

1601 24TH STREET, SUNSET 3

MIAMI, FLORIDA

LANDSCAPE DRAWINGS

04-06-2025
03-14-2025

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Rev.	Date	Rev.	Date

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NEW RESIDENCE

1601 W 24TH STREET, SUNSET 3,
MIAMI BEACH, FL, 33140

Owner:

Name
Address
Address
Tel:
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Design Architect:



WAYNE SWADRON

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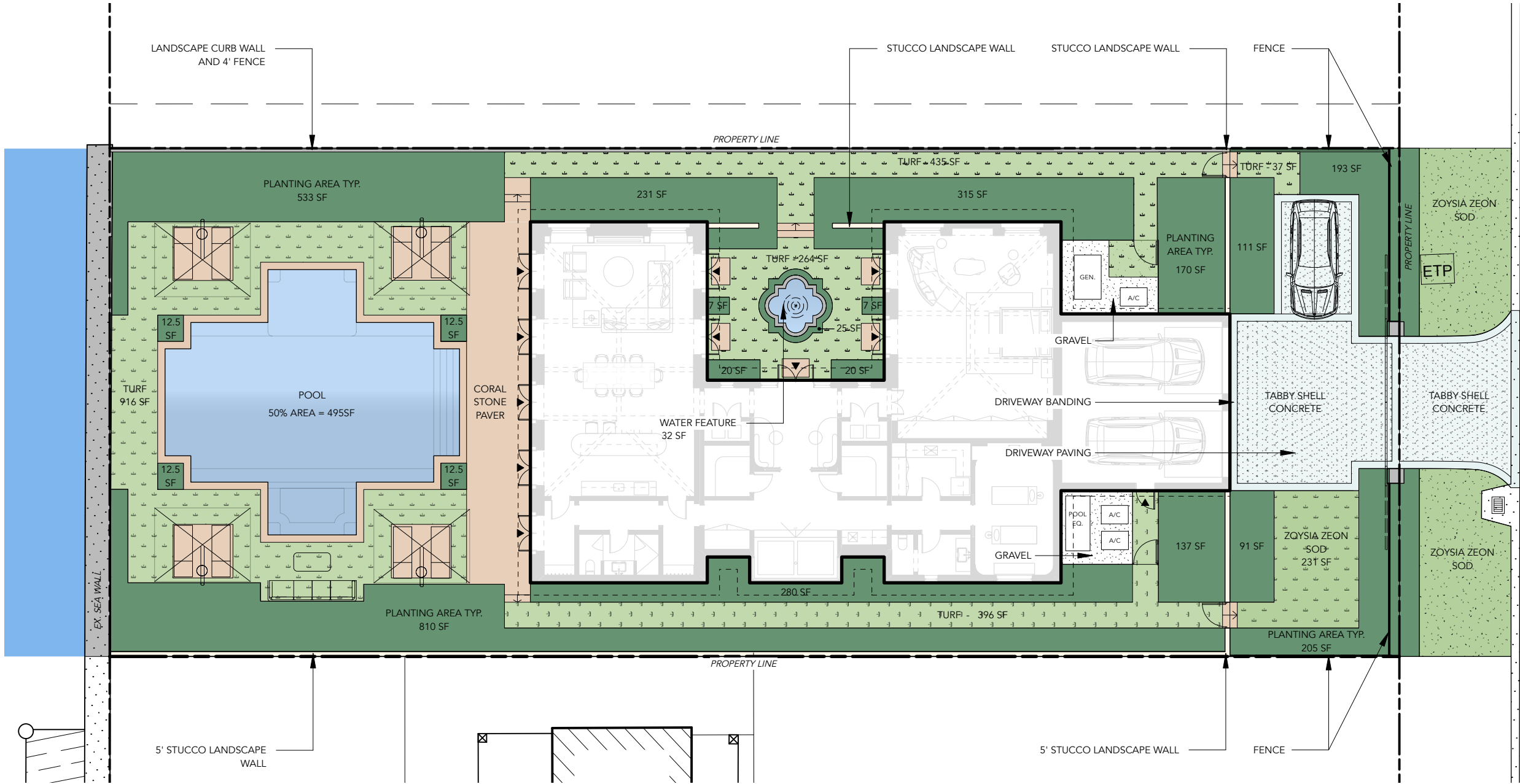
Landscape Architect:

Nielsen Landscape Architects, LLC
1447 Cypress Drive, Suite 2
Jupiter, Florida 33469 USA
Tel: +1(561) 402 9414



COVER SHEET

Date	MAR 2025	Sheet No.	L-000
Scale	N/TS" = 1'-0" @ 11" x 17"		
Project	1601 W 24 STREET, MIAMI BEACH, FL		



ZOYSIA ZEON GRASS

COLOUR: GREEN
FINISH: NA
DIMS: NA
SOURCE: TBD



WATER (POOL)

COLOUR: MIAMI BLUE POOL
FINISH: PLASTER
DIMS: NA
SOURCE: TBD



CORAL STONE PAVER

COLOUR: WHITE TONE
FINISH: BRUSHED
DIMS: 12" x 24" x 3/4" THICK
SOURCE: TBD



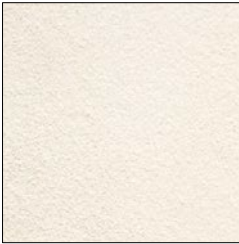
**TABBY SHELL CONCRTE
W/ BANDING**

COLOUR: WHITE W/ INTEGRAL
DYE 'EVENING BEIGE'
FINISH: NA
DIMS: NA
SOURCE: TBD
**SOLAR REFLECTIVE INDEX 0.7 SRI*



GRAVEL

COLOUR: WHITE
FINISH: SCREENED
DIMS: NA
SOURCE: TBD



**STUCCO FOR
LANDSCAPE WALLS**

COLOUR: WHITE
FINISH: NA
DIMS: NA
SOURCE: TBD

MATERIAL LEGEND

- PLANTING AREA TYPICAL
- ZOYSIA ZEON SOD
- WATER
- CORAL STONE PAVER
- TABBY SHELL CONCRETE
- GRAVEL
- STUCCO LANDSCAPE WALL

LANDSCAPE OPEN SPACE

PLANTING AREAS - 3,229 SF
SOD / TURF - 2,281 SF
POOL / FOUNTAIN - 527 SF
LANDSCAPE OPEN SPACE = 6,037 SF

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**LANDSCAPE PLAN,
MATERIAL & NOTES**

Date	MAR 2025	Sheet No.	L-300
Scale	1/16" = 1'-0" @ 11" x 17"		
Project	1601 W 24 STREET, MIAMI BEACH, FL		

CITY OF MIAMI BEACH
LANDSCAPE LEGEND

INFORMATION REQUIRED TO BE PERMANENTLY AFFIXED TO PLANS

Zoning District RS3 Lot Area 12,075 SF Acres 0.27

OPEN SPACE

- A. Square feet of required Open Space as indicated on site plan:
Lot Area = 12,075 s.f.x 50 % = 6,037 s.f.
- B. Square feet of parking lot open space required as indicated on site plan:
Number of parking spaces N/A x 10 s.f. parking space =
- C. Total square feet of landscaped open space required: A+B=

REQUIRED/ ALLOWED	PROVIDED
<u>6,037</u>	<u>6,037</u>
<u>N/A</u>	<u>N/A</u>
<u>6,037</u>	<u>6,037</u>

LAWN AREA CALCULATION

- A. Square feet of landscaped open space required
- B. Maximum lawn area (sod) permitted= 50 % x 6,037 s.f.

<u>6,037</u>	
<u>3,018.5 s.f.</u>	<u>2,281</u>

TREES

- * A. Number of trees required per lot or net lot acre, less existing number of trees meeting minimum requirements=
N/A trees x N/A net lot acres - number of existing trees=
- B. % Natives required: Number of trees provided x 30% =
- C. % Low maintenance / drought and salt tolerant required:
Number of trees provided x 50%=
- D. Street Trees (maximum average spacing of 20' o.c.)
69 linear feet along street divided by 20'=
- E. Street tree species allowed directly beneath power lines:
(maximum average spacing of 20' o.c.):
N/A linear feet along street divided by 20'=

<u>11</u>	<u>11</u>
<u>4</u>	<u>6</u>
<u>6</u>	<u>11</u>
<u>4</u>	<u>4</u>
<u>N/A</u>	<u>N/A</u>

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%=

<u>180</u>	<u>207</u>
<u>104</u>	<u>134</u>

LARGE SHRUBS OR SMALL TREES

- A. Number of large shrubs or small trees required: Number of required shrubs x 10%=
- B. % Native large shrubs or small trees required: Number of large shrubs or small trees provided x 50%=

<u>18</u>	<u>18</u>
<u>9</u>	<u>16</u>

*RS1 - RS4 Residential Lots (TREE REQUIREMENTS):
5 Trees + 1 Tree for every 1,000 square feet for lots over 6,000 square feet total.

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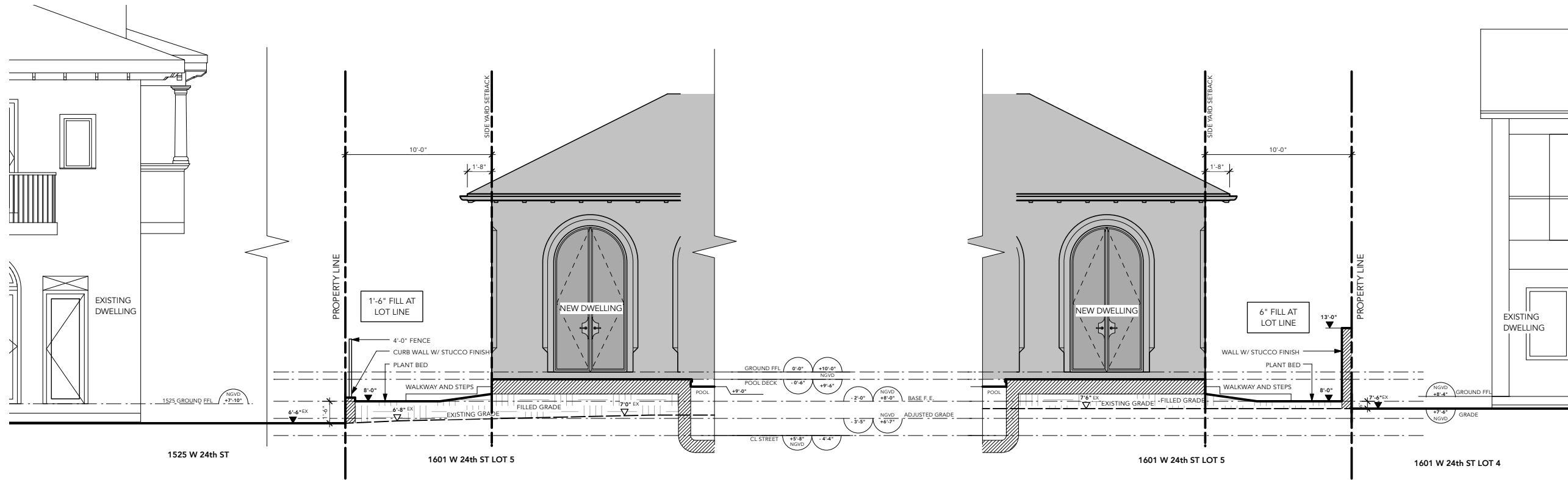
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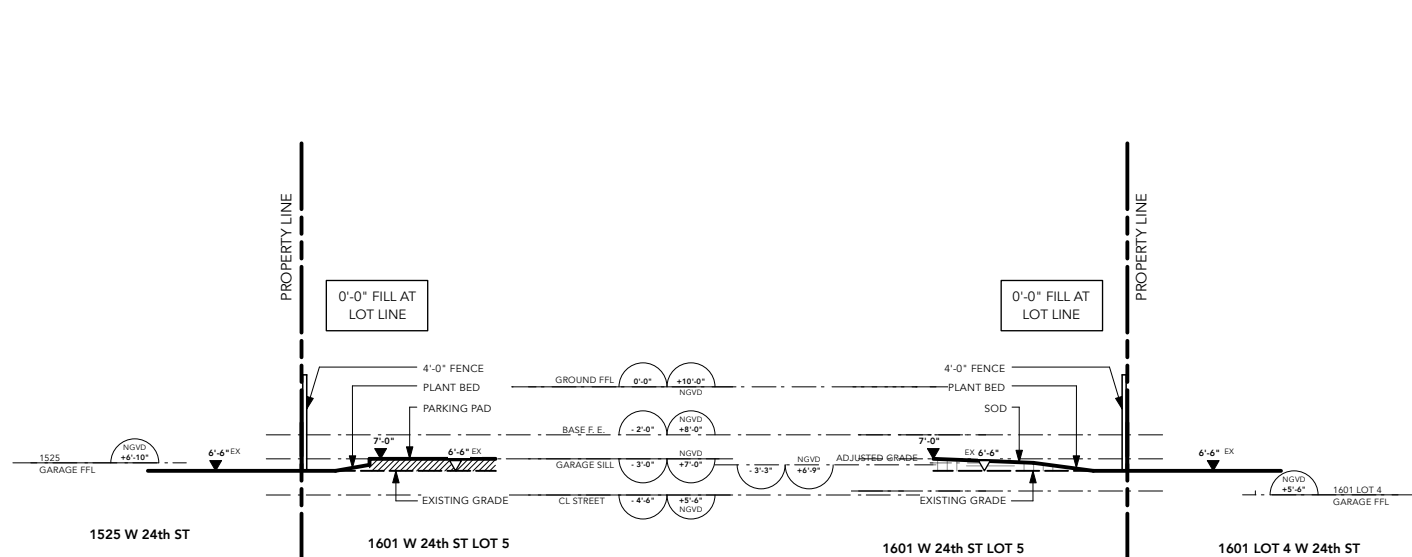


LANDSCAPE LEGEND

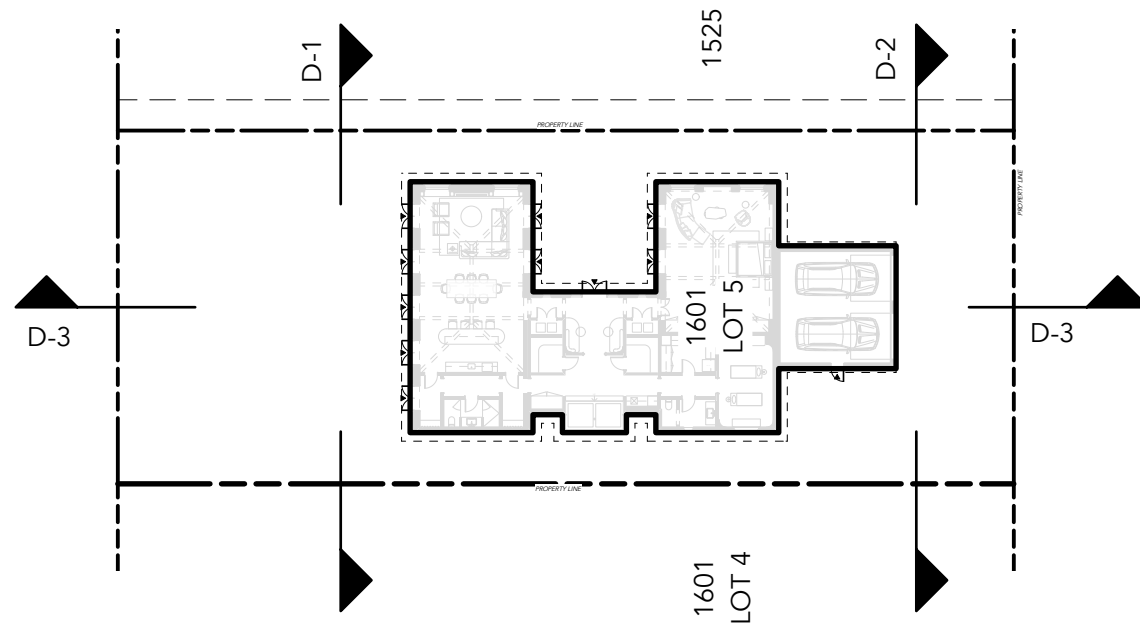
Date	MAR 2025	Sheet No. L-301
Scale	1/16" = 1'-0" @ 11" x 17"	
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1 SIDE YARD SECTIONS - LOOKING SOUTH
L-600 Scale: 1/8" = 1'-0"



2 FRONT YARD SECTIONS - FRONT STREET YARD LOOKING SOUTH
L-600 Scale: 1/8" = 1'-0"



SECTION KEY PLAN

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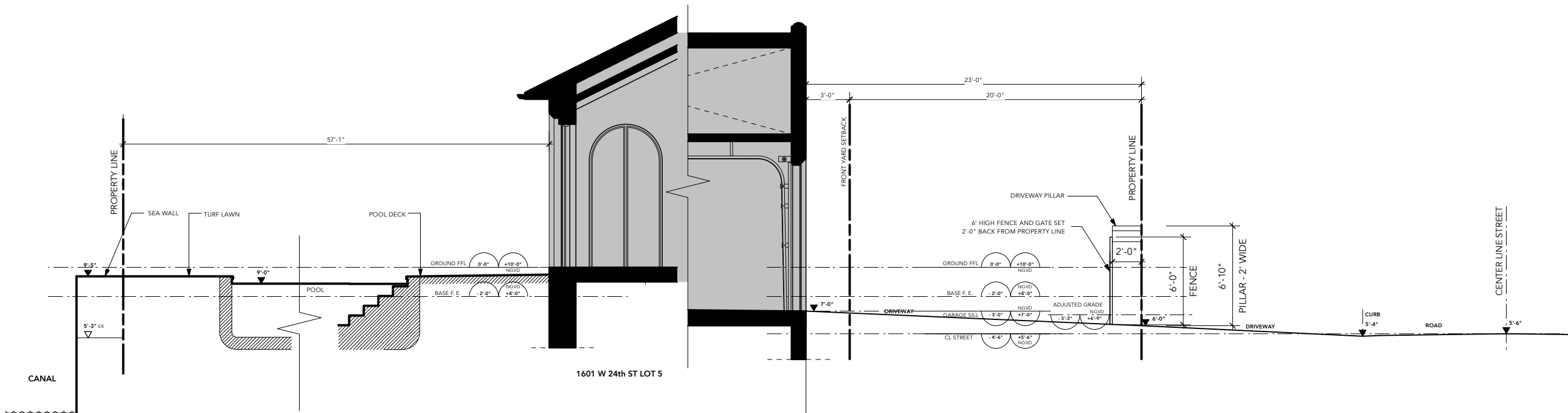
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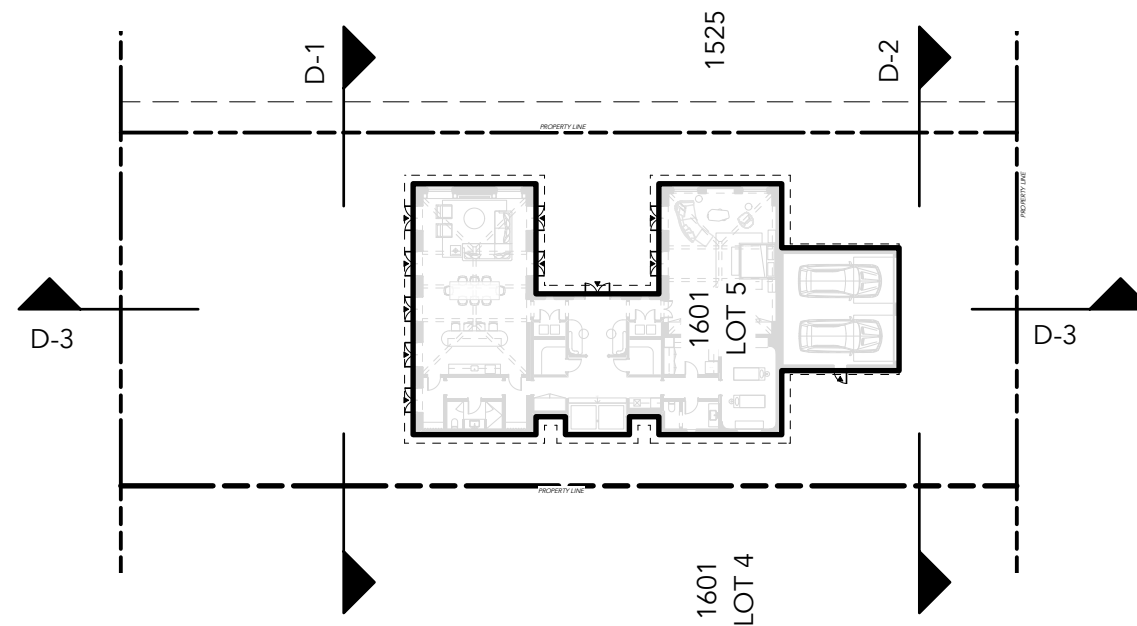


LANDSCAPE SIDE YARD SECTIONS

Date	MAR 2025	Sheet No.
Scale	1/16" = 1'-0" @ 11" x 17"	L-600
Project	1601 W 24 STREET, MIAMI BEACH, FL	



3 FRONT TO REAR YARD SECTION
L-601 Scale: 1/8" = 1'-0"



SECTION KEY PLAN

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LANDSCAPE YARD
SECTIONS

Date	MAR 2025	Sheet No.	L-601
Scale	1/16" = 1'-0" @ 11" x 17"		
Project	1601 W 24 STREET, MIAMI BEACH, FL		

PLANTING NOTES

1. PLANT MATERIAL IS TO BE HEALTHY SPECIMENS FREE FROM DISEASE OR DAMAGE, AND IS TO BE MAINTAINED IN EXCELLENT CONDITION WHILE ON THE JOBSITE. LANDSCAPE ARCHITECT SHALL INSPECT PLANT MATERIAL UPON ARRIVAL TO JOBSITE AND WILL REJECT PLANT MATERIAL THAT DOES NOT MEET THE STANDARDS DESCRIBED WITHIN THE CONTRACT DOCUMENTS.
2. THE LANDSCAPE ARCHITECT WILL PERIODICALLY INSPECT PLANT MATERIAL STOCKPILED AND/OR PLANTED ON SITE DURING THE COURSE OF CONSTRUCTION. PLANT MATERIAL NOT MEETING THE STANDARDS CONTAINED WITHIN CONTRACT DOCUMENTS SHALL BE REPLACED AT NO COST TO THE OWNER.
3. PROVIDE MATCHING SIZES AND FORMS FOR EACH PLANT OF THE SAME SPECIES UNLESS OTHERWISE INDICATED.
4. CONTRACTOR TO VERIFY ALL QUANTITIES. IN CASE OF DISCREPANCIES, GRAPHICALLY SHOWN QUANTITIES SHALL TAKE PRECEDENCE.
5. ALL MATERIALS USED SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY THE CURRENT AMERICAN STANDARDS FOR NURSERY STOCK, PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
6. ALL PLANT MATERIAL SHALL BE INSTALLED PLUMB AND PER THE SPECIFICATIONS CONTAINED WITHIN THE CONTRACT DOCUMENTS. ANY NECESSARY STAKING AND/OR OTHER SUPPORTS MATERIALS/METHODS SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
7. THE CONTRACTOR SHALL PRUNE EXISTING AND/OR NEW TREES ONLY PER LANDSCAPE ARCHITECT DIRECTION.
8. THE CONTRACTOR SHALL STAKE THE LOCATIONS OF ALL TREES AND B&B SHRUBS FOR LANDSCAPE ARCHITECT REVIEW AND APPROVAL, PRIOR TO INSTALLATION.
9. ALL ROOT-WRAPPING MATERIALS THAT ARE NOT BIO-DEGRADABLE SHALL BE REMOVED FROM THE ROOT BALL. ROOT BALLS SHALL BE FREE OF WEEDS.
10. SPECIFIED PLANT MATERIAL SIZES SHALL BE CONSIDERED MINIMUM SIZES.
11. FINISH GRADE OF PLANTING BEDS SHALL BE ONE (1) INCH BELOW ADJACENT FLATWORK, UNLESS SPECIFIED OTHERWISE.
12. MULCH OR PLANTING BED DRESSING SHALL BE PLACED IN ALL PLANTING AREAS AS SPECIFIED. MULCH OR PLANTING BED DRESSING SHALL NOT BE PLACED WITHIN SIX (6) INCHES OF TREE TRUNKS. MULCHING SHOULD BE REPEATED ANNUALLY DURING THE AUTUMN TO A THREE (3) INCH DEPTH.
13. ALL PLANT MATERIAL SHOULD RECEIVE AN ORGANIC FERTILIZER IN LIMITED APPLICATION FOLLOWING INSTALLATION. TYPE AND APPLICATION RATE AND METHOD OF APPLICATION TO BE SPECIFIED BY THE CONTRACTOR AND APPROVED BY THE LANDSCAPE ARCHITECT.
14. EXCESS FERTILIZER SHALL BE DISPOSED OF PROPERLY OFF-SITE. IT SHALL NOT BE DISPOSED OF IN STORM DRAINS AND/OR DRYWELLS.
15. STOCKPILED PLANT MATERIAL TO BE PLACED IN THE SHADE AND PROPERLY HAND-WATERED UNTIL PLANTED.
16. MINI-NUGGET TYPE DECORATIVE BARK MULCH WILL BE USED TO RETURN NUTRIENTS TO THE SOIL, REDUCE MAINTENANCE AND MINIMIZE EVAPORATION FOR AREAS APPROXIMATE TO THE RESIDENCE. LARGER SHREDDED BARK MULCH WILL BE USED FOR STEEP AREAS SO SLOUGHING IS LESS LIKELY TO OCCUR.
17. PRESERVE & PROTECT ALL EXISTING VEGETATION INDICATED TO REMAIN AT ALL TIMES.
18. ALL VEGETATION PROPOSED FOR OUTSIDE THE BUILDING ENVELOPE TO BE NATIVE UNLESS OTHERWISE NOTED. PLANTING THAT OCCURS OUTSIDE THE BUILDING ENVELOPE IS FOR RESTORATION PURPOSES ONLY OR IS SPECIFIC TO UTILITIES RESTORATION.
19. SIX (6) INCH PLANT MIX SHALL BE PROVIDED FOR ALL LAWN, TURF, AND NATIVE PLANTING ZONES. 18 INCH PLANT MIX SHALL BE PROVIDED FOR ALL PERENNIAL PLANTING BEDS UNLESS OTHERWISE NOTED.
20. ALL PLANT MATERIAL SHALL BE FLORIDA GRADE #1 OR BETTER AS OUTLINED IN GRADES AND STANDARDS FOR NURSERY PLANTS, PARTS I AND II OF THE LATEST EDITION, PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTRE AND CONSUMER SERVICES.

PLANTING SCHEDULE

ID	Qty	Botanical Name	Common Name	Scheduled Size
CANOPY TREES TOTAL 15				
Cd	4	Coccoloba diversifolia	Pigeon Plum	200 gal., 4" DBH, 16' ht.
Cr	2	Clusia rosea	Pitch Apple	200 gal., 18' ht., Character Trunk
Fd	4	Filicium decipiens	Japanese Fern Tree	200 gal., 4" DBH, 16' ht., Single Leader
Pr	5	Pimenta racemosa	Bay Rum	45 gal. 12' ht., Single Leader Standard
PALMS				
Pe	2	Ptychosperma elegans	Alexander Palm	12' tall, 2-3 multi-stem trunk
SMALL ORNAMTAL TREES / LARGE SHRUBS TOTAL 18				
Cb1	2	Cordia Boissieri	White Geiger	100 gal., 4" DBH, 14' ht., Single Leader
Cb2	8	Cordia Boissieri	White Geiger	45 gal., 4" DBH, 10' ht., Single Leader
Ce	6	Conocarpus erectus	Green Buttonwood	6' ht., Bush Form
Ra	2	Rademachera Kunming	Dwarf Tree Jasmine	25 gal., 6' ht., Bush Form

ID	Qty	Botanical Name	Common Name	Scheduled Size
SHRUBS TOTAL 207 ON LOT				
Ca	22	California Alocasia	Alocasia odora 'California'	7 gal. 3 Ft. Ht.
Ce	52	Conocarpus erectus	Green Buttonwood	25 gal. Bush Form 6 Ft. Ht.
Cg	30	Clusia guttifea	Little Leaf Clusia	3 gal. 3 Ft. Ht.
De	4	Dioone edule	Chestnut Dioon	15 gal. 3'x3'
Ic	31	Ixora coccinea 'Nora Grant'	Nora Grant Jungle Geranium	7 gal. 3 Ft. Ht.
Zp	30	Zamia pumila	Cootnie	7 gal. 18"x18"
Ra	2	Rademachera Kunming	Dwarf Tree Jasmine	25 gal., 6' ht., Bush Form
Sr	52	Serenoa Repens	Saw Palmetto	7 gal. 18"x18"
GROUNDCOVERS & ACCENTS				
HI	85	Hymenocallis latifolia	Florida Spider Lily	3 gal. 18 In. O.C.
Hr	18	Hibiscus rosa-sinensis 'America's Sweetheart	Hollywood Tropical	7 gal. 3 Ft. Ht.
LM	125	Liriopi muscari 'Big Blue'	Lilly Turf	2 gal.
Tx	21	Thaumatophyllum 'Xanadu'	Philodendron Xanadu	2 gal.
Chc	2	Chamaedorea cataractarum	Cat Palm	7 gal. 4 Ft. Ht.

PLANTING REFERENCE IMAGES

CANOPY TREES



COCCOLOBA DIVERSIFOLIA
PIGEON PLUM



PIMENTA RACEMOSA
BAY RUM



CLUSIA ROSEA
PITCH APPLE



FILICIUM DECIPIENS
JAPANESE FERN TREE

PALM TREES



ROYSTONEA REGIA
ROYAL PALM
*EXISTING TO REMAIN



PTYCHOSPERMA ELEGANS
ALEXANDER PALM

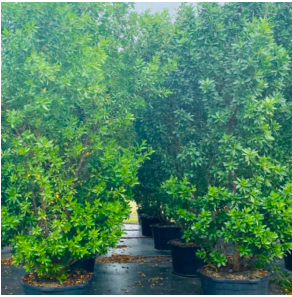
SMALL TREES / LARGE SHRUBS



CORDIA BOISSIERI
WHITE GEIGER TREE



RADERMACHERA KUNMING
DWARF TREE JASMINE



CORNOXARPUS ERECTUS
GREEN BUTTONWOOD

SHRUBS



CORNOXARPUS ERECTUS
GREEN BUTTONWOOD



CLUSIA GUTTIFERA
LITTLE LEAF CLUSIA

GROUNDCOVER AND ACCENTS



CHAMAEDOREA CATARACTARUM
CAT PALM



HIBISUCS ROSA-SINENSIS
'AMERICA'S SWEETHEART'
HOLLYWOOD TROPICAL HIBISCUS



THAUMATOPHYLLUM 'XANADU'
PHILODENDRON XANADU



LIRIOPE MUSCARI 'BIG BLUE'
BIG BLUE LIRIOPE



HYMENOCALLIS LATIFOLIA
FLORIDA SPIDER LILY

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1	ISSUED FOR PB	2025-03-14	

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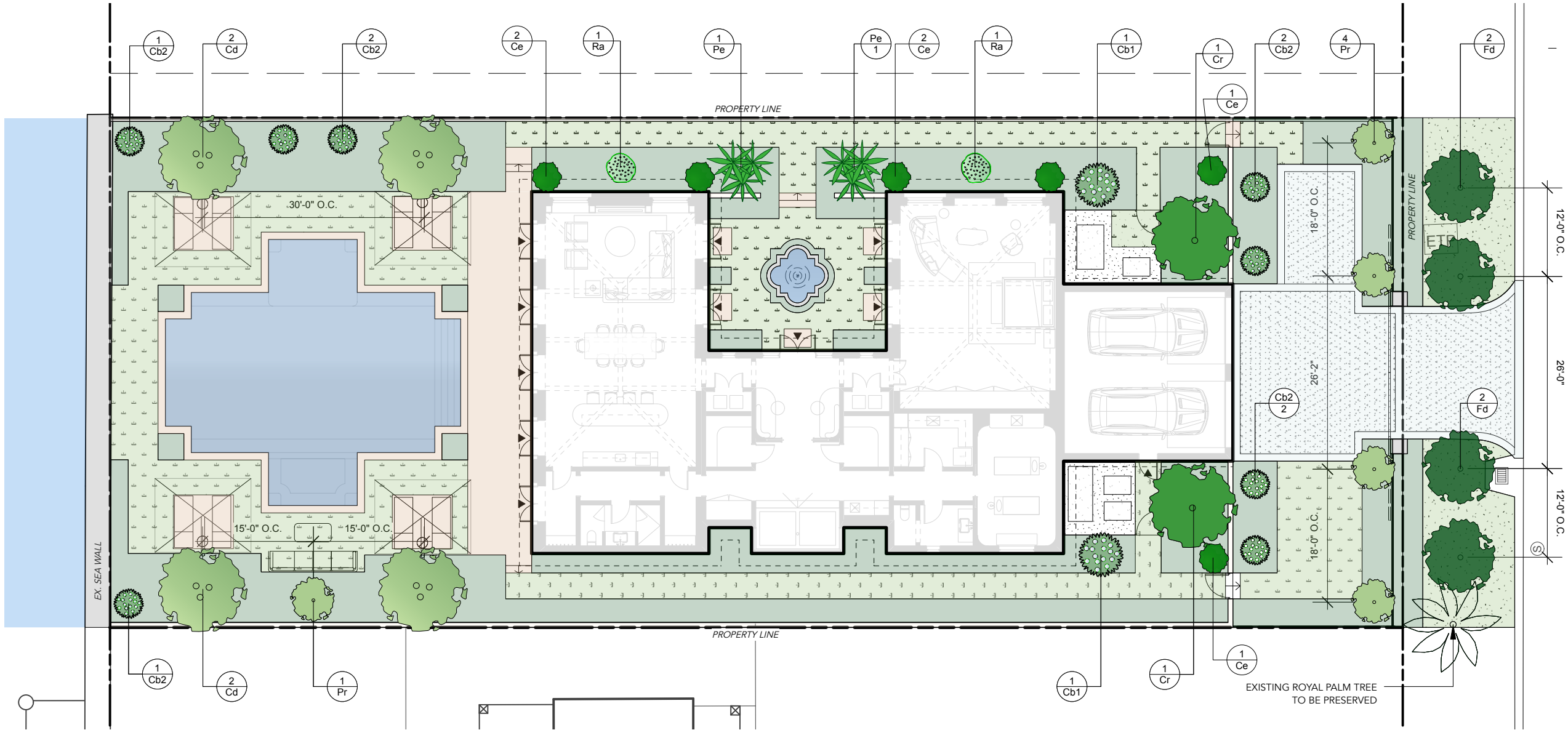
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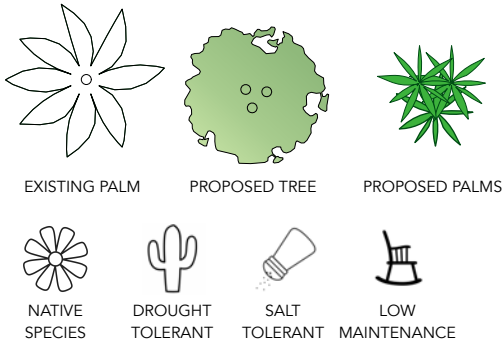


PLANTING SCHEDULE & NOTES

Date	MAR 2025	Sheet No.	L-700
Scale	1/16" = 1'-0" @ 11" x 17"		
Project	1601 W 24 STREET, MIAMI BEACH, FL		



PLANTING LEGEND



TOTAL CANOPY TREES PROVIDED: 11
NATIVE TREES: 54.5% (6/11)
DROUGHT TOLERANT TREES: 100% (11/11)
SALT TOLERANT TREES: 100% (11/11)
LOW MAINTENANCE TREES: 100% (11/11)

PLANTING SCHEDULE

Plant List

ID	Qty	Botanical Name	Common Name	Scheduled Size
CANOPY TREES				
Cd	4	Coccoloba diversifolia	Pigeon Plum	200 gal., 4" DBH, 16' ht.
Cr	2	Clusia rosea	Pitch Apple	200 gal., 18" ht.. Character Trunk
Fd	4	Filicium decipiens	Japanese Fern Tree	200 gal., 4" DBH, 16' ht., Single Leader
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PALMS				
Pe	2	Ptychosperma elegans	Alexander Palm	12' tall, 2-3 multi-stem trunk
SMALL ORNAMTAL TREES / LARGE SHRUBS				
Cb1	2	Cordia Boissieri	White Geiger	100 gal., 4" DBH, 14' ht., Single Leader
Cb2	6	Cordia Boissieri	White Geiger	45 gal., 4" DBH, 10' ht., Single Leader
Ce	4	Conocarpus erectus	Green Buttonwood	6' ht., Bush Form
Ra	2	Rademachera Kunming	Dwarf Tree Jasmine	25 gal., 6' ht., Bush Form

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LANDSCAPE LEGEND

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B. Square feet of parking lot open space required as indicated on site plan: Number of parking spaces N/A x 10 s.f. parking space =	N/A	N/A
C. Total square feet of landscaped open space required: A+B=	6,037	6,037
LAWN AREA CALCULATION		
A. Square feet of landscaped open space required	6,037	
B. Maximum lawn area (sod) permitted= 50 % x 6,037 s.f.	3,018.5 s.f.	2,281
TREES		
A. Number of trees required per lot or net lot acre, less existing number of trees meeting minimum requirements=		
N/A trees x N/A net lot acres - number of existing trees=	11	11
B. % Natives required: Number of trees provided x 30% =	4	6
C. % Low maintenance / drought and salt tolerant required: Number of trees provided x 50%=	6	11
D. Street Trees (maximum average spacing of 20' o.c.) 69 linear feet along street divided by 20'=	4	4
E. Street tree species allowed directly beneath power lines: (maximum average spacing of 20' o.c.): N/A linear feet along street divided by 20'=	N/A	N/A
SHRUBS		
A. Number of shrubs required: Sum of lot and street trees required x 12=	180	207
B. % Native shrubs required: Number of shrubs provided x 50%=	104	134
LARGE SHRUBS OR SMALL TREES		
A. Number of large shrubs or small trees required: Number of required shrubs x 10%=	18	18
B. % Native large shrubs or small trees required: Number of large shrubs or small trees provided x 50%=	9	16

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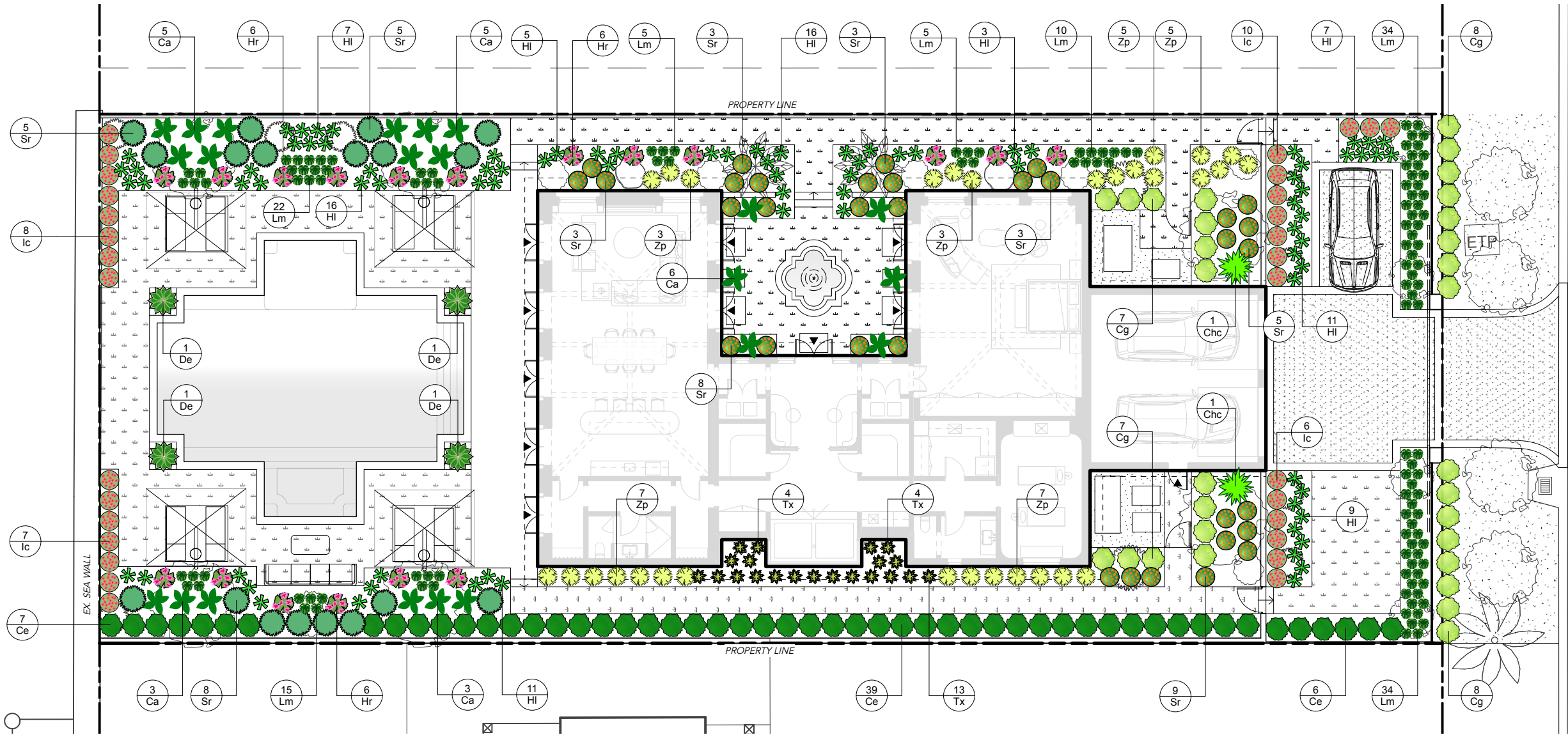
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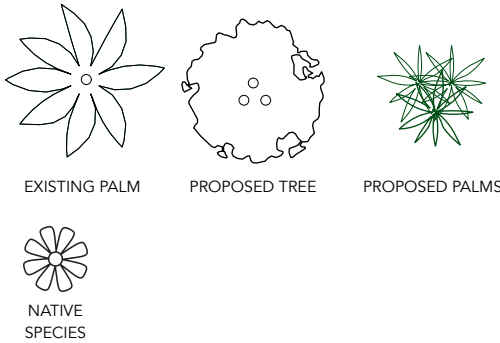


TREE & PALM PLANTING PLAN

Date	MAR 2025	Sheet No.	
Scale	1/16" = 1'-0" @ 11" x 17"		L-701
Project	1601 W 24 STREET, MIAMI BEACH, FL		



PLANTING LEGEND



TOTAL SHRUBS ON PROPERTY: 207
NATIVE SHRUBS: 134 64%

PLANTING SCHEDULE

Plant List

ID	Qty	Botanical Name	Common Name	Scheduled Size	Native
SHRUBS					
Ca	22	California Alocasia	Alocasia odora 'California'	7 gal. 3 Ft. Ht.	NO
Ce	52	Conocarpus erectus	Green Buttonwood	25 gal. Bush Form 6 Ft. Ht.	YES
Cg	30	Clusia guttifea	Little Leaf Clusia	3 gal. 3 Ft. Ht.	NO
De	4	Dioone edule	Chestnut Dioon	15 gal. 3'x3'	NO
Ic	31	Ixora coccinea 'Nora Grant'	Nora Grant Jungle Geranium	7 gal. 3 Ft. Ht.	NO
Zp	30	Zamia pumila	Cootnie	7 gal. 18"x18"	YES
Ra	2	Rademachera Kunming	Dwarf Tree Jasmine	25 gal., 6' ht., Bush Form	NO
Sr	52	Serenoa Repens	Saw Palmetto	7 gal. 18"x18"	YES
GROUNDCOVERS & ACCENTS					
HI	85	Hymenocallis latifolia	Florida Spider Lily	3 gal. 18 In. O.C.	YES
Hr	18	Hibiscus rosa-sinensis 'America's Sweetheart'	Hollywood Tropical Hibiscus	7 gal. 3 Ft. Ht.	NO
LM	125	Liriopi muscari 'Big Blue'	Lilly Turf	2 gal.	NO
Tx	21	Thaumatococcus 'Xanadu'	Philodendron Xanadu	2 gal.	NO
Chc	2	Chamaedorea cataractarum	Cat Palm	7 gal. 4 Ft. Ht.	NO

CITY OF MIAMI BEACH
LANDSCAPE LEGEND

INFORMATION REQUIRED TO BE PERMANENTLY AFFIXED TO PLANS
Zoning District RS3 Lot Area 12,075 SF Acres 0.27

	REQUIRED/ ALLOWED	PROVIDED
OPEN SPACE		
A. Square feet of required Open Space as indicated on site plan: Lot Area = 12,075 s.f. x 50 % = 6,037 s.f.	6,037	6,037
B. Square feet of parking lot open space required as indicated on site plan: Number of parking spaces N/A x 10 s.f. parking space =	N/A	N/A
C. Total square feet of landscaped open space required: A+B=	6,037	6,037
LAWN AREA CALCULATION		
A. Square feet of landscaped open space required	6,037	
B. Maximum lawn area (sod) permitted= 50 % x 6,037 s.f.	3,018.5 s.f.	2,281
TREES		
A. Number of trees required per lot or net lot acre, less existing number of trees meeting minimum requirements=		
N/A trees x N/A net lot acres - number of existing trees=	11	11
B. % Natives required: Number of trees provided x 30% =	4	6
C. % Low maintenance / drought and salt tolerant required: Number of trees provided x 50%=	6	11
D. Street Trees (maximum average spacing of 20' o.c.) 69 linear feet along street divided by 20'=	4	4
E. Street tree species allowed directly beneath power lines: (maximum average spacing of 20' o.c.): N/A linear feet along street divided by 20'=	N/A	N/A
SHRUBS		
A. Number of shrubs required: Sum of lot and street trees required x 12=	180	207
B. % Native shrubs required: Number of shrubs provided x 50%=	104	134
LARGE SHRUBS OR SMALL TREES		
A. Number of large shrubs or small trees required: Number of required shrubs x 10%=	18	18
B. % Native large shrubs or small trees required: Number of large shrubs or small trees provided x 50%=	9	16

Rev.	Date	Rev.	Date
1	ISSUED FOR PB	2025-03-14	

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NEW RESIDENCE
1601 W 24TH STREET, SUNSET 3,
MIAMI BEACH, FL, 33140

Owner:
Name
Address
Address
Tel:
Email

Design Architect:



WAYNE SWADRON
architecture | interiors | gardens

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Landscape Architect:

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Tel: +1(561) 402 9414



UNDERSTORY PLANTING PLAN

Date	MAR 2025	Sheet No.	
Scale	1/16" = 1'-0" @ 11" x 17"		L-702
Project	1601 W 24 STREET, MIAMI BEACH, FL		

