

January 20, 2022
Updated August 3, 2022

Via ePlan

Cesar Garcia Pons
Planning Director
City of Miami
444 SW 2nd Avenue, 3rd Floor
Miami, Florida 33131

Re: 90 NE 32 Street / Letter of Intent for Class II Submittal

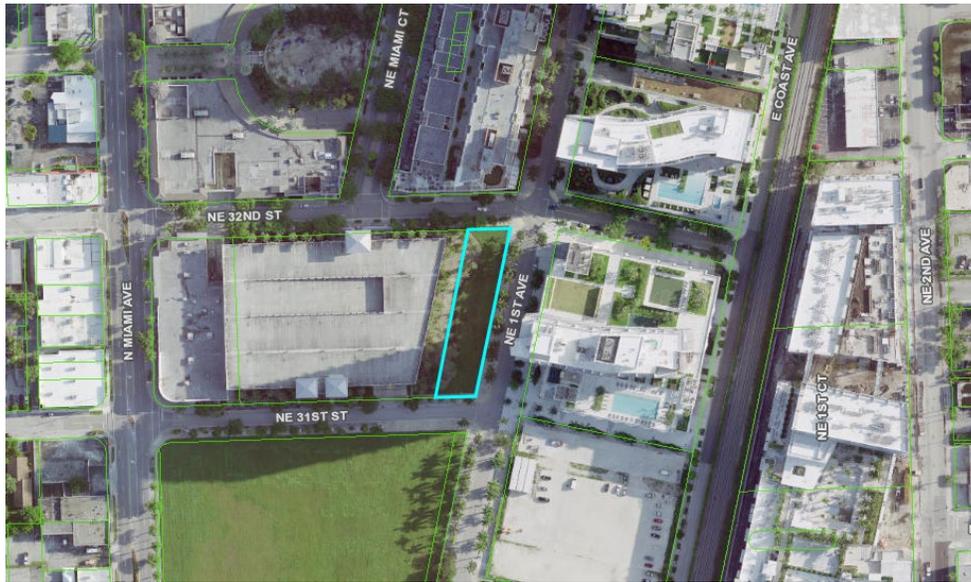
Dear Mr. Garcia Pons:

We respectfully submit the enclosed Class II pre-application request for your review and approval for the development of the property located at 90 NE 32 Street, Miami, Florida (the “**Property**”), as depicted in the enclosed site plan, prepared by Arquitectonica. (the “**Development Plans**” or “**Project**”). The Class II requested for the development of the Property is in compliance with the requirements of Miami 21 Appendix C as set forth below. The Project was reviewed during a pre application meeting pursuant to PREAPP-21-0130.

PROPERTY INFORMATION

The Property is located in the Midtown neighborhood of the City of Miami (the “**City**”), areas which continues to experience rapid population growth and business expansion since the adoption of Appendix C of Miami 21. The Property is a portion of Tract E of the Buena Vista West Plat. The Property enfronts NE 32nd Street to the North, Midtown Blvd to the East, and NE 31st Street to the South. Located to the West of the Property is an existing parking structure which is unified with the Property through a Covenant in lieu of Unity of Title. Under Appendix C of Miami 21, the Property has a zoning designation of T6-24A-O with the SD-27.2 overlay. Pursuant to the City’s Future Land Use Map, the Property has a land use designation of Restricted Commercial. The Property is surrounded by various multi-family residential, office, and commercial uses within the Midtown District.

According to the enclosed survey, prepared by Schwebke-Shiskin & Associates, Inc., (the “**Survey**”), the Property contains a lot area of 28,477 square feet or 0.65 acres. The Property consists of vacant land. The Property is located along the Transit Corridor created by NE 2nd Avenue, providing sufficient mass transit options for the Project. The Property is unified with the remainder of Tract E through that certain Covenant in lieu of Unity of Title recorded in Official Record Book 25035 at Page 360 of the Public Records of Miami-Dade County, Florida.



I. THE PROJECT

The Applicant is proposing to improve the Property with a project consisting of a twelve (12) Story structure with 228 Residential Dwelling Units and 8,426 sf of ground floor retail. Parking for the Project will be located within the existing parking structure located within the same Tract. The Project proposes a total FAR of 172,077 square feet. Because the FAR does not exceed 200,000 square feet, UDRB review should not be required.

II. CLASS II REQUEST

Pursuant to Section 627.2.3.1 of Appendix C of Miami 21, all new construction within the Midtown Overlay District requires a Class II Special Permit. In order to proceed with the Project, this pre-application request is for a Class II Special Permit for new construction within the Midtown Overlay District.

Additionally, a Class II Special Permit is requested pursuant to Section 627.2.15 in order to permit the maneuvering of trucks within the public right of way for the purposes of off-street loading. Said request is to promote the most efficient use of land. The 228 Residential Units proposed for the Project requires two (2) Loading Berths which are provided.

III. GUIDING PRINCIPLES OF MIAMI 21

The development of the Property and requested Class II are consistent with the provisions of Article 2, Guiding Principles of Miami 21, as follows:

Section 2.1.3.1. The City - Guiding Principles

- a. Growth strategies should encourage Infill and redevelopment.

- The Project is an infill project located in the Midtown neighborhood of the City. The Property is within a short distance of the Midtown/Wynwood/Biscayne neighborhoods, areas which provide countless shopping, entertainment, dining, and employment options.
- b. New Development should be structured to reinforce a pattern of Neighborhoods and urban centers focusing growth at transit nodes rather than along Corridors.
 - The Project has easy and convenient access to various public transit options, being in close proximity to multiple designated Transit Corridors including NE 2nd Avenue and NE 36th Street.
- c. The City should include a framework of transit, pedestrian, and bicycle systems that provide alternatives to automobile use.
 - The Project includes vehicular and bicycle parking options and is being developed within walking distance of multiple bus routes along Biscayne Boulevard and NE 2nd Avenue. The Property is within walking distance of multiple City of Miami trolley stops. The Project is also a short bicycle ride or walk from multiple parks.

Section 2.1.3.2 The Community - Guiding Principles

- a. Neighborhoods and urban centers should be the preferred pattern of Development and Transect Zones emphasizing single use should be the exception.
 - The Project is an urban core mixed use project providing for Residential and Commercial Uses.
- b. Neighborhoods and Urban centers should be compact, pedestrian-oriented and Mixed-Use. Density and Intensity of Use should relate to degree of transit service.
 - The Project has convenient access to numerous transit opportunities, such as the Miami Trolley and Metrobus being in close proximity to multiple Transit Corridors.
- c. The ordinary activities of daily living should occur within walking distance of most dwellings, allowing independence to those who do not drive.
 - The Project is centrally located within Midtown which provides a variety of retail/commercial and civic uses located on all sides of the Project. The proposed ground floor retail and Residential Uses will only further add to the available options in the neighborhood as Midtown continues to thrive. Therefore, there are several locations which can be reached within a walking distance of the site. The trolley stops located within walking distance of the Property provide easy access to the Wynwood, Midtown, Design District, Downtown, Biscayne Corridor and Brickell neighborhoods.

2.1.3.3 The Block and the Building - Guiding Principles

- d. Architecture and landscape design should grow from local climate, topography, history, and building practice.

-- The Project proposes native trees into the landscaping program.

If you require any additional information or would like to discuss this request further, please contact me at 305-579-0737. Thank you for your attention and favorable consideration of this matter.

Sincerely,

Iris V. Escarra

Iris V. Escarra



MIDTOWN RESIDENCES

90 NE 32ND ST. MIAMI, FL, 33127

DRAWING INDEX

ARCHITECTURE

SHEET NUMBER	SHEET NAME	SHEET NUMBER	SHEET NAME
A001	COVER SHEET AND DRAWING INDEX	A102	LEVEL 02 RESIDENTIAL AND AMENITY
V001	SURVEY EAST BLOCK SIDE	A103	LEVEL 03 RESIDENTIAL AND AMENITY
V002	SURVEY WEST BLOCK SIDE	A104	LEVEL 04 RESIDENTIAL AND AMENITY
A002	SITE ZONING AND FAR DATA CHART	A105	LEVEL 05 RESIDENTIAL FLOOR
A003	LOCATION MAP/ OPEN SPACE DIAGRAM	A106	LEVEL 06-11 RESIDENTIAL FLOOR
A004	PARKING AGREEMENT	A107	LEVEL 12 ROOF TERRACE
A005	GARAGE ACCESS AGREEMENT	A200	BUILDING ELEVATIONS
A006	GARAGE ACCESS AGREEMENT	A201	BUILDING ELEVATIONS
A007	MASSING IN CONTEXT	A202	BUILDING ELEVATIONS
A008	EXISTING SITE VIEWS	A300	BUILDING SECTION
A009	SITE SETBACKS	A301	BUILDING SECTION
A010	FAR DIAGRAMS	A900	RENDERING
A011	FAR DIAGRAMS	A901	RENDERING
A012	BICYCLE STORAGE	A902	RENDERING
A013	OVERALL SITE PLAN-OPERATIONS PLAN	A903	RENDERING
A014	EXISTING GARAGE OPERATIONS PLAN	A904	RENDERING
A101	GROUND FLOOR LVL 01	E001	PHOTOMETRIC PLAN

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MIDTOWN RESIDENCES
90 NE 32ND STREET
MIAMI, FL 33127

COVER

SCALE:

DATE:
01/06/2023

A001

Zoning Information

Lot addresses:
Folio numbers:

90 NE 32ND ST. MIAMI, FL, 33127
0131250780050, TRACT "E" WEST BLOCK
0131250780051, TRACK "E" CTR. BLOCK
131250780052, TRACK "E" EAST BLOCK (SITE)

SD-27 MIDTOWN WEST DISTRICT		Allowed	Existing	Provided/ Proposed
Lot Occupation				
a. Gross Lot Area	220,295 sf (5.06 Acres)			220,296 sf
d. Floor Area Ratio (FAR)	220,295 sf (3.0) = 660,885 sf	660,885 sf	27,116 sf	172,077 sf ***
e. Frontage at Front Setback		65%		97% (274')
f. Green / Open Space	Total lots Combined Track "E" West + Center + East	(a.) 10% (22,030 sf)		Combined 8% lot area. (17,812 sf)**
g. Net lot Density	156,403 sf (3.59 Acres) (150 DU/acre max.) = 539 Units	539 Units	0 units	228 UNITS
Building Setback				
Allowed Applied Provided				
a. Midtown Boulevard (N.E. 1st Ave)		20' built-to & 35' above 60'	20' built-to & 35' above 60'	20'-0" & 35'-11"
b. Northeast 32nd Street		0' built-to & 10' above 20'	10'-0"	10'
d. Northeast 31st Street		0' built-to	0'-0"	0'
Building Height (Stories)				
Allowed Applied Provided				
a. Max. Height		120 ft (Last occupiable floor)	146 ft (Mech. areas above 120'-0")	146 ft (Mech. areas above 120'-0")

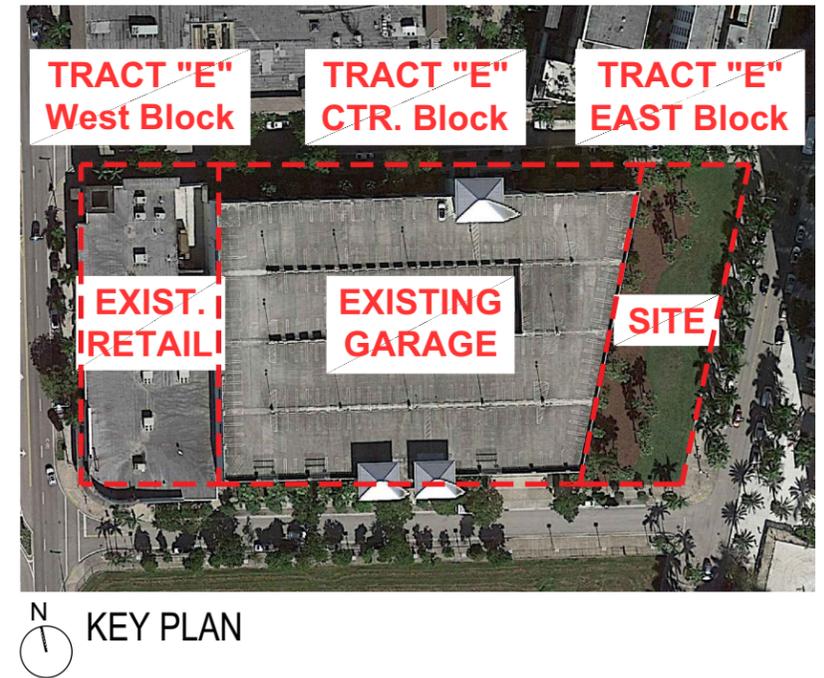
** See sheet A003 for open space diagram *** Per Article 3. sec. 3.13.1 (b) new buildings greater than 50,000 sf shall be minimum LEED Silver Certified or Equivalent (FGBC)

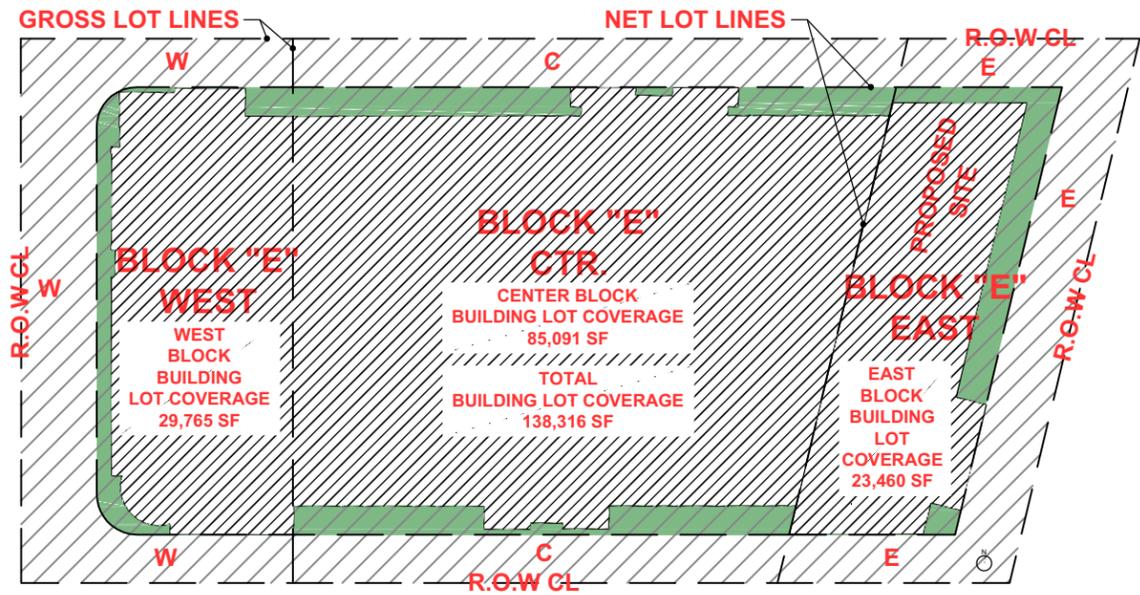
PARKING / LOADING REQUIREMENTS

Parking/ Bicycle/ Loading Requirements	Required	Provided
Loading Requirements	1 Berth/ 120 units	228 Units/ 120 = 2 loading berths
Bicycle Rack Requirements	1 rack/ 20 vehicular spaces required.	(residential + commercial spaces) 245/ 20 = 12 spaces
Retail (8,601 sf)	(1) Parking Space/ 500 sq ft = 17 Spaces	<p>Per section SD27.2.14 off site parking is permitted if provided elsewhere within the SD27.2 district. The parking for this parcel is located at tract E center block and shared with tract E west block.</p>
Residential (228 units)	(1) Parking Space/ Dwelling Unit = 228 Spaces	
TOTAL (228 Units + 8,426 sf Commercial)	245 Spaces Required	

TRACT "E" PORTION-PROPOSED SITE PLAN

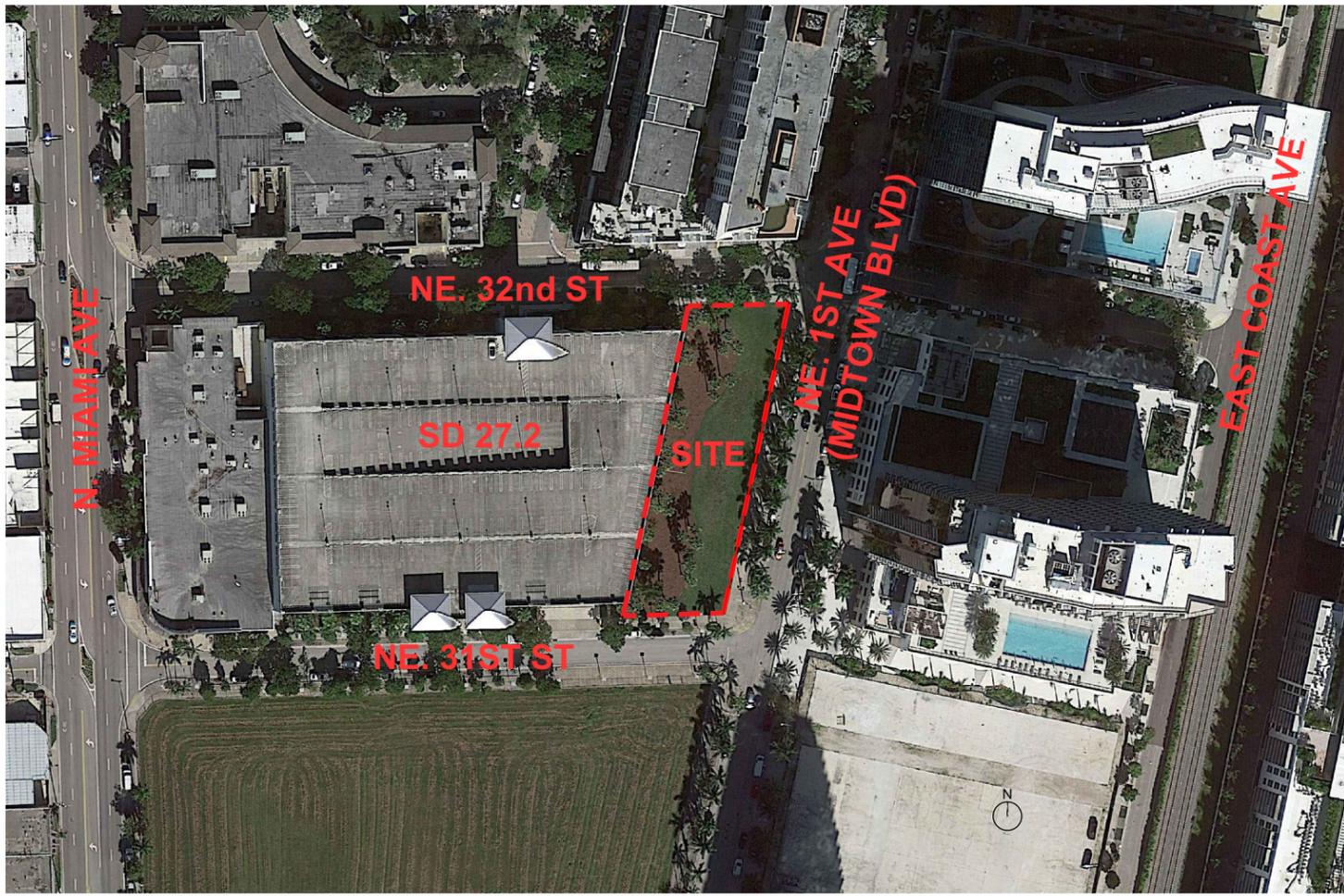
PROJECT	PLATTED TRACT	DENSITY USED	FAR PERMITTED USED	NOTES	
TRACT "E" WEST BLOCK	TRACT E	0	27,116 SF	EXISTING SINGLE STORY RETAIL	
	NET LOT AREA (SF):	33,431	PERMITTED: 115		PERMITTED: 170,457 SF
	GROSS LOT AREA (SF):	56,836	EXISTING: 0		EXISTING: 27,116 SF
TRACT "E" CENTER BLOCK	TRACT E	0	0	EXISTING OPEN AIR PARKING GARAGE 5 STORIES, 53'-2" HIGH	
	NET LOT AREA (SF):	94,495	PERMITTED: 325		PERMITTED: 344,853 SF
	GROSS LOT AREA (SF):	114,953	EXISTING: 0		EXISTING: 0
PROPOSED PROJECT					
PROPOSED PROJECT TRACT "E" EAST BLOCK	TRACT E	*228	*172,077 SF	PROPOSED 12 STORY MIXED-USE RESI. AND RETAIL	
	NET LOT AREA:	28,477	PERMITTED: 98		PERMITTED: 145,539 SF
	GROSS LOT AREA (SF):	48,506	ADDITIONAL ALLOCATED: 130		ADDITIONAL ALLOCATED: 26,538 SF
		PROPOSED: 228	PROPOSED: 228	*159,737 SF FOR RESI. AND 8,601 SF FOR RETAIL	
TOTAL	NET LOT AREA (SF):	156,403	EXISTING/PROPOSED: 228	EXISTING/PROPOSED: 199,193 SF	
	GROSS LOT AREA (SF):	220,295	REMAINING: 310	461,656 SF	



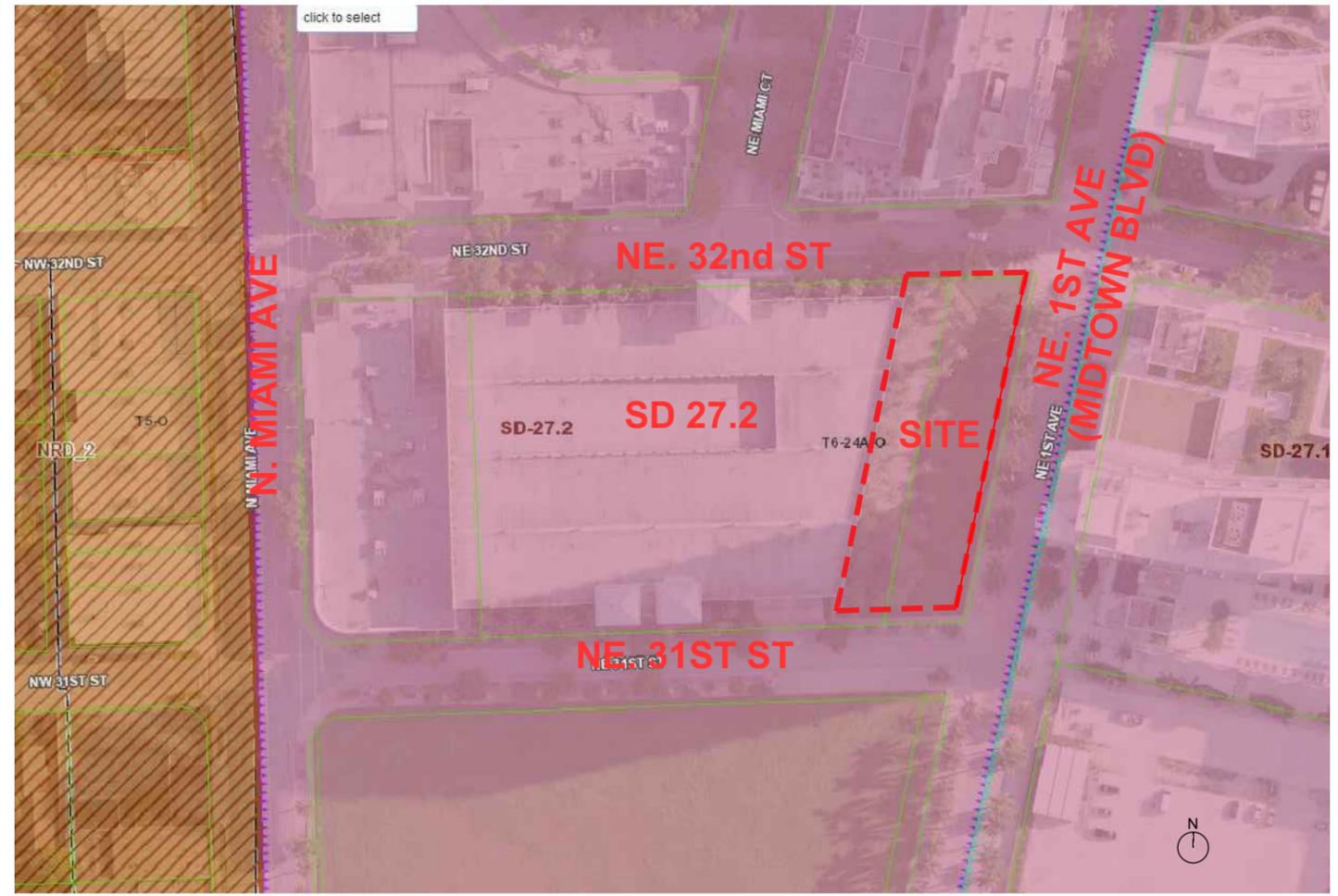


- TOTAL GROSS LOT AREA: 220,295 SF = 22,030 SF OPEN SPACE REQ. (10%)
- TOTAL OPEN SPACE PROPOSED + EXISTING (APPROX. 8%) 17,812 SF
- BLOCK "E" WEST (EXISTING)
GROSS LOT AREA 56,836 SF x 10% = 5,684 SF (OPEN SPACE REQ.)
 OPEN SPACES EXISTING 3,524 SF (APPROX. 6.2 %)
- BLOCK "E" CENTER
GROSS LOT AREA 114,953 SF x 10% = 11,495 SF (OPEN SPACE REQ.)
 OPEN SPACES EXISTING 9,288 SF (APPROX. 8%)
- BLOCK "E" EAST
GROSS LOT AREA 48,506 SF x 10% = 4,851 SF (OPEN SPACE REQ.)
 OPEN SPACES PROVIDED 5,000 SF (10.3%)

OPEN SPACE DIAGRAM/
LOT KEY



LOCATION MAP



ZONING MAP

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MIDTOWN RESIDENCES
90 NE 32ND STREET
MIAMI, FL 33127

LOCATION/ ZONING MAP/
OPEN SPACE DIAGRAM

SCALE:

DATE:
01/20/2023

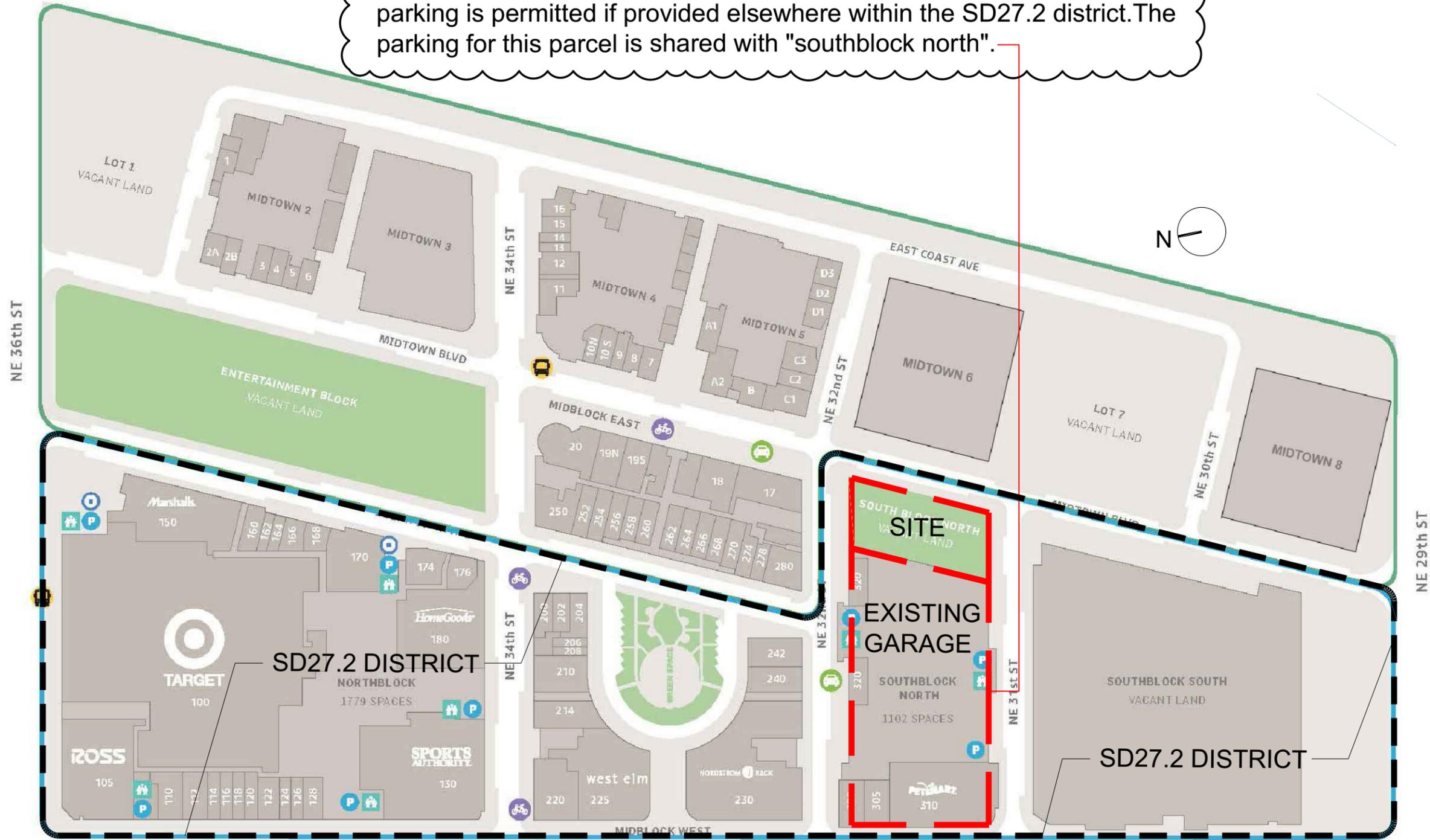
A003



MIDTOWN MIAMI

SD 27.1
SD 27.2

Parking note: Parking provided on site. Per section SD27.2.14 off site parking is permitted if provided elsewhere within the SD27.2 district. The parking for this parcel is shared with "southblock north".



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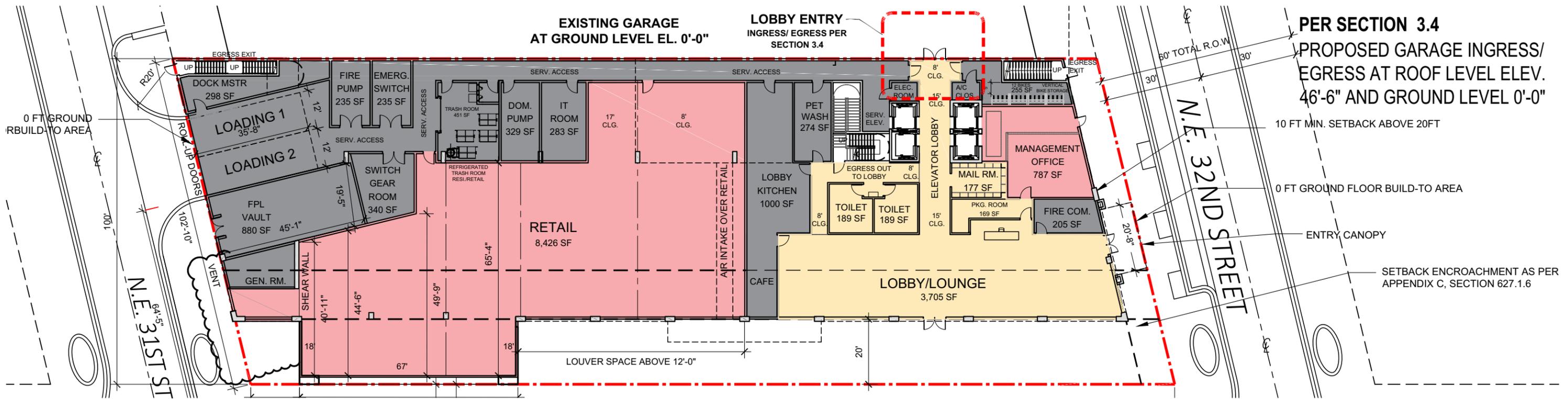
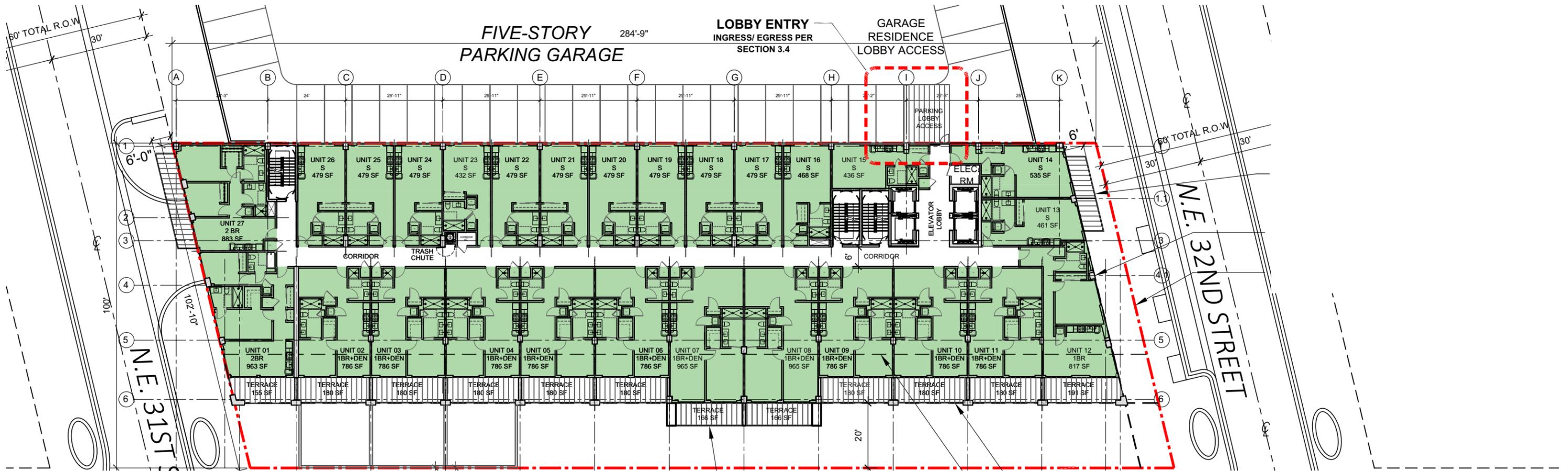
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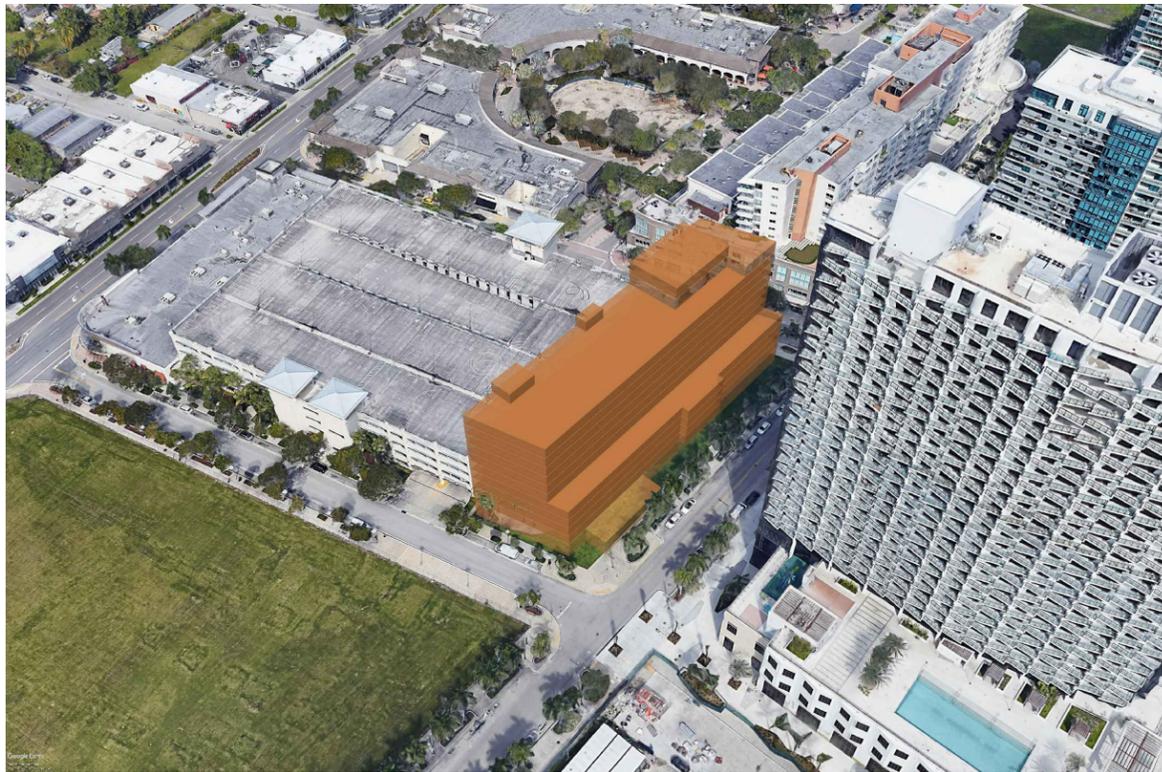
PARKING AGREEMENT

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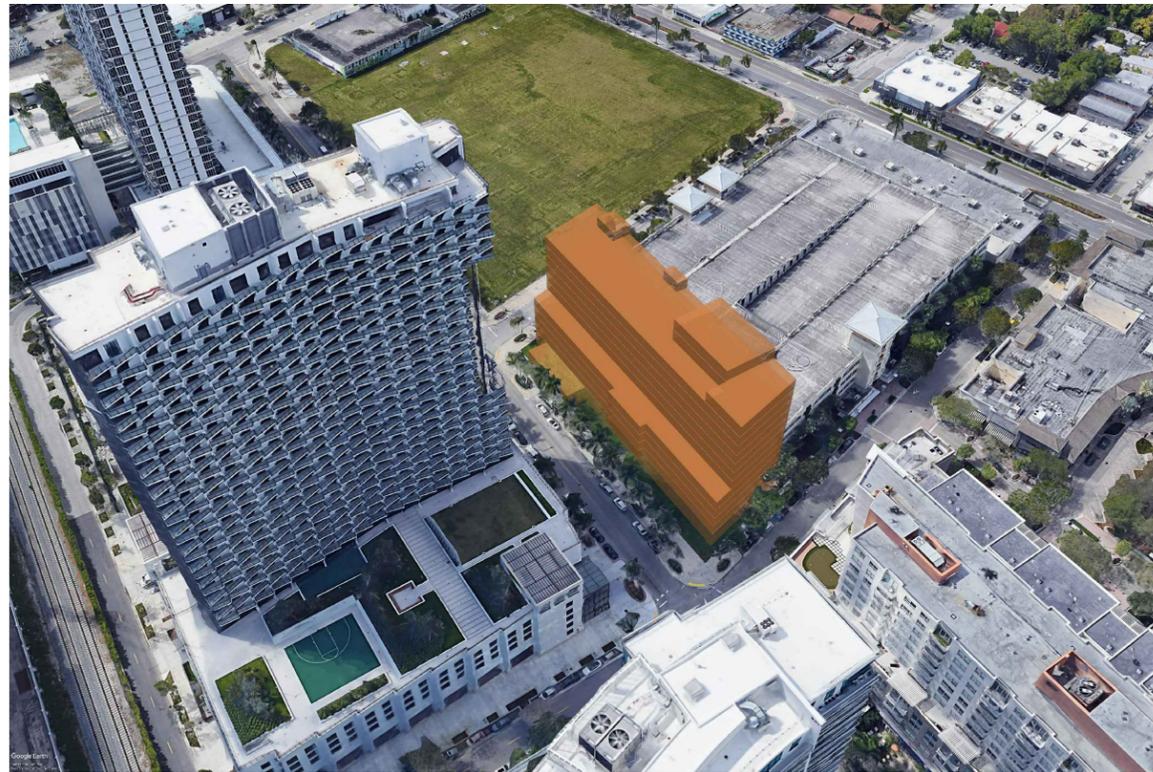
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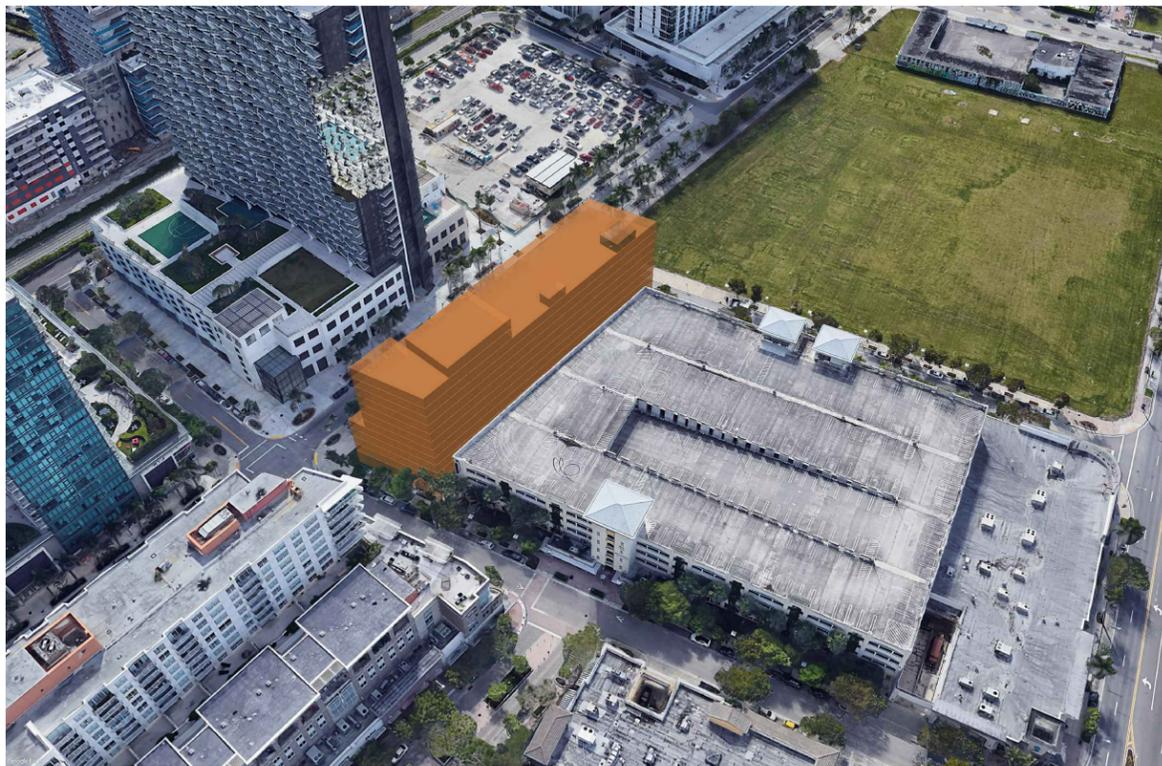




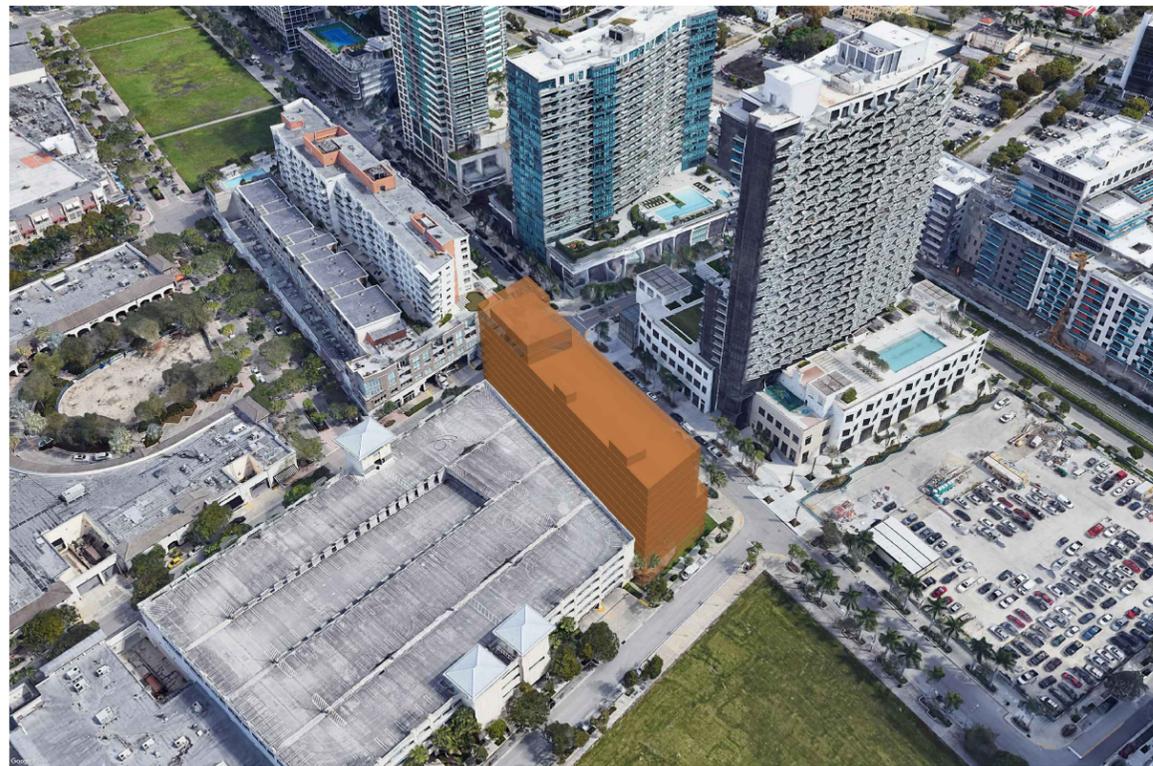
VIEW 01 - LOOKING NORTHWEST



VIEW 02 - LOOKING SOUTHWEST



VIEW 03 - LOOKING SOUTHEAST



VIEW 04 - LOOKING NORTHEAST

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SEAL

MIDTOWN RESIDENCES

90 NE 32ND STREET

MIAMI, FL 33127

MASSING IN CONTEXT

SCALE:

DATE:
01/06/2023

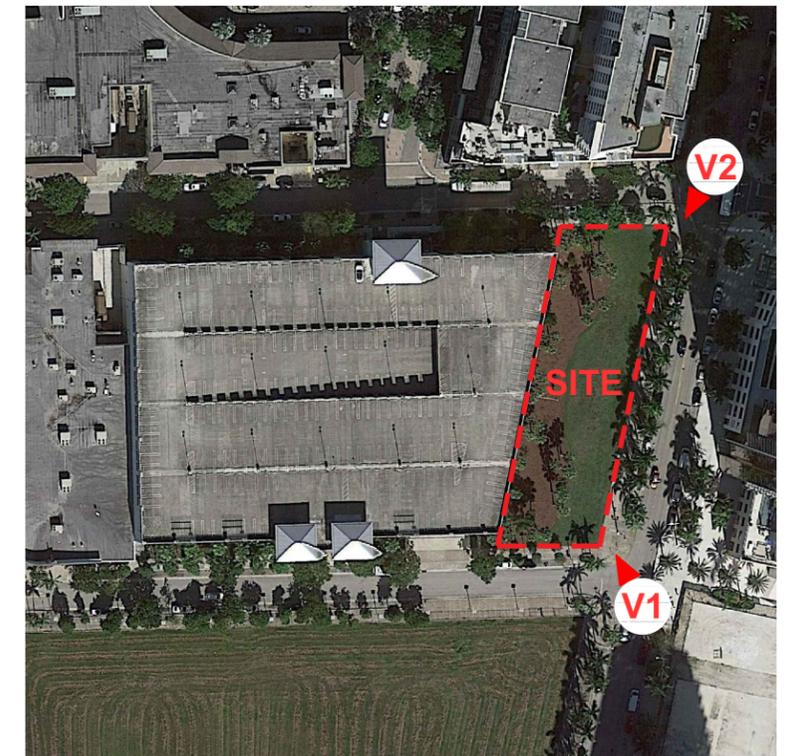
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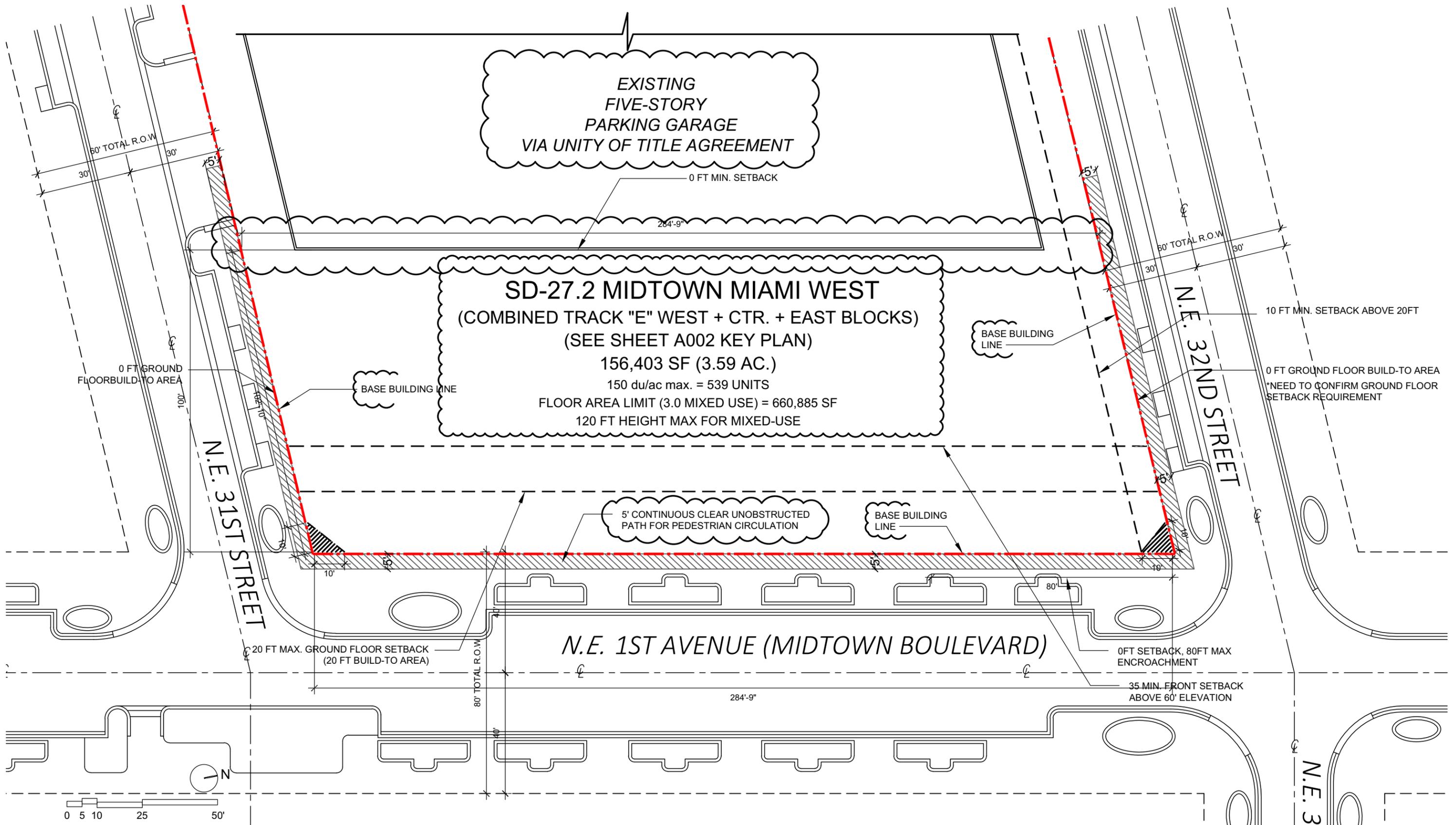
VIEW 01 - LOOKING NORTHWEST

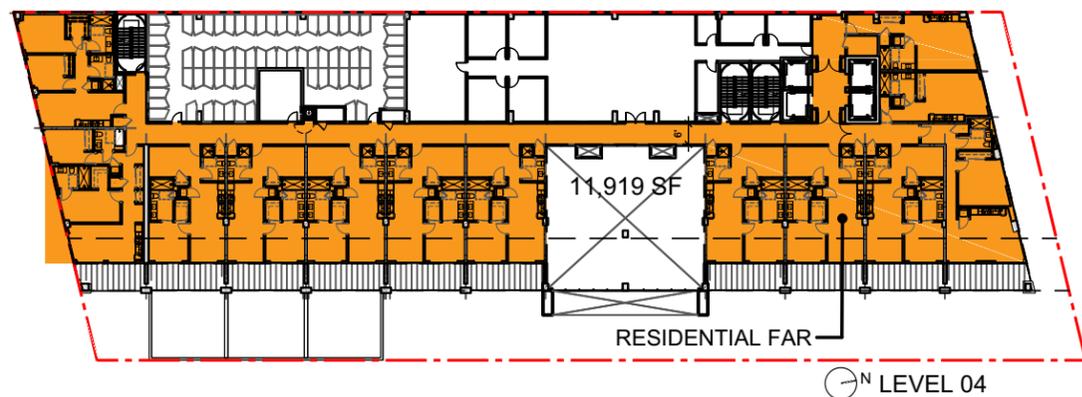
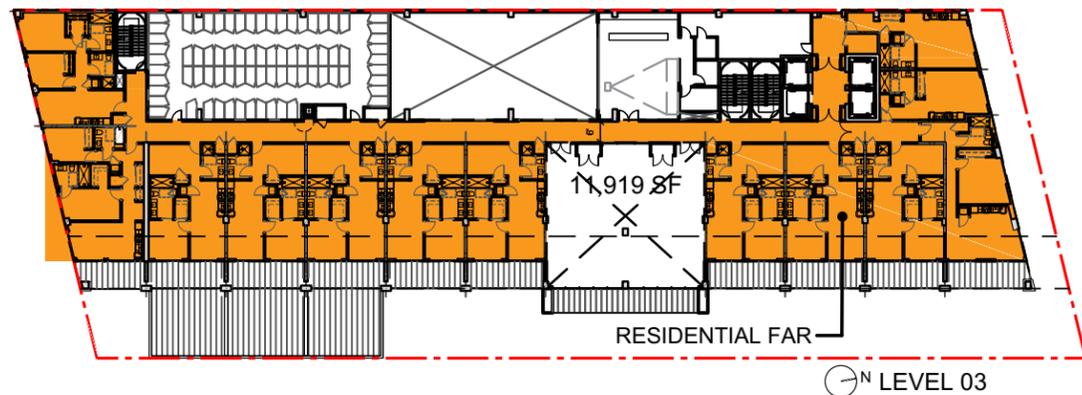
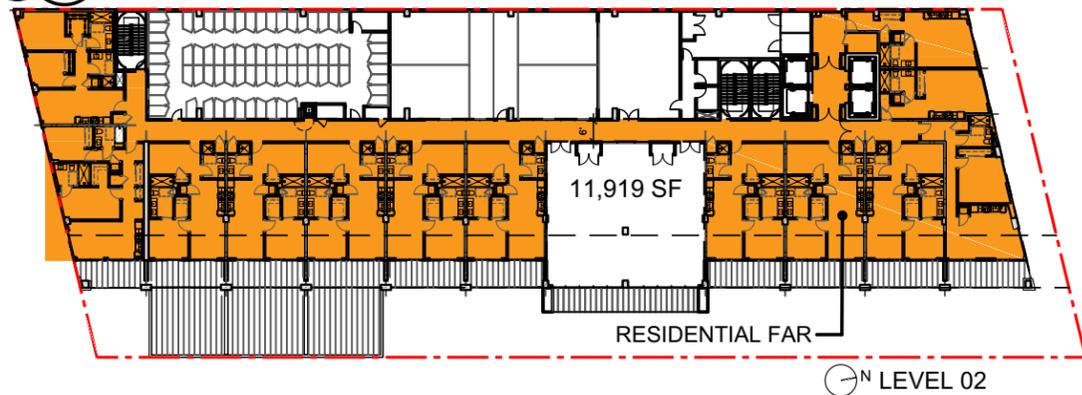


VIEW 02 - LOOKING SOUTHWEST



KEY PLAN





F.A.R. CALCULATION

FLOORS			TOTAL FAR
Level 13		MECH.	
Level 12	TERRACE	774 SF	
Level 11	27 Units	16,731 SF	
Level 10	27 Units	16,731 SF	
Level 09	27 Units	16,731 SF	
Level 08	27 Units	16,731 SF	
Level 07	27 Units	16,731 SF	
Level 06	27 Units	16,731 SF	
Level 05	27 Units	19,344 SF	
Level 04	13 Units	11,919 SF	
Level 03	13 Units	11,919 SF	
Level 02	13 Units	11,919 SF	
Level 01	RETAIL	8,601 SF	3,476 SF
TOTALS	228 Units	8,601 SF	159,737 SF
			168,338 SF

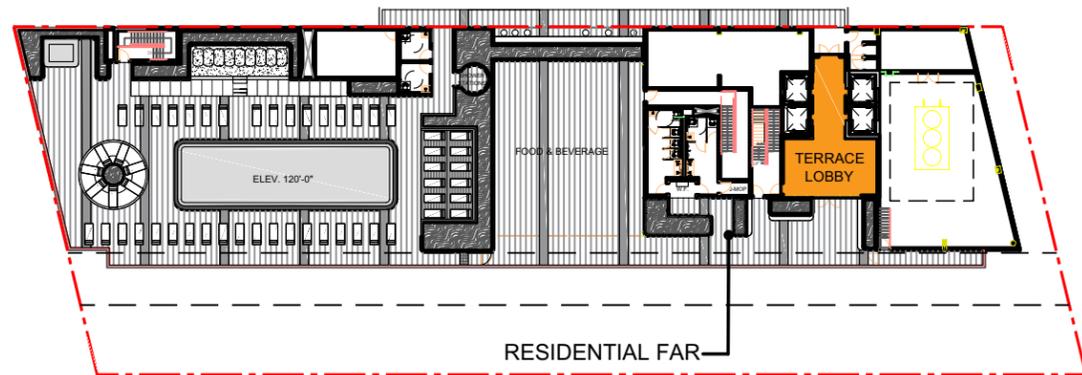
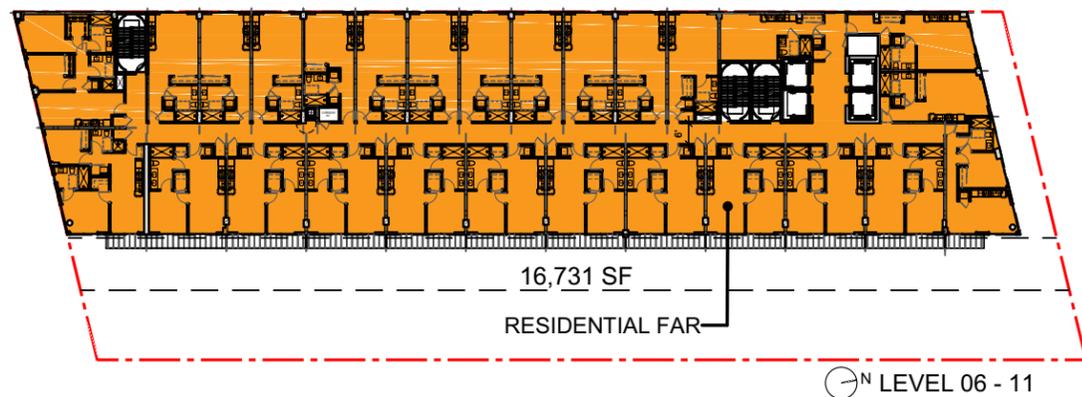
Floor area, *nonresidential*, Nonresidential floor area in the sum of areas for nonresidential use on all floors of buildings, measured from the outside faces of the exterior walls, including interior and exterior halls, lobbies, enclosed porches and balconies used for nonresidential uses.

Not counted as nonresidential floor area are:

- (a) parking and loading areas within buildings;
- (b) open terraces, patios, atriums or balconies;
- (c) stairways, elevator shafts, mechanical rooms; or
- (d) floor areas specifically excluded from floor area limitations by special provisions of these regulations.

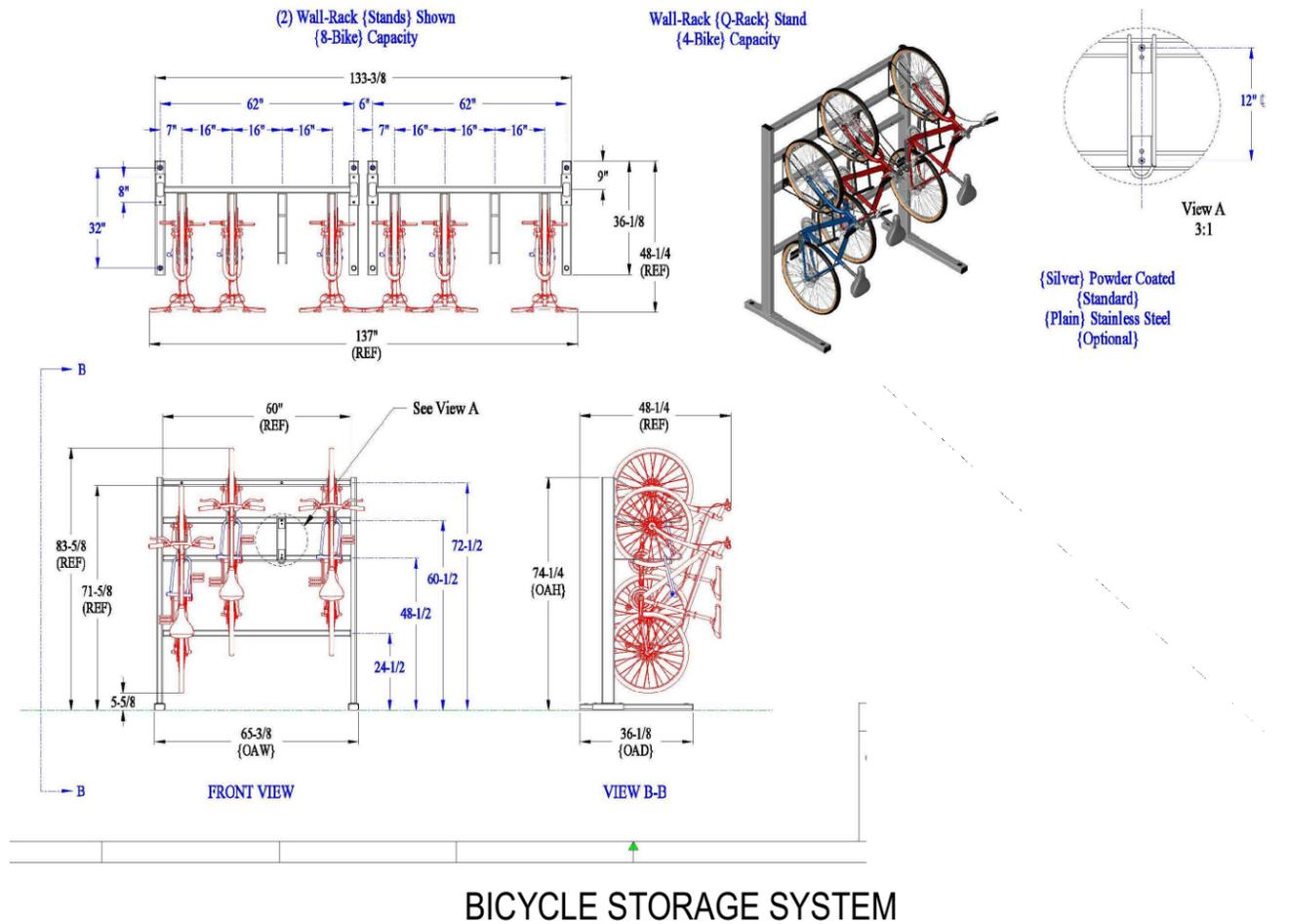
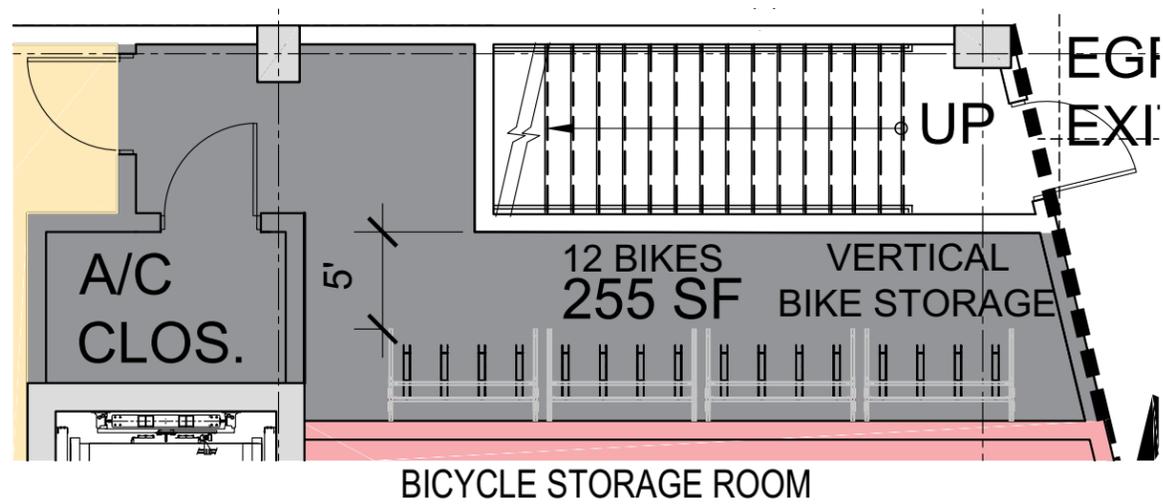
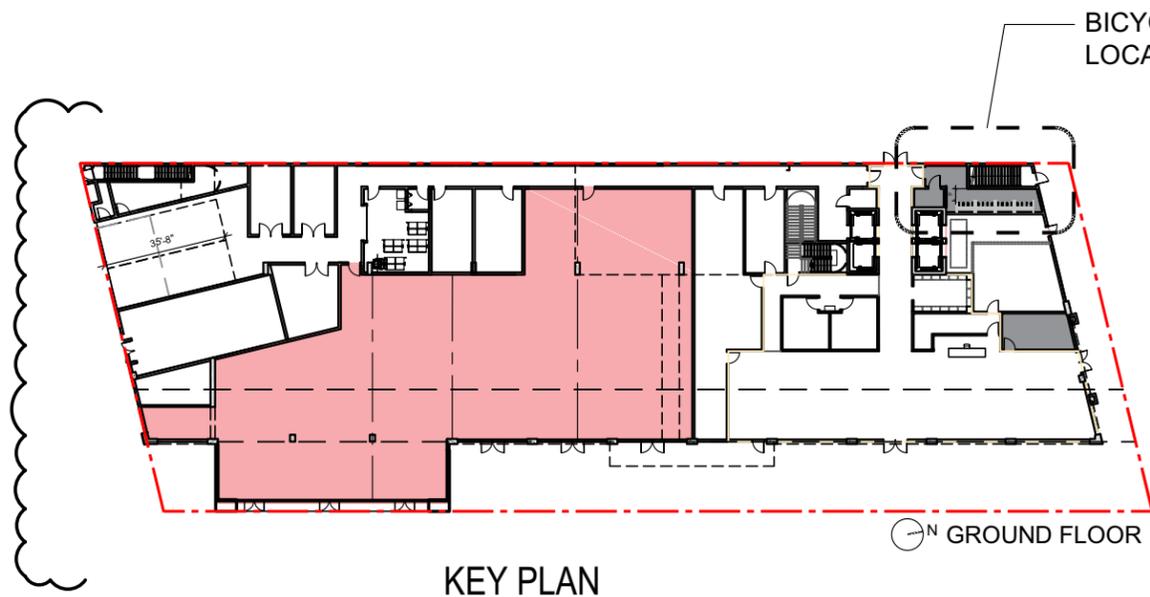
Floor area, *residential*, the sum of areas for residential use on all floors of buildings, measured from the outside faces of the exterior wall or windows, including interior and exterior halls, lobbies, enclosed porches and private enclosed balconies and floor areas below floodplain.

- (a) open terraces, patios, atriums, or balconies;
- (b) carports, garages, breezeways, tool sheds;
- (c) special purpose areas for common use of occupants, such as recreation rooms or social halls;
- (d) staff space for therapy or examination in group care housing;
- (e) basement space not used for living accommodations;
- (f) stairways, elevators shafts or mechanical rooms; or
- (g) any commercial or nonresidential space.



F.A.R. CALCULATION

FLOORS			TOTAL FAR
Level 13		MECH.	
Level 12	TERRACE	774 SF	
Level 11	27 Units	16,731 SF	
Level 10	27 Units	16,731 SF	
Level 09	27 Units	16,731 SF	
Level 08	27 Units	16,731 SF	
Level 07	27 Units	16,731 SF	
Level 06	27 Units	16,731 SF	
Level 05	27 Units	19,344 SF	
Level 04	13 Units	11,919 SF	
Level 03	13 Units	11,919 SF	
Level 02	13 Units	11,919 SF	
Level 01	RETAIL	8,601 SF	3,476 SF
TOTALS	228 Units	8,601 SF	159,737 SF
			168,338 SF



NORTH MIAMI AVENUE

NE 32ND STREET
N.E. 32ND STREET

N.E. 32ND STREET

N.E. 31ST STREET
NE 31ST STREET

MIDTOWN BOULEVARD

KEY

TOTAL GARAGE SPACES 1,116
55 USED FOR EXISTING RETAIL - BLOCK E WEST

1,061 SPACES REMAINING AFTER RETAIL

PROPOSED PROJECT PKG. REQUIRED 245
PKG. REMAINING 816

ASSIGNED PARKING
1ST FLOOR PARKING
 26 RESIDENTIAL SPACES
 17 RETAIL SPACES
5TH FLOOR PARKING
 202 RESIDENTIAL SPACES

TOTAL SPACES 245

PEDESTRIAN ACCESS 5' CLEAR PATH THROUGHOUT

VEHICULAR ACCESS

EXISTING PARKING GARAGE
GARAGE LEVEL 01
(26 DEDICATED RESI. AND 17 RETAIL SPACES)

PROPOSED BUILDING

PARKING GARAGE
RESIDENTIAL ACCESS ROUTE
RAMP UP

PROPOSED PARKING GARAGE ACCESS

EXISTING RETAIL BUILDING

EXISTING ELEVATORS

ENTRY/EXIT ACCESS GATE

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SEAL

MIDTOWN RESIDENCES
 90 NE 32ND STREET
 MIAMI, FL 33127

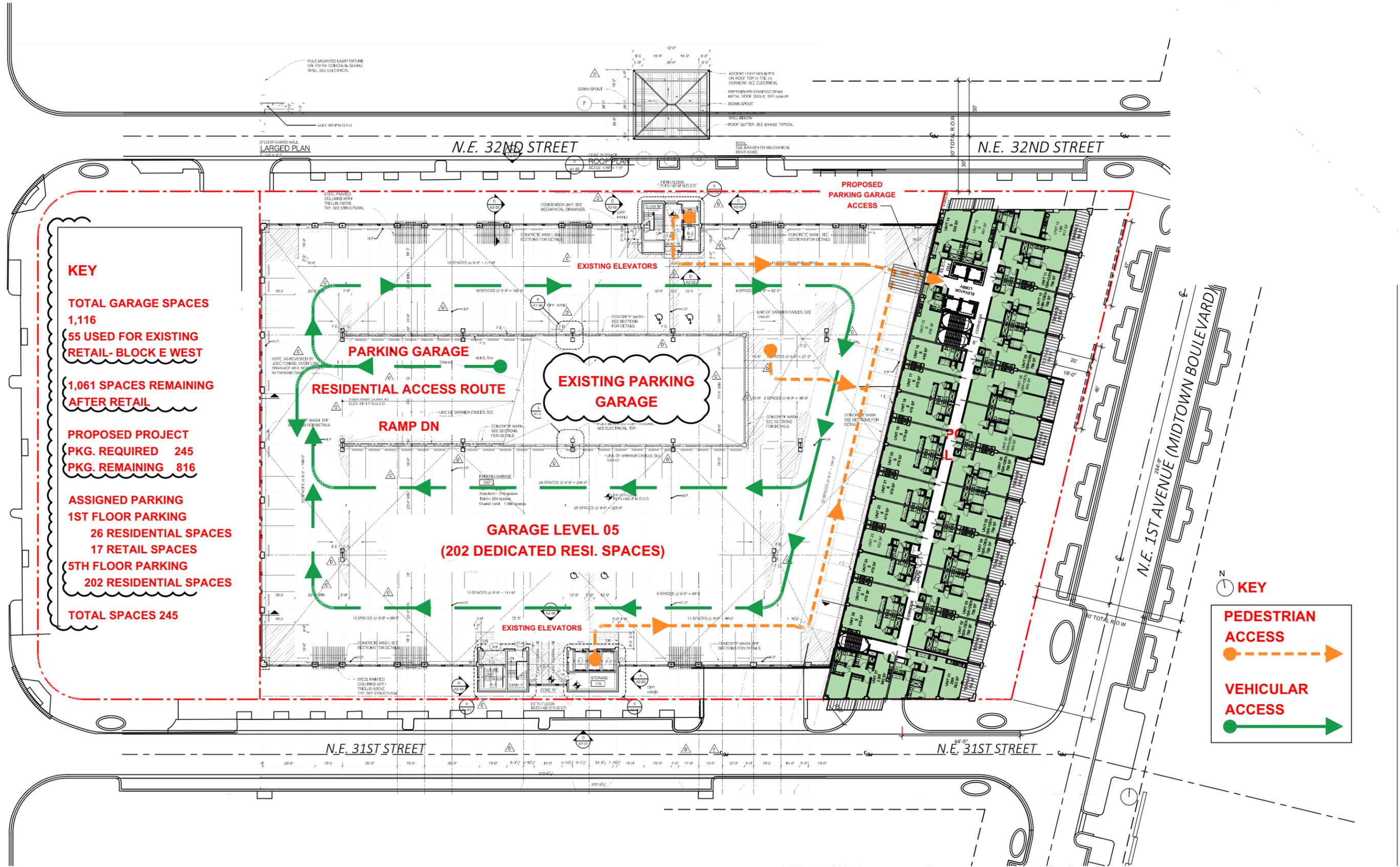
OVERALL SITE PLAN
 EXISTING GARAGE GROUND LEVEL 01
 OPERATIONS PLAN

SCALE:

DATE:
 01/06/2023

A013

NORTH MIAMI AVENUE



KEY

TOTAL GARAGE SPACES 1,116

55 USED FOR EXISTING RETAIL- BLOCK E WEST

1,061 SPACES REMAINING AFTER RETAIL

PROPOSED PROJECT
PKG. REQUIRED 245
PKG. REMAINING 816

ASSIGNED PARKING
1ST FLOOR PARKING
26 RESIDENTIAL SPACES
17 RETAIL SPACES
5TH FLOOR PARKING
202 RESIDENTIAL SPACES

TOTAL SPACES 245

KEY

PEDESTRIAN ACCESS

VEHICULAR ACCESS

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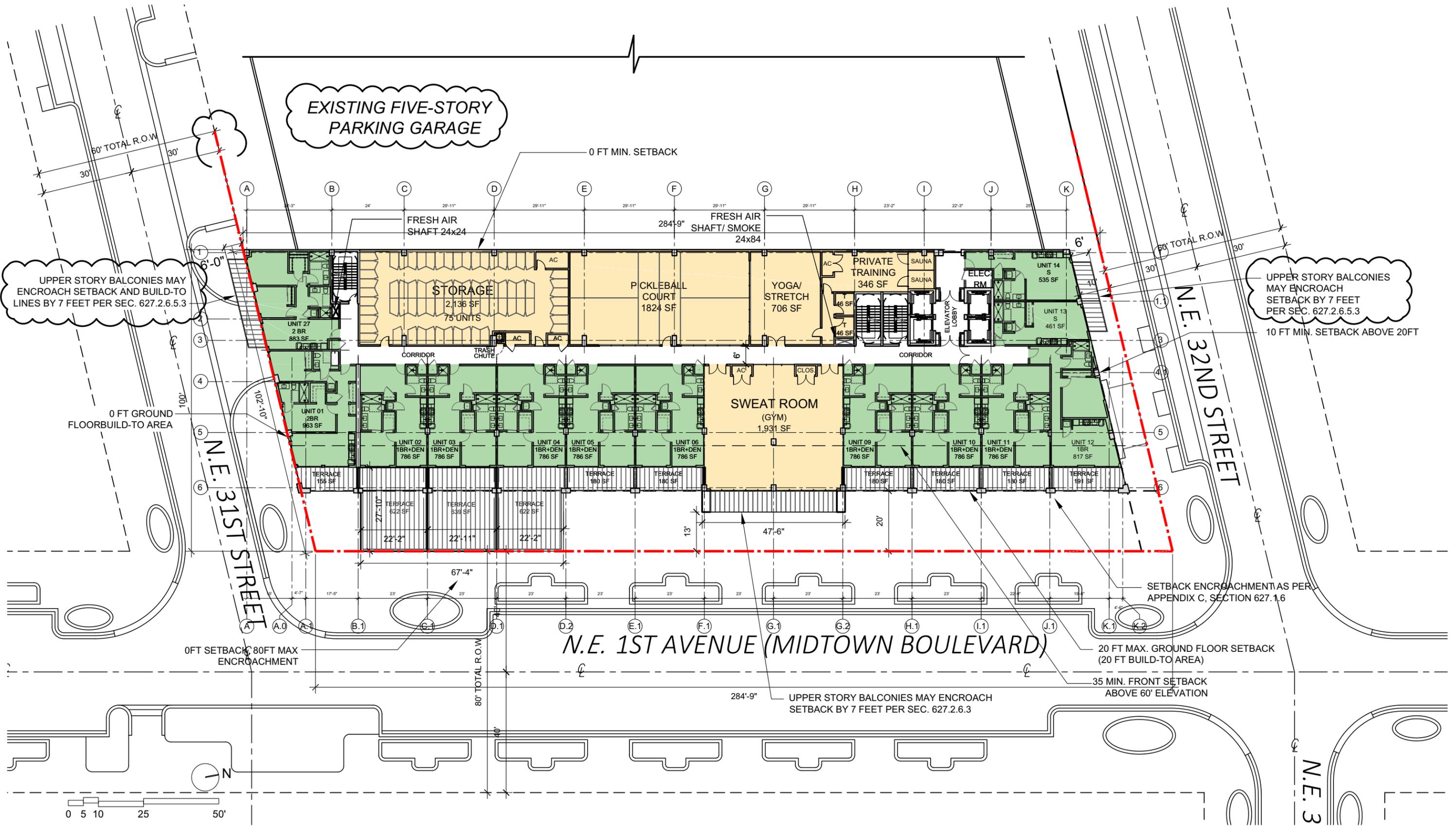
MIDTOWN RESIDENCES
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MIAMI, FL 33127

EXISTING GARAGE LEVEL 05
OPERATIONS PLAN

SCALE:

DATE:
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A014



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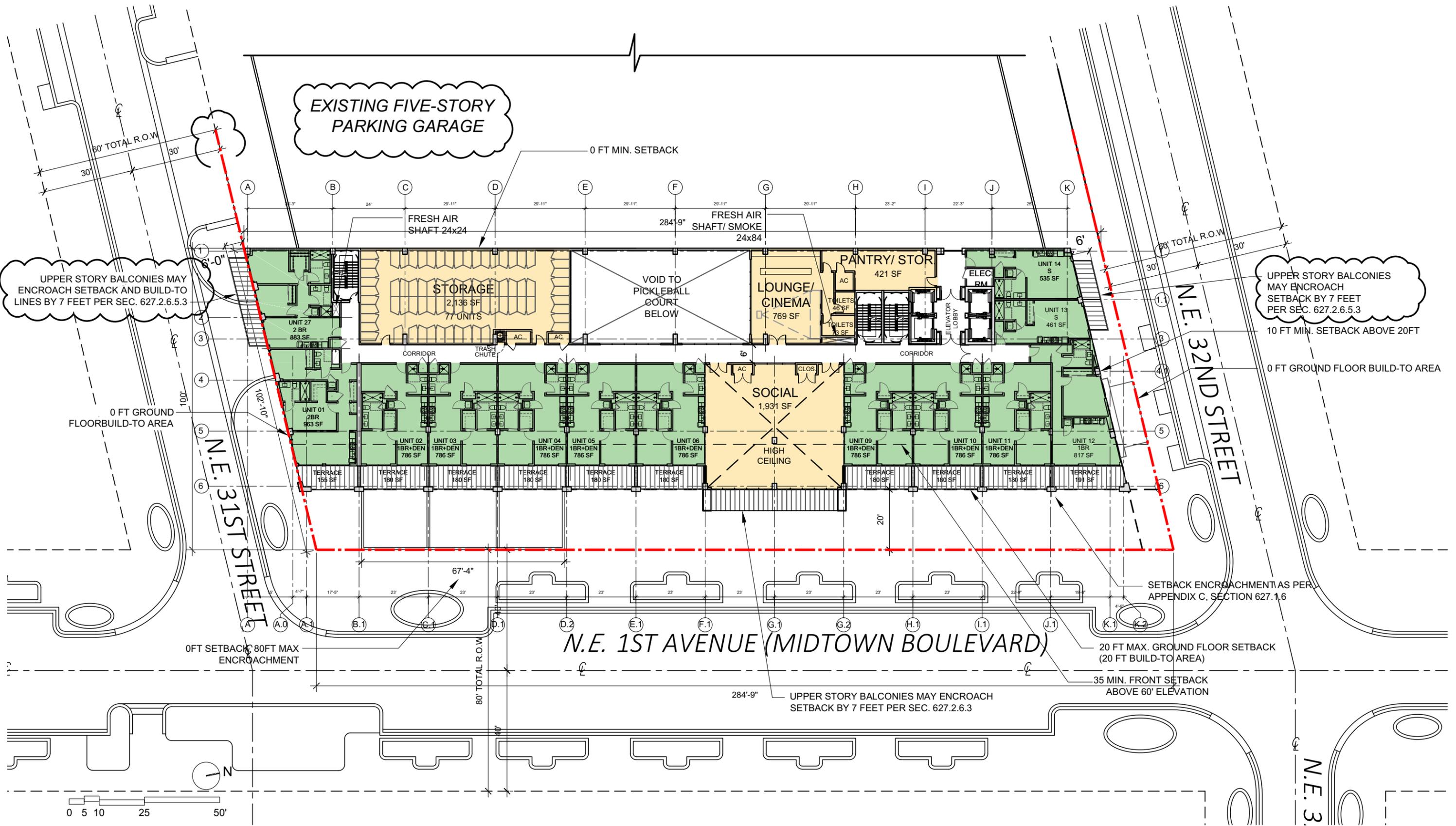


MIDTOWN RESIDENCES
 90 NE 32ND STREET
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LEVEL 02
 RESIDENTIAL/ AMENITY FLOORS
 SCALE:

DATE:
 01/06/2023

A102



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SEAL

MIDTOWN RESIDENCES

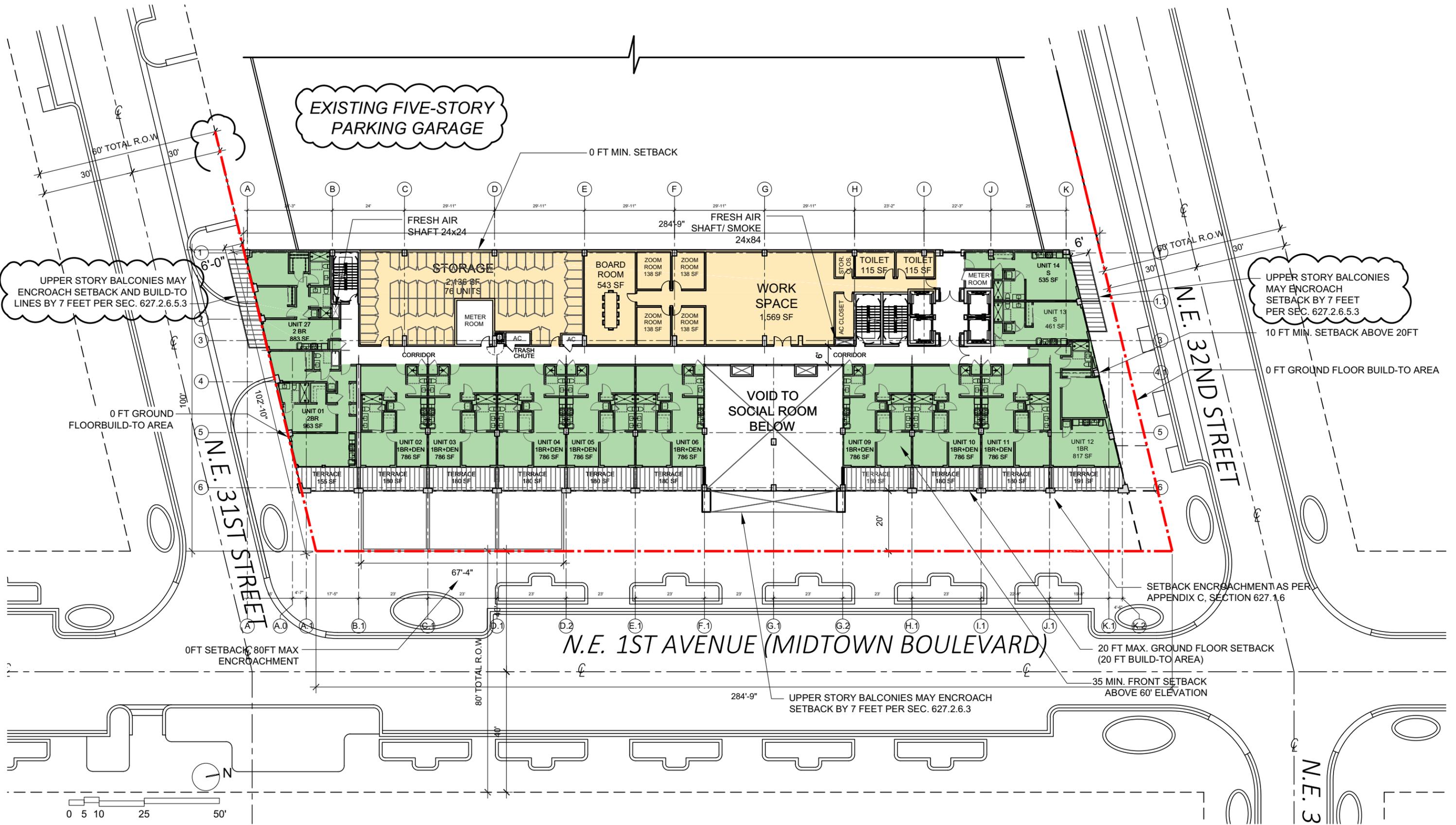
90 NE 32ND STREET
 MIAMI, FL 33127

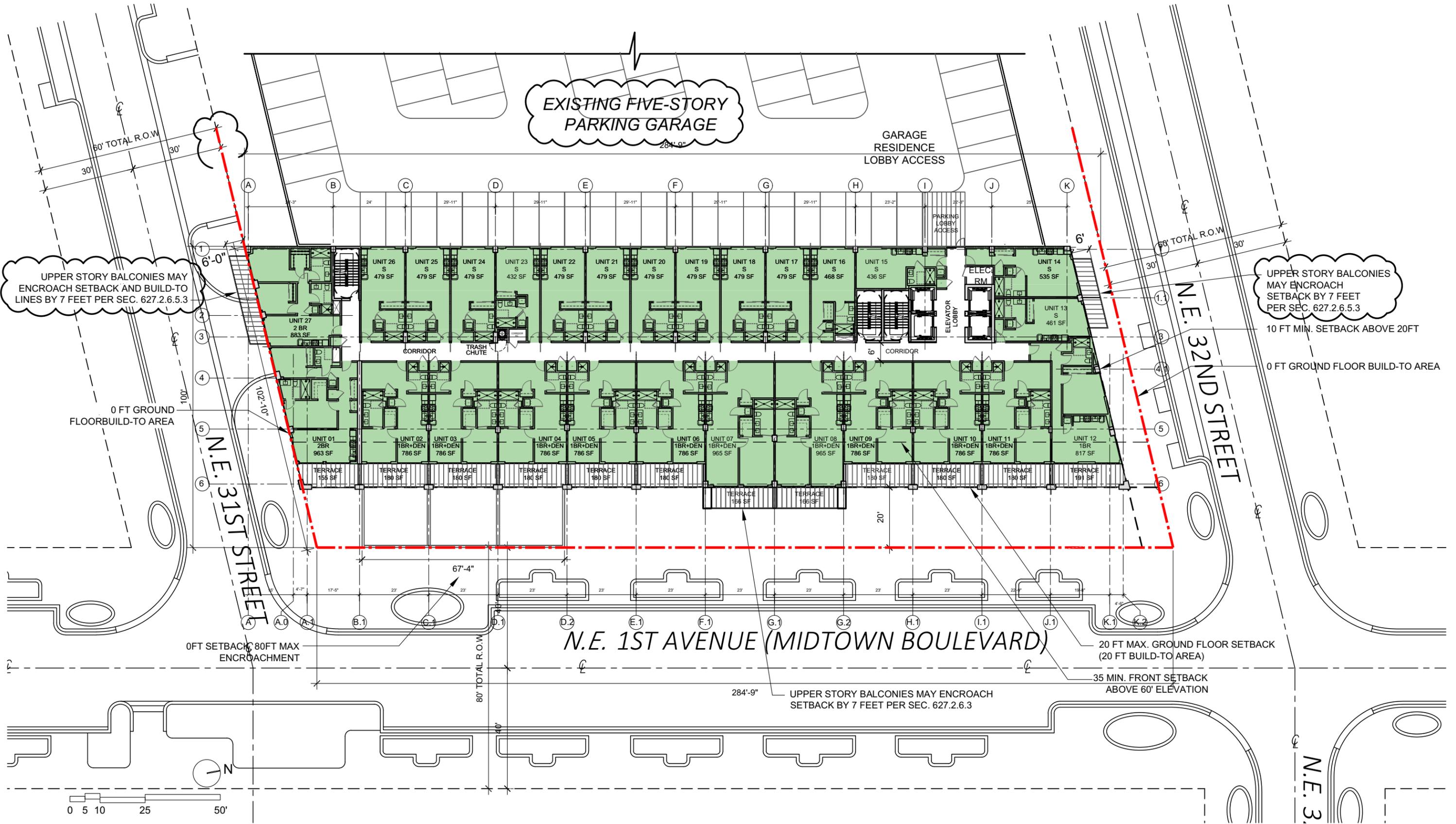
LEVEL 03
 RESIDENTIAL/ AMENITY FLOORS

SCALE:

DATE:
 01/06/2023

A103

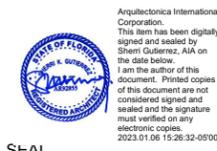




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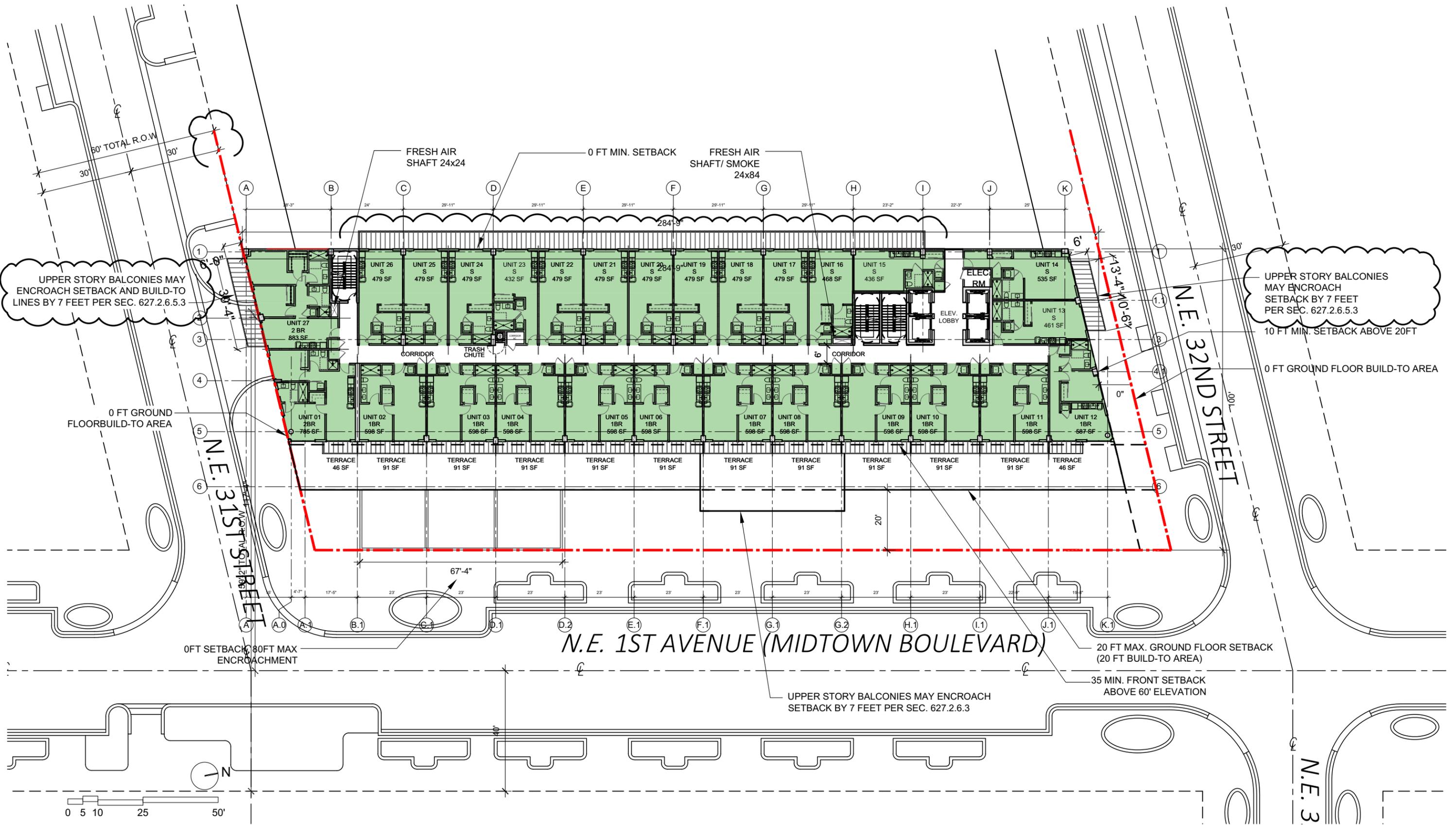


MIDTOWN RESIDENCES
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LEVEL 05
 RESIDENTIAL FLOORS
 SCALE:

DATE:
 01/06/2023

A105



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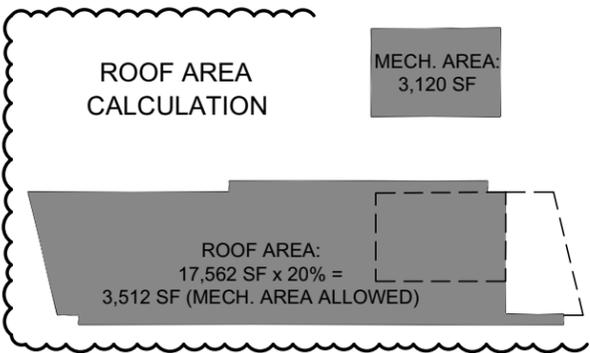
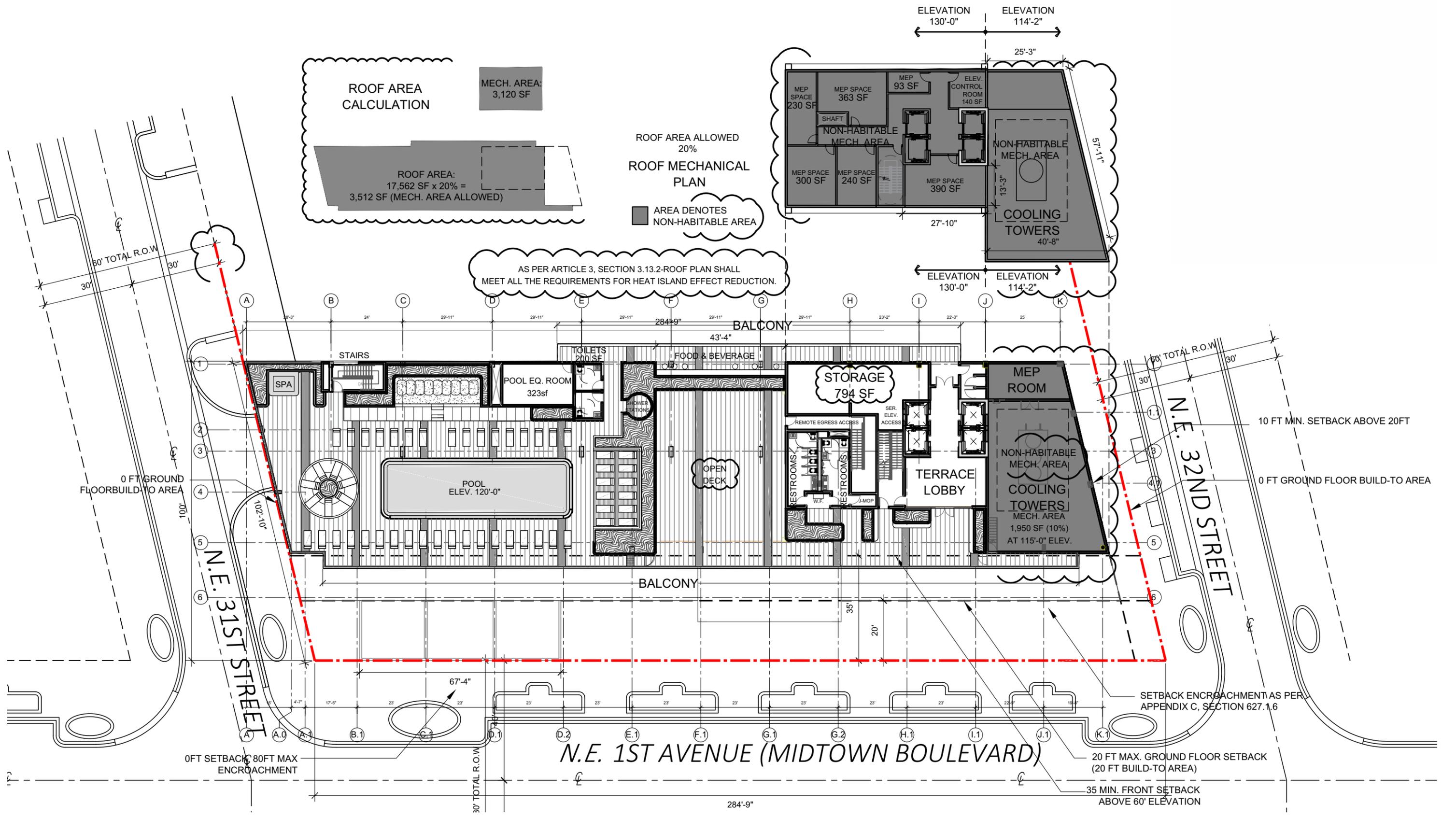
MIDTOWN RESIDENCES 90 NE 32ND STREET MIAMI, FL 33127

LEVEL 06 - 11
 RESIDENTIAL FLOORS

SCALE:

DATE:
 01/06/2023

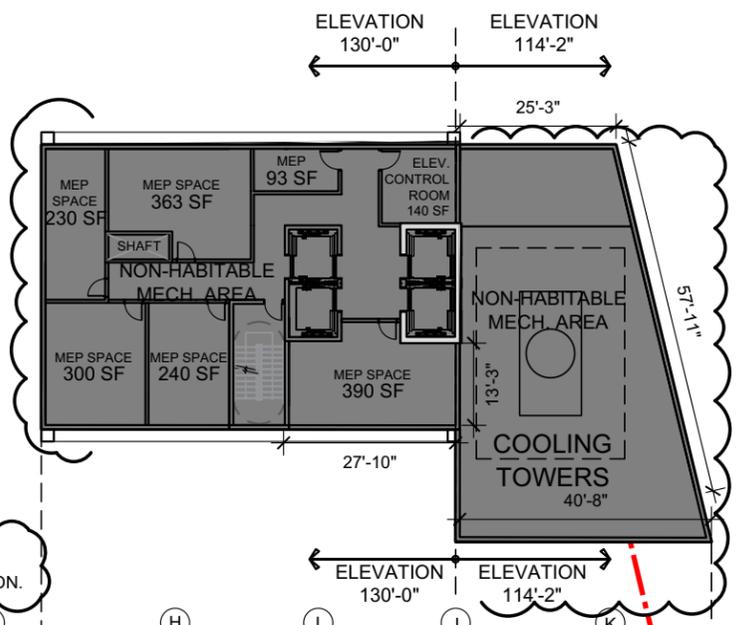
A106



ROOF AREA ALLOWED 20%

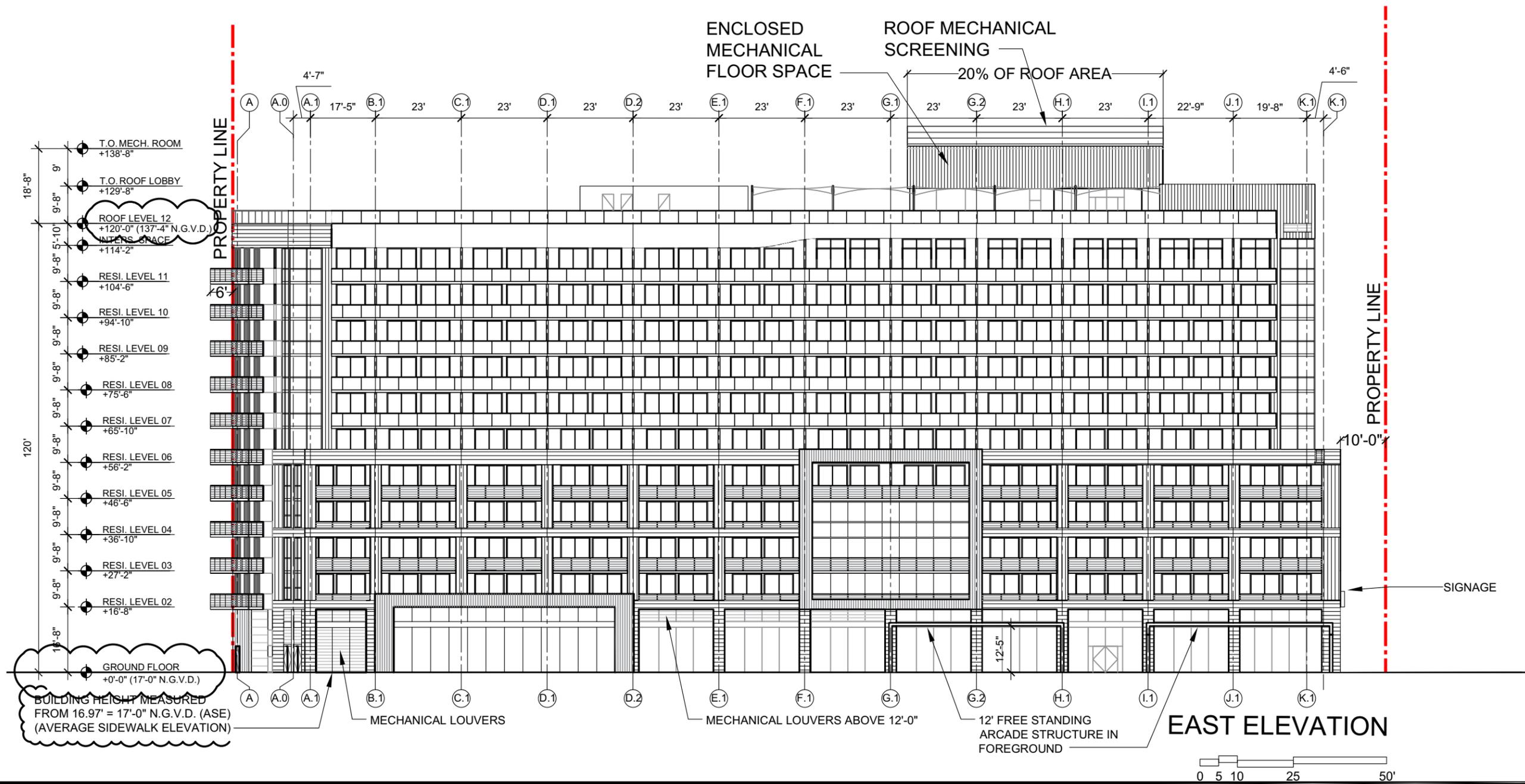
ROOF MECHANICAL PLAN

AREA DENOTES NON-HABITABLE AREA



AS PER ARTICLE 3, SECTION 3.13.2-ROOF PLAN SHALL MEET ALL THE REQUIREMENTS FOR HEAT ISLAND EFFECT REDUCTION.





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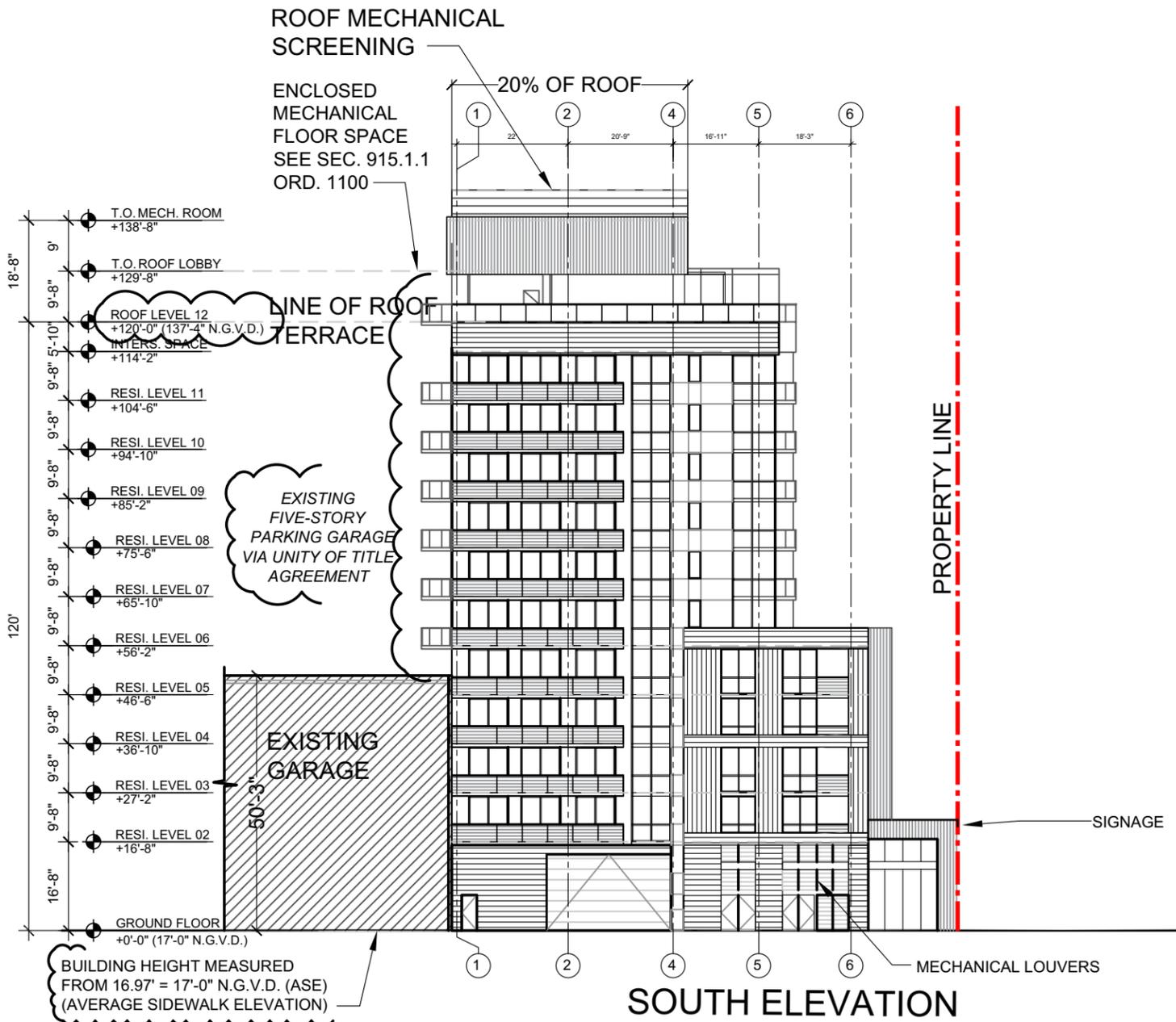
MIDTOWN RESIDENCES
90 NE 32ND STREET
MIAMI, FL 33127

EAST ELEVATION

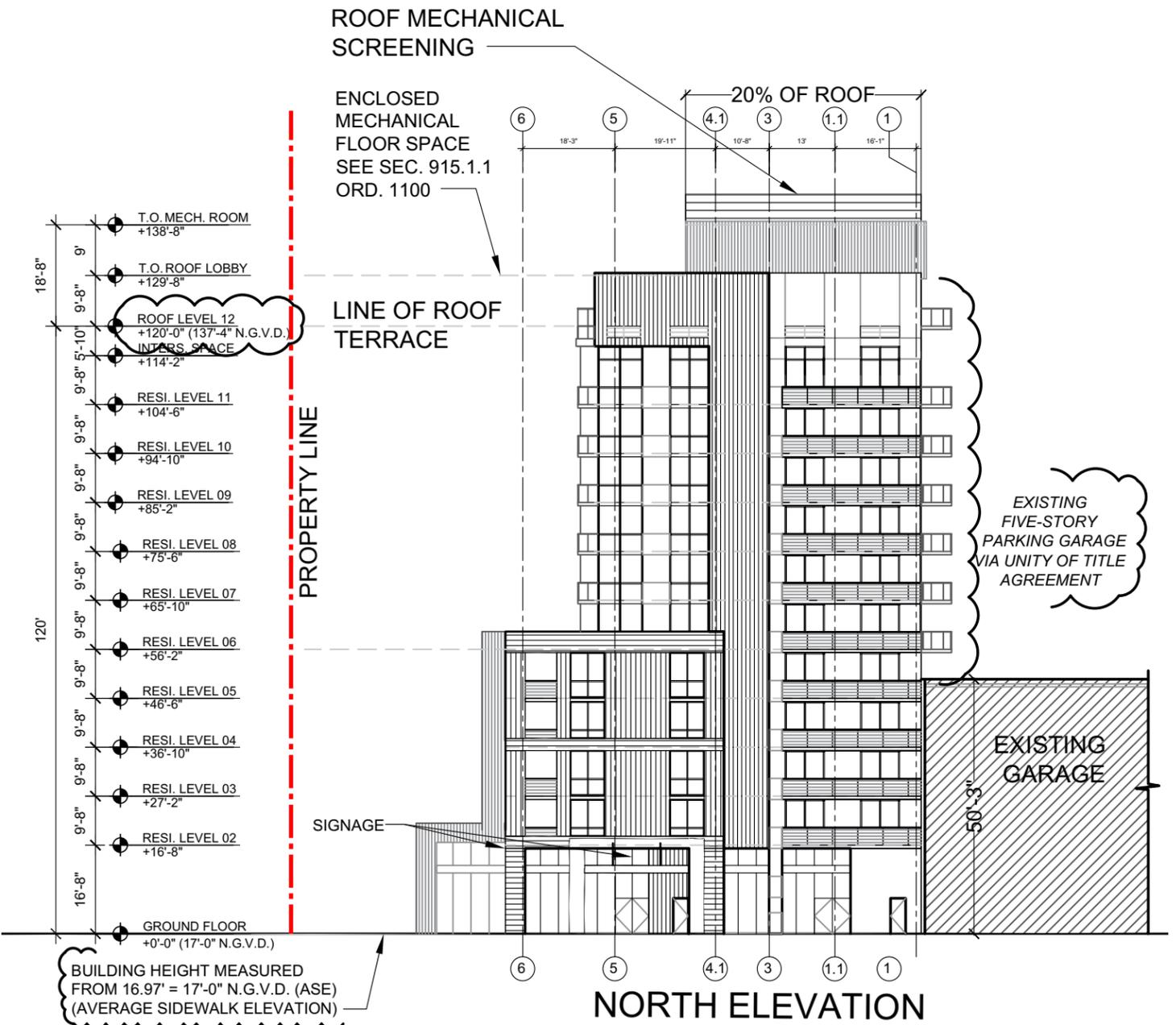
SCALE:

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A200



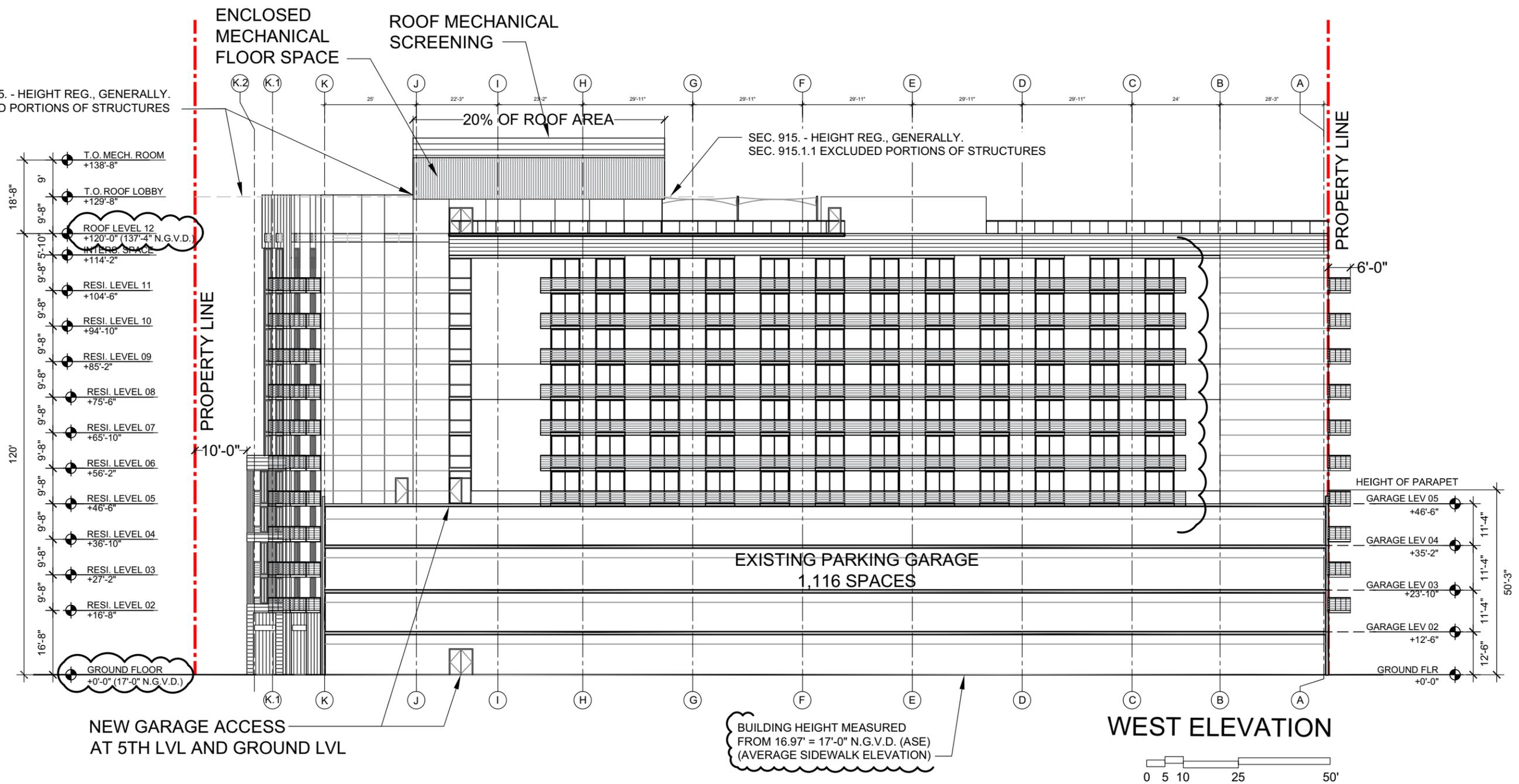
SOUTH ELEVATION

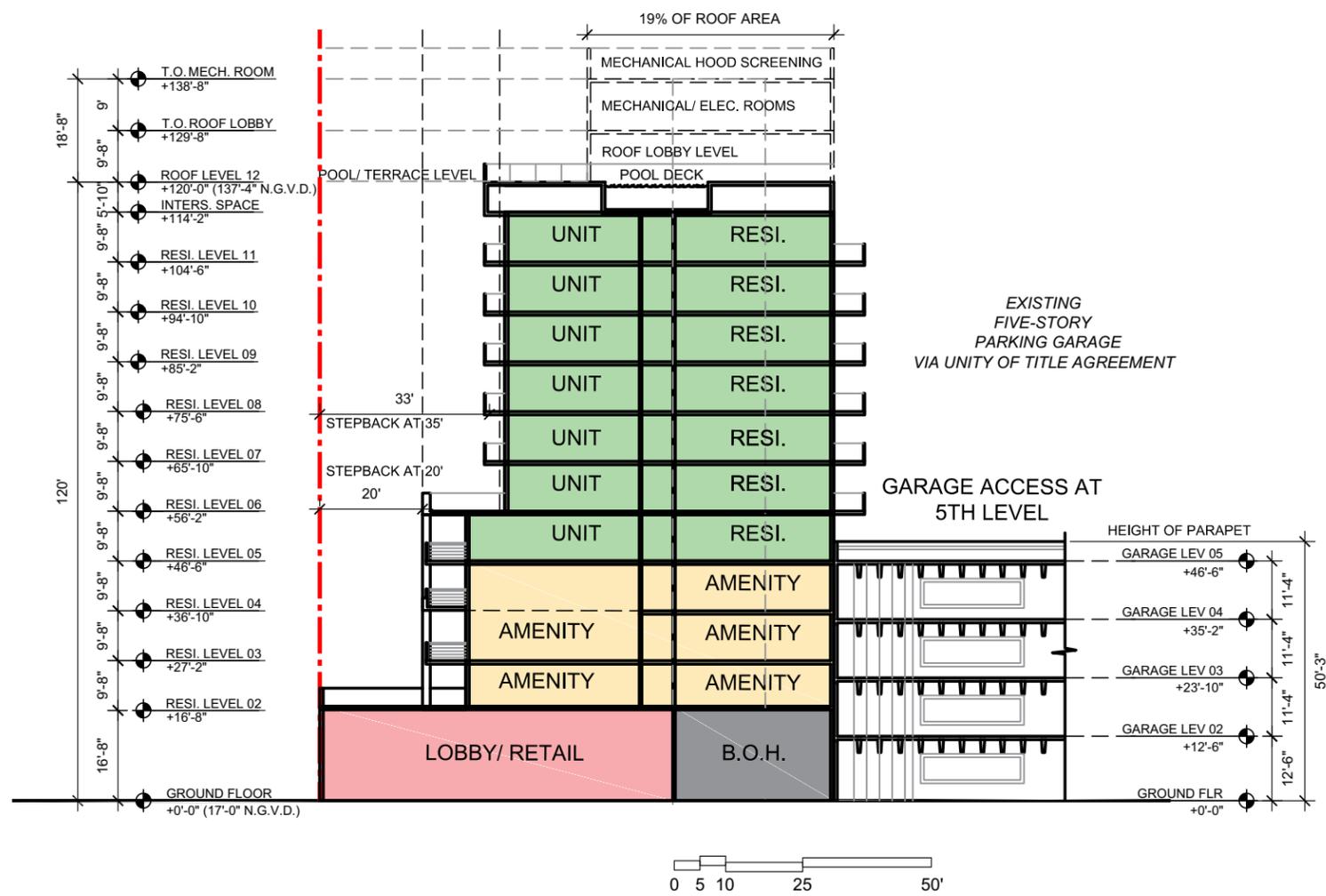


NORTH ELEVATION



SEC. 915. - HEIGHT REG., GENERALLY.
EXCLUDED PORTIONS OF STRUCTURES







SMOOTH STUCCO FINISH



02 GLASS RAILING SYSTEM



03 ALUM. HORIZONTAL RAILING



04 ALUMINUM ROLL UP GATE



05 STUCCO REVEALS



06 WINDOW WALL



07 ALUMINUM STRUCTURES



PROJECT MATERIALS



08 DECORATIVE STRING LIGHTS



09 ARCHITECTURAL C-CHANNEL



10 ALUMINUM LOUVERS



11 ALUMINUM STOREFRONT

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VIEW LOOKING NORTH ON MIDTOWN BLVD.
MATERIAL BOARD

SCALE:

DATE:
01/06/2023

A900



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VIEW LOOKING SOUTH ON MIDTOWN BLVD.

SCALE:

DATE:
01/06/2023

A901



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15:30:33-0510'

SCALE

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AERIAL VIEW LOOKING SOUTHWEST

SCALE:

DATE:
01/06/2023

A902



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MIDTOWN RESIDENCES
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AERIAL VIEW LOOKING NORTHEAST

SCALE:

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A903



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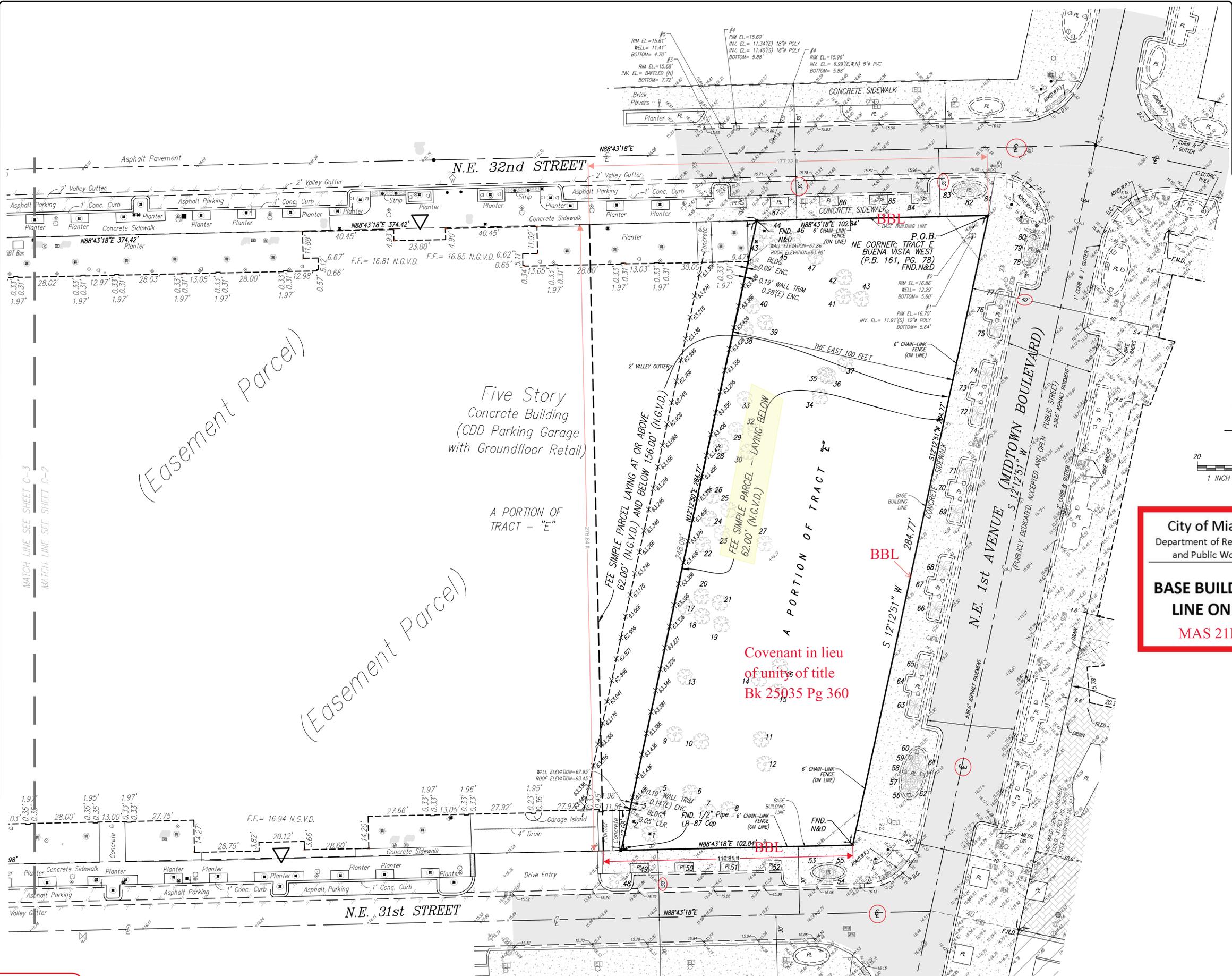
LEVEL 12
RESIDENTIAL AMENITY
TERRACE LOOKING SOUTH
SCALE:

DATE:
01/06/2023

A904

GENERAL LEGEND:

	AERIAL TARGET
	ALUMINUM LIGHT POST (SINGLE)
	ALUMINUM LIGHT POST (DOUBLE)
	ALUMINUM LIGHT POST (TRIPLE)
	ALUMINUM LIGHT POST (QUAD)
	ANCHOR/CUT WIRE
	BACKFLOW PREVENTER ASSEMBLY
	CABLE TELEVISION BOX
	CATCH BASIN
	CATCH BASIN F-3
	COVERLINE
	CHECK VALVE ASSEMBLY
	COLUMN (CIRCULAR)
	COLUMN (SQUARE)
	CONCRETE LIGHT POLE
	CONCRETE LIGHT POLE (DOUBLE)
	CONCRETE POWER POLE
	CONTROL POINT
	COMMUNICATION PULL BOX
	CURB INLET
	DOUBLE DETECTOR CHECK VALVE
	DRAIN (CIRCULAR OR SQUARE)
	ELECTRIC BOX (ABOVE GROUND)
	ELECTRIC PULL BOX (BELOW GROUND)
	ELECTRIC HAND HOLE
	ELECTRIC OUTLET
	ELEVATIONS (SEE NOTES FOR DATUM)
	FIRE HYDRANT
	FIRE LINE SWITCH CONNECTION
	FIRE LINE CONNECTION
	FLAGPOLE
	FLOW LINE
	FORCE MAIN MANHOLE
	FORCE MAIN VALVE
	F.P.L. ELECTRIC MANHOLE
	F.P.L. FIBER NETWORK
	F.P.L. TRANSMISSION POLE
	GAS MANHOLE
	GAS METER
	GAS PUMP
	GAS VALVE
	GREASE TRAP MANHOLE
	GROUND LIGHT
	GUARD POST
	IRRIGATION HAND HOLE
	IRRIGATION VALVE
	MAILBOX
	MONITOR WELL
	MONUMENT LINE
	P-5 INLET
	P-8 INLET
	PARKING METER
	PEDESTRIAN CROSSING SIGNAL
	PERMANENT REFERENCE MONUMENT
	POST INDICATOR VALVE
	VACUUM BREAKER ASSEMBLY
	PROPERTY LINE
	ROUND CATCH BASIN
	SANITARY SEWER CLEANOUT
	SANITARY SEWER MANHOLE
	SIGN POST
	SPRINKLER PUMP
	STANDPIPE
	STORM SEWER MANHOLE
	STREET LIGHT BOX
	SWALE INLET
	TELEPHONE BOX (SOUTHERN BELL)
	TELEPHONE HAND HOLE
	TELEPHONE MANHOLE (SO. BELL)
	TELEPHONE PAYPHONE
	TRAFFIC HAND HOLE
	TRAFFIC UTILITY BOX
	TRAFFIC CONTROL POST
	TRAFFIC SIGNAL POST
	TRAFFIC SIGNAL BOX
	TREE & PALM
	UNDERGROUND UTILITY MARKER
	UNKNOWN UTILITY MANHOLE
	UNKNOWN UTILITY HAND HOLE
	WATER MANHOLE
	WATER METER
	WATER VALVE
	WOOD LIGHT POLE
	WOOD POWER POLE
	WOOD TELEPHONE POLE
	HANDICAP PARKING
	STROLLER PARKING



(Easement Parcel)

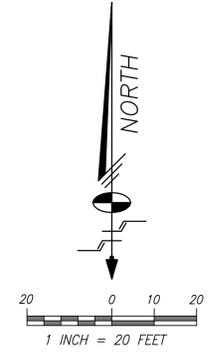
(Easement Parcel)

Five Story Concrete Building (CDD Parking Garage with Groundfloor Retail)

A PORTION OF TRACT - "E"

Covenant in lieu of unity of title Bk 25035 Pg 360

City of Miami
Department of Resilience and Public Works
BASE BUILDING LINE ONLY
MAS 21H



Mark S Johnson

This Survey has been electronically signed and sealed by Mark Steven Johnson, P.S.M. on the date noted hereon. All signatures must be verified on electronic copies. Printed copies are not considered signed and sealed, unless they include an additional raised embossed seal of the surveyor.

Schuelke - Sheskin & Associates, Inc.
LAND PLANNERS & ENGINEERS
3240 CORPORATE WAY, MIAMI, FLORIDA 33125
TEL: (305) 435-7010 FAX: (305) 435-3388

BOUNDARY SURVEY
A PORTION OF TRACT "E"
"BUENA VISTA WEST", P.B. 161, PG. 78.

Section 25, Township 53 South, Range 41 East, City of Miami, Miami-Dade County, Florida.

REVISIONS

No.	Date	Description
1	06-22-22	ISSUE FOR PERMIT
2	07-15-22	ISSUE FOR PERMIT
3	07-27-22	ISSUE FOR PERMIT

FILE NO. **AJ-6116**

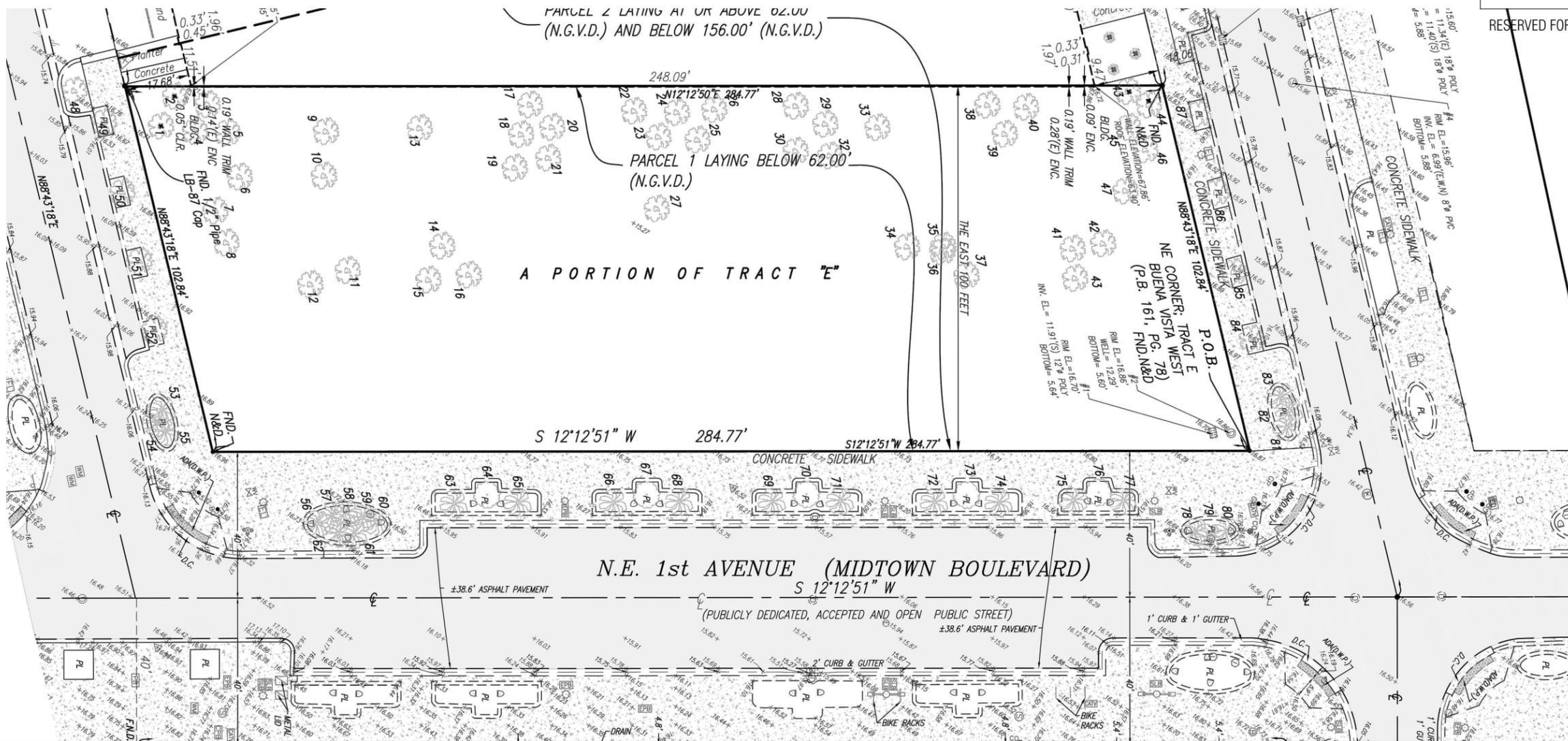
CERTIFICATE OF AUTHORIZATION No. LB-87
Checked By: M.S.J. Date: 06-22-22
Scale: AS SHOWN
Sheet 2 of 3

NOTE: SURVEY PERFORMED BY OTHERS. NFI NOT RESPONSIBLE FOR INACCURATE INFORMATION ON THIS PLAN OR SUBSEQUENT CORRESPONDING PLANS

NOTE: SEE SHEET L001A FOR SURVEY TREE LIST

VEGETATION SURVEY

SCALE: 1/32" = 1'-0"



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TREE INVENTORY:

TREE NO	COMMON NAME	SPECIES	DIA. IN.	HT. FT.	CNPY. Ø FT.
1	Washingtonia Palm	Washingtonia robusta	12		
2	Washingtonia Palm	Washingtonia robusta	12		
3	Washingtonia Palm	Washingtonia robusta	10		
4	Washingtonia Palm	Washingtonia robusta	10		
5	Washingtonia Palm	Washingtonia robusta	10		
6	Mahogany	Swietenia mahagoni	10		
7	Washingtonia Palm	Washingtonia robusta	10		
8	Washingtonia Palm	Washingtonia robusta	12		
9	Washingtonia Palm	Washingtonia robusta	12		
10	Mahogany	Swietenia mahagoni	4		
11	Washingtonia Palm	Washingtonia robusta	14		
12	Washingtonia Palm	Washingtonia robusta	12		
13	Washingtonia Palm	Washingtonia robusta	12		
14	Washingtonia Palm	Washingtonia robusta	12		
15	Washingtonia Palm	Washingtonia robusta	12		
16	Washingtonia Palm	Washingtonia robusta	12		
17	Washingtonia Palm	Washingtonia robusta	12		
18	Washingtonia Palm	Washingtonia robusta	12		
19	Washingtonia Palm	Washingtonia robusta	12		
20	Washingtonia Palm	Washingtonia robusta	12		
21	Washingtonia Palm	Washingtonia robusta	10		
22	Washingtonia Palm	Washingtonia robusta	12		
23	Washingtonia Palm	Washingtonia robusta	12		
24	Washingtonia Palm	Washingtonia robusta	12		
25	Washingtonia Palm	Washingtonia robusta	12		
26	Washingtonia Palm	Washingtonia robusta	12		
27	Mahogany	Swietenia mahagoni	8		
28	Washingtonia Palm	Washingtonia robusta	12		
29	Washingtonia Palm	Washingtonia robusta	12		
30	Washingtonia Palm	Washingtonia robusta	12		
31	Washingtonia Palm	Washingtonia robusta	12		
32	Washingtonia Palm	Washingtonia robusta	12		
33	Mahogany	Swietenia mahagoni	6		
34	Washingtonia Palm	Washingtonia robusta	12		
35	Washingtonia Palm	Washingtonia robusta	14		
36	Washingtonia Palm	Washingtonia robusta	12		
37	Washingtonia Palm	Washingtonia robusta	12		
38	Washingtonia Palm	Washingtonia robusta	12		
39	Washingtonia Palm	Washingtonia robusta	12		
40	Washingtonia Palm	Washingtonia robusta	12		
41	Washingtonia Palm	Washingtonia robusta	12		
42	Washingtonia Palm	Washingtonia robusta	12		
43	Washingtonia Palm	Washingtonia robusta	12		
44	Washingtonia Palm	Washingtonia robusta	12		
45	Washingtonia Palm	Washingtonia robusta	12		
46	Washingtonia Palm	Washingtonia robusta	12		

47	Golden Shower Tree	Cassia fistula	12 multi		
48	Gumbo Limbo	Bursea simaruba	16		
49	Pink Trumpet	Tabebuia heterophylla	8		
50	Pink Trumpet	Tabebuia heterophylla	6		
51	Pink Trumpet	Tabebuia heterophylla	4		
52	Pink Trumpet	Tabebuia heterophylla	6		
53	Solitaire Plam	Ptychosperma elegans	6		
54	Solitaire Plam	Ptychosperma elegans	6		
55	Solitaire Plam	Ptychosperma elegans	6		
56	Solitaire Plam	Ptychosperma elegans	6		
57	Solitaire Plam	Ptychosperma elegans	8		
58	Solitaire Plam	Ptychosperma elegans	8		
59	Solitaire Plam	Ptychosperma elegans	8		
60	Solitaire Plam	Ptychosperma elegans	8		
61	Solitaire Plam	Ptychosperma elegans	8		
62	Solitaire Plam	Ptychosperma elegans	8		
63	Royal Palm	Roystonea regia	20		
64	Live Oak	Quercus virginiana	8		
65	Royal Palm	Roystonea regia	20		
66	Royal Palm	Roystonea regia	20		
67	Live Oak	Quercus virginiana	10		
68	Royal Palm	Roystonea regia	20		
69	Royal Palm	Roystonea regia	18		
70	Live Oak	Quercus virginiana	10		
71	Royal Palm	Roystonea regia	18		
72	Royal Palm	Roystonea regia	20		
73	Live Oak	Quercus virginiana	10		
74	Royal Palm	Roystonea regia	20		
75	Royal Palm	Roystonea regia	16		
76	Live Oak	Quercus virginiana	10		
77	Royal Palm	Roystonea regia	16		
78	Solitaire Plam	Ptychosperma elegans	6		
79	Solitaire Plam	Ptychosperma elegans	8		
80	Solitaire Plam	Ptychosperma elegans	6		
81	Solitaire Plam	Ptychosperma elegans	6		
82	Solitaire Plam	Ptychosperma elegans	8		
83	Solitaire Plam	Ptychosperma elegans	8		
84	Verawood	Bulnesia arborea	6		
85	Verawood	Bulnesia arborea	6		
86	Verawood	Bulnesia arborea	10		
87	Verawood	Bulnesia arborea	4		

NOTE:

THE TREE INFORMATION AS INDICATED ON THE "TREE LIST" IS SUBJECT TO REVISION BY SUBSEQUENT SITE INSPECTION BY A CERTIFIED ARBORIST OR OTHER INDIVIDUAL WITH SIMILAR EXPERTISE.

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SITE/GROUND/GROUND FLOOR PLAN WILL MEET SECTION 3.13.2 OF MIAMI21 CONCERNING THE HEAT ISLAND EFFECT

02

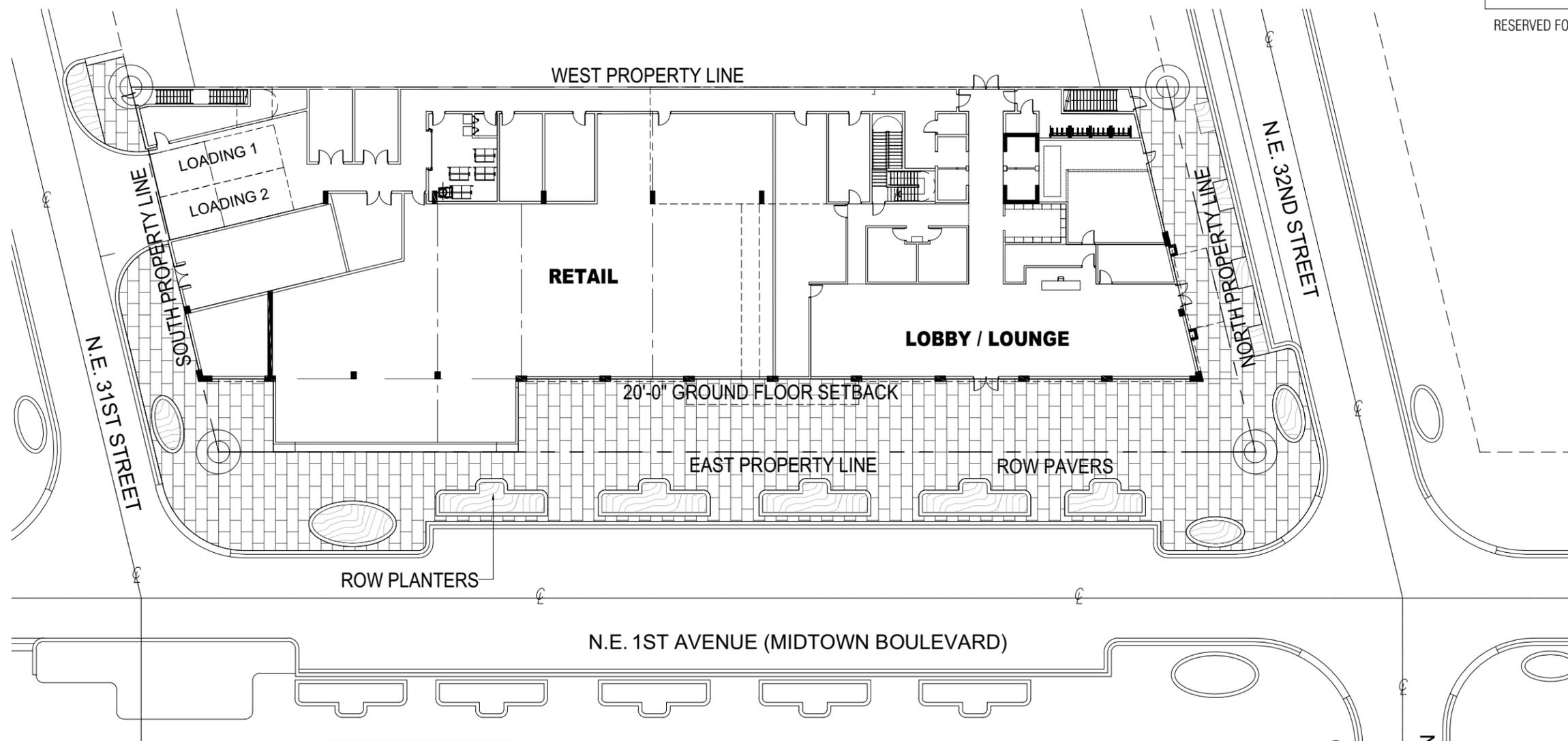
GRAPHIC LEGEND

		
PLANTING	PAVER	PROPERTY LINE

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LVL 1 OVERALL ROW HARDSCAPE PLAN

SCALE: 1/32" = 1'-0"



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ROOF PLAN WILL MEET SECTION 3.13.2 OF MIAMI21 CONCERNING THE HEAT ISLAND EFFECT

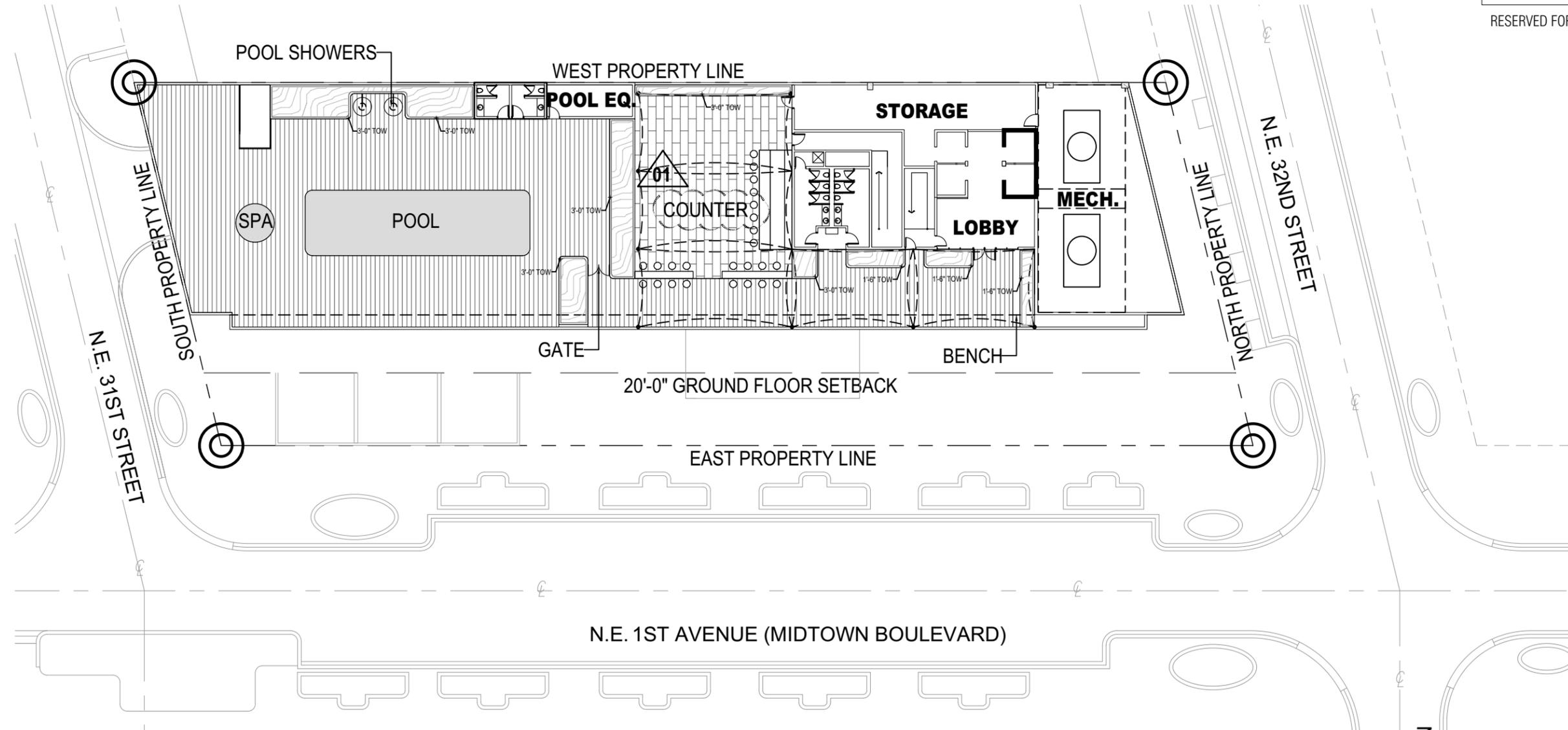
01

GRAPHIC LEGEND

PLANTING	POOL DECK PAVER	BAR AREA PAVER	POOL/SPA	PROPERTY LINE

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ROOF OVERALL HARDSCAPE PLAN
SCALE: 1/32" = 1'-0"

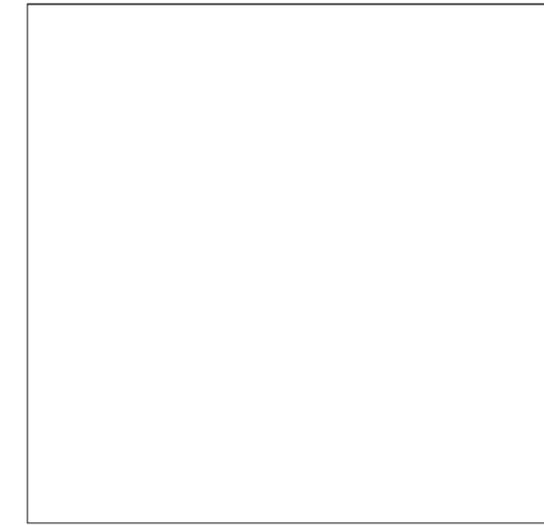


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STANDARD RESIDENCES - LANDSCAPE LEGEND 2023.01.09		
Miami 21 - City of Miami Landscape Ordinance		
LANDSCAPE REQUIREMENTS WITHIN PROPERTY		
SD-27	Total Lot Area: 220,296 SF	Total Lot Acre: 5.05
I. Open Space for SD-27 (as per Article 5)	Required / Allowed	Provided
BLOCK E EAST	Lot Area: 48,509 SF	Lot Acre: 1.11
A. Square feet of required Open Space, as indicated on site plan: Lot Area = 48,509 s.f. x 10% minimum =	4,851	5,000
B. Square feet of parking lot open space required by Article 9, as indicated on site plan: Number of parking spaces n/a x 10 s.f. per parking space =	n/a	n/a
C. Total square feet of open space required: A+B =	4,851	5,000
Lawn Area Calculation (as per Article 9.5.5)	Required / Allowed	Provided
A. Square feet of landscaped open space ("unpaved green space") required by Miami 21: Lot area = s.f. x 10% minimum =	4,851	0 s.f.
B. Maximum lawn area (sod) permitted: 20% allowed x s.f. (required open space) =	970	0 s.f.
BLOCK E CENTER	Lot Area: 114,952 SF	Lot Acre: 2.63
A. Square feet of required Open Space, as indicated on site plan: Lot Area = 114,952 s.f. x 10% minimum =	11,495	9,288
B. Square feet of parking lot open space required by Article 9, as indicated on site plan: Number of parking spaces n/a x 10 s.f. per parking space =	n/a	n/a
C. Total square feet of open space required: A+B =	11,495	9,288
Lawn Area Calculation (as per Article 9.5.5)	Required / Allowed	Provided
A. Square feet of landscaped open space ("unpaved green space") required by Miami 21: Lot area = s.f. x 10% minimum =	11,495	0 s.f.
B. Maximum lawn area (sod) permitted: 20% allowed x s.f. (required open space) =	2,299	0 s.f.
BLOCK E WEST	Lot Area: 56,835 SF	Lot Acre: 1.30
A. Square feet of required Open Space, as indicated on site plan: Lot Area = 56,835 s.f. x 10% minimum =	5,684	3,524
B. Square feet of parking lot open space required by Article 9, as indicated on site plan: Number of parking spaces n/a x 10 s.f. per parking space =	n/a	n/a
C. Total square feet of open space required: A+B =	5,684	3,524
Lawn Area Calculation (as per Article 9.5.5)	Required / Allowed	Provided
A. Square feet of landscaped open space ("unpaved green space") required by Miami 21: Lot area = s.f. x 10% minimum =	5,684	0 s.f.
B. Maximum lawn area (sod) permitted: 20% allowed x s.f. (required open space) =	1,136	0 s.f.
Trees (as per Article 9.5.5) for BLOCK E EAST	Required / Allowed	Provided
A. Number of trees required per net lot acre, less existing number of trees meeting minimum requirements. Palms to count as a required tree on the basis of two (2) palms per tree. 22 trees x 1.11 net lot acre - 0 (existing) = 25% of Upper Level to count towards Lot Trees (See Sheet L704 for *LT Denoated Trees) =	25	9* *(9) on Upper Levels to count towards Total
B. % Palms allowed: (number of trees provided) x 30% allowed =	8	0
C. % Natives required: (number of trees provided) x 30% required =	8	8
D. % Drought tolerance and low maintance: (number of trees provided) x 50% required =	13	8
E. Street trees (maximum average spacing of 30' l.f.): 490'-0" linear feet / 30	17	36* *Existing Street Trees to Remain
E1. % Palms permitted to count towards Street Trees: 1:1 Basis	6	27
F. street trees located directly underneath power lines: (maximum average spacing of 25' o.c.): n/a linear feet along street / 25 =	n/a	n/a
Shrubs (as per Article 9)	Required / Allowed	Provided
A. Number of shrubs required: (number of trees required) x 10 =	250	TBD
B. % Native shrubs required: (number of shrubs provided) x 30% =	75	TBD
C. % Drought tolerance and low maintenance required: (number of shrubs provided) x 50% =	125	TBD

02



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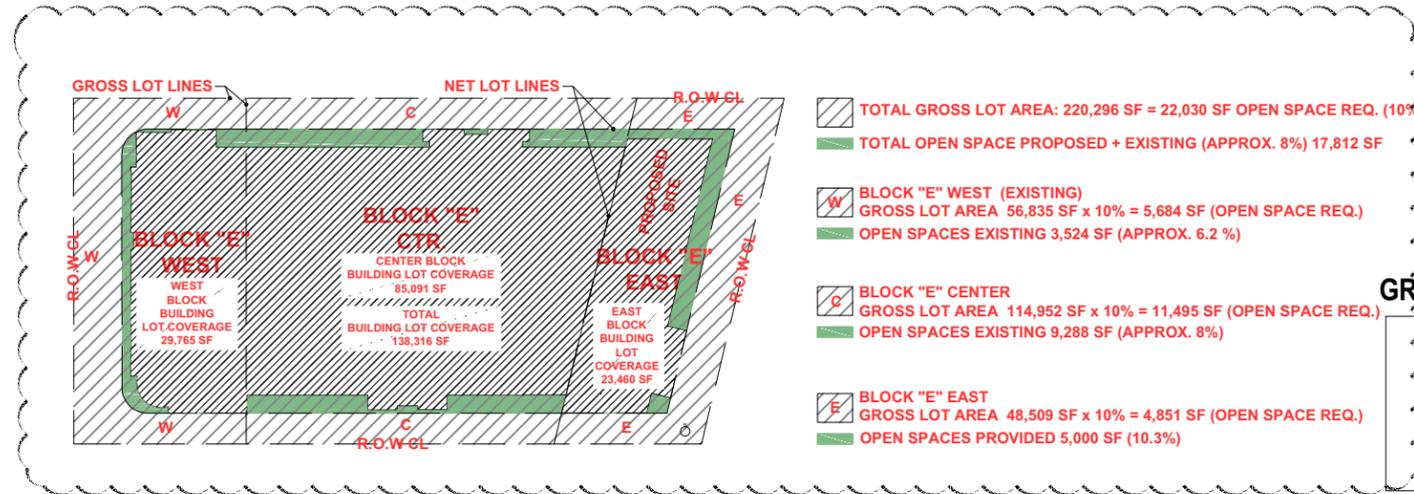

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NATURALFICIAL, INC. STANDARD RESIDENCES PLANT LIST: 12.16.2021								
QTY	ABRV.	BOTANICAL NAME	COMMON NAME	SPECIFICATIONS	02		DROUGHT TOLERANT	
					FL. NATIVE		YES	NO
TREES								
5	CDI	<i>Coccoloba diversifolia</i>	Pigeon Plum	15' Ht., 8' Spr., Specimen, 4" DBH Min., F.G., *LT	X		X	
3	CRO	<i>Clusia rosea</i>	Autograph Tree	20' Ht., Collected Specimen, Multi-Branch, *LT	X		X	
1	PUT	<i>Pandanus utilis</i>	Screw Pine	20' Ht., F.G., *LT		X	X	
PALMS								
1	PRE	<i>Phoenix reclinata</i>	Senegal Date Palm	20' Ht., 8' C.T. Min., F.G.		X	X	
1	CHU	<i>Chamaerops humilis</i>	European Fan Palm	100 Gal.,(3) Multi-Trunk, 6' Ht. Min.		X	X	
SHRUBS								
8	CG	<i>Clusia guttifera</i>	Small Leaf Clusia	25 Gal.,5' Ht. Min., Bush Form		X	X	
10	RE	<i>Rhapis excelsa</i>	Lady Palm	15 Gal., 3'-4' Ht.		X	X	
10	RH	<i>Rhapis humilis</i>	Slender Lady Palm	15 Gal.		X	X	
ACCENTS								
10	DA	<i>Dracaena arborea</i>	Dracaena	15 Gal., Multi-Trunk, 5' Ht. Min.		X	X	
3	DM	<i>Dracaena marginata 'Tarzan'</i>	Madagascar Dragon Tree	25 Gal., 8' Ht. Min, Multi-Branch, Exotic Char.		X	X	
11	SR	<i>Strelitzia reginae</i>	Bird of Paradise	7 Gal.		X	X	
2	CR	<i>Cycas revoluta</i>	King Sago Palm	65 Gal., Multi-Trunk		X	X	
GROUNDCOVERS								
17	FM	<i>Ficus microcarpa</i>	Green Island Ficus	4'-6' Ht., Bush, Full, Low-Branch		X		X

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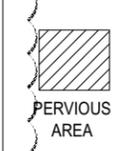




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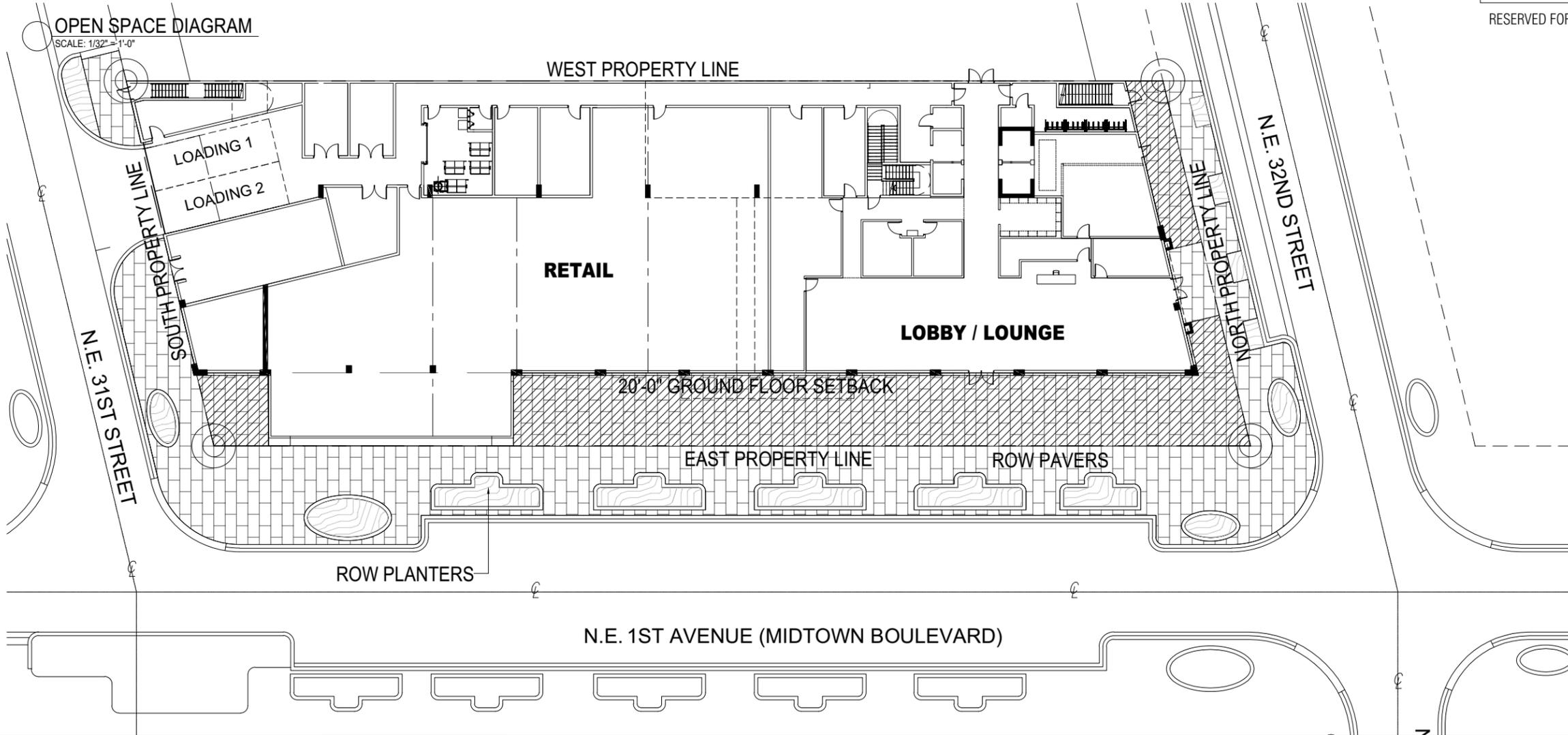
- TOTAL GROSS LOT AREA: 220,296 SF = 22,030 SF OPEN SPACE REQ. (10%)
- TOTAL OPEN SPACE PROPOSED + EXISTING (APPROX. 8%) 17,812 SF
- BLOCK "E" WEST (EXISTING)
GROSS LOT AREA 56,835 SF x 10% = 5,684 SF (OPEN SPACE REQ.)
 OPEN SPACES EXISTING 3,524 SF (APPROX. 6.2 %)
- BLOCK "E" CENTER
GROSS LOT AREA 114,952 SF x 10% = 11,495 SF (OPEN SPACE REQ.)
 OPEN SPACES EXISTING 9,288 SF (APPROX. 8%)
- BLOCK "E" EAST
GROSS LOT AREA 48,509 SF x 10% = 4,851 SF (OPEN SPACE REQ.)
 OPEN SPACES PROVIDED 5,000 SF (10.3%)

GRAPHIC LEGEND



TOTAL AREA (WITHIN PROPERTY)	48,509 S.F	1.11 ACRE	100%
REQUIRED "UNPAVED GREEN SPACE"	4,851 S.F	0.11 ACRE	10%
PROPOSED "UNPAVED GREEN SPACE"	5,000 S.F	0.11 ACRE	10.3%

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NATURALFICIAL, INC. | STANDARD RESIDENCES | TREE DISPOSITION LIST: 2022.01.25

KEY #	ABRV.	BOTANICAL NAME	COMMON NAME	SIZE			DISPOSITION			CONDITION	NOTES	MITIGATION REQ D
				DBH. (IN.)	HT. (FT.)	SPD. (FT.)	REMAIN	REMOVE	RELOCATE ON SITE			
ON-SITE TREES												
1	WRO	<i>Washingtonia robusta</i>	Washington Palm	12								
2	WRO	<i>Washingtonia robusta</i>	Washington Palm	12								
3	WRO	<i>Washingtonia robusta</i>	Washington Palm	10								
4	WRO	<i>Washingtonia robusta</i>	Washington Palm	10								
5	WRO	<i>Washingtonia robusta</i>	Washington Palm	10								
6	SMA	<i>Swietenia mahagoni</i>	Mahogany Tree	10								
7	WRO	<i>Washingtonia robusta</i>	Washington Palm	10								
8	WRO	<i>Washingtonia robusta</i>	Washington Palm	12								
9	WRO	<i>Washingtonia robusta</i>	Washington Palm	12								
10	SMA	<i>Swietenia mahagoni</i>	Mahogany Tree	4								
11	WRO	<i>Washingtonia robusta</i>	Washington Palm	14								
12	WRO	<i>Washingtonia robusta</i>	Washington Palm	12								
13	WRO	<i>Washingtonia robusta</i>	Washington Palm	12								
14	WRO	<i>Washingtonia robusta</i>	Washington Palm	12								
15	WRO	<i>Washingtonia robusta</i>	Washington Palm	12								
16	WRO	<i>Washingtonia robusta</i>	Washington Palm	12								
17	WRO	<i>Washingtonia robusta</i>	Washington Palm	12								
18	WRO	<i>Washingtonia robusta</i>	Washington Palm	12								
19	WRO	<i>Washingtonia robusta</i>	Washington Palm	12								
20	WRO	<i>Washingtonia robusta</i>	Washington Palm	12								
21	WRO	<i>Washingtonia robusta</i>	Washington Palm	10								
22	WRO	<i>Washingtonia robusta</i>	Washington Palm	12								
23	WRO	<i>Washingtonia robusta</i>	Washington Palm	12								
24	WRO	<i>Washingtonia robusta</i>	Washington Palm	12								
25	WRO	<i>Washingtonia robusta</i>	Washington Palm	12								
26	WRO	<i>Washingtonia robusta</i>	Washington Palm	12								
27	SMA	<i>Swietenia mahagoni</i>	Mahogany Tree	8								
28	WRO	<i>Washingtonia robusta</i>	Washington Palm	12								
29	WRO	<i>Washingtonia robusta</i>	Washington Palm	12								
30	WRO	<i>Washingtonia robusta</i>	Washington Palm	12								
31	WRO	<i>Washingtonia robusta</i>	Washington Palm	12								
32	WRO	<i>Washingtonia robusta</i>	Washington Palm	12								
33	SMA	<i>Swietenia mahagoni</i>	Mahogany Tree	6								
34	WRO	<i>Washingtonia robusta</i>	Washington Palm	12								
35	WRO	<i>Washingtonia robusta</i>	Washington Palm	14								
36	WRO	<i>Washingtonia robusta</i>	Washington Palm	12								
37	WRO	<i>Washingtonia robusta</i>	Washington Palm	12								
38	WRO	<i>Washingtonia robusta</i>	Washington Palm	12								
39	WRO	<i>Washingtonia robusta</i>	Washington Palm	12								
40	WRO	<i>Washingtonia robusta</i>	Washington Palm	12								
41	WRO	<i>Washingtonia robusta</i>	Washington Palm	12								
42	WRO	<i>Washingtonia robusta</i>	Washington Palm	12								
43	WRO	<i>Washingtonia robusta</i>	Washington Palm	12								
44	WRO	<i>Washingtonia robusta</i>	Washington Palm	12								
45	WRO	<i>Washingtonia robusta</i>	Washington Palm	12								
46	WRO	<i>Washingtonia robusta</i>	Washington Palm	12								
47	CFI	<i>Cassia fistula</i>	Golden Shower	12								

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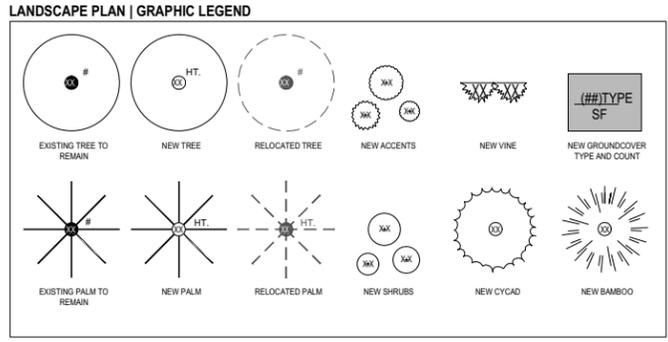
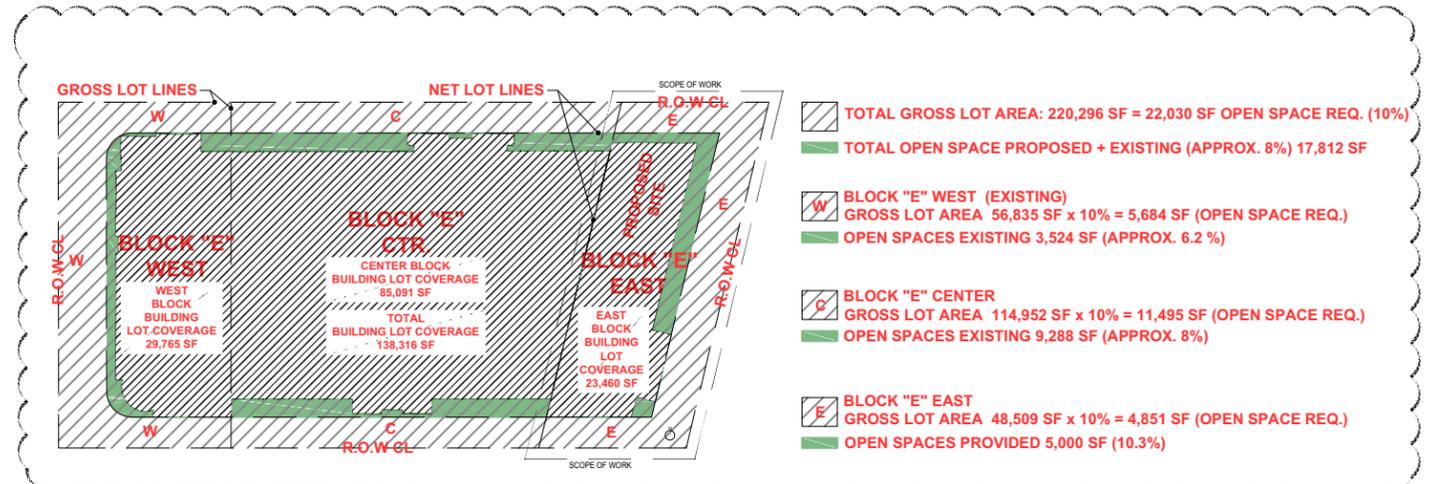
NATURALFICIAL, INC. | STANDARD RESIDENCES | TREE DISPOSITION LIST: 2022.01.25

KEY #	ABRV.	BOTANICAL NAME	COMMON NAME	SIZE			DISPOSITION			CONDITION	NOTES	MITIGATION REQ D
				DBH. (IN.)	HT. (FT.)	SPD. (FT.)	REMAIN	REMOVE	RELOCATE ON SITE			
ROW / STREET TREES												
48	BSI	<i>Bursera simaruba</i>	Gumbo Limbo	16	25	30	X			Good	R.O.W	
49	THE	<i>Tabebuia heterophylla</i>	Pink Trumpet	8	20	12		X		Fair	R.O.W	
50	THE	<i>Tabebuia heterophylla</i>	Pink Trumpet	6	18	12		X		Good	R.O.W	
51	THE	<i>Tabebuia heterophylla</i>	Pink Trumpet	4	12	10		X		Fair	R.O.W	
52	THE	<i>Tabebuia heterophylla</i>	Pink Trumpet	6	12	10		X		Fair	R.O.W	
53	PEL	<i>Veitchia arecina</i>	Veitchia Palm	6	30	14	X			Fair	R.O.W	
54	PEL	<i>Veitchia arecina</i>	Veitchia Palm	6	30	14	X			Fair	R.O.W	
55	PEL	<i>Veitchia arecina</i>	Veitchia Palm	6	30	14	X			Fair	R.O.W	
56	PEL	<i>Veitchia arecina</i>	Veitchia Palm	6	35	14	X			Good	R.O.W	
57	PEL	<i>Veitchia arecina</i>	Veitchia Palm	8	35	14	X			Good	R.O.W	
58	PEL	<i>Veitchia arecina</i>	Veitchia Palm	8	35	14	X			Good	R.O.W	
59	PEL	<i>Veitchia arecina</i>	Veitchia Palm	8	35	14	X			Good	R.O.W	
60	PEL	<i>Veitchia arecina</i>	Veitchia Palm	8	30	14	X			Fair	R.O.W	
61	PEL	<i>Veitchia arecina</i>	Veitchia Palm	8	30	14	X			Fair	R.O.W	
62	PEL	<i>Veitchia arecina</i>	Veitchia Palm	8	30	14	X			Fair	R.O.W	
63	RRE	<i>Roystonea regia</i>	Royal Palm	20	43	20	X			Good	R.O.W	
64	QVI	<i>Quercus virginiana</i>	Oak Tree	8	18	20	X			Fair	R.O.W	
65	RRE	<i>Roystonea regia</i>	Royal Palm	20	43	18	X			Good	R.O.W	
66	RRE	<i>Roystonea regia</i>	Royal Palm	20	40	20	X			Good	R.O.W	
67	QVI	<i>Quercus virginiana</i>	Oak Tree	10	25	25	X			Fair	R.O.W	
68	RRE	<i>Roystonea regia</i>	Royal Palm	20	40	20	X			Good	R.O.W	
69	RRE	<i>Roystonea regia</i>	Royal Palm	18	40	20	X			Good	R.O.W	
70	QVI	<i>Quercus virginiana</i>	Oak Tree	10	20	20	X			Fair	R.O.W	
71	RRE	<i>Roystonea regia</i>	Royal Palm	18	38	18	X			Good	R.O.W	
72	RRE	<i>Roystonea regia</i>	Royal Palm	20	43	20	X			Good	R.O.W	
73	QVI	<i>Quercus virginiana</i>	Oak Tree	10	20	25	X			Fair	R.O.W	
74	RRE	<i>Roystonea regia</i>	Royal Palm	20	40	18	X			Good	R.O.W	
75	RRE	<i>Roystonea regia</i>	Royal Palm	16	40	20	X			Good	R.O.W	
76	QVI	<i>Quercus virginiana</i>	Oak Tree	10	18	25	X			Fair	R.O.W	
77	RRE	<i>Roystonea regia</i>	Royal Palm	16	40	20	X			Good	R.O.W	
78	PEL	<i>Veitchia arecina</i>	Veitchia Palm	6	30	14	X			Fair	R.O.W	
79	PEL	<i>Veitchia arecina</i>	Veitchia Palm	8	40	14	X			Fair	R.O.W	
80	PEL	<i>Veitchia arecina</i>	Veitchia Palm	6	30	14	X			Fair	R.O.W	
81	PEL	<i>Veitchia arecina</i>	Veitchia Palm	6	30	14	X			Fair	R.O.W	
82	PEL	<i>Veitchia arecina</i>	Veitchia Palm	8	40	14	X			Fair	R.O.W	
83	PEL	<i>Veitchia arecina</i>	Veitchia Palm	8	30	14	X			Fair	R.O.W	
84	BAR	<i>Bulnesia arborea</i>	Verawood	6	18	12	X			Fair	R.O.W	
85	BAR	<i>Bulnesia arborea</i>	Verawood	10	28	25	X			Good	R.O.W	
86	BAR	<i>Bulnesia arborea</i>	Verawood	10	30	25	X			Good	R.O.W	
87	BAR	<i>Bulnesia arborea</i>	Verawood	4	16	8	X			Fair	R.O.W	

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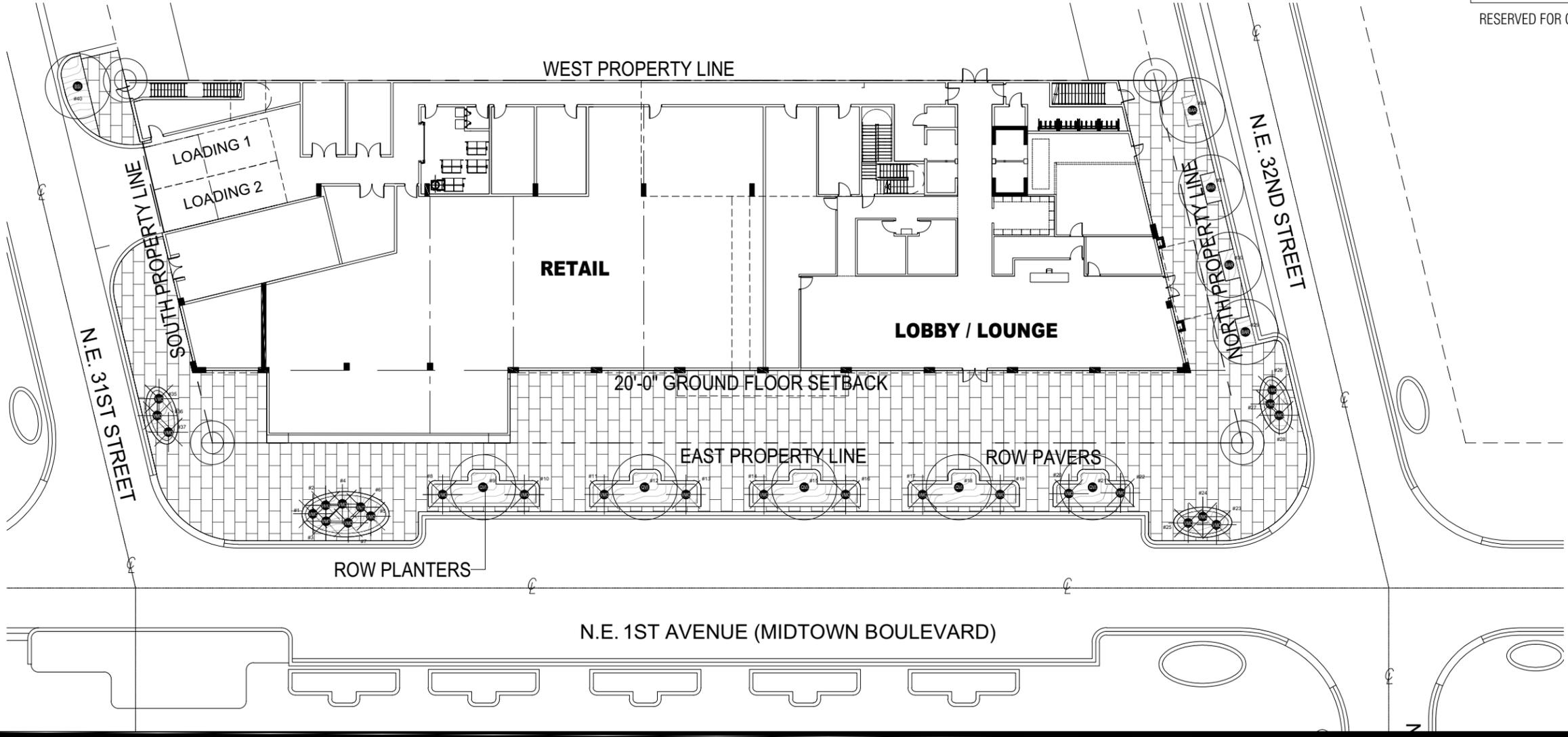
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LVL 1 LANDSCAPE PLAN
 SCALE: 1/32" = 1'-0"

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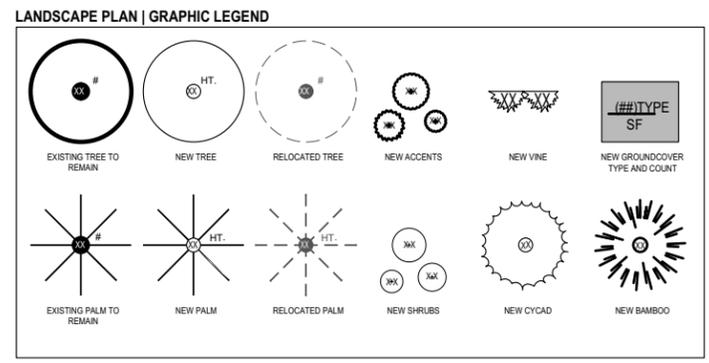


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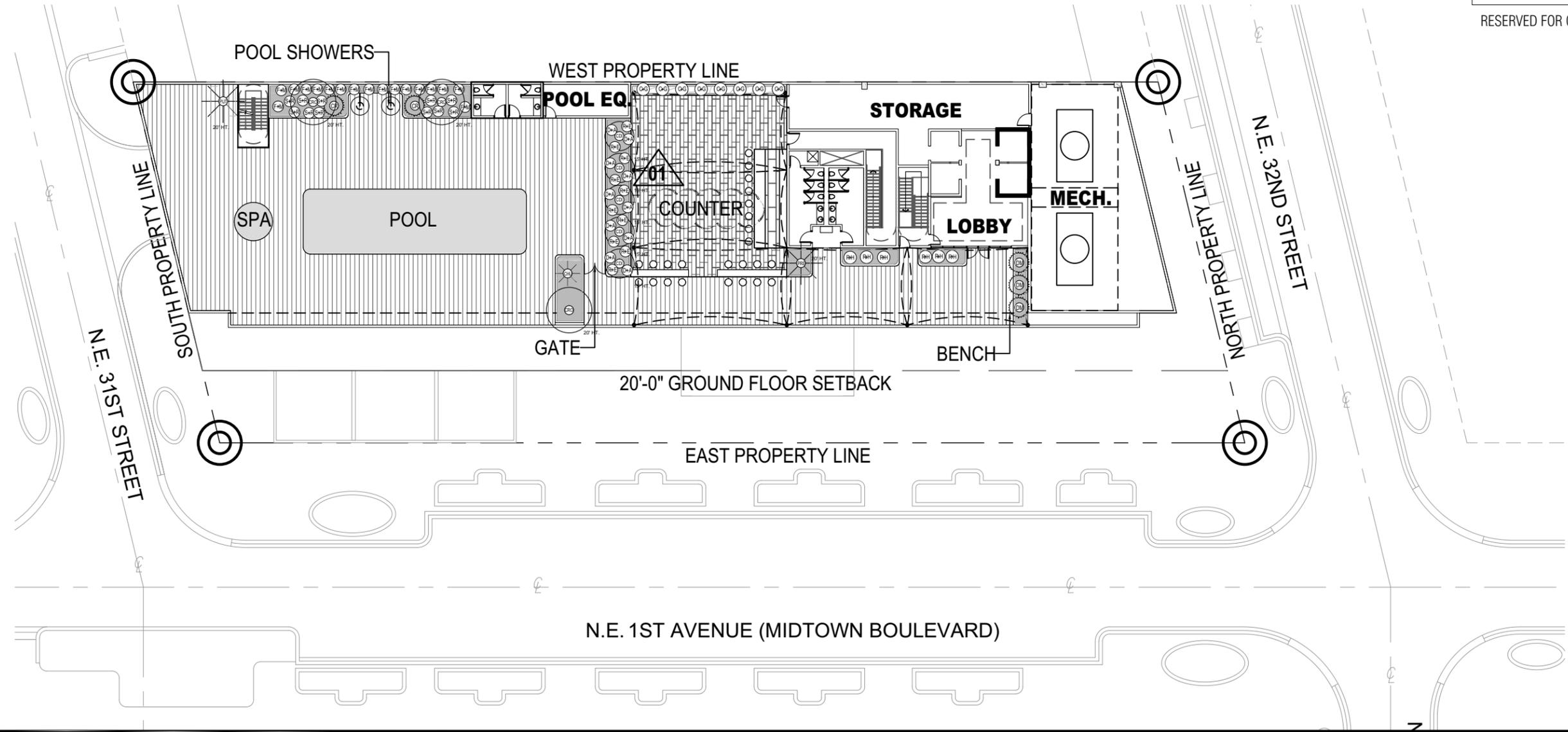
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NOTE: SEE SHEET L601 FOR PLANT LIST



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ROOF LANDSCAPE PLAN
 SCALE: 1/32" = 1'-0"



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GENERAL PLANTING NOTES AND SPECIFICATIONS:

GENERAL

- EXISTING TREES DESIGNATED TO REMAIN SHALL BE PROTECTED DURING ALL CONSTRUCTION PHASES. ANY TREES OR SHRUBS SCARRED OR DESTROYED DESIGNATED TO REMAIN WILL BE REPLACED AT THE CONTRACTOR'S EXPENSE WITH SIMILAR SPECIES, SIZE AND QUALITY.
- EXISTING TREES DESIGNATED TO BE STORED OFF-SITE SHALL BE PROTECTED AND CARED FOR ACCORDINGLY TO INDUSTRY STANDARDS. ANY TREES OR SHRUBS SCARRED OR DESTROYED WILL BE REPLACED AT THE CONTRACTOR'S EXPENSE WITH SIMILAR SPECIES, SIZE AND QUALITY.
- LANDSCAPE CONTRACTOR SHALL BECOME FAMILIAR WITH ALL UNDERGROUND UTILITIES OR STRUCTURES PRIOR TO DIGGING. LANDSCAPE CONTRACTOR SHALL REPAIR ALL DAMAGE TO UNDERGROUND UTILITIES AND/OR CONSTRUCTION CAUSED BY UTILITY DAMAGE, AT NO COST TO THE OWNER.
- ALL PLANT MATERIALS SHALL BE GUARANTEED FOR A PERIOD OF 12 MONTHS AFTER DATE OF SUBSTITUTION COMPLETION.
- LANDSCAPE CONTRACTOR SHALL VERIFY ALL ESTIMATED QUANTITIES OF MATERIAL SHOWN ON THE DRAWINGS PRIOR TO SUBMITTING HIS BID. PLANTING PLAN TO TAKE PRECEDENCE OVER PLANT LIST.
- EXISTING PLANT MATERIAL NOT SHOWN ON THE PLAN AND IN CONFLICT WITH NEW PLANTING SHALL BE EVALUATED AT THE TIME OF NEW PLANTING INSTALLATION BY THE LANDSCAPE ARCHITECT.
- ALL BUILDING CONSTRUCTION MATERIAL AND FOREIGN MATERIAL SHALL BE REMOVED FROM PLANTING AREAS AND REPLACED WITH 800 MIX FILL SOIL OR AS PER SPECIFICATIONS. ALL ISLANDS IN PARKING LOTS AND AROUND BUILDINGS SHALL BE EXCAVATED TO A DEPTH OF 3" MIN. AND REPLACED WITH 8000 PLANT MIX OR AS PER SPECIFICATIONS.
- ALL PLANT MATERIAL SYMBOLS SHOWN ON LANDSCAPE PLAN SHALL BE CONSIDERED DIAGNOSTIC AND SHOULD BE ADJUSTED IN THE FIELD BY CONTRACTOR TO AVOID ALL UTILITIES AND ALL OTHER OBSTRUCTIONS AFTER CONSULTING THE LANDSCAPE ARCHITECT.
- ALL SIZES SHOWN FOR PLANT MATERIAL ON THE PLAN ARE TO BE CONSIDERED MINIMUM. ALL PLANT MATERIAL MUST MEET OR EXCEED THESE MINIMUM REQUIREMENTS FOR BOTH HEIGHT AND SPREAD. ANY OTHER REQUIREMENTS FOR SPECIFIC SHAPE OR EFFECT AS NOTED ON THE PLAN SHALL ALSO BE REQUIRED FOR ACCEPTANCE. ALL TREES TO HAVE SINGLE TRUNK UNLESS OTHERWISE NOTED ON THE PLANS OR PLANT LIST.
- SITE PREPARATION SHALL INCLUDE THE ERADICATION AND REMOVAL OF ANY WEEDS, GRASS, AS WELL AS CLEAN-UP OF ANY DEAD MATERIAL AND FINISH GRADING AS PER THE SPECS.
- LANDSCAPE CONTRACTOR SHALL AT ALL TIMES KEEP THE JOB SITE CLEAN AND FREE FROM ACCUMULATION OF WASTE MATERIAL, DEBRIS, AND RUBBISH.
- LANDSCAPE CONTRACTOR SHALL EXERCISE CAUTION TO PROTECT ANY NEW HARDSCAPE CONSTRUCTION OR IRRIGATION. ANY DAMAGE SHALL BE REPLACED OR REPAIRED TO THE ORIGINAL STATE BY THE LANDSCAPE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
- ALL PLANT MATERIAL TO BE FLORIDA #1 OR BETTER, AS DEFINED BY THE FLORIDA DEPARTMENT OF AGRICULTURE'S CODES AND STANDARDS FOR NURSERY PLANTS PART I AND II.
- MULCH ALL PLANTING AREAS WITH SHREDED ORGANIC MULCH TO A MINIMUM DEPTH OF 2" WITH THE EXCEPTION OF BEACH PLANTING.
- ALL PLANTING AREAS WITHIN LIMIT OF WORK SHALL BE SOAK RIGIDLY IRRIGATED. THE IRRIGATION CONTRACTOR AWARD THE BID SHALL COMPLY WITH THE PROPOSED IRRIGATION DESIGN.
- ON-SITE LAYOUT OF PLANT MATERIAL MUST BE COORDINATED WITH THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- LANDSCAPE CONTRACTOR TO INCLUDE REMOVAL, CORRECTIVE PRUNING AND/OR REPLACEMENT. ANY CORRECTIVE ACTIONS REQUIRED SHALL BE PERFORMED IN ACCORDANCE WITH THE STANDARDS OF THE GOVERNING COUNTY AND/OR AN ISSUED ERM TREE OR ENVIRONMENTAL PERMIT.
- TREE PROTECTION BARRIERS MUST BE INSTALLED AT THE DRIP LINES OF ALL TREES AND PALMS TO REMAIN OR BE RELOCATED PRIOR TO THE START OF CONSTRUCTION ACTIVITIES. ON-SITE AND SHALL REMAIN IN PLACE UNTIL CONSTRUCTION HAS COMPLETED.
- MULCH SHALL NOT BE APPLIED WITHIN 6" OF ANY TREE OR PALM TRUNKS THAT ARE INSTALLED OR INCORPORATED INTO THE PROJECT FOR ROW TREES/PALMS. PLEASE UTILIZE AMENGGROW PREMIUM (PINEBARK BROWN) SHREDED MULCH OR CITY APPROVED ALTERNATIVE.
- SHOULD ANY CORRECTIVE STRUCTURAL PRUNING BE NECESSARY FOR TREES PROPOSED TO REMAIN ON-SITE, DUE TO CLEARANCE, SAFETY OR FOR CONSTRUCTION RELATED REASONS THE PRUNING SHALL BE DIRECTED OR PERFORMED BY AN ISA OR ASCA CERTIFIED ARBORIST IN ACCORDANCE WITH THE LATEST VERSION OF THE ANSA A-300 PRUNING STANDARDS AND GOOD HORTICULTURAL PRACTICES. THE CITY DRAWN FORSHAW 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.
- CARE SHALL BE TAKEN TO AVOID UTILITY OR CONSTRUCTION TRENCHING THROUGH EXISTING TREE OR PALM DRIP LINES OF TREES BLATED 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 ANSA A-300 STANDARDS. ROOTS SHOULD BE IMMEDIATELY COVERED WITH SOIL TO PREVENT DRYING. ROOTS SHOULD NOT BE TORN OR BROKEN BY HEAVY EQUIPMENT, AND SHREDED, BRANDED OR BROKEN ROOTS ENDS SHOULD BE NOTED AND REVIEWED WITH THE LANDSCAPE ARCHITECT PRIOR TO ANY ROOT PRUNING TAKING PLACE.

HANDLING AND TRANSPORTATION

- NURSERY SUPPORT POLES SHALL BE REMOVED AT THE NURSERY PRIOR TO DELIVERY, AND THAT TREES DELIVERED WITH THE NURSERY POLES WILL NOT BE ACCEPTED, AND THEREFORE REJECTED, WITH THE EXCEPTION OF THE FOLLOWING TREE SPECIES: OLIVE, ROSE AND SILVER BUTTERNUT.
- TREES/PALMS SHALL BE PROPERLY HANDLED DURING EXCAVATION, MOVING, STORAGE, RELOCATION, AND REPLANTING. DO NOT SCAR OR OTHERWISE DAMAGE TRUNKS AND BRANCHES. AND/OR BREAKING LIMBS, BRANCHES, AND FRONDS. DAMAGE TO TREE/PALM MAY BE CAUSE FOR ITS REJECTION, AND MAY REQUIRE MITIGATION REPLACEMENT BY THE CONTRACTOR.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE MANUAL WATERING OF ALL RELOCATED TREES/PALMS DURING MAINTENANCE PERIOD, UNTIL FINAL ACCEPTANCE OF ALL WORK BY THE LANDSCAPE ARCHITECT AND/OR CLIENT.
- LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR UNLOADING AND MAINTAINING TREE/PALM PROTECTION. INSTALL BARRICADE OF GALVANIZED WELDED WIRE FABRIC OR PLASTIC MESH TO ENCOMPASS THE OUTLINE OF THE TREE/PALM BARRICADE SHALL BE PALMS, TRUNK AND STURDY BARRICADE TO BE LEFT UP AND MAINTAINED UNTIL DIRECTED TO REMOVE BY LANDSCAPE ARCHITECT.

TREE PROTECTION MATERIALS

- POSTS: 2"x2" WOOD.
- ACCESS: PROVIDE HINGED LATCHING GATE.
- ERATION PIPE: RIGID PVC PERFORATED DRAINPIPE, 3" INCH DIAMETER X 4 FEET LONG, WITH PERFORATED CAP, FILL WITH SHREDED PEA GRAVEL.

WARRANTY

- LANDSCAPE CONTRACTOR SHALL PROVIDE A MINIMUM OF ONE (1) YEAR GUARANTEE FOR ALL RELOCATED TREES/PALMS AFTER FINAL ACCEPTANCE BY LANDSCAPE ARCHITECT AND/OR CLIENT.
- LANDSCAPE CONTRACTOR SHALL REMOVE COMPLETELY AND DISPOSE OF OFF-SITE ANY RELOCATED TREE/PALM THAT FAILS TO THRIVE AS DETERMINED BY THE LANDSCAPE ARCHITECT.
- FOR ANY RELOCATED TREE/PALM REMOVED DUE TO ITS FAILURE TO THRIVE, LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR REFINANCING AND INSTALLING WITH A SPECIMEN OF EQUAL OR GREATER SPECIFICATION OF ORIGINAL. REPLACEMENT MATERIAL SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PROCEEDING PREPARATION OR INSTALLATION.

TREE / PALM RELOCATION NOTES

- VERIFY AND INSURE ALL TREES/PALMS IDENTIFIED ON THE CONSTRUCTION DRAWINGS AND THOSE TAGGED IN THE FIELD CORRESPOND AS TO NUMBER AND DESCRIPTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT IMMEDIATELY, PRIOR TO PREPARATION.
- LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR TREE/PALM PROTECTION OF ALL VERIFIED MATERIAL. INSTALL BARRICADE OF GALVANIZED WELDED WIRE FABRIC OR PLASTIC MESH TO ENCOMPASS THE OUTLINE OF THE TREE/PALM. BARRICADE TO BE REMOVED UPON COMPLETION OF BACKFILLING.
- TREE ROOT BALL SHALL BE ROOT PRUNED 50% (EQUALLY AROUND TREE) 60 DAYS PRIOR TO TRANSPORT. THE REMAINING 50% TO BE PRUNED 30 DAYS PRIOR TO TRANSPORTING.
- PALMS TO BE RELOCATED MAY BE IMMEDIATELY RELOCATED AFTER DIGGING.
- ROOTS TO BE PRUNED WITH CLEAN, SHARP TOOLS. ROOTS ONE (1) INCH AND LARGER IN DIAMETER SHALL BE MENTY AND CLEANLY CUT WITH A HAND SAW OR OTHER APPROVED CUTTING INSTRUMENT.
- LANDSCAPE CONTRACTOR TO APPLY MYCORRHIZA APPLICATION TO ROOTS DURING ROOT PRUNING AND DIGGING OPERATIONS. ALL PRUNING TO BE REVIEWED AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PRUNING.
- DEAD WOOD, CROSSING BRANCHES AND GENERAL CANOPY PRUNING SHALL BE PERFORMED OR DIRECTED BY AN ISA OR ASCA CERTIFIED ARBORIST IN ACCORDANCE WITH THE LATEST VERSION OF THE ANSA A-300 PRUNING STANDARDS AND GOOD HORTICULTURAL PRACTICES IMMEDIATELY AFTER COMPLETION OF ROOT PRUNING OF EACH SPECIMEN TO BE RELOCATED. ALL PRUNING TO BE REVIEWED AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PRUNING.
- ROOT BALL SIZE TABLE:

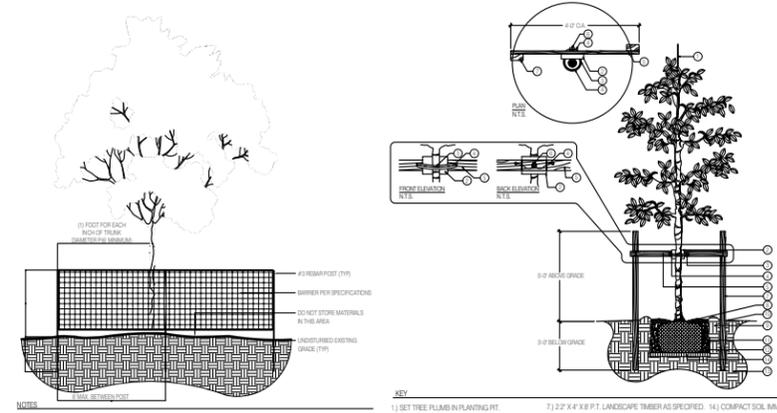
TREE/PALM CALIPER	MINIMUM ROOT BALL DIAMETER
1" - 1 1/2"	18"
1 1/2" - 1 3/4"	20"
1 3/4" - 2"	22"
2" - 2 1/4"	24"
2 1/4" - 2 1/2"	26"
2 1/2" - 3"	28"
3" - 4"	30"
4" - 4 1/2"	32"
4 1/2" - 5"	34"
5" - 5 1/2"	36"

THE ROOT BALL OF LARGER CALIPER TREES SHALL BE INCREASED PROPORTIONALLY AT THREE (3) INCHES OF ROOT BALL DIAMETER FOR EVERY INCREASE OF ONE (1) INCH IN CALIPER OR FRACTION THEREOF.

- MAINTAIN CORRECT ROOT BALLS. ROOT BALLS SHALL BE COMPLETELY ENCLOSED WITHIN A BURLAP COVERING OR STRETCH WRAP AS COMMONLY USED WITHIN THE HORTICULTURAL INDUSTRY. IN TWO COMPLETE LAYERS (MINIMUM).
- ALL TREES TO BE FLOODS FOR FIVE (5) DAYS PRIOR TO TRANSPORT.
- ALL PITS TO BE FILLED THE SAME DAY AND WITH CLEAN FILL IN 18 INCH LIFTS/LAYERS. EACH THEN COMPACTED BEFORE A SUBSEQUENT LIFT. BACKFILL IS PLACED REPEAT UNTIL BACKFILL IS FLUSH WITH SURROUNDING GRADE.
- CORRECT ALL PROBLEMS RELATED TO SETTLEMENT, EROSION, OR OTHER DISTRESS OF EXCAVATED/BACKFILLED PIT FROM WHICH TREE/PALM HAS BEEN REMOVED, INCLUDING THE COMPLETE AND THOROUGH REMOVAL OF ALL RESIDUAL ROOTS, STUMPS AND PORTIONS AND PITS THEREOF.
- RESTORE THE SURFACE WITH MATERIAL TO MATCH ADJACENT AREAS. MATERIAL TO BE APPROVED BY LANDSCAPE ARCHITECT. CONTRACTOR TO PROVIDE A MINIMUM ONE YEAR WARRANTY ON SETTLING AND PLANT MATERIAL.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ALL MATERIAL, INCLUDING BUT NOT LIMITED TO BACKFILL, MATERIAL, PROTECTION FENCING, FLAGGING, ROOT BALL BURLAP OR SHRINK WRAP.

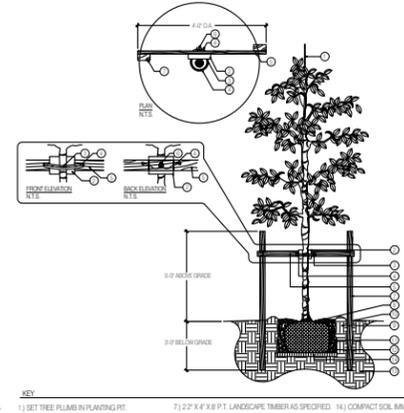
INSTALLATION

- VERIFY ALL UNDERGROUND CONSTRUCTIONS OR OBSTRUCTION (UTILITIES, SEPTIC SYSTEMS, ETC.) ARE IDENTIFIED, LOCATED AND CLEARLY MARKED AS APPROPRIATE PRIOR TO EXCAVATION OF PLANTING PITS FOR RELOCATED TREES AND PALMS. ANY UNKNOWN OBJECTS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT IMMEDIATELY, PRIOR TO INSTALLING AND BACKFILLING.
- LANDSCAPE CONTRACTOR TO FLAG ALL PROPOSED PLANT LOCATIONS FOR LANDSCAPE ARCHITECT'S APPROVAL PRIOR TO INSTALLATION.
- PLANTING PITS SHALL BE A MINIMUM OF TWO (2) TIMES LARGER IN DIAMETER AND ONE AND A HALF (1.5) TIMES LARGER IN DEPTH THAN THE ROOT BALL. FLUSH WITH IMMEDIATELY ADJACENT FINAL OR PROPOSED GRADE.
- AFTER EACH PLANTING PIT IS EXCAVATED, PLACE SUFFICIENT PLANTING MIX IN BOTTOM OF EXCAVATION, AND SEAT PLANT, INSURE TOP OF ROOT BALL IS FLUSH WITH IMMEDIATELY ADJACENT FINAL OR PROPOSED GRADE.
- LANDSCAPE CONTRACTOR TO INSURE ALL PLANT MATERIAL IS INSTALLED AT THE CORRECT ELEVATION. REFER TO HARDSCAPE PLANS AND CIVIL ENGINEERS GRADING PLANS FOR PROPOSED SITE ELEVATIONS.
- LANDSCAPE CONTRACTOR TO INSURE ALL ROOT FLARES ARE EXPOSED.
- CENTER EACH RELOCATED TREE/PALM IN ITS PLANTING PIT AND BACKFILL WITH SPECIFIED PLANTING MIX.
- PLACE PLANTING MIX IN 12 INCH LIFTS/LAYERS AROUND ROOT BALL AND COMPACT UNTIL ALL VOIDS ARE FILLED WITH COMPACTED PLANTING MIX.
- BUILD SOIL SAUCER OF MOUND EXCAVATED SOIL AROUND PERIMETER OF EACH PLANTING PIT TO FORM WATERING BASIN. MULCH TO A DEPTH OF 3".



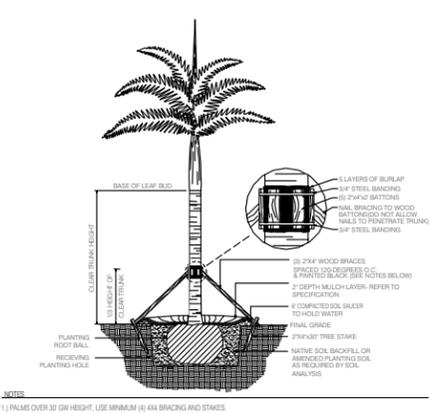
- KEY**
- SET TREE PALMS IN PLANTING PIT.
 - PROTECT TREE TRUNK WITH 1\"/>
 - AMENGGROW MULCH AS SPECIFIED, OR APPROVED EQUAL.
 - AMENGGROW MULCH AS SPECIFIED, OR APPROVED EQUAL.
 - TRUNK SHALL BE STRAIGHT AND WITHOUT CURVES.
 - NO SCARRED OR BLENDED TRUNKS.
 - AMENGGROW SOIL MIX TO BE ADDED AT THE TIME OF PLANTING IF NEEDED. SHALL CONSIST OF A RATIO MIX OF 80% CLEAN SAND AND 20% SCREENED, PULVERIZED TOPSOIL AS NEEDED.

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



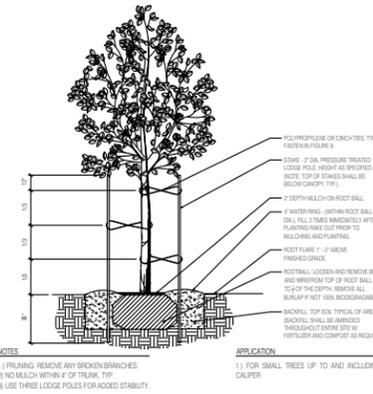
- KEY**
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 - NO SCARRED OR BLENDED TRUNKS.
 - AMENGGROW SOIL MIX TO BE ADDED AT THE TIME OF PLANTING IF NEEDED. SHALL CONSIST OF A RATIO MIX OF 80% CLEAN SAND AND 20% SCREENED, PULVERIZED TOPSOIL AS NEEDED.

2 MEDIUM TREE PLANTING & STAKING DETAIL
SCALE: N.T.S.

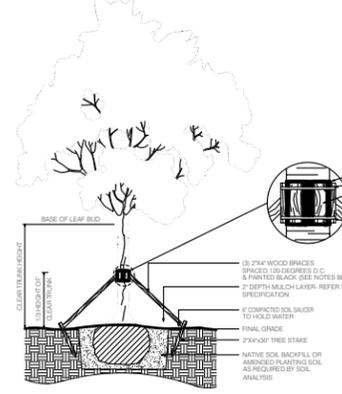


- KEY**
- SET TREE PALMS IN PLANTING PIT.
 - PROTECT TREE TRUNK WITH 1\"/>
 - AMENGGROW MULCH AS SPECIFIED, OR APPROVED EQUAL.
 - AMENGGROW MULCH AS SPECIFIED, OR APPROVED EQUAL.
 - TRUNK SHALL BE STRAIGHT AND WITHOUT CURVES.
 - NO SCARRED OR BLENDED TRUNKS.
 - AMENGGROW SOIL MIX TO BE ADDED AT THE TIME OF PLANTING IF NEEDED. SHALL CONSIST OF A RATIO MIX OF 80% CLEAN SAND AND 20% SCREENED, PULVERIZED TOPSOIL AS NEEDED.

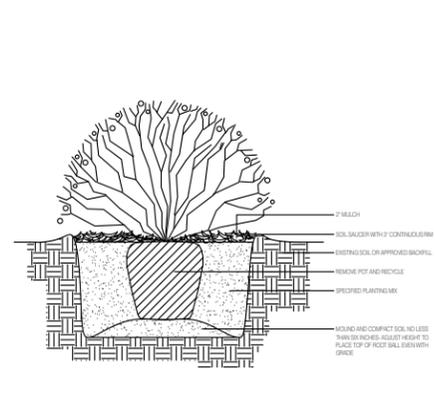
3 PALM PLANTING AND STAKING DETAIL
SCALE: N.T.S.



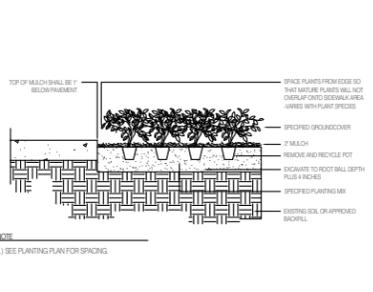
4 SMALL TREE PLANTING AND STAKING DETAIL
SCALE: N.T.S.



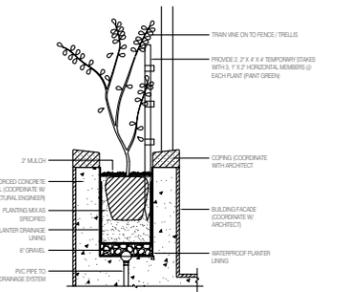
5 LARGE TREE PLANTING AND STAKING DETAIL
SCALE: N.T.S.



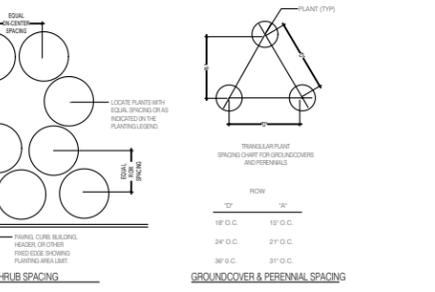
6 SHRUB PLANTING DETAIL
SCALE: N.T.S.



7 GROUNDCOVER PLANTING DETAIL
SCALE: N.T.S.



8 VINE PLANTING DETAIL
SCALE: N.T.S.



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

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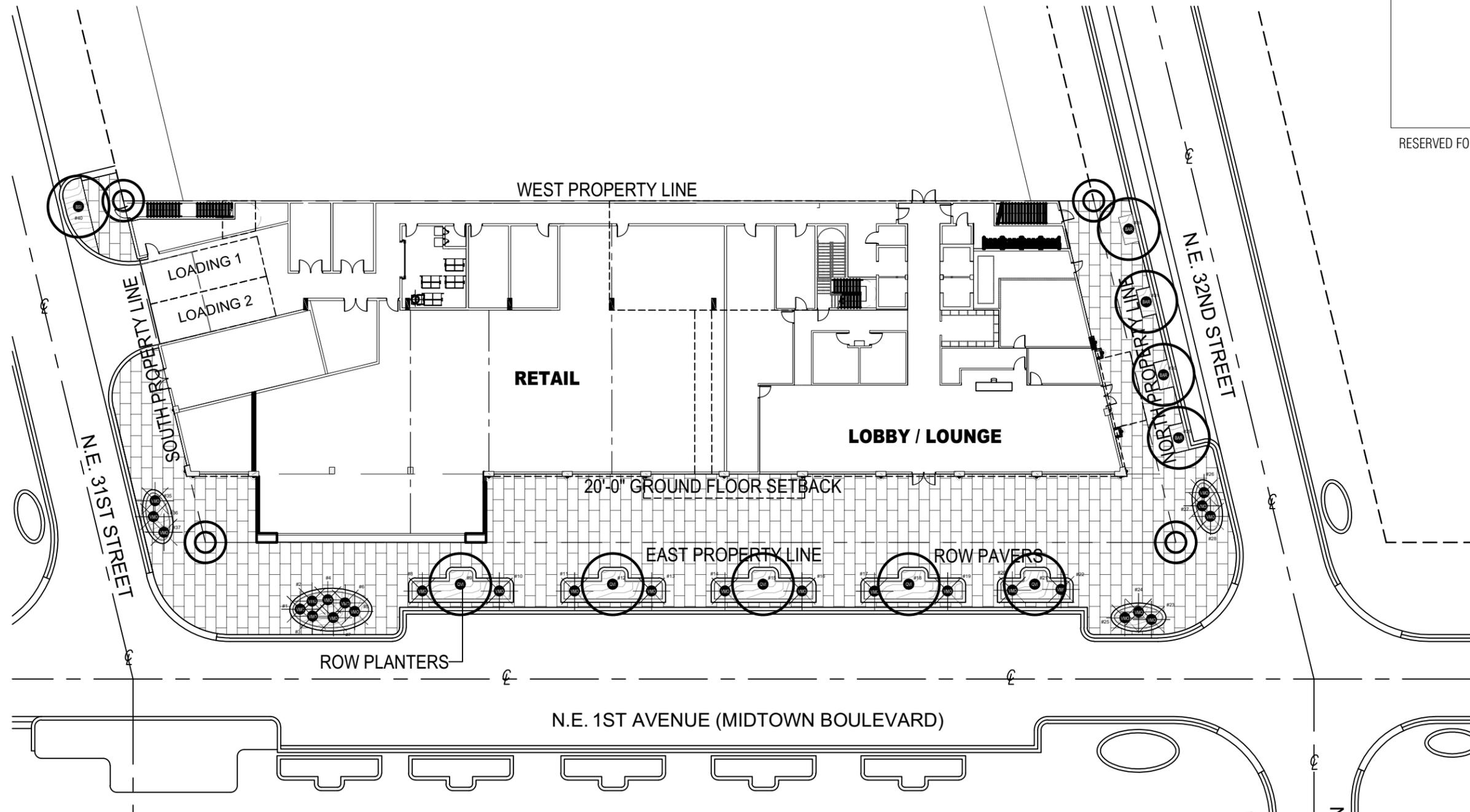
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LANDSCAPE LIGHTING FIXTURE SCHEDULE | GROUND FLOOR

QTY.	SYMBOL	REF	APPLICATION	MANUFACTURER	MODEL NUMBER	DESCRIPTION	NOTES
18		L5	WALL MOUNTED SCONCE LIGHT	LIGMAN LIGHTING	LIGMAN, TANGO 32 SQUARE WALL UP-DOWN LIGHT TYPE II, III & IV DISTRIBUTION UTA-31891		U.L LISTED FOR WET LOCATION

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TREES



Coccoloba diversifolia
Pigeon Plum



Clusia rosea
Autograph Tree



Pandanus utilis
Screw Pine

PALMS



Chamaerops humilis
European Fan Palm



Phoenix reclinata
Senegal Date Palm

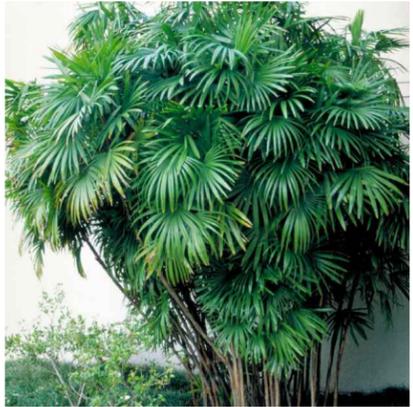
SHRUBS



Clusia guttifera
Small Leaf Clusia



Rhapsis excelsa
Lady Palm



Rhapsis humilis
Slender Lady Palm

ACCENTS



Cycas revoluta
King Sago Palm



Dracaena arborea
Dracaena



Dracaena marginata 'Tarzan'
Madagascar Dragon Tree



Strelitzia reginae
Bird of Paradise

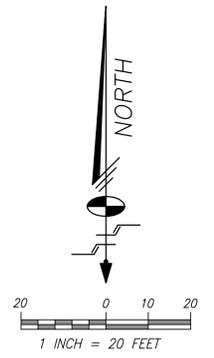
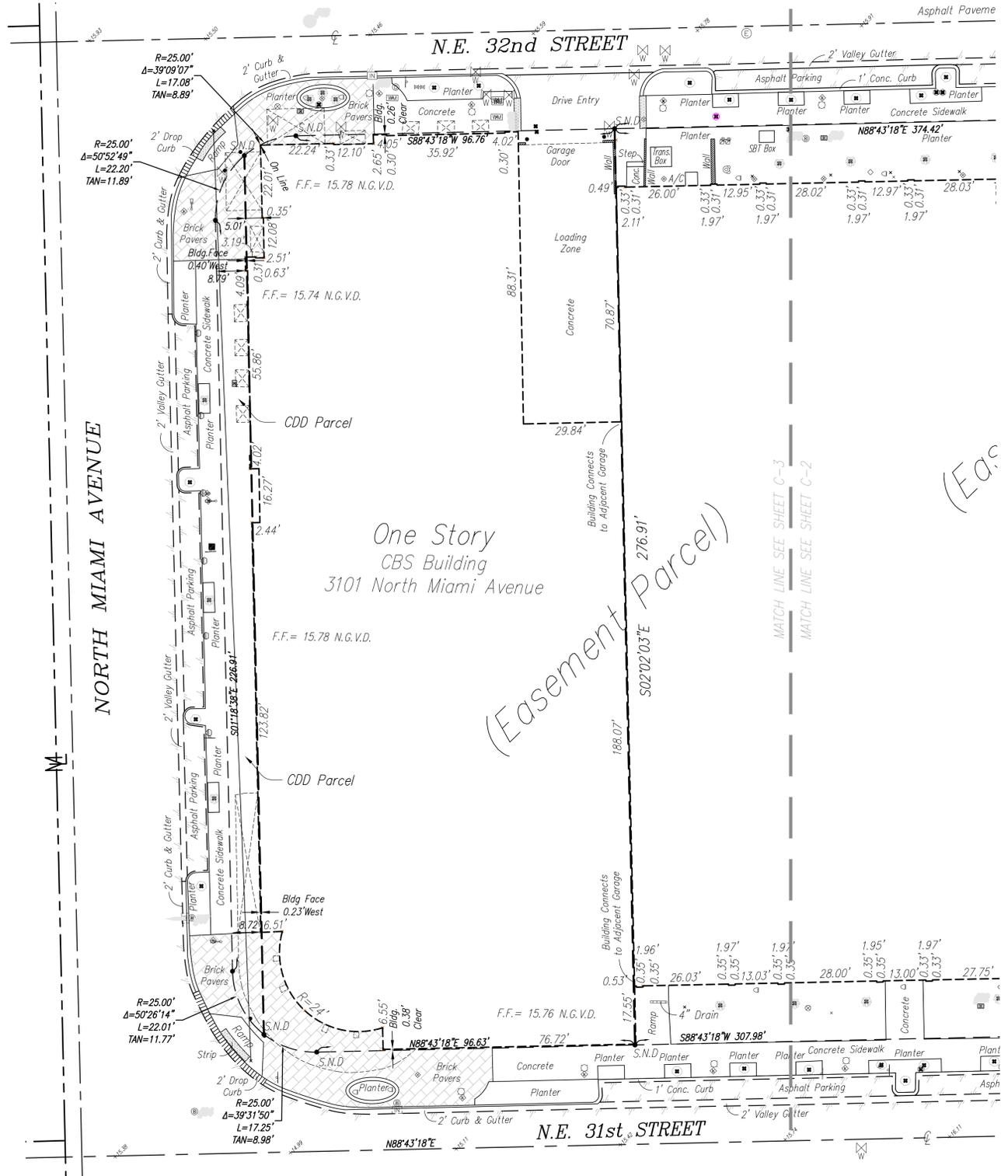


Ficus microcarpa
Green Island Ficus

RESERVED FOR CITY OF MIAMI SEAL

Digitally signed by Peter N Anselmo
 Date: 2022.01.25 17:15:31 -05'00'

- GENERAL LEGEND:**
- ASPHALT TARGET
 - ALUMINUM LIGHT POST (SINGLE)
 - ALUMINUM LIGHT POST (DOUBLE)
 - ALUMINUM LIGHT POST (TRIPLE)
 - ALUMINUM LIGHT POST (QUAD)
 - ANCHOR/GUY WIRE
 - BACKFLOW PREVENTER ASSEMBLY
 - CABLE TELEVISION BOX
 - CATCH BASIN
 - CATCH BASIN F-3
 - CENTERLINE
 - CHECK VALVE ASSEMBLY
 - COLUMN (CIRCULAR)
 - COLUMN (SQUARE)
 - CONCRETE LIGHT POLE
 - CONCRETE LIGHT POLE (DOUBLE)
 - CONCRETE POWER POLE
 - CONTROL POINT
 - COMMUNICATION PULL BOX
 - CURB INLET
 - DOUBLE DETECTOR CHECK VALVE
 - DRAIN (CIRCULAR OR SQUARE)
 - ELECTRIC BOX (ABOVE GROUND)
 - ELECTRIC PULL BOX (BELOW GROUND)
 - ELECTRIC HAND HOLE
 - ELECTRIC OUTLET
 - ELEVATIONS (SEE NOTES FOR DATUM)
 - FIRE HYDRANT
 - FIRE LINE SWAGES CONNECTION
 - FIRE LINE CONNECTION
 - FLAGPOLE
 - FLOW LINE
 - FORCE MAIN MANHOLE
 - FORCE MAIN VALVE
 - F.P.L. ELECTRIC MANHOLE
 - F.P.L. FIBER NETWORK
 - F.P.L. TRANSMISSION POLE
 - GAS MANHOLE
 - GAS METER
 - GAS PUMP
 - GAS VALVE
 - GREASE TRAP MANHOLE
 - GROUND LIGHTING
 - GUARD POST
 - IRRIGATION HAND HOLE
 - IRRIGATION VALVE
 - MALBOX
 - MONITOR WELL
 - MONUMENT LINE
 - P-5 INLET
 - P-8 INLET
 - PARKING METER
 - PEDESTRIAN CROSSING SIGNAL
 - PERMANENT REFERENCE MONUMENT
 - POST INDICATOR VALVE
 - VACUUM BREAKER ASSEMBLY
 - PROPERTY LINE
 - ROUND CATCH BASIN
 - SANITARY SEWER CLEANOUT
 - SANITARY SEWER MANHOLE
 - SON POST
 - SPRINKLER PUMP
 - STANDPIPE
 - STORM SEWER MANHOLE
 - STREET LIGHT BOX
 - SWALE INLET
 - TELEPHONE BOX (SOUTHERN BELL)
 - TELEPHONE HAND HOLE
 - TELEPHONE MANHOLE (SO. BELL)
 - TELEPHONE PARAPHONE
 - TRAFFIC HAND HOLE
 - TRAFFIC UTILITY BOX
 - TRAFFIC CONTROL POST
 - TRAFFIC SIGNAL POST
 - TRAFFIC SIGNAL BOX
 - TREE & PALM
 - UNDERGROUND UTILITY MARKER
 - UNKNOWN UTILITY MANHOLE
 - UNKNOWN UTILITY HAND HOLE
 - WATER MANHOLE
 - WATER METER
 - WATER VALVE
 - WOOD LIGHT POLE
 - WOOD POWER POLE
 - WOOD TELEPHONE POLE
 - HANDICAP PARKING
 - STROLLER PARKING
- ABBREVIATIONS:**
- R denotes RADIUS
 - A denotes DELTA ANGLE
 - CH.D denotes ARC DISTANCE
 - CH.L denotes CHORD LENGTH or CHORD DISTANCE
 - CH.B denotes CHORD BEARING
 - T denotes TANGENT DISTANCE
 - P.C.P. denotes PERMANENT CONTROL POINT
 - P.R.M. denotes PERMANENT REFERENCE MONUMENT
 - P.B. denotes PLAT BOOK
 - P. denotes PLAT
 - P.O.C. denotes POINT OF COMMENCEMENT
 - P.O.B. denotes POINT OF BEGINNING
 - O.U.W. denotes OVERHEAD UTILITY WIRES
 - D.H.B. denotes DIGITAL RECORDS BOOK
 - P.C. denotes POINT OF CURVATURE
 - C.B.S. denotes CONCRETE BLOCK STRUCTURE
 - C.M.C. denotes CONCRETE
 - C.L.F. denotes CHAINLINK FENCE
 - M.F. denotes METAL FENCE
 - W.F. denotes WOOD FENCE
 - F.F. denotes FINISH FLOOR ELEVATION
 - F.P. denotes FOUND IRON PIPE
 - S.I.P. denotes SET IRON PIPE & LB-87 CAP
 - F.A.D. denotes FOUND NAIL & BRASS DISC
 - S.N.D. denotes SET LB-87 NAIL & BRASS DISC
 - C.P. denotes CORRUGATED IRON PIPE
 - C.L. denotes CLEAR
 - E.T.P. denotes ELECTRIC TRANSFORMER PAD
 - ENCR. denotes ENCROACHMENT
 - D.C. denotes DEPRESSION CURB
 - P.L. denotes PLANTER
 - B.S. denotes BUS SHELTER
 - I.E. denotes INVERT ELEVATION
 - T.O.P. denotes TOP OF PIPE
 - (D) denotes DEED DISTANCE
 - (L) denotes DISTANCE BY LEGAL DESCRIPTION
 - (M) denotes MEASURED DISTANCE
 - (R) denotes RECORD OR PLATTED DISTANCE
- SYMBOLS:**
- COMM — COMMUNICATION
 - DRAIN — DRAINAGE
 - F.P.L. — ELECTRIC
 - FM — FORCE MAIN
 - IRRIG. — IRRIGATION
 - GAS — NATURAL GAS
 - OHW — OVERHEAD WIRES
 - SH — SANITARY SEWER
 - WM — WATER
 - /// — LIMITED ACCESS RIGHT OF WAY LINE



Mark S Johnson

This Survey has been electronically signed and sealed by Mark Steven Johnson, PSM on the date noted hereon. All signatures must be verified on electronic copies. Printed copies are not considered signed and sealed, unless they include an additional raised embossed seal of the surveyor.

Schuelke - Sheskin & Associates, Inc.
 LAND PLANNERS & ENGINEERS
 3240 CORPORATE WAY, MIAMI, FLORIDA 33125
 TEL: (954) 436-7010 FAX: (954) 436-3388

CERTIFICATE OF AUTHORIZATION No. LB-87

Checked By: M.S.J. Date: _____
 Scale: AS SHOWN Sheet 3 of 3 Sheet(s)

Drawn By: GR Date: _____
 Order No.: 14275 F.B. No.: Pg. _____
 File No.: AJ-6116

NOTE: This sketch is not valid unless it bears the signature and the original raised seal of a Florida licensed surveyor and mapper.

This is a "Boundary Survey."

BOUNDARY SURVEY
 A PORTION OF TRACT "E"
 "BUENA VISTA WEST", P.B. 161, P.C. 78.
 Section 25, Township 53 South, Range 41 East, City of Miami, Miami-Dade County, Florida.

REVISIONS

No.	Date	By	Description
1	06-22-22	AS	ISSUE FOR PERMITTING
2	06-22-22	AS	ISSUE FOR PERMITTING
3	06-22-22	AS	ISSUE FOR PERMITTING

FILE NO. AJ-6116