

SIDMAN RESIDENCE

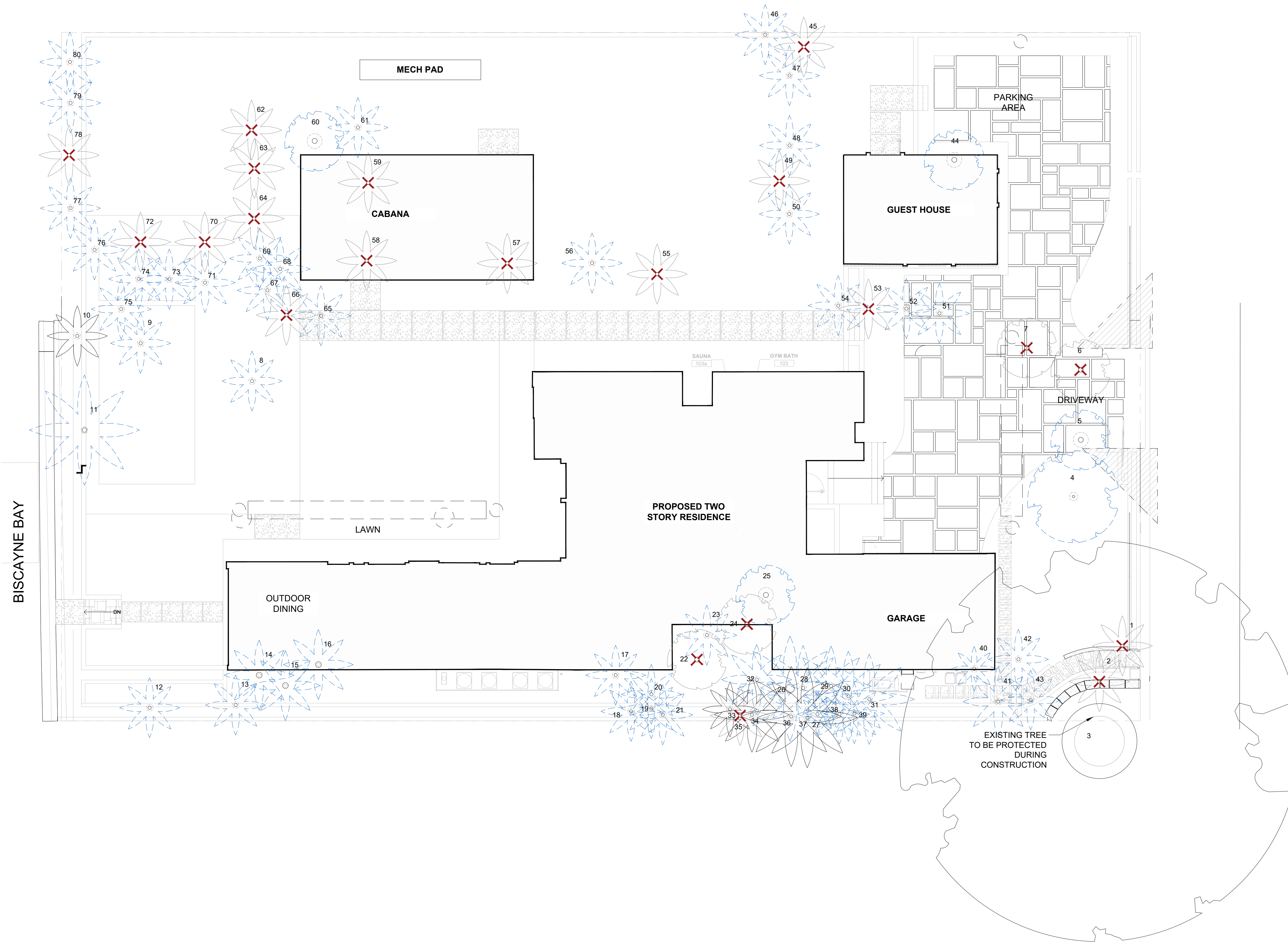
6444 ALLISON ROAD
CITY OF MIAMI BEACH
FL, 33141

DRB24-1010
FIRST SUBMITTAL



LANDSCAPE DRB FINAL APPLICATION SET

04/08/2024



GENERAL NOTES

ALL REASONABLE STEPS SHALL BE TAKEN TO PREVENT THE DESTRUCTION OR DAMAGING OF TREES FOR WHICH NO TREE WORK PERMIT HAS BEEN ISSUED DURING SITE DEVELOPMENT AND CONSTRUCTION ON PRIVATE OR PUBLIC PROPERTY.

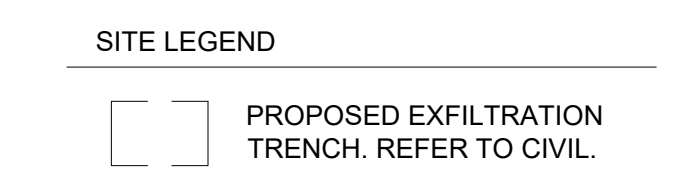
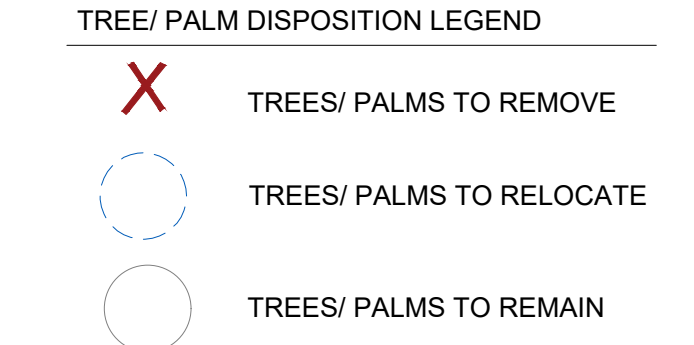
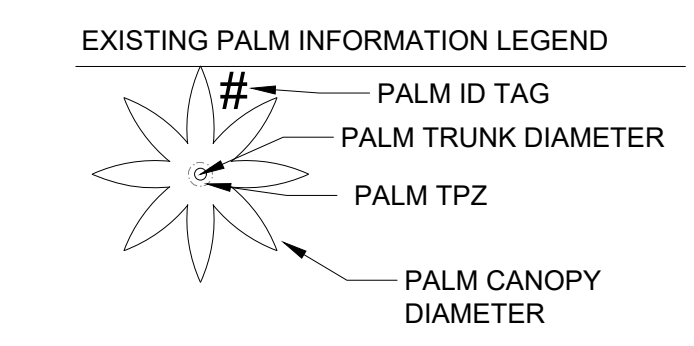
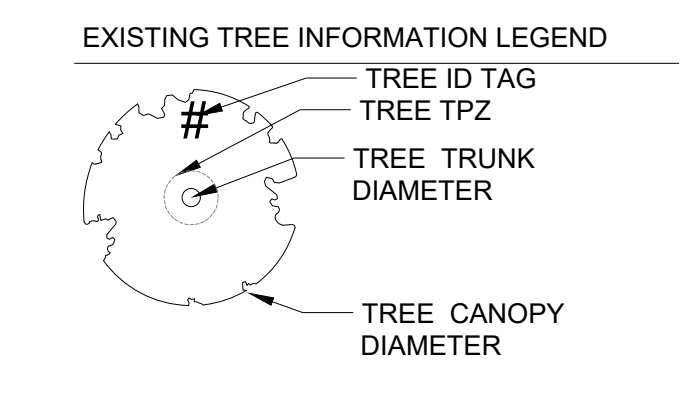
ANY OWNER, TENANT, CONTRACTOR OR AGENT THEREOF WHO FAILS TO PROVIDE TREE PROTECTION, AS SET FORTH HEREIN, SHALL BE SUBJECT TO ENFORCEMENT AS PROVIDED IN SECTION 46-67.

TREES DESTROYED OR INCURRING MAJOR DAMAGE MUST BE REPLACED BY TREES OF EQUAL ENVIRONMENTAL VALUE, AS SPECIFIED BY THE ENVIRONMENT AND SUSTAINABILITY DEPARTMENT, PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY OR CERTIFICATE OF USE, UNLESS REMOVAL OF THE TREES HAS BEEN AUTHORIZED PURSUANT TO A TREE WORK PERMIT.

TREE PROTECTION ZONES MUST BE ESTABLISHED FOR ALL TREES THAT REMAIN IN PLACE ON-SITE AND FOR ANY TREES RELOCATED WITHIN OR TO THE SITE. WHEN PROPOSED DEVELOPMENT ACTIVITIES MAY DAMAGE THE ROOT SYSTEMS OR CANOPIES OF TREES TO BE RETAINED OR RELOCATED ON-SITE, ALTERNATIVES TO THE PROPOSED ACTIVITIES OR EFFECTIVE PROTECTIVE MEASURES, SHALL BE IDENTIFIED AND USED.

TREE REMOVAL AND RELOCATION PERMITS SHALL BE OBTAINED FROM THE CITY OF MIAMI BEACH PRIOR TO ANY TREE OR PALM REMOVAL OR RELOCATION ON THE PROPERTY. SEE LANDSCAPE DRAWINGS FOR MITIGATION PLANTING LOCATIONS AND SPECIFICATIONS.

TREE DISPOSITION LEGEND



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6444 ALLISON ROAD
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FL, 33141

MATTHEW AND LORI SIDMAN

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LANDSCAPE ARCHITECT:
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BOSTON, MA 02118
GENERAL CONTRACTOR:
TBD

PROFESSIONAL SEAL(S):

ARCHITECT LICENSE NO: AR100517

SIDMAN RESIDENCE

Issue Description:
Project Status:
Revision Schedule

#	DATE	DESCRIPTION
1	04/08/2024	DRB FINAL SUBMISSION
	03/06/2024	DRB PRE-APPLICATION

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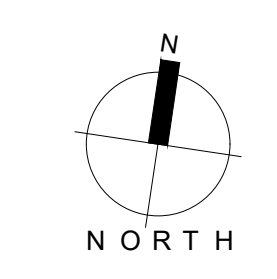
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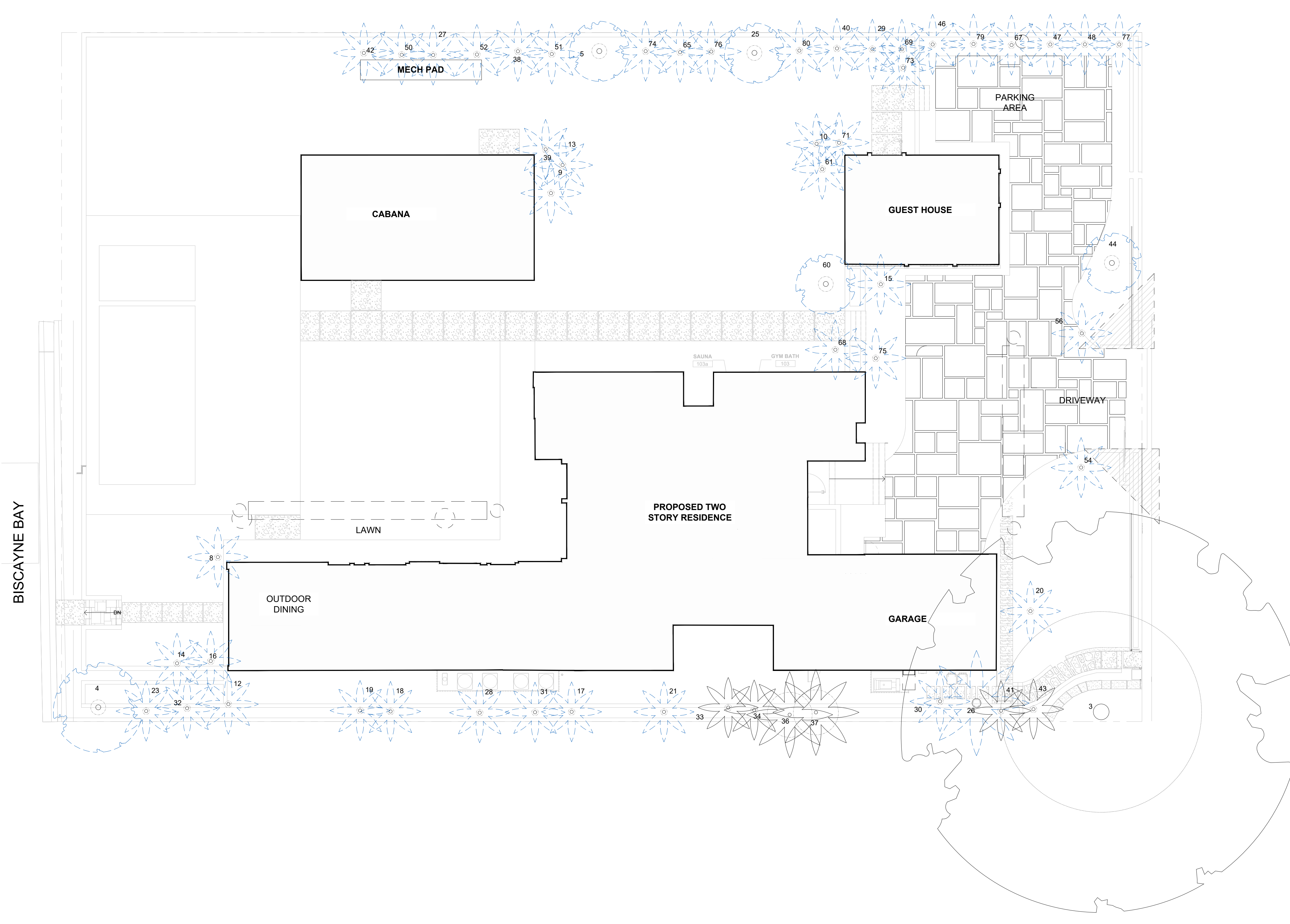
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TREE DISPOSITION PLAN

L-100

1 TREE DISPOSITION PLAN
SCALE: 3/32" = 1'-0"
0' 4' 8' 16' 32'





TREE RELOCATION LEGEND

- TREES/ PALMS SHOWN IN RELOCATED POSITION
- TREES/ PALMS TO REMAIN

SITE LEGEND

- PROPOSED EXFILTRATION TRENCH. REFER TO CIVIL.

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TREE RELOCATION PLAN

L-101

1 TREE RELOCATION PLAN

SCALE: 3/32" = 1'-0"



**CITY OF MIAMI BEACH
LANDSCAPE LEGEND**

INFORMATION REQUIRED TO BE PERMANENTLY AFFIXED TO PLANS
Zoning District RS-3 Lot Area 29,631 sf Acres _____

	REQUIRED/ ALLOWED	PROVIDED
A. Square feet of required Open Space as indicated on site plan: Lot Area = _____ 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=	<u>4,470 SF</u>	<u>4,577 SF</u>

LAWN AREA CALCULATION

A. Square feet of landscaped open space required	<u>4,470 SF</u>	<u>4,577 SF</u>
B. Maximum lawn area (sod) permitted= _____ % x _____ s.f.	<u>2,285 SF</u>	<u>1,581 SF</u>

TREES

A. Number of trees required per lot or net lot acre, less existing number of trees meeting minimum requirements= _____ trees x _____ net lot acres - number of existing trees=	<u>29</u>	<u>54 EXISTING PALMS</u>
B. % Natives required: Number of trees provided x 30% =	<u>9</u>	<u>12</u>
C. % Low maintenance / drought and salt tolerant required: Number of trees provided x 50%=	<u>15</u>	<u>16</u>
D. Street Trees (maximum average spacing of 20' o.c.) _____ linear feet along street divided by 20'=	<u>N/A</u>	<u>N/A</u>
E. Street tree species allowed directly beneath power lines: (maximum average spacing of 20' o.c.): _____ linear feet along street divided by 20'=	<u>N/A</u>	<u>N/A</u>

SHRUBS

A. Number of shrubs required: Sum of lot and street trees required x 12=	<u>348</u>	<u>6,704</u>
B. % Native shrubs required: Number of shrubs provided x 50%=	<u>174</u>	<u>354</u>

LARGE SHRUBS OR SMALL TREES

A. Number of large shrubs or small trees required: Number of required shrubs x 10%=	<u>35</u>	<u>72</u>
B. % Native large shrubs or small trees required: Number of large shrubs or small trees provided x 50%=	<u>18</u>	<u>41</u>

TABULATION CHART

ARTICLE	DESCRIPTION	REQUIRED/ALLOWED	PROPOSED	
Sec. 46-61.	UP TO 30 PERCENT OF THE TWO-INCH DBH REPLACEMENT TREE REQUIREMENT MAY BE MET BY PLANTING NATIVE SPECIES WITHIN PRIVATE PROPERTY, WITH A MINIMUM HEIGHT OF TEN FEET AND A MINIMUM DBH OF ONE AND ONE-HALF INCHES AT TIME OF PLANTING	5	6	
Sec. 46-61.(b)	THE REMOVAL OF A PALM AT 15' AND UP SHALL BE REPLACED WITH ONE CANOPY TREE AT 12 FEET OVERALL HEIGHT WITH A TWO-INCH DBH.	17	22	
Sec. 126-6.	THE NUMBER OF REQUIRED TREES LISTED IN TABLE A FOR CATEGORY 1 RESIDENTIAL ZONING DISTRICTS ARE INTENDED FOR PROPERTIES UP TO 6,000 SQUARE FEET LOT AREA. PROVIDE ONE ADDITIONAL TREE FOR EACH ADDITIONAL 1,000 SQUARE FEET OF LOT AREA. IF THE TOTAL LOT AREA IS A FRACTION OVER THE ADDITIONAL 1,000 SQUARE FEET THEN, THE NUMBER OF REQUIRED TREES WILL BE ROUNDED UP.	28	22 PROPOSED+ 4 EXISTING	
Sec. 126-6.	EXISTING TREES REQUIRED BY LAW TO BE PRESERVED ON SITE THAT MEET THE REQUIREMENTS OF MINIMUM TREE SIZE MAY BE COUNTED TOWARD FULFILLING THE MINIMUM TREE REQUIREMENT	4	4	
Sec. 46-61.	A MINIMUM OF 50 PERCENT OF ALL REPLACEMENT TREES PLANTED SHALL BE NATIVE TO SOUTH FLORIDA	9	11	
	NO LESS THAN 50% OF THE REQUIRED TREES SHALL BE LOW MAINTENANCE OR DROUGHT AND SALT TOLERANT SPECIES	9	14	
TOTAL DIAMETER OF TREE(S) TO BE REMOVED (SUM OF INCHES AT DBH)	TOTAL NUMBER OF REPLACEMENT TREES REQUIRED (2" DBH MINIMUM EACH; 12' MINIMUM HEIGHT)	OR	TOTAL NUMBER OF REPLACEMENT TREES REQUIRED (4" DBH MINIMUM EACH; 16' MINIMUM HEIGHT)	CONTRIBUTION TOTREE TRUST FUND
2"—3"	1	or	0	\$ 1,000.00
4"—6"	2	or	1	\$ 2,000.00
7"—12"	4	or	2	\$ 4,000.00
13"—18"	6	or	3	\$ 6,000.00
19"—24"	8	or	4	\$ 8,000.00
25"—30"	10	or	5	\$ 10,000.00
31"—36"	12	or	6	\$ 12,000.00
37"—42"	14	or	7	\$ 14,000.00
43"—48"	16	or	8	\$ 16,000.00
49"—60"	20	or	10	\$ 20,000.00

MITIGATION CHART

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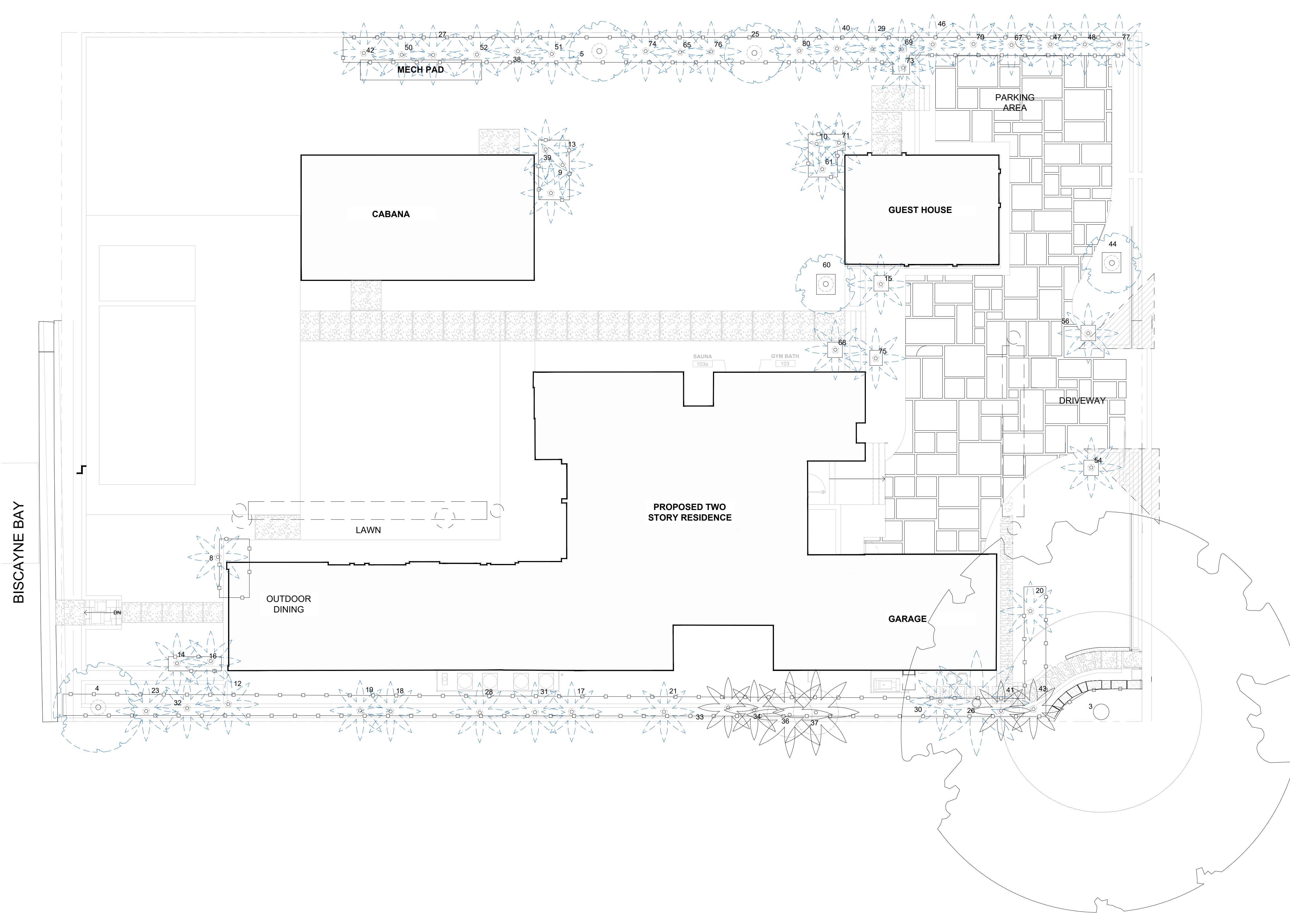
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**TABULATION &
MITIGATION
CHART**

L-103



- TREE PROTECTION LEGEND**
- TREES/ PALMS SHOWN IN RELOCATED POSITION
 - TREES/ PALMS TO REMAIN
 - TREE PROTECTION FENCE
- SITE LEGEND**
- PROPOSED EXFILTRATION TRENCH. REFER TO CIVIL.

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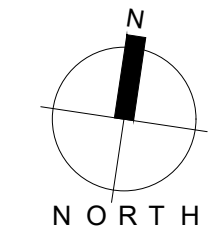
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TREE PROTECTION PLAN

L-104

1 TREE PROTECTION PLAN

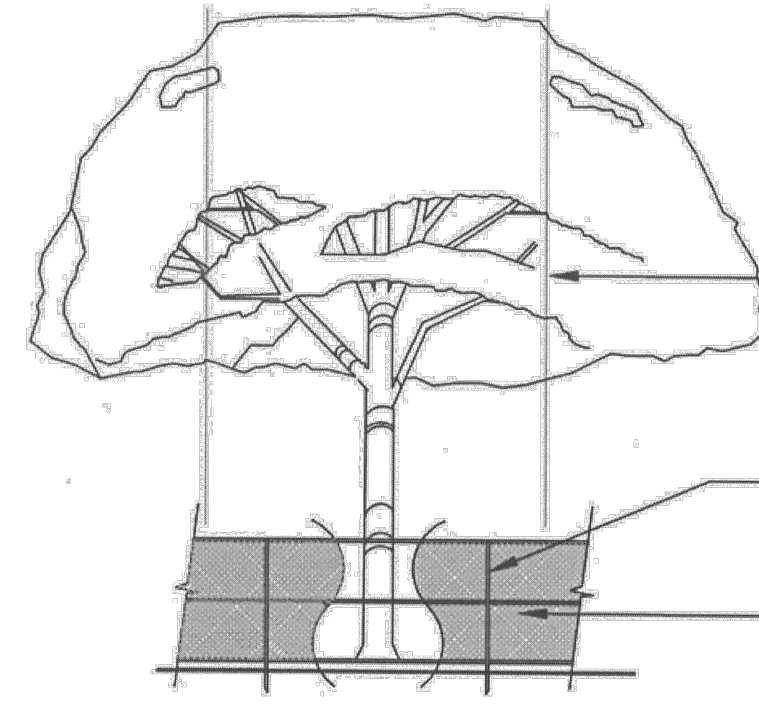
SCALE: 3/32" = 1'-0"



BISCAYNE BAY

TREE / PALM PROTECTION FENCES SHALL BE CONSTRUCTED PRIOR TO ANY CONSTRUCTION ACTIVITY INCLUDING GRUBBING FOR ALL TREES / PALMS THAT ARE 'TO REMAIN, BE PROTECTED, or BE RELOCATED'

NO ACTIVITY OR DISTURBANCE SHOULD OCCUR WITHIN THE FENCED AREAS, INCLUDING VEHICLE USE, STORAGE OF MATERIALS, DUMPING OF LIQUIDS OR MATERIALS, GRADE CHANGES, GRUBBING, AND MECHANICAL TRENCHING FOR IRRIGATION, ELECTRICAL, LIGHTING, ETC.



In no case shall the fence be installed less than ten feet from the trunk

Tree + Palm protection barriers to extend beyond the 'dripline' or to the 'critical root zone area' of all trees/palms to be protected. Extend where necessary to protect tree canopy roots

Barriers shall be a minimum of four feet high, and shall be constructed of continuous chain link fence with metal posts at eight-foot spacing, or of two-by-four-inch posts with three equally spaced two-by-four-inch rails. Posts may be shifted to avoid roots.

PROTECTION DETAIL NOTE

CONTRACTOR TO INSTALL 'TREE / PALM PROTECTION FENCE BARRIERS' AROUND ALL EXISTING TREES OR PALMS AT THE START OF THE PROJECT. BARRIERS TO REMAIN IN PLACE THROUGHOUT THE DURATION OF THE PROJECT AND SHOULD NOT BE REMOVED OR DROPPED FOR ANY REASON WITHOUT AUTHORIZATION FROM THE CITY OF MIAMI BEACH URBAN FORESTER + PLANNING + ZONING DEPARTMENT

C.M.B. TREE / PALM PROTEC. DETAIL

TREE PROTECTION NOTES:

1. NO WORK SHALL COMMENCE WITHOUT RECEIVING ALL OF THE APPROPRIATE TREE PROTECTION, TREE REMOVAL AND TREE RELOCATION PERMITS.
2. SITE ACCESS/MATERIALS STORAGE/DISPOSAL
 - (a) CONSTRUCTION ACCESS SHOULD MAKE ALL ATTEMPTS TO UTILIZE EXISTING ACCESS PATHS TO HAVE THE LEAST IMPACT ON EXISTING TREES. SITE ACCESS SHOULD COINCIDE WITH PLANNED HARDSCAPE AREAS.
 - (b) DESIGNATED PARKING AND STAGING MATERIALS SITES SHOULD BE ESTABLISHED, MARKED AND LIMITED IN THESE AREAS. PRIOR TO CONSTRUCTION, LOCATE EQUIPMENT AND MATERIALS STAGING SITE IN LOCATION OF FUTURE HARDSCAPE AREAS.
 - (c) THE MIXING OF MATERIALS AND CHEMICALS MAY ONLY OCCUR WITHIN DESIGNATED AREAS THAT ARE PROPERLY OVERSEEN. THESE ZONES MUST BE LOCATED WITHIN FUTURE HARDSCAPING AREAS.
 - (d) DISPOSAL ZONES: DEBRIS AND CHEMICALS MUST BE DISCARDED IN DESIGNATED DISPOSAL ZONES. NO DISPOSAL AROUND ESTABLISHED TPZ'S.
3. ALL TREE RELOCATION AND REPLACEMENT SHALL BE DONE IN ACCORDANCE WITH STANDARD FORESTRY PRACTICES AND PROCEDURES AND ALL SUCH PLANTINGS SHALL BE MAINTAINED AND ATTENDED TO PROMOTE SUCCESSFUL ESTABLISHMENT THEREOF.
 - (a) DURING CONSTRUCTION, ALL REASONABLE STEPS SHALL BE TAKEN TO PREVENT THE DAMAGE OF VEGETATION DESIGNATED FOR PRESERVATION. VEGETATION DESTROYED OR DAMAGED MUST BE REPLACED BY VEGETATION OF EQUAL OR BETTER ENVIRONMENTAL VALUE, OR AS SPECIFIED BY THE CITY IN WHICH THE PROJECT IS LOCATED.
 - (b) PROTECTIVE BARRIERS SHALL BE ERECTED FOR ALL EXISTING TREES TO REMAIN IN PLACE. AS SHOWN IN THE DETAILS. THE PROTECTIVE BARRIERS SHALL BE INSTALLED AND MAINTAINED FOR THE PERIOD OF TIME BEGINNING WITH THE COMMENCEMENT OF ANY LAND CLEARING OR BUILDING OPERATIONS, AND ENDING WITH THE COMPLETION OF THE PERMITTED CLEARING OR BUILDING CONSTRUCTION WORK ON THE SITE. FENCES SHALL COMPLETELY SURROUND THE TREE OR CLUSTER OF TREES. SHALL ENCOMPASS THE ENTIRE TREE CANOPY, (AT THE OUTERMOST LIMITS OF THE TREE BRANCHES= THE DRIP LINE) KNOWN AS THE CRZ PLUS AN ADDITIONAL RADIAL WIDTH OF 10' FEET TO COMPLETE THE TPZ, AND SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PROJECT.
 - (c) NO EXCESS SOIL, ADDITIONAL FILL, EQUIPMENT, LIQUIDS OR CONSTRUCTION DEBRIS SHALL BE PLACED WITHIN THE DRIP LINE OF ANY VEGETATION THAT IS BEING PRESERVED IN ITS PRESENT LOCATION, OR RELOCATED MATERIAL. ADDITIONALLY, NO SOIL SHALL BE REMOVED FROM THE DRIP LINE OF ANY OF SAID TREES.
4. AN ON SITE REPRESENTATIVE MUST BE PRESENT AND RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL VEGETATION PROTECTIVE BARRIERS. THE REPRESENTATIVE SHALL BE RESPONSIBLE FOR SUPERVISING THE REMOVAL OF ALL EXISTING VEGETATION PERMITTED TO BE REMOVED. THE REPRESENTATIVE SHALL BE ON SITE AT ALL TIMES DURING THE VEGETATION AND CLEARING OPERATIONS.
5. FOR TREES TO BE REMOVED, ALL CUTTINGS, LEAVES, BRANCHES ETC, MUST BE PROMPTLY REMOVED FROM THE SITE. ALL STUMPS SHALL BE REMOVED BY UTILIZING A STUMP GRINDER OR REMOVING THE STUMP USING APPROPRIATE HYDRAULIC EQUIPMENT.
- 6.. TREES TO BE RELOCATED SHALL UNDERGO THE FOLLOWING PRIOR TO RELOCATION:
 - A. THE TREE SHALL BE STRUCTURALLY CROWN PRUNED IN ACCORDANCE WITH ACCEPTED ARBORIST STANDARDS IN PREPARATION FOR TREE RELOCATION.
 - B. AFTER A PERIOD OF 60 DAYS AFTER CROWN PRUNING, 1/2 OF THE ROOT BALL (1/2 OF THE CIRCUMFERENCE) SHALL BE ROOT PRUNED IN ACCORDANCE WITH ACCEPTED ARBORIST STANDARDS. THE DISTANCE OF THE ROOT PRUNING EXCAVATION AREA SHALL BE AN APPROPRIATE DISTANCE FROM THE TRUNK AS DESIGNATED IN ACCEPTED ARBORISTS STANDARDS.
 - C. AFTER A SECOND PERIOD OF 60 DAYS, THE REMAINING 1/2 OF THE ROOT BALL SHALL BE ROOT PRUNED AS DESIGNATED ABOVE.
 - D. AFTER A THIRD PERIOD OF 60 DAYS, THE TREE SHALL THEN BE RELOCATED IN ACCORDANCE WITH ACCEPTED ARBORIST PRACTICES TO ITS FINAL LOCATION.
 - E. THE TREES WILL BE READY FOR RELOCATION AFTER A TOTAL PERIOD OF 180 DAYS AND ORDERLY SATISFACTION OF THE STEPS NOTED ABOVE.
 - F. IN THE EVENT THESE GUIDELINES DIFFER FROM LISTED ACCEPTED ARBORIST STANDARDS, THE ARBORISTS STANDARDS SHALL PREVAIL.
- 7.. RELOCATED TREE SHALL BE PROPERLY IRRIGATED TO ASSURE THEIR SURVIVAL BOTH PRIOR TO RELOCATION (DURING ROOT PRUNING PROCESS) AND AFTER RELOCATION. ONCE THE TREE HAS BEEN RELOCATED, PROPER IRRIGATION SHALL INCLUDE BOTH BUBBLERS OVER THE ROOT ZONE, AND MIST HEADS IN THE CROWN THAT ADEQUATELY RINSE THE ENTIRE CROWN OF THE TREE (SEE DETAILS).
- 8.. FENCING:
 - (d) PROVIDE TEMPORARY FENCING FOR CONSTRUCTION OPERATIONS
 - (e) CONSTRUCTION: COMMERCIAL GRADE CHAIN LINK. PLASTIC FENCING IS NOT ADEQUATE
 - (f) HEIGHT: 6' FEET
 - (g) LOCATIONS: TPZ. TO BE OUTSIDE OF THE CRZ (DRIP LINE OF CANOPY) + 10' = TPZ
 - (h) SIGNAGE: SHALL BE POSTED ON FENCING "TREE PROTECTION ZONE- KEEP OUT"
 - (i) MULCH: MULCH WITHIN TPZ FENCING WITH 2"-3" MULCH TO REDUCE MOISTURE EVAPORATION. DO NOT ALLOW MULCH TO TOUCH TREE TRUNK.

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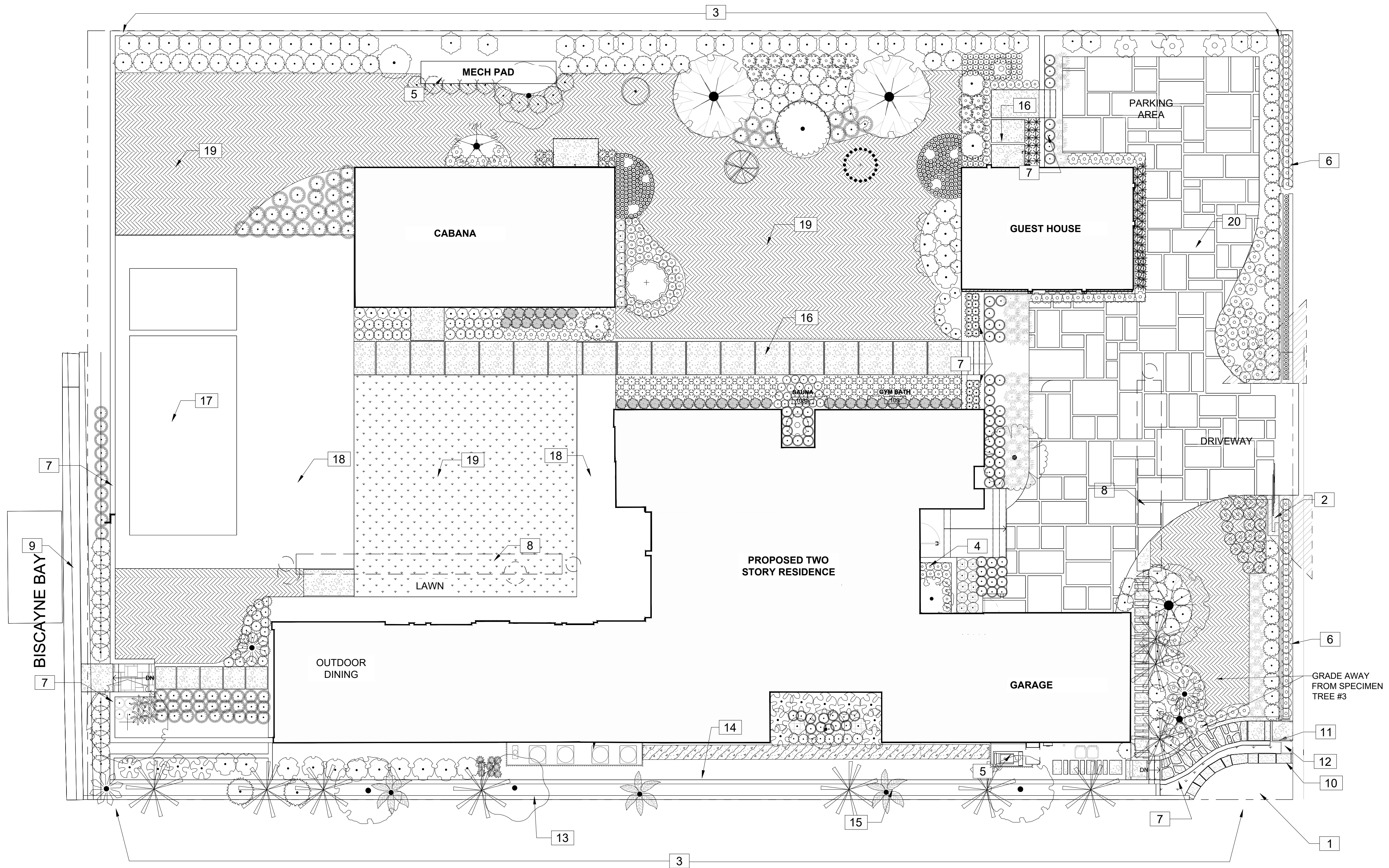
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TREE PROTECTION NOTES

L-105



REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION
1	EXISTING SPECIMEN TREE TO BE PROTECTED DURING CONSTRUCTION
2	MOTORIZED GATE
3	PRIVACY BUFFER
4	BUILT-IN PLANTING
5	MECHANICAL PAD
6	2' H CONC. SITE WALL. PLANTER W/ 3' H ALUM. FENCE ON TOP
7	RETAINING WALL
8	PROPOSED EXFILTRATION TRENCH REFER TO CIVIL
9	SEAWALL
10	OOLITE BOULDER SEAT WALL
11	PEDESTRIAN SWING GATE
12	MAILBOX. REFER TO ARCH DWGS
13	EXISTING WALL TO BE PRESERVED DURING CONSTRUCTION
14	OOLITE RETAINING WALL
15	EXISTING GRADE TO REMAIN
16	PEDESTRIAN PATH
17	POOL
18	DECKING
19	LAWN
20	DRIVEWAY

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CITY OF MIAMI BEACH
FL, 33141

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GENERAL CONTRACTOR:
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PROFESSIONAL SEAL(S):

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SIDMAN RESIDENCE

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Project Status:
Revision Schedule

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1	04/08/2024	DRB FINAL SUBMISSION
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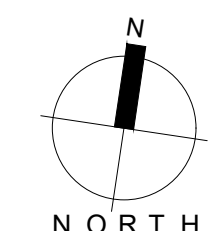
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OVERALL LANDSCAPE PLAN

L-110

1 OVERALL LANDSCAPE PLAN
SCALE: 3/32" = 1'-0"
0' 4' 8' 16' 32'



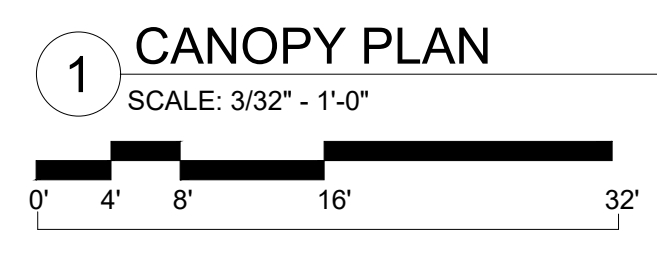
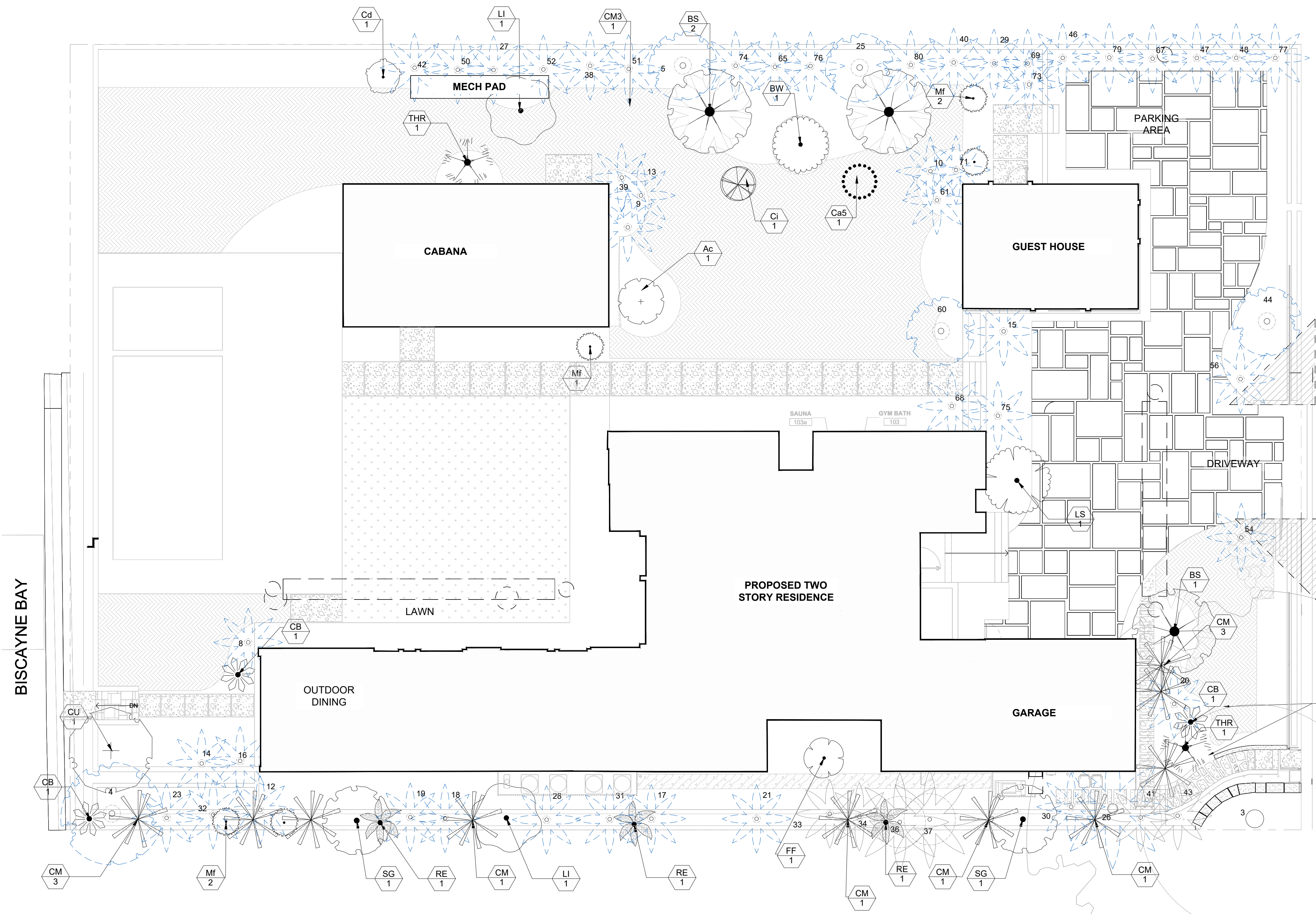
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PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE
TREES					
	Ac	1	AVERRHOA CARAMBOLA	STAR FRUIT	12'HT, 2" CAL, 6' SF
	BW	1	BAUHINIA ACULEATA	WHITE ORCHID TREE	12'HT, 2" CAL, 6' SF
	Ca5	1	CITRUS X AURANTIIFOLIA 'BEARSS LIME'	BEARSS LIME	10'HT 1.5" CAL
	CM3	1	CITRUS X AURANTIIFOLIA 'MEXICAN'	KEY LIME	15 GAL.
	Ci	1	CITRUS X LIMON 'IMPROVED MEYER'	MEYER LEMON	10'HT 1.5" CAL
	FF	1	FICUS LYRATA 'LITTLE FIDDLE'	DWARF FIDDLE LEAF FIG	2"DBH, 12' MIN
	LI	2	LAGERSTROEMIA INDICA INDICA PURPLE	CRAPE MYRTLE	12'HT, 2" CAL, 6' SF
	LS	1	LAGERSTROEMIA SPECIOSA MULTI-TRUNK	QUEEN'S CRAPE MYRTLE	12'HT, 2" CAL, 6' SF
NATIVE TREES					
	BS	3	BURSERIA SIMARUBA	GUMBO LIMBO	16'HT, 4" CAL, 8' SF
	Cd	1	COCCOLOBA DIVERSIFOLIA	PIGEON PLUM	1.5" DBH, 10' MIN
	CU	1	COCCOLOBAUVIFEA	SEA GRAPE	16'HT, 4" CAL, 8' SF
	Mf	5	MYRCIANTHES FRAGRANS	SIMPSON'S STOPPER	10'HT 1.5" CAL
	SG	2	SIMAROUBA GLAUCA	PARADISE TREE	16'HT, 4" CAL, 8' SF
PALM TREES					
	CM	10	CARYOTA MITIS CLUMPING FLORIDA NO. 1 GRADE OR BETTER.	FISHTAIL PALM	20'+
	CB	3	COCCOTHRINAX BORHIDIANA BORHIDIANA	GUANO PALM	10' CT
	RE	3	RHAPIS EXCELSA	LADY PALM	45 GAL.
	THR	2	THRINAX RADIATA	FLORIDA THATCH PALM	6' CT

GRADE AWAY FROM SPECIMEN TREE #3



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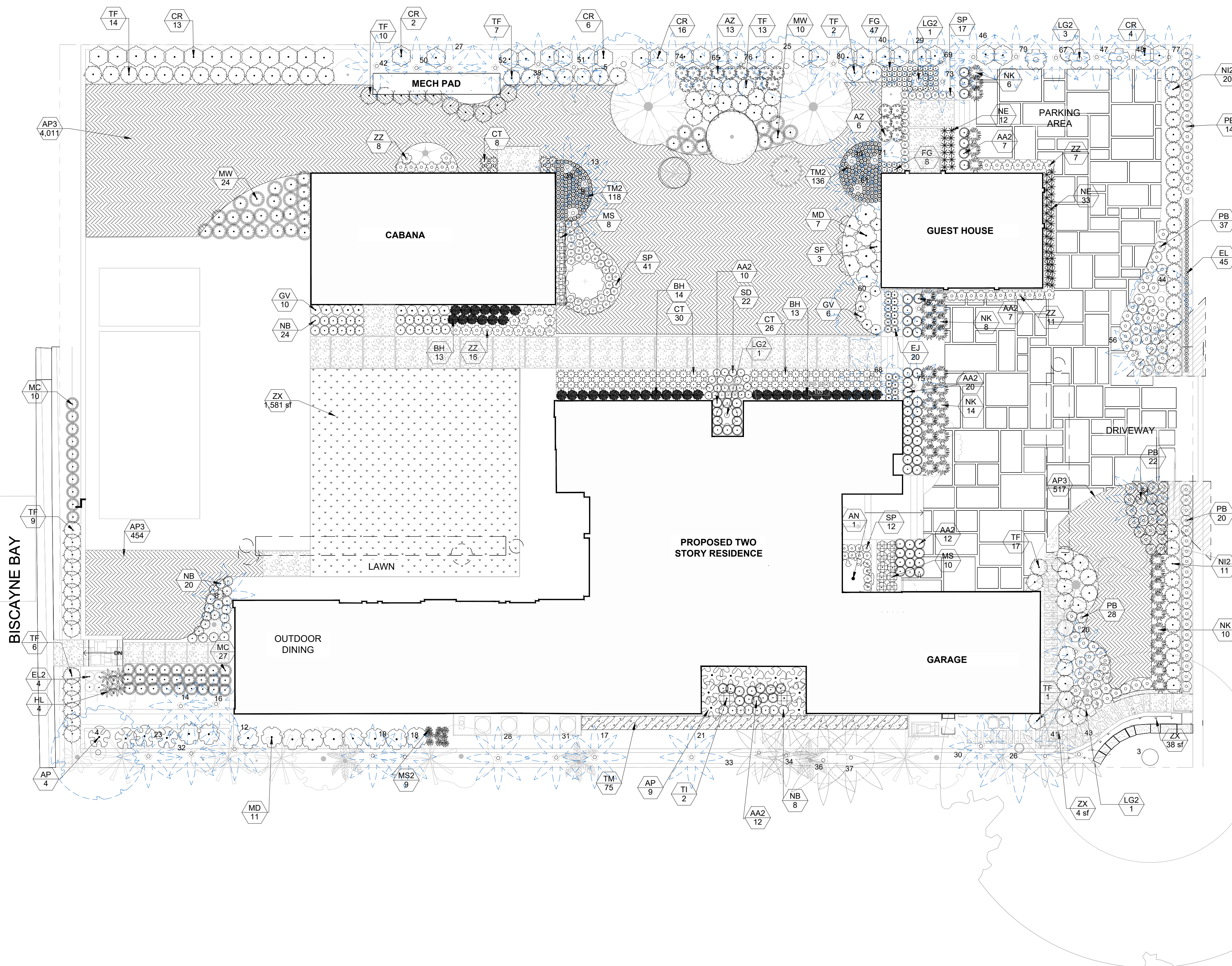
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**UNDERSTORY
LANDSCAPE PLAN**

L-130

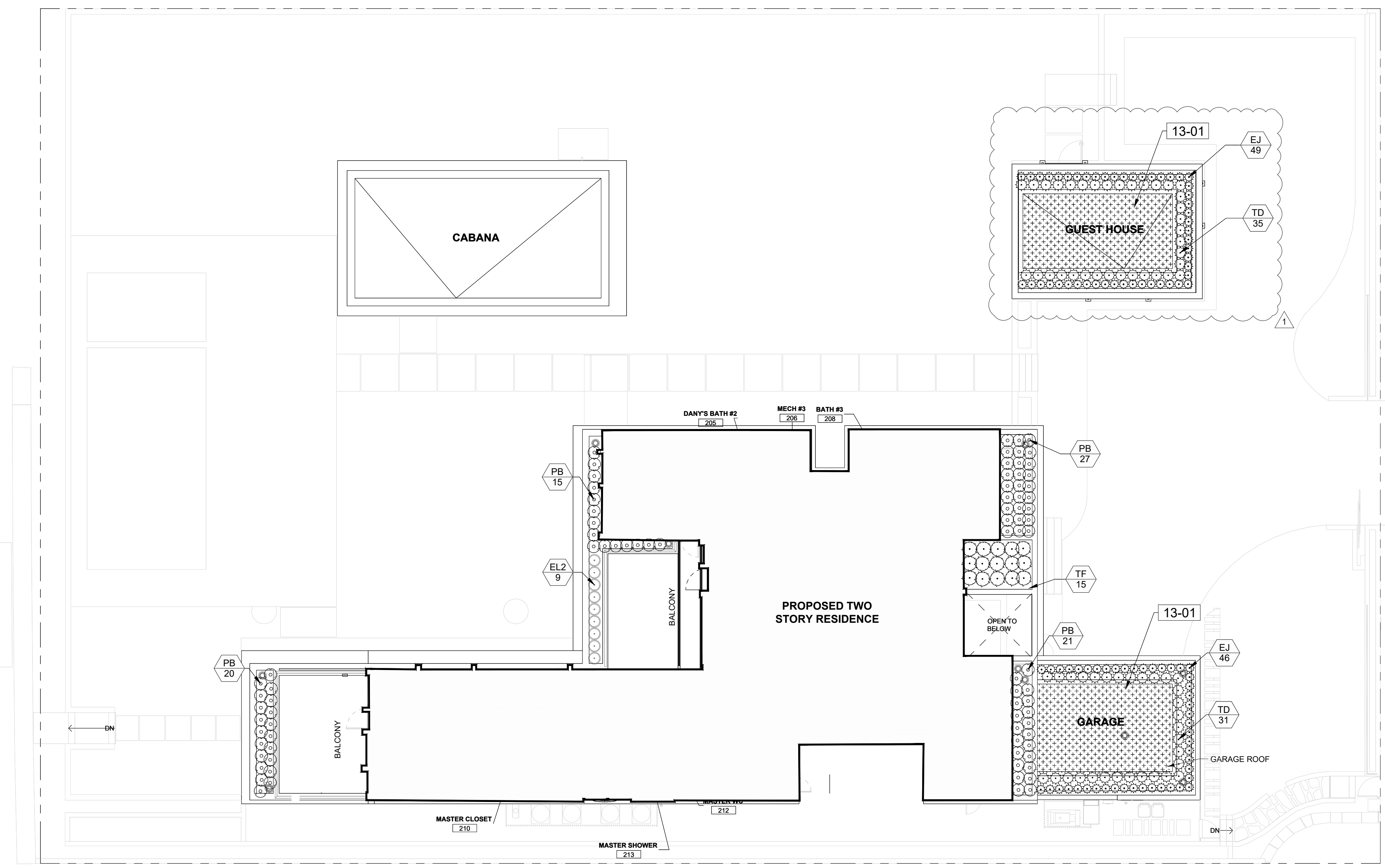
PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE
SHRUBS					
AP	13	ALOCASIA X 'PORTODORA' ALOCASIA (RUFFLED)	PORTODORA	7 GAL.	
AZ	19	ALPINIA ZERUMBET	SHELL GINGER	15 GAL.	
AA2	68	ASPIDISTRA ELATIOR	CAST IRON PLANT	3 GAL.	
AN	1	ASPLENIUM NIDUS	BIRDS NEST FERN	45 GAL.	
BH	40	BOUGAINVILLEA X 'HELEN JOHNSON' COMPACT BOUGAINVILLEA	HELEN JOHNSON	7 GAL.	
EJ	20	EPIPREMNUM AUREUM 'JADE'	JADE POTHOS	7 GAL.	
FG	55	FICUS MICROCARPA 'GREEN ISLAND'	GREEN ISLAND FIG	7 GAL.	
GV	16	GARDENIA JASMINOIDES 'VEITCHII'	VEITCH GARDENIA	7 GAL.	
CT	64	LIRIOPE MUSCARI	BIG BLUE LIRIOPE	3 GAL.	
MS	18	MEDINILLA SPECIOSA	SHOWY ASIAN GRAPES	5 GAL.	
MS2	9	MICROSORUM SCOLOPENDRIA	WART FERN	3 GAL.	
MD	18	MONSTERA DELICIOSA PHILODENDRON	SPLIT-LEAF	25 GAL.	
NE	45	NEOMARICA SPP.	WALKING IRIS	7 GAL.	
PB	121	PHILODENDRON BURLE-MARXII	BURLE MARX	3 GAL.	
SP	70	SPATHOGLOTTIS PPLICATA	GROUND ORCHID	3 GAL.	
SF	3	STEPHANOTIS FLORIBUNDA	MADAGASCAR JASMINE	3 GAL.	
SD	22	STROBILANTHES DYERIANUS	PERSIAN SHIELD	3 GAL.	
TI	2	TACCA INTEGRIFOLIA	WHITE BAT FLOWER	15 GAL.	
TM2	254	TRACHELOSPERMUM ASIATICUM 'MINIMA'	MINIMA ASIAN JASMINE	1 GAL.	
ZZ	42	ZAMIOCULCAS ZAMIIFOLIA	ZZ PLANT	7 GAL.	
CYCADS/PALMS					
LG2	6	LICUALA GRANDIS	LICUALA PALM	15 GAL.	
LARGE NATIVE SHRUBS					
CR	41	CLUSIA GUTTIFERA	DWARF PITCH APPLE	8" MIN.	
NI2	31	NERIUM INDICUM WHITE ♂ SHRUBS FORM	OLEANDER	25 GAL+	
NATIVE SHRUBS					
EL	45	ERNODEA LITTORALIS	GOLDEN BEACH CREEPER	3 GAL.	
EL2	4	ERNODEA LITTORALIS	GOLDEN BEACH CREEPER	3 GAL.	
HL	4	HYMENOTALLIS LATIFOLIA	SPIDER LILY	7 GAL.	
MC	37	MUHLENBERGIA CAPILLARIS	PINK MUHLY	7 GAL.	
MW	34	MUHLENBERGIA CAPILLARIS 'WHITE CLOUD'	WHITE CLOUD MUHLY GRASS	---	
NB	52	NEPHROLEPIS EXALTATA 'BOSTONIENSIS'	BOSTON FERN	7 GAL.	
NK	38	NEPHROLEPIS OBLITERATA 'KIMBERLY QUEEN'	QUEEN FERN	3 GAL.	
TF	79	TRIPSACUM DACTYLOIDES	FAKAHATCHEE	3 G	
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE
GROUND COVERS					
TM	75	TRACHELOSPERMUM ASIATICUM 'MINIMA'	MINIMA ASIAN JASMINE	3 GAL.	
LOW GROUND COVERS					
AP3	4,982	ARACHIS PINTOI	PINTO PEANUT	1 GAL.	
SOD/SEED					
ZX	1,627 SF	ZOYSIA X 'EMPIRE'	EMPIRE ZOYSIA	SOD	



1 UNDERSTORY PLAN
SCALE: 3/32" = 1'-0"
0' 4' 8' 16' 32'





PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HT	REMARKS
SHRUBS							
	EJ	95	EUPHORBIA POLIOCHAETA	JADE POTHOS	7 GAL.		
	PB	83	PHILODENDRON BURLE-MARXII	BURLE MARX	3 GAL.		BURLE-MARXII
NATIVE SHRUBS							
	EL2	9	ERNODEA LITTORALIS	GOLDEN BEACH CREEPER	3 GAL.	18"	
	TF	15	TRIPSACUM DACTYLOIDES	FAKAHATCHEE	3 GAL.	18"+	
	TD	66	TRIPSACUM FLORIDANUM	FLORIDA GAMAGRASS	3 GAL.		

REFERENCE NOTES SCHEDULE

SYMBOL	13 SPECIAL CONSTRUCTION AND STRUCTURES DESCRIPTION	QTY
13-01	ARTIFICIAL TURF SYNLAWN SYN PRO 60	847 SF

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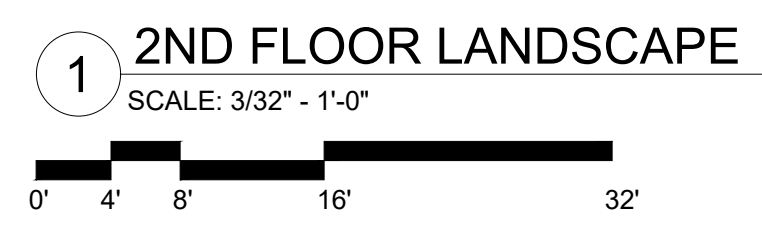
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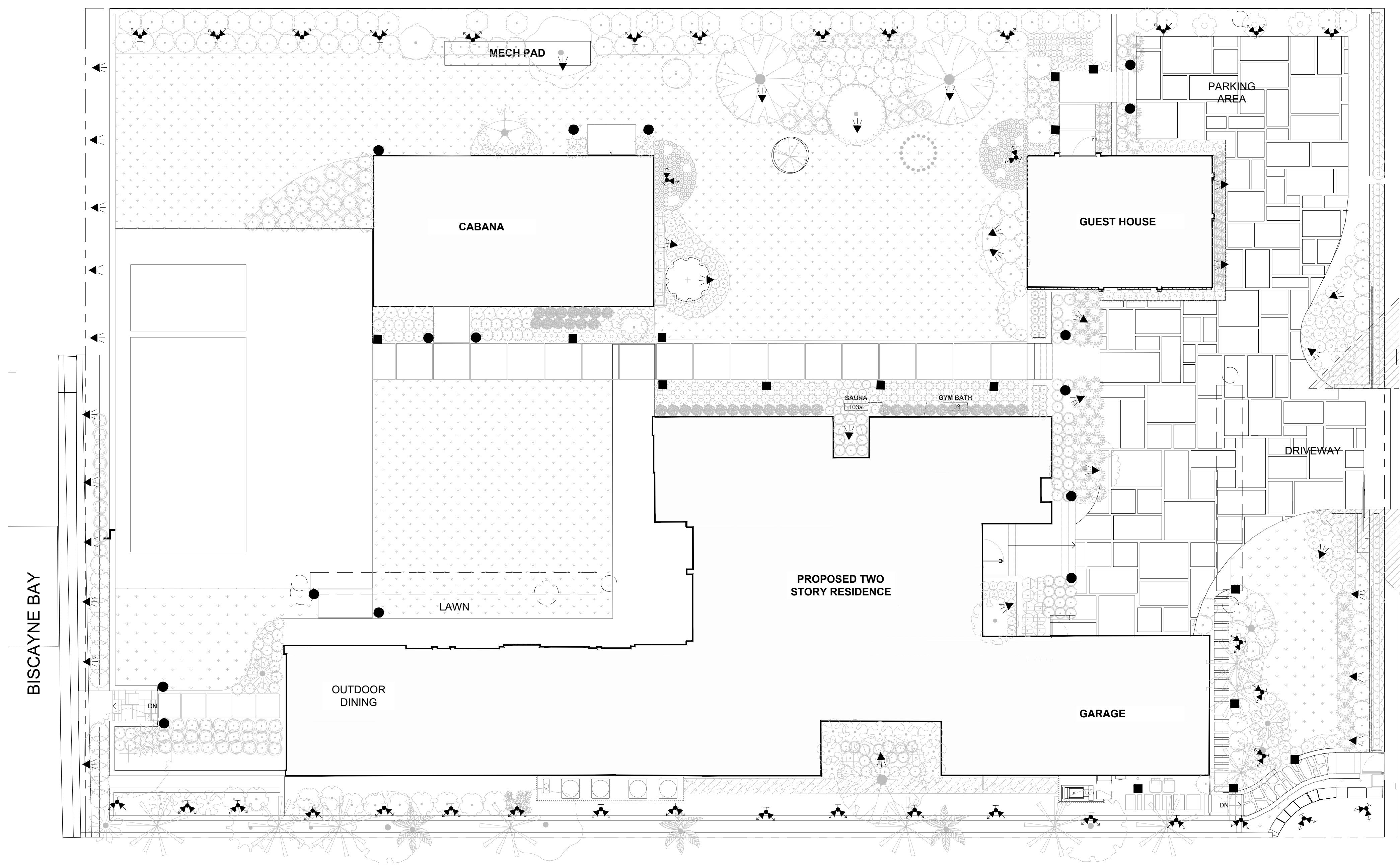
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SECOND FLOOR
LANDSCAPE PLAN

L-132





LIGHTING SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
■	PATH LIGHT	15
◀	UPLIGHT	33
●	LANTERN	15
◀▶	DOUBLE UPLIGHT	36

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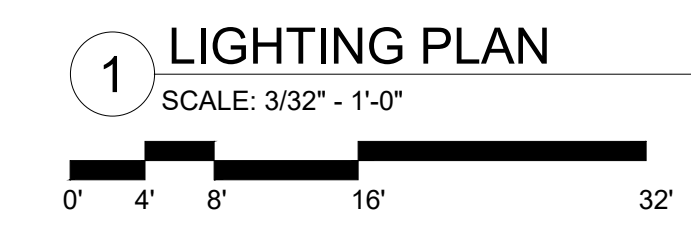
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LIGHTING PLAN

L-140



LIGHTING SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
◀	UPLIGHT	11

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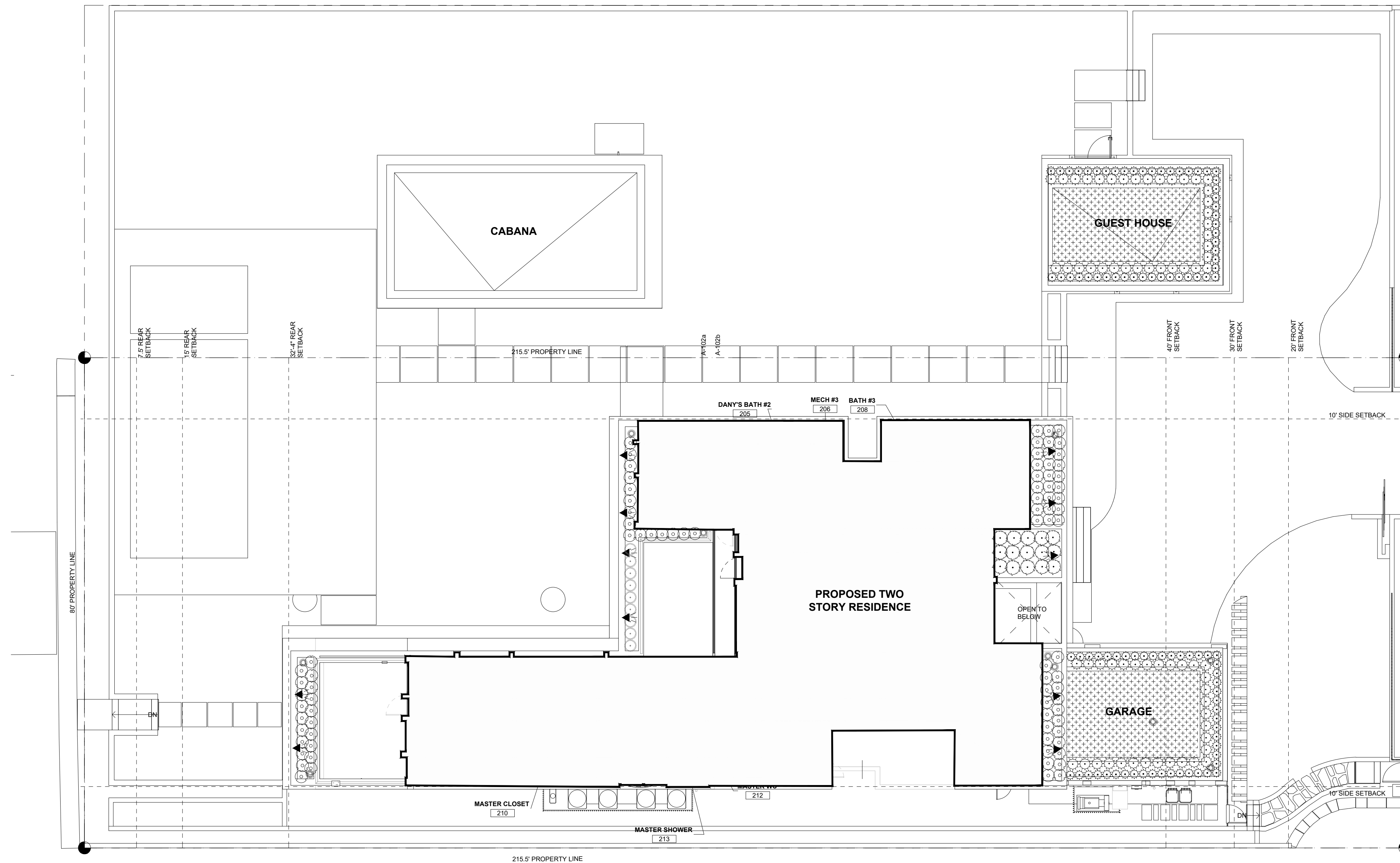
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SECOND FLOOR
LIGHTING PLAN

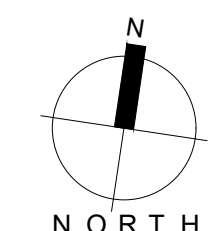
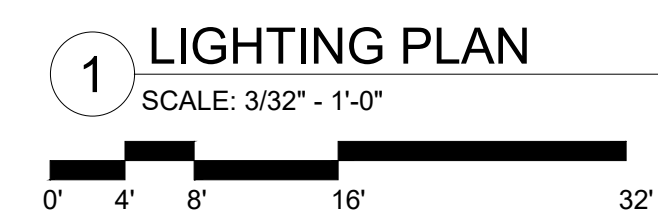
L-141



ASPHALT PAVEMENT

EDGE OF PAVEMENT

ALLISON ROAD



KEYSTONE SELECT WHITE SAWCUT HONED

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HARDSCAPE PLAN

L-150

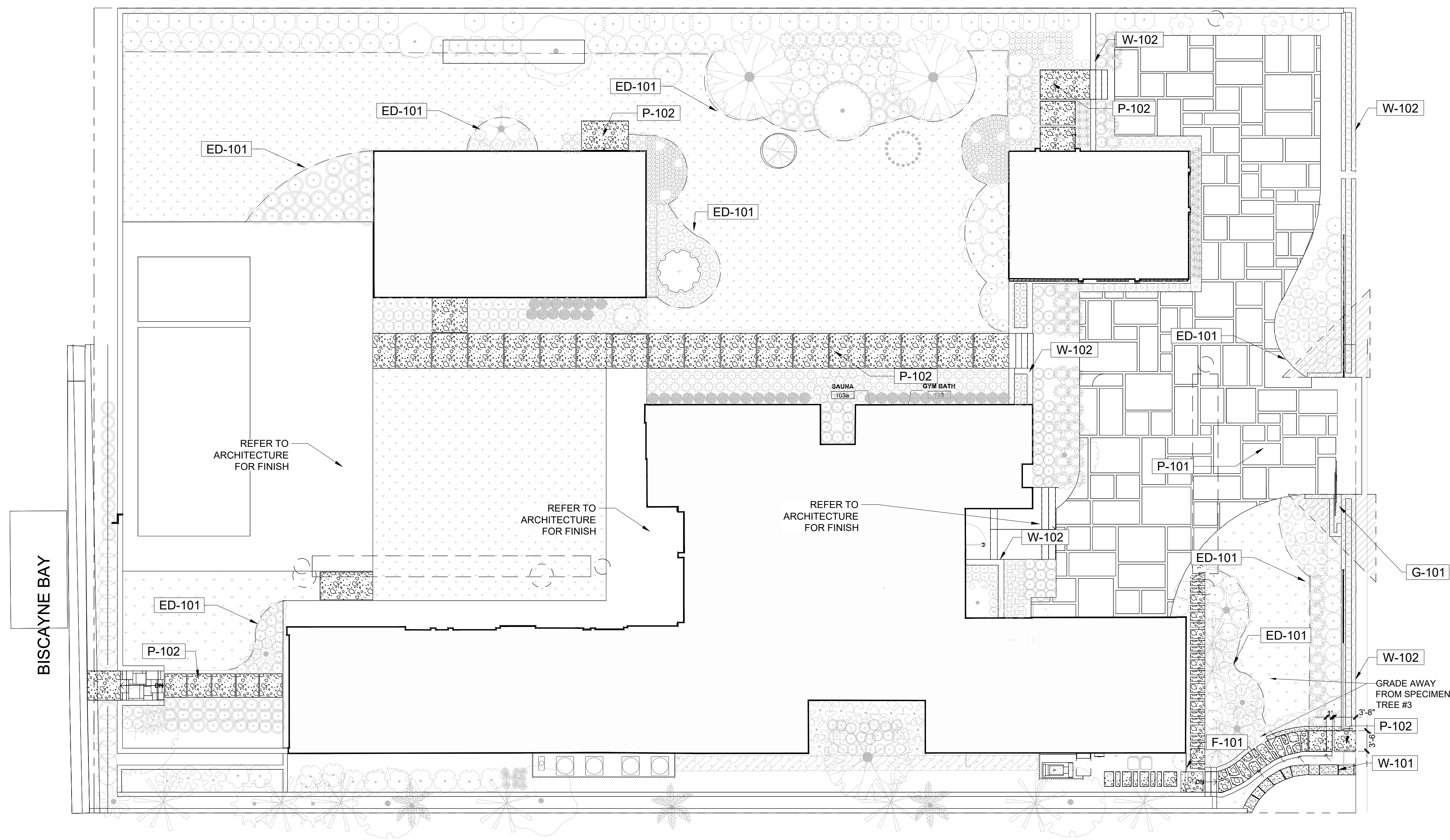
SYMBOL	EDGING DESCRIPTION
ED-101	METAL EDGING

SYMBOL	FENCE DESCRIPTION
F-101	METAL FENCE

SYMBOL	GATE DESCRIPTION
G-101	MOTORIZED ROLLING GATE

SYMBOL	PAVING DESCRIPTION
P-101	CONCRETE WITH MIXED AGGREGATE PAVER, AGGREGATE JOINTS
P-102	KEYSTONE SELECT WHITE SAWCUT HONED AND FILLED 2" THICK

SYMBOL	WALL DESCRIPTION
W-101	24" SAW CUT OOLITE STONE BOULDER WALL
W-102	IVORY TRAVERTINE SANDBLASTED 3/4" THICK

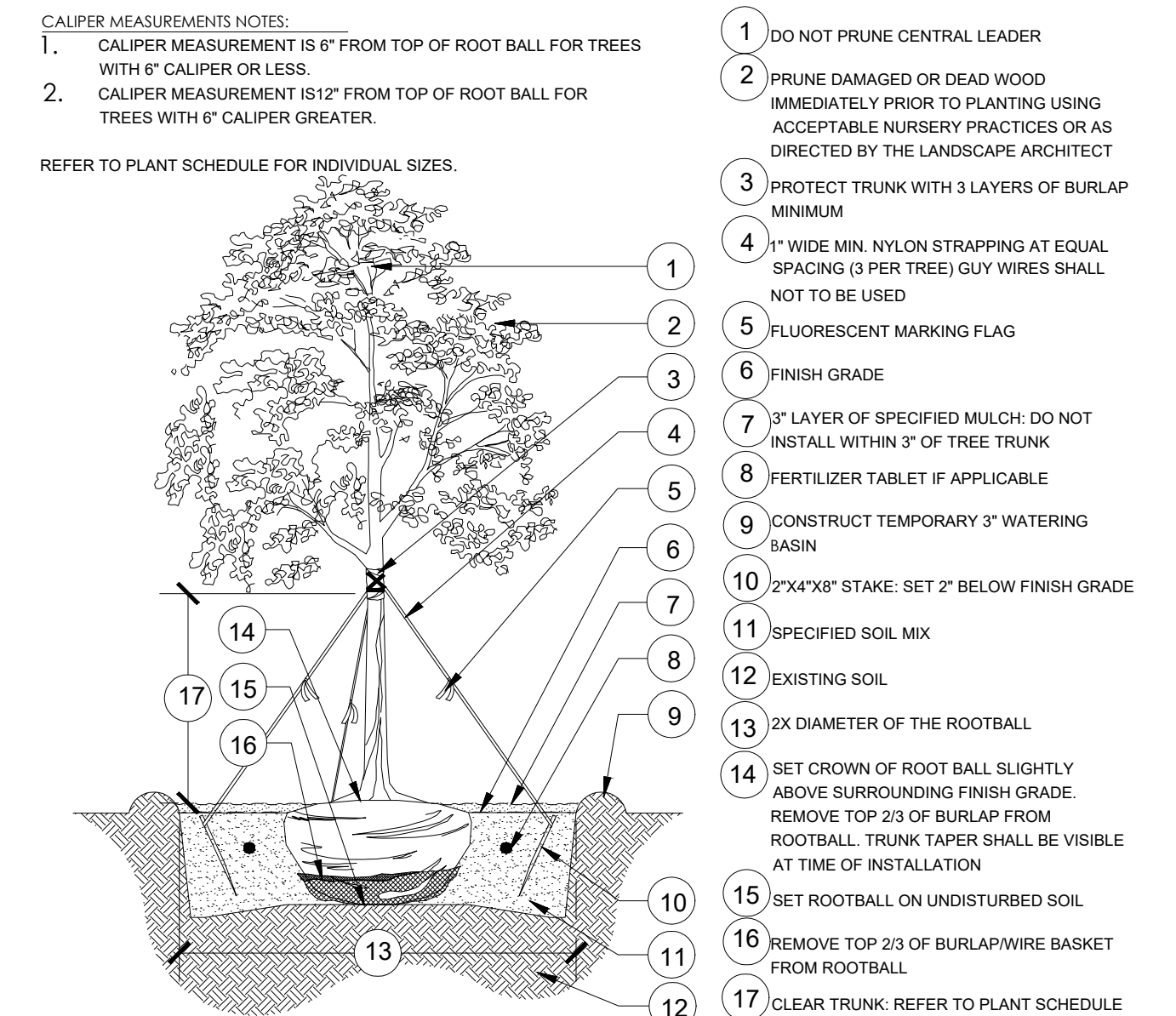


1 HARDSCAPE PLAN
SCALE: 3/32" = 1'-0"
0' 4' 8' 16' 32'

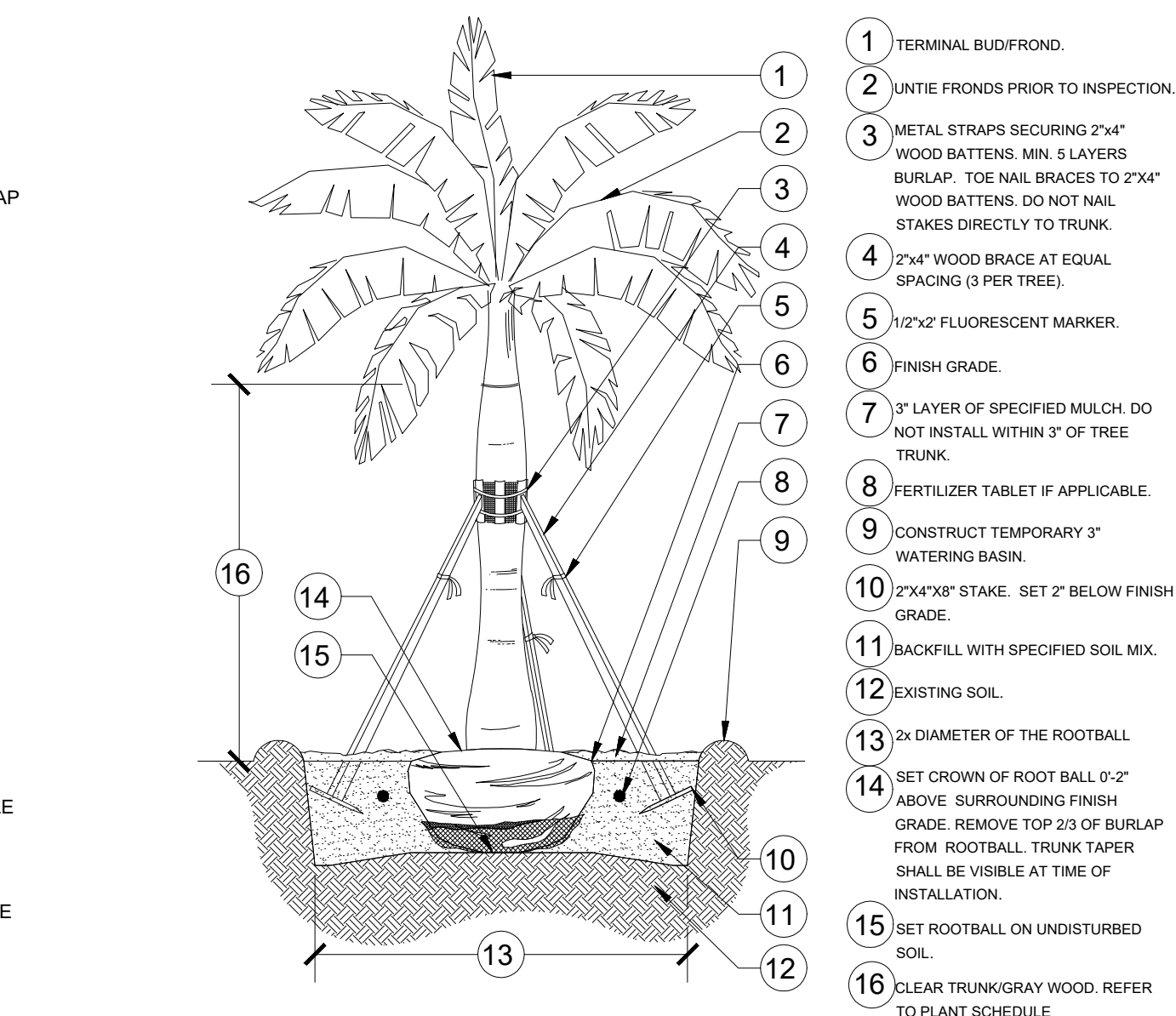


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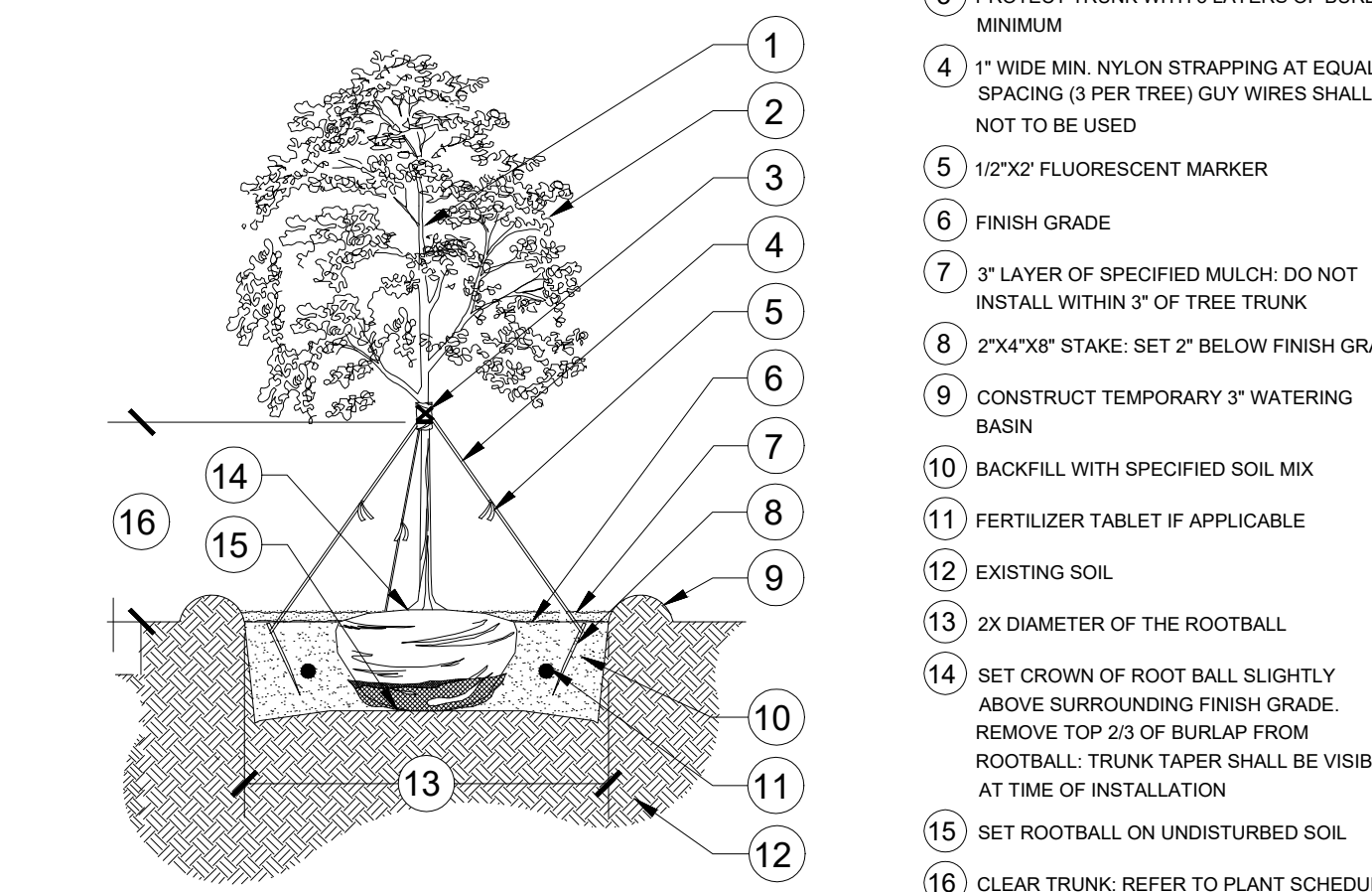


1 LARGE TREE PLANTING: 2" CALIPER AND GREATER
N.T.S. 31-02

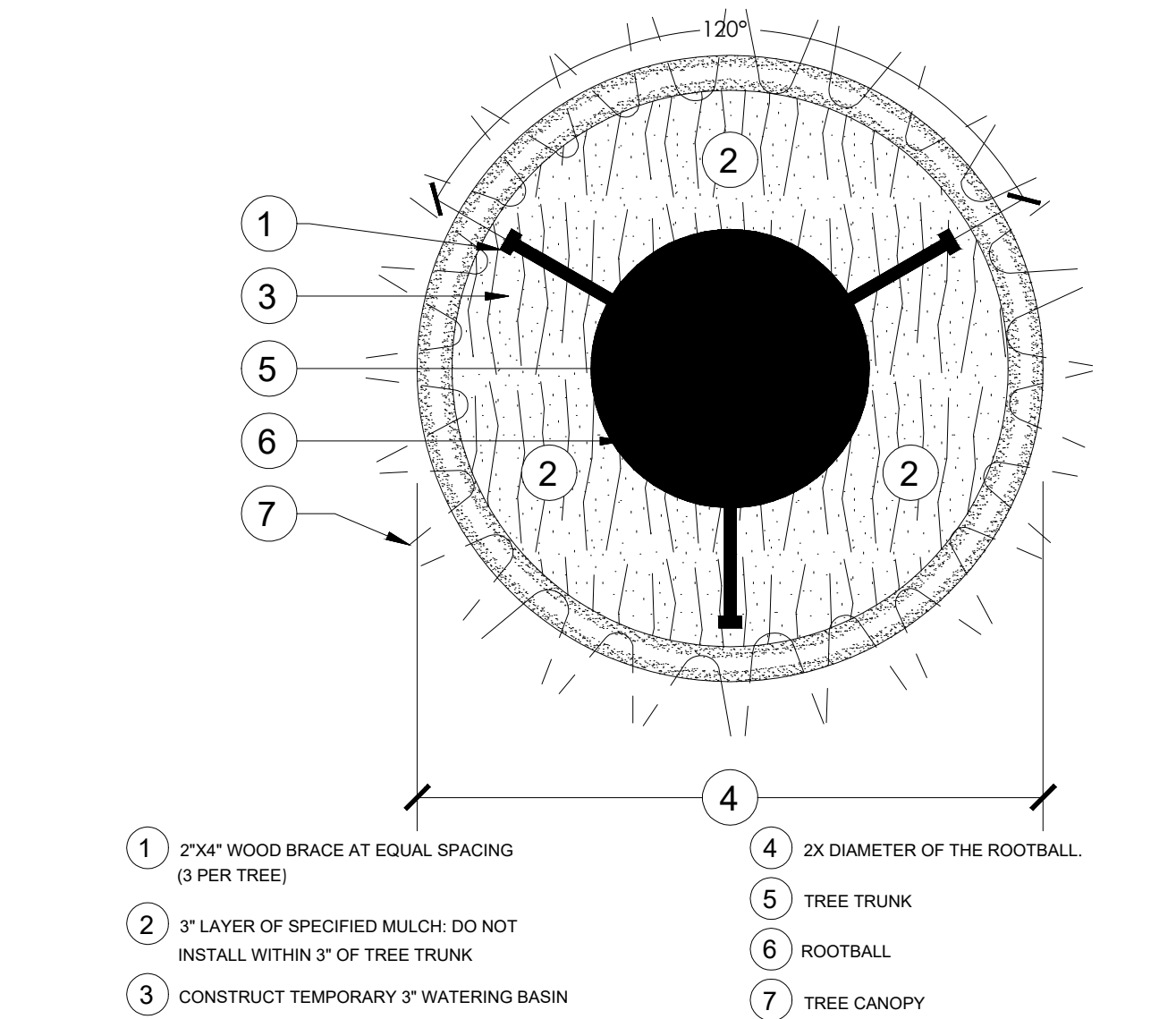


2 LARGE PALM PLANTING
1/2" = 1'-0" 31-01

CALIPER MEASUREMENTS NOTES:
1. CALIPER MEASUREMENT IS 6" FROM TOP OF ROOT BALL FOR TREES WITH 6" CALIPER OR LESS.
2. CALIPER MEASUREMENT IS 12" FROM TOP OF ROOT BALL FOR TREES WITH 6" CALIPER GREATER.
REFER TO PLANT SCHEDULE FOR INDIVIDUAL SIZES.

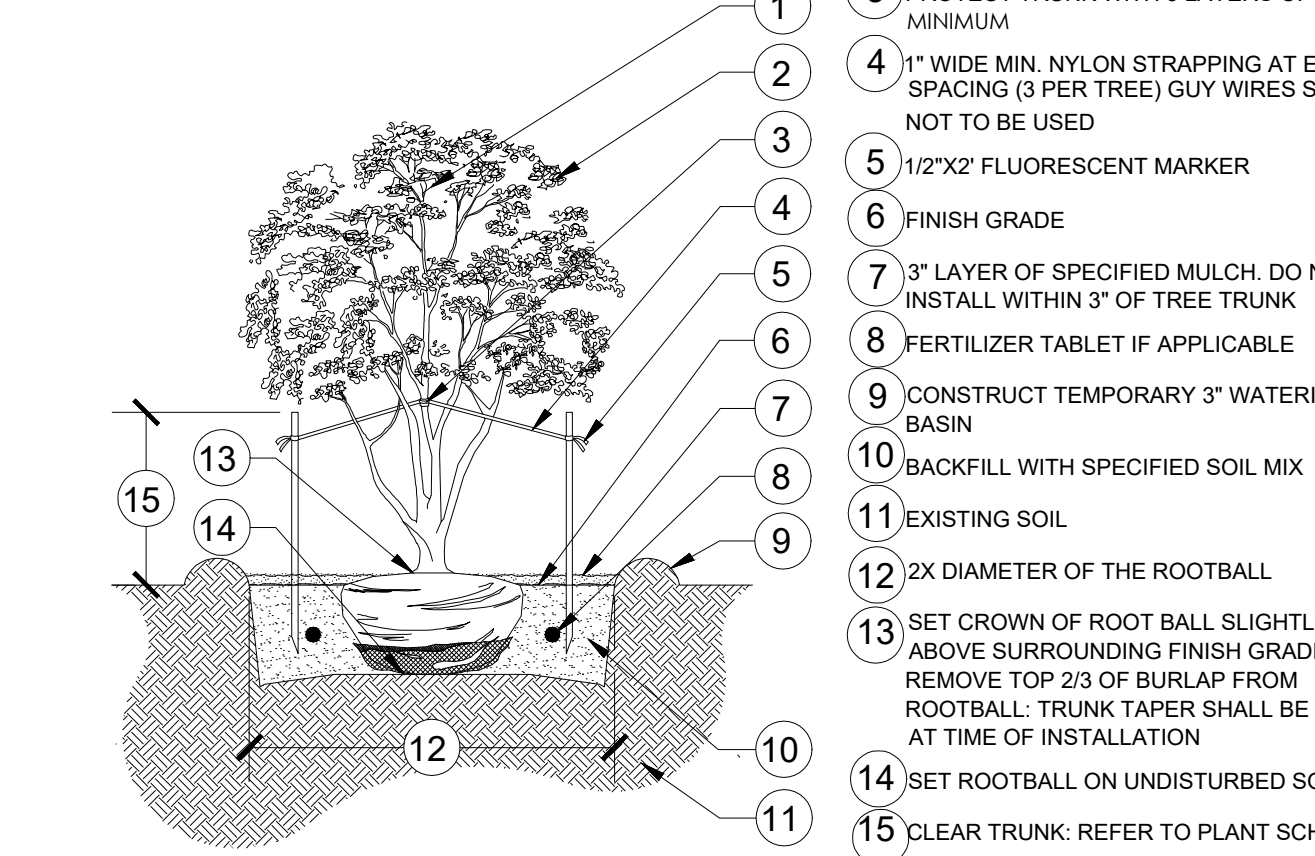


3 SMALL TREE PLANTING: LESS THAN 2" CALIPER
N.T.S. 31-03

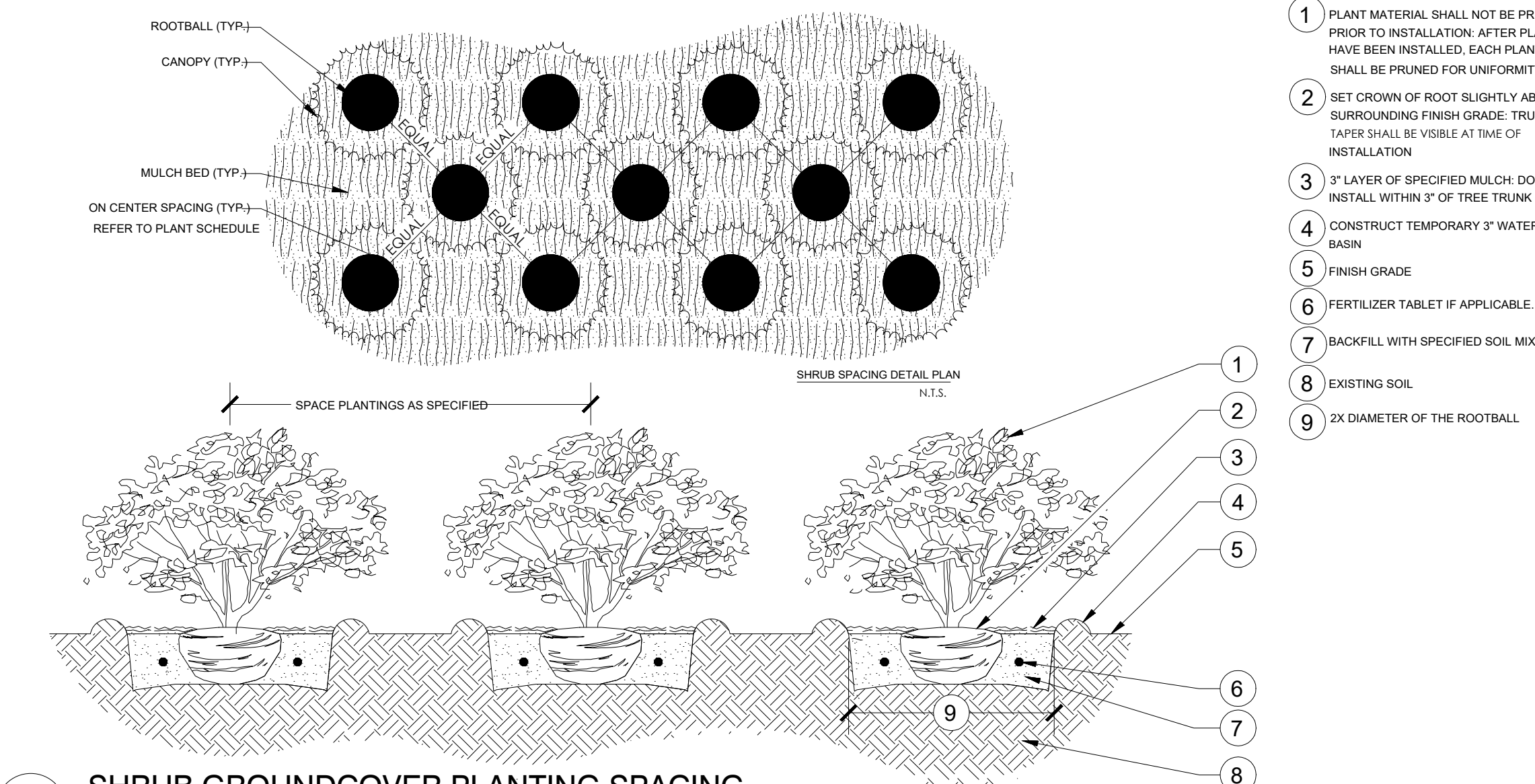


4 LARGE TREE STAKING
N.T.S. 31-05

CALIPER MEASUREMENTS NOTES:
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2. CALIPER MEASUREMENT IS 12" FROM TOP OF ROOT BALL FOR TREES WITH 6" CALIPER GREATER.
REFER TO PLANT SCHEDULE FOR INDIVIDUAL SIZES.



5 MULTI-TRUNK PLANTING
1/2" = 1'-0" 31-22



6 SHRUB GROUNDCOVER PLANTING SPACING
N.T.S. 31-07