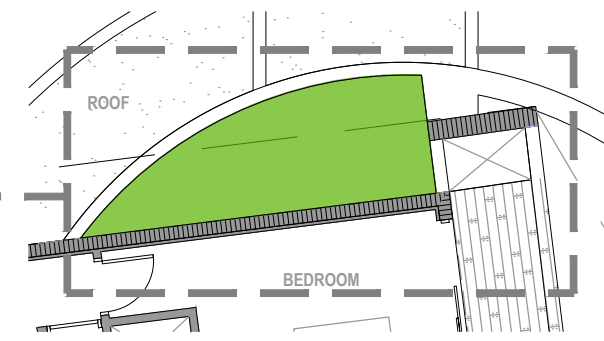
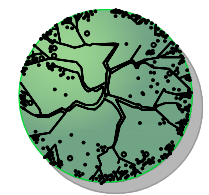


FIRST FLOOR

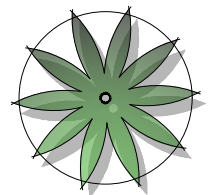


SECOND FLOOR

LEGEND



NEW TREE



NEW PALM



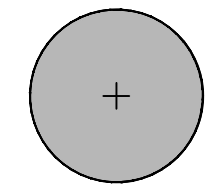
HEDGE



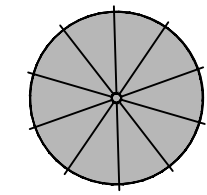
SHRUBS & GROUNDCOVERS



SOD



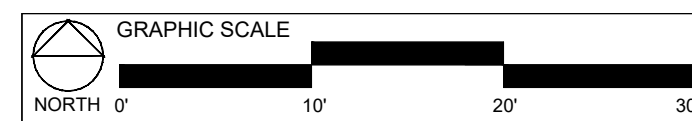
EXISTING TREE OUTSIDE PROPERTY LINE



EXISTING PALM OUTSIDE PROPERTY LINE



TREE PROTECTION FENCE



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6		

ILLUSTRATIVE SITE PLAN

PRIVATE RESIDENCE  
310 S COCONUT LANE  
MIAMI BEACH, FL 33139

SEAL / SIGNATURE

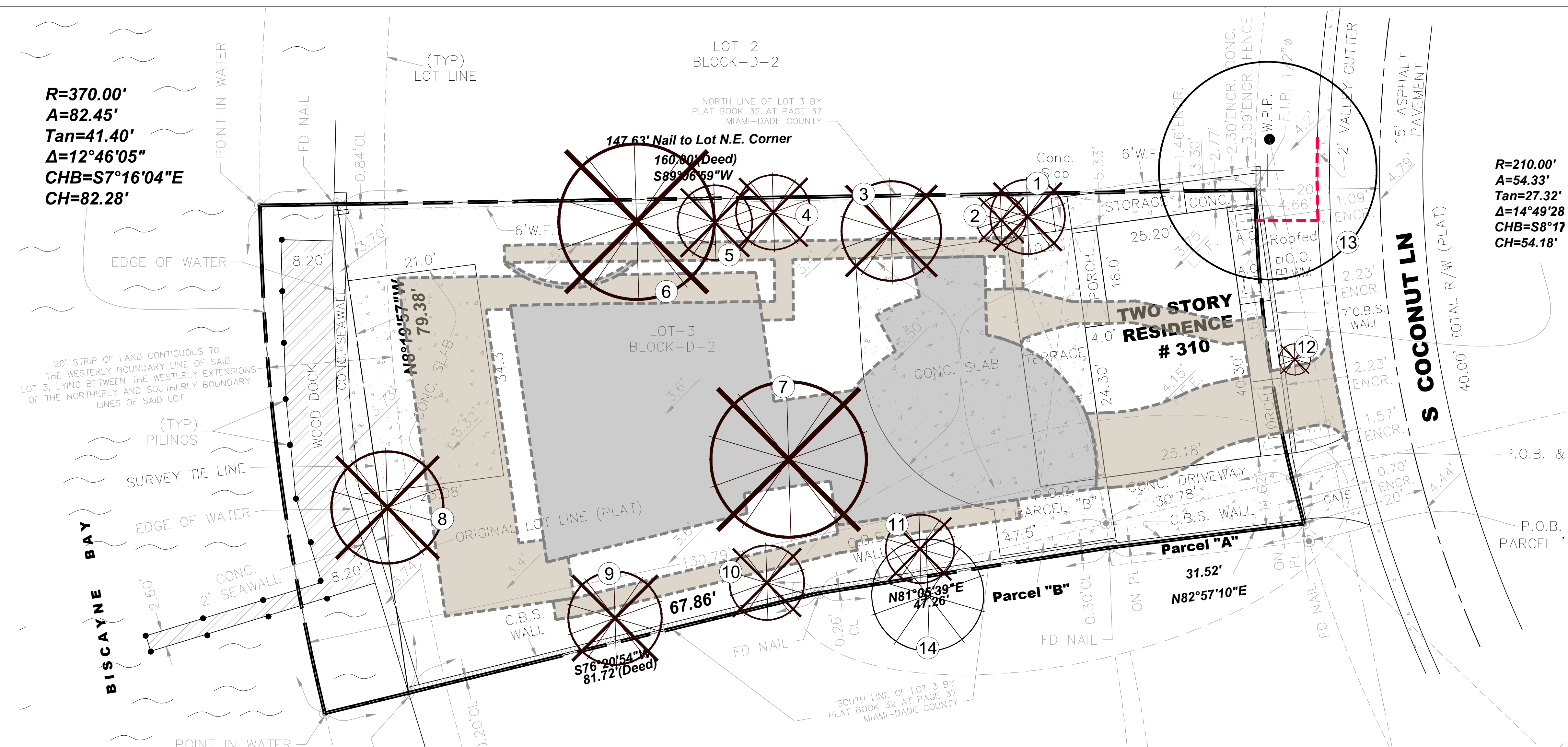
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Date: AUGUST 18, 2024  
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Drawn By: AEM/MEP  
Approved By: AEM  
Project No: 202414

Sheet Number:  
L-00

PERMIT SET - NOT FOR CONSTRUCTION





**R=370.00'**  
**A=82.45'**  
**Tan=41.40'**  
**Δ=12°46'05"**  
**CHB=S7°16'04"E**  
**CH=82.28'**

**R=210.00'**  
**A=54.33'**  
**Tan=27.32'**  
**Δ=14°49'28"**  
**CHB=S8°17'**  
**CH=54.18'**

TREE DISPOSITION TABLE

TREE #	BOTANICAL NAME	COMMON NAME	DBH (in)	CLEAR TRUNK (ft.)	O.A. HEIGHT (ft.)	SPREAD (ft)	COMMENTS	STATUS
1	Ptychosperma macarthurii	Macarthur Palm	6	15	23	12		REMOVE
2	Ptychosperma macarthurii	Macarthur Palm					Dead	REMOVE
3	Caryota mitis	Fishtail Palm	6		23	16	Cluster	REMOVE
4	Adonidia merrillii	Christmas Palm	4, 5	20	28	12	Double - Severely Trunk Damage	REMOVE
5	Adonidia merrillii	Christmas Palm	5	21	29	12		REMOVE
6	Cocos nucifera	Coconut Palm	9	10	22	25		REMOVE
7	Cocos nucifera	Coconut Palm	11	10	22	25		REMOVE
8	Cocos nucifera	Coconut Palm	10	14	26	18		REMOVE
9	Caryota mitis	Fishtail Palm			29	15	Cluster	REMOVE
10	Caryota mitis	Fishtail Palm			23	12	Cluster	REMOVE
11	Caryota mitis	Fishtail Palm			19	11	Cluster	REMOVE
12	Adonidia merrillii	Christmas Palm	4	11	17	5	R.O.W.	REMOVE
13	Coccoloba uvifera	Sea Grape	9, 10		25	35	Double - Outside Property Line	REMAIN
14	Roystonea regia	Royal Plam					Outside Property Line	REMAIN

LEGEND

--- PROPOSED BUILDING & HARDSCAPE FOOTPRINT

--- TREE PROTECTION FENCE

X TREE NUMBER

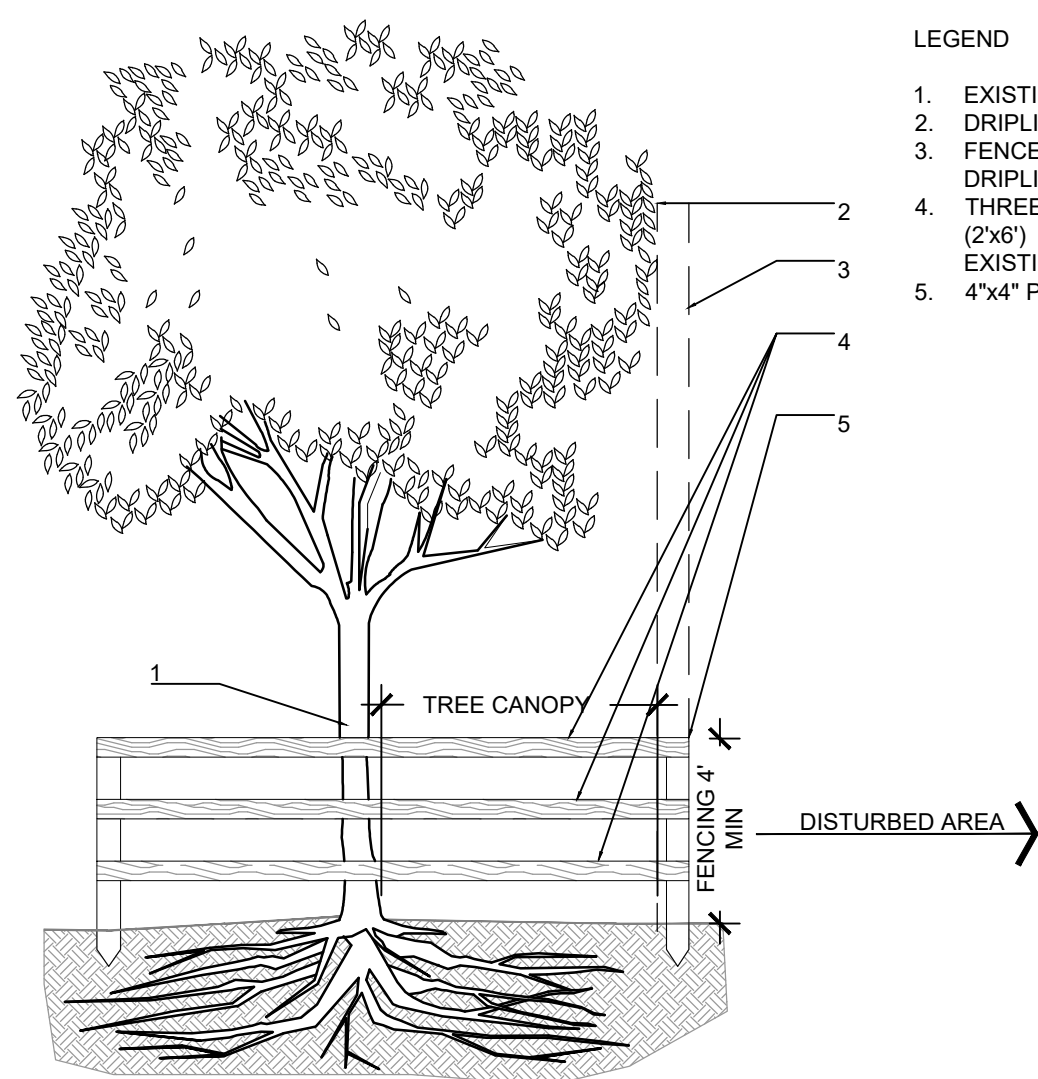
+ EXISTING TREE TO REMAIN

EXISTING PALM TO REMAIN

EXISTING PALM TO BE REMOVED

NOTES:

- THE APPROXIMATE LOCATION AND SIZE OF THE EXISTING TREES/PALMS WITHIN THE PROJECT LIMITS HAVE BEEN COLLECTED FROM A SITE VISIT BY THE LANDSCAPE ARCHITECT AND THE EXISTING PROPERTY SURVEY PREPARED BY:  
ALVAREZ, AIGUESVIVES AND ASSOCIATES, INC.  
9789 SUNSET DRIVE  
MIAMI, FLORIDA 33173  
Ph: 305.220.2424
- EXISTING TREES TO REMAIN TO BE PROTECTED DURING CONSTRUCTION - SEE EXISTING TREE PROTECTION FENCE DETAIL # 1- SHEET L-01
- CONTRACTOR SHALL OBTAIN A TREE REMOVAL PERMIT FOR TREES/PALMS PROPOSED TO BE REMOVED, PRIOR TO DEVELOPMENT OF THE SITE.



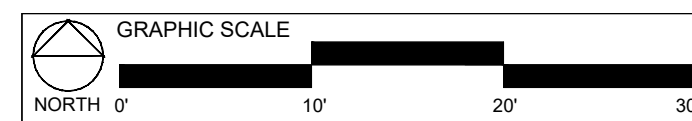
LEGEND

- EXISTING TREE
- DRIPLINE
- FENCE TO EXTEND TO THE EDGE OF THE DRIPLINE OR MORE WHERE POSSIBLE
- THREE ROWS OF SPLIT RAIL FENCING (2'x6") TO BE PLACED AROUND ALL EXISTING TREES TO REMAIN.
- 4"x4" PRESSURE TREATED WOOD POSTS

NOTES:

- ALL EXPOSED ROOTS WITHIN ROOT PROTECTION ZONE SHALL BE HAND PRUNED TO HAVE A SMOOTH, CLEAN CUT WITHOUT TEARING OR SPLITTING.
- BARRIER TO FORM A CONTINUOUS CIRCLE AROUND THE TREE OR GROUP OF TREES.
- CONTRACTOR TO INSTALL PROTECTIVE FENCE BARRIER AROUND ALL EXISTING TREES TO REMAIN - AT THE START OF THE PROJECT. FENCE TO REMAIN IN PLACE THROUGHOUT THE DURATION OF THE PROJECT.
- CONTRACTOR SHALL TAKE EXTRA CARE DURING EARTHWORK AND UTILITY OPERATIONS TO PROTECT ALL EXISTING TREES - AND SHALL BE RESPONSIBLE TO REPLACE ANY TREES DAMAGED DURING CONSTRUCTION.

1 EXISTING TREE PROTECTION FENCE d-Protection fence 1.dwg  
SECTION SCALE: N.T.S



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Sheet Title:  
**PROPERTY SURVEY & TREE DISPOSITION PLAN**

Project Name:  
**PRIVATE RESIDENCE**  
310 S COCONUT LANE  
MIAMI BEACH, FL 33139

SEAL / SIGNATURE  
ANDRES MONTERO P.E.A., A.S.L.A.  
STATE OF FLORIDA  
REGISTRATION LAR606973

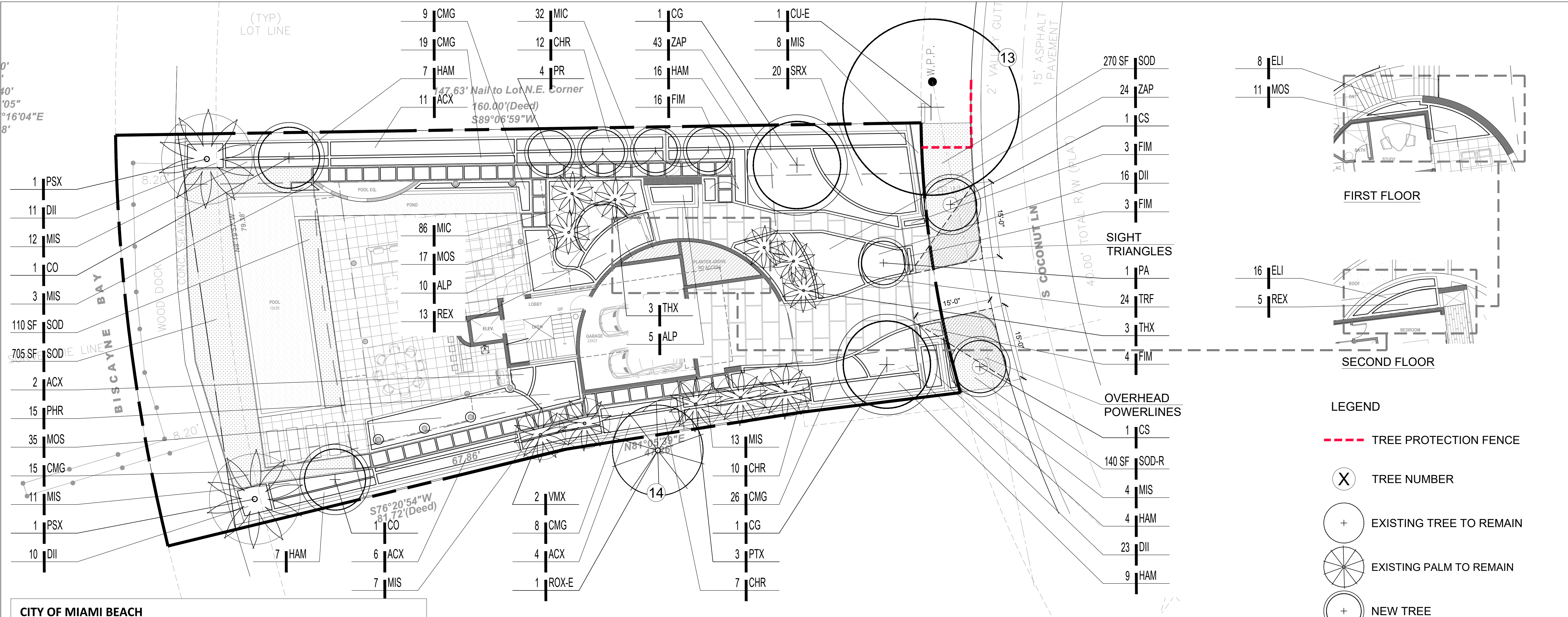
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Approved By: AEM  
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Sheet Number:  
**L-01**

PERMIT SET - NOT FOR CONSTRUCTION





### CITY OF MIAMI BEACH LANDSCAPE LEGEND

INFORMATION REQUIRED TO BE PERMANENTLY AFFIXED TO PLANS  
Zoning District RS-4 Lot area 10610

Acres 0.24

#### OPEN SPACE

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

Lot Area= 10610 s.f. x 46 %= 4842

B. Square feet of parking lot open space required as indicated on site plan:

Number of parking spaces        x 10 s.f. parking space=

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

REQUIRED/ ALLOWED	PROVIDED
4842	4842
N/A	N/A
4842	4842

#### LAWN AREA CALCULATION

A. Square feet of landscape open space required

B. Maximum lawn area (sod) permitted= 50% 2421 s.f.

4842	4842
2421	705

#### TREES

Minimum 2 trees in the Front yard per lot

Minimum 3 trees in the Back yard per lot

Additional trees 1 Tree per each additional 1,000 SF (4,610 SF/1,000 = 4.61)

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

C. % Low maintenance / drought and salt tolerant required:

Number of tree provided x 50%=       

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

54.18 linear feet along street divided by 20'=       

E. Street tree species allowed directly beneath power lines:

(maximum average spacing of 20' o.c.):

       linear feet along street divided by 20'=       

#### 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%=       

148	431
216	222

#### 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 provide x 50% =

15	29
15	29

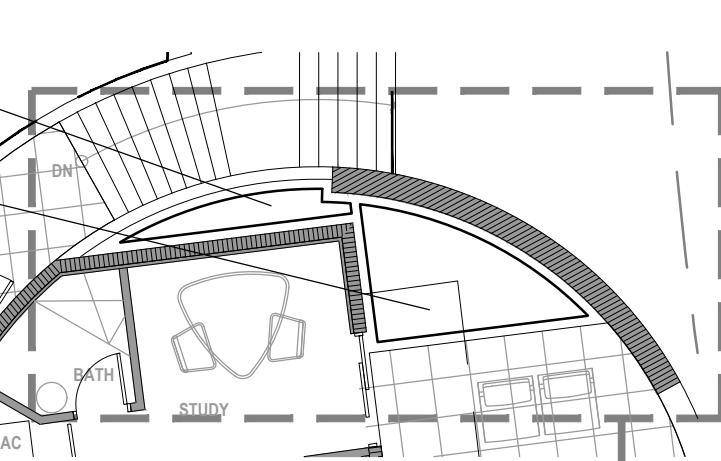
PLANT LIST								
QT	code	species	common name	drought tolerance	native	specifications	container size	spacing
<b>TREES</b>								
2	CG	Caesalpinia granadillo	Bridalveil	Medium	no	16' ht. 3.5" DBH. 7' Spr. 6' CT. Std.	100 Gal.	as shown
2	CO	Coccoloba diversifolia	Pigeon Plum	High	yes	16' ht. 3.5" DBH. 7' Spr. 6' CT. Std.	FG	as shown
2	CS	Conocarpus erectus 'sericeus'	Silver Buttonwood	High	yes	12' ht. 2.5" DBH. 5' Sprd. 6' CT. Std.	FG	as shown
1	CU-E	Coccoloba uvifera	Sea Grape Tree	High	yes	Existing #13 (Outside Property line)		
1	PA	Pandanus utilis	Screwpine	Medium	no	9' O.A. Multi-Trunk.	FG	as shown
4	PR	Pimenta racemosa	Bay Rum Tree	Medium	no	10' ht. STD. Matching	45 Gal.	as shown
<b>PALMS</b>								
2	PSX	Phoenix sylvestris	Silvester Date Plam	High	no	16' O.A. Minimum/Heavy/Straigh trunk , 10' CT	FG	as shown
3	PTX	Ptychosperma elegans	Alexander Palm	Medium	no	16' O.A./Double	FG	as shown
1	ROX-E	Roystonea regia	Royal Palm	Medium	yes	Existing #14 (Outside Property line)		
6	THX	Thrinax radiata	Florida Thach Palm	High	yes	7'-9' O.A. /Straight trunk	FG	as shown
2	VMX	Vectchia montgomeryana	Montgomery Palm	Medium	no	16' O.A./Single Trunk		
<b>SHRUBS, GROUNDCOVERS &amp; VINES</b>								
23	ACX	Acacelomhophe wrightii	Paurotis Palm	Medium	yes	8' Ht O.A. Clump	FG	42" O.C
15	ALP	Alpinea zerumbet	Shell Ginger	Low	no	30" O.A.	3 Gal.	30" O.C.
29	CHR	Chrysobalanus icaco 'Red Tip'	Red Tip Cocoplum	Medium	yes	30" O.A.	7 Gal.	30" O.C.
77	CMG	Carissa macrocarpa 'Emerald Blanket'	Emerald Blanket Natal Plum	High	no	15' Ht. 18" Sp	3 Gal.	24" O.C.
60	DII	Dietes indidoides	African Iris	Medium	no	15" O.A./ Full Clump	1 Gal.	24" O.C.
24	ELI	Emodea litoralis	Golden Beach Creeper	High	yes	12" ht. x 12 sp.	3 Gal.	18" O.C.
26	FIM	Ficus microcarpa 'Green Island'	Green Island Ficus	High	no	18" O.A.	7 Gal.	24" O.C.
43	HAM	Hamelia furciosa	Dwarf Firebush	Medium	yes	30" ht x 30" spr.	7 Gal.	36" O.C.
118	MIC	Microsorium scolopendrium	Wart Fern	High	no	18" ht x 24" spr.	3 Gal.	18" O.C.
58	MIS	Miscanthus sinensis 'Adagio'	Adagio Grass	High	no	24" ht x 30" spr.	3 Gal.	30" O.C.
17	MOS	Monarda deliciosa	Swiss Cheese Plant	Low	no	16" O.A.	3 Gal.	30" O.C.
15	PHR	Philodendron 'Raja Congo'	Raja Congo Philodendron	Medium	no	18" O.A.	3 Gal.	30" O.C.
17	REX	Rhapis excelsa	Lady Palm	Medium	no	30" O.A. Clump, Full	7 Gal.	36" O.C.
20	SRX	Serenaoa repens	Saw Palmetto	High	yes	24" O.A. / Full Clump	7 Gal.	42" O.C.
24	TRF	Tripsacum floridanum	Dwarf Fakahatchee Grass	Medium	yes	24" O.A. / Full Clump	3 Gal.	30" O.C.
43	ZAP	Zamia pumila	Coontie	High	yes	24" O.A. / Full Clump	7 Gal.	30" O.C.
<b>SOD</b>								
815	SOD	Stenotaphrum secundatum	St. Augustine Grass		yes	Staggered Panels		
410	SOD-R	Stenotaphrum secundatum	St. Augustine Grass		yes	Staggered Panels		

### NOTES

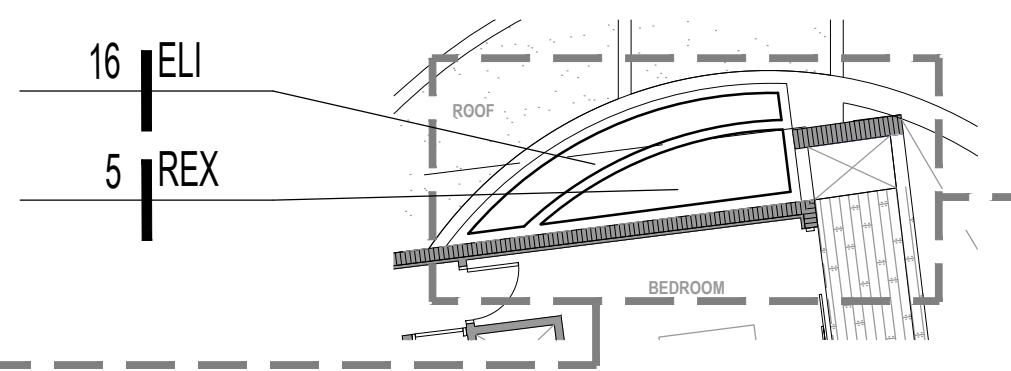
- ROOT BARRIERS SHALL BE INSTALLED WHEN IT IS NECESSARY, DUE TO SITE LIMITATION, TO PLANT MEDIUM OR LARGE TREE SPECIES WITHIN 3 FEET OR ANY HARDSCAPE, SUCH AS ROADS, DRIVEWAYS, SIDEWALKS, PARKING LOTS, AND CURBING. SEE DETAIL #6, SHEET L-03.
- NURSERY SUPPORT POLES SHALL BE REMOVED AT THE NURSERY, PRIOR TO DELIVERY. TREES DELIVERED WITH THE NURSERY POLES WILL NOT BE ACCEPTED; AND THEREFORE REJECTED, WITH THE EXCEPTION OF THE FOLLOWING TREE SPECIES: CLUSIA ROSEA AND SILVER BUTTONWOOD TREES.
- ALL HEDGE, SHRUBS OR GROUNDCOVERS LOCATED WITHIN ANY CLEAR SIGHT TRIANGLES MUST BE MAINTAINED AT LESS THAN TWENTY FOUR (24) INCHES IN HEIGHT
- THE SAFE SIGHT DISTANCE TRIANGLES AREA SHALL NOT CONTAIN OBSTRUCTIONS TO CROSS-VISIBILITY AT A HEIGHT BETWEEN TWO (2) FEET AND SIX (6) FEET ABOVE PAVEMENT.

### TREE MITIGATION TABLE - LIST OF TREES TO BE MITIGATED

PALMS TO MITIGATE			
PALM #	BOTANICAL NAME	COMMON NAME	
1	Ptychosperma macarthuri	Macarthur Palm	
2	Ptychosperma macarthuri	Macarthur Palm	
3	Caryota mitis	Fishlail Palm	
5	Adonidia merillii	Christmas Palm	
6	Cocos nucifera	Coconut Palm	
7	Cocos nucifera	Coconut Palm	
8	Cocos nucifera	Coconut Palm	
9	Caryota mitis	Fishlail Palm	
10	Caryota mitis	Fishlail Palm	
11	Caryota mitis	Fishlail Palm	
12	Adonidia merillii	Christmas Palm	
Total Palms to be mitigated			11
TOTAL NUMBER OF REPLACEMENT TREES REQUIRED FOR PALM MITIGATION (22' DBH)			11 Trees (2" DBH x 6' spread in canopy x 12' Ht.)
Total DBH to be mitigated			22" (DBH)
NEW TREES TO MITIGATE			
2	Caesalpinia granadillo	Bridalveil	16' ht. 3.5" DBH. 7' Spr. 6' CT. Std.
2	Coccoloba diversifolia	Pigeon Plum	16' ht. 3.5" DBH. 7' Spr. 6' CT. Std.
2	Conocarpus erectus 'sericeus'	Silver Buttonwood	12' ht. 2.5" DBH. 5' Sprd. 6' CT. Std.
2	Phoenix sylvestris	Silvester Date Plam	16' O.A. Minimum/Heavy/Straigh trunk , 10' CT
Total new tree DBH to mitigate removed trees/palms			23" DBH
MITIGATION SHORTFALL			0
Note: Any tree mitigation shortfall shall be addressed by a monetary contribution to the city's tree trust fund by the property owner			



FIRST FLOOR



SECOND FLOOR

### LEGEND

--- TREE PROTECTION FENCE

X TREE NUMBER

+ EXISTING TREE TO REMAIN

EXISTING PALM TO REMAIN

+ NEW TREE

NEW PALM

GRAPHIC SCALE  
NORTH 0' 10' 20' 30'

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**LANDSCAPE PLAN**

Project Name:  
**PRIVATE RESIDENCE**  
310 S COCONUT LANE  
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**L-02**

PERMIT SET - NOT FOR CONSTRUCTION



1. Before construction begins, the Landscape Contractor is responsible for locating all underground utilities and must avoid damaging any services during construction. If any damage occurs by the fault of the Contractor, the necessary repairs must take place at the Landscape Contractor's expense and under the supervision of the Owner's representative.
2. The Landscape Contractor shall be responsible for securing all necessary applicable permits and licenses to perform the work set forth in this plan set and the specifications.
3. The Landscape Contractor shall be responsible for examining fully both the site and bid documents. Discrepancies in the documents or the actual site conditions shall be reported to the Landscape Architect in writing at the time of bidding or discovery. No account shall be made after contract completion for failure by the Landscape Contractor to report such condition or for errors on the part of the Landscape Contractor at the time of bidding.
4. All dimensions to be field checked by the Landscape Contractor prior to landscape material installation. Discrepancies shall be reported immediately to the Landscape Architect.
5. Contractor shall be responsible for removing all existing and imported limerock and limerock sub-base from all landscape planting areas to a minimum depth of 36" or to native soil. Contractor is responsible to backfill these planting areas to rough finished grade with clean topsoil from an on-site source or an imported source.
6. All planting beds shall be excavated to a minimum size and depth as shown in the planting details for trees, shrubs, and groundcovers, and backfilled with suitable soil unless specified otherwise. All plant material shall be planted in planting soil that is delivered to the site in a loose, clean, and friable condition. The planting soil shall be of the approximate proportions as follows: 50% sand and 50% organic material consisting of native peat, well-decomposed sawdust, leaf mold and topsoil. It shall provide a good, pliable, and thoroughly mixed medium with adequate aeration, drainage, and water-holding capacity. It shall also be free of all extraneous debris, such as roots, stones, weeds, etc.
7. Contractor to test all tree pits with water before planting to assure proper drainage percolation is available.
8. All proposed trees and plant materials shall be graded as Nursery Grade Florida No. 1 or better as outlined by the Florida Department of Agriculture and Consumer Services, Division of Plant Industry "Grades and standards for Nursery Plants", most current edition. All planting shall be done in accordance with the Florida Nurserymen's and Grower's Association approved practices.
9. All trees/palms and shrubs shall be fertilized with "Agriform" 20-10-5 planting tablets as per the manufacturer's specifications at the time of installation and prior completion of pit backfilling also in conjunction with note #5. Tablets to be placed uniformly around the root mass at a depth that is between the middle and bottom of root mass at an application rate of: One (1) - 21 gram tablet for 1 gal container, two (2)- tablets for 3 gal container, three (3)- tablets for 5 gal container, four (4)-tablets for 7 gal container, three (3)-tablets for each 1/2 inch of tree caliper, and seven (7) tablets for palms. Ground Cover areas shall receive fertilization with "Ozmocote" time release fertilizer as per manufacturer's specification.
10. All plant beds shall receive a 3" layer of organic mulch, which is to be watered-in after installation. Mulch should be at least six (6) inches away from any portion of a structure or tree trunk and three (3) inches away from the base of shrubs. The use of Cypress mulch is discouraged.
11. All plant material shall be thoroughly watered in at the time of planting and until landscape material is established. No dry material shall be permitted.
12. The plant material schedule is presented for the convenience of the Landscape Contractor. In the event of a discrepancy between the plan and the plant list quantities, the contractor shall notify the owner's representative/Landscape Architect prior to bidding or installation of the project.
13. Plants shall meet size, container, and spacing specifications. Any material not meeting specifications shall be removed and replaced at the contractor's expense.
14. All tree and shrub locations shall be approved by Landscape Architect prior to planting.
15. Plant material shall be bid as specified unless unavailable, at which time the Landscape Architect shall be notified in writing of intended changes.
16. All questions concerning the plan set and/or specifications shall be directed to the Landscape Architect.
17. All materials must be as specified on the landscape plan. If materials or labor do not adhere to specifications, they will be rejected by the Landscape Architect with proper installation carried out by the Landscape Contractor at no additional cost.
18. There shall be no additions, deletions, or substitutions without written approval of the Landscape Architect.
19. All screening hedges shall be planted and maintained in a way that they form a continuous visual screen. Screening hedges at VUA to be maintained at a minimum height of thirty (30) inches unless specified otherwise to meet local codes.
20. The Landscape Contractor shall guarantee, in writing, plant survivability. Trees and palms for twelve (12) months, shrubs, and groundcovers for ninety (90) days and sod for sixty (60) days from final acceptance by the Owner or Owner's representative.
21. Existing sod shall be removed as necessary to accommodate new plantings.
22. All existing trees on site shall be protected from damage during construction - See existing tree protection fence detail.
23. Any existing landscape and hardscape areas that are unnecessarily disturbed during the landscape installation shall be restored to their original conditions by the Landscape Contractor.
24. The Landscape Contractor will be responsible for the collection, removal, and proper disposal of all debris generated during the installation of this project.
25. The Landscape contractor shall fine grade all lawn and planting areas prior to plant material installation. Fine grading shall consist of final finished grading of lawn and planting areas that have been rough graded by others.
26. The Landscape Contractor shall grade planting beds, as required, to provide positive drainage and promote optimum plant growth.
27. Prior to sod installation, the Landscape Contractor shall clear the area of debris, weeds and remove any bumps and depressions within the area to be sodded.
28. All landscape areas to have a positive drainage away from buildings and structures. Finished grade of landscape areas to be at or below the grade of adjacent sidewalks, slabs, or VUA
29. All shade and medium trees installed within 5' of a public infrastructure shall utilize a root barrier system unless specified otherwise.
30. In addition to these requirements the Landscape Contractor shall comply with all local landscape codes and requirements as part of this base bid and contract in order to satisfy the review and approval of the governing agency.

