

Entitlements

L0.0	COVER	
L0.1	TREE DISPOSITION PLAN	
L0.2	EXISTING TREE SCHEDULE - PART 1	
L0.3	EXISTING TREE SCHEDULE - PART 2	
L0.4	MITIGATION CALCULATIONS	
L1.0	OVERALL LANDSCAPE PLAN - AS PERMITTED	
L1.1	OVERALL LANDSCAPE PLAN - EXISTING CONDITIONS	
L1.2	OVERALL LANDSCAPE PLAN - PROPOSED DESIGN	
L1.3	OVERALL PLANTING SCHEDULE	
L1.4	OVERALL HARDSCAPE PLAN - PROPOSED DESIGN	
L1.5	HARDSCAPE MATERIALS	
L2.0	ENLARGED FRONT ENTRY - AS PERMITTED	
L2.1	ENLARGED FRONT ENTRY - EXISTING CONDITIONS	
L2.2	ENLARGED FRONT ENTRY - PROPOSED DESIGN	
L3.0	ENLARGED LOBBY (OUTDOOR) - AS PERMITTED	
L3.1	ENLARGED LOBBY (OUTDOOR) - EXISTING CONDITIONS	
L3.2	ENLARGED PATISSERIE (OUTDOOR) - PROPOSED DESIGN	
L4.0	DROP OFF - AS PERMITTED	
L4.1	DROP OFF - EXISTING CONDITIONS	
L4.2	MEMBER'S CLUB LOUNGE DROP OFF - PROPOSED	
L5.0	PRIVATE FUNCTION AREA & POOL	
L5.1	PRIVATE FUNCTION AREA & POOL - EXISTING CONDITIONS	
L5.2	BEACH RESTAURANT FOR MEMBERS CLUB AND HOTEL GUESTS ...	
L6.0	POOL AREA - AS PERMITTED	
L6.1	POOL AREA - EXISTING CONDITIONS	
L6.2	POOL AREA - PROPOSED DESIGN	
L7.0	EASTERN BUFFER - AS PERMITTED	
L7.1	EASTERN BUFFER - EXISTING CONDITIONS	
L7.2	EASTERN BUFFER - PROPOSED DESIGN	
L7.3	EASTERN BUFFER - TRANSPARENCY DIAGRAM	
L8.0	PLANTING DETAILS	



2201 Collins Ave

Miami Beach, FL 33139

HPB25-0676 FINAL SUBMITTAL - **LANDSCAPE**

TREE DISPOSITION PLAN



TREE DISPOSITION PLAN
SCALE: 1" = 40'



EXISTING TREE SCHEDULE - PART 1

Existing Tree Schedule										
Symbol	ID	Botanical Name	Common Name	DBH	Height	Spread	Condition	Native	Status	Notes
	1	Cocos nucifera	Coconut	0.8'	30'	15'	Good	N	PROTECT	
	2	Cocos nucifera	Coconut	0.6'	28'	15'	Good	N	PROTECT	
	3	Cocos nucifera	Coconut	0.6'	28'	15'	Good	N	PROTECT	
	4	Cocos nucifera	Coconut	0.6'	30'	15'	Good	N	PROTECT	
	5	Cocos nucifera	Coconut	0.7'	30'	15'	Good	N	PROTECT	
	6	Cocos nucifera	Coconut	0.8'	25'	20'	Good	N	PROTECT	
	7	Cocos nucifera	Coconut	0.7'	25'	20'	Good	N	PROTECT	
	8	Cocos nucifera	Coconut	0.8'	30'	20'	Good	N	PROTECT	
	9	Cocos nucifera	Coconut	0.5'	25'	15'	Good	N	PROTECT	
	10	Cocos nucifera	Coconut	0.7'	25'	15'	Good	N	PROTECT	
	11	Cocos nucifera	Coconut	0.7'	27'	20'	Good	N	PROTECT	
	12	Cocos nucifera	Coconut	0.8'	25'	20'	Good	N	PROTECT	
	13	Cocos nucifera	Coconut	0.6'	30'	20'	Good	N	PROTECT	
	14	Cocos nucifera	Coconut	0.7'	30'	20'	Good	N	PROTECT	
	15	Cocos nucifera	Coconut	0.6'	30'	20'	Good	N	PROTECT	
	16	Cocos nucifera	Coconut	0.6'	35'	20'	Good	N	PROTECT	
	17	Cocos nucifera	Coconut	0.7'	20'	20'	Good	N	PROTECT	
	18	Cocos nucifera	Coconut	0.6'	25'	20'	Good	N	PROTECT	
	19	Cocos nucifera	Coconut	0.8'	25'	20'	Good	N	PROTECT	
	20	Cocos nucifera	Coconut	0.8'	30'	15'	Good	N	PROTECT	
	21	Cocos nucifera	Coconut	0.8'	35'	20'	Good	N	PROTECT	
	22	Cocos nucifera	Coconut	0.7'	25'	20'	Good	N	PROTECT	
	23	Cocos nucifera	Coconut	0.7'	25'	20'	Good	N	PROTECT	
	24	Cocos nucifera	Coconut	0.5'	20'	20'	Good	N	PROTECT	
	25	Cocos nucifera	Coconut	0.7'	25'	20'	Good	N	PROTECT	
	26	Cocos nucifera	Coconut	0.6'	20'	20'	Good	N	PROTECT	
	27	Cocos nucifera	Coconut	0.6'	30'	20'	Good	N	PROTECT	
	28	Cocos nucifera	Coconut	0.8'	30'	20'	Good	N	PROTECT	
	29	Cocos nucifera	Coconut	0.8'	30'	20'	Good	N	PROTECT	
	30	Cocos nucifera	Coconut	0.6'	30'	20'	Good	N	PROTECT	
	31	Cocos nucifera	Coconut	0.8'	35'	20'	Good	N	PROTECT	
	32	Cocos nucifera	Coconut	0.7'	35'	20'	Good	N	REMOVE	
	33	Cocos nucifera	Coconut	0.7'	30'	20'	Good	N	REMOVE	
	34	Cocos nucifera	Coconut	0.4'	25'	20'	Good	N	PROTECT	

Existing Tree Schedule										
Symbol	ID	Botanical Name	Common Name	DBH	Height	Spread	Condition	Native	Status	Notes
	35	Cocos nucifera	Coconut	0.5'	25'	20'	Good	N	PROTECT	
	36	Cocos nucifera	Coconut	0.7'	25'	20'	Good	N	PROTECT	
	37	Cocos nucifera	Coconut	19"	25'	20'	Good	N	PROTECT	
	38	Cocos nucifera	Coconut	0.5'	20'	15'	Good	N	PROTECT	
	39	Cocos nucifera	Coconut	0.4'	20'	20'	Good	N	PROTECT	
	40	Cocos nucifera	Coconut	0.6'	25'	20'	Good	N	PROTECT	
	41	Cocos nucifera	Coconut	0.4'	20'	20'	Good	N	PROTECT	
	42	Cocos nucifera	Coconut	0.7'	25'	20'	Good	N	PROTECT	
	43	Cocos nucifera	Coconut	0.5'	20'	20'	Good	N	PROTECT	
	44	Cocos nucifera	Coconut	0.3'	20'	15'	Good	N	PROTECT	
	45	Cocos nucifera	Coconut	19"	20'	15'	Good	N	PROTECT	
	46	Conocarpus erectus	Buttonwood	0.5'	20'	25'	Good	Y	PROTECT	
	47	Conocarpus erectus	Buttonwood	1.8'	30'	30'	Good	Y	PROTECT	
	48	Conocarpus erectus	Buttonwood	1.3'	25'	20'	Good	Y	PROTECT	
	49	Conocarpus erectus	Buttonwood	1.5'	30'	30'	Good	Y	PROTECT	
	50	Conocarpus erectus	Buttonwood	1'	30'	25'	Good	Y	PROTECT	
	51	Conocarpus erectus	Buttonwood	0.8'	25'	30'	Fair	Y	PROTECT	
	52	Cocos nucifera	Coconut	0.6'	30'	20'	Good	N	PROTECT	
	53	Cocos nucifera	Coconut	0.8'	30'	20'	Good	N	PROTECT	
	54	Cocos nucifera	Coconut	0.6'	25'	20'	Good	N	PROTECT	
	55	Conocarpus erectus	Buttonwood	1.3'	30'	25'	Fair	Y	PROTECT	
	56	Conocarpus erectus	Buttonwood	1.2'	25'	25'	Fair	Y	PROTECT	
	57	Conocarpus erectus	Buttonwood	0.6'	25'	20'	Fair	Y	PROTECT	
	58	Phoenix dactylifera	Date Palm	1.3'	30'	20'	Good	N	PROTECT	
	59	Phoenix dactylifera	Date Palm	1.1'	30'	20'	Good	N	PROTECT	
	60	Conocarpus erectus	Buttonwood	0.4'	20'	15'	Fair	Y	PROTECT	Thin Canopy
	61	Cocos nucifera	Coconut	0.8'	30'	20'	Good	N	PROTECT	
	62	Cocos nucifera	Coconut	0.7'	35'	20'	Good	N	PROTECT	
	63	Cocos nucifera	Coconut	0.7'	30'	20'	Good	N	PROTECT	
	64	Cocos nucifera	Coconut	0.7'	30'	20'	Good	N	PROTECT	
	65	Cocos nucifera	Coconut	0.6'	30'	20'	Good	N	PROTECT	
	66	Cocos nucifera	Coconut	0.7'	30'	20'	Good	N	PROTECT	
	67	Sabal palmetto	Cabbage Palm	0.8'	25'	20'	Good	Y	PROTECT	
	68	Sabal palmetto	Cabbage Palm	0.8'	25'	20'	Good	Y	PROTECT	

Existing Tree Schedule										
Symbol	ID	Botanical Name	Common Name	DBH	Height	Spread	Condition	Native	Status	Notes
	69	Sabal palmetto	Cabbage Palm	1'	25'	20'	Good	Y	PROTECT	
	70	Conocarpus erectus	Buttonwood	1.3'	30'	30'	Good	Y	PROTECT	
	71	Conocarpus erectus	Buttonwood	0.4'	20'	25'	Fair	Y	PROTECT	Thin Canopy
	72	Cocos nucifera	Coconut	0.4'	30'	20'	Good	N	REMOVE	
	73	Cocos nucifera	Coconut	0.7'	30'	15'	Good	N	REMOVE	
	74	Cocos nucifera	Coconut	0.6'	30'	15'	Good	N	REMOVE	
	75	Cocos nucifera	Coconut	0.6'	25'	15'	Good	N	REMOVE	
	76	Cocos nucifera	Coconut	0.6'	30'	15'	Good	N	REMOVE	
	77	Cocos nucifera	Coconut	0.7'	25'	15'	Good	N	REMOVE	
	78	Cocos nucifera	Coconut	0.7'	30'	20'	Good	N	REMOVE	
	79	Cocos nucifera	Coconut	0.8'	30'	15'	Good	N	REMOVE	
	80	Cocos nucifera	Coconut	0.6'	30'	20'	Good	N	REMOVE	
	81	Cocos nucifera	Coconut	0.7'	25'	15'	Good	N	REMOVE	
	82	Cocos nucifera	Coconut	0.7'	30'	20'	Good	N	REMOVE	
	83	Cocos nucifera	Coconut	0.7'	30'	20'	Good	N	REMOVE	
	84	Cocos nucifera	Coconut	0.8'	30'	20'	Good	N	REMOVE	
	85	Cocos nucifera	Coconut	0.7'	30'	20'	Good	N	REMOVE	
	86	Cocos nucifera	Coconut	0.8'	30'	15'	Good	N	REMOVE	
	87	Cocos nucifera	Coconut	0.7'	30'	15'	Good	N	PROTECT	
	88	Cocos nucifera	Coconut	0.7'	30'	20'	Good	N	PROTECT	
	89	Cocos nucifera	Coconut	0.6'	30'	20'	Good	N	PROTECT	
	90	Cocos nucifera	Coconut	0.8'	32'	20'	Good	N	PROTECT	
	91	Cocos nucifera	Coconut	0.7'	32'	20'	Good	N	PROTECT	
	92	Cocos nucifera	Coconut	0.7'	30'	20'	Good	N	PROTECT	
	93	Cocos nucifera	Coconut	0.9'	35'	20'	Good	N	REMOVE	
	94	Cocos nucifera	Coconut	0.7'	35'	15'	Good	N	REMOVE	
	95	Cocos nucifera	Coconut	0.7'	35'	15'	Good	N	REMOVE	
	96	Cocos nucifera	Coconut	0.7'	25'	15'	Good	N	REMOVE	
	97	Cocos nucifera	Coconut	0.7'	25'	15'	Good	N	REMOVE	
	98	Cocos nucifera	Coconut	0.7'	25'	15'	Good	N	REMOVE	
	99	Cocos nucifera	Coconut	0.5'	30'	20'	Good	N	REMOVE	
	100	Coccoloba uvifera	Sea Grape Tree	0.3'	15'	10'	Good	Y	PROTECT	
	101	Cocos nucifera	Coconut	0.5'	30'	30'	Good	N	REMOVE	
	102	Cocos nucifera	Coconut	0.7'	30'	30'	Good	N	REMOVE	

EXISTING TREE SCHEDULE - PART 2

Existing Tree Schedule										
Symbol	ID	Botanical Name	Common Name	DBH	Height	Spread	Condition	Native	Status	Notes
	104	Cocos nucifera	Coconut	0.7'	25'	25'	Good	N	REMOVE	
	105	Cocos nucifera	Coconut	0.7'	30'	30'	Good	N	REMOVE	
	106	Coccoloba uvifera	Sea Grape Tree	0.4'	10'	10'	Fair	Y	PROTECT	Thin Canopy
	107	Coccoloba uvifera	Sea Grape Tree	0.3'	15'	15'	Fair	Y	PROTECT	Thin Canopy
	108	Coccoloba uvifera	Sea Grape Tree	0.4'	15'	15'	Fair	Y	PROTECT	Thin Canopy
	109	Cocos nucifera	Coconut	0.7'	25'	25'	Good	N	REMOVE	
	110	Cocos nucifera	Coconut	0.6'	25'	25'	Good	N	REMOVE	
	111	Cocos nucifera	Coconut	0.7'	25'	25'	Good	N	REMOVE	
	112	Cocos nucifera	Coconut	0.7'	30'	30'	Good	N	REMOVE	
	113	Cocos nucifera	Coconut	0.6'	25'	25'	Good	N	REMOVE	
	114	Cocos nucifera	Coconut	0.8'	30'	30'	Good	N	REMOVE	
	115	Cocos nucifera	Coconut	0.7'	30'	30'	Good	N	REMOVE	
	116	Cocos nucifera	Coconut	0.8'	30'	30'	Good	N	REMOVE	
	117	Cocos nucifera	Coconut	0.6'	30'	30'	Good	N	REMOVE	
	118	Cocos nucifera	Coconut	0.7'	30'	30'	Good	N	REMOVE	
	119	Cocos nucifera	Coconut	0.7'	25'	25'	Good	N	REMOVE	
	120	Cocos nucifera	Coconut	0.5'	30'	30'	Good	N	REMOVE	
	121	Cocos nucifera	Coconut	0.8'	25'	25'	Good	N	REMOVE	
	122	Cocos nucifera	Coconut	0.6'	30'	25'	Good	N	REMOVE	
	123	Cocos nucifera	Coconut	0.5'	25'	25'	Good	N	REMOVE	
	124	Cocos nucifera	Coconut	0.7'	30'	30'	Good	N	REMOVE	
	125	Cocos nucifera	Coconut	0.8'	25'	25'	Good	N	REMOVE	
	126	Cocos nucifera	Coconut	0.7'	25'	25'	Good	N	REMOVE	
	127	Cocos nucifera	Coconut	0.9'	30'	30'	Good	N	REMOVE	
	128	Bursera simaruba	Gumbo Limbo	1.5'	30'	30'	Good	Y	PROTECT	
	129	Cocos nucifera	Coconut	0.7'	30'	30'	Good	N	REMOVE	
	130	Coccoloba uvifera	Sea Grape Tree	1.3'	30'	30'	Good	Y	PROTECT	
	131	Cocos nucifera	Coconut	0.7'	25'	25'	Good	N	REMOVE	
	132	Coccoloba uvifera	Sea Grape Tree	1.2'	30'	25'	Good	Y	PROTECT	
	133	Coccoloba uvifera	Sea Grape Tree	2.5'	40'	45'	Good	Y	PROTECT	
	134	Coccoloba uvifera	Sea Grape Tree	1.7'	40'	45'	Good	Y	PROTECT	
	135	Cocos nucifera	Coconut	0.9'	30'	20'	Good	N	REMOVE	
	136	Cocos nucifera	Coconut	0.4'	25'	15'	Good	N	REMOVE	
	137	Cocos nucifera	Coconut	0.7'	35'	35'	Good	N	REMOVE	

Existing Tree Schedule										
Symbol	ID	Botanical Name	Common Name	DBH	Height	Spread	Condition	Native	Status	Notes
	139	Cocos nucifera	Coconut	0.5'	30'	30'	Good	N	PROTECT	
	140	Cocos nucifera	Coconut	0.8'	35'	35'	Good	N	REMOVE	
	141	Cocos nucifera	Coconut	0.8'	35'	35'	Good	N	REMOVE	
	142	Cocos nucifera	Coconut	0.7'	35'	35'	Good	N	REMOVE	
	143	Cocos nucifera	Coconut	0.8'	35'	35'	Good	N	REMOVE	
	144	Cocos nucifera	Coconut	0.7'	30'	30'	Good	N	REMOVE	
	145	Cocos nucifera	Coconut	0.7'	30'	30'	Good	N	REMOVE	
	146	Cocos nucifera	Coconut	0.8'	35'	35'	Good	N	REMOVE	
	147	Cocos nucifera	Coconut	0.8'	25'	25'	Good	N	REMOVE	
	148	Cocos nucifera	Coconut	0.5'	25'	25'	Good	N	REMOVE	
	149	Cocos nucifera	Coconut	0.7'	25'	25'	Good	N	REMOVE	
	150	Cocos nucifera	Coconut	0.7'	30'	30'	Good	N	REMOVE	
	151	Cocos nucifera	Coconut	0.8'	30'	20'	Good	N	REMOVE	
	152	Cocos nucifera	Coconut	0.6'	25'	15'	Good	N	REMOVE	
	153	Cocos nucifera	Coconut	0.6'	35'	20'	Good	N	REMOVE	
	154	Cocos nucifera	Coconut	0.7'	35'	20'	Good	N	REMOVE	
	155	Cocos nucifera	Coconut	0.8'	35'	20'	Good	N	REMOVE	
	156	Cocos nucifera	Coconut	0.7'	30'	20'	Good	N	REMOVE	
	157	Conocarpus erectus	Buttonwood	0.9'	25'	30'	Good	Y	PROTECT	
	158	Conocarpus erectus	Buttonwood	1.5'	30'	35'	Good	Y	PROTECT	
	159	Conocarpus erectus	Buttonwood	1.75'	30'	35'	Good	Y	PROTECT	
	160	Conocarpus erectus	Buttonwood	1.25'	25'	40'	Good	Y	PROTECT	
	161	Phoenix dactylifera	Date Palm	1'	30'	20'	Good	N	PROTECT	
	162	Dyopsis lutescens	Areca Palm	0.3'	7'	10'	Good	N	REMOVE	
	163	Dyopsis lutescens	Areca Palm	0.3'	7'	10'	Good	N	REMOVE	
	164	Phoenix dactylifera	Date Palm	0.8'	20'	20'	Good	N	PROTECT	
	165	Conocarpus erectus	Buttonwood	0.8'	25'	30'	Fair	Y	PROTECT	
	166	Conocarpus erectus	Buttonwood	0.3'	15'	20'	Fair	Y	PROTECT	
	167	Conocarpus erectus	Buttonwood	0.4'	15'	20'	Fair	Y	PROTECT	
	168	Syagrus romanzoffiana	Queen Palm	0.5'	25'	15'	Poor	Y	PROTECT	
	169	Conocarpus erectus	Buttonwood	0.3'	15'	20'	Fair	Y	PROTECT	
	170	Coccoloba uvifera	Sea Grape Tree	1.8'	35'	50'	Fair	Y	PROTECT	
	171	Coccoloba uvifera	Sea Grape Tree	1.3'	35'	40'	Fair	Y	PROTECT	
	172	Coccoloba uvifera	Sea Grape Tree	1.7'	35'	40'	Fair	Y	PROTECT	

Existing Tree Schedule										
Symbol	ID	Botanical Name	Common Name	DBH	Height	Spread	Condition	Native	Status	Notes
	173	Coccoloba uvifera	Sea Grape Tree	2.2'	35'	45'	Fair	Y	PROTECT	
	174	Coccoloba uvifera	Sea Grape Tree	1.5'	35'	45'	Fair	Y	PROTECT	
	175	Coccoloba uvifera	Sea Grape Tree	1.5'	25'	35'	Fair	Y	PROTECT	
	176	Cocos nucifera	Coconut	0.8'	30'	20'	Good	N	REMOVE	
	178	Cocos nucifera	Coconut	0.8'	35'	20'	Good	N	REMOVE	
	179	Coccoloba uvifera	Sea Grape Tree	0.6'	25'	35'	Good	Y	REMOVE	
	180	Coccoloba uvifera	Sea Grape Tree	1.8'	25'	30'	Good	Y	REMOVE	
	181	Coccoloba uvifera	Sea Grape Tree	1.2'	25'	30'	Fair	Y	REMOVE	
	182	Coccoloba uvifera	Sea Grape Tree	0.6'	25'	35'	Good	Y	REMOVE	
	183	Coccoloba uvifera	Sea Grape Tree	0.5'	25'	30'	Good	Y	PROTECT	
	184	Coccoloba uvifera	Sea Grape Tree	0.7'	25'	30'	Good	Y	PROTECT	
	185	Coccoloba uvifera	Sea Grape Tree	1.7'	25'	35'	Good	Y	PROTECT	
	186	Cocos nucifera	Coconut	0.6'	25'	15'	Good	N	PROTECT	
	187	Cocos nucifera	Coconut	0.7'	25'	15'	Good	N	PROTECT	
	188	Cocos nucifera	Coconut	0.5'	25'	15'	Good	N	PROTECT	
	189	Cocos nucifera	Coconut	0.5'	30'	15'	Good	N	PROTECT	
	190	Cocos nucifera	Coconut	0.5'	30'	15'	Good	N	PROTECT	
	191	Cocos nucifera	Coconut	0.7'	30'	15'	Good	N	PROTECT	
	192	Cocos nucifera	Coconut	0.5'	30'	15'	Good	N	PROTECT	
	193	Caryota spp.	Fishtail Palm	0.3'	15'	8'	Good	N	REMOVE	
	194	Caryota spp.	Fishtail Palm	0.3'	15'	10'	Good	N	REMOVE	
	195	Caryota spp.	Fishtail Palm	0.3'	20'	10'	Good	N	REMOVE	
	196	Caryota spp.	Fishtail Palm	0.3'	15'	10'	Good	N	REMOVE	
	197	Caryota spp.	Fishtail Palm	0.3'	10'	7'	Good	N	REMOVE	
	198	Cocos nucifera	Coconut	0.7'	30'	20'	Good	N	REMOVE	
	199	Caryota spp.	Fishtail Palm	0.4'	15'	8'	Good	N	REMOVE	
	200	Caryota spp.	Fishtail Palm	0.3'	10'	8'	Good	N	REMOVE	
	201	Caryota spp.	Fishtail Palm	0.3'	15'	8'	Good	N	REMOVE	
	202	Caryota spp.	Fishtail Palm	0.4'	15'	10'	Good	N	REMOVE	
	203	Ravenea rivularis	Majestic Palm	0.3'	10'	8'	Good	N	REMOVE	
	204	Ravenea rivularis	Majestic Palm	0.3'	6'	5'	Good	N	REMOVE	
	205	Ravenea rivularis	Majestic Palm	0.3'	10'	8'	Good	N	REMOVE	
	206	Ravenea rivularis	Majestic Palm	0.3'	10'	8'	Good	N	REMOVE	

LANDSCAPE LEGEND & MITIGATION CALCULATIONS

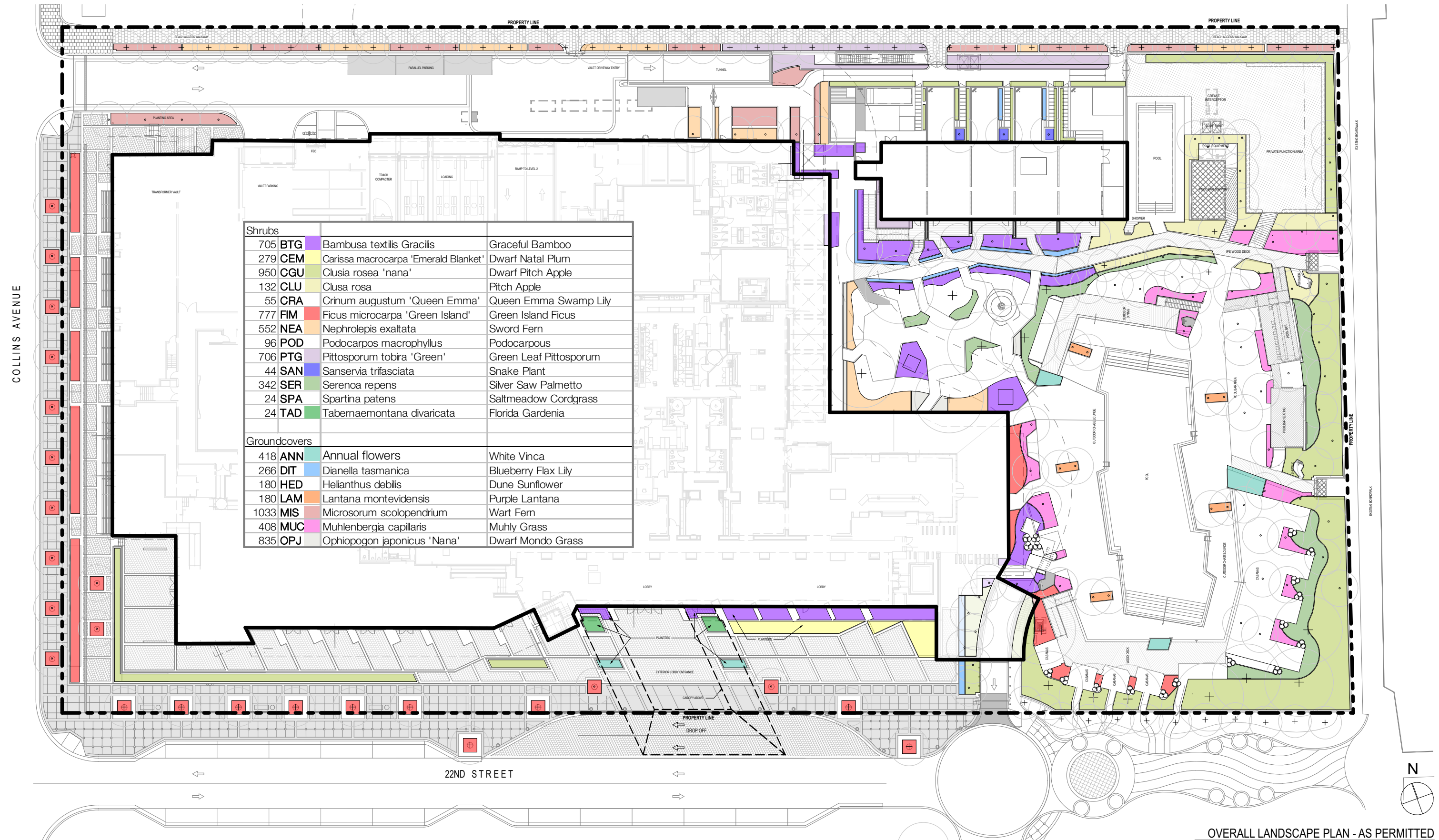
CITY OF MIAMI BEACH			
LANDSCAPE LEGEND			
INFORMATION REQUIRED TO BE PERMANENTLY AFFIXED TO PLANS			
Zoning District	RM-3	Lot Area	168,277 SF.
		Acres	3.86
		REQUIRED/ ALLOWED	PROVIDED
OPEN SPACE			
A. Square feet of required Open Space as indicated on site plan: Lot Area = 168,277 s.f. x 30 % = 50,483 s.f.		50,483	
B. Square feet of parking lot open space required as indicated on site plan: Number of parking spaces N/A x 10 s.f. parking space =		N/A	N/A
C. Total square feet of landscaped open space required: A+B=		50,483	
LAWN AREA CALCULATION			
A. Square feet of landscaped open space required		50,483	
B. Maximum lawn area (sod) permitted= 30 % x 50,483 s.f.		15,144	N/A
TREES			
A. Number of trees required per lot or net lot acre, less existing number of trees meeting minimum requirements= 28 trees x 3.86 net lot acres - number of existing trees (38) =		70	34
B. % Natives required: Number of trees provided x 30% =		10	13
C. % Low maintenance / drought and salt tolerant required: Number of trees provided x 50%=		17	34
D. Street Trees (maximum average spacing of 20' o.c.) 1,422 linear feet along street divided by 20'=		71	51
E. Street tree species allowed directly beneath power lines: (maximum average spacing of 20' o.c.): N/A linear feet along street divided by 20'=		N/A	N/A
SHRUBS			
A. Number of shrubs required: Sum of lot and street trees required x 12=		840	
B. % Native shrubs required: Number of shrubs provided x 50%=			
LARGE SHRUBS OR SMALL TREES			
A. Number of large shrubs or small trees required: Number of required shrubs x 10%=		84	
B. % Native large shrubs or small trees required: Number of large shrubs or small trees provided x 50%=			

NOTE: Many shrubs (including native) are proposed. Quantities will be finalized at the time of building permit. No shortfalls are anticipated.

TOTAL TREES AND PALMS TO BE REMOVED	
TREES	
4 Coccoleba uvifera	
TOTAL 50" DBH	
REQUIRED TREE MITIGATION	
20 SMALL TREES (2" DBH x 6' SPREAD x 12' HEIGHT), OR 10 LARGE TREES (4" DBH x 8' SPREAD x 16' HEIGHT), OR \$20,000 CONTRIBUTION TO TREE TRUST FUND	
PALMS	
72 Cocos nucifera	
7 Caryota Spp	
TOTAL 79 PALMS	
Sec. 46-61. (c) The removal of a palm shall be replaced with one canopy tree at 12 feet overall height with a two-inch DBH.	
REQUIRED PALM MITIGATION	
79 SMALL TREES (2" DBH x 12' HEIGHT), OR 39.5 LARGE TREES (4" DBH x 16' HEIGHT), OR \$79,000 CONTRIBUTION TO TREE TRUST FUND	
PROPOSED TREES - SEE PLANTING PLANS	
SMALL TREES: 10 10 Frangipani	
LARGE TREES: 27 6 Conocarpus erectus * 3 Conocarpus erectus 'sericeus' * 1 Coccoleba uvifera* 9 Elaocarpus decipiens 5 Olea europea 3 Pimenta racemosa *	
* Native trees	
OVERALL REQUIRED MITIGATION	
99 SMALL TREES, OR 44.5 LARGE TREES, OR \$99,000 CONTRIBUTION TO TREE TRUST FUND	
PROPOSED MITIGATION	
64 SMALL TREES OR 32 LARGE TREES	
SHORTFALL	
35 SMALL TREES OR 12.5 LARGE TREES	

NOTE: Any shortfalls will be mitigated with a contribution to the tree trust fund per Sec. 46-61.(7)

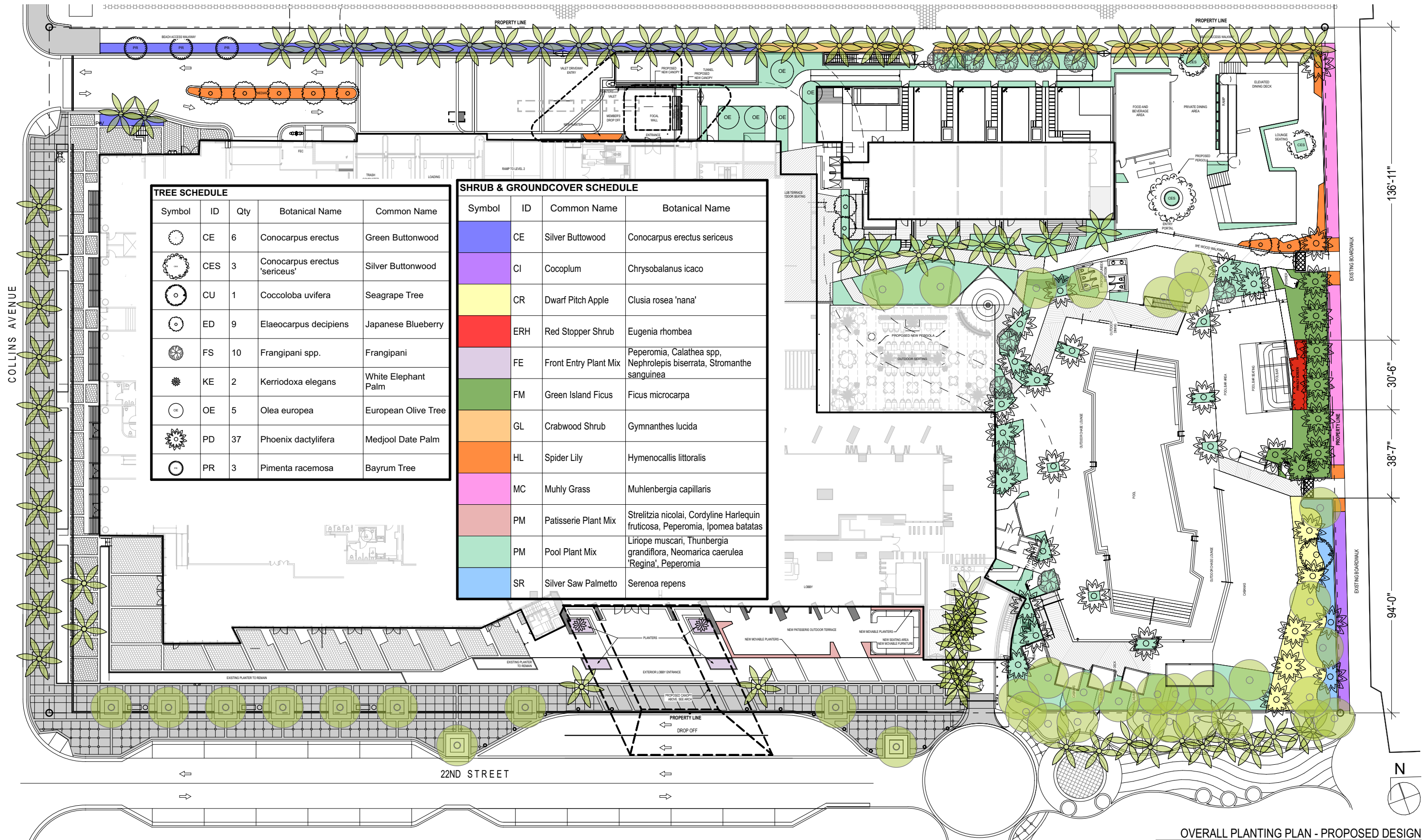
OVERALL LANDSCAPE PLAN - AS PERMITTED



OVERALL LANDSCAPE PLAN - AS PERMITTED
SCALE: 1" = 40'



OVERALL PLANTING PLAN - PROPOSED



TREE SCHEDULE				
Symbol	ID	Qty	Botanical Name	Common Name
	CE	6	Conocarpus erectus	Green Buttonwood
	CES	3	Conocarpus erectus 'sericeus'	Silver Buttonwood
	CU	1	Coccoloba uvifera	Seagrape Tree
	ED	9	Elaeocarpus decipiens	Japanese Blueberry
	FS	10	Frangipani spp.	Frangipani
	KE	2	Kerriodoxa elegans	White Elephant Palm
	OE	5	Olea europea	European Olive Tree
	PD	37	Phoenix dactylifera	Medjool Date Palm
	PR	3	Pimenta racemosa	Bayrum Tree

SHRUB & GROUNDCOVER SCHEDULE			
Symbol	ID	Common Name	Botanical Name
	CE	Silver Buttonwood	Conocarpus erectus sericeus
	CI	Cocoplum	Chrysobalanus icaco
	CR	Dwarf Pitch Apple	Clusia rosea 'hana'
	ERH	Red Stopper Shrub	Eugenia rhombea
	FE	Front Entry Plant Mix	Peperomia, Calathea spp, Nephrolepis biserrata, Stromanthe sanguinea
	FM	Green Island Ficus	Ficus microcarpa
	GL	Crabwood Shrub	Gymnanthes lucida
	HL	Spider Lily	Hymenocallis littoralis
	MC	Muhly Grass	Muhlenbergia capillaris
	PM	Patisserie Plant Mix	Strelitzia nicolai, Cordyline Harlequin fruticosa, Peperomia, Ipomea batatas
	PM	Pool Plant Mix	Liriope muscari, Thunbergia grandiflora, Neomarica caerulea 'Regina', Peperomia
	SR	Silver Saw Palmetto	Serenoa repens

OVERALL PLANTING PLAN - PROPOSED DESIGN
SCALE: 1" = 40'

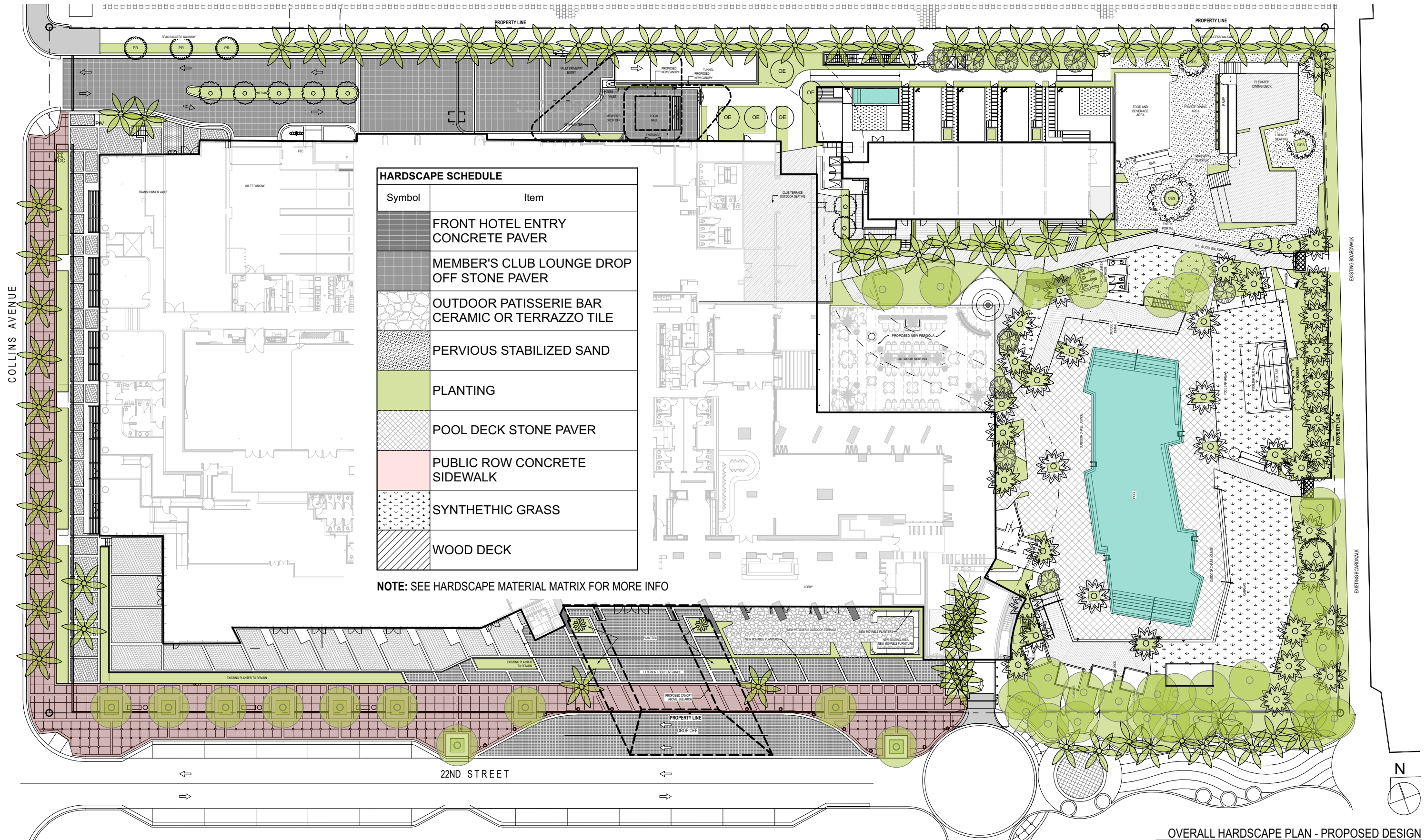
PLANT SCHEDULES

TREE SCHEDULE								
Symbol	ID	Qty	Botanical Name	Common Name	DBH	Height	Spread	Native
	CE	6	Conocarpus erectus	Green Buttonwood	4"	16'	10'	Y
	CES	3	Conocarpus erectus 'sericeus'	Silver Buttonwood	4"	16'	12'	N
	CU	1	Coccoloba uvifera	Seagrape Tree	4"	16'	16'	Y
	ED	9	Elaeocarpus decipiens	Japanese Blueberry	4"	16'	10'	N
	FS	10	Frangipani spp.	Frangipani	2"	12'	8'	N
	KE	2	Kerriodoxa elegans	White Elephant Palm		8'		N
	OE	5	Olea europea	European Olive Tree	4"	16'	12'	N
	PD	37	Phoenix dactylifera	Medjool Date Palm		25'	15'	N
	PR	3	Pimenta racemosa	Bayrum Tree	4"	16'	8'	Y

SHRUB & GROUNDCOVER SCHEDULE							
Symbol	ID	Common Name	Botanical Name	Size	Height	Spread	Native
	CE	Silver Buttwood	Conocarpus erectus sericeus	15g	36"	36"	Y
	CI	Cocoplum	Chrysobalanus icaco	7g	24"	36"	Y
	CR	Dwarf Pitch Apple	Clusia rosea 'nana'	3g	12"	18"	Y
	ERH	Red Stopper Shrub	Eugenia rhombea	3g	12"	18"	N
	FE	Front Entry Plant Mix	Peperomia, Calathea spp, Nephrolepis biserrata, Stromanthe sanguinea				N/A
	FM	Green Island Ficus	Ficus microcarpa	3g	12"	18"	N
	GL	Crabwood Shrub	Gymnanthes lucida	7g	24"	24"	Y
	HL	Spider Lily	Hymenocallis littoralis	3g	24"	12"	N
	MC	Muhly Grass	Muhlenbergia capillaris	7g	36"	24"	Y
	PM	Patisserie Plant Mix	Strelitzia nicolai, Cordyline Harlequin fruticosa, Peperomia, Ipomea batatas				N/A
	PM	Pool Plant Mix	Liriope muscari, Thunbergia grandiflora, Neomarica caerulea 'Regina', Peperomia				N/A
	SR	Silver Saw Palmetto	Serenoa repens	15g	24"	36"	Y



OVERALL HARDSCAPE PLAN - PROPOSED



HARDSCAPE SCHEDULE	
Symbol	Item
[Dark Grey Pattern]	FRONT HOTEL ENTRY CONCRETE PAVER
[Light Grey Pattern]	MEMBER'S CLUB LOUNGE DROP OFF STONE PAVER
[White Pattern]	OUTDOOR PATISSERIE BAR CERAMIC OR TERRAZZO TILE
[Dotted Pattern]	PERVIOUS STABILIZED SAND
[Green Pattern]	PLANTING
[Cross-hatch Pattern]	POOL DECK STONE PAVER
[Pink Pattern]	PUBLIC ROW CONCRETE SIDEWALK
[Stippled Pattern]	SYNTHETIC GRASS
[Diagonal Line Pattern]	WOOD DECK

NOTE: SEE HARDSCAPE MATERIAL MATRIX FOR MORE INFO

OVERALL HARDSCAPE PLAN - PROPOSED DESIGN
SCALE: 1" = 40'

HARDSCAPE MATERIALS - PROPOSED

FRONT HOTEL ENTRANCE



Light Gray Concrete Paver



Dark Gray Concrete Paver

OUTDOOR PATISSERIE BAR



Ceramic or Terrazzo Tile

MEMBER'S CLUB LOUNGE DROP-OFF



Stone Paver

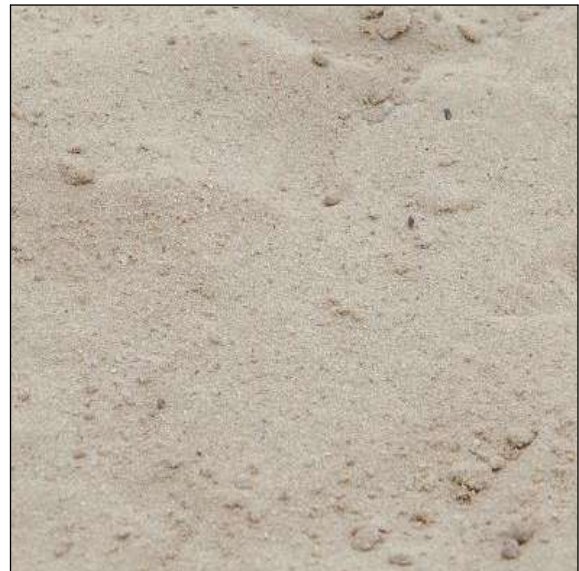


Stone Wall Covering

BEACH RESTAURANT FOR MEMBERS CLUB & HOTEL GUESTS

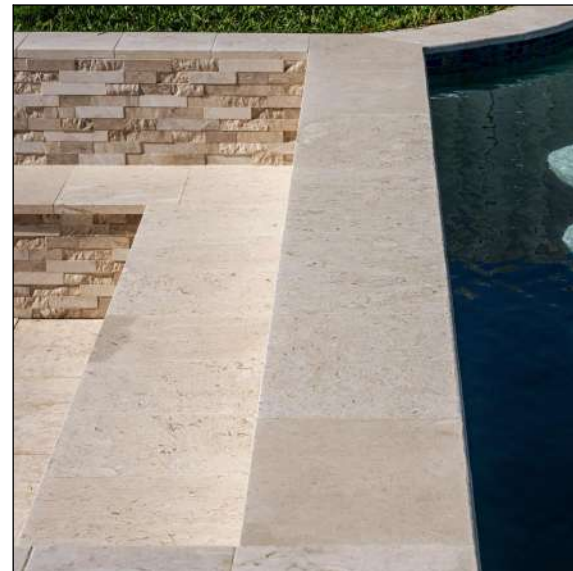


Wood Deck



Pervious Stabilized Sand

POOL DECK AND POOL BAR



Stone Paver

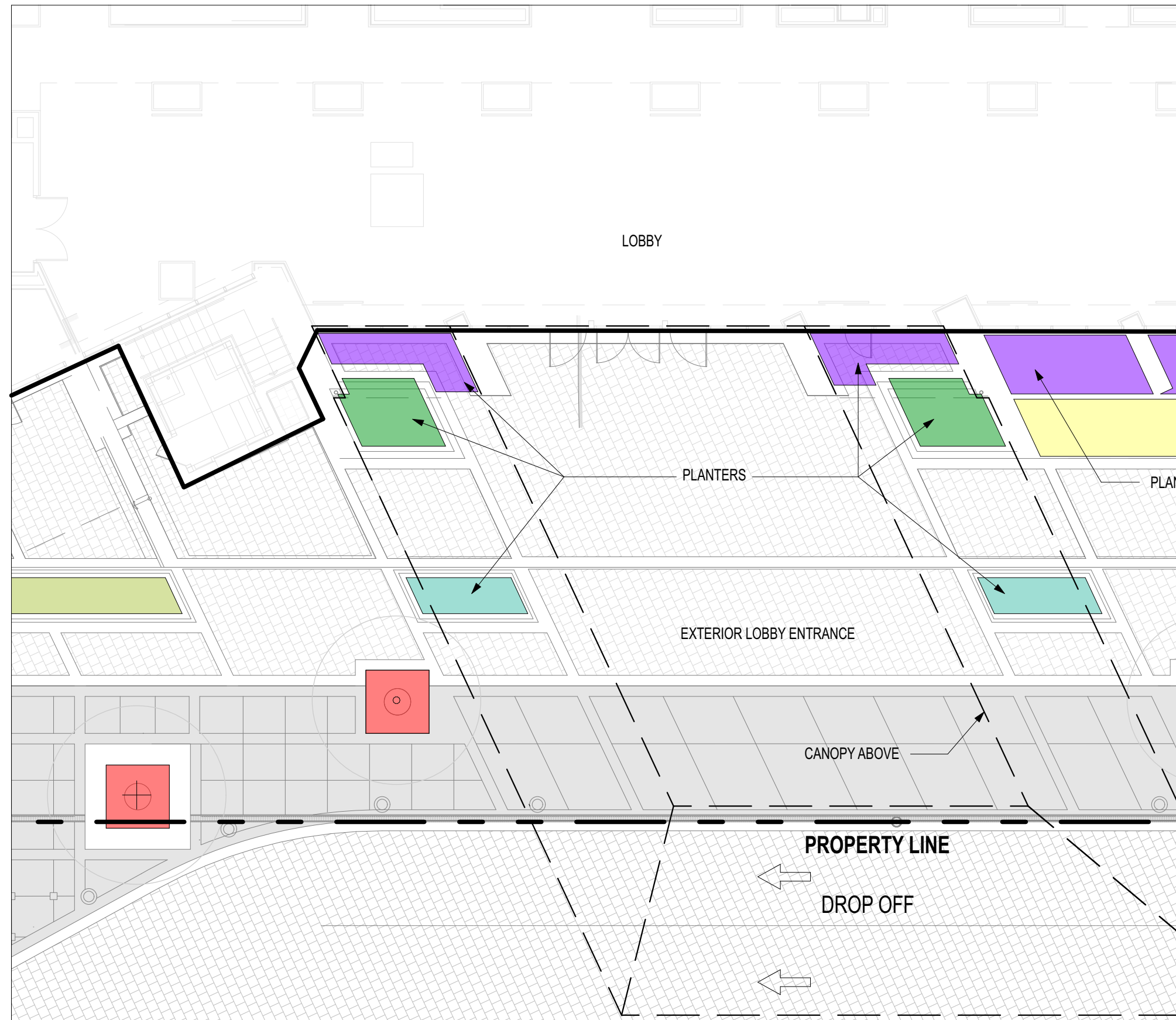


Wood Deck



Artificial Turf

FRONT ENTRY - AS PERMITTED

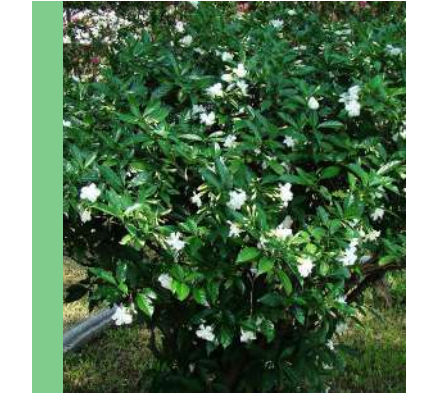


ENLARGED FRONT ENTRY - AS PERMITTED
SCALE: 3/32" = 1'-0"

Ficus microcarpa 'green island'



Tabernaemontana divaricata



Clusia gutifera



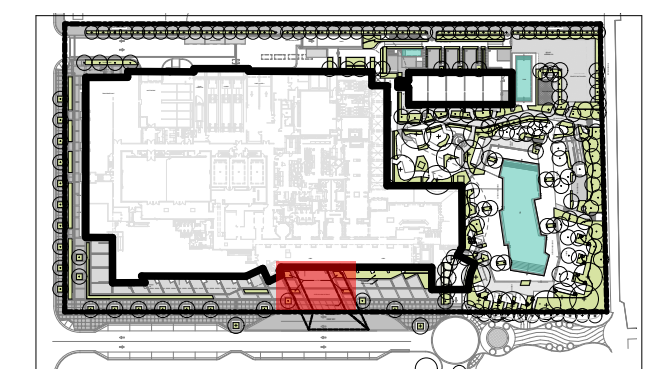
Carissa macrocarpa



White vinca



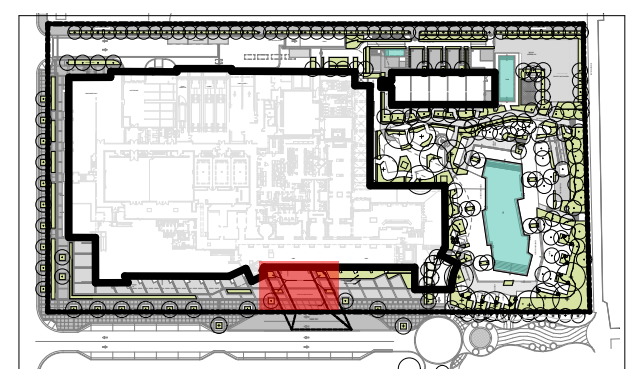
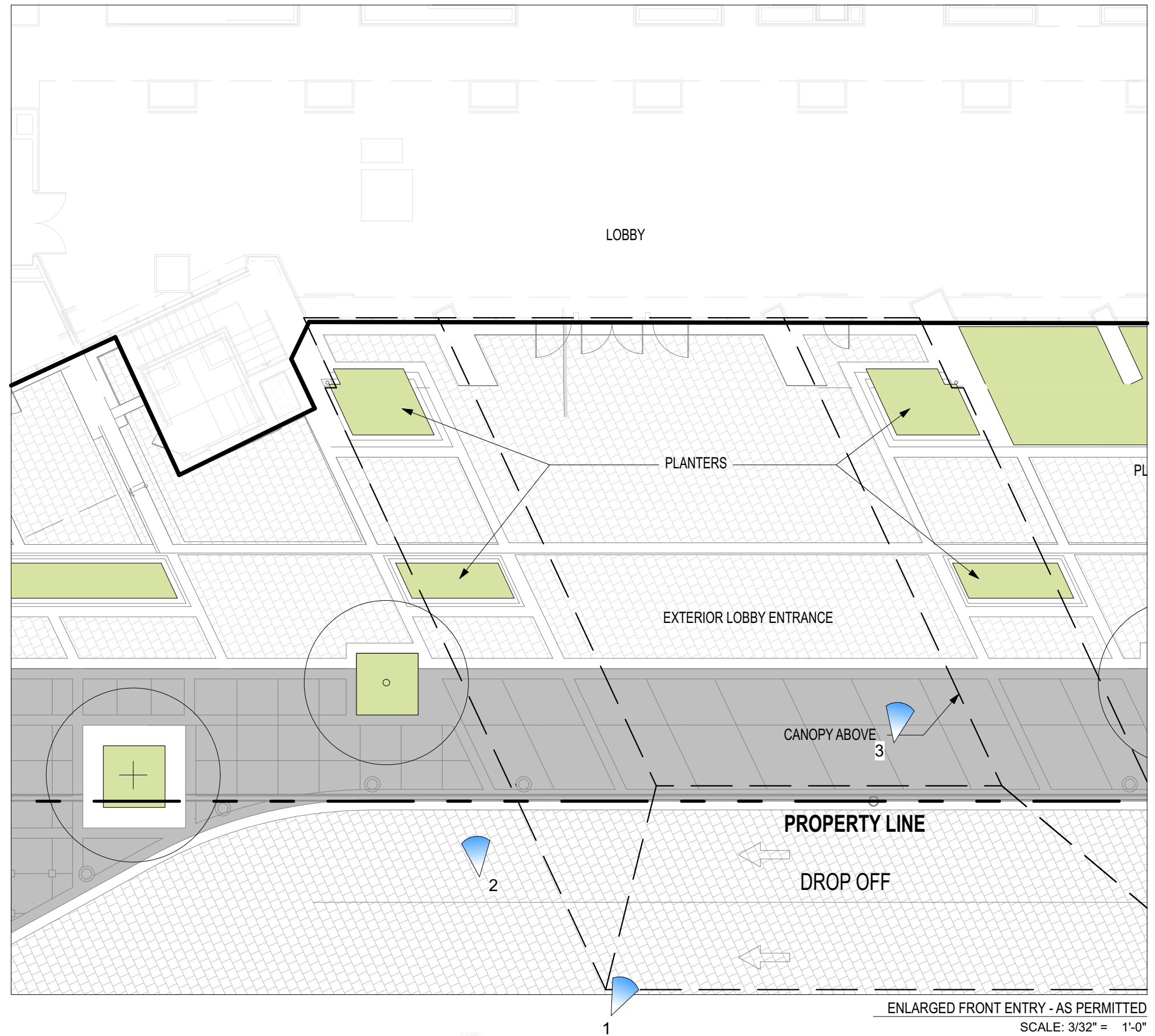
Bambusa textilis gracilis



KEY PLAN
NTS



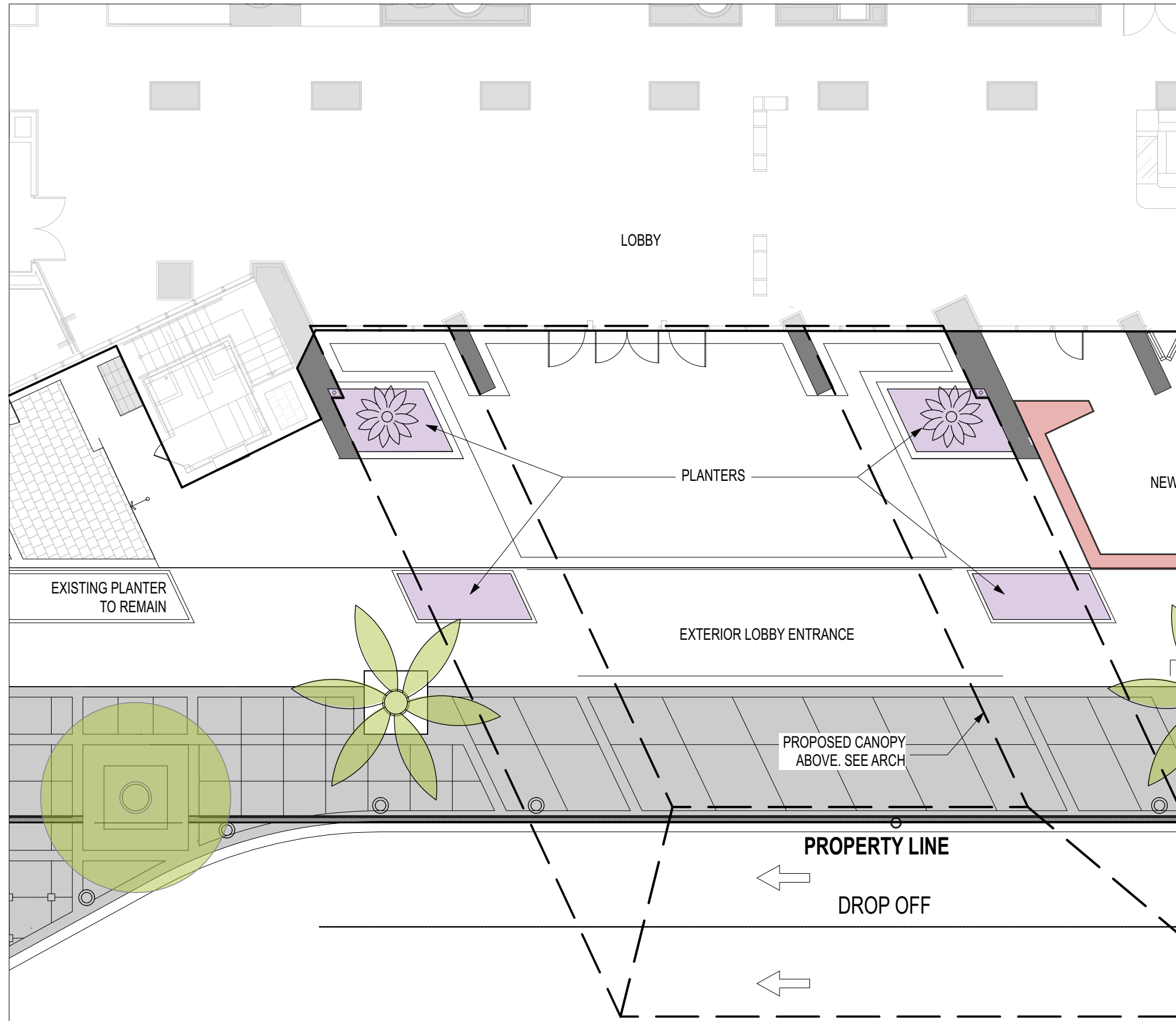
FRONT ENTRY - EXISTING



KEY PLAN
NTS



FRONT ENTRY - PROPOSED



ENLARGED FRONT ENTRY - PROPOSED DESIGN
SCALE: 3/32" = 1'-0"

Kerriodoxa elegans



Nephrolepis biserrata



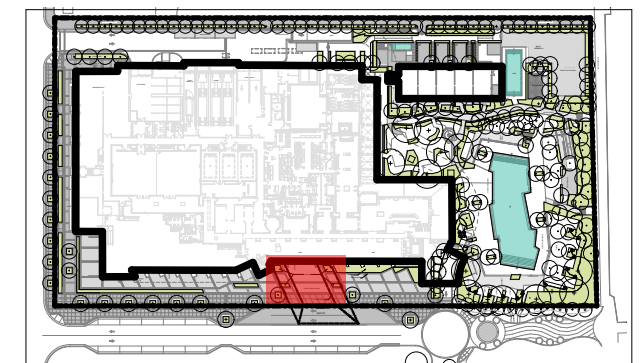
Stromanthe sanguinea



Peperomia obtusifolia



Calathea mix



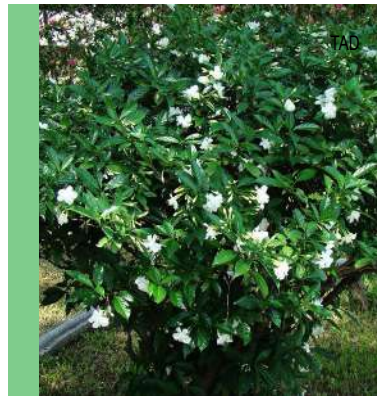
KEY PLAN
NTS

LOBBY (OUTDOOR) - AS PERMITTED

Bambusa textilis gracilis



Tabernaemontana divaricata



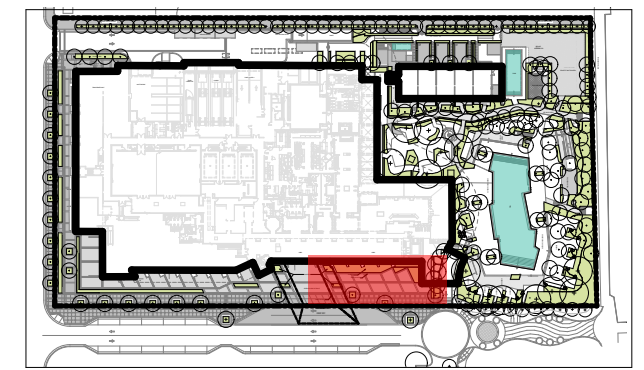
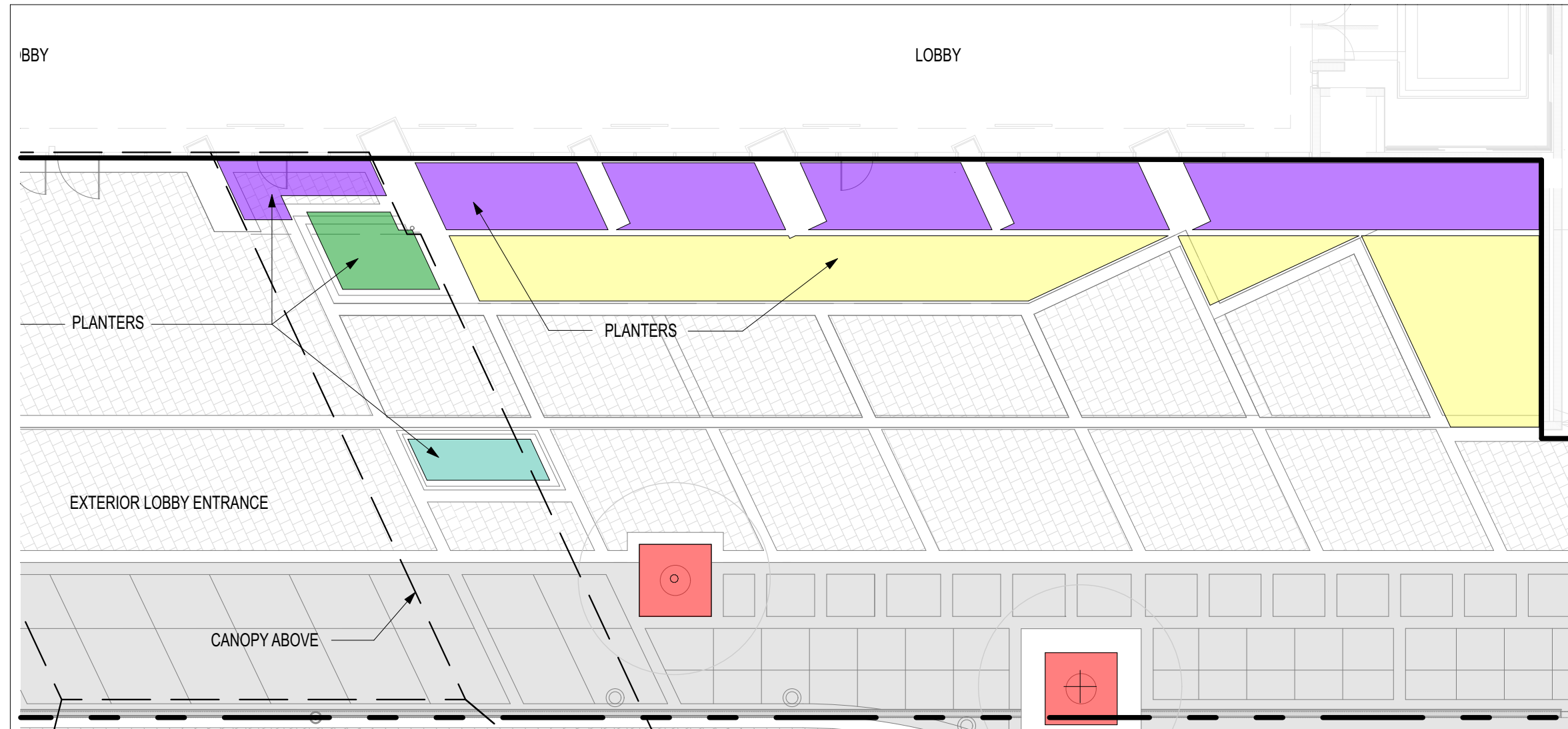
Carissa macrocarpa



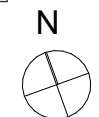
White vinca



Ficus microcarpa 'green island'

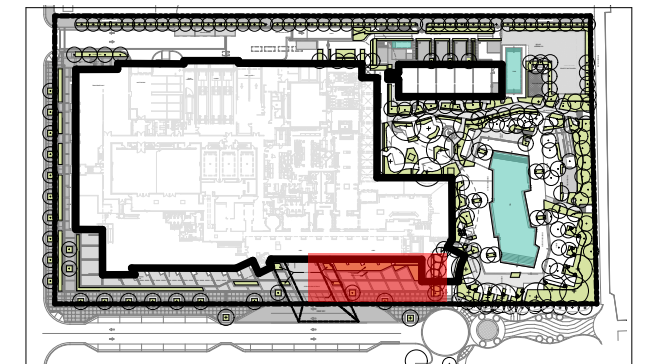
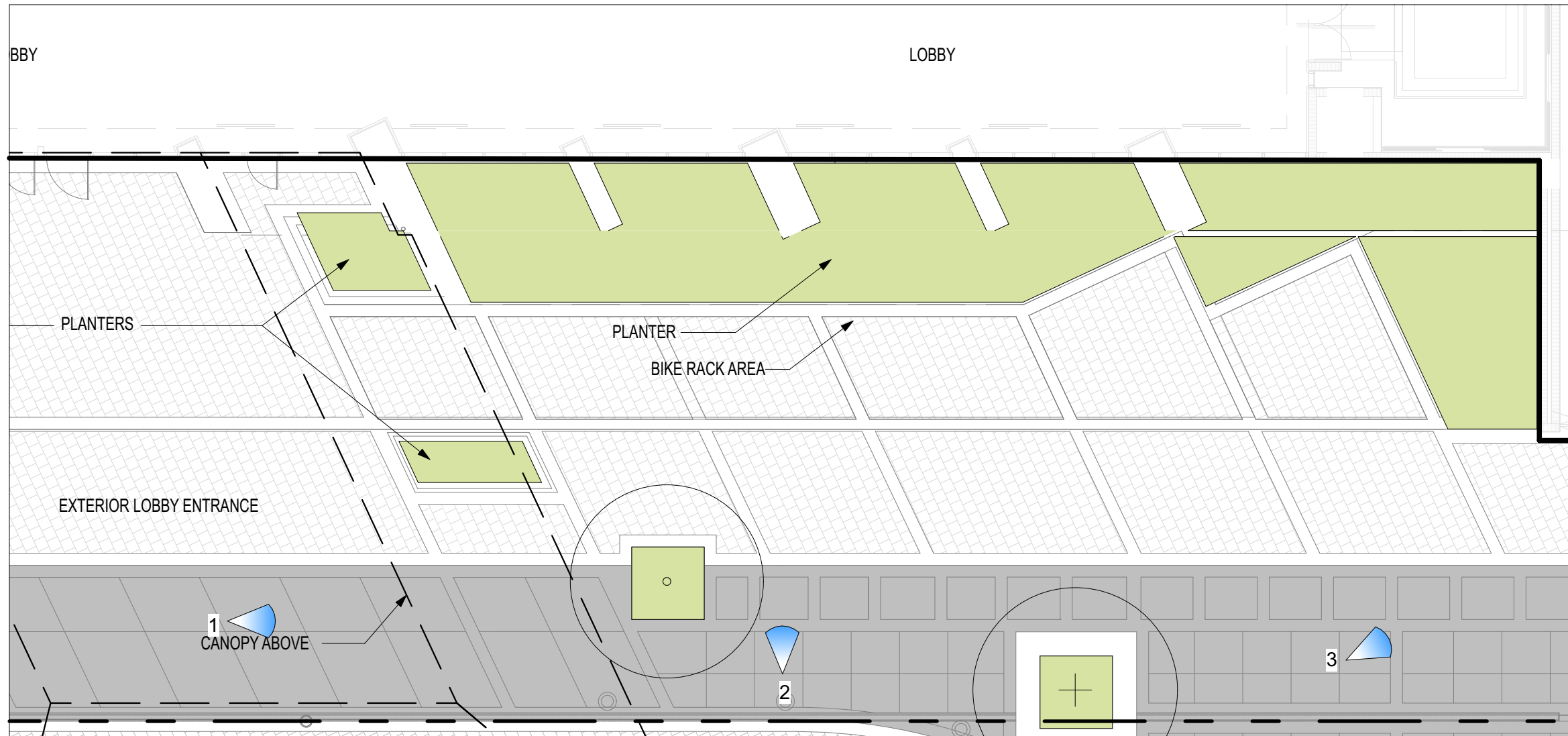


ENLARGED LOBBY (OUTDOOR) - AS PERMITTED
SCALE: 3/32" = 1'-0"



KEY PLAN
NTS

LOBBY (OUTDOOR) - EXISTING



ENLARGED LOBBY (OUTDOOR) - EXISTING CONDITIONS
SCALE: 3/32" = 1'-0"

KEY PLAN
NTS

PATISSERIE (OUTDOOR) - PROPOSED

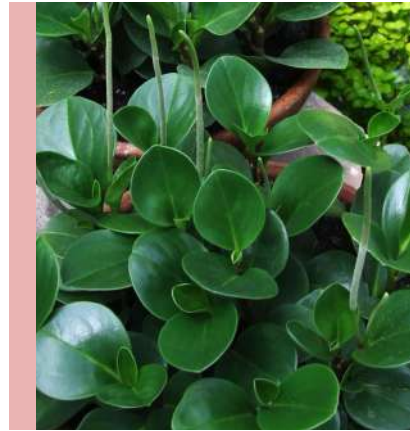
Strelitzia nicolai



Cordyline fruticosa



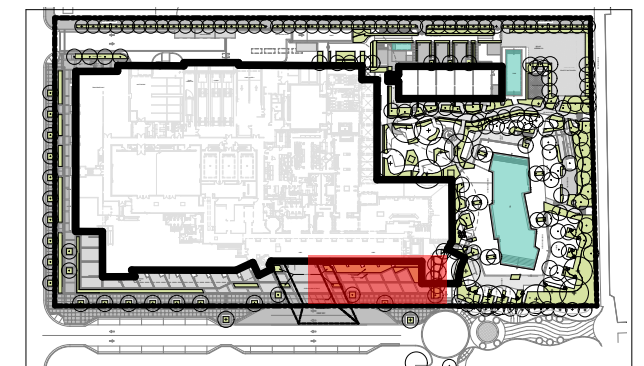
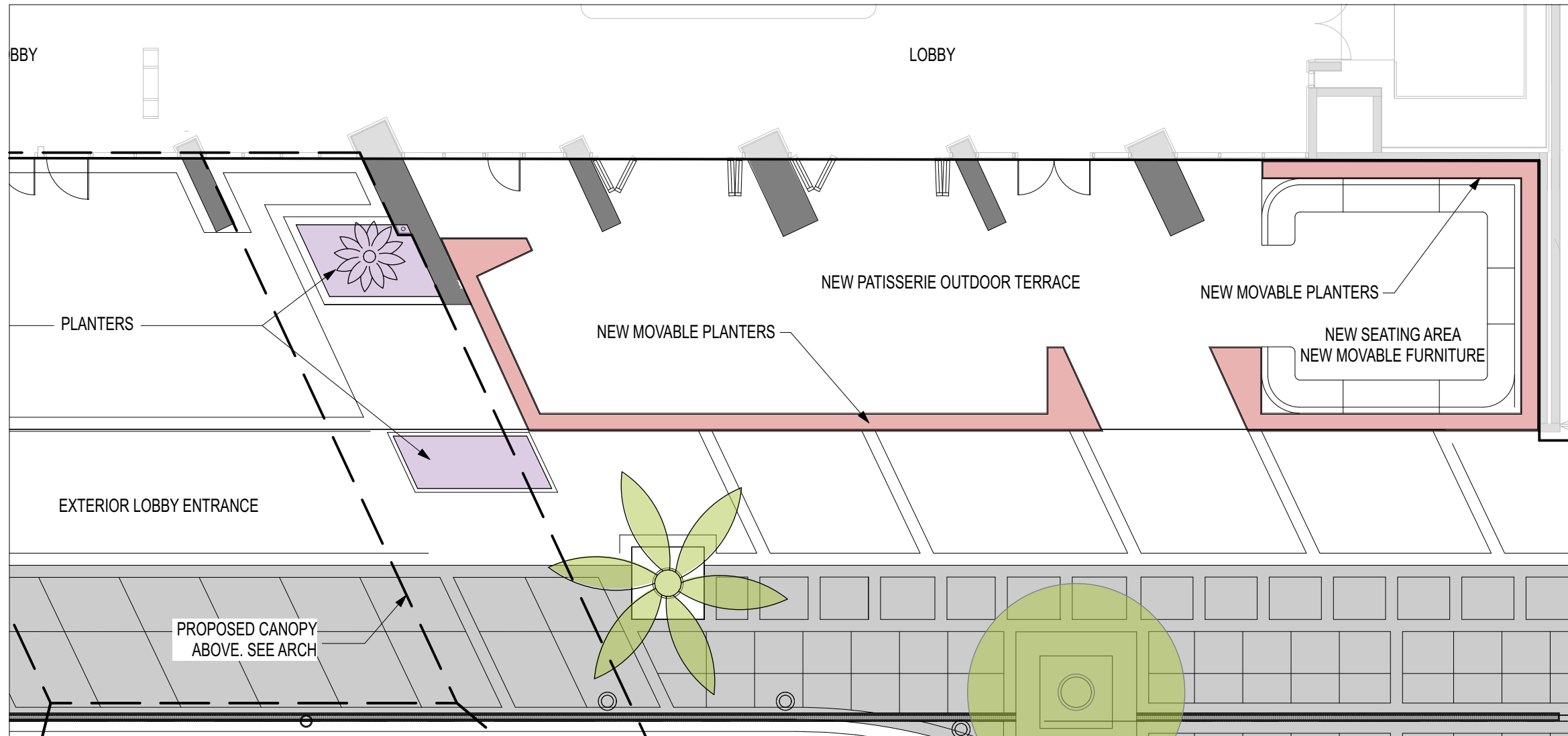
Peperomia obtusifolia



Myrcianthes fragrans



Ipomoea batatas



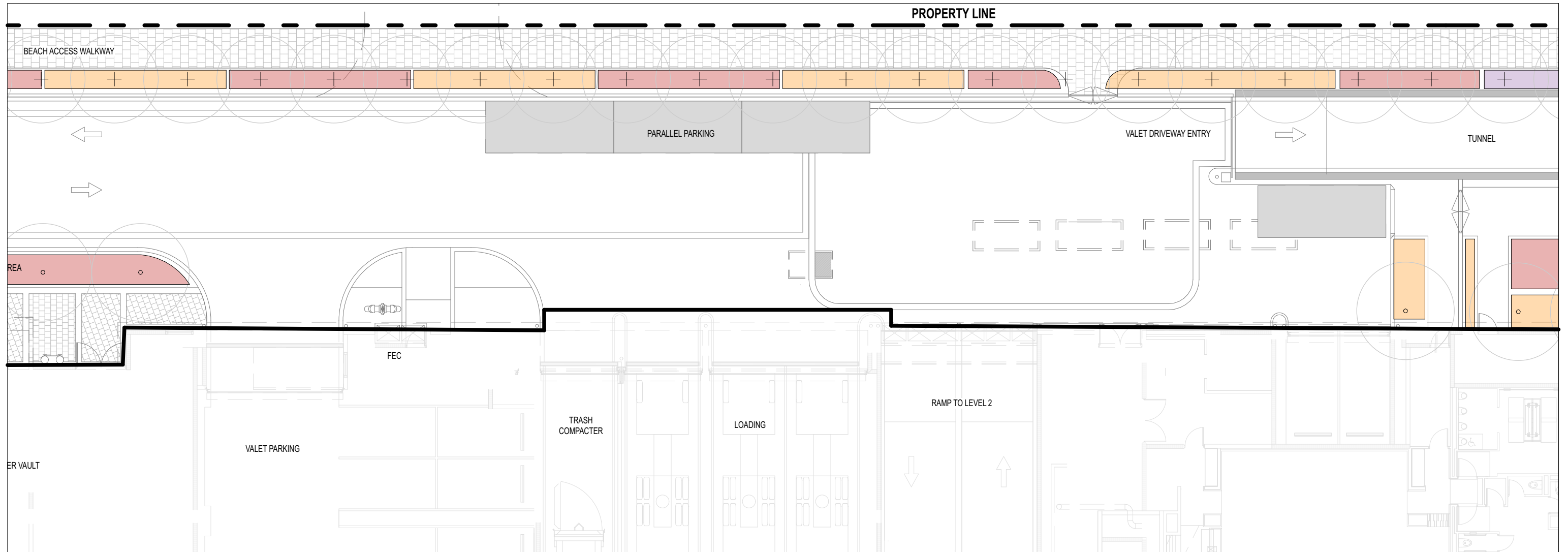
ENLARGED PATISSERIE (OUTDOOR) - PROPOSED DESIGN
SCALE: 3/32" = 1'-0"



KEY PLAN
NTS



DROP OFF - AS PERMITTED

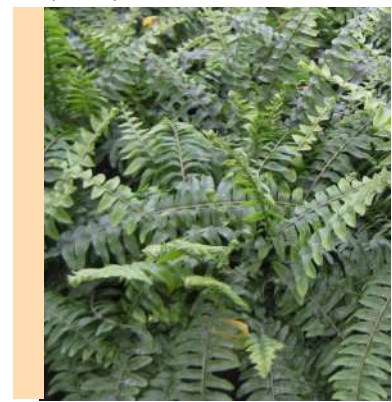


N
 DROP OFF - AS PERMITTED
 SCALE: 1/16" = 1'-0"

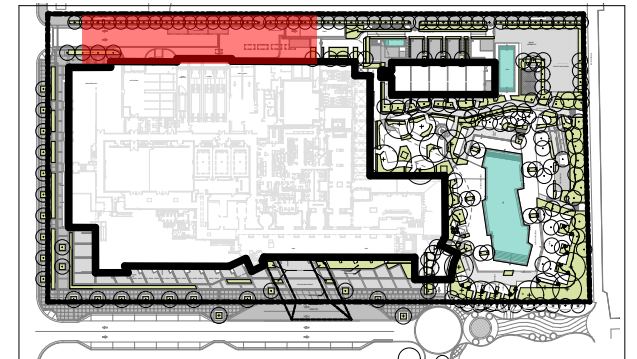
Microsorium scolopendrium



Nephrolepis exaltata



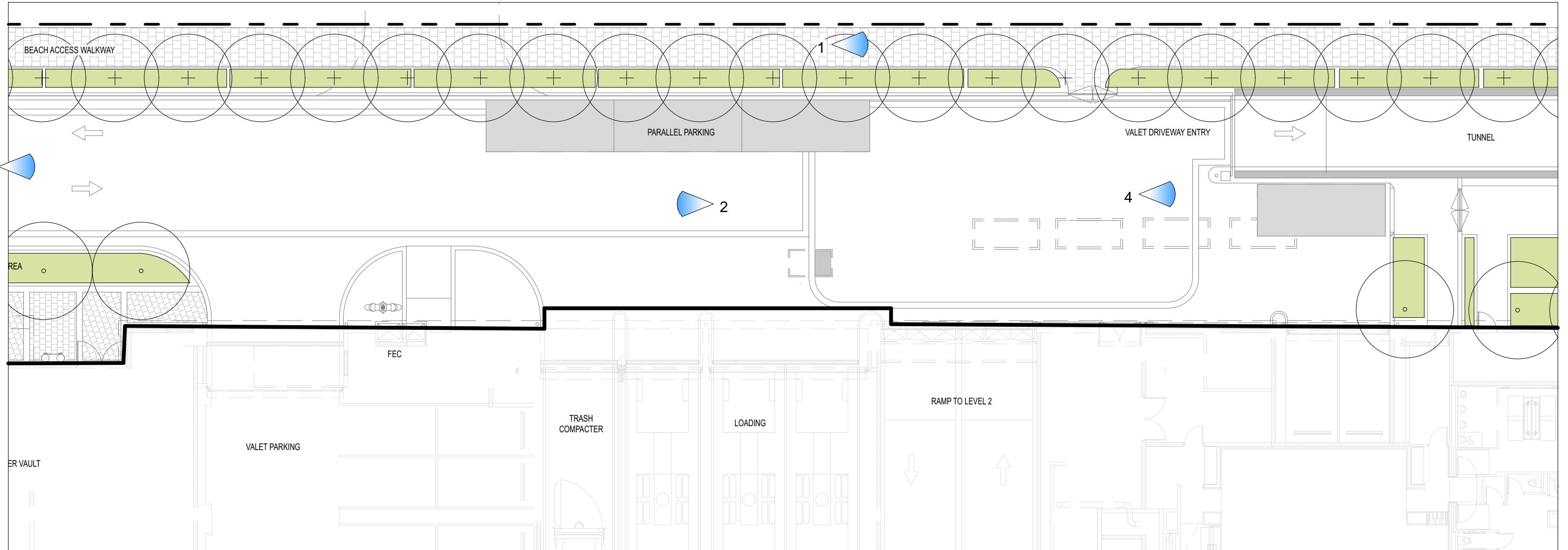
Pittosporum tobira



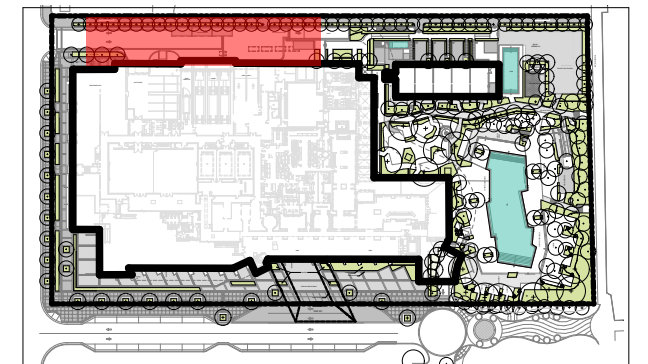
KEY PLAN
 NTS



DROP OFF - EXISTING

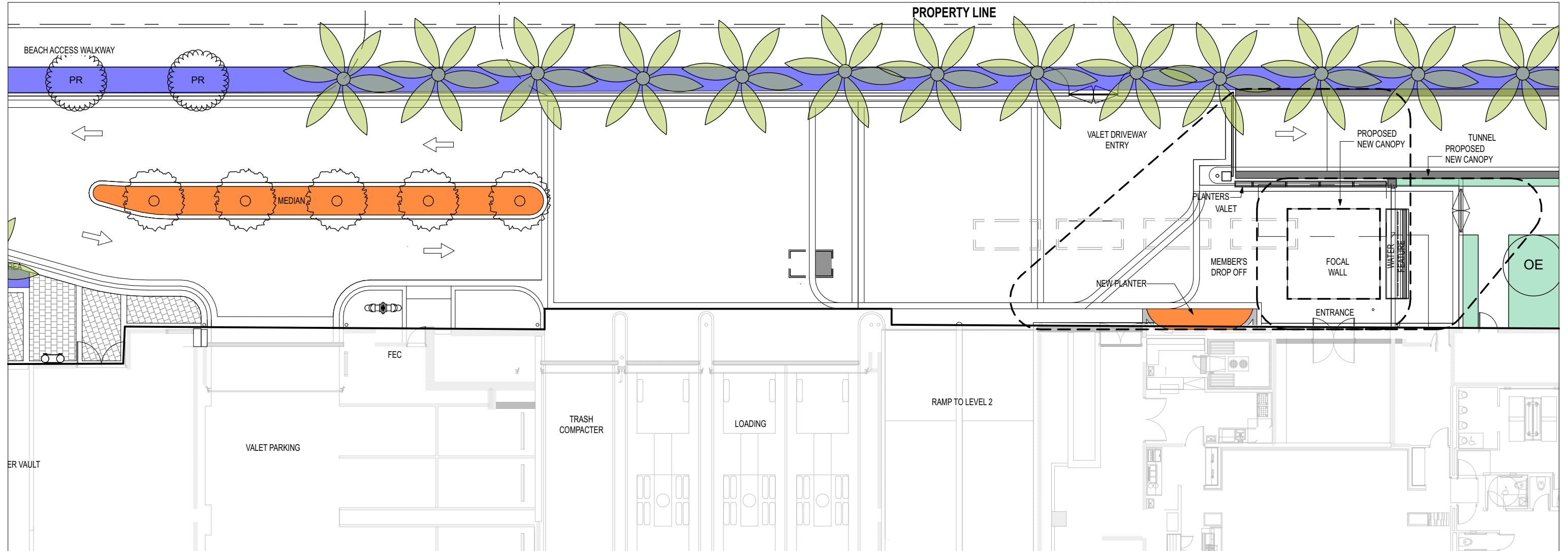


N
DROP OFF - EXISTING CONDITIONS
SCALE: 1/16" = 1'-0"



KEY PLAN
NTS

MEMBER'S CLUB LOUNGE DROP OFF - PROPOSED



Elaeocarpus decipiens



Pimenta racemosa



Conocarpus erectus 'sericeus'

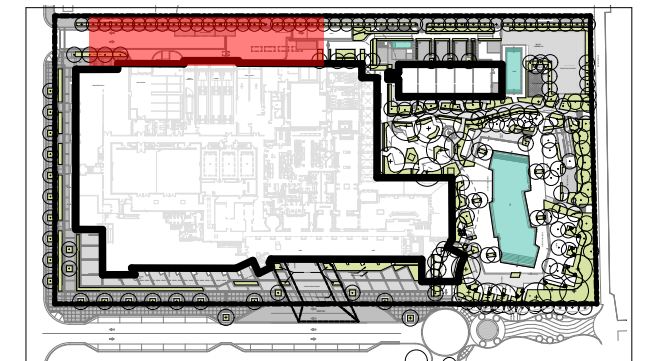


Hymenocallis littoralis



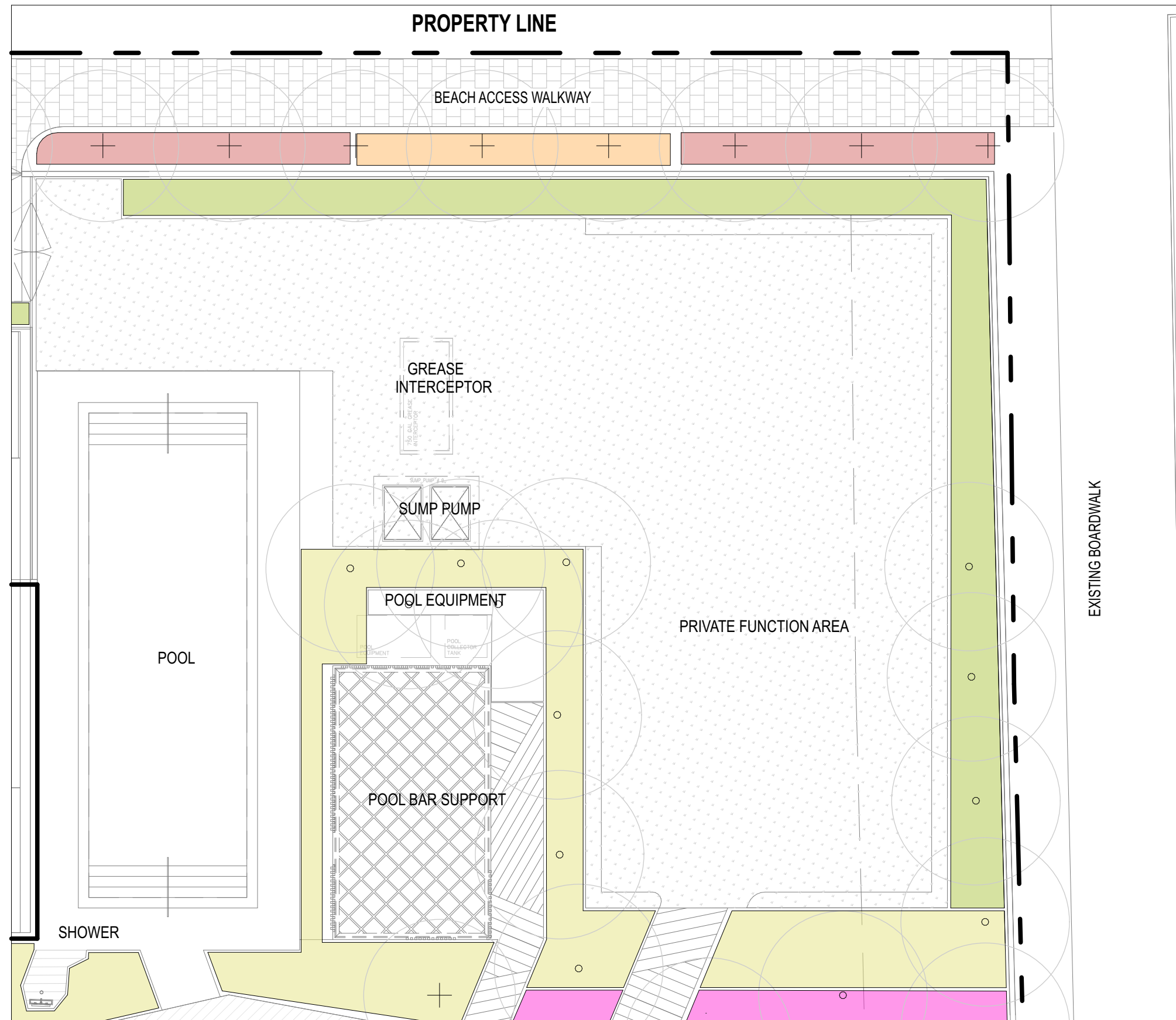
MEMBER'S CLUB LOUNGE DROP OFF - PROPOSED

SCALE: 1/16" = 1'-0"

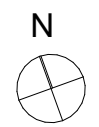


KEY PLAN
NTS

PRIVATE FUNCTION AREA AND POOL - AS PERMITTED



PRIVATE FUNCTION AREA & POOL - AS PERMITTED
SCALE: 3/32" = 1'-0"



Microsorium scolopendrium



Nephrolepis exaltata



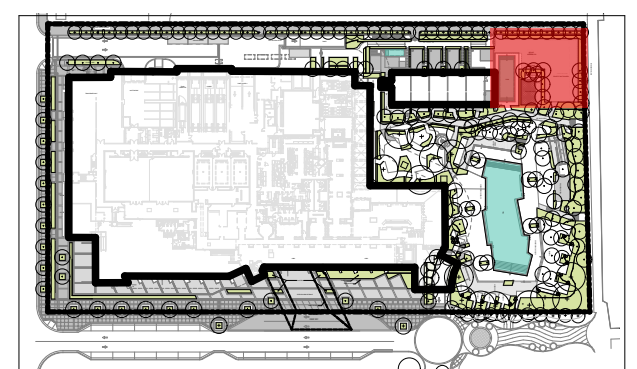
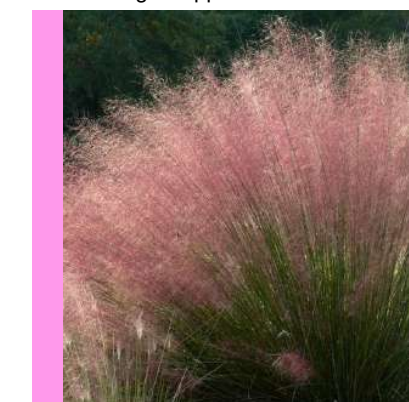
Clusia rosea 'nana'



Clusia guttifera



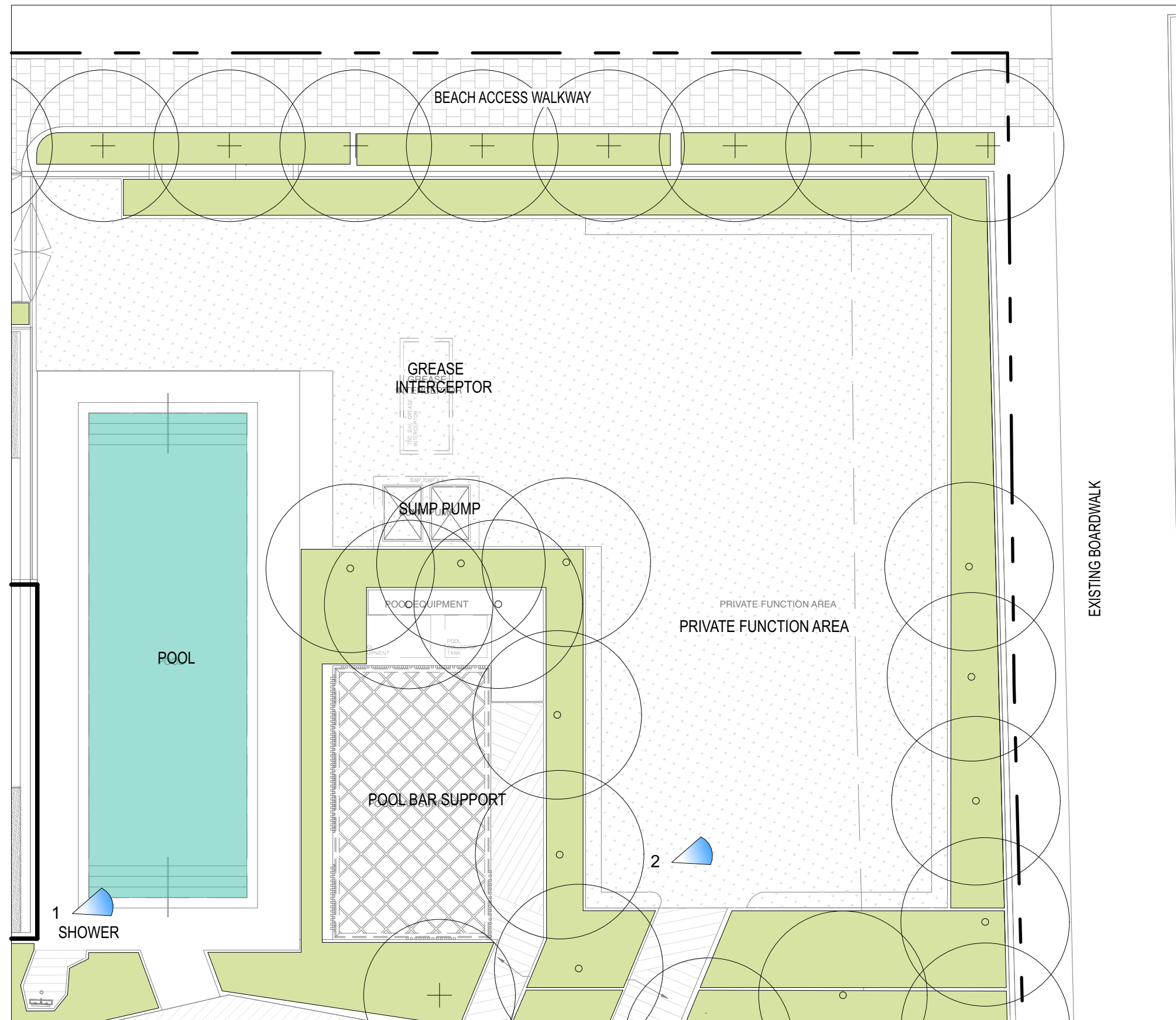
Muhlenbergia cappilaris



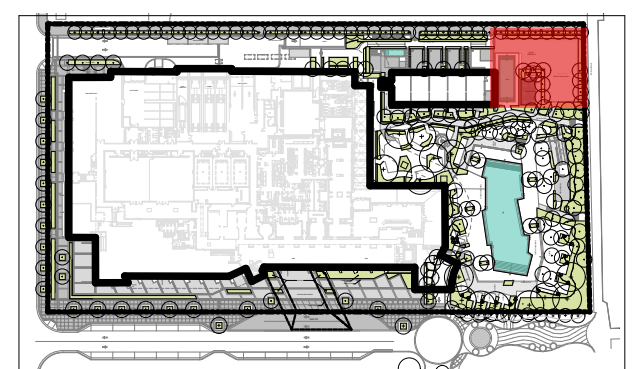
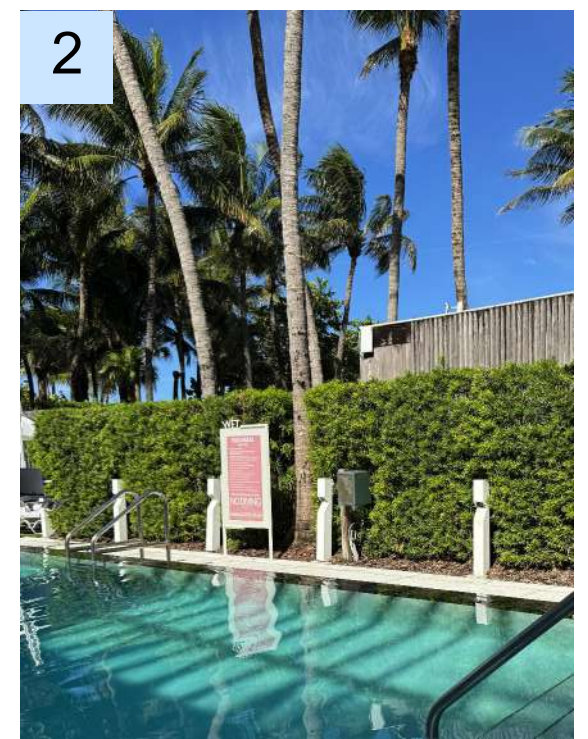
KEY PLAN
NTS



PRIVATE FUNCTION AREA AND POOL - EXISTING



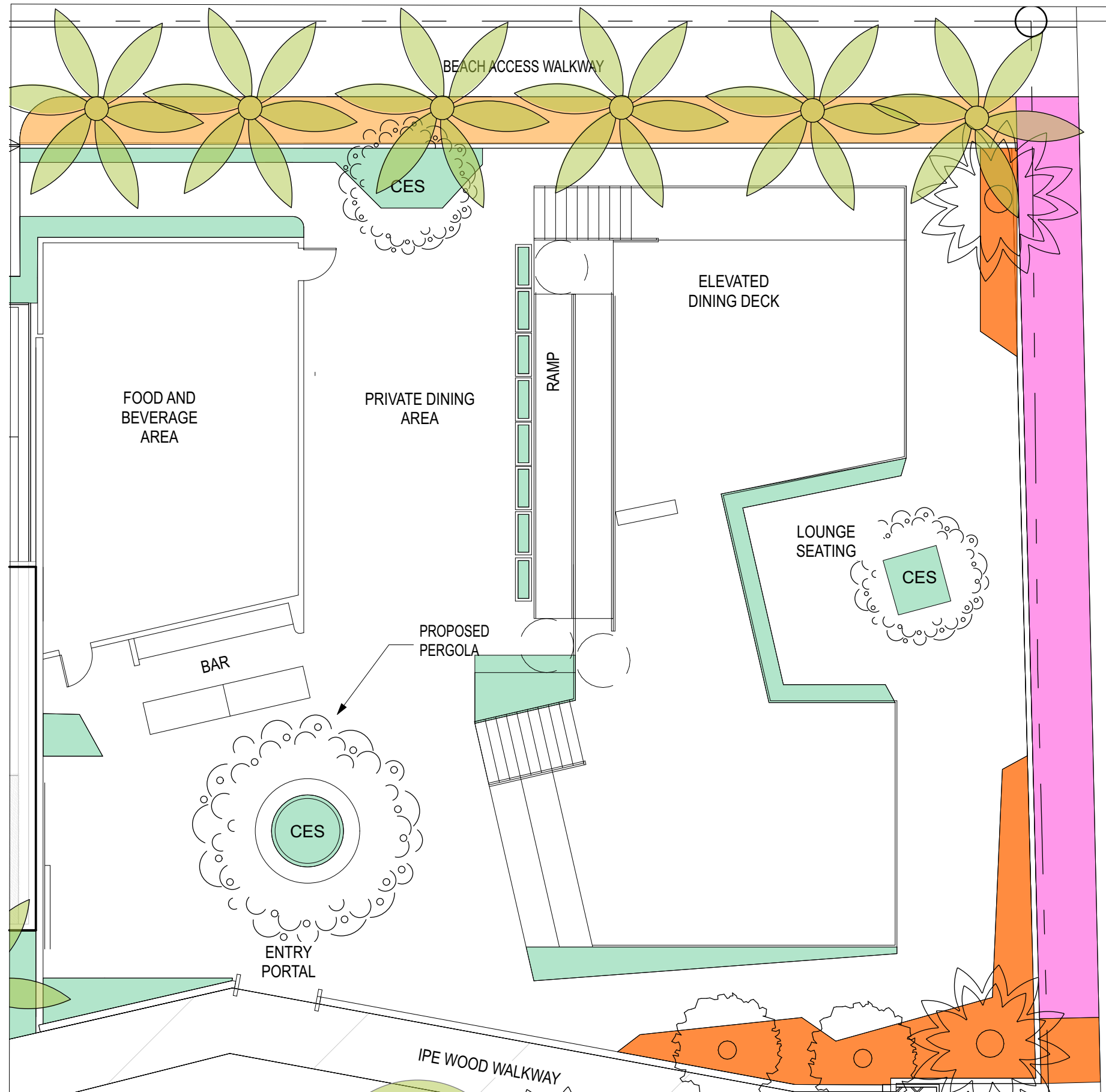
PRIVATE FUNCTION AREA & POOL - EXISTING CONDITIONS
SCALE: 3/32" = 1'-0"



KEY PLAN
NTS



BEACH RESTAURANT FOR MEMBERS CLUB AND HOTEL GUESTS - PROPOSED



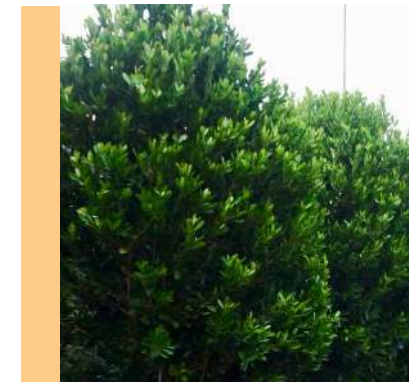
Conocarpus erectus 'sericeus'



Muhlenbergia capillaris



Gymnanthes lucida



Hymenocallis littoralis



Peperomia obtusifolia



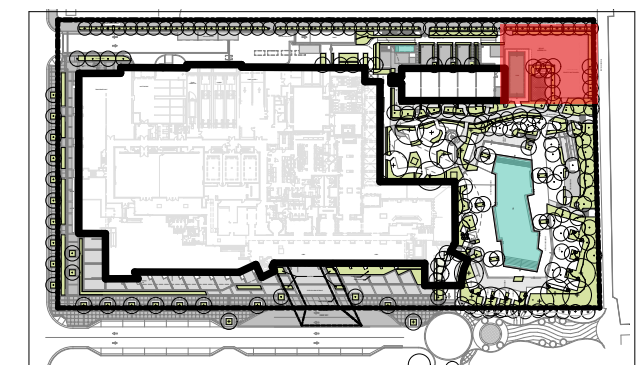
Thunbergia grandiflora



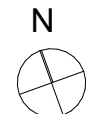
Neomarica caerulea



Liriope muscari



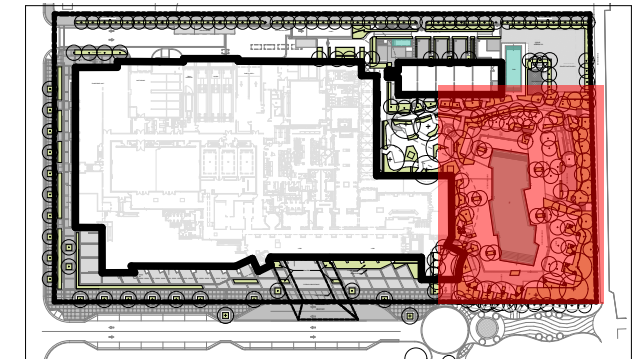
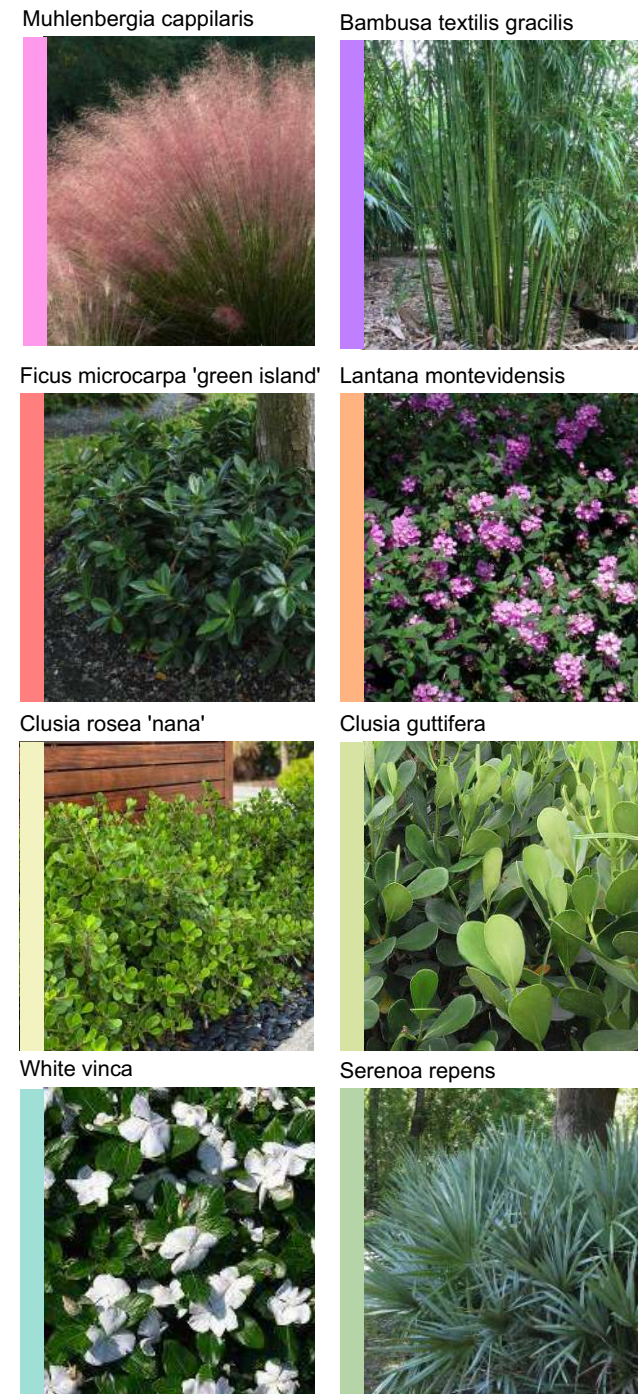
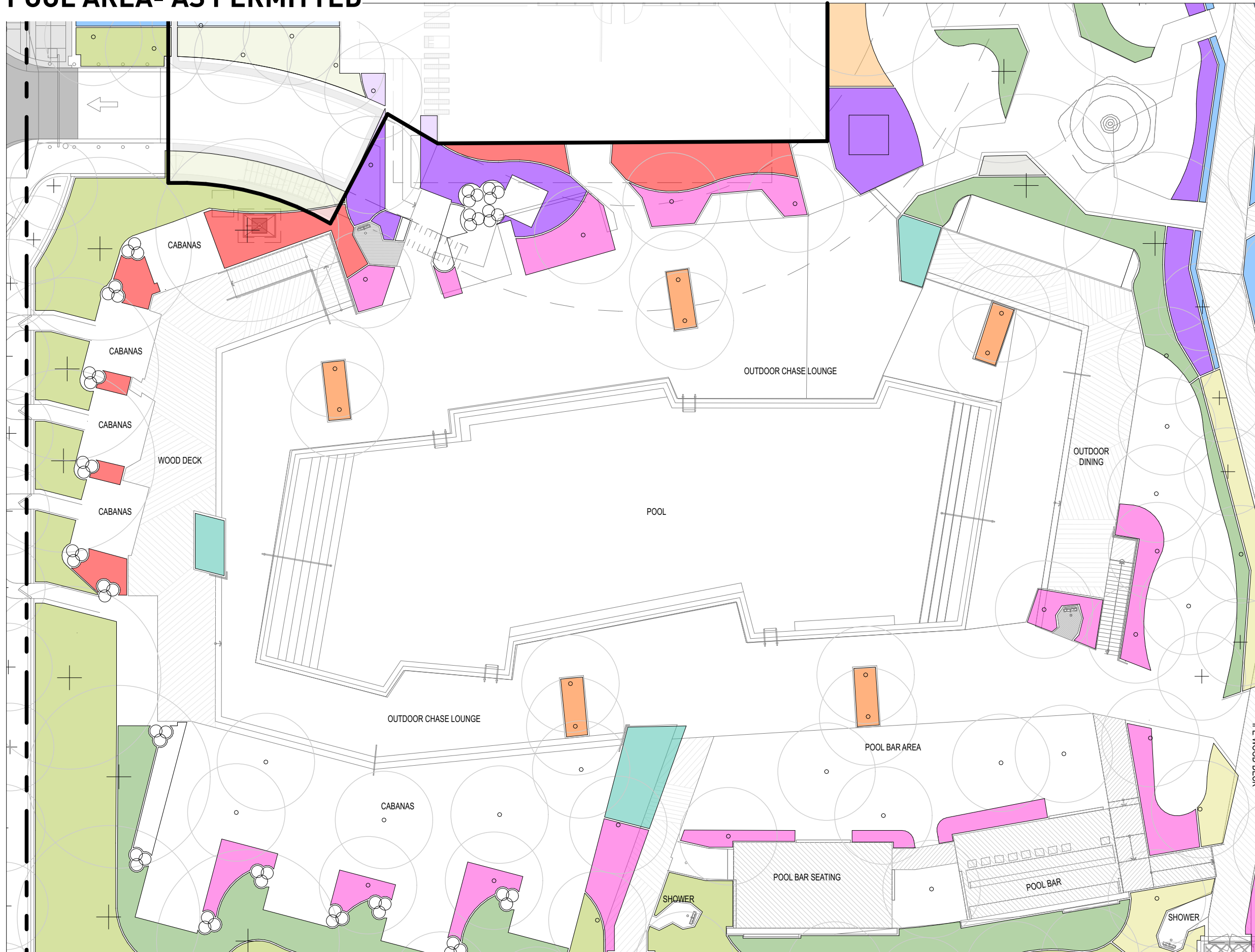
BEACH RESTAURANT FOR MEMBERS CLUB AND HOTEL GUESTS - PROPOSED
SCALE: 3/32" = 1'-0"



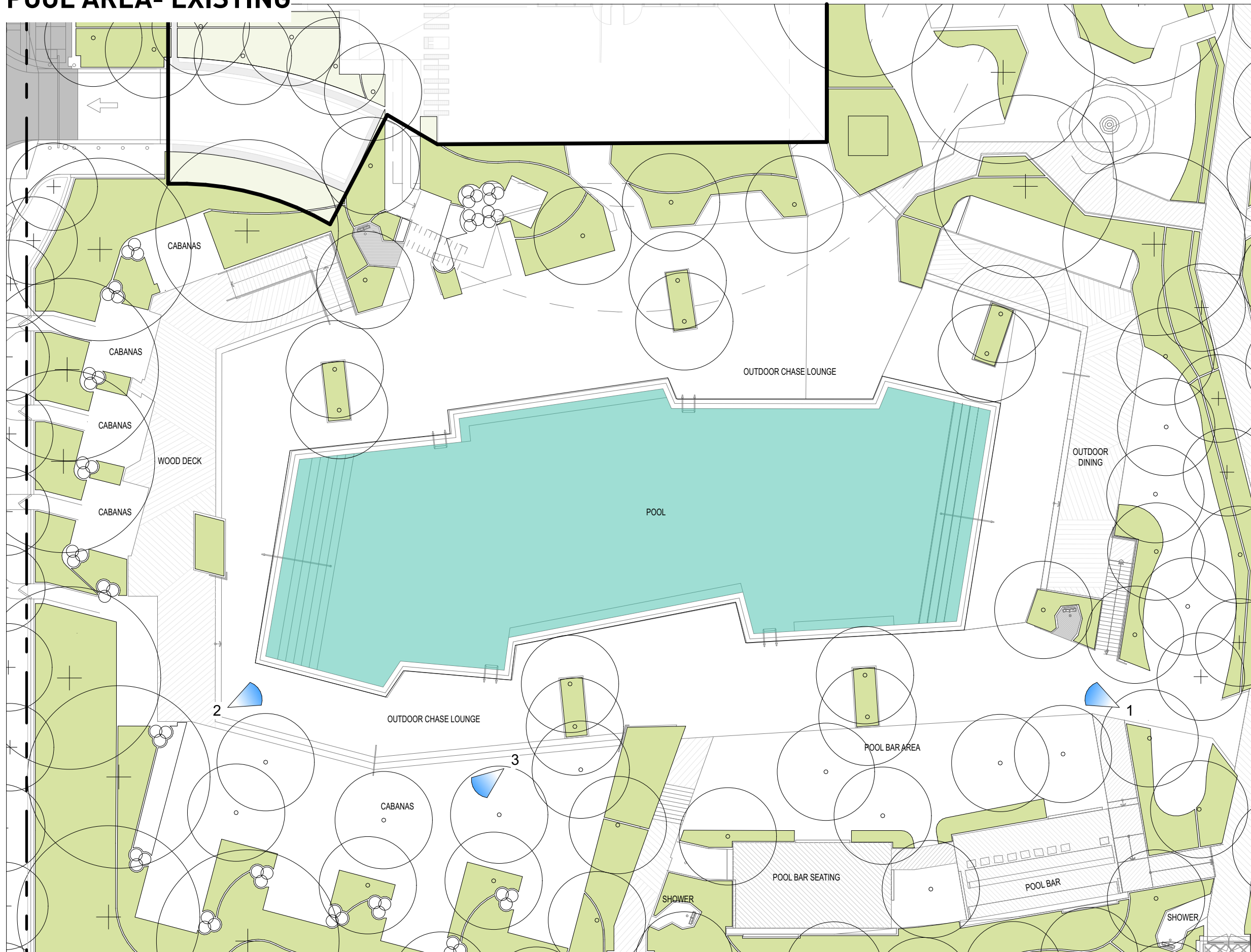
KEY PLAN
NTS



POOL AREA- AS PERMITTED



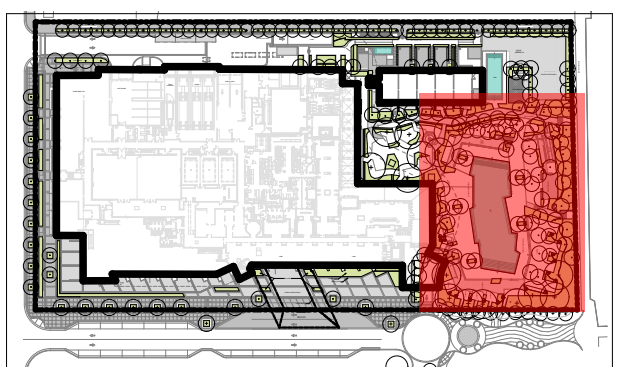
POOL AREA- EXISTING



Picture #1: Pool



Picture #2: Pool



POOL AREA- PROPOSED



Phoenix dactylifera



Liriope muscari



Thunbergia grandiflora



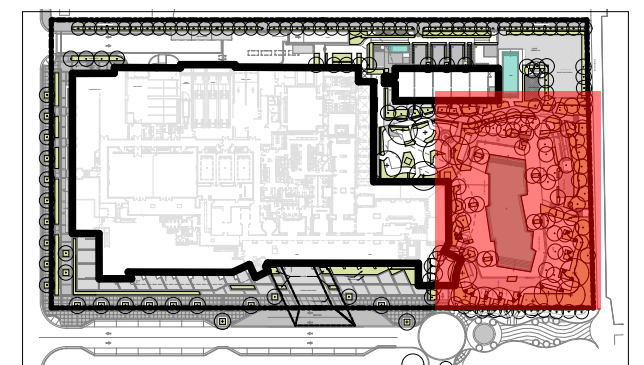
Neomarica caerulea



Peperomia obtusifolia



Plumeria spp.



EASTERN BUFFER - AS PERMITTED



Muhlenbergia capillaris



Serenoa repens



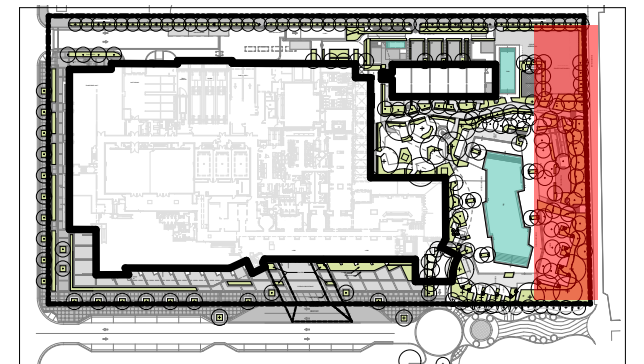
Clusia guttifera



Clusia rosea 'nana'

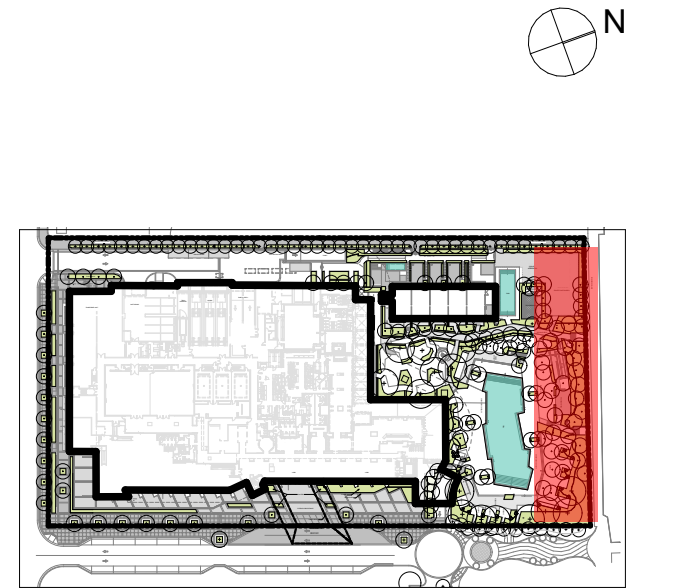


White vinca



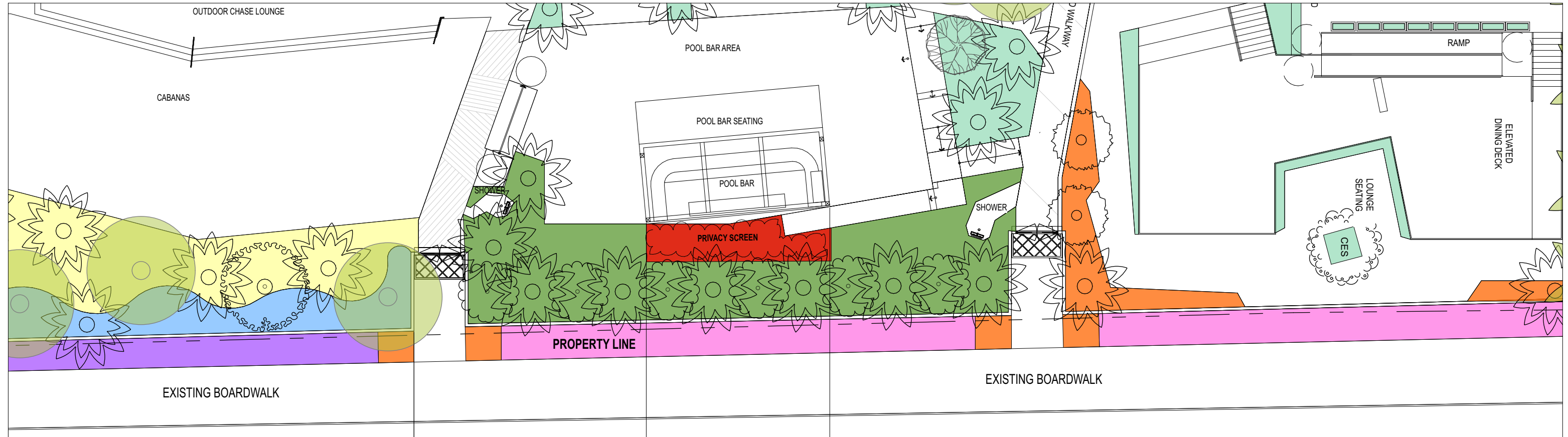
KEY PLAN
NTS

EASTERN BUFFER - EXISTING

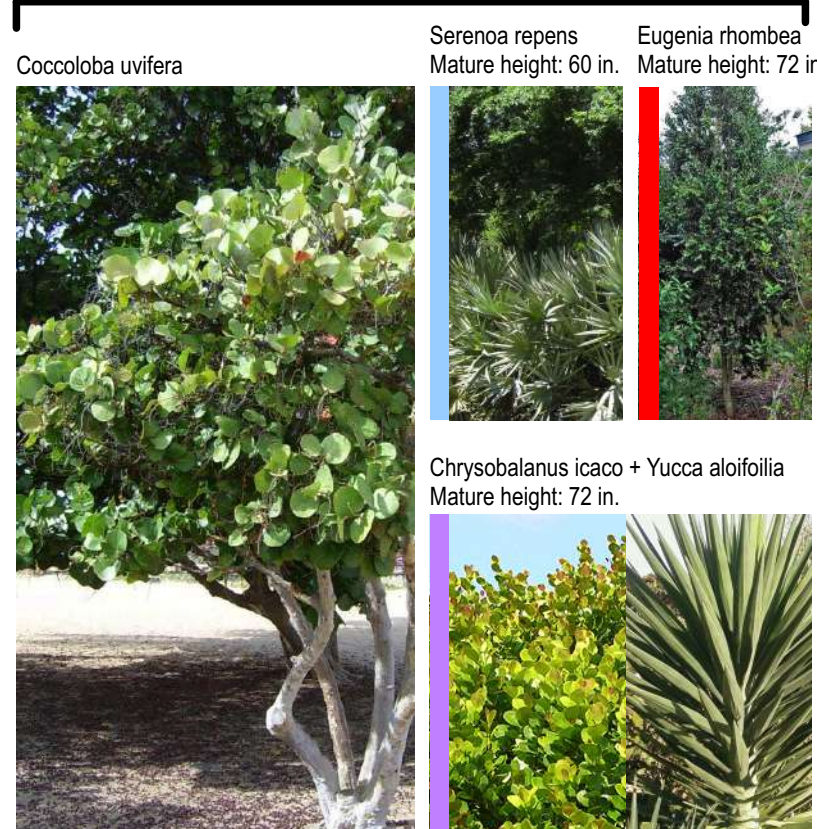


KEY PLAN
NTS

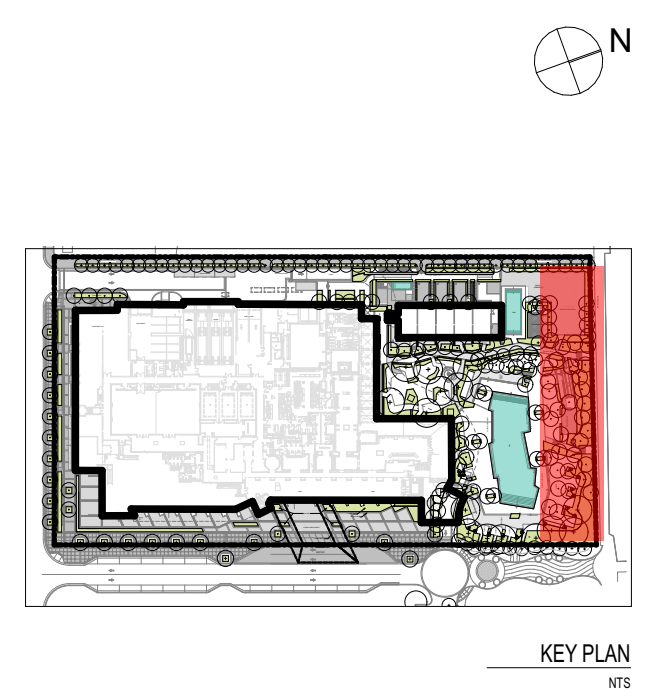
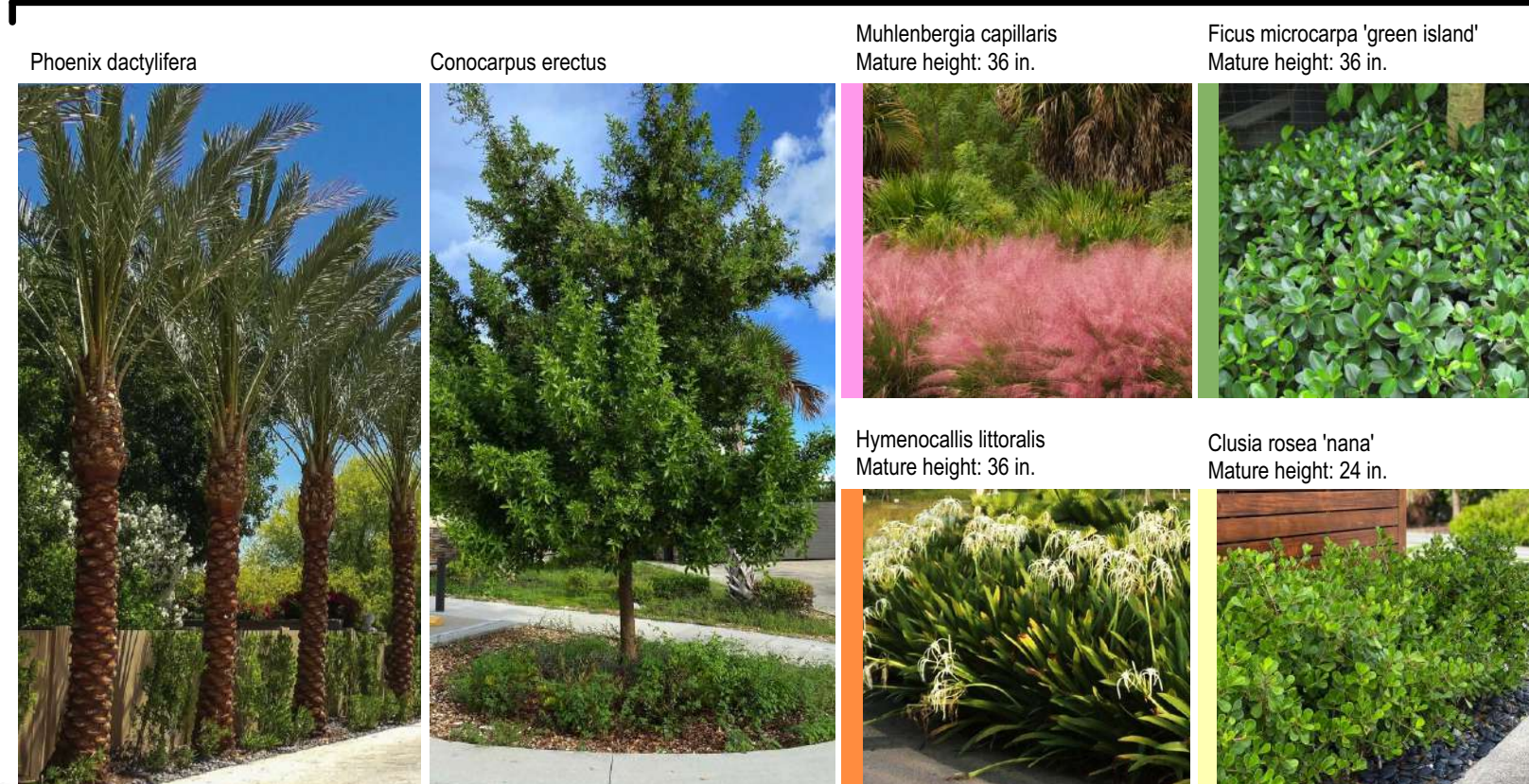
EASTERN BUFFER - PROPOSED



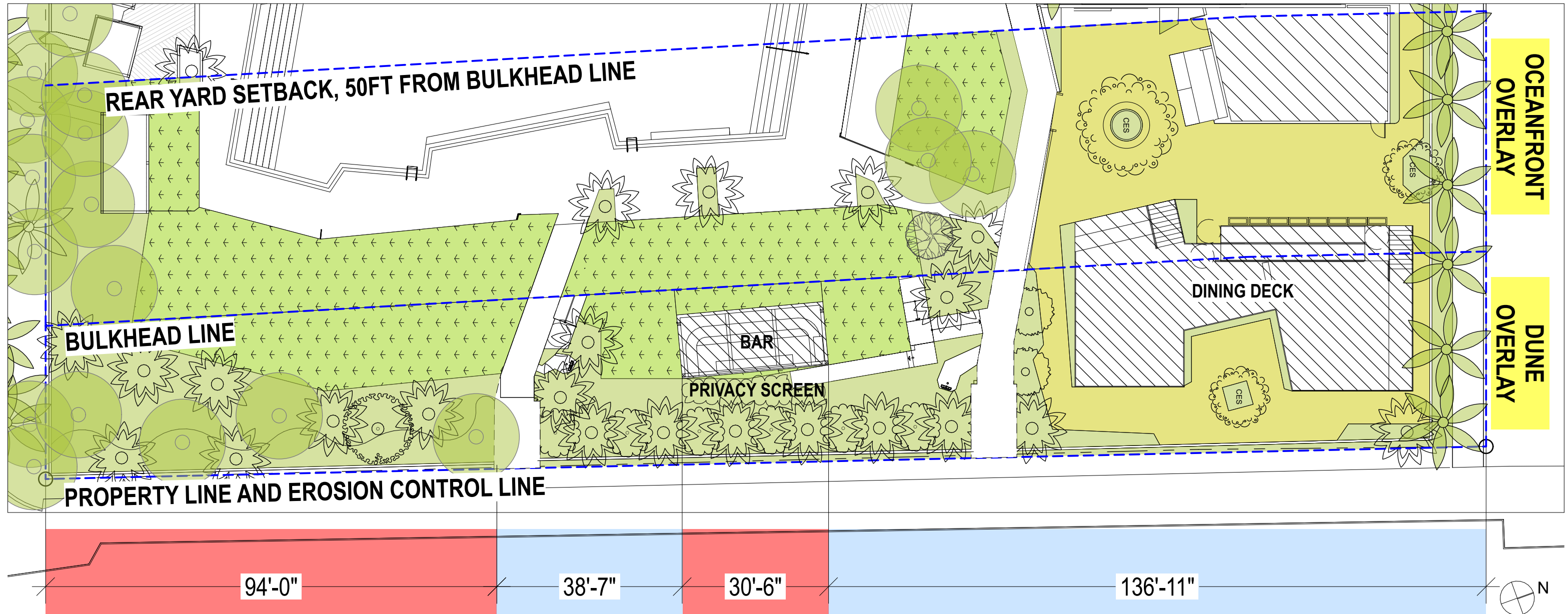
PRIVACY SCREEN



VIEW CORRIDOR



EASTERN BUFFER - TRANSPARENCY DIAGRAM



Overall Beach Frontage: **300 LF**

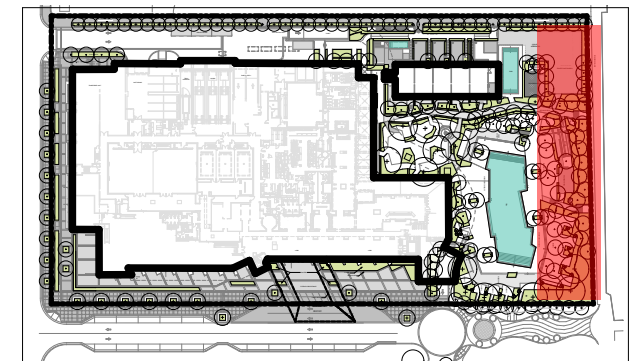
Proposed View Corridor: **175.5 LF (58.5%)**

Proposed Privacy Screen: **124.5 LF (41.5%)**

NOTE: SEE PLANTING PLAN FOR SPECIFIC PLANT SELECTIONS AT THE VIEW CORRIDOR AND THE PRIVACY SCREEN.

7.3.1.2.b OCEANFRONT

10. A view corridor shall be created by maintaining a minimum of 50 percent (50%) of the required rear yard setback open and unencumbered, apart from landscaping and decorative open picket type fences, from the erosion control line to the rear setback line.



KEY PLAN
NTS

TYPICAL PLANTING DETAILS

