

*Southgate*



OCTOBER 1, 2024

## **Design Review Board Meeting Presentation**

**AIR**  
COMMUNITIES  
**TRYBA ARCHITECTS**

# About AIR Communities

- Owner / manager of 12 communities and over 5,000 apartment homes in FL
- Ranked 2nd in the U.S. in resident satisfaction
- National Top Workplace 2022-2024
- Regional Top Workplace – South Florida 2023-24
- Healthiest Employer – South Florida 2023-24
- AIR Gives - Commitment to Community



## AWARDS AND RECOGNITION



2023  
**KINGSLEY ELITE  
FIVE EXCELLENCE  
AWARD**



2023  
**NATIONAL TOP  
WORKPLACE  
AWARD**

**REGIONAL TOP  
WORKPLACE  
AWARDS**

PHILADELPHIA  
DENVER  
SOUTH FLORIDA



2023  
**BEST PLACES TO  
WORK AWARD**

LOS ANGELES  
DENVER  
WASHINGTON, D.C  
MIAMI



2023  
**HEALTHIEST  
EMPLOYER IN  
COLORADO AND  
SOUTH FLORIDA**

# Southgate



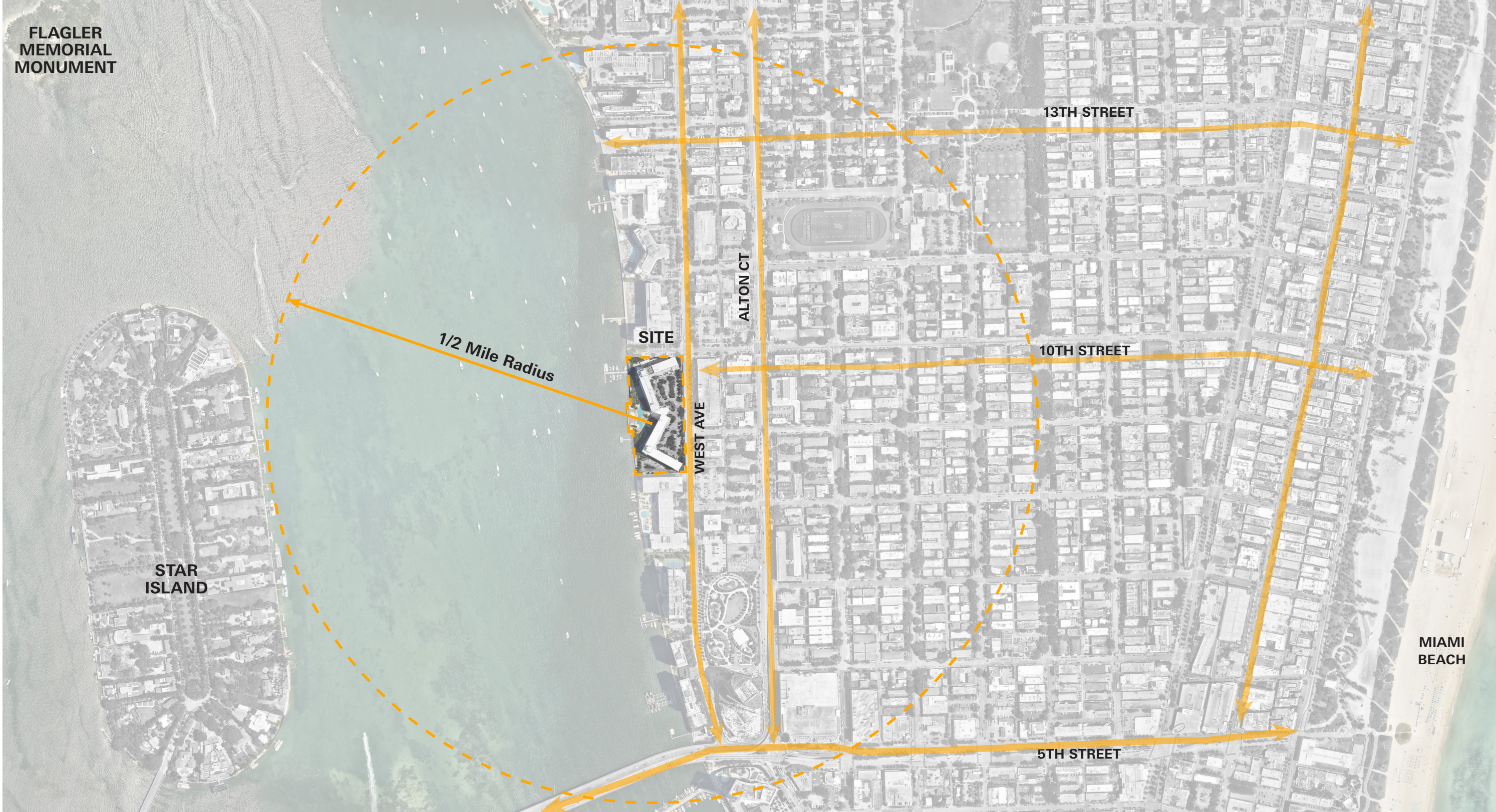
Proposed Southgate Entry Canopy Renovation

## Southgate Towers

Project Scope:

- Entry canopy, fountain, and landscape improvements
- New canopy-mounted entry sign rooted in historic precedent echoing the renowned Miami designer Melvin Grossman
- Lobby renovation with improved interior exterior connections

# Vicinity Map



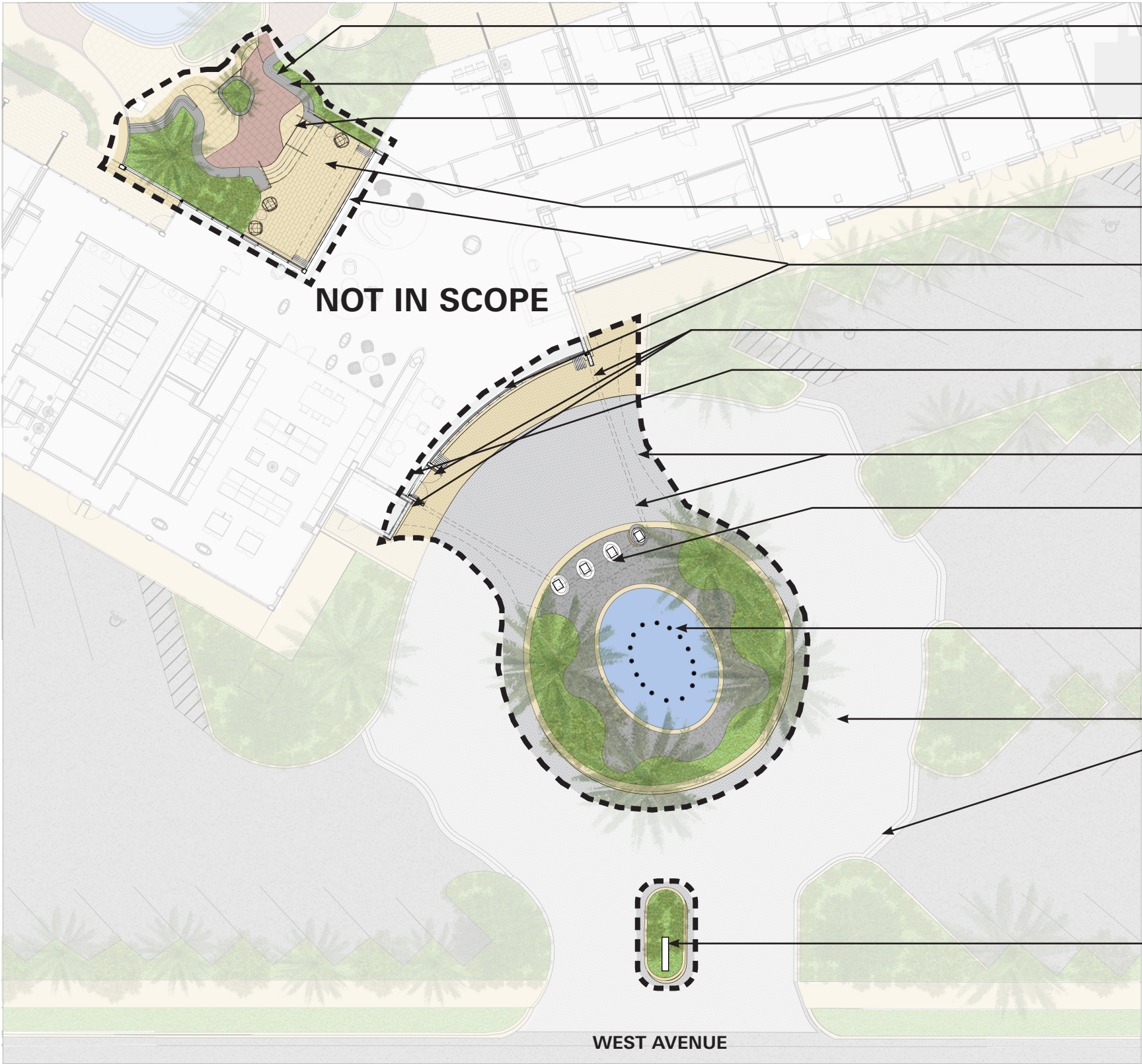
N  
NOT TO SCALE

# Proposed Site Plan



--- PROPERTY LINE    N SCALE: 1" = 50'-0"

# Proposed Floor Plan | Entry Canopy & Pool Patio



- NEW 5'-0" TALL GLASS FENCE WITH TWO ACCESS CONTROLLED GATES
- NEW SITE WALL AND COPING TO MATCH EXISTING
- NEW EXTERIOR STAIR FOR POOL ACCESS AND NEW PAINTED HANDRAILS TO MATCH EXISTING
- NEW EXTERIOR PATIO PAVING TO MATCH EXISTING
- NEW OPERABLE NANAWALL AT THE ENTRY AND NEW EXTERIOR PATIO
- NEW TILED WING WALLS AT ENTRIES
- NEW ALUMINUM STOREFRONT PAIR OF DOORS WITH ADA OPERATOR & BUTTONS
- LINE OF CANOPY ABOVE
- NEW ELLIPTICAL SHAPED GLAZED TILE COLUMN ENCLOSURES
- NEW ELLIPTICAL FOUNTAIN WITH MULTIPLE SPRAY AND BUBBLER HEADS
- EXISTING PAVING, CURB AND GUTTER TO REMAIN
- NEW LANDSCAPING AROUND THE EXISTING MONUMENT SIGN



Existing Glass Railing to match



Existing Site Wall & Coping to match



Existing Guardrail & Pool Pavers to match at the New Stairs

The project will have glazing assemblies (where shown as new) to meet Table C402.4 BUILDING ENVELOPE FENESTRATION MAXIMUM "U" FACTOR AND SHGC REQUIREMENTS per the Florida Building Code.

----- SCOPE LINE

⊙ N SCALE: 1" = 1/16"

# Southgate Towers | Entry Canopy



Existing Entry Canopy and Fountain



Proposed Entry Canopy and Fountain

# Southgate Towers | Pool Patio Access



Existing Pool Patio Landscaping



Proposed New Pool Patio Access

# Southgate Towers | Street View



Existing Entry Canopy and Fountain



Proposed Entry Canopy and Fountain

# Exterior Canopy Signage Precedent

The property was originally designed by renowned Miami designer Melvin Grossman. He was well known for his MiMo (Miami Modern) style, which was regionally prolific following the Great Depression. MiMo represented the themes of glamour, fun, and material excess, which quickly drew a national audience. The Southgate brand and entry canopy reflects MiMo design aesthetics with connected script lettering as shown in examples below.



# Exterior Canopy Signage & ID

13' 9"



**Front Elevation**  
Scale: 5% Actual Size

Pan-channel letters, painted white.  
Cyan Neon inset into channel,  
color to match PMS 2232C.

6"



**Section**

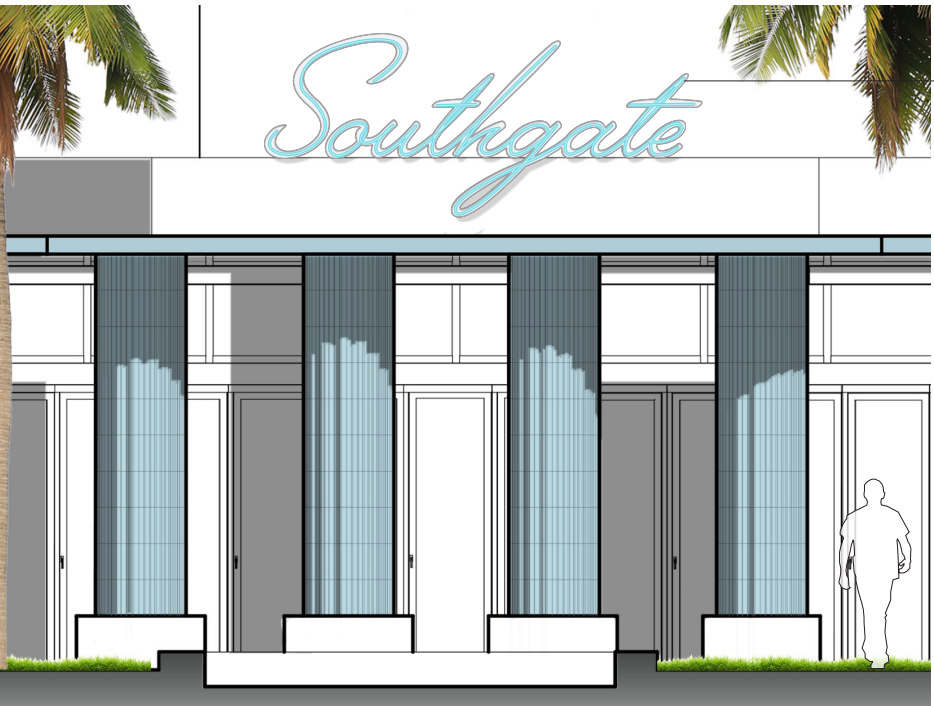


**3D Detail**

**Notes:**

The Southgate Exterior Canopy Sign has a total surface area is 79.06 SFQ (13.75'\*5.75), which is less than 100 SQF.

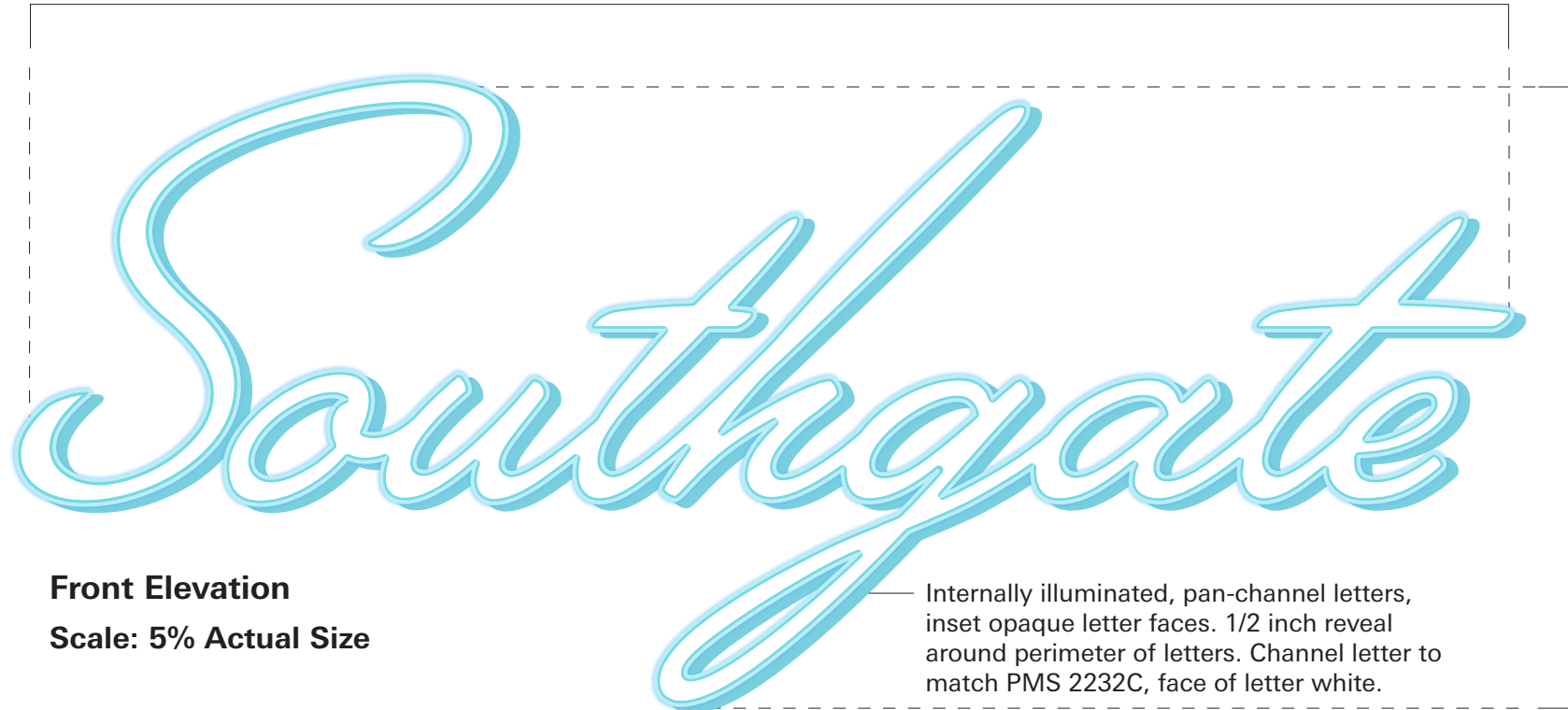
*In compliance with: Miami Beach Resiliency Code, Projecting Sign Design Standards for Disctric RM-3: For buildings with horizontal architectural projections (such as an eyebrow or architectural awning) immediately above the ground floor, the size calculations for wall signs may be utilized for the projecting sign.*



Sign mounted to parapet atop canopy.

# Alternate Exterior Canopy Signage & ID

13' 9"



5' 9"



Representative Elevation  
Not to Scale



Precedent Images

# Community Engagement Process

- Week of August 19 – Approximately 949 notifications sent to property owners within 375' of Southgate
- August 26 – AIR email outreach to WAVNA Board
- August 27 – Public Hearing signage posted on site
- September 16 – Presentation to WAVNA Board
- October 1 – DRB Public Hearing
- Nearly 1,200 completed resident satisfaction survey responses from Southgate residents since January 2023. Common requests include: improving the main entrance experience, a more efficient package delivery system and adding more community spaces in the lobby area.



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# Q&A

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# DRB Submittal Documentation



**Applicant / Architect:**

Jeff Smith  
Tryba Architects  
1620 Logan Street  
Denver, CO 80203  
303-831-4010  
jsmith@trybaarchitects.com

**Landscape Architect:**

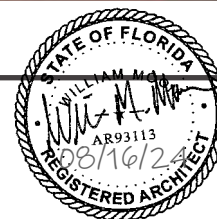
Ken Gardner  
Gardner + Semler Landscape Architecture  
17670 NW 78th Ave., Suite 214  
Miami, FL 33015  
305-392-1016  
ken@gsladesign.com

**SOUTHGATE TOWERS**

910 West Ave,  
Miami Beach, FL - 33139

**Scope of Work:**

- Entry Canopy and Fountain updates
- Exterior Pool Patio Updates



MIAMI BEACH PLANNING DEPARTMENT  
DESIGN REVIEW BOARD

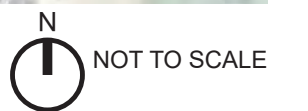
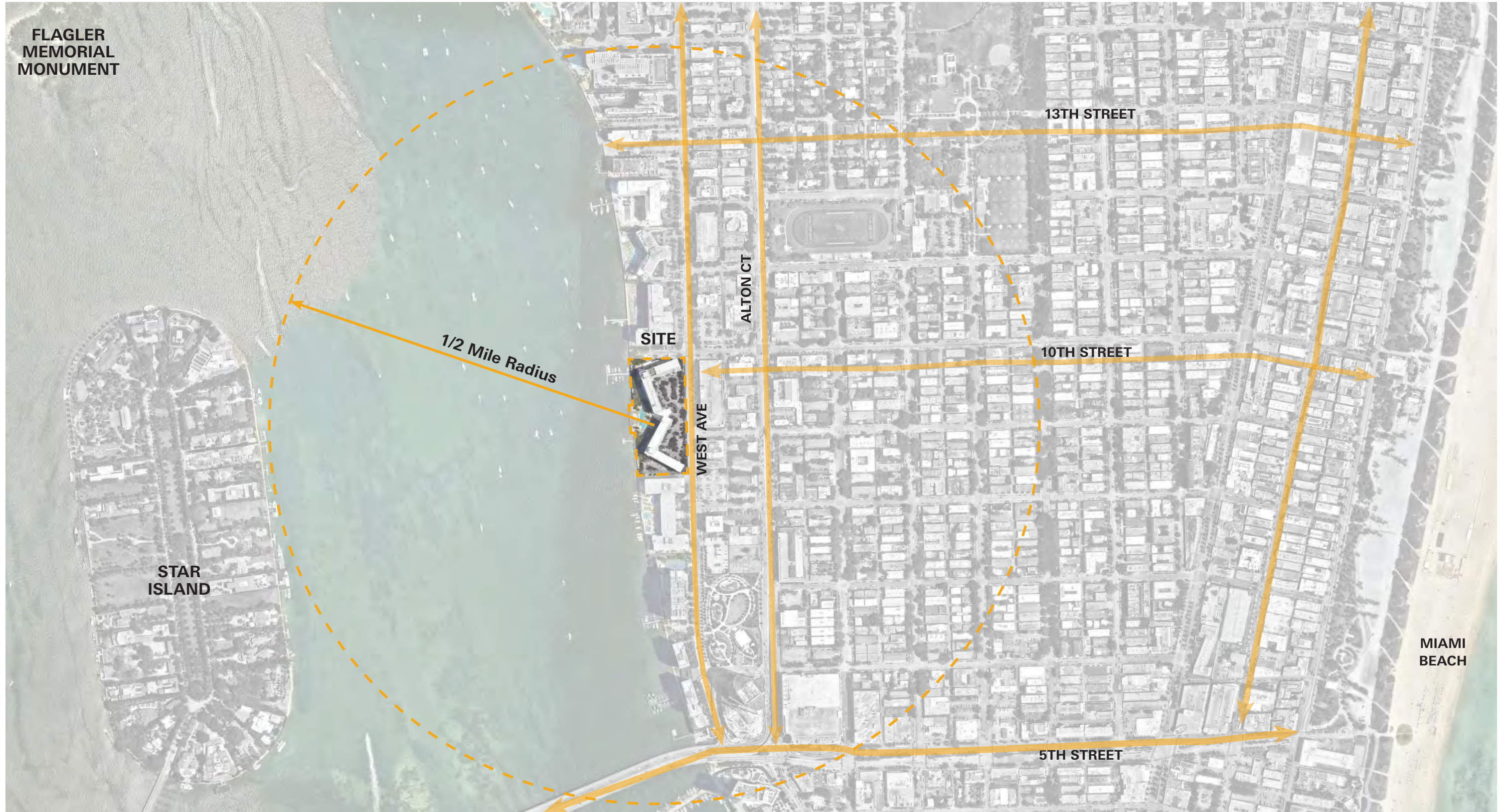
**FINAL SUBMITTAL**     **DRB24-1041**  
**AUGUST 04, 2024**

**AIR**  
COMMUNITIES

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# Vicinity Map

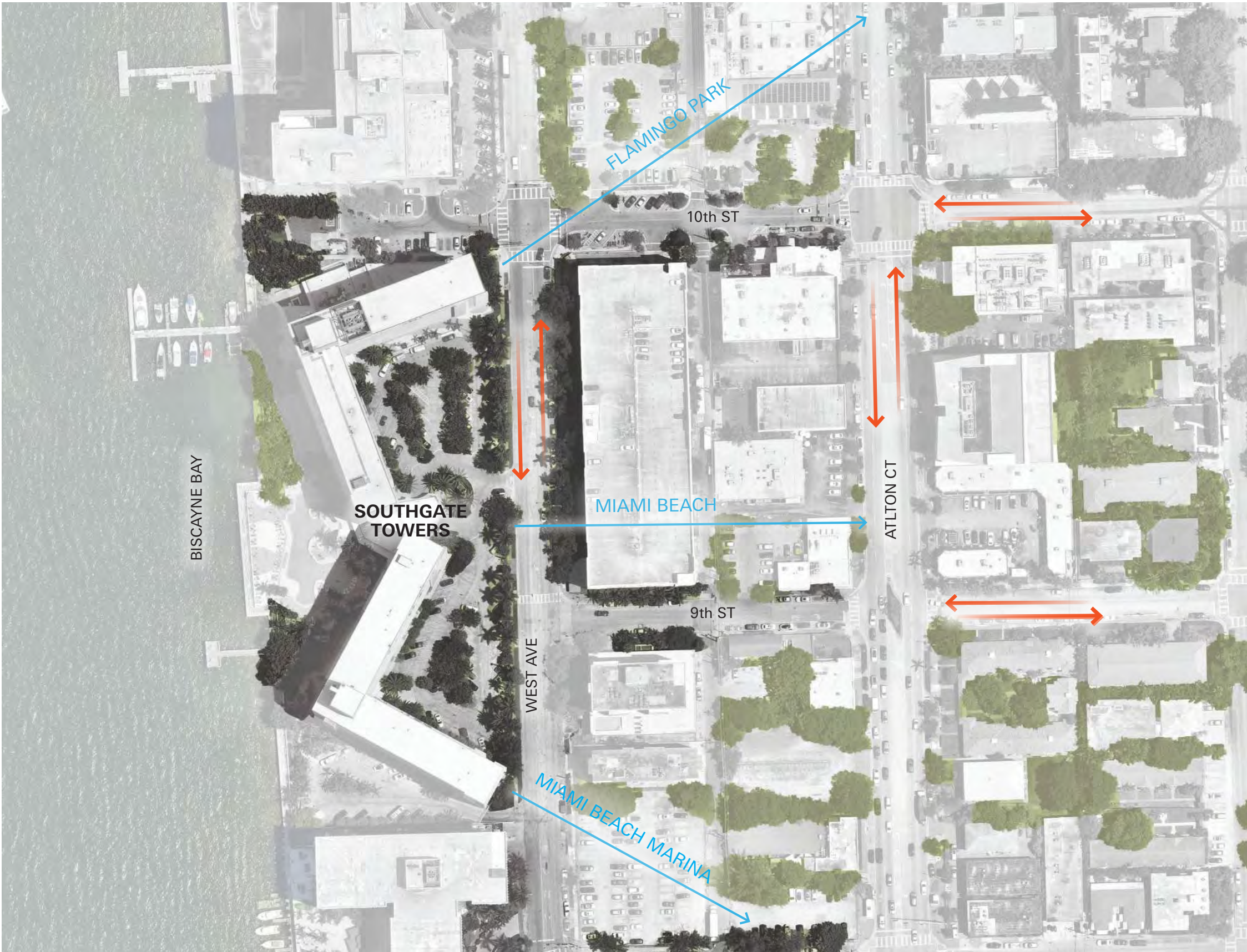


# Site Zoning Map



N  
NOT TO SCALE

# Site Context



Flamingo Park



Miami Beach



Miami Beach Marina



# Site Surroundings



Mirador Apartments



The Shoppes at West Avenue



South Bay Condos



# Existing Site Plan



--- PROPERTY LINE    N    SCALE: 1" = 50'-0"

# Proposed Site Plan



# Existing Floor Plan | Entry Canopy & Pool Patio



EXISTING PAVING AND LANDSCAPED ISLANDS TO REMAIN

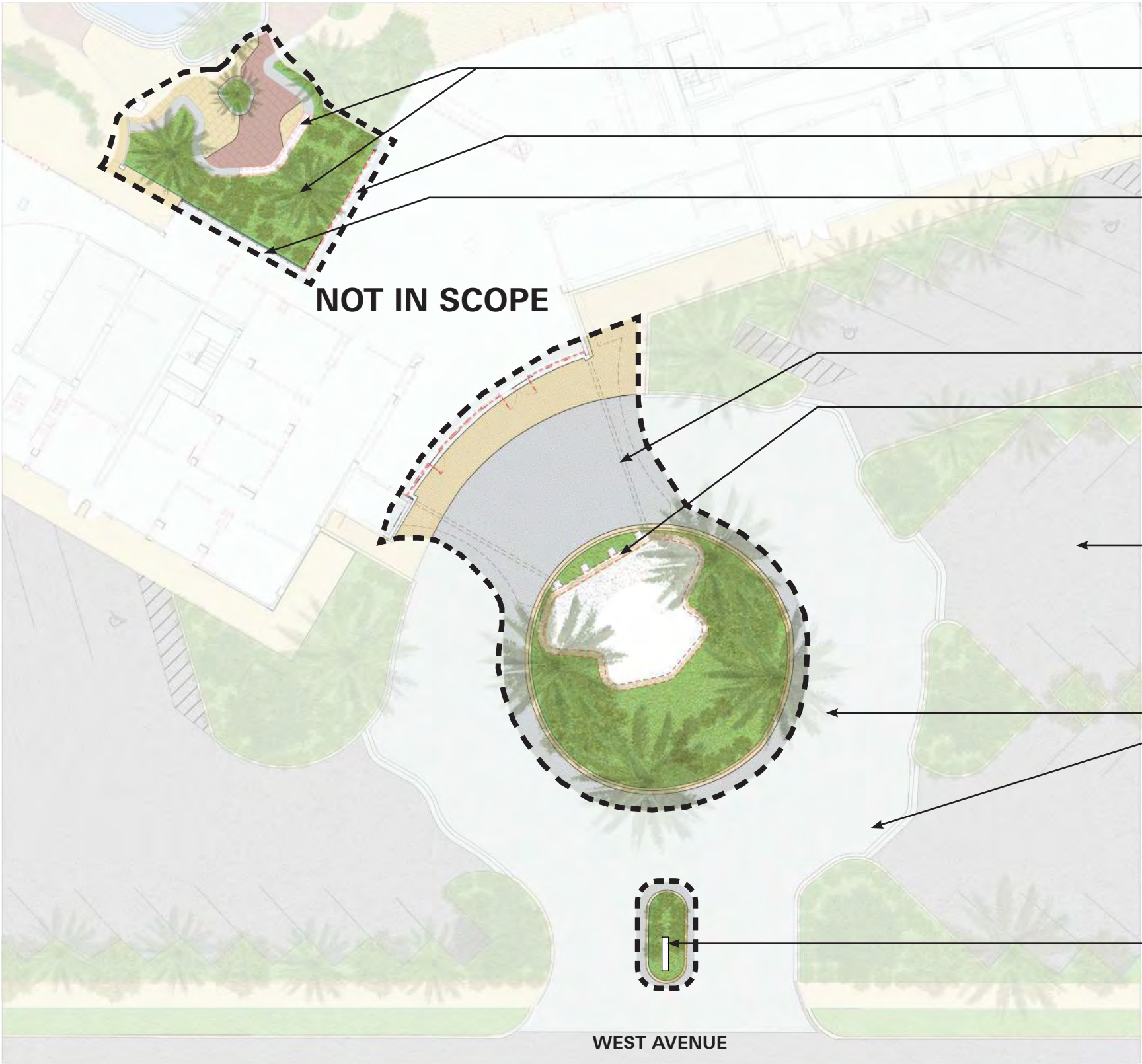
EXISTING PAVING, CURB AND GUTTER TO REMAIN

EXISTING MONUMENT SIGN

----- SCOPE LINE

⊙ N SCALE: 1" = 1/16"

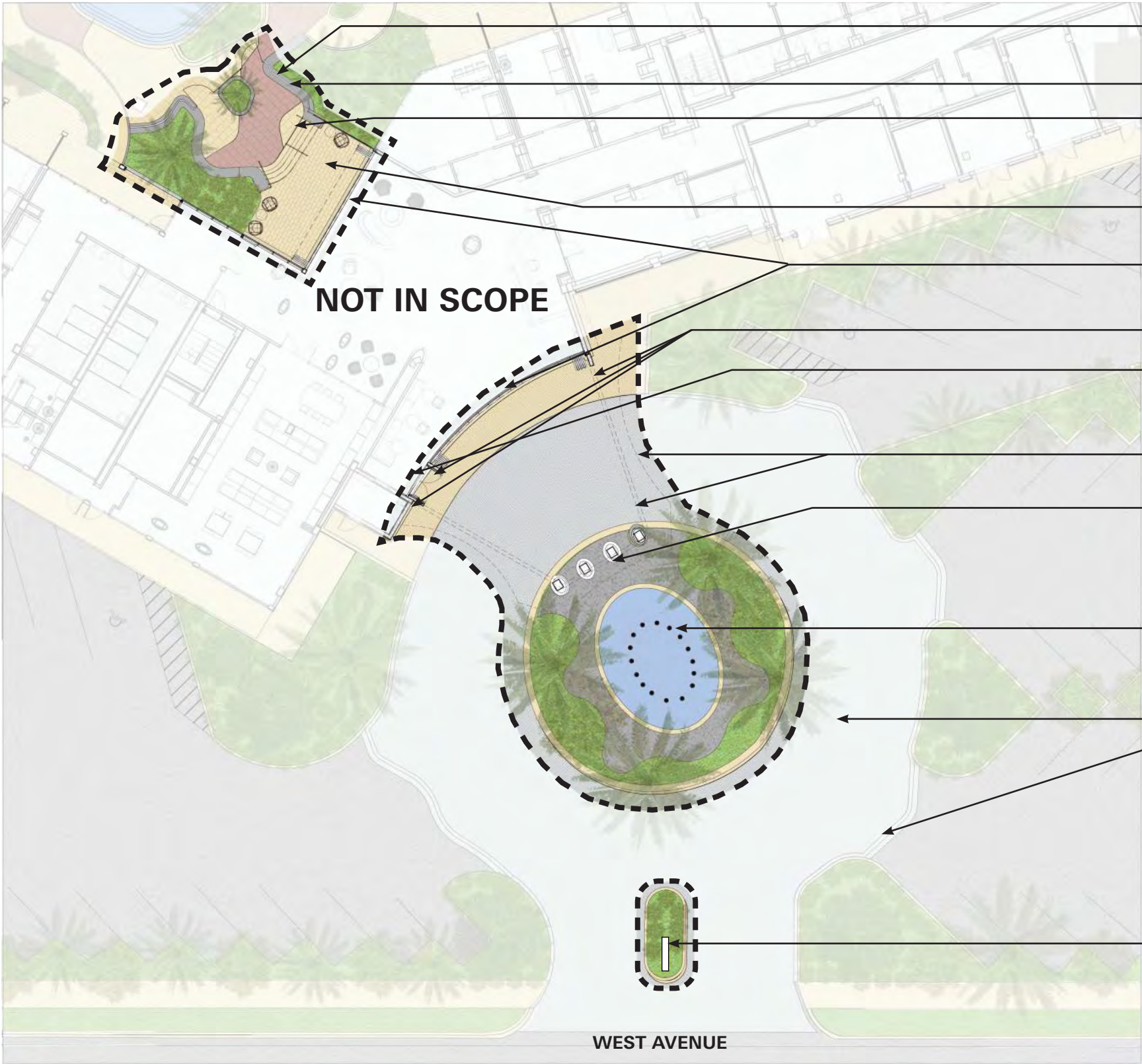
# Demo Floor Plan | Entry Canopy & Pool Patio



- DEMO EXISTING LANDSCAPE WALL AND THE LANDSCAPE, PROTECT EXISTING TREES TO REMAIN
- DEMO EXISTING CURTAIN WALL
- EXISTING CURTAIN WALL TO REMAIN, REPLACE ONE CURTAIN WALL PANEL WITH FROSTED GLASS
- PREP EXISTING CANOPY TO RECIEVE NEW WOOD LOOK CEILING AND LIGHTS
- DEMO EXISTING WATER FEATURE AND THE WALL, WATER FOUNTAIN AND THE SPRAY HEAD
- EXISTING PAVING AND LANDSCAPED ISLANDS TO REMAIN
- EXISTING PAVING, CURB AND GUTTER TO REMAIN
- EXISTING MONUMENT SIGN

--- DEMO LINE    - - - - - SCOPE LINE    N SCALE: 1" = 1/16"

# Proposed Floor Plan | Entry Canopy & Pool Patio



- NEW 5'-0" TALL GLASS FENCE WITH TWO ACCESS CONTROLLED GATES
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Existing Glass Railing to match



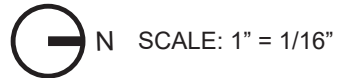
Existing Site Wall & Coping to match



Existing Guardrail & Pool Pavers to match at the New Stairs

The project will have glazing assemblies (where shown as new) to meet Table C402.4 BUILDING ENVELOPE FENESTRATION MAXIMUM "U" FACTOR AND SHGC REQUIREMENTS per the Florida Building Code.

----- SCOPE LINE



# Proposed Reflected Ceiling Plan | Entry Canopy & Pool Patio

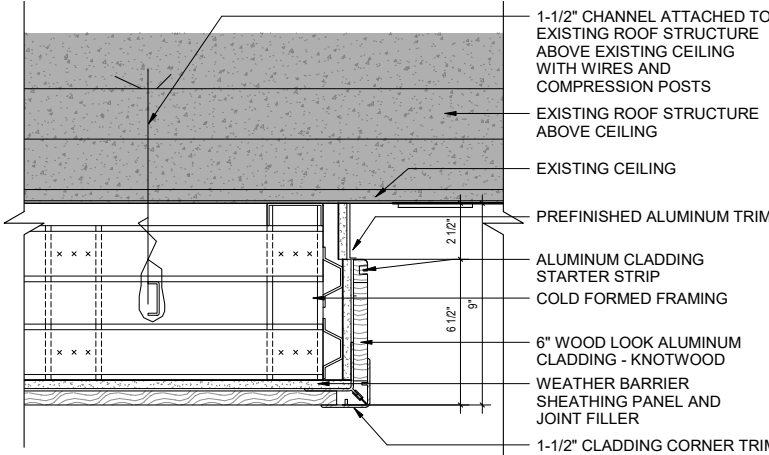


EXISTING ROOF OVERHANG ABOVE THE NEW EXTERIOR PATIO

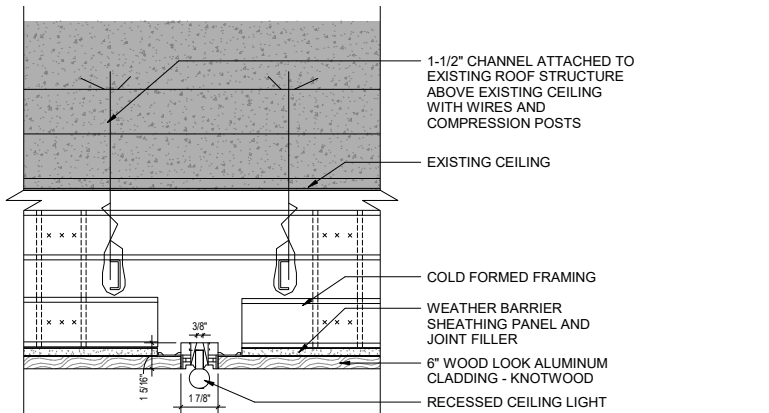
NEW KNOTWOOD METAL SOFFIT PROFILE CEILING 6" BELOW EXISTING CANOPY WITH 6" RECESSED CAN LIGHTS; SEE CEILING DETAIL - 1 FOR EDGE CONDITION

RECESSED LINEAR LED ACCENT LIGHTING; SEE CEILING DETAIL - 2

NEW ELLIPTICAL SHAPED GLAZED TILE COLUMN ENCLOSURES



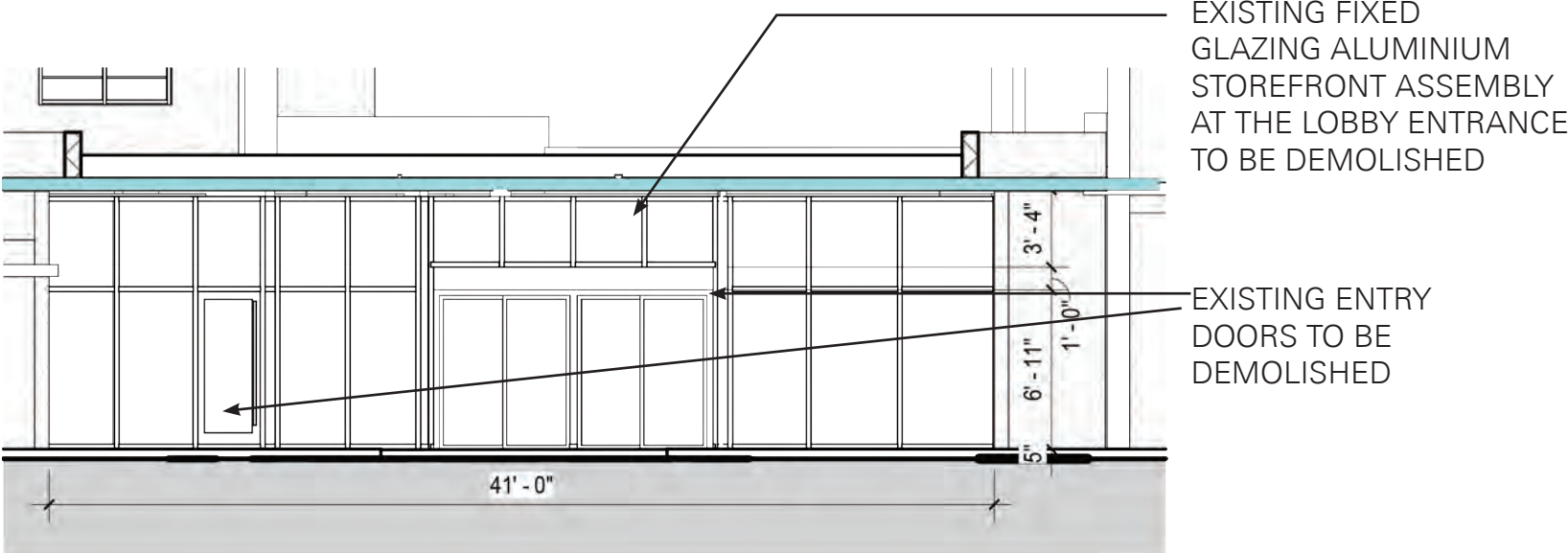
CEILING DETAIL - 1



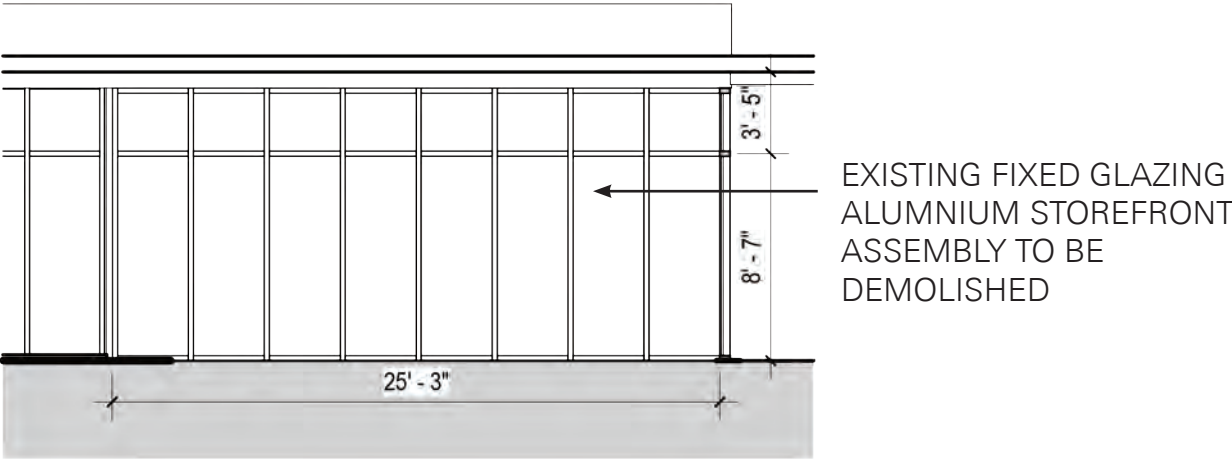
CEILING DETAIL - 2

KNOTWOOD CEILING
  CANOPY PAINT
  SCOPE LINE
 
 N SCALE: 1" = 1/16"

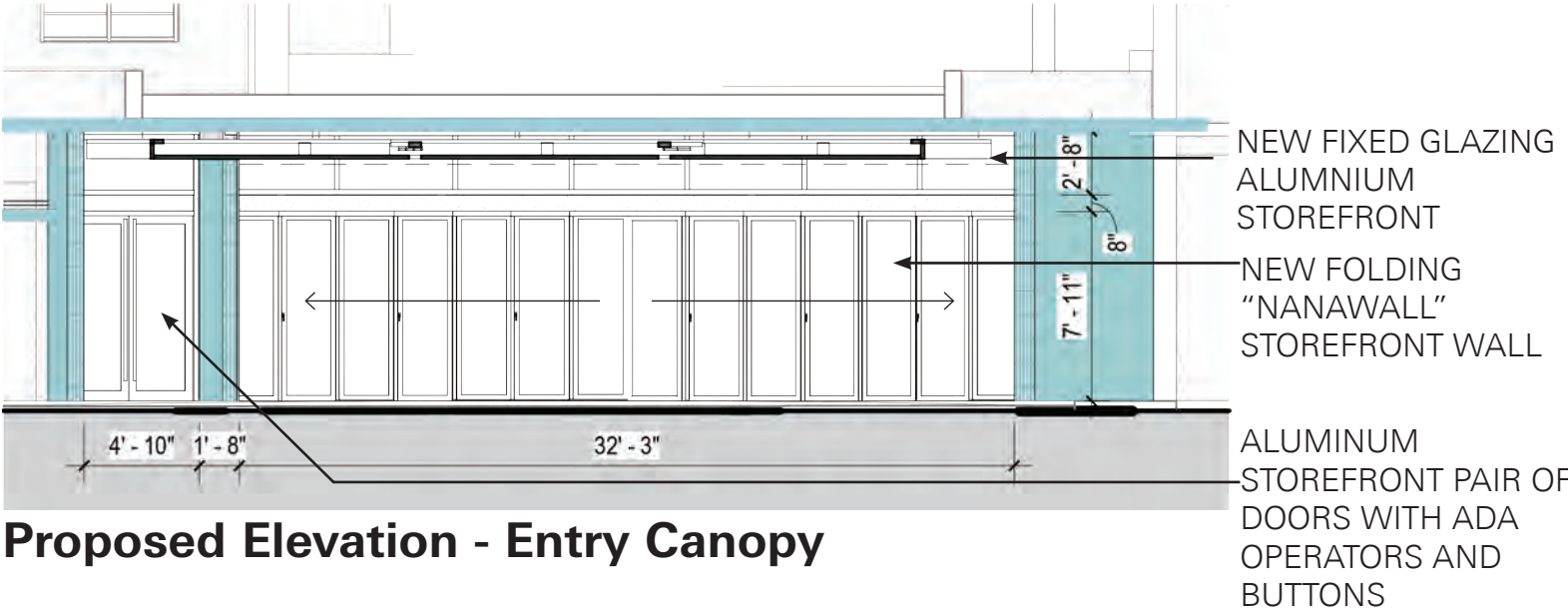
# Existing & Proposed Elevations | Entry Canopy & Pool Patio



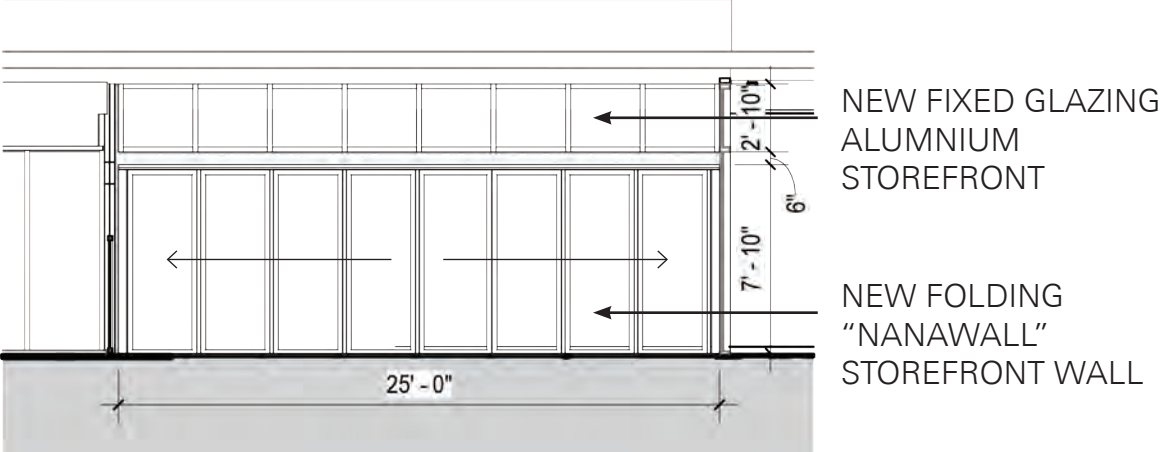
**Existing Elevation - Entry Canopy**



**Existing Elevation - Pool Patio**



**Proposed Elevation - Entry Canopy**



**Proposed Elevation - Pool Patio**

The project will have glazing assemblies (where shown as new) to meet Table C402.4 BUILDING ENVELOPE FENESTRATION MAXIMUM "U" FACTOR AND SHGC REQUIREMENTS per the Florida Building Code.

GLAZED TILE CANOPY PAINT SCALE: 1" = 1/8"

# Proposed Material | Entry Canopy



LINEAR LIGHTING IN 6" RECESSED SEAM  
MANUFACTURER: KREON LIGHTING  
PRODUCT: KAGI 26 SURFACE MOUNTED, DIFFUSOR, LEVEL 1

Linear Lighting



FAUX WOOD CEILING  
MANUFACTURER: KNOTWOOD  
PROFILE: 6" CLADDING - KEC150  
COLOR: CHESTNUT

Canopy Ceiling



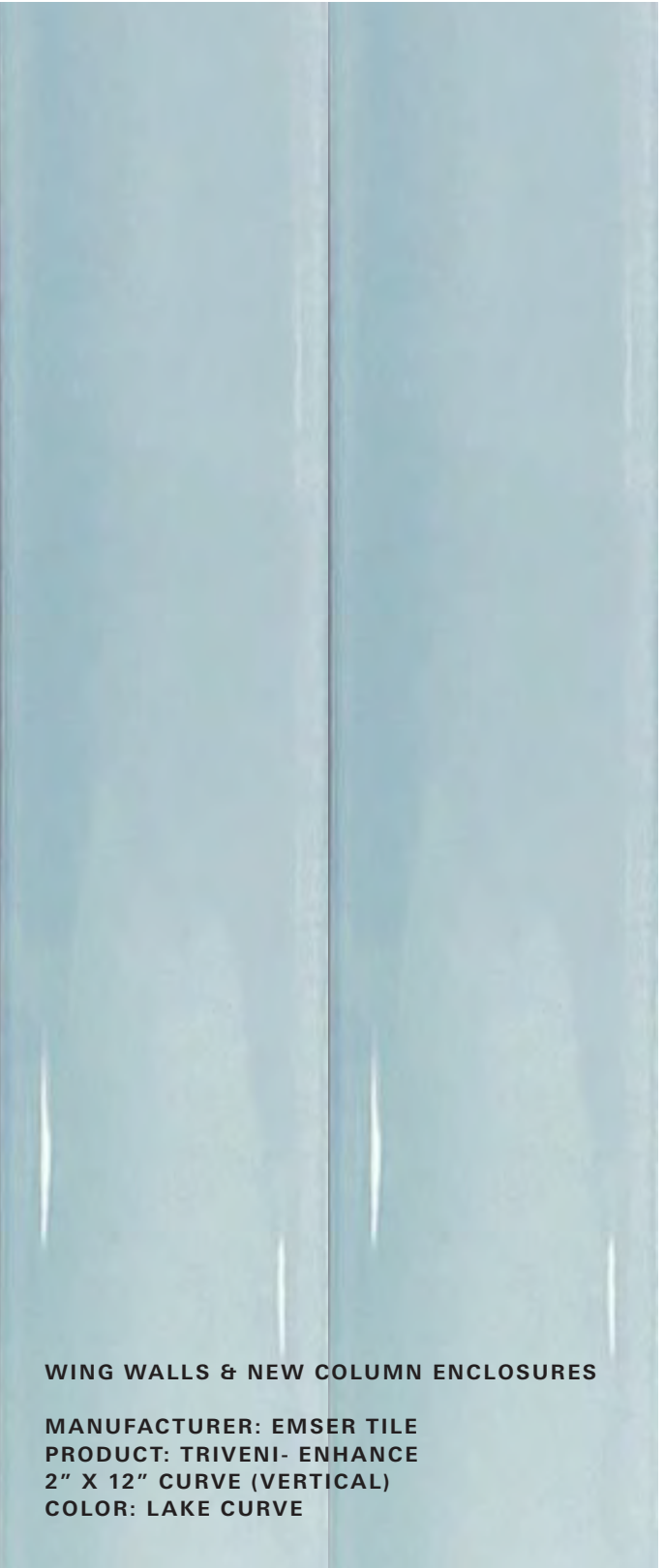
RECESSED 6" CAN LIGHT  
MANUFACTURER: KREON LIGHTING  
PRODUCT: INTI 80 FIXED, LED, BLACK

Can Lighting



MIAMI LIGHT BLUE  
PMS 2204C  
CMYK: 31, 10, 11,0  
RGB: 175, 205, 215  
HEX: AFCDD7

Canopy Paint Color



WING WALLS & NEW COLUMN ENCLOSURES  
MANUFACTURER: EMSER TILE  
PRODUCT: TRIVENI- ENHANCE  
2" X 12" CURVE (VERTICAL)  
COLOR: LAKE CURVE

Column Wall Tile

# North Entrance Perspective - Existing



# North Entrance Perspective - Proposed



# Street View from West Avenue - Existing



# Street View from West Avenue - Proposed



# Exterior Pool Patio - Existing & Proposed



# Exterior Pool Patio to Lobby



# Proposed Elevation & Materiality | Entry Canopy



Glazed Tile Column Wrap



Renovated Entry Fountain Precedent

GLAZED TILE      CANOPY PAINT

SCALE: 1" = 1/16"

# Exterior Canopy Signage & ID

13' 9"



**Front Elevation**  
Scale: 5% Actual Size

Pan-channel letters, painted white.  
Cyan Neon inset into channel,  
color to match PMS 2232C.

5' 9"

6"



**Section**

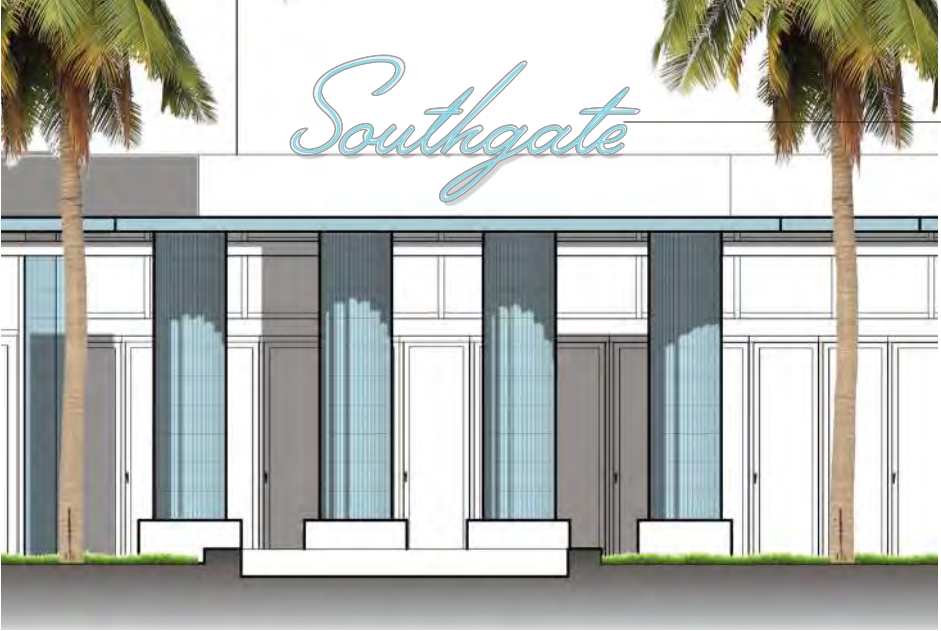


**3D Detail**

**Notes:**

The Southgate Exterior Canopy Sign has a total surface area is 79.06 SFQ (13.75'\*5.75), which is less than 100 SQF.

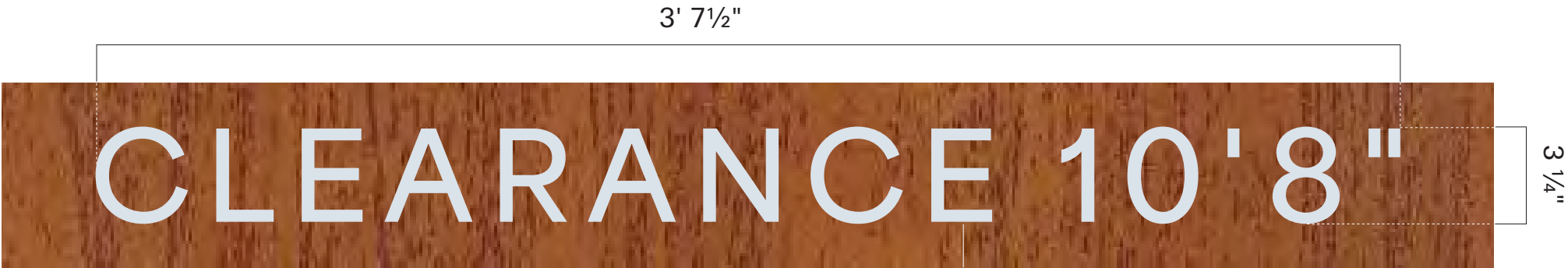
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Sign mounted to parapet atop canopy.

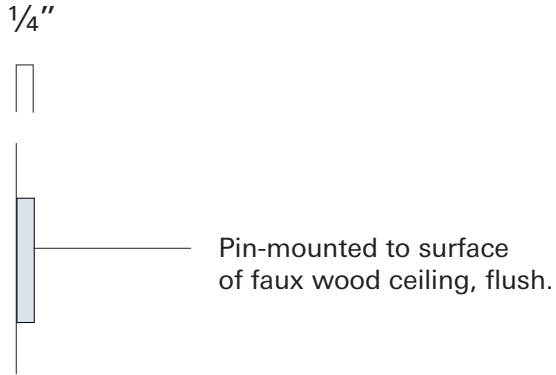
**Representative Elevation**  
Not to Scale

# Entry Canopy Clearance Sign



1/2" thick aluminum letters  
painted PMS 649 C

**Front Elevation**  
Scale: 2% Actual Size

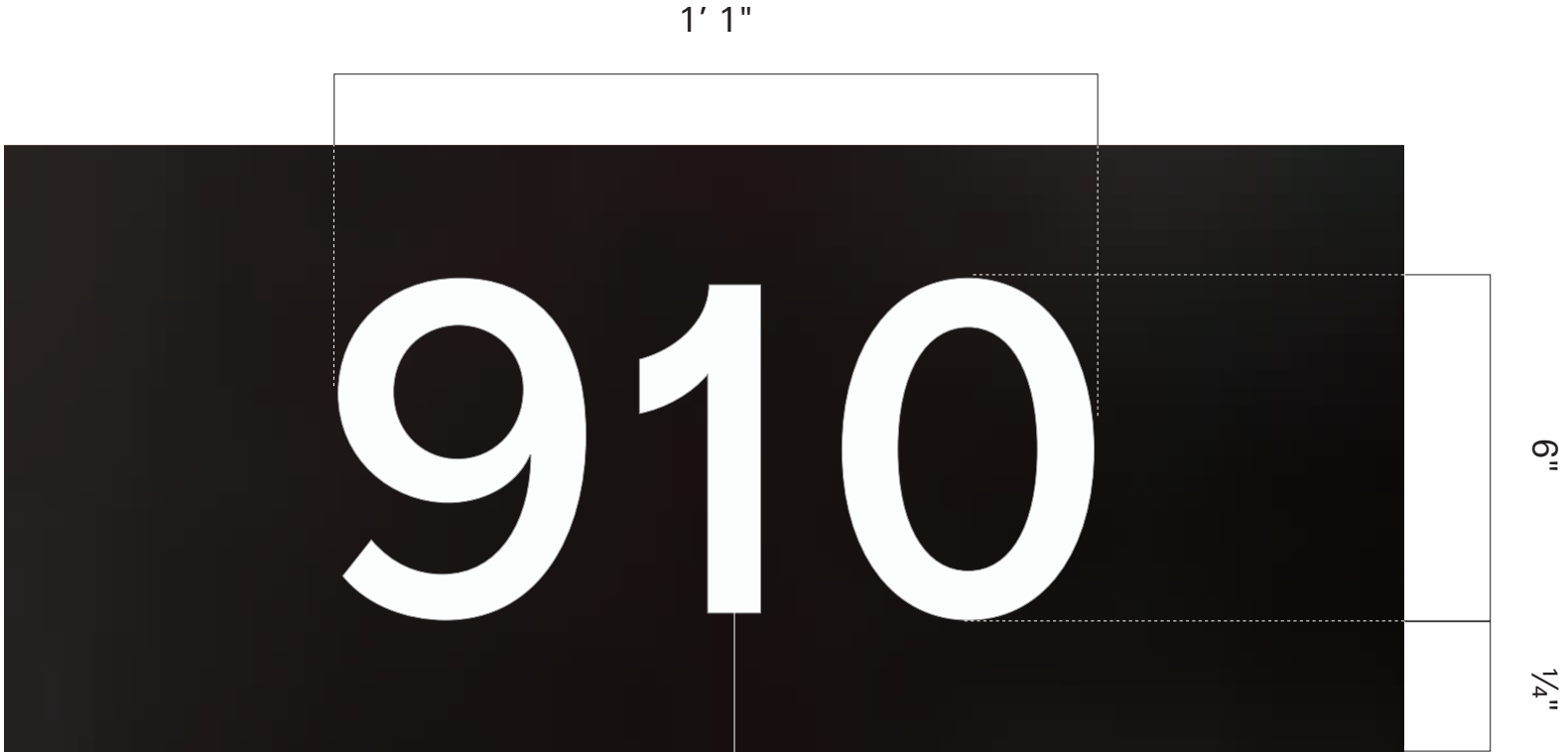


**Side Elevation**  
Scale: 2% Actual Size



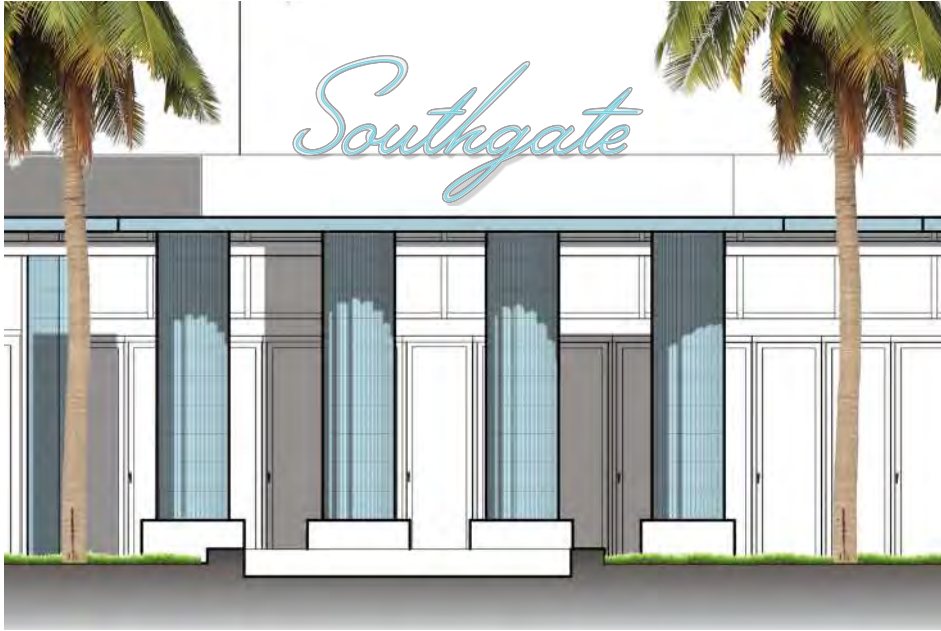
**Representative Elevation**  
Not to Scale

# Entry Canopy Clearance Sign



**Front Elevation**  
Scale: 30% Actual Size

White reflective vinyl appliqué,  
first surface of glass.

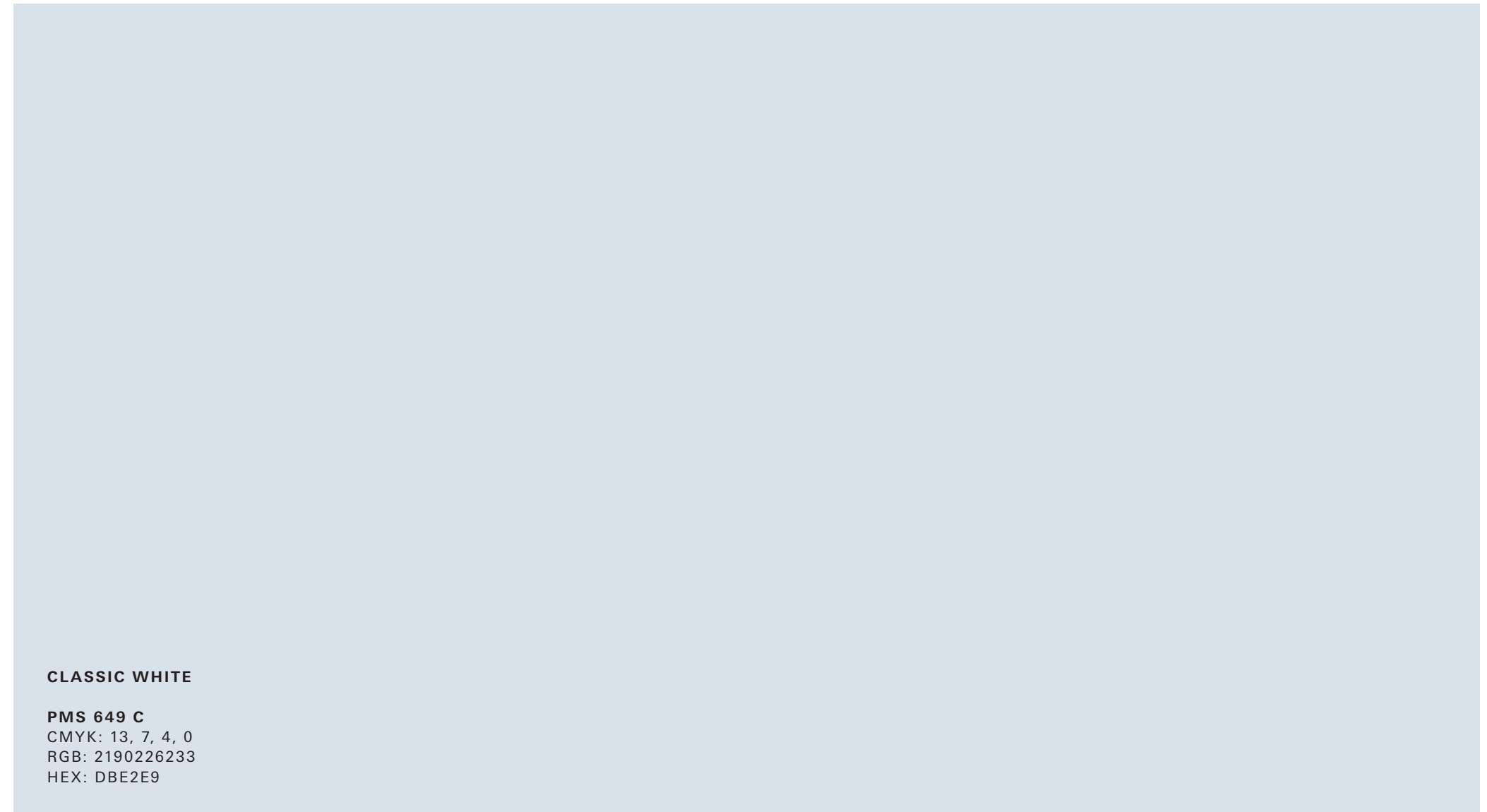


**Representative Elevation**  
Not to Scale

# Signage - Color Palette

Consistent use of color helps to build recognition for the Irene brand. A primary palette of PMS 649C (for use in large fields of background color) and PMS 2232C and PMS 2224C (used to create confident contrast) defines the Southgate brand and should be used most prominently.

The secondary colors should be used in moderation and never overpower the primary colors.

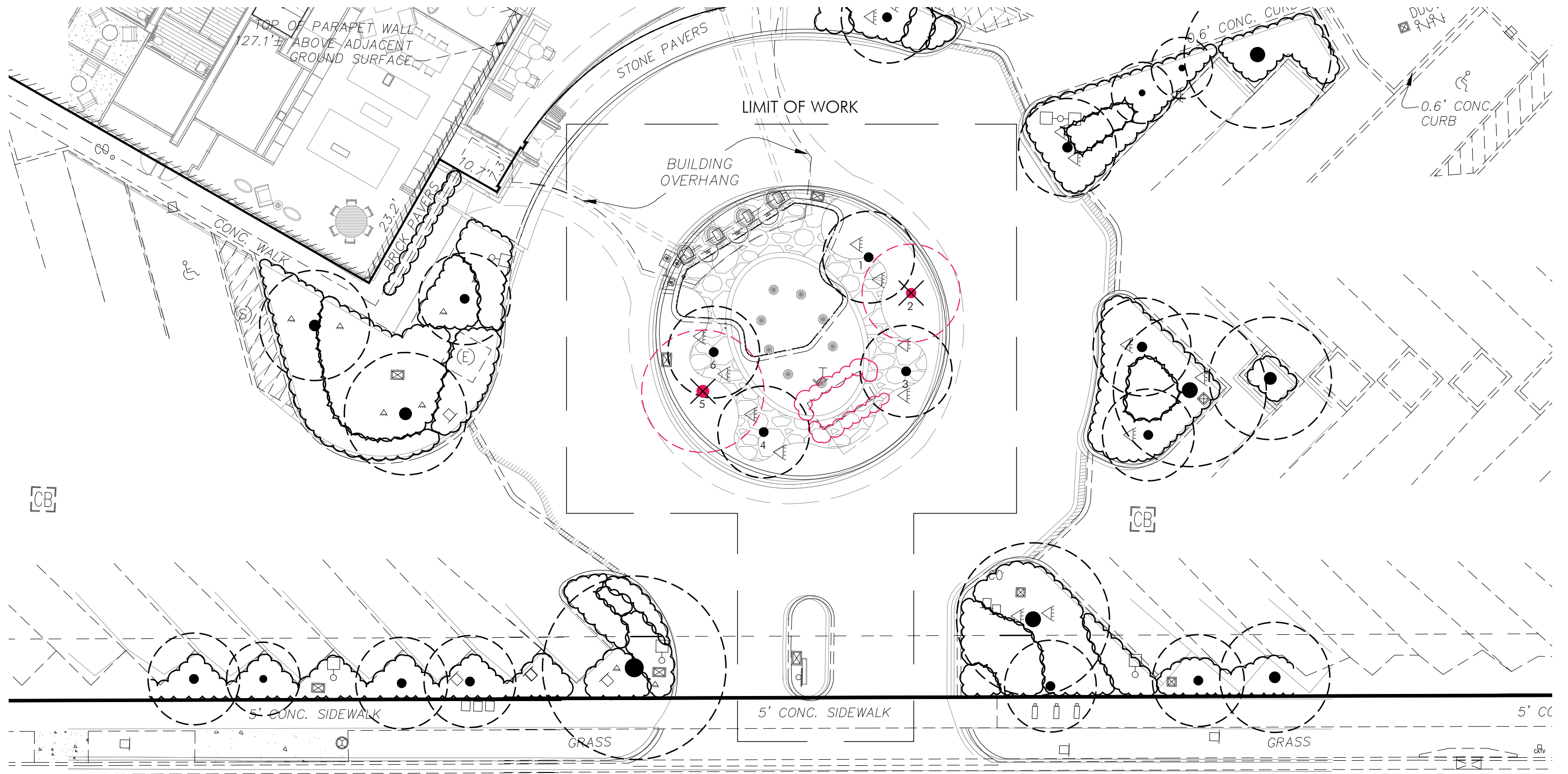


# Exterior Canopy Signage Precedent

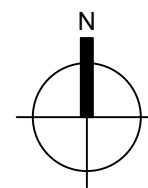
The property was originally designed by renowned Miami designer Melvin Grossman. He was well known for his MiMo (Miami Modern) style, which was regionally prolific following the Great Depression. MiMo represented the themes of glamour, fun, and material excess, which quickly drew a national audience. The Southgate brand and entry canopy reflects MiMo design aesthetics with connected script lettering as shown in examples below.



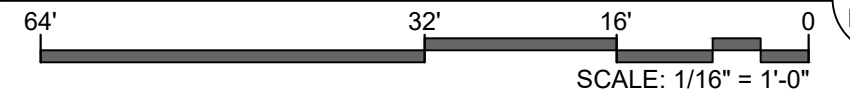
## Examples of non-individual letters in Miami



The mitigation required for the removal of trees shall be provided by planting trees 2" DBH - 12' tall or 4" DBH - 16' tall on site in a location to be determined. These new plantings will be shown on a plan when applying for the tree removal permit.



## Existing Tree Disposition Plan



1  
LA1-01



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

REVISIONS

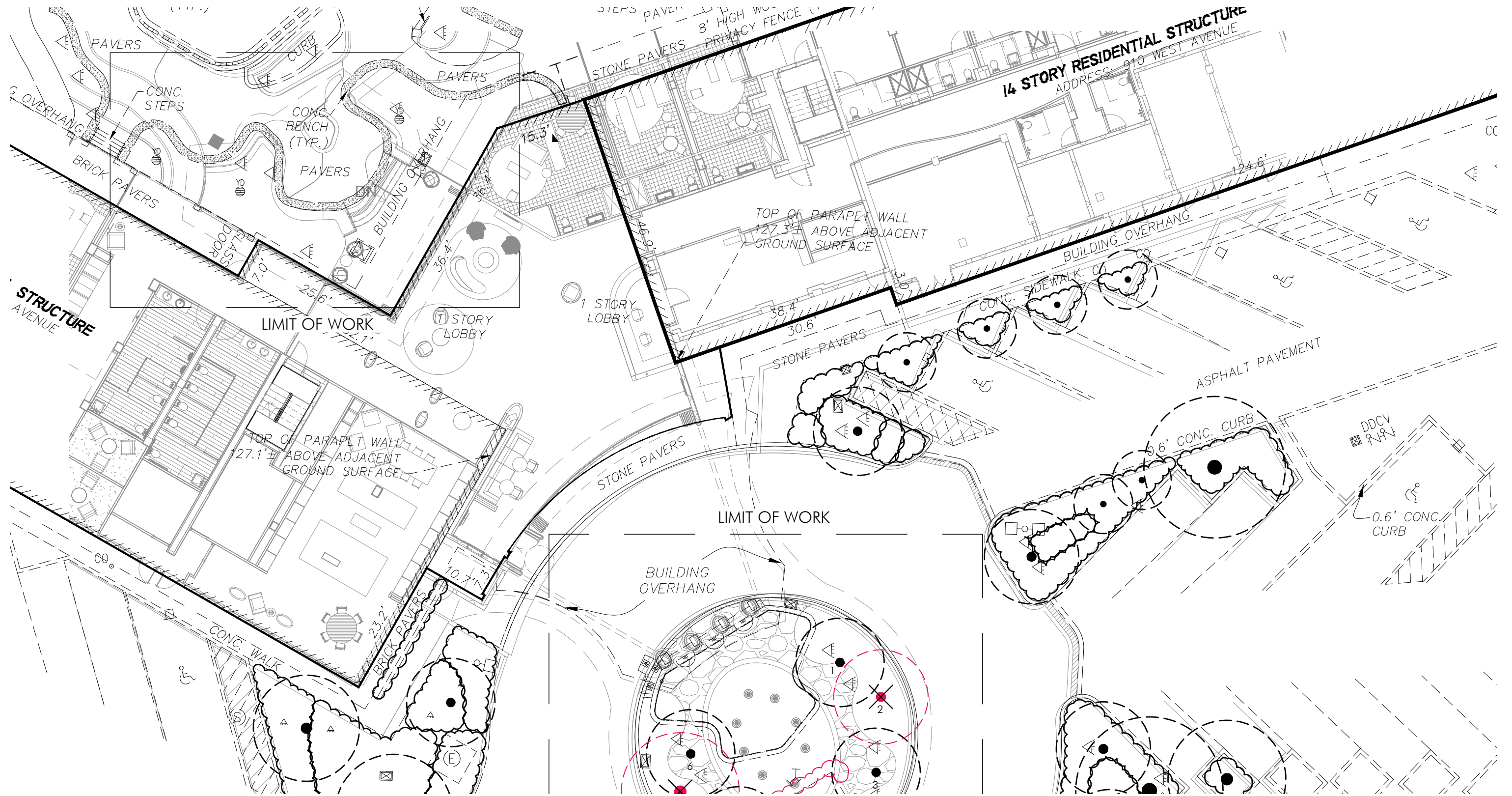
Southgate Towers  
910 West Avenue, Miami Beach, FL 33139

DATE 08/02/2024

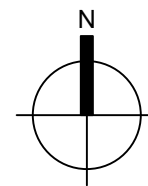
SCALE as noted

Ken Gardner FL LA #1569  
Kiehl Semler FL LA #6667205

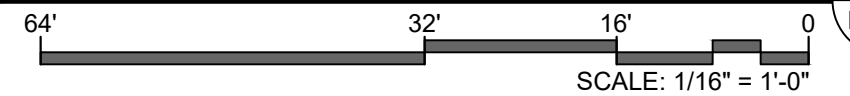
SHEET LA1-01



The mitigation required for the removal of trees shall be provided by planting trees 2" DBH - 12' tall or 4" DBH - 16' tall on site in a location to be determined. These new plantings will be shown on a plan when applying for the tree removal permit.



## Existing Tree Disposition Plan



1  
LA1-02



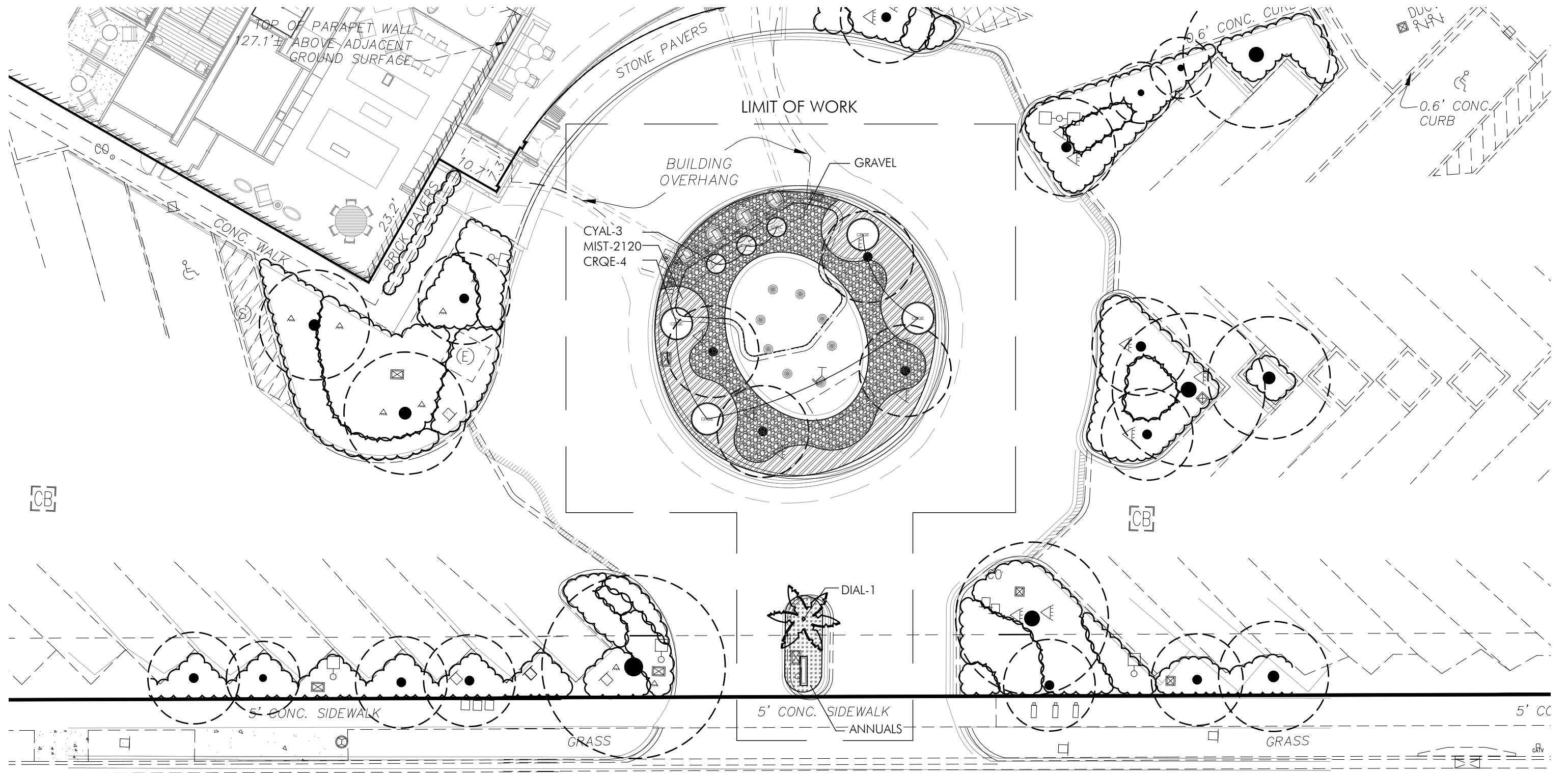
GARDNER + SEMLER  
LANDSCAPE ARCHITECTURE  
WWW.GSLDESIGN.COM  
DESIGN  
17670 NW 78th AVE., SUITE 214  
MIAMI, FL 33015  
P 305.392.1016 F 305.392.1019  
CORP. ID # 0000266

REVISIONS

Southgate Towers  
910 West Avenue, Miami Beach, FL 33139

DATE 08/02/2024  
SCALE as noted  
SHEET LA1-02

Ken Gardner FL LA #1569  
Kiehl Semler FL LA #6667205



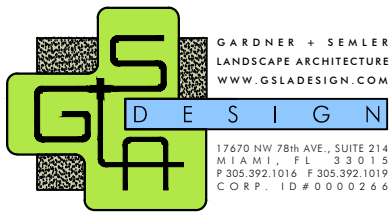
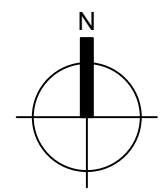
# Southgate Towers

910 West Avenue, Miami Beach, FL 33139

## Planting Plan

1

LA2-01



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

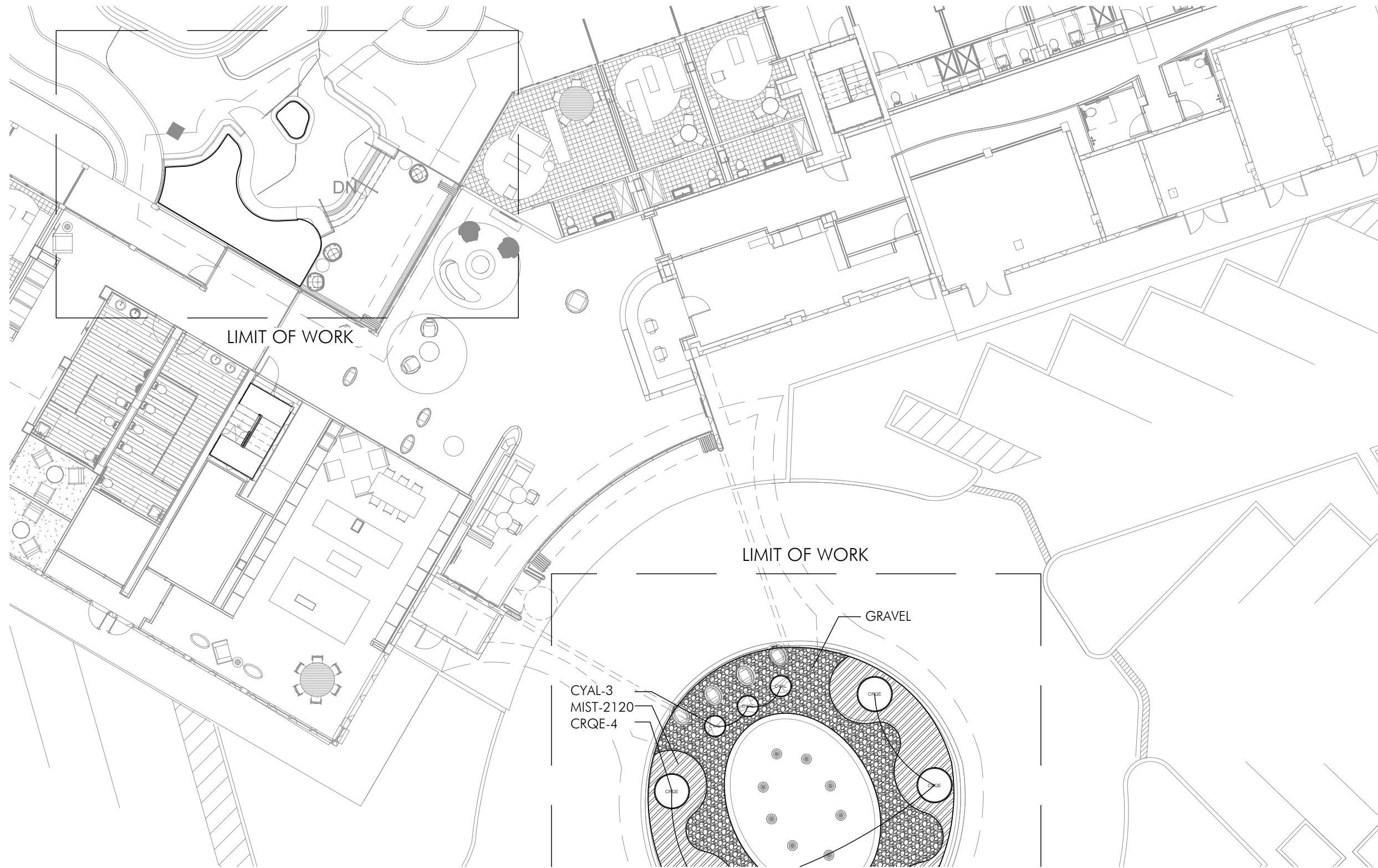
REVISIONS

DATE 08/02/2024

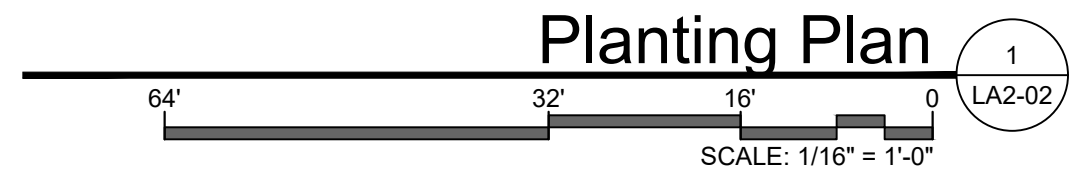
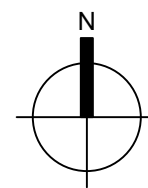
SCALE as noted

Ken Gardner FL LA #1569  
Kiehl Semler FL LA #6667205

SHEET LA2-01



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

REVISIONS

Southgate Towers  
910 West Avenue, Miami Beach, FL 33139

DATE 08/02/2024  
SCALE as noted  
SHEET LA2-02  
Ken Gardner FL LA #1569  
Kiehl Semler FL LA #6667205

EXISTING TREE DISPOSITION LIST								
KEY	BOTANICAL NAME	COMMON NAME	SIZE			DISPOSITION	NOTES	MITIGATION
			HT.(ft.)	SPD.(ft.)	DBH.(in.)			DBH.(in.)
1	Phoenix dactylifera "Medjool"	Medjool Date Palm	32	15	15	keep		
2	Ligustrum japonicum	Wax Leaf Privet	14	16	2,3,2,3,3	remove		13
3	Phoenix dactylifera "Medjool"	Medjool Date Palm	32	15	15	keep		
4	Phoenix dactylifera "Medjool"	Medjool Date Palm	32	15	15	keep		
5	Ligustrum japonicum	Wax Leaf Privet	16	20	6,5,4	remove		15
6	Phoenix dactylifera "Medjool"	Medjool Date Palm	32	15	15	keep		
TOTAL DBH INCHES TO BE REMOVED								28
TOTAL PALMS TO BE REMOVED								none
TOTAL DBH INCHES MITIGATION REQUIRED								20
TOTAL DBH INCHES MITIGATION PROVIDED								20

NOTE:  
 MITTIGATION WILL BE PROVIDED BY PLANTING NEW TREES ON SITE.  
 THE EXACT SPECIES, SIZE AND LOCATION ARE YET TO BE DETERMINED  
 BUT WILL BE SHOWN IN PLANS WHEN APPLYING FOR THE TREE  
 REMOVAL PERMIT.

PLANT LIST				
<b>PALMS</b>				
KEY	PLANT NAME	QTY.	UT.	SIZE
DIAL	Dictyosperma album ..Hurricane Palm	1	ea.	8' tall OA, 4' GW
<b>SHRUBS</b>				
KEY	PLANT NAME	QTY.	UT.	SIZE
CRQE	Crinum augustum "Queen Emma" ..Queen Emma Crinum Lily	4	ea.	36" x 36"
CYAL	Cyperus altemifolius ...Papyrus	3	ea.	36" x 24"
<b>GROUNDCOVERS</b>				
MIST	Mimosa strigillosa ...Sunshine mimosa	2120	ea.	4" pots
<b>MISCELLANEOUS</b>				
	Planting Soil: 70% Silica Sand 20% Everglades Muck 10% Shredded Pinebark	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
	Gravel	as req.	c.y.	3" thick over landscape fabric. gravel to be 2" aggregate. color to be selected.



REVISIONS

Southgate Towers  
 910 West Avenue, Miami Beach, FL 33139

DATE	08/02/2024
SCALE	as noted
SHEET	LA2-03

Ken Gardner FL LA #1569  
 Kiehl Semler FL LA #6667205

**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 polypropylene panels by DeepRoot or approved equal.

B. Install per details in the plans.

# Planting Specs & Details

1

LA2-04



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MIAMI, FL 33155  
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CORP. ID # 0000266

REVISIONS

NO.	DESCRIPTION

Southgate Towers  
910 West Avenue, Miami Beach, FL 33139

DATE	08/02/2024
SCALE	as noted
SHEET	LA2-04

Ken Gardner FL LA #1569  
Kiehl Semler FL LA #6667205

### PART 3 - INSTALLATION PROCEDURES

#### 3.1 LAYOUT

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

#### 3.2 HERBICIDE TREATMENT

A. 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.

#### 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 inches 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.

## Planting Specs & Details

1

LA2-05



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REVISIONS

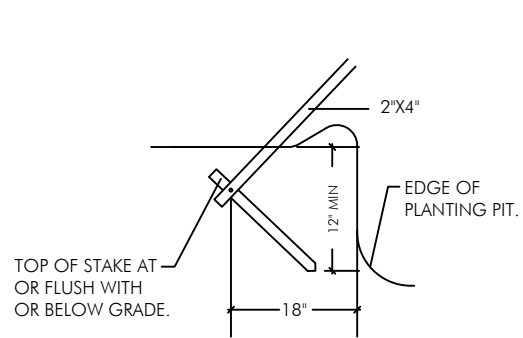
Southgate Towers  
910 West Avenue, Miami Beach, FL 33139

DATE 08/02/2024

SCALE as noted

SHEET LA2-05

Ken Gardner FL LA #1569  
Kiehl Semler FL LA #6667205



### DETAIL A

N.T.S.

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.

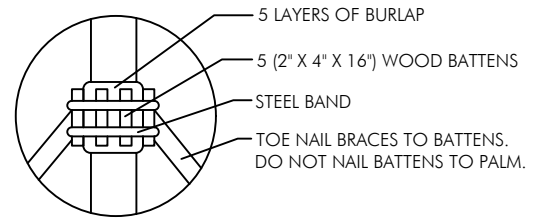
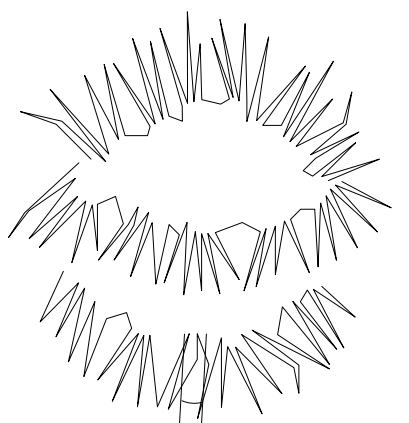
SET ROOTBALL SO TRUNK FLARE  
OR TOP ROOT IS 2" ABOVE  
SURROUNDING GRADE.

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.

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

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 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).

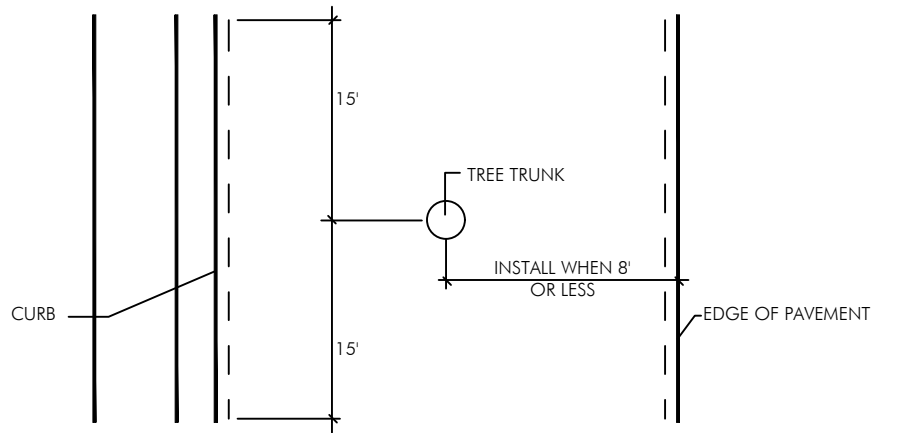
ALL SUPPORT MATERIALS ARE TO BE REMOVED FROM THE  
PALMS ONCE THE TREES HAVE BECOME ESTABLISHED  
(NOT TO EXCEED 12 MONTHS FROM THE COMPLETION  
OF THE PROJECT).

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

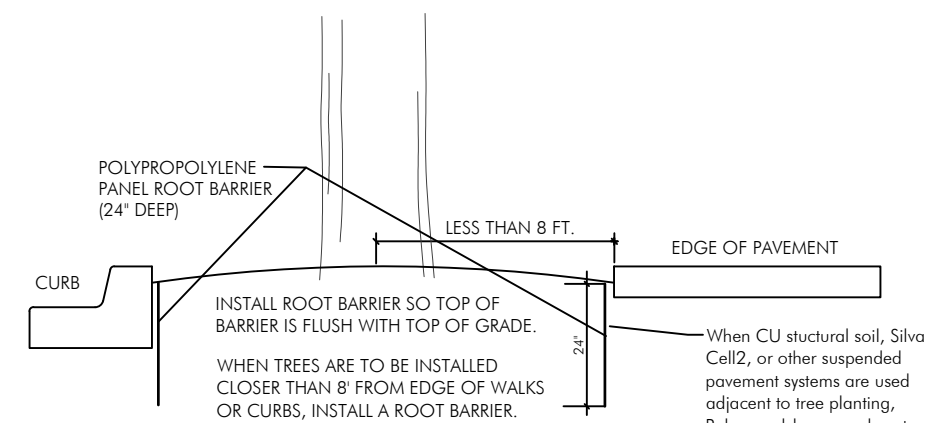
FINISHED GRADE  
HOLES TO ACCOMMODATE PLANTS SHALL BE A MINIMUM  
OF THREE TIMES THE SIZED OF THE PLANT ROOTBALL.

ALL BACKFILL FOR TREES SHALL BE PLANTING SOIL

FERTILIZER SHALL BE INSTALLED AS PER THE  
WRITTEN SPECIFICATIONS.



### PLAN VIEW



INSTALL ROOT BARRIER SO TOP OF  
BARRIER IS FLUSH WITH TOP OF GRADE.

WHEN TREES ARE TO BE INSTALLED  
CLOSER THAN 8' FROM EDGE OF WALKS  
OR CURBS, INSTALL A ROOT BARRIER.  
THE ROOT BARRIER SHALL EXTEND A  
MINIMUM OF 15' FROM THE EDGE OF  
THE TRUNK IN EITHER DIRECTION.

When CU structural soil, Silva  
Cell2, or other suspended  
pavement systems are used  
adjacent to tree planting,  
Polypropylene panel root  
barrier is to have a 12" depth  
in lieu of 24" depth used in  
other areas.

## PLANTING & BRACING DETAIL FOR LEANING/CROOKED PALMS

N.T.S.

## ROOT BARRIER INSTALLATION DETAIL

N.T.S.



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CORP. ID # 0000266

Southgate Towers  
910 West Avenue, Miami Beach, FL 33139

# Planting Specs & Details

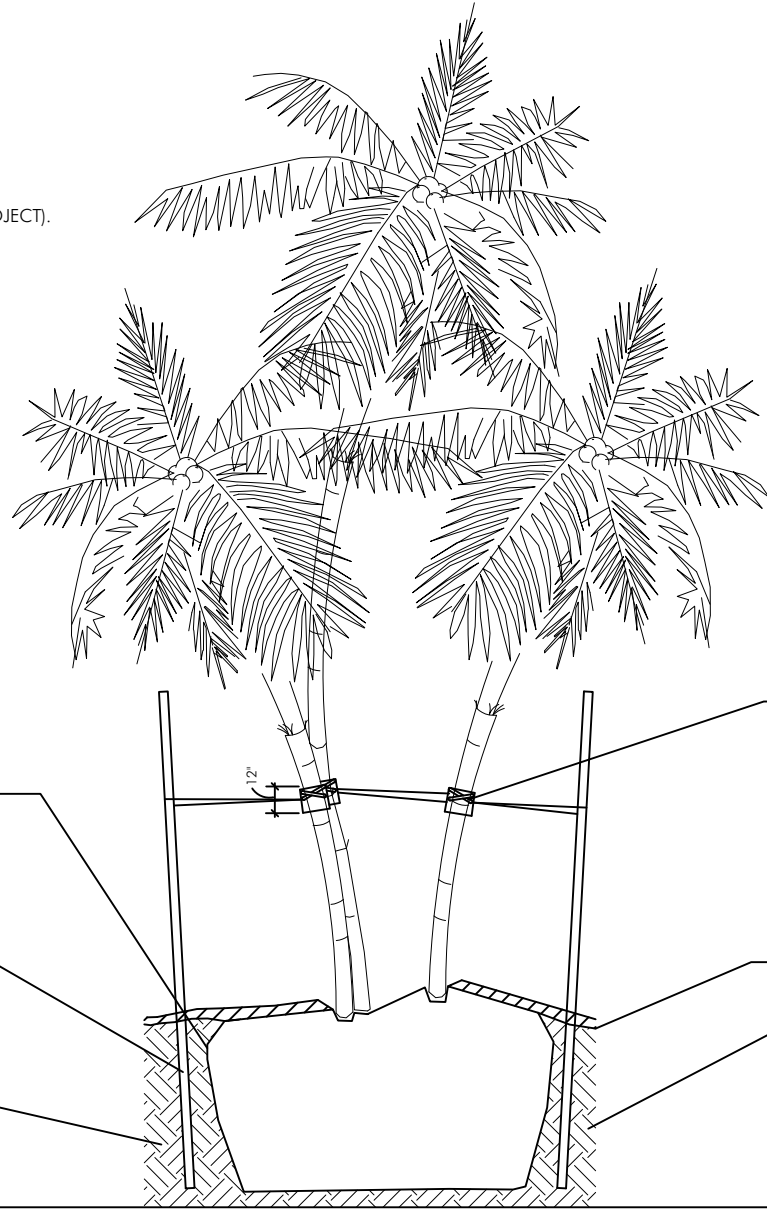
1  
LA2-06

DATE 08/02/2024  
SCALE as noted  
SHEET LA2-06

Ken Gardner FL LA #1569  
Kiehl Semler FL LA #6667205

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

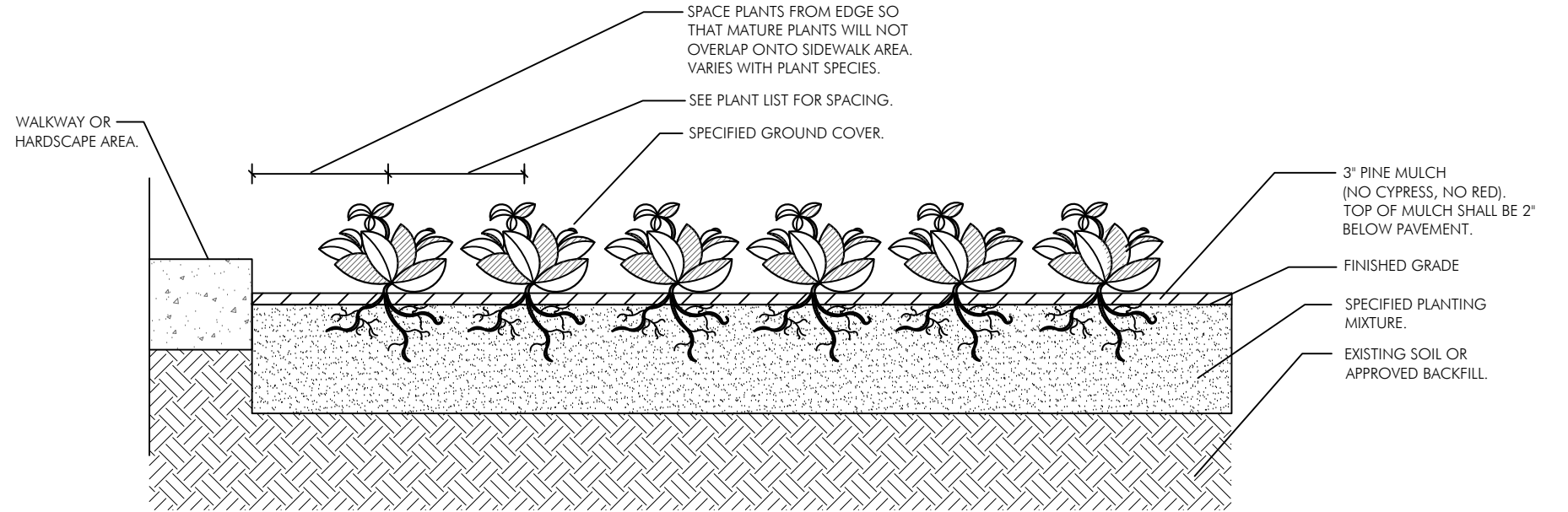
5/8" DIAMETER NYLON STRAPS WRAPPED AROUND TRUNK & PULLED TAUT, TIED TO WOOD DOWELS.

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.

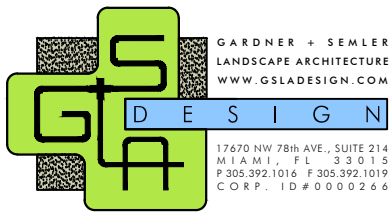
WALKWAY OR HARDSCAPE AREA.

### GROUND COVER PLANTING DETAIL

N.T.S.

## Planting Specs & Details

1  
LA2-07



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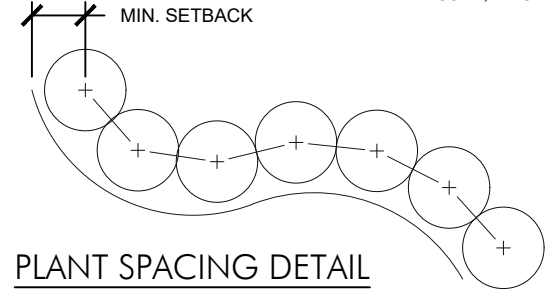
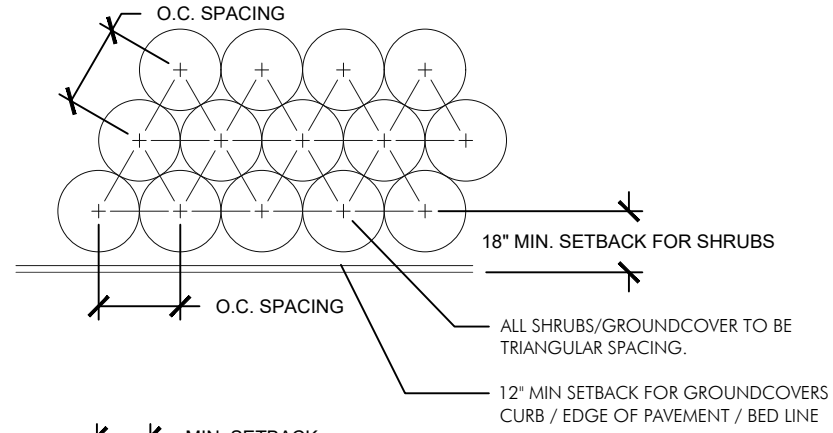
Southgate Towers  
910 West Avenue, Miami Beach, FL 33139

DATE 08/02/2024

SCALE as noted

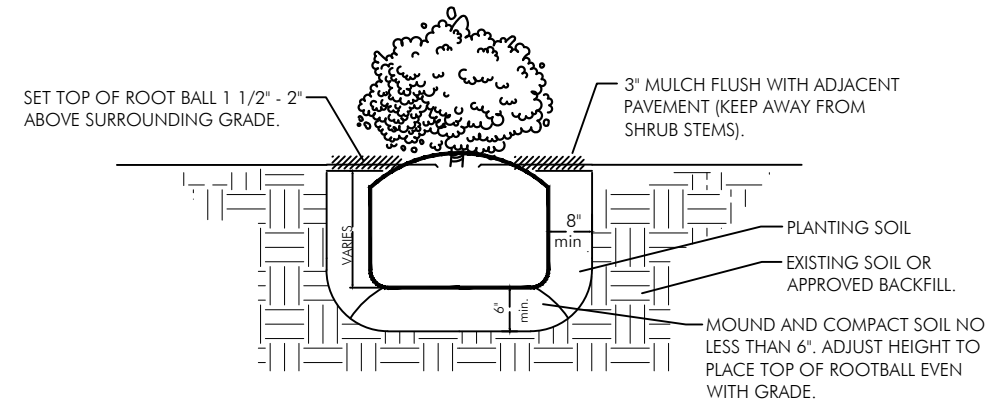
SHEET LA2-07

Ken Gardner FL LA #1569  
Kiehl Semler FL LA #6667205



**PLANT SPACING DETAIL**  
N.T.S.

NOTE:  
THE PERIMETER OF ALL CURVED PLANTING BEDS SHALL BE PLANTED WITH ROW OF SHRUBS AS SHOWN IN THE PLANT AND AT THE SPACING SHOWN IN THE PLANT LIST. INTERIOR PORTIONS OF EACH BED SHALL BE PLANTED AT APPROPRIATE SPACING ACCORDING TO THIS PLANT SPACING DETAIL.



**SHRUB INSTALLATION DETAIL**

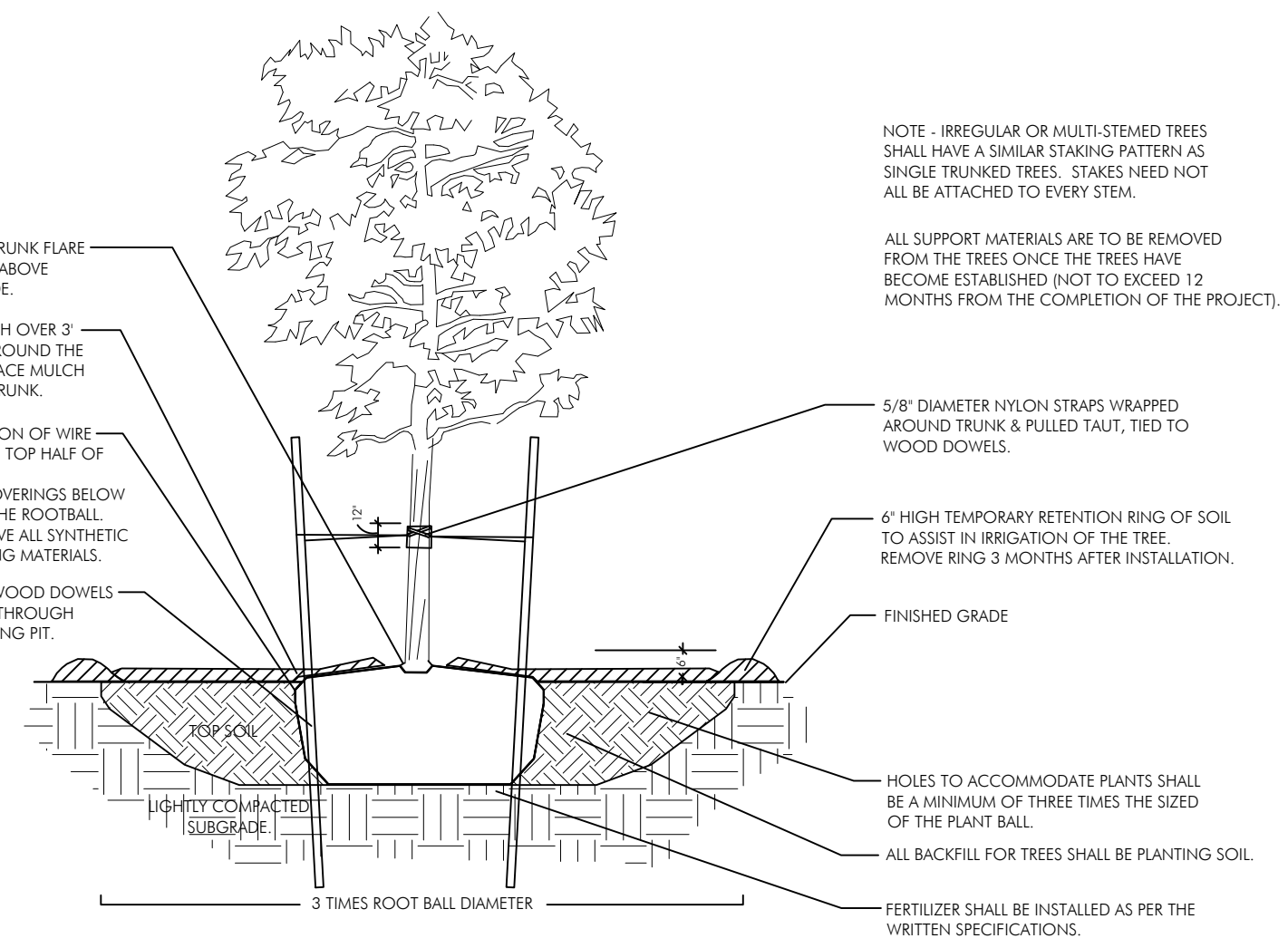
N.T.S.

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 ABOVE THE TOP HALF OF THE ROOTBALL. REMOVE BURLAP COVERINGS BELOW THE TOP HALF OF THE ROOTBALL. COMPLETELY REMOVE ALL SYNTHETIC ROOTBALL COVERING MATERIALS.

(2) 2" DIA. 8' LONG WOOD DOWELS 120° APART DRIVEN THROUGH BOTTOM OF PLANTING PIT.



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.

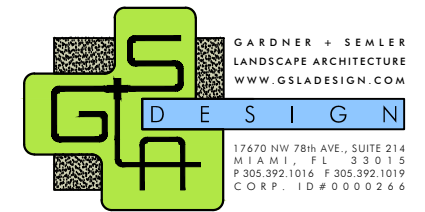
ALL SUPPORT MATERIALS ARE TO BE REMOVED FROM THE TREES ONCE THE TREES HAVE BECOME ESTABLISHED (NOT TO EXCEED 12 MONTHS FROM THE COMPLETION OF THE PROJECT).

**PLANTING & BRACING DETAIL UNDER 3 1/2" CALIPER**

N.T.S.

Planting Specs & Details

1  
LA2-08

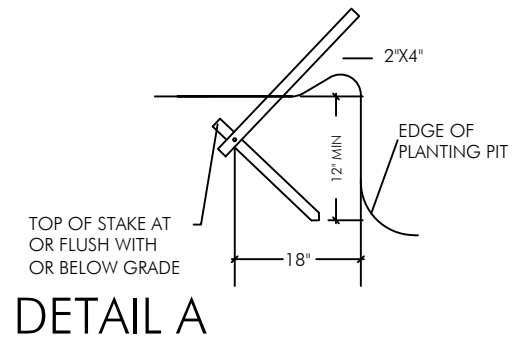


REVISIONS

Southgate Towers  
910 West Avenue, Miami Beach, FL 33139

DATE	08/02/2024
SCALE	as noted
SHEET	LA2-08

Ken Gardner FL LA #1569  
Kiehl Semler FL LA #6667205



**DETAIL A**

N.T.S.

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

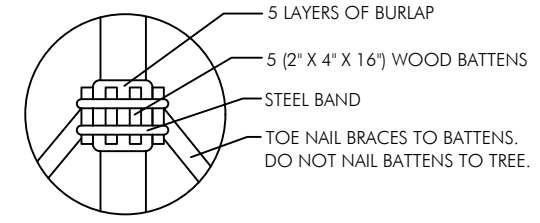
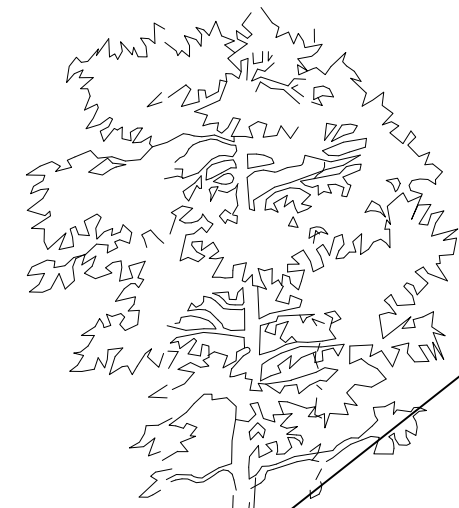
PROVIDE FOUR 2' X 4' PINE STAKES  
120° APART.  
ATTACH W/ NAILS TO BATTENS  
NO NAILS IN TREE.

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.

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.

**Planting Specs & Details**

1  
LA2-09



GARDNER + SEMLER  
LANDSCAPE ARCHITECTURE  
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DESIGN

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CORP. ID # 0000266

REVISIONS

**Southgate Towers**  
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