

CITY OF MIAMI BEACH

LANDSCAPE LEGEND

INFORMATION REQUIRED TO BE PERMANENTLY AFFIXED TO PLANS

Zoning District CD-2 Lot Area 9,554 SF Acres 0.2193

OPEN SPACE

A. Square feet of required Open Space as indicated on site plan:

Lot Area = 9,554 s.f. x N/A % = 0 s.f.

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 =

C. Total square feet of landscaped open space required: A+B=

REQUIRED/ ALLOWED	PROVIDED
0	694 sf
N/A	N/A
0	0

LAWN AREA CALCULATION

A. Square feet of landscaped open space required

B. Maximum lawn area (sod) permitted= N/A % x N/A s.f.

0	0
0	0

TREES

A. Number of trees required per lot or net lot acre, less existing number of trees meeting minimum requirements=

22 trees x 0.2193 net lot acres - number of existing trees=

B. % Natives required: Number of trees provided x 30% =

C. 100% OF REQUIRED TREES SHALL BE LOW MAINTENANCE OR SALT AND DROUGHT TOLERANT SPECIES (PER RESILIENCY CODE 4.2.3.A(8).

D. Street Trees (maximum average spacing of 20' o.c.)

50 linear feet along street divided by 20'=

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'=

	OG	OS
5	3	2
2	3	2
3	3	2
3	0	
0	0	

OG = ON GROUND
OS = ON STRUCTURE

TOTAL TREES = 5

SHRUBS

A. Number of shrubs required: Sum of lot and street trees required x 12=

B. % Native shrubs required: Number of shrubs provided x 50%=

	OG	OS
96	61	401
241	61	325

LARGE SHRUBS OR SMALL TREES

A. Number of large shrubs or small trees required: Number of required shrubs x 10%=

B. % Native large shrubs or small trees required: Number of large shrubs or small trees provided x 50%=

10	11	5
7	11	5

SPECIES DIVERSITY

A. REQUIRED TREES: 8 (PER RESILIENCY CODE 4.2.3.A(9))

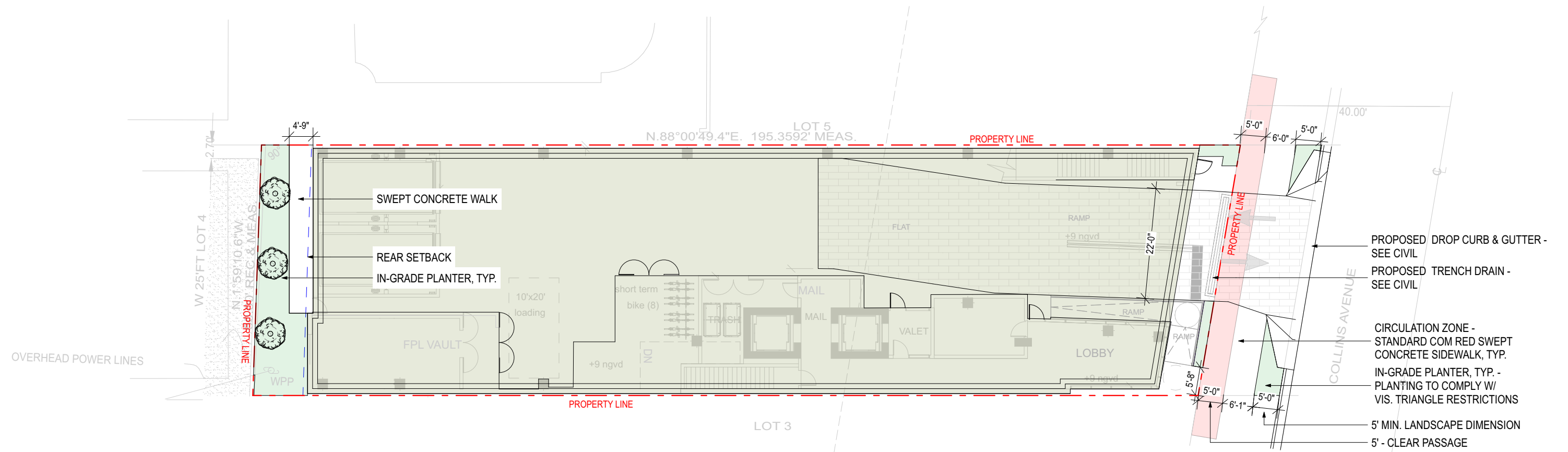
B. Six to ten required trees: Three tree species.

3 Species	3 Species
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CITY OF MIAMI BEACH USE ONLY

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Hardscape Schedule			
Symbol	Item	Description	Area (SF)
	DRIVEWAY - PAVER 1	VEHICULAR DRIVE PAVER TBD	546
	IN-GRADE PLANTER	SEE PLANTING NOTES FOR PLANTING MIX	497
	SWEPT CONCRETE WALK		160
	SWEPT CONCRETE WALK	COM STANDARD SWEPT CONCRETE SIDEWALKS	777



BUILT FORM ARCHITECTURE

LEFFERTS

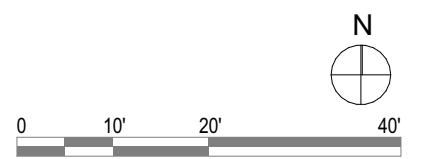


GROUND FLOOR HARDSCAPE PLAN
 Scale: 1"=20'-0"
 03/06/2025

Justine K Velez

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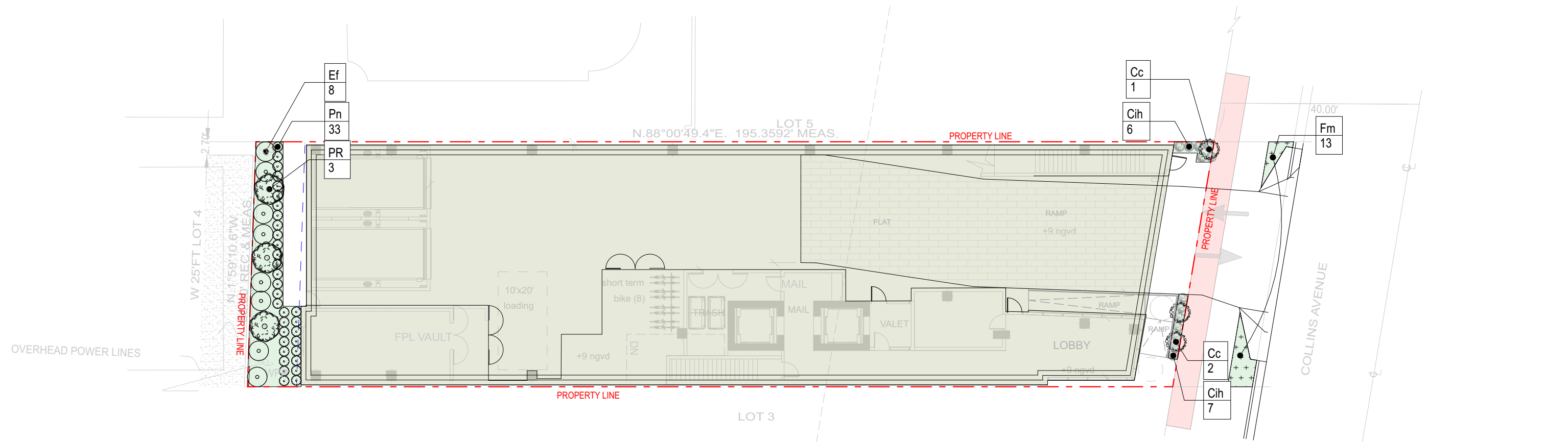
L100



Tree Schedule									
Symbol	ID	Qty	Botanical Name	Common Name	Cal	Height	Spread	Native	Remarks
	PR	3	Pimenta racemosa	Bay Rum	2"	12'	6'	Y	Florida Fancy; Standard Trunk, Lot Tree

Shrub Schedule									
Symbol	ID	Qty	Botanical Name	Common Name	Size	Height	Spread	Native	Remarks
	Cc	3	Capparis cynophallophora	Jamaica caper	15G	4'	4'	Y	Exposed Trunks; Large Shrub
	Cih	13	Chrysobalanus icaco 'Red Tip'	Red Tip Cocoplum	3g	24"	24"	Y	Full
	Ef	8	Eugenia foetida	Spanish Stopper	15g	6'	4'	Y	Full to Ground; Large Shrub
	Pn	33	Psychotria nervosa	Wild Coffee	3g	3'	2'	Y	Full

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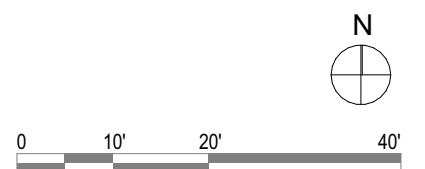
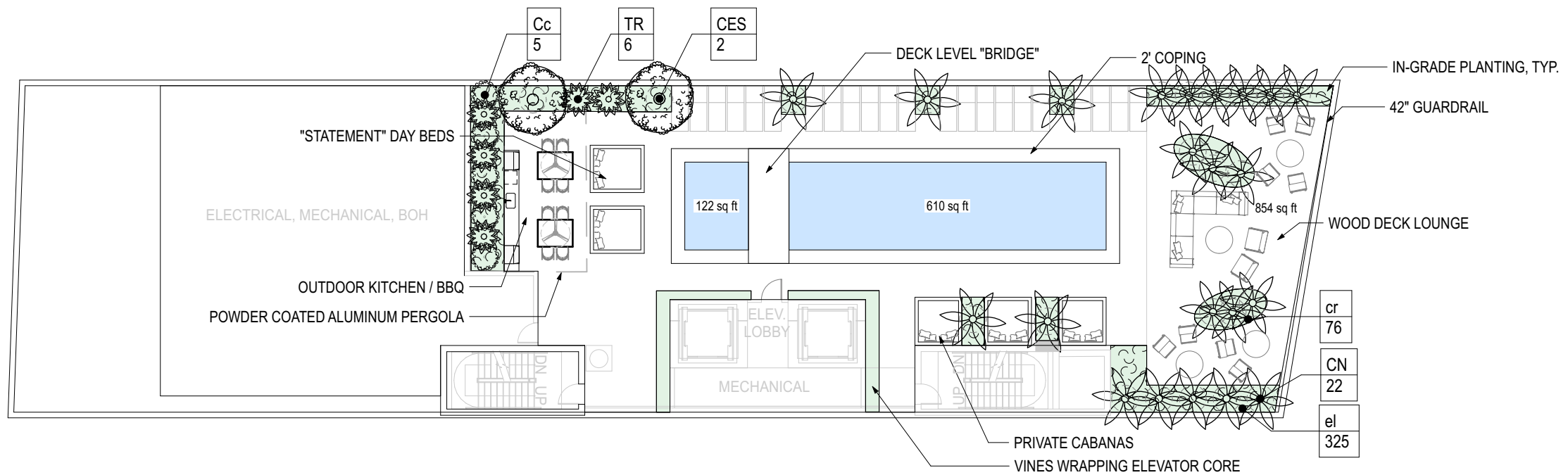


Roof Tree Schedule									
Symbol	ID	Qty	Botanical Name	Common Name	Cal	Height	Spread	Native	Remarks
	CES	2	Conocarpus erectus 'serica'	Silver Buttonwood	8"	12'	14'	Y	Florida Fancy, Multitrunk; Lot Tree on Structure
	CN	22	Cocos nucifera	Coconut Palm		15'-25'OA	20'	N	Staggered Heights; Curved Trunks; Provide Platipus Anchor System or Equal
	TR	6	Thrinax radiata	Thatch Palm		10'-18' OA	8'	Y	Staggered Heights; Intact Burlap on Trunks

Roof Hardscape Schedule		
Symbol	Item	Area (SF)
	DECKING	854
	IN-GRADE PLANTING	748
	PAVER 3	2,289
	POOL COPING	157
	SWIMMING POOL	1,068

Roof Shrub Schedule									
Symbol	ID	Qty	Botanical Name	Common Name	Size	Height	Spread	Native	Remarks
	Cc	5	Capparis cynophallophora	Jamaica caper	15 gal	4'	4'	Y	Large Shrub
	cr	76	Clusia rosea 'Nana'	Clusia rosea 'Nana'	1g	12"	18"	N	
	el	325	Ernodia littoralis	Golden Creeper	1g	12"	18"	Y	

CITY OF MIAMI BEACH USE ONLY





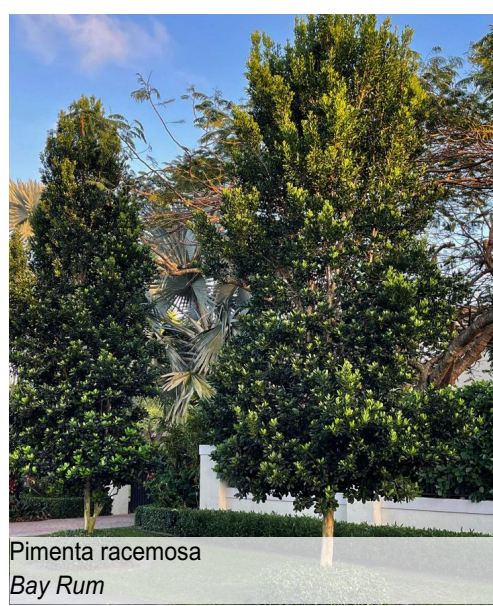
Cocos nucifera
Coconut Palm



Thrinax radiata
Thatch Palm



Conocarpus erectus
Green Buttonwood



Pimenta racemosa
Bay Rum

CITY OF MIAMI BEACH USE ONLY



Capparis cynophallophora
Jamaica Caper



Eugenia foetida
Spanish Stopper



Yucca aloifolia
Spanish Bayonet



Psychotria nervosa
Wild Coffee



Chrysobalanus icaco 'Red Tip'
Red Tip Cocoplum



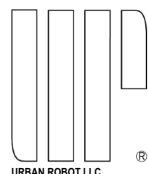
Clusia rosea 'Nana'
Dwarf Clusia



Ernodia littoralis
Golden Creeper

B U I L T F O R M
A R C H I T E C T U R E

1826 Collins Avenue



PLANTING PALETTE

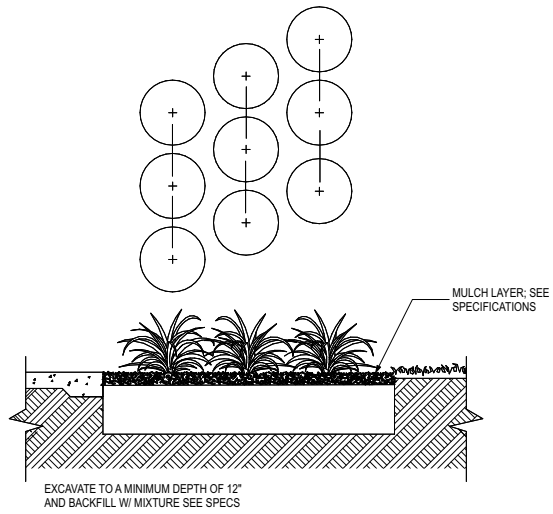
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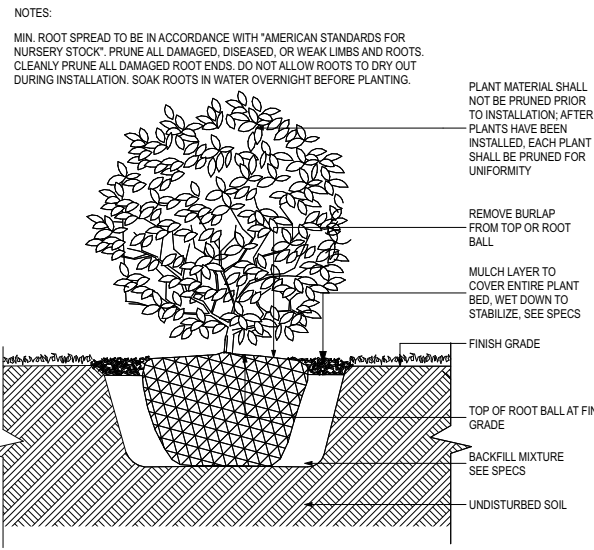
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Velez

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by Justine K Velez
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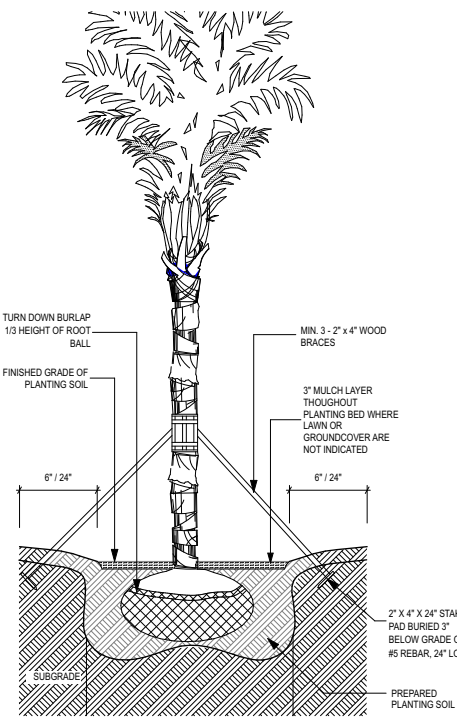
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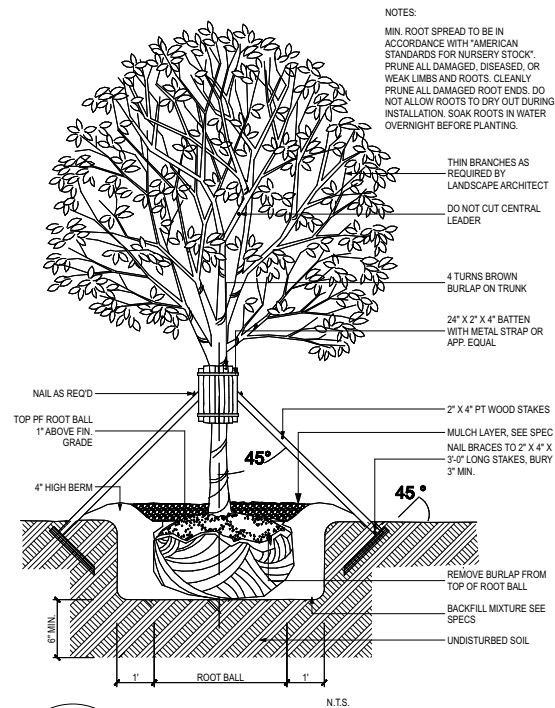
5
L203
GROUNDCOVER SPACING DETAIL
NOT TO SCALE



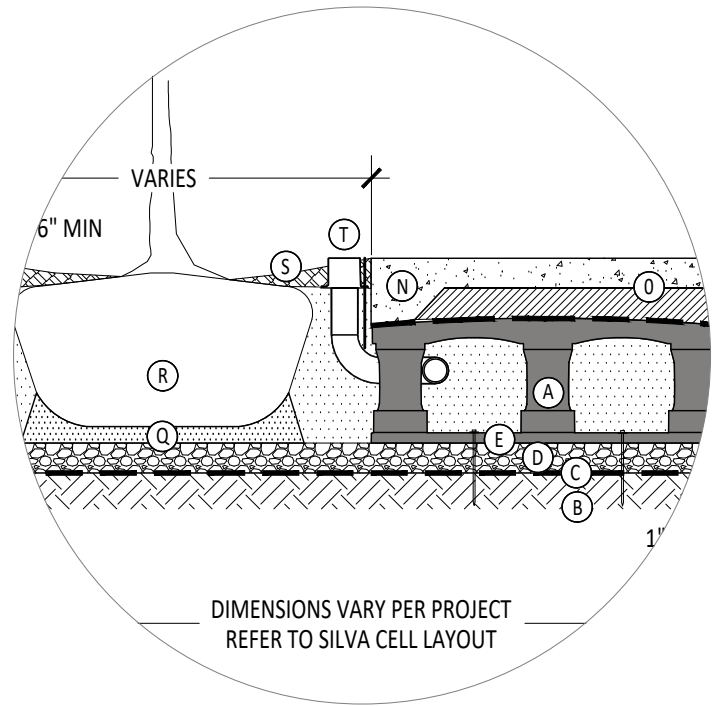
4
L203
SHRUB DETAIL
NOT TO SCALE



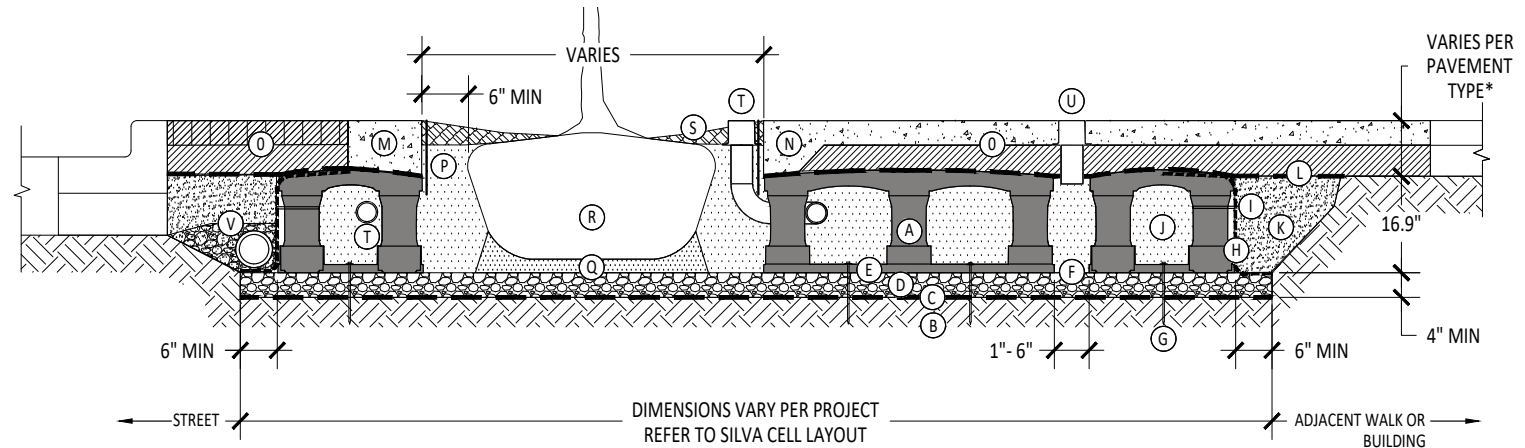
3
L203
PALM PLANTING DETAIL
NOT TO SCALE



2
L203
LARGE TREE STAKE DETAIL
NOT TO SCALE



1A
L203
TYPICAL SUSPENDED PAVEMENT DETAIL
NOT TO SCALE



- KEY PLAN
- (A) SILVA CELL SYSTEM (DECK, BASE, AND POSTS)
 - (B) SUBGRADE, COMPACTED
 - (C) GEOTEXTILE FABRIC, PLACED ABOVE SUBGRADE
 - (D) 4" MIN AGGREGATE SUB BASE, COMPACTED TO 95% PROCTOR
 - (E) SILVA CELL BASE SLOPE, 10% MAX
 - (F) 1" TO 6" SPACING BETWEEN SILVA CELLS AT BASE
 - (G) ANCHORING SPIKES, CONTACT DEEPROOF FOR ALTERNATIVE
 - (H) GEOGRID, WRAPPED AROUND PERIMETER OF SYSTEM, WITH 6" TOE (OUTWARD FROM BASE) AND 12" EXCESS (OVER TOP OF DECK)
 - (I) CABLE TIE, ATTACHING GEOGRID TO SILVA CELL AT BASE OF UPPER LEG FLARE, AS NEEDED
 - (J) PLANTING SOIL, PER PROJECT SPECIFICATIONS, PLACED IN LIFTS AND WALK-IN COMPACTED TO 75-85% PROCTOR
 - (K) COMPACTED BACKFILL, PER PROJECT SPECIFICATIONS
 - (L) GEOTEXTILE FABRIC TO EDGE OF EXCAVATION
 - (M) RIBBON CURB AT TREE OPENING (TO BE USED WITH PAVERS OR ASPHALT)
 - (N) THICKENED EDGE AT TREE OPENING (TO BE USED WITH CONCRETE)
 - (O) PAVEMENT AND AGGREGATE BASE PER PROJECT *
 - (P) DEEPROOF ROOT BARRIER, 12" OR 18", DEPTH DETERMINED BY THICKNESS OF PAVEMENT SECTION, INSTALL DIRECTLY ADJACENT TO CONCRETE EDGE RESTRAINT
 - (Q) PLANTING SOIL BELOW ROOT BALL, COMPACTED WELL TO PREVENT SETTLING
 - (R) ROOT BALL
 - (S) TREE OPENING TREATMENT, PER PROJECT SPECIFICATIONS
 - (T) DEEPROOF WATER AND AIR VENT, ROOTBALL, WHEN REQUIRED
 - (U) DEEPROOF WATER AND AIR VENT, WHEN REQUIRED
 - (V) UNDERDRAIN SYSTEM, WHEN REQUIRED (LOCATION AND DETAILS BY OTHERS)
- *MINIMUM PAVEMENT PROFILE OPTIONS TO MEET H-20 LOADING
- | | |
|-------------|-------------------------|
| PAVEMENT | + AGGREGATE BASE COURSE |
| 4" CONCRETE | + 4" AGGREGATE |
| 3" PAVER | + 12" AGGREGATE |
| 4" ASPHALT | + 12" AGGREGATE |
| 2.6" PAVER | + 5" CONCRETE |
- NOTES
1. EXCAVATION SHALL BE DONE IN ACCORDANCE WITH ALL APPLICABLE HEALTH AND SAFETY REGULATIONS
 2. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS
 3. PROVIDE SUPPLEMENTAL IRRIGATION
 4. DO NOT SCALE DRAWINGS

1
L203
TYPICAL SUSPENDED PAVEMENT DETAIL
NOT TO SCALE