

# PIER PARK | 1 OCEAN DRIVE, MIAMI BEACH, FLORIDA

## LANDSCAPE SHEET INDEX

### PIER PARK

LEGEND X= SHEET SUBMITTED • =SHEET REVISED

SHEET #	SHEET NAME	SITE PLAN APPROVAL 10/19/2025	REV. 1 11/09/2025				
L-000	COVER SHEET AND INDEX OF DRAWINGS	X	X	•			
L-001	GENERAL LANDSCAPE NOTES	X	X				
L-100	TREE DISPOSITION PLAN	X	X	•			
L-101	TREE DISPOSITION SCHEDULE	X	X	•			
L-102	TREE DISPOSITION SCHEDULE	X	X	•			
L-103	TREE DISPOSITION SCHEDULE	X	X	•			
L-104	TREE DISPOSITION SCHEDULE & DETAIL	X	X	•			
L-105	DUNE OVERLAY INFORMATION	X	X	•			
L-200	OVERALL SITE PLAN	X	X	•			
L-201	HARDSCAPE PLAN WEST SIDE	X	X	•			
L-202	HARDSCAPE PLAN EAST SIDE	X	X	•			
L-203	CANOPY WEST PLANTING PLAN & SCHEDULE	X	X	•			
L-204	CANOPY EAST PLANTING PLAN & SCHEDULE	X	X	•			
L-205	UNDERSTORY WEST PLANTING PLAN & SCHEDULE	X	X	•			
L-206	UNDERSTORY EAST PLANTING PLAN & SCHEDULE	X	X	•			
L-500	PLANTING DETAILS	X	X				

## LOCATION MAP



Rev.	Date	Rev.	Date
Rev. 1	11/09/2025		

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBİ KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBİ KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA (0/2/18)

**PB25-0792/  
DRB25-1146**

FINAL SUBMITTAL

**PIER PARK**  
ONE OCEAN DRIVE  
MIAMI BEACH, FLORIDA. 33139

**Owner:**  
Name Major Food Group, LLC  
Address 4100 NE 1st Avenue, Suite 300  
Address Miami FL 33137 | USA  
Tel: +1(305) 414 1303  
Email: will@majorfood.com



**INTERIOR DESIGNER:**  
Name Bishop Design  
Address 7520 NE 4th Ct, Unit 102  
Address Miami FL 33138 | USA  
Tel: +1(305) 546 1122  
Email: info@wearebishopdesign.com



**MEP ENGINEER:**  
Name Donolli Associates Engineering  
Address 4607 North Meridian Avenue  
Address Miami Beach, Florida 33140 USA  
Tel: +1(305) 607 4925  
Email:

**STRUCTURAL ENGINEER:**  
Name YHCE  
Address 99 NW 27 Ave  
Address Miami FL 33125 | USA  
Tel: +1(305) 969 9423  
Email: yh@yhengineering.com

**LANDSCAPE ARCHITECT:**  
Name Enea Landscape Architecture, Inc.  
Address 7636 NE 4th Court, Suite 102  
Address Miami FL 33138 | USA  
Tel: +1(305) 576 6702  
Email: info.miami@enea.ch



**CIVIL ENGINEER:**  
Name Langan  
Address 1221 Brickell Avenue, Suite 1800  
Address Miami FL 33131 | USA  
Tel: +1(786) 264 7200  
Email: Fax: +1(786) 264 7201

**ARCHITECT:**  
Kobi Karp Architecture and Interior Design, Inc.  
571 NW 28th Street  
Miami, Florida 33127 USA  
Tel: +1(305) 573 1818  
Fax: +1(305) 573 3766



**SEAL:**  
Digitally signed by GERARDO JAVIER DELGADO  
DN: cn=GERARDO JAVIER DELGADO, o=ENEALANDSCAPEARCHITECTURE, ou=ENEALANDSCAPEARCHITECTURE, c=US  
Date: 2025.11.09 16:42:01-0500  
This form has been electronically signed and sealed by Gerardo Javier Delgado under digital signature and this document are not considered signed and sealed and the signature must be verified on any electronic copies.

FOR THE FIRM:  
GERARDO JAVIER DELGADO  
R.L.A. 0001574

All landscaping designs, plans, concepts, drawings and renderings (hereinafter "Enea's Designs") are original and created by Enea Landscape Architecture, Inc. All of Enea's Designs are the exclusive property of Enea Landscape Architecture, Inc. and protected by Copyright laws. Any use, reproduction, or copying of Enea's Designs without express written authorization from Enea Landscape Architecture, Inc. is strictly prohibited.

**COVER AND  
INDEX OF DRAWINGS**

Date	10/19/2025	Sheet No.	
Scale	N.T.S		L-000
Project	2521		

NOT FOR CONSTRUCTION

**LANDSCAPE NOTES**

- The work consists of furnishing all labor, materials, equipment, tools, transportation, and any other appurtenances necessary for and incidental to the completion of this project as shown on the drawings, as included in the plant list, and as herein specified.
- Work shall include maintenance and watering of all planting areas of this drawing set until certification of acceptability by the owner and/or the Landscape Architect.
- Protection of existing structures, all existing buildings, walks, walls, paving, piping, and other items of construction and planting already completed or established shall be protected from damage by the contractor unless otherwise specified. All damage resulting from negligence shall be repaired or replaced to the satisfaction of the owner with costs by contractor.
- All work shall be performed to specifications written in accordance with the most current version of the ANSI A-300, ANSI Z-133, government, and local standards. The contractor is responsible for obtaining all necessary permits prior to the commencement of site work.
- All dimensions shall be verified in the field prior to construction. Written dimensions shall take precedence over scaled drawings.
- If discrepancy should arise between layout geometry and design intent, design intent shall take precedence.
- The location of all site when applicable are approximate and may be adjusted in the field with owner and/or their representatives approval. See plans for location of fixed amenities, all site elements (fixtures, signage, furniture, ...)
- Protection of existing structures, all existing buildings, walks, walls, paving, piping, and other items of construction and planting already completed or established shall be protected from damage by the contractor unless otherwise specified. All damage resulting from negligence shall be repaired or replaced to the satisfaction of the owner with costs by contractor.
- The location 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 landscape architect or owners representative.
- 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. General contractor shall be required to submit shop drawings, as well as professional calculations and/or certifications performance criteria of materials, systems, and equipment. Such specialty submittals shall be signed and sealed by a Florida registered professional engineer who specializes and undertakes the design of said structural components or systems.
- Guying/staking practices shall not permit nails, screws, wires, etc. to penetrate the outer surface of any tree or palm. Trees or palms rejected due to this practice shall be replaced at the contractor's expense.
- All planting materials shall meet or exceed the minimum requirements as shown in appropriate municipal codes.
- Contractor to verify quantities and report any discrepancies to Owner's Representative and/or Landscape Architect.
- All plant material shall be graded Florida #1, Florida Fancy or better.
- Landscape Architect shall be notified in advance of the following work items for review:
  - Tree and plant selection.
  - Site rough grading and soil preparation. Final grading as per Civil drawings.
  - Tree and planting layout on site.
  - Irrigation layout.

**GENERAL GRADING NOTES**

- All grading information provided is intended for aesthetic purposes and to show relationships only. See Civil Engineering drawings for detailed grading information.
- Landscape Architect reserves the right to reject any work performed, plants acquired, and planting installed without prior approval. This includes field adjustments of materials on site and planted per drawings.
- The contractor shall coordinate final location of all drainage structures with civil engineer and report any discrepancies or conflicts to Landscape Architect for review. Avoid conflict with planting materials.
- Rough grading and site preparation shall be completed for review by Landscape Architect/or Owner's Representative prior to final grading as per civil drawings.
- Special attention should be given to the civil grading plans concerning the shapes and formations of proposed slopes. Side slopes shall be smooth and even in transitions and void of depressions.
- Finish grade all topsoil areas to a smooth non-compacted, even surface ensuring positive drainage away from the structures and eliminate any low areas except in retention areas where water may collect.
- Grading and calculations for retention areas to be provided by Civil Engineers.
- Roadway grading and transition areas to be reviewed and approved by Civil/Traffic Engineers.
- Contractors shall not substantially modify grading plan without the approval of designer. All site aesthetic grading is subject to review and approval by the design team.
- Contours for earth mounds shall be smooth, continuous arcs. Side slopes shall be smooth and even in transition and void of depressions. Careful attention should be given to the grading plans concerning the shapes and information of proposed slopes.
- ALL GRADES TO MEET ADA AND POOL CODE REQUIREMENTS.

**TREE PROTECTION**

- When plant material is delivered on-site, it shall not be laid down for more than two (2) hours. Plant material shall be placed and maintained in good condition in a vertical position when stored on-site or off-site. All plants held on-site or off-site shall be kept watered regularly in sufficient amounts to permit continuous, vigorous growth.
- It is the contractor's responsibility to note and protect the existing trees to remain on-site.
- Prior to commencement of any work, contractor shall perform routine maintenance per ANSI A-300 on the existing trees to remain. Work includes removal of dead and decayed wood, removal of attached branches, structurally unsound limbs, and subordinate branches where included bark is present; and removal of branches to increase light and penetration within the canopy.
- Do not remove more than 25% of the canopy within a twelve-month period.
- Root pruning shall be completed prior to commencement of the construction activities. The root system shall not be subject to tearing, ripping or any other method except clean cuts as described in ANSI-A-300.
- Protective barriers shall be placed at the drip line of each tree, cluster of trees, or preservation area, and in no case less than ten (10) feet from the trunk of any protected tree, tree cluster or preservation area.
- All protective barriers shall be installed prior to the start of any construction or site development, including tree removal, demolition, or land-clearing activities, and shall remain in place throughout all phases of construction.
- Any tree whose root system is impacted shall be watered according to the tree relocation specifications.
- Where construction activity impacts the existing tree root system, the contractor, under the guidance of an ASCA arborist, shall only root prune in the impacted areas per specifications written in accordance with ANSI A-300 standards.
- Underground utility lines, including, but not limited to, irrigation, plumbing,

- electrical, or telecommunication lines, shall be placed outside the areas enclosed by protective barriers.
- Plants that are noted as "remain" shall be root pruned if necessary and skated prior to commencement of demolition activities. fencing shall be installed 4' beyond the edge of root ball. The installation of the fencing shall be coordinated with any phased root pruning that must occur. Contractor shall submit maintenance measures prior to any root pruning or transplanting.
- Mulch shall not be applied within 6" of any tree or palm trunks that are installed or incorporated into the project. Also note that all row mulch shall be amerigrow premium pine bark brown mulch or city approved equivalent. No mulch is permitted in the city of Miami right of way.

**RFI AND SUBMITTALS**

- STANDARD RESPONSE TIME FOR RFIs IS 5 BUSINESS DAYS, 10 BUSINESS DAYS FOR SUBMITTALS.
- General Contractor shall be required to submit shop drawings, local municipality approvals, as well as professional calculations and/or certifications performance criteria of materials, systems, and equipment. Such specialty submittals shall be signed and sealed by a Florida registered professional engineer who specializes and undertakes the design of said structural components or systems.
- General samples of materials as listed below shall be submitted for approval, on the site or as otherwise determined by the owner or Landscape Architect, at least fourteen (14) working days prior to its intended delivery to the site. Upon approval of submittals, delivery of materials may begin. Other samples as called for on landscape materials schedule and details.
  - Mulch - One (1) Cubic foot
  - Root Stimulator - One (1) container
  - Fertilizer - One (1) Container
  - Topsoil - One (1) Cubic Yard
  - Trees - One (1) photograph w/ clearly legible measuring rod of actual Landscape Contractor pre-tagged trees. Upon approval of tree submittal, Landscape Contractor shall provide at least one week notice to schedule tree tagging.
  - Planting mix - One (1) Cubic Yard
- Landscape Architect shall be notified in advance of the following work items for review and approval: TREES AND PALMS NEED TO BE APPROVED AND TAGGED A MINIMUM OF 1-2 WEEKS PRIOR TO INSTALLATION SCHEDULE. TREES THAT REQUIRE ROOT PRUNING COMING FROM TREE BROKERS REQUIRE MIN. TAGGING/APPROVAL 3-4 MONTHS PRIOR TO INSTALLATION.
  - Tree and plant selection.
  - Site grading and soil preparation.
  - Tree and planting layout on site.
  - Irrigation layout.
    - Shop Drawings, Product data, Mock-ups, or Samples for the following:
      - Fence/Gates - Sample, 2' length with all members and connections
      - Electrical Fixtures - Product Data, and foundation details (shall be included in contractor's bid)
      - Furniture - Product Data and color/material swatches
      - Landscape Materials - Samples per documents herein
      - Landscape Irrigation Data - Shop Drawings and Product Data
      - Root Barriers - Product Data
      - Steel Edging - Product Data and Sample
      - Fertilizer - Product Data
      - Root Stimulators - Product Data
      - Tree Bracing Details - Shop Drawings
      - Soil Mixture - Documentation of testing for the project identifies job and Contractor, and includes: pH, key nutrients required for healthy plant growth, mineral concentrations, and recommendations of soil amendments for landscape planting, 1 gal Sample.
      - Fill Material for Rough and Fine Grading - Testing as stated in "5o" Soil Mixture above. 1 gal. Sample
      - Concrete Mix and Colors - Design Mix Sample and Product Sample. Create a 6'x6' mock-up on-site of the finished concrete slab. Do not destroy or remove from the job site until completion of all slabs on grade and acceptance by Owner and Landscape Architect.
      - Geotextile Materials - Sample and Product Data
      - Sand Stabilizer - Product Data
      - Storm Drainage Materials - Product Data and specification sheets
      - Caulks and Sealants - Product Data
      - Stain and Paint - Sample and Product Data
      - Ipe Products, Ipe deck fasteners, and hardware - Samples of each
      - Stone Products - Sample. For materials to be installed on exterior walking surfaces: slip resistance testing of wet surface dynamic coefficient of friction to ANSI A326.3 standard using British Pendulum test method ASTM E303.
- All mock ups, samples, and shop drawings shall be included as part of the original contract cost.

**MATERIALS**

- Mulch:
  - Mulch type: pine bark mini nuggets.
  - Mulch material shall be moistened at the time of application.
  - All trees, shrubs, and ground cover beds shall receive a minimum of 3" of mulch immediately after planting.
  - Mulch shall be maintained below the elevation of adjacent finished surfaces and swept clear of paths.
- Fertilizer:
  - Commercial Fertilizer: Commercial fertilizer shall be a complete formula; it shall be uniform in composition, dry and free flowing. This fertilizer shall be delivered to the site in the original unopened containers, each bearing the manufacturer's guaranteed statement of analysis.
  - Fertilizer shall be organic in material containing nitrogen, phosphoric acid and potash in equal percentages of plant food by weight, in the following form:
    - Containerized material (i.e. shrubs, vines, ground covers) shall receive a granular such as 'Tri-nite' or approved equal.
    - Specimens shall receive time-released fertilizer, such as osmocote, or approved equal.
  - This instruction shall supersede other notes regarding fertilizers on the drawings or details.
- Plants:
  - All plants not listed in Grades and Standards for Nursery Plants shall conform to a Florida #1, Florida Fancy or better as to 1) health and vitality, 2) condition of foliage, 3) root system, 4) freedom from pest or mechanical damage, and 5) heavily branched and densely foliated according to the accepted normal shape of the species.
  - Plant species and size shall conform to those indicated on the drawings and cited herein. All sizes shown for plant material on the plan are to be considered as minimums. 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

- 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 municipality.
- All plants shall be Florida #1, Florida Fancy or better, graded in accordance with Grades and Standards for Nursery plants, published by the State of Florida, Department of Agriculture. Trees and shrubs shall have pronounced symmetry of foliar crown. Plants judged to be not in accordance with these standards will be rejected and shall be immediately removed from the site of the work and replaced at the contractor's expense.
- All quantities indicated on the plant list are intended as a guide for the bidders and does not relieve the bidder of their responsibility to do a comprehensive plant take off. Should a discrepancy occur between the bidder's take off and the plant list quantity, the Landscape Architect is to be notified for clarification prior to final bid acceptance.

**WOOD**

- All wood shall be Certified Wood: Fabricate with components produced from wood obtained from forests certified by an FSC-accredited certification body to comply with FSC STD-01-001, "FSC Principles and Criteria for Forest Stewardship."
- When specified, sealant for ipe wood shall be Messmers U.V. Plus Ipe Hardwood Deck Stain, natural color; applied per manufacturer's directions.
- All materials shall be free from damage; physical or mechanical blemishes of any kind--such as, but not limited to, cracking, warping, or splitting; and free from staining due to rot, corrosion, mildew, rot, or any external source at the time of installation and prior to final acceptance.
- All stone material shall be grouted as per details and with grout specified within the drawings. Substitutions shall require written approval of the Landscape Architect. All stone materials shall be sealed with Miracle 511 Impregnator Sealer immediately following installation. Stone shall be grouted; brushed clean; free of dust, debris, or stains; and shall be 100% dry prior to application of sealer.
- All workmanship shall be protected immediately upon installation.
- Stone used in exterior conditions shall be properly installed, stable, firm and slip-resistant with testing submitted, as noted.
- Stone used in pool deck conditions shall comply with code requirements, and be properly installed, stable, firm, and slip-resistant. Manufacturer/supplier to confirm that material is suitable for use in exterior pool environment and shall confirm whether or not material can be submerged in water.
- Contractor shall submit shop drawings of pattern layout.

**CU-STRUCTURAL SOIL (WHEN APPLICABLE AND CALLED FOR ON DETAILS)**

- Submit physical Sample per manufacturer's product specifications.
- Submit stone and lay loan analysis, and recommended amendments.
- If required at installation, project shall be certified as complying with manufacturer's specification.
- Work to be performed by qualified installer per manufacturer's specification.
- At installation, provide test results for finished product showing compliance with density, moisture content, and nutrient profile for this project.
- Protect product from exposure to excess moisture and erosion, do not stockpile long term on site.

**EXECUTION**

- Inspection:
  - In the event of discrepancy, immediately notify Landscape Architect in writing.
  - Do not proceed with installation of materials or plants in areas of discrepancy until all such discrepancies have been fully resolved to the satisfaction of the Owner and/or Landscape Architect.
  - Verify locations of all utilities, conduits, supply lines and cables, including but not limited to: electrical, gas (lines and tanks), water, sanitary sewer, storm water lines, cable and telephone. Properly maintain and protect existing utilities; landscape materials shall adhere to required clearances. It is the responsibility of the contractor to coordinate with other trades.
- Preparation:
  - Stake or mark with paint the proposed location of all trees and palms to be planted.
  - Excavate plant beds and ensure all planting areas are freely draining.
- Application:
  - Finish sub-grade: upon acceptance of rough grading elevations, establish fine sub-grade with smooth and even finish. Remove rocks exceeding one (1) inch diameter, sticks, debris, deleterious material, grass and soil clods, and vegetation.
  - Cultivate all planting areas to a minimum depth of 6". Remove and dispose of all debris. Till into top 4" the planting soil mix, and as specified.
  - Provide plant materials, fertilizer, sod, planting mix, and incidental materials as specified.
- Set plants, backfill, and guy or brace plants as required and as noted in the landscape details. Complete incidental work related to planting operations, and as specified.
- Excavation:
  - Excavations identified as having potential utility or service line conflicts shall be excavated with hand tools to determine the location of, and avoid damage to, such utilities.
  - Excavate tree and palm planting pits a minimum of 24" greater in diameter than the root ball, and minimum of 12" deeper than vertical depth of the root ball. Test soil for quality of percolation. If drainage is inadequate, create underground seepage/drainage layer with drainage media and non-woven geotextile filter fabric separation. Notify Landscape Architect for approval. Budget should allow an allowance to cover this possibility and should be part of the original bid.
- Planting:
  - Set trees in vertical position with the top of the root ball flush with the adjacent, finish grade. After settlement, the root crown will stand one (1) to two (2) inches above grade.
  - Set plant in upright position in center of planting pit and place specified planting mix under and around the root ball. For burlapped root balls, cut top 1/3 of burlap away from root ball, and turn down into the side of the planting pit, before placing planting mix around the root ball.

**FENCING**

- Submittals:
  - Shop Drawings: Submit for approval, complete shop drawings showing fencing layout including all attachment methods and devices showing sizes, edge details, and attachment details.
  - Manufacturer's literature: Submit for approval properly identified literature giving material specifications, gate hardware, and installation details.
  - Samples: Submit sample of fencing component parts and manufacturer's fencing

- specification for Landscape Architect's approval.
- Hardware Products:
  - Gates, posts and rails: As per details on drawings. 316 stainless steel bar bearing hinges size 1/2" x 4 1/2" min., minimum three (3) per gate. Self-closing stainless steel hardware; include stainless steel cane bolt as required. Brace gates as required to prevent distortion and/or sagging.
  - Working Hardware: As per details on drawings. Use all 316 stainless steel hardware, connectors, and fasteners. Minimum two (2) screws at each ipe/wood connection, if applicable. #8 Deck screws, stainless steel 316, square drive, Head #2 by Simpson Strong Tie or approved equal.

**WOOD**

- All wood shall be Certified Wood: Fabricate with components produced from wood obtained from forests certified by an FSC-accredited certification body to comply with FSC STD-01-001, "FSC Principles and Criteria for Forest Stewardship."
- When specified, sealant for ipe wood shall be Messmers U.V. Plus Ipe Hardwood Deck Stain, natural color; applied per manufacturer's directions.
- All materials shall be free from damage; physical or mechanical blemishes of any kind--such as, but not limited to, cracking, warping, or splitting; and free from staining due to rot, corrosion, mildew, rot, or any external source at the time of installation and prior to final acceptance.
- All stone material shall be grouted as per details and with grout specified within the drawings. Substitutions shall require written approval of the Landscape Architect. All stone materials shall be sealed with Miracle 511 Impregnator Sealer immediately following installation. Stone shall be grouted; brushed clean; free of dust, debris, or stains; and shall be 100% dry prior to application of sealer.
- All workmanship shall be protected immediately upon installation.
- Stone used in exterior conditions shall be properly installed, stable, firm and slip-resistant with testing submitted, as noted.
- Stone used in pool deck conditions shall comply with code requirements, and be properly installed, stable, firm, and slip-resistant. Manufacturer/supplier to confirm that material is suitable for use in exterior pool environment and shall confirm whether or not material can be submerged in water.
- Contractor shall submit shop drawings of pattern layout.

**WARRANTY OF WORK**

- Warranty:
  - Contractor is responsible for maintenance on all Landscape materials, including sod, for no less than ninety (90) days after acceptance by Owner.
  - After ninety (90) days, Contractor must visit the site once every month for twelve (12) months, and shall provide the Owner with a written letter notifying the Owner of any wrongdoing, negligence, or issues that might affect the Owner's warranty. Contractor shall warranty all landscape material for no less than (12) months after final acceptance by the Owner.
- Maintenance:
  - Owner is responsible to ensure that landscaping required to be planted pursuant to the latest municipal and state codes is installed in compliance with the Landscape requirements; maintained as to present a healthy, vigorous, and neat appearance free from refuse and debris; and sufficiently fertilized and watered to maintain the plant material in a healthy condition.
  - If any tree or plant dies which is being used to satisfy current landscape code requirements, such tree or plant shall be replaced with the same landscape material or an approved substitute meeting code requirement.
  - Trees shall be pruned in the following matter:
    - All cuts shall be clean, flush, and at junctions, laterals or crotches. All cuts shall be made as close as possible to the trunk or parent limb.
    - Removal of dead wood, crossing branches, weak or insignificant branches, and sucker shall be accomplished simultaneously without any reduction in crown, and shall be performed prior to final acceptance.
    - Cutting of lateral branches that results in the removal of more than one-third (1/3) of all branches on one (1) side of a tree shall only be allowed if required for hazard reduction or clearance pruning.
    - Lifting of branches or tree thinning shall be designed to distribute over half of the tree mass in the lower two-thirds (2/3) of the tree.
  - No more than one-third (1/3) of a tree's living canopy shall be removed within a one-year (1) period.
  - Trees shall be pruned according to the current ANSI A300 Standards and the Landscape Manual.
  - Trees and planting shall receive regular maintenance for a minimum of one (1) year following installation.
  - A contracted maintenance service shall be responsible for fertilization and pest control.
  - Check irrigation heads and lines for breaks and regular function. Check timer and irrigation schedule, and adjust for seasonal water usage. Check and make sure that rain sensor is working at all times.
  - Check all drains for proper drainage. Address clogs and resolve maintenance issues.
  - Observe all plants to ensure that no abnormal yellowing or discoloration occurs, which indicates nutrient deficiencies.
  - Replace or repair bracing as necessary. Maintain until landscape contractor deems appropriate for removal, so that tree has developed a substantial root mass and has natural stability. Do not remove during hurricane season.
  - Trees shall be maintained in a firm position in the ground, and all stakes and guys shall be checked regularly.
  - Provide mulch over roots to drip line of tree, if applicable or within tree planting ring/planter bed. Add fresh mulch as necessary per note herein.
  - Maintain all beds free of debris and deleterious material.
  - Landscape inspections shall occur after strong winds, tropical storms, hurricanes, and other disturbances of nature.
  - Landscape materials shall be maintained as noted, to local standards and ordinances and to maintain clear vision corridors as required at intersections.

- Place mulch in loose measure 2" min. layer within each watering saucer. Keep mulch 6" away from root collar of tree.
- If planting is performed after sod placement, proper protection shall be provided and damage resulting from planting operations shall be repaired promptly.
- Tree Guying: For materials up to 12' in height, a minimum of four woven anchor strap lines, each at ninety degrees up and connected to tree trunk, will be anchored below grade with pressure treated stakes. Secure tree against movement in wind.
- Tree Bracing: For materials greater than 12' in height, a minimum of three 2"x4" appearance grade braces, set at 60 degrees to the ground plane, equidistant around the trunk of the tree, and secured into the ground plane with one, 12" #4 rebar or 1/2" galvanized pipe passing through each such 2"x4" brace, driven into the ground, and set flush with the top of the brace. Secure each angled brace to one 12" min long 2"x4" vertical block over five layers of burlap. Secure blocks with two metal or plastic straps, one 3" from the top and one 3" from the bottom of each block. Nail brace to block with four 16d nails, the top of braces shall be angle cut to lay flush with block. Periodic inspection of tree support systems shall be made by a qualified arborist. See planting details sheet for additional information and bracing details. Braces to be painted with Benjamin Moore 2118-10 Universal Black, flat/matte exterior.
- There will be no plant material planted into root balls of trees and palms.
- Shrubs and ground covers shall be evenly spaced in accordance with the drawing and as indicated on the plant list.
- Thoroughly water all plants after installation.
- Water and Irrigation:
  - Contractor shall provide water from a legal source.
  - Daily watering and monitoring shall be performed during the term of the construction contract and until final acceptance.
  - Water shall be clean and free of substances harmful to plant growth; objectionable odor or staining agents; and free of soil, debris, poisons, pesticides, contaminants, and any other material that is harmful or inhibits vigorous plant growth.
  - All landscaped areas within limits of work shall be irrigated with an automatic irrigation system which shall utilize well and/or domestic water supply. If domestic water is used, a backflow preventer shall be installed.
  - Irrigation system shall provide 100% coverage with minimum 50% overlap.
  - Irrigation system shall be equipped with a rain sensor.
  - Installation of irrigation systems shall conform to specifications provided with irrigation plans.

**WARRANTY OF WORK**

- Warranty:
  - Contractor is responsible for maintenance on all Landscape materials, including sod, for no less than ninety (90) days after acceptance by Owner.
  - After ninety (90) days, Contractor must visit the site once every month for twelve (12) months, and shall provide the Owner with a written letter notifying the Owner of any wrongdoing, negligence, or issues that might affect the Owner's warranty. Contractor shall warranty all landscape material for no less than (12) months after final acceptance by the Owner.
- Maintenance:
  - Owner is responsible to ensure that landscaping required to be planted pursuant to the latest municipal and state codes is installed in compliance with the Landscape requirements; maintained as to present a healthy, vigorous, and neat appearance free from refuse and debris; and sufficiently fertilized and watered to maintain the plant material in a healthy condition.
  - If any tree or plant dies which is being used to satisfy current landscape code requirements, such tree or plant shall be replaced with the same landscape material or an approved substitute meeting code requirement.
  - Trees shall be pruned in the following matter:
    - All cuts shall be clean, flush, and at junctions, laterals or crotches. All cuts shall be made as close as possible to the trunk or parent limb.
    - Removal of dead wood, crossing branches, weak or insignificant branches, and sucker shall be accomplished simultaneously without any reduction in crown, and shall be performed prior to final acceptance.
    - Cutting of lateral branches that results in the removal of more than one-third (1/3) of all branches on one (1) side of a tree shall only be allowed if required for hazard reduction or clearance pruning.
    - Lifting of branches or tree thinning shall be designed to distribute over half of the tree mass in the lower two-thirds (2/3) of the tree.
  - No more than one-third (1/3) of a tree's living canopy shall be removed within a one-year (1) period.
  - Trees shall be pruned according to the current ANSI A300 Standards and the Landscape Manual.
  - Trees and planting shall receive regular maintenance for a minimum of one (1) year following installation.
  - A contracted maintenance service shall be responsible for fertilization and pest control.
  - Check irrigation heads and lines for breaks and regular function. Check timer and irrigation schedule, and adjust for seasonal water usage. Check and make sure that rain sensor is working at all times.
  - Check all drains for proper drainage. Address clogs and resolve maintenance issues.
  - Observe all plants to ensure that no abnormal yellowing or discoloration occurs, which indicates nutrient deficiencies.
  - Replace or repair bracing as necessary. Maintain until landscape contractor deems appropriate for removal, so that tree has developed a substantial root mass and has natural stability. Do not remove during hurricane season.
  - Trees shall be maintained in a firm position in the ground, and all stakes and guys shall be checked regularly.
  - Provide mulch over roots to drip line of tree, if applicable or within tree planting ring/planter bed. Add fresh mulch as necessary per note herein.
  - Maintain all beds free of debris and deleterious material.
  - Landscape inspections shall occur after strong winds, tropical storms, hurricanes, and other disturbances of nature.
  - Landscape materials shall be maintained as noted, to local standards and ordinances and to maintain clear vision corridors as required at intersections.

Rev.	Date	Rev.	Date
Rev. 1	11/09/2025		

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNREPRODUCED WORK OF KOBİ KARP A.S. AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBİ KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA 191918

**PB25-0792/ DRB25-1146**

**FINAL SUBMITTAL**

**PIER PARK ONE OCEAN DRIVE MIAMI BEACH, FLORIDA. 33139**

**Owner:**  
 Name: Major Food Group, LLC  
 Address: 4100 NE 1st Avenue, Suite 300  
 Address: Miami FL 33137 | USA  
 Tel: +1(305) 414 1303  
 Email: will@majorfood.com



**INTERIOR DESIGNER:**  
 Name: Bishop Design  
 Address: 7520 NE 4th Ct, Unit 102  
 Address: Miami Beach, Florida 33140 USA  
 Tel: +1(305) 546 1122  
 Email: info@wearbishopdesign.com



**MEP ENGINEER:**  
 Name: Donoli Associates Engineering  
 Address: 4607 North Meridian Avenue  
 Address: Miami Beach, Florida 33140 USA  
 Tel: +1(305) 607 4925  
 Email:

**STRUCTURAL ENGINEER:**  
 Name: VHCE  
 Address: 99 NW 27 Ave  
 Address: Miami FL 33125 | USA  
 Tel: +1(305) 969 9423  
 Email: yh@yhengineering.com

**LANDSCAPE ARCHITECT:**  
 Name: Enea Landscape Architecture, Inc.  
 Address: 7636 NE 4th Court, Suite 102  
 Address: Miami FL 33138 | USA  
 Tel: +1(305) 576 6702  
 Email: info.miami@enea.ch



**CIVIL ENGINEER:**  
 Name: Langan  
 Address: 122 Brickell Avenue, Suite 1800  
 Address: Miami FL 33131 | USA  
 Tel: +1(786) 264 7200  
 Email: Fax: +1(786) 264 7200

**ARCHITECT:**  
 Kobi Karp Architecture and Interior Design, Inc.  
 571 NW 28th Street  
 Miami, Florida 33127 USA  
 Tel: +1(305) 573 1818  
 Fax: +1(305) 573 3766



**SEAL:**



Digitally signed by GERARDO JAVIER DELGADO DN: cn=GERARDO JAVIER DELGADO, o=DELGADO AND ASSOCIATES, ou=DELGADO AND ASSOCIATES ARCHITECTURE, dnQualifier=, email=, c=FLORIDA Date: 2025.11.09 11:46:24 -0500

This item has been electronically signed and sealed by Gerardo Javier Delgado using Digital Signature and Data. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

FOR THE FIRM:  
 GERARDO JAVIER DELGADO  
 R.L.A. 0001574

All landscaping designs, plans, concepts, drawings and renderings (hereinafter "Enea's Designs") are original and created by Enea Landscape Architecture, Inc. All of Enea's Designs are the exclusive property of Enea Landscape Architecture, Inc. and protected by Copyright laws. Any use, reproduction, or copying of Enea's Designs without express written authorization from Enea Landscape Architecture, Inc. is strictly prohibited.

**GENERAL LANDSCAPE NOTES**

Date	10/19/2025	Sheet No.
Scale	N.T.S	L-001
Project	2521	

NOT FOR CONSTRUCTION



TREE DISPOSITION SCHEDULE															
TREE #	BOTANICAL NAME	COMMON NAME	SPECIMEN TREE	SPECIMEN PALM	DBH (in)	HEIGHT/ CT (ft)	SPREAD (ft)	CONDITION	TPZ (ft)	DISPOSITION	NOTES	DBH (IN) TO MITIGATE PER TREE	# OF REPLACEMENT TREES REQUIRED FOR PALM REMOVAL	TREE	PALM
1	<i>Lysiloma latisiliquum</i>	WILD TAMARIND			8"	20'	25'	Good	12'	REMOVE		8"		1	
2	<i>Cocos nucifera</i>	COCONUT PALM			9"	23'	25'	Good	8'	REMAIN					1
3	<i>Cocos nucifera</i>	COCONUT PALM			9"	29'	25'	Good	8'	REMAIN	RIGHT OF WAY				1
4	<i>Cocos nucifera</i>	COCONUT PALM			9"	32'	25'	Good	8'	REMAIN					1
5	<i>Cocos nucifera</i>	COCONUT PALM			8"	31'	25'	Good	8'	REMAIN					1
6	<i>Cocos nucifera</i>	COCONUT PALM			7"	39'	25'	Good	8'	REMAIN					1
7	<i>Sabal palmetto</i>	CABAGE PALM			10"	29'	15'	Excellent	5'	REMAIN					1
8	<i>Lysiloma latisiliquum</i>	WILD TAMARIND			7"	16'	20'	Fair	10'	REMAIN				1	
9	<i>Sabal palmetto</i>	CABAGE PALM		YES	12"	26'	15'	Excellent	5'	REMAIN					1
10	<i>Sabal palmetto</i>	CABAGE PALM		YES	23"	30'	15'	Excellent	5'	REMAIN					1
11	<i>Sabal palmetto</i>	CABAGE PALM		YES	12"	19'	15'	Excellent	5'	REMAIN					1
12	<i>Cocos nucifera</i>	COCONUT PALM			11"	23'	25'	Fair	8'	REMAIN	RIGHT OF WAY				1
13	<i>Conocarpus erectus var. sericeus</i>	SILVER BUTTONWOOD	YES		15"	12'	15'	Fair	8'	REMAIN				1	
14	<i>Conocarpus erectus var. sericeus</i>	SILVER BUTTONWOOD	YES		15"	15'	20'	Fair	8'	REMAIN				1	
15	<i>Cocos nucifera</i>	COCONUT PALM			10"	34'	25'	Fair	8'	REMAIN	RIGHT OF WAY				1
16	<i>Cocos nucifera</i>	COCONUT PALM			8"	32'	25'	Excellent	8'	REMOVE			1		1
17	<i>Busera simaruba</i>	GUMBO			9"	20'	20'	Poor	9'	REMOVE		9	1	1	1
18	<i>Cocos nucifera</i>	COCONUT PALM			9"	35'	25'	Excellent	8'	REMOVE			1		1
19	<i>Cocos nucifera</i>	COCONUT PALM			9"	28'	25'	Good	8'	REMAIN	RIGHT OF WAY				1
20	<i>Cocos nucifera</i>	COCONUT PALM			9"	33'	25'	Excellent	8'	REMOVE			1		1
21	<i>Lagerstroemia indica</i>	CRAPE MYRTLE			9"	15'	10'	Good	5'	REMOVE		9	1	1	1
22	<i>Sabal palmetto</i>	CABAGE PALM			10	26'	15	Good	5'	REMOVE			1		1
23	<i>Sabal palmetto</i>	CABAGE PALM		YES	12"	30'	15'	Excellent	5'	REMOVE			1		1
24	<i>Myrcianthes fragrans</i>	SIMPSON'S STOPPER			7"	10'	8'	Good	4'	REMOVE		7	1	1	1
25	<i>Sabal palmetto</i>	CABAGE PALM			10"	34'	15'	Good	5'	REMOVE			1		1
26	<i>Lagerstroemia indica</i>	CRAPE MYRTLE			9"	12'	10'	Good	5'	REMOVE		9	1	1	1
27	<i>Sabal palmetto</i>	CABAGE PALM			10"	30'	15'	Excellent	5'	REMOVE			1		1
28	<i>Sabal palmetto</i>	CABAGE PALM			9"	29'	15'	Excellent	5'	REMOVE			1		1
29	<i>Sabal palmetto</i>	CABAGE PALM			9"	29'	15'	Excellent	5'	REMOVE			1		1
30	<i>Myrcianthes fragrans</i>	SIMPSON'S STOPPER			6"	10'	10'	Good	3'	REMOVE		6	1	1	1
31	<i>Sabal palmetto</i>	CABAGE PALM		YES	16"	20'	15'	Excellent	5'	REMOVE	NOT ON SURVEY			1	1
32	<i>Lagerstroemia indica</i>	CRAPE MYRTLE			14"	15'	20'	Good	7'	REMOVE			1		1
33	<i>Sabal palmetto</i>	CABAGE PALM		YES	12"	28'	15'	Excellent	5'	REMOVE			1		1
34	<i>Sabal palmetto</i>	CABAGE PALM		YES	14"	29'	15'	Excellent	5'	REMOVE			1		1
35	<i>Myrcianthes fragrans</i>	SIMPSON'S STOPPER			5"	6'	5'	Fair	3'	REMOVE		5	1	1	1
36	<i>Sabal palmetto</i>	CABAGE PALM		YES	12"	31'	15'	Good	5'	REMOVE			1		1
37	<i>Sabal palmetto</i>	CABAGE PALM		YES	12"	27'	15'	Excellent	5'	REMOVE			1		1
38	<i>Cocos nucifera</i>	COCONUT PALM			11"	43'	25'	Good	8'	REMOVE			1		1
39	<i>Myrcianthes fragrans</i>	SIMPSON'S STOPPER			6"	10'	7'	Good	3'	REMOVE		6	1	1	1
40	<i>Sabal palmetto</i>	CABAGE PALM			8"	32'	15'	Good	5'	REMOVE			1		1
41	<i>Myrcianthes fragrans</i>	SIMPSON'S STOPPER			8"	8'	8'	Good	4'	REMOVE		8	1	1	1
42	<i>Sabal palmetto</i>	CABAGE PALM			8"	24'	15'	Excellent	5'	REMOVE			1		1
43	<i>Sabal palmetto</i>	CABAGE PALM		YES	12"	30'	15'	Excellent	5'	REMOVE			1		1
44	<i>Sabal palmetto</i>	CABAGE PALM			9"	26'	15'	Excellent	5'	REMOVE			1		1
45	<i>Sabal palmetto</i>	CABAGE PALM		YES	15"	32'	15'	Excellent	5'	REMOVE			1		1
46	<i>Sabal palmetto</i>	CABAGE PALM			8"	26'	15'	Excellent	5'	REMOVE			1		1
47	<i>Conocarpus erectus var. sericeus</i>	SILVER BUTTONWOOD	YES		13"	15'	25'	Good	7'	REMOVE		13	1		1
48	<i>Conocarpus erectus var. sericeus</i>	SILVER BUTTONWOOD	YES		16"	18'	25'	Good	8'	REMOVE		16	1		1
49	<i>Cocos nucifera</i>	COCONUT PALM		YES	14"	46'	35'	Excellent	8'	REMOVE			1		1
50	<i>Busera simaruba</i>	GUMBO			11"	28'	30'	Fair	11'	REMOVE		11	1	1	1
51	<i>Sabal palmetto</i>	CABAGE PALM		YES	12"	29'	15'	Excellent	5'	REMOVE			1		1
52	<i>Sabal palmetto</i>	CABAGE PALM		YES	12"	34'	15'	Excellent	5'	REMOVE			1		1
53	<i>Sabal palmetto</i>	CABAGE PALM			10"	28'	15'	Excellent	5'	REMOVE			1		1
54	<i>Busera simaruba</i>	GUMBO			9"	18'	20'	Poor	9'	REMOVE		9	1	1	1
55	<i>Sabal palmetto</i>	CABAGE PALM			8"	25'	15'	Excellent	5'	REMOVE			1		1
56	<i>Sabal palmetto</i>	CABAGE PALM			10"	25'	15'	Excellent	5'	REMOVE			1		1
57	<i>Busera simaruba</i>	GUMBO			10"	20'	25'	Fair	10'	REMOVE		10	1	1	1
58	<i>Sabal palmetto</i>	CABAGE PALM			11"	29'	15'	Excellent	5'	REMOVE			1		1
59	<i>Busera simaruba</i>	GUMBO			8"	23'	30'	Good	8'	REMOVE		8	1	1	1
60	<i>Sabal palmetto</i>	CABAGE PALM			10"	28'	15'	Excellent	5'	REMOVE			1		1
61	<i>Sabal palmetto</i>	CABAGE PALM			11"	30'	15'	Excellent	5'	REMOVE			1		1
62	<i>Conocarpus erectus var. sericeus</i>	SILVER BUTTONWOOD			10"	15'	20'	Good	5'	REMOVE		10	1		1
63	<i>Sabal palmetto</i>	CABAGE PALM			10"	30'	15'	Excellent	5'	REMOVE			1		1
64	<i>Sabal palmetto</i>	CABAGE PALM			10"	24'	15'	Excellent	5'	REMOVE			1		1
65	<i>Conocarpus erectus var. sericeus</i>	SILVER BUTTONWOOD			5"	12'	15'	Fair	3'	REMOVE		5	1		1
66	<i>Conocarpus erectus var. sericeus</i>	SILVER BUTTONWOOD	YES		18"	20'	25'	Good	9'	REMOVE		18	1		1
67	<i>Busera simaruba</i>	GUMBO			10"	25'	25'	Good	10'	REMOVE		10	1	1	1
68	<i>Sabal palmetto</i>	CABAGE PALM			8"	26'	15'	Excellent	5'	REMOVE			1		1
69	<i>Sabal palmetto</i>	CABAGE PALM			9"	29'	15'	Excellent	5'	REMOVE			1		1
70	<i>Sabal palmetto</i>	CABAGE PALM			8"	31'	15'	Excellent	5'	REMOVE			1		1
71	<i>Cocos nucifera</i>	COCONUT PALM		YES	14"	34'	25'	Fair	8'	REMOVE			1		1
72	<i>Cocos nucifera</i>	COCONUT PALM			10"	25'	20'	Poor	8'	REMOVE			1		1
73	<i>Bucida buceras</i>	BLACK OLIVE		YES	19"	45'	50'	Poor	19'	REMOVE		19	1	1	1
74	<i>Cocos nucifera</i>	COCONUT PALM			8"	30'	25'	Excellent	8'	REMOVE			1		1
75	<i>Cocos nucifera</i>	COCONUT PALM			8"	30'	25'	Excellent	8'	REMOVE			1		1
76	<i>Conocarpus erectus var. sericeus</i>	SILVER BUTTONWOOD			6"	16'	15'	Fair	3'	REMOVE		6	1		1
77	<i>Busera simaruba</i>	GUMBO			7"	15'	20'	Fair	7'	REMOVE		7	1	1	1
78	<i>Cocos nucifera</i>	COCONUT PALM			8"	30'	25'	Good	8'	REMOVE			1		1
79	<i>Coccoloba uvifera</i>	SEA GRAPE			10"	20'	20'	Very Poor	10'	REMOVE		10	1	1	1
80	<i>Cocos nucifera</i>	COCONUT PALM			8"	30'	20'	Poor	8'	REMOVE			1		1
81	<i>Cocos nucifera</i>	COCONUT PALM			8"	30'	25'	Fair	8'	REMOVE			1		1
82	<i>Cocos nucifera</i>	COCONUT PALM			10"	30'	20'	Poor	8'	REMOVE			1		1
83	<i>Cocos nucifera</i>	COCONUT PALM			7"	19'	10'	Very Poor	8'	REMOVE			1		1
84	<i>Cocos nucifera</i>	COCONUT PALM			7"	24'	20'	Poor	8'	REMOVE			1		1
85	<i>Cocos nucifera</i>	COCONUT PALM			8"	28'	20'	Poor	8'	REMOVE			1		1
86	<i>Cocos nucifera</i>	COCONUT PALM			8"	22'	5'	Very Poor	8'	REMOVE			1		1
87	<i>Cocos nucifera</i>	COCONUT PALM			9"	34'	25'	Good	8'	REMOVE			1		1
88	<i>Cocos nucifera</i>	COCONUT PALM			7"	36'	25'	Good	8'	REMOVE			1		1
89	<i>Sabal palmetto</i>	CABAGE PALM			11"	37'	15'	Excellent	5'	REMOVE			1		1
90	<i>Sabal palmetto</i>	CABAGE PALM			13"	34'	15'	Excellent	5'	REMOVE			1		1
91	<i>Sabal palmetto</i>	CABAGE PALM		YES	12"	25'	15'	Excellent	5'	REMOVE			1		1
92	<i>Sabal palmetto</i>	CABAGE PALM		YES	12"	27'	15'	Excellent	5'	REMOVE			1		1
93	<i>Myrcianthes fragrans</i>	SIMPSON'S STOPPER			9"	10'	10'	Excellent	5'	REMOVE		9	1	1	1
94	<i>Myrcianthes fragrans</i>	SIMPSON'S STOPPER			7"	10'	10'	Good	4'	REMOVE		7	1	1	1
95	<i>Sabal palmetto</i>	CABAGE PALM		YES	12"	35'	15'	Excellent	5'	REMOVE			1		1
96	<i>Sabal palmetto</i>	CABAGE PALM			8"	26'	15'	Excellent	5'	REMOVE			1		1
97	<i>Sabal palmetto</i>	CABAGE PALM		YES	12"	32'	15'	Excellent	5'	REMOVE			1		1
98	<i>Lagerstroemia indica</i>	CRAPE MYRTLE			10"	14'	15'	Good	5'	REMOVE		10	1	1	1
99	<i>Cocos nucifera</i>	COCONUT PALM			8"	36'	25'	Good	8'	REMOVE			1		1
100	<i>Cocos nucifera</i>	COCONUT PALM			8"	36'	25'	Good	8'	REMOVE			1		1
101	<i>Cocos nucifera</i>	COCONUT PALM			8"	35'	25'	Excellent	8'	REMOVE			1		1

102	<i>Cocos nucifera</i>	COCONUT PALM			8"	33'	25'	Good	8'	REMOVE					1
103	<i>Lagerstroemia indica</i>	CRAPE MYRTLE			7"	11'	10'	Good	4'	REMOVE					1
104	<i>Sabal palmetto</i>	CABAGE PALM			10"	28'	15'	Excellent	5'	REMOVE					1
105	<i>Sabal palmetto</i>	CABAGE PALM			8"	23'	15'	Excellent	5'	REMOVE					1
106	<i>Sabal palmetto</i>	CABAGE PALM			10"	32'	15'	Excellent	5'	REMOVE					1
107	<i>Myrcianthes fragrans</i>	SIMPSON'S STOPPER			8"	10'	7'	Good	4'	REMOVE		8	1	1	1
108	<i>Sabal palmetto</i>	CABAGE PALM			9"	27'	15'	Excellent	5'	REMOVE					1
109	<i>Sabal palmetto</i>	CABAGE PALM			14"	29'	15'	Excellent	5'	REMOVE	YES				1
110	<i>Sabal palmetto</i>	CABAGE PALM			10"	29'	15'	Excellent	5'	REMOVE					1
111	<i>Cocos nucifera</i>	COCONUT PALM			8"	30'	25'	Good	8'	REMOVE					1
112	<i>Cocos nucifera</i>	COCONUT PALM			9"	29'	25'	Good	8'	REMOVE					1
113	<i>Cocos nucifera</i>	COCONUT PALM			9"	43'	25'	Good	8'	REMOVE					1
114	<i>Cocos nucifera</i>	COCON													

205	<i>Conocarpus erectus</i>	GREEN BUTTONWOOD		9'	25'	25'	Fair	9'	REMOVE		9	1	1
206	<i>Buseira simaruba</i>	GUMBO		9'	22'	25'	Fair	9'	REMOVE		9	1	1
207	<i>Sabal palmetto</i>	CABAGE PALM		10'	29'	15'	Fair	5'	REMOVE			1	1
208	<i>Conocarpus erectus</i> var. <i>sericeus</i>	SILVER BUTTONWOOD		5'	10'	12'	Fair	3'	REMOVE		5	1	1
209	<i>Conocarpus erectus</i> var. <i>sericeus</i>	SILVER BUTTONWOOD		7'	15'	18'	Good	4'	REMOVE		7	1	1
210	<i>Cordia rosea</i>	PITCH APPLE		5'	15'	15'	Fair	5'	REMOVE		5	1	1
211	<i>Sabal palmetto</i>	CABAGE PALM		11"	30'	15'	Excellent	5'	REMOVE			1	1
212	<i>Conocarpus erectus</i>	GREEN BUTTONWOOD		6"	25'	25'	Good	6'	REMOVE		6	1	1
213	<i>Sabal palmetto</i>	CABAGE PALM	YES	13"	25'	15'	Excellent	5'	REMOVE			1	1
214	<i>Sabal palmetto</i>	CABAGE PALM		10"	33'	15'	Excellent	5'	REMOVE			1	1
215	<i>Myrcianthes fragrans</i>	SIMPSON'S STOPPER		5"	7'	8'	Good	3'	REMOVE		5	1	1
216	<i>Sabal palmetto</i>	CABAGE PALM		11"	27'	15'	Excellent	5'	REMOVE			1	1
217	<i>Conocarpus erectus</i> var. <i>sericeus</i>	SILVER BUTTONWOOD	YES	13"	12'	15'	Good	7'	REMOVE		13	1	1
218	<i>Sabal palmetto</i>	CABAGE PALM		11"	26'	15'	Excellent	5'	REMAIN	RIGHT OF WAY			1
219	<i>Conocarpus erectus</i>	GREEN BUTTONWOOD		7"	18'	20'	Poor	7'	REMAIN	RIGHT OF WAY			1
220	<i>Cocos nucifera</i>	COCONUT PALM		8"	34'	25'	Fair	8'	REMAIN	RIGHT OF WAY			1
221	<i>Cocos nucifera</i>	COCONUT PALM		8"	27'	20'	Poor	8'	REMAIN	RIGHT OF WAY			1
222	<i>Cocos nucifera</i>	COCONUT PALM		8"	38'	25'	Fair	8'	REMAIN	RIGHT OF WAY			1
223	<i>Sabal palmetto</i>	CABAGE PALM		11"	25'	15'	Good	5'	REMAIN	RIGHT OF WAY			1
224	<i>Sabal palmetto</i>	CABAGE PALM		9"	22'	15'	Good	5'	REMAIN	RIGHT OF WAY			1
225	<i>Schefflera actinophylla</i>	UMBRELLA TREE		6"	30'	12'	Fair	3'	REMOVE		6	1	1
226	<i>Cocos nucifera</i>	COCONUT PALM		7"	35'	25'	Good	8'	REMOVE			1	1
227	<i>Cocos nucifera</i>	COCONUT PALM		7"	33'	25'	Excellent	8'	REMOVE			1	1
228	<i>Cocos nucifera</i>	COCONUT PALM		9"	44'	25'	Good	8'	REMOVE			1	1
229	<i>Coccoloba uvifera</i>	SEA GRAPE	YES	36"	30'	35'	Poor	36"	REMOVE		36	1	1
230	<i>Coccoloba uvifera</i>	SEA GRAPE	YES	34"	28'	35'	Poor	34"	REMOVE		34	1	1
231	<i>Cocos nucifera</i>	COCONUT PALM		8"	45'	25'	Good	8'	REMOVE			1	1
232	<i>Coccoloba uvifera</i>	SEA GRAPE	YES	12"	20'	25'	Poor	12"	REMOVE		12	1	1
233	<i>Cocos nucifera</i>	COCONUT PALM		6"	39'	25'	Fair	8'	REMOVE			1	1
234	<i>Cocos nucifera</i>	COCONUT PALM		7"	37'	25'	Good	8'	REMOVE			1	1
235	<i>Cocos nucifera</i>	COCONUT PALM		8"	48'	25'	Good	8'	REMAIN	RIGHT OF WAY			1
236	<i>Coccoloba uvifera</i>	SEA GRAPE		10"	25'	30'	Fair	10'	REMOVE		10	1	1
237	<i>Coccoloba uvifera</i>	SEA GRAPE		11"	25'	40'	Fair	11"	REMOVE		11	1	1
238	<i>Cocos nucifera</i>	COCONUT PALM		8"	48'	25'	Good	8'	REMOVE	NOT ON SURVEY			1
239	<i>Cocos nucifera</i>	COCONUT PALM		10"	52'	25'	Good	8'	REMOVE	NOT ON SURVEY			1
240	<i>Coccoloba diversifolia</i>	PIGEON		9"	22'	20'	Fair	9"	REMAIN			1	1
241	<i>Coccoloba diversifolia</i>	PIGEON		10"	25'	25'	Fair	10'	REMAIN			1	1
242	<i>Thrinax radiata</i>	FLORIDA THATCH PALM		5"	15'	8'	Excellent	5"	REMAIN			1	1
243	<i>Conocarpus erectus</i> var. <i>sericeus</i>	SILVER BUTTONWOOD	YES	12"	10'	15'	Poor	6'	REMOVE		12	1	1
244	<i>Coccoloba diversifolia</i>	PIGEON		3"	12'	8'	Fair	3"	REMAIN			1	1
245	<i>Thrinax radiata</i>	FLORIDA THATCH PALM		4"	15'	8'	Excellent	5"	REMAIN			1	1
246	<i>Cocos nucifera</i>	COCONUT PALM		7"	32'	25'	Good	8'	REMOVE			1	1
247	<i>Cocos nucifera</i>	COCONUT PALM		5"	23'	25'	Good	8'	REMOVE			1	1
248	<i>Coccoloba uvifera</i>	SEA GRAPE	YES	21"	25'	35'	Poor	21"	REMOVE		21	1	1
249	<i>Cocos nucifera</i>	COCONUT PALM	YES	12"	43'	25'	Good	8'	REMOVE			1	1
250	<i>Coccoloba uvifera</i>	SEA GRAPE		7"	12'	15'	Fair	7"	REMOVE	RIGHT OF WAY	7	1	1
251	<i>Coccoloba uvifera</i>	SEA GRAPE		7"	25'	20'	Fair	7"	REMOVE	RIGHT OF WAY	7	1	1
252	<i>Cocos nucifera</i>	COCONUT PALM		8"	43'	25'	Good	8'	REMOVE	RIGHT OF WAY		1	1
253	<i>Cocos nucifera</i>	COCONUT PALM		6"	28'	20'	Fair	8'	REMOVE	RIGHT OF WAY		1	1
254	<i>Cocos nucifera</i>	COCONUT PALM		9"	30'	25'	Good	8'	REMOVE	RIGHT OF WAY		1	1
255	<i>Cocos nucifera</i>	COCONUT PALM	YES	12"	35'	25'	Excellent	8'	REMAIN	RIGHT OF WAY		1	1
256	<i>Cocos nucifera</i>	COCONUT PALM		9"	28'	25'	Good	8'	REMOVE	RIGHT OF WAY		1	1
257	<i>Cocos nucifera</i>	COCONUT PALM		6"	29'	25'	Fair	8'	REMOVE	RIGHT OF WAY		1	1
258	<i>Coccoloba uvifera</i>	SEA GRAPE		9"	18'	20'	Good	9"	REMOVE	RIGHT OF WAY	9	1	1
259	<i>Coccoloba uvifera</i>	SEA GRAPE	YES	19"	22'	25'	Poor	19"	REMOVE	RIGHT OF WAY	19	1	1
260	<i>Coccoloba uvifera</i>	SEA GRAPE	YES	28"	20'	30'	Poor	28"	REMOVE	RIGHT OF WAY	28	1	1
261	<i>Cocos nucifera</i>	COCONUT PALM		8"	35'	25'	Good	8'	REMOVE	RIGHT OF WAY		1	1
262	<i>Cocos nucifera</i>	COCONUT PALM		6"	35'	25'	Fair	8'	REMOVE	RIGHT OF WAY		1	1
263	<i>Cocos nucifera</i>	COCONUT PALM		11"	45'	25'	Good	8'	REMOVE	RIGHT OF WAY		1	1
264	<i>Cocos nucifera</i>	COCONUT PALM	YES	12"	55'	25'	Good	8'	REMAIN	RIGHT OF WAY		1	1
265	<i>Cocos nucifera</i>	COCONUT PALM		7"	29'	25'	Good	8'	REMAIN	RIGHT OF WAY		1	1
266	<i>Cocos nucifera</i>	COCONUT PALM		10"	41'	25'	Good	8'	REMOVE	NOT ON SURVEY			1
267	<i>Cocos nucifera</i>	COCONUT PALM		10"	43'	25'	Good	8'	REMOVE	NOT ON SURVEY			1
268	<i>Cocos nucifera</i>	COCONUT PALM		10"	33'	25'	Good	8'	REMOVE	NOT ON SURVEY			1
269	<i>Cocos nucifera</i>	COCONUT PALM		9"	30'	20'	Fair	8'	REMOVE			1	1
270	<i>Cocos nucifera</i>	COCONUT PALM		9"	23'	20'	Fair	8'	REMOVE			1	1
271	<i>Cocos nucifera</i>	COCONUT PALM		6"	21'	20'	Fair	8'	REMOVE			1	1
272	<i>Cocos nucifera</i>	COCONUT PALM		11"	25'	20'	Poor	8'	REMOVE			1	1
273	<i>Cocos nucifera</i>	COCONUT PALM		10"	39'	25'	Good	8'	REMAIN	RIGHT OF WAY		1	1
274	<i>Cocos nucifera</i>	COCONUT PALM		9"	33'	25'	Good	8'	REMOVE			1	1
275	<i>Cocos nucifera</i>	COCONUT PALM		8"	36'	25'	Good	8'	REMAIN	RIGHT OF WAY		1	1
276	<i>Cocos nucifera</i>	COCONUT PALM		9"	38'	25'	Fair	8'	REMOVE			1	1
277	<i>Cocos nucifera</i>	COCONUT PALM		6"	34'	25'	Fair	8'	REMOVE			1	1
278	<i>Cocos nucifera</i>	COCONUT PALM		7"	25'	25'	Good	8'	REMOVE			1	1
279	<i>Cocos nucifera</i>	COCONUT PALM		7"	26'	25'	Good	8'	REMOVE			1	1
280	<i>Cocos nucifera</i>	COCONUT PALM		6"	28'	25'	Fair	8'	REMOVE			1	1
281	<i>Cocos nucifera</i>	COCONUT PALM		9"	37'	25'	Good	8'	REMOVE			1	1
282	<i>Cocos nucifera</i>	COCONUT PALM		10"	35'	25'	Fair	8'	REMOVE			1	1
283	<i>Cocos nucifera</i>	COCONUT PALM		9"	35'	25'	Good	8'	REMOVE			1	1
284	<i>Cocos nucifera</i>	COCONUT PALM		8"	30'	15'	Poor	8'	REMOVE			1	1
285	<i>Cocos nucifera</i>	COCONUT PALM		6"	20'	25'	Fair	8'	REMOVE			1	1
286	<i>Cocos nucifera</i>	COCONUT PALM		8"	31'	25'	Good	8'	REMOVE			1	1
287	<i>Cocos nucifera</i>	COCONUT PALM		10"	35'	25'	Good	8'	REMOVE			1	1
288	<i>Cocos nucifera</i>	COCONUT PALM		8"	27'	10'	Very Poor	8'	REMOVE			1	1
289	<i>Cocos nucifera</i>	COCONUT PALM		9"	20'	10'	Poor	8'	REMOVE			1	1
290	<i>Cocos nucifera</i>	COCONUT PALM		8"	31'	25'	Good	8'	REMOVE			1	1
291	<i>Cocos nucifera</i>	COCONUT PALM		8"	31'	25'	Good	8'	REMOVE			1	1
292	<i>Cocos nucifera</i>	COCONUT PALM		7"	35'	25'	Good	8'	REMOVE			1	1
293	<i>Cocos nucifera</i>	COCONUT PALM		10"	31'	25'	Fair	8'	REMOVE			1	1
294	<i>Cocos nucifera</i>	COCONUT PALM		8"	22'	15'	Poor	8'	REMOVE			1	1
295	<i>Cocos nucifera</i>	COCONUT PALM	YES	12"	40'	25'	Good	8'	REMOVE			1	1
296	<i>Cocos nucifera</i>	COCONUT PALM		7"	22'	10'	Very Poor	8'	REMOVE			1	1
297	<i>Cocos nucifera</i>	COCONUT PALM		7"	22'	10'	Very Poor	8'	REMOVE			1	1
298	<i>Cocos nucifera</i>	COCONUT PALM	YES	12"	33'	25'	Fair	8'	REMOVE			1	1
299	<i>Cocos nucifera</i>	COCONUT PALM		6"	20'	15'	Poor	8'	REMOVE			1	1
300	<i>Cocos nucifera</i>	COCONUT PALM		7"	31'	25'	Good	8'	REMOVE			1	1
301	<i>Cocos nucifera</i>	COCONUT PALM		8"	22'	10'	Very Poor	8'	REMOVE			1	1
302	<i>Cocos nucifera</i>	COCONUT PALM		8"	30'	25'	Fair	8'	REMOVE			1	1
303	<i>Cocos nucifera</i>	COCONUT PALM		11"	30'	15'	Poor	8'	REMOVE			1	1
304	<i>Cocos nucifera</i>	COCONUT PALM		8"	35'	25'	Good	8'	REMOVE			1	1
305	<i>Cocos nucifera</i>	COCONUT PALM		9"	37'	25'	Good	8'	REMOVE			1	1
306	<i>Cocos nucifera</i>	COCONUT PALM		8"	32'	25'	Good	8'	REMOVE			1	1
307	<i>Cocos nucifera</i>	COCONUT PALM		10"	31'	25'	Good	8'	REMOVE			1	1
308	<i>Cocos nucifera</i>	COCONUT PALM		9"	34'	25'	Good	8'	REMOVE			1	1
309	<i>Cocos nucifera</i>	COCONUT PALM		9"	36'	25'	Good	8'	REMOVE			1	1
310	<i>Cocos nucifera</i>	COCONUT PALM		9"	30'	20'	Poor	8'	REMOVE			1	1
311	<i>Cocos nucifera</i>	COCONUT PALM		7"	26'	25'	Good	8'	REMOVE			1	1
312	<i>Cocos nucifera</i>	COCONUT PALM		7"	28'	25'	Fair	8'	REMOVE			1	1
313	<i>Cocos nucifera</i>	COCONUT PALM		9"	37'	25'	Good	8'	REMOVE			1	1
314	<i>Cocos nucifera</i>	COCONUT PALM		8"	36'	25'	Good	8'	REMOVE			1	1

315	<i>Cocos nucifera</i>	COCONUT PALM		8"	20'	10'	Very Poor	8"	REMOVE			1	1
316	<i>Cocos nucifera</i>	COCONUT PALM		9"	28'	25'	Good	8"	REMOVE			1	1
317	<i>Cocos nucifera</i>	COCONUT PALM		8"	36'	20'	Fair	8"	REMOVE			1	1
318	<i>Cocos nucifera</i>	COCONUT PALM		9"	34'	25'	Good	8"	REMOVE			1	1
319	<i>Cocos nucifera</i>	COCONUT PALM		9"	37'	25'	Good	8"	REMOVE			1	1
320	<i>Cocos nucifera</i>	COCONUT PALM		10"	39'	25'	Good	8"	REMOVE			1	1
321	<i>Cocos nucifera</i>	COCONUT PALM		9"	36'	25'	Fair	8"	REMOVE			1	1
322	<i>Cocos nucifera</i>	COCONUT PALM		7"	33'	25'	Good	8"	REMOVE			1	1
323	<i>Cocos nucifera</i>	COCONUT PALM		6"	30'	25'	Good	8"	REMOVE			1	1
324	<i>Cocos nucifera</i>	COCONUT PALM		9"	38'	25'	Good	8"	REMOVE			1	1
325	<i>Conocarpus erectus</i> var. <i>sericeus</i>	SILVER BUTTONWOOD	YES	18"	25'	25'	Fair	9"	REMOVE		18"	1	1
326	<i>Conocarpus erectus</i> var. <i>sericeus</i>	SILVER BUTTONWOOD	YES	17"	25'	25'	Fair	9"	REMOVE		17"	1	1
327	<i>Ficus benjamina</i>												



SUMMARY OF DISPOSITION				
	EXISTING	TO REMAIN	TO RELOCATE	TO REMOVE
Specimen Trees	31	10	0	21
Non-Specimen Trees	85	21	0	64
Specimen Palms	53	11	0	42
Non-Specimen Palms	262	49	0	213
<b>Total</b>	<b>431</b>	<b>91</b>	<b>0</b>	<b>340</b>

Sec. 46-56. - Definitions.  
 Specimen tree: A tree with an individual trunk that has a DBH of 12 inches or greater, or any multiple-trunk tree in which the sum of the diameters of all the trunks at DBH is 12 inches or greater. Includes palm trees with an overall height of ten feet or greater with multiple-trunks in which the sum of those trunks is 12 inches or greater.

REQUIRED REPLACEMENT TREE CALCULATIONS (PER SEC. 46-61)				
	INCHES	QUANTITY	REPLACEMENT TREES	
DBH Removed*	696			240
Palms Removed**		255		255
<b>Total Required (2" DBH value) Replacement Trees***</b>				<b>495</b>

Notes per City of Miami Beach Code Section 46-61  
 \* Total diameter of tree(s) to be removed (sum of inches at DBH). Includes Prohibited Specimen Trees as per SEC. 46-58  
 \*\* The removal of a palm shall be replaced with one canopy tree at 12 feet overall height with a two-inch DBH.  
 \*\*\* Total number of replacement trees required (where each replacement tree is a minimum of 2" DBH x 6' spread in canopy x 12' in height)  
 \*\*\*\* Total number of replacement trees required (where each replacement tree is a minimum of 4" DBH x 8' spread in canopy x 16' in height)  
 \*\*\*\*\* Mitigation calculations are estimates only. Final mitigation requirements pending discussion with City of Miami Beach Urban Forester

PROPOSED REPLACEMENT TREES (REFER TO SCHEDULE ON SHEET L-203)			
	VALUE	PROVIDED	EQUAL 2" MITIGATION
(2") Replacement Trees**	1	18	18
or (4") Replacement Trees***	2	24	48
or (6") Replacement Trees****	3	56	168
or (8") Replacement Trees*****	4	12	48
Palms	1	171	171
		<b>TOTAL PROVIDED</b>	<b>453</b>

REQUIRED MITIGATION (equal to 2" DBH value) SEE 'REQUIRED REPLACEMENT TREE' TABLE	
Required 'Replacement Trees'	<b>495</b>
Mitigation Shortfall (equal to 2" DBH Trees)	<b>42</b>
<b>Estimated Contribution to Tree Trust Fund*****</b>	<b>\$42,000</b>

Notes per City of Miami Beach Code Section 46:  
 \*\* Total number of replacement trees required (where each replacement tree is a minimum of 2" DBH x 6' spread in canopy x 12' in height)  
 \*\*\* Total number of replacement trees required (where each replacement tree is a minimum of 4" DBH x 8' spread in canopy x 16' in height)  
 \*\*\*\* Total number of replacement trees required (where each replacement tree is a minimum of 6" DBH x 10' spread in canopy x 18' in height)  
 \*\*\*\*\* Total number of replacement trees required (where each replacement tree is a minimum of 8" DBH x 12' spread in canopy x 20' in height)  
 \*\*\*\*\* Difference between Credits Required and sum of Credits Provided

**TREE PROTECTION AND LANDSCAPE NOTES:**

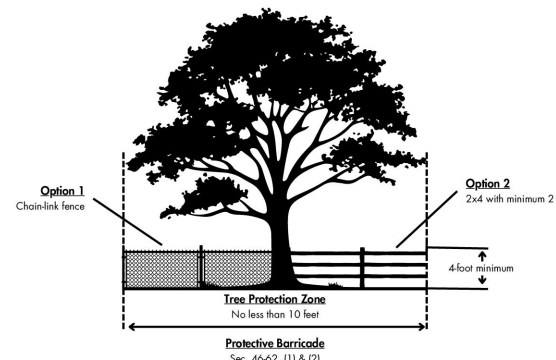
- FENCING TO EXTEND FULL WIDTH OF TREE'S DRIP LINE AND IN NO CASE LESS THAN TEN FEET FROM THE TRUNK OF TREE, TREE CLUSTER OR PRESERVATION AREA.
- IN SITUATIONS WHERE TREES HAVE BEEN TRANSPLANTED TO THE PROJECT SITE, THE PROTECTIVE FENCING SHALL BE NO CLOSER TO THE TREE THAN A POINT ONE TO TWO FEET OUTSIDE THE ROOT BALL, OR AT THE DRIP LINE WHICHEVER IS GREATER.
- FENCED TREE PROTECTION ZONES SHALL BE EXTENDED AS NEEDED TO PROTECT THE TREE CANOPIES ROOTS.
- FOR TREES IN THE R.O.W. ROOT PRUNING LOCATION SHALL BE IDENTIFIED AND APPROVED BY THE PUBLIC WORKS DEPARTMENT, AND FENCING SHALL BE INSTALLED ONE TO TWO FEET BEYOND THE EDGE OF THE ROOT BALL. ROOT PRUNING SHALL BE EXECUTED IN PHASES. FOR ROOT PRUNING STANDARDS, REFER TO THE MOST RECENT VERSION OF ANSI A300 PART 8, ROOT MANAGEMENT. FENCING INSTALLATION SHALL BE COORDINATED WITH PHASED ROOT PRUNING.
- TREE MAINTENANCE MEASURES MUST BE IN PLACE PRIOR TO ANY ROOT PRUNING OR TRANSPLANTING
- CONTRACTOR TO NOTIFY AND COORDINATE WITH L.A. IF SITE LIMITS LOCATION OF TREE PROTECTION
- CONTRACTOR SHALL PROTECT THE ROOT SYSTEM OF PLANTS THAT ARE NOTED AS "RELOCATE" OR "REMAIN".
- PLANTS THAT ARE NOTED AS "REMAIN" SHALL BE ROOT PRUNED IF NECESSARY AND STAKED PRIOR TO COMMENCEMENT OF DEMOLITION ACTIVITIES. FENCING SHALL BE INSTALLED ONE TO TWO FEET BEYOND THE EDGE OF ROOT BALL. THE INSTALLATION OF THE FENCING SHALL BE COORDINATED WITH ANY PHASED ROOT PRUNING THAT MUST OCCUR. CONTRACTOR SHALL SUBMIT MAINTENANCE MEASURES PRIOR TO ANY ROOT PRUNING OR TRANSPLANTING.
- PLANTS TO BE "RELOCATED" SHALL BE ROOT PRUNED AND, IF POSSIBLE, RELOCATED PRIOR TO COMMENCEMENT OF DEMOLITION ACTIVITIES.
- AS PART OF THE REMOVAL OF PLANTS, THE CONTRACTOR IS RESPONSIBLE FOR REMOVING STUMPS AND ROOT SYSTEMS; UNLESS OTHERWISE NOTED.
- ALL TREE PROTECTIVE BARRIERS SHALL BE INSTALLED PRIOR TO THE START OF CONSTRUCTION OR SITE DEVELOPMENT INCLUDING TREE REMOVAL, DEMOLITION OR LAND CLEARING ACTIVITIES AND SHALL REMAIN IN PLACE UNTIL DEVELOPMENT IS COMPLETED, AND SHALL NOT BE REMOVED UNTIL THE PUBLIC WORKS DEPARTMENT INSPECTS THE SITE AND AUTHORIZES THEIR REMOVAL.
- ALL TREES THAT HAVE BEEN TRANSPLANTED TO THE PROJECT SITE SHALL HAVE PROTECTIVE FENCING NO CLOSER TO THE TREE THAN A POINT ONE TO TWO FEET OUTSIDE THE ROOT BALL, OR AT THE DRIP LINE, WHICHEVER IS GREATER.
- CARE SHALL BE TAKEN TO AVOID UTILITY OR CONSTRUCTION TRENCHING THROUGH EXISTING TREE OR PALM DRIP LINES OF TREES SLATED TO REMAIN IN PLACE OR BE RELOCATED. IF CONSTRUCTION REQUIRES THE CUTTING OF ANY ROOTS WITH A DIAMETER OF 2" OR GREATER, ROOTS SHALL BE CLEANLY CUT WITH A SHARP TOOL, AS DIRECTED BY AN ISA CERTIFIED ARBORIST, AND IN ACCORDANCE WITH THE ANSI A300 STANDARDS. CUT ROOTS SHOULD BE IMMEDIATELY COVERED WITH SOIL TO PREVENT DRYING. ROOTS SHOULD NOT BE TORN OR BROKEN BY HEAVY EQUIPMENT, AND NO SHREDDED, RAGGED OR BROKEN ROOTS ENDS SHOULD BE LEFT. THE COUNTY URBAN FORESTER SHALL BE NOTIFIED IN WRITING AND OR CONSULTED PRIOR TO ANY ROOT PRUNING TAKING PLACE.
- NO SUBSTITUTIONS ARE TO BE MADE WITHOUT PRIOR CONSENT OF THE LANDSCAPE ARCHITECT, COUNTY URBAN FORESTER AND OR COUNTY PLANNING DEPARTMENT STAFF.
- COUNTY URBAN FORESTER AND OR PLANNING DEPARTMENT STAFF TO APPROVE ALL ROW TREES, PALMS AND PLANT MATERIAL BEFORE THEY ARE PLANTED TO ENSURE FLORIDA GRADE NO 1 STATUS. FAILURE TO SCHEDULE AN APPROVAL INSPECTION COULD RESULT IN REJECTION OF ALL THE PROPOSED PLAN MATERIAL.
- MULCH SHALL NOT BE APPLIED WITHIN 6" OF ANY TREE OR PALM TRUNKS THAT ARE INSTALLED OR INCORPORATED INTO THE PROJECT.
- ALL GUYING AND STAKING SHALL BE REMOVED FROM ALL TREES AND PALMS WITHIN TWELVE MONTHS AFTER PLANTING. EXCEPTIONS REQUIRE WRITTEN AUTHORIZATION FROM THE CITY URBAN FORESTER.
- SHOULD ANY CORRECTIVE STRUCTURAL PRUNING OR ROOT ZONE PRUNING BE NECESSARY FOR TREES ONSITE, DUE TO CLEARANCE, SAFETY OR FOR CONSTRUCTION RELATED REASONS THE PRUNING SHALL BE PERFORMED BY AN ISA OR ASCA CERTIFIED ARBORIST IN ACCORDANCE WITH THE LATEST VERSION OF THE ANSI A300 PRUNING STANDARDS AND GOOD HORTICULTURAL PRACTICES. THE COUNTY URBAN FORESTER SHALL BE PROVIDED WITH A WRITTEN COPY OF THE PROPOSED PRUNING PLAN INCLUDING THE REASONS WHY PRUNING IS NECESSARY, PRIOR TO THE PRUNING ACTIVITIES TAKING PLACE.
- TREE PROTECTION BARRIERS MAY NOT BE ADJUSTED OR REMOVED WITHOUT WRITTEN APPROVAL OF THE COUNTY URBAN FORESTER.
- NO TRENCHING, EXCAVATING, CONSTRUCTION OR FILL WORK IS PERMITTED WITHIN 2/3 OF THE DRIP LINE OR 6 FEET (WHICHEVER IS GREATER) FROM THE BASE OF HARDWOOD TREES OR 6' FEET OR THE DRIP LINE (WHICHEVER IS GREATER) OF SOFTWOOD TREES AND PALMS.
- EXISTING TREE AND PALM LOCATIONS ARE BASED ON THE VEGETATION OF THE UPDATED SURVEY BY BOWMAN CONSULTING GROUP, LTD., INC. (DATED MARCH 4, 25).
- TREE DISPOSITION IS BASED ON THE WRITTEN EVALUATION BY THE ISA CERTIFIED ARBORIST JUSTIN ROGERS. REFER TO THE ARBORIST ASSESSMENT REPORT (DATED JULY 23, 2025).

**MIAMI BEACH**

Planning Department  
 Miami Beach, Florida 33139, www.miami-beach.fl.gov  
 305.673.7550  
**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>

Property Address 1 OCEAN DRIVE, MIAMI BEACH, FLORIDA				Required Fields	Minimum Required	Provided
ITEM #	Zoning District	GU	Lot Area 152,332 SF Acres 3.49			
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)			NA		
2	Square feet of required rear yard open space as indicated on site plan: Total rear yard area: _____ s.f. x 70% minimum =			NA		
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			NA		
B LAWN AREA CALCULATION						
1	Total square feet of landscaped open space required (sum of A.1. and A.2. or per A.3.) =			NA		
2	Maximum lawn area (sod) permitted per Chapter 4.2.3. "Table A" = _____ % x 152,332 s.f. = 30,466			X	30,466 sf	3,966 sf
3	Total artificial turf area proposed as shown on plans (if applicable) =			NA		
C TREES						
1	*Number of trees required per lot or net lot acre, meeting minimum zoning district requirements (not including street trees) = _____ trees x 3.49 net lot acres (not applicable to RS districts) - number of existing trees = (100% percent of the required trees shall be low maintenance or drought and salt tolerant species)			X	77	46 +31***
2	Street Trees: Number of street trees at a maximum average spacing of 20 feet on center =			X	13	13****
3	Total number of trees: Sum of required lot and street trees =			X	90	90
4	% Natives required: Number of trees provided x 50% =			X	45	46
5	Tree Diversity: Based on number of required lot and street trees =			X	7	10
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	1080	20839
2	% Native shrubs required: Number of shrubs provided x 50% =			X	540	8683
3	Shrub Diversity: Based on number of required shrubs (No one species of shrub shall constitute more than 25% of the shrubs required) =			X		15
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, drought tolerant, and salt tolerant)			X	108	1,032
2	% Native large shrubs or small trees required: 50% of provided large shrubs or small trees			X	54	254
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.						
*** 31 existing canopy trees to remain contributing to zoning requirements						
**** Existing street front palms to be preserved and counted towards street trees requirements, see disposition plan L-100						
Applicant Signature:				X		

Tree/ Palm protection fences shall be constructed prior to any construction activity including grubbing for all trees/palms that are to remain, be protected or be relocated.  
 No activity or disturbance should occur within the fenced areas, including vehicle use, storage of materials, dumping of liquids or materials, grade changes, grubbing, and mechanical trenching for irrigation, electrical, lighting, etc.



**Protection detail note:**  
 The contractor shall install tree protection fence barriers around all existing trees or palms at the start of the project. Barriers shall remain in place throughout the project and should not be removed or dropped without authorization from the City of Miami Beach Urban Forestry Division.

MIAMI BEACH  
 RISING  
 ABOVE

- NOTES:**
- TYPICAL TREE PROTECTION BARRIER DETAIL PER 'THE LANDSCAPE MANUAL' PREPARED BY THE MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING.
  - PER MIAMI-DADE COUNTY DERM, 6'-8' BARRIERS ARE REQUIRED FOR ANY TREES LESS THAN 18" DIAMETER. 10'-12' BARRIER ARE REQUIRED FOR ANY TREES 18" IN DIAMETER OR GREATER.

Always call 811 two full business days before you dig

Rev.	Date	Rev.	Date
Rev. 1	11/09/2025		

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBİ KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBİ KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA (01918)

**PB25-0792/  
 DRB25-1146**

FINAL SUBMITTAL

**PIER PARK**  
 ONE OCEAN DRIVE  
 MIAMI BEACH, FLORIDA. 33139

**Owner:**  
 Name: Major Food Group, LLC  
 Address: 4100 NE 1st Avenue, Suite 300  
 Address: Miami FL 33137 | USA  
 Tel: +1(305) 414 1906  
 Email: will@majorfood.com

**INTERIOR DESIGNER:**  
 Name: Bishop Design  
 Address: 7520 NE 4th Ct, Unit 102  
 Address: Miami FL 33138 | USA  
 Tel: +1(305) 546 1122  
 Email: info@wearbishopdesign.com

**MEP ENGINEER:**  
 Name: Donoli Associates Engineering  
 Address: 4607 North Meridian Avenue  
 Address: Miami Beach, Florida 33140 USA  
 Tel: +1(305) 607 4925  
 Email:

**STRUCTURAL ENGINEER:**  
 Name: VHCe  
 Address: 99 NW 27 Ave  
 Address: Miami FL 33125 | USA  
 Tel: +1(305) 969 9423  
 Email: vhc@vhceingr.com

**LANDSCAPE ARCHITECT:**  
 Name: Enea Landscape Architecture, Inc.  
 Address: 7636 NE 4th Court, Suite 102  
 Address: Miami FL 33138 | USA  
 Tel: +1(305) 576 6702  
 Email: info@miami@enea.ch

**CIVIL ENGINEER:**  
 Name: Langan  
 Address: 1221 Brickell Avenue, Suite 1800  
 Address: Miami FL 33131 | USA  
 Tel: +1(786) 264 7200  
 Email: Fax: +1(786) 264 7201

**ARCHITECT:**  
 Kobi Karp Architecture and Interior Design, Inc.  
 571 NW 28th Street  
 Miami, Florida 33127 USA  
 Tel: +1(305) 573 1818  
 Fax: +1(305) 573 3766

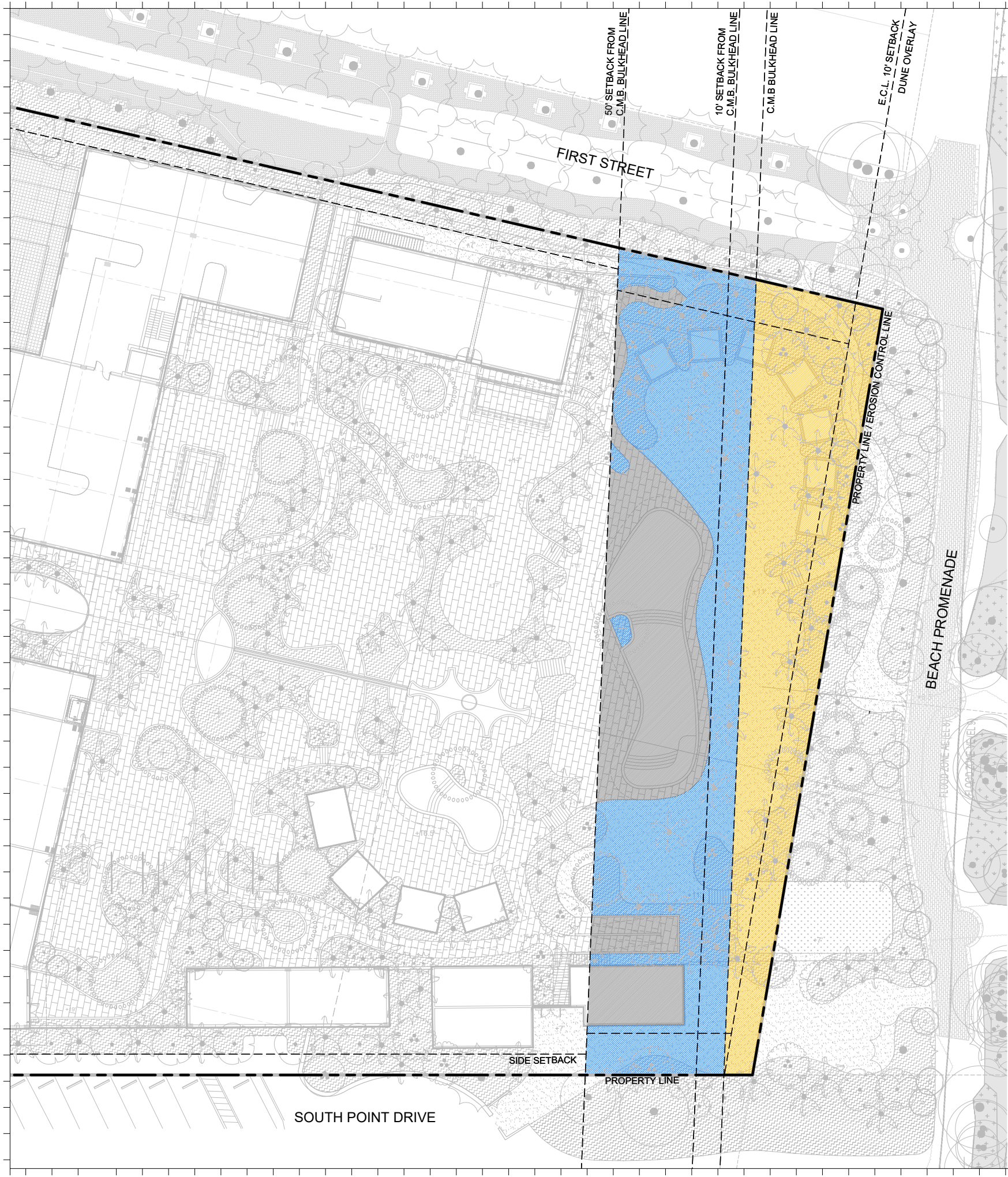
SEAL:

FOR THE FIRM:  
 GERARDO JAVIER DELGADO  
 R.L.A. 0001574

**TREE DISPOSITION  
 SCHEDULE AND DETAIL**

Date	10/19/2025	Sheet No.	
Scale	N.T.S.		L-104
Project	2521		

NOT FOR CONSTRUCTION



**DUNE OVERLAY CALCULATION**  
 8,049 SF TOTAL AREA OF DUNE OVERLAY

- PERVIOUS AREA: 8,049 SF TOTAL (100%)  
REQUIRED PER CODE: (80%)
- IMPERVIOUS AREA: 0 SF TOTAL (0%)  
MAX PER CODE: (20%)

**OCEANFRONT OVERLAY CALCULATION**  
 14,642 SF TOTAL AREA OF OCEANFRONT OVERLAY

- PERVIOUS AREA: 8,969 SF TOTAL (61.2%)  
REQUIRED PER CODE: (50%)
- IMPERVIOUS AREA: 5,664 SF TOTAL (38.6%)  
MAX PER CODE: (50%)

**NOTES - DUNE PRESERVATION:**

1. MINIMUM OPEN SPACE REQUIREMENTS. AT LEAST 80 PERCENT (80%) OF THE SITE SHALL REMAIN OPEN TO THE SKY, LANDSCAPED OR MAINTAINED AS SAND BEACH. ALL AREAS COVERED BY THE USES PERMITTED ABOVE, OTHER THAN PORTABLE BEACH FURNITURE, SHALL BE CONSIDERED IN THE LOT COVERAGE CALCULATION.
2. LANDSCAPING CONFORMING TO THE SPECIFICATIONS OF THE BEACHFRONT PARK AND PROMENADE PLAN. IN UP TO ONE HALF OF THE AREA REQUIRED TO BE OPEN TO THE SKY AND LANDSCAPED (BUT NOT IN REQUIRED SIDE YARDS), SYNTHETIC GRASS WHICH IS FULLY PERVIOUS SHALL BE PERMITTED IN HIGH-TRAFFIC PEDESTRIAN/ASSEMBLY AREAS.
3. WALKWAYS AND RAMPS CONSTRUCTED OF WOOD MATERIALS AND WHICH ARE NOT MORE THAN 6 FEET IN WIDTH.
4. PROMENADE LINKAGE SHALL BE CONSTRUCTED OF WOOD MATERIALS AND SHALL CONFORM TO THE DESIGN SPECIFICATIONS ESTABLISHED IN THE BEACHFRONT PARK AND PROMENADE PLAN.
5. 50% OF THE REAR YARD ALONG THE REAR PROPERTY LINE WILL BE TRANSPARENT WITH PLANT MATERIAL THAT WOULD NATURALLY NOT EXCEED 36" AT MATURITY AND WOULD NOT REQUIRE PERIODIC PRUNING IN ORDER TO MAINTAIN SUCH HEIGHT.

Rev.	Date	Rev.	Date
Rev. 1	11/09/2025		

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBİ KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBİ KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA (0 2918)

**PB25-0792/  
 DRB25-1146**  
 FINAL SUBMITTAL  
**PIER PARK**  
 ONE OCEAN DRIVE  
 MIAMI BEACH, FLORIDA. 33139

**Owner:**  
 Name: Major Food Group, LLC  
 Address: 4100 NE 1st Avenue, Suite 300  
 Address: Miami FL 33137 | USA  
 Tel: +1(305) 414 1009  
 Email: will@majorfood.com



**INTERIOR DESIGNER:**  
 Name: Bishop Design  
 Address: 7520 NE 4th Ct, Unit 102  
 Address: Miami FL 33138 | USA  
 Tel: +1(305) 546 1122  
 Email: info@wearebishopdesign.com



**MEP ENGINEER:**  
 Name: Donoli Associates Engineering  
 Address: 4607 North Meridian Avenue  
 Address: Miami Beach, Florida 33140 USA  
 Tel: +1(305) 607 4925  
 Email:

**STRUCTURAL ENGINEER:**  
 Name: YHCE  
 Address: 99 NW 27 Ave  
 Address: Miami FL 33125 | USA  
 Tel: +1(305) 969 9423  
 Email: yh@yhengineering.com

**LANDSCAPE ARCHITECT:**  
 Name: Enea Landscape Architecture, Inc.  
 Address: 7636 NE 4th Court, Suite 102  
 Address: Miami FL 33138 | USA  
 Tel: +1(305) 576 6702  
 Email: info.miami@enea.ch



**CIVIL ENGINEER:**  
 Name: Langan  
 Address: 1221 Brickell Avenue, Suite 1800  
 Address: Miami FL 33131 | USA  
 Tel: +1(786) 264 7200  
 Email: Fax: +1(786) 264 7201

**ARCHITECT:**  
 Kobi Karp Architecture and Interior Design, Inc.  
 571 NW 28th Street  
 Miami, Florida 33127 USA  
 Tel: +1(305) 573 1818  
 Fax: +1(305) 573 3766

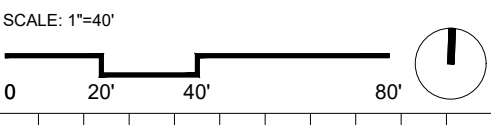
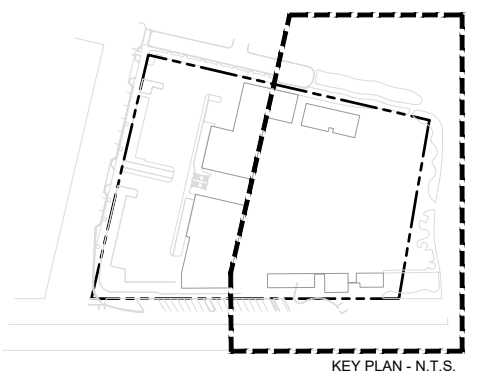


**SEAL:**  
 Digitally signed by GERARDO JAVIER DELGADO  
 DN: CN=GERARDO JAVIER DELGADO, O=GERARDO JAVIER DELGADO, OU=GERARDO JAVIER DELGADO, C=US  
 O=ENEA LANDSCAPE ARCHITECTURE, INC. Date: 2025.11.09 11:04:22 -0500  
 This item has been electronically signed and sealed by Gerardo Javier Delgado using Digital signatures and Date Printed copies of the document are not considered signed and sealed and the signature must be verified on any electronic copies.

**FOR THE FIRM:**  
 GERARDO JAVIER DELGADO  
 R.L.A. 0001574

**DUNE OVERLAY INFORMATION**

Date	10/19/2025	Sheet No.	L-105
Scale	1"=40'		
Project	2521		



NOT FOR CONSTRUCTION



**LANDSCAPE MATERIAL LEGEND**

PEDESTRIAN PAVER	SAND	PERMEABLE PAVER	PLANTING (TYP.)
VEHICULAR PAVER	ASPHALT	POOL/WATER FEATURE	LAWN



Rev.	Date	Rev.	Date
Rev. 1	11/09/2025		

**PB25-0792/  
DRB25-1146**  
FINAL SUBMITTAL  
**PIER PARK**  
ONE OCEAN DRIVE  
MIAMI BEACH, FLORIDA. 33139

**Owner:**  
Name: Major Food Group, LLC  
Address: 4100 NE 1st Avenue, Suite 300  
Address: Miami FL 33137 | USA  
Tel: +1(305) 414 1009  
Email: will@majorfood.com



**INTERIOR DESIGNER:**  
Name: Bishop Design  
Address: 7520 NE 4th Ct, Unit 102  
Address: Miami FL 33138 | USA  
Tel: +1(305) 546 1122  
Email: info@wearebishopdesign.com



**MEP ENGINEER:**  
Name: Donohill Associates Engineering  
Address: 4607 North Meridian Avenue  
Address: Miami Beach, Florida 33140 USA  
Tel: +1(305) 607 4925  
Email:

**STRUCTURAL ENGINEER:**  
Name: YHCE  
Address: 99 NW 27 Ave  
Address: Miami FL 33125 | USA  
Tel: +1(305) 969 9423  
Email: yh@yhengineering.com

**LANDSCAPE ARCHITECT:**  
Name: Enea Landscape Architecture, Inc.  
Address: 7636 NE 4th Court, Suite 102  
Address: Miami FL 33138 | USA  
Tel: +1(305) 576 6702  
Email: info.miami@enea.ch



**CIVIL ENGINEER:**  
Name: Langan  
Address: 1221 Brickell Avenue, Suite 1800  
Address: Miami FL 33131 | USA  
Tel: +1(786) 264 7200  
Email: Fax: +1(786) 264 7201

**ARCHITECT:**  
Kobi Karp Architecture and Interior Design, Inc.  
571 NW 28th Street  
Miami, Florida 33127 USA  
Tel: +1(305) 573 1818  
Fax: +1(305) 573 3766



SEAL:  
FOR THE FIRM:  
GERARDO JAVIER DELGADO  
R.L.A. 0001574



All landscaping designs, plans, concepts, drawings and renderings (hereinafter "Enea's Designs") are original and created by Enea Landscape Architecture, Inc. All of Enea's Designs are the exclusive property of Enea Landscape Architecture, Inc. and protected by Copyright laws. Any use, reproduction, or copying of Enea's Designs without express written authorization from Enea Landscape Architecture, Inc. is strictly prohibited.

**OVERALL SITE PLAN**

Date	10/19/2025	Sheet No.	
Scale	1"=60'		L-200
Project	2521		

NOT FOR CONSTRUCTION



**LANDSCAPE MATERIAL LEGEND NOTES:**

- PEDESTRIAN PAVER
- PERMEABLE PAVER
- SAND
- PLANTING (TYP.)
- LAWN
- POOL/WATER FEATURE
- STREET TREE

1. REFER TO CIVIL, MEP, AND ARCHITECTURE DRAWINGS FOR ALL SITE GRADING AND DRAINAGE DESIGN. THE CONTRACTOR SHALL COORDINATE FINAL LOCATION OF ALL DRAINAGE STRUCTURES WITH CIVIL AND PLUMBING ENGINEER AND NOTIFY LANDSCAPE ARCHITECT IN WRITING IF THERE ARE ANY CONFLICTS OR DISCREPANCIES.
2. ANY SPOT ELEVATIONS ON LANDSCAPE PLANS ARE TO CONVEY DESIGN INTENT ONLY. REFER TO CIVIL/PLUMBING PLAN ALL FINISH GRADING AND ELEVATIONS FOR CONSTRUCTION.
3. REFER TO ARCHITECTURE AND WATERPROOFING CONSULTANT DRAWINGS FOR WATERPROOFING DETAILS.
4. GENERAL CONTRACTOR TO CALCULATE AND VERIFY ALL HARDSCAPE QUANTITIES.
5. ALL EXTERIOR HARDSCAPE PAVING AND WALKING SURFACES SHALL BE SLIP RESISTANT. PAVING SHALL BE GRADED WITH STANDARD CROSS SLOPES AS PER CIVIL PLANS.
6. ACCESSIBLE ROUTES TO/FROM BUILDING TO BE FIRM AND SLIP RESISTANT TO COMPLY WITH ADA ACCESSIBLE ROUTE CRITERIA AND ASTM F 1951-09B
7. ALL MATERIALS AND FINISHES TO BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PROCUREMENT. CONTRACTOR TO SUBMIT MATERIAL SAMPLES AS PER MATERIAL SCHEDULE FOR REVIEW AND APPROVAL.
8. ALL MATERIALS AND LAYOUT OF ELEMENTS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. ALL PAVER INSTALLATION AS PER MANUFACTURER SPECIFICATION
9. ALL NATURAL STONE FINISHES MUST BE SEALED. REFER TO GENERAL LANDSCAPE NOTES CABANAS, PERGOLAS, STRUCTURES, OUTDOOR BARS, SCULPTURES, AND FURNITURE INDICATED FOR THE PURPOSE OF CONVEYING DESIGN INTENT ONLY. SHOP DRAWINGS MUST BE REVIEWED BY ENEA PRIOR TO FABRICATION. FABRICATOR TO PROVIDE DETAILED SHOP DRAWINGS. STRUCTURAL ENGINEER TO DESIGN, REVIEW, AND APPROVE ALL SLABS, STRUCTURES, AND/OR CONCRETE REINFORCEMENTS.
11. REFER TO STRUCTURAL AND ARCHITECTURAL DRAWINGS FOR ANY EXPANSION JOINT LOCATIONS BETWEEN STRUCTURES AND ON-GRADE AREAS.
12. ALL POOL DETAILS FOR DESIGN INTENT ONLY. REFER TO POOL CONSULTANT DRAWINGS FOR ALL POOL, SPA, AND WATER FEATURE DESIGN. REFER TO ARCHITECTURE DRAWINGS FOR POOL EQUIPMENT ROOM LOCATIONS.
13. ALL TURF AREAS SHALL BE FLUSH WITH ADJACENT HARDSCAPE TO ENSURE NO TRIPPING HAZARDS.
14. ROOT BARRIER TO BE APPLIED ALONG THE EDGE OF ALL PLANTING BEDS WITH TREES OR PALMS ADJACENT TO PAVING AND UNDERGROUND UTILITIES. SEE MATERIAL SCHEDULE.
15. ALL LANDSCAPE PATH, ACCENT, AND EGRESS LIGHTING BY OTHERS; REFER TO LIGHTING DESIGNER DRAWINGS.
16. SITE UTILITIES SUCH AS SIAMESE, BACKFLOWS, AND POST INDICATOR VALVES TO BE VISIBLE AND ACCESSIBLE FROM THE PUBLIC R.O.W. AS REQUIRED BY MUNICIPAL CODES. SEE CIVIL DWGS. FOR UTILITY SPECIFICATIONS AND INSTALLATION.
17. G.C TO ENSURE ALL MASONRY PAVERS HAVE NO MORE THAN 1/8" GAP BETWEEN THE NEXT PAVER AND HEIGHT CHANGE OF NO MORE THAN 1/8" PER ADA/FAC/PHA- TYP.

Rev.	Date	Rev.	Date
Rev. 1	11/09/2025		

**PB25-0792/  
DRB25-1146**

FINAL SUBMITTAL  
**PIER PARK**  
ONE OCEAN DRIVE  
MIAMI BEACH, FLORIDA. 33139

**Owner:**  
Name: Major Food Group, LLC  
Address: 4100 NE 1st Avenue, Suite 300  
Address: Miami FL 33137 | USA  
Tel: +1(305) 414 1000  
Email: wil@majorfood.com



**INTERIOR DESIGNER:**  
Name: Bishop Design  
Address: 7520 NE 4th Ct. Unit 102  
Address: Miami FL 33138 | USA  
Tel: +1(305) 546 1122  
Email: info@wearbishopdesign.com



**MEP ENGINEER:**  
Name: Donohill Associates Engineering  
Address: 4607 North Meridian Avenue  
Address: Miami Beach, Florida 33140 USA  
Tel: +1(305) 607 4925  
Email:

**STRUCTURAL ENGINEER:**  
Name: VHCE  
Address: 99 NW 27 Ave  
Address: Miami FL 33125 | USA  
Tel: +1(305) 969 9423  
Email: yh@yhengineering.com

**LANDSCAPE ARCHITECT:**  
Name: Enea Landscape Architecture, Inc.  
Address: 7636 NE 4th Court, Suite 102  
Address: Miami FL 33138 | USA  
Tel: +1(305) 576 6702  
Email: info.miami@enea.ch



**CIVIL ENGINEER:**  
Name: Langan  
Address: 1221 Brickell Avenue, Suite 1800  
Address: Miami FL 33131 | USA  
Tel: +1(786) 264 7200  
Email: Fax: +1(786) 264 7201

**ARCHITECT:**  
Kobi Karp Architecture and Interior Design, Inc.  
571 NW 28th Street  
Miami, Florida 33127 USA  
Tel: +1(305) 573 1818  
Fax: +1(305) 573 3766



**SEAL:**  
Digitally signed by GERARDO JAVIER DELGADO  
DN: cn=GERARDO JAVIER DELGADO, o=ENEA LANDSCAPE ARCHITECTURE, CHES  
Date: 2025.11.07 16:46:00 -0500

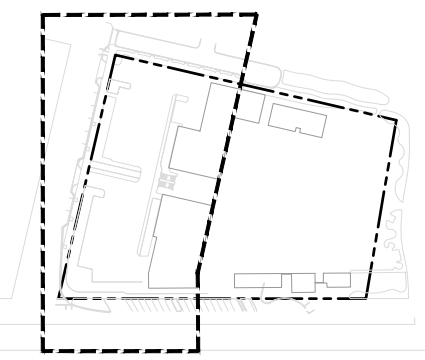
FOR THE FIRM:  
GERARDO JAVIER DELGADO  
R.L.A. 0001574

**HARDSCAPE  
PLAN WEST SIDE**

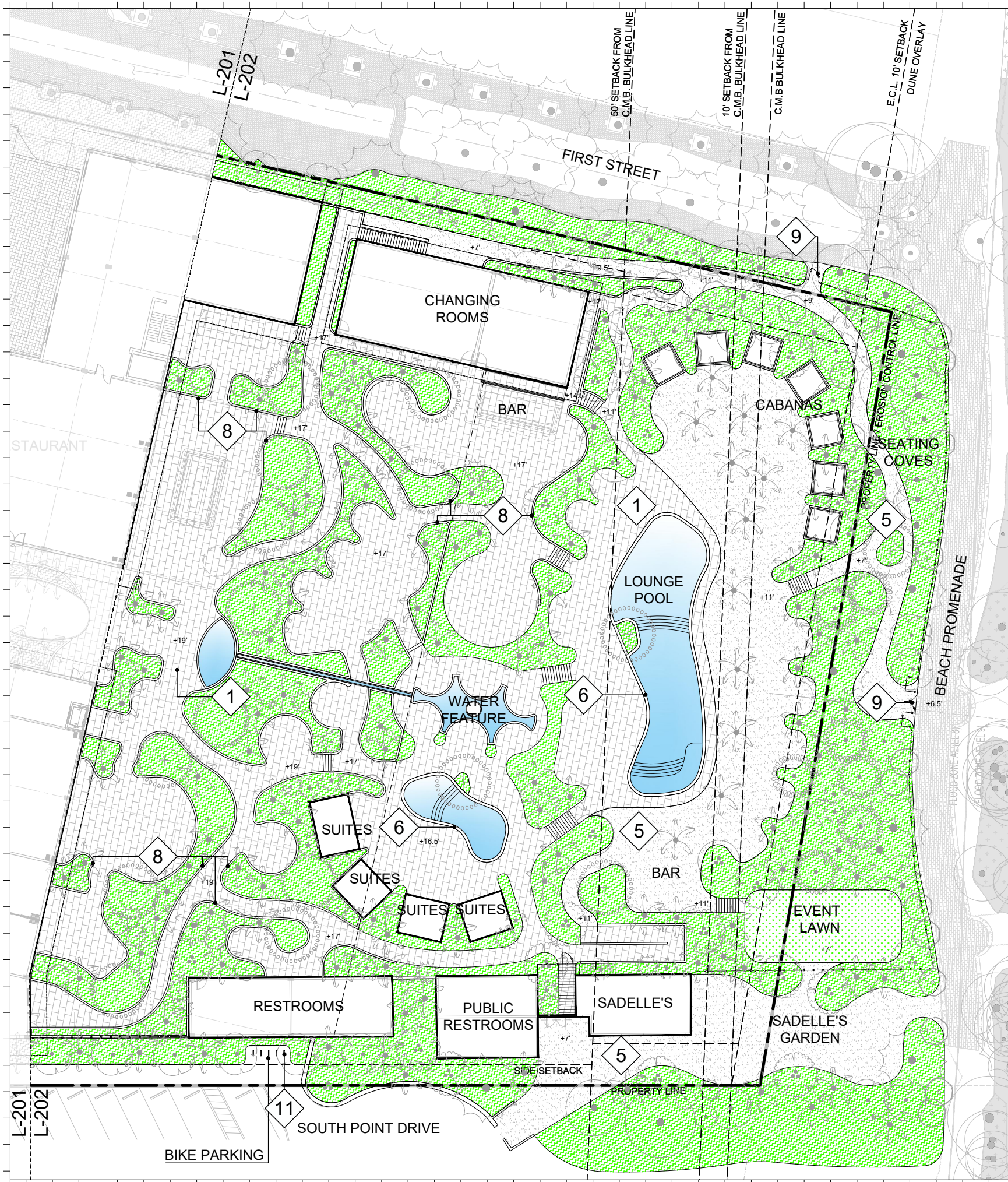
Date	10/19/2025	Sheet No.	L-201
Scale	1"=40'		
Project	2521		

**LANDSCAPE MATERIALS - IMAGES FOR REFERENCE ONLY**

1 PEDESTRIAN PAVER	2 PERMEABLE PAVER	3 WATER FEATURE	4 SAND	5 GRAVEL PAVE
6 POOL & SPA COPING	7 LANDSCAPE EDGING	8 PLANTER WALL	9 GATE AND FENCE	10 JAKOB CABLE
11 BIKE RACK	12 BENCH	13 CU STRUCTURAL SOIL		



**NOT FOR CONSTRUCTION**



- LANDSCAPE MATERIAL LEGEND**
- PEDESTRIAN PAVER
  - PERMEABLE PAVER
  - SAND
  - PLANTING (TYP.)
  - LAWN
  - POOL/WATER FEATURE
  - STREET TREE

**LANDSCAPE MATERIALS - IMAGES FOR REFERENCE ONLY**


Rev.	Date	Rev.	Date
Rev. 1	11/09/2025		

**PB25-0792/  
DRB25-1146**  
FINAL SUBMITTAL  
**PIER PARK**  
ONE OCEAN DRIVE  
MIAMI BEACH, FLORIDA. 33139

**Owner:**  
Name: Major Food Group, LLC  
Address: 4100 NE 1st Avenue, Suite 300  
Address: Miami FL 33137 | USA  
Tel: +1(305) 414 1009  
Email: will@majorfood.com



**INTERIOR DESIGNER:**  
Name: Bishop Design  
Address: 7520 NE 4th Ct, Unit 102  
Address: Miami FL 33138 | USA  
Tel: +1(305) 546 1122  
Email: info@wearbishopdesign.com



**MEP ENGINEER:**  
Name: Donoli Associates Engineering  
Address: 4607 North Meridian Avenue  
Address: Miami Beach, Florida 33140 USA  
Tel: +1(305) 607 4925  
Email:

**STRUCTURAL ENGINEER:**  
Name: VHCE  
Address: 99 NW 27 Ave  
Address: Miami FL 33125 | USA  
Tel: +1(305) 969 9423  
Email: yjh@yhengineering.com

**LANDSCAPE ARCHITECT:**  
Name: Enea Landscape Architecture, Inc.  
Address: 7636 NE 4th Court, Suite 102  
Address: Miami FL 33138 | USA  
Tel: +1(305) 576 6702  
Email: info.miami@enea.ch



**CIVIL ENGINEER:**  
Name: Langan  
Address: 1221 Brickell Avenue, Suite 1800  
Address: Miami FL 33131 | USA  
Tel: +1(786) 264 7200  
Email: Fax: +1(786) 264 7201

**ARCHITECT:**  
Kobi Karp Architecture and Interior Design, Inc.  
571 NW 28th Street  
Miami, Florida 33127 USA  
Tel: +1(305) 573 1818  
Fax: +1(305) 573 3766

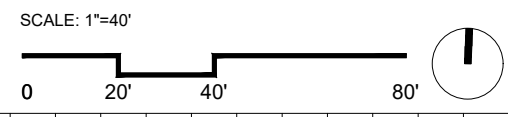
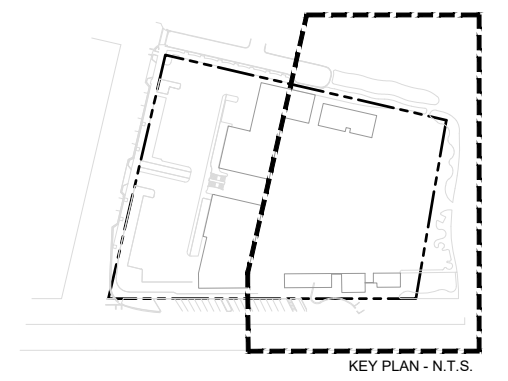


**SEAL:**  
Digitally signed by GERARDO JAVIER DELGADO  
DN: cn=GERARDO JAVIER DELGADO, o=ENEA LANDSCAPE ARCHITECTURE, c=USA  
Date: 2025.11.09 10:00:00 -0500

FOR THE FIRM:  
GERARDO JAVIER DELGADO  
R.L.A. 0001574

**HARDSCAPE  
PLAN EAST SIDE**

Date	10/19/2025	Sheet No.	L-202
Scale	1"=40'		
Project	2521		



**NOT FOR CONSTRUCTION**



**LEGEND**

	PLANTING (TYP.)		EXISTING TREE TO REMAIN		STREET TREE
	LAWN		EXISTING PALM TO REMAIN		

**PLANT SCHEDULE**

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	SPREAD	DBH	NATIVE	REMARKS
<b>TREES</b>										
	BB	10	Bucida buceras 'Shady Lady'	Shady Lady Black Olive	FG, B&B	16 FT - 18 FT	14 FT	MIN. 6 IN	NO	FULL, NURSERY SOURCED
	BU	12	Burseria simaruba	Gumbo Limbo	FG, B&B	18FT - 20FT	15 FT	MIN. 8 IN	YES	CHARACTER FORM, FULL, 6' CLEAR TRUNK.
	CL	6	Clusia rosea	Pitch Apple	FG, B&B	16 FT - 18 FT	14 FT	MIN. 6 IN	YES	MULTI-TRUNK CHARACTER
	CL2	3	Clusia rosea	Pitch Apple	FG, B&B	16 FT	14 FT	MIN. 4 IN	YES	STANDARD, FLORIDA #1 OR GREATER
	CL-S	16	Clusia rosea	Pitch Apple	SPECIMEN, FG, B&B	20 FT	16 FT	MIN. 6 IN	NO	TREE FORM, COLLECTED SPECIMEN, FULL CANOPY
	CU2	18	Coccoloba uvifera	Sea Grape	FG, B&B	16 FT - 18 FT	14-16 FT	MIN. 6 IN	YES	MULTI-TRUNK CHARACTER
	CO	32	Conocarpus erectus	Buttonwood	FG, B&B	16 FT - 18 FT	14 FT	MIN. 4 IN	YES	STANDARD, FLORIDA #1 OR GREATER, 4' CT
	CE	21	Conocarpus erectus sericeus	Silver Buttonwood	FG, B&B	15 FT	12 FT	MIN. 4 IN	YES	STANDARD, FLORIDA #1 OR GREATER, 4' CT
	NE	7	Noronhia emarginata	Madagascar Olive	FG, B&B	16 FT	12 FT	MIN. 4 IN	NO	CHARACTER TRUNK, FULL CANOPY
<b>FLOWERING TREES</b>										
	LA	7	Lagerstroemia indica	Crape Myrtle	FG, B&B	14 FT - 16 FT	8 FT	MIN. 4 IN	NO	PINK FLOWERING VARIETY, FULL
	PB	18	Plumeria obtusa 'Singapore Pink'	Singapore Pink Plumeria	4S GAL.	11 FT	6 FT	MIN. 3 IN	NO	FULL
	TH	6	Tabebuia heterophylla	Pink Tabebuia	FG, B&B	18 - 20 FT	14 FT	MIN. 6 IN	NO	MIN 4' CT, FULL
<b>PALM TREES</b>										
	CF	22	Coccothrinax argentata	Florida Silver Palm	FG, B&B	6 FT GW	8 FT	MIN. 3 IN	YES	FULL
	CN	171	Cocos nucifera	Coconut Palm	FG, B&B	18 FT GW	16 FT	MIN. 8 IN	NO	HEIGHT VARIES
	TR	22	Thrinax radiata	Florida Thatch Palm	FG, B&B	6 FT GW	8 FT	MIN. 3 IN	YES	FULL

- ALL PLANTED AREAS TO BE IRRIGATED WITH A FULLY AUTOMATIC IRRIGATION SYSTEM INCLUDING LANDSCAPE IN ADJACENT RIGHTS OF WAY. SYSTEM TO INCLUDE 100% COVERAGE, 50% OVERLAP WITH BACKFLOW PREVENTERS AND RAIN SENSORS
- CONTRACTOR TO CONFIRM THE IRRIGATION SYSTEM IS FUNCTIONING AND ALL WATERPROOFING IS COMPLETED PRIOR TO INSTALLING ANY VEGETATION.
- GENERAL CONTRACTOR TO COORDINATE AS-BUILT CONDITIONS. NOTIFY L.A. IN WRITING OF ANY DISCREPANCIES PRIOR TO THE INSTALLATION OF ANY VEGETATION.
- LANDSCAPE CONTRACTOR TO REVIEW PLANS AND CONFIRM AND VERIFY ALL PLANT QUANTITIES.
- LANDSCAPE CONTRACTOR TO CONFIRM CONTAINER SIZES FOR ALL TREES PROPOSED ON STRUCTURE PLANTING BEDS PRIOR TO CRANING UP LARGE MATERIAL.
- REFER TO MEP AND ARCHITECTURAL PLANS FOR GRADING AND PLANTER DRAIN LOCATIONS.
- ROOT BARRIER SHALL BE ADDED ADJACENT TO MAJOR STRUCTURAL FOUNDATION AND UNDERGROUND UTILITIES IN COORDINATION WITH CIVIL. REFER TO CIVIL/MEP DWGS.
- PROPOSED VEGETATION EAST OF THE CCCL TO COMPLY WITH FDEP REQUIREMENTS. ALL INVASIVE NUISANCE PLANT SPECIES BE REMOVED SEAWARD & WESTWARD OF THE CCCL
- VEGETATION SHALL BE MAINTAINED SO THAT NO FRUIT OR LEAF DEBRIS AFFECTS ANY NEIGHBORING PROPERTY.
- LANDSCAPE CONTRACTOR TO ENSURE THE PROTECTION OF ANY INSTALLED PLANT MATERIAL DURING ON-GOING CONSTRUCTION.
- ALL GROUND MOUNTED VALVES AND EQUIPMENT WILL BE SCREENED
- PLANT MATERIALS USED PURSUANT TO THE PROVISIONS OF THIS ARTICLE SHALL BE EQUAL TO OR BETTER THAN FLORIDA DEPARTMENT OF AGRICULTURE NUMBER 1 NURSERY GRADE STANDARD.
- LANDSCAPE CONTRACTOR TO PROVIDE A (1) ONE-YEAR GUARANTEE ON ANY NEWLY INSTALLED PLANT MATERIAL OR RELOCATED TREES/PALMS.
- ALL NEW PLANT MATERIAL AND/OR REPLACEMENT TREES MUST MEET OR EXCEED THE MINIMUM STANDARDS FOR FLORIDA NUMBER ONE, NOTED OUTLINED IN THE MOST CURRENT EDITION OF FLORIDA GRADES AND STANDARDS FOR NURSERY PLANTS, PART I AND II.

Rev.	Date	Rev.	Date
Rev. 1	11/09/2025		

**PB25-0792/  
DRB25-1146**  
FINAL SUBMITTAL  
**PIER PARK**  
ONE OCEAN DRIVE  
MIAMI BEACH, FLORIDA. 33139

**Owner:**  
Name: Major Food Group, LLC  
Address: 4100 NE 1st Avenue, Suite 300  
Address: Miami FL 33137 | USA  
Tel: +1(305) 414 1005  
Email: will@majorfood.com



**INTERIOR DESIGNER:**  
Name: Bishop Design  
Address: 7520 NE 4th Ct, Unit 102  
Address: Miami FL 33138 | USA  
Tel: +1(305) 546 1122  
Email: info@wearbishopdesign.com



**MEP ENGINEER:**  
Name: Donoli Associates Engineering  
Address: 4607 North Meridian Avenue  
Address: Miami Beach, Florida 33140 USA  
Tel: +1(305) 607 4925  
Email:

**STRUCTURAL ENGINEER:**  
Name: VHC  
Address: 99 NW 27 Ave  
Address: Miami FL 33125 | USA  
Tel: +1(305) 969 9423  
Email: yjh@vhceengineering.com

**LANDSCAPE ARCHITECT:**  
Name: Enea Landscape Architecture, Inc.  
Address: 7636 NE 4th Court, Suite 102  
Address: Miami FL 33138 | USA  
Tel: +1(305) 576 6702  
Email: info.miami@enea.ch



**CIVIL ENGINEER:**  
Name: Langan  
Address: 1221 Brickell Avenue, Suite 1800  
Address: Miami FL 33131 | USA  
Tel: +1(786) 264 7200  
Email: Fax: +1(786) 264 7201

**ARCHITECT:**  
Kobi Karp Architecture and Interior Design, Inc.  
571 NW 28th Street  
Miami, Florida 33127 USA  
Tel: +1(305) 573 1818  
Fax: +1(305) 573 3766



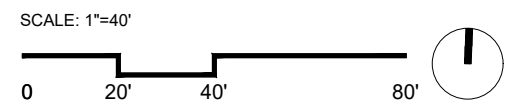
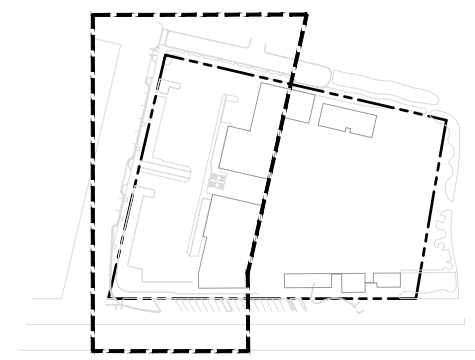
**SEAL:**  
FOR THE FIRM:  
GERARDO JAVIER DELGAUDO  
R.L.A. 0001574



All landscaping designs, plans, concepts, drawings and renderings (hereinafter "Enea's Designs") are original and created by Enea Landscape Architecture, Inc. All of Enea's Designs are the exclusive property of Enea Landscape Architecture, Inc. and protected by Copyright laws. Any use, reproduction, or copying of Enea's Designs without express written authorization from Enea Landscape Architecture, Inc. is strictly prohibited.

**CANOPY WEST PLANTING  
PLAN & SCHEDULE**

Date	10/19/2025	Sheet No.	L-203
Scale	1"=40'		
Project	2521		



NOT FOR CONSTRUCTION



# CONCEPT PLANT SCHEDULE



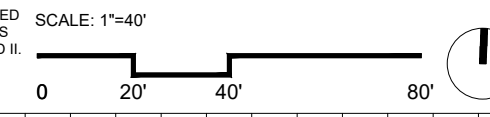
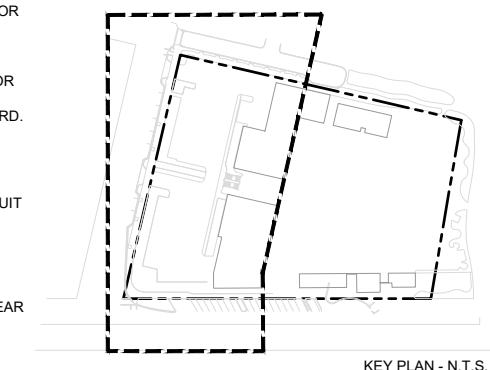
BEACH SIDE PLANTING		31,218 sf	CONT., HT., SPR., SPACING,	
Carissa macrocarpa 'Emerald Blanket' / Emerald Blanket Natal Plum	1,038	NATIVE	3 GAL, 1 FT, 1 FT, 12 IN O.C., NO	5% @ 15" o.c.
Chrysobalanus icaco 'horizontal' / Coco Plum	778		7 GAL., 30 IN, 30 IN, 24 IN O.C., YES	15% @ 30" o.c.
Clusia guttifera / Small Leaf Clusia**	778 **		45 GAL., 5 FT, 4 FT, 48 IN O.C., NO	15% @ 30" o.c.
Ernodea littoralis / Golden Creeper	3,241		3 GAL, 12", 12", 12" O.C., YES	10% @ 12" o.c.
Hymenocallis littoralis / Spider Lily	1,212		3 GAL, 2 FT, 2 FT, 24 IN O.C., YES	15% @ 24" o.c.
Ipomoea pes-caprae / Beach Morning Glory	1,623		1 GAL, 6", 12", 12" O.C., YES	5% @ 12" o.c.
Liriope muscari / Lilyturf	4,864		3 GAL, 18", 18", 12" O.C., NO	15% @ 12" o.c.
Muhlenbergia capillaris / Pink Muhly Grass	810		3 GAL, 24", 18", 24" O.C., YES	10% @ 24" o.c.
Serenoa repens / Saw Palmetto	176		15 GAL., 36 IN, 36 IN, 36 IN O.C., YES	5% @ 36" o.c.
Zamia pumila / Coontie Cycad	176		15 GAL, 2 FT, 24 IN, 36 IN O.C., YES	5% @ 36" o.c.

ARRIVAL PLANTING		22,026 sf		
Bougainvillea sp. x 'Purple/White Flowers' / Purple Bougainvillea	569		7 GAL, 30 IN, 24 IN, 24 IN O.C., NO	10% @ 24" o.c.
Chrysobalanus icaco 'horizontal' / Coco Plum	287		7 GAL., 30 IN, 30 IN, 24 IN O.C., YES	5% @ 24" o.c.
Diets vegeta / African Iris	254		7 GAL, 3 FT, 3 FT, 36 IN O.C., NO	10% @ 36" o.c.
Ficus microcarpa 'Green Island' / Green Island Ficus	1,142		7 GAL, 24", 24", 24 IN O.C., NO	20% @ 24" o.c.
Gymnanthes lucida / Crabwood**	254**		25 GAL., 6", 4", 48 IN O.C., YES	10% @ 36" o.c.
Liriope muscari / Lilyturf	2,287		3 GAL, 18", 18", 12" O.C., NO	10% @ 12" o.c.
Nerium oleander 'Petite Pink' / Petite Pink Oleander	859		7 GAL., 24 IN, 24 IN, 24 IN O.C., NO	15% @ 24" o.c.
Psychotria nervosa / Wild Coffee	254		15 GAL., 60 IN, 36 IN, 36 IN O.C., NO	10% @ 36" o.c.
Stephanotis floribunda / Madagascar Jasmine	1,143		3 GAL., 12 IN, 12 IN, 12 IN O.C., NO	5% @ 12" o.c.
Zamia pumila / Coontie Cycad	126		15 GAL, 2 FT, 24 IN, 36 IN O.C. YES	5% @ 36" o.c.

LAWN		3,966 sf	
Zoysia x / Zoysia Grass			SOD

NOTES:  
 \*\*LARGE SHRUBS- SHALL BE A MINIMUM CROWN SPREAD OF FOUR FEET AT TIME OF PLANTING. LARGE SHRUBS SHALL ATTAIN TEN FEET HEIGHT AT MATURE GROWTH.

- GENERAL PLANTING NOTES:**
- ALL GROUND MOUNTED VALVES AND EQUIPMENT WILL BE SCREENED
  - ALL PLANTED AREAS TO BE IRRIGATED WITH A FULLY AUTOMATIC IRRIGATION SYSTEM INCLUDING LANDSCAPE IN ADJACENT RIGHTS OF WAY. SYSTEM TO INCLUDE 100% COVERAGE, 50% OVERLAP WITH BACKFLOW PREVENTERS AND RAIN SENSORS
  - CONTRACTOR TO CONFIRM THE IRRIGATION SYSTEM IS FUNCTIONING AND ALL WATERPROOFING IS COMPLETED PRIOR TO INSTALLING ANY VEGETATION.
  - SEE L-202 AND L-201 FOR CANOPY PLAN.
  - ALL PROPOSED FENCING SHALL BE FULLY COVERED BY LANDSCAPE.
  - ROOT BARRIER SHALL BE ADDED ADJACENT TO MAJOR STRUCTURAL FOUNDATION AND UNDERGROUND UTILITIES IN COORDINATION WITH CIVIL.
  - PLANT MATERIALS USED PURSUANT TO THE PROVISIONS OF THIS ARTICLE SHALL BE EQUAL TO OR BETTER THAN FLORIDA DEPARTMENT OF AGRICULTURE NUMBER 1 NURSERY GRADE STANDARD.
  - LANDSCAPE CONTRACTOR TO REVIEW PLANS AND CONFIRM AND VERIFY ALL PLANT QUANTITIES.
  - REFER TO MEP AND ARCHITECTURAL PLANS FOR GRADING AND PLANTER DRAIN LOCATIONS.
  - VEGETATION SHALL BE MAINTAINED SO THAT NO FRUIT OR LEAF DEBRIS AFFECTS ANY NEIGHBORING PROPERTY.
  - LANDSCAPE CONTRACTOR TO ENSURE THE PROTECTION OF ANY INSTALLED PLANT MATERIAL DURING ON-GOING CONSTRUCTION.
  - LANDSCAPE CONTRACTOR TO PROVIDE A (1) ONE-YEAR GUARANTEE ON ANY NEWLY INSTALLED PLANT MATERIAL OR RELOCATED TREES/PALMS.
  - ALL NEW PLANT MATERIAL AND/OR REPLACEMENT TREES MUST MEET OR EXCEED THE MINIMUM STANDARDS FOR FLORIDA NUMBER ONE, AS OUTLINED IN THE MOST CURRENT EDITION OF FLORIDA GRADES AND STANDARDS FOR NURSERY PLANTS, PART 1 AND II.



Rev.	Date	Rev.	Date
Rev. 1	11/09/2025		

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBI KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBI KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA 002918

**PB25-0792/ DRB25-1146**  
 FINAL SUBMITTAL  
**PIER PARK**  
 ONE OCEAN DRIVE  
 MIAMI BEACH, FLORIDA. 33139

**Owner:**  
 Name: Major Food Group, LLC  
 Address: 4100 NE 1st Avenue, Suite 300  
 Address: Miami FL 33137 | USA  
 Tel: +1(305) 414 1000  
 Email: will@majorfood.com



**INTERIOR DESIGNER:**  
 Name: Bishop Design  
 Address: 7520 NE 4th Ct, Unit 102  
 Address: Miami Beach, Florida 33140 USA  
 Tel: +1(305) 546 1122  
 Email: info@wearbishopdesign.com



**MEP ENGINEER:**  
 Name: Donoli Associates Engineering  
 Address: 4607 North Meridian Avenue  
 Address: Miami Beach, Florida 33140 USA  
 Tel: +1(305) 607 4925  
 Email:

**STRUCTURAL ENGINEER:**  
 Name: VHC  
 Address: 99 NW 27 Ave  
 Address: Miami FL 33125 | USA  
 Tel: +1(305) 969 9423  
 Email: ylh@vhengineering.com

**LANDSCAPE ARCHITECT:**  
 Name: Enea Landscape Architecture, Inc.  
 Address: 7636 NE 4th Court, Suite 102  
 Address: Miami FL 33138 | USA  
 Tel: +1(305) 576 6702  
 Email: info@miami@enea.ch



**CIVIL ENGINEER:**  
 Name: Langan  
 Address: 1221 Brickell Avenue, Suite 1800  
 Address: Miami FL 33131 | USA  
 Tel: +1(786) 264 7200  
 Fax: +1(786) 264 7201  
 Email:

**ARCHITECT:**  
 Kobi Karp Architecture and Interior Design, Inc.  
 571 NW 28th Street  
 Miami, Florida 33127 USA  
 Tel: +1(305) 573 1818  
 Fax: +1(305) 573 3766



SEAL:  
 Digitally signed by GERARDO JAVIER DELGAUDO  
 DN: cn=GERARDO JAVIER DELGAUDO, o=GERARDO JAVIER DELGAUDO R.L.A., email=gerardo@gerardodelgaudo.com, c=US  
 This document is not intended to be signed and the signature must be verified on any electronic copies.

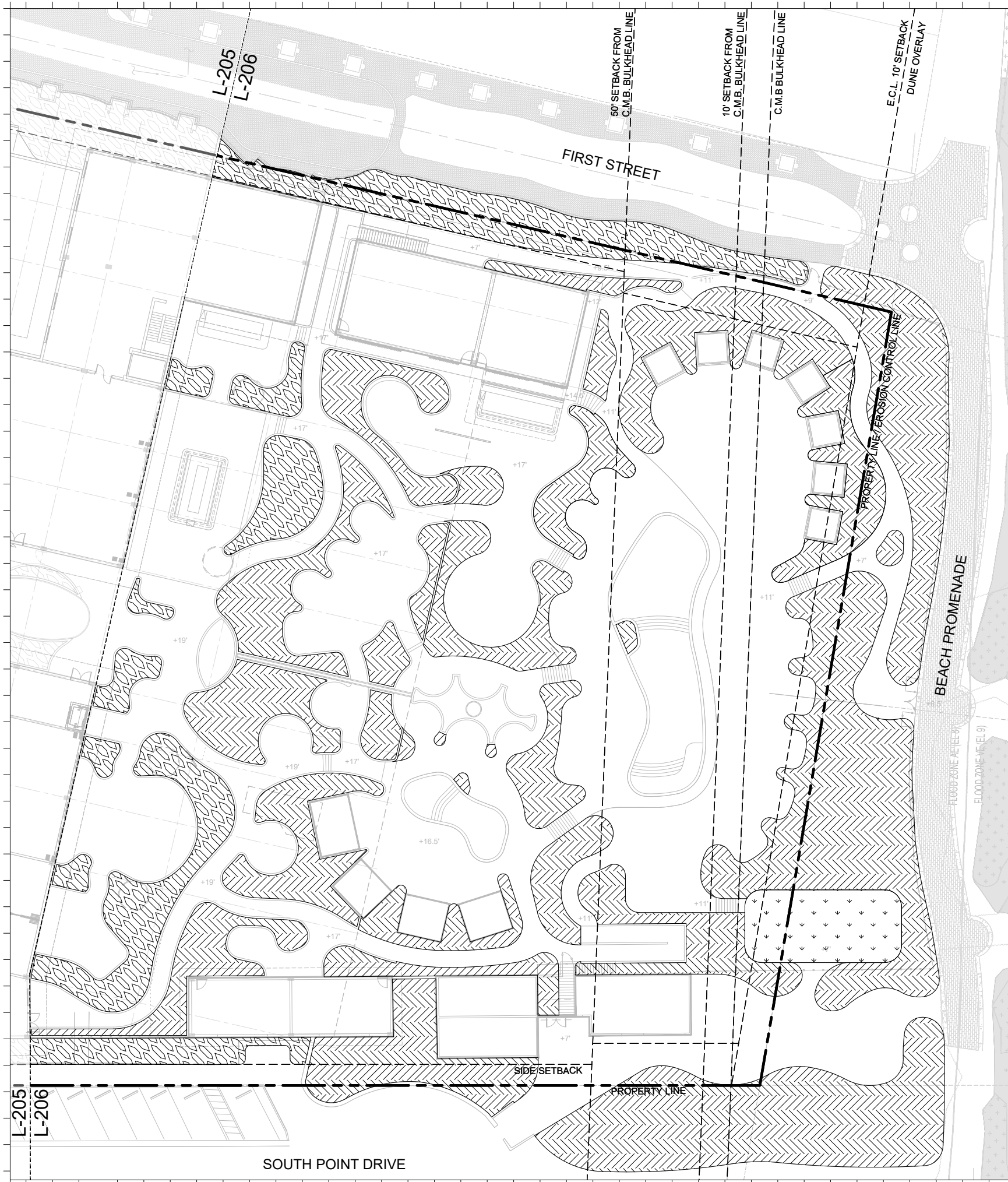
FOR THE FIRM:  
 GERARDO JAVIER DELGAUDO  
 R.L.A. 0001574

All landscaping designs, plans, concepts, drawings and renderings (hereinafter "Enea's Designs") are original and created by Enea Landscape Architecture, Inc. All of Enea's Designs are the exclusive property of Enea Landscape Architecture, Inc. and protected by Copyright laws. Any use, reproduction, or copying of Enea's Designs without express written authorization from Enea Landscape Architecture, Inc. is strictly prohibited.

## UNDERSTORY WEST PLANTING PLAN & SCHEDULE

Date	10/19/2025	Sheet No.	L-205
Scale	1"=40'		
Project	2521		

NOT FOR CONSTRUCTION



### CONCEPT PLANT SCHEDULE

		CONT., HT., SPR., SPACING,	
<b>BEACH SIDE PLANTING</b>	31,218 sf	NATIVE	
Carissa macrocarpa 'Emerald Blanket' / Emerald Blanket Natal Plum	1,038	3 GAL., 1 FT, 1 FT, 12 IN O.C., NO	5% @ 15" o.c.
Chrysobalanus icaco 'horizontal' / Coco Plum	778	7 GAL., 30 IN, 30 IN, 24 IN O.C., YES	15% @ 30" o.c.
Clusia guttifera / Small Leaf Clusia**	778 **	45 GAL., 5 FT, 4 FT, 48 IN O.C., NO	15% @ 30" o.c.
Ernodea littoralis / Golden Creeper	3,241	3 GAL, 12", 12", 12" O.C., YES	10% @ 12" o.c.
Hymenocallis littoralis / Spider Lily	1,212	3 GAL, 2 FT, 2 FT, 24 IN O.C., YES	15% @ 24" o.c.
Ipomoea pes-caprae / Beach Morning Glory	1,623	1 GAL, 6", 12", 12" O.C., YES	5% @ 12" o.c.
Liriope muscari / Lilyturf	4,864	3 GAL, 18", 18", 12" O.C., NO	15% @ 12" o.c.
Muhlenbergia capillaris / Pink Muhly Grass	810	3 GAL, 24", 18", 24" O.C., YES	10% @ 24" o.c.
Serenoa repens / Saw Palmetto	176	15 GAL., 36 IN, 36 IN, 36 IN O.C., YES	5% @ 36" o.c.
Zamia pumila / Coontie Cycad	176	15 GAL, 2 FT, 24 IN, 36 IN O.C., YES	5% @ 36" o.c.
<b>ARRIVAL PLANTING</b>	22,026 sf		
Bougainvillea sp. x 'Purple/White Flowers' / Purple Bougainvillea	569	7 GAL, 30 IN, 24 IN, 24 IN O.C., NO	10% @ 24" o.c.
Chrysobalanus icaco 'horizontal' / Coco Plum	287	7 GAL., 30 IN, 30 IN, 24 IN O.C., YES	5% @ 24" o.c.
Diets vegeta / African Iris	254	7 GAL, 3 FT, 3 FT, 36 IN O.C., NO	10% @ 36" o.c.
Ficus microcarpa 'Green Island' / Green Island Ficus	1,142	7 GAL, 24", 24", 24 IN O.C., NO	20% @ 24" o.c.
Gymnanthes lucida / Crabwood**	254**	25 GAL., 6", 4", 48 IN O.C., YES	10% @ 36" o.c.
Liriope muscari / Lilyturf	2,287	3 GAL, 18", 18", 12" O.C., NO	10% @ 12" o.c.
Nerium oleander 'Petite Pink' / Petite Pink Oleander	859	7 GAL., 24 IN, 24 IN, 24 IN O.C., NO	15% @ 24" o.c.
Psychotria nervosa / Wild Coffee	254	15 GAL., 60 IN, 36 IN, 36 IN O.C., NO	10% @ 36" o.c.
Stephanotis floribunda / Madagascar Jasmine	1,143	3 GAL., 12 IN, 12 IN, 12 IN O.C., NO	5% @ 12" o.c.
Zamia pumila / Coontie Cycad	126	15 GAL, 2 FT, 24 IN, 36 IN O.C. YES	5% @ 36" o.c.
<b>LAWN</b>	3,966 sf		
Zoysia x / Zoysia Grass		SOD	

NOTES:  
 \*\*LARGE SHRUBS- SHALL BE A MINIMUM CROWN SPREAD OF FOUR FEET AT TIME OF PLANTING. LARGE SHRUBS SHALL ATTAIN TEN FEET HEIGHT AT MATURE GROWTH.

Rev.	Date	Rev.	Date
Rev. 1	11/09/2025		

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBBI KARP AIA, AND MAY NOT BE DUPLICATED, REPRODUCED, COPIED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBBI KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA 002918

**PB25-0792/ DRB25-1146**  
 FINAL SUBMITTAL  
**PIER PARK**  
 ONE OCEAN DRIVE  
 MIAMI BEACH, FLORIDA. 33139

**Owner:**  
 Name: Major Food Group, LLC  
 Address: 4100 NE 1st Avenue, Suite 300  
 Address: Miami FL 33137 | USA  
 Tel: +1(305) 414 1009  
 Email: will@majorfood.com



**INTERIOR DESIGNER:**  
 Name: Bishop Design  
 Address: 7520 NE 4th Ct, Unit 102  
 Address: Miami Beach, Florida 33140 USA  
 Tel: +1(305) 546 1122  
 Email: info@wearbishopdesign.com



**MEP ENGINEER:**  
 Name: Donelli Associates Engineering  
 Address: 4607 North Meridian Avenue  
 Address: Miami Beach, Florida 33140 USA  
 Tel: +1(305) 607 4925  
 Email:

**STRUCTURAL ENGINEER:**  
 Name: VHCe  
 Address: 99 NW 27 Ave  
 Address: Miami FL 33125 | USA  
 Tel: +1(305) 969 9423  
 Email: yhc@yngineering.com

**LANDSCAPE ARCHITECT:**  
 Name: Enea Landscape Architecture, Inc.  
 Address: 7636 NE 4th Court, Suite 102  
 Address: Miami FL 33138 | USA  
 Tel: +1(305) 576 6702  
 Email: info.miami@enea.ch



**CIVIL ENGINEER:**  
 Name: Langari  
 Address: 1221 Brickell Avenue, Suite 1800  
 Address: Miami FL 33131 | USA  
 Tel: +1(786) 264 7200  
 Email: Fax: +1(786) 264 7201

**ARCHITECT:**  
 Kobi Karp Architecture and Interior Design, Inc.  
 571 NW 28th Street  
 Miami, Florida 33127 USA  
 Tel: +1(305) 573 1818  
 Fax: +1(305) 573 3766

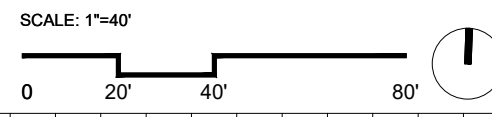
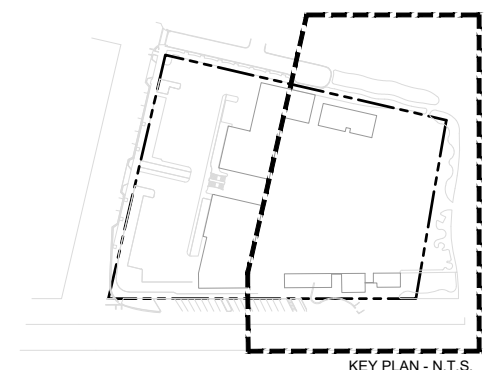


**SEAL:**  
 Digitally signed by GERARDO DELGADO AIA 0001574  
 DN: cn=Gerardo Delgado, o=Kobi Karp Architecture and Interior Design, Inc., ou=Kobi Karp Architecture and Interior Design, Inc., email=gerardo@kobi-karp.com, c=US  
 Date: 2025.11.07 18:50:46-0500

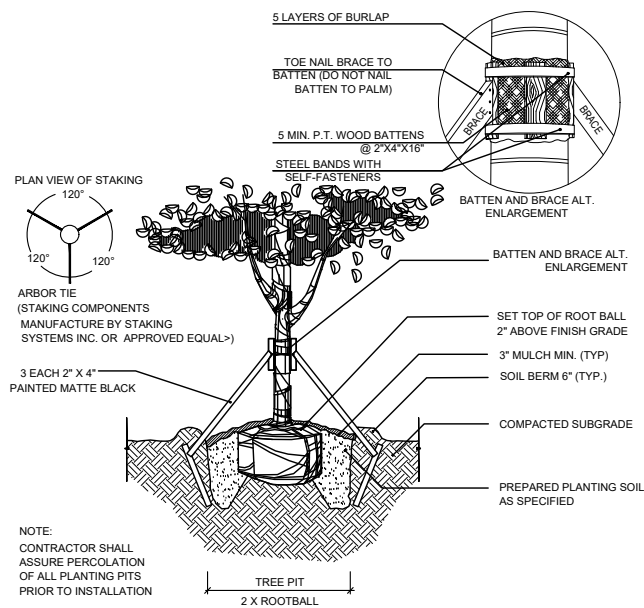
**FOR THE FIRM:**  
 GERARDO JAVIER DELGADO  
 R.L.A. 0001574

### UNDERSTORY EAST PLANTING PLAN & SCHEDULE

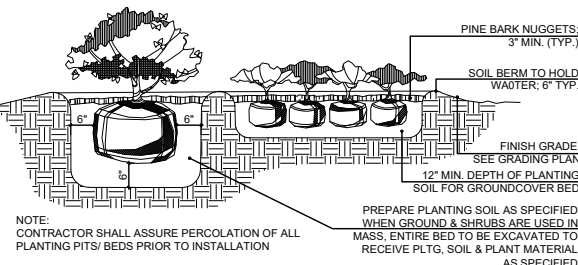
Date	10/19/2025	Sheet No.	L-206
Scale	1"=40'		
Project	2521		



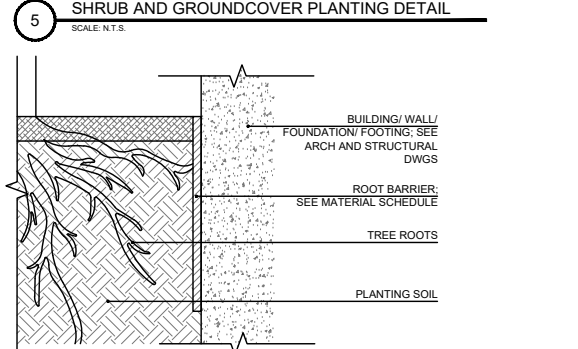
NOT FOR CONSTRUCTION



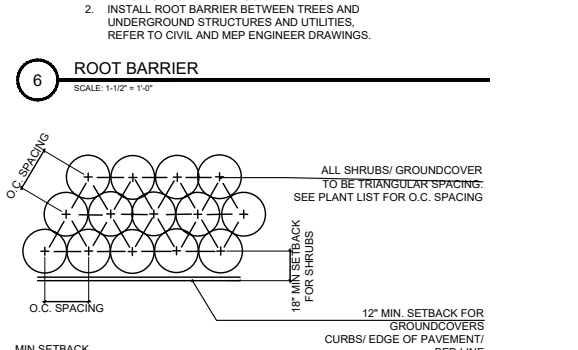
1 TREE STAKING DETAIL  
SCALE: N.T.S.



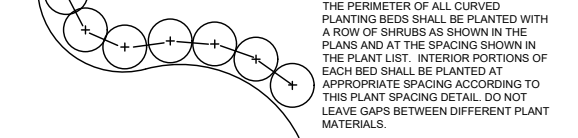
2 TREE/PALM PLATIPUS ANCHORING  
SCALE: N.T.S.



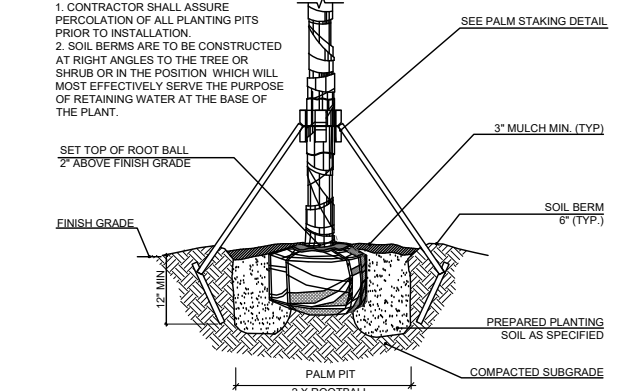
3 SHRUB AND GROUND COVER PLANTING DETAIL  
SCALE: N.T.S.



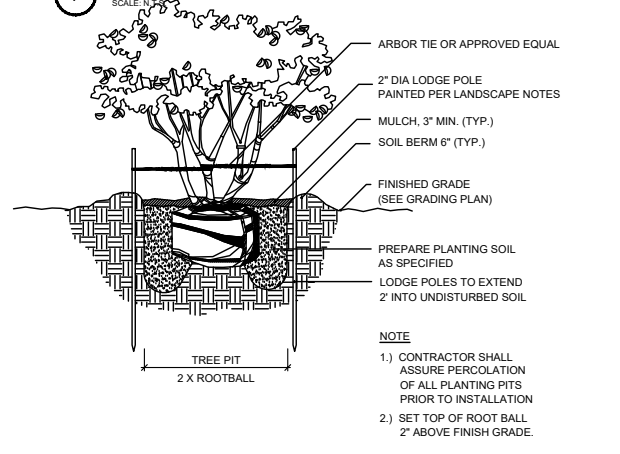
4 ROOT BARRIER  
SCALE: 1:12" = 1'-0"



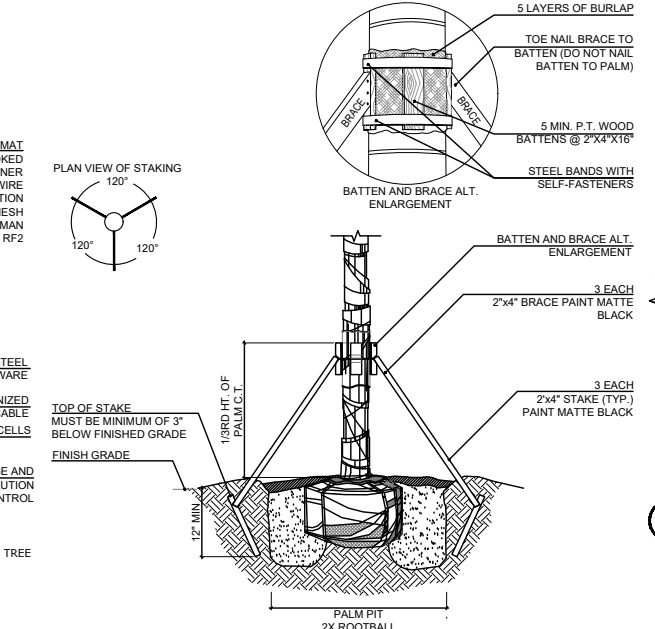
5 PLANT SPACING DETAIL  
SCALE: N.T.S.



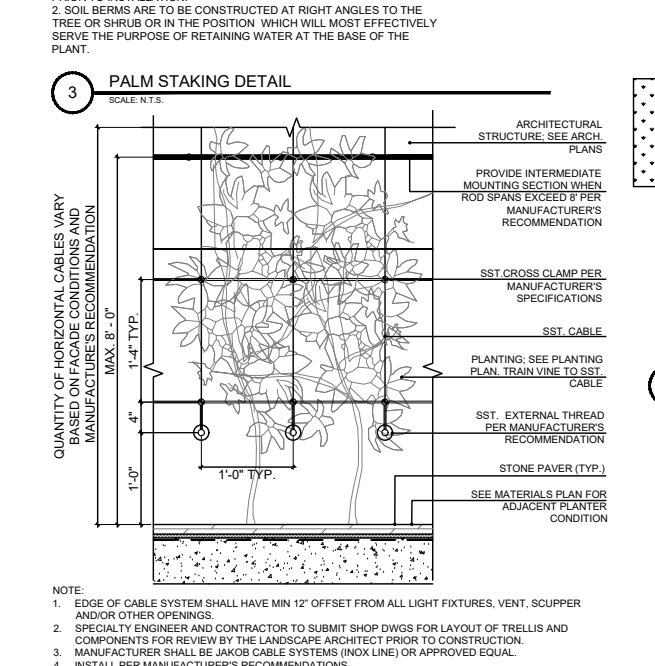
6 PALM PLANTING DETAIL  
SCALE: N.T.S.



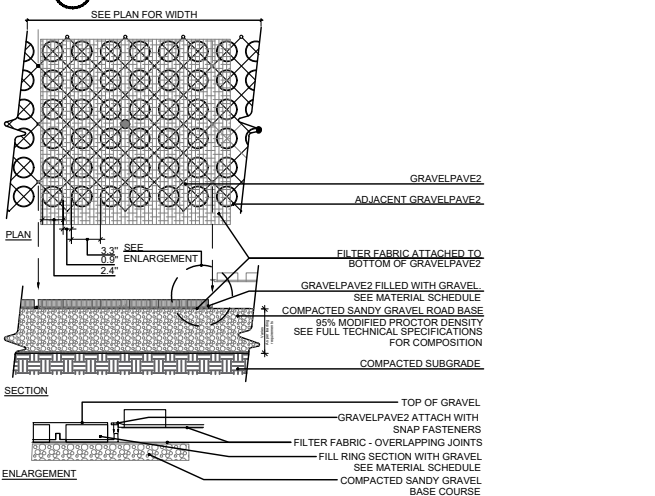
7 MULTI-TRUNK TREE MORE THAN 10' PLANTING DETAIL  
SCALE: N.T.S.



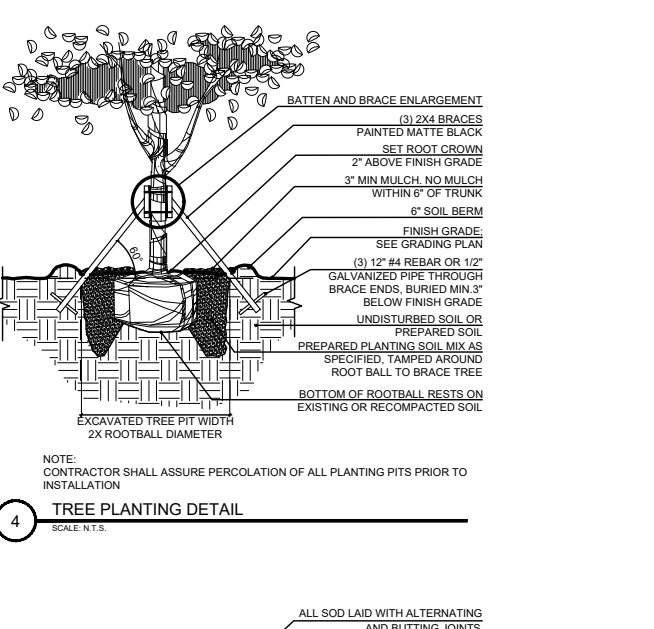
8 SST CABLE TRELLIS  
SCALE: 1:12" = 1'-0"



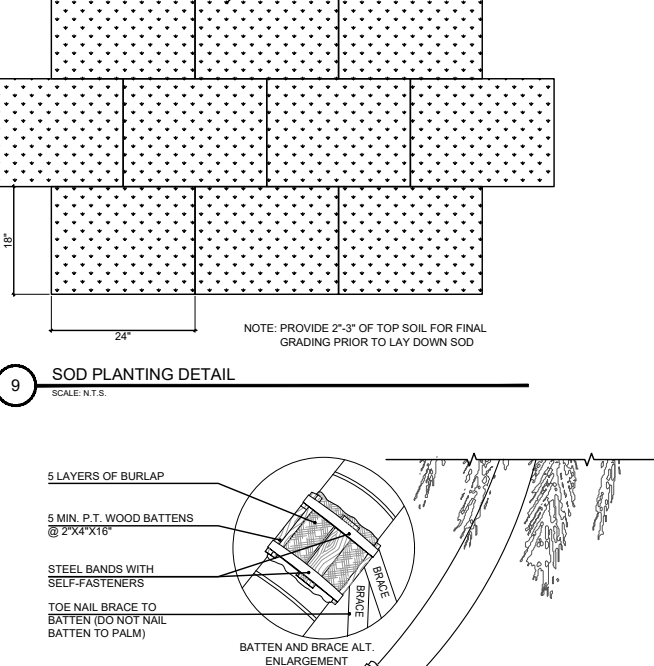
9 GRAVELPAVE2  
SCALE: N.T.S.



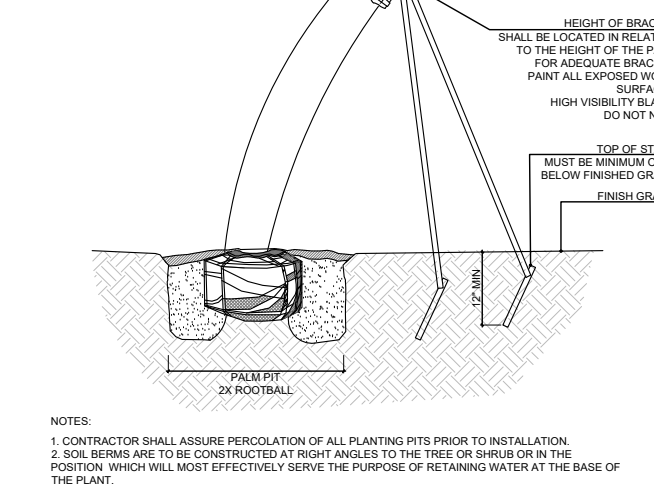
10 CHARACTER PALM STAKING DETAIL  
SCALE: N.T.S.



11 SOD PLANTING DETAIL  
SCALE: N.T.S.



12 GRAVELPAVE2  
SCALE: N.T.S.



13 GRAVELPAVE2  
SCALE: N.T.S.

Rev.	Date	Rev.	Date
Rev. 1	11/09/2025		

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBI KARP AIA, AND MAY NOT BE DUPLICATED, REPRODUCED, COPIED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBI KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA: 00 2918

**PB25-0792/  
DRB25-1146**  
FINAL SUBMITTAL  
**PIER PARK**  
ONE OCEAN DRIVE  
MIAMI BEACH, FLORIDA. 33139

**Owner:**  
Name: Major Food Group, LLC  
Address: 4100 NE 1st Avenue, Suite 300  
Address: Miami FL 33137 | USA  
Tel: +1(305) 414 1000  
Email: will@majorfood.com



**INTERIOR DESIGNER:**  
Name: Bishop Design  
Address: 7520 NE 4th Ct, Unit 102  
Address: Miami Beach, Florida 33140 USA  
Tel: +1(305) 546 1122  
Email: info@wearbishopdesign.com



**MEP ENGINEER:**  
Name: Donoli Associates Engineering  
Address: 4607 North Meridian Avenue  
Address: Miami Beach, Florida 33140 USA  
Tel: +1(305) 607 4925  
Email:

**STRUCTURAL ENGINEER:**  
Name: VHC  
Address: 99 NW 27 Ave  
Address: Miami FL 33125 | USA  
Tel: +1(305) 969 9423  
Email: yh@vhceengineering.com

**LANDSCAPE ARCHITECT:**  
Name: Enea Landscape Architecture, Inc.  
Address: 7636 NE 4th Court, Suite 102  
Address: Miami FL 33138 | USA  
Tel: +1(305) 576 6702  
Email: info@miami@enea.ch



**CIVIL ENGINEER:**  
Name: Langan  
Address: 1221 Brickell Avenue, Suite 1800  
Address: Miami FL 33131 | USA  
Tel: +1(786) 264 7200  
Email: Fax: +1(305) 264 7201

**ARCHITECT:**  
Kobi Karp Architecture and Interior Design, Inc.  
571 NW 28th Street  
Miami, Florida 33127 USA  
Tel: +1(305) 573 1818  
Fax: +1(305) 573 3766



**FOR THE FIRM:**  
GERARDO JAVIER DELGADO  
R.L.A. 0001574

All landscaping designs, plans, concepts, drawings and renderings (hereinafter "Enea's Designs") are original and created by Enea Landscape Architecture, Inc. All of Enea's Designs are the exclusive property of Enea Landscape Architecture, Inc. and are protected by Copyright laws. Any use, reproduction, or copying of Enea's Designs without express written authorization from Enea Landscape Architecture, Inc. is strictly prohibited.

**PLANTING DETAILS**

Date	10/19/2025	Sheet No.
Scale	N.T.S.	L-500
Project	2521	

NOT FOR CONSTRUCTION