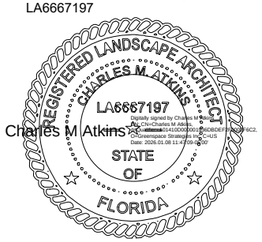
RYAN ALDERMAN
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Davie, Florida 33331
P: 305.801.9185



Ryan N Alderman

GSLA
Greenspace Strategies
Landscape Architecture

7995 SW 170th Street
Miami, Florida 33157
O: 786.505.8579
M: 561.460.8499
E: ca@greenspacestrategies.com
LA6667197



Charles M Atkins

235 Washington Ave, Miami Beach

Request for demolition of 2-Story building and to convert site for recreational use by adjacent Educational site 251 Washington Avenue

File no. HPB25-0645

basecamp305

HPB Final Submittal
January 11, 2026

BOUNDARY AND TOPOGRAPHY SURVEY
235 WASHINGTON AVENUE, MIAMI BEACH, FL. 33139

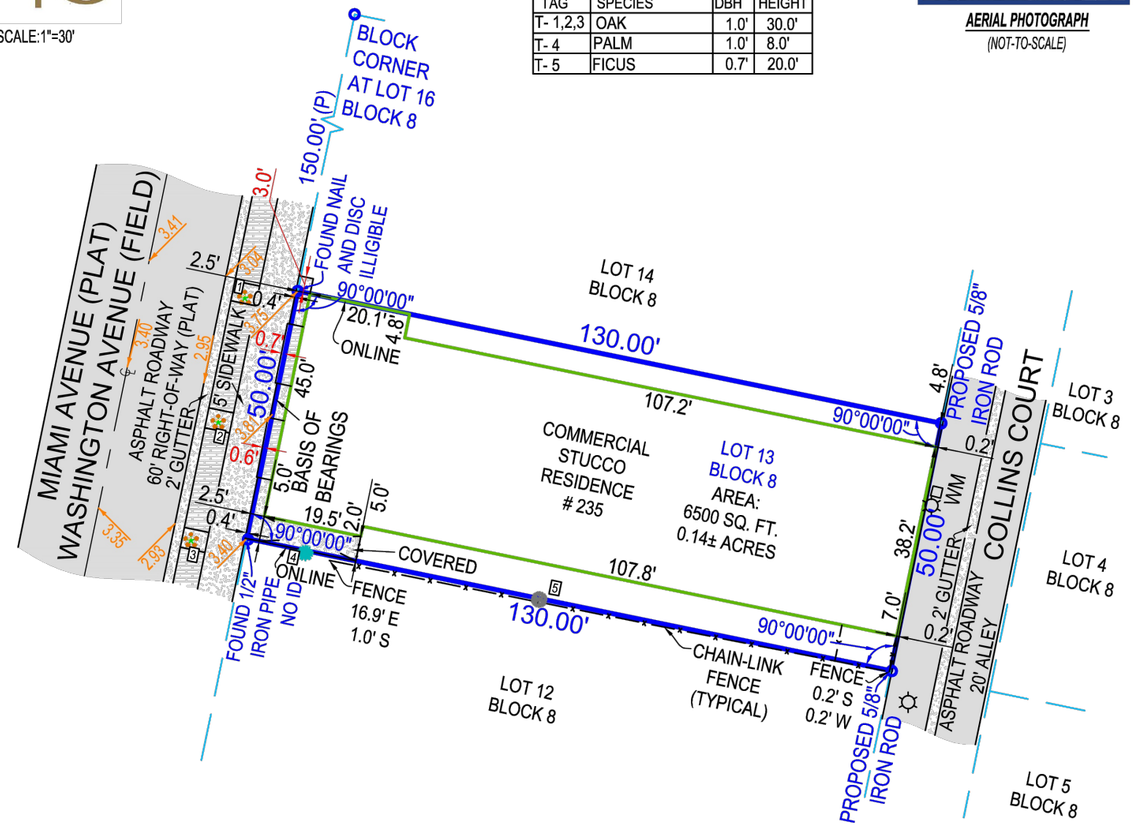
SCALE:1"=30'

PARENT BENCHMARK
NAME= D-166
ELEV= 7.27' IN N.A.V.D. 88
MIAMI-DADE COUNTY

TREE TABLE			
TAG	SPECIES	DBH	HEIGHT
T- 1,2,3	OAK	1.0'	30.0'
T- 4	PALM	1.0'	8.0'
T- 5	FICUS	0.7'	20.0'



AERIAL PHOTOGRAPH
(NOT-TO-SCALE)



- ALL ANGLES AND DISTANCES SHOWN HEREON ARE BOTH RECORD AND MEASURED UNLESS OTHERWISE NOTED

SHEET 1 OF 2 (SKETCH OF SURVEY) - SEE SHEET 2 OF 2 FOR LEGAL DESCRIPTION, AND OTHER SURVEY RELATED DATA. SURVEY IS NOT COMPLETE WITHOUT ALL SHEETS

The survey map & report or the copies thereof are not valid without the digital signature and seal of a Florida licensed surveyor and mapper

Date of Field Work : 12-02-2025
Drawn By: O. G.
Order #: 275277
Last Revision Date: 12-04-2025
Boundary Survey prepared by: LB 8669
RCE Surveying LLC
561-508-6272
1547 Prosperity Farms Rd, Lake Park, FL 33403

NEXGEN
www.NexGenLogix.com

Robert Evans
LICENSE NUMBER
THIS SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY
Robert Evans
LS#7465
ON 12-04-2025
STATE OF FLORIDA
Professional Surveyor and Mapper

SHEET 2 OF 2 (CERTIFICATIONS) SEE SHEET 1 OF 2 FOR SKETCH OF SURVEY.
SURVEY IS NOT COMPLETE WITHOUT ALL SHEETS

File #:

Order #: 275277

LEGAL DESCRIPTION OF: 235 WASHINGTON AVE, MIAMI BEACH, FLORIDA, 33139

LOT 13, BLOCK 8, OCEAN BEACH SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 38 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

CERTIFIED TO:
RYAN ALDERMAN

FLOOD ZONE:
12086C0319L
ZONE: AE
ELEV: 08 FT
EFF: 09/11/2009

SURVEY NOTES:
- FENCES LIE NEAR BOUNDARY LINES AS SHOWN, OWNERSHIP NOT DETERMINED.
- FENCES CROSS THE BOUNDARY LINE ON SOUTHERLY SIDE OF LOT AS SHOWN.
- BRICK SURFACE CROSSES THE BOUNDARY LINE ON WESTERLY SIDE OF LOT AS SHOWN.
- CONCRETE SURFACE CROSSES THE BOUNDARY LINES ON WESTERLY AND NORTHERLY SIDES OF LOT AS SHOWN.

LEGEND

A/C	-AIR CONDITIONER
WM	-WATER MEATER
AL	-ARC LENGTH
(C)	-CALCULATED
(M)	-MEASURED
P.O.B	-POINT OF BEGINNING
P.O.C	-POINT OF COMMENCEMENT
&	-AND
P.B	-PLAT BOOK
PG	-PAGE
U.E.	-UTILITY EASEMENT
D.E.	-DRAINAGE EASEMENT
P.U.E.	-PUBLIC UTILITY EASEMENT
L.A.E.	-LIMITED ACCESS EASEMENT
L.M.E.	-LAKE MAINTENANCE EASEMENT
O.H.E	-OVERHEAD EASEMENT
R	-RADIUS
(R)	-RECORD
O.R.B.	-OFFICIAL RECORDS BOOK
Sq.Ft.	-SQUARE FEET
Ac	-ACRES
DB	-DEED BOOK
(D)	-DEED
(P)	-PLAT
EOW	-EDGE OF WATER
TOB	-TOP OF BANK
OHL	-OVERHEAD LINE
C/O	-CLEAN OUT
ELEV	-ELEVATION
FF	-FINISHED FLOOR
LS	-LICENSED SURVEYOR
LB	-LICENSED BUSINESS
PSM	-PROFESSIONAL SURVEYOR & MAPPER
-x-	-FENCE
#	-NUMBER
±	-PLUS OR MINUS
	-ASPHALT
	-CONCRETE
	-PAVER/BRINCK
	-WOOD
	-LIGHT POLE
	-WELL
	-WATER VALVE
	-CENTER LINE
	-CATCH BASIN
	-FIRE HYDRANT
	-UTILITY POLE
	-MANHOLE
	-ELEVATION

SOME ITEMS IN LEGEND MAY NOT APPEAR ON DRAWING.

GENERAL NOTES:

1) THIS SURVEY IS BASED UPON RECORD INFORMATION PROVIDED BY CLIENT. NO SPECIFIC SEARCH OF THE PUBLIC RECORD HAS BEEN MADE BY THIS OFFICE UNLESS OTHERWISE NOTED. 2) IF THIS SURVEY HAS BEEN PREPARED FOR THE PURPOSES OF A MORTGAGE TRANSACTION, ITS SCOPE IS LIMITED TO THE DETERMINATION OF TITLE DEFICIENCIES. NO FUTURE CONSTRUCTION SHALL BE BASED UPON THIS SURVEY WITHOUT FIRST OBTAINING APPROVAL AND/OR UPDATES FROM THE SURVEYOR. THE SURVEYOR ASSUMES NO RESPONSIBILITY FOR ERRORS RESULTING FROM FAILURE TO ADHERE TO THIS CLAUSE. 3) ANY FENCES SHOWN HEREON ARE ILLUSTRATIVE OF THEIR GENERAL POSITION ONLY. FENCE TIES SHOWN ARE TO GENERAL CENTERLINE OF FENCE. THIS OFFICE WILL NOT BE RESPONSIBLE FOR DAMAGES RESULTING SOLELY ON THEIR PHYSICAL RELATIONSHIP TO THE MONUMENTED BOUNDARY LINES. 4) GRAPHIC REPRESENTATIONS MAY HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE MEASURED RELATIONSHIPS- DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED POSITIONS. 5) UNDERGROUND IMPROVEMENTS HAVE NOT BEEN LOCATED EXCEPT AS SPECIFICALLY SHOWN. 6) ELEVATIONS ARE BASED UPON NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D. 1929) OR NORTH AMERICAN VERTICAL DATUM (N.A.V.D. 1988).7) ALL BOUNDARY AND CONTROL DIMENSIONS SHOWN ARE FIELD MEASURED AND CORRESPOND TO RECORD INFORMATION UNLESS SPECIFICALLY NOTED OTHERWISE. 8) CORNERS SHOWN AS "SET" ARE 5/8" IRON RODS IDENTIFIED WITH A PLASTIC CAP MARKED LB (LICENSED BUSINESS) UNLESS OTHERWISE SHOWN.

Info@Nexgenlogix.com

561-508-6272

1547 Prosperity Farms Lake
Park FL 33403

G1.01 ZONING DATA AND DRAWING LIST

Item #	Zoning Information			
1	Address:	235 Washington Ave		
2	Board and file numbers:	HPB25-0645		
3	Folio number(s):	02-4203-009-1070		
4	Year constructed:	1938	Zoning District:	RPS-3
5	Base Flood Elevation:	8.0' NGVD	Grade value in NGVD:	3.81' NGVD
6	Adjusted grade (Flood+Grade/2):	5.90' NGVD	Lot Area:	6,500 SF
7	Lot width:	50'	Lot Depth:	130'
8	Minimum Unit Size:	N/A	Average Unit Size:	N/A
9	Existing use:	Hotel	Proposed use:	Recreational

		Maximum	Existing	Proposed	Deficiencies
10	Height	N/A	N/A	N/A	N/A
11	Number of Stories	N/A	N/A	N/A	N/A
12	FAR: 2.0	N/A	N/A	N/A	N/A
13	Gross Square Footage	N/A	N/A	N/A	N/A
14	Floor Area by use	N/A	N/A	N/A	N/A
15	Number of Units Residential	N/A	N/A	N/A	N/A

	Setbacks	Required	Existing	Proposed	Deficiencies
	Pedestal:	N/A	N/A	N/A	N/A
29	Front Setback	N/A	N/A	N/A	N/A
30	Street Side Setback	N/A	N/A	N/A	N/A
31	Interior Side Setback	N/A	N/A	N/A	N/A
33	Rear Setback	N/A	N/A	N/A	N/A

	Parking	Required	Existing	Proposed	Deficiencies
39	Parking district 1	N/A	N/A	N/A	N/A
40	Total # of parking spaces:	N/A	N/A	N/A	N/A
49	Off-Street Loading Spaces	N/A	N/A	N/A	N/A
50	Bicycle Racks	N/A	N/A	N/A	N/A

51	Type of use		Hotel	Recreational
56	Located within a Local Historic District?	**Yes -** Ocean Beach Historic District		
57	Is this a contributing building?	**Yes**		
58	Proposed hours of operation	**7:00 AM - 3:00 PM**		

Notes:
If not applicable write N/A
All other data information may be required and presented like the above format

INDEX OF SHEETS

	COVER SHEET
	SURVEY
G1-01	SHEET INDEX & ZONING DATA
G1-02	LOCATION MAP
G1-03	ZONING AND HISTORIC DISTRICT MAPS
G1-04	CONTEXT PHOTOS
G1-05	CONTEXT PHOTOS
G1-06	CONTEXT PHOTOS
G1-07	CONTEXT PHOTOS
G1.08	CONTEXT SITE PLAN
G1.09	CONTEXT SITE ELEVATIONS
G1-10	SITE PLAN (DEMOLITION)
G1-11	SITE PLAN (PROPOSED) & HISTORIC PLAQUE DETAIL
G1-12	SITE FENCE/GATE ELEVATIONS
G1-13	SITE FENCE/GATE DETAILS
G1-14	REFERENCE IMAGES
L0-00	LANDSCAPE LEGEND & NOTES
L0-01	TREE DISPOSITION PLAN
L1-01	LANDSCAPE CANOPY PLAN
L1-02	LANDSCAPE UNDERSTORY PLAN
L1-03	MATERIALS LIST & PLANTING DETAILS
L2-01	HARDSCAPE PLAN
L2-02	HARDSCAPE DETAIL & SCHEDULE

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14970 E Falcons Lea Dr.
Davie, Florida 33331
P: 305.801.9185

STATE OF FLORIDA
RYAN N. ALDERMAN
AR94567
REGISTERED ARCHITECT

Ryan N Alderman
Digitally signed by Ryan N Alderman
DN: CN=Ryan N Alderman, oid.0.9.2342.19200300.100.1.1=A01410C000001960B72E53000D8D0B, O=Ryan Alderman Architect, C=US
Date: 2026.01.08 11:13:46-05'00'

GSLA
Greenspace Strategies
Landscape Architecture
7995 SW 170th Street
Miami, Florida 33157
O: 786.505.8579
M: 561.460.8499
E: ca@greenspacestrategies.com
LA6667197

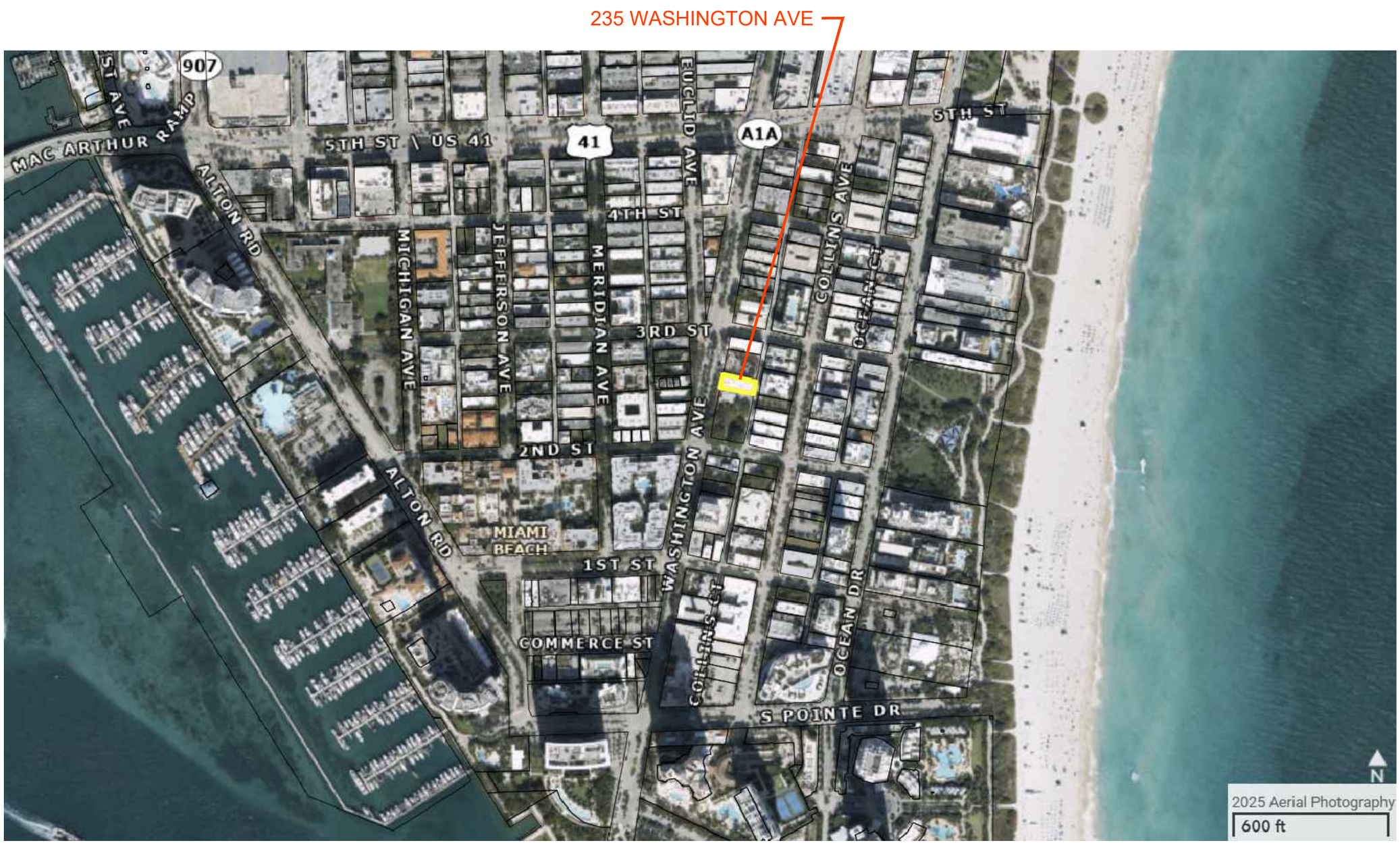
Charles M Atkins
Digitally signed by Charles M Atkins
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Date: 2026.01.08 11:14:09-05'00'

REGISTERED LANDSCAPE ARCHITECT
CHARLES M. ATKINS
LA6667197
STATE OF FLORIDA

G1.02 LOCATION MAP

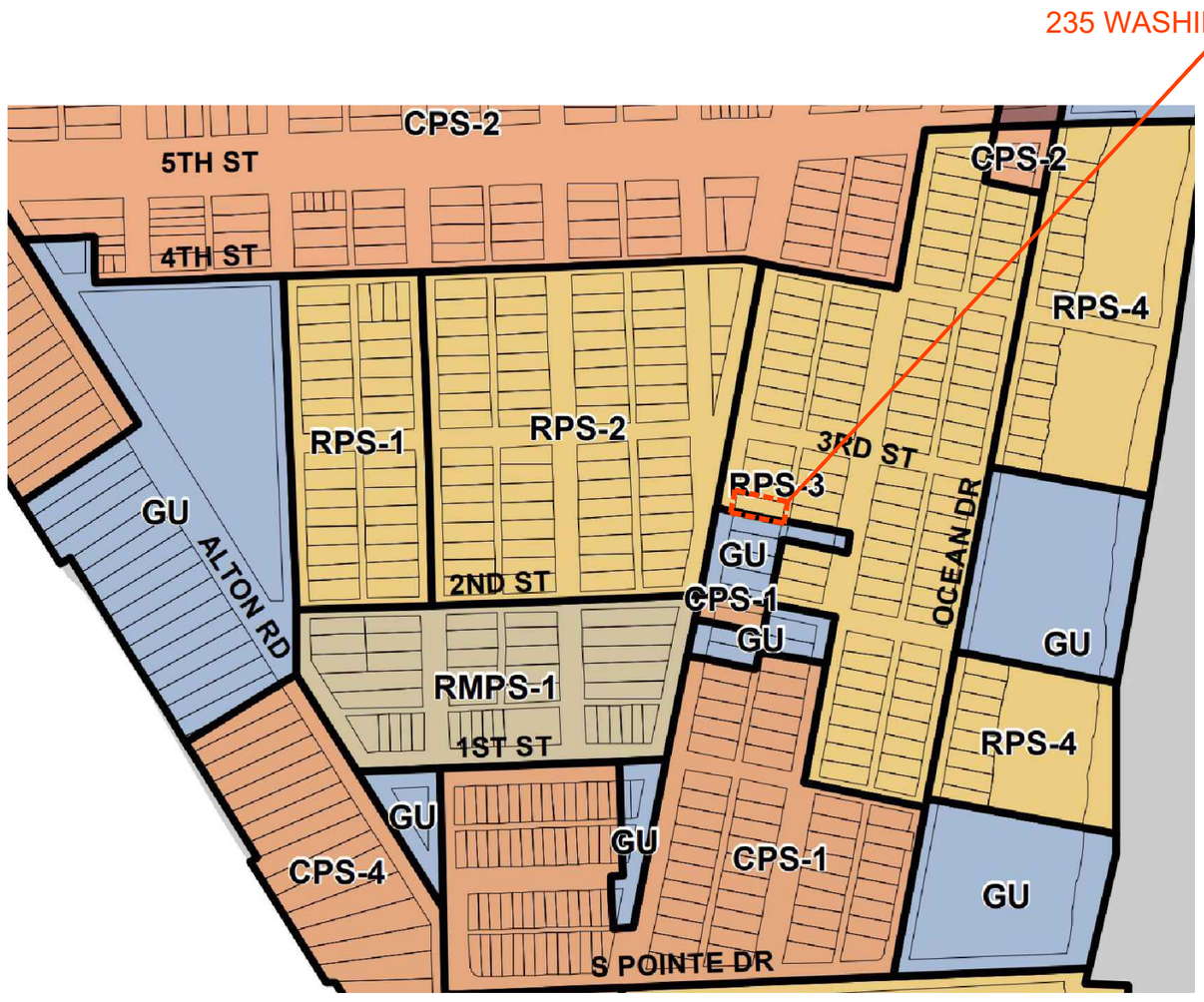
RYAN ALDERMAN
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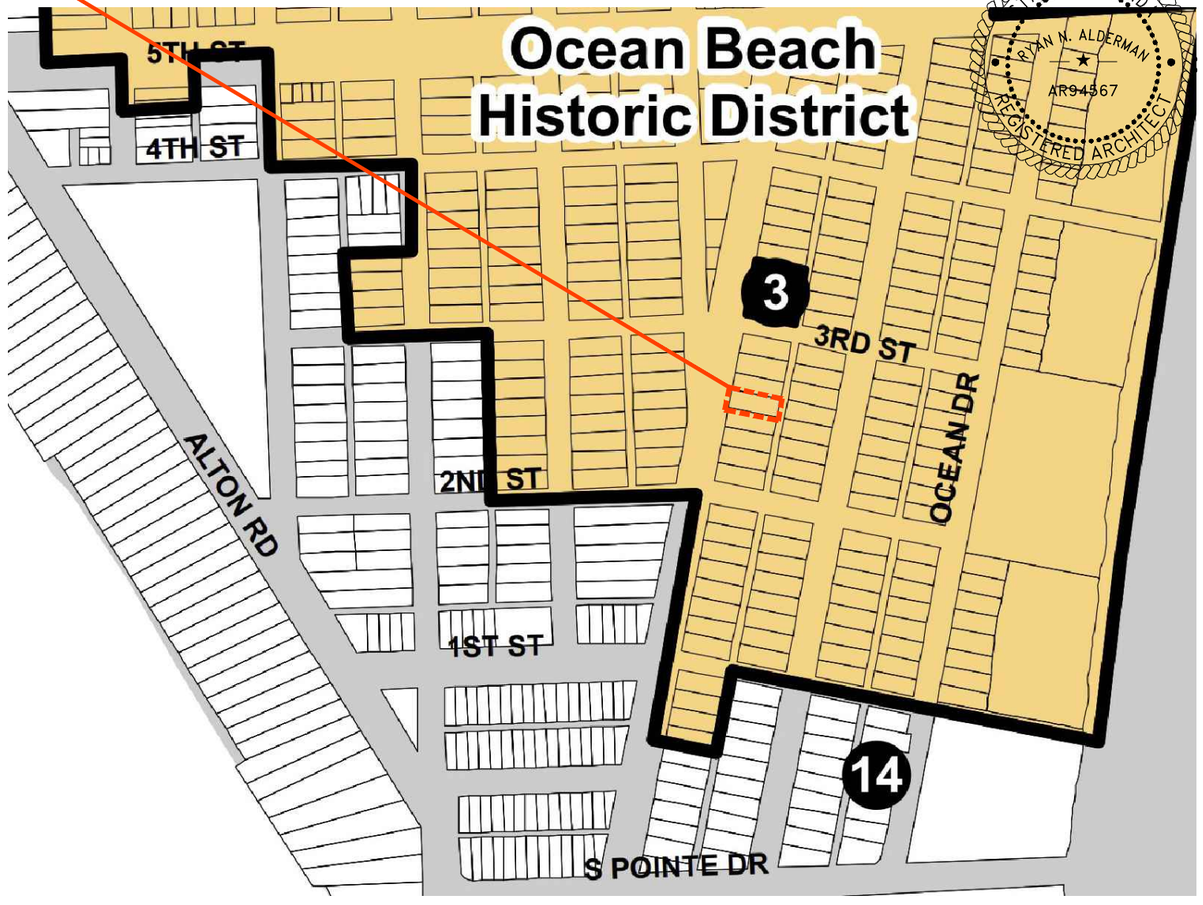
STATE OF FLORIDA
RYAN N. ALDERMAN
AR94567
REGISTERED ARCHITECT



G1.03 ZONING AND HISTORIC DISTRICT MAP

RYAN ALDERMAN
ARCHITECT
14970 E Falcons Lea Dr.
Davie, Florida 33331
P: 305.801.9185





RPS-3 Residential performance standard, medium-high density

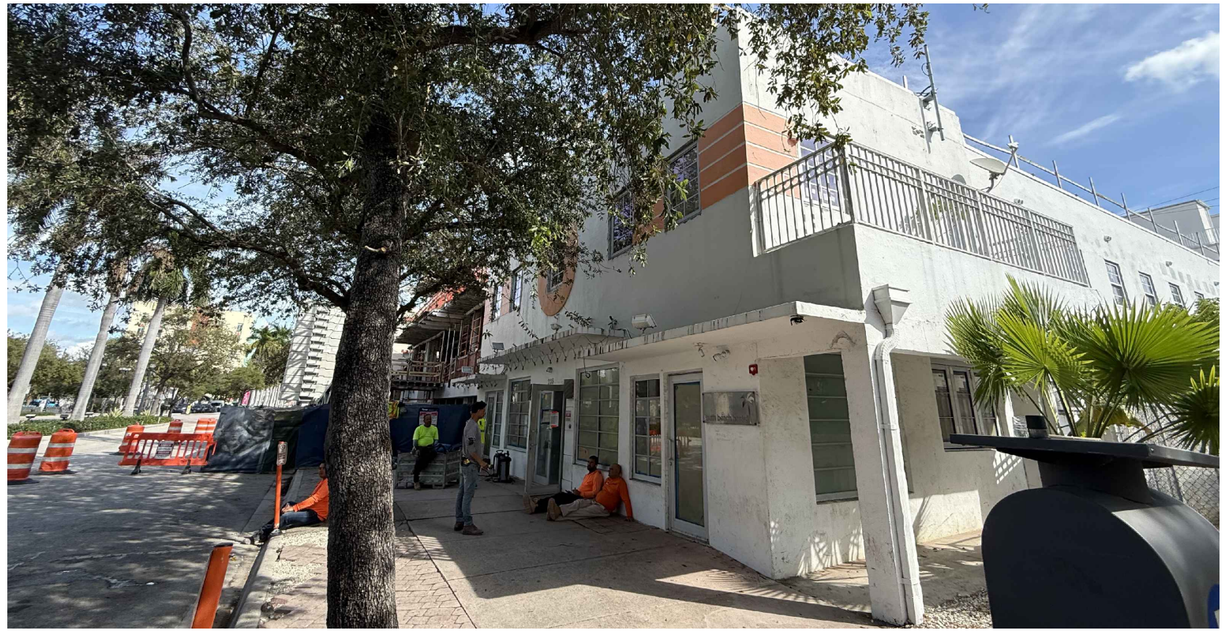
Ocean Beach Historic District

G1.04 EXISTING CONTEXT IMAGES

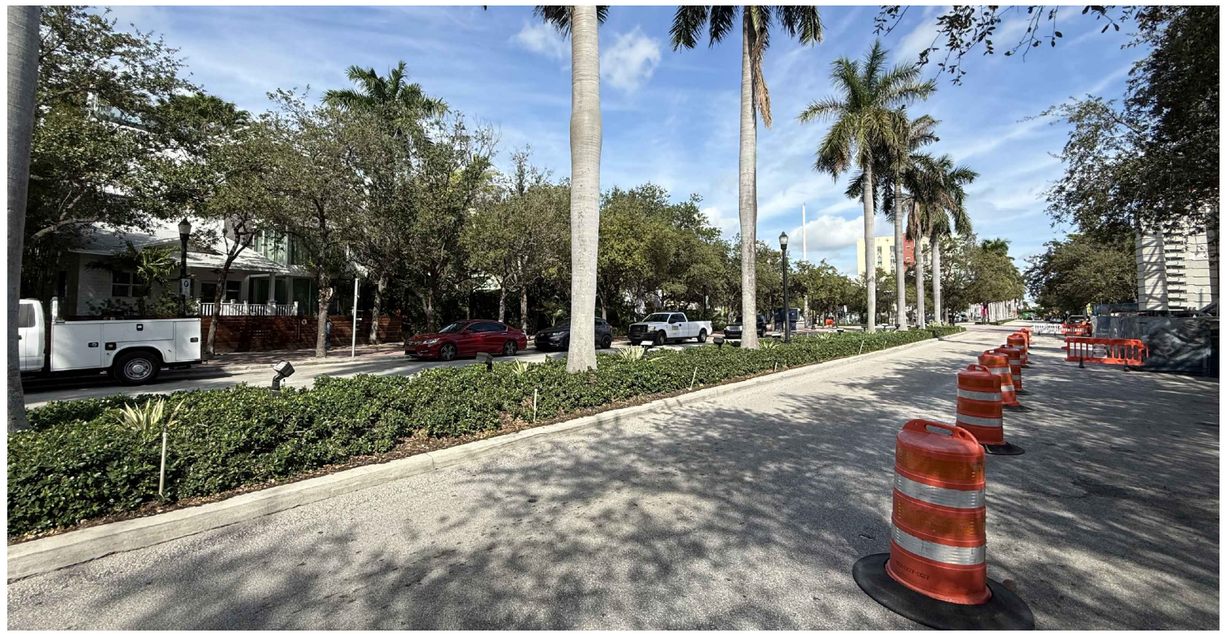
RYAN ALDERMAN
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STATE OF FLORIDA
RYAN N. ALDERMAN
AR94567
REGISTERED ARCHITECT





1



2

G1.05 EXISTING CONTEXT IMAGES

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14970 E Falcons Lea Dr.
Davie, Florida 33331
P: 305.801.9185

STATE OF FLORIDA
RYAN N. ALDERMAN
AR94567
REGISTERED ARCHITECT





1



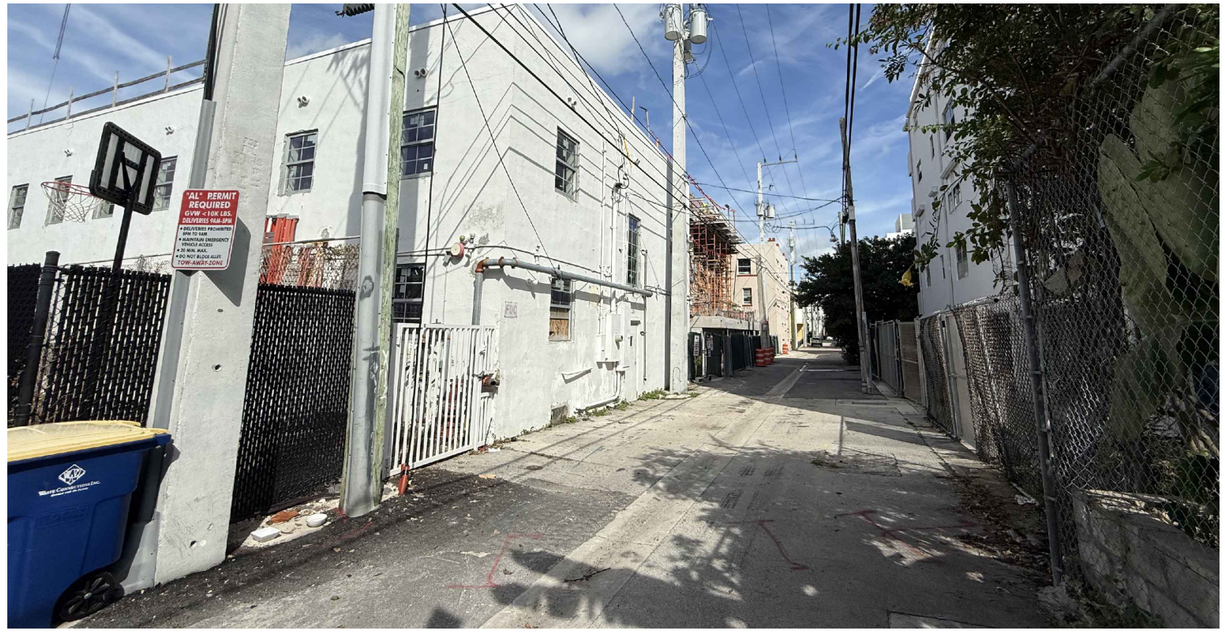
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G1.06 EXISTING CONTEXT IMAGES

RYAN ALDERMAN
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14970 E Falcons Lea Dr.
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STATE OF FLORIDA
RYAN N. ALDERMAN
AR94567
REGISTERED ARCHITECT





1



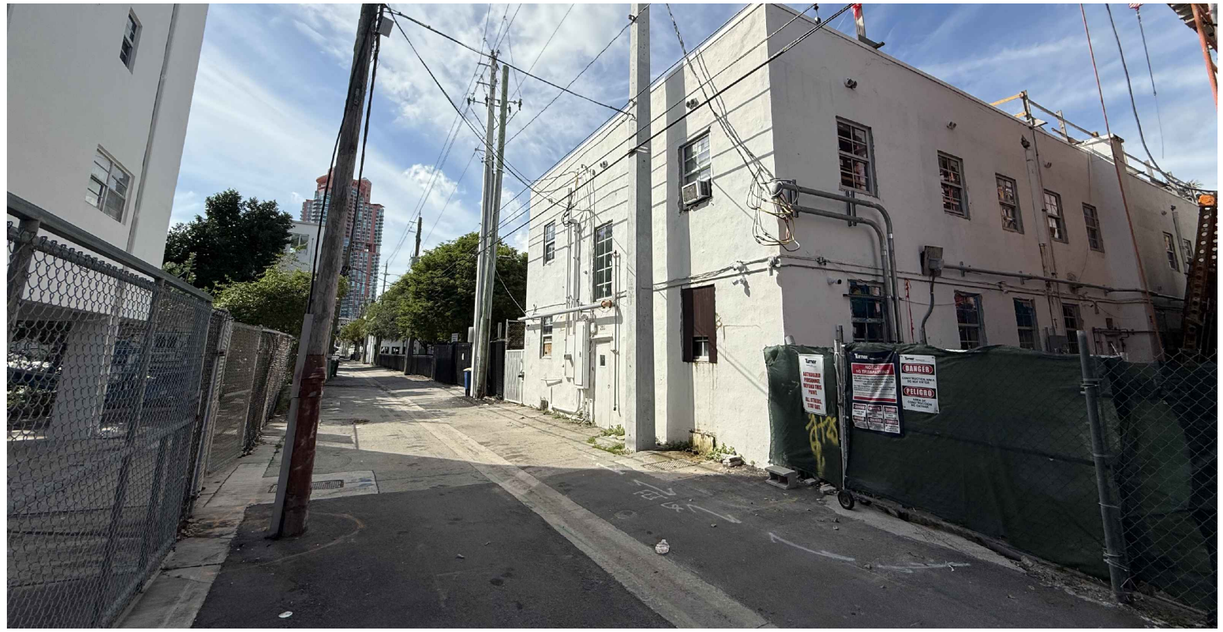
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G1.07 EXISTING CONTEXT IMAGES

RYAN ALDERMAN
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P: 305.801.9185

STATE OF FLORIDA
RYAN N. ALDERMAN
AR94567
REGISTERED ARCHITECT





1

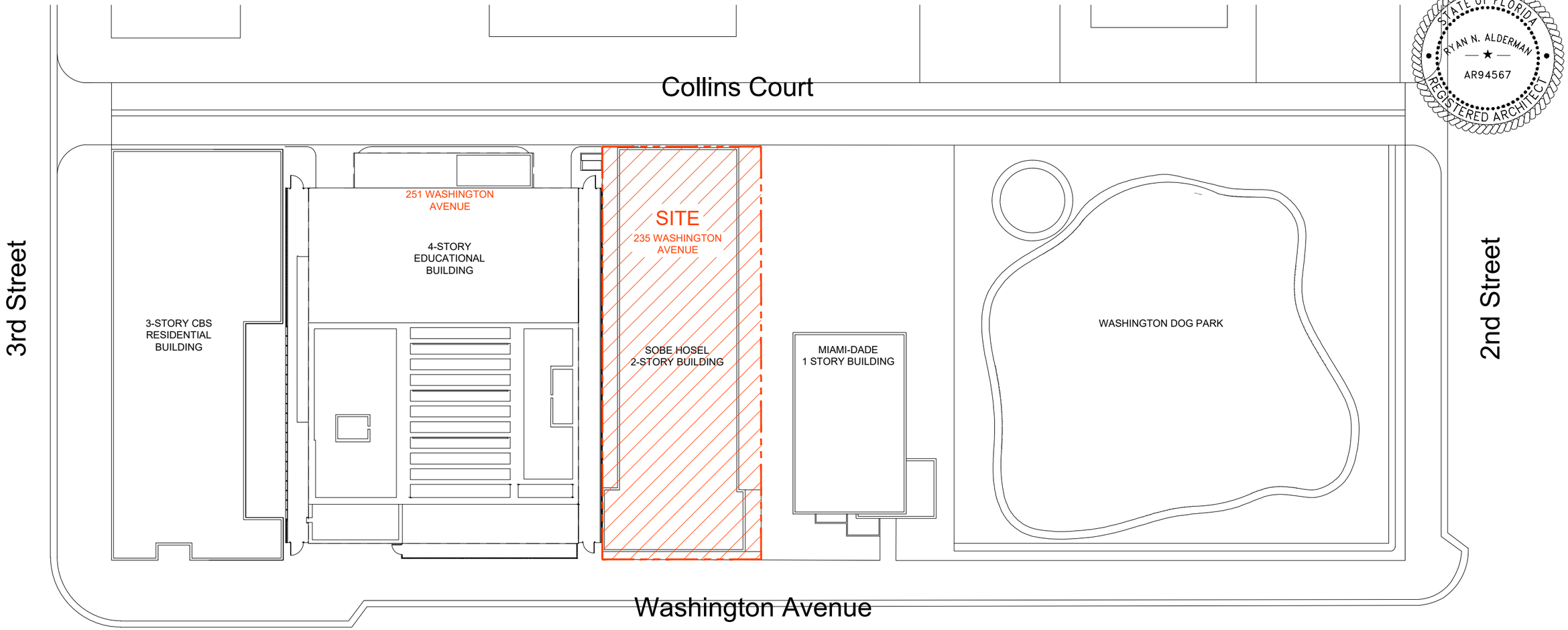


2

G1.08 CONTEXT SITE PLAN

RYAN ALDERMAN
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STATE OF FLORIDA
RYAN N. ALDERMAN
AR94567
REGISTERED ARCHITECT

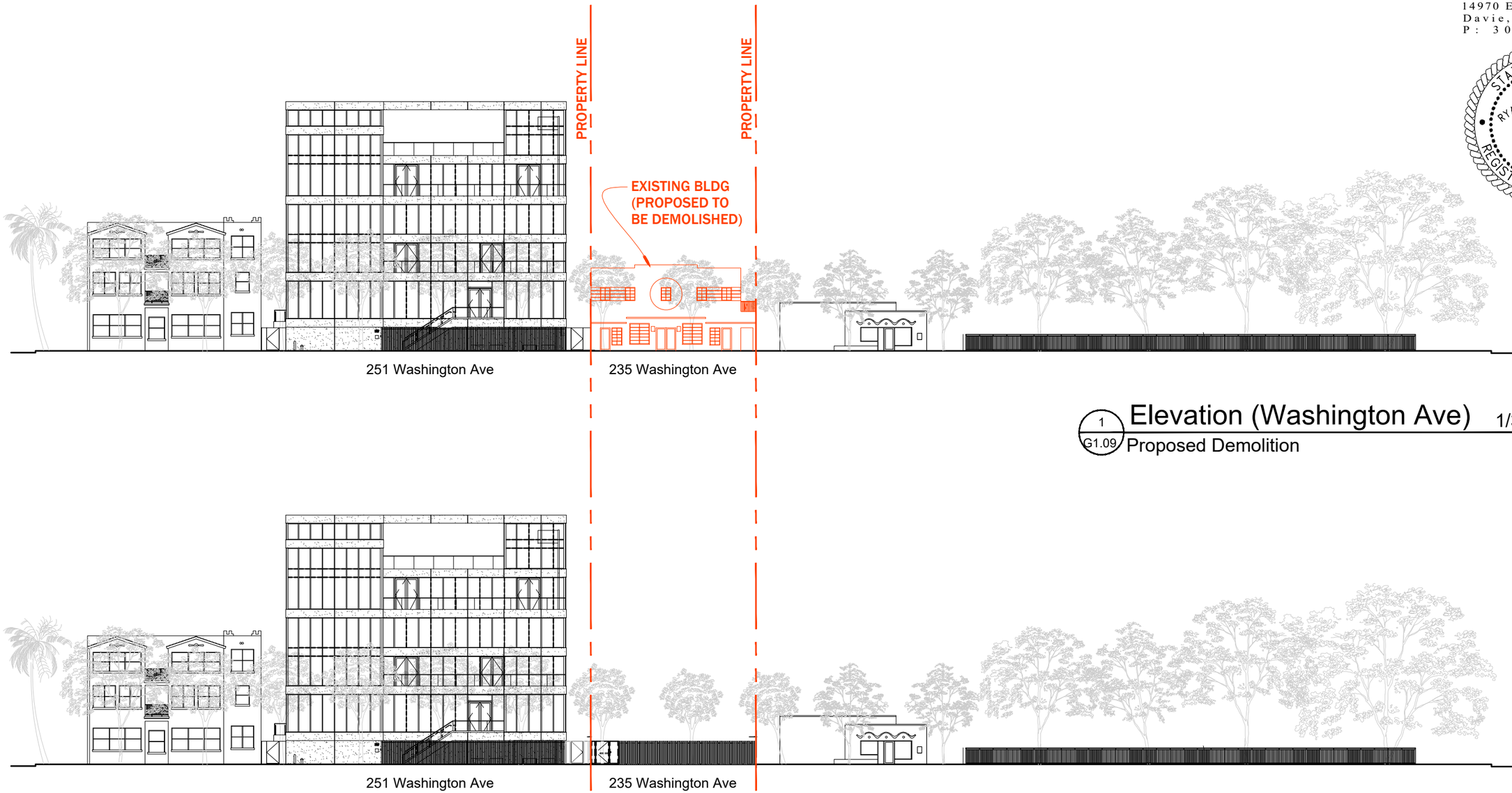


2 G1.08 Context Site Plan 1/32" = 1'-0"

G1.09 SITE ELEVATIONS

RYAN ALDERMAN
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STATE OF FLORIDA
RYAN N. ALDERMAN
AR94567
REGISTERED ARCHITECT



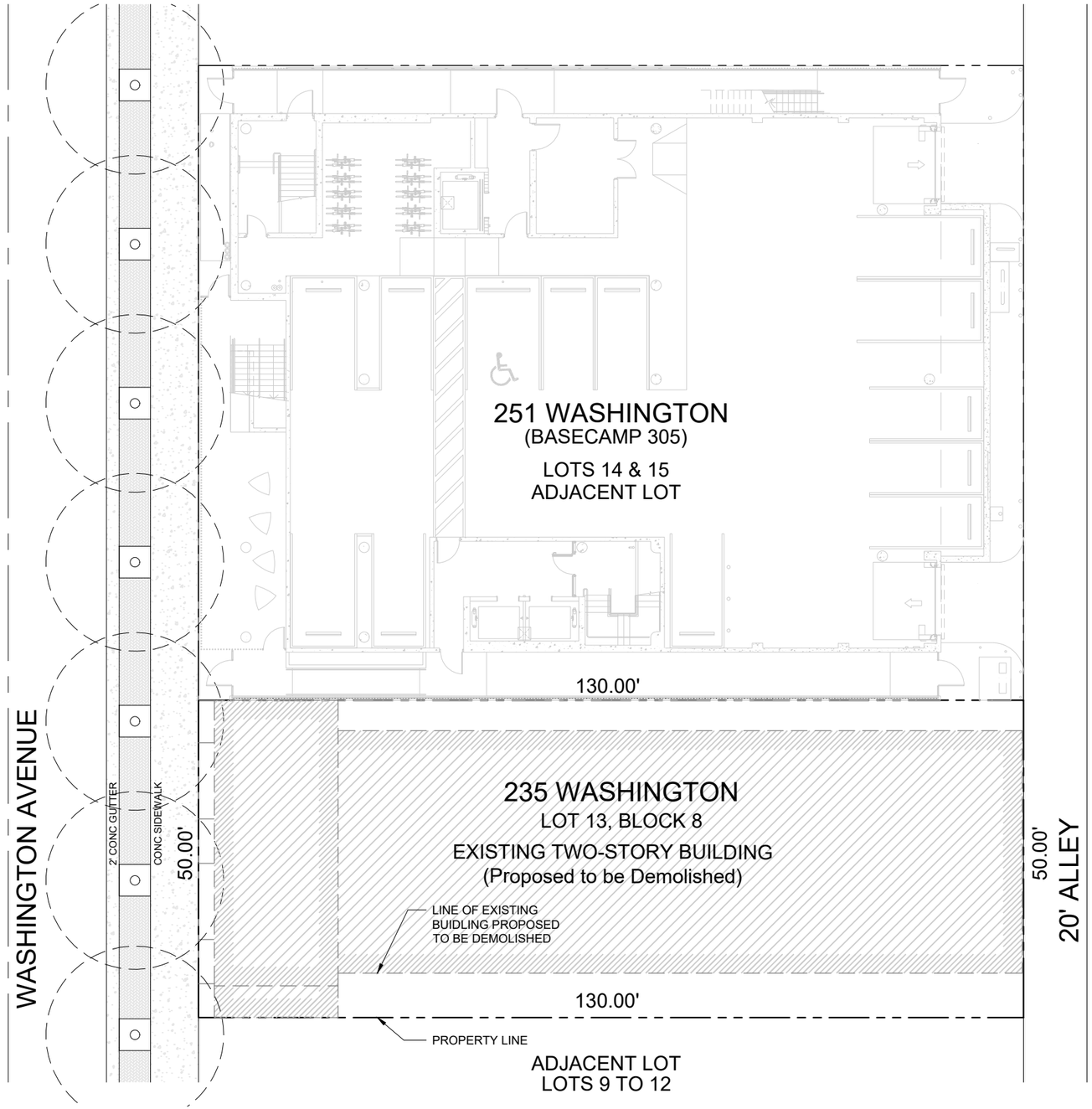
1 G1.09 Elevation (Washington Ave) 1/32" = 1'-0"
Proposed Demolition

2 G1.09 Elevation (Washington Ave) 1/32" = 1'-0"
Proposed Fence / Gate

A1.00 SITE PLAN (DEMOLITION)

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STATE OF FLORIDA
RYAN N. ALDERMAN
AR94567
REGISTERED ARCHITECT



N

SITE PLAN
SCALE: 1" = 20'
DEMOLITION

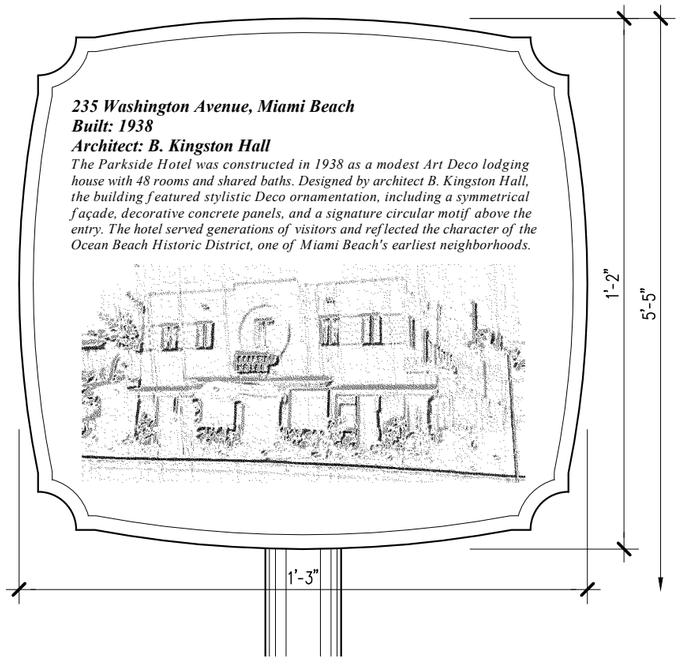
G1.11 SITE PLAN (PROPOSED)

RYAN ALDERMAN
ARCHITECT
14970 E Falcons Lea Dr.
Davie, Florida 33331
P: 305.801.9185

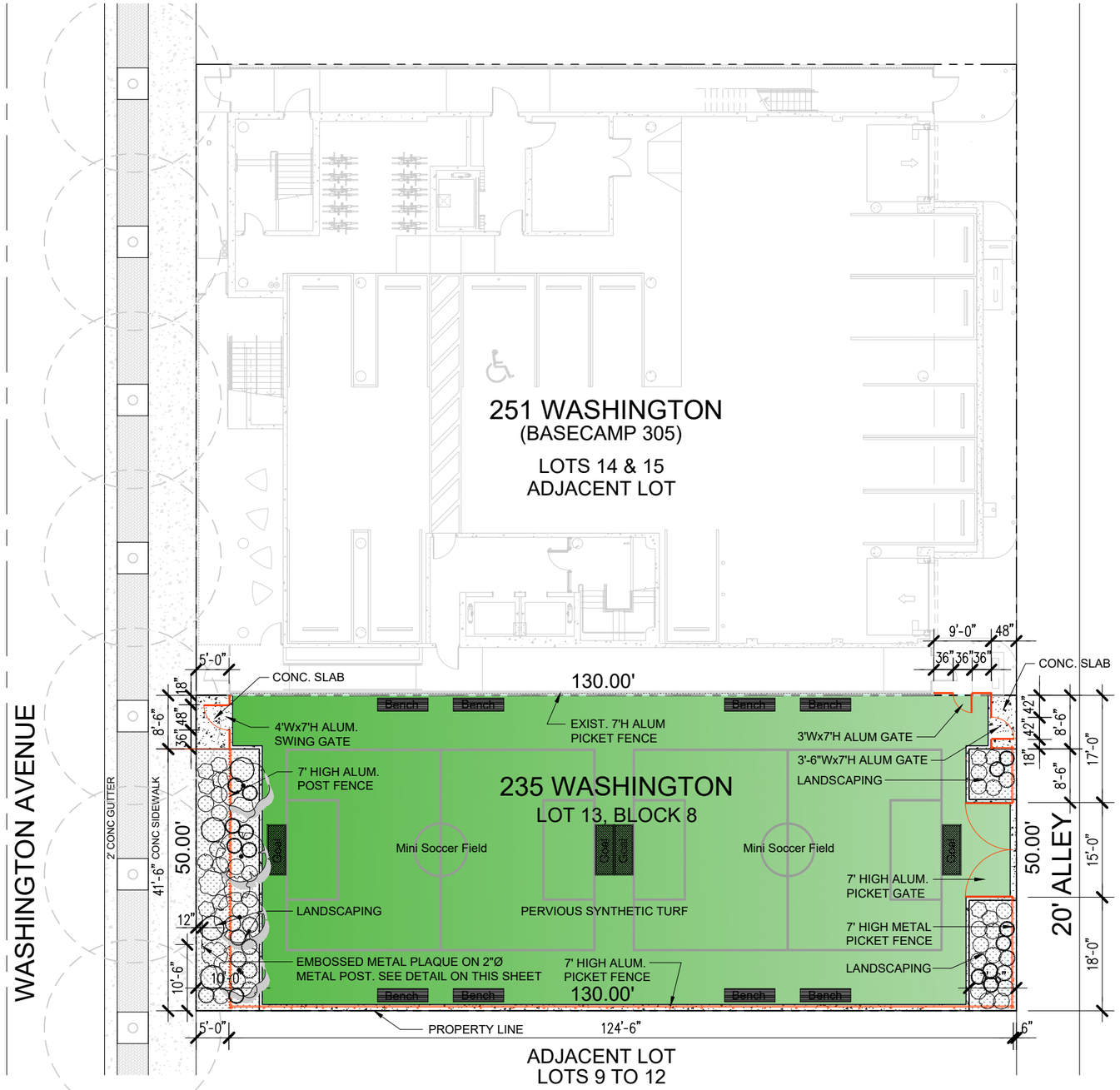
STATE OF FLORIDA
RYAN N. ALDERMAN
AR94567
REGISTERED ARCHITECT

Legend

- PROPERTY LINE
- PROPOSED ALUMINUM FENCE
- PROPOSED SOLID ALUMINUM SWING GATES & SIDE PANELS
- LANDSCAPE AREA SEE LANDSCAPE PLANS
- PERVIOUS ARTIFICIAL TURF SEE LANDSCAPE PLANS



EMBOSSED METAL PLAQUE
SCALE: 3" = 1'-0"

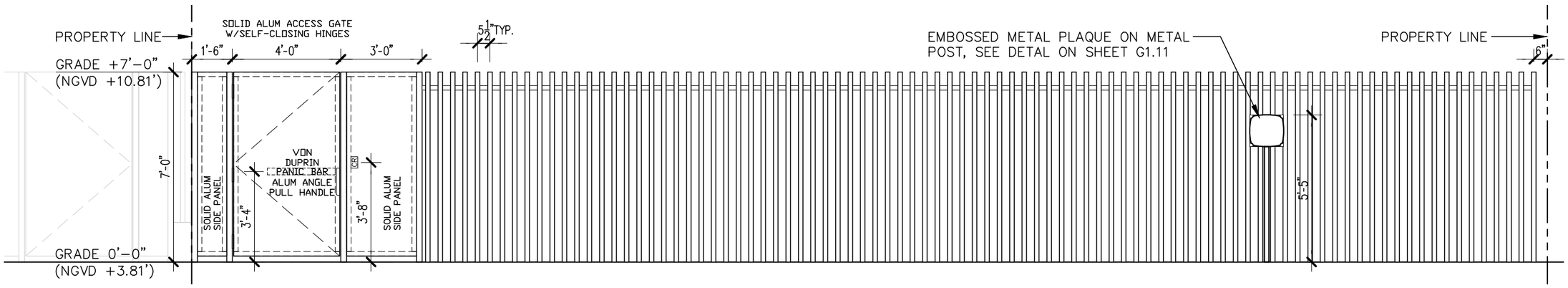


N
SITE PLAN
SCALE: 1" = 20'
PROPOSED

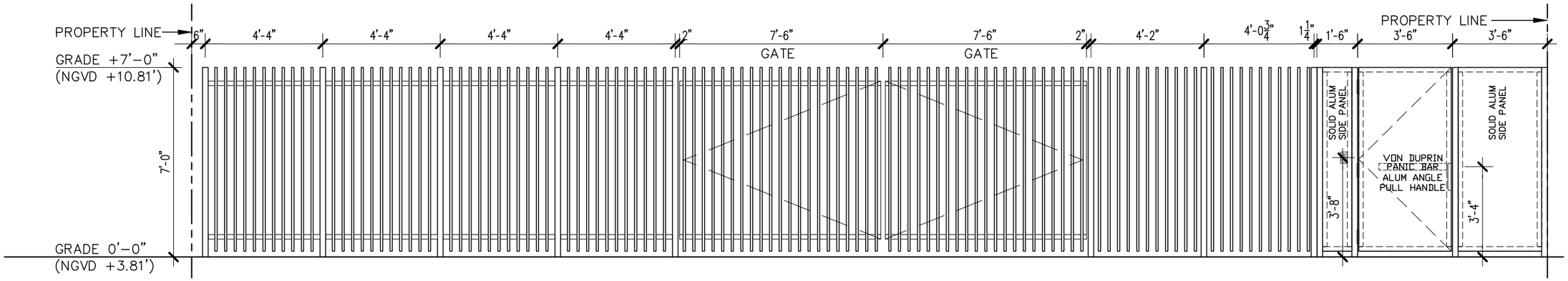
G1.12 ELEVATIONS

RYAN ALDERMAN
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14970 E Falcons Lea Dr.
Davie, Florida 33331
P: 305.801.9185

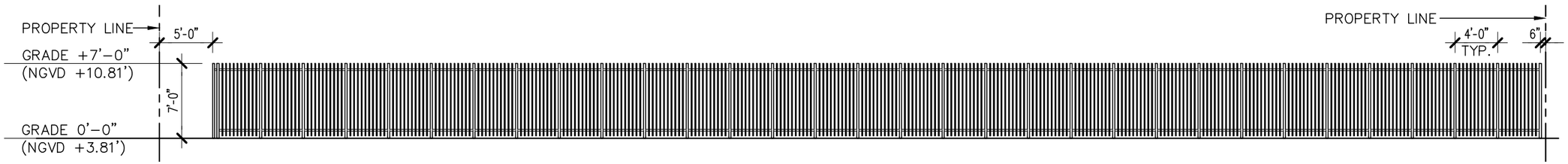
STATE OF FLORIDA
RYAN N. ALDERMAN
AR94567
REGISTERED ARCHITECT



1 / G1.12 **West Elevation (Washington)** 1/4" = 1'-0"
7' High Aluminum Fence & Gate



2 / G1.12 **East Elevation (Alley)** 1/4" = 1'-0"
7' High Aluminum Fence & Gates

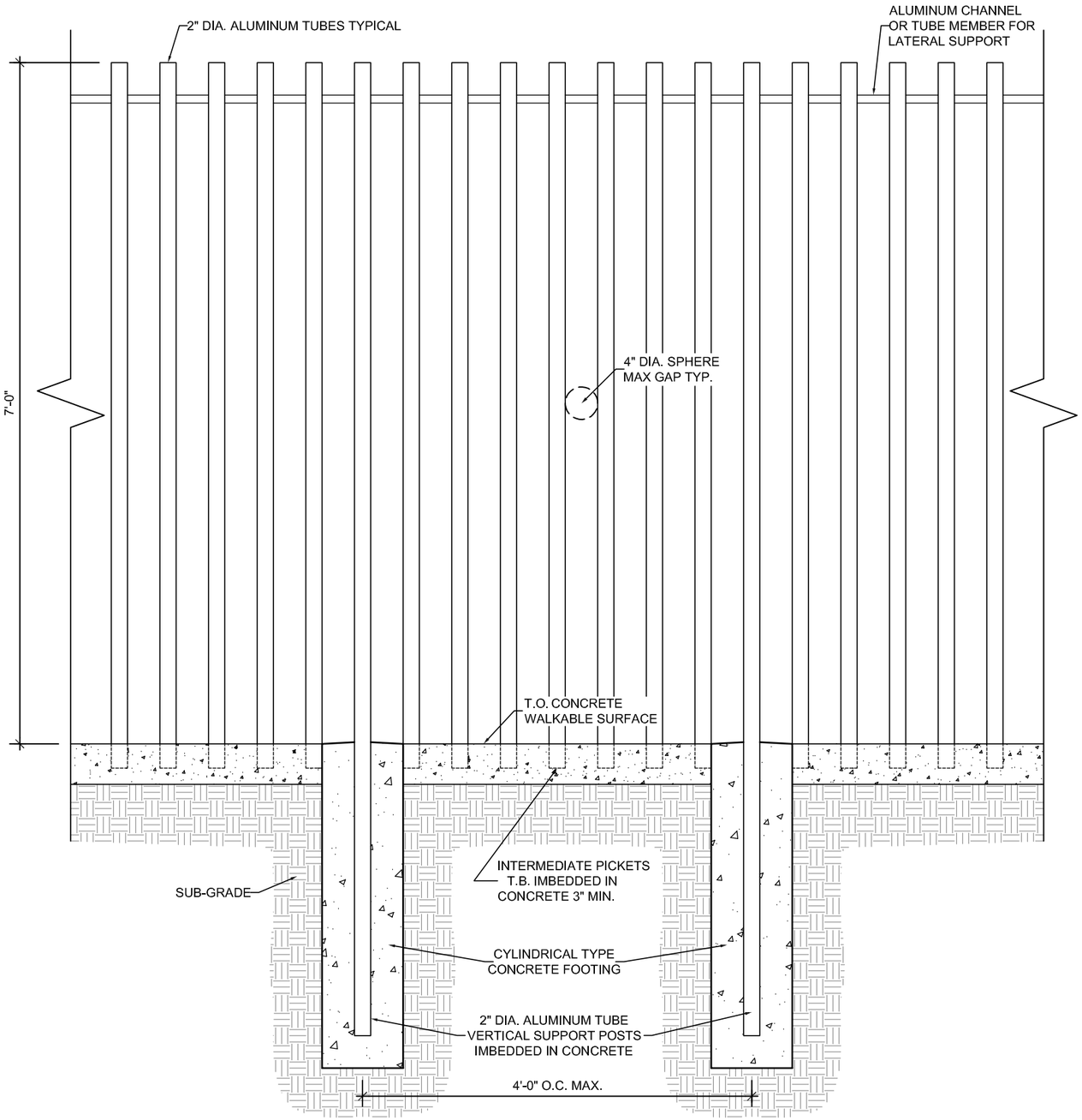


3 / G1.12 **South Elev (Adj. Property)** 3/32" = 1'-0"
7' High Aluminum Fence

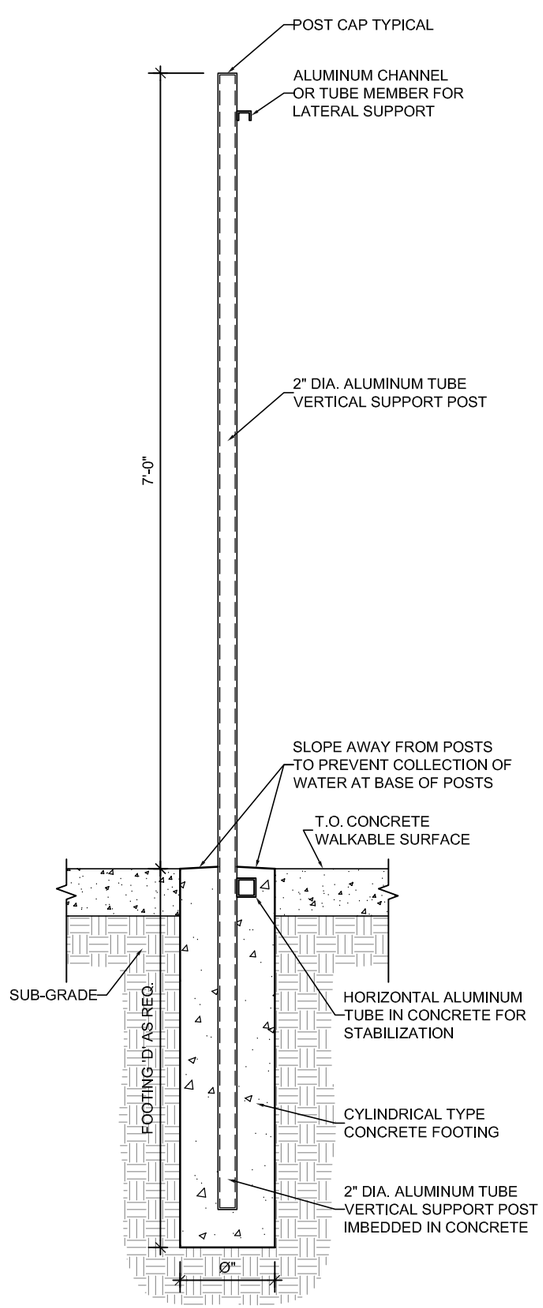
G1.13 FENCE DETAILS

RYAN ALDERMAN
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Davie, Florida 33331
P: 305.801.9185

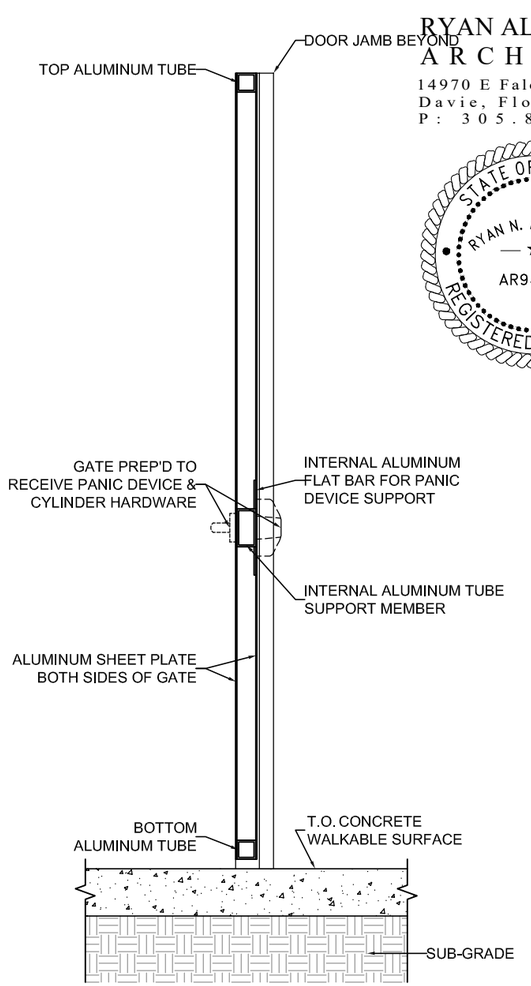
STATE OF FLORIDA
RYAN N. ALDERMAN
AR94567
REGISTERED ARCHITECT



FENCE ELEVATION/SECTION



FENCE SECTION THRU VERTICAL SUPPORT POSTS



GATE SECTION

NOTE:
ALL FENCE MEMBERS TO BE ANODIZED ALUMINUM UNLESS OTHERWISE NOTED.

G1.14 REFERENCE IMAGES

RYAN ALDERMAN
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14970 E Falcons Lea Dr.
Davie, Florida 33331
P: 305.801.9185

STATE OF FLORIDA
RYAN N. ALDERMAN
AR94567
REGISTERED ARCHITECT



BASECAMP 305 (224 2ND ST)



BASECAMP 305 (251 WASHINGTON AVE)

L0-00 LANDSCAPE LEGEND & NOTES

SHEET INDEX	
SHEET	DESCRIPTION
L0-00	LANDSCAPE LEGEND & NOTES
L0-01	TREE DISPOSITION PLAN
L1-01	LANDSCAPE CANOPY PLAN
L1-02	LANDSCAPE UNDERSTORY PLAN
L1-03	LANDSCAPE DETAILS AND MATERIALS
L2-01	HARDSCAPE PLAN
L2-02	HARDSCAPE DETAIL & SCHEDULE

MIAMI BEACH

Planning Department
1700 Convention Center Drive, 2nd Floor
Miami Beach, Florida 33139, www.miamibeachfl.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

ITEM #	Property Address 235 Washington Avenue Zoning District RPS-3 Lot Area 6,500 SF Acres 0.15	Required Fields	Minimum Required	Provided
A	**OPEN SPACE** (**The below open space requirements are intended only for RS and RPS zoning districts)			
	RS Districts			
1	Square feet of required front yard open space as indicated on site plan: Total front yard area: _____ s.f. x _____ % (50% minimum without an Understory or 70% minimum with an Understory)	X		
2	Square feet of required rear yard open space as indicated on site plan: Total rear yard area: _____ s.f. x 70% minimum =	X		
	RPS Districts:			
3	Residential Performance Standard Districts (RPS) open space requirements; the project architect shall provide calculation in accordance with the criteria per section 7.2.15.5. of the Resiliency Code	X	1,300	6,500
B	**LAWN AREA CALCULATION**			
1	Total square feet of landscaped open space required (sum of A.1. and A.2. or per A.3.) =	X	1,300	6,500
2	Maximum lawn area (sod) permitted per Chapter 4.2.3. "Table A" = 20 % x 1,300 s.f. =	X	260	0
3	Total artificial turf area proposed as shown on plans (if applicable) =	X	260	5,722
C	**TREES**			
1	*Number of trees required per lot or net lot acre, meeting minimum zoning district requirements (not including street trees) = 22 trees x 0.15 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	4	4
2	Street Trees: Number of street trees at a maximum average spacing of 20 feet on center =	X	2	2-existing
3	Total number of trees: Sum of required lot and street trees =	X	6	7
4	% Natives required: Number of trees provided x 50% =	X	3	7
5	Tree Diversity: Based on number of required lot and street trees =	X	2	2
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	72	59
2	% Native shrubs required: Number of shrubs provided x 50% =	X	36	59
3	Shrub Diversity: Based on number of required shrubs = (No one species of shrub shall constitute more than 20% of the shrubs required)	X	15	14
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	8	8
2	% Native large shrubs or small trees required: 50% of provided large shrubs or small trees =	X	4	4
	NOTES:			

*** The number of required trees listed in "Table A" for category 1 residential zoning districts (RS) are intended for properties up to 6,000 square feet lot area. Provide one additional tree for each additional 1,000 square feet of lot area. If the total lot area is a fraction over the additional 1,000 square feet then, the number of required trees will be rounded up. The net lot acre multiplier does not apply to RS zoning districts.**

*** Tree mitigation credits as provided by the Urban Forestry Division shall only apply to those trees counting towards mitigation, and not used to independently satisfy the Chapter 4 Landscape Ordinance minimum lot and street tree requirements.**

**** For all other districts, there are applicable minimum setback requirements. For multi-family residential districts (RM), the minimum setback areas must consist of pervious landscape, unless an allowable encroachment / projection is provided (e.g. walkway, driveway, etc.). After considering the allowable encroachments, what remains within the setback must be landscape. This remaining landscape area can have a maximum lawn area of 20% - 30% per "Table A" of Chapter 4.2.3. Place "N/A" if field is not applicable.**

Applicant Signature:	*Charles M Atkins, PLA*	X	

1 **LANDSCAPE LEGEND**
1" = 1"
P-CO-WAS-02

GENERAL NOTES

1. SEE CIVIL ENGINEERING DRAWINGS FOR GENERAL GRADING OF THE SITE, INCLUDING FINISH GRADES FOR PARKING LOTS, ROADWAYS, SIDEWALKS, AND PLANTING AREAS.
2. THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE PROJECT SITE PRIOR TO BIDDING THE WORK. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND LOCATION OF PROPOSED IMPROVEMENTS PRIOR TO INITIATING ANY CONSTRUCTION.
3. LOCATION OF ALL UTILITIES AND BASE INFORMATION IS APPROXIMATE. CONTRACTOR SHALL VERIFY ALL UNDERGROUND UTILITIES AND OBSTRUCTIONS PRIOR TO INITIATING WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIR OR REPLACEMENT OF ANY DAMAGE TO EXISTING ELEMENTS ABOVE OR BELOW GROUND TO ITS ORIGINAL CONDITION AND TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE.
4. THE OWNER'S REPRESENTATIVE SHALL HAVE THE RIGHT, AT ANY STAGE OF THE OPERATIONS, TO REJECT ANY AND ALL WORK AND MATERIAL WHICH, IN HIS OPINION, DO NOT MEET WITH THE REQUIREMENTS OF THESE PLANS AND SPECIFICATIONS.
5. ALL GRADES, DIMENSIONS, AND EXISTING CONDITIONS SHALL BE VERIFIED BY THE CONTRACTOR ON-SITE BEFORE CONSTRUCTION BEGINS. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE.
6. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS ON THE JOB SITE PRIOR TO START OF CONSTRUCTION AND/OR FABRICATION. CONTRACTOR SHALL NOTIFY OWNER'S REPRESENTATIVE OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN ON THESE DRAWINGS.
7. REPORT ANY DISCREPANCIES BETWEEN THE CONSTRUCTION DRAWINGS AND FIELD CONDITIONS TO THE OWNER'S REPRESENTATIVE.
8. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY SAFETY MEASURES DURING CONSTRUCTION OPERATIONS TO PROTECT THE PUBLIC ACCORDING TO ALL APPLICABLE CODES AND RECOGNIZED LOCAL PRACTICES.
9. THE CONTRACTOR SHALL COORDINATE ACCESS AND STAGING AREAS WITH THE OWNER'S REPRESENTATIVE. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING EROSION AND SEDIMENTATION CONTROL MEASURES DURING CONSTRUCTION. PROVIDE ADDITIONAL MEASURES AS NECESSARY TO MINIMIZE ADVERSE IMPACTS IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL CODES.
10. NO SUBSTITUTIONS SHALL BE MADE WITHOUT WRITTEN CONSENT OF THE OWNER'S REPRESENTATIVE, DURING THE COURSE OF THIS WORK, EXCESS WASTE MATERIAL SHALL BE REMOVED DAILY FROM THE SITE.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SCHEDULING AND COORDINATION OF WORK WITH OTHER TRADES AND THE OWNER'S REPRESENTATIVE.
12. THE CONTRACTOR SHALL NOTIFY ALL NECESSARY UTILITY COMPANIES 48 HRS MINIMUM PRIOR TO DIGGING FOR FIELD VERIFICATION OF ALL UNDERGROUND UTILITIES.
13. ALL EXISTING SITE ROADS, PARKING LOTS, CURBS, UTILITIES, SEWERS, AND OTHER ELEMENTS TO REMAIN SHALL BE FULLY PROTECTED FROM ANY DAMAGE UNLESS OTHERWISE NOTED.

LANDSCAPE NOTES

1. THE CONTRACTOR SHALL REVIEW ARCHITECTURE/ENGINEERING PLANS TO BECOME THOROUGHLY FAMILIAR WITH SURFACE AND SUBSURFACE UTILITIES.
2. THE PLANT QUANTITIES SHOWN ON THE LANDSCAPE CONTRACT DOCUMENTS ARE FOR THE CONVENIENCE OF THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES AND REPORTING ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT FOR CLARIFICATION PRIOR TO CONTRACT AWARD AND COMMENCEMENT OF WORK.
3. ALL INSTALLATION OF PLANT MATERIAL SHALL COMPLY WITH APPLICABLE JURISDICTIONAL CODES. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS ASSOCIATED WITH THIS WORK.
4. PRIOR TO PLANTING INSTALLATION, THE CONTRACTOR SHALL CONFIRM THE AVAILABILITY OF ALL THE SPECIFIED PLANT MATERIALS. SUBMIT DATED PHOTOGRAPHS OF TREE MATERIAL AND SPECIMEN PLANT MATERIAL TO THE OWNER'S REPRESENTATIVE FOR REVIEW.
5. ALL PLANT MATERIAL SIZES SPECIFIED ARE MINIMUM SIZES. CONTAINER SIZE SHALL BE INCREASED IF NECESSARY TO PROVIDE OVERALL PLANT SIZE SPECIFIED.
6. IF PLANT MATERIAL DOES NOT COMPLY WITH THE REQUIREMENTS AS SPECIFIED HEREIN, THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REJECT SUCH PLANTS AND REQUIRE THE CONTRACTOR TO REPLACE REJECTED WORK AND CONTINUE SPECIFIED MAINTENANCE UNTIL REINSPECTED AND FOUND TO BE ACCEPTABLE.
7. THE CONTRACTOR SHALL PROVIDE AN APPROVED PLANTING SOIL MIXTURE FOR ALL PLANT MATERIAL. SEE SPECIFICATIONS FOR REQUIREMENTS.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR STABILITY AND PLUMB CONDITION OF ALL TREES AND SHRUBS, AND SHALL BE LEGALLY LIABLE FOR ANY DAMAGE CAUSED BY INSTABILITY OF ANY PLANT MATERIALS. STAKING OF TREES OR SHRUBS SHALL BE DONE IN ACCORDANCE WITH PLANS AND SPECIFICATIONS.
10. THE CONTRACTOR SHALL VERIFY ADEQUATE VERTICAL DRAINAGE IN ALL PLANT BEDS AND PLANTERS AS FOLLOWS:

A. WITH A SHOVEL OR POSTHOLE DIGGER, DIG HOLE 18" TO 24" DEEP. THE DIAMETER OF THE HOLE SHOULD BE UNIFORM FROM TOP TO BOTTOM WITH THE BOTTOM BEING FLAT.
B. FILL HOLE WITH WATER TO THE TOP AND LET STAND FOR AT LEAST AN HOUR TO PRE-WET THE SOIL.
C. REFILL HOLE TO WITHIN A COUPLE INCHES OF THE TOP. DONT OVERFLOW THE HOLE.
D. ALLOW THE HOLE TO DRAIN FOR A MINIMUM OF ONE HOUR
E. DETERMINE AVERAGE DROP IN WATER LEVEL PER HOUR. FOR WELL DRAINED SOIL, WATER LEVEL SHOULD DROP MORE THAN ONE (1) INCH PER HOUR. IF INADEQUATE VERTICAL DRAINAGE IS ENCOUNTERED, THE CONTRACTOR SHALL SUBMIT RECOMMENDATIONS FOR PROVIDING ADEQUATE DRAINAGE TO THE LANDSCAPE ARCHITECT.

11. PEG SOD ON SLOPES GREATER THAN 3:1.

THE CONTRACTOR SHALL ENGAGE A QUALIFIED TREE SURGEON WHO HAS SUCCESSFULLY COMPLETED TREE PROTECTION AND TREE TRIMMING WITH FIVE YEARS OR MORE EXPERIENCE, TO PERFORM THE FOLLOWING WORK:

A. REMOVE BRANCHES FROM TREES THAT ARE TO REMAIN, IF REQUIRED, AS DIRECTED BY OWNER'S REPRESENTATIVE.
B. PERFORM INITIAL PRUNING OF BRANCHES AND STIMULATION OF ROOT GROWTH WHERE REMOVED TO ACCOMMODATE NEW CONSTRUCTION.
C. PERFORM TREE REPAIR WORK FOR DAMAGE INCURRED BY NEW CONSTRUCTION.

12. CONTRACTOR SHALL PROVIDE TEMPORARY IRRIGATION SYSTEM FOR RELOCATED TREES.
13. CONTRACTOR SHALL PROTECT EXISTING VEGETATION TO REMAIN AS SHOWN ON DRAWINGS OR BY MEANS APPROVED BY THE OWNER'S REPRESENTATIVE.
14. CONTRACTOR TO CLEAN, PRUNE, AND SHAPE EDGES OF EXISTING VEGETATION AS DIRECTED BY OWNER'S REPRESENTATIVE. CREATE SMOOTH BED LINES AROUND EXISTING VEGETATION.
15. THE CONTRACTOR SHALL BEAR ALL COSTS OF TESTING OF SOILS, AMENDMENTS, ETC. ASSOCIATED WITH THE WORK. SEE SPECIFICATIONS FOR ADDITIONAL TESTING REQUIREMENTS.
16. CONTRACTOR SHALL FIELD-ADJUST LOCATION OF PLANT MATERIAL PRIOR TO INITIATING INSTALLATION FOR THE REVIEW AND APPROVAL OF THE OWNER'S REPRESENTATIVE.
17. ALL PLANT MATERIAL SHALL BE IN FULL AND STRICT ACCORDANCE WITH FLORIDA NO. 1 GRADE, ACCORDING TO THE "GRADES AND STANDARDS FOR NURSERY PLANTS" PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES.
18. ALL PLANTING BEDS SHALL BE TOP-DRESSED WITH A 3" LAYER OF MULCH AS SPECIFIED. ALL TREES SHALL HAVE A 3" THICK, 24" RADIUS (FROM THE TRUNK) MULCH RING PLACED AROUND THE BASE OF THE TRUNK.
19. SHRUB AND GROUND COVER BED QUANTITIES ARE INDICATED ON THE PLANT LIST. PLANT ACCENT SHRUBS AND TREES AS SHOWN ON THE LANDSCAPE PLANTING PLANS WHEN INDIVIDUAL PLANTS ARE DELINEATED.
20. PALM HEIGHTS, AS INDICATED ON THE PLANS, REFER TO CLEAR TRUNK (C.T.), GRAY WOOD (G.W.), OR OVERALL HEIGHT (O.A.) AS SPECIFIED ON THE PLANT LIST.
21. CONTRACTOR SHALL COORDINATE ALL PLANTING WORK WITH IRRIGATION WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL HAND WATERING AS REQUIRED TO SUPPLEMENT IRRIGATION WATERING AND RAINFALL.
22. CONTRACTOR SHALL BE RESPONSIBLE FOR HAND WATERING IN ALL PLANTING AREAS, REGARDLESS OF THE STATUS OF EXISTING OR PROPOSED IRRIGATION.
23. CONTRACTOR SHALL REGRADE ALL AREAS DISTURBED BY PLANT REMOVAL, RELOCATION, AND/OR INSTALLATION WORK.
24. CONTRACTOR SHALL REPLACE (BY EQUAL SIZE AND QUALITY) ANY AND ALL EXISTING PLANT MATERIAL DISTURBED OR DAMAGED BY PLANT REMOVAL, RELOCATION, AND/OR INSTALLATION WORK.
25. MAINTENANCE SHALL BEGIN AFTER EACH PLANT HAS BEEN INSTALLED AND SHALL CONTINUE UNTIL THE DATE OF SUBSTANTIAL COMPLETION. MAINTENANCE INCLUDES WATERING, PRUNING, WEEDING, MULCHING, REPLACEMENTS OF SICK OR DEAD PLANTS, AND ANY OTHER CARE NECESSARY FOR THE PROPER GROWTH OF THE PLANT MATERIAL.
26. UPON COMPLETION OF ALL LANDSCAPING, AN INSPECTION FOR SUBSTANTIAL COMPLETION OF THE WORK SHALL BE HELD. THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE FOR SCHEDULING THE INSPECTION AT LEAST SEVEN (7) DAYS PRIOR TO THE ANTICIPATED INSPECTION DATE.
27. CONTRACTOR SHALL SUBMIT WRITTEN GUARANTEE OF SURVIVABILITY OF ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR FROM DATE OF SUBSTANTIAL COMPLETION.
28. CONTRACTOR MUST APPROVE ALL GRADED AREAS PRIOR TO THE COMMENCEMENT OF PLANTING.

2 **LANDSCAPE NOTES**
1" = 1"
P-CO-WAS-03

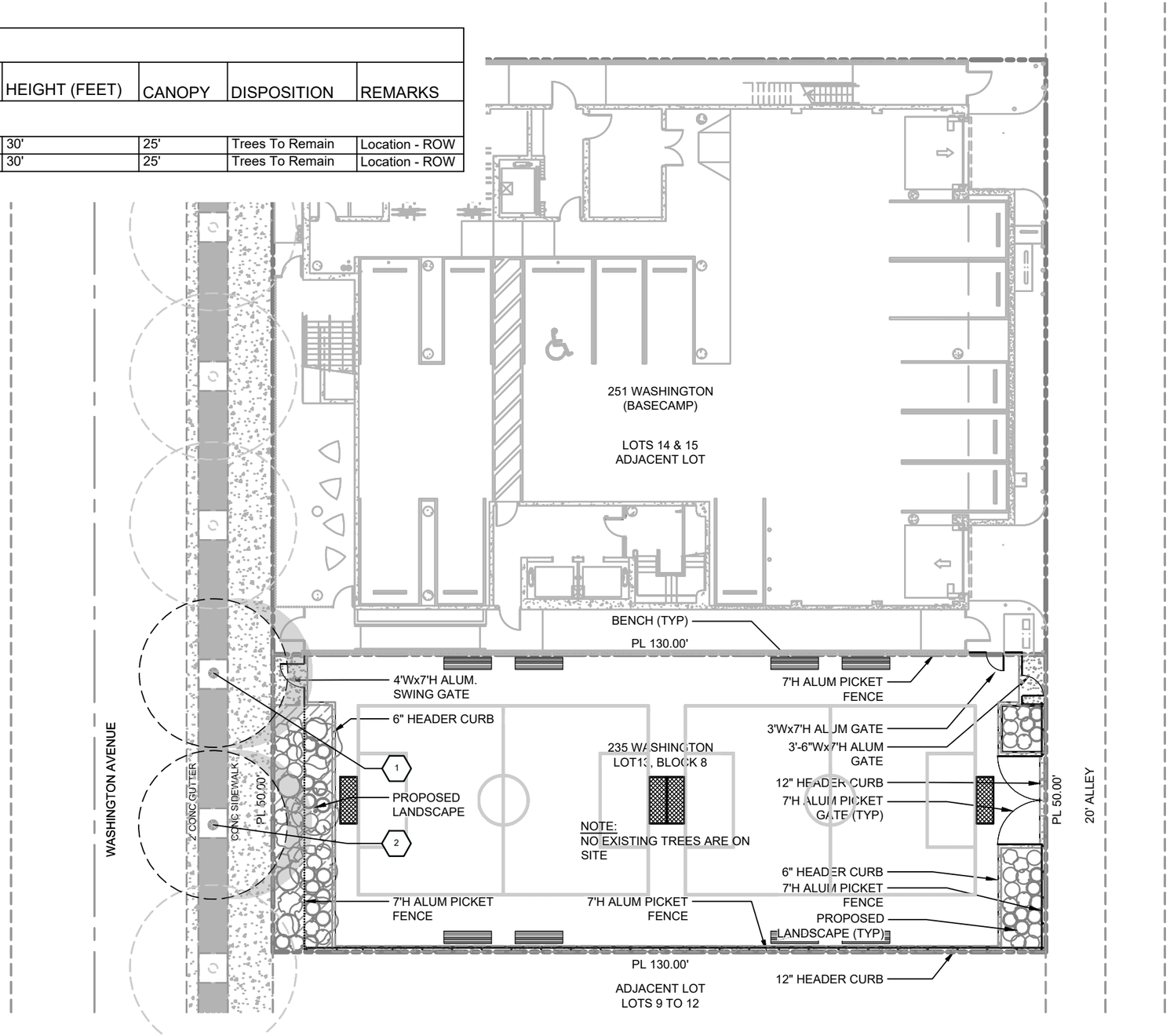
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REGISTERED LANDSCAPE ARCHITECT
CHARLES M. ATKINS
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STATE OF FLORIDA

L0-01 TREE DISPOSITION PLAN

TREE DISPOSITION SCHEDULE						
CODE	BOTANICAL / COMMON NAME	DBH (INCHES)	HEIGHT (FEET)	CANOPY	DISPOSITION	REMARKS
TREES TO REMAIN						
1	Quercus virginiana / Southern Live Oak	12"	30'	25'	Trees To Remain	Location - ROW
2	Quercus virginiana / Southern Live Oak	12"	30'	25'	Trees To Remain	Location - ROW



N

DISPOSITION PLAN
SCALE: 1" = 20'
EXISTING

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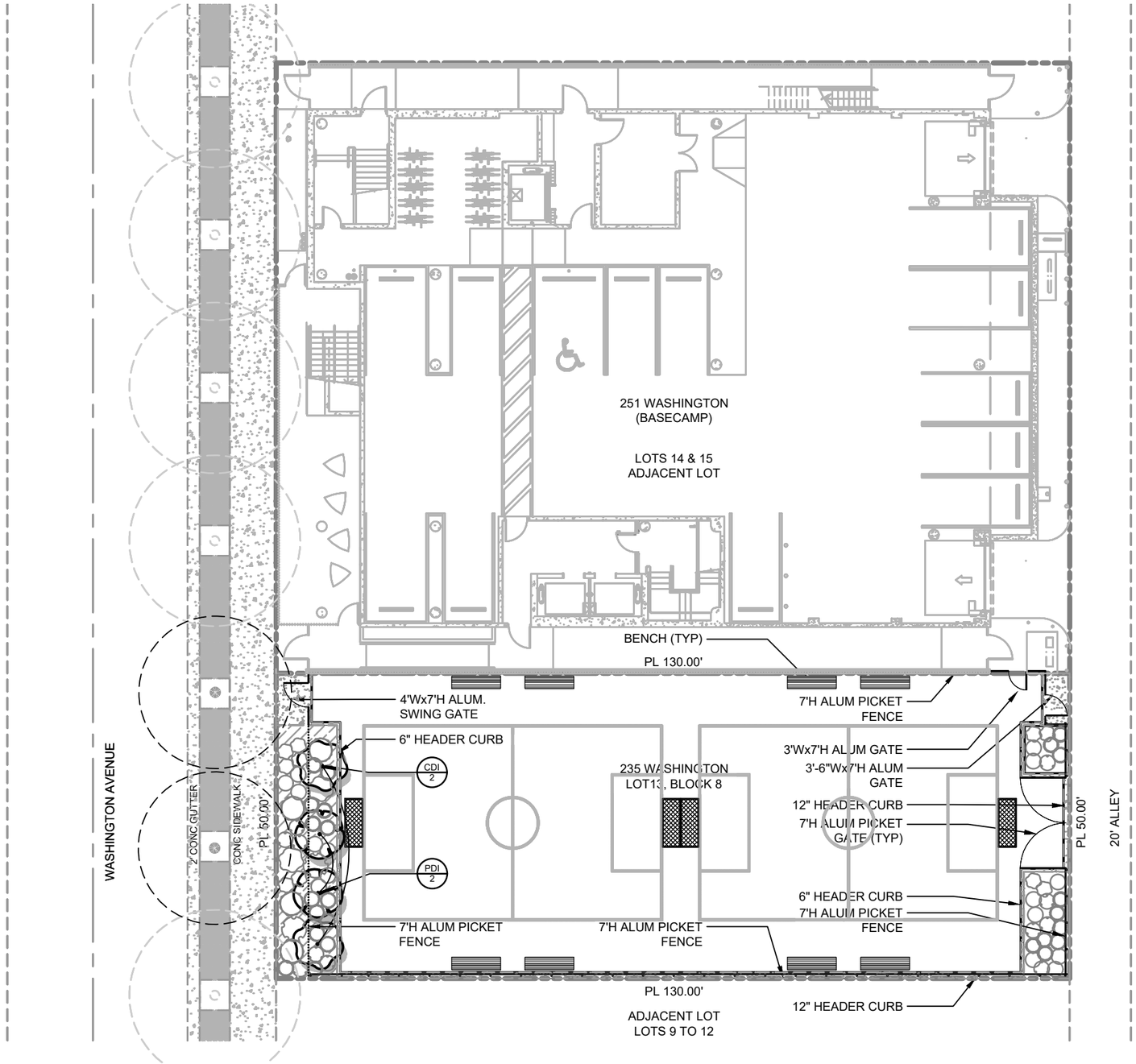
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L1-01 LANDSCAPE CANOPY PLAN

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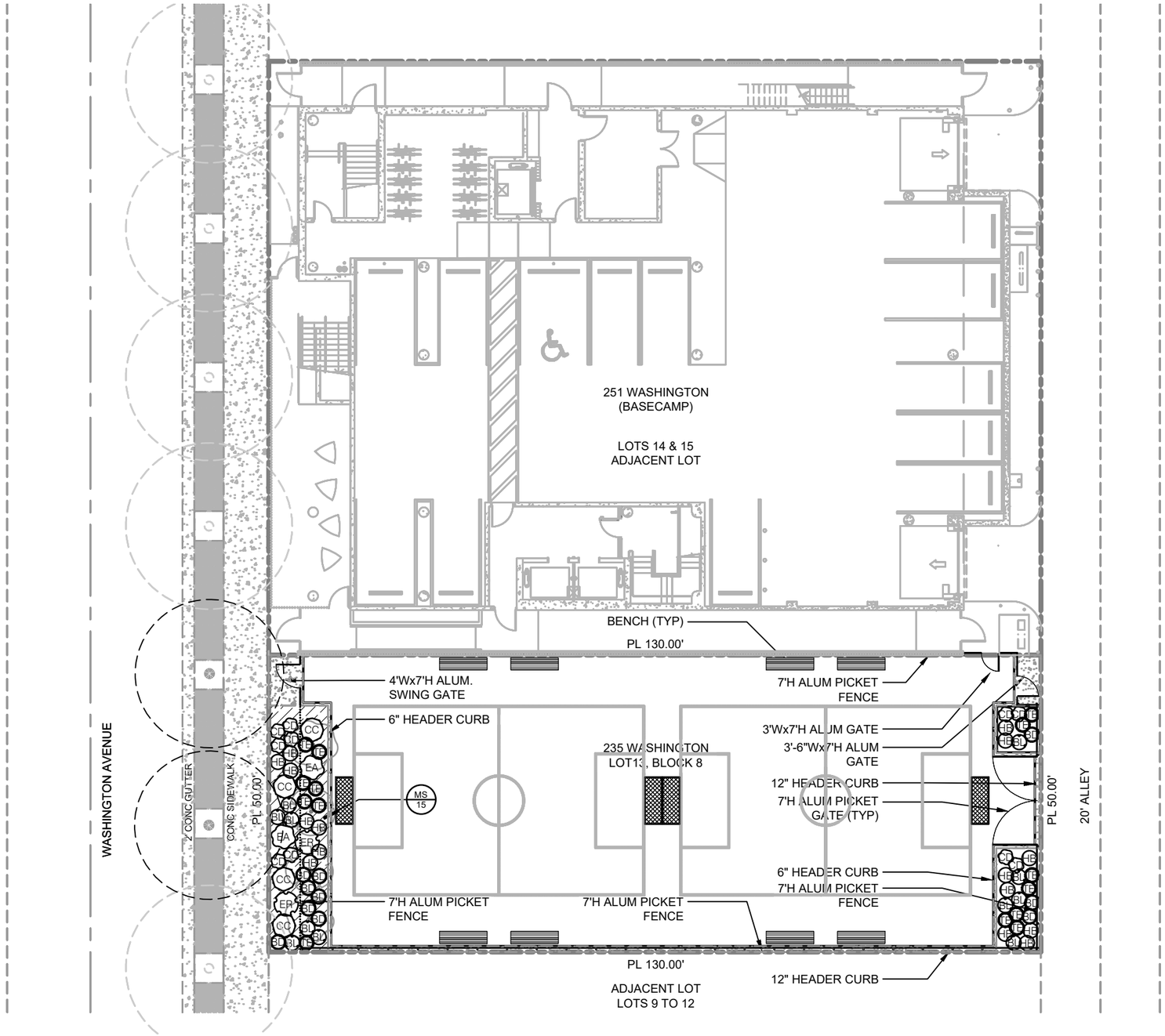
CANOPY PLAN
SCALE: 1" = 20'
PROPOSED

L1-02 LANDSCAPE UNDERSTORY PLAN

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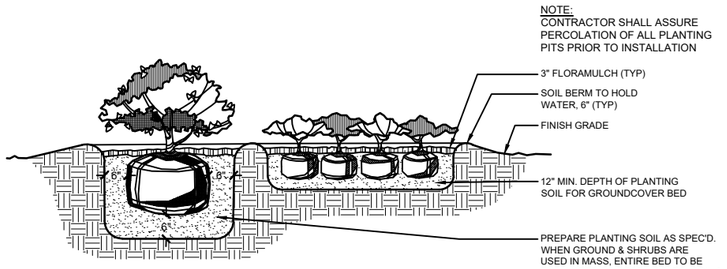
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UNDERSTORY PLAN
SCALE: 1" = 20'
PROPOSED

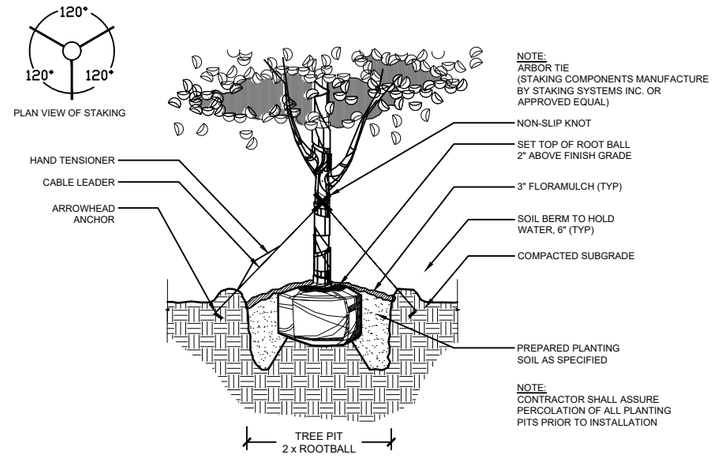
L1-03 MATERIALS LIST & PLANTING DETAILS

PLANT SCHEDULE

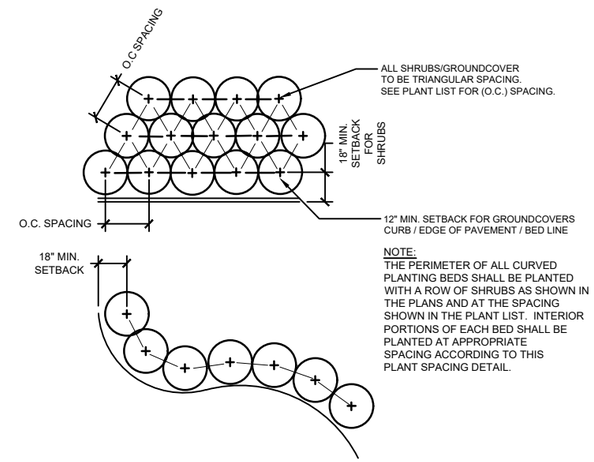
SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	CANOPY	QTY	REMARKS
LOT TREE							
	CDI	Coccoloba diversifolia / Pigeon Plum	2" CAL; 12' HT x 6' SPD.; MIN.	Container	8'	2	
	PDI	Pimenta dioica / Allspice Tree	2" CAL; 12' HT x 6' SPD.; MIN.	Container	8'	2	
SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER		QTY	REMARKS
SHRUBS							
BD	BD	Baccharis dioica / Broombush	18"-24" HT. MIN.	Pot		11	Native - Lot Shrub
BL	BL	Byrsonima lucida / Key Locustberry	18"-24" HT. MIN.	Pot		12	Native - Lot Shrub
CD	CD	Croton discolor / Croton	18"-24" HT. MIN.	Pot		8	Native - Lot Shrub
HB	HB	Heterosavia bahamensis / Maidenbush	18"-24" HT. MIN.			14	Native - Lot Shrub
TE	TE	Tripsacum floridana / Dwarf Fakahatchee Grass	18"-24" HT. MIN.	Pot		14	Native - Lot Shrub
LARGE SHRUBS							
CC	CC	Capparis cynophallophora / Jamaica Caper	6` HT MIN x 4` SPD MIN.	Pot		4	Native
EA	EA	Eugenia axillaris / White Stopper	6` HT MIN x 4` SPD MIN.	Pot		2	Native
ER	ER	Eugenia rhombea / Red Stopper	6` HT MIN x 4` SPD MIN.	Pot		2	Native
SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	SPACING	QTY	REMARKS
GROUND COVERS							
	MS	Microsorum scolopendria / Wart Fern	1 gal.	Pot	36" o.c.	15	



1 SHRUB AND GROUNDCOVER PLANTING DETAIL
1" = 1" P-CO-WAS-05



3 TREE PLANTING DETAIL (65-100 GAL.)
1" = 1" P-CO-WAS-06



2 PLANT SPACING DETAIL
1" = 1" P-CO-WAS-04

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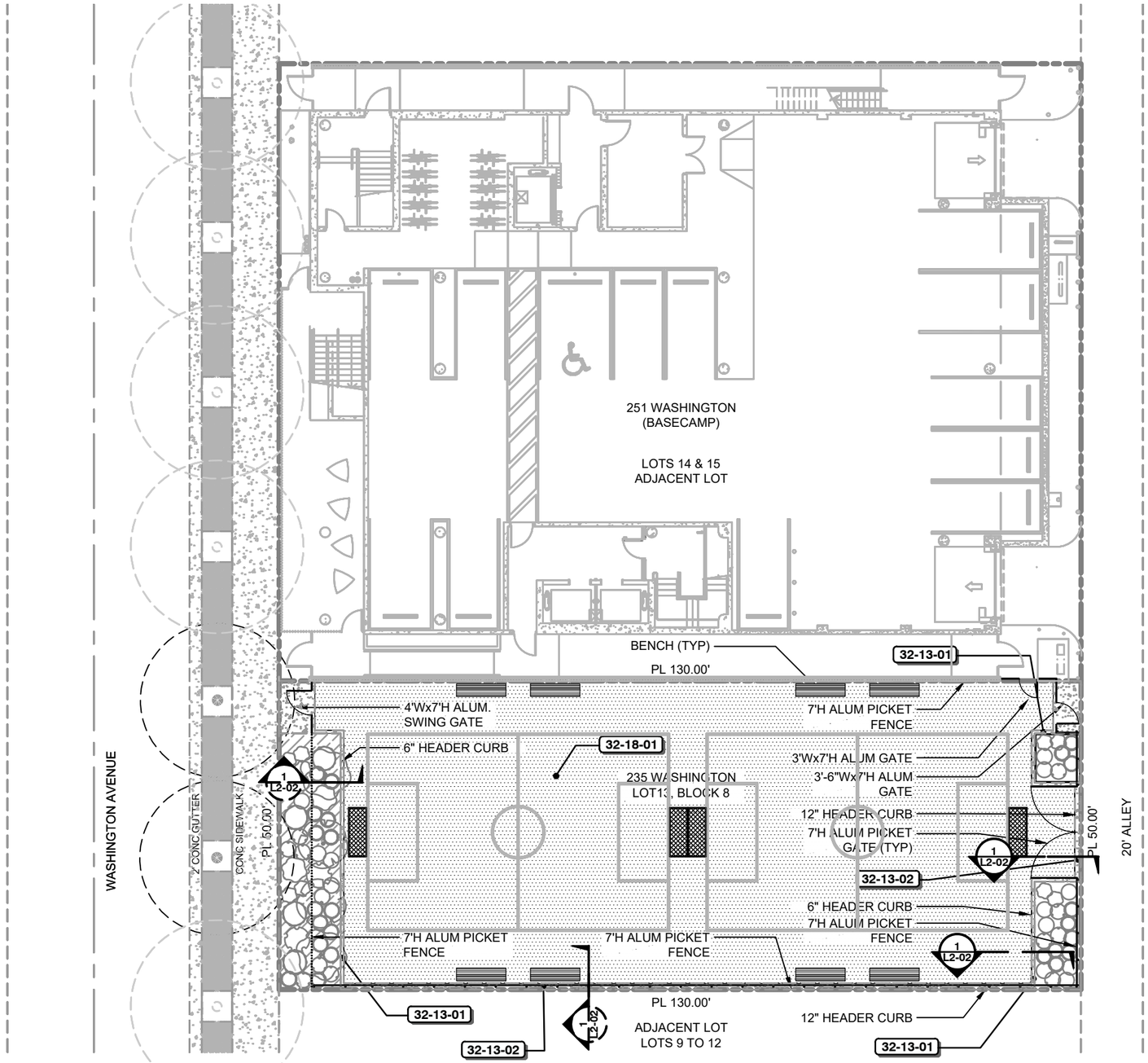
REGISTERED LANDSCAPE ARCHITECT
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L2-01 HARDSCAPE PLAN

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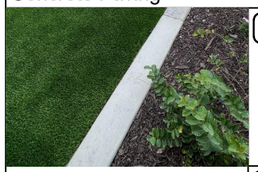


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HARDSCAPE PLAN
SCALE: 1" = 20'
PROPOSED

L2-02 HARDSCAPE DETAIL AND SCHED.

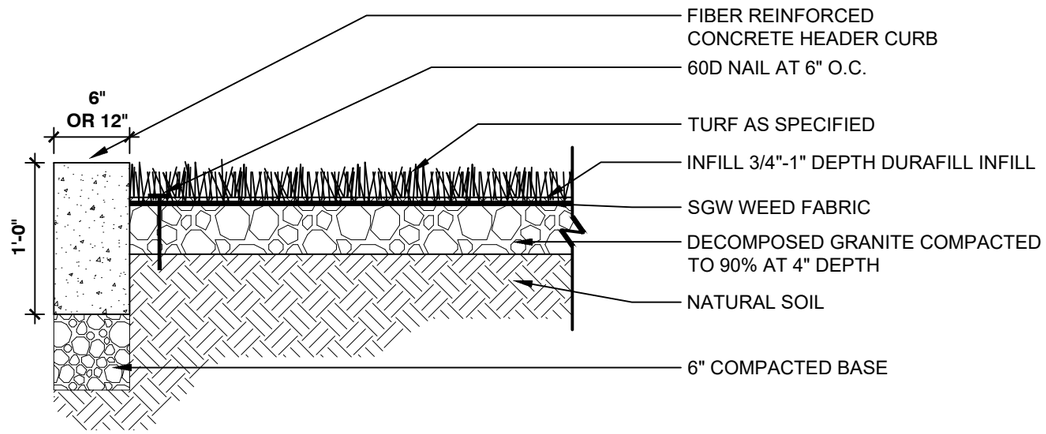
REFERENCE NOTES SCHEDULE

PHOTO	CODE	DESCRIPTION	QTY	Specification	Source	Color	FINISH
Concrete Paving							
	32-13-01	6" Fiber Reinforced Concrete Header Curb	83 lf	6"(W) x12"(D)		Gray Concrete	Broom Finish
	32-13-02	12" Fiber Reinforced Concrete Header Curb	256 lf	12"(W) X 12"(D)		Gray Concrete	Broom Finish
Athletic and Recreational Paving							
	32-18-01	TURF	5,648 sf	1.75" Tall	Tiger Turf	Everglade Spring Pro	

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1 TURF AND HEADER CURB DETAIL

1" = 1'-0" P-CO-WAS-01

RYAN ALDERMAN ARCHITECT