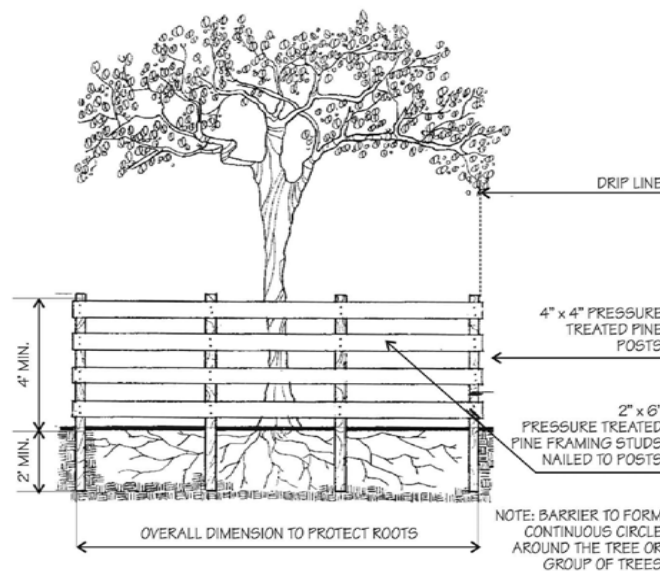
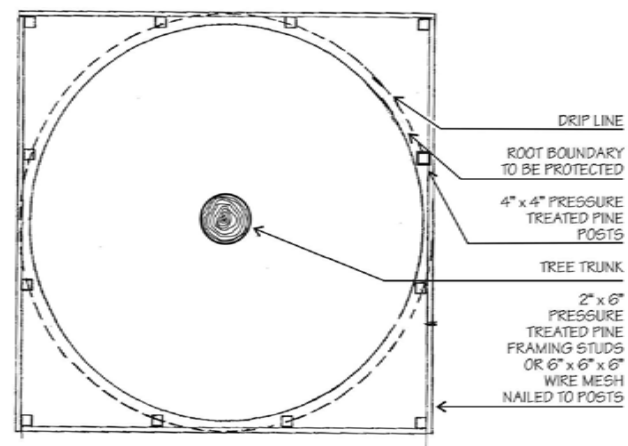
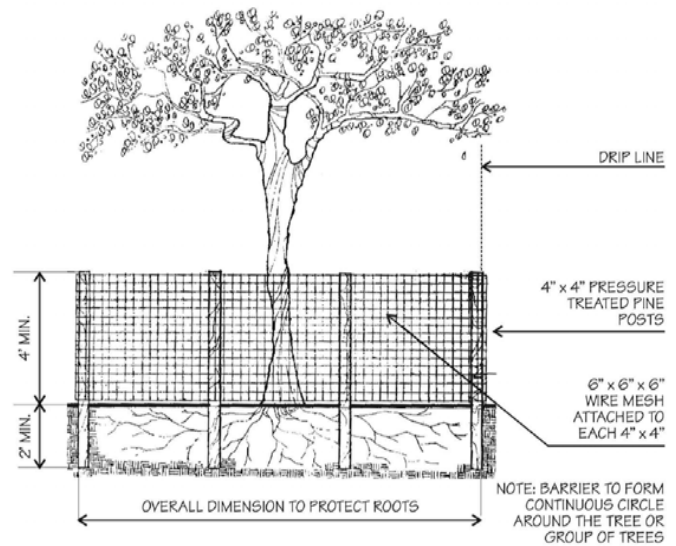


EXISTING-TREE PROTECTION BARRIER DETAILS

IT IS CRITICAL TO EXISTING TREE SURVIVAL TO PROVIDE PROTECTION DURING CONSTRUCTION. THIS DETAIL CAN BE USED AROUND ONE OR MORE TREES AND WILL PROVIDE PROTECTION FROM CONSTRUCTION EQUIPMENT.



EXISTING - TREE DISPOSITION TABLE

#	COMMON NAME	BOTANICAL NAME	DBH	SP	HT	DISPOSITION
1	Brazilian Beauty Leaf	<i>Calophyllum brasiliense</i>	3'	45'	50'	To Remain In-Place
2	Brazilian Beauty Leaf	<i>Calophyllum brasiliense</i>	0.90'	6'	30'	To Remain In-Place
3	Spindle Palm	<i>Hyophorbe verschaffeltii</i>	0.80'	6'	30'	To Be Removed
4	Traveler's Tree (8)	<i>Ravenala madagascariensis</i>	6'	11'	45'	To Be Relocated
5	Montgomery palm	<i>Veitchia montgomeryana</i>	.6'	8'	50"	To Remain In-Place
6	Montgomery palm	<i>Veitchia montgomeryana</i>	.6'	8'	50"	To Remain In-Place
7	Montgomery palm	<i>Veitchia montgomeryana</i>	.6'	10'	50"	To Remain In-Place
8	Montgomery palm (Double)	<i>Veitchia montgomeryana</i>	1.8'	10'	35'	To Remain In-Place
9	Montgomery palm (Double)	<i>Veitchia montgomeryana</i>	1.8'	10'	35'	To Remain In-Place
10	Montgomery palm (Triple)	<i>Veitchia montgomeryana</i>	2.3'	22'	35'	To Remain In-Place
11	Sylvester Palm (Offsite)	<i>Phoenix sylvestris</i>	1.1'	20'	30'	To Remain In-Place
12	Christmas Palm (Triple)	<i>Adonidia merrillii</i>	1.7'	15'	30'	To Be Removed
13	Christmas Palm	<i>Adonidia merrillii</i>	.5'	6'	30'	To Be Removed
14	Christmas Palm (Double)	<i>Adonidia merrillii</i>	1.8'	10'	35'	To Be Removed
15	Christmas Palm (Double)	<i>Adonidia merrillii</i>	1.8'	10'	35'	To Be Removed
16	Christmas Palm (Double)	<i>Adonidia merrillii</i>	1.8'	10'	35'	To Be Removed
17	Christmas Palm (Double)	<i>Adonidia merrillii</i>	1.8'	10'	35'	To Be Removed
18	Christmas Palm (Double)	<i>Adonidia merrillii</i>	1.8'	10'	35'	To Be Removed
19	Christmas Palm (Double)	<i>Adonidia merrillii</i>	1.8'	10'	35'	To Be Removed
20	Christmas Palm (Double)	<i>Adonidia merrillii</i>	1.8'	10'	35'	To Be Removed
21	Christmas Palm (Triple)	<i>Adonidia merrillii</i>	1.7'	15'	30'	To Be Removed
22	Christmas Palm (Triple)	<i>Adonidia merrillii</i>	1.7'	15'	30'	To Be Removed
23	Christmas Palm (Triple)	<i>Adonidia merrillii</i>	1.7'	15'	30'	To Be Removed
24	Christmas Palm (Double)	<i>Adonidia merrillii</i>	1.8'	10'	35'	To Be Removed
25	Christmas Palm (Double)	<i>Adonidia merrillii</i>	1.8'	10'	35'	To Be Removed
26	Christmas Palm (Double)	<i>Adonidia merrillii</i>	1.8'	10'	35'	To Be Removed
27	Christmas Palm (Triple)	<i>Adonidia merrillii</i>	1.7'	15'	30'	To Be Removed
28	Traveler's Tree (5)	<i>Ravenala madagascariensis</i>	4'	15'	30'	To Be Relocated
29	Apple Blossom Cassia	<i>Cassia javanica</i>	0.8'	20'	35'	To Be Removed
30	Traveler's Tree (13)	<i>Ravenala madagascariensis</i>	4.5'	15'	30'	To Be Relocated
31	Traveler's Tree (8)	<i>Ravenala madagascariensis</i>	3'	20'	30'	To Remain In-Place
32	Pencil Stick Cactus	<i>Euphorbia tirucalli</i>	0.8'	18'	27'	To Remain In-Place
33	Montgomery palm (Triple)	<i>Veitchia montgomeryana</i>	1.8'	12'	30'	To Be Relocated
34	Montgomery palm	<i>Veitchia montgomeryana</i>	0.6'	12'	30'	To Be Relocated
35	Montgomery palm	<i>Veitchia montgomeryana</i>	0.6'	12'	30'	To Be Relocated
36	Montgomery palm	<i>Veitchia montgomeryana</i>	0.6'	12'	30'	To Be Relocated
37	Traveler's Tree (13)	<i>Ravenala madagascariensis</i>	6'	22'	28'	To Remain In-Place
38	Spindle Palm	<i>Hyophorbe verschaffeltii</i>	2.3'	4'	7'	To Be Removed
39	Christmas Palm (Triple)	<i>Adonidia merrillii</i>	0.8'	18'	23'	To Be Removed
40	Washingtonia	<i>Washingtonia filifera</i>	1.2'	10'	30'	To Be Removed
41	Starburst Clerdendron	<i>Clerodendrum quadriloculare</i>	0.33'	8'	15'	To Be Removed
42	Starburst Clerdendron	<i>Clerodendrum quadriloculare</i>	0.33'	8'	15'	To Be Removed
43	Fishtail Palm	<i>Caryota mitis</i>	3'	20'	30'	To Remain In-Place
44	Kapok Tree	<i>Ceiba pentandra</i>	6'	40'	45'	To Remain In-Place
45	Coconut Palm	<i>Cocos nuciferas</i>	.6'	10'	35'	To Be Removed
46	Bucaneer Palm	<i>Pseudophoenix sargentii</i>	0.6'	8'	15'	To Be Relocated
47	Thatch Palm	<i>Thrinax radiata</i>	0.4'	6'	7'	To Be Relocated
48	Madagascar Plumeria	<i>Pachypodium lamerei</i>	1.5'	12'	18'	To Be Relocated

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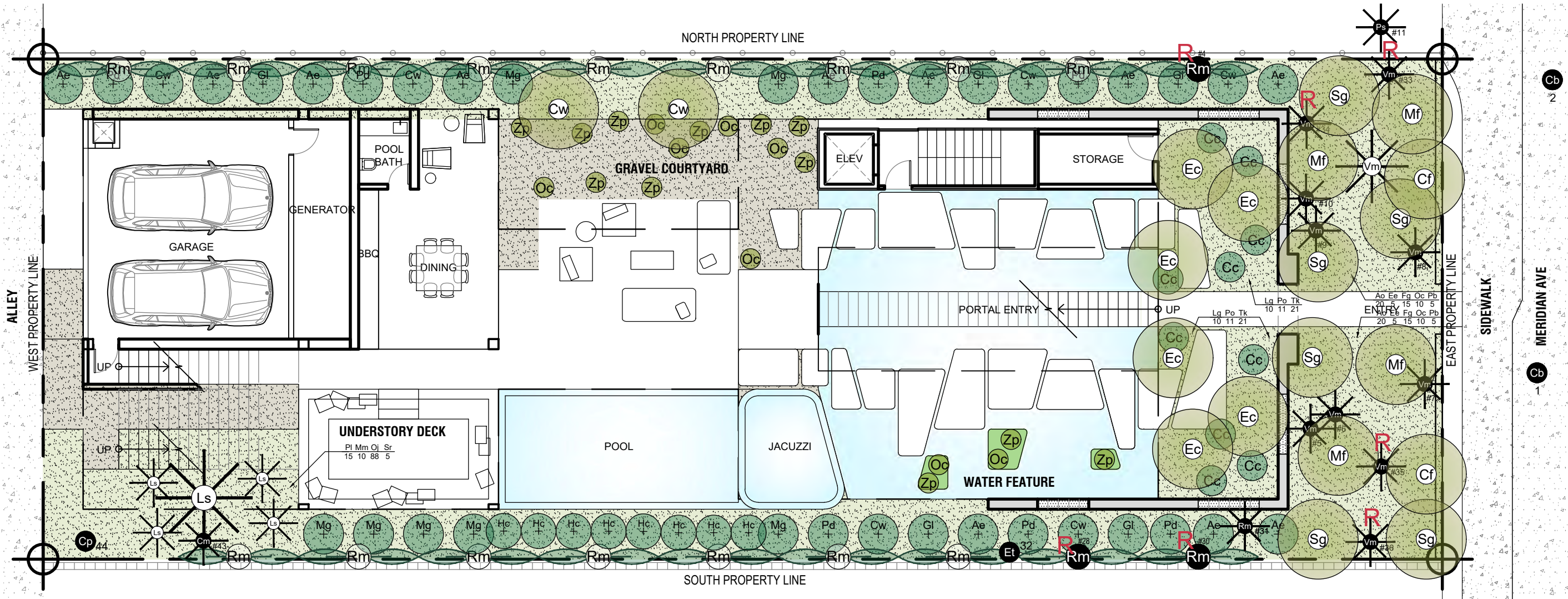
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Scale: 3/32" = 1'-0"
Revisions:

EXISTING-TREE
DISPOSITION
TABLE

L-101

PLAN KEY

	HARDSCAPE		PLANTING		EXISTING TREE IN SITU Showing tree number per survey		EXISTING PALM IN SITU Showing tree number per survey		PROPOSED TREE Refer to plant list		RELOCATED TRAVELLER'S TREE Showing tree number per survey		PROPOSED LARGE SHRUB / SMALL TREE Refer to plant list
	WATER FEATURE		GRAVEL		RELOCATED TREE Showing tree number per survey		RELOCATED PALM Showing tree number per survey		PROPOSED PALM Refer to plant list		PROPOSED TRAVELLER'S TREE Refer to plant list		PROPOSED SMALL SHRUBS Refer to plant list



GROUND FLOOR PLANTING PLAN
 SCALE: 3/32" = 1'-0"

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Date: 08/22/2025
 Scale: 3/32" = 1'-0"
 Revisions:

GROUND FLOOR PLANTING PLAN

L-200

NOTE: ALL LANDSCAPE AREAS TO BE PROVIDED WITH AN AUTOMATICALLY OPERATED, UNDERGROUND, IRRIGATION SYSTEM TO HAVE 100% COVERAGE AS REQUIRED BY CODE.

LANDSCAPE LEGEND

MUNICIPALITY: City of Miami Beach

ZONING CLASS: R-PS2 LOT AREA Sq. Ft.: 7,000

ACRES: 0.1607

ORDINANCE/CODE SECTION: CITY OF MIAMI BEACH SECTION 126

OPEN SPACE

		REQUIRED/ ALLOWED	PROVIDED
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A.	Sq. Ft. of required Open Space	4,550	4,550
	Lot area: <u>7,000</u>		
	Multiplier: <u>65%</u>		

B.	Sq. Ft. of parking lot open space	NA	NA
	Parking Spaces: <u>2</u>		
	Multiplier: <u>NA</u> sf/space		

C.	Total Sq. Ft. of landscaped Open Space required	4,550	4,550
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LAWN AREA

A.	Total Sq. Ft. of landscaped Open Space	4,550	4,550
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B.	Maximum Lawn Area (sod) permitted- Open space required: <u>4,550</u>	910	0
	Multiplier: <u>20%</u>		

TREES

A.	Number of trees required per lot, less existing trees	3	21
	Required Trees/Lot: <u>2</u>		
	Net lot acres: <u>0.1607</u>		
	Existing trees: <u>1</u>		

B.	% Palms allowed	NA	NA
	Palms allowed 1:1 for mitigation only.		

C.	% Native required	6	18
	Trees provided: <u>21</u>		
	Multiplier: <u>30%</u>		

D.	% Drought tolerant and low maintenance species required	11	21
	Trees provided: <u>21</u>		
	Multiplier: <u>50%</u>		

STREET TREES

A.	Street trees (maximum average spacing of 20' o.c.)	0	0
	Linear ft of street frontage: <u>50</u>		
	Multiplier: <u>20</u>		
	Required: <u>2</u>		
	Existing Street trees: <u>2</u>		

B.	Street trees directly below power lines	0	0
	Linear ft of street frontage: <u>0</u>		
	Multiplier: <u>20</u>		

SHRUBS

A.	Number of shrubs required	36	243
	Lot and street trees required: <u>3</u>		
	Multiplier: <u>12</u>		

B.	% Native species required	122	123
	Shrubs provided: <u>243</u>		
	Multiplier: <u>50%</u>		

LARGE SHRUBS OR SMALL TREES

A.	Number of large shrubs or small tree required	4	46
	Shrubs required: <u>36</u>		
	Multiplier: <u>10%</u>		

B.	% Native species required	23	29
	Large Shrubs/Small Trees provided: <u>46</u>		
	Multiplier: <u>50%</u>		

PROPOSED PLANT LIST

Symb. Quant. Botanical Name

TREES

Symb.	Quant.	Botanical Name	Common Name	Description
Cf	2	<i>Caesalpinia ferrea</i>	Brazilian Ironwood Tree	4" DBH, 4' Ct, 12' HT, 6' Spr, Ch, Full
Cw	2	<i>Canella winterana</i>	Cinnamon Bark	2" DBH, 12' HT, 6' Spr, Ch, Multi, Full
Ec	6	<i>Eugenia confusa</i>	Redberry Stopper	3" DBH, 12' HT, 6' Spr, Ch, Multi, Full
Mf	6	<i>Myrcianthes fragrans</i>	Simpson Stopper	3" DBH, 10' HT, 6' Spr, Ch, Multi, Full
Sg	4	<i>Simaruba glauca</i>	Paradise Tree	4" DBH, 4' Ct, 16' HT, 8' Spr, Ch, Full

PALMS

Ls	5	<i>Licuala spinosa</i>	Mangrove Fan Palm	(1) 20' HT, (4) 5'-12' STG HTs OA, Full
Vm	1	<i>Veitchia montgomeryana</i>	Montgomery Palm	15' HT OA, Curved, Full

LARGE SHRUBS/SMALL TREES

Ae	11	<i>Ardisia escallonioides</i>	Marlberry	2" DBH, 8' HT, 4' Spr, Bh, Full
Mg	7	<i>Macaranga grandifolia</i>	Parasol Tree	2" DBH, 8' HT, 4' Spr, Bh, Full
Cc	10	<i>Cyathea cooperii</i>	Australian Tree Fern	(4) 12' HT, (4) 8' HT, (2) 4' HT, 4' Spr, Bh, Full
Cw	6	<i>Canella winterana</i>	Cinnamon Bark	2" DBH, 8' HT, 4' Spr, Bh, Full
Pd	7	<i>Pimenta dioica</i>	Allspice	2" DBH, 10' HT, 4' Spr, Bh, Full
Gl	5	<i>Gymnanthes lucida</i>	Crabwood	2" DBH, 10' HT, 4' Spr, Bh, Full
Hc	8	<i>Heliconia caribaea</i>	Heliconia	8' HT, 4' Spr, Bh, Full
Rm	19	<i>Ravenala madagascariensis</i>	Traveller's Tree	(4) Relocated, (17) 12' HT, Multi, Full

SHRUBS

Ao	40	<i>Alocasia odorax x reginula</i>	Regal Shield Alocasia	36" x 36", Full
Ee	10	<i>Etilingera elatior</i>	Torch Ginger	36" x 36", Full
Fg	30	<i>Farfugium gigantea</i>	Farfugium	24" x 24", Full
Lg	20	<i>Licuala grandis</i>	Ruffle Fan Palm	2-4' HT OA, Full
Mm	10	<i>Medinilla magnifica</i>	Malaysian Orchid	18" x 18", Full, Lb
Oc	28	<i>Osmundastrum cinnamomeum</i>	Cinnamon Fern	18" x 18", Full, Lb
Pb	10	<i>Philodendron 'Bob Cee'</i>	Philodendron 'Bob Cee'	48" x 48", Full
Pl	15	<i>Psychotria ligustrifolia</i>	Bahama Wild Coffee (Dwarf)	24" x 24", Full
Po	22	<i>Peperomia obtusifolia</i>	Baby Rubber Plant	24" x 24", Full
Sr	3	<i>Serenoa repens</i>	Green Saw Palmetto	48" x 48", Full
Sr	2	<i>Serenoa repens 'cinera'</i>	Silver Saw Palmetto	48" x 48", Full
Tk	42	<i>Thelypteris kunthii</i>	Southern Shield Fern	24"x24", Full
Zp	11	<i>Zamia pumila</i>	Coontie	24"x24", Full

GROUNDCOVERS

Oj	88	<i>Ophiopogon japonicus</i>	Mondo Grass	24" x 24", Full
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EPIPHYTES

Et	25	<i>Encyclia tampensis</i>	Crown Staghorn Fern	1G, Hb, Gu
Pe	7	<i>Platynerium elephantotis</i>	Elephant Ear Staghorn Fern	1G, Hb, Gu
Ps	3	<i>Platynerium superbum</i>	Superbum Staghorn Fern	1G, Hb, Gu
Pwa	2	<i>Platynerium wandae</i>	Queen Staghorn Fern	1G, Hb, Gu

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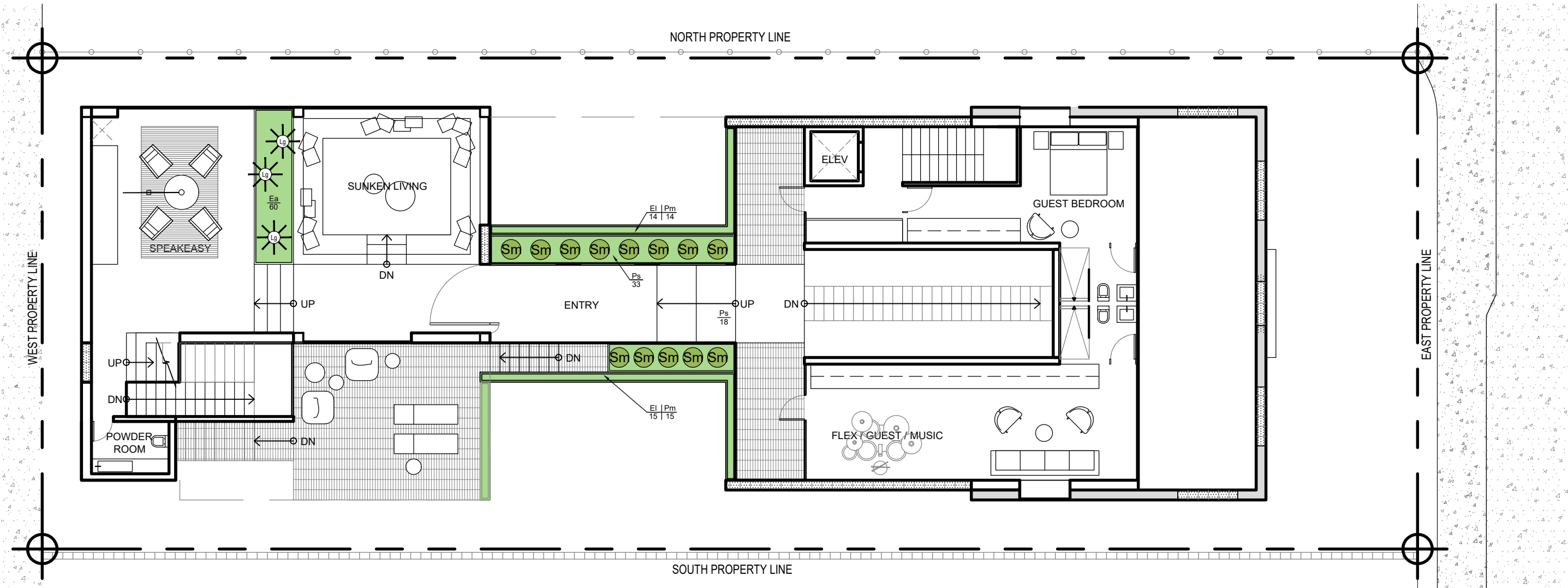
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Revisions:

LANDSCAPE
LEGEND
& PLANT LIST

L-201

PLAN KEY

HARDSCAPE	PLANTER	EXISTING TREE IN SITU Showing tree number per survey	EXISTING PALM IN SITU Showing tree number per survey	PROPOSED TREE Refer to plant list	RELOCATED TRAVELLER'S TREE Showing tree number per survey	PROPOSED LARGE SHRUB / SMALL TREE Refer to plant list
WATER FEATURE	GRAVEL	RELOCATED TREE Showing tree number per survey	RELOCATED PALM Showing tree number per survey	PROPOSED PALM Refer to plant list	PROPOSED TRAVELLER'S TREE Refer to plant list	PROPOSED SMALL SHRUBS Refer to plant list



FIRST FLOOR PLANTING PLAN
 SCALE: 3/32" = 1'-0"

PROPOSED PLANT LIST

Symb.	Quant.	Botanical Name	Common Name	Description
PALMS				
Lg	3	<i>Licuala grandis</i>	Ruffle Fan Palm	(1) 3' Ht, (1) 5' Ht, (1) 9'Ht , Full
SHRUBS				
Sm	13	<i>Sansevieria masoniana</i>	Whale Fin Snake Plant	7G, 30" x 30", Full
GROUND-COVERS				
Ea	69	<i>Epipremnum aureum 'Neon'</i>	Neon Lime Pothos	18" x 18", Full, 12' O.C.
El	29	<i>Ernodea littoralis</i>	Golden Beach Creeper	24" x 24", Full, 12' O.C.
Pm	29	<i>Phyllanthus myrtilloious</i>	Mousetail 'Cascade'	18" x 18", Full, 12' O.C.
Ps	51	<i>Pilea serpyllacea</i>	Artillery Fern	12" x 12", Full, 2' O.C.

NOTE: ALL LANDSCAPE AREAS TO BE PROVIDED WITH AN AUTOMATICALLY OPERATED, UNDERGROUND, IRRIGATION SYSTEM TO HAVE 100% COVERAGE AS REQUIRED BY CODE.

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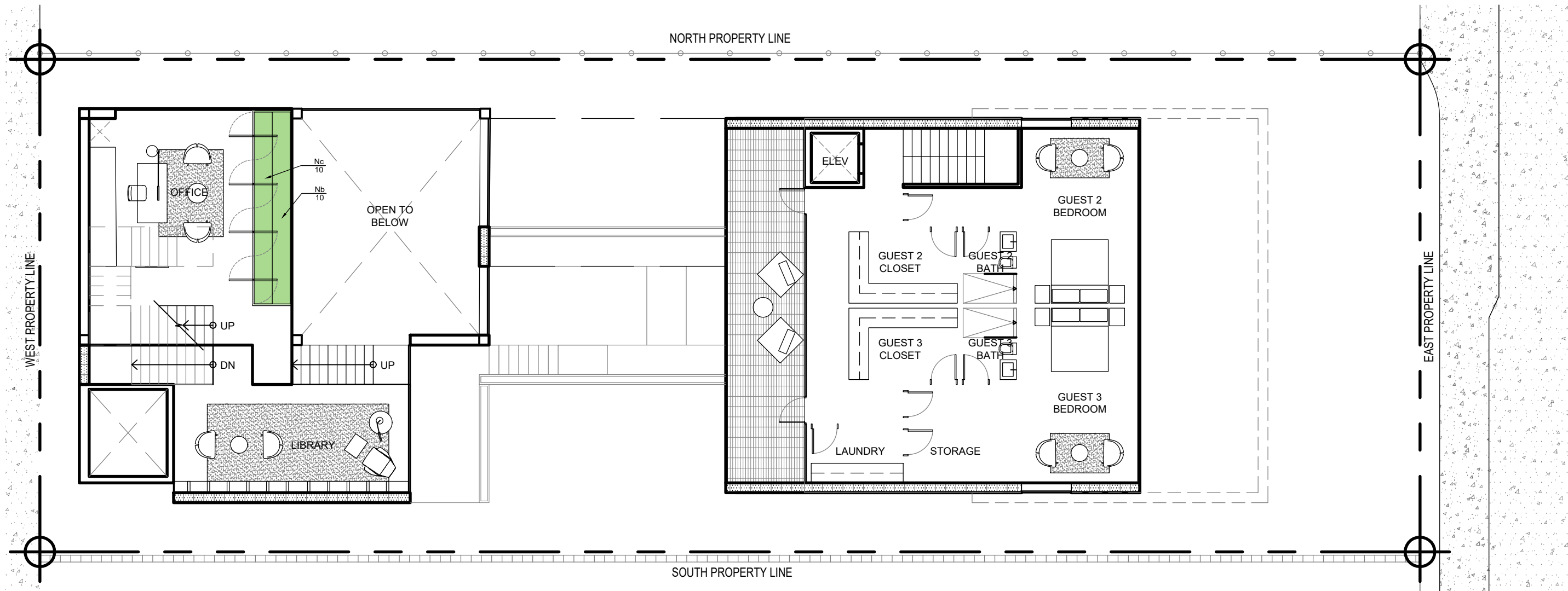
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 Revisions:

FIRST FLOOR
 PLANTING PLAN

L-202

PLAN KEY

	HARDSCAPE		PLANTING		EXISTING TREE IN SITU Showing tree number per survey		EXISTING PALM IN SITU Showing tree number per survey		PROPOSED TREE Refer to plant list		RELOCATED TRAVELLER'S TREE Showing tree number per survey		PROPOSED LARGE SHRUB / SMALL TREE Refer to plant list
	WATER FEATURE		GRAVEL		RELOCATED TREE Showing tree number per survey		RELOCATED PALM Showing tree number per survey		PROPOSED PALM Refer to plant list		PROPOSED TRAVELLER'S TREE Refer to plant list		PROPOSED SMALL SHRUBS Refer to plant list



SECOND FLOOR PLANTING PLAN
 SCALE: 3/32" = 1'-0"

PROPOSED PLANT LIST

Symb.	Quant.	Botanical Name	Common Name	Description
GROUND-COVERS				
Nc	17	<i>Nephrolepis codifolia 'duffii'</i>	Lemon Butter Fern	18" x 18", Full, 18" O.C.
Ne	17	<i>Nephrolepis exaltata</i>	Boston Fern	18" x 18", Full, Hb, 18' O.C.

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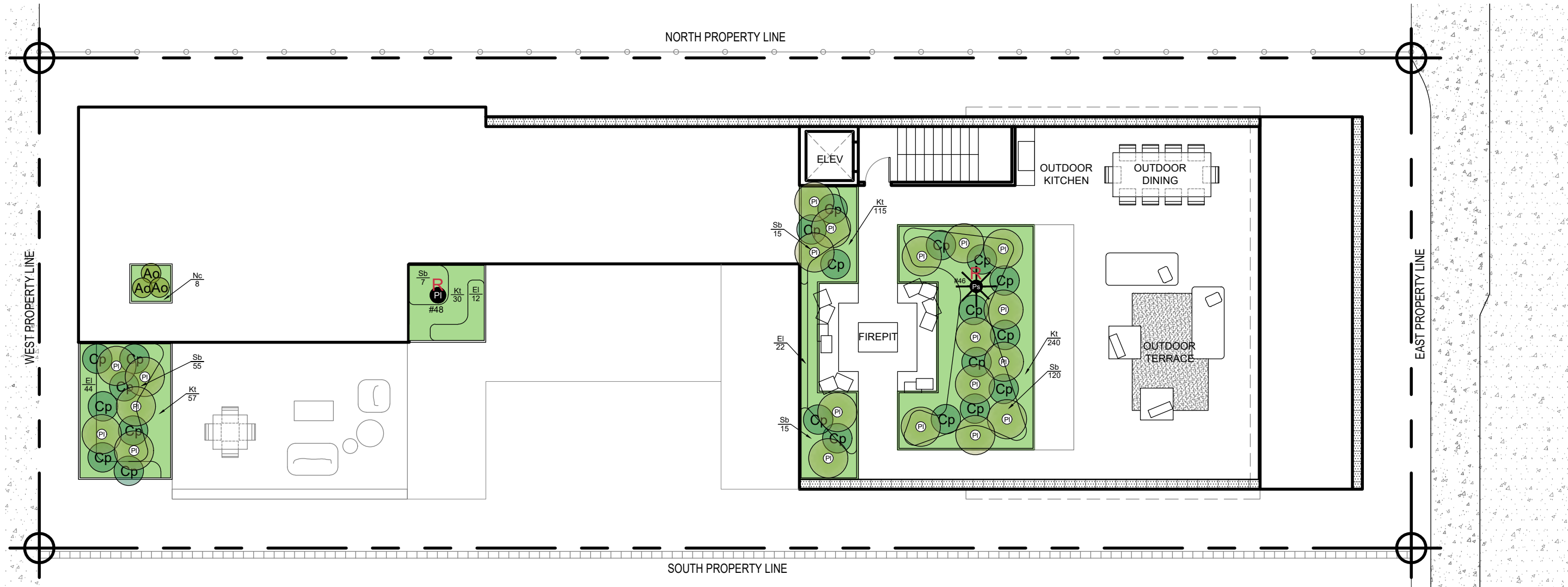
SECOND FLOOR PLANTING PLAN

L-203

NOTE: ALL LANDSCAPE AREAS TO BE PROVIDED WITH AN AUTOMATICALLY OPERATED, UNDERGROUND, IRRIGATION SYSTEM TO HAVE 100% COVERAGE AS REQUIRED BY CODE.

PLAN KEY

	HARDSCAPE		PLANTING		EXISTING TREE IN SITU Showing tree number per survey		EXISTING PALM IN SITU Showing tree number per survey		PROPOSED TREE Refer to plant list		RELOCATED TRAVELLER'S TREE Showing tree number per survey		PROPOSED LARGE SHRUB / SMALL TREE Refer to plant list
	WATER FEATURE		GRAVEL		RELOCATED TREE Showing tree number per survey		RELOCATED PALM Showing tree number per survey		PROPOSED PALM Refer to plant list		PROPOSED TRAVELLER'S TREE Refer to plant list		PROPOSED SMALL SHRUBS Refer to plant list



THIRD FLOOR AND ROOF PLANTING PLAN
 SCALE: 3/32" = 1'-0"

PROPOSED PLANT LIST

Symb.	Quant.	Botanical Name	Common Name	Description	Symb.	Quant.	Botanical Name	Common Name	Description
TREES									
PI	21	<i>Pachypodium lamerei</i>	Madagascar Plumeria	(1) Relocated, (13) 6' Ht, Full, (7) 6' Ht, Multi, Full	GRASSES				
					Sb	212	<i>Spartina bakeri</i>	Sandcord Grass	18" x 18", Full
PALMS									
Ps	1	<i>Pseudophoenix sargentii</i>	Bucaneer Palm	Relocated From Ground Level	GROUND-COVERS				
					EI	78	<i>Ernodea littoralis</i>	Golden Beach Creeper	24" x 24", Full
					Kt	442	<i>Kalanchoe tomentosa</i>	Panda Plant	12" x 12", Full
SHRUBS									
Ao	3	<i>Alocasia odorax x reginula</i>	Alocasia 'Regal Shields'	7G, 36" x 36", Full	Nc	8	<i>Nephrolepis codifolia 'duffii'</i>	Lemon Butter Fern	18" x 18", Full
Cp	21	<i>Cereus peruvianus 'Monstrosus'</i>	Cereus montrosus	36" x 36", Full					

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THIRD FLOOR AND ROOF PLANTING PLAN

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