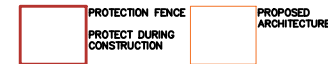


# 31st STREET

36' ASPHALT PAVEMENT  
50' TOTAL RIGHT-OF-WAY

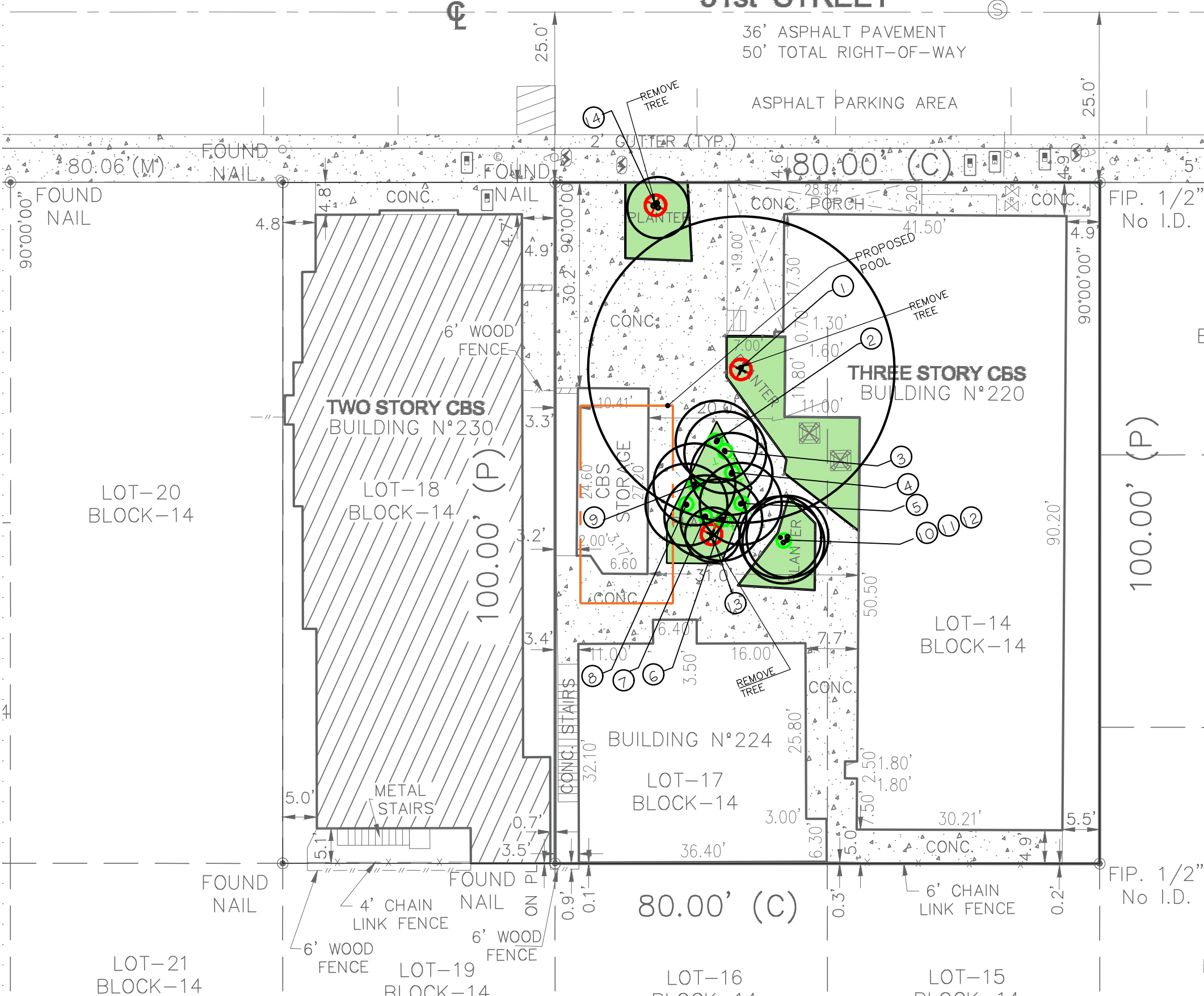
ASPHALT PARKING AREA

**EXISTING TREE SURVEY LEYEND**



**MITIGATION**  
TOTAL DBH LOSS = 17"  
THE LOSS OF PONGAMIA PINNATA #1, WILL BE MITIGATE WITH  
2 MYRCANTHES FRAGANS OF 16' OAH, 2 CAESALPINEA GRANADILLO  
OF 16' OAH.

**TREE INVENTORY + DISPOSITION PLAN NOTES.**  
1-EXISTING SITE CONDITIONS HAVE BEEN FIELD VERIFIED BY THE  
LANDSCAPE ARCHITECT. ANY DISCREPENCIES ARE TO BE BROUGHT TO  
THE IMMEDIATE ATTENTION OF THE LANDSCAPE ARCHITECT.



| EXISTING PLANT LIST |                        |                  |                |              |              |           |             |
|---------------------|------------------------|------------------|----------------|--------------|--------------|-----------|-------------|
| No                  | COMMON NAME            | BOTANICAL NAME   | DBH (Inches)   | Height (Ft.) | Spread (Ft.) | Condition | Disposition |
| 1                   | Pongan tree            | Pongamia pinnata | 17"            | 40'          | 45'          | Good      | To remove   |
| 2                   | Christmas palm         | Adonidia palm    | 6"             | 35'          | 12'          | Good      | To relocate |
| 3                   | Christmas palm         | Adonidia palm    | 3"             | 34'          | 12'          | Good      | To relocate |
| 4                   | Christmas palm         | Adonidia palm    | 6"             | 34'          | 12'          | Good      | To relocate |
| 5                   | Christmas palm         | Adonidia palm    | 6"             | 25'          | 12'          | Good      | To relocate |
| 6                   | Christmas palm         | Adonidia palm    | 6"             | 30'          | 12'          | Good      | To relocate |
| 7                   | Christmas palm         | Adonidia palm    | 6"             | 30'          | 12'          | Good      | To relocate |
| 8                   | Christmas palm         | Adonidia palm    | 6"             | 25'          | 12'          | Good      | To relocate |
| 9                   | Christmas palm         | Adonidia palm    | 6"             | 30'          | 12'          | Good      | To relocate |
| 10                  | Christmas palm         | Adonidia palm    | 5"             | 25'          | 12'          | Good      | To relocate |
| 11                  | Christmas palm         | Adonidia palm    | 6"             | 35'          | 12'          | Good      | To relocate |
| 12                  | Christmas palm         | Adonidia palm    | 6"             | 35'          | 12'          | Good      | To relocate |
| 13                  | Bridal bouquet / Multi | Plumeria pudica  | 2"+2"+1"+1"+1" | 12'          | 8'           | Fair      | To remove   |
| 14                  | Christmas palm/ Triple | Adonidia palm    | 2"+2"+2"       | 10'          | 9'           | Good      | To remove   |



ARCHITECT CONSULTANT OWNER PROJECT DRAWING TITLE DRAWING #

MTTR MGMT  
7290 NW 1st COURT | MIAMI FL | 33150  
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LANDSCAPE ARCHITECT  
**RLA**  
**DIEGO VANDERBIEST**  
6200 S.W. 80 STREET  
MIAMI BEACH, FLORIDA 33143  
PHONE 305-528-4001

South Florida United Investments LLC  
220 31st STREET | MIAMI BEACH | FLORIDA | 33140

**31st STREET**

**SURVEY PLAN**  
2023.10.05

1/16" = 1'-0"

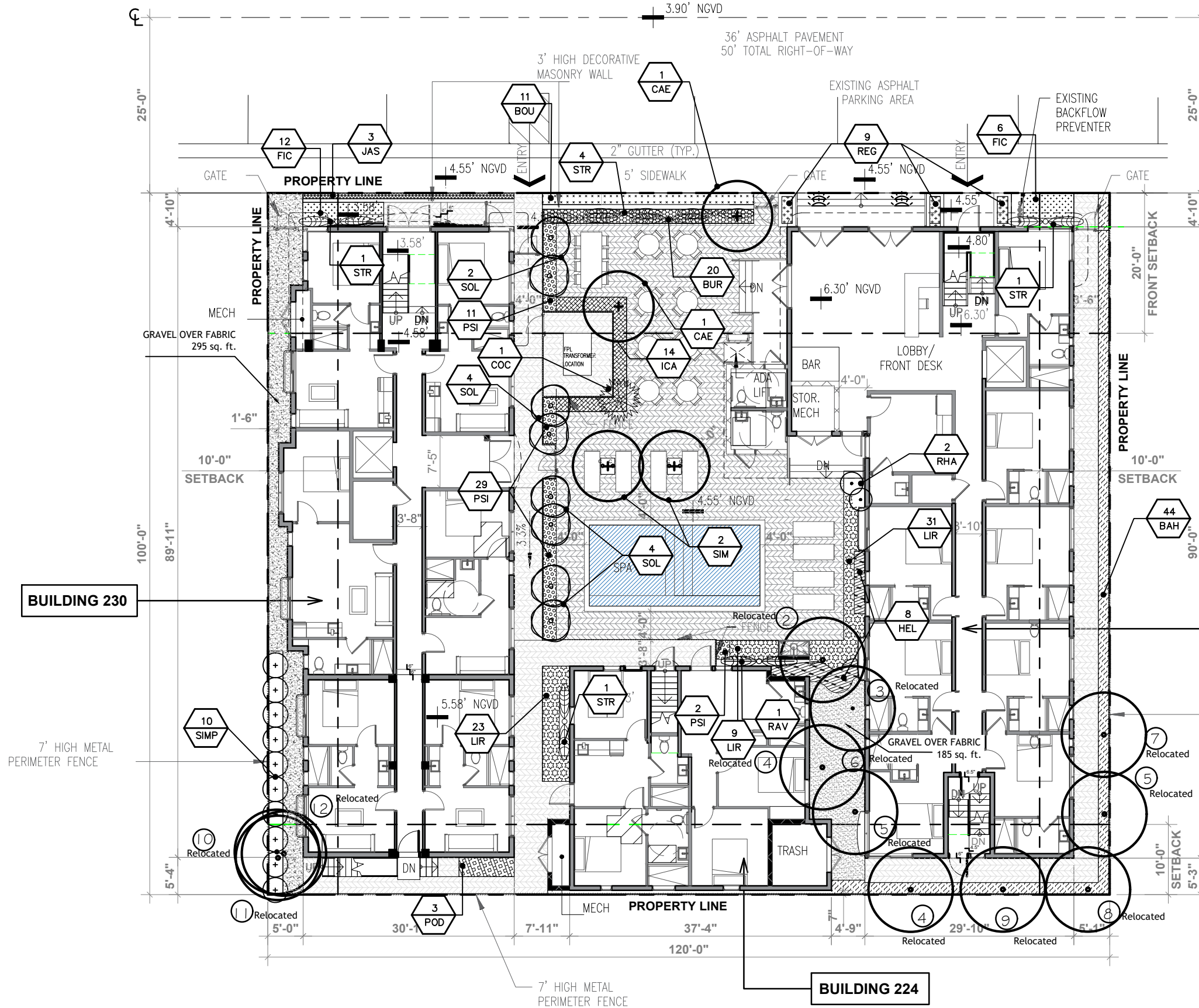
2310

**L-00**

31st STREET

3.90' NGVD

36' ASPHALT PAVEMENT  
50' TOTAL RIGHT-OF-WAY



| PLANT LIST                  |     |        |                             |                      |     |              |
|-----------------------------|-----|--------|-----------------------------|----------------------|-----|--------------|
| SYM                         | KEY | NATIVE | Scientific name             | Common name          | QTY | AREA (sq ft) |
| <b>GROUND COVER</b>         |     |        |                             |                      |     |              |
| LIR                         | NO  |        | Liriope                     | Monkey grass         | 64  | 1 G          |
| BUR                         | NO  |        | Philodendron Burle Marx     |                      | 20  | 1 G          |
| <b>VINES</b>                |     |        |                             |                      |     |              |
| JAS                         | NO  |        | Trachelospermum jasminoides | Confederate jasmine  | 3   | 3 G          |
| BOU                         | NO  |        | Bougainvillea Helen Johnson | Lesser bougainvillea | 11  | 7 G          |
| <b>SHRUBS</b>               |     |        |                             |                      |     |              |
| SIM                         | YES |        | Myrcianthes fragans         | Simpson Stopper      | 10  | 7 G/ 4 HT    |
| ICA                         | YES |        | Chrysobalanus icaco         | Cocoplum             | 14  | 7 G/ 3 HT    |
| FIC                         | NO  |        | Ficus microcarpa            | Ficus green island   | 18  | 7 G          |
| BAH                         | YES |        | Psychotria ligustrifolia    | Bahama Wild Coffee   | 44  | 7 G          |
| POD                         | NO  |        | Podocarpus macrophyllus     | Japanese yew         | 3   | 4 OAH        |
| REG                         | NO  |        | Strelitzia reginae          | Bird of Paradise     | 9   | 7 G          |
| <b>ACCENTS</b>              |     |        |                             |                      |     |              |
| RHA                         | NO  |        | Rhaphis excelsa             | Lady palm            | 2   | 7 G/ 4 OAH   |
| HEL                         | NO  |        | Heliconia caribaea          | Brazilian Bomber     | 8   | 7 G          |
| PSI                         | NO  |        | Heliconia psittacorum       | Parrot's Beak        | 42  | 7 G          |
| <b>PALMS</b>                |     |        |                             |                      |     |              |
| STR                         | NO  |        | Strelitzia augusta          | Bird of Paradise     | 7   | 10 OAH       |
| RAV                         | NO  |        | Ravenala madagascariensis   | Travelers Palm       | 1   | 10 OAH       |
| COC                         | YES |        | Coccothrinax radiata        | Florida thatch palm  | 1   | 10 OAH       |
| SOL                         | NO  |        | Ptychosperma elegans        | Solitary palm        | 8   | 10 OAH       |
| <b>TREES FOR MITIGATION</b> |     |        |                             |                      |     |              |
| CAE                         | NO  |        | Caesalpinia granadillo      | Bridalveil Tree      | 2   | 16 OAH       |
| SIM                         | YES |        | Myrcianthes fragans         | Simpson Stopper      | 2   | 16 OAH       |

| EXISTING PLANT LIST TO REMAIN |                |                |              |             |             |           |             |
|-------------------------------|----------------|----------------|--------------|-------------|-------------|-----------|-------------|
| No                            | COMMON NAME    | BOTANICAL NAME | DBH (Inches) | Height (Ft) | Spread (Ft) | Condition | Disposition |
| 2                             | Christmas palm | Adonidia palm  | 6"           | 35'         | 12'         | Good      | To relocate |
| 3                             | Christmas palm | Adonidia palm  | 3"           | 34'         | 12'         | Good      | To relocate |
| 4                             | Christmas palm | Adonidia palm  | 6"           | 34'         | 12'         | Good      | To relocate |
| 5                             | Christmas palm | Adonidia palm  | 6"           | 25'         | 12'         | Good      | To relocate |
| 6                             | Christmas palm | Adonidia palm  | 6"           | 30'         | 12'         | Good      | To relocate |
| 7                             | Christmas palm | Adonidia palm  | 6"           | 30'         | 12'         | Good      | To relocate |
| 8                             | Christmas palm | Adonidia palm  | 6"           | 25'         | 12'         | Good      | To relocate |
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| 11                            | Christmas palm | Adonidia palm  | 6"           | 35'         | 12'         | Good      | To relocate |
| 12                            | Christmas palm | Adonidia palm  | 6"           | 35'         | 12'         | Good      | To relocate |

CITY OF MIAMI BEACH  
LANDSCAPE LEGEND - 220\_31 ST STREET

INFORMATION REQUIRED TO BE PERMANENTLY AFFIXED TO PLANS  
Zoning District **RM-2** Lot Area **12,000 Sq. Ft.** Acres **0.27**

| REQUIRED/  | PROVIDED                    |
|--|-----------------------------|
| <b>OPEN SPACE</b>  |                             |
| A. Square feet of required Open Space as indicated on site plan:<br>Lot Area = 12,000 s.f. x 10% = 1,200 s.f.                            | 1,200 sq. ft. 4,434 sq. ft. |
| B. Square feet of parking lot open space required as indicated on site plan:<br>Number of parking spaces _____ x 10 s.f. parking space = | N/A N/A                     |
| C. Total square feet of landscaped open space required: A+B=   | 1,200 sq. ft. 4,434 sq. ft. |

| REQUIRED/  | PROVIDED            |
|--|---------------------|
| <b>LAWN AREA CALCULATION</b>                           |                     |
| A. Square feet of landscaped open space required       | 1,200 sq. ft. -     |
| B. Maximum lawn area (sod) permitted= 50% x 1,200 s.f. | 600 sq. ft. (MAX) - |

| REQUIRED/   | PROVIDED          |
|---|-------------------|
| <b>TREES</b>  |                   |
| A. Number of trees required per lot or net lot acre, less existing number of trees meeting minimum requirements:<br>28 trees x 0.27 net lot acres - number of existing trees= | 8 4 TREES (16'OH) |
| B. % Natives required: Number of trees provided x 30% =   | 1 2               |
| C. % Low maintenance / drought and salt tolerant required:<br>Number of trees provided x 50% =  | 2 4               |
| D. Street Trees (maximum average spacing of 20' o.c.)<br>_____ linear feet along street divided by 20' =  | N/A N/A           |
| E. Street tree species allowed directly beneath power lines:<br>(maximum average spacing of 20' o.c.):<br>_____ linear feet along street divided by 20' =                     | N/A N/A           |

| REQUIRED/  | PROVIDED |
|--|----------|
| <b>SHRUBS</b>  |          |
| A. Number of shrubs required: Sum of lot and street trees required x 12= | 96 98    |
| B. % Native shrubs required: Number of shrubs provided x 50% =           | 49 68    |

| REQUIRED/  | PROVIDED |
|--|----------|
| <b>LARGE SHRUBS OR SMALL TREES</b>   |          |
| A. Number of large shrubs or small trees required: Number of required shrubs x 10% =                     | 10 10    |
| B. % Native large shrubs or small trees required: Number of large shrubs or small trees provided x 50% = | 5 10     |



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31st STREET

LANDSCAPE PLAN

2023.10.05 1/16" = 1'-0" 2310

L-01

# LANDSCAPE NOTES

- ALL PLANT MATERIAL SHALL BE FLORIDA GRADE NO. 1 OR BETTER.
- CONTRACTOR SHALL BECOME FAMILIAR WITH THE LOCATION OF, AVOID, AND PROTECT ALL UTILITY LINES, BURIED CABLES, AND OTHER UTILITIES.
- TREE, PALM, ACCENT AND BED LINES ARE TO BE LOCATED IN THE FIELD AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- ANY CHANGES TO R.O.W. (RIGHT OF WAY) MATERIAL IN REGARDS TO PLACEMENT OF SPECIES SHALL REQUIRE THE APPROVAL AND CONSULTATION OF THE CITY URBAN FORESTER AND OR CITY STAFF.
- ALL PLANTING SOIL SHALL BE 50:50 TOPSOIL:SAND MIX, FREE OF CLAY, STONES, ROCKS, OR OTHER FOREIGN MATTER. THIS SPECIFICATION INCLUDES ALL BACKFILL FOR BERMS AND OTHER LANDSCAPE AREAS.
- CARE SHALL BE TAKEN TO AVOID PLACEMENT OF CONSTRUCTION FILL, GRAVEL, AND OR DEBRIS OVER THE ROOTBALLS OF INSTALLED OR EXISTING TREES AND OR PALMS ON SITE.

**SODDED-LAWN AREAS**

2" DEPTH PLANTING SOIL SPREAD IN PLACE- THROUGHOUT.

**GROUNDCOVER PLANTING BEDS:**

6" DEPTH PLANTING SOIL SPREAD IN PLACE- THROUGHOUT.

**SHRUB AND HEDGE PLANTING AREAS:**

12" DEPTH PLANTING SOIL SPREAD IN PLACE- THROUGHOUT.

**TREES, PALMS, SPECIMEN PLANT MATERIAL LOCATIONS:**

REMOVE ALL LIMBEROCK PRESENT TO A DEPTH OF AT LEAST 30" BEFORE PLACING NEW PLANTING SOIL. APPLY NEW CLEAN PLANTING SOIL IN PLANTING AREA AS REQUIRED

**LANDSCAPE ISLANDS AND BUILDING FOUNDATIONS:**

EXCAVATE AND REMOVE ALL LIMBEROCK, ROCKS, DEBRIS, ETC. TO A DEPTH OF 12" AND BACKFILL W/ 50:50 TOPSOIL:SAND MIX. BUILDING FOUNDATIONS SHALL BE THE SAME DEPTH TO A WIDTH OF 36" FROM THE BUILDING BASE.

- THE SITE CONTRACTOR SHALL BE RESPONSIBLE TO BRING ALL GRADES TO WITHIN 2" OF FINAL GRADES. THIS SHALL INCLUDE A 2" APPLICATION OF 50:50 TOPSOIL:SAND MIX FOR ALL LANDSCAPE AND AREAS TO BE SODDED.
- THE LANDSCAPE CONTRACTOR SHALL CALCULATE AND SUBMIT AN ITEMIZED PRICE FOR THE 2" APPLICATION OF 50:50 MIX FOR ALL SOD AREAS AS A REFERENCE IN THE CASE THAT THERE WOULD BE A DISCREPANCY BETWEEN SITE AND LANDSCAPE CONTRACTORS AND NOTIFY THE SITE CONTRACTOR OR PROJECT SUPERINTENDENT AS TO THIS DISCREPANCY. IT WILL THEN BE DETERMINED WHICH PARTY WILL PROVIDE THIS 2" TOPSOIL:SAND APPLICATION AND SUBSEQUENT PAYMENT. OTHER PLANTING SOIL MIXES TO BE ADDED, I.E. FOR TREES, PALMS, SPECIMEN PLANTS, SHRUBS AND GROUNDCOVERS SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR AND BE INCLUSIVE WITH THE LANDSCAPE BID.
- ALL EXISTING TREE + PALM INFORMATION THAT HAS BEEN PROVIDED ON THIS PLAN FOLLOWS THE MIAMI BEACH COUNTY E.R.M. TREE PERMITTING GUIDELINES. ANY TREES OR PALMS CONSIDERED INVASIVE OR THAT FALLS UNDER THE TREE PERMIT EXEMPTION / PROHIBITED SPECIES LIST 24-94 (4) MAY NOT BE SHOWN FOR CLARITY PURPOSES. ANY DISCREPANCIES IF NOTED UPON FURTHER FIELD INSPECTION SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE LANDSCAPE ARCHITECT.
- 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 "M" 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. CONTRACTOR SHALL COORDINATE WITH THE IRRIGATION CONTRACTOR AND LEAVE PROVISIONS FOR ALL SLEEVING AND PIPE ROUTING. ALL UNDERGROUND UTILITIES TO BE LOCATED BY DIALING 811 AS REQUIRED BY LAW.

- ALL EXISTING TREE + PALM INFORMATION THAT HAS BEEN PROVIDED ON THIS PLAN FOLLOWS THE MIAMI BEACH COUNTY E.R.M. TREE PERMITTING GUIDELINES. ANY TREES OR PALMS CONSIDERED INVASIVE OR THAT FALLS UNDER THE TREE PERMIT EXEMPTION / PROHIBITED SPECIES LIST 24-94 (4) MAY NOT BE SHOWN FOR CLARITY PURPOSES. ANY DISCREPANCIES IF NOTED UPON FURTHER FIELD INSPECTION SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE LANDSCAPE ARCHITECT.

- ALL PLANTING BEDS SHALL BE MULCHED TO A DEPTH OF 2" WITH A SMALL GRAY GRANITE AGGREGATE OR APPROVED ORGANIC MULCH FREE FROM WEEDS AND PESTS. NO 'CYPRESS MULCH' OR 'RED DYED MULCH' TO BE ACCEPTED. KEEP MULCH 3" AWAY FROM TREE OR PALM TRUNKS AS PER INDUSTRY RECOMMENDATIONS.

- 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.

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

- MAINTENANCE: ALL NEWLY INSTALLED PLANTING MATERIAL WILL BE MAINTAINED IN A CONDITION THAT MEETS OR EXCEEDS FLORIDA GRADE #01 AND HAS A (01) YEAR REPLACEMENT GUARANTEE

- ALL TREES AND PALMS SHALL BE STAKED PER ACCEPTED STANDARDS BY THE FLORIDA NURSERYMEN & GROWERS LANDSCAPE ASSOCIATION (FNGLA) AND ANSI A-300 (PART 6)-2012 TREE, SHRUB, AND OTHER WOODY PLANT MANAGEMENT STANDARD PRACTICES (PLANTING AND TRANSPLANTING). CONTRACTOR SHALL ENSURE THAT THE PLANS, DETAILS, SPECIFICATIONS AND NOTES HAVE BEEN ADHERED TO AND THAT THE LANDSCAPE AND IRRIGATION INSTALLATION IS COMPLIANT TO ALL ITEMS AS DIRECTED ON THE PLANS PRIOR TO SCHEDULING OF THE FINAL INSPECTION.

CONTRACTOR SHALL REMOVE ALL STAKES, POLES, WELLINGTON TAPE AND OR BRACING MATERIALS FROM ALL PALMS, TREES AND SHRUBS WITHIN 1 YEAR OF INSTALLATION.

- THE PLANT LIST IS INTENDED ONLY AS AN AID TO BIDDING. ANY DISCREPANCIES FOUND BETWEEN THE QUANTITIES ON THE PLAN AND PLANT LIST, THE QUANTITIES ON THE PLAN SHALL BE HELD VALID.

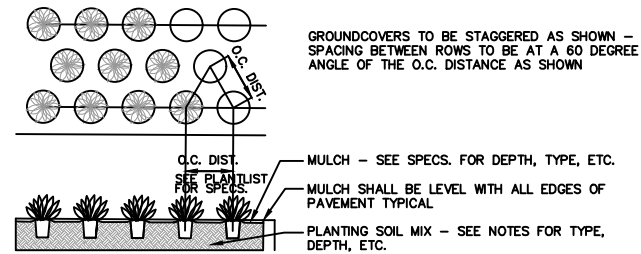
- IF NECESSARY, CONTRACTOR SHALL PROVIDE A WATER TRUCK DURING PLANTING TO ENSURE PROPER WATERING-IN DURING INSTALLATION AND CONTRACTOR WILL BE RESPONSIBLE FOR CONTINUAL WATERING UNTIL FINAL ACCEPTANCE BY THE OWNER.

A MINIMUM OF 6 MONTHS OF SUPPLEMENTAL HAND OR AUTOMATIC IRRIGATION SYSTEM WATERING SHALL BE REQUIRED TO AID IN NEW TREE OR PALM ESTABLISHMENT.

- FERTILIZATION: ONE COMPLETE APPLICATION OF GRANULAR FERTILIZER SHALL BE APPLIED PRIOR TO FINAL ACCEPTANCE AND APPROVAL BY THE LANDSCAPE ARCHITECT. FERTILIZER SHALL BE OSMACOTE OR APPROVAL EQUAL.

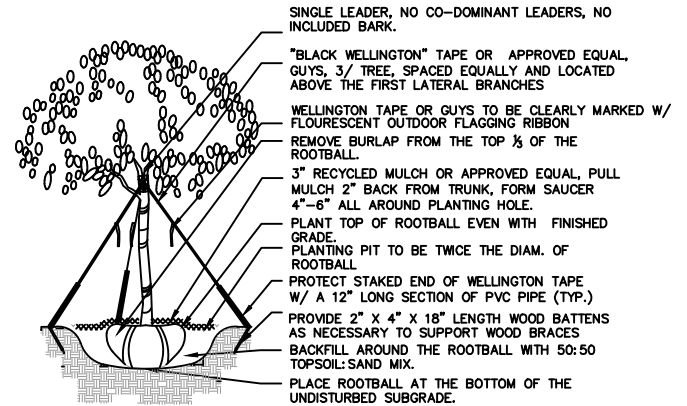
- SHOULD ANY TREES OR PALMS BE DAMAGED THEY SHALL BE EVALUATED BY THE CITY STAFF TO DETERMINE CORRECTIVE ACTIONS THAT MAY INCLUDE REMOVAL, CORRECTIVE PRUNING AND OR REPLACEMENT. ANY CORRECTIVE ACTION REQUIRED SHALL BE PERFORMED IN ACCORDANCE WITH A MIAMI BEACH COUNTY CODE, ANSI-A 300 PRUNING STANDARDS AND OR AN ISSUED ERM TREE PERMIT OR ENVIRONMENTAL PERMIT. ANY CORRECTIVE PRUNING REQUIRED SHALL BE PERFORMED BY AN ISA CERTIFIED ARBORIST OR ASCA CONSULTING ARBORIST

- ALL TREES + PALMS TO REMAIN OR BE RELOCATED ON SITE IN THE VICINITY OF CONSTRUCTION ACTIVITIES, SHALL BE PROTECTED THROUGH THE USE OF TREE PROTECTION BARRICADES INSTALLED AT THE TREE OR PALM DRIP LINE. A TREE PROTECTION FENCE SHALL BE CONSTRUCTED PRIOR TO ANY CONSTRUCTION ACTIVITY INCLUDING GRUBBING AND SHALL REMAIN IN PLACE UNTIL ON SITE CONSTRUCTION HAS BEEN COMPLETED.



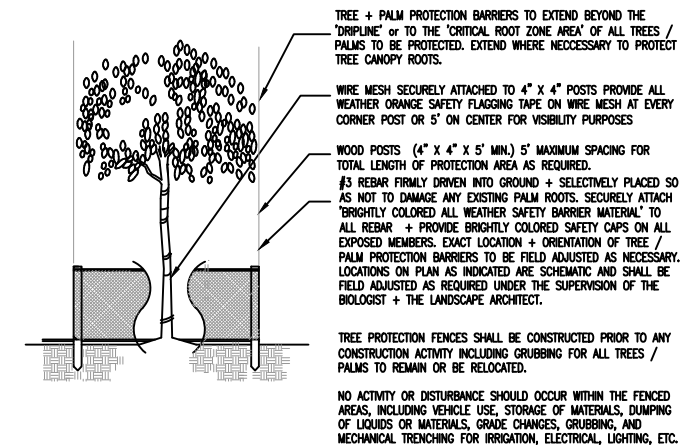
## GROUNDCOVER PLANTING DETAIL

N.T.S.



## TREE PLANTING DETAIL

N.T.S.

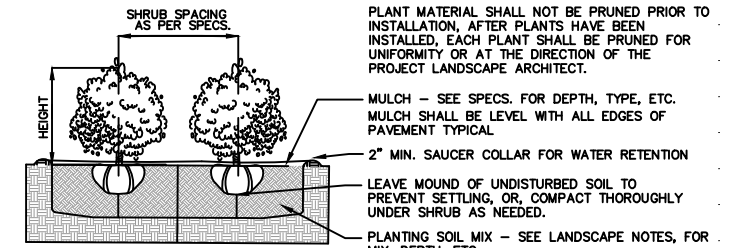


ALL TREE PROTECTION ELEMENTS + SPECIFICATIONS AS NOTED ON THIS DETAIL SHALL FOLLOW THE MOST CURRENT VERSION OF THE CITY OF MIAMI BEACH 'TREE PRESERVATION AND PROTECTION STANDARDS'

**PROTECTION DETAIL NOTE**  
CONTRACTOR TO INSTALL PROTECTIVE FENCE BARRIER AROUND ALL EXISTING TREES OR PALMS TO REMAIN AT THE START OF THE PROJECT. FENCE 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 COUNTY URBAN FORESTER.

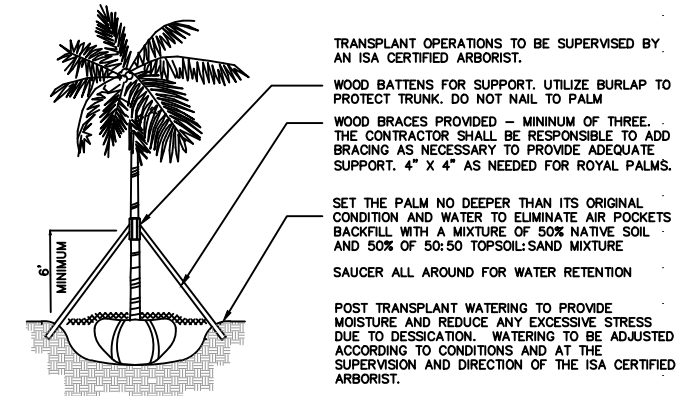
## TREE / PALM PROTECTION DETAIL

N.T.S.



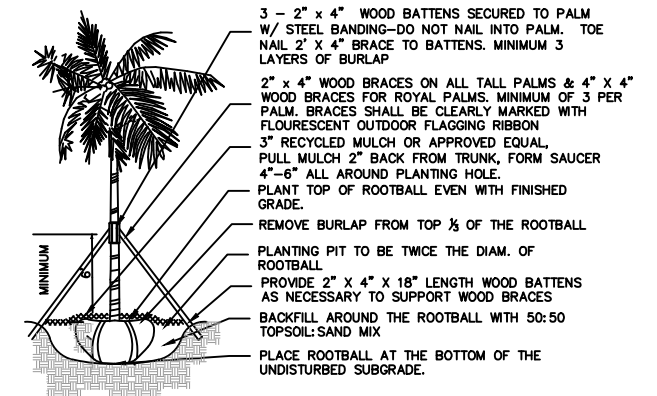
## SHRUB PLANTING DETAIL

N.T.S.



## PALM TRANSPLANT DETAIL

N.T.S.



## PALM PLANTING DETAIL

N.T.S.



**PLANTS CATALOGUE**

**GROUNDCOVERS**



*Liriope*  
Monkey grass



*Philodendron burle marx*  
Burlle Marx

**SHRUBS**



*Myrciastes fragans*  
Simpson stopper



*Chrysobalanus icaco*  
Cocoplum



*Ficus microcarpa*  
Green island ficus



*Psychotria ligustrifolia*  
Bahama wild coffee



*Podocarpus macrophyllus*  
Japanese yew



*Strelitzia reginae*  
Bird of paradise

**ACCENTS**



*Raphis excelsa*  
Lady palm



*Heliconia caribaea*  
Brazilian bomber

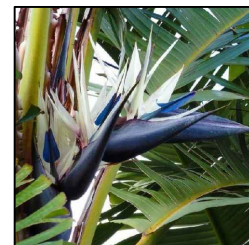


*Heliconia psittacorum*  
Parrot's beak

**PALMS**



*Wodyetia bifurcata*  
Foxtail palm



*Strelitzia augusta*  
White bird of paradise



*Ravenala madagascariensis*  
Traveler's palm



*Coccothrinax radiata*  
Florida thatch palm

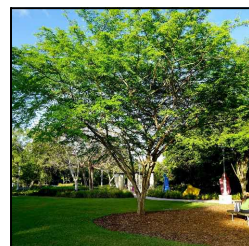


*Cocos nucifera*  
Coconut palm



*Ptychosperma elegans*  
Solitarie palm

**TREES**



*Caesalpinia granadillo*  
Bridalveil tree



*Myrciastes fragans*  
Simpson stopper

**VINES**



*Trachelospermum jasminoides*  
Confederate jasmine



*Bougainvillea Helen Johnson*

**LANDSCAPE CONCEPT:**

The landscape design for this project combines the tropical elements of its context with the Florida's local plants.

On the plant list we can see the use of several exotic plants, such as Bird of Paradise (*Strelitzia reginae*), Brazilian Bomber (*Heliconia caribaea*), and even groundcovers like *Philodendron burle marx*, those plants brings a tropical atmosphere to the hotel with different colors and textures. We can find as well some palm trees that helps to bring shadow and topicality to the project, with the use of Coconut palms (*Cocos nucifera*), and Traveler's palms (*Ravenala madagascariensis*), we find some milestones on the landscape that helps with the same plant diversity as we have on the surroundings of the project.

Also, the project combines these tropical plants with more locally obtained ones, like the Bahama wild coffee (*Psychotria ligustrifolia*), Cocoplum (*Chrysobalanus icaco*), Simpsonstopper (*Myrciastes fragans*), etc. The use of local plants also benefits the landscape project, because it guarantees the growth and the preservation of the green areas of the hotel, needing less maintenance and care.

In this way, we'll have not only an exotic and colorful green areas, with the perk of having less trouble to maintain it.

ARCHITECT

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CONSULTANT

LANDSCAPE ARCHITECT  
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**DIEGO VANDERBIEST**  
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PHONE 305-528-4001

OWNER

**South Florida United Investments LLC**  
220 31st STREET | MIAMI BEACH | FLORIDA | 33140

PROJECT

**31st STREET**

DRAWING TITLE

**PLANTS CATALOGUE**  
2023.10.05

DRAWING #

**L-03**

1/16" = 1'-0"

2310

# 31st STREET

3.90' NGVD

36' ASPHALT PAVEMENT  
50' TOTAL RIGHT-OF-WAY

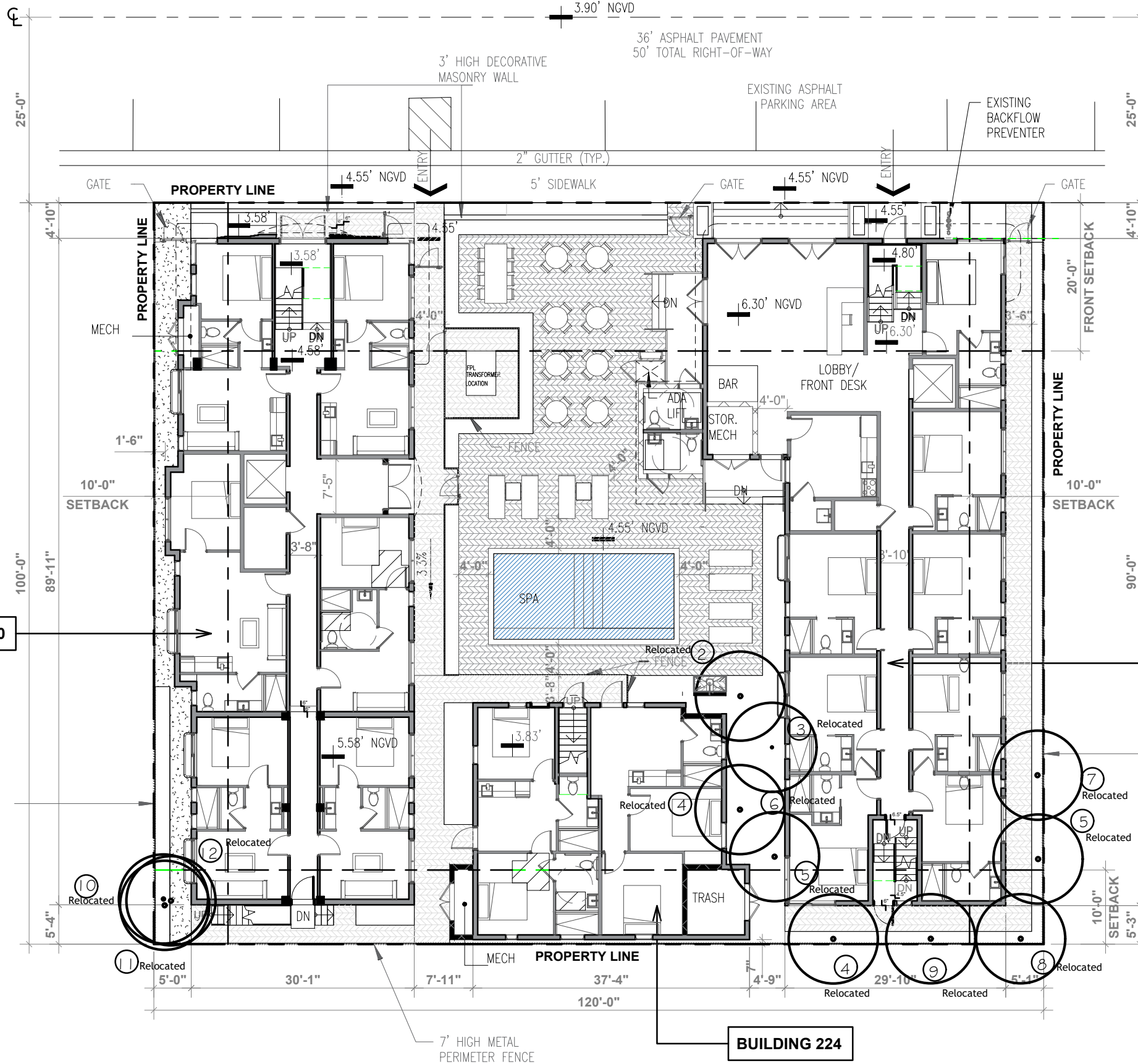
3' HIGH DECORATIVE  
MASONRY WALL

EXISTING ASPHALT  
PARKING AREA

EXISTING  
BACKFLOW  
PREVENTER

2" GUTTER (TYP.)

5' SIDEWALK

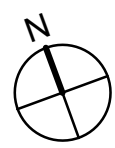


| EXISTING PLANT LIST TO REMAIN |                |                |              |              |              |                  |
|-------------------------------|----------------|----------------|--------------|--------------|--------------|------------------|
| No                            | COMMON NAME    | BOTANICAL NAME | DBH (Inches) | Height (Ft.) | Spread (Ft.) | Disposition      |
| 2                             | Christmas palm | Adonidia palm  | 6"           | 35'          | 12'          | Good To relocate |
| 3                             | Christmas palm | Adonidia palm  | 3"           | 34'          | 12'          | Good To relocate |
| 4                             | Christmas palm | Adonidia palm  | 6"           | 34'          | 12'          | Good To relocate |
| 5                             | Christmas palm | Adonidia palm  | 6"           | 25'          | 12'          | Good To relocate |
| 6                             | Christmas palm | Adonidia palm  | 6"           | 30'          | 12'          | Good To relocate |
| 7                             | Christmas palm | Adonidia palm  | 6"           | 30'          | 12'          | Good To relocate |
| 8                             | Christmas palm | Adonidia palm  | 6"           | 25'          | 12'          | Good To relocate |
| 9                             | Christmas palm | Adonidia palm  | 6"           | 30'          | 12'          | Good To relocate |
| 10                            | Christmas palm | Adonidia palm  | 5"           | 25'          | 12'          | Good To relocate |
| 11                            | Christmas palm | Adonidia palm  | 6"           | 35'          | 12'          | Good To relocate |
| 12                            | Christmas palm | Adonidia palm  | 6"           | 35'          | 12'          | Good To relocate |

BUILDING 220

BUILDING 230

BUILDING 224



31st STREET

3.90' NGVD

36" ASPHALT PAVEMENT  
50' TOTAL RIGHT-OF-WAY

3' HIGH DECORATIVE  
MASONRY WALL

EXISTING ASPHALT  
PARKING AREA

EXISTING  
BACKFLOW  
PREVENTER

2" GUTTER (TYP.)

5' SIDEWALK

LIGHTING CHART

| IMAGE | SYMBOL | SPECIFICATION  | QUANTITY | POTENCIE | TOTAL POTENCIE | ACCESSORY  |
|-------|--------|--|----------|----------|----------------|--|
|       | PB     | Balance path lighth<br>Brand: WAC<br>Model: 6061-27BZ<br>2700K Warm white<br>Bronze on aluminum    | 19       | 6.5 W    | 123.5 W        | Guardian mount<br>accessory<br>Marca: WAC<br>Modelo: 9000-SP9-BZ<br>Bronze on stainless<br>steel |
|       | A      | ACCENT 120V<br>Brand: WAC<br>Modelo: 5011-9 VAC<br>12V -3000 K Warm white<br>Bronze on brass       | 34       | 9 W      | 306W           |  |
|       |        | INGROUND 2"<br>Brand: WAC<br>Model: 2011-9-15 VAV<br>12V -3000 K Warm white<br>SS- Stainless Steel | 4        | 4.1 W    | 16.4 W         |  |
|       |        | Brand: WAC LANDSCAPE LIGHTING<br>Model: WL-LED300-AM-BZ<br>2700K Warm White<br>Finish: Bronze      | 4        | 3.9 W    | 15.6 W         |  |

|  |    |                               |   |  |  |  |
|--|----|-------------------------------|---|--|--|--|
|  | T1 | ELECTRIC TRANSFORMER<br>100 w | 1 |  |  |  |
|  | T2 | ELECTRIC TRANSFORMER<br>250w  | 1 |  |  |  |
|  | T3 | ELECTRIC TRANSFORMER<br>150 w | 1 |  |  |  |

BUILDING 230

BUILDING 220

BUILDING 224

7' HIGH METAL  
PERIMETER FENCE

7' HIGH METAL  
PERIMETER FENCE

7' HIGH METAL  
PERIMETER FENCE

ARCHITECT

CONSULTANT

OWNER

PROJECT

DRAWING TITLE

DRAWING #

MTTR MGMT  
7290 NW 1st COURT | MIAMI FL | 33150  
www.ma77er.com



LANDSCAPE ARCHITECT  
**RLA**  
**DIEGO VANDERBIEST**  
6200 S.W. 80 STREET  
MIAMI BEACH, FLORIDA 33143  
PHONE 305-528-4001

South Florida United Investments LLC  
220 31st STREET | MIAMI BEACH | FLORIDA | 33140

31st STREET

LIGHTING PLAN

2023.10.05

1/16" = 1'-0"

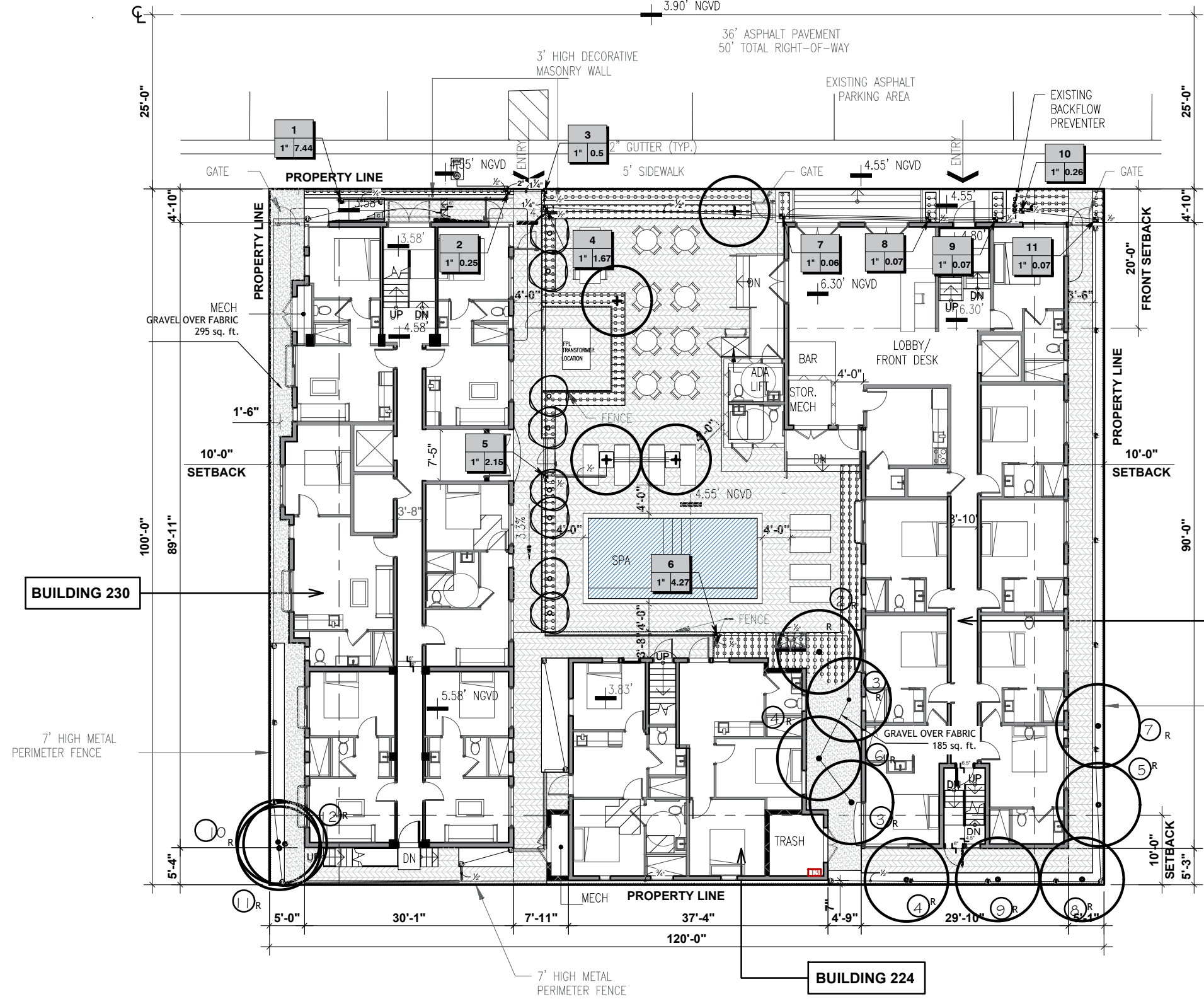
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LI-01



**31st STREET**

3.90' NGVD



**IRRIGATION SCHEDULE**

| SYMBOL | MANUFACTURER/MODEL/DESCRIPTION   | QTY        | PSI | DETAIL |
|--------|--|------------|-----|--------|
|        | Rain Bird R-VAN-STRIP 1806-SAM-P45 Shrub Rotary, 5ft.x15ft. (LCS and RCS), 5ft.x30ft. (SST) Hand Adjustable Multi-Stream Rotary w/ 1800 shrub spray body on 6in. pop-up, with check valve and 45 psi in-stem pressure regulator. 1/2in. NPT Female Threaded Inlet.           | 21         | 45  |        |
|        | Rain Bird XCZLF-100-PRF 1" Low Flow, 0.2-10 GPM, with 1in. Low Flow Valve valve and 1in. Pressure Regulating RBY filter and 40psi pressure regulator.  | 10         |     |        |
|        | Rain Bird XFS-CV-04-12 Drip Ring   | 5          |     |        |
|        | Area to Receive Dripline<br>Rain Bird XFS-06-12 XFS Sub-Surface Pressure Compensating Dripline w/Copper Shield Technology. 0.6 GPH emitters at 12" O.C. Laterals spaced at 12" apart, with emitters offset for triangular pattern. UV Resistant. Specify XF insert fittings. | 503.8 l.f. |     |        |
|        | Rain Bird PGA-PRS-D Angle 1" 1in., 1-1/2in., 2in. Electric Remote Control Valve, Angle. With Pressure Regulator Module.  | 1          |     |        |
|        | Rain Bird PGA-PRS-D Angle 1" 1in., 1-1/2in., 2in. Electric Master Valve, Angle. With Pressure Regulator Module.  | 1          |     |        |
|        | Rain Bird ESP-9V4 4 Zone, 9V battery-operated controller with solenoid. Install with (TBOSPOL) 9V., DC Latching Solenoid. Use (TBOSADAPP or TBOSADAPB) Adapters for Non-Rain Bird Plastic/Brass valves.  | 1          |     |        |
|        | Water Meter 1"   | 1          |     |        |
|        | Irrigation Lateral Line: PVC Schedule 40   | 0.4 l.f.   |     |        |
|        | Irrigation Lateral Line: PVC Schedule 40 1/2"  | 254.7 l.f. |     |        |
|        | Irrigation Lateral Line: PVC Schedule 40 3/4"  | 196.2 l.f. |     |        |
|        | Irrigation Mainline: PVC Schedule 40 1/2"  | 79.4 l.f.  |     |        |
|        | Irrigation Mainline: PVC Schedule 40 1 1/4"  | 93.9 l.f.  |     |        |
|        | Irrigation Mainline: PVC Schedule 40 2"  | 36.8 l.f.  |     |        |
|        | Pipe Sleeve: PVC Class 200 SDR 21  | 131.3 l.f. |     |        |

| SYMBOL | MANUFACTURER/MODEL/DESCRIPTION  | QTY | DETAIL |
|--------|---|-----|--------|
|        | Rain Bird PGA-PRS-D Angle 1" 1in., 1-1/2in., 2in. Electric Remote Control Valve, Angle. With Pressure Regulator Module.   | 1   |        |
|        | Rain Bird PGA-PRS-D Angle 1" 1in., 1-1/2in., 2in. Electric Master Valve, Angle. With Pressure Regulator Module.   | 1   |        |
|        | Rain Bird ESP-9V4 4 Zone, 9V battery-operated controller with solenoid. Install with (TBOSPOL) 9V., DC Latching Solenoid. Use (TBOSADAPP or TBOSADAPB) Adapters for Non-Rain Bird Plastic/Brass valves. | 1   |        |
|        | Water Meter 1"  | 1   |        |

| SYMBOL | MANUFACTURER/MODEL/DESCRIPTION                | QTY        | DETAIL |
|--------|---|------------|--------|
|        | Irrigation Lateral Line: PVC Schedule 40      | 0.4 l.f.   |        |
|        | Irrigation Lateral Line: PVC Schedule 40 1/2" | 254.7 l.f. |        |
|        | Irrigation Lateral Line: PVC Schedule 40 3/4" | 196.2 l.f. |        |
|        | Irrigation Mainline: PVC Schedule 40 1/2"     | 79.4 l.f.  |        |
|        | Irrigation Mainline: PVC Schedule 40 1 1/4"   | 93.9 l.f.  |        |
|        | Irrigation Mainline: PVC Schedule 40 2"       | 36.8 l.f.  |        |
|        | Pipe Sleeve: PVC Class 200 SDR 21             | 131.3 l.f. |        |

| SYMBOL | MANUFACTURER/MODEL/DESCRIPTION | QTY | DETAIL |
|--------|--------------------------------|-----|--------|
|        | Valve Callout                  |     |        |
|        | Valve Number                   |     |        |
|        | Valve Flow                     |     |        |
|        | Valve Size                     |     |        |

**ZONE SCHEDULE**

| ZONE | HEAD TYPE    | GPM  |
|------|--------------|------|
| 1    | Shrub Rotary | 7.44 |
| 2    | All Drip     | 9.37 |

