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PERMIT SET - NOT FOR CONSTRUCTION

D

C

B

A

Project

APOGEE

EXTERIOR RENOVATION

800 SOUTH POINTE DRIVE
MIAMI BEACH, FL 33139

Owner Information

APOGEE CONDOMINIUM ASSOCIATION
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Revisions

	09/21/2025	DRB FIRST SUBMITTAL
	10/12/2025	DRB FINAL SUBMITTAL
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Date

10/12/2025

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AS SHOWN

Project No.

202209

Sheet Name

L - LANDSCAPE SHEET INDEX

Sheet No.

L-0.0

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MIAMI BEACH

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1700 Convention Center Drive, 2nd Floor
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LANDSCAPE LEGEND

ALL INFORMATION REQUIRED BELOW MUST BE SUBMITTED AS REQUESTED. THE FORMAT OF THIS DOCUMENT MAY NOT BE MODIFIED OR ALTERED
IN ANY WAY. SUBMITTALS FOUND INSUFFICIENT OR INCOMPLETE MAY FAIL THE REVIEW
(Refer to the Chapter 4 Landscape Ordinance in the Resiliency Code for additional information)
<https://codehub.gridics.com/us/fl/miami-beach>

ITEM #	Property Address	800 SOUTH POINTE DRIVE, MIAMI BEACH, FL 33139	Required Fields	Minimum Required	Provided	
	Zoning District	C-PS3	Lot Area	117,932	Acres	2.707
A	OPEN SPACE (**The below open space requirements are intended only for RS and RPS zoning districts)					
RS Districts						
1	Square feet of required front yard open space as indicated on site plan: Total front yard area: _____ s.f. x _____ % (50% minimum without an Understory or 70% minimum with an Understory)					X N/A N/A
2	Square feet of required rear yard open space as indicated on site plan: Total rear yard area: _____ s.f. x 70% minimum =					X N/A N/A
RPS Districts:						
3	Residential Performance Standard Districts (RPS) open space requirements; the project architect shall provide calculation in accordance with the criteria per section 7.2.15.5. of the Resiliency Code					X N/A N/A
B	LAWN AREA CALCULATION					
1	Total square feet of landscaped open space required (sum of A.1. and A.2. or per A.3.) =					X N/A N/A
2	Maximum lawn area (sod) permitted per Chapter 4.2.3. "Table A" = 20 % x 117,932 s.f. =					X 23,587 17,778
3	Total artificial turf area proposed as shown on plans (if applicable) =					X N/A N/A
C	TREES					
1	*Number of trees required per lot or net lot acre, meeting minimum zoning district requirements (not including street trees) = 22 trees x _____ net lot acres (not applicable to RS districts) - number of existing trees = 6 EX.TREES (100% percent of the required trees shall be low maintenance or drought and salt tolerant species) 31 PROPOSED					X 22 37
2	Street Trees: Number of street trees at a maximum average spacing of 20 feet on center = (903 LF-106 LF EX. DRIVEWAYS)					X 40 16 EX. PALMS 8 TREES
3	Total number of trees: Sum of required lot and street trees = 31 LOT, 8 STREET TREES, 15 ROOF LEVEL, 8 PALMS					X 62 62
4	% Natives required: Number of trees provided x 50% =					X 31 51
5	Tree Diversity: Based on number of required lot and street trees =					X 7 7
D	SHRUBS					
1	Number of shrubs required: Number of lot and street trees required x 12 = (100% of shrubs or small trees shall be low maintenance, drought tolerant, and salt tolerant)					X 744 744 MIN.
2	% Native shrubs required: Number of shrubs provided x 50% =					X 372 372 MIN.
3	Shrub Diversity: Based on number of required shrubs = (No one species of shrub shall constitute more than 20% of the shrubs required)					X 149 149 MAX.
E	LARGE SHRUBS/SMALL TREES					
1	Number of large shrubs or small trees required: 10% of number of required shrubs = (100% of large shrubs or small trees shall be low maintenance, crougt tolerant, and salt tolerant)					X 74 74 MIN.
2	% Native large shrubs or small trees required: 50% of provided large shrubs or small trees =					X 37 37 MIN.
NOTES:						
* The number of required trees listed in "Table A" for category 1 residential zoning districts (RS) are intended for properties up to 6,000 square feet lot area. Provide one additional tree for each additional 1,000 square feet of lot area. If the total lot area is a fraction over the additional 1,000 square feet then, the number of required trees will be rounded up. The net lot acre multiplier does not apply to RS zoning districts.						
* Tree mitigation credits as provided by the Urban Forestry Division shall only apply to those trees counting towards mitigation, and not used to independently satisfy the Chapter 4 Landscape Ordinance minimum lot and street tree requirements.						
** For all other districts, there are applicable minimum setback requirements. For multi-family residential districts (RM), the minimum setback areas must consist of pervious landscape, unless an allowable encroachment / projection is provided (e.g. walkway, driveway, etc.). After considering the allowable encroachments, what remains within the setback must be landscape. This remaining landscape area can have a maximum lawn area of 20% - 30% per "Table A" of Chapter 4.2.3. Place "N/A" if field is not applicable.						
Applicant Signature:			X			
NOTE: Multifamily residential and commercial zones. In multifamily residential, RM-1, RM-2, RM-3, RPS-1, RPS-2, RPS-3, RPS-4, RO, TC-3 or commercial zones, CD- 1, CD-2, CD-3, C-PS-1, C-PS-2, C-PS-3, C-PS-4, 1-1, MXE, TC-1, TC-2, if the minimum number of trees required cannot be planted on the ground level of the subject property, the applicant may plant 25 percent of the required trees on upper levels such as open recreation areas, roofs, and exposed decks. MINIMUM OF (15) 16' HEIGHT TREES ON POOL DECK TERRACE TO COUNT TOWARDS OVERALL TREE REQUIREMENT.						

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Revisions

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	12/11/2025	DRB HEARING DATE

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LANDSCAPE LEGEND

Sheet No.

L-0.1

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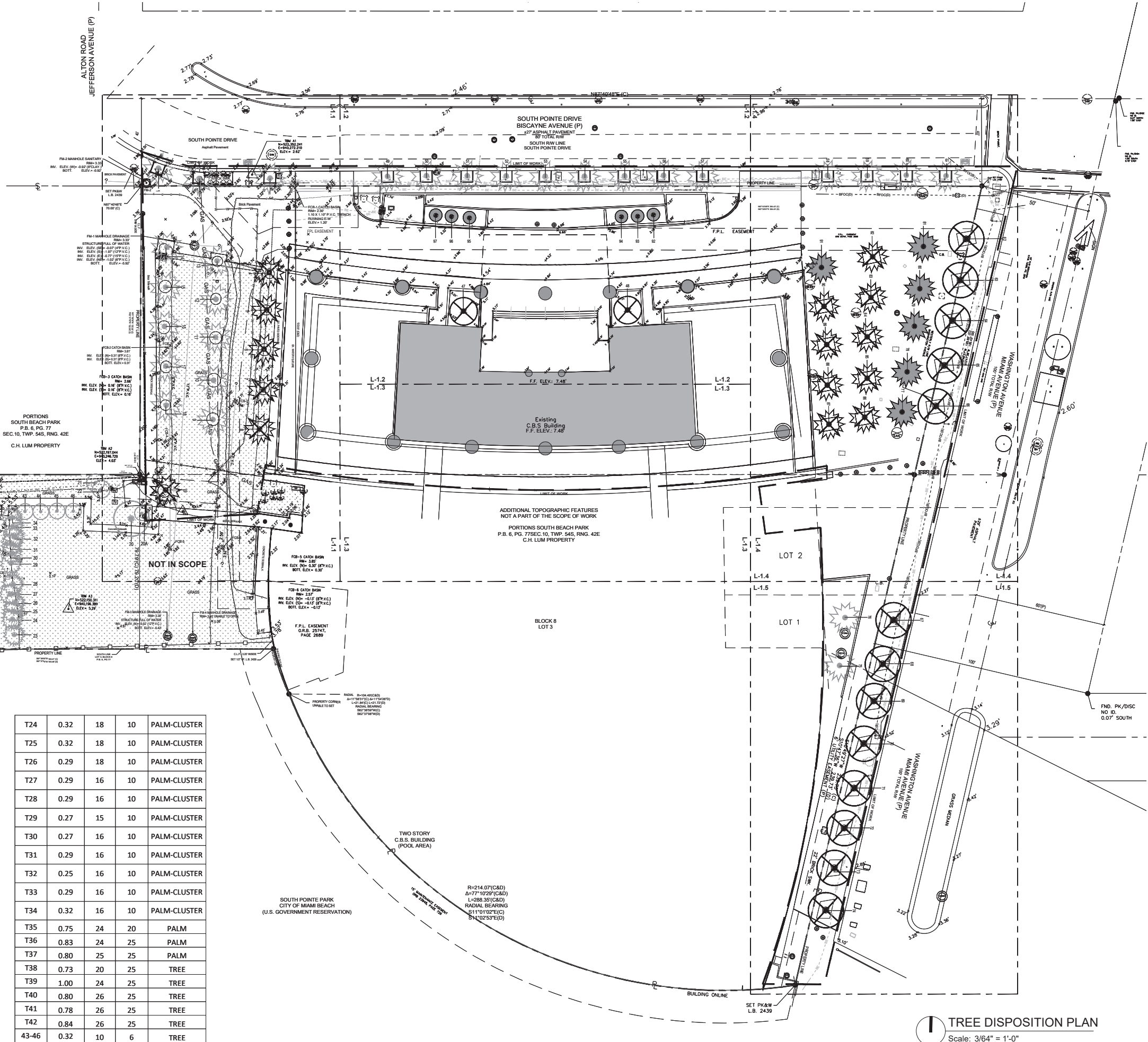
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- LEGEND
- EXISTING PALM TO REMAIN
 - EXISTING TREE TO REMAIN
 - EXISTING PALM TO RELOCATE
 - EXISTING TREE TO RELOCATE
 - EXISTING PALM TO REMOVE
 - EXISTING TREE TO REMOVE

TREE INDEX - PROVIDED BY TREE SURVEYOR

Tree Survey				
Name	Diameter (Ft)	Height (Ft)	Spread (Ft)	Species
T1	0.99	26	14	PALM
T2	0.68	26	10	PALM
T3	0.99	28	15	PALM
T4	1.24	20	14	PALM
T5	1.35	25	20	PALM
T6	1.24	24	20	PALM
T7	1.23	24	20	PALM
T8	1.20	19	15	PALM
T9	1.30	20	15	PALM
T10	1.23	25	20	PALM
T11	1.23	27	20	PALM
T12	1.27	28	20	PALM
T13	1.21	25	15	PALM
T14	1.23	21	15	PALM
T15	1.32	29	20	PALM
T16	1.24	30	20	PALM
T17	1.24	30	20	PALM
T18	1.30	17	15	PALM
T19	1.27	27	15	PALM
T20	0.38	16	15	TREE
T21	0.33	16	10	TREE
T22	0.25	16	10	TREE
T23	0.36	18	10	PALM-CLUSTER

T24	0.32	18	10	PALM-CLUSTER
T25	0.32	18	10	PALM-CLUSTER
T26	0.29	18	10	PALM-CLUSTER
T27	0.29	16	10	PALM-CLUSTER
T28	0.29	16	10	PALM-CLUSTER
T29	0.27	15	10	PALM-CLUSTER
T30	0.27	16	10	PALM-CLUSTER
T31	0.29	16	10	PALM-CLUSTER
T32	0.25	16	10	PALM-CLUSTER
T33	0.29	16	10	PALM-CLUSTER
T34	0.32	16	10	PALM-CLUSTER
T35	0.75	24	20	PALM
T36	0.83	24	25	PALM
T37	0.80	25	25	PALM
T38	0.73	20	25	TREE
T39	1.00	24	25	TREE
T40	0.80	26	25	TREE
T41	0.78	26	25	TREE
T42	0.84	26	25	TREE
43-46	0.32	10	6	TREE



TREE DISPOSITION PLAN
Scale: 3/64" = 1'-0"

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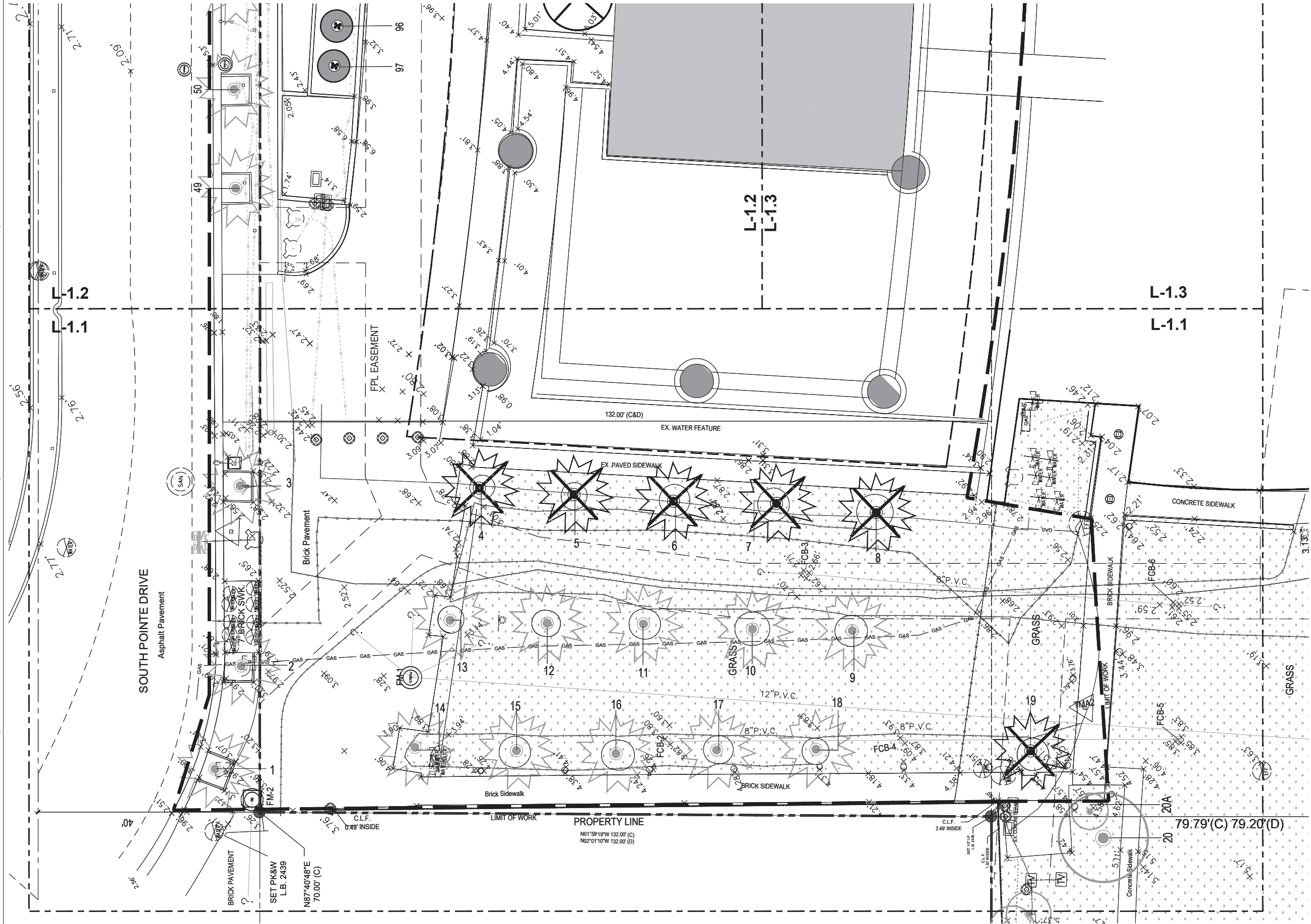
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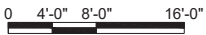
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TREE DISPOSITION PLAN
Sheet No.
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TREE DISPOSITION PLAN ENLARGEMENT A
Scale: 1/8" = 1'-0"



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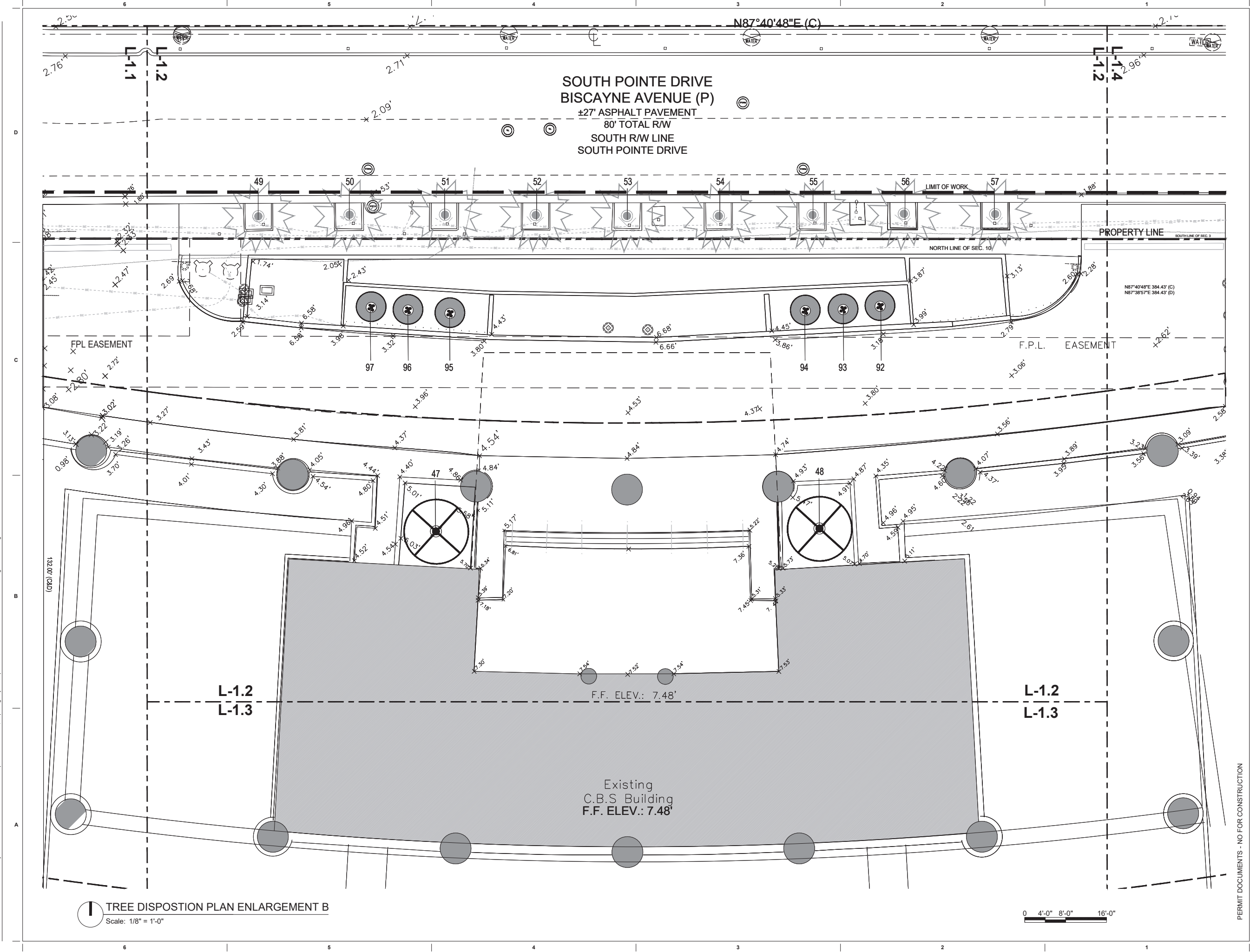
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TREE DISPOSITION PLAN ENLARGEMENT B
Scale: 1/8" = 1'-0"

0 4'-0" 8'-0" 16'-0"

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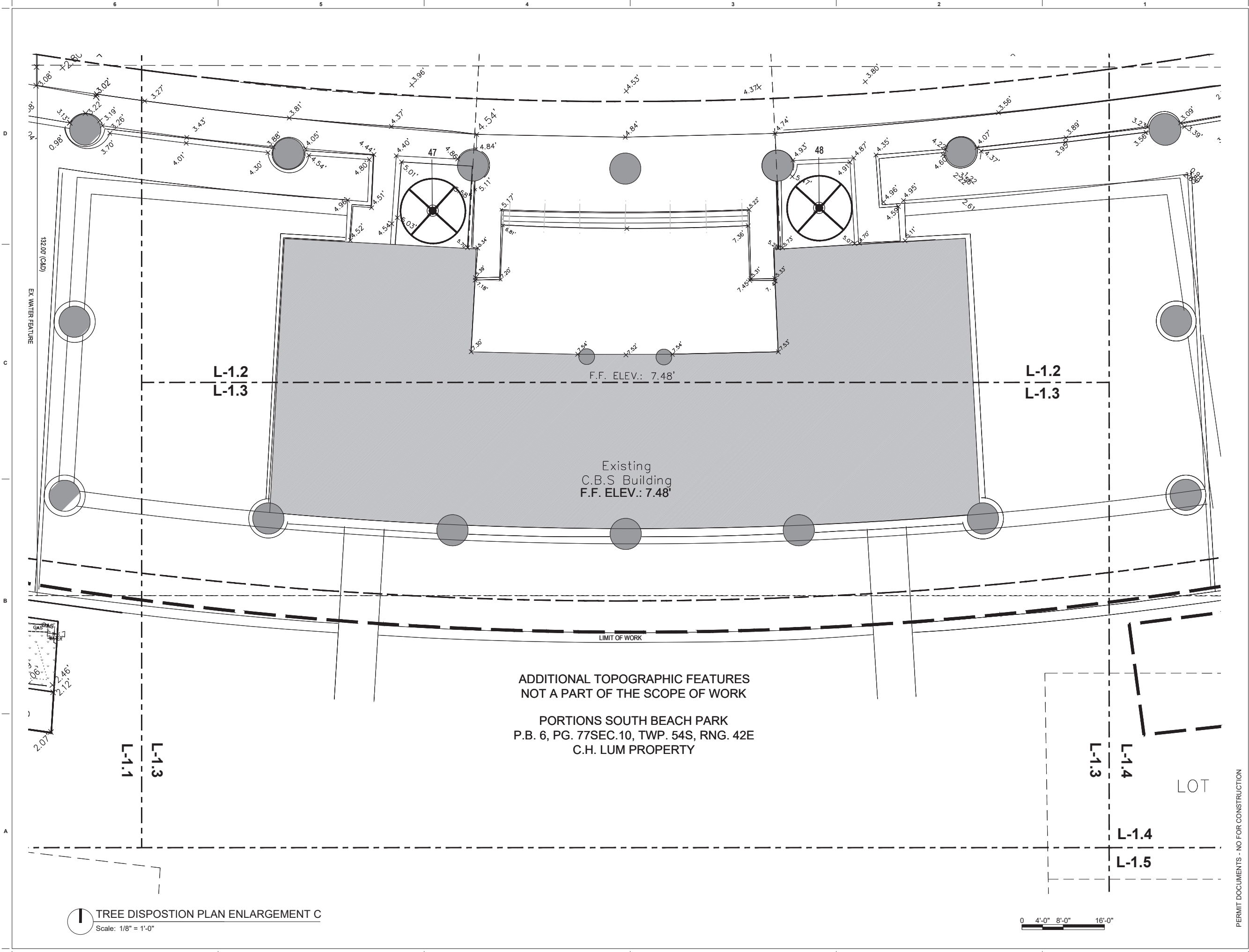
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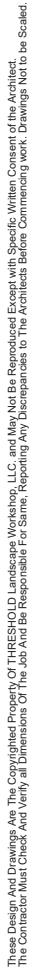
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TREE DISPOSITION PLAN ENLARGEMENT C
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L-1.3



L-1.4



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Revisions

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Sheet Name

**TREE DISPOSITION PLAN
ENLARGEMENT E**

Sheet No.

L-1.5

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GROUND LEVEL TREE DISPOSITION LIST										
BASED ON TREE SURVEY PROVIDED BY FORTIN, LEAVY, SKILES, INC., LB3653										
ARBORIST REPORT PURPLE MARTIN STUDIO 06/13/2025										
ITEM	SCIENTIFIC NAME	COMMON NAME	DBH (IN)	HEIGHT +/- (FT)	SPREAD (FT)	MIT. REQ.	CONDITION	DISPOSITION	TPZ (FT)	NOTES
1	COCOS NUCIFERA	COCONUT PALM	8	25	14		GOOD	REMAIN	5	
2	COCOS NUCIFERA	COCONUT PALM	10.5	25	10		GOOD	REMAIN	7	
3	COCOS NUCIFERA	COCONUT PALM	11	28	15		GOOD	REMAIN	7	
4	PHOENIX DACTYLIFERA	MEDJOOl DATE PALM	15	20	14	YES	GOOD	REMOVE	10	
5	PHOENIX DACTYLIFERA	MEDJOOl DATE PALM	15	25	20	YES	GOOD	REMOVE	9	
6	PHOENIX DACTYLIFERA	MEDJOOl DATE PALM	14	24	20	YES	GOOD	REMOVE	7	
7	PHOENIX DACTYLIFERA	MEDJOOl DATE PALM	15	24	20	YES	GOOD	REMOVE	9	
8	PHOENIX DACTYLIFERA	MEDJOOl DATE PALM	14	19	15	YES	GOOD	REMOVE	9	
9	PHOENIX DACTYLIFERA	MEDJOOl DATE PALM	16	20	15		GOOD	REMAIN	11	
10	PHOENIX DACTYLIFERA	MEDJOOl DATE PALM	14	25	20		GOOD	REMAIN	9	
11	PHOENIX DACTYLIFERA	MEDJOOl DATE PALM	14	27	20		GOOD	REMAIN	9	
12	PHOENIX DACTYLIFERA	MEDJOOl DATE PALM	15	28	20		GOOD	REMAIN	10	
13	PHOENIX DACTYLIFERA	MEDJOOl DATE PALM	15	25	15		GOOD	REMAIN	8	
14	PHOENIX DACTYLIFERA	MEDJOOl DATE PALM	14	21	15		GOOD	REMAIN	9	TRUNK DAMAGE
15	PHOENIX DACTYLIFERA	MEDJOOl DATE PALM	14	29	20		GOOD	REMAIN	9	
16	PHOENIX DACTYLIFERA	MEDJOOl DATE PALM	14	30	20		GOOD	REMAIN	9	
17	PHOENIX DACTYLIFERA	MEDJOOl DATE PALM	14	30	20		GOOD	REMAIN	9	
18	PHOENIX DACTYLIFERA	MEDJOOl DATE PALM	14	17	15		GOOD	REMAIN	8	
19	PHOENIX DACTYLIFERA	MEDJOOl DATE PALM	STUMP	N/A	N/A	YES	DEAD	REMOVE	0	STUMP
20	FILICIMUM DECIPIENS	JAPANESE FERN TREE	8.5	16	15		GOOD	REMAIN	6	
20A	MYRCIANTHES FRAGRANS	SIMPSON STOPPER	12	15	10		GOOD	REMAIN	8	
21	MYRCIANTHES FRAGRANS	SIMPSON STOPPER	15	16	10		GOOD/FAIR	REMAIN	10	IRREGULAR CANOPY, CUT BACK
22	MYRCIANTHES FRAGRANS	SIMPSON STOPPER	8	16	10		GOOD/FAIR	REMAIN	5	IRREGULAR CANOPY, CUT BACK
23	DYPSIS CABADAE	CABADA PALM - MULTI	33	16	10		GOOD	REMAIN	22	
24	DYPSIS CABADAE	CABADA PALM - MULTI	43	18	10		GOOD	REMAIN	29	
25	DYPSIS CABADAE	CABADA PALM - MULTI	30	18	10		GOOD	REMAIN	20	
26	DYPSIS CABADAE	CABADA PALM - MULTI	23	18	10		GOOD	REMAIN	15	
27	DYPSIS CABADAE	CABADA PALM - MULTI	12	18	10		GOOD	REMAIN	8	
28	DYPSIS CABADAE	CABADA PALM - MULTI	36	18	10		GOOD	REMAIN	24	
29	DYPSIS CABADAE	CABADA PALM - MULTI	27	16	10		GOOD	REMAIN	18	
30	DYPSIS CABADAE	CABADA PALM - MULTI	8	16	10		GOOD	REMAIN	5	
31	DYPSIS CABADAE	CABADA PALM - MULTI	30	16	10		GOOD	REMAIN	20	
32	DYPSIS CABADAE	CABADA PALM - MULTI	31	16	10		GOOD	REMAIN	21	
33	DYPSIS CABADAE	CABADA PALM - MULTI	27	16	10		GOOD	REMAIN	18	
34	DYPSIS CABADAE	CABADA PALM - MULTI	29	16	10		GOOD	REMAIN	19	
35	COCOS NUCIFERA	COCONUT PALM	9	24	20		GOOD	REMAIN	6	
36	COCOS NUCIFERA	COCONUT PALM	9.5	24	25		GOOD	REMAIN	6	
37	COCOS NUCIFERA	COCONUT PALM	9.5	25	25		GOOD	REMAIN	6	
38	CLUSIA ROSEA	PITCH APPLE	26	20	25		GOOD	REMAIN	17	
39	CLUSIA ROSEA	PITCH APPLE	2	24	25		FAIR	REMAIN	8	LIGHTING DAMAGE, TORN LIMBS
40	CLUSIA ROSEA	PITCH APPLE	17	26	25		GOOD	REMAIN	11	
41	CLUSIA ROSEA	PITCH APPLE	10	26	25		GOOD	REMAIN	7	TRUNK DAMAGE
42	CLUSIA ROSEA	PITCH APPLE	11	26	25		GOOD	REMAIN	7	
43	FILICIMUM DECIPIENS	JAPANESE FERN TREE	3	10	6		FAIR	REMAIN	2	UNDER REG.
44	FILICIMUM DECIPIENS	JAPANESE FERN TREE	5	10	6		FAIR	REMAIN	3	UNDER REG.
45	FILICIMUM DECIPIENS	JAPANESE FERN TREE	6	10	6		FAIR	REMAIN	4	UNDER REG.
46	FILICIMUM DECIPIENS	JAPANESE FERN TREE	4	10	6		FAIR	REMAIN	3	UNDER REG.

NOTE: TREES 20A-46 NOT INCLUDED IN SCOPE OF WORK

47	FICUS MICROCARPA	GREEN ISLAND FICUS	15	5	5		GOOD	REMAIN	10	
48	FICUS MICROCARPA	GREEN ISLAND FICUS	12	8	8		GOOD	REMAIN	8	
49	COCOS NUCIFERA	COCONUT PALM	11	20	20		GOOD	REMAIN	7	
50	COCOS NUCIFERA	COCONUT PALM	8	18	20		GOOD	REMAIN	5	
51	COCOS NUCIFERA	COCONUT PALM	10	18	20		FAIR	REMAIN	7	
52	COCOS NUCIFERA	COCONUT PALM	12	20	20		GOOD	REMAIN	8	
53	COCOS NUCIFERA	COCONUT PALM	13.5	20	20		GOOD	REMAIN	9	
54	COCOS NUCIFERA	COCONUT PALM	11.5	18	20		FAIR	REMAIN	8	
55	COCOS NUCIFERA	COCONUT PALM	9	18	20		GOOD	REMAIN	6	
56	COCOS NUCIFERA	COCONUT PALM	12	18	20		GOOD	REMAIN	8	
57	COCOS NUCIFERA	COCONUT PALM	12	16	15		GOOD	REMAIN	8	
58	COCOS NUCIFERA	COCONUT PALM	11	20	20		GOOD	REMAIN	7	
59	COCOS NUCIFERA	COCONUT PALM	12	18	20		FAIR	REMAIN	8	
60	COCOS NUCIFERA	COCONUT PALM	11.5	18	15		FAIR	REMAIN	8	
61	COCOS NUCIFERA	COCONUT PALM	9.5	16	10		GOOD	REMAIN	6	
62	QUERCUSE VIRGINIANA	LIVE OAK	7	12	10	YES	FAIR/POOR	REMOVE	5	CUT BACK, IN DECLINE
63	QUERCUSE VIRGINIANA	LIVE OAK	4	12	5	YES	POOR	REMOVE	3	
64	QUERCUSE VIRGINIANA	LIVE OAK	5	12	5	YES	POOR	REMOVE	3	
65	QUERCUSE VIRGINIANA	LIVE OAK	6	12	10	YES	POOR	REMOVE	4	
66	QUERCUSE VIRGINIANA	LIVE OAK	5	12	5	YES	POOR	REMOVE	3	
67	QUERCUSE VIRGINIANA	LIVE OAK	6	12	5	YES	POOR	REMOVE	4	LEANING
68	QUERCUSE VIRGINIANA	LIVE OAK	6	12	10	YES	POOR	REMOVE	4	
69	QUERCUSE VIRGINIANA	LIVE OAK	4	12	5	YES	POOR	REMOVE	3	LEANING
70	QUERCUSE VIRGINIANA	LIVE OAK	5	15	10	YES	POOR	REMOVE	3	
71	QUERCUSE VIRGINIANA	LIVE OAK	4	15	10	YES	POOR	REMOVE	3	STAKES GROWING INTO TREES
72	QUERCUSE VIRGINIANA	LIVE OAK	5	15	10	YES	FAIR	REMOVE	3	LEANING
73	QUERCUSE VIRGINIANA	LIVE OAK	5	15	10	YES	FAIR	REMOVE	3	
74	QUERCUSE VIRGINIANA	LIVE OAK	6	15	10	YES	FAIR	REMOVE	4	
75	PHOENIX DACTYLIFERA	MEDJCOL DATE PALM	15	25	10		GOOD	REMAIN	10	
76	PHOENIX DACTYLIFERA	MEDJCOL DATE PALM	15	30	10		GOOD	REMAIN	10	
77	PHOENIX DACTYLIFERA	MEDJCOL DATE PALM	14	30	10		GOOD	RELOCATE	9	
78	PHOENIX DACTYLIFERA	MEDJCOL DATE PALM	15	20	10		GOOD	RELOCATE	10	
79	PHOENIX DACTYLIFERA	MEDJCOL DATE PALM	15	18	10		GOOD	RELOCATE	10	
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81	PHOENIX DACTYLIFERA	MEDJCOL DATE PALM	14	16	10		GOOD	RELOCATE	9	
82	PHOENIX DACTYLIFERA	MEDJCOL DATE PALM	15	16	10	YES	GOOD	REMOVE	0	
83	PHOENIX DACTYLIFERA	MEDJCOL DATE PALM	15	16	10	YES	GOOD	REMOVE	10	
84	PHOENIX DACTYLIFERA	MEDJCOL DATE PALM	14	18	10	YES	GOOD	REMOVE	9	
85	PHOENIX DACTYLIFERA	MEDJCOL DATE PALM	15	18	10	YES	GOOD	REMOVE	10	
86	PHOENIX DACTYLIFERA	MEDJCOL DATE PALM	14	20	10	YES	GOOD	REMOVE	9	
87	PHOENIX DACTYLIFERA	MEDJCOL DATE PALM	13	20	10	YES	GOOD	REMOVE	9	
88	PHOENIX DACTYLIFERA	MEDJCOL DATE PALM	13	20	10	YES	GOOD	REMOVE	9	
89	PHOENIX DACTYLIFERA	MEDJCOL DATE PALM	16	20	10	YES	GOOD	REMOVE	11	
90	PHOENIX DACTYLIFERA	MEDJCOL DATE PALM	13	16	10	YES	GOOD	REMOVE	9	
91	PHOENIX DACTYLIFERA	MEDJCOL DATE PALM	15	16	10		GOOD	RELOCATE	10	
92	CONOCARPUS ERECTUS 'SERICEUS'	SILVER BUTTOWNWOOD	15	12	6		GOOD	RELOCATE	10	MULTI-TRUNK
93	CONOCARPUS ERECTUS 'SERICEUS'	SILVER BUTTOWNWOOD	15	12	6		GOOD	RELOCATE	10	MULTI-TRUNK
94	CONOCARPUS ERECTUS 'SERICEUS'	SILVER BUTTOWNWOOD	15	12	6		GOOD	RELOCATE	10	MULTI-TRUNK
95	CONOCARPUS ERECTUS 'SERICEUS'	SILVER BUTTOWNWOOD	15	12	6		GOOD	RELOCATE	10	MULTI-TRUNK
96	CONOCARPUS ERECTUS 'SERICEUS'	SILVER BUTTOWNWOOD	12	12	6		GOOD	RELOCATE	8	MULTI-TRUNK
97	CONOCARPUS ERECTUS 'SERICEUS'	SILVER BUTTOWNWOOD	15	12	6		GOOD	RELOCATE	10	MULTI-TRUNK

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Revisions		
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	10/12/2025	DRB FINAL SUBMITTAL
	12/11/2025	DRB HEARING DATE

Seal
Digitally signed by Stephen Michael Callahan
DN: cn=Stephen Michael Callahan, email=smc@stephenmichaelcallahan.com, c=US
Date: 2025.10.10 14:50:57 -0400
STEPHEN MICHAEL CALLAHAN
STATE OF FLORIDA RLA #6667206

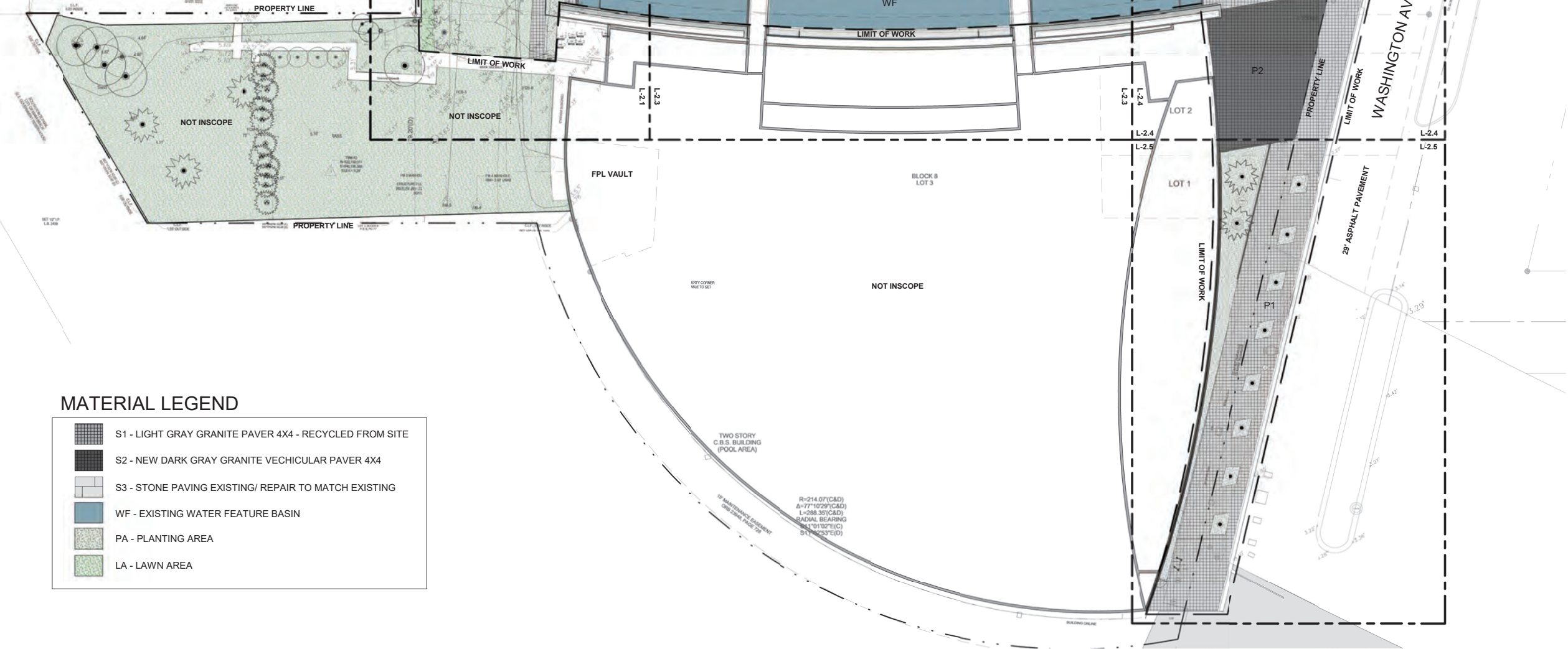
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10/12/2025
Scale
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Project No.
202209
Sheet Name
TREE DISPOSITION LIST

Sheet No.
L-1.6

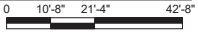
PERMIT DOCUMENTS - NO FOR CONSTRUCTION

GENERAL NOTES

1. THE DRAWINGS ARE FOR INFORMATION ONLY. THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS – INCLUDING STRUCTURES, SURFACE AND SUBSURFACE UTILITIES, PAVEMENT AND LANDSCAPING – AT SITE PRIOR TO COMMENCEMENT OF WORK. ANY DISCREPANCIES BETWEEN DRAWINGS AND FIELD CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER OR OWNER'S REPRESENTATIVE. NO WORK SHALL PROCEED UNTIL A RESOLUTION HAS BEEN AGREED UPON TO THE SATISFACTION OF THE OWNER.
2. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND THE SUBCONTRACTORS TO REVIEW ALL DRAWINGS AND SPECIFICATIONS IN ORDER TO ASSURE THE COORDINATION OF ALL WORK AFFECTING EACH TRADE. FAILURE TO REVIEW AND COORDINATE ALL CONTRACT DOCUMENTS BY THE GENERAL CONTRACTOR WITH THE SUBCONTRACTORS FOR APPLICABLE ITEMS OF THE WORK SHALL NOT RELIEVE THE RESPONSIBLE PARTY FROM PERFORMING ALL THE WORK REQUIRED AS PART OF THE CONTRACT.
3. THE SPECIFICATIONS ARE COMPLEMENTARY TO THE DRAWINGS AND TOGETHER DESCRIBE THE PROJECT REQUIREMENTS. WHERE THERE ARE DISCREPANCIES BETWEEN THE SPECIFICATIONS AND THE DRAWINGS, THE CONTRACTOR SHALL ADVISE THE OWNER'S REPRESENTATIVE AND REQUEST CLARIFICATION.
4. DO NOT SCALE DRAWINGS. THE CONTRACTOR SHALL REFER TO THE DIMENSIONS INDICATED OR THE ACTUAL SIZES OF THE CONSTRUCTION ITEMS, WHERE NO DIMENSION OR METHOD OF DETERMINING A LOCATION IS GIVEN, VERIFY CORRECT DIMENSION OR LOCATION WITH THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
5. THE DRAWINGS AND REFERENCED DETAILS HAVE BEEN DIMENSIONED IN ORDER TO ESTABLISH THE CONTROL, AND GUIDELINES FOR FIELD LAYOUT, WHERE DISCREPANCIES EXIST BETWEEN THE DRAWING AND DETAIL, THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE FOR CLARIFICATION PRIOR TO INSTALLATION.
6. DIMENSIONS ARE TO FACE OF FINISH UNLESS OTHERWISE NOTED.
7. WHERE DIMENSIONS ARE NOTED TO BE VERIFIED IN FIELD (V.F.I.) THE DIMENSION SHOWN IS THE DESIGN BASIS, BUT MAY DIFFER FROM ACTUAL CONDITIONS. CONTRACTOR SHALL VERIFY THESE DIMENSIONS WHILE LAYING OUT THE WORK AND MAKE ANY NECESSARY ADJUSTMENTS TO THE DESIGN BASIS AND ACTUAL DIMENSIONS TO THE OWNER'S REPRESENTATIVE PRIOR TO PROCEEDING THE WORK.
8. ALL WORK AND MATERIALS SHALL BE IN FULL ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL LAWS OR REGULATIONS, AND WITH CURRENT, ACCEPTED INDUSTRY CODES, STANDARDS AND PRACTICES. NOTHING IN THESE DRAWINGS SHALL BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO ANY LAWS, REGULATIONS, CODES, STANDARDS OR PRACTICES.
9. CONTRACTOR TO REFERENCE FIELD ENGINEERING DRAWING FOR CONSTRUCTION.
10. PLANS INDICATING GRADING ARE SCHEMATIC FOR REFERENCE ONLY.



1 **HARDSCAPE MASTER PLAN**
3/64" = 1'-0"



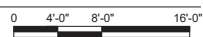
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	S1 - LIGHT GRAY GRANITE PAVER 4X4 - RECYCLED FROM SITE
	S2 - NEW DARK GRAY GRANITE VEHICULAR PAVER 4X4
	S3 - STONE PAVING EXISTING/ REPAIR TO MATCH EXISTING
	WF - EXISTING WATER FEATURE BASIN
	PA - PLANTING AREA
	LA - LAWN AREA

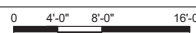


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	S1 - LIGHT GRAY GRANITE PAVER 4X4 - RECYCLED FROM SITE
	S2 - NEW DARK GRAY GRANITE VEHICULAR PAVER 4X4
	S3 - STONE PAVING EXISTING/ REPAIR TO MATCH EXISTING
	WF - EXISTING WATER FEATURE BASIN
	PA - PLANTING AREA
	LA - LAWN AREA



Project

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Revisions		
	09/21/2025	DRB FIRST SUBMITTAL
	10/12/2025	DRB FINAL SUBMITTAL
	12/11/2025	DRB HEARING DATE



Stephen Michael Callahan

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STEPHEN MICHAEL CALLAHAN

STATE OF FLORIDA RLA #6667206

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Date
10/12/2025

Scale
AS SHOWN

Project No.
202209

Sheet Name

HARDSCAPE ENLARGEMENT PLAN B

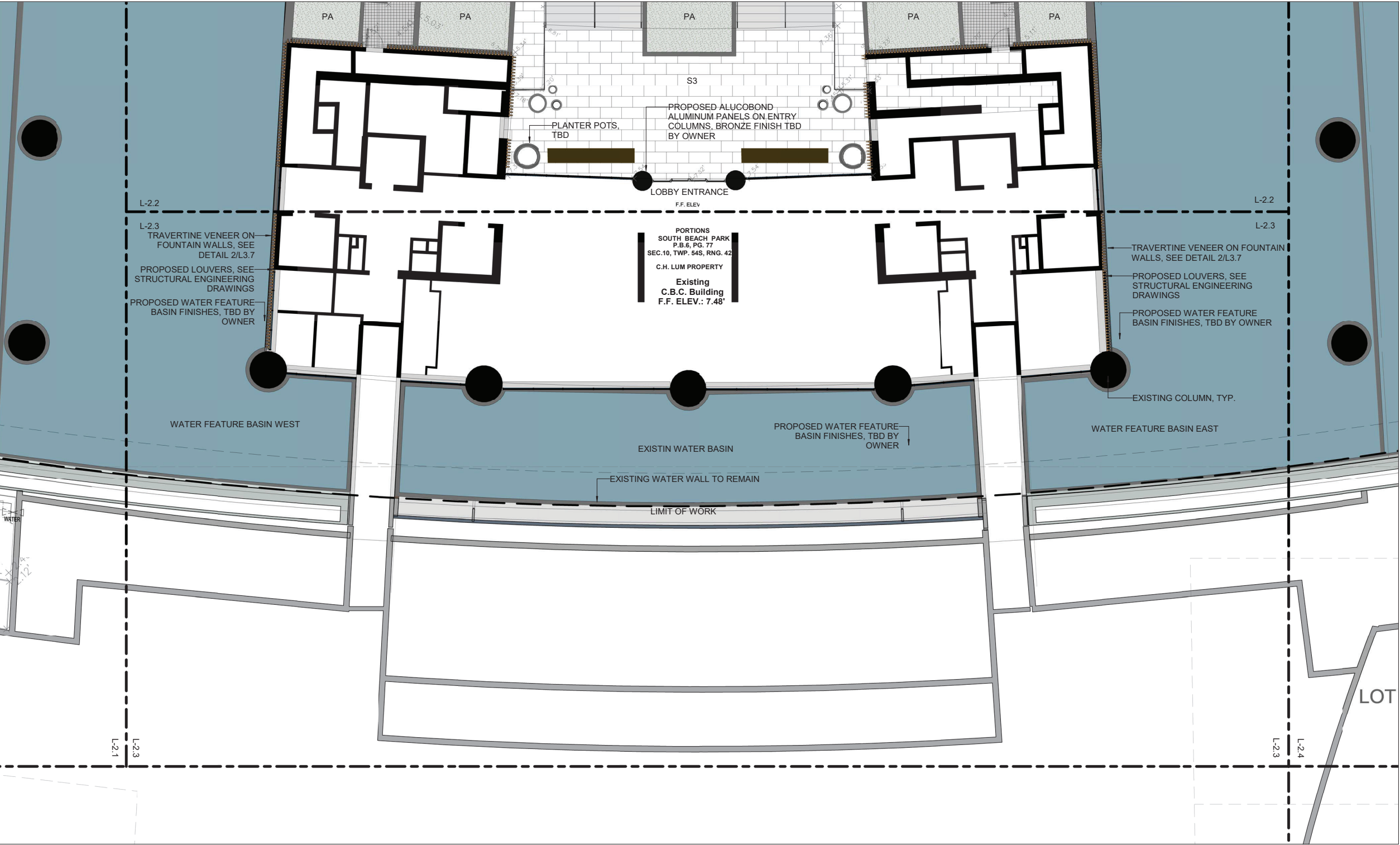
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L-2.2

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MATERIAL LEGEND

- S1 - LIGHT GRAY GRANITE PAVER 4X4 - RECYCLED FROM SITE
- S2 - NEW DARK GRAY GRANITE VEHICULAR PAVER 4X4
- S3 - STONE PAVING EXISTING/ REPAIR TO MATCH EXISTING
- WF - EXISTING WATER FEATURE BASIN
- PA - PLANTING AREA
- LA - LAWN AREA



1 HARDSCAPE ENLARGEMENT PLAN C
1/8" = 1'-0"



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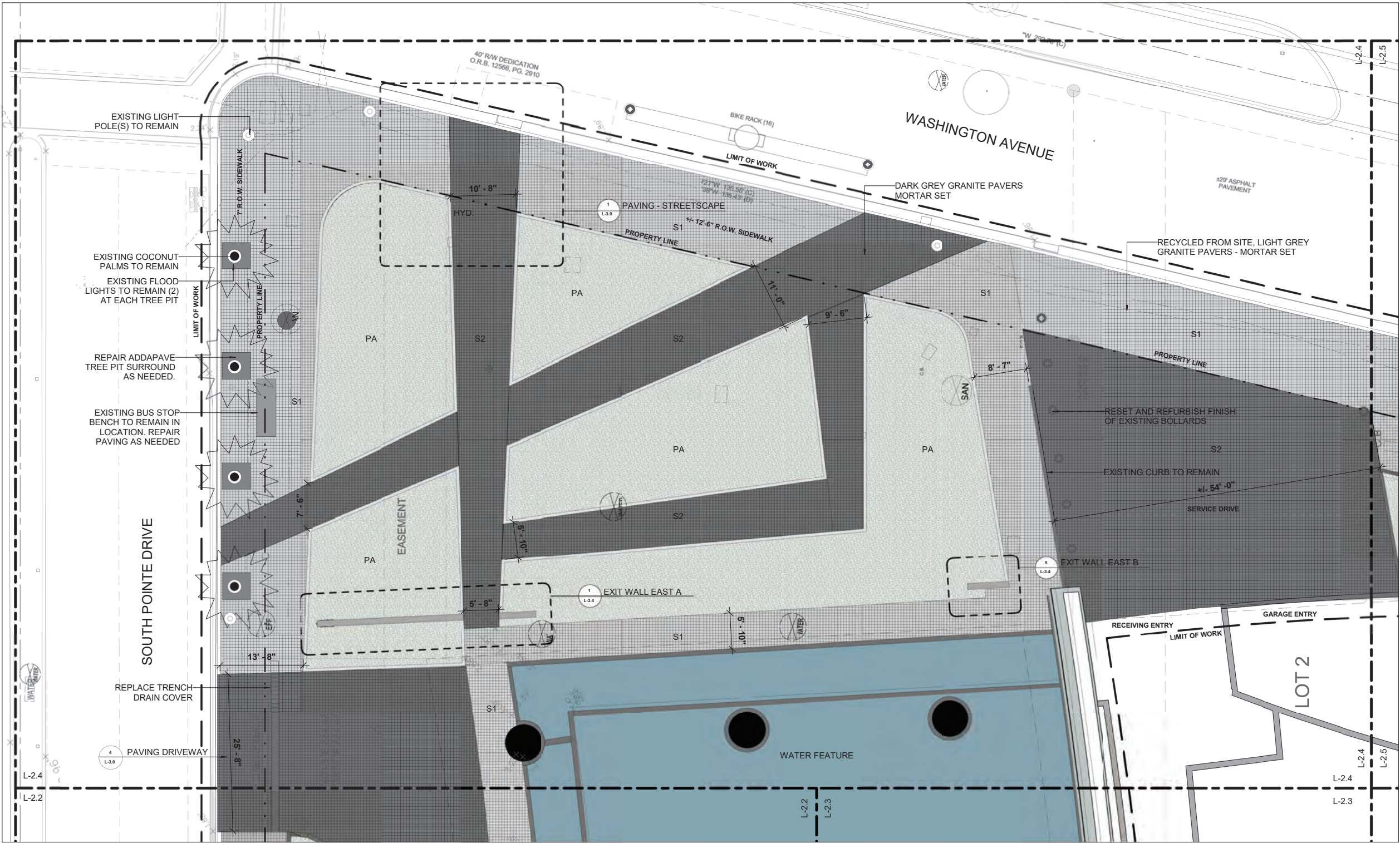
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Date: 2025.10.10 14:52:15 -0400
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202209
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HARDSCAPE ENLARGEMENT PLAN C
Sheet No.
L-2.3

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MATERIAL LEGEND

	S1 - LIGHT GRAY GRANITE PAVER 4X4 - RECYCLED FROM SITE
	S2 - NEW DARK GRAY GRANITE VEHICULAR PAVER 4X4
	S3 - STONE PAVING EXISTING/ REPAIR TO MATCH EXISTING
	WF - EXISTING WATER FEATURE BASIN
	PA - PLANTING AREA
	LA - LAWN AREA



1 HARDSCAPE ENLARGEMENT PLAN D
1/8" = 1'-0"



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Date: 2025.10.10 14:52:56 -0400
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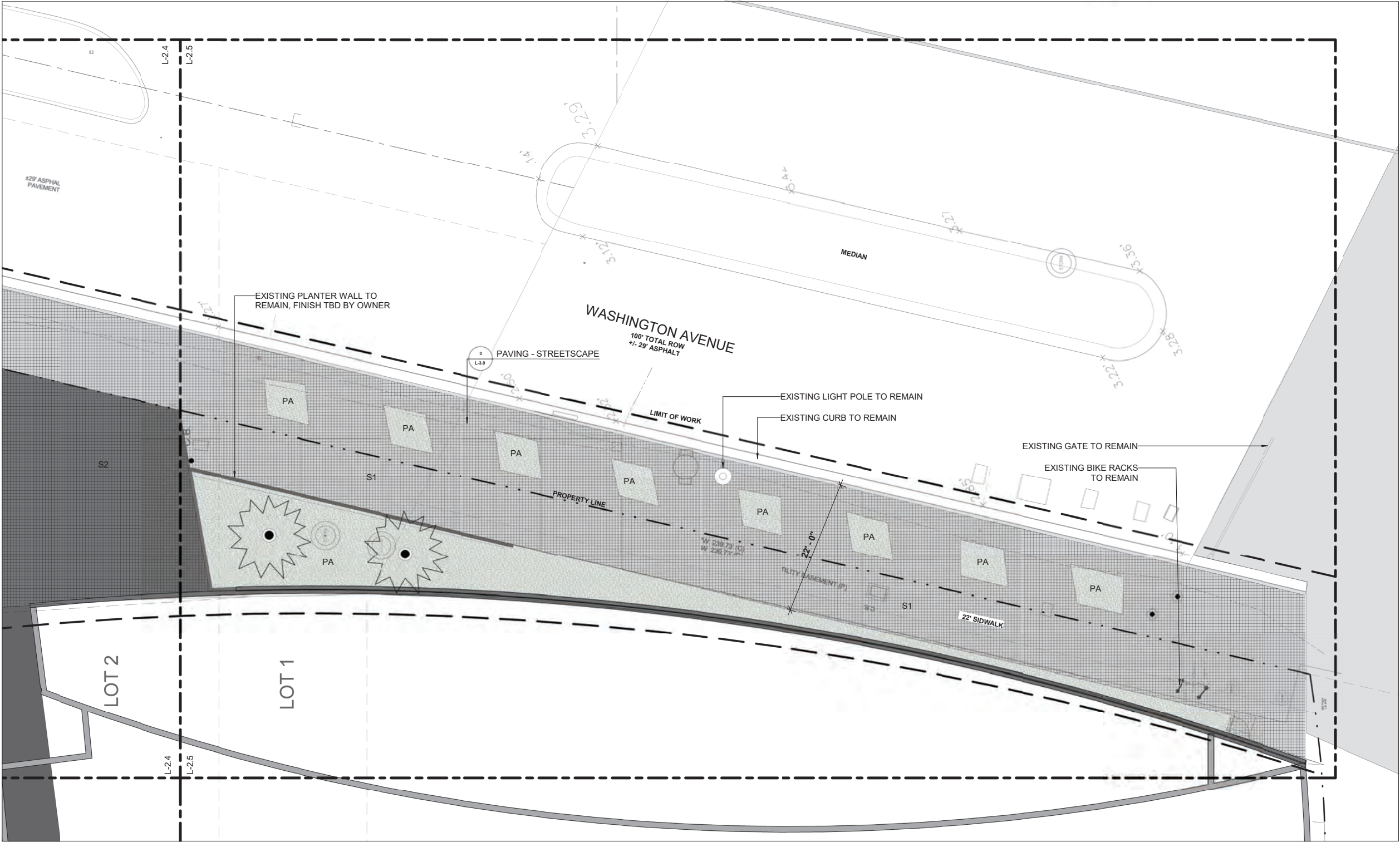
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Sheet No.	L-2.4

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- S3 - STONE PAVING EXISTING/ REPAIR TO MATCH EXISTING
- WF - EXISTING WATER FEATURE BASIN
- PA - PLANTING AREA
- LA - LAWN AREA



1 HARDSCAPE ENLARGEMENT PLAN E

1/8" = 1'-0"

0 4'-0" 8'-0" 16'-0"

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Project
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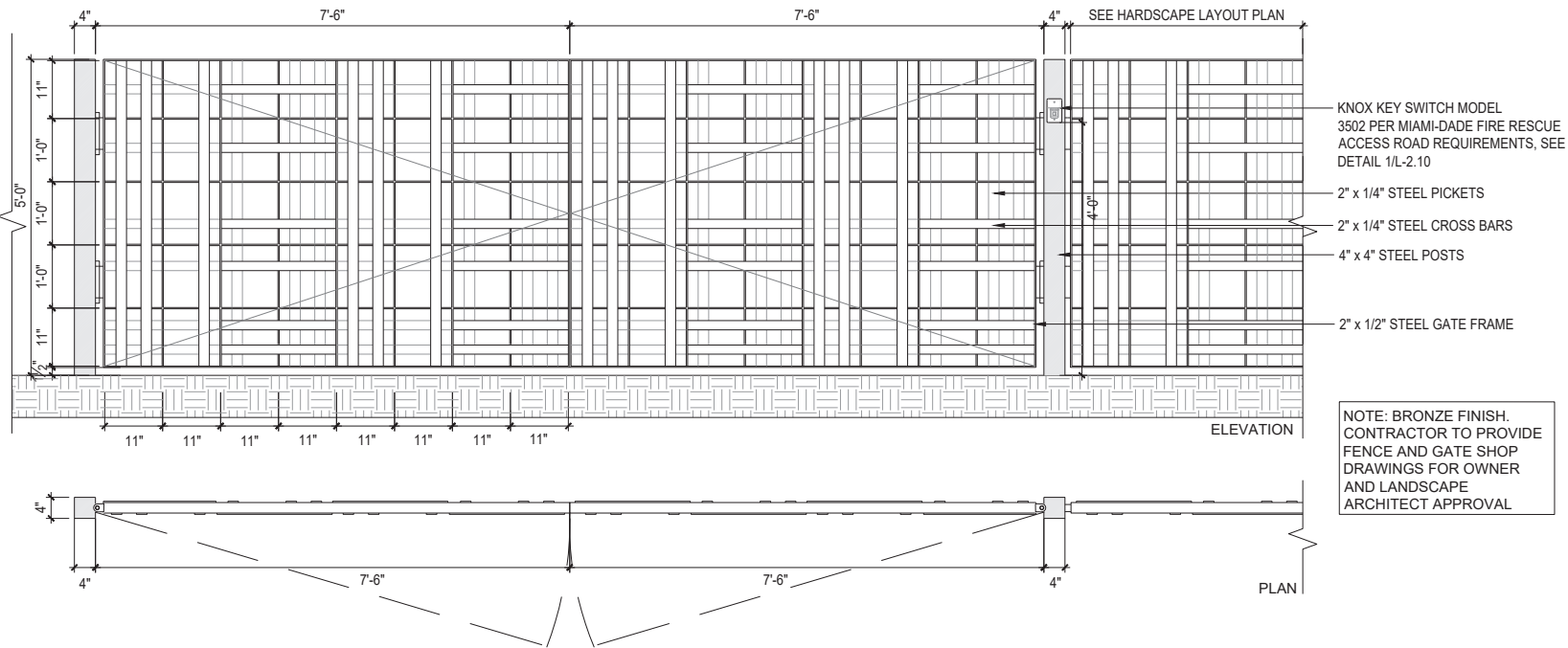
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09/21/2025	DRB FIRST SUBMITTAL
10/12/2025	DRB FINAL SUBMITTAL
12/11/2025	DRB HEARING DATE

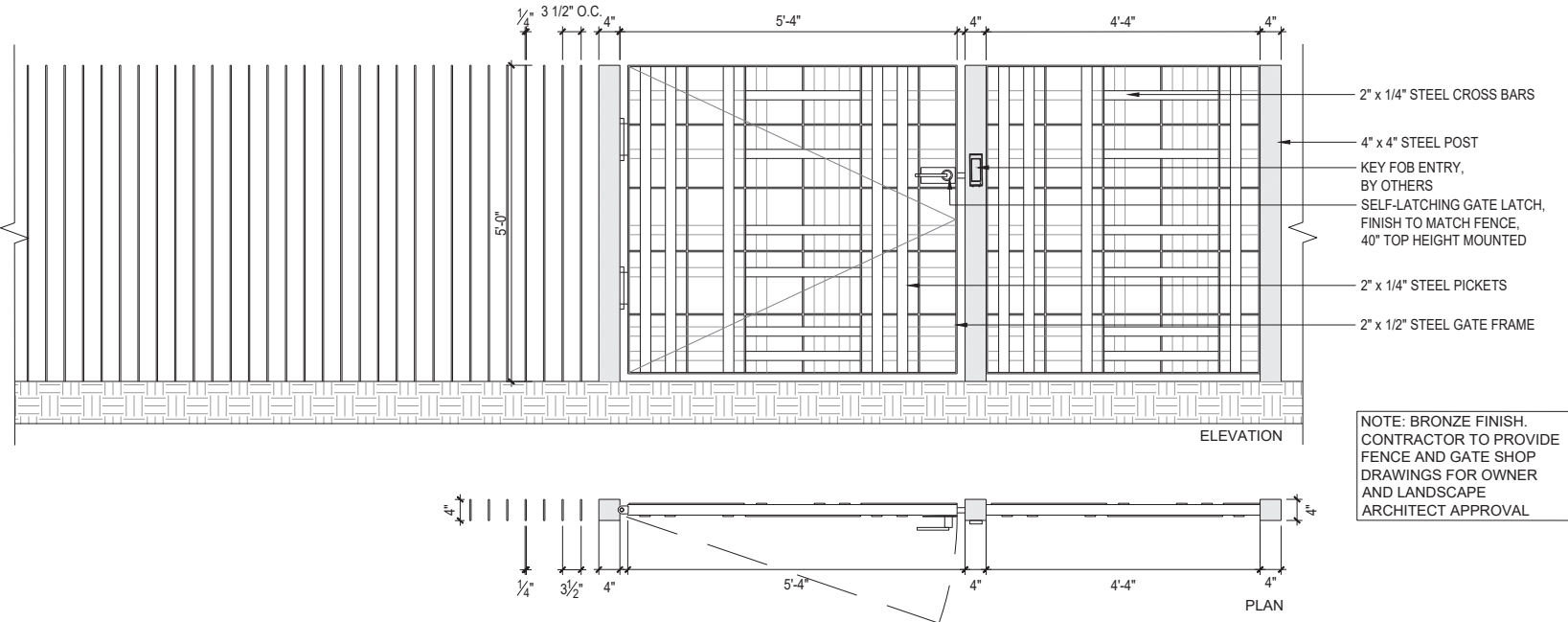
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DN: cn=Stephen Michael Callahan, email=smc@thresholdlandscape.com, c=US
Date: 2025.10.10 14:53:23 -0400
STEPHEN MICHAEL CALLAHAN
STATE OF FLORIDA RLA #6667206

DRB PERMIT SET
Date
10/12/2025
Scale
AS SHOWN
Project No.
202209
Sheet Name
HARDSCAPE ENLARGEMENT PLAN E
Sheet No.
L-2.5

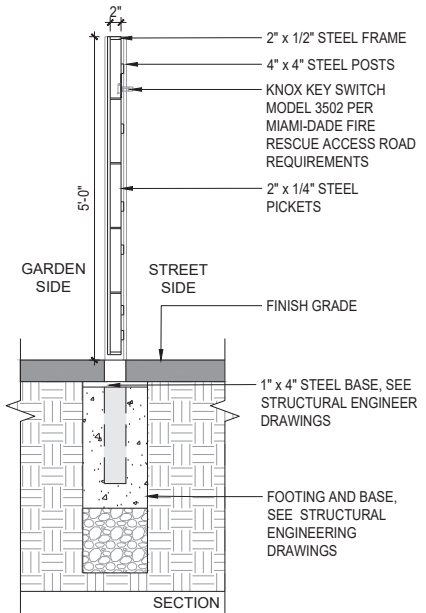
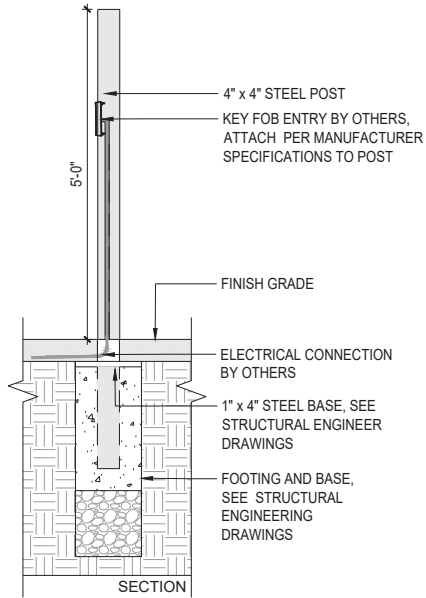
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1 FIRE ACCESS DOUBLE GATE AND NORTH FENCE
Scale: 3/4" = 1'-0"



2 WEST SIDE YARD - PEDESTRIAN GATE
Scale: 3/4" = 1'-0"



Project
APOGEE
EXTERIOR RENOVATION
800 SOUTH POINTE DRIVE
MIAMI BEACH, FL 33139

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Land Surveyor
MANUEL VERA AND ASSOCIATES
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(305) 834.4213

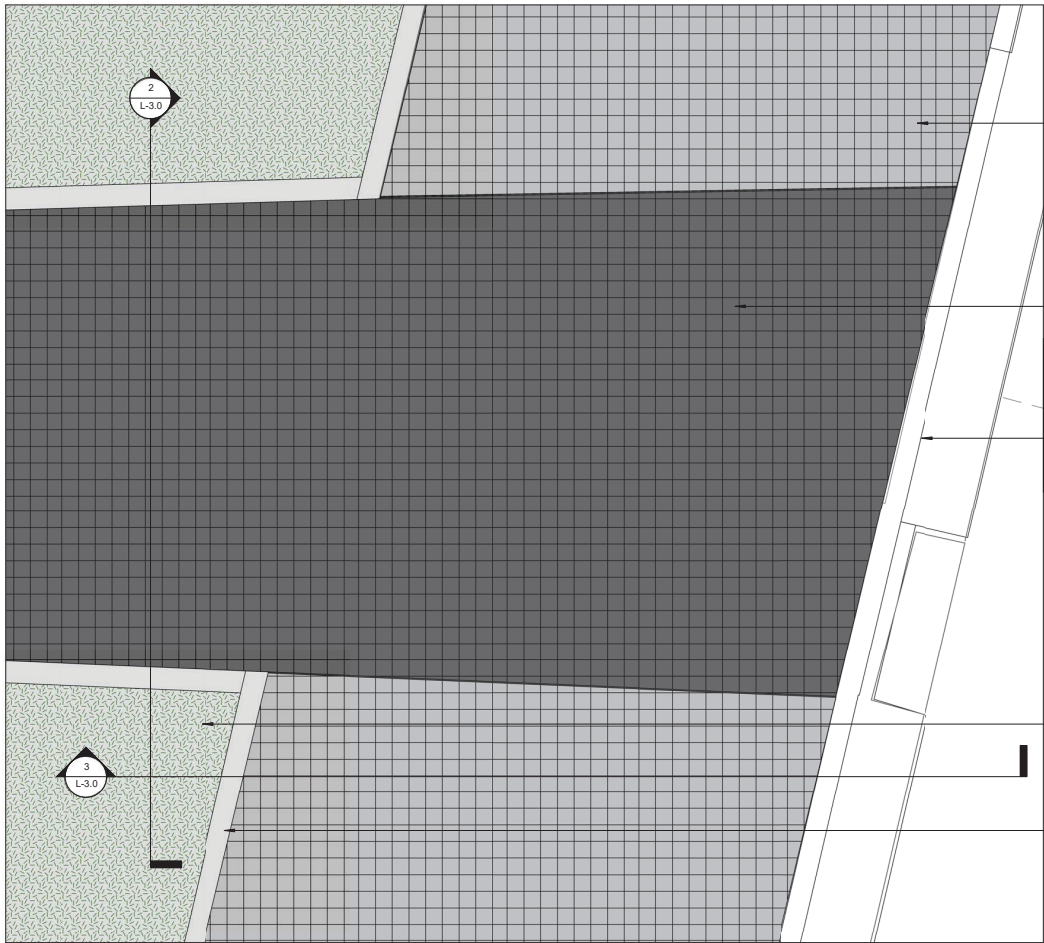
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10/12/2025	DRB FINAL SUBMITTAL	
12/11/2025	DRB HEARING DATE	

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Date: 2025.10.10 14:54:06 -0400
STEPHEN MICHAEL CALLAHAN
STATE OF FLORIDA RLA #6667206

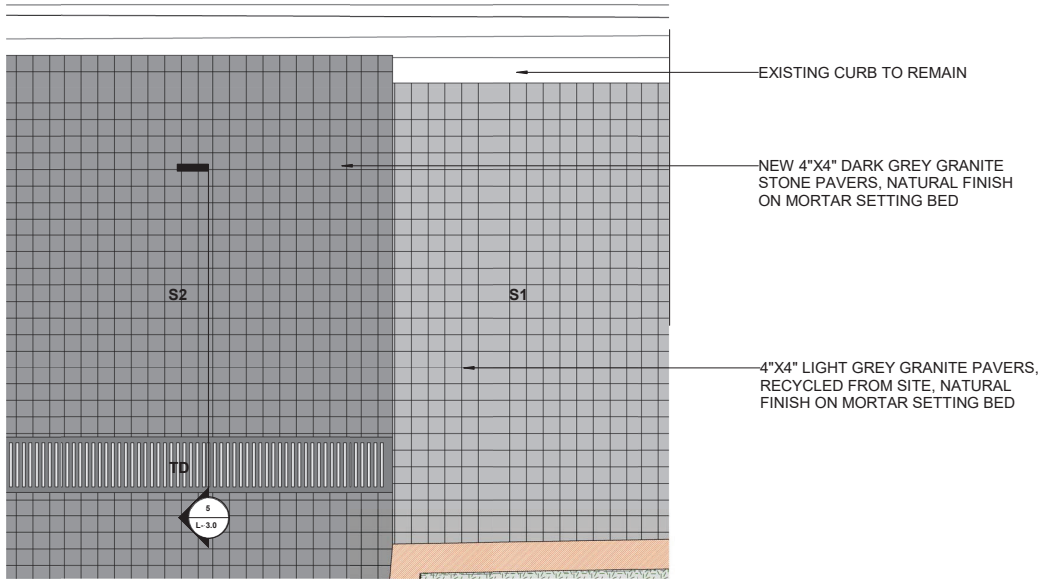
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10/12/2025
Scale
AS SHOWN
Project No.
202209
Sheet Name
GATE DETAILS

Sheet No.
L-3.9

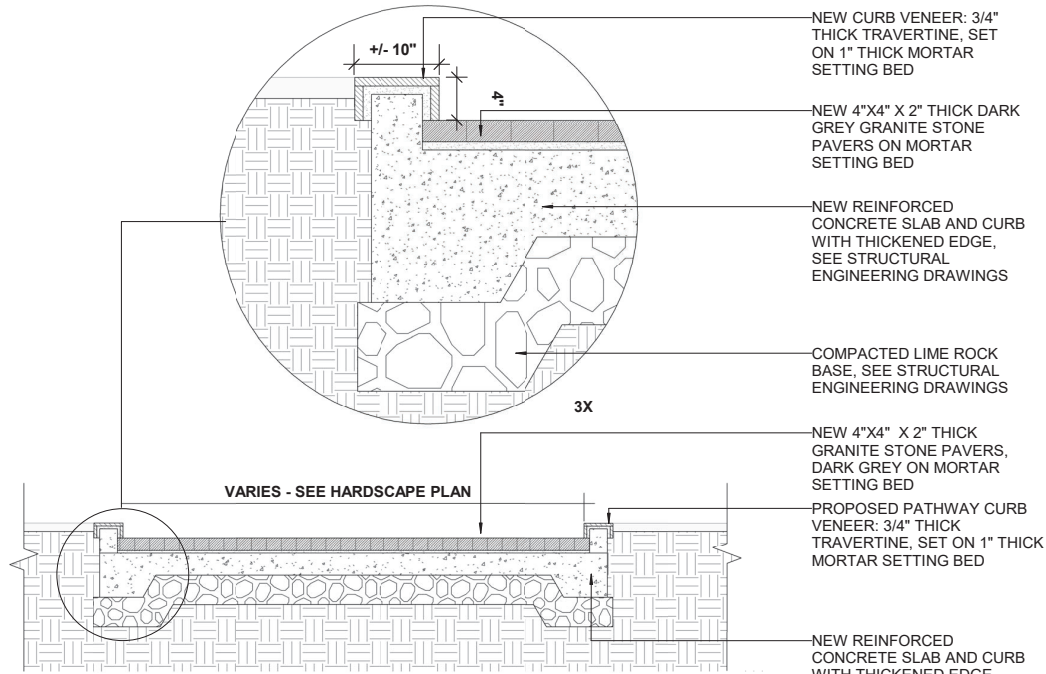
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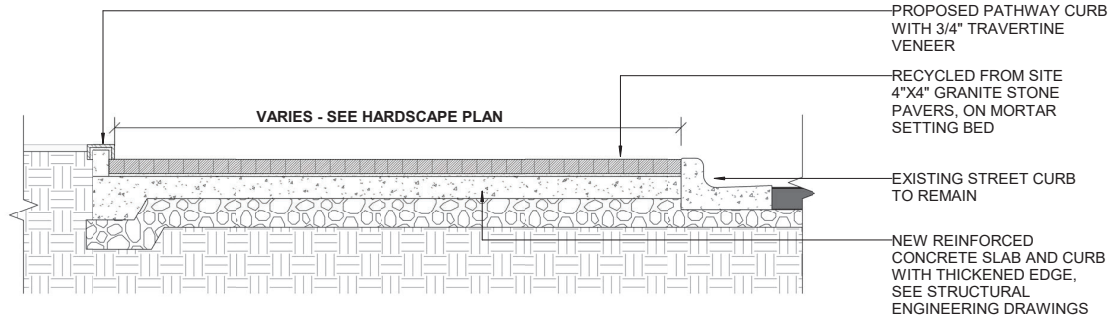
1 PAVING STREETSCAPE - ENLARGEMENT PLAN
1/2" = 1'-0"



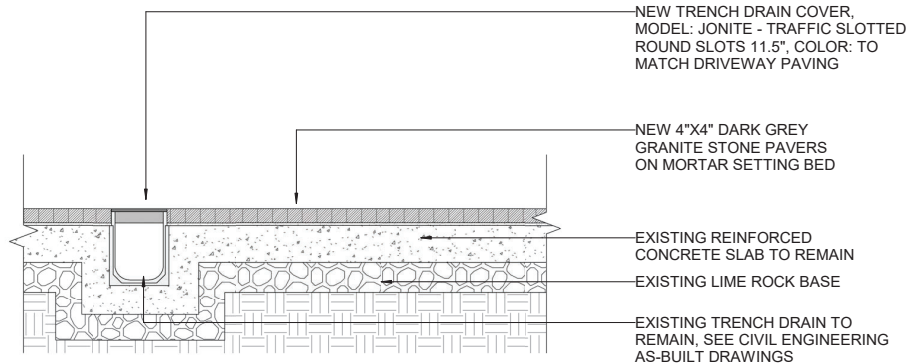
4 PAVING DRIVEWAY
1/2" = 1'-0"



2 PAVING STREETSCAPE - SECTION B
1/2" = 1'-0"



3 PAVING STREETSCAPE - SECTION A
1/2" = 1'-0"



5 PAVING DRIVEWAY - SECTION
1/2" = 1'-0"

PERMIT SET - NOT FOR CONSTRUCTION

Project
APOGEE
EXTERIOR RENOVATION

800 SOUTH POINTE DRIVE
MIAMI BEACH, FL 33139

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Land Surveyor

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Revisions

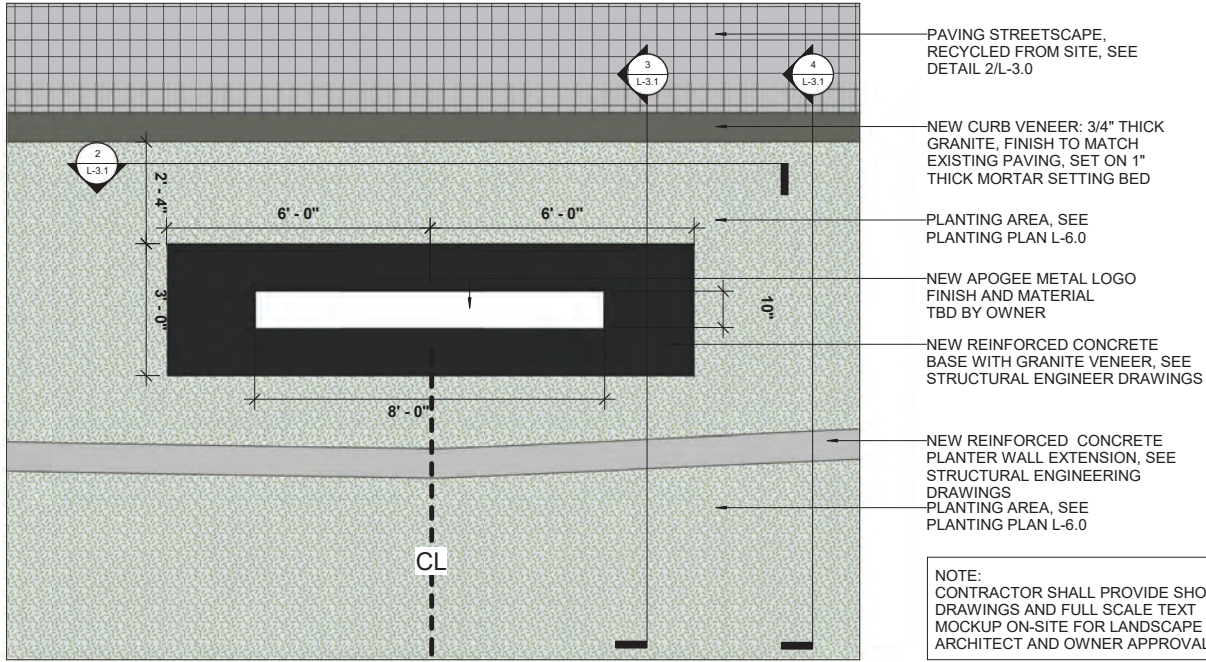
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10/12/2025	DRB FINAL SUBMITTAL
12/11/2025	DRB HEARING DATE

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Serial Number: 1471, 2025.10.10 14:54:40 -0400
STEPHEN MICHAEL CALLAHAN
STATE OF FLORIDA RLA #6667206

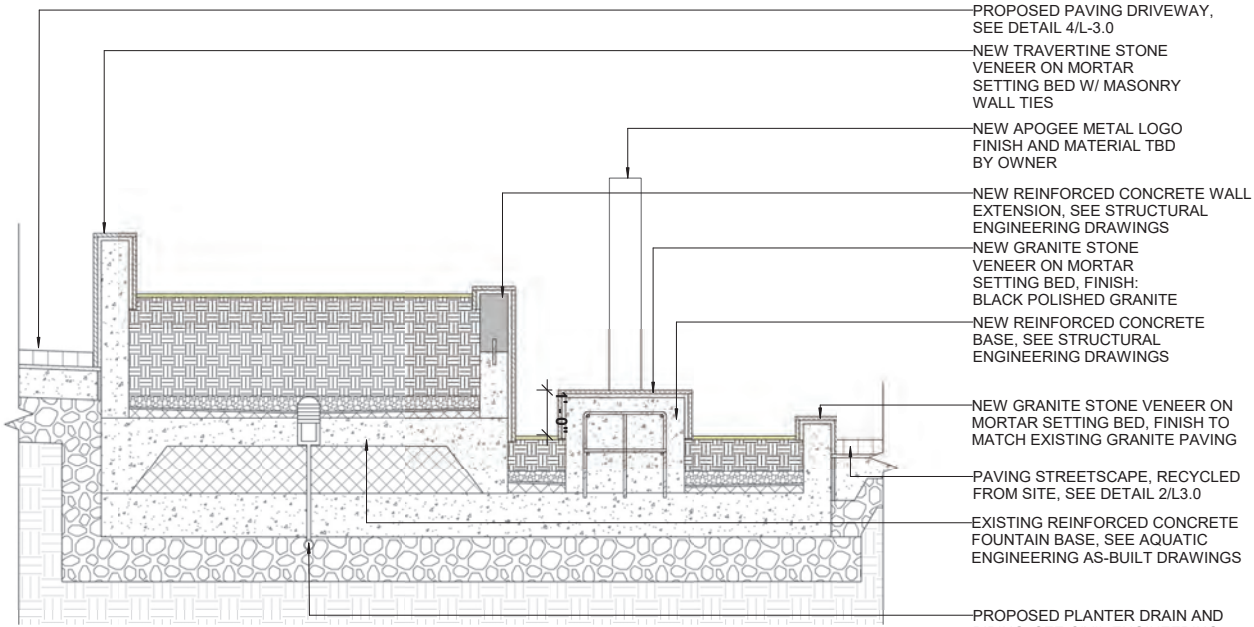
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10/12/2025
Scale
AS SHOWN
Project No.
202209
Sheet Name
HARDSCAPE DETAILS
Sheet No.
L-3.0

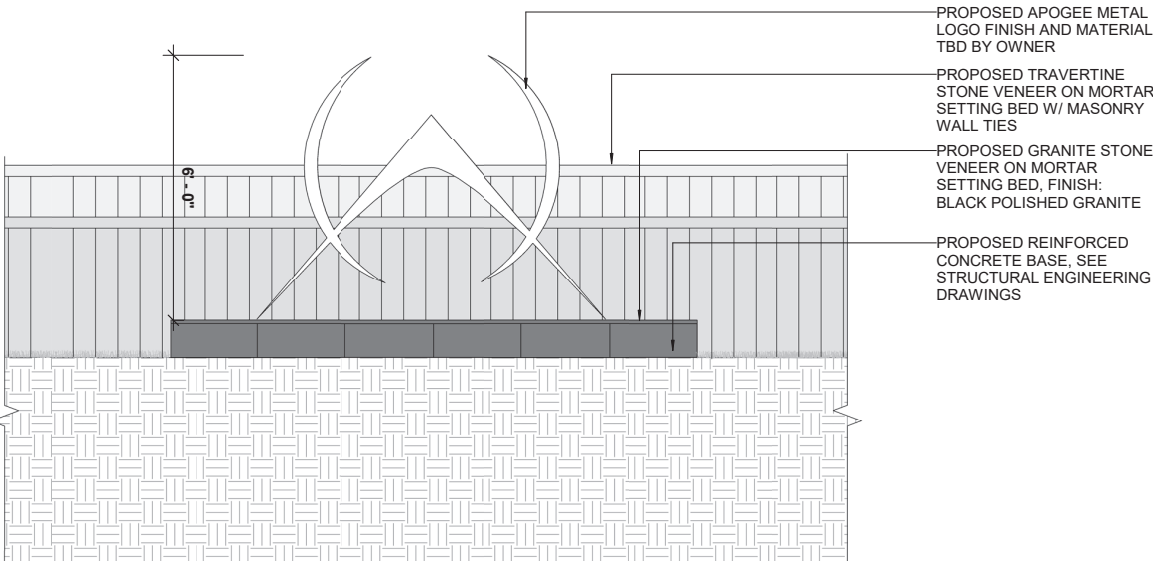
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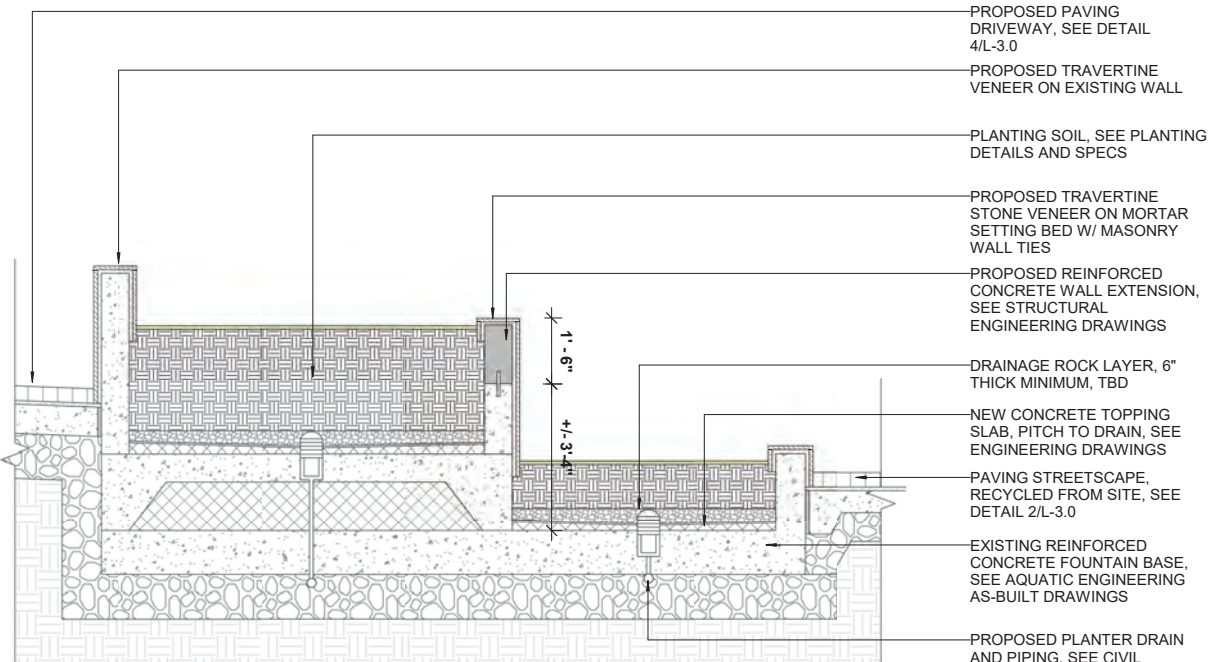
1 LOGO SIGN - PLANTER LAYOUT PLAN
1/2" = 1'-0"



3 LOGO SIGN - PLANTER SECTION
1/2" = 1'-0"



2 LOGO SIGN - ELEVATION
1/2" = 1'-0"



4 STREETSCAPE PLANTER- SECTION
1/2" = 1'-0"

NOTE: CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN FIELD.

Project
APOGEE
EXTERIOR RENOVATION
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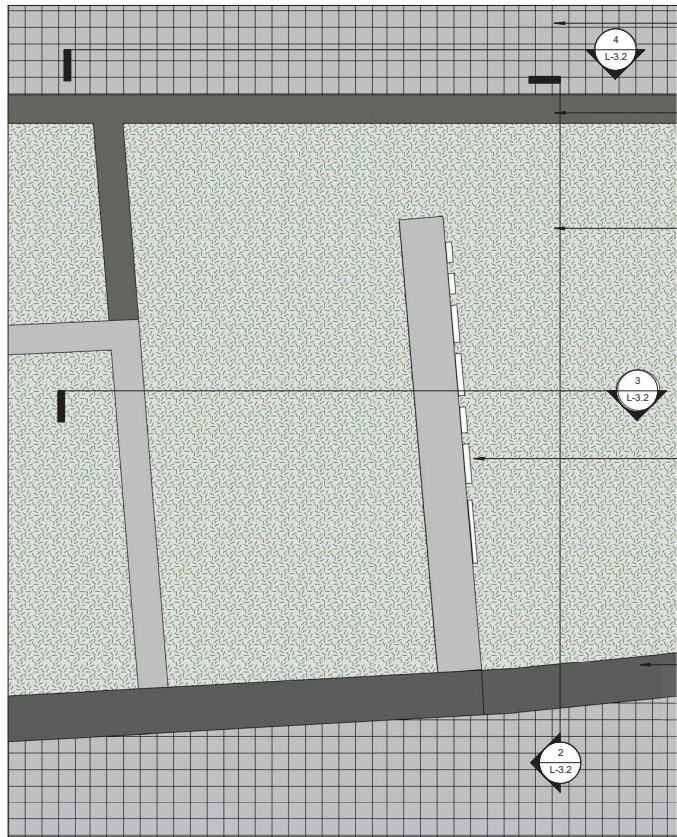
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12/11/2025	DRB HEARING DATE	

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DN: cn=Stephen Michael Callahan, email=stephen@thresholdlandscape.com, c=US
Date: 2025.10.10 14:55:32 -0400
STEPHEN MICHAEL CALLAHAN
STATE OF FLORIDA RLA #6667206

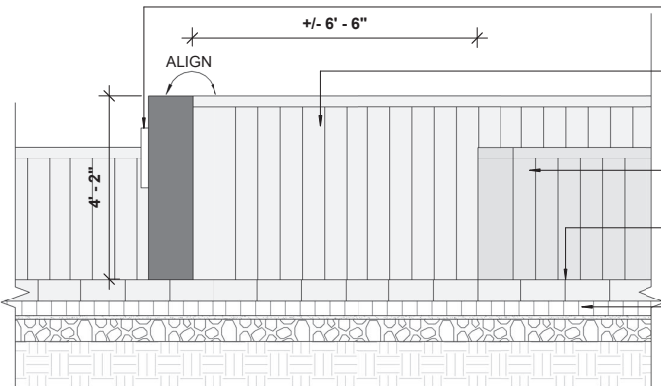
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Date
10/12/2025
Scale
AS SHOWN
Project No.
202209
Sheet Name
HARDSCAPE DETAILS
Sheet No.
L-3.1

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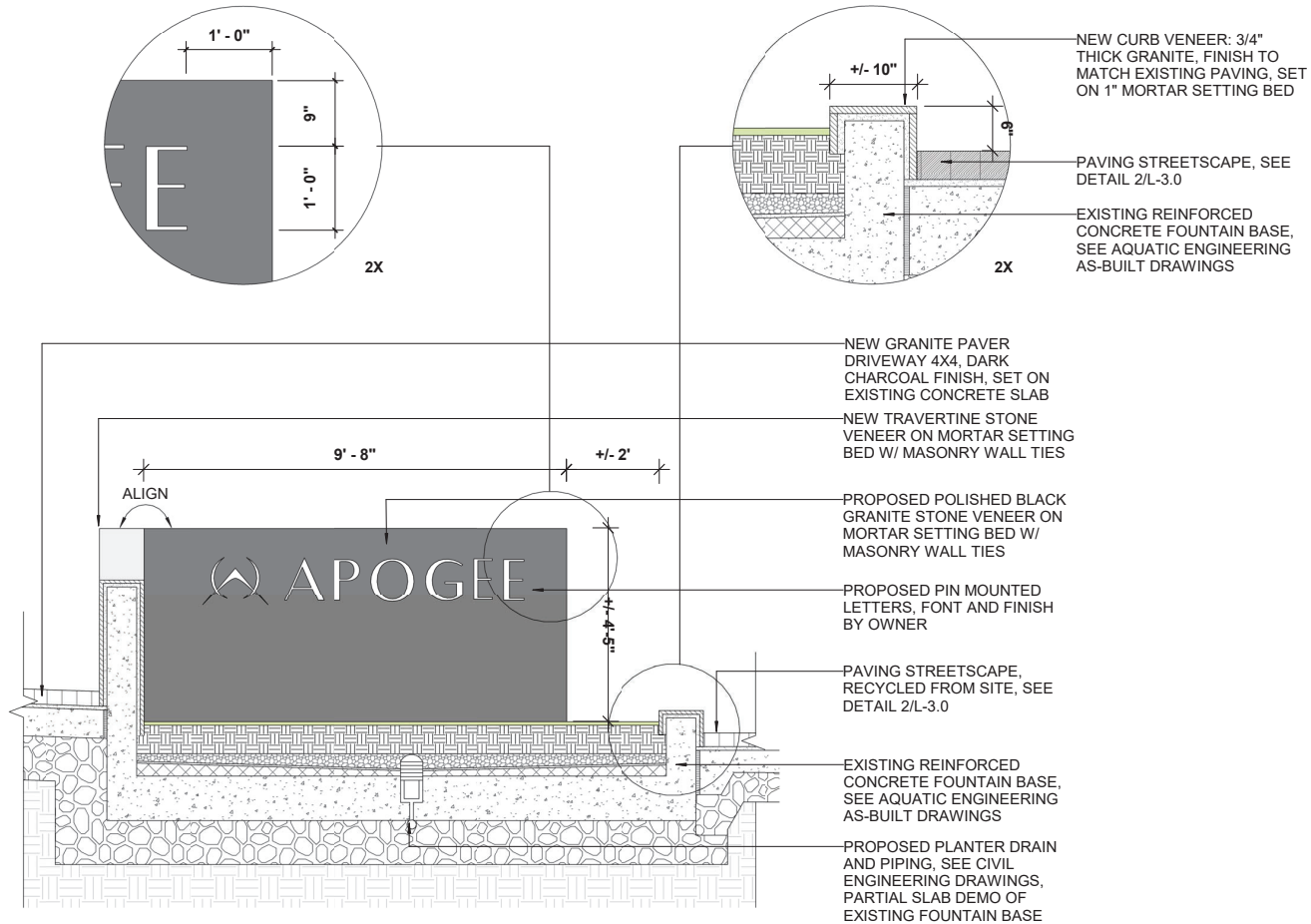
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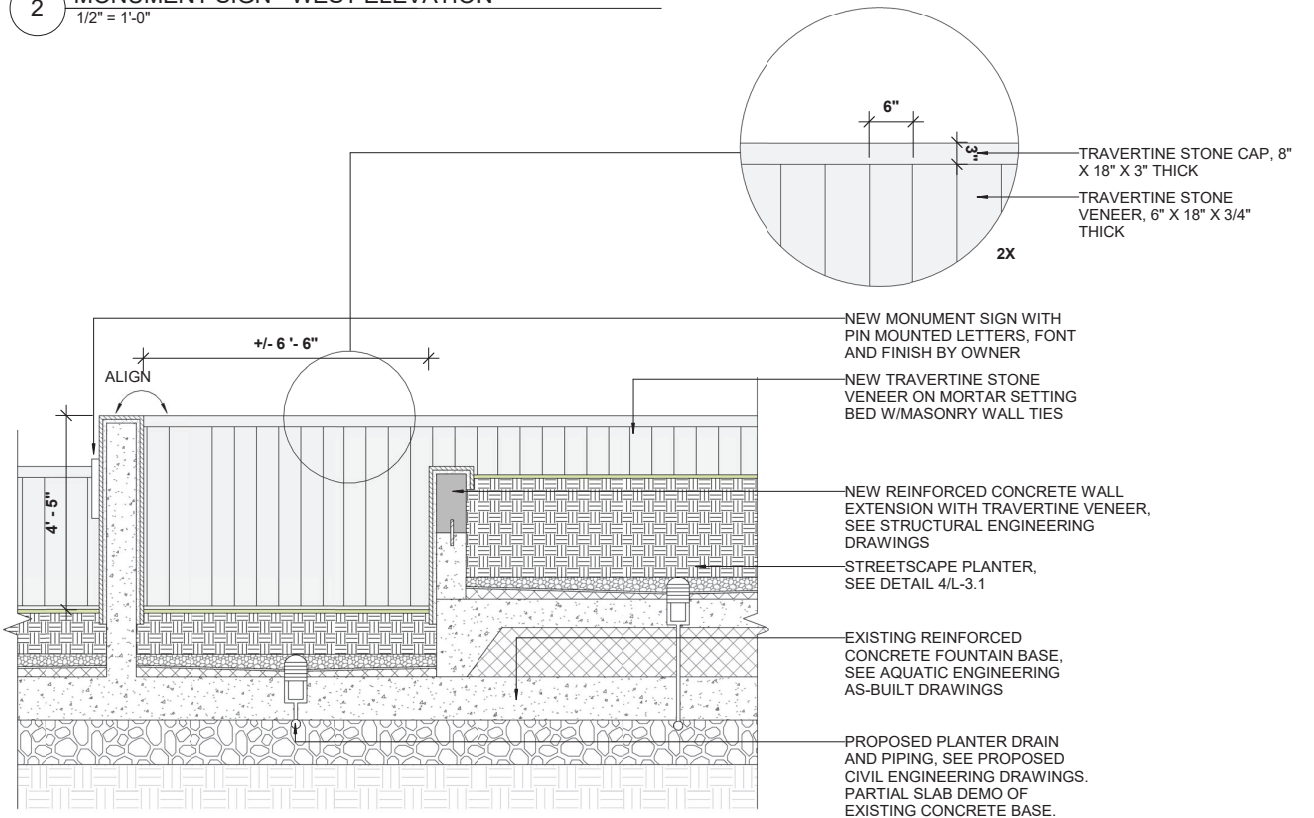
1 MONUMENT SIGN - LAYOUT PLAN
1/2" = 1'-0"



3 MONUMENT SIGN - SECTION A
1/2" = 1'-0"



2 MONUMENT SIGN - WEST ELEVATION
1/2" = 1'-0"



4 MONUMENT SIGN - SECTION B
1/2" = 1'-0"

PERMIT SET - NOT FOR CONSTRUCTION

Project
APOGEE
EXTERIOR RENOVATION
800 SOUTH POINTE DRIVE
MIAMI BEACH, FL 33139

Owner Information
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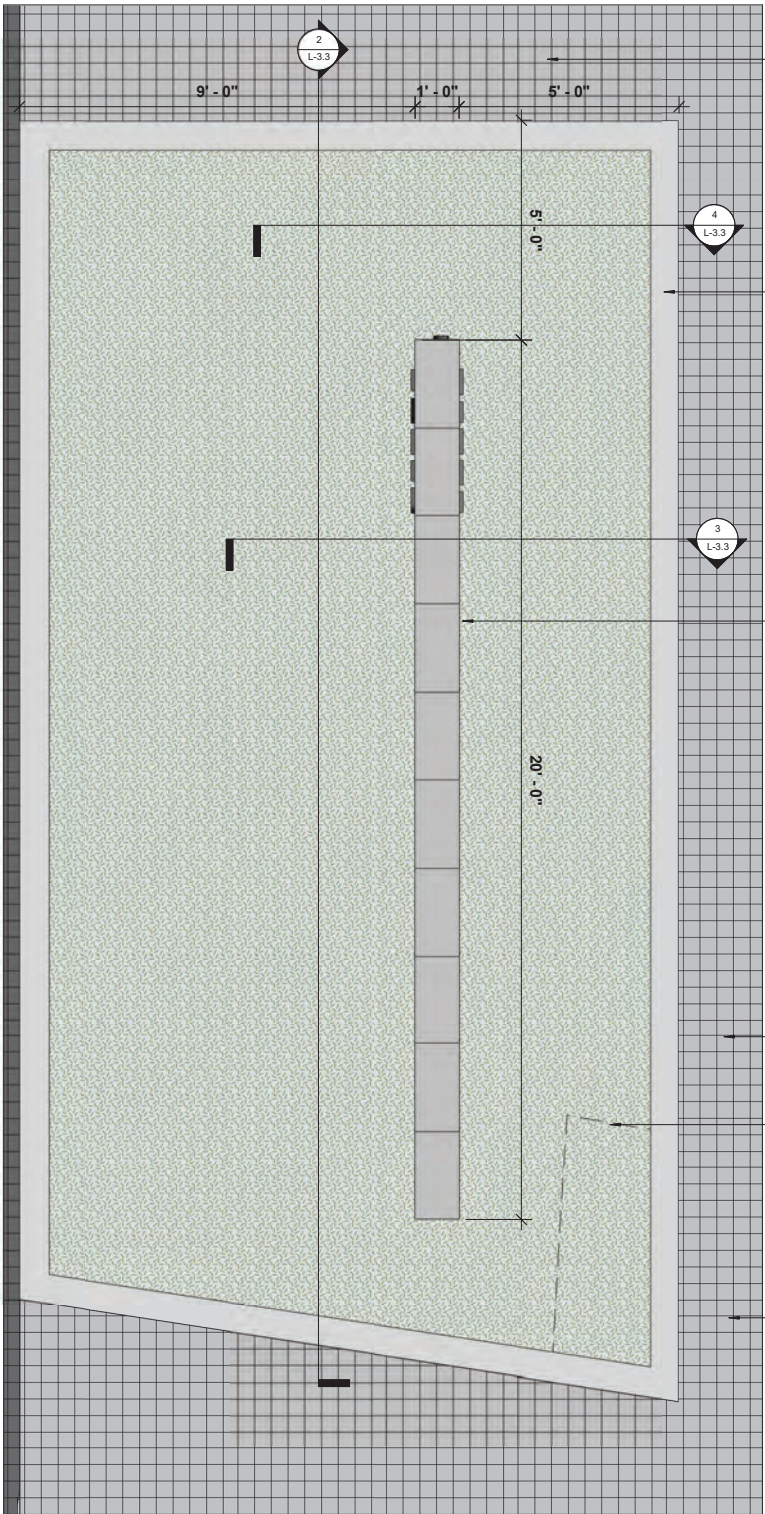
Land Surveyor
MANUEL VERA AND ASSOCIATES
13960 SW 47th Street
MIAMI FL, 33175
(305) 221-6210

Revisions		
09/21/2025	DRB FIRST SUBMITTAL	
10/12/2025	DRB FINAL SUBMITTAL	
12/11/2025	DRB HEARING DATE	

Seal
Stephen Michael Callahan
Digitally signed by Stephen Michael Callahan
DN: cn=Stephen Michael Callahan, email=smc@thresholdworkshop.com, c=US
Date: 2025.10.10 14:56:05-0400
STEPHEN MICHAEL CALLAHAN
STATE OF FLORIDA RLA #6667206

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Scale
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HARDSCAPE DETAILS
Sheet No.
L-3.2

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1 ENTRY WEST WALL - LAYOUT PLAN
1/2" = 1'-0"

PAVING STREETScape, SEE
DETAIL 2/L-3.0

PROPOSED CURB VENEER
3/4" THICK TRAVERTINE, SEE
STRUCTURAL ENGINEERING
DRAWINGS

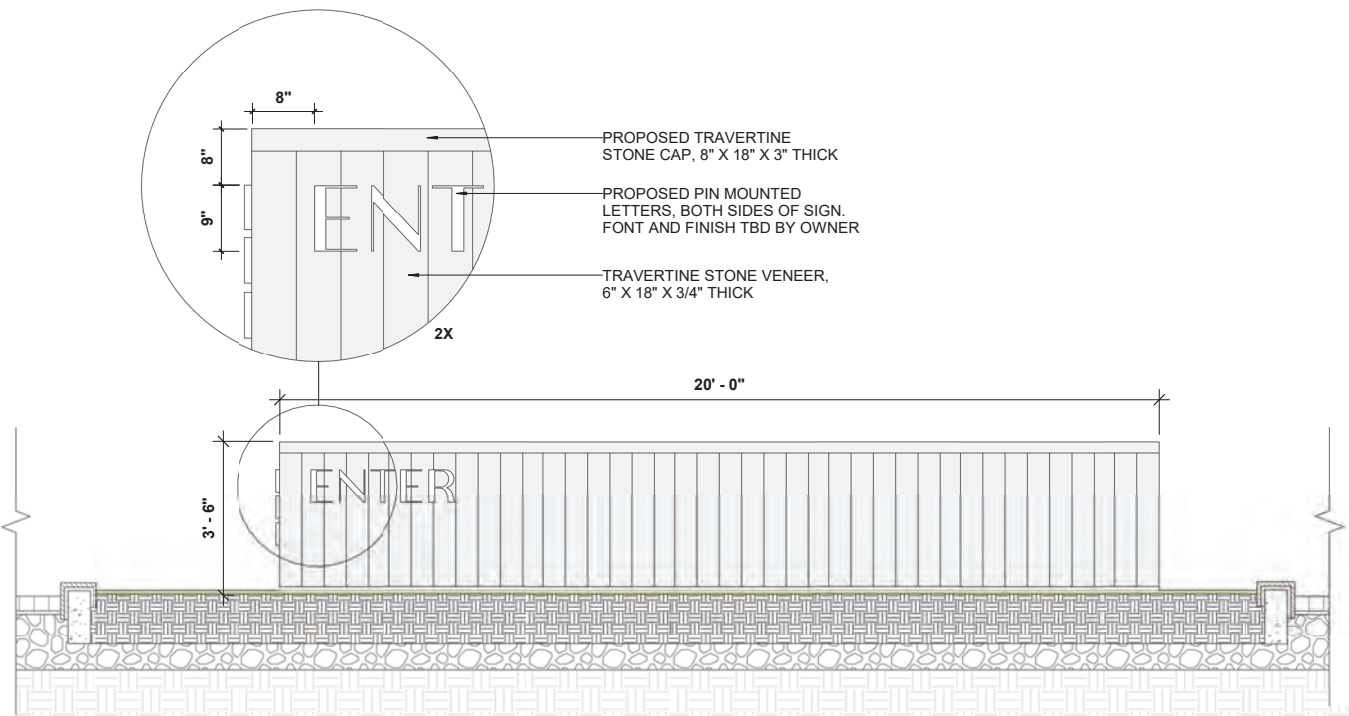
PROPOSED REINFORCED
CONCRETE ENTRY WALL W/
TRAVERTINE STONE VENEER
AND PIN MOUNTED LETTERS

PAVING STREETScape, SEE
DETAIL 2/L-3.0

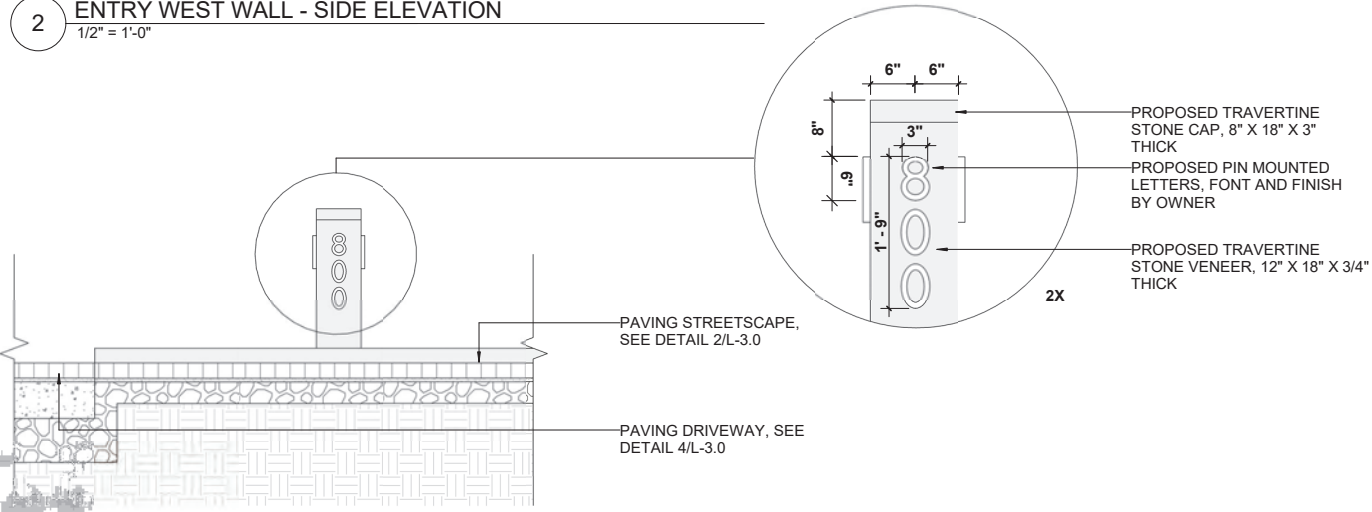
PLANTING AREA, SEE
PLANTING PLAN L-6.0

PAVING DRIVEWAY, SEE
DETAIL 4/L-3.0

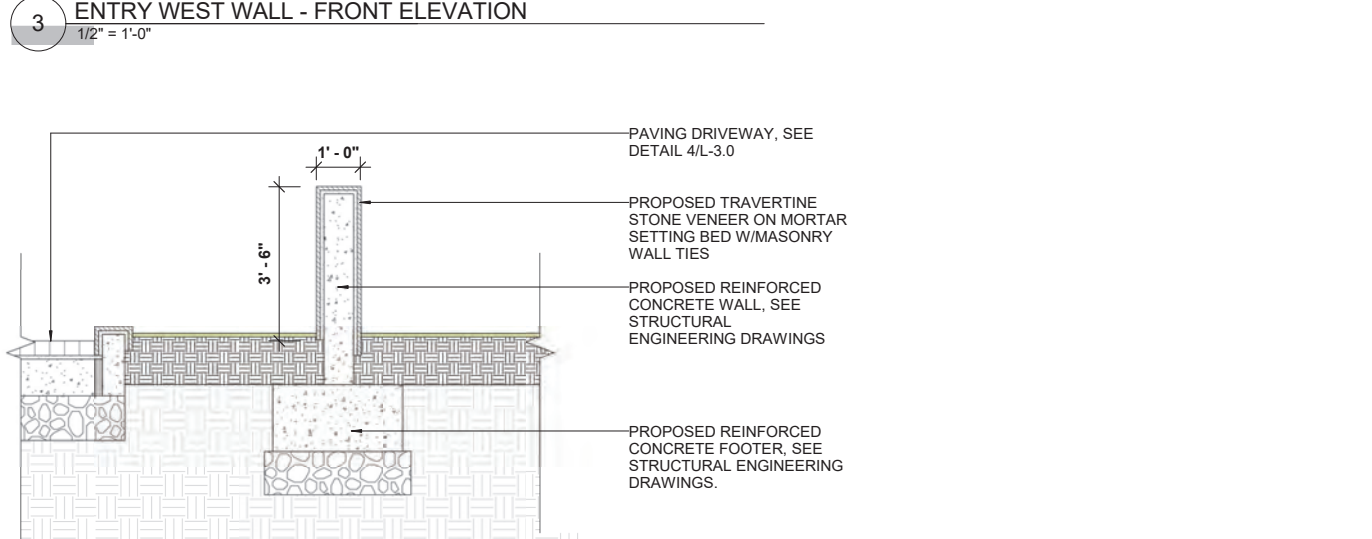
NOTE:
CONTRACTOR SHALL PROVIDE SHOP
DRAWINGS AND FULL SCALE TEXT
MOCKUP ON-SITE FOR LANDSCAPE
ARCHITECT AND OWNER APPROVAL



2 ENTRY WEST WALL - SIDE ELEVATION
1/2" = 1'-0"



3 ENTRY WEST WALL - FRONT ELEVATION
1/2" = 1'-0"



4 ENTRY WEST WALL - SECTION
1/2" = 1'-0"

PERMIT SET - NOT FOR CONSTRUCTION

Project
APOGEE
EXTERIOR RENOVATION

800 SOUTH POINTE DRIVE
MIAMI BEACH, FL 33139

Owner Information
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Land Surveyor

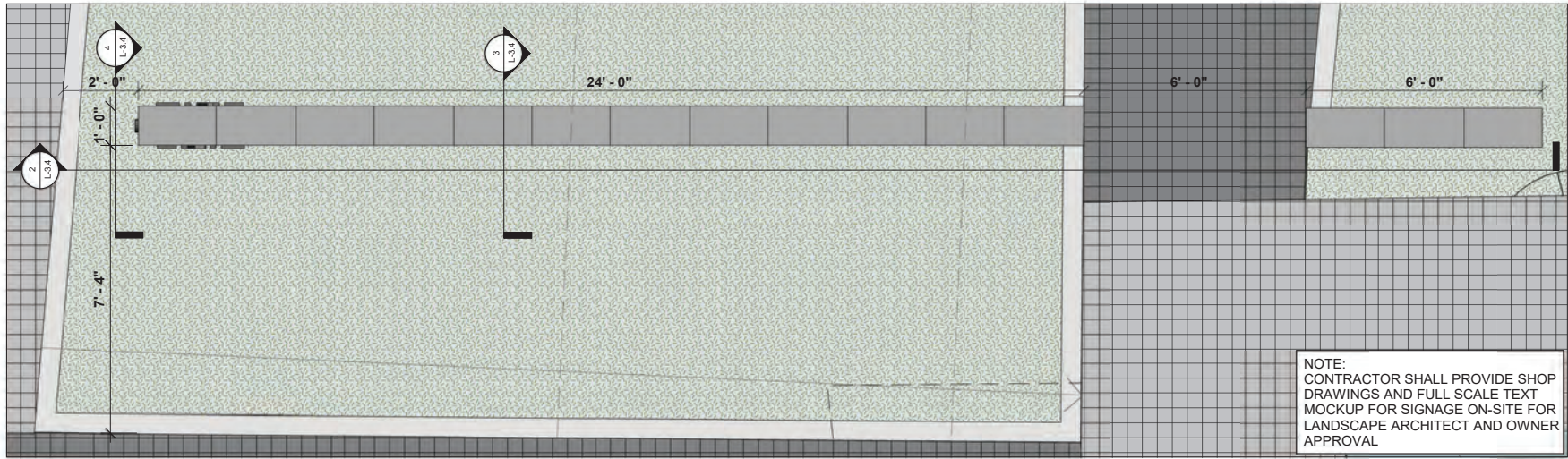
MANUEL VERA AND ASSOCIATES
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(305) 221-6210

Revisions	
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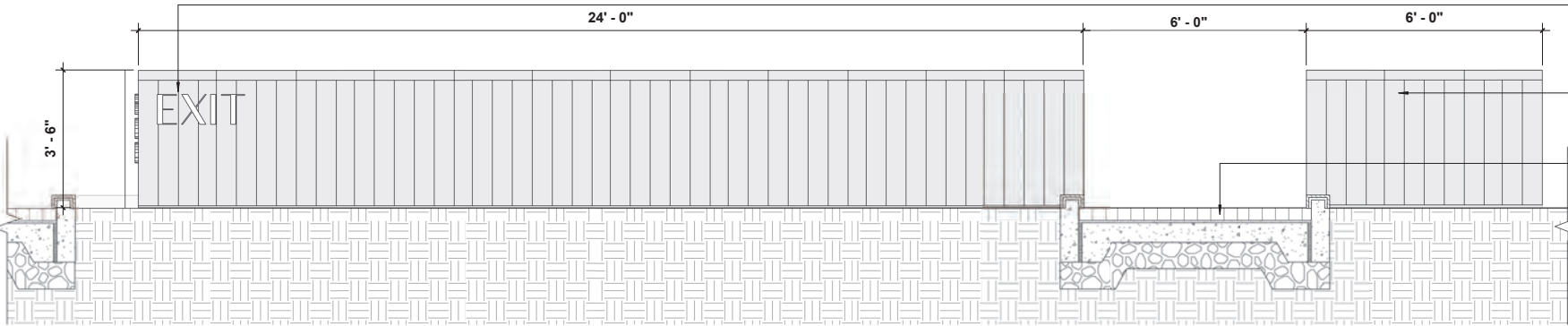
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Date: 2025.10.10 14:56:36 -0400
STEPHEN MICHAEL CALLAHAN
STATE OF FLORIDA RLA #6667206

DRB PERMIT SET
Date
10/12/2025
Scale
AS SHOWN
Project No.
202209
Sheet Name
ENTRY DRIVEWAY DETAILS
Sheet No.
L-3.3

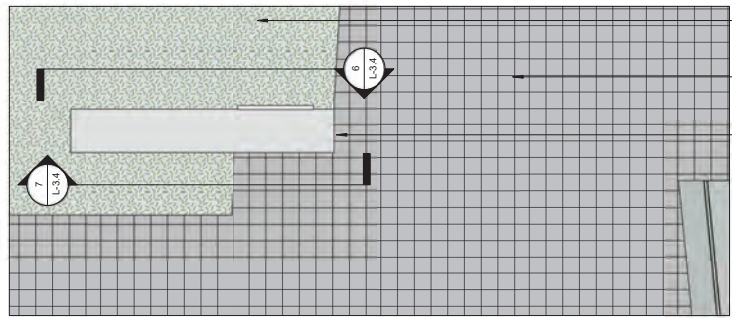
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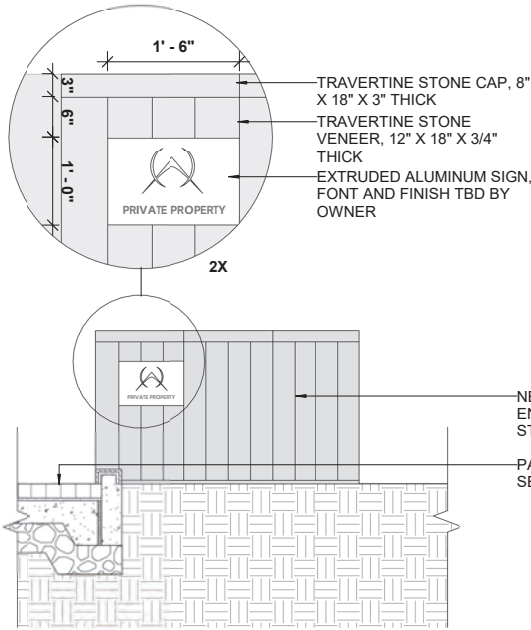
1 EXIT WALL EAST A - LAYOUT PLAN
1/2" = 1'-0"



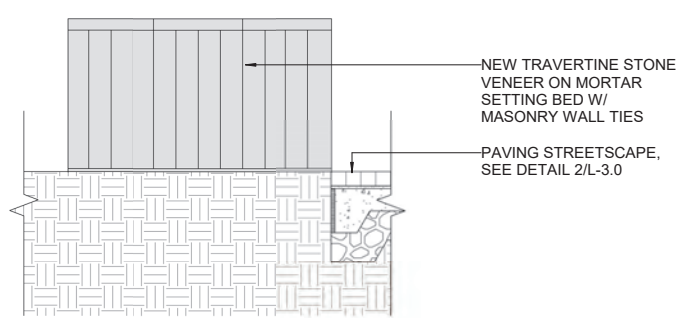
2 EXIT WALL EAST A - SIDE ELEVATION
1/2" = 1'-0"



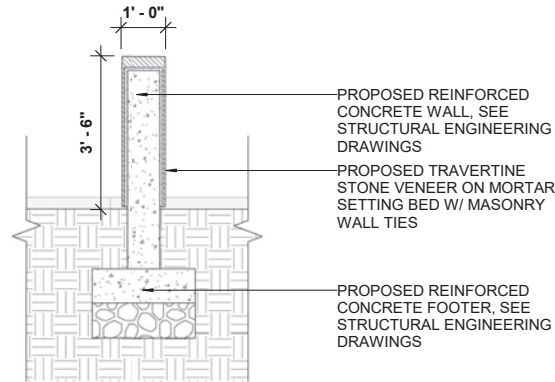
5 EXIT WALL EAST B - LAYOUT PLAN
1/2" = 1'-0"



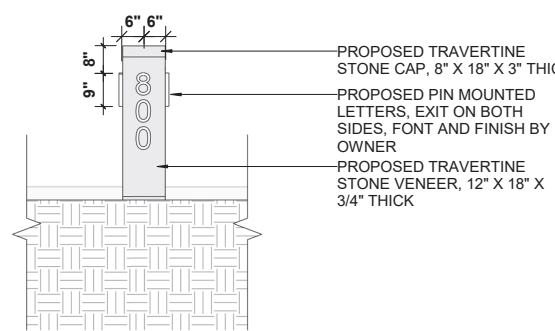
6 EXIT WALL EAST B - FRONT ELEVATION
1/2" = 1'-0"



7 EXIT WALL EAST B - BACK ELEVATION
1/2" = 1'-0"



3 EXIT WALL EAST A - SECTION
1/2" = 1'-0"



4 EXIT WALL EAST A - FRONT ELEVATION
1/2" = 1'-0"

Project
APOGEE
EXTERIOR RENOVATION
800 SOUTH POINTE DRIVE
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Land Surveyor

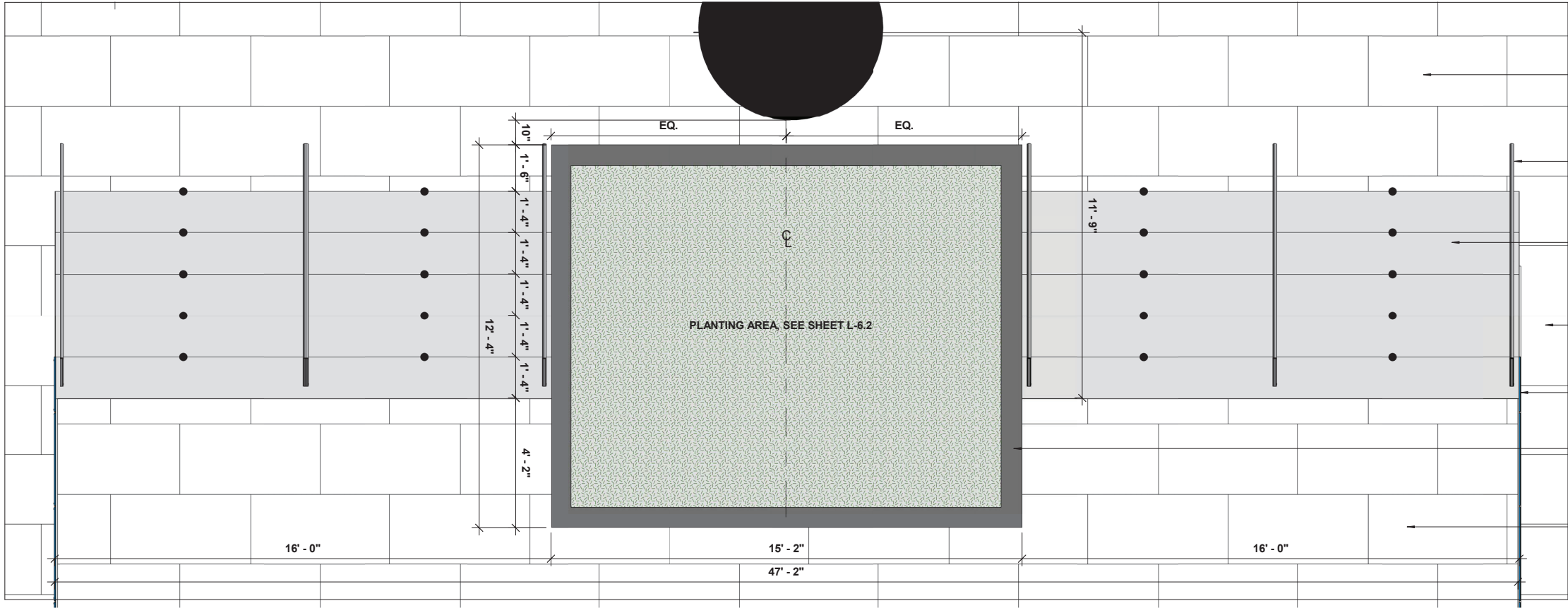
MANUEL VERA AND ASSOCIATES
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Revisions		
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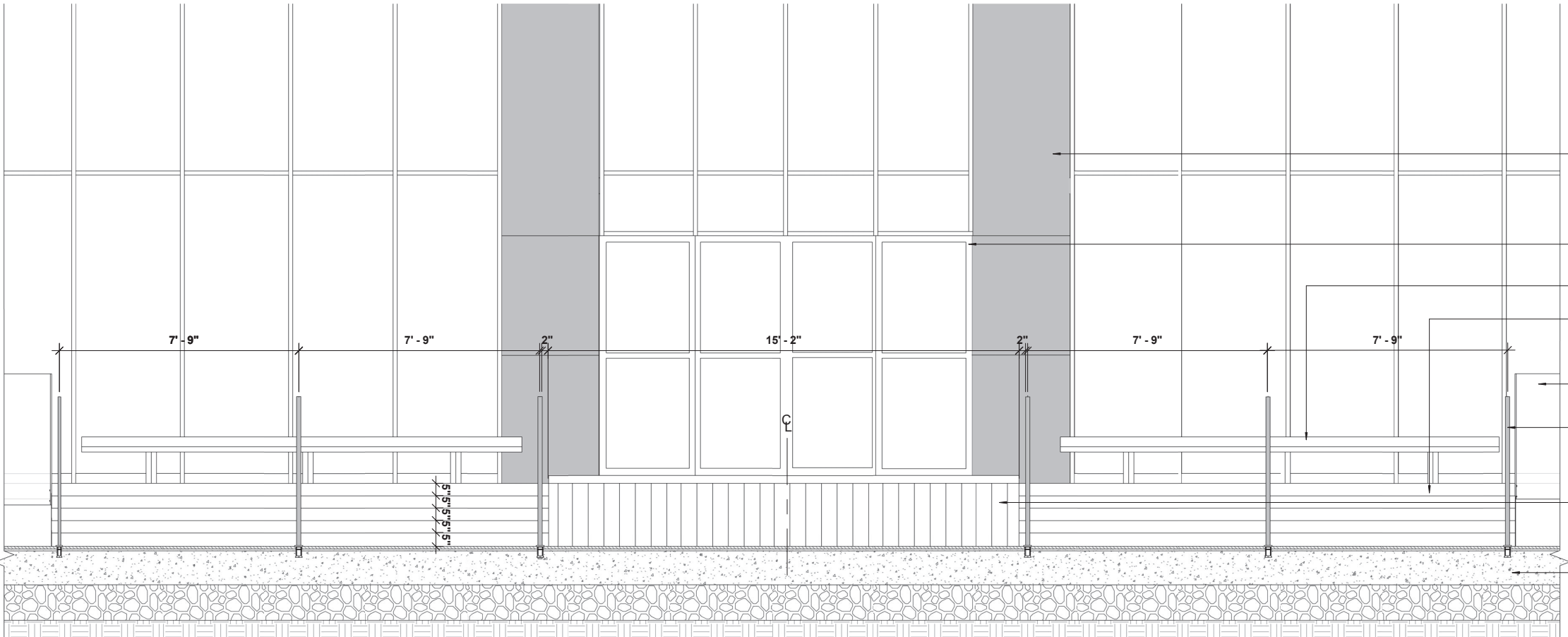
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Date: 2025.10.10 14:57:08 -0400
STEPHEN MICHAEL CALLAHAN
STATE OF FLORIDA RLA #6667206

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AS SHOWN
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202209
Sheet Name
EXIT DRIVEWAY DETAILS
Sheet No.
L-3.4

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1 ENTRY STAIRS - ENLARGEMENT PLAN
1/2" = 1'-0"



2 ENTRY STAIRS - ELEVATION
1/2" = 1'-0"

EXISTING MARBLE STONE
PAVING TO REMAIN, SEE
ARCHITECTURE AS-BUILT
DRAWINGS

PROPOSED POWDER COATED
STEEL HANDRAIL, FINISH TO
MATCH LOBBY INTERIOR
TRELLIS, SEE DETAIL 3/L-3.6

PROPOSED MARBLE STONE
STEP TREADS AND RISERS TO
MATCH EXISTING ENTRY
PAVERS WITH ANTI-SLIP FINISH

EXISTING MARBLE STONE
PAVING TO REMAIN, SEE
ARCHITECTURE AS-BUILT
DRAWINGS

PROPOSED GLASS RAILING,
SEE DETAIL 6/L-3.6

ENTRY PLANTER SEE DETAIL
1/L-3.6

EXISTING MARBLE STONE PAVING
TO REMAIN.

PROPOSED ALUCOBOND
ALUMINUM CLAD ENTRY
COLUMNS. BRONZE COLOR
TBD BY OWNER

REFINISH DOOR AND WINDO
FRAMES IN BRONZE COLOR,
TBD BY OWNER

NEW ENTRY BENCH, SEE
DETAIL 1/L-3.8

PROPOSED MARBLE STONE
STEP TREADS AND RISERS
TO MATCH EXISTING ENTRY
STEPS WITH ANTI-SLIP
FINISH

NEW GLASS RAILING SEE
DETAIL 6/L-3.6

PROPOSED POWDER
COATED STEEL HANDRAIL,
FINISH TO MATCH LOBBY
INTERIOR TRELLIS, SEE
DETAIL 3/L-3.6

PROPOSED TRAVERTINE
STONE VENEER PLANTER
ON MORTAR SETTING BED
W/ MASONRY WALL TIES

EXISTING REINFORCED
CONCRETE DRIVEWAY
SLAB, SEE STRUCTURAL
ENGINEERING AS-BUILT
DRAWINGS

PERMIT SET - NOT FOR CONSTRUCTION

Project
APOGEE
EXTERIOR RENOVATION
800 SOUTH POINTE DRIVE
MIAMI BEACH, FL 33139

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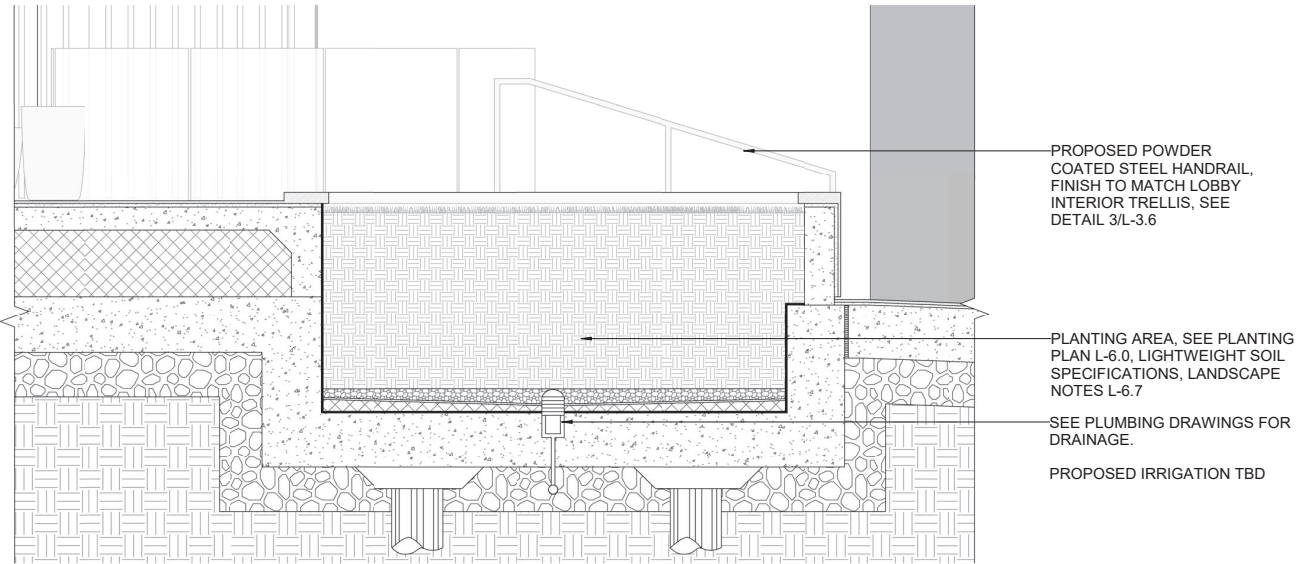
Land Surveyor
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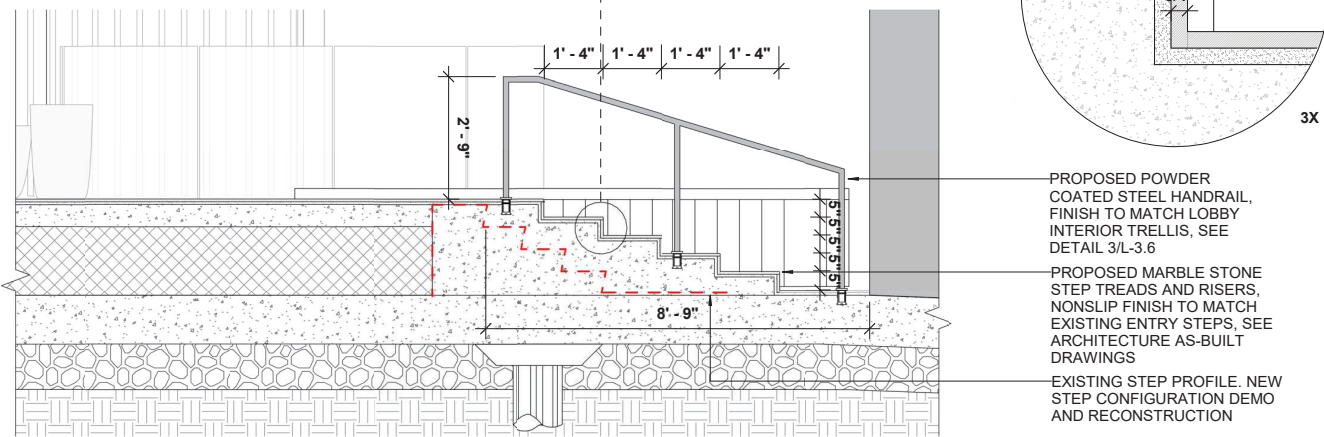
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STEPHEN MICHAEL CALLAHAN
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Date
10/12/2025
Scale
AS SHOWN
Project No.
202209
Sheet Name
ENTRY STEPS DETAILS
Sheet No.
L-3.5

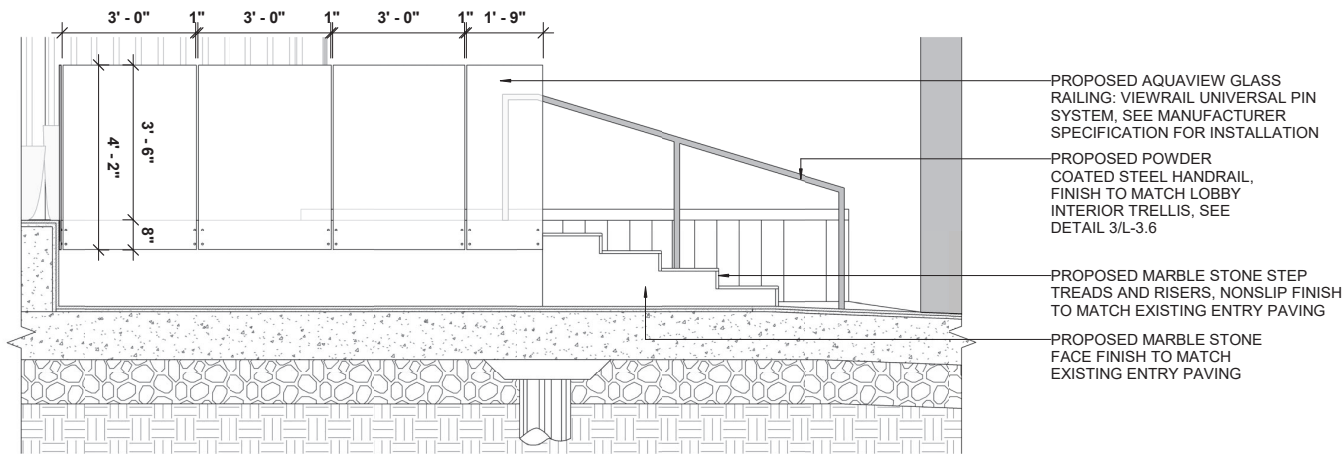
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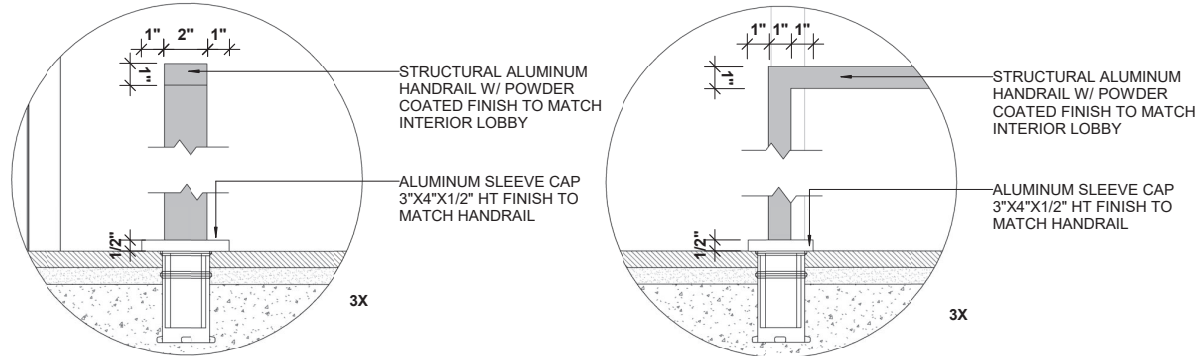
1 ENTRY STAIRS PLANTER - SECTION
1/2" = 1'-0"



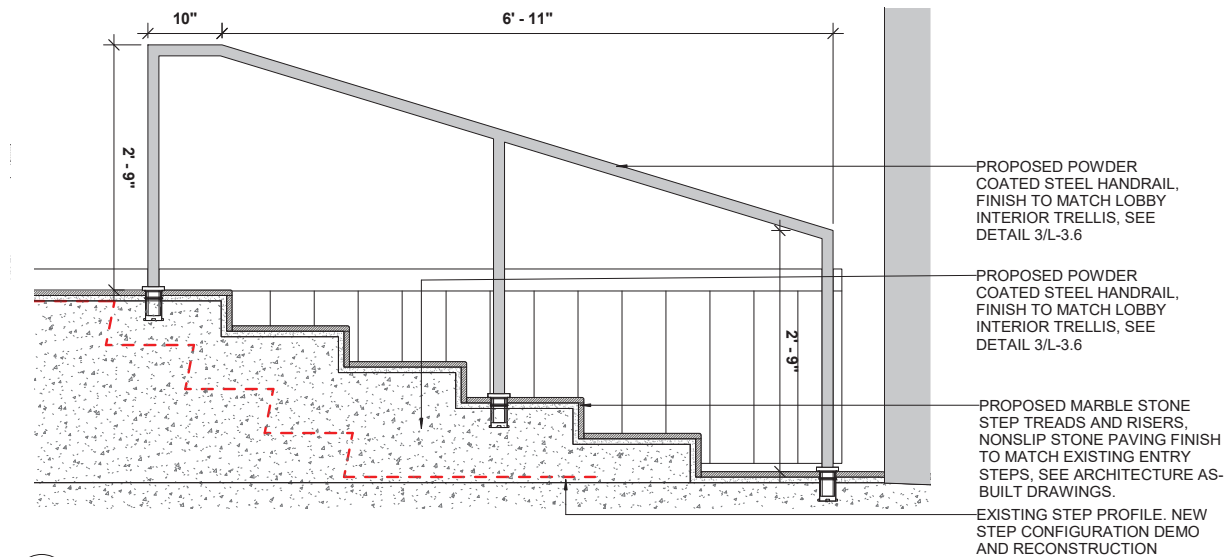
3 ENTRY STAIRS - SECTION
1/2" = 1'-0"



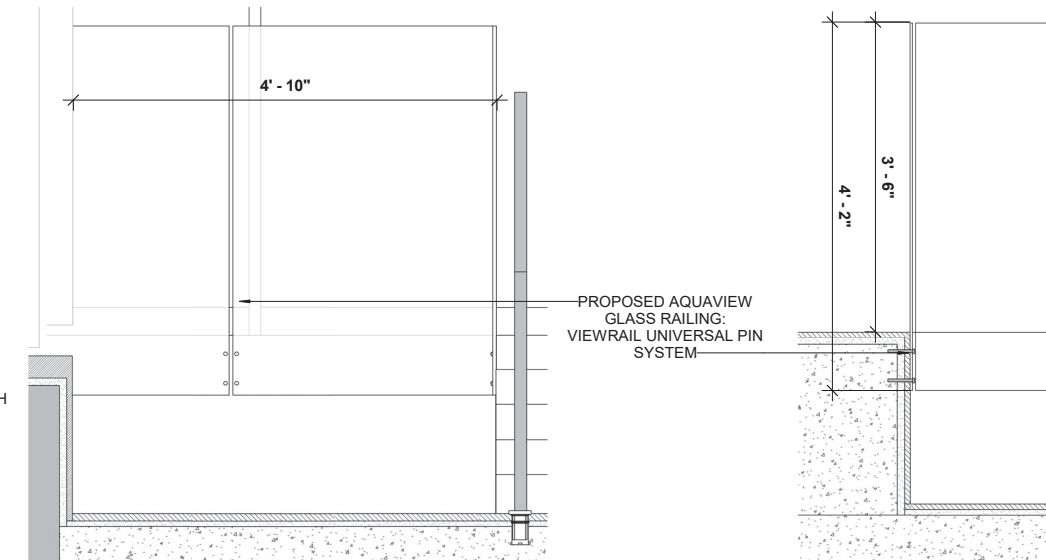
5 GLASS RAILING - ELEVATION A
1/2" = 1'-0"



2 ENTRY STAIRS HANDRAIL DETAILS
3" = 1'-0"



4 ENTRY STAIRS HANDRAIL SECTION
1" = 1'-0"



6 GLASS RAILING - ELEVATION B
1" = 1'-0"

7 GLASS RAILING - SECTION
1" = 1'-0"

PERMIT SET - NOT FOR CONSTRUCTION

Project
APOGEE
EXTERIOR RENOVATION
800 SOUTH POINTE DRIVE
MIAMI BEACH, FL 33139

Owner Information
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Miami Beach, FL 33139

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Structural, Electrical & Plumbing Engineer

THE FALCON GROUP
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Miami, FL 33169
(305) 663-1970

Civil Engineer

SPEATH ENGINEERING
44 W Flagler St Suite 1850
Miami, FL 33130
(305) 834-4213

Land Surveyor

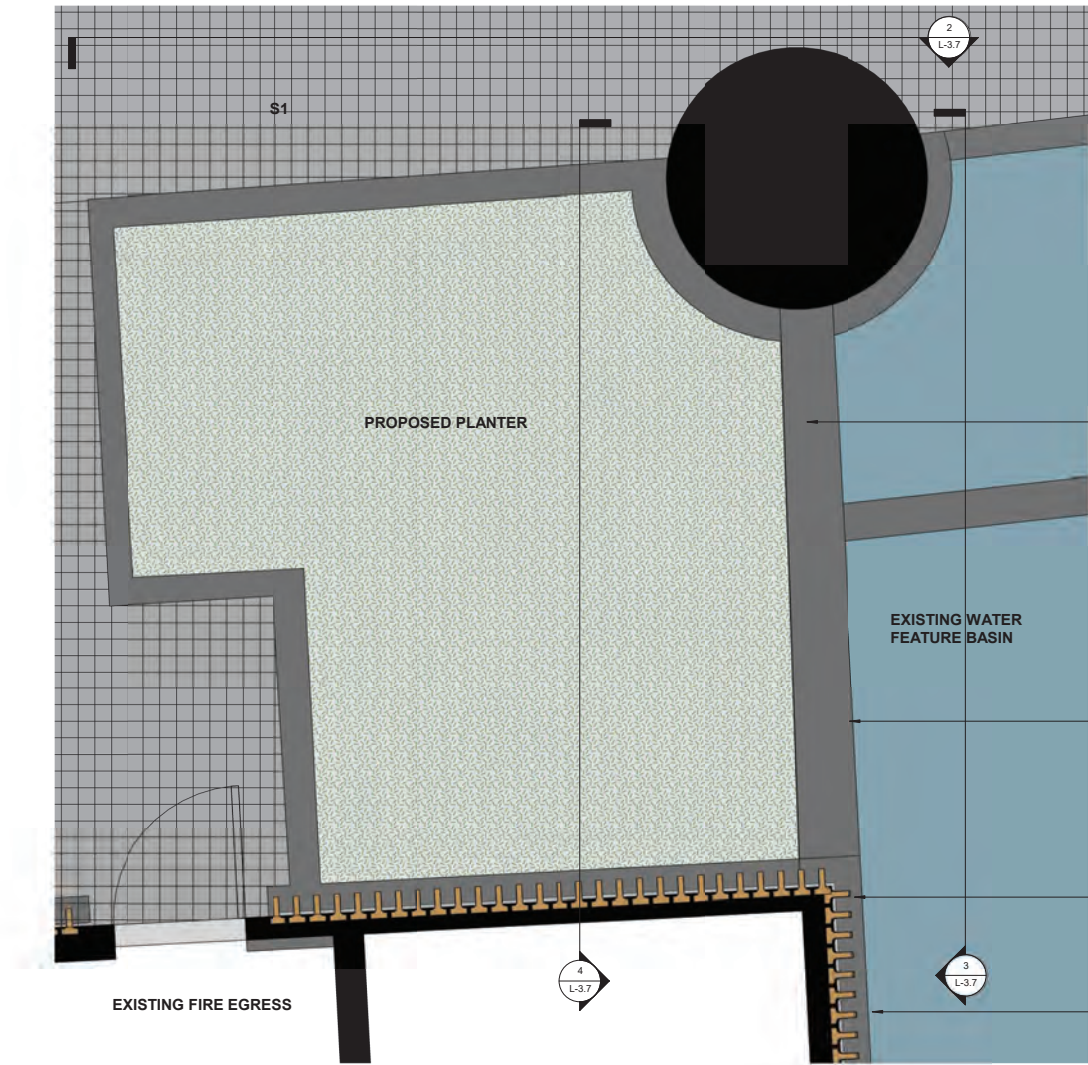
MANUEL VERA AND ASSOCIATES
13960 SW 47th Street
MIAMI FL, 33175
(305) 221-6210

Revisions		
09/21/2025	DRB FIRST SUBMITTAL	
10/12/2025	DRB FINAL SUBMITTAL	
12/11/2025	DRB HEARING DATE	

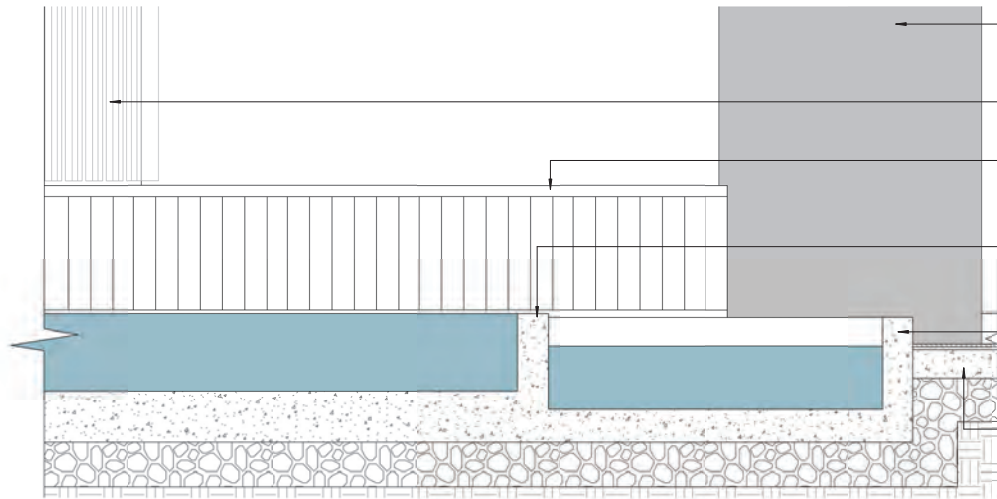
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Digitally signed by Stephen Michael Callahan
DN: cn=Stephen Michael Callahan, email=smc@thresholdlandscape.com, c=US
Date: 2025.10.10 14:58:11 -0400
STEPHEN MICHAEL CALLAHAN
STATE OF FLORIDA RLA #6667206

DRB PERMIT SET
Date
10/12/2025
Scale
AS SHOWN
Project No.
202209
Sheet Name
ENTRY STEPS DETAILS
Sheet No.
L-3.6

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1 ENTRY PLANTER - ENLARGEMENT PLAN
1/2" = 1'-0"



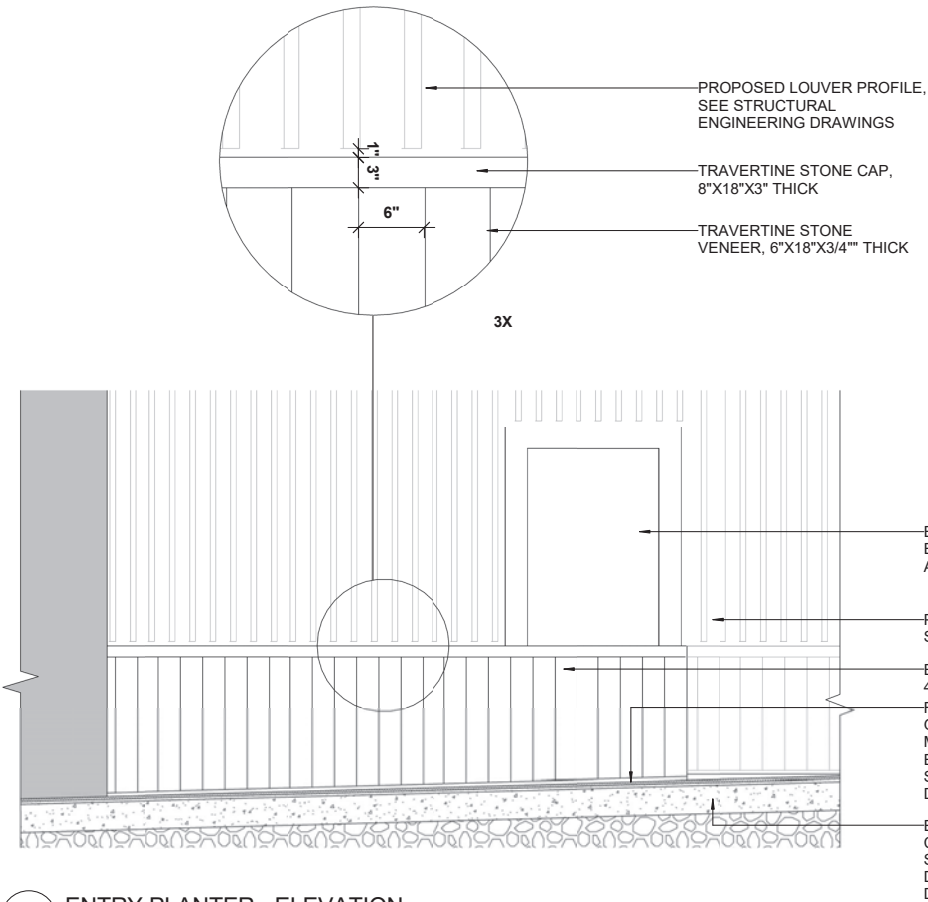
3 ENTRY PLANTER - SECTION B
1/2" = 1'-0"

NEW INTERIOR PLANTER WALL, DEMO EXISTING FOUNTAIN AREA. SEE STRUCTURAL ENGINEERING DRAWINGS AND AQUATIC ENGINEERING DRAWINGS FOR REINFORCEMENT AND WATERPROOFING.

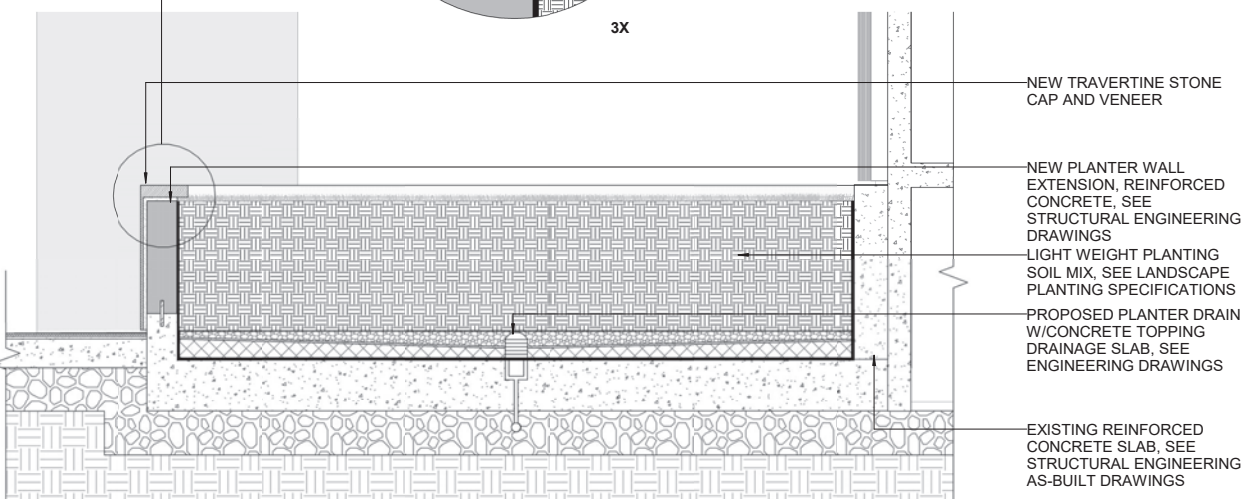
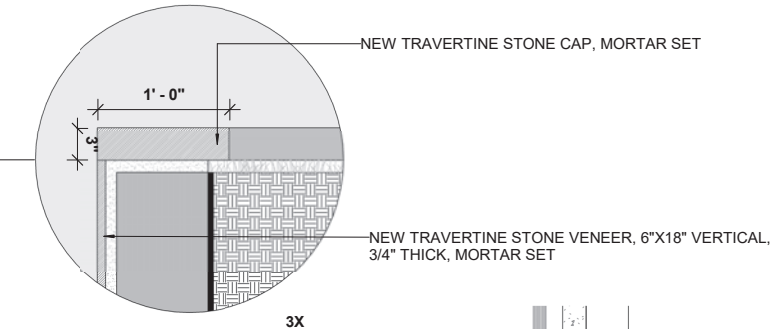
EXISTING WATER FEATURE, NEW WALL FINISHES, TBD

PROPOSED LOUVERS, SEE DETAILS, SHEET L-5.0 AND STRUCTURAL ENGINEERING DRAWINGS

TRAVERTINE VENEER ON FOUNTAIN WALLS, SEE DETAIL 2/L3.7



2 ENTRY PLANTER - ELEVATION
1/2" = 1'-0"



4 ENTRY PLANTER - SECTION A
1/2" = 1'-0"

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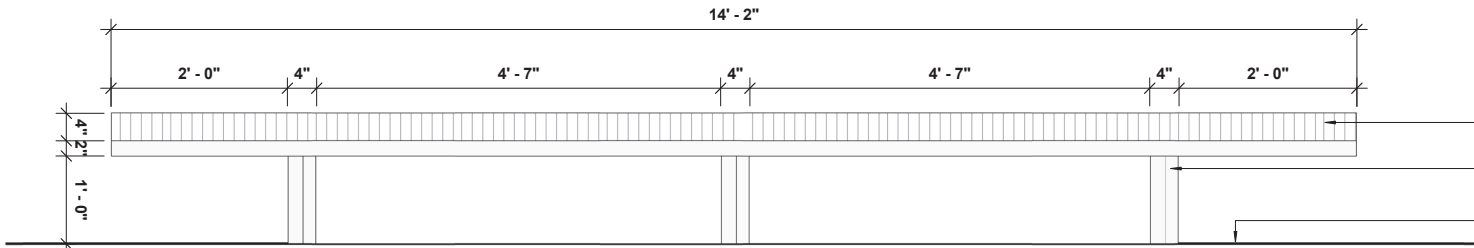
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DN: cn=Stephen Michael Callahan, email=stephen@thresholdlandscape.com, c=US
Date: 2025.10.10 14:58:45 -0400
STEPHEN MICHAEL CALLAHAN
STATE OF FLORIDA RLA #6667206

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10/12/2025
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Project No.
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Sheet Name
PLANTER DETAILS
Sheet No.
L-3.7

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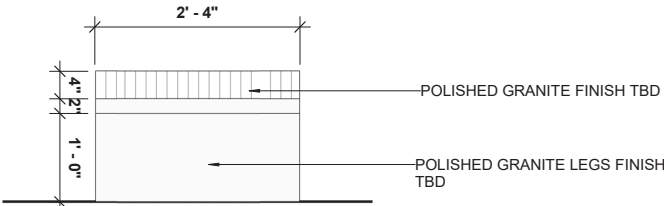


1 ENTRY BENCH - PLAN
1" = 1'-0"



2 ENTRY BENCH - LONGITUDINAL SECTION
1" = 1'-0"

NOTE:
FABRICATOR TO PROVIDE SHOP
DRAWINGS. FINISHES TBD BY OWNER



3 ENTRY BENCH - CROSS SECTION
1" = 1'-0"

PERMIT SET - NOT FOR CONSTRUCTION

Project
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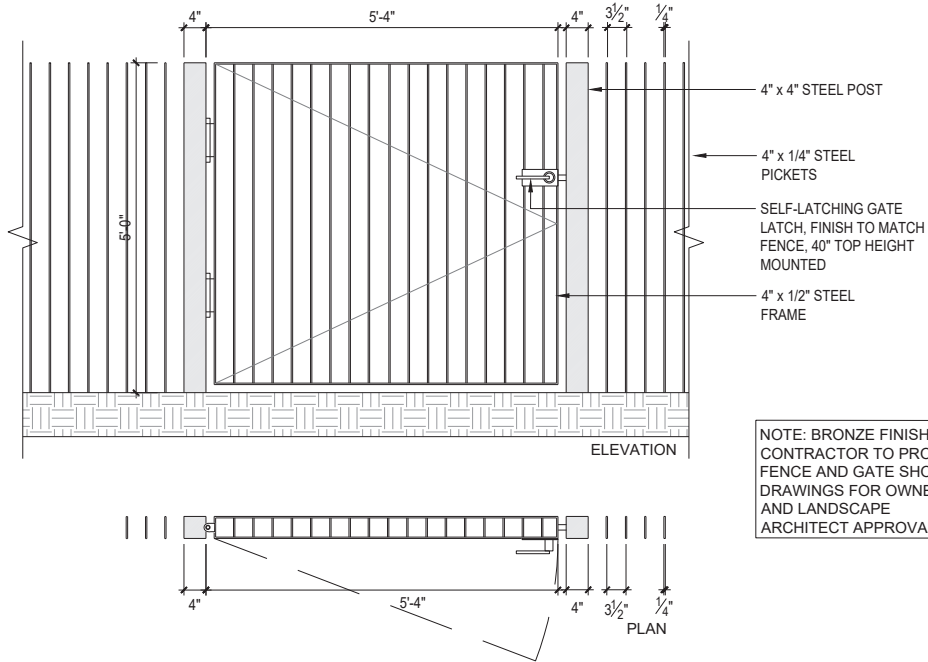
Land Surveyor
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13960 SW 47th Street
MIAMI FL, 33175
(305) 221-6210

Revisions		
	09/21/2025	DRB FIRST SUBMITTAL
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	12/11/2025	DRB HEARING DATE

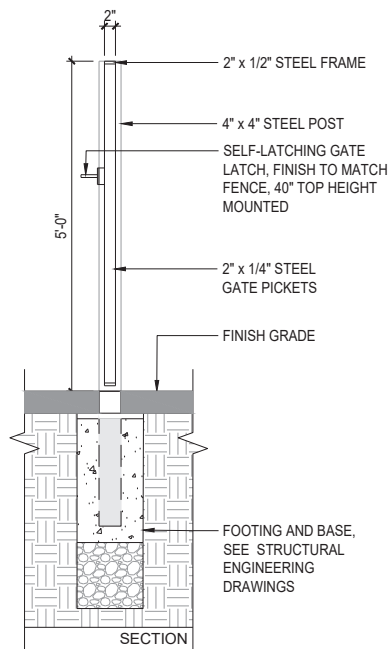
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DN: cn=Stephen Michael Callahan, email=smc@thresholdsw.com, c=US
Date: 2025.10.10 14:59:20 -0400
STEPHEN MICHAEL CALLAHAN
STATE OF FLORIDA RLA #6667206

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Date
10/12/2025
Scale
AS SHOWN
Project No.
202209
Sheet Name
SITE FURNITURE
Sheet No.
L-3.8

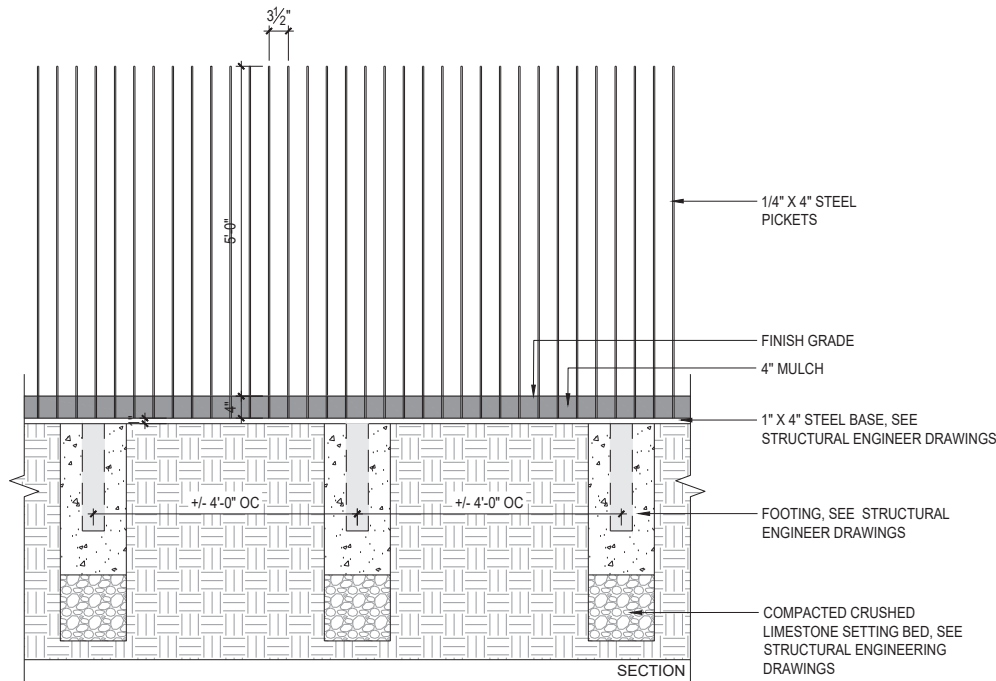
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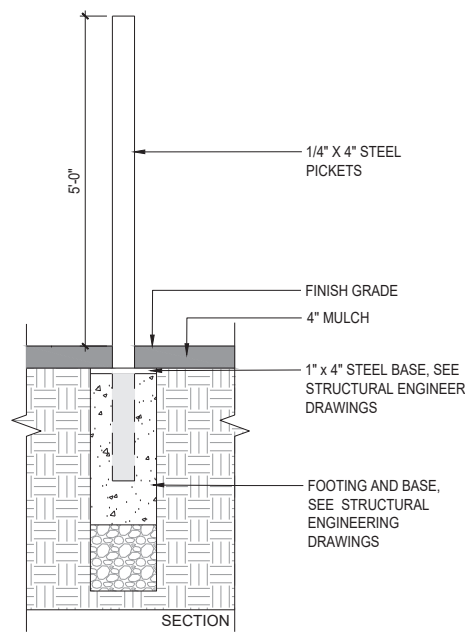
NOTE: BRONZE FINISH.
CONTRACTOR TO PROVIDE
FENCE AND GATE SHOP
DRAWINGS FOR OWNER
AND LANDSCAPE
ARCHITECT APPROVAL



1 WEST SIDE YARD - SERVICE GATE
Scale: 3/4" = 1'-0"



2 WEST SIDE YARD - FENCE
Scale: 3/4" = 1'-0"



PERMIT DOCUMENTS - NO FOR CONSTRUCTION

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Scale
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202209
Sheet Name
GATE DETAILS
Sheet No.
L-3.10