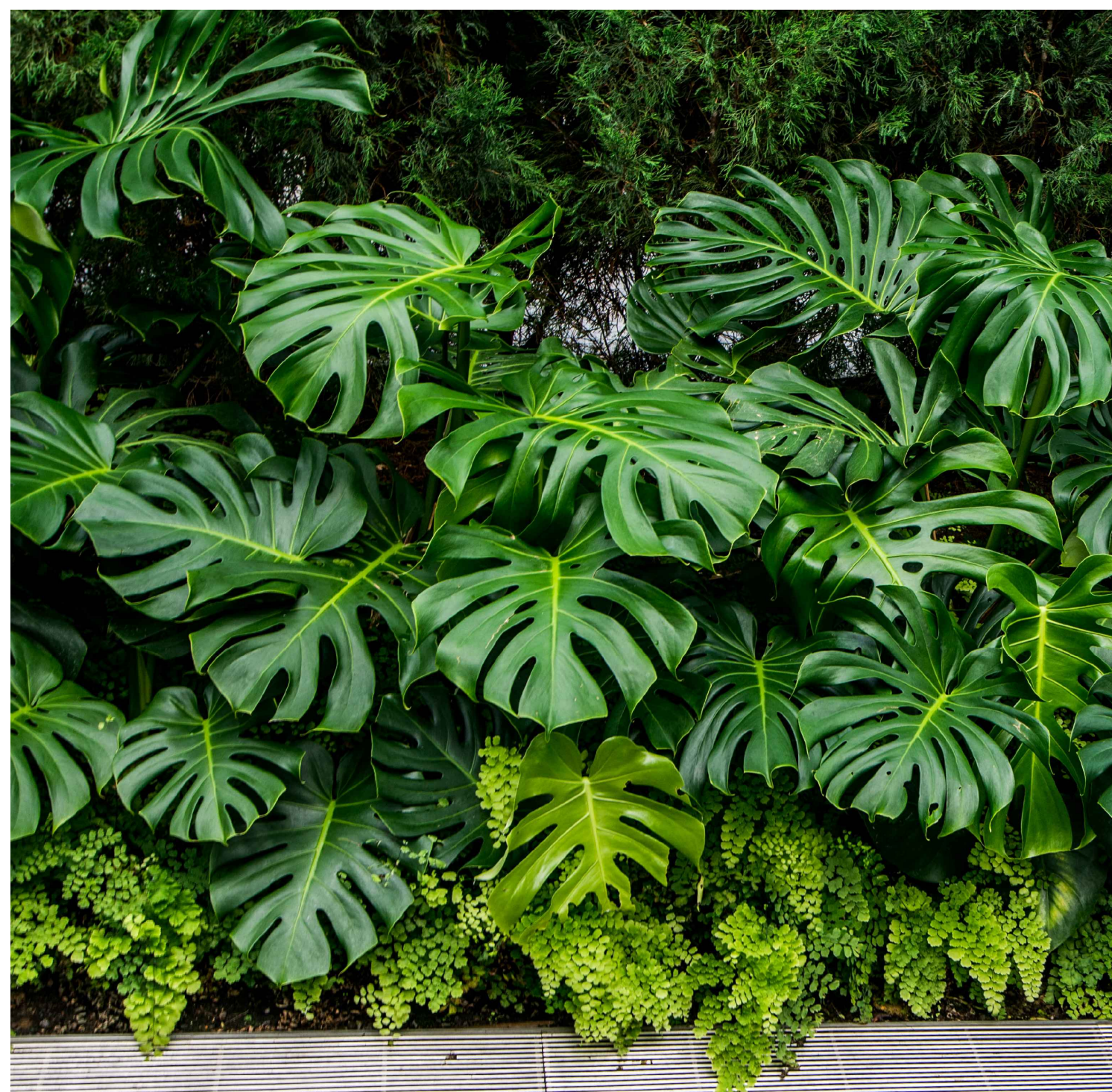


C.M.B. LANDSCAPE FINAL HPB SUBMITTAL 02.04.24

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



SHEET INDEX

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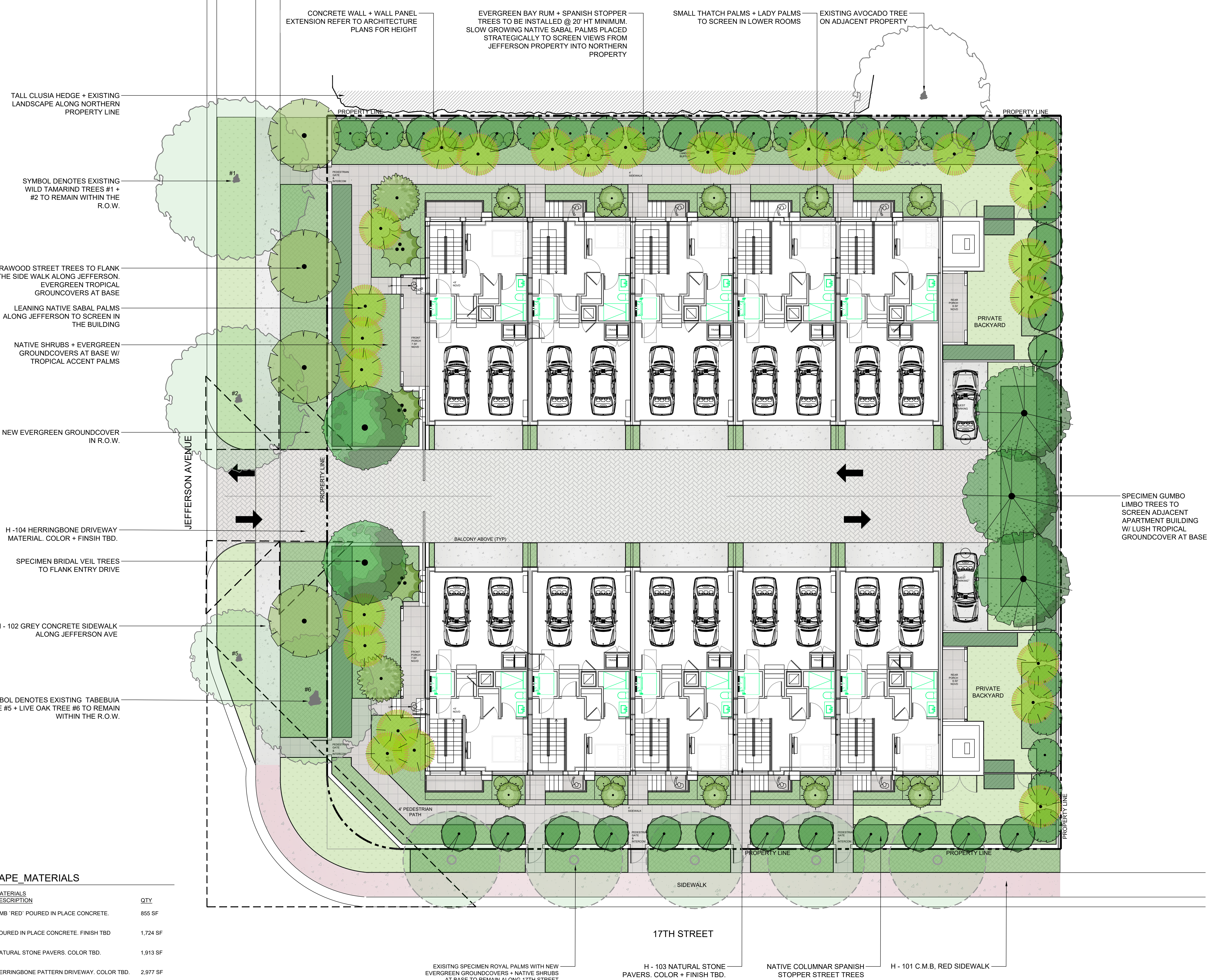
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HARDSCAPE_MATERIALS

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

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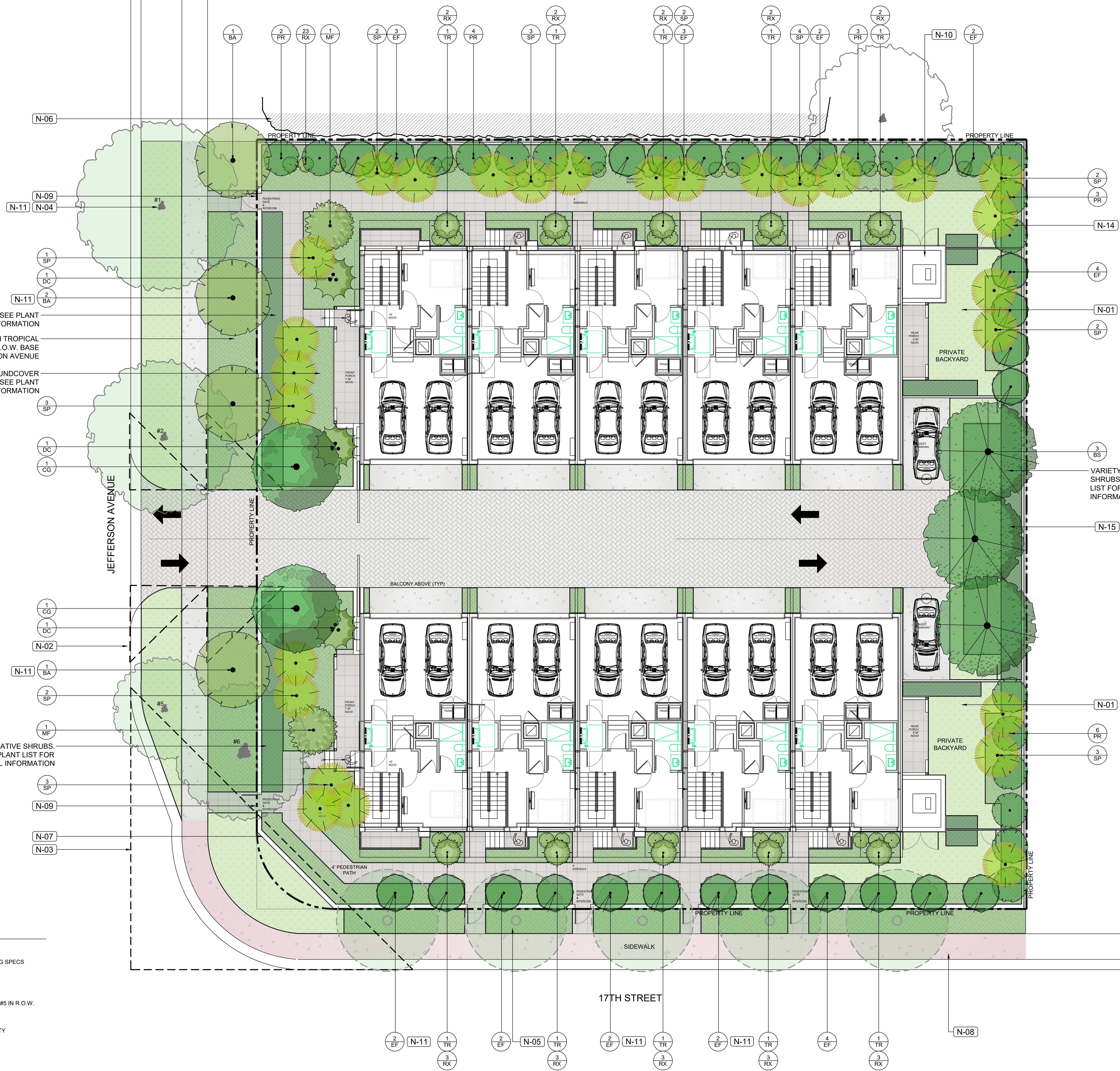
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LANDSCAPE MASTER PLAN
1/8" = 1'-0"
0 8 16 24'

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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
PALMS		
	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 PROPERTY
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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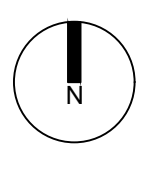
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LANDSCAPE PLANTING PLAN

1/8" = 1'-0"
0 5 10 24'



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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

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RENDERED SECTION

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