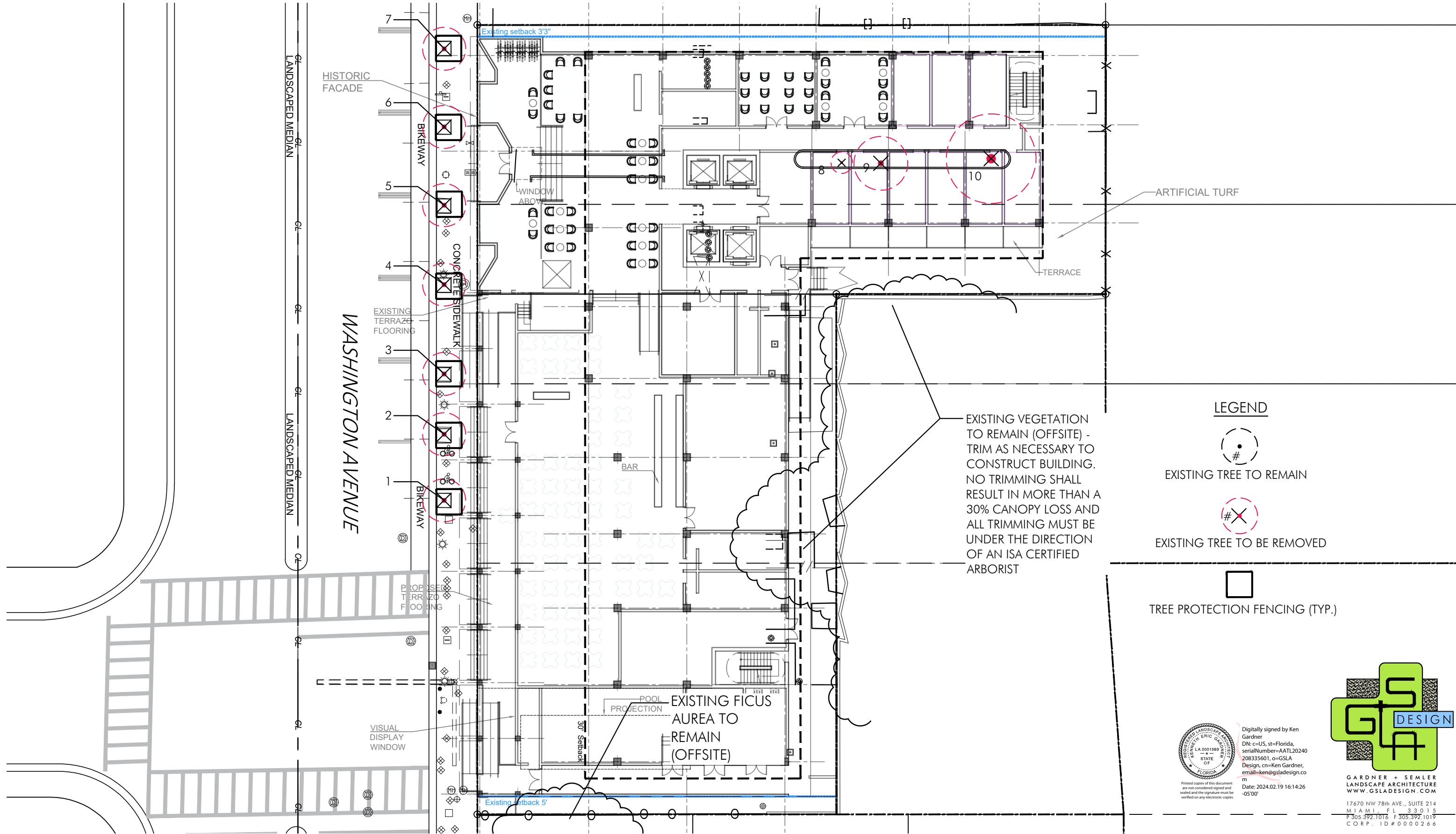




ARQUITECTONICA

2900 Oak Avenue, Miami, FL 33133
T 305.372.1812 F 305.372.1175

ALL DESIGNS INDICATED IN THESE DRAWINGS ARE PROPERTY OF ARQUITECTONICA INTERNATIONAL CORP. NO COPIES, TRANSMISSIONS, REPRODUCTIONS OR ELECTRONIC MANIPULATION OF ANY PORTION OF THESE DRAWINGS IN THE WHOLE OR IN PART ARE TO BE MADE WITHOUT THE EXPRESS WRITTEN AUTHORIZATION OF ARQUITECTONICA INTERNATIONAL CORP. DESIGN INTENT SHOWN IS SUBJECT TO REVIEW AND APPROVAL OF ALL APPLICABLE LOCAL AND GOVERNMENTAL AUTHORITIES HAVING JURISDICTION. ALL COPYRIGHTS RESERVED © 2021.
THE DATA INCLUDED IN THIS STUDY IS CONCEPTUAL IN NATURE AND WILL CONTINUE TO BE MODIFIED THROUGHOUT THE COURSE OF THE PROJECTS DEVELOPMENT WITH THE EVENTUAL INTEGRATION OF STRUCTURAL, MEP AND LIFE SAFETY SYSTEMS. AS THESE ARE FURTHER REFINED, THE NUMBERS WILL BE ADJUSTED ACCORDINGLY.

HPB FIRST SUBMITTAL
1509 - 1515 WASHINGTON AVE
MIAMI BEACH, FL 33139

Existing Tree Disposition Plan



SCALE: 1" = 25'

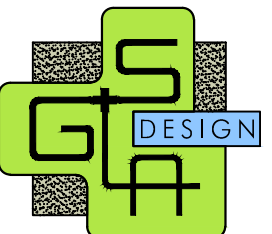


DATE:
FEB 18, 2024

LA-101

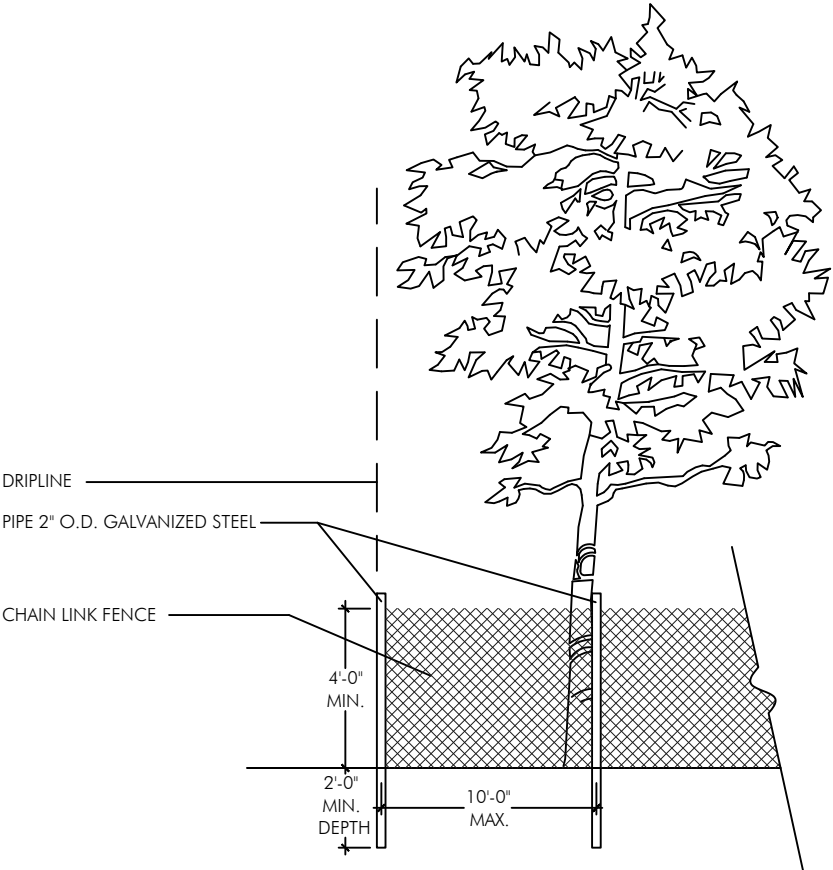


Digitally signed by Ken Gardner
DN: c=US, st=Florida, serialNumber=AATL20240208335601, o=GSLA Design, cn=Ken Gardner, email=ken@gsldesign.com
Date: 2024.02.19 16:14:26 -05'00'



GARDNER + SEMLER
LANDSCAPE ARCHITECTURE
WWW.GSLADESIGN.COM
17670 NW 78th AVE., SUITE 214
MIAMI, FL 33015
P 305.392.1016 F 305.392.1019
CORP. ID # 0000266

EXISTING TREE DISPOSITION LIST								
KEY	BOTANICAL NAME	COMMON NAME	SIZE			DISPOSITION	CONDITION	MITIGATION
			HT.(ft.)	SPD.(ft.)	DBH.(in.)			DBH.(in.)
1	Cocos nucifera	Coconut Palm	30	12	7	remove	fair	7
2	Cocos nucifera	Coconut Palm	30	12	7	remove	fair	7
3	Cocos nucifera	Coconut Palm	30	12	7	remove	fair	7
4	Cocos nucifera	Coconut Palm	30	12	7	remove	fair	7
5	Cocos nucifera	Coconut Palm	30	12	7	remove	fair	7
6	Cocos nucifera	Coconut Palm	30	12	7	remove	fair	7
7	Cocos nucifera	Coconut Palm	30	12	7	remove	fair	7
8	Mangifera indica	Mango	13	6	1	remove	poor	
9	Mangifera indica	Mango	18	15	3	remove	fair	
10	Araucaria heterophylla	Norfolk Island Pine	45	25	9,9,10	remove	fair	28
TOTAL DBH INCHES TO BE REMOVED								28
TOTAL PALMS TO BE REMOVED								7
TOTAL TREES MITIGATION REQUIRED								10 trees (from hardwood removal) + 7 trees (from palm removals) = 17 trees
TOTAL TREES MITIGATION PROVIDED								24 trees
Mitigation is provided in the form of 8 Silver Buttonw oods, 10 Simpson's Stoppers and 6 Live Oaks.								



NOTES:
-BARRIER SHALL BE PLACED AT THE EDGE OF THE DRIPLINE OF THE THE TREE CANOPY OR AS FAR FROM THE TREE AS POSSIBLE WHERE THE CANOPY OVERHANGS PAVEMENT THAT IS TO REMAIN. BARRIER SHALL BE MAINTAINED IN AN UPRIGHT POSITION AT ALL TIMES.
-TREE PROTECTION FENCE (TPF) SHALL BE INSTALLED PRIOR TO ANY SITE WORK, CLEARING, OR DEMOLITION. AND MAINTAINED THROUGHOUT CONSTRUCTION.
-REMOVE TPF ONLY WITH APPROVAL FROM URBAN FORESTER AFTER ALL SITE WORK HAS BEEN COMPLETED.

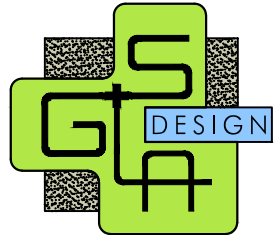
*NOTE: Should any existing trees or palms be damaged they shall be evaluated by the City Urban Forester to determine corrective actions that may include removal, corrective pruning and or replacement. Any corrective actions required shall be performed in accordance with the City of Miami Beach Code, the most current ANSI A-300 Pruning Standards and or an issued City Tree or Environmental Permit. Any corrective pruning required shall be performed by an ISA Certified Arborist and the City Urban Forester shall be consulted.

TREE PROTECTION DETAIL

N.T.S.



Digitally signed by Ken Gardner
DN: cn=US, st=Florida, serialNumber=AATL20240208335601, o=GSLA Design, cn=Ken Gardner, email=ken@gsladesign.com
Date: 2024.02.19 16:14:51 -05'00'



GARDNER + SEMLER
LANDSCAPE ARCHITECTURE
WWW.GSLADESIGN.COM

17670 NW 78th AVE., SUITE 214
M I A M I , F L 3 3 0 1 5
P 305.392.1016 F 305.392.1019
C O R P . I D # 0 0 0 0 2 6 6

ARQUITECTONICA

2900 Oak Avenue, Miami, FL 33133
T 305.372.1812 F 305.372.1175

ALL DESIGNS INDICATED IN THESE DRAWINGS ARE PROPERTY OF ARQUITECTONICA INTERNATIONAL CORP. NO COPIES, TRANSMISSIONS, REPRODUCTIONS OR ELECTRONIC MANIPULATION OF ANY PORTION OF THESE DRAWINGS IN THE WHOLE OR IN PART ARE TO BE MADE WITHOUT THE EXPRESS OF WRITTEN AUTHORIZATION OF ARQUITECTONICA INTERNATIONAL CORP. DESIGN INTENT SHOWN IS SUBJECT TO REVIEW AND APPROVAL OF ALL APPLICABLE LOCAL AND GOVERNMENTAL AUTHORITIES HAVING JURISDICTION. ALL COPYRIGHTS RESERVED © 2021.
THE DATA INCLUDED IN THIS STUDY IS CONCEPTUAL IN NATURE AND WILL CONTINUE TO BE MODIFIED THROUGHOUT THE COURSE OF THE PROJECTS DEVELOPMENT WITH THE EVENTUAL INTEGRATION OF STRUCTURAL, MEP AND LIFE SAFETY SYSTEMS. AS THESE ARE FURTHER REFINED, THE NUMBERS WILL BE ADJUSTED ACCORDINGLY.

HPB FIRST SUBMITTAL
1509 - 1515 WASHINGTON AVE
MIAMI BEACH, FL 33139

Existing Tree Disposition List

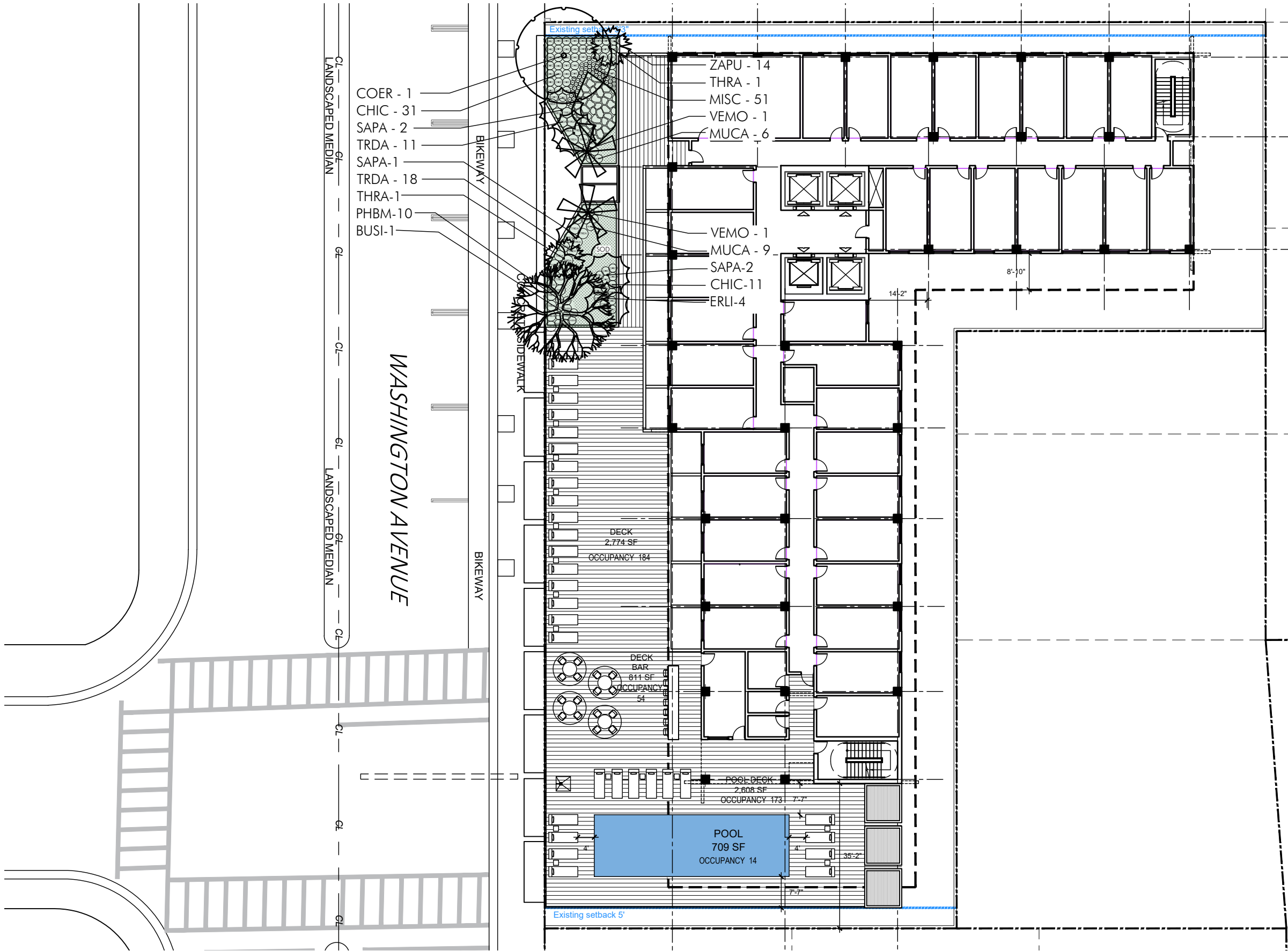


SCALE: 1" = 25'



DATE:
FEB 18, 2024

LA-102



PLANT LIST - Second Floor				
TREES				
KEY	PLANT NAME	QTY.	UT.	SIZE
BUSI	Bursera simaruba ...Gumbo Limbo	1	ea.	16' tall x 5' spread, 4" min. DBH
COER	Conocarpus erectus ...Green Buttonwood	1	ea.	14' tall x 6' spread, 2" min. DBH
PALMS				
KEY	PLANT NAME	QTY.	UT.	SIZE
SAPA	Sabal palmetto ...Sabal Palm	5	ea.	3 at 18', 5 at 24', 2 at 30' tall OA, smooth curved/character trunks, /3 hurricane cut mixed sizes in groups
THRA	Thrinax radiata ...Florida Thatch Palm	2	ea.	6' tall OA
VEMO	Veitchia montomeriana ...Montgomery Palm	2	ea.	16'-18' tall overall, singles
SHRUBS				
KEY	PLANT NAME	QTY.	UT.	SIZE
CHIC	Chrysobalanus icaco ...Horizontal Cocoplum	42	ea.	18" x 18"
ERLI	Emodea littoralis ...Golden Creeper	4	ea.	3 gal cans, full
MUCA	Muhlenbergia capillaris ...Muhly Grass	15	ea.	18" x 18"
PHBM	Philodendron var. 'Burle marx' ...Burle Marx Philodendron	10	ea.	18" x 18"
SERE	Serenoa repens 'Silver' ...Saw Palmetto	12	ea.	24" x 24"
TRDA	Tripsacum dactyloides ...Fakahatchee Grass	30	ea.	3 gal cans, full
ZAPU	Zamia pumila ...Coontie	14	ea.	18" x 18"
GROUNDCOVERS				
KEY	PLANT NAME	QTY.	UT.	SIZE
MISC	Microsorium scolopendria ...Wart Fern	51	ea.	1 gallon cans, full
MISCELLANEOUS				
	Roof Planter Soil Mix 25% Coarse Sand 25% Medium Sand 20% Rice Rock	as req.	c.y.	excavate and backfill 18" depth in all planting areas.
	Shredded Melaleuca Mulch	as req.	c.y.	3" layer in all shrub beds



Digitally signed by Ken Gardner
DN: c=US, st=Florida, serialNumber=AATL20240208335601, o=GSLA Design, cn=Ken Gardner,
email=ken@gsldesign.com
Date: 2024.02.19 16:15:36 -05'00'



GARDNER + SEMLER
LANDSCAPE ARCHITECTURE
WWW.GSLADESIGN.COM

17670 NW 78th AVE., SUITE 214
MIAMI, FL 33015
P 305.392.1016 F 305.392.1019
CORP. ID # 0000266

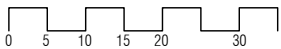
ARQUITECTONICA

2900 Oak Avenue, Miami, FL 33133
T 305.372.1812 F 305.372.1175

ALL DESIGNS INDICATED IN THESE DRAWINGS ARE PROPERTY OF ARQUITECTONICA INTERNATIONAL CORP. NO COPIES, TRANSMISSIONS, REPRODUCTIONS OR ELECTRONIC MANIPULATION OF ANY PORTION OF THESE DRAWINGS IN THE WHOLE OR IN PART ARE TO BE MADE WITHOUT THE EXPRESS OF WRITTEN AUTHORIZATION OF ARQUITECTONICA INTERNATIONAL CORP. DESIGN INTENT SHOWN IS SUBJECT TO REVIEW AND APPROVAL OF ALL APPLICABLE LOCAL AND GOVERNMENTAL AUTHORITIES HAVING JURISDICTION. ALL COPYRIGHTS RESERVED © 2021.
THE DATA INCLUDED IN THIS STUDY IS CONCEPTUAL IN NATURE AND WILL CONTINUE TO BE MODIFIED THROUGHOUT THE COURSE OF THE PROJECTS DEVELOPMENT WITH THE EVENTUAL INTEGRATION OF STRUCTURAL, MEP AND LIFE SAFETY SYSTEMS. AS THESE ARE FURTHER REFINED, THE NUMBERS WILL BE ADJUSTED ACCORDINGLY.

HPB FIRST SUBMITTAL
1509 - 1515 WASHINGTON AVE
MIAMI BEACH, FL 33139

Second Floor Planting Plan



SCALE: 1" = 25'



DATE:
FEB 18, 2024

LA-104

CITY OF MIAMI BEACH			
LANDSCAPE LEGEND			
INFORMATION REQUIRED TO BE PERMANENTLY AFFIXED TO PLANS			
Zoning District CD-2 Lot Area 0.63 Acres 27,625			
OPEN SPACE	REQUIRED/ ALLOWED	PROVIDED	
A. Square feet of required Open Space as indicated on site plan: Lot Area = 27,625 s.f.x N/A % = N/A s.f.	N/A	N/A	
B. Square feet of parking lot open space required as indicated on site			
Number of parking spaces 0 x 10 s.f. parking space =	0	0	
C. Total square feet of landscaped open space required: A+B=	N/A	N/A	
LAWN AREA CALCULATION			
A. Square feet of landscaped open space required			
B. Maximum lawn area (sod) permitted= N/A % x N.A s.f.	N/A	N/A	
TREES			
A. Number of trees required per lot or net lot acre, less existing number of trees meeting minimum requirements = 22 trees / acre (22 x 0.63 acres = 14 trees	14	22	
B. % Natives required: Number of trees provided x 30% =	5	22	
C. % Low maintenance / drought and salt tolerant required: Number of trees provided x 50%=	7	22	
D. Street Trees (maximum average spacing of 20' o.c.) 220 linear feet along street divided by 20'=	11	6 (insufficient room to add more due to utilities)	
E. Street tree species allowed directly beneath power lines: (maximum average spacing of 20' o.c.): 200 linear feet along street divided by 20'=	N/A	N/A	
SHRUBS			
A. Number of shrubs required: Sum of lot and street trees required x	300	564	
B. % Native shrubs required: Number of shrubs provided x 50%=	150	365	
LARGE SHRUBS OR SMALL TREES			
A. Number of large shrubs or small trees required: Number of required shrubs x 10%=	30	30	
B. % Native large shrubs or small trees required: Number of large shrubs or small trees provided x 50%=	15	30	



Printed copies of this document
are not considered signed and
sealed and the signature must be
verified on any electronic copies

Digitally signed by Ken Gardner
DN: c=US, st=Florida,
serialNumber=AATL202402083
35601, o=GSLA Design, cn=Ken
Gardner,
email=ken@gsladesign.com
Date: 2024.02.19 16:16:05
-05'00'



GARDNER + SEMLER
LANDSCAPE ARCHITECTURE
WWW.GSLADESIGN.COM

17670 NW 78th AVE., SUITE 214
M I A M I , F L 3 3 0 1 5
P 305.392.1016 F 305.392.1019
C O R P . I D # 0 0 0 0 2 6 6

ARQUITECTONICA

2900 Oak Avenue, Miami, FL 33133
T 305.372.1812 F 305.372.1175

ALL DESIGNS INDICATED IN THESE DRAWINGS ARE PROPERTY OF ARQUITECTONICA INTERNATIONAL CORP. NO COPIES, TRANSMISSIONS, REPRODUCTIONS OR ELECTRONIC MANIPULATION OF ANY PORTION OF THESE DRAWINGS IN THE WHOLE OR IN PART ARE TO BE MADE WITHOUT THE EXPRESS OF WRITTEN AUTHORIZATION OF ARQUITECTONICA INTERNATIONAL CORP. DESIGN INTENT SHOWN IS SUBJECT TO REVIEW AND APPROVAL OF ALL APPLICABLE LOCAL AND GOVERNMENTAL AUTHORITIES HAVING JURISDICTION. ALL COPYRIGHTS RESERVED © 2021.
THE DATA INCLUDED IN THIS STUDY IS CONCEPTUAL IN NATURE AND WILL CONTINUE TO BE MODIFIED THROUGHOUT THE COURSE OF THE PROJECTS DEVELOPMENT WITH THE EVENTUAL INTEGRATION OF STRUCTURAL, MEP AND LIFE SAFETY SYSTEMS. AS THESE ARE FURTHER REFINED, THE NUMBERS WILL BE ADJUSTED ACCORDINGLY.

HPB FIRST SUBMITTAL
1509 - 1515 WASHINGTON AVE
MIAMI BEACH, FL 33139

Landscape Legend & Plant List



SCALE: 1" = 25'

DATE:
FEB 18, 2024

LA-105

LANDSCAPE SPECIFICATIONS
PART 1 - GENERAL

1.1 SCOPE
A. Contractor shall provide all labor, materials, equipment, supervision, and related work necessary to complete the landscape work in accordance with the intent of the landscape plans, schedules and these specifications. The extent of work is shown on the drawings which are a part of this document.

1.2 CONTRACTOR QUALIFICATIONS
A. Landscape installation work to be performed by a Contractor Certified by the Florida Nurserymen, Growers and Landscape Association (FNGLA) as a Certified Landscape Contractor. Any pruning to be supervised by an Arborist, certified by the International Society of Arboriculture (ISA) and licensed in County where work is performed.

1.3 INVESTIGATION OF UTILITIES
A. Prior to beginning work, the Contractor shall be responsible to locate existing underground utilities. Check with all utility companies and Sunshine State, call (811).

1.4 SUBSTITUTIONS
A. Only materials specified will be accepted, unless approved in writing by the Landscape Architect in advance.

1.5 PLANT SIZES
A. All plant sizes shall equal or exceed the minimum sizes as specified in the plant list. If plant sizes of local codes and ordinances require larger plant material than specified on plans, then they shall supercede the sizes on the plan. When plant sizes are specified as a range of size, installed materials shall average the mean of the range specified. Plants shall be measured following pruning, with branches in normal position. All necessary pruning shall be done at the time of planting.

1.6 PLANT QUALITY
A. All plant material shall be equal to or better than Florida No. 1 as classified by “Grades and Standards for Nursery Plants” by the Division of Plant Industry, Florida Department of Agriculture. They shall have a growth habit that is normal for the species; healthy, vigorous, free from insects, disease and injury.

B. The Owner or Landscape Architect reserves the right to refuse any plant material which does not conform to the intent of the written specifications or design.

C. CIRCLING ROOTS FOUND ON CONTAINER-GROWN MATERIAL WILL NOT BE ACCEPTED UNLESS REMEDIAL ROOT PRUNING, APPROVED BY THE LANDSCAPE ARCHITECT IS DONE BEFORE PLANTING.

1.7 PLANT QUANTITY
A. The plant quantities shown on the plant list are to be used only as an aid to bidders. In the case of discrepancy between the plant list and the plan, the quantity on the plan shall override the plant list.

1.8 UNIT PRICES
A. The successful bidder shall furnish to the Owner and the Landscape Architect, a unit price breakdown for all materials. The Owner may, at his discretion, add to or delete from the materials utilizing the unit price breakdown submitted to and accepted by the Owner.

1.9 SUBMITTALS
A. Fertilizer: The Contractor shall submit to the Owner and Landscape Architect documentation that all the fertilizer used for the project is of the analysis specified and placed at the rates specified in section 2.2 FERTILIZER.

B. Planting soil: The Contractor shall submit a sample of the planting soil (approximately 1 cu. ft.) for approval by the Landscape Architect prior to delivery to the site.

1.10 CLEAN-UP & MAINTENANCE OF TRAFFIC
A. Follow procedures in FDOT Index 600 for maintenance of traffic during construction.

B. At the end of each work day, the Contractor shall remove debris and shall barricade the un-filled holes in a manner appropriate in the path of pedestrians and motorists.

C. Upon completion of the work or any major portion of the work or as directed by the Landscape Architect, all debris and surplus material from his work shall be removed from the job site.

1.11 MAINTENANCE PRIOR TO ACCEPTANCE
A. The Contractor is responsible to maintain the plantings until they are accepted under the provisions of 1.12 “ACCEPTANCE OF INSTALLATION”.

1. Plants: Begin maintenance immediately following the final plant installation operation for each plant and continue until all plant installation is complete and accepted. Maintenance shall include watering all plants, weeding, mulching, pest and disease control, tightening and repairing of guys, repair of braces, removal of dead growth, resetting of plants to proper grade or up-right position, restoration of plant saucer, litter pick-up in plant beds and other necessary operations to assure specified minimum grade of Florida No. 1.

2. Turf Areas: Begin maintenance of turf immediately following the placement of sod and continue until sod installation is complete and accepted. Maintenance shall include but not be limited to, watering, leveling, mowing, weed and pest control, fungus and disease control and other necessary operations as determined by the Landscape Architect and good nursery practice.

3. Re-setting or straightening trees and palms: The Contractor shall re-set and/or straighten trees and palms as required at no additional cost to the Owner unless caused by sustained winds of 75 mph or more. Then, the costs of the operations may be charged to the owner. Re-set trees within 48 hours.

1.12 ACCEPTANCE OF INSTALLATION
A. Inspection: Inspection of the work, to determine completion of contract work, exclusive of the possible replacement of plants and turf, will be made by the Landscape Architect at the conclusion of the maintenance period. Written notice requesting such an inspection and submitted by the Contractor at least ten (10) days prior to the anticipated date.

1.13 GUARANTEE
A. Guarantee all plants for a period of one year (CCD). Guarantee shall commence from the date of written acceptance. Plant material which is on the site and scheduled to be relocated is not covered by the guarantee except in the case of Contractor's negligence or work that has been done in an unworkman-like manner. The Contractor is not responsible for loss due to acts of god, (i.e.) sustained winds of 75 mph or more, floods, frost, lightning, vandalism or theft.

1.14 REPLACEMENT
A. Replacement shall be made during the guarantee period as directed by the Landscape Architect within ten (10) days from time of notification. For all replacement plant material, the guarantee period shall extend for an additional forty-five (45) days beyond the original guarantee period. The Contractor shall be responsible to provide water to the replacement plants in sufficient quantity to aid in their establishment. At the end of the guarantee period, inspection will be made by the Landscape Architect, upon written notice requesting such inspection and submitted by the Contractor at least five (5) days before the anticipated date. Replacement plants must meet the requirements of Florida No. 1 at time of inspection. Remove from the site all plants that are dead or in a state of unsatisfactory growth, as determined by the Landscape Architect. Replace these and any plants missing due to the Contractor's negligence as soon as conditions permit.

1. Materials and Operations: All replacement plants shall be of the same kind and size as indicated on the plant list. The Contractor shall supply and plant the plants as specified under planting operations.

2. Cost of Replacements: A sum sufficient to cover the estimated cost of possible replacements, including material and labor will be retained by the Owner and paid to the Contractor after all replacements have been satisfactorily made and approved by the Landscape Architect.

PART 2 - MATERIALS

2.1 PLANTING SOIL
A. Planting soil for trees, shrubs and ground covers shall be of the composition noted on the plans, measured by volume.

B. Soil for Sodded Areas: shall be coarse lawn sand.

2.2 FERTILIZER
A. Fertilizer for trees, palms, shrubs, and groundcovers shall be as follows: LESCO Palm Special 13-3-13 or equal, Sulfur coated with iron and other minor elements and maximum of 2% chlorine, or brand with equal analysis. The fertilizer shall be uniform in composition, dry and free flowing and shall be delivered to the site in the original unopened containers, bearing the manufacturer's guaranteed analysis. Fertilizer for sod and seeded areas shall be 8-6-8, 50% organically derived nitrogen, or equal.

2.3 WATER
A. The Contractor shall provide potable water on site, available from the start of planting. The Contractor is responsible to ascertain the location and accessibility of the water source. The Contractor is responsible to provide the means of distribution (i.e. water truck, hoses, etc.) for distribution of water to the planting areas.

2.4 MULCH
A. Mulch shall be as specified on the Plant List.

2.5 ROOT BARRIER MATERIAL
A. Root barrier material shall be 24" deep polypropolylene panels by DeepRoot or approved equal.
B. Install per details in the plans.

PART 3 - INSTALLATION PROCEDURES

3.1 LAYOUT
A. Verify location of all underground utilities and obstructions prior to excavation.

3.2 HERBICIDE TREATMENT
1. In all areas infected with weed and/or grass growth, a systemic herbicide shall be applied per manufacturer's rates. When it has been established where work will be done, the systemic herbicide shall be applied in accordance with manufacturer's labeling to kill all noxious growth. Contractor shall schedule his work to allow more than one application to obtain at least 95% kill of undesirable growth. If necessary, Contractor shall conduct a test to establish suitability of product and applicator to be used on this project, prior to execution of the full application.



Digitally signed by Ken Gardner
DN: c=US, st=Florida, serialNumber=AATL2024
0208335601, o=GSLA Design, cn=Ken Gardner, email=ken@gsladesign.com
Date: 2024.02.19 16:16:36 -05'00'



GARDNER + SEMLER
LANDSCAPE ARCHITECTURE
WWW.GSLADESIGN.COM
17670 NW 78th AVE., SUITE 214
M I A M I , F L 3 3 0 1 5
P 305.392.1016 F 305.392.1019
C O R P . I D # 0 0 0 0 2 6 6

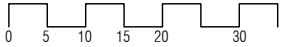
ARQUITECTONICA

2900 Oak Avenue, Miami, FL 33133
T 305.372.1812 F 305.372.1175

ALL DESIGNS INDICATED IN THESE DRAWINGS ARE PROPERTY OF ARQUITECTONICA INTERNATIONAL CORP. NO COPIES, TRANSMISSIONS, REPRODUCTIONS OR ELECTRONIC MANIPULATION OF ANY PORTION OF THESE DRAWINGS IN THE WHOLE OR IN PART ARE TO BE MADE WITHOUT THE EXPRESS OF WRITTEN AUTHORIZATION OF ARQUITECTONICA INTERNATIONAL CORP. DESIGN INTENT SHOWN IS SUBJECT TO REVIEW AND APPROVAL OF ALL APPLICABLE LOCAL AND GOVERNMENTAL AUTHORITIES HAVING JURISDICTION. ALL COPYRIGHTS RESERVED © 2021.
THE DATA INCLUDED IN THIS STUDY IS CONCEPTUAL IN NATURE AND WILL CONTINUE TO BE MODIFIED THROUGHOUT THE COURSE OF THE PROJECTS DEVELOPMENT WITH THE EVENTUAL INTEGRATION OF STRUCTURAL, MEP AND LIFE SAFETY SYSTEMS. AS THESE ARE FURTHER REFINED, THE NUMBERS WILL BE ADJUSTED ACCORDINGLY.

HPB FIRST SUBMITTAL
1509 - 1515 WASHINGTON AVE
MIAMI BEACH, FL 33139

Landscape Specifications



SCALE: 1" = 25'



DATE:
FEB 18, 2024

LA-106

- 3.3 PLANT PIT EXCAVATION AND BACKFILLING
- A. Trees: See the Planting and Bracing Details and notes.
- B. All planting holes shall be hand dug where machine dug holes may adversely affect utilities or improvements.
- C. Shrubs and Groundcover: Shrubs and groundcover shall be planted in a soil bed as described in the notes and details. Space shrubs and provide setback from curb and pavements as shown in the plans.

- D. Watering of field-grown plants: Thoroughly puddle in water to remove any air pockets in the plant hole.

- 3.4 WATERING
- A. The Contractor is responsible to provide the water for all new plants and transplants and means of distribution (i.e. hand watering or water truck) during the maintenance period and extending into the period after acceptance until the full schedule as listed below is complete. Water for trees and other large field grown plants shall be supplemented by hand or water truck, in addition to the irrigation system, (if one is provided). Contractor can adjust watering schedule during heavy rain season upon approval of the Landscape Architect.

AMOUNT OF WATER PER APPLICATION
For trees up to 5 inch caliper - 5 gallons
From 5 to 8 inch caliper - 25 gallons
9 inch and up caliper - 50 gallons

FREQUENCY OF WATER
Daily for the first week
3 times per week for weeks 2 - 5
2 times per week for weeks 6 - 8
1 time per week for weeks 9 - 12

- B. Water in plants by thoroughly soaking of the entire root ball immediately after planting. For large trees and shrubs, add water while backfilling hole to eliminate any air pockets in the soil around the root ball.

- C. Water shrubs, sod and groundcover a minimum of once daily for a week or until an irrigation system is fully operational. If no irrigation system is to be installed, the Contractor shall be responsible for watering the shrub, sod, and groundcover for the time specified above, after installation of each section of the planting installed.

- 3.5 FERTILIZING
- A. Add fertilizer on top of the surface of shrubs beds and tree and palms root balls two (2) months after installation. Fertilize sod within two (2) days after installing after planting of each segment of the job. Fertilizer shall be applied after soil has been well moistened. Fertilizer shall be washed off of plant leaves and stems immediately after application. Apply at the following rates:

1. Trees and Large Shrubs: One (1) pound per inch of trunk diameter, spread evenly over the root ball area.
2. Shrubs: One half (1/2) handful per shrub, spread evenly over the root ball area.
3. Groundcover: Twelve (12) pounds per 100 sq. ft. of bed area.
4. Sod: Twelve (12) pounds per 1,000 sq. ft. Wash fertilizer off blades immediately after spreading.

- 3.6 MULCHING
- A. Spread mulch three (3) inches thick uniformly over the entire surface of shrubs and groundcover beds, depth measured after settling, unless otherwise specified in the plans. Provide 36" diameter bed of mulch, measured from outer edge of the trunk, for all trees and palms planted in sod areas. Keep mulch away from contact with the trunk. Create a 6" high ring of mulch at the outer edge of tree and palm holes.

- 3.7 GUYING AND BRACING
- A. See the details bound herewith or made part of the plans.

- 3.8 SODDING
- A. Provide a blanket of lawn sand as described in the notes in these plans. Prior to planting, remove stones, sticks, etc. from the sub-soil surface. Excavate existing non-conforming soil as required so that the finish grade of sod is flush with adjacent pavement or top of curb as well as adjacent sod in the case of sod patching.

- B. Place sod on moistened soil, with edges tightly butted, in staggered rows at right angles to slopes. The sod shall be rolled with a 500 pound hand roller immediately after placing.

- C. Keep edge of sod bed a minimum of 18" away from groundcover beds and 24" away from edge of shrub beds and 36" from trees, measured from the edge of plant or tree trunk.

- D. Sod shall be watered immediately after installation to uniformly wet the soil to at least two inches below the bottom of sod strips.

- E. Apply fertilizer to the sod as specified in Section 3.5.

- F. Excavate and remove excess soil so top of sod is flush w/top of curb or adjacent pavement, or adjacent existing sod.

PLANT BED PREPARATION NOTES

1. In all areas where new sod and shrub and groundcover masses are to be planted, kill all existing weeds by treating with systemic herbicide prior to beginning soil preparation.

2. In all shrub and groundcover beds, excavate and backfill soil as described in "Plant List(s)". If no specific preparation is noted, prepare soil as described below for either condition, over the entire area to be planted:

Condition A:
If any compacted road base or asphalt or rocky soil is encountered, remove compacted material entirely to allow an 18" depth of planting soil per plant list unless otherwise stated. Backfill the entire area of the shrub and groundcover beds with 18" planting soil (as specified in Plans) to within 2 inches of the adjacent pavement or top of curb. Remove all debris and rocks and pebbles larger than 2 inches in size and level the grade before planting.

Condition B:
Where no compacted soil is encountered, thoroughly mix 6 inches of planting soil per plant list into the existing soil to a depth of 18 inches unless otherwise stated. If required, excavate and remove the existing soil to lower the grade, so that the prepared mix is finished to a minimum of 2 inches below top of curb or adjacent walkway. Remove all debris and rocks and pebbles larger than 2 inches in size and level the grade before planting.

For all sod areas, spread a 2" deep layer of lawn sand prior to sodding. Remove all debris and rocks and pebbles larger than 2 inchs in size and level the grade before sodding. Remove, if required, existing soil so that top of sod is flush with and adjacent top of curb or pavement.

For Trees and shrubs larger than 7 gallon, Add Diehard" transplant innoculant supplied by Horticultural Alliance, Inc. (800-628-6373) or equal. Mix into top 8-10 inches of planting hole, making sure it is contact with the root ball. Add at a rate specified by manufacturer (typically 4oz. per 1 inches of trunk caliper or 7 gallon can).

SPACING OF PLANTS (SEE PLANT SPACING DETAIL)

1. Plants shall be planted sufficiently away from edges of pavements or curbs, to allow for growth toward the edges of the bed.

PROTECTION OF PLANTS

1. The Contractor shall be responsible to protect existing trees and shrubs in and adjacent to the area of work. Erect barriers as necessary to keep equipment and materials, any toxic material, away from the canopy drip line of trees and shrubs. DO NOT PILE SOIL OR DEBRIS AGAINST TREE TRUNKS OR DEPOSIT NOXIOUS BUILDING SUPPLIES OR CHEMICALS WITHIN THE DRIP LINE.



Digitally signed by Ken Gardner
DN: c=US, st=Florida, serialNumber=AATL2024 0208335601, o=GSLA Design, cn=Ken Gardner, email=ken@gsladesign.com
Date: 2024.02.19 16:17:13 -05'00'



GARDNER + SEMLER
LANDSCAPE ARCHITECTURE
WWW.GSLADESIGN.COM

17670 NW 78th AVE., SUITE 214
M I A M I , F L 3 3 0 1 5
P 305.392.1016 F 305.392.1019
C O R P . I D # 0 0 0 0 2 6 6

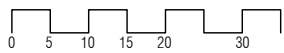
ARQUITECTONICA

2900 Oak Avenue, Miami, FL 33133
T 305.372.1812 F 305.372.1175

ALL DESIGNS INDICATED IN THESE DRAWINGS ARE PROPERTY OF ARQUITECTONICA INTERNATIONAL CORP. NO COPIES, TRANSMISSIONS, REPRODUCTIONS OR ELECTRONIC MANIPULATION OF ANY PORTION OF THESE DRAWINGS IN THE WHOLE OR IN PART ARE TO BE MADE WITHOUT THE EXPRESS OF WRITTEN AUTHORIZATION OF ARQUITECTONICA INTERNATIONAL CORP. DESIGN INTENT SHOWN IS SUBJECT TO REVIEW AND APPROVAL OF ALL APPLICABLE LOCAL AND GOVERNMENTAL AUTHORITIES HAVING JURISDICTION. ALL COPYRIGHTS RESERVED © 2021.
THE DATA INCLUDED IN THIS STUDY IS CONCEPTUAL IN NATURE AND WILL CONTINUE TO BE MODIFIED THROUGHOUT THE COURSE OF THE PROJECTS DEVELOPMENT WITH THE EVENTUAL INTEGRATION OF STRUCTURAL, MEP AND LIFE SAFETY SYSTEMS. AS THESE ARE FURTHER REFINED, THE NUMBERS WILL BE ADJUSTED ACCORDINGLY.

HPB FIRST SUBMITTAL
1509 - 1515 WASHINGTON AVE
MIAMI BEACH, FL 33139

Landscape Legend & Plant List



SCALE: 1" = 25'



DATE:
FEB 18, 2024

LA-107



CURVED TRUNK LEAN ANGLE AS NOTED ON PLAN/PLANT LIST

NOTE - USE 4" X 4" STAKES
PALMS OVER 12" CALIPER.

PROVIDE FOUR 2' X 4' PINE STAKES
90° APART (EXTRA STAKE IF
NECESSARY TO SUPPORT LEAN).
ATTACH W/NAILS TO BATTENS
NO NAILS IN TREE.

SET ROOTBALL SO TRUNK FLARE
OR TOP ROOT IS 2" ABOVE
SURROUNDING GRADE.

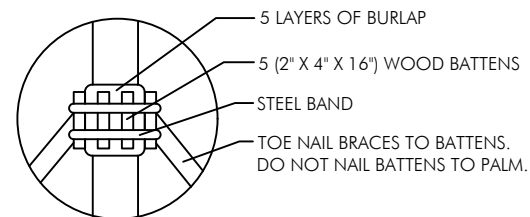
INSTALL 3" OF MULCH OVER 3' DIAMETER CIRCLE AROUND THE TRUNK. DO NOT PLACE MULCH WITHIN 3" OF THE TRUNK.

REMOVE ANY PORTION OF WIRE BASKETS OR BURLAP ABOVE THE TOP HALF OF THE ROOTBALL. FOLD BACK BURLAP COVERINGS BELOW THE TOP HALF OF THE ROOTBALL. COMPLETELY REMOVE ALL SYNTHETIC ROOTBALL COVERING MATERIALS.

DETAIL A

WOOD STAKES TOP OF STAKES
BELOW OR FLUSH WITH GRADE.

ANGLE SUBGRADE BASE AND —
ROOTBALL IF NECESSARY TO
ACHIEVE SPECIFIED LEAN ANGLE.



BATTEN DETAIL B

NOTE - SECURE BATTENS WITH 2-3/4" HI CARBON STEEL BANDS TO HOLD BATTENS IN PLACE DURING PLANTING PROCESS.
DO NOT NAIL BATTENS TO PALM.
THE HEIGHT OF THE BATTENS SHALL BE LOCATED IN RELATION TO THE HEIGHT OF THE PALM FOR ADEQUATE BRACING.
PAINT ALL EXPOSED WOOD SURFACES, (COLOR TO BE APPROVED BY LANDSCAPE ARCHITECT).

ALL SUPPORT MATERIALS ARE TO BE REMOVED FROM THE PALMS ONCE THE TREES HAVE BECOME ESTABLISHED (NOT TO EXCEED 12 MONTHS FROM THE COMPLETION OF THE PROJECT).

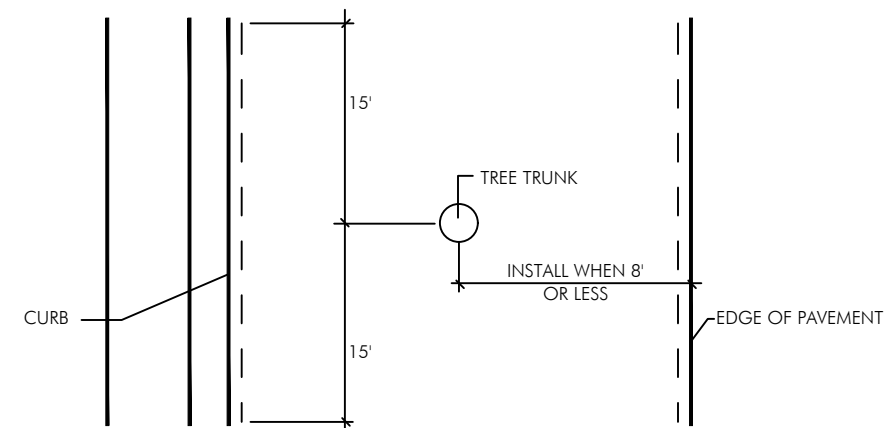
- 6" HIGH TEMPORARY RETENTION RING OF SOIL TO ASSIST IN IRRIGATION OF THE TREE.
REMOVE RING 3 MONTHS AFTER INSTALLATION.

—FINISHED GRADE

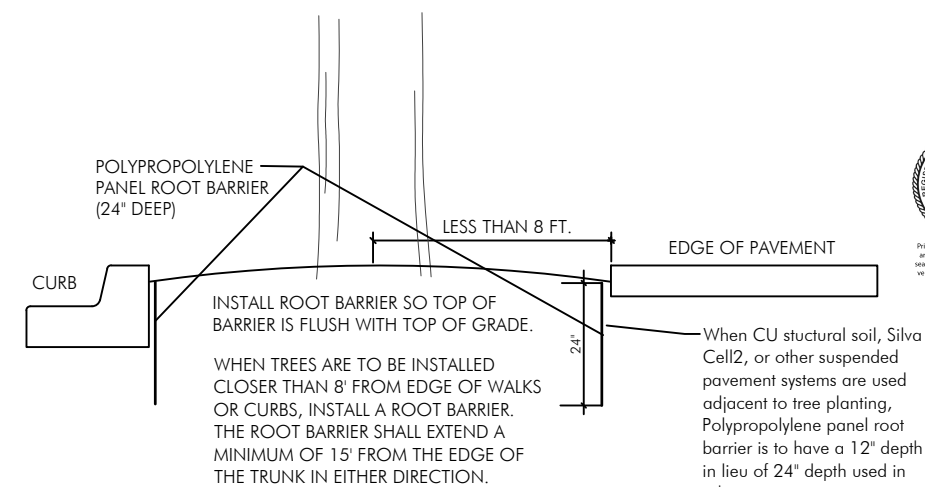
— HOLES TO ACCOMMODATE PLANTS SHALL BE A MINIMUM OF THREE TIMES THE SIZED OF THE PLANT ROOTBALL.

— ALL BACKFILL FOR TREES SHALL BE PLANTING SOIL

— FERTILIZER SHALL BE INSTALLED AS PER THE WRITTEN SPECIFICATIONS.



PLAN VIEW



ROOT BARRIER INSTALLATION DETAIL

N.T.S.



Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copy.

Digitally signed by Ken Gardner
DN: c=US, st=Florida, serialNumber=AATL2024,
o=0208335601, o=GS&A Design, cn=Ken Gardner,
email=ken@gsl&A design.com
Date: 2024.02.19
16:17:47 -05'00'



GARDNER + SEMLER
LANDSCAPE ARCHITECTURE
WWW.GSLADESIGN.COM

17670 NW 78th AVE., SUITE 214
M I A M I , F L 3 3 0 1 5
P 305.392.1016 F 305.392.1019
C O R P . I D # 0 0 0 0 2 6 4

2900 Oak Avenue, Miami, FL 33133
T 305.372.1812 F 305.372.1175

ALL DESIGNS INDICATED IN THESE DRAWINGS ARE PROPERTY OF ARQUITECTONICA INTERNATIONAL CORP. NO COPIES, TRANSMISSIONS, REPRODUCTIONS OR ELECTRONIC MANIPULATION OF ANY PORTION OF THESE DRAWINGS IN THE WHOLE OR IN PART ARE TO BE MADE WITHOUT THE EXPRESS OF WRITTEN AUTHORIZATION OF ARQUITECTONICA INTERNATIONAL CORP. DESIGN INTENT SHOWN IS SUBJECT TO REVIEW AND APPROVAL OF ALL APPLICABLE LOCAL AND GOVERNMENTAL AUTHORITIES HAVING JURISDICTION. ALL COPYRIGHTS RESERVED © 2021.

THE DATA INCLUDED IN THIS STUDY IS CONCEPTUAL IN NATURE AND WILL CONTINUE TO BE MODIFIED THROUGHOUT THE COURSE OF THE PROJECTS DEVELOPMENT WITH THE EVENTUAL INTEGRATION OF STRUCTURAL, MEP AND LIFE SAFETY SYSTEMS. AS THESE ARE FURTHER REFINED, THE NUMBERS WILL BE ADJUSTED ACCORDINGLY.

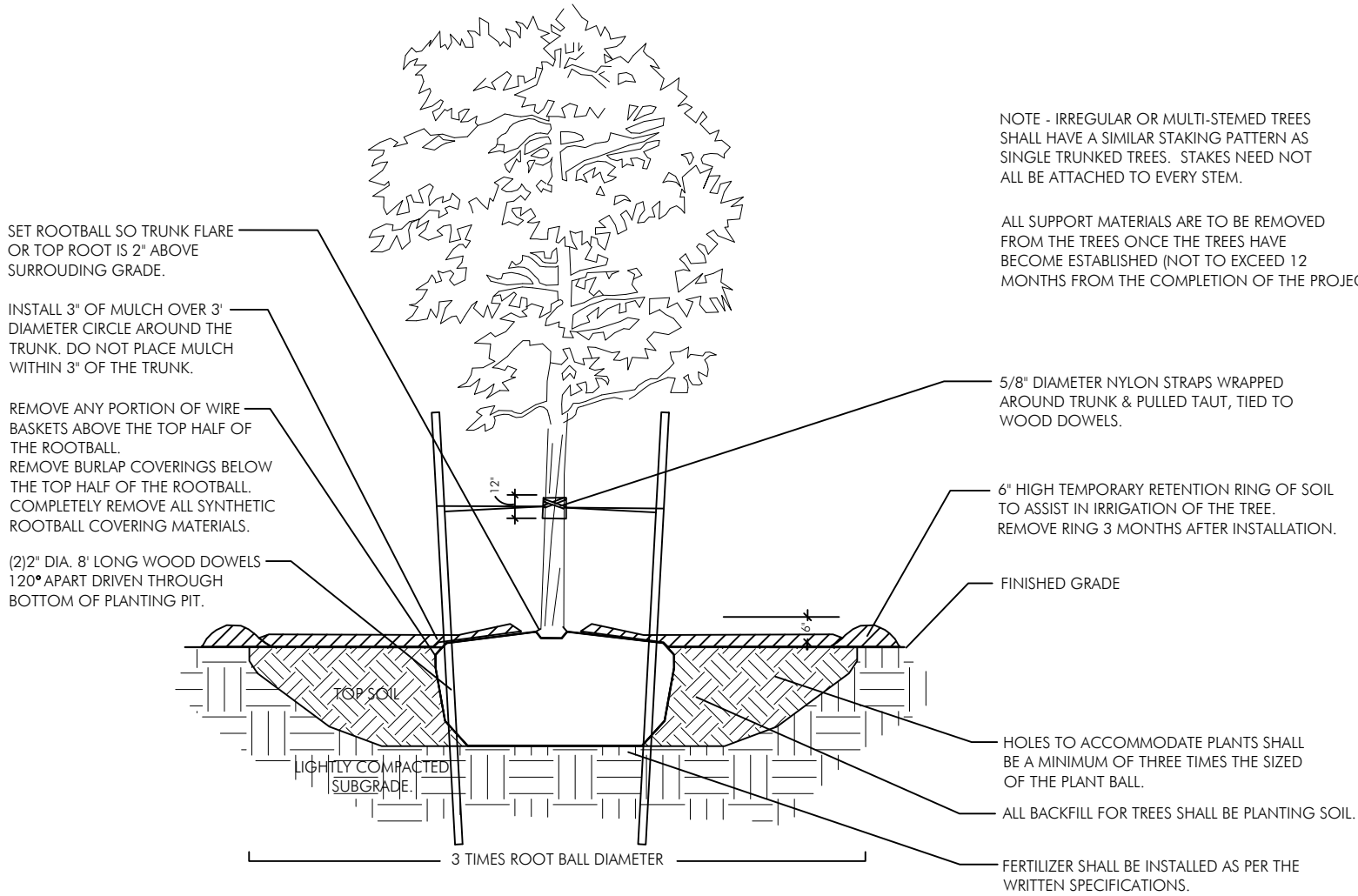
HPB FIRST SUBMITTAL
1509 - 1515 WASHINGTON AVE
MIAMI BEACH, FL 33139

Planting Details



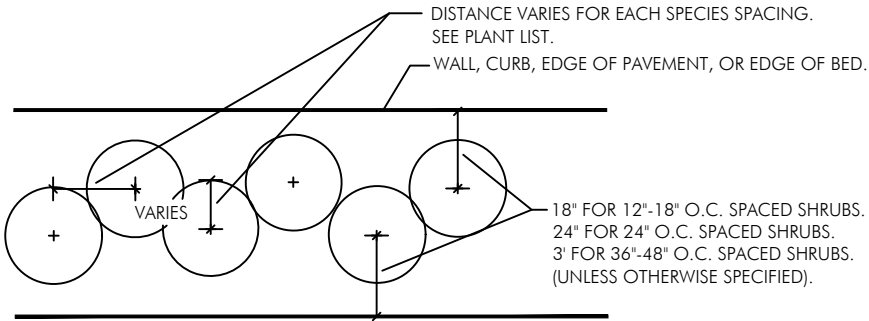
DATE:
FEB 18, 2024

LA-108



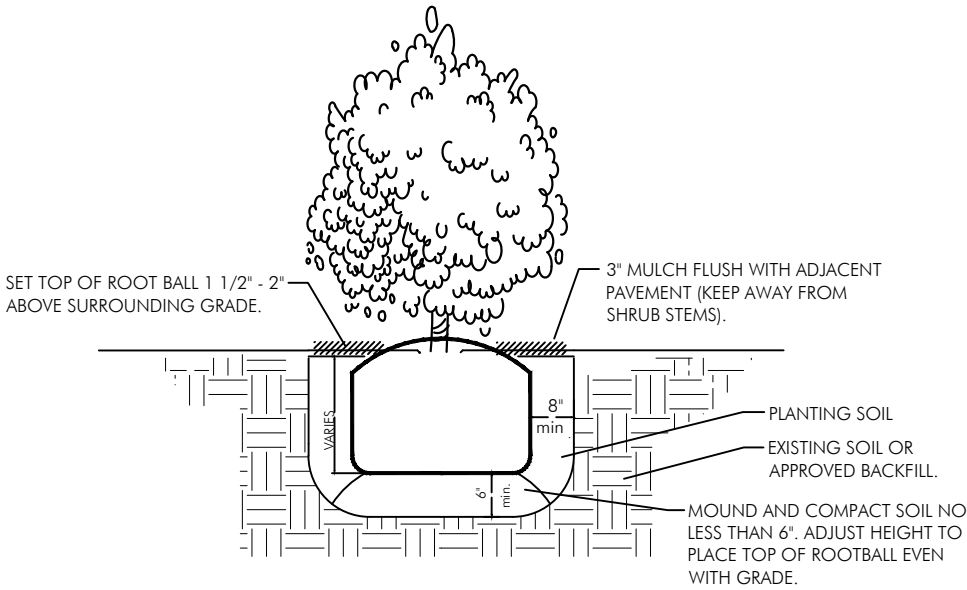
PLANTING & BRACING DETAIL UNDER 3 1/2" CALIPER

N.T.S.



SHRUB SPACING DIAGRAM

N.T.S.



SHRUB INSTALLATION DETAIL

N.T.S.



Digitally signed by Ken Gardner
DN: c=US, st=Florida, serialNumber=AATL20240208335601, o=GSLA Design, cn=Ken Gardner, email=ken@gsldesign.com
Date: 2024.02.19 16:19:04 -05'00'



GARDNER + SEMLER
LANDSCAPE ARCHITECTURE
WWW.GSLADESIGN.COM

17670 NW 78th AVE., SUITE 214
MIAMI, FL 33015
P 305.392.1016 F 305.392.1019
CORP. ID # 0000266

ARQUITECTONICA

2900 Oak Avenue, Miami, FL 33133
T 305.372.1812 F 305.372.1175

ALL DESIGNS INDICATED IN THESE DRAWINGS ARE PROPERTY OF ARQUITECTONICA INTERNATIONAL CORP. NO COPIES, TRANSMISSIONS, REPRODUCTIONS OR ELECTRONIC MANIPULATION OF ANY PORTION OF THESE DRAWINGS IN THE WHOLE OR IN PART ARE TO BE MADE WITHOUT THE EXPRESS WRITTEN AUTHORIZATION OF ARQUITECTONICA INTERNATIONAL CORP. DESIGN INTENT SHOWN IS SUBJECT TO REVIEW AND APPROVAL OF ALL APPLICABLE LOCAL AND GOVERNMENTAL AUTHORITIES HAVING JURISDICTION. ALL COPYRIGHTS RESERVED © 2021.
THE DATA INCLUDED IN THIS STUDY IS CONCEPTUAL IN NATURE AND WILL CONTINUE TO BE MODIFIED THROUGHOUT THE COURSE OF THE PROJECTS DEVELOPMENT WITH THE EVENTUAL INTEGRATION OF STRUCTURAL, MEP AND LIFE SAFETY SYSTEMS. AS THESE ARE FURTHER REFINED, THE NUMBERS WILL BE ADJUSTED ACCORDINGLY.

HPB FIRST SUBMITTAL
1509 - 1515 WASHINGTON AVE
MIAMI BEACH, FL 33139

Planting Details

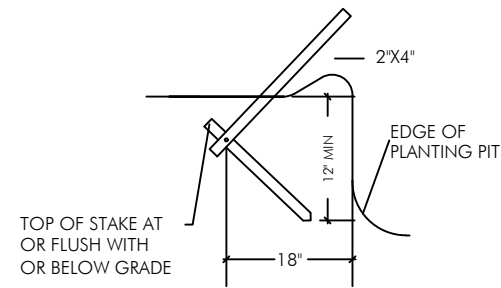


SCALE: 1" = 25'



DATE:
FEB 18, 2024

LA-109



DETAIL A

N.T.S.

NOTE - USE 4" X 4" STAKES
PALMS OVER 12" CALIPER.

PROVIDE FOUR 2' X 4' PINE STAKES
120° APART.
ATTACH W/ NAILS TO BATTENS
NO NAILS IN TREE.

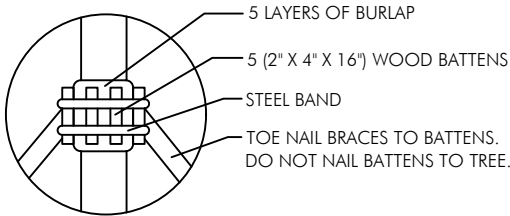
SET ROOTBALL SO TRUNK FLARE
OR TOP ROOT IS 2" ABOVE
SURROUNDING GRADE.

INSTALL 3" OF MULCH OVER 3'
DIAMETER CIRCLE AROUND THE
TRUNK. DO NOT PLACE MULCH
WITHIN 3" OF THE TRUNK.

REMOVE ANY PORTION OF WIRE
BASKETS OR BURLAP ABOVE THE
TOP HALF OF THE ROOTBALL.
FOLD BACK BURLAP COVERINGS
BELOW THE TOP HALF OF THE
ROOTBALL. COMPLETELY REMOVE
ALL SYNTHETIC ROOTBALL
COVERING MATERIALS.

DETAIL A

WOOD STAKES TOP OF STAKES
BELOW OR FLUSH WITH GRADE.



BATTEN DETAIL B

N.T.S.

NOTE - SECURE BATTENS WITH 2-3/4" HI CARBON STEEL BANDS
TO HOLD BATTENS IN PLACE DURING PLANTING PROCESS.
DO NOT NAIL BATTENS TO TREE.
THE HEIGHT OF THE BATTENS SHALL BE LOCATED IN RELATION
TO THE HEIGHT OF THE TREE FOR ADEQUATE BRACING.
PAINT ALL EXPOSED WOOD SURFACES, (COLOR TO BE
APPROVED BY LANDSCAPE ARCHITECT).

NOTE - IRREGULAR OR MULTI-STEMED TREES
SHALL HAVE A SIMILAR STAKING PATTERN AS
SINGLE TRUNKED TREES. STAKES NEED NOT
ALL BE ATTACHED TO EVERY STEM.

ALL SUPPORT MATERIALS ARE TO BE REMOVED
FROM THE TREES ONCE THE TREES HAVE
BECOME ESTABLISHED (NOT TO EXCEED 12
MONTHS FROM THE COMPLETION OF THE PROJECT).

6" HIGH TEMPORARY RETENTION RING OF SOIL TO ASSIST IN
IRRIGATION OF THE TREE.
REMOVE RING 3 MONTHS AFTER INSTALLATION.

FINISHED GRADE

HOLES TO ACCOMMODATE PLANTS SHALL BE A MINIMUM
OF THREE TIMES THE SIZED OF THE PLANT ROOTBALL.

ALL BACKFILL FOR TREES SHALL BE PLANTING SOIL

FERTILIZER SHALL BE INSTALLED AS PER THE
WRITTEN SPECIFICATIONS.

PLANTING & BRACING DETAIL OVER 3 1/2" CALIPER

N.T.S.



Printed copies of this document
are not considered signed and
sealed and the signature must be
verified on any electronic copies

Digitally signed by Ken
Gardner
DN: c=US, st=Florida,
serialNumber=AATL20240
208335601, o=GSLA
Design, cn=Ken Gardner,
email=ken@gsldesign.co
m

Date: 2024.02.19 16:19:48
-05'00'



GARDNER + SEMLER
LANDSCAPE ARCHITECTURE
WWW.GSLADESIGN.COM

17670 NW 78th AVE., SUITE 214
M I A M I , F L 3 3 0 1 5
P 305.392.1016 F 305.392.1019
C O R P . I D # 0 0 0 0 2 6 6

ARQUITECTONICA

2900 Oak Avenue, Miami, FL 33133
T 305.372.1812 F 305.372.1175

ALL DESIGNS INDICATED IN THESE DRAWINGS ARE PROPERTY OF ARQUITECTONICA INTERNATIONAL CORP. NO COPIES, TRANSMISSIONS, REPRODUCTIONS OR ELECTRONIC MANIPULATION OF ANY PORTION OF THESE DRAWINGS IN THE WHOLE OR IN PART ARE TO BE MADE WITHOUT THE EXPRESS WRITTEN AUTHORIZATION OF ARQUITECTONICA INTERNATIONAL CORP. DESIGN INTENT SHOWN IS SUBJECT TO REVIEW AND APPROVAL OF ALL APPLICABLE LOCAL AND GOVERNMENTAL AUTHORITIES HAVING JURISDICTION. ALL COPYRIGHTS RESERVED © 2021.
THE DATA INCLUDED IN THIS STUDY IS CONCEPTUAL IN NATURE AND WILL CONTINUE TO BE MODIFIED THROUGHOUT THE COURSE OF THE PROJECTS DEVELOPMENT WITH THE EVENTUAL INTEGRATION OF STRUCTURAL, MEP AND LIFE SAFETY SYSTEMS. AS THESE ARE FURTHER REFINED, THE NUMBERS WILL BE ADJUSTED ACCORDINGLY.

HPB FIRST SUBMITTAL
1509 - 1515 WASHINGTON AVE
MIAMI BEACH, FL 33139

Planting Details



SCALE: 1" = 25'



DATE:
FEB 18, 2024

LA-110



NOTE - IRREGULAR OR MULTI-STEMED TREES SHALL HAVE A SIMILAR STAKING PATTERN AS SINGLE TRUNKED TREES. STAKES NEED NOT ALL BE ATTACHED TO EVERY STEM.

ALL SUPPORT MATERIALS ARE TO BE REMOVED FROM THE TREES ONCE THE TREES HAVE BECOME ESTABLISHED (NOT TO EXCEED 12 MONTHS FROM THE COMPLETION OF THE PROJECT).

REMOVE ANY PORTION OF WIRE BASKETS ABOVE THE TOP HALF OF THE ROOTBALL. REMOVE BURLAP COVERINGS BELOW THE TOP HALF OF THE ROOTBALL. COMPLETE REMOVE ALL SYNTHETIC ROOTBALL COVERING MATERIALS.

(4) 2" DIA. 8' LONG WOOD DOWELS AT CORNERS DRIVEN TO BOTTOM OF PLANTER.

PLANTING SOIL

5/8" DIAMETER NYLON STRAPS WRAPPED AROUND TRUNK & PULLED TAUT, TIED TO WOOD DOWELS.

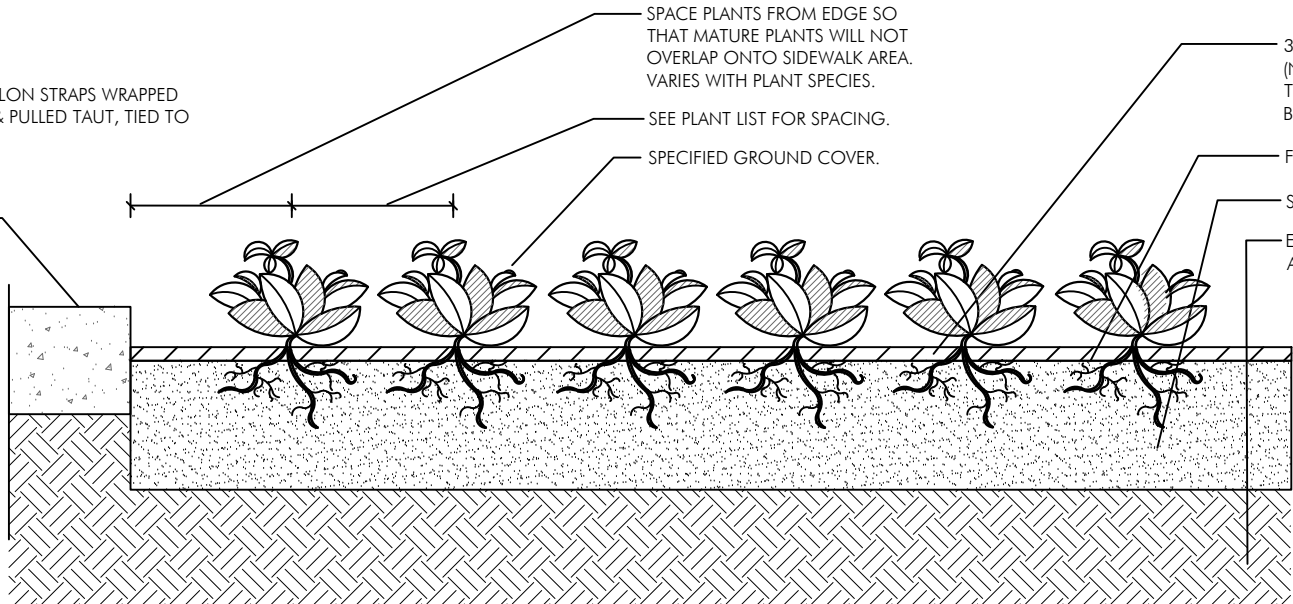
WALKWAY OR HARDSCAPE AREA.

FINISHED GRADE

PLANTING SOIL

MULTI-TRUNKED TREE/PALM BRACING DETAIL

N.T.S.



SPACE PLANTS FROM EDGE SO THAT MATURE PLANTS WILL NOT OVERLAP ONTO SIDEWALK AREA. VARIES WITH PLANT SPECIES.

SEE PLANT LIST FOR SPACING.

SPECIFIED GROUND COVER.

3" PINE MULCH (NO CYPRESS, NO RED). TOP OF MULCH SHALL BE 2" BELOW PAVEMENT.

FINISHED GRADE

SPECIFIED PLANTING MIXTURE.

EXISTING SOIL OR APPROVED BACKFILL.

GROUND COVER PLANTING DETAIL

N.T.S.



Digitally signed by Ken Gardner
DN: c=US, st=Florida, serialNumber=AATL2024
0208335601, o=GSLA Design, cn=Ken Gardner, email=ken@gsldesign.com
Date: 2024.02.19 16:20:56 -05'00'



GARDNER + SEMLER
LANDSCAPE ARCHITECTURE
WWW.GSLADESIGN.COM
17670 NW 78th AVE., SUITE 214
MIAMI, FL 33015
P 305.392.1016 F 305.392.1019
CORP. ID # 0000266

ARQUITECTONICA

2900 Oak Avenue, Miami, FL 33133
T 305.372.1812 F 305.372.1175

ALL DESIGNS INDICATED IN THESE DRAWINGS ARE PROPERTY OF ARQUITECTONICA INTERNATIONAL CORP. NO COPIES, TRANSMISSIONS, REPRODUCTIONS OR ELECTRONIC MANIPULATION OF ANY PORTION OF THESE DRAWINGS IN THE WHOLE OR IN PART ARE TO BE MADE WITHOUT THE EXPRESS OF WRITTEN AUTHORIZATION OF ARQUITECTONICA INTERNATIONAL CORP. DESIGN INTENT SHOWN IS SUBJECT TO REVIEW AND APPROVAL OF ALL APPLICABLE LOCAL AND GOVERNMENTAL AUTHORITIES HAVING JURISDICTION. ALL COPYRIGHTS RESERVED © 2021.
THE DATA INCLUDED IN THIS STUDY IS CONCEPTUAL IN NATURE AND WILL CONTINUE TO BE MODIFIED THROUGHOUT THE COURSE OF THE PROJECTS DEVELOPMENT WITH THE EVENTUAL INTEGRATION OF STRUCTURAL, MEP AND LIFE SAFETY SYSTEMS. AS THESE ARE FURTHER REFINED, THE NUMBERS WILL BE ADJUSTED ACCORDINGLY.

HPB FIRST SUBMITTAL
1509 - 1515 WASHINGTON AVE
MIAMI BEACH, FL 33139

Planting Details



SCALE: 1" = 25'



DATE:
FEB 18, 2024

LA-111