

1601 24TH STREET, SUNSET 3

MIAMI, FLORIDA

# LANDSCAPE DRAWINGS

04-06-2025  
03-14-2025

## SHEET INDEX

LANDSCAPE DRAWINGS		DRAWING NOTES
■ ■	L-000	COVER SHEET
□ □	L-001	GENERAL SITE NOTES
□ □	L-002	MATERIALS, GRADING & LAYOUT NOTES
■ ■	L-100	TREE DISPOSITION NOTES
■ □	L-101	TREE DISPOSITION NOTES
■ □	L-102	TREE DISPOSITION SCHEDULE
■ □	L-103	TREE DISPOSITION PHOTOS
■ □	L-104	TREE DISPOSITION PLAN
■ ■	L-300	LANDSCAPE PLAN, MATERIALS & NOTES
■ ■	L-301	LANDSCAPE LEGEND
■ ■	L-600	LANDSCAPE YARD SECTIONS
■ □	L-601	LANDSCAPE YARD SECTIONS
■ ■	L-700	PLANTING SCHEDULE & NOTES
■ ■	L-701	TREE & PALM PLANTING PLAN
■ ■	L-703	UNDERSTORY PLANTING PLAN
□ □	L-703	PLANTING DETAILS
■ ■	L-800	LIGHTING PLAN

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COVER SHEET

Date	MAR 2025	Sheet No.	L-000
Scale	M/S" = 1'-0" @ 11" x 17"		
Project	1601 W 24 STREET, MIAMI BEACH, FL		







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**TREE DISPOSITION SCHEDULE**

#	BOTANICAL NAME	COMMON NAME	DBH.	HT.	SPREAD	ACTION	NOTES
1	CONOCARPUS ERECTUS	SILVER BUTTONWOOD	5"	8'	10'	REMOVE	LOCATION OF PLANT MATERIAL CONFLICTS WITH CONSTRUCTION ENVELOPE
2	ROYSTONIA REGIA	ROYAL PALM	14"	50'	24'	PRESERVE	CONTRACTOR TO PROTECT AND CARE FOR PLANT MATERIAL
3	CONOCARPUS ERECTUS	SILVER BUTTONWOOD	5"	8'	10'	REMOVE	LOCATION OF PLANT MATERIAL CONFLICTS WITH CONSTRUCTION ENVELOPE
4	COCOS NUCIFERA	COCONUT PALM	8"	36'	24'	REMOVE	LOCATION OF PLANT MATERIAL CONFLICTS WITH CONSTRUCTION ENVELOPE
5	CONOCARPUS ERECTUS	SILVER BUTTONWOOD	5"	8'	10"	REMOVE	LOCATION OF PLANT MATERIAL CONFLICTS WITH CONSTRUCTION ENVELOPE
6	FICUS BENJAMINA	WEeping FIG	6"	22'	22'	REMOVE	LOCATION OF PLANT MATERIAL CONFLICTS WITH CONSTRUCTION ENVELOPE
7	PTYCHOSPERMA ELEGANS	SOLITAIRE PALM	2"	22'	8'	REMOVE	LOCATION OF PLANT MATERIAL CONFLICTS WITH CONSTRUCTION ENVELOPE
8	PTYCHOSPERMA ELEGANS	SOLITAIRE PALM	2"	22'	8'	REMOVE	LOCATION OF PLANT MATERIAL CONFLICTS WITH CONSTRUCTION ENVELOPE
9	FICUS BENJAMINA	WEeping FIG	6"	22'	22'	REMOVE	LOCATION OF PLANT MATERIAL CONFLICTS WITH CONSTRUCTION ENVELOPE
10	PTYCHOSPERMA ELEGANS	SOLITAIRE PALM	2"	22'	8'	REMOVE	LOCATION OF PLANT MATERIAL CONFLICTS WITH CONSTRUCTION ENVELOPE
11	PHOENIX CANARIENSIS	CANARY ISLAND DATE PALM	20"	20'	30'	REMOVE	LOCATION OF PLANT MATERIAL CONFLICTS WITH CONSTRUCTION ENVELOPE
12	FICUS BENJAMINA	WEeping FIG	6"	10'	18'	REMOVE	LOCATION OF PLANT MATERIAL CONFLICTS WITH CONSTRUCTION ENVELOPE
13	CREPE HIBISCUS	HIBISCUS ROSA-SINENSIS	4"	10'	10'	REMOVE	LOCATION OF PLANT MATERIAL CONFLICTS WITH CONSTRUCTION ENVELOPE
14	FICUS BENJAMINA	WEeping FIG	6"	10'	18'	REMOVE	LOCATION OF PLANT MATERIAL CONFLICTS WITH CONSTRUCTION ENVELOPE
15	FICUS BENJAMINA	WEeping FIG	6"	10'	18'	REMOVE	LOCATION OF PLANT MATERIAL CONFLICTS WITH CONSTRUCTION ENVELOPE
16	FICUS BENJAMINA	WEeping FIG	6"	10'	18'	REMOVE	LOCATION OF PLANT MATERIAL CONFLICTS WITH CONSTRUCTION ENVELOPE
17	FICUS BENJAMINA	WEeping FIG	6"	10'	18'	REMOVE	LOCATION OF PLANT MATERIAL CONFLICTS WITH CONSTRUCTION ENVELOPE
18	FICUS BENJAMINA	WEeping FIG	6"	10'	18'	REMOVE	LOCATION OF PLANT MATERIAL CONFLICTS WITH CONSTRUCTION ENVELOPE
19	FICUS BENJAMINA	WEeping FIG	6"	10'	18'	REMOVE	LOCATION OF PLANT MATERIAL CONFLICTS WITH CONSTRUCTION ENVELOPE
20	PTYCHOSPERMA ELEGANS	SOLITAIRE PALM	2"	15'	10'	REMOVE	LOCATION OF PLANT MATERIAL CONFLICTS WITH CONSTRUCTION ENVELOPE
21	CLUSIA ROSEA	PITCH APPLE	10"	15'	10'	REMOVE	LOCATION OF PLANT MATERIAL CONFLICTS WITH CONSTRUCTION ENVELOPE
22	BOUGAINVILLEA SPP.	BOUGAINVILLEA	8"	14'	12'	REMOVE	LOCATION OF PLANT MATERIAL CONFLICTS WITH CONSTRUCTION ENVELOPE
23	BOUGAINVILLEA SPP.	BOUGAINVILLEA	8"	14'	12'	REMOVE	LOCATION OF PLANT MATERIAL CONFLICTS WITH CONSTRUCTION ENVELOPE
24	ROYSTONIA REGIA	ROYAL PALM	14"	42'	24'	REMOVE	LOCATION OF PLANT MATERIAL CONFLICTS WITH CONSTRUCTION ENVELOPE
25	ROYSTONIA REGIA	ROYAL PALM	14"	42'	24'	REMOVE	LOCATION OF PLANT MATERIAL CONFLICTS WITH CONSTRUCTION ENVELOPE
26	PHOENIX ROEBELENI	PYGMY DATE PALM	4"	8'	10'	REMOVE	LOCATION OF PLANT MATERIAL CONFLICTS WITH CONSTRUCTION ENVELOPE
27	ROYSTONIA REGIA	ROYAL PALM	14"	42'	24'	REMOVE	LOCATION OF PLANT MATERIAL CONFLICTS WITH CONSTRUCTION ENVELOPE
28	ROYSTONIA REGIA	ROYAL PALM	14"	42'	24'	REMOVE	LOCATION OF PLANT MATERIAL CONFLICTS WITH CONSTRUCTION ENVELOPE
29	PHOENIX ROEBELENI	PYGMY DATE PALM	4"	8'	10'	REMOVE	LOCATION OF PLANT MATERIAL CONFLICTS WITH CONSTRUCTION ENVELOPE
30	ROYSTONIA REGIA	ROYAL PALM	14"	42'	24'	REMOVE	LOCATION OF PLANT MATERIAL CONFLICTS WITH CONSTRUCTION ENVELOPE
31	ROYSTONIA REGIA	ROYAL PALM	14"	30'	24'	REMOVE	LOCATION OF PLANT MATERIAL CONFLICTS WITH CONSTRUCTION ENVELOPE
32	WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	10"	50'	10'	REMOVE	LOCATION OF PLANT MATERIAL CONFLICTS WITH CONSTRUCTION ENVELOPE
33	PHOENIX CANARIENSIS	CANARY ISLAND DATE PALM	20"	20'	30'	REMOVE	LOCATION OF PLANT MATERIAL CONFLICTS WITH CONSTRUCTION ENVELOPE
34	PHOENIX CANARIENSIS	CANARY ISLAND DATE PALM	20"	20'	30'	REMOVE	LOCATION OF PLANT MATERIAL CONFLICTS WITH CONSTRUCTION ENVELOPE

**MITIGATION CALCULATIONS**

TOTAL TREE DBH REMOVED = 29" DBH (REQUIRES 5 TREES (4" DBH, 16' HT, 8' SPR.)  
 TOTAL PALMS REMOVED = 14 PALMS (REQUIRES 14 TREES (2" DBH, 12' HT, 6' SPR.)

**MITIGATION STRATEGY**

THE PROPOSED LANDSCAPE PLAN MUST MITIGATE THE REMOVAL OF 29" OF TREE DBH AND 14 PALMS.

TREE MITIGATION REQUIREMENT:

- 19 MITIGATION TREES
- 5 TREES (4" DBH, 16' HT, 8' SPR.)
- 14 TREES (2" DBH, 12' HT, 6' SPR.)

LANDSCAPE PLANS PROPOSE:

- 13 MITIGATION TREES
- 8 TREES (4" DBH, 16' HT, 8' SPR.)
- 5 TREES (2" DBH, 12' HT, 6' SPR.)
- AND \$6,000 CONTRIBUTION TO TREE TRUST FUND

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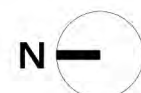


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**TREE DISPOSITION SCHEDULE**

Date	MAR 2025	Sheet No.	L-102
Scale	1/16" = 1'-0" @ 11" x 17"		
Project	1601 W 24 STREET, MIAMI BEACH, FL		

REFERENCE IMAGERY



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TREE REFERENCE IMAGES

Date	MAR 2025	Sheet No.	L-103
Scale	1/16" = 1'-0" @ 11" x 17"		
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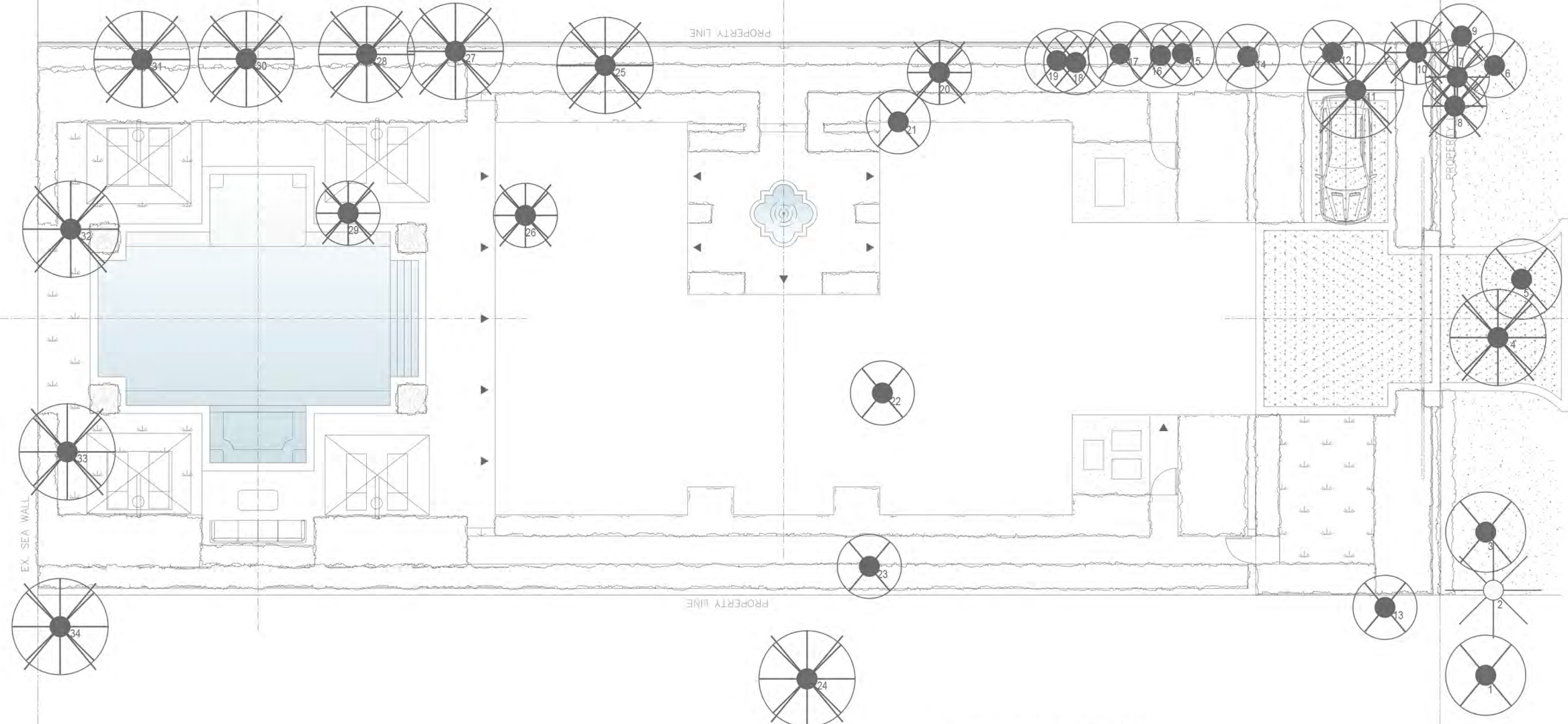
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**TREE DISPOSITION PLAN**

Date	MAR 2025	Sheet No.	L-104
Scale	1/16" = 1'-0" @ 11" x 17"		
Project	1601 W 24 STREET, MIAMI BEACH, FL		

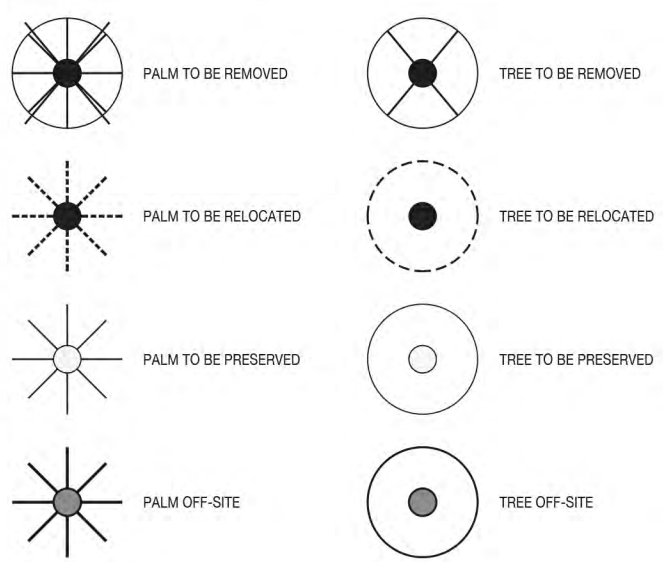


**TREE DISPOSITION SCHEDULE**

#	BOTANICAL NAME	COMMON NAME	ACTION
1	CONOCARPUS ERECTUS	SILVER BUTTONWOOD	REMOVE
2	ROYSTONEA REGIA	ROYAL PALM	PRESERVE
3	CONOCARPUS ERECTUS	SILVER BUTTONWOOD	REMOVE
4	COCOS NUCIFERA	COCONUT PALM	REMOVE
5	CONOCARPUS ERECTUS	SILVER BUTTONWOOD	REMOVE
6	FICUS BENJAMINA	WEeping FIG	REMOVE
7	PTYCHOSPERMA ELEGANS	SOLITAIRE PALM	REMOVE
8	PTYCHOSPERMA ELEGANS	SOLITAIRE PALM	REMOVE
9	FICUS BENJAMINA	WEeping FIG	REMOVE
10	PTYCHOSPERMA ELEGANS	SOLITAIRE PALM	REMOVE
11	PHOENIX CANARIENSIS	CANARY ISLAND DATE PALM	REMOVE
12	FICUS BENJAMINA	WEeping FIG	REMOVE
13	CREPE HIBISCUS	HIBISCUS ROSA-SINENSIS	REMOVE
14	FICUS BENJAMINA	WEeping FIG	REMOVE
15	FICUS BENJAMINA	WEeping FIG	REMOVE
16	FICUS BENJAMINA	WEeping FIG	REMOVE
17	FICUS BENJAMINA	WEeping FIG	REMOVE

#	BOTANICAL NAME	COMMON NAME	ACTION
18	FICUS BENJAMINA	WEeping FIG	REMOVE
19	FICUS BENJAMINA	WEeping FIG	REMOVE
20	PTYCHOSPERMA ELEGANS	SOLITAIRE PALM	REMOVE
21	CLUSIA ROSEA	PITCH APPLE	REMOVE
22	BOUGAINVILLEA SPP.	BOUGAINVILLEA	REMOVE
23	BOUGAINVILLEA SPP.	BOUGAINVILLEA	REMOVE
24	ROYSTONEA REGIA	ROYAL PALM	REMOVE
25	ROYSTONEA REGIA	ROYAL PALM	REMOVE
26	PHOENIX ROEBELENI	PYGMY DATE PALM	REMOVE
27	ROYSTONEA REGIA	ROYAL PALM	REMOVE
28	ROYSTONEA REGIA	ROYAL PALM	REMOVE
29	PHOENIX ROEBELENI	PYGMY DATE PALM	REMOVE
30	ROYSTONEA REGIA	ROYAL PALM	REMOVE
31	ROYSTONEA REGIA	ROYAL PALM	REMOVE
32	WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	REMOVE
33	PHOENIX CANARIENSIS	CANARY ISLAND DATE PALM	REMOVE
34	PHOENIX CANARIENSIS	CANARY ISLAND DATE PALM	REMOVE

**TREE DISPOSITION LEGEND**



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**Design Architect:**



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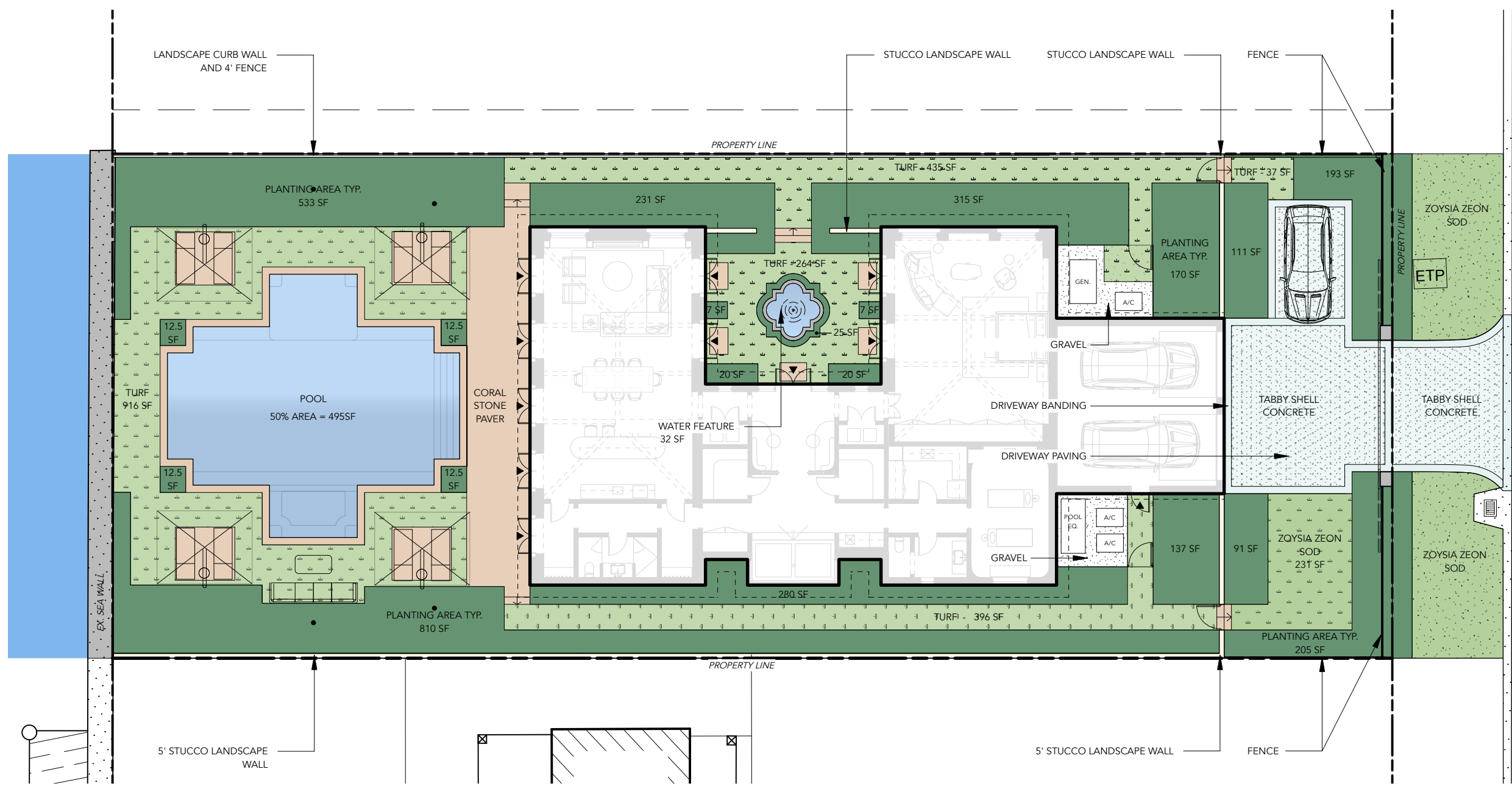
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**LANDSCAPE PLAN,  
 MATERIAL & NOTES**

Date	MAR 2025	Sheet No.	L-300
Scale	1/16" = 1'-0" @ 11" x 17"		
Project	1601 W 24 STREET, MIAMI BEACH, FL		



**ZOYSIA ZEON GRASS**  
 COLOUR: GREEN  
 FINISH: NA  
 DIMS: NA  
 SOURCE: TBD



**CORAL STONE PAVER**  
 COLOUR: WHITE TONE  
 FINISH: BRUSHED  
 DIMS: 12" x 24" x 3/4" THICK  
 SOURCE: TBD



**GRAVEL**  
 COLOUR: WHITE  
 FINISH: SCREENED  
 DIMS: NA  
 SOURCE: TBD

**MATERIAL LEGEND**

	PLANTING AREA TYPICAL		TABBY SHELL CONCRETE
	ZOYSIA ZEON SOD		GRAVEL
	WATER		STUCCO LANDSCAPE WALL
	CORAL STONE PAVER		



**WATER (POOL)**  
 COLOUR: MIAMI BLUE POOL PLASTER  
 FINISH: NA  
 DIMS: NA  
 SOURCE: TBD



**TABBY SHELL CONCRETE W/ BANDING**  
 COLOUR: WHITE W/ INTEGRAL DYE 'EVENING BEIGE'  
 FINISH: NA  
 DIMS: NA  
 SOURCE: TBD  
 \*SOLAR REFLECTIVE INDEX 0.7 SRI



**STUCCO FOR LANDSCAPE WALLS**  
 COLOUR: WHITE  
 FINISH: NA  
 DIMS: NA  
 SOURCE: TBD

**LANDSCAPE OPEN SPACE**  
 PLANTING AREAS - 3,229 SF  
 SOD / TURF - 2,281 SF  
 POOL / FOUNTAIN - 527 SF  
 LANDSCAPE OPEN SPACE = 6,037 SF

**CITY OF MIAMI BEACH  
LANDSCAPE LEGEND**

INFORMATION REQUIRED TO BE PERMANENTLY AFFIXED TO PLANS

Zoning District RS3 Lot Area 12,075 SF Acres 0.27

**OPEN SPACE**

	REQUIRED/ ALLOWED	PROVIDED
A. Square feet of required Open Space as indicated on site plan: Lot Area = <u>12,075</u> s.f. x <u>50</u> % = <u>6,037</u> s.f.	<u>6,037</u>	<u>6,037</u>
B. Square feet of parking lot open space required as indicated on site plan: Number of parking spaces <u>N/A</u> x 10 s.f. parking space =	<u>N/A</u>	<u>N/A</u>
C. Total square feet of landscaped open space required: A+B=	<u>6,037</u>	<u>6,037</u>

**LAWN AREA CALCULATION**

A. Square feet of landscaped open space required	<u>6,037</u>	<u>6,037</u>
B. Maximum lawn area (sod) permitted= <u>50</u> % x <u>6,037</u> s.f.	<u>3,018.5</u>	<u>2,281</u>

**TREES**

* A. Number of trees required per lot or net lot acre, less existing number of trees meeting minimum requirements= <u>N/A</u> trees x <u>N/A</u> net lot acres - number of existing trees=	<u>11</u>	<u>11</u>
B. % Natives required: Number of trees provided x 30% =	<u>4</u>	<u>6</u>
C. % Low maintenance / drought and salt tolerant required: Number of trees provided x 50%=	<u>6</u>	<u>11</u>
D. Street Trees (maximum average spacing of 20' o.c.) <u>69</u> linear feet along street divided by 20'=	<u>4</u>	<u>4</u>
E. Street tree species allowed directly beneath power lines: (maximum average spacing of 20' o.c.): <u>N/A</u> linear feet along street divided by 20'=	<u>N/A</u>	<u>N/A</u>

**SHRUBS**

A. Number of shrubs required: Sum of lot and street trees required x 12=	<u>180</u>	<u>207</u>
B. % Native shrubs required: Number of shrubs provided x 50%=	<u>104</u>	<u>134</u>

**LARGE SHRUBS OR SMALL TREES**

A. Number of large shrubs or small trees required: Number of required shrubs x 10%=	<u>18</u>	<u>18</u>
B. % Native large shrubs or small trees required: Number of large shrubs or small trees provided x 50%=	<u>9</u>	<u>16</u>

\*RS1 - RS4 Residential Lots (TREE REQUIREMENTS):  
5 Trees + 1 Tree for every 1,000 square feet for lots over 6,000 square feet total.

**Steven  
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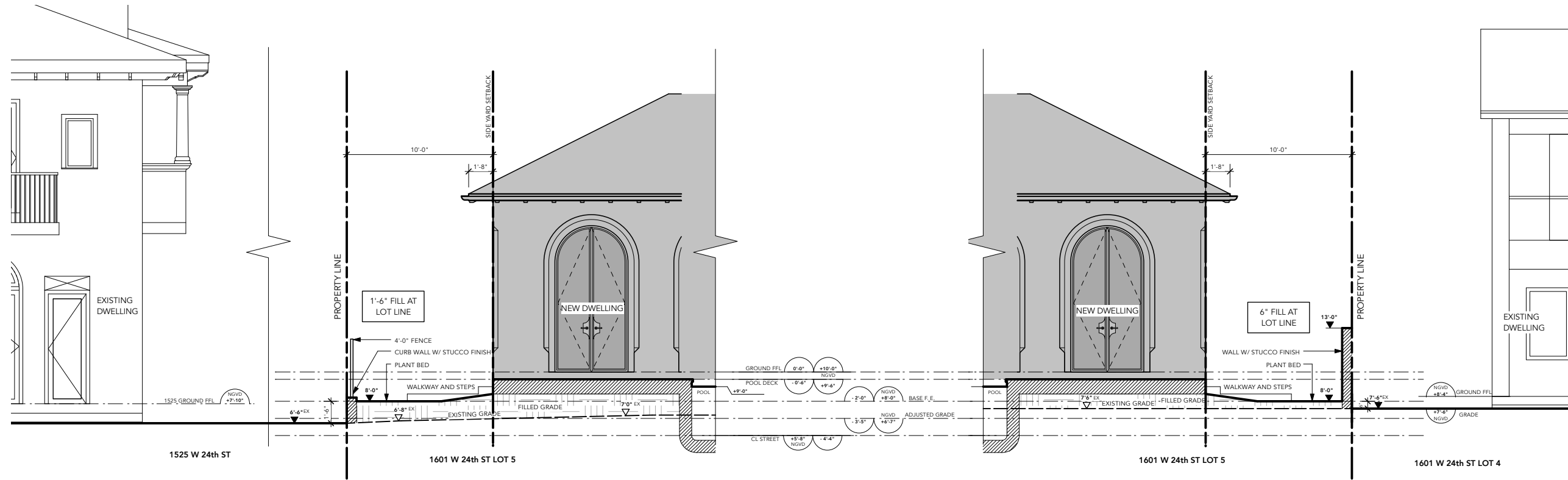
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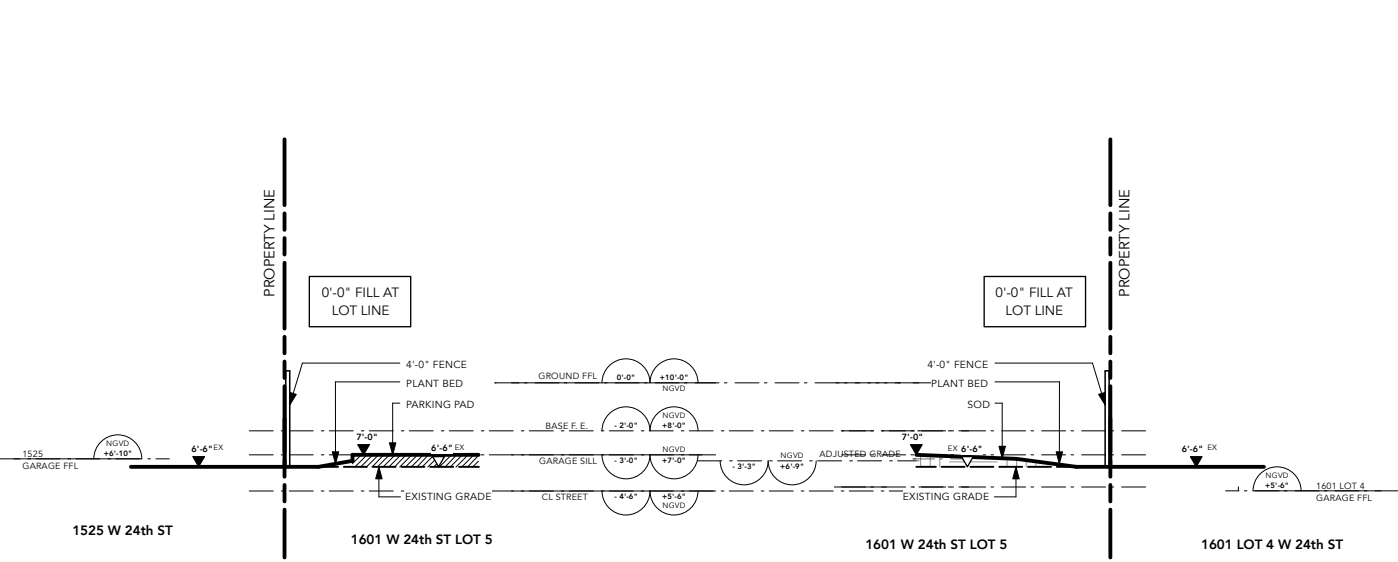


**LANDSCAPE LEGEND**

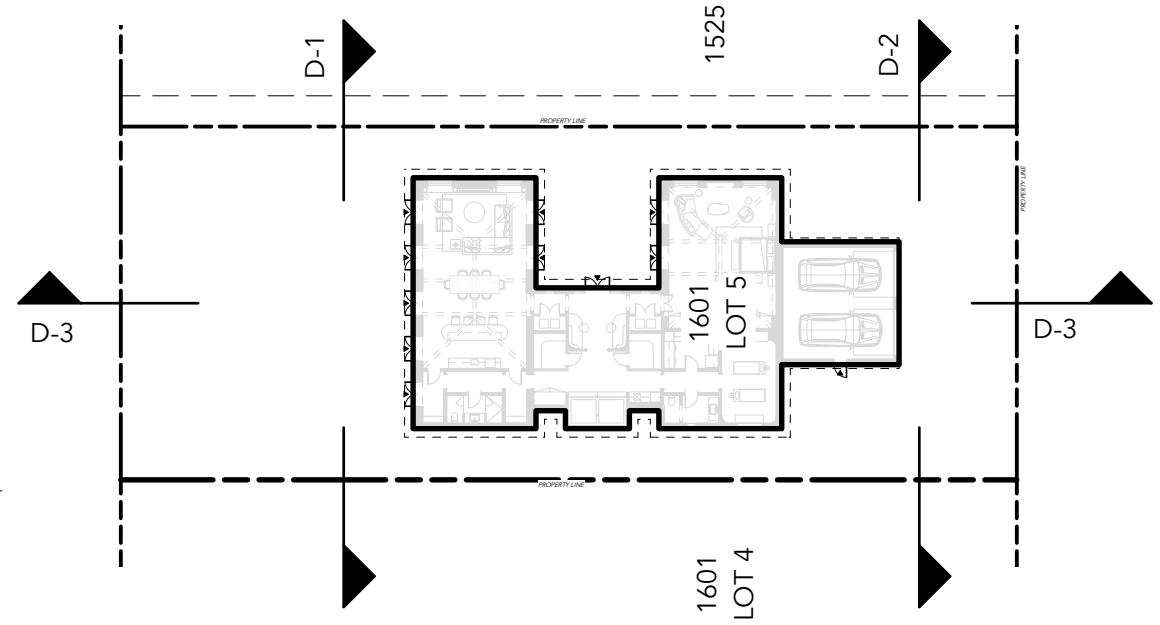
Date	MAR 2025	Sheet No.	L-301
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1 SIDE YARD SECTIONS - LOOKING SOUTH  
L-600 Scale: 1/8" = 1'-0"



2 FRONT YARD SECTIONS - FRONT STREET YARD LOOKING SOUTH  
L-600 Scale: 1/8" = 1'-0"



SECTION KEY PLAN

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LANDSCAPE SIDE YARD SECTIONS

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Scale	1/16" = 1'-0" @ 11" x 17"		
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 Email

Design Architect:



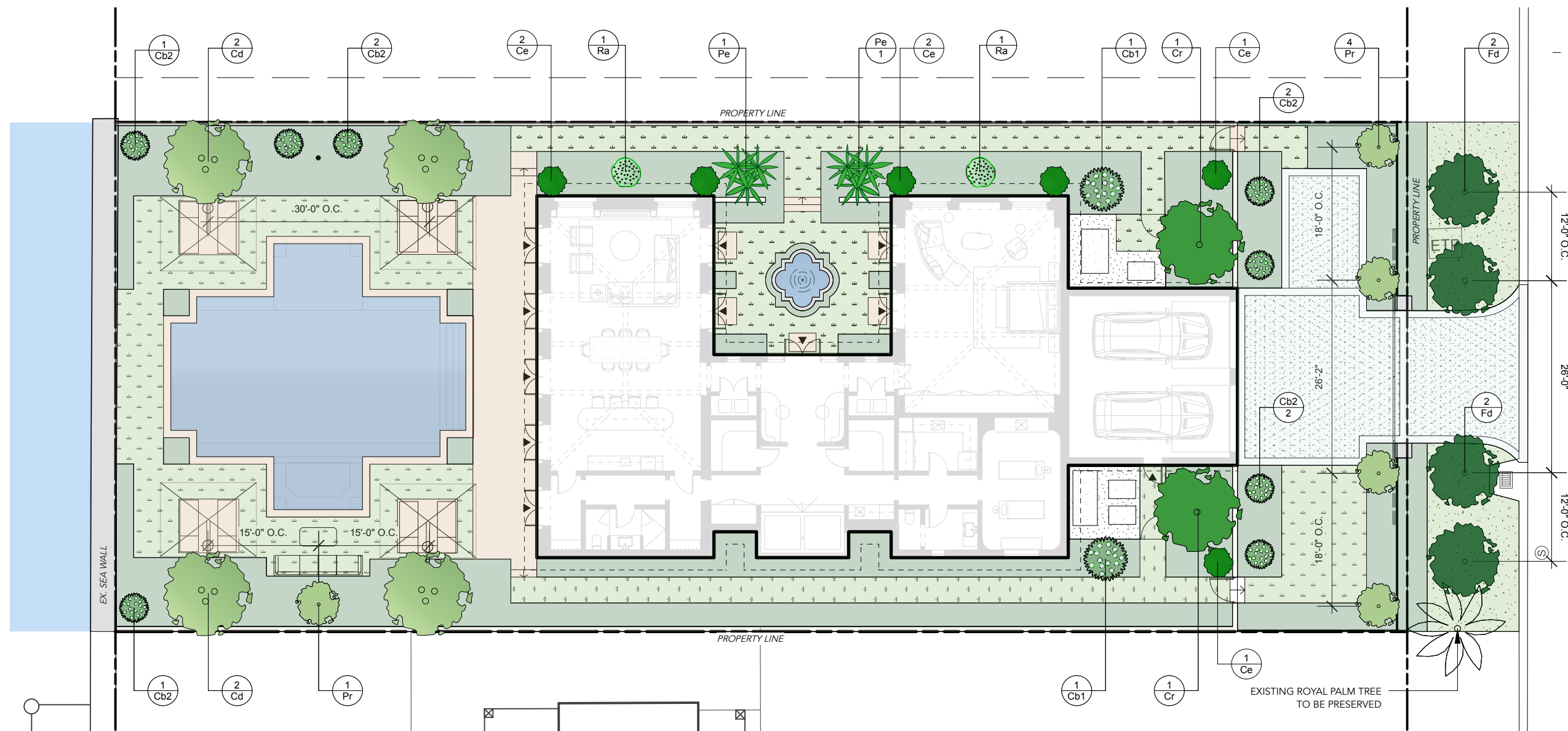
**WAYNE SWADRON**  
*architecture | interiors | gardens*  
 160 Pears Avenue, Suite 210, Toronto, Ontario M5R 3P8  
 r 416 486 4800 / 416 486 6808 www.wayneswadron.com

Landscape Architect:  
 Nielsen Landscape Architects, LLC  
 1447 Cypress Drive, Suite 2  
 Jupiter, Florida 33469 USA  
 Tel: +1(561) 402 9414

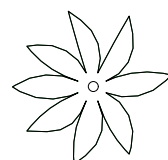


**TREE & PALM PLANTING PLAN**

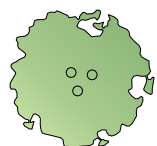
Date	MAR 2025	Sheet No.	
Scale	1/16" = 1'-0" @ 11" x 17"		L-701
Project	1601 W 24 STREET, MIAMI BEACH, FL		



**PLANTING LEGEND**



EXISTING PALM



PROPOSED TREE



PROPOSED PALMS

**PLANTING SCHEDULE**

**Plant List**

ID	Qty	Botanical Name	Common Name	Scheduled Size	Canopy / Spread	Native	Low Maintenance / Drought Tolerant	Salt Tolerant
<b>CANOPY TREES</b>								
<b>Cd</b>	4	Coccoloba diversifolia	Pigeon Plum	200 gal., 4" DBH, 16' ht.	Min. 6' dia.	YES	YES	YES
<b>Cr</b>	2	Clusia rosea	Pitch Apple	200 gal., 18" ht., Character Trunk	Min. 6' dia.	YES	YES	YES
<b>Fd</b>	4	Filicium decipiens	Japanese Fern Tree	200 gal., 4" DBH, 16' ht., Single Leader. Min. Clear Trunk of 4"	Min. 6' dia.	NO	YES	YES
<b>Pr</b>	5	Pimenta racemosa	Bay Rum	45 gal. 12' ht., Single Leader Standard	Min. 6' dia.	NO	YES	YES
<b>TOTAL CANOPY TREES PROVIDED 15</b>								
<b>STREETSCAPE CANOPY TREES 4</b>								
<b>ON SITE CANOPY TREES 11</b>								
<b># OF NATIVE (ON SITE) 6</b> % OF NATIVE CANOPY TREES PROVIDED ON SITE: <b>54.5%</b> (6/11)								
<b>PALMS</b>								
<b>Pe</b>	2	Ptychosperma elegans	Alexander Palm	12' tall, 2-3 multi-stem trunk		NO		
<b>SMALL ORNAMENTAL TREES / LARGE SHRUBS</b>								
<b>Cb1</b>	2	Cordia Boissieri	White Geiger	100 gal., 4" DBH, 14' ht., Single Leader	6' dia.	YES		
<b>Cb2</b>	8	Cordia Boissieri	White Geiger	45 gal., 4" DBH, 10' ht., Single Leader	Min. 4' dia.	YES		
<b>Ce</b>	6	Conocarpus erectus	Green Buttonwood	6' ht., Bush Form	Min. 4' dia.	YES		
<b>Ra</b>	2	Rademachera Kunming	Dwarf Tree Jasmine	25 gal., 6' ht., Bush Form	Min. 4' dia.	NO		
<b>TOTAL SMALL ORNAMENTAL TREES / LARGE SHRUBS PROVIDED 18</b>								
<b># OF NATIVE (ON SITE ONLY) 16</b> % OF NATIVE SMALL ORNAMENTAL TREES / LARGE SHRUBS PROVIDED ON SITE: <b>88.9%</b> (16/18)								

% OF LOW MAINTENANCE / DROUGHT TOLERANT TREES: **100%** (11/11)  
 % OF SALT TOLERANT TREES: **100%** (11/11)

**CITY OF MIAMI BEACH LANDSCAPE LEGEND**  
 INFORMATION REQUIRED TO BE PERMANENTLY AFFIXED TO PLANS  
 Zoning District **RS3** Lot Area **12,075 SF** Acres **0.27**

	REQUIRED/ALLOWED	PROVIDED
<b>OPEN SPACE</b>		
A. Square feet of required Open Space as indicated on site plan: Lot Area = 12,075 s.f. x 50% = 6,037 s.f.	6,037	6,037
B. Square feet of parking lot open space required as indicated on site plan: Number of parking spaces <b>N/A</b> x 10 s.f. parking space =	N/A	N/A
C. Total square feet of landscaped open space required: A-B=	6,037	6,037
<b>LAND AREA CALCULATION</b>		
A. Square feet of landscaped open space required	6,037	6,037
B. Maximum lawn area (sod) permitted: 50% x 6,037 s.f.	3,018.5	2,281
<b>TREES</b>		
A. Number of trees required per lot or net lot acre, less existing number of trees meeting minimum requirements: N/A trees x N/A net lot acres - number of existing trees=	11	11
B. % Natives required: Number of trees provided x 30% =	4	6
C. % Low maintenance / drought and salt tolerant required: Number of trees provided x 50% =	6	11
D. Street Trees (maximum average spacing of 20' o.c.) 89 linear feet along street divided by 20' =	4	4
E. Street tree species allowed directly beneath power lines: (Maximum average spacing of 20' o.c.): N/A linear feet along street divided by 20' =	N/A	N/A
<b>SHRUBS</b>		
A. Number of shrubs required: Sum of lot and street trees required x 12=	180	207
B. % Native shrubs required: Number of shrubs provided x 50% =	104	134
<b>LARGE SHRUBS OR SMALL TREES</b>		
A. Number of large shrubs or small trees required: Number of required shrubs x 10% =	18	18
B. % Native large shrubs or small trees required: Number of large shrubs or small trees provided x 50% =	9	16

\*RS1 - RS4 Residential Lots (TREE REQUIREMENTS):  
 5 Trees + 1 Tree for every 1,000 square feet for lots over 6,000 square feet total.

# Steven Nielsen

Digitally signed by Steven Nielsen

Date: 2025.04.25

13:25:43 -04'00'

Rev.	Date	Rev.	Date
1	ISSUED FOR PER	2025-03-14	

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## NEW RESIDENCE

1601 W 24TH STREET, SUNSET 3,  
MIAMI BEACH, FL, 33140

Owner:  
Name  
Address  
Address  
Tel:  
Email

Design Architect:



## WAYNE SWADRON

architecture | interiors | gardens

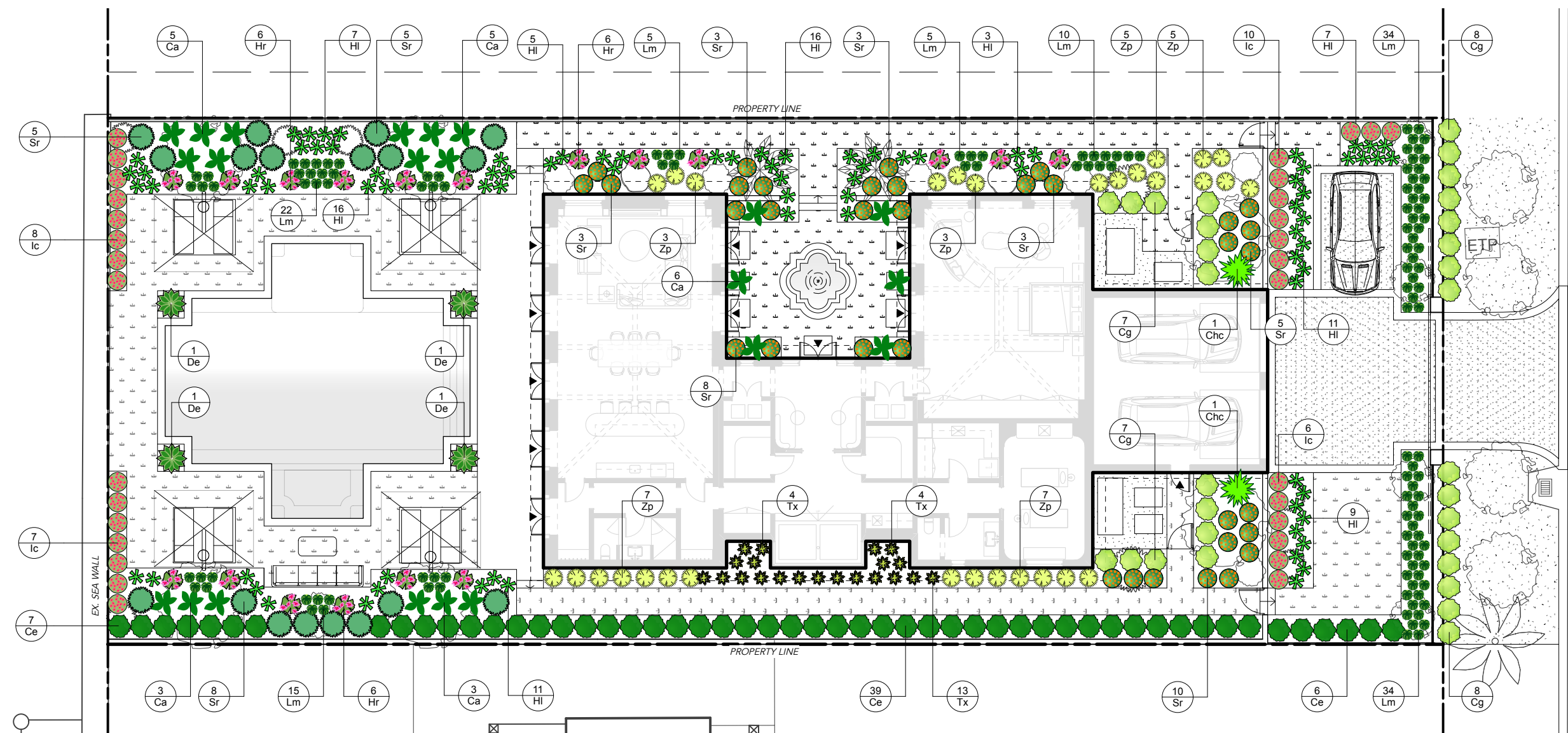
160 Pears Avenue, Suite 210, Toronto, Ontario M5R 3P8  
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Landscape Architect:  
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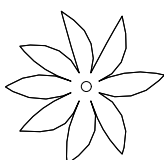


## UNDERSTORY PLANTING PLAN

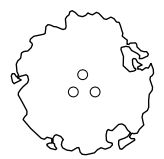
Date	MAR 2025	Sheet No.	
Scale	1/16" = 1'-0" @ 11" x 17"		L-702
Project	1601 W 24 STREET, MIAMI BEACH, FL		



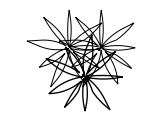
### PLANTING LEGEND



EXISTING PALM



PROPOSED TREE



PROPOSED PALMS

### PLANTING SCHEDULE

#### Plant List

ID	Qty	Botanical Name	Common Name	Scheduled Size	Native
<b>SHRUBS</b>					
Ca	22	California Alocasia	Alocasia odora 'California'	7 gal. 3' Ht.	NO
Ce	52	Conocarpus erectus	Green Buttonwood	25 gal. 6' Ht., Bush Form	YES
Cg	30	Clusia guttifea	Little Leaf Clusia	3 gal. 3' Ht.	NO
De	4	Dioone edule	Chestnut Dioon	15 gal. 3' Dia., 3' Ht.	NO
Ic	31	Ixora coccinea 'Nora Grant'	Nora Grant Jungle Geranium	7 gal. 3' Ht.	NO
Ra	2	Rademachera Kunming	Dwarf Tree Jasmine	25 gal., 6' Ht., Bush Form	NO
Sr	52	Serenoa Repens	Saw Palmetto	7 gal. 18" Dia. x 18" Ht.	YES
Zp	30	Zamia pumila	Cootnie	7 gal. 18" Dia. x 18" Ht.	YES
TOTAL SHRUBS PROVIDED		223			
ON SITE SHRUBS PROVIDED		207			
# OF NATIVE SHRUBS (ON SITE)		134	% OF NATIVE SHRUBS PROVIDED ON SITE: 65.7%(134/207)		
<b>GROUNDCOVERS &amp; ACCENTS</b>					
Chc	2	Chamaedorea cataractarum	Cat Palm	7 gal., 4' Ht.	NO
HI	85	Hymenocallis latifolia	Florida Spider Lily	3 gal., 18" O.C.	YES
Hr	18	Hibiscus rosa-sinensis 'America's	Hollywood Tropical	7 gal., 3' Ht.	NO
Lm	125	Liriope muscari 'Big Blue'	Big Blue Lily Turf	2 gal.	NO
Tx	21	Thaumatococcus 'Xanadu'	Philodendron Xanadu	2 gal.	NO

CITY OF MIAMI BEACH  
LANDSCAPE LEGEND  
INFORMATION REQUIRED TO BE PERMANENTLY AFFIXED TO PLANS  
Zoning District: R33 Lot Area: 12,075 SF Acres: 0.27

	REQUIRED/ALLOWED	PROVIDED
<b>OPEN SPACE</b>		
A. Square feet of required Open Space as indicated on site plan: Lot Area = 12,075 s.f. x 50% = 6,037 s.f.	6,037	6,037
B. Square feet of parking lot open space required as indicated on site plan: Number of parking spaces: N/A x 10 s.f. parking space =	N/A	N/A
C. Total square feet of landscaped open space required: A-B=	6,037	6,037
<b>LAWN AREA CALCULATION</b>		
A. Square feet of landscaped open space required	6,037	6,037
B. Maximum lawn area (sod) permitted: 50% x 6,037 s.f.	3,018.5	2,281
<b>TREES</b>		
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B. % Native large shrubs or small trees required: Number of large shrubs or small trees provided x 50% =	9	16

\*R33 - R54 Residential Lots (TREE REQUIREMENTS):  
5 Trees + 1 Tree for every 1,000 square feet for lots over 6,000 square feet total.

Steve  
n  
Niels  
en

Digitally signed by Steven Nielsen  
Date: 2025.04.25 13:26:05 -04'00'

Rev.	Date	Rev.	Date

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**NEW RESIDENCE**  
1601 W 24TH STREET, SUNSET 3,  
MIAMI BEACH, FL, 33140

Owner:  
Name  
Address  
Address  
Tel:  
Email

Design Architect:



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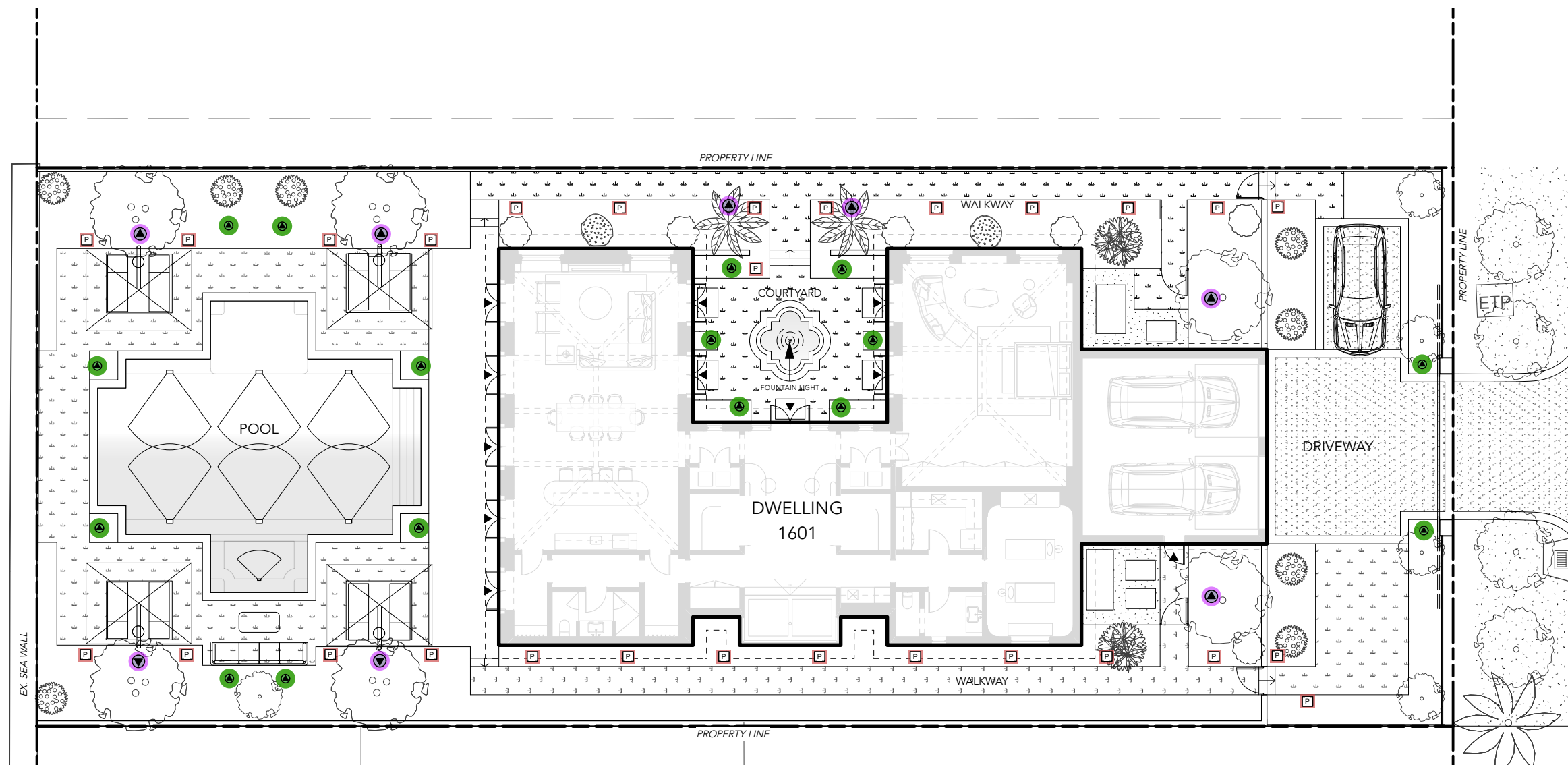
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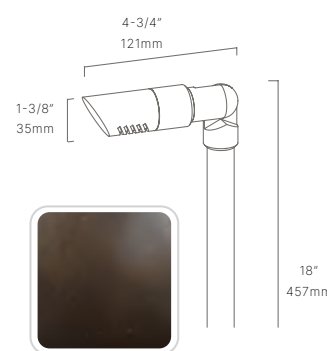
**LANDSCAPE LIGHTING PLAN**

Date	MAR 2025	Sheet No.	L-800
Scale	1/16" = 1'-0" @ 11" x 17"		
Project	1601 W 24 STREET, MIAMI BEACH, FL		



**PATHLIGHT - FX1**

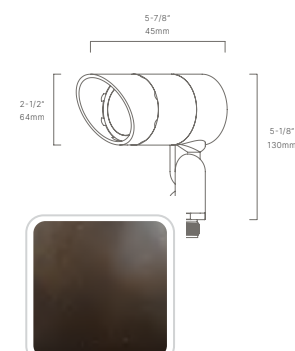
FINISH: DARK BRONZE  
SOURCE: AURORA LIGHT



BLPX  
Extra Dark Bronze  
Living Patina

**TREE & PALM ACCENT LIGHT - FX2**

FINISH: DARK BRONZE  
SOURCE: AURORA LIGHT



BLPX  
Extra Dark Bronze  
Living Patina

**SMALL ACCENT LIGHT - FX3**

FINISH: DARK BRONZE  
SOURCE: AURORA LIGHT



BLPX  
Extra Dark Bronze  
Living Patina

**LANDSCAPE LIGHTING SCHEDULE**

QTY	FIXTURE	TYPE	FINISH
29	FX-1	PATHWAY LIGHT	DARK BRONZE
8	FX-2	TREE ACCENT	DARK BRONZE
14	FX-3	SMALL ACCENT	DARK BRONZE

POOL AND FOUNTAIN LIGHT BY OTHERS