.	SYMBOL	REF	APPLICATION	MANUFACTURER	MODEL NUMBER	DESCRIPTION	NOTES
15		L1	DIRECTIONAL LIGHT	AURORA LIGHT	TELLURIDE HSL16-S	MATERIAL: BRASS; SHROUD: TBD; LIGHT SOURCE: LED; [7] 7.5W; [27D] 2700K; ACCESSORIES: TBD; AMS MOUNT: TBD; FINISH: [BLP] BRONZE LIVING PATINA	U.L LISTED FOR WET LOCATION
6		L2	RECESSED SURFACE MOUNT STEP LIGHT	LIGMAN LIGHTING USA	ULE-40722	LAMP: 11W LED; FRAME: [S] STAINLESS STEEL; LED COLOR: [W27] 2700K; FINISH COLOR: [05] MATTE SILVER - RAL 9006; LENS: [C] CLEAR; OPTIONS: TBD	U.L LISTED FOR WET LOCATION
TBC		L3	LINEAR LED UNDER BENCH	TBD	TBD	TBD	U.L LISTED FOR WET LOCATION



Scale = NTS



# L-5.10 IRRIGATION PLAN



**IRRIGATION PLANS SHALL PROVIDE ADEQUATE IRRIGATION TO ALL PLANTING AREAS IN COMPLIANCE WITH THE CITY OF MIAMI BEACH CODE. FULL IRRIGATION PLANS TO BE DEVELOPED FOLLOWING HPB APPROVAL.**



Scale = NTS

