

DRB PRESENTATION

MURANO AT PORTOFINO

GROUND LEVEL RENOVATION

1000 SOUTH POINTE DRIVE MIAMI BEACH, FL 33139



This item has been
digitally signed and sealed
by John B. Hutchens, PLA
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FILE NUMBER:
DRB25-1142

LANDSCAPE SET

DRB FINAL SUBMITTAL:
10-12-2025 APPLICATION

LANDSCAPE
ARCHITECTURE
MASTER PLANNING
URBAN DESIGN

ARQUITECTONICA *GEO*
RESILIENT LANDSCAPES

GENERAL NOTES

1. These plans reflect the scope of the Landscape Architect external services. For Architectural, Civil, please refer to the appropriate consultant documents.
2. The locations of all site amenities are approximate and may be adjusted in the field with owner and/or their representatives approval. See plans for locations of fixed amenities.
3. The locations of plants, as shown in these plans, are approximate. The final locations may be adjusted to accommodate unforeseen field conditions to comply with safety criteria, to avoid creating unsafe sight conditions, or as otherwise directed by or approved by the landscape architect or owner's representative.
4. Construction shall comply with all local building codes.
5. All dimensions shall be verified in the field prior to construction. Written dimensions shall take precedence over scaled drawings.
6. If a discrepancy should arise between layout geometry and design intent, design intent shall take precedence.

GENERAL SITE LIGHTING NOTES

1. All electrical wiring and circuiting by Electrical Engineer in future permit set.
2. Shop drawings shall be required by manufacturers and/or contractors for all connections, footers, electrical requirements and color samples for review and approval by the landscape architect or owner's representative.
3. Photometrics to be provided by the Engineer and coordinated with Landscape Architect/or owner representative.
4. Transformers and other exterior ballasts shall be hidden from general view with landscaping and /or appropriate enclosures. This should be coordinated with Landscape architect.

SOIL PREPARATION AND SOIL MIX

1. All plants noted for removal shall be relocated as shown on plans or removed and properly disposed of offsite at contractors expense unless otherwise noted.
2. Before finishing top soil grading, scarify & rake subsoil clear of stones (1" diameter and larger), debris, rubbish, and remaining roots from removed plant material to a depth of 6".
3. Plant holes should be dug and the sides and bottom of the hole should be stable, regardless of depth. Soil scarification is necessary if sides of the hole are compacted.
4. Contractor to apply approved pre-emergent herbicide in accordance with manufacturer's rate and specifications. Contractors to provide manufacturer's specifications for approval.
5. Planting soil mix for planters, trees, shrubs, and ground cover & grasses shall be determined by soil analysis prior to planting landscape.
6. The planting soil mix should be what comes out of the hole so the plant adapts to the surrounding/existing soil and grows into it. This is why the sides and the bottom of the planting hole should never be compacted with the digging implements. Never fertilize newly planted plants and trees. Please note that peat moss will eventually decompose and clog soil pores thereby inhibiting the plants water and oxygen consumption.
7. Topsoil shall be natural, fertile, agricultural soil capable of sustaining vigorous plant growth. It shall be of uniform composition throughout, with admixture of subsoil, it shall be free of stones, lumps, live plants and their roots, sticks, and other extraneous material. Top soil brought in should match as well as possible the existing soil texture and Ph. Planted material should never be "mounded" or raised; the soil will eventually wash away exposing the roots and it will be difficult to establish the plant material due to drought and excessive soil transpiration. All plant/tree material should be installed with the root collar exposed (approximately 1/2" to 1"). Landscape contractor should find the uppermost lateral root and plant that just below the soil surface.
8. Smooth topsoil without compaction to two inches (2") below finish grade in areas to be sodded without compaction.
9. Finish grade all topsoil areas to a smooth non-compacted, even surface assuring positive drainage away from the structures and eliminate any low areas except in retention areas where water may collect.
10. Contractor to remove debris and excess material immediately from job site while keeping in mind that heavy equipment will compact soil to the detriment of water drainage and the health of the newly installed plants. All planting areas with compacted soil will have surfaces scarified to a min. of 6" in depth.
11. Planting soils that are over structure should not exceed 20% organic content to limit settlement and reduction of soil depth over time. Soils specifications should be submitted to the Landscape Architect for approval prior to installation.

GENERAL LANDSCAPE NOTES

1. The Contractor shall be responsible for verifying all underground utilities prior to digging in any area. The contractor shall notify all necessary utility companies 48 hours minimum prior to digging for verification of all underground utilities, irrigation and all other obstructions and coordinate with Owner's Representative prior to initiating operations. Drawings are prepared according to the best information available at the time of preparing documents.
2. The contractor is responsible to ensure proper watering and maintenance of new and relocated plant materials during the one year warranty period.
3. Contractor is to report any discrepancies between the construction drawings and field conditions to the Owner's Representative immediately.
4. Landscape Contractor shall coordinate all work with related contractors and with the general construction of the project in order not to impede the progress of the work of others or the contractor's own work. Landscape contractor shall provide schedule of his/her work two weeks in advance, beginning two weeks prior to commencing landscape trade construction.
5. The location of the landscape holding area will be identified by the Owner or Owner's Representative. The Contractor shall adhere to the access routes to and from the holding area without disrupting or impeding access to the site by others. Contractor is responsible for the maintenance of all plant materials, including temporary irrigation and fertilization if necessary during construction, while being held in landscape holding areas.
6. The Contractor shall bear all costs of testing of soils, amendments, etc. associated with the work and included in the specifications. Prior to commencement of the landscape planting work the Contractor shall provide complete soil tests with recommendations for soil treatment in the construction area.
7. Landscape Contractor shall field stake the location of all plant material or field stake the plants prior to initiating installation for the review and approval of the Owner's representative and/or Landscape Architect. Note: **No planting shall commence until there is a functional irrigation system in the area to be planted. No trees shall be planted on top of irrigation lines.**
8. Landscape Contractor shall field adjust location of plant material as necessary to avoid damage to all existing underground utilities and/ or existing above ground elements. All changes required shall be completed at the Contractor's expense and shall be coordinated with Owner's Representative and the Landscape Architect.
9. Any substitutions in size and/or plant species must be approved by the Landscape Architect or Owner's Representative prior to modification of the contract, purchasing and delivery of plants. All plants will be subject to approval by Landscape Architect and/or Owner's Representative before planting can begin. All plant materials will not include any plants considered to be invasive by the City of Miami.
10. Contractor shall refer to the landscape planting details, general notes and the project manual and/or specifications for further and complete landscape planting instructions.
11. Landscape Contractor shall coordinate all planting work with permanent or temporary irrigation work. Landscape Contractor shall be responsible for all hand watering as required by Owner's Representative to supplement irrigation watering and rainfall. Landscape Contractor shall be responsible for hand watering in all planting areas, regardless of the status of existing or proposed irrigation.
12. Landscape Contractor shall clean the work areas at the end of each working day. Rubbish and debris shall be collected and deposited off-site or in an approved disposal area daily. All materials, products and equipment shall be stored in an organized fashion as directed by the Owner's Representative.
13. Landscape Contractor shall re-grade all areas disturbed by plant removal, relocation and/or installation work. Landscape Contractor shall replace (by equal size and quality) any and all existing or new plant material disturbed or damaged by plant removal, relocation, and/or installation work.
14. Site distance concerns must be maintained for clear site visibility from thirty (30) inches to seventy-two (72) inches, tree trunks are excluded as specified in appropriate municipal codes.
15. Guying / staking practices shall not permit nails, screws, wires, etc., to penetrate outer surface of any tree or palm. Trees or palms rejected due to this practice shall be replaced at the Contractor's expense.
16. Burlap material, wire cages, plastic straps, etc., must be cut and removed from top one-third (1/3) of root ball.
17. Trees grown in grow bags or grow bag type material are not allowed.
18. All planting materials shall meet or exceed local requirements as specified by local plant standards.
19. All landscape installations shall meet or exceed the minimum requirements as shown in appropriate municipal codes.

20. The Contractor shall be responsible for the guarantee of all plant material for a period of twelve (12) months from the date of substantial completion. Substantial completion constitutes the beginning of guarantee period.
21. Plant size specifications take precedence over container size.
22. Contractor to verify quantities and report any discrepancies to Owners representative and/or Landscape Architect.
23. All plant material shall be graded Florida #1 or better.
24. All proposed planting beds will be planted out correctly with proper spacing.
25. All tree work will require permitting by a registered Miami-Dade County Tree Trimmer.
26. Burlap, wire cages, etc., be removed half way down root balls.
27. Planters over structure shall use Altas Rooftop Mix by Altas Peat & Soil Inc. or approved equal.

PLANTING SPECIFICATIONS

1. The contractor is responsible for maintaining, in full, all planting areas (including watering, spraying, mulching, mowing, fertilizing, etc.) Until the job is accepted, in full, by the owner, its representative and Landscape Architect.
2. All plant material shall be protected during transport and delivery to final location with shade cloth or other acceptable means of windburn prevention. Plant/tree material shall conform to Florida # 1 as described in Florida grades & standards, the latest issue.
3. All trees must be guyed or staked as shown in details.
4. When plant material is delivered onsite, it shall not be laid down for more than two hours. Plant material when stored onsite shall be placed and maintained in good condition in a vertical position. All plants held onsite shall be kept watered regularly in sufficient amounts to permit continuous and vigorous growth.
5. Installation of all plant material shall be installed in a sound, workmanlike manner and according to accepted good planting and tree relocation procedures with the quality of plant materials as hereinafter described. All elements of landscaping shall be installed so as to meet all applicable ordinances and code requirements.
6. There shall be no chains or cables used directly on trees or palms, handle with 2" minimum width nylon straps or equal.
7. Contractor shall assure drainage and percolation of all planting pits. Prior to installation of plant material, contractor shall fill all tree pits with water before planting to assure that proper drainage and percolation is available. Correct if required to assure percolation. Contractor is responsible for replacement of all plants lost due to inadequate drainage conditions. Plant/tree material that has bark scraped off due to shipping, handling, and installation issues may be rejected upon inspection by the L.A.
8. Contractor to request inspection of project in writing. If all work is satisfactory and complete in accordance with conditions of contract documents, then the owner, its representative, and landscape architect shall declare the project substantially complete.
9. Substantial completion constitutes the beginning of guarantee period.
10. Contractor to replace rejected plant within two (2) weeks of notice.
11. Crown pruning of any trees or palms is generally not approved by the national arborist association standards. When it is approved, it must be done in writing.
12. Xeriscaping principles as outlined in the South Florida Water Management District Xeriscape Plant Guide 2 shall be applied throughout landscape installation and maintenance.

INDEX OF DRAWINGS		
LANDSCAPE		
1	L-000	COVER
2	L-001	INDEX OF DRAWING AND LANDSCAPE NOTES
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4	L-003	HARDSCAPE IMAGES
5	L-100	TREE DISPOSITION PLAN
6	L-111	GROUND LEVEL HARDSCAPE PLAN
7	L-112	GROUND LEVEL TREE PLAN
8	L-113	GROUND LEVEL SHRUB & GROUND COVER PLAN
9	L-114	GROUND LEVEL LIGHTING PLAN
10	L-510	GROUND LEVEL HARDSCAPE DETAILS
11	L-511	GROUND LEVEL HARDSCAPE DETAILS
12	L-512	GROUND LEVEL PLANTING DETAILS
13	L-512	GROUND LEVEL PLANTING DETAILS
14	L-600	TREE DISPOSITION SCHEDULE
15	L-601	LANDSCAPE SCHEDULE
16	L-602	HARDSCAPE SCHEDULE

PALMS



PHOENIX DACTYLIFERA
MEDJOOl DATE PALM



COCOS NUCIFERA
COCONUT PALM



CARYOTA MITIS
FISHTAIL PALM



LIGUSTRUM LUCIDUM
GLOSSY PRIVET



AUTOGRAPH TREE
CLUSIA ROSEA



PANDANUS UTILIS
SCREW-PINE



COCCOLOBA UVIFERA
SEA GRAPE

SHRUBS & GROUNDCOVERS



ALPINIA ZERUMBET
SHELL GINGER



HYMENOCALLIS
SPIDER LILY



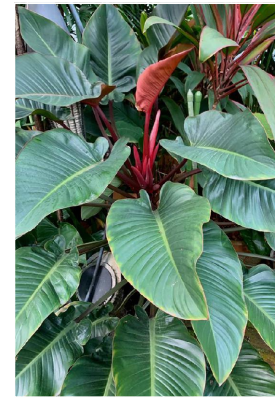
ALCANTAREA IMPERIALIS
IMPERIAL BROMELIAD



CONOCARPUS ERECTUS
GREEN BUTONWOOD



CHRYSOBALANUS ICACO
GREEN COCOPLUM



PHILODENDRON CONGO ROJO
PHILODENDRON



SERENOA REPENS 'CINEREA'
SILVER SAW PALMETTO



STRELITZIA NICOLAI
GIANT BIRD OF PARADISE



EVOLVULUS NUTTALLIANUS
BLUE DAZE



FICUS MICROCARPA
GREEN ISLAND FICUS



PHILODENDRON SELLOUM
SELLOUM
PHILODENDRON



PHILODENDRON X 'BURLE MARX'
BURLE MARX
PHILODENDRON



SPARTINA BAKERI
SAND CORDGRASS

HARDSCAPE



MULCH



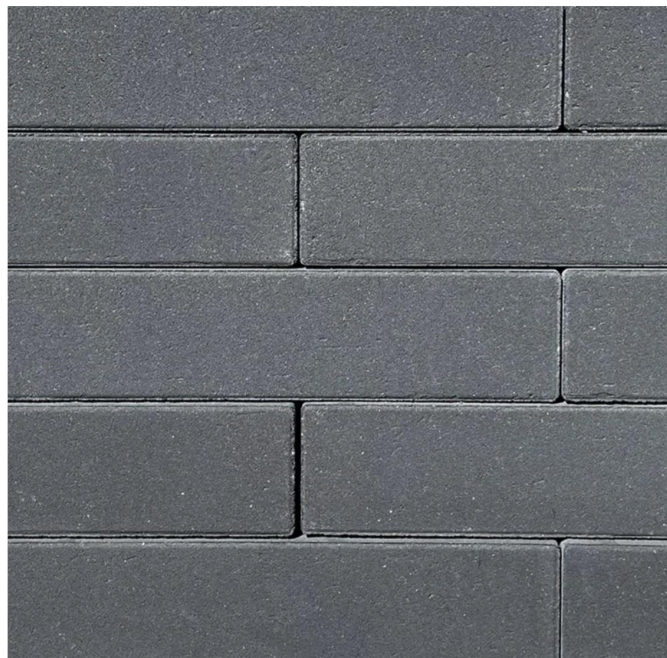
MIAMI BEACH PINK SIDEWALK



EXISTING VEHICULAR PAVER



GRANITE CURB



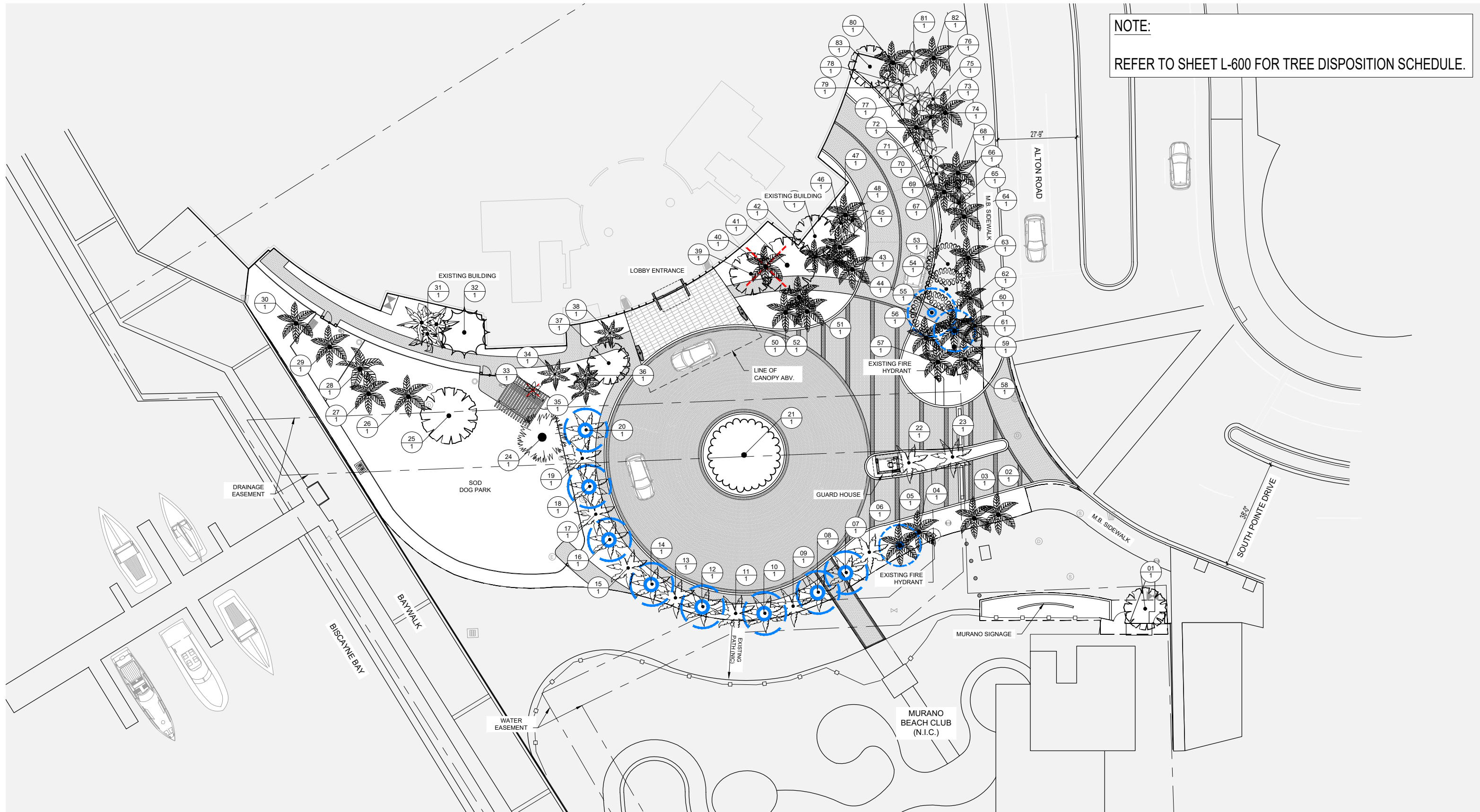
CHARCOAL VEHICULAR PAVER (STRIPS ONLY)



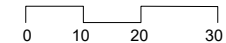
PEWTER VEHICULAR & PEDESTRIAN PAVER



BRUSHED LIMESTONE

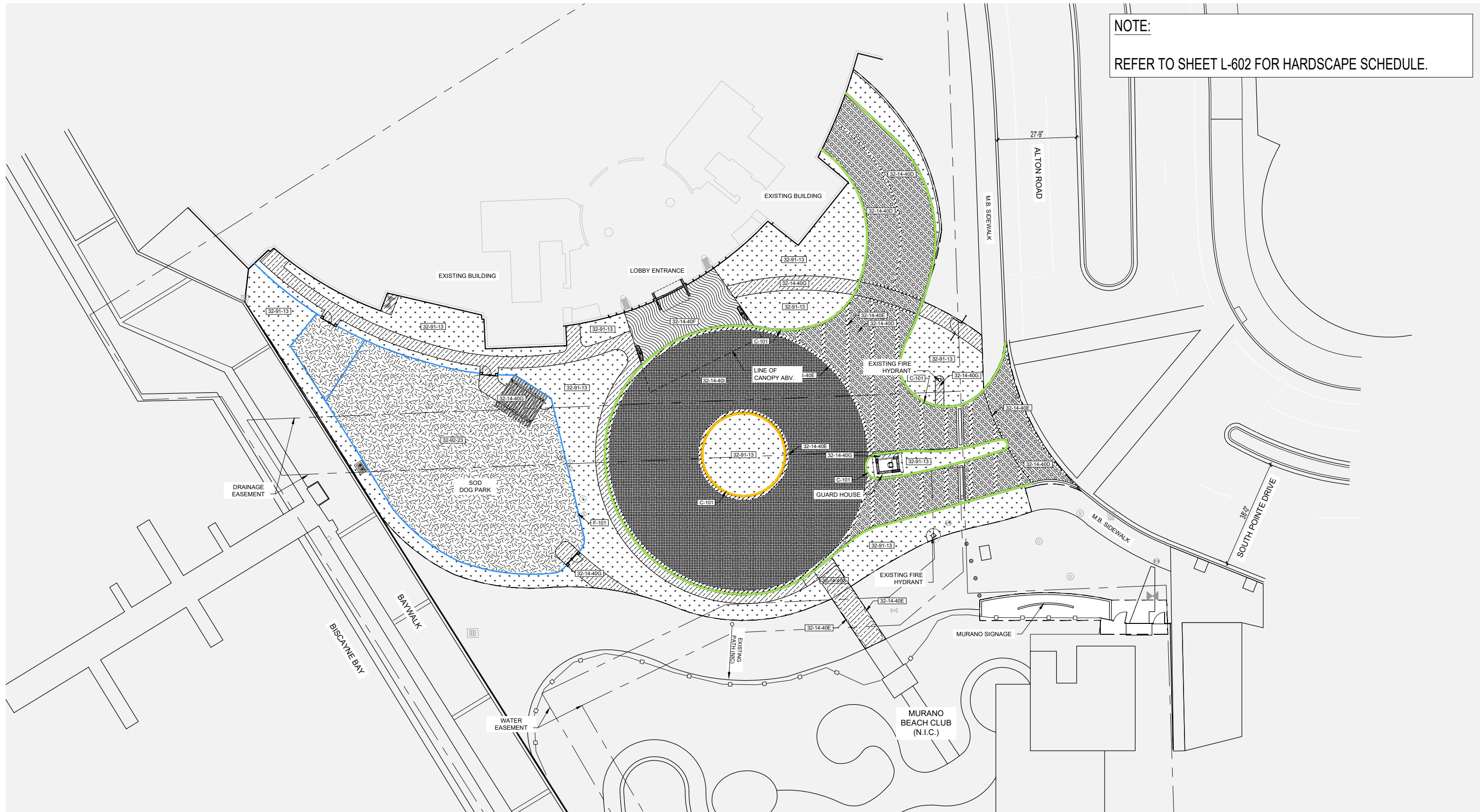


NOTE:
REFER TO SHEET L-600 FOR TREE DISPOSITION SCHEDULE.



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NOTE:
REFER TO SHEET L-602 FOR HARDSCAPE SCHEDULE.

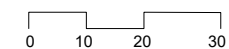


MURANO AT PORTOFINO
GROUND LEVEL RENOVATION

1000 SOUTH POINTE DRIVE MIAMI BEACH, FL 33139

GROUND LEVEL HARDSCAPE
PLAN

SCALE: 1/32" = 1'-0"



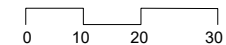
SUBMITTAL
DATE:
10-12-2025

L-111

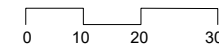
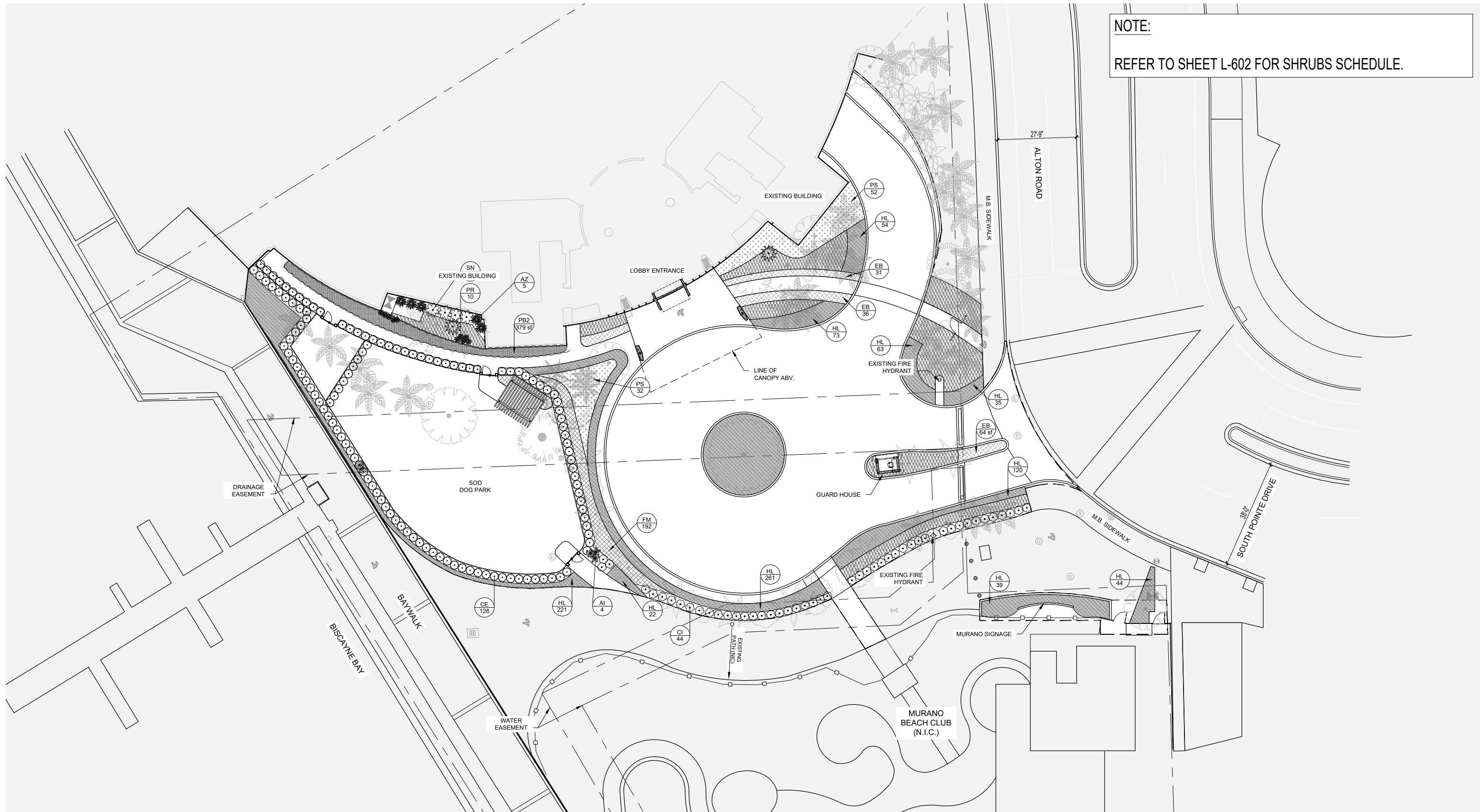
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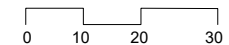


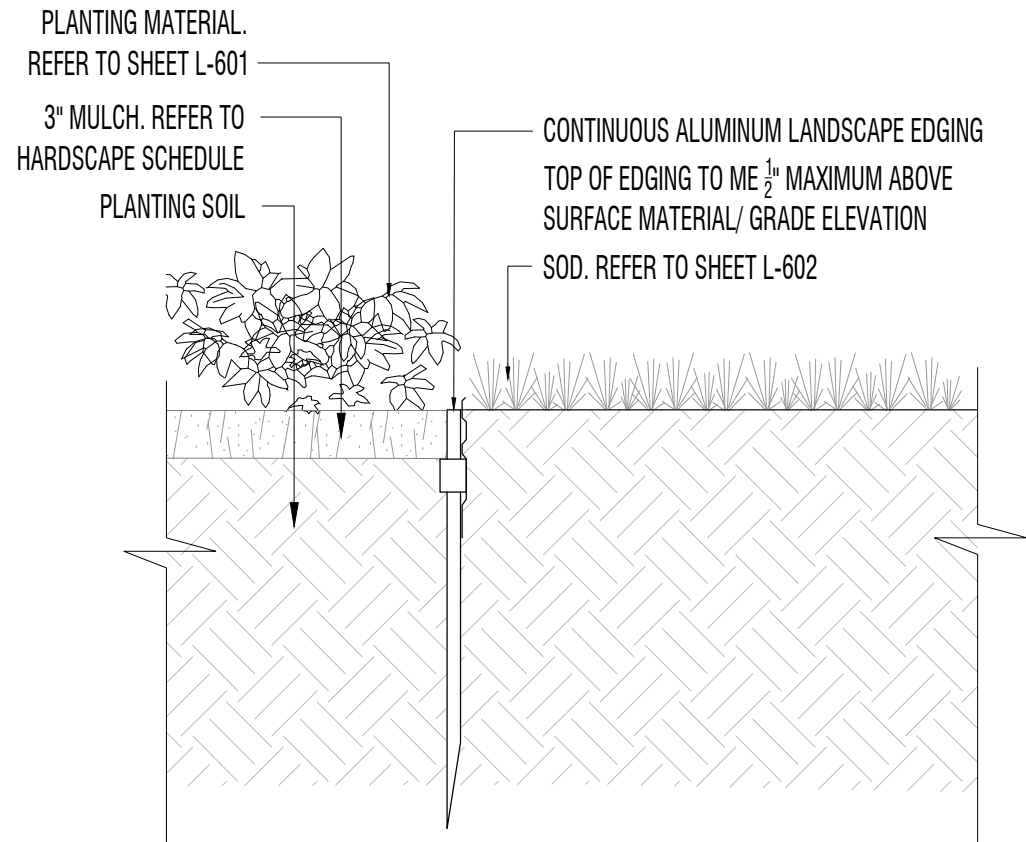
NOTE:
REFER TO SHEET L-601 FOR TREE SCHEDULE.



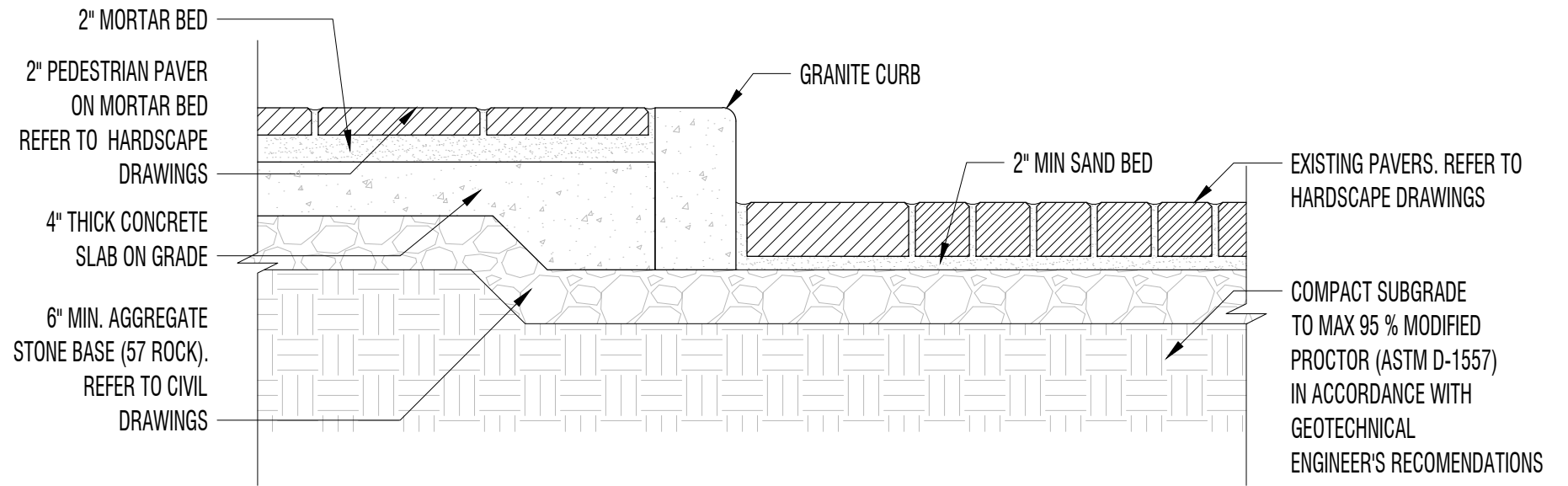
NOTE:
REFER TO SHEET L-602 FOR SHRUBS SCHEDULE.



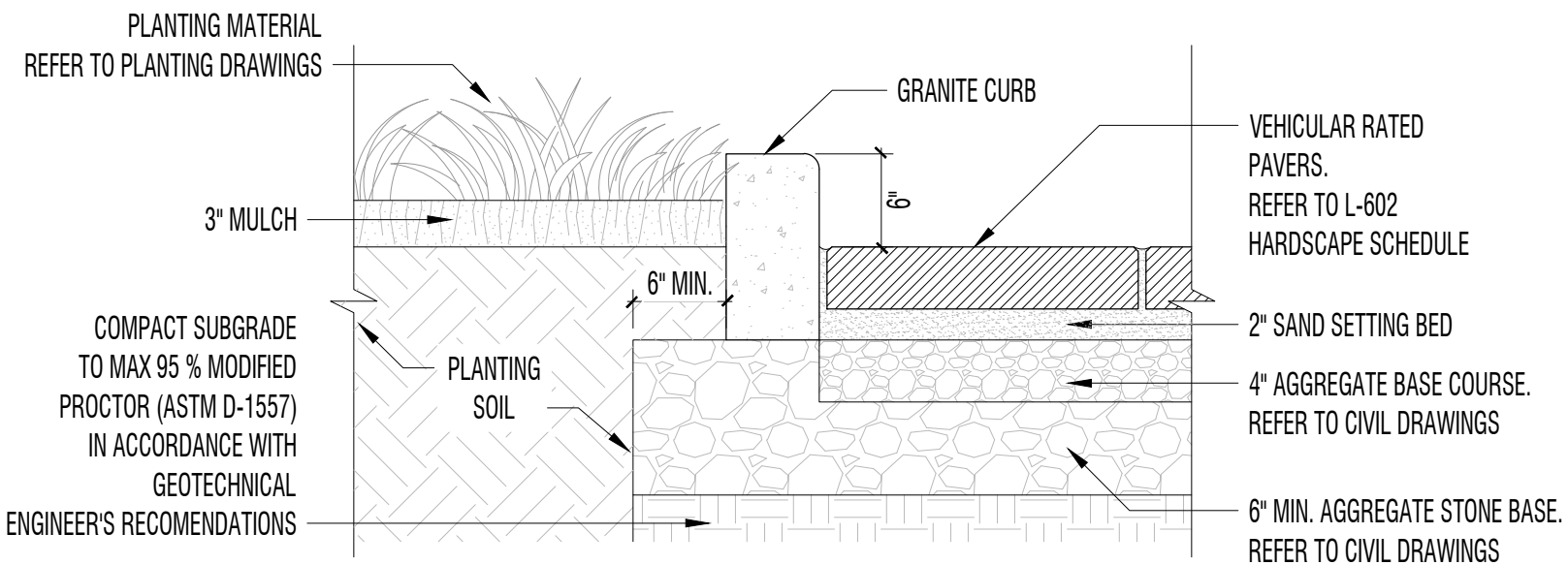




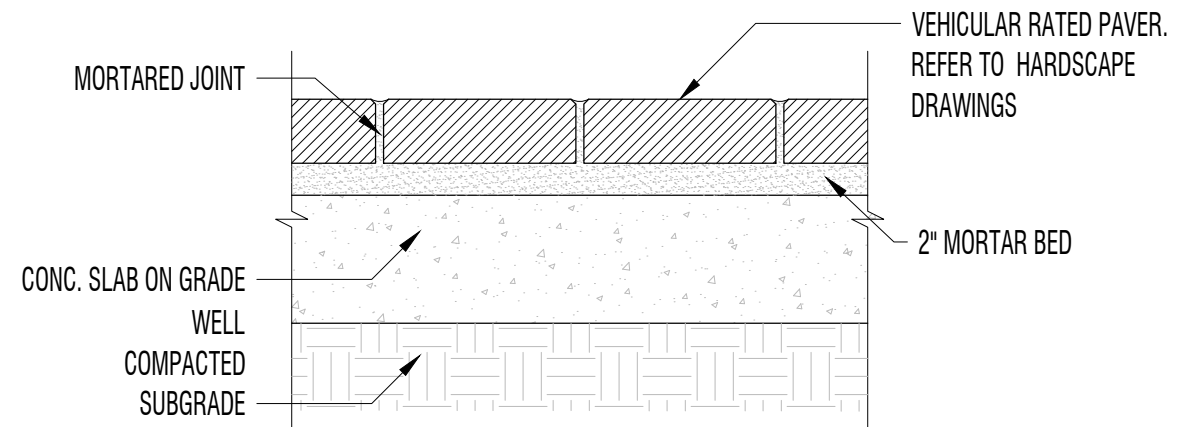
1 SOD - PLANTING BED W/METAL EDGING DETAIL
SCALE: 1" = 1'-0"



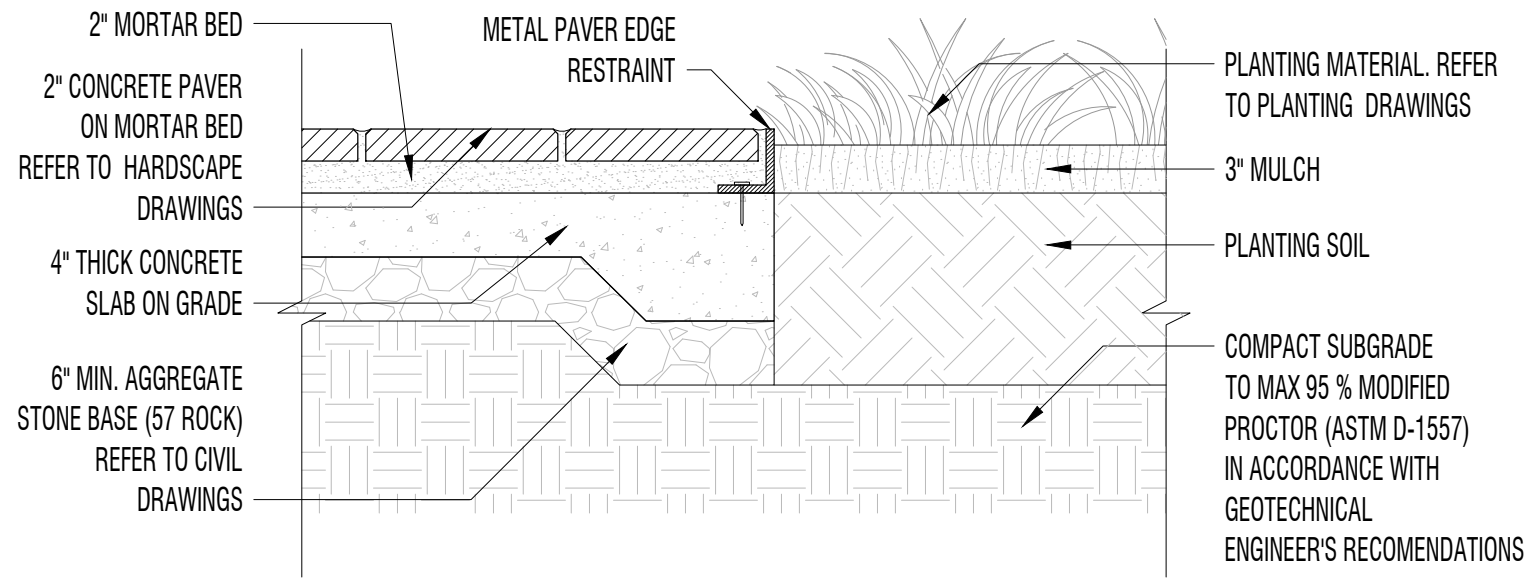
3 PEDESTRIAN WALKWAY - VEHICULAR EXISTING COBBLES DETAIL
SCALE: 1" = 1'-0"



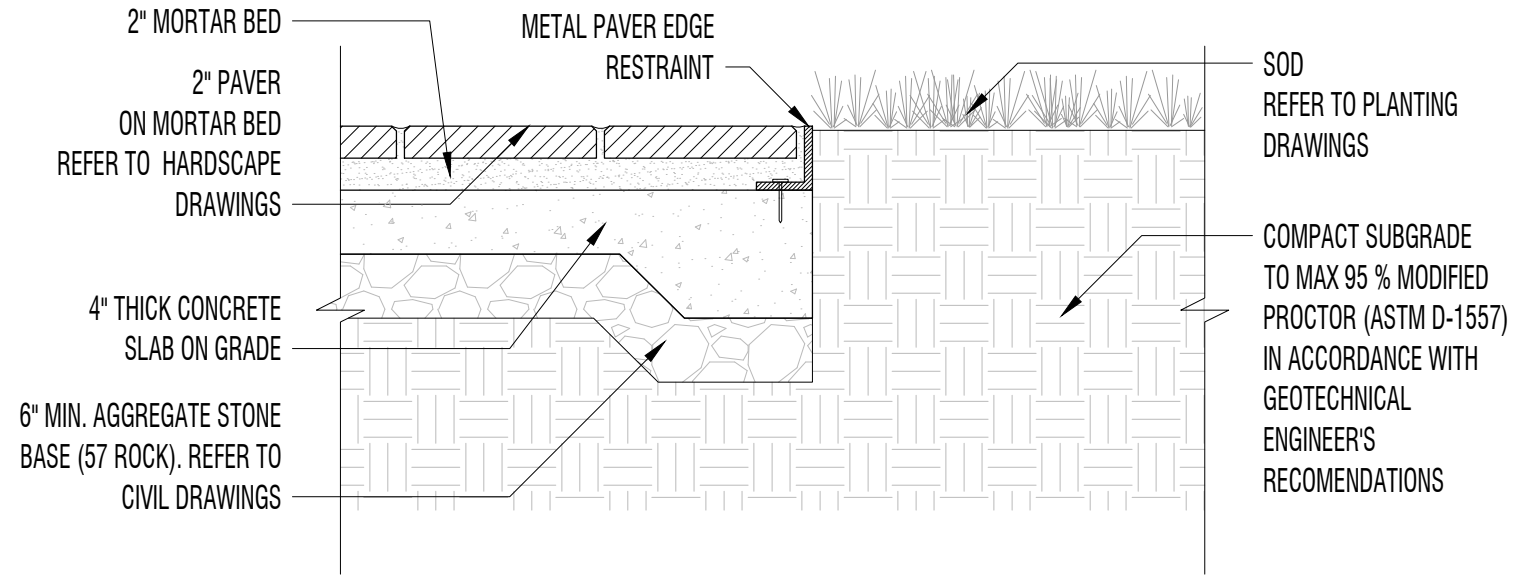
2 PLANTING BED - VEHICULAR PAVERS TRANSITION DETAIL
SCALE: 1" = 1'-0"



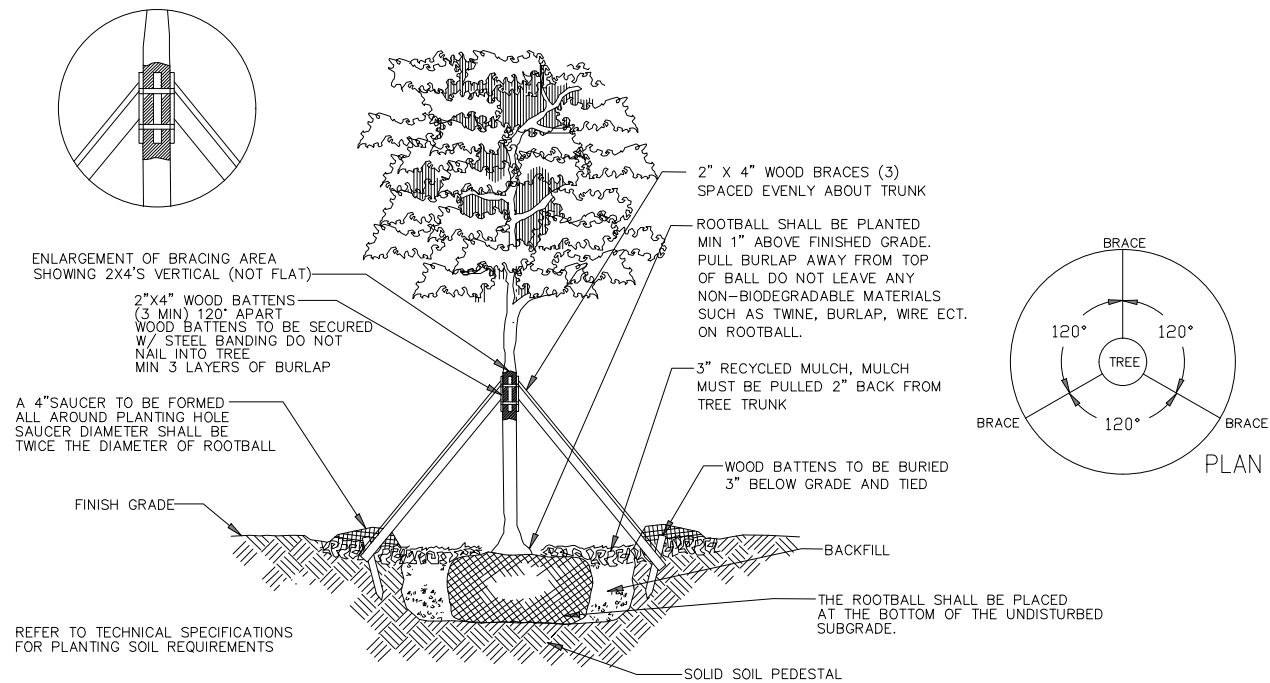
4 VEHICULAR PAVERS DETAIL
SCALE: 1" = 1'-0"



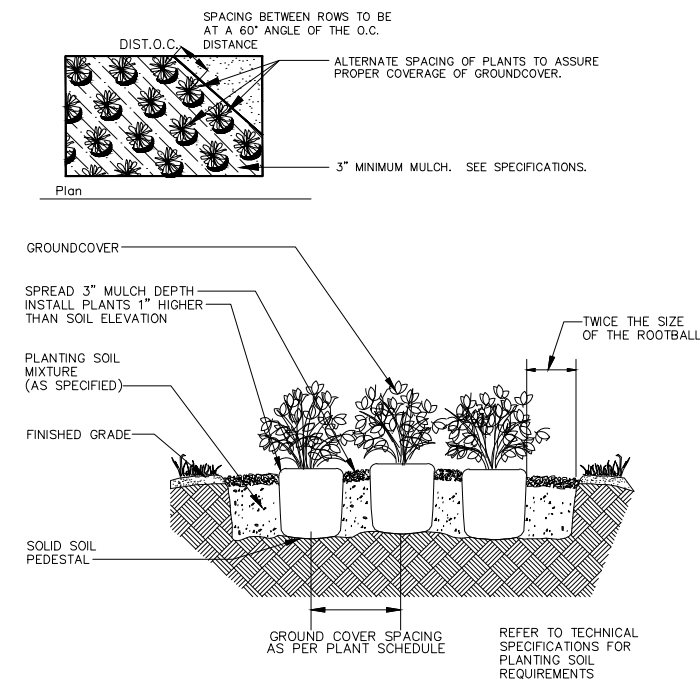
2 PEDESTRIAN PAVERS - PLANTING BED DETAIL
SCALE: 1" = 1'-0"



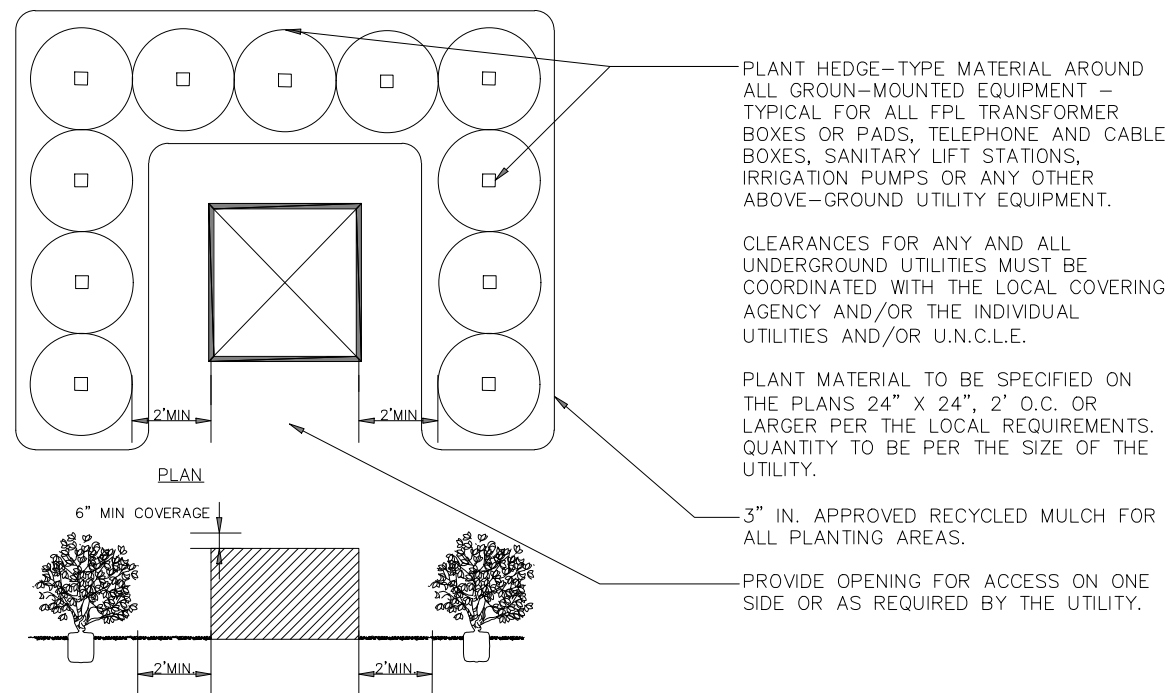
1 PEDESTRIAN PAVERS - SOD DETAIL
SCALE: 1" = 1'-0"



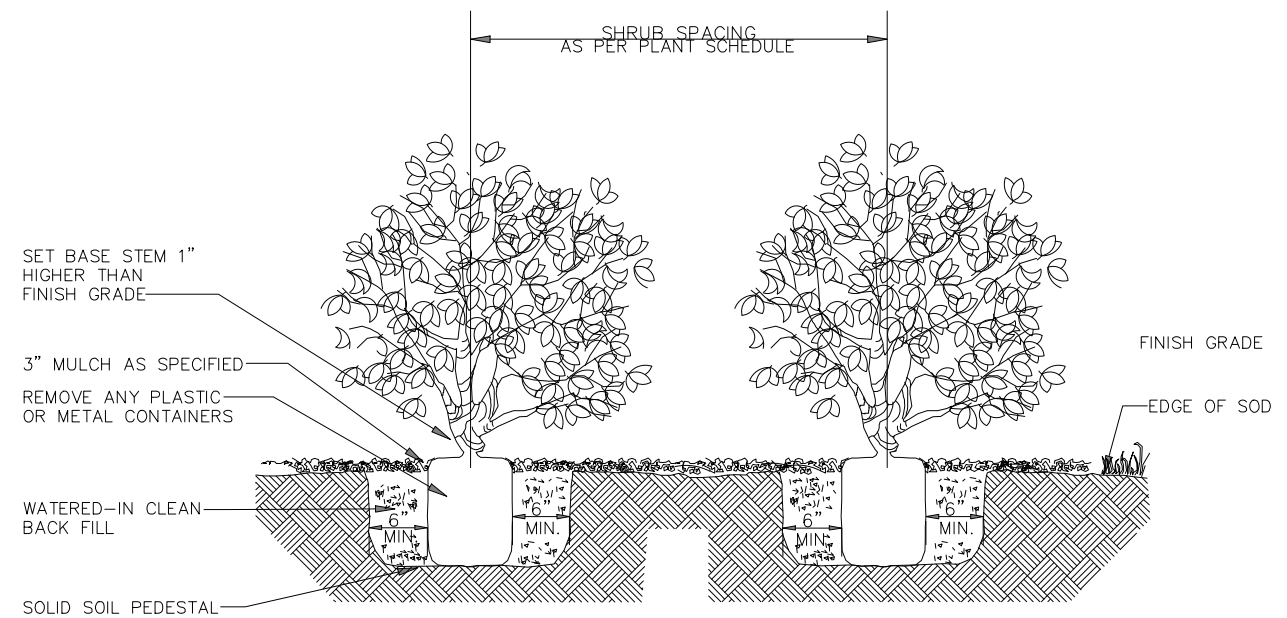
3 TREE PLANTING GREATER THAN 4" CALIPER DETAIL
SCALE: N.T.S.



1 GROUND COVER PLANTING DETAIL
SCALE: N.T.S.



4 GROUND MOUNTED SCREENING EQUIPMENT
SCALE: N.T.S.



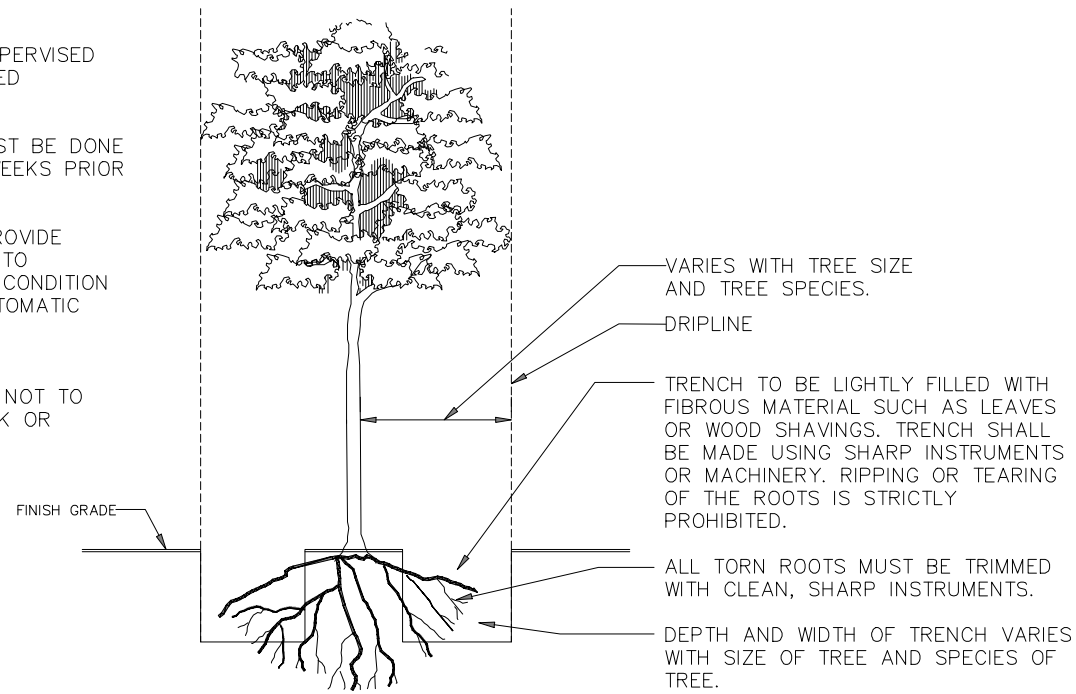
2 SHRUBS PLANTING DETAIL
SCALE: N.T.S.

WORK MUST BE SUPERVISED BY AN ISA CERTIFIED ARBORIST.

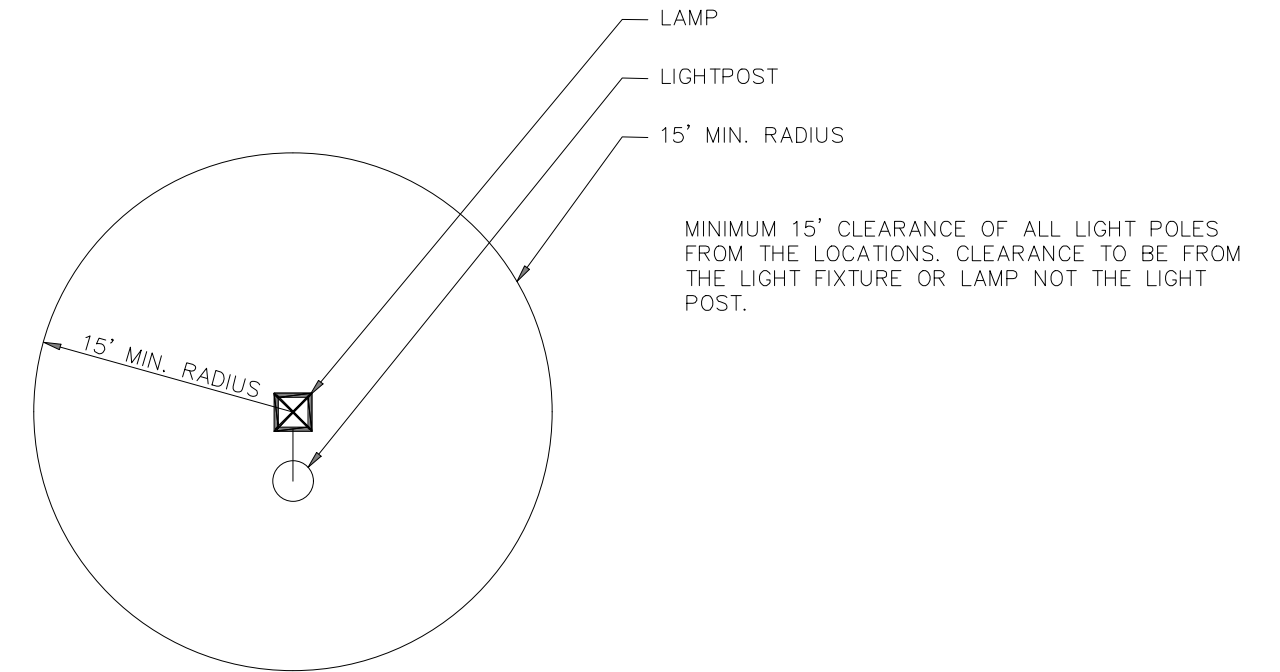
ROOT PRUNING MUST BE DONE A MINIMUM OF 8 WEEKS PRIOR TO RELOCATION.

WATERING MUST PROVIDE SUFFICIENT WATER TO MAINTAIN A MOIST CONDITION IN THE ROOTS. AUTOMATIC IRRIGATION DRIP IS RECOMMENDED.

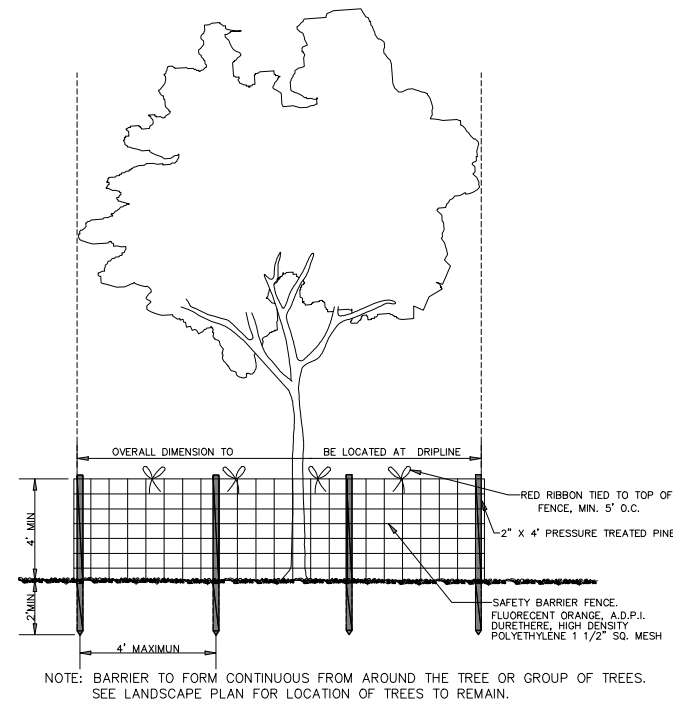
TAKE EXTRA CARE NOT TO DAMAGE THE TRUNK OR BRANCHES.



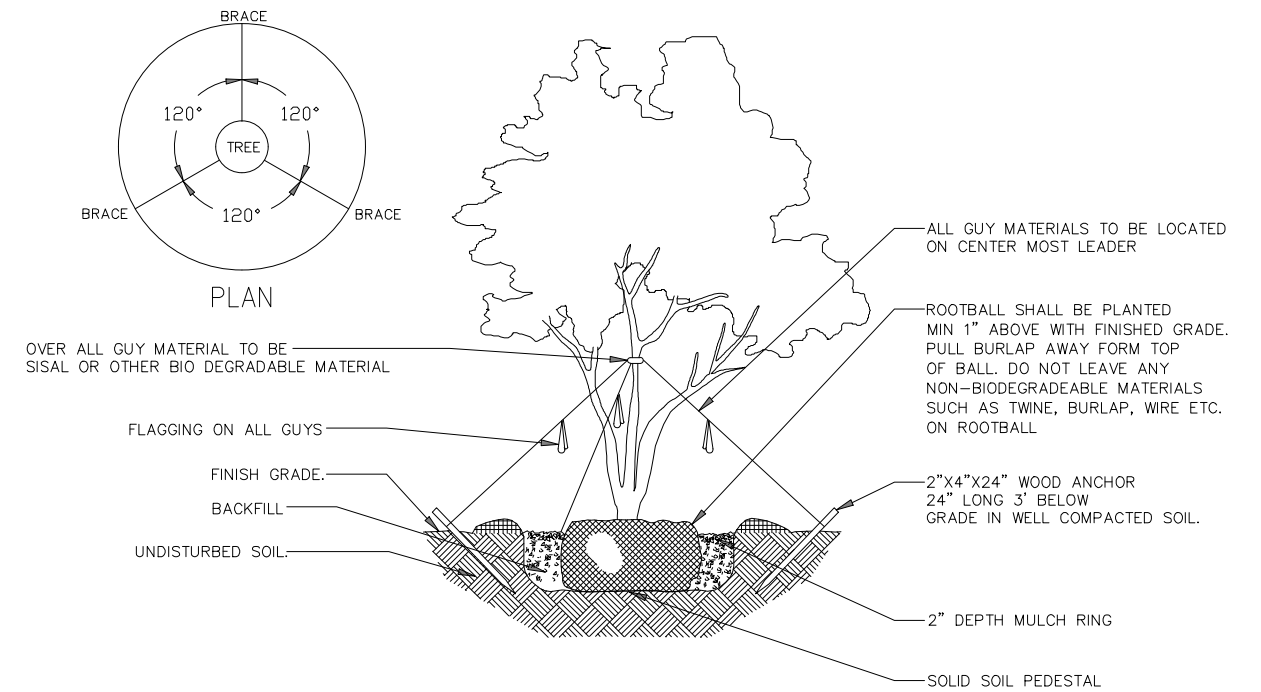
3 ROOT RUNNING DETAIL
SCALE: N.T.S.



1 TREE CLEARANCE FROM LIGHT FIXTURE DETAIL
SCALE: N.T.S.



4 TREE PROTECTION DETAIL
SCALE: N.T.S.



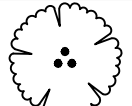
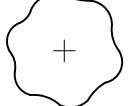

2 MULTI-TRUNK TREE PLANTING DETAIL
SCALE: N.T.S.

DISPOSITION SCHEDULE											
SYMBOL	CODE	BOTANICAL / COMMON NAME	HEIGHT	SPREAD	DBH	CONDITION	TPZ	NATIVE	CANOPY	QTY	DISPOSITION
TREES											
	01	Pandanus utilis / Screw Pine	20'	15'	28"	Good	10'	No	15'	1	REMAIN
	21	Coccoloba uvifera / Sea Grape	25'	26'	30"	Good	13'	Yes	26'	1	REMAIN
	25	Pandanus utilis / Screw Pine	23'	20'	34"	Good	10'	No	20'	1	REMAIN
	32	Psidium cattleianum / Strawberry Guava	20'	18'	10"	Fair	10'	No	18'	1	REMAIN
	37	Pandanus utilis / Screw Pine	25'	15'	27"	Good	10'	No	15'	1	REMAIN
	39	Pandanus utilis / Screw Pine	18'	15'	24"	Good	10'	No	15'	1	REMAIN
	41	Pandanus utilis / Screw Pine	23'	20'	28"	Good	10'	No	20'	1	REMAIN
	49	Pandanus utilis / Screw Pine	23'	15'	24"	Good	10'	No	15'	1	REMAIN
	53	Ligustrum japonicum / Japanese Privet	18"	15'	18"	Fair	10'	No	15'	1	REMAIN
	54	Ligustrum japonicum / Japanese Privet	18"	15'	24"	Fair	10'	No	15'	1	REMAIN
	55	Ligustrum japonicum / Japanese Privet	18"	15'	21"	Fair	10'	No	15'	1	RELOCATE
	59	Pandanus utilis / Screw Pine	18'	20'	30"	Good	10'	No	20'	1	REMAIN
	83	Pandanus utilis / Screw Pine	18'	15'	30"	Good	10'	No	15'	1	REMAIN
PALMS											
	02	Cocos nucifera / Coconut Palm	35'	15'	8"	Fair	10'	No	15'	1	REMAIN
	03	Cocos nucifera / Coconut Palm	33'	15'	8"	Fair	10'	No	15'	1	REMAIN
	04	Cocos nucifera / Coconut Palm	38'	15'	9"	Good	10'	No	15'	1	REMAIN
	05	Cocos nucifera / Coconut Palm	33'	15'	8"	Good	10'	No	15'	1	RELOCATE
	06	Phoenix dactylifera / Date Palm	38'	15'	16"	Fair	10'	No	15'	1	REMAIN
	07	Phoenix dactylifera / Date Palm	40'	15'	16"	Good	10'	No	15'	1	RELOCATE
	08	Phoenix dactylifera / Date Palm	42'	15'	16"	Good	10'	No	15'	1	RELOCATE
	09	Phoenix dactylifera / Date Palm	40'	15'	16"	Good	10'	No	15'	1	REMAIN
	10	Phoenix dactylifera / Date Palm	42'	15'	16"	Good	10'	No	15'	1	RELOCATE
	11	Phoenix dactylifera / Date Palm	40'	15'	17"	Good	10'	No	15'	1	REMAIN
	12	Phoenix dactylifera / Date Palm	40'	15'	16"	Good	10'	No	15'	1	RELOCATE
	13	Phoenix dactylifera / Date Palm	38'	15'	16"	Fair	10'	No	15'	1	REMAIN
	14	Phoenix dactylifera / Date Palm	42'	15'	16"	Good	10'	No	15'	1	RELOCATE
	15	Phoenix dactylifera / Date Palm	42'	15'	16"	Good	10'	No	15'	1	REMAIN

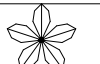





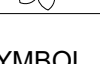


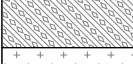
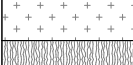
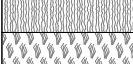

DISPOSITION SCHEDULE											
SYMBOL	CODE	BOTANICAL / COMMON NAME	HEIGHT	SPREAD	DBH	CONDITION	TPZ	NATIVE	CANOPY	QTY	DISPOSITION
	16	Phoenix dactylifera / Date Palm	42'	15'	16"	Good	10'	No	15'	1	RELOCATE
	17	Phoenix dactylifera / Date Palm	42'	15'	15"	Fair	10'	No	15'	1	REMAIN
	18	Phoenix dactylifera / Date Palm	42'	15'	17"	Good	10'	No	15'	1	RELOCATE
	19	Phoenix dactylifera / Date Palm	38'	15'	16"	Fair	10'	No	15'	1	REMAIN
	20	Phoenix dactylifera / Date Palm	42'	15'	16"	Good	10'	No	15'	1	RELOCATE
	22	Phoenix dactylifera / Date Palm	38'	15'	16"	Good	10'	No	15'	1	REMAIN
	23	Phoenix dactylifera / Date Palm	42'	15'	17"	Good	10'	No	15'	1	REMAIN
	24	Bismarckia nobilis / Bismarck Palm	35'	18'	14"	Good	10'	No	18'	1	REMAIN
	26	Cocos nucifera / Coconut Palm	48'	15'	8"	Fair	10'	No	15'	1	REMAIN
	27	Cocos nucifera / Coconut Palm	48'	15'	8"	Fair	10'	No	15'	1	REMAIN
	28	Cocos nucifera / Coconut Palm	42'	15'	10"	Fair	10'	No	15'	1	REMAIN
	29	Cocos nucifera / Coconut Palm	48'	15'	10"	Fair	10'	No	15'	1	REMAIN
	30	Cocos nucifera / Coconut Palm	42'	15'	8"	Fair	10'	No	15'	1	REMAIN
	31	Hyophorbe verschaffeltii / Spindle Palm	20'	20'	9", triple	Good	10'	No	20'	1	REMAIN
	33	Thrinax radiata / Florida Thatch Palm	18'	6'	3"	Fair	10'	Yes	6'	1	REMOVE
	34	Dictyosperma album / Princess Palm	16'	12'	6"	Fair	10'	No	12'	1	REMAIN
	35	Dictyosperma album / Princess Palm	20'	12'	6"	Fair	10'	No	12'	1	REMAIN
	36	Dictyosperma album / Princess Palm	20'	10'	5"	Fair	10'	No	10'	1	REMAIN
	38	Dictyosperma album / Princess Palm	18'	10'	6"	Fair	10'	No	10'	1	REMOVE
	40	- / Stump	-	-	-	-	-	-	15'	1	REMOVE
	42	Cocos nucifera / Coconut Palm	48'	12'	12"	Fair	10'	No	12'	1	REMAIN
	43	Cocos nucifera / Coconut Palm	45'	12'	9"	Fair	10'	No	12'	1	REMAIN
	44	Cocos nucifera / Coconut Palm	38'	15'	8"	Good	10'	No	15'	1	REMAIN
	45	Cocos nucifera / Coconut Palm	55'	15'	8"	Fair	10'	No	15'	1	REMAIN
	46	Livistona chinensis / Chinese Fan Palm	16'	12'	8"	Good	10'	No	12'	1	REMAIN
	47	Cocos nucifera / Coconut Palm	48'	15'	9"	Fair	10'	No	15'	1	REMAIN
	48	Livistona chinensis / Chinese Fan Palm	16'	12'	8"	Fair	10'	No	12'	1	REMAIN
	50	Cocos nucifera / Coconut Palm	50'	15'	9"	Good	10'	No	15'	1	REMAIN

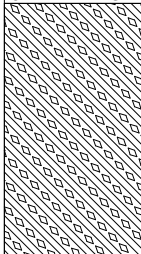
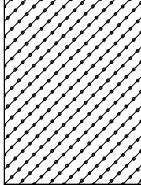

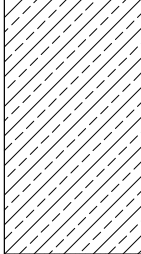
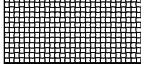



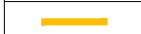

DISPOSITION SCHEDULE											
SYMBOL	CODE	BOTANICAL / COMMON NAME	HEIGHT	SPREAD	DBH	CONDITION	TPZ	NATIVE	CANOPY	QTY	DISPOSITION
	51	Cocos nucifera / Coconut Palm	38'	15'	8"	Good	10'	No	15'	1	REMAIN
	52	Cocos nucifera / Coconut Palm	52'	15'	9"	Good	10'	No	15'	1	REMAIN
	56	Cocos nucifera / Coconut Palm	50'	15'	8"	Good	10'	No	15'	1	REMAIN
	57	Cocos nucifera / Coconut Palm	55'	15'	8"	Good	10'	No	15'	1	REMAIN
	58	Cocos nucifera / Coconut Palm	38'	15'	8"	Good	10'	No	15'	1	REMAIN
	60	Cocos nucifera / Coconut Palm	40'	15'	7"	Good	10'	No	15'	1	RELOCATE
	61	Cocos nucifera / Coconut Palm	40'	12'	8"	Good	10'	No	12'	1	REMAIN
	62	Cocos nucifera / Coconut Palm	40'	12'	8"	Fair	10'	No	12'	1	REMAIN
	63	Cocos nucifera / Coconut Palm	50'	15'	9"	Poor	10'	No	15'	1	REMAIN
	64	Cocos nucifera / Coconut Palm	48'	15'	8"	Good	10'	No	15'	1	REMAIN
	65	Livistona chinensis / Chinese Fan Palm	20'	12'	7"	Good	10'	No	12'	1	REMAIN
	66	Livistona chinensis / Chinese Fan Palm	16'	10'	8"	Fair	10'	No	10'	1	REMAIN
	67	Cocos nucifera / Coconut Palm	35'	15'	9"	Good	10'	No	15'	1	REMAIN
	68	Cocos nucifera / Coconut Palm	35'	15'	10"	Good	10'	No	15'	1	REMAIN
	69	Livistona chinensis / Chinese Fan Palm	18'	12'	8"	Good	10'	No	12'	1	REMAIN
	70	Livistona chinensis / Chinese Fan Palm	16'	12'	8"	Fair	10'	No	12'	1	REMAIN
	71	Livistona chinensis / Chinese Fan Palm	14'	12'	8"	Good	10'	No	12'	1	REMAIN
	72	Cocos nucifera / Coconut Palm	35'	15'	9"	Good	10'	No	15'	1	REMAIN
	73	Livistona chinensis / Chinese Fan Palm	16'	12'	8"	Fair	10'	No	12'	1	REMAIN
	74	Cocos nucifera / Coconut Palm	35'	15'	9"	Good	10'	No	15'	1	REMAIN
	75	Livistona chinensis / Chinese Fan Palm	18'	12'	8"	Fair	10'	No	12'	1	REMAIN
	76	Livistona chinensis / Chinese Fan Palm	12'	10'	6"	Fair	10'	No	10'	1	REMAIN
	77	Livistona chinensis / Chinese Fan Palm	18'	12'	7"	Good	10'	No	12'	1	REMAIN
	78	Livistona chinensis / Chinese Fan Palm	18'	12'	8"	Good	10'	No	12'	1	REMAIN
	79	Livistona chinensis / Chinese Fan Palm	14'	10'	8"	Fair	10'	No	10'	1	REMAIN
	80	Cocos nucifera / Coconut Palm	35'	15'	10"	Fair	10'	No	15'	1	REMAIN
	81	Livistona chinensis / Chinese Fan Palm	18'	12'	8"	Good	10'	No	12'	1	REMAIN
	82	Cocos nucifera / Coconut Palm	35'	15'	10"	Good	10'	No	15'	1	REMAIN




TREE SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	HEIGHT	SPREAD	DBH	CANOPY	QTY
TREES							
	CU2	Coccotheca uvifera / Sea Grape Multi-Trunk	16'	12'	3"	14'	2
	LL	Ligustrum lucidum / Glossy Privet Multi-Trunk	12'	8'		10'	8
PALMS							
	CN	Cocos nucifera / Coconut Palm	18' CT			16'	2

SHRUBS SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	HEIGHT	SPREAD	SIZE				QTY
SHRUBS									
	AI	Alcantarea imperialis / Imperial Bromeliad	3'	4'					3
	AZ	Alpinia zerumbet / Shell Ginger	4'	3'					5
	CI	Chrysobalanus icaco / Coco Plum	3'	3'	15G				47
	CE	Conocarpus Erectus / Green Butonwood	4'-5'	3'					126
	PR	Philodendron congo rojo / Philodendron	2'	2'	7G				10
	SC2	Serenoa repens 'Cinerea' / Silver Saw Palmetto	48"	48"	45G				2
	SN	Strelitzia nicolai / Giant Bird of Paradise	5'-6'	4'	15G				4
SYMBOL	CODE	BOTANICAL / COMMON NAME	HEIGHT	SPREAD	SIZE	SPACING	SPACING	QTY	
SHRUB AREAS									
	EB	Evolvulus nuttallianus / Blue Daze	18"	24"			24" o.c.	100	
	FM	Ficus microcarpa / Green Island Ficus	12"	12"		18"	18" o.c.	186	
	HL	Hymenocallis latifolia / Spider Lily	18"	18"	3G		18" o.c.	1,295	
	PS	Philodendron selloum / Selloum Philodendron	10"	10"	3G	36" o.c.	36" o.c.	84	
	PB2	Philodendron x 'Burle Marx' / Burle Marx Philodendron	3'	3'	3G	No		379 sf	
	SB	Spartina bakeri / Sand Cordgrass	36"	48"			36" o.c.	201	

GROUND LEVEL HARDSCAPE SCHEDULE			
SYMBOL	CODE	DESCRIPTION	QTY
32 EXTERIOR IMPROVEMENTS			
	32-14-40D	ITEM: Vehicular Rated Pavers APPLICATION: Driveway MANUFACTURER: Belgard https://www.belgardcommercial.com/ PRODUCT: Moduline series COLOR: Pewter SIZE: 4" x 12" x 4" SRI: 0.32 LOW WIND: 33, SRI MED WIND: 35, HIGH WIND: 36	4,008 sf
	32-14-40E	ITEM: Vehicular Rated Pavers APPLICATION: Driveway MANUFACTURER: Belgard https://www.belgardcommercial.com/ PRODUCT: Moduline series COLOR: Charcoal SIZE: 4" x 12" x 4"	914 sf
	32-14-40F	ITEM: Stone Paver APPLICATION: Outdoor Lobby Entrance MANUFACTURER: Opustone COLOR: Natural SIZE: 36"x24"	715 sf
	32-14-40G	ITEM: Pedestrian Pavers APPLICATION: Pedestrian Walkways MANUFACTURER: Belgard https://www.belgardcommercial.com/ PRODUCT: Moduline series COLOR: Pewter SIZE: 4" x 12" x 3 1/8" SRI: 0.32 LOW WIND: 33, SRI MED WIND: 35, HIGH WIND: 36	2,087 sf
	32-14-40I	ITEM: Existing Vehicular Pavers APPLICATION: Driveway	5,775 sf
	32-91-13	ITEM: Mulching APPLICATION: Planting Beds TYPE: Mini Pine Bark Nuggets COLOR: Natural DEPTH: 3" min.	7,948 sf
	32-92-23	ITEM: Sodding APPLICATION: Dog park	4,937 sf
CURB			
	C-101	ITEM: Granite Curb SIZE: 8" W X 6" HT A.F.F.	647 lf
	C-102	ITEM: Granite Curb SIZE: 8" W X 10" HT A.F.F.	99 lf
FENCE			
	F-101	ITEM: Aluminum Fence PRODUCT: HR-10 Style HEIGHT: 4' feet COLOR: Black MANUFACTURER: Fence Distributors. fencedistributorsfl.com fencedistributorsfl@gmail.com (954) 247-9763	345 lf

LIGHTING SCHEDULE			
SYMBOL	CODE	DESCRIPTION	QTY
26 ELECTRICAL			
	26-56-19	ITEM: In-Ground Vehicular LED Well Light APPLICATION: Driveway	11
	26-56-35	ITEM: Area Lighting Poles APPLICATION: Ground Level TYPE: Pure V LAMP TYPE: PUR100V MANUFACTURER: Lumen Pulse	10
	26-56-36	ITEM: Bollard Lights APPLICATION: Ground Level TYPE: TBD LAMP TYPE: TBD MANUFACTURER: TBD	10