

DISPOSITION SCHEDULE AND NOTES

Tree #	Common Name	Scientific Name	DBH	Condition	Height (feet)	Spread (feet)	CRZ (feet)	Prohibited	Specimen	Disposition
1	Canary Island Date Palm	Phoenix canariensis	29"	FAIR	55	20	19	NO	YES	remove
2	Solitaire Palm	Ptychosperma elegans	4"	GOOD	18	8	10	NO		remove
3	Bishopwood	Bischofia javanica	12"	FAIR	45	25	10	YES	invasive list	remove
4	Strangler Fig	Ficus aurea	72"	FAIR	60	40	48	NO	YES	remove
5	Sabal Palm	Sabal palmetto	10"	GOOD	12	12	10	NO		remove
6	Gumbo Limbo	Bursera simaruba	3"	FAIR	16	8	10	NO		remove
7	Umbrella Tree	Schefflera actinophylla	28"	FAIR	25	25	19	YES	invasive list	remove
8	Solitaire Palm	Ptychosperma elegans	4"	GOOD	16	12	10	NO		remove
9	Christmas Palm	Adonidia merrellii	6"	GOOD	20	12	10	NO		remove
10	Seagrape	Coccoloba uvifera	5"	FAIR	20	12	10	NO		remove
11	Pink Trumpet Tree	Tabebuia heterophylla	6"	FAIR	18	12	10	NO		remove
12	Umbrella Tree	Schefflera actinophylla	10"	FAIR	16	16	10	YES	invasive list	remove
13	Gumbo Limbo	Bursera simaruba	3"	FAIR	16	12	10	NO		remove
14	Strangler Fig	Ficus aurea	11"	FAIR	20	16	10	NO		remove
15	Gumbo Limbo	Bursera simaruba	3"	GOOD	18	12	10	NO		remove
16	Areca Palm	Dyopsis lutescens	>2"	GOOD	15	15	5	NO	scrub palm	remove (no mitigation)
17	Brazilian pepper	Schinus terebinthifolius	10"	FAIR	20	12	10	YES	invasive list	remove
18	Strangler Fig	Ficus aurea	15"	GOOD	20	15	10	NO	YES	remove
19	Gumbo Limbo	Bursera simaruba	7"	FAIR	5	8	10	NO		remove
20	Bishopwood	Bischofia javanica	15"	FAIR	20	12	10	YES	invasive list	remove

CRZ: (critical root zone) - refer to arborist's report for details on this zone. Critical root zones not shown on this plan as all would be affected too much by proposed elements thus shall be removed and mitigated for. Refer to required replacements below for additional information.

NOTE: Tree 16 is considered a scrub palm with DBH stems smaller than 3" and shall also not be recorded for mitigation. All stumps shall be dug out, ground up and mixed with soil fill for proposed efforts to add organic material to soil. Any materials too large for grinding into wood chips shall be taken off site and disposed of according to local requirements.

REQUIRED TREE REPLACEMENTS

- total removals in DBH inches = 178 (total removals) + 38 (1/2 invasive DBH) = 216 (total mitigation)
- required tree replacements = 60 @ 2" dbh x 6' sp x 12' ht
- or
- 30 @ 4" dbh x 8' sp x 16' ht
- or
- a combination of both sizes / quantities mentioned above. Plus five (5) trees shall be added from the 2" category to replace invasive trees removed from the disposition list above

NOTES:

CURRENT ZONING - [ RM 1 ]

\*refer to sheet L3 for proposed mitigation strategy and planting plan to fulfill requirements as listed above.

- existing palm
- existing tree
- tree / palm to be demolished
- proposed building / site wall outlines

entire area north of this wall location has a proposed grade change in excess of 30" and all existing trees to the north will require removal

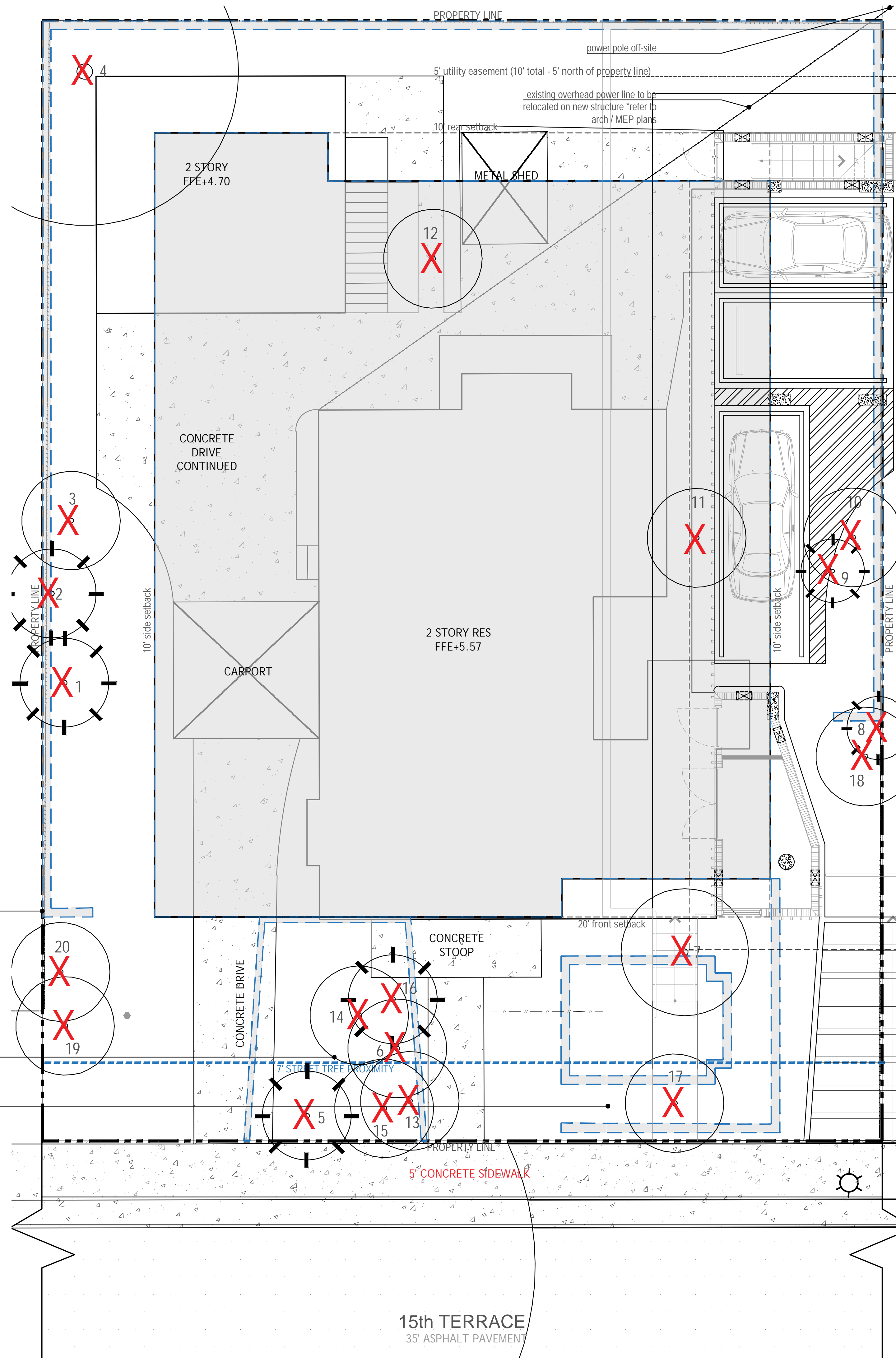
proposed drive location with retaining walls. trees in this location require removal

proposed / required ADA ramp with surrounding retaining walls. trees in this location require removal

DRAWING SCALE AND NORTH ARROW



SCALE 3/16" = 1'-0" NORTH



DRAWN BY: CRS  
 REVISIONS:  
 DRB - REV 1 - 06.05.2025  
 DRB - REV 2 - 07.11.2025

LA #2047  
 Corey Seltenright  
 LANDSCAPE ARCHITECT

C. Right Studios  
 Corey B. Seltenright  
 1810 E. Terra Mar Drive  
 Pompano Beach, FL 33062  
 corey@crighstudios.com

crigh studios  
 LANDSCAPE ARCHITECTS

FLORIDA LICENSE NO. COREY SELTENRIGHT - LA2047

DRB #: 22-0825  
 NEW APARTMENT BUILDING  
 at:  
 1311 15th TERRACE  
 City of Miami Beach, FL 33139

SPACE RESERVED FOR  
 CITY OF MIAMI BEACH STAMPS

THESE PLANS ARE FOR BUILDING DEPARTMENT REVIEW ONLY. THEY ARE NOT TO BE CONSTRUED AS CONSTRUCTION DOCUMENTS UNTIL ALL BUILDING DEPARTMENT APPROVALS ARE OBTAINED.

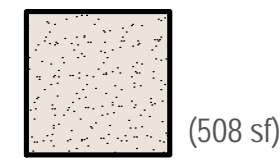
L1  
 TREE DISPOSITION PLAN

# MATERIAL SPECIFICATIONS LEGEND



Course Coquina (permeable)

source: sutton brick and stone  
 spec: course coquina w/ fines  
 size: 1/4" - 5/8" max.  
 color: natural  
 finish: natural tumbled (no sharp edges)  
 set: over landscape filter fabric

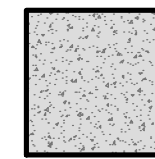


(508 sf)

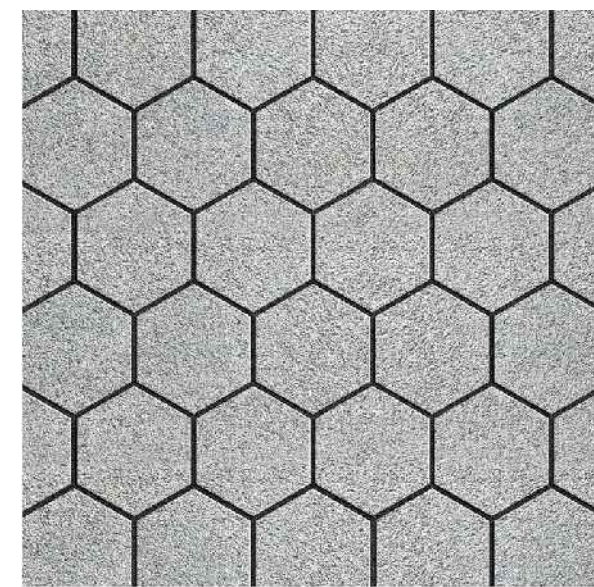


Concrete Stepping Pads (non-pervious surface)

source: per contractor  
 spec: welded wire reinforced 3" min. thick  
 size: per L3 layout plan  
 color: standard grey w/ integral color to match arch. slabs  
 finish: rock salt (1/8" - 1/4" and 5/8" - 3/4" aggregate) contractor to ensure all surfaces to be non-slip

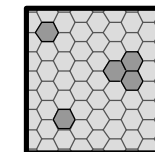


(153 sf)

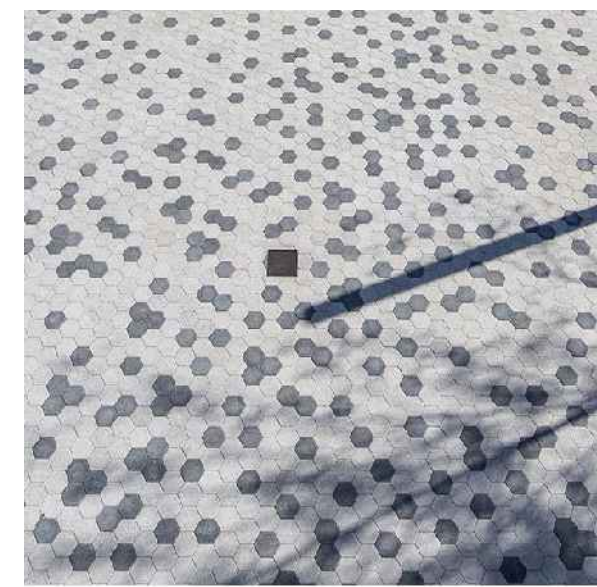


Permeable Paver Type 1

source: Unilock - copyright 2022 Hengestone Holdings, Inc.  
 spec: HEX PAVER  
 size: 7.875" x 7.875" x 3.125" thick (pattern as laid)  
 color: 90% icy grey and 10% charcoal  
 color path: (charcoal in groups of 1.2 & 3 max. 2" spacing min.)  
 joints: grey sand fill per manufacturer  
 finish: exposed granite (non-slip surface)



(3,374 sf) or (3,157 sf) see all. below

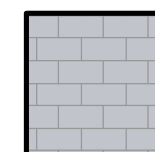


intended character imagery (proposed less dark than shown here)



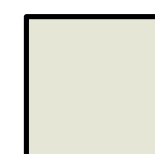
Permeable Paver Type Alternative (drive surface only)

source: Unilock - copyright 2022 Hengestone Holdings, Inc.  
 spec: TRIBECA COBBLE  
 size: 2.75" thick (staggered running bond)  
 color: peppered granite  
 joints: white sand fill per manufacturer  
 finish: exposed granite (non-slip surface)



(217 sf)

hatch denotes landscape areas



(2,041 sf)

NOTE: refer to sheet L3 for landscape calculations. for additional materials above ground level refer to architect's drawings.  
 all surfaces at ground level shall be flush / level surfaces sloped to drain. no pavers shall protrude higher than adjacent at all locations to avoid safety hazards.

## LANDSCAPE SITE CALCULATIONS:

total site	7,500 sf	
total landscape area	3,580 sf	48%
pervious landscape area	2,041 sf	70%
20% partial pervious (permeable pavers)	950 sf	26%
non-pervious surface	153 sf	4%

permeable paver type 1

granite gravel walkway per specifications

tile wall per architect's drawings

permeable paver type 1 (parking area)

permeable paver type 1

concrete stepping pads

permeable paver type 1

steps with permeable finish per specifications. refer to architect's drawings for details and required railing

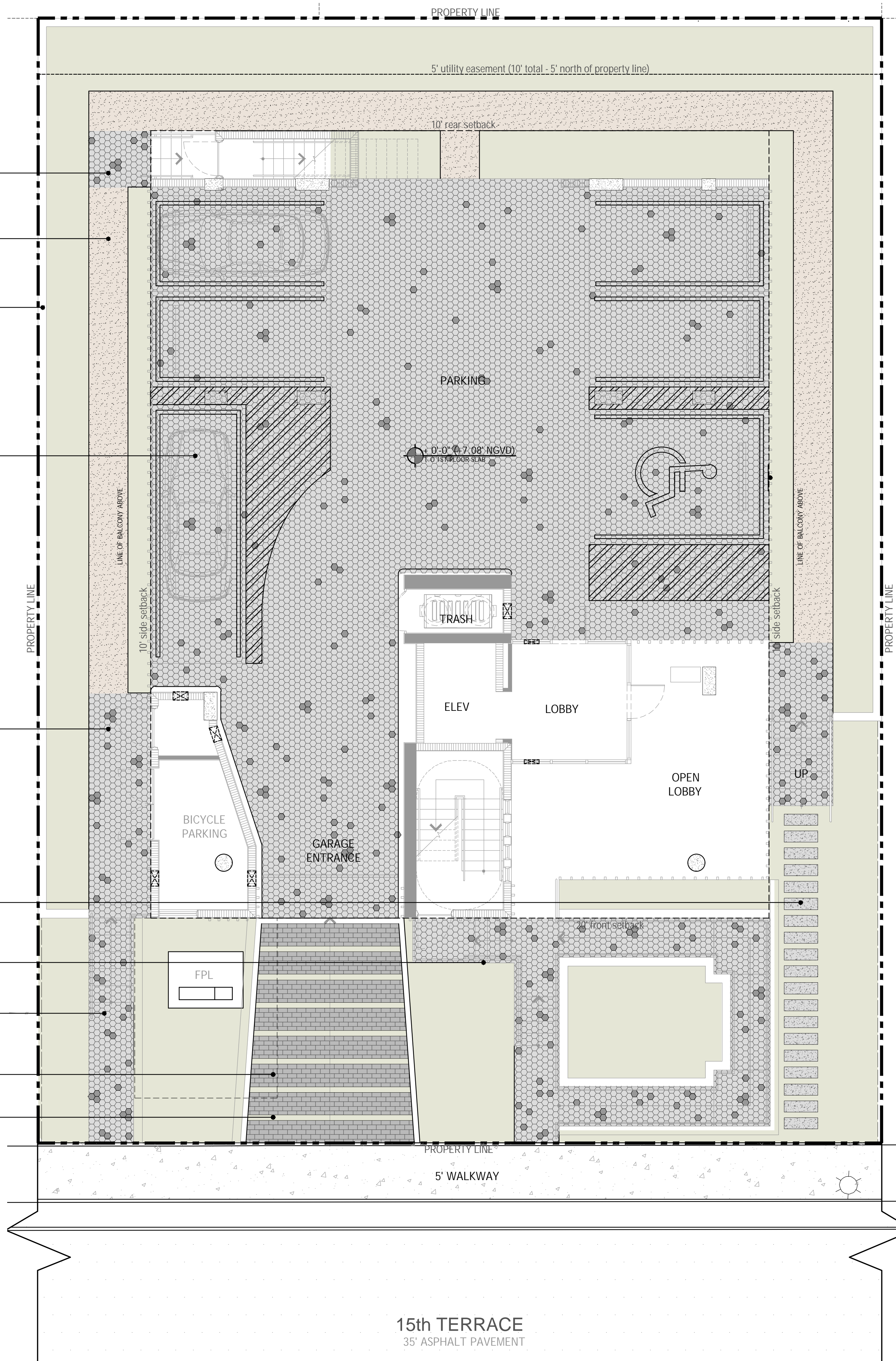
permeable paver type 1 (alternate option TBD)

artificial turf joints on drive slope

DRAWING SCALE AND NORTH ARROW



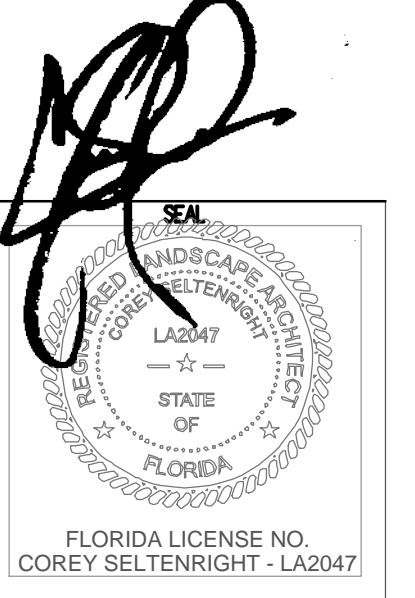
SCALE 3/16" = 1'-0" NORTH



DRAWN BY: CRS  
 REVISIONS:  
 DRB - REV 1 - 06.05.2025  
 DRB - REV 2 - 07.11.2025

LA #2047  
 Corey Seltenright

DRAWINGS BY: LANDSCAPE ARCHITECT:  
 C. Right Studios  
 Corey B. Seltenright  
 1810 E. Terra Mar Drive  
 Fort Lauderdale, FL 33302  
 954.559.5555  
 corey@crighstudios.com



DRB #: 22-0825  
 NEW APARTMENT BUILDING  
 at:  
 1311 15th TERRACE  
 City of Miami Beach, FL 33139

SPACE RESERVED FOR  
 CITY OF MIAMI BEACH STAMPS

THESE PLANS ARE FOR BUILDING DEPARTMENT REVIEW ONLY. THEY ARE NOT TO BE CONSIDERED AS CONSTRUCTION DOCUMENTS UNTIL ALL BUILDING DEPARTMENT APPROVALS ARE OBTAINED.

L2  
 GROUND MATERIALS PLAN

# PLANTING SCHEDULE

TREES			
QTY	SYM	Botanical Name	Common Name
2	BS	Bursera simaruba	Gumbo Limbo
8	CD	Coccoloba diversifolia	Pigeon Plum
10	EF	Myrcianthes fragrans	Simpson's Stopper
10	IC	Ilex cassine	Dahoon Holly
PALMS			
QTY	SYM	Botanical Name	Common Name
2	SP	Sabal palmetto	Sabal Palm
SHRUBS and UNDERSTORY PALMS			
QTY	SYM	Botanical Name	Common Name
6	AD	Acrostichum danaeifolium	Giant Leather Fern
6	CM	Codiaeum variegatum 'Mammy'	Croton
24	FM	Ficus microcarpa	Green Island Ficus
33	GL	Gymnanthes lucida	Crabwood
4	LL	Lyonia lucida	Shiny Lyonia
13	PM	Podocarpus macrophyllus	Japanese Yew
28	PN	Psychotria nervosa	Dwarf Wild Coffee
12	SRS	Serenoa repens 'silver'	Silver Saw Palmetto
11	ZP	Zamia pumila	Coontie
ACCENTS, VINES and GRASSES			
QTY	SYM	Botanical Name	Common Name
42	AE	Aspidistra elatior	Cast Iron Plant
3	AI	Alcantarea imperialis Bromeliad	Same
GROUNDCOVERS			
QTY	SYM	Botanical Name	Common Name
136	BF	Bulbine frutescens 'orange'	Orange Bulbine
101	EL	Ernodea littoralis	Golden Creeper
24	LM	Liriope muscari	Big Blue Liriope
8	LN	Lysimachia nummularia	Creeping Jenny

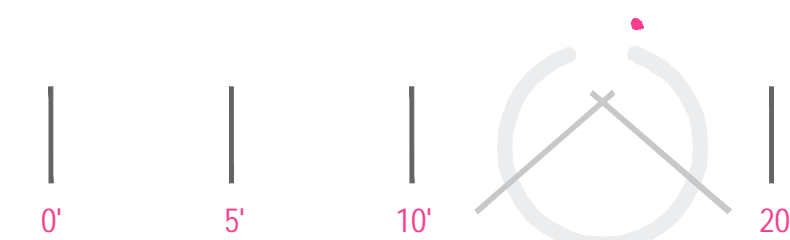
(2) street trees - ST  
(2) street trees - ST

NOTE: plan provided for illustrative purposes only. refer to sheet L3a for full proposed landscape plan and minimum specifications to meet plant replacements for tree removals.

# LANDSCAPE LEGEND

refer to sheet L3a for full landscape plan and plant calculations noted on landscape legend

DRAWING SCALE AND NORTH ARROW



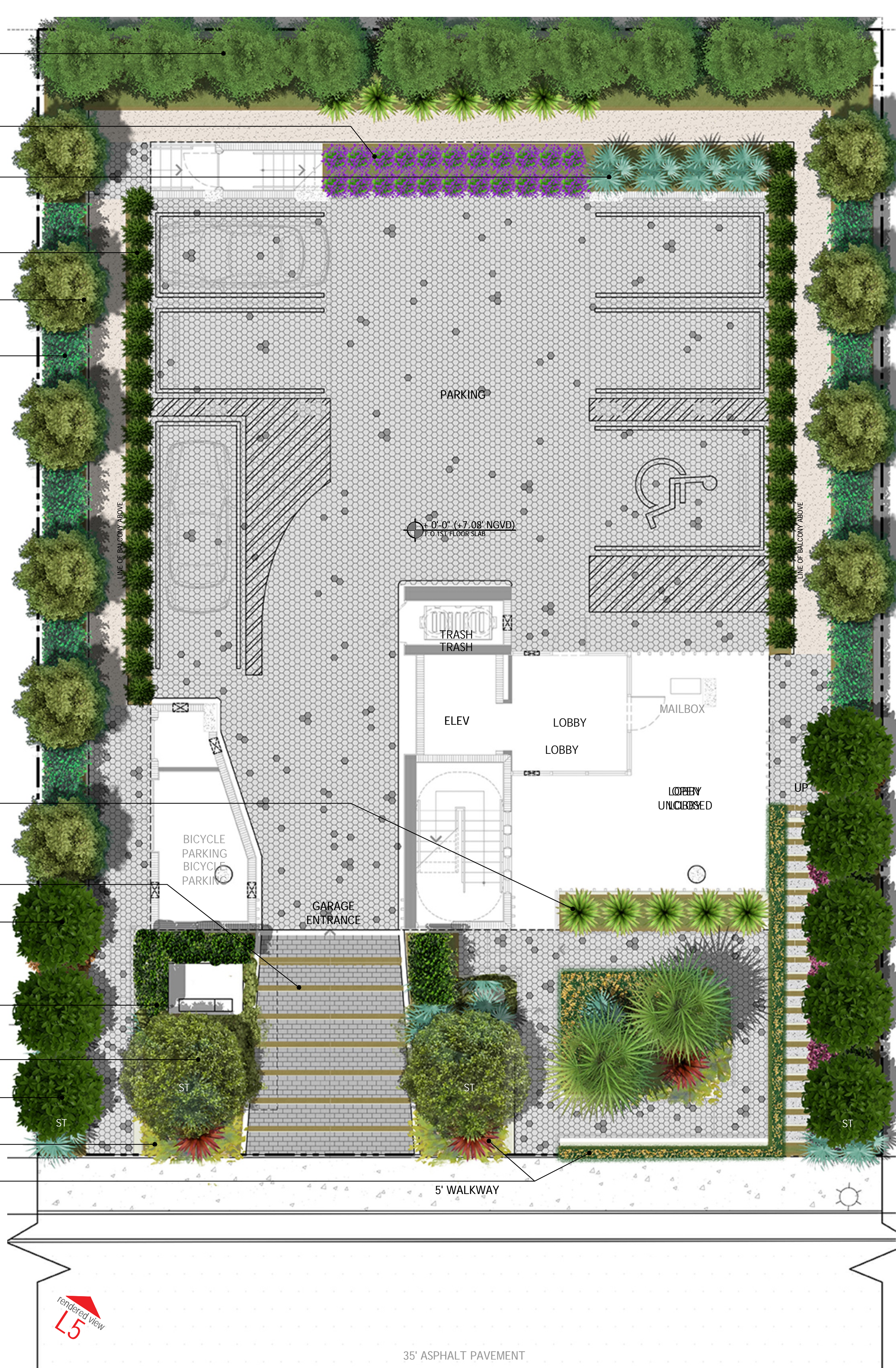
SCALE 3/16" = 1'-0"

NORTH

- tropical accents (typ)
- pervious artificial turf joints (weep holes every 24" O.C.)
- native tree (typ)
- native shrubs
- (2) native street trees
- (2) native street trees (one at each corner)
- native groundcovers
- tropical accents and groundcovers

- native tree buffer
- flowering groundcover
- native shrubs
- understory foundation planting (typ)
- native tree buffer
- 6' ht (installed) native buffer hedge at podium level (maintain hedge at 8'-10' ht.)

L6 regulated view



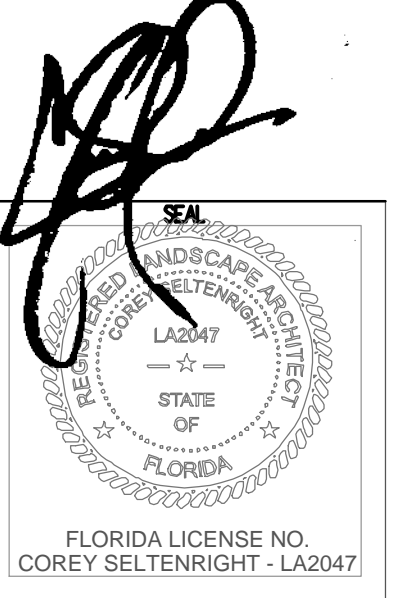
L5 regulated view

35' ASPHALT PAVEMENT

DRAWN BY: CRS  
REVISIONS:  
DRB - REV 1 - 06.05.2025  
DRB - REV 2 - 07.11.2025

LA #2047  
Cory Seltenright

DRAWINGS BY:  
LANDSCAPE ARCHITECT:  
C. Right Studios  
Cory R. Seltenright  
1810 E. Terra Mar Drive  
Tampa Beach, FL 33602  
cory@crighstudios.com



DRB #: 22-0825  
NEW APARTMENT BUILDING  
at:  
1311 15th TERRACE  
City of Miami Beach, FL 33139

SPACE RESERVED FOR  
CITY OF MIAMI BEACH STAMPS

THESE PLANS ARE FOR BUILDING DEPARTMENT REVIEW ONLY. THEY ARE NOT TO BE CONSIDERED AS CONSTRUCTION DOCUMENTS UNTIL ALL BUILDING DEPARTMENT APPROVALS ARE OBTAINED.

L3  
CANOPY PLAN  
GROUND LEVEL



PLANT IMAGERY ALL UPPER LEVELS



PLANT IMAGERY ALL GROUND LEVEL

GENERAL NOTES AND REQUIREMENTS

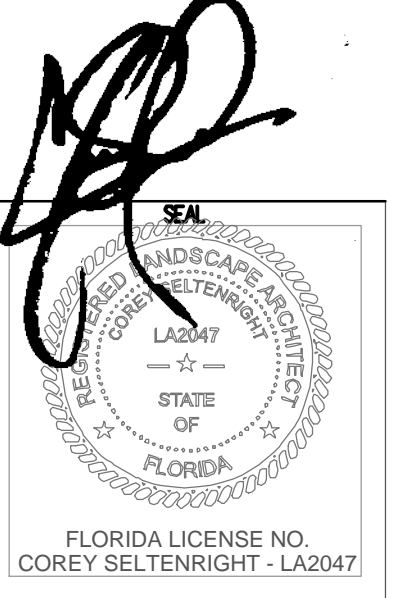
- The contractor is responsible for obtaining any permits or approvals from the federal, state or local government required for the work included in this contract and on these drawings.
- Locate all underground utilities, electrical wiring, water, sewer, telephone, cable tv, etc., prior to landscape or irrigation installation
- Stake out all tree & large shrub locations for LA and owner review and approval prior to excavation or planting. Plan locations are subject to field adjustment by the LA.
- The contractor shall install / renovate existing irrigation system as needed to provide a complete working system and as required to ensure 100% coverage of all new planting and sodded lawn areas. See irrigation plan by the landscape architect.
- Install only plants graded florida no.1 or better as set forth in the florida department of agriculture 'grades and standards for nursery plants' second edition feb. 1998 including revisions and which meet or exceed the sizes indicated in the planting schedule and details.
- Plant shrubs in circular pits with a diameter 16" greater than rootball or container. Plant trees in circular pits with a diameter 36" greater than rootball or container. Place plants with best "face" forward.
- Fertilize all trees with agriform 21 gram tablets, slow-release 20-10-5 analysis with one tablet per 1/2" of trunk diameter.
- Backfill all planting pits with the following mixture : 1/2 onsite soil, 1/2 clean friable topsoil. Submit topsoil sample and soil test analysis for approval by landscape architect. (see planting details). Remove excess soil excavated from plant pit from the site or distribute on-site as directed by I.a.
- Apply "diehard transplant" mycorrhizal inoculant and 100% organic starter fertilizer to each new tree planted and shrub/groundcover beds in accordance with the manufacturer's recommendations i.e. 8 oz. Per 2" caliper, 3 lbs/100 s.f. area, etc... Contact horticultural alliance, inc. Sarasota, fl. 34277 800-628-6373
- Fertilize all planting beds with osmocote 14-14-14 slow-release fertilizer at the rate of 16 pounds per 1,000 square feet. Furnish receipts for material used.
- Treat all planting beds with pre-emergent and post-emergent herbicides according to the manufacturer's specifications. Submit receipts for materials used.
- Mulch planting beds to a minimum 2 1/2" compacted thickness with pine straw, free of weeds.
- Sod all disturbed areas which do not have shrub or groundcover plantings indicated with solid sod laid with closely abutting joints. Fertilize after installation with a slow-release formula.
- Contractor shall verify all plant quantities based on the quantities in place as indicated on the plans and provide composite unit prices for each plant including all costs for materials and installation; i.e., labor, mulch, fertilizer, watering, staking, herbicides, mowing, weeding, site preparation, etc.
- Fertilize palms with palm gain 8-2-12 formula as manufactured by bgi www.bgi-usa.com per manufacturer recommended rate.
- Notify the owner and landscape architect of any unforeseen conditions, i.e., compacted soil / subgrade, poor drainage, unconsolidated soil, erosion, utility conflicts, excessive sun or shade, etc., prior to proceeding with landscape installation.
- Guarantee all plants for one year.
- All plants, materials and workmanship are subject to the approval of the landscape architect and owner.
- Do not make substitutions or revisions, any revision or modifications to the landscape plan must have prior approval by the landscape architect & owner
- Maintain all planting including watering, mowing, mulching, weed, pest control, etc. Until final acceptance by the owner.

RECOMMENDED MAINTENANCE GUIDELINES

- Pruning | plants shall be pruned regularly to remove all broken, dead and diseased limbs, any cross-rubbing wood, suckers and water sprouts. Significant pruning should be done in late winter or spring. Never remove more than one-quarter of a live tree crown in a single year. Do not prune when the flush of new spring leaves is forming. Do not prune branches with a flush cut, but instead cut to the outside of the branch collar. All pruning cuts shall be clean and free of any paints or sealers. Spring flowering shrubs shall be pruned immediately after spring blooming. Summer flowering shrubs shall be pruned in late winter. Avoid excessive "shearing" of shrubs, which promotes unhealthy growth conditions. Prune shrubs in the spring and summer by alternating heading back and shearing techniques. Minimize fall pruning as this encourages new growth, which is susceptible to cold damage. Hedges shall be trimmed so that the bottom is wider than the top. Shrubs shall be pruned no less than, but not limited to the required height of the situation for which it is being utilized, i.e., perimeter shrub at minimum 30", sight-triangle height of no higher than 2.5 feet, or any other visual height requirements. Maintain the size and proportion of plants to each other and the surrounding landscape.
- Fertilizer | application of fertilizer shall comply with the walton county fertilizer ordinance. Fertilizer may be applied in the spring and fall (use low nitrogen in the fall). In the spring broadcast 15-5-15 fertilizer over the area of root growth at a rate of six (6) pounds per 1,000 square feet. In the fall broadcast 15-5-15, 5-5-20, 5-0-15 or 5-0-20 fertilizer over the area of root growth at a rate of ten (10) pounds per 1,000 square feet. Use a granular, non-burning product, with micronutrients and half of the nitrogen is to be in a slow-release form. For azaleas, camellias, gardenias, and dogwoods, use a specific, acid-rich formula. For palms use special palm fertilizers which contain equivalent rates of nitrogen and potassium, micronutrients and additional magnesium. Fertilizer shall be applied per manufacturer's instructions. Nutrient absorption will be affected by soil ph. Specific evaluation of this nutrient/ph relationship may be necessary if plant performance is low. (note: fertilizer shall not be used for installation or maintenance of plantings located within county right-of-way or located within the stormwater management facilities)
- Pest control | pest control shall only be applied, as necessary. An integrated pest management system for establishing a healthy environment for proper growth conditions is the preferred method for pest control. Non-toxic horticultural oil recommended. Apply a broad-spectrum foliar herbicide to mulched areas as needed by spot spraying. Apply pre-emergent foliar herbicide spray to lawns in late winter and post emergent foliar herbicide spray to lawns in early spring.
- Watering | the minimum watering schedule for newly planted material shall be equivalent to a minimum of 1" of rainfall per week. Water should be applied in the early morning hours. Water regularly for two years or until established. Deep, infrequent soakings, which allow the soil moisture to drain, is the watering method preferred for established plants. This type of soaking will encourage a deep root system, which will enable the plants to withstand periods of drought.

DRAWN BY: CRS  
REVISIONS:  
DRB - REV 1 - 06.05.2025  
DRB - REV 2 - 07.11.2025

LA #2047  
C. Right Studios  
Corey R. Seltenright  
1810 E. Terra Mar Drive  
Deerfield Beach, FL 33442  
954.359.8888  
corey@crightrightstudios.com



DRB #: 22-0825  
NEW APARTMENT BUILDING  
at:  
1311 15th TERRACE  
City of Miami Beach, FL 33139

SPACE RESERVED FOR  
CITY OF MIAMI BEACH STAMPS

THESE PLANS ARE FOR BUILDING DEPARTMENT REVIEW ONLY. THEY ARE NOT TO BE CONSIDERED AS CONSTRUCTION DOCUMENTS UNTIL ALL BUILDING DEPARTMENT APPROVALS ARE OBTAINED.

L4  
PLANT IMAGE BOARD AND PLANTING NOTES



DRAWN BY: CRS  
REVISIONS:  
DRB - REV 1 - 06.05.2025  
DRB - REV 2 - 07.11.2025

LA #2047  
Corey Seltenright

DRAWINGS BY:  
LANDSCAPE ARCHITECT:  
C. Right Studios  
18105 Terra Mar Drive  
Pompano Beach, FL 33062  
954.591.6864  
corey@crighstudios.com



DRB #: 22-0825  
NEW APARTMENT BUILDING  
at:  
1311 15th TERRACE  
City of Miami Beach, FL 33139

SPACE RESERVED FOR  
CITY OF MIAMI BEACH STAMPS

THESE FRANS ARE FOR BUILDING DEPARTMENT REVIEW ONLY. THEY ARE NOT TO BE CONSTRUED AS CONSTRUCTION DOCUMENTS UNTIL ALL BUILDING DEPARTMENT APPROVALS ARE OBTAINED.

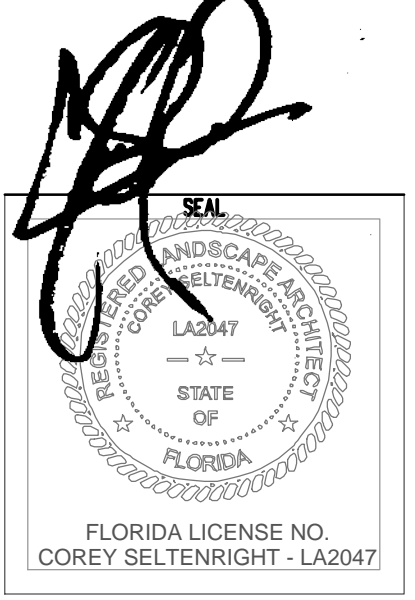
L5  
SITE RENDERING FRONT



DRAWN BY: CRS  
REVISIONS:  
DRB - REV 1 - 06.05.2025  
DRB - REV 2 - 07.11.2025

LA #2047  
Cory Seltenright  
Landscape Architect

DRAWINGS BY:  
LANDSCAPE ARCHITECT:  
C. Right Studios  
1800 E. Terra Mar Drive  
Pompano Beach, FL 33062  
954.591.6864  
cory@crighstudios.com



DRB #: 22-0825  
NEW APARTMENT BUILDING  
at:  
1311 15th TERRACE  
City of Miami Beach, FL 33139

SPACE RESERVED FOR  
CITY OF MIAMI BEACH STAMPS

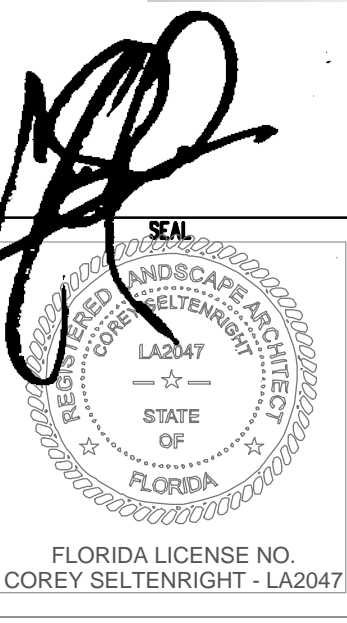
THESE PLANS ARE FOR BUILDING DEPARTMENT REVIEW ONLY. THEY ARE NOT TO BE CONSTRUED AS CONSTRUCTION DOCUMENTS UNTIL ALL BUILDING DEPARTMENT APPROVALS ARE OBTAINED.  
L5a  
SITE RENDERING FRONT  
(flipped)



DRAWN BY: CRS  
REVISIONS:  
DRB - REV 1 - 06.05.2025  
DRB - REV 2 - 07.11.2025

LA #2047  
Corey Seltenright  
LANDSCAPE ARCHITECT

DRAWINGS BY:  
LANDSCAPE ARCHITECT:  
C. Right Studios  
1800 E. Terra Mar Drive  
Pompano Beach, FL 33062  
954.591.6864  
corey@crighstudios.com



DRB #: 22-0825  
NEW APARTMENT BUILDING  
at:  
1311 15th TERRACE  
City of Miami Beach, FL 33139

SPACE RESERVED FOR  
CITY OF MIAMI BEACH STAMPS

THESE FRANS ARE FOR BUILDING DEPARTMENT REVIEW ONLY. THEY ARE NOT TO BE CONSTRUED AS CONSTRUCTION DOCUMENTS UNTIL ALL BUILDING DEPARTMENT APPROVALS ARE OBTAINED.

L6  
SITE RENDERING REAR

# PLANTING SCHEDULE

TREES			
QTY	SYM	Botanical Name	Common Name
6	EF	Myrcianthes fragrans	Simpson's Stopper
2	LJ	Ligustrum japonicum	Japanese Privet
NATIVE PALMS			
QTY	SYM	Botanical Name	Common Name
8	SP	Sabal Palmetto	Sabal Palm
2	TR	Thrinax radiata	Florida Thatch Palm
UNDERSTORY SHRUBS, ACCENTS and GROUNDCOVERS			
QTY	SYM	Botanical Name	Common Name
14	AA	Agave attenuata	Same
8	BA	Bougainvillea Jafenglow	After Glow Bougainvillea
88	TJ	Trachelospermum jasminoides	Confederate Jasmine
35	FM	Ficus microcarpa	Green Island Ficus
4	SRS	Serenoa repens 'Silver'	Silver Saw Palmetto

## IRRIGATION SYSTEM NOTES AND REQUIREMENTS:

the contractor shall install an automatic underground irrigation system with a minimum of two bubblers or drip emitters at each new tree and palm location and with sprayheads to ensure 100% coverage of all sodded lawn areas and rotors for complete coverage of all sodded lawn areas within the limits of work for this project (refer to plan provided by landscape architect).

the contractor shall submit shop drawings of the irrigation system for review and approval by the landscape architect and owner prior to the award of the landscape and irrigation contract.

the shop drawings for the irrigation system shall include a backflow preventer, lightning protection, a "smart" controller, moisture-sensing devices, piping, heads, valves and all other equipment required by local codes and as necessary for a complete working system.

the contractor shall provide an operations manual to the owner and landscape architect prior to completion of the irrigation system installation and shall demonstrate and instruct the owner's maintenance provider in the complete operation of the system.

NOTES:  
plan provided for illustrative purposes only. refer to sheet L7a for full proposed landscape plan and minimum specifications

refer to suggested plant imagery below

refer to L8 for rendered views as noted here on plan

materials, furnishing, pool and details per architect's drawings

## PLANT IMAGERY ALL UPPER LEVELS



agave attenuata



confederate jasmine



bougainvillea



simpson stopper



ligustrum



florida thatch palm



green island ficus

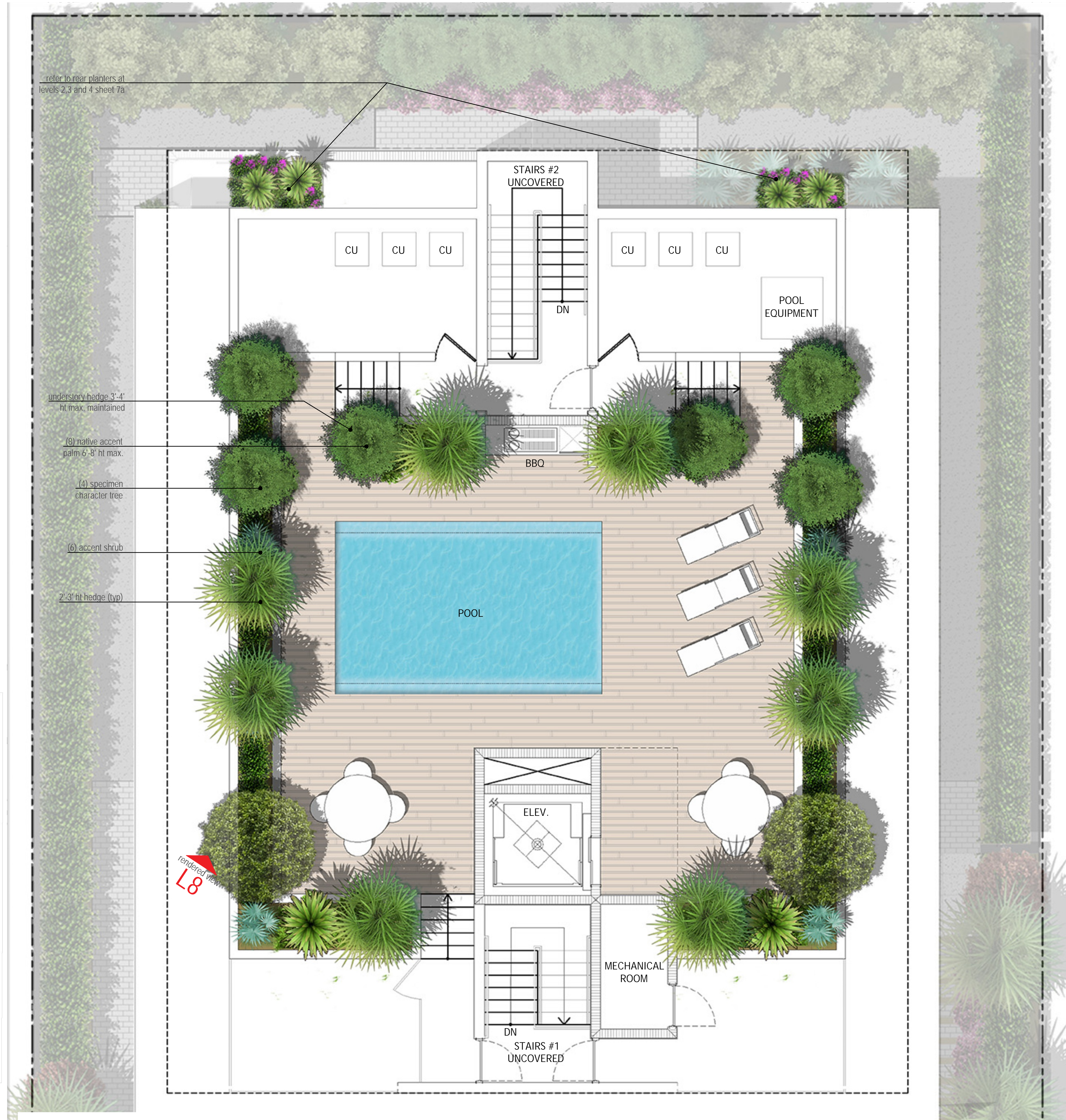
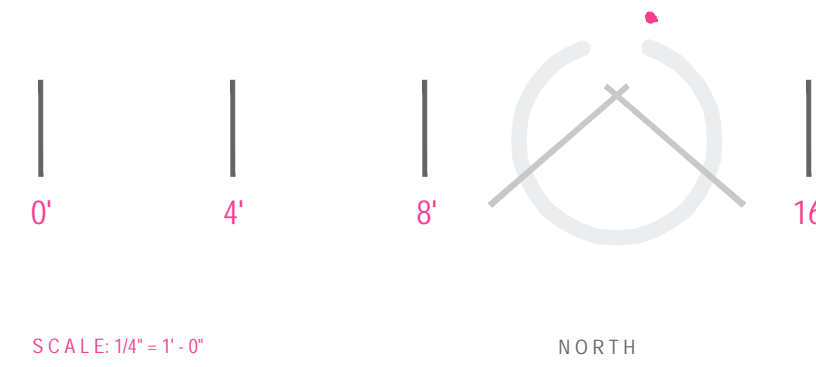


silver saw palmetto



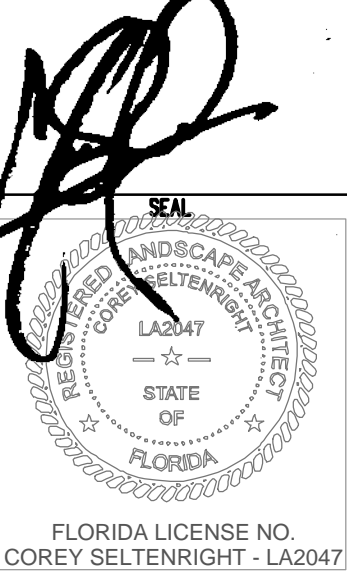
sabal palm

DRAWING SCALE AND NORTH ARROW:



DRAWN BY: CRS  
REVISIONS:  
DRB - REV 1 - 06.05.2025  
DRB - REV 2 - 07.11.2025

LA #2047  
Corey Seltenright  
DRAWINGS BY:  
LANDSCAPE ARCHITECT:  
C. Right Studios  
1800 E. Terra Mar Drive  
Pompano Beach, FL 33062  
954.591.6864  
corey@crighstudios.com



DRB #: 22-0825  
NEW APARTMENT BUILDING  
at:  
1311 15th TERRACE  
City of Miami Beach, FL 33139

SPACE RESERVED FOR  
CITY OF MIAMI BEACH STAMPS

THESE FRANS ARE FOR BUILDING DEPARTMENT REVIEW ONLY. THEY ARE NOT TO BE CONSTRUCTED AS CONSTRUCTION DOCUMENTS UNTIL ALL BUILDING DEPARTMENT APPROVALS ARE OBTAINED.

L7  
PLANTING PLAN & IMAGERY ROOF LEVEL

# PLANTING SCHEDULE

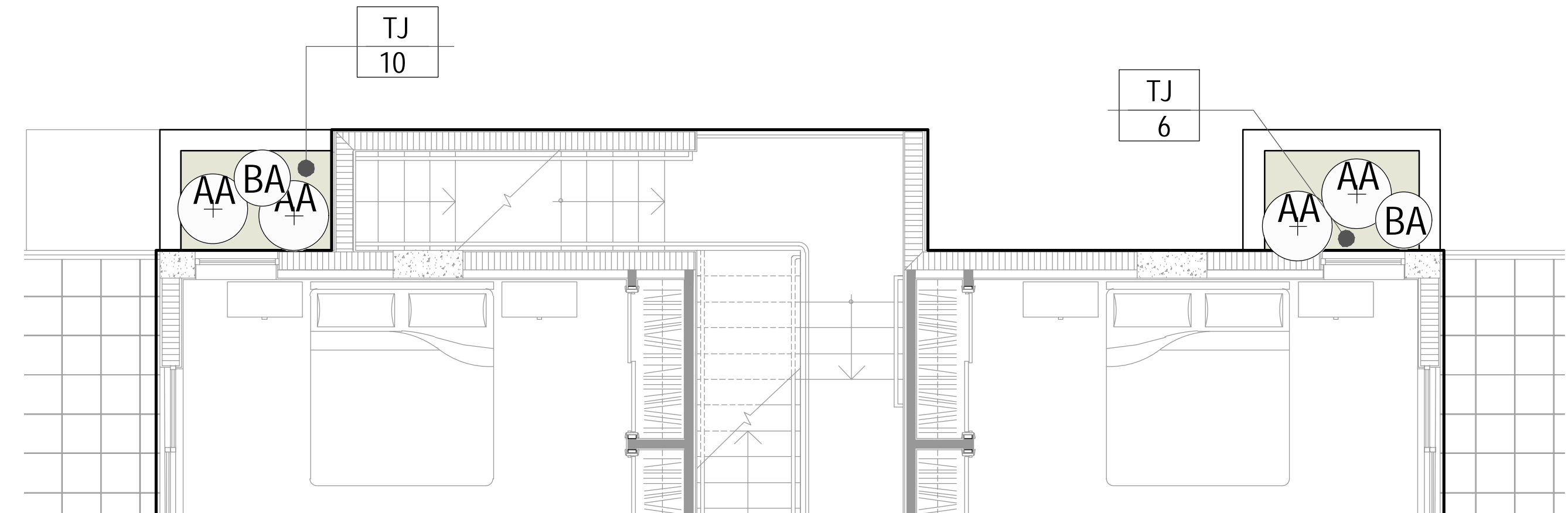
TREES				
QTY	SYM	Botanical Name	Common Name	Specifications
6	EF	Myrcianthes fragrans	Simpson's Stopper	30 gal, Multi-tree, 6-8 ft ht, 4'-6' spr
2	LJ	Ligustrum japonicum	Japanese Privet	65 gal, 8' ht, 6' spr
NATIVE PALMS				
QTY	SYM	Botanical Name	Common Name	Specification
8	SP	Sabal Palmetto	Sabal Palm	14' ht OA, fully booted, 12" min. dia trunks
2	TR	Thrinax radicata	Florida Thatch Palm	10' ht OA, 4" min Cal
UNDERSTORY SHRUBS, ACCENTS and GROUNDCOVERS				
QTY	SYM	Botanical Name	Common Name	Specification
14	AA	Agave attenuata	Same	7 gal, 24" x 24" full (mixed heights 18"-30")
6	BA	Bougainvillea 'Afterglow'	After Glow Bougainvillea	7 gal, 24" x 4' trellis (hang over planter edge)
88	TJ	Trachelospermum jasminoides	Confederate Jasmine	7 gal, 24" x 24" full
36	FM	Ficus microcarpa	Green Island Ficus	15 gal, 30" x 30" full
4	SRS	Serenoa repens 'silver'	Silver Saw Palmetto	25 gal 36" x 36" full

X - indicates native species

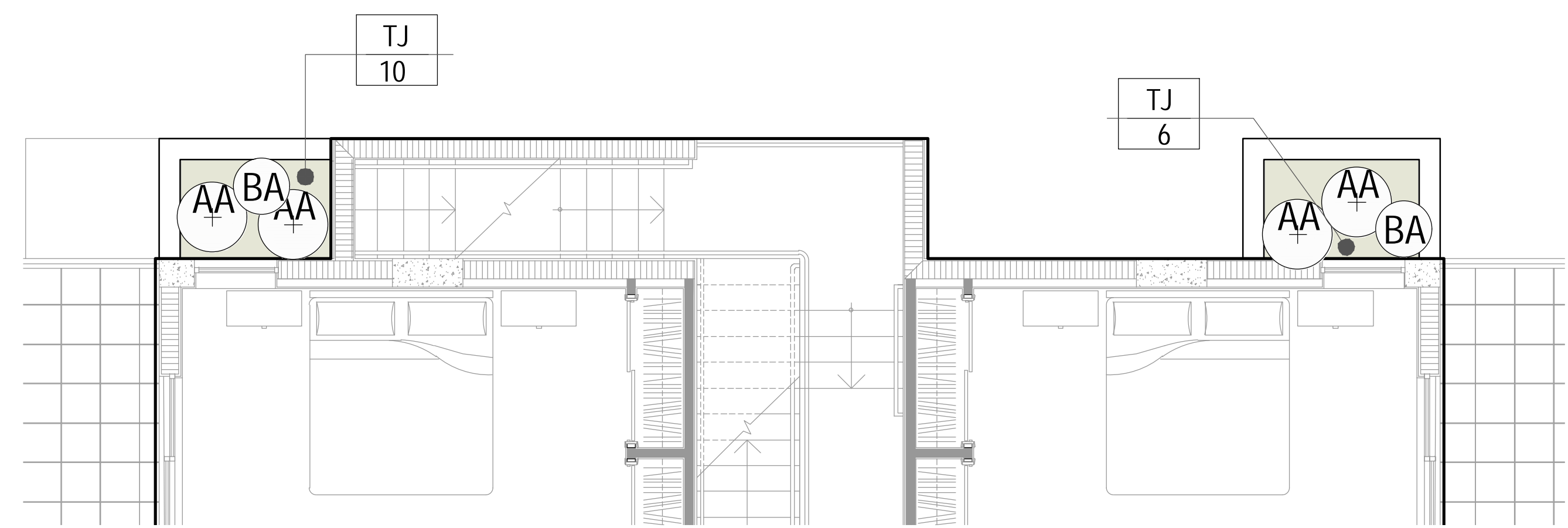
NOTES:  
refer to sheet L6 for suggested plant imagery  
refer to L9, L10 and L11 for irrigation plans and details.

for upper floor materials, furnishings, pool and details  
refer to architect's drawings

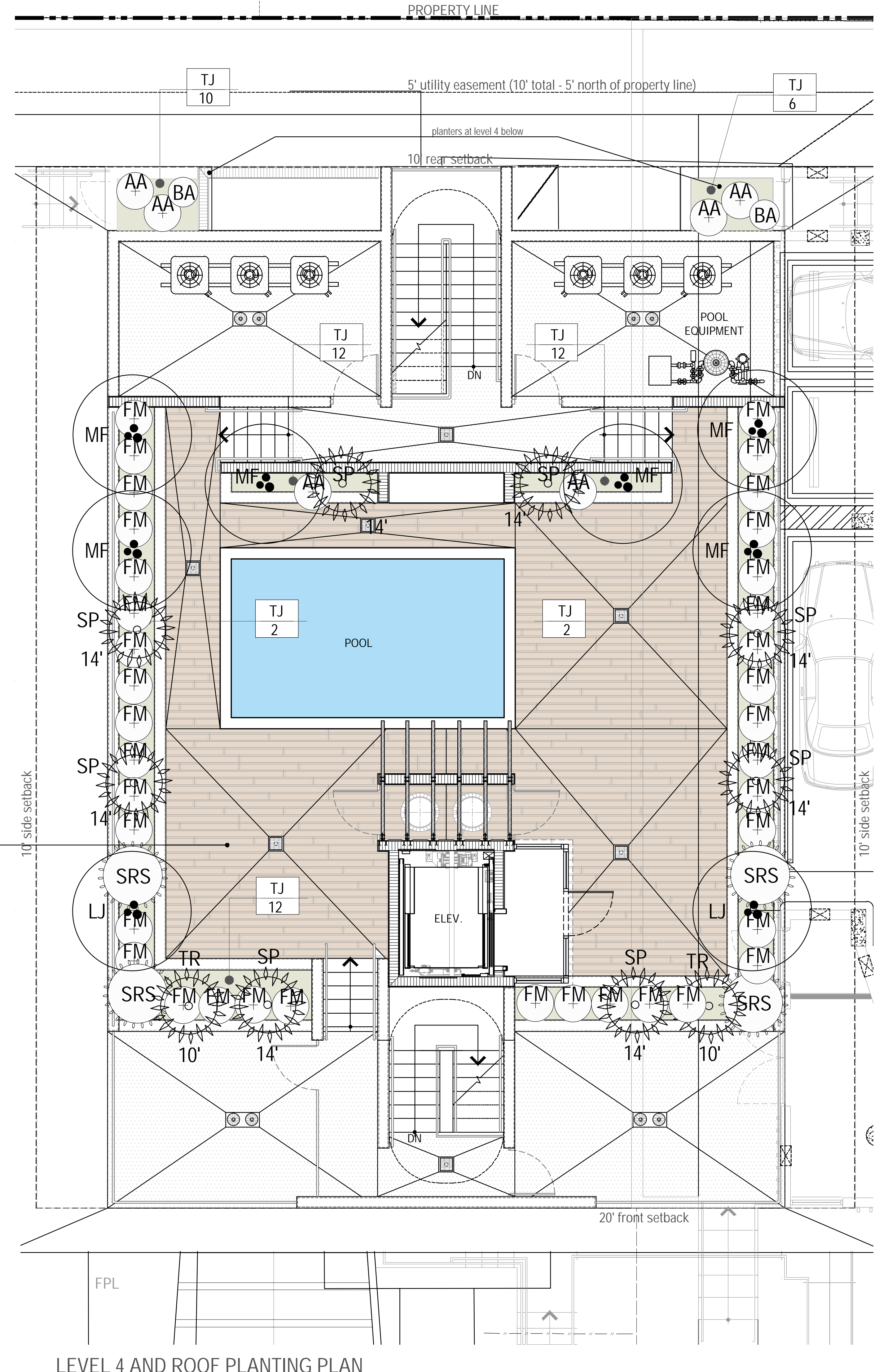
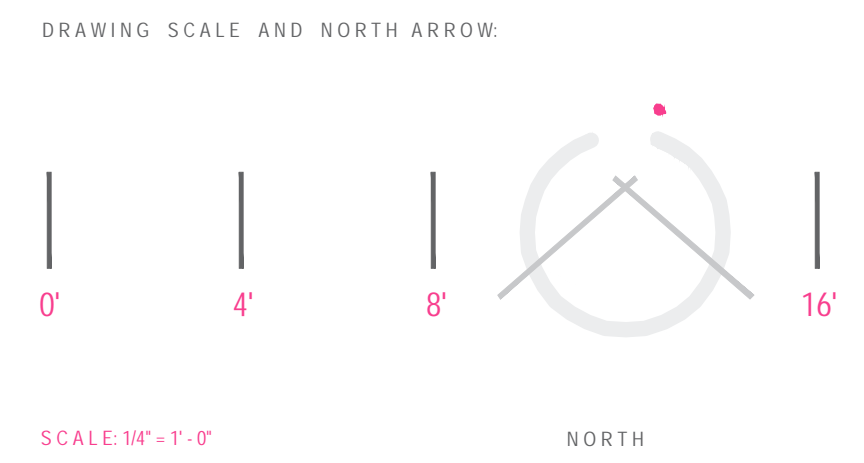
notes moved to sheets L9, L10 and L11  
irrigation plans and details.



LEVEL 2 PLANTING PLAN



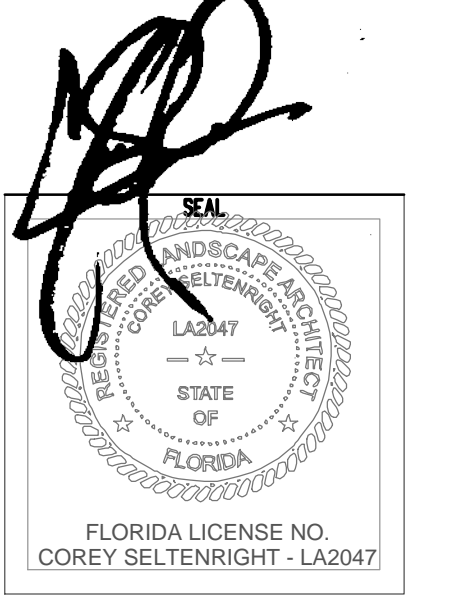
LEVEL 3 PLANTING PLAN



LEVEL 4 AND ROOF PLANTING PLAN

DRAWN BY: CRS  
REVISIONS:  
DRB - REV 1 - 06.05.2025  
DRB - REV 2 - 07.11.2025

LA #2047  
Corey Seltenright  
DRAWINGS BY:  
LANDSCAPE ARCHITECT:  
C. Right Studios  
1800 E. Terra Mar Drive  
Pompano Beach, FL 33062  
954.591.6864  
corey@crighstudios.com



DRB #: 22-0825  
NEW APARTMENT BUILDING  
at:  
1311 15th TERRACE  
City of Miami Beach, FL 33139

SPACE RESERVED FOR  
CITY OF MIAMI BEACH STAMPS

THESE PLANS ARE FOR BUILDING DEPARTMENT REVIEW ONLY. THEY ARE NOT TO BE CONSTRUED AS CONSTRUCTION DOCUMENTS UNTIL ALL BUILDING DEPARTMENT APPROVALS ARE OBTAINED.

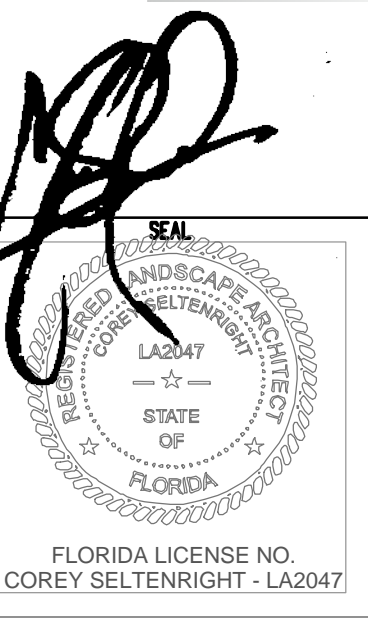
L7a  
PLANTING PLAN LEVEL  
2, 3, 4 AND ROOF



DRAWN BY: CRS  
 REVISIONS:  
 DRB - REV 1 - 06.05.2025  
 DRB - REV 2 - 07.11.2025

LA #2047  
 Corey Seltenright

DRAWINGS BY:  
 LANDSCAPE ARCHITECT:  
 C. Right Studios  
 1810 E. Terra Mar Drive  
 Pompano Beach, FL 33062  
 954.591.6864  
 corey@crighstudios.com



DRB #: 22-0825  
 NEW APARTMENT BUILDING  
 at:  
 1311 15th TERRACE  
 City of Miami Beach, FL 33139

SPACE RESERVED FOR  
 CITY OF MIAMI BEACH STAMPS

THESE FRANS ARE FOR BUILDING DEPARTMENT REVIEW ONLY. THEY ARE NOT TO BE CONSTRUED AS CONSTRUCTION DOCUMENTS UNTIL ALL BUILDING DEPARTMENT APPROVALS ARE OBTAINED.

L8  
 SITE RENDERING ROOF LEVEL

# LIGHTING LEGEND

SYM QTY LIGHT TYPE

-  5 accent up light
-  8 small accent up light
-  18 step / wall light
-  3 well spot light
-  22 path light

( flat side of triangle symbols indicates direction of light )  
 ( drawing sheet is provided in schematic format to show design intent only )

# LIGHTING NOTES

all proposed fixtures shall be low voltage LED and shall be dimmable on a photocell timer or automatic timer. controller shall be digital to simplify necessary changes for ownership / management.

extra space shall be left on lighting panel for future needs as deemed appropriate by ownership / management or city officials to meet code.

all fixtures shall have a kelvin color of 3,000. any deviation from color shall require review and approval by landscape architect and city.

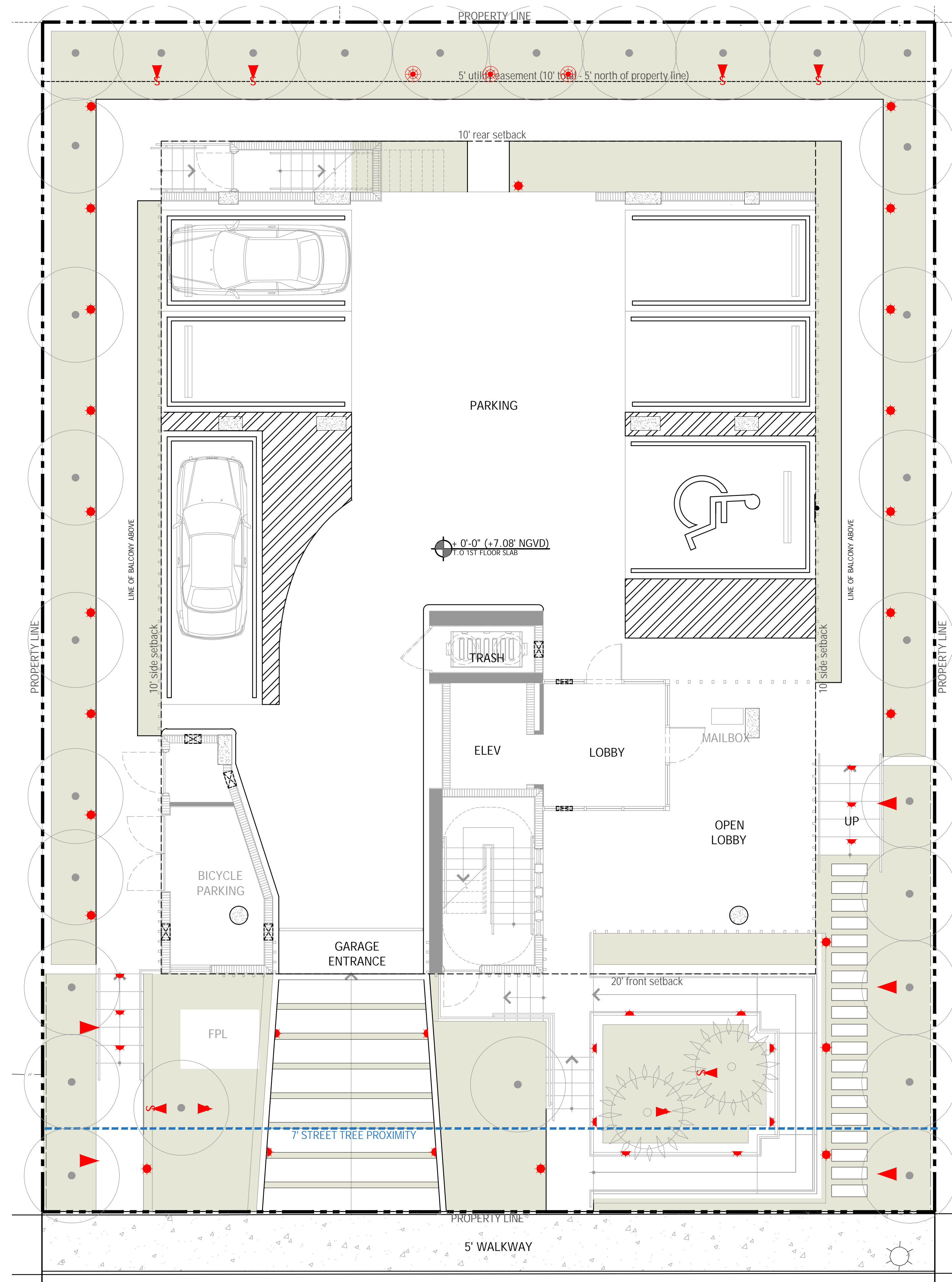
all fixtures shall be made of corrosion resistant materials with stainless steel or brass finishes.

DRAWING SCALE AND NORTH ARROW



SCALE 3/16" = 1'-0"

NORTH

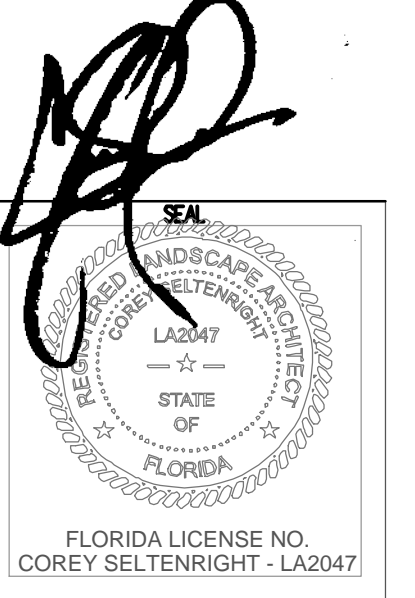


15th TERRACE  
 35' ASPHALT PAVEMENT

DRAWN BY: CRS  
 REVISIONS:  
 DRB - REV 1 - 06.05.2025  
 DRB - REV 2 - 07.11.2025

LA #2047  
 Corey Seltenright

DRAWINGS BY:  
 LANDSCAPE ARCHITECT:  
**C. Right Studios**  
 Corey R. Seltenright  
 1810 E. Terra Mar Drive  
 Fort Lauderdale, FL 33302  
 954.559.1500  
 corey@crighstudios.com



DRB #: 22-0825  
 NEW APARTMENT BUILDING  
 at:  
 1311 15th TERRACE  
 City of Miami Beach, FL 33139




SPACE RESERVED FOR  
 CITY OF MIAMI BEACH STAMPS

THESE PLANS ARE FOR BUILDING DEPARTMENT REVIEW ONLY. THEY ARE NOT TO BE CONSIDERED AS CONSTRUCTION DOCUMENTS UNTIL ALL BUILDING DEPARTMENT APPROVALS ARE OBTAINED.

L9  
 LIGHTING PLAN  
 GROUND LEVEL

# LIGHTING LEGEND

SYM QTY LIGHT TYPE

-  6 small accent up light
-  13 step / wall light (lights behind planting are intended to point up towards palm heads)
-  10 path light

(flat side of triangle symbols indicates direction of light)  
(drawing sheet is provided in schematic format to show design intent only)

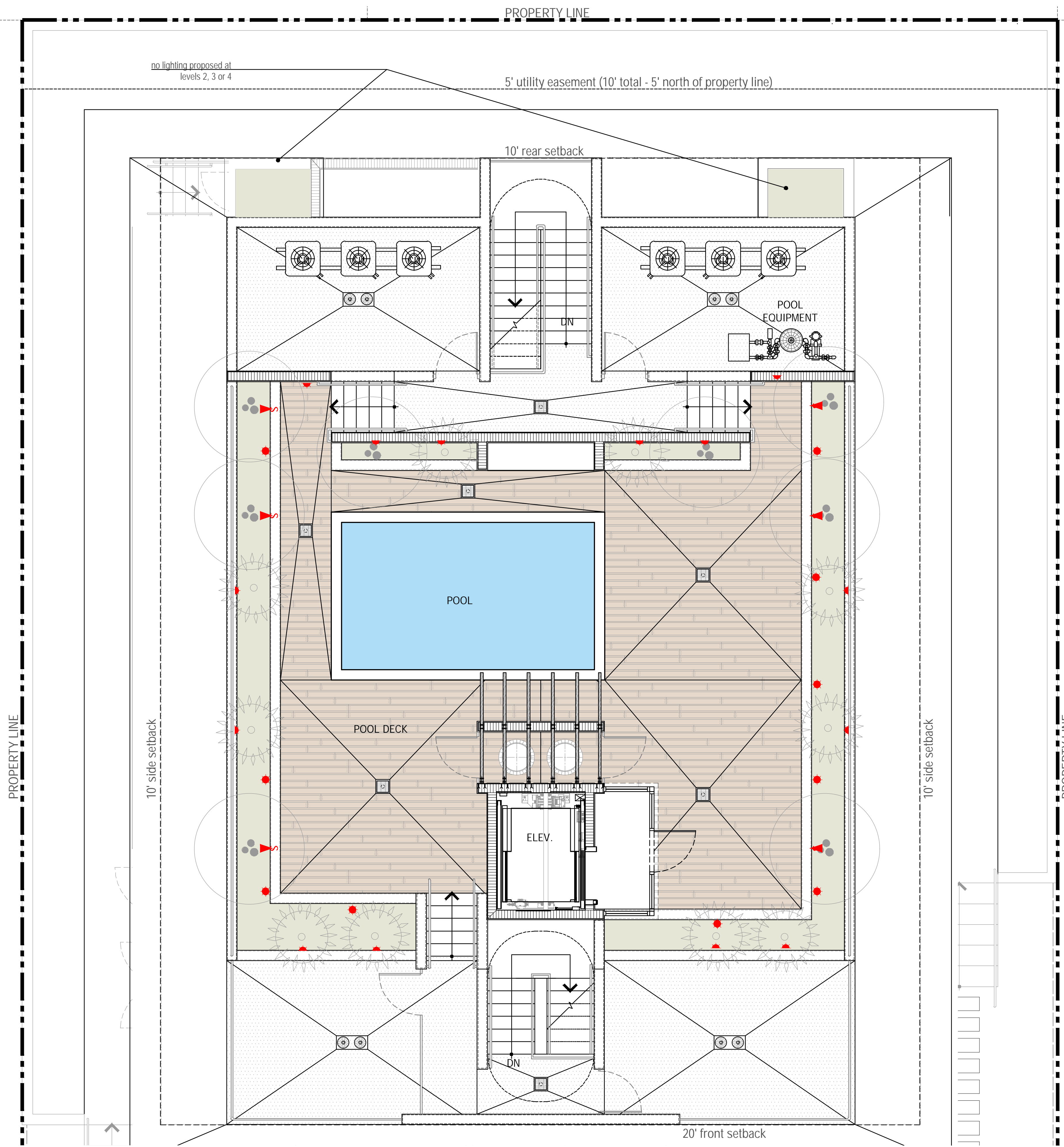
# LIGHTING NOTES

all proposed fixtures shall be low voltage LED and shall be dimmable on a photocell timer or automatic timer. controller shall be digital to simplify necessary changes for ownership / management.

extra space shall be left on lighting panel for future needs as deemed appropriate by ownership / management or city officials to meet code.

all fixtures shall have a kelvin color of 3,000. any deviation from color shall require review and approval by landscape architect and city.

all fixtures shall be made of corrosion resistant materials with stainless steel or brass finishes.



DRAWING SCALE AND NORTH ARROW



SCALE: 3/8" = 1'-0" NORTH

DRAWN BY: CRS  
REVISIONS:  
DRB - REV 1 - 06.05.2025  
DRB - REV 2 - 07.11.2025

LA #2047  
Corey Seltenright

DRAWINGS BY:  
LANDSCAPE ARCHITECT:  
C. Right Studios  
18810 E. Terra Mar Drive  
Pompano Beach, FL 33062  
954.591.6864  
corey@crighstudios.com



DRB #: 22-0825  
NEW APARTMENT BUILDING  
at:  
1311 15th TERRACE  
City of Miami Beach, FL 33139

SPACE RESERVED FOR  
CITY OF MIAMI BEACH STAMPS

THESE FRANS ARE FOR BUILDING DEPARTMENT REVIEW ONLY. THEY ARE NOT TO BE CONSTRUED AS CONSTRUCTION DOCUMENTS UNTIL ALL BUILDING DEPARTMENT APPROVALS ARE OBTAINED.

L10  
LIGHTING PLAN  
ROOF LEVEL