

C.M.B. LANDSCAPE FINAL HPB SUBMITTAL 02.04.24

MULTI-FAMILY RESIDENCE | 1709 JEFFERSON | MIAMI BEACH, FLORIDA



SHEET INDEX			
L0.00	LANDSCAPE COVER + SHEET INDEX		
L1.00	LANDSCAPE MASTER PLAN		
L1.01	LANDSCAPE PLANTING PLAN		
L1.02	RENDERED SECTION		
L2.00	PLANT LIST, LANDSCAPE CODE, DETAILS + NOTES		
L3.00	EXISTING TREE SURVEY + DISPOSITION PLAN		
L3.01	EXISTING TREE CHART, MITIGATION SUMMARY + NOTES		
L4.00	PLANT MATERIAL IMAGES		
L4.01	PLANT MATERIAL IMAGES		

Rev.	Date	Rev.	Date
1		11	
2		12	
3		13	
4		14	
5		15	
6		16	
7		17	
8a		18	
7a		19	
8		20	
9		21	
20		22	
20a		23	
10		24	
10a			

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HARDSCAPE_MATERIALS

SYMBOL	MATERIALS DESCRIPTION	QTY
[H-101]	CMB 'RED' POURED IN PLACE CONCRETE.	855 SF
[H-102]	POURED IN PLACE CONCRETE. FINISH TBD.	1,724 SF
[H-103]	NATURAL STONE PAVERS. COLOR TBD.	1,913 SF
[H-104]	HERRINGBONE PATTERN DRIVEWAY. COLOR TBD.	2,977 SF

TALL CLUSIA HEDGE + EXISTING LANDSCAPE ALONG NORTHERN PROPERTY LINE

SYMBOL DENOTES EXISTING WILD TAMARIND TREES #1 + #2 TO REMAIN WITHIN THE R.O.W.

VERAWOOD STREET TREES TO FLANK THE SIDE WALK ALONG JEFFERSON. EVERGREEN TROPICAL GROUNDCOVERS AT BASE

LEANING NATIVE SABAL PALMS ALONG JEFFERSON TO SCREEN IN THE BUILDING

NATIVE SHRUBS + EVERGREEN GROUNDCOVERS AT BASE W/ TROPICAL ACCENT PALMS

NEW EVERGREEN GROUNDCOVER IN R.O.W.

H -104 HERRINGBONE DRIVEWAY MATERIAL. COLOR + FINISH TBD.

SPECIMEN BRIDAL VEIL TREES TO FLANK ENTRY DRIVE

H - 102 GREY CONCRETE SIDEWALK ALONG JEFFERSON AVE

SYMBOL DENOTES EXISTING TABEBUIA TREE #5 + LIVE OAK TREE #6 TO REMAIN WITHIN THE R.O.W.

CONCRETE WALL + WALL PANEL EXTENSION REFER TO ARCHITECTURE PLANS FOR HEIGHT

EVERGREEN BAY RUM + SPANISH STOPPER TREES TO BE INSTALLED @ 20' HT MINIMUM. SLOW GROWING NATIVE SABAL PALMS PLACED STRATEGICALLY TO SCREEN VIEWS FROM JEFFERSON PROPERTY INTO NORTHERN PROPERTY

SMALL THATCH PALMS + LADY PALMS TO SCREEN IN LOWER ROOMS

EXISTING AVOCADO TREE ON ADJACENT PROPERTY

SPECIMEN GUMBO LIMBO TREES TO SCREEN ADJACENT APARTMENT BUILDING W/ LUSH TROPICAL GROUNDCOVER AT BASE

EXISTING SPECIMEN ROYAL PALMS WITH NEW EVERGREEN GROUNDCOVERS + NATIVE SHRUBS AT BASE TO REMAIN ALONG 17TH STREET

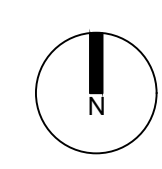
H - 103 NATURAL STONE PAVERS. COLOR + FINISH TBD.

NATIVE COLUMNAR SPANISH STOPPER STREET TREES

H - 101 C.M.B. RED SIDEWALK

LANDSCAPE MASTER PLAN

1/8" = 1'-0"
0' 8' 16' 24'



Rev.	Date	Rev.	Date
1		11	
2		12	
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Date:	01.14.24	Sheet No.
Scale:		L1.00
Project:		

TREE + PALM LEGEND

SYMBOL CODE COMMON NAME

TREES

PR	BAY RUM
CG	BRIDAL VEIL
BS	GUMBO LIMBO
MF	SIMPSON'S STOPPER
EF	SPANISH STOPPER
BA	VERAWOOD
DC	CABADA PALM
SP	CABBAGE PALM
RX	LADY PALM
TR	THATCH PALM

SHRUBS + GROUNDCOVERS

SHRUB AREA (TYP) SEE PLANT LIST
GROUNDCOVER AREA (TYP) SEE PLANT LIST
LAWN AREA

LANDSCAPE NOTES

SYMBOL DESCRIPTION

N-01	LAWN 'EMPIRE ZOYSIA' - OVER 2" TOPSOIL BED. SEE PLANTING SPECS
N-02	15' VISIBILITY SIGHT TRIANGLE AS PER C.M.B. REGULATIONS
N-03	55' VISIBILITY SIGHT TRIANGLE AS PER C.M.B. REGULATIONS
N-04	EXISTING WILD TAMARIND TREES #1 + 3 AND TABEBUIA TREE #5 IN R.O.W.
N-05	EXISTING ROYAL PALMS IN R.O.W. TO REMAIN.
N-06	EXISTING 12' HT CLUSIA SHRUB ALONG ADJACENT PROPOERTY
N-07	5' RETAINING WALL + FENCE. REFER TO ARCH PLANS.
N-08	MIAMI BEACH 'RED' CONCRETE SIDEWALK
N-09	PEDESTRIAN ENTRY GATE
N-10	TRANSFORMER W/ 5' OPAQUE FENCE + GATE
N-11	STREET TREE
N-12	CODE TREE
N-14	GROUNDCOVER AREA (TYP)
N-15	SHRUB AREA (TYP)

VARIETY OF NATIVE SHRUBS. SEE PLANT LIST FOR ADDITIONAL INFORMATION

NEW EVERGREEN TROPICAL GROUNDCOVERS AT THE R.O.W. BASE ALONG JEFFERSON AVENUE

TROPICAL GROUNDCOVER PLANTING MIXTURES. SEE PLANT LIST FOR ADDITIONAL INFORMATION

VARIETY OF NATIVE SHRUBS. SEE PLANT LIST FOR ADDITIONAL INFORMATION

VARIETY OF NATIVE SHRUBS. SEE PLANT LIST FOR ADDITIONAL INFORMATION

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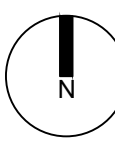
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LANDSCAPE PLANTING PLAN

1/8" = 1'-0"
0 8 16 24'



SLOW-GROWING NATIVE SABAL PALMS AT VARYING HEIGHTS
TO BE PLACED STRATEGICALLY TO SCREEN VIEWS FROM
JEFFERSON PROPERTY INTO ADJACENT PROPERTY

EVERGREEN BAY RUM + SPANISH STOPPER TREES
TO BE INSTALLED @ 20' HEIGHT MINIMUM

TALL CLUSIA HEDGE + EXISTING
LANDSCAPE ALONG ADJACENT PROPERTY

CONCRETE WALL + WALL PANEL EXTENSION
REFER TO ARCHITECTURE PLANS FOR HEIGHT

LADY PALMS AND ADDITIONAL NATIVE + TROPICAL
PLANTINGS CREATE PEDESTRIAN LEVEL BUFFER
ALONG NORTHERN PROPERTY LINE



1 SCREENING SECTION ALONG NORTHERN PROPERTY LINE
1/2" = 1'-0"



SP | SABAL PALMS
Sabal palmetto



PR | BAY RUM TREE
Pimenta racemosa



RX | LADY PALM
Rhapis excelsa

Rev.	Date	Rev.	Date
1		11	
2		12	
3		13	
4		14	
5		15	
6		16	
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RENDERED SECTION

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