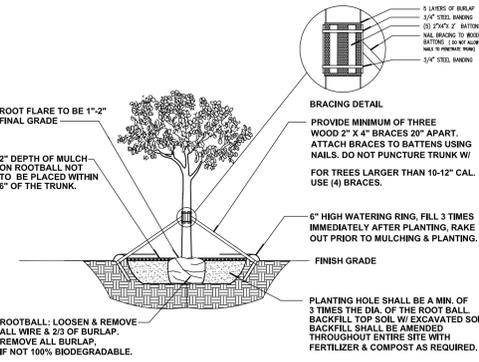
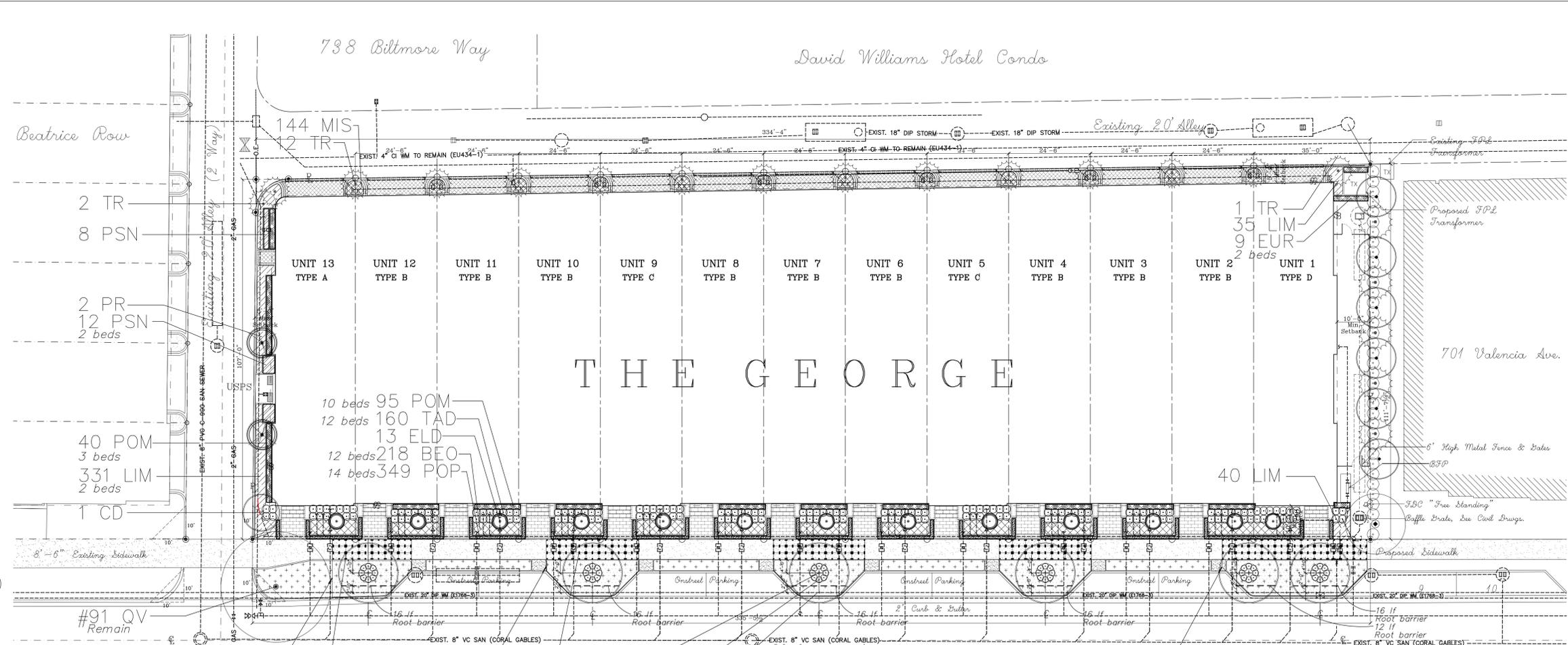


REVISIONS  
 REVISION 1, MARCH 10, 2025 - Commission Hearing & Response to Comments

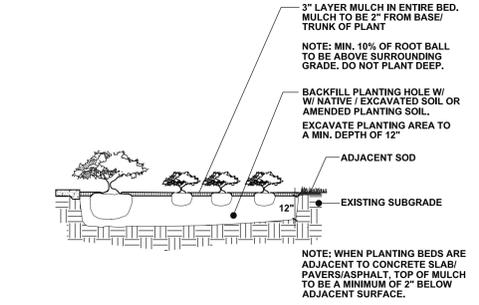
de la Guardia Victoria Architects & Urbanists, Inc.  
 528 Valencia Avenue, Coral Gables, FL 33134, 407.302-144-8600, March, M. de la Guardia, AIA/USGBC

LA-01 LANDSCAPE PLAN  
 LA-02 TREE SURVEY/DISPOSITION & PROTECTION PLAN  
 IR-01 IRRIGATION PLAN

LA-01



Tree Planting & Bracing Detail  
 Caliper of 2.5" or Greater

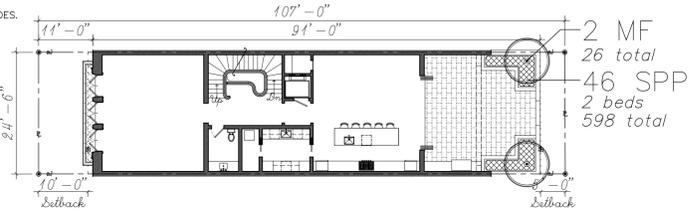


Shrub/Groundcover Detail

Note:  
 Provide 92 lf of Root Barrier, as shown, UB 36- 2 by DeepRoot  
 Provide 114 2X Silva Cells, as shown Under sidewalk, by DeepRoot

LANDSCAPE ARCHITECT'S PLANT / PLANTING NOTES

- ALL PLANT MATERIAL TO BE FLORIDA GRADE NO. 1 (FG #1) OR BETTER FLORIDA DEPARTMENT OF AGRICULTURE GRADES AND STANDARDS, PARTS I AND II, 5th EDITION: 2015, RESPECTIVELY.
- TWO MEETINGS, PRE-INSTALLATION & SUBSTANTIAL COMPLETION, SHALL BE REQ'D DURING INSTALLATION/CONSTRUCTION PROCESS. PRE-INSTALLATION MEETING SHALL BE SCHEDULED W/ LANDSCAPE ARCHITECT, TWO WEEKS PRIOR TO INSTALLATION.
- A MUNICIPALLY APPROVED LANDSCAPE PLAN IS A LEGAL & BINDING DOCUMENT. NO CHANGES SHALL BE MADE WITHOUT PRIOR NOTIFICATION & SUBSEQUENT WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT & GOVERNING MUNICIPALITY. (IF REQ'D)
- LANDSCAPE PLAN SHALL BE INSTALLED IN COMPLIANCE WITH ALL LOCAL/PERTINENT CODES.
- LANDSCAPE CONTRACTOR SHALL REVIEW ALL DRAWINGS AND PREPARE ONES OWN QUANTITY COUNTS (PRIOR TO BID COST AND COMPARE TO ARCHITECT'S PLANT LIST). LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ATTAINING ACCURATE COUNT OF PLANT MATERIALS SPECIFIED. IN THE EVENT OF DISCREPANCIES, LANDSCAPE CONTRACTOR SHALL BRING TO THE ATTENTION OF LANDSCAPE ARCHITECT. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF THE LANDSCAPE PLAN. LANDSCAPE PLAN SHALL TAKE PRECEDENCE OVER PLANT LIST.
- LANDSCAPE CONTRACTOR SHALL LOCATE AND VERIFY ALL UNDERGROUND UTILITIES PRIOR TO DIGGING, SUNSHINE STATE ONE CALL OF FLORIDA, (800) 432-4770.
- ALL TREES TO BE STAKED IN A GOOD WORKMANLIKE MANNER, NO NAIL STAKING IN TRUNKS PERMITTED. ALL GUYING & STAKING TO BE REMOVED WITHIN 12 MONTHS AFTER PLANTING.
- ALL PLANTING BEDS TO BE WEED AND GRASS FREE, AND SHALL BE EXCAVATED TO A DEPTH OF 12" BELOW GRADE. TOP OF BEDS SHALL BE 3" BELOW ADJ. PAVED SURFACES. ALL CONSTRUCTION DEBRIS SHALL BE REMOVED.
- ALL INVASIVE EXOTIC PLANTS (CAT.1) TO BE REMOVED FROM SITE, PRIOR TO LANDSCAPE ARCHITECTS' FINAL INSPECTION. REFER TO FLORIDA EXOTIC PEST PLANT COUNCIL (FLEPPC) 2015 LIST OF EXOTIC PLANT SPECIES, CAT.#1, ONLY.
- ALL SOD SHALL BE ST. AUGUSTINE 'FLORATAM' SOLID SOD, (UNLESS OTHERWISE NOTED) AND LAID WITH ALTERNATING AND ABUTTING JOINTS. SOD SHALL BE LAID OVER A 2" LAYER OF TOPSOIL. LANDSCAPE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT, PRIOR TO INSTALLATION.
- MULCH SHALL BE EUCALYPTUS OR PINE BARK MULCH, (UNLESS OTHERWISE NOTED) APPLIED AT A MIN. DEPTH OF 3" OVER PLANTING BEDS. MULCH SHALL NOT APPLIED OVER ANNUAL PLANTING BEDS. MULCH SHALL NOT BE PLACED WITHIN 6" OF TREE & PALM TRUNKS. TOP OF MULCH SHALL NOT EXCEED HEIGHT OF ADJACENT PAVED SURFACES.
- ALL PLANTED AREAS TO RECEIVE 100% COVERAGE BY AN AUTOMATIC IRRIGATION SYSTEM, WITH A MINIMUM OF 50% OVERLAP. RAIN SENSOR TO BE PROVIDED. IRRIGATION SYSTEM TO BE INSTALLED IN COMPLIANCE W/ FLORIDA BUILDING CODE, (FBC), LATEST EDITION. BUBBLERS SHALL BE INSTALLED ON ALL RELOCATED & INSTALLED TREES & PALMS TO AID IN THEIR ESTABLISHMENT. REFER TO LANDSCAPE PLAN.



TYPICAL UNIT (A,B,C,D) SECOND FLOOR LANDSCAPE PLAN

- Notes:
- 61,637 sf of Canopy is to be removed.
  - As per Art. 6: Lot Trees & Street trees are required in addition to Mitigation trees. Previously, the Lot & Street Trees were included as Mitigation trees. 11.21.23, 12.10.24, 02.14.25
  - 10 Street Trees Required - (1) Exist. to Remain. (6) are proposed at 20-22' ht. & 6" cal., larger than the minimum requirement.
  - Mitigation Proposed - City of Coral Gables Tree Trust Fund Payment earmarked towards the City of Coral Gables future improvements of Biltmore Way Streetscape.

City of Coral Gables Zoning Code—Landscape Requirements:  
 Art. 6 Section 6-104 & 6-105

ZONING DISTRICT: MF4  
 Total Site Acreage: 36,617 sf / 0.84 Acres

	Required	Provided
1. Landscape Open Space Required:	25% 9154 sf.	Refer to Site Plan
2a. Shade Trees Required: (28) per acre 28 x 0.84 = 24 Trees Req'd	24	50 Trees & Palms (12' Min.Height) 26 surplus trees
2b. Shrubs: (224) per acre 224 x 0.84 = 188 Shrubs Req'd. 30% req'd native:	188 56	331 (18" ht. min.) 44
3. Street Trees 336' / 35 = 9.6 Trees.	10	7 1 Existing 6 (20'-22' Tall w. 6" cal.)
4. Mitigation Summary 61,637 sf of existing canopy coverage to be removed / 500 S.F. = 124 trees 124 trees - 26 surplus trees provided = 98 trees 98 trees x \$2,500.00 = \$245,000 City of Coral Gables Tree Trust Fund Payment		

LANDSCAPE PLAN  
 Scale 1/16" = 1'-0"

Plant List

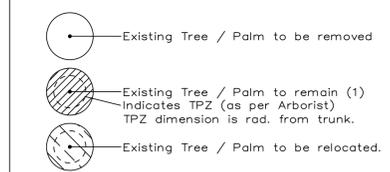
Qty	Key	Botanical / Common Name	Specification	Native Y/N
<b>Req'd Street Trees:</b>				
6	QV	Quercus virginiana / Live Oak	Street Trees 20'-22' oa ht, 10'spr, 7"ct, 6" cal.	Yes
<b>Req'd Lot Trees:</b>				
2	CD	Coccoloba diversifolia / Pigeon Plum	12" oa ht, 6' spr, 2" cal.	Yes
13	ED	Eleocharis decipiens / Japanese Blueberry	12" oa ht, 4' spr, 1.5" cal, cone.	No
2	PR	Pimenta racemosa / Bayrum	12" oa ht, 5' spr, 1.5" cal.	No
26	MF	Myrcianthes fragrans / Simpson Stopper	12" oa ht, 5' spr, 1.5" cal.	Yes
15	TR	Tririx radiata / Thatch Palm	10'-12' oa ht, 6" CT.	Yes
<b>(50) Provided trees</b>				
<b>Req'd Shrubs:</b>				
131	POM	Podocarpus macrophyllus / Podocarpus	4-5' ht, 3' spr, 15 gal.	No
156	TAD	Tabernaemontana divaricata / Crape Jasmine	2' ht, 1.5' spr, 7 gal.	No
28	PSN	Psychotria nervosa / Wild Coffee	1.5' ht, 1.5' spr, 3 gal.	Yes
16	EUR	Eugenia rhombica / Red Stopper	3' ht, 1.5' spr, 7 gal.	Yes
<b>331 Total Shrubs Prov'd, (44 Native)</b>				
<b>Additional Palms, Accents &amp; Groundcovers:</b>				
48	ACW	Acalypha wilkosonii / Red Leaf	24" x 18" spr, 3 gal.	No
598	SPP	Spathoglottis plicata / Purple Ground Orchid	18" x 18" spr, 3 gal.	No
372	POP	Podocarpus pringles / Pringles	12" ht, 12" spr, 3 gal.	No
144	MIS	Microcarpa scholopendrium / Wart Fern	12" ht, 12" spr, 3 gal.	No
1360	FIM	Ficus microcarpa / Green Island Ficus	12" ht, 12" spr, 3 gal.	No
440	LIM	Liriope muscarie, E.G. / Evergreen Giant Liriope	8" x 8" spr, 1 gal.	No



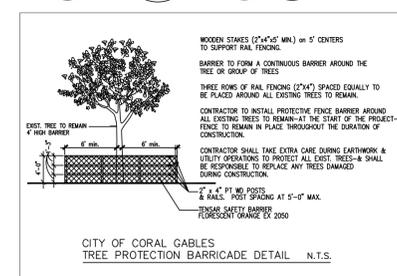
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 Lic# 26000404 LA #0001722  
 5985 SW 38th Street, Miami, Florida 33155  
 305 790-4372, hmartinlfa@bellsouth.net  
 Herbert L. Martin, Landscape Architect

TREE RESOURCE EVALUATION - MEASUREMENTS AND CONDITION RATING										
Number/Key	Botanical Name	Common Name	DBH	HT	SPR	Condition	TPZ	Disposition	Mitigation	
1	Adonia merillii x 3 tks	Christmas palm	18"	12'	16'	Good	4'	Remove	201	
2	Adonia merillii x 3 tks	Christmas palm	17"	12'	17'	Good	4'	Remove	201	
3	Adonia merillii x 2 tks	Christmas palm	12"	12'	14'	Good	4'	Remove	154	
4	Adonia merillii x 3 tks	Christmas palm	18"	12'	20'	Good	4'	Remove	380	
5	Adonia merillii x 2 tks	Christmas palm	10"	10'	15'	Good	4'	Remove	177	
6	Adonia merillii x 2 tks	Christmas palm	8"	10'	11'	Good	4'	Remove	95	
7	Adonia merillii x 3 tks	Christmas palm	14"	21'	22'	Good	4'	Remove	380	
8	Psychosperma elegans x 2 tks	Solitaire palm	5"	28'	8'	Good	4'	Remove	N/A <6" DBH Palm	
9	Podocarpus macrophylla	Podocarpus	12"	18'	18'	Moderate	4'	Remove	254	
10	Psychosperma elegans	Solitaire palm	3"	14'	12'	Good	4'	Remove	N/A <6" DBH Palm	
11	Scheffera actinophylla	Umbrella tree	33"	26'	25'	Invasive	6'	Remove	N/A <12' ht	
12	Psychosperma elegans	Solitaire palm	4"	26'	12'	Good	4'	Remove	N/A <6" DBH Palm	
13	Psychosperma elegans	Solitaire palm	4"	30'	14'	Good	4'	Remove	N/A <6" DBH Palm	
14	Quercus virginiana	Live oak	34"	60'	60'	Good	14'	Remove	5652	
15	Psychosperma elegans	Solitaire palm	4"	40'	14'	Good	4'	Remove	N/A <6" DBH Palm	
16	Grevillea robusta	Silky oak	12"	60'	20'	Moderate	8'	Remove	314	
18	Psychosperma elegans x 3 tks	Solitaire palm	9"	40'	18'	Good	4'	Remove	254	
18a	Murraya paniculata	Orange jasmine	3"	12'	12'	Moderate	3'	Remove		
19	Psychosperma elegans	Solitaire palm	4"	60'	16'	Good	4'	Remove	N/A <6" DBH Palm	
20	Quercus virginiana	Live oak	30"	60'	60'	Good	14'	Remove	5652	
21	Veitchia montgomeryana	Montgomery palm	7"	30'	18'	Good	4'	Remove	254	
22	Veitchia montgomeryana	Montgomery palm	6"	17'	16'	Good	4'	Remove	201	
23	Veitchia montgomeryana	Montgomery palm	7"	30'	18'	Good	4'	Remove	254	
24	Veitchia montgomeryana	Montgomery palm	6"	30'	18'	Good	4'	Remove	254	
25	Psychosperma elegans x 3 tks	Solitaire palm	9"	30'	28'	Moderate	4'	Remove	254	
26	Psychosperma elegans x 3 tks	Solitaire palm	9"	30'	20'	Moderate	4'	Remove	615	
27	Scheffera actinophylla	Umbrella tree	8"	30'	16'	Invasive	6'	Remove	N/A, Invasive	
28	Quercus virginiana	Live oak	9"	30'	30'	Moderate	6'	Remove	707	
29	Quercus virginiana	Live oak	27"	80'	92'	Moderate	14'	Remove	7073	
30	Quercus virginiana	Live oak	35"	60'	85'	Good	16'	Remove	7073	
30a	Quercus virginiana	Live oak	5"	25'	15'	Poor	4'	Remove	177	
31	Veitchia montgomeryana	Montgomery palm	6"	20'	16'	Good	4'	Remove	201	
32	Veitchia montgomeryana	Montgomery palm	7"	28'	18'	Good	4'	Remove	254	
33	Veitchia montgomeryana	Montgomery palm	8"	50'	18'	Good	4'	Remove	254	
34	Veitchia montgomeryana	Montgomery palm	5"	15'	12'	Good	4'	Remove	N/A <6" DBH Palm	
35	Psychosperma elegans	Solitaire palm	3"	18'	14'	Good	4'	Remove	N/A <6" DBH Palm	
36	Veitchia montgomeryana	Montgomery palm	6"	22'	18'	Good	4'	Remove	254	
37	Veitchia montgomeryana	Montgomery palm	8"	35'	22'	Good	4'	Remove	380	
38	Veitchia montgomeryana	Montgomery palm	7"	35'	22'	Good	4'	Remove	380	
39	Veitchia montgomeryana	Montgomery palm	10"	70'	22'	Good	4'	Remove	380	
39a	Veitchia montgomeryana	Montgomery palm	7"	20'	22'	Good	4'	Remove	380	
40	Quercus virginiana	Live oak	31"	80'	55'	Moderate	14'	Remove	4250	
41	Quercus virginiana	Live oak	31"	50'	62'	Good	14'	Remove	6036	
42	Sabal palmetto	Sabal palm	0	4'	18'	Good	4'	Remove	N/A <12' ht, 4.5"	
43	Psychosperma elegans	Solitaire palm	3"	28'	14'	Good	4'	Remove	N/A <6" DBH Palm	
43a	Psychosperma elegans	Solitaire palm	3"	26'	18'	Good	4'	Remove	N/A <6" DBH Palm	
43b	Psychosperma elegans	Solitaire palm	3"	30'	16'	Good	4'	Remove	N/A <6" DBH Palm	
43c	Thrinax radiata	Florida thatch palm	4"	22'	16'	Good	4'	Remove	N/A <6" DBH Palm	
43d	Psychosperma elegans	Solitaire palm	3"	28'	18'	Good	4'	Remove	N/A <6" DBH Palm	
43e	Coccothrinax argentata	Florida silver palm	3"	10'	9'	Good	4'	Remove	N/A <6" DBH Palm	
43f	Psychosperma elegans	Solitaire palm	3"	24'	0	Dead	4'	Remove	N/A, dead	
43g	Psychosperma elegans	Solitaire palm	3"	35'	18'	Good	4'	Remove	N/A <6" DBH Palm	
43h	Psychosperma elegans	Solitaire palm	3"	50'	16'	Good	4'	Remove	N/A <6" DBH Palm	
43i	Psychosperma elegans	Solitaire palm	4"	40'	16'	Good	4'	Remove	N/A <6" DBH Palm	
43j	Coccothrinax argentata	Florida silver palm	3"	10'	8'	Good	4'	Remove	N/A <6" DBH Palm	
44	Not on survey							RELOCATE		
45	Bursera simaruba	Gumbo limbo	12"	35'	28'	Moderate	6'	RELOCATE		
46	Quercus virginiana	Live oak	29"	90'	70'	Good	14'	Remove	4250	
47	Veitchia montgomeryana	Montgomery palm	3"	10'	18'	Good	4'	Remove	N/A <12' ht, 4.5"	
48	Veitchia montgomeryana	Montgomery palm	7"	10'	18'	Good	4'	Remove	254	
49	Psychosperma elegans	Solitaire palm	4"	28'	18'	Good	4'	Remove	N/A <6" DBH Palm	
50	Veitchia montgomeryana	Montgomery palm	8"	28'	20'	Good	4'	Remove	314	
51	Psychosperma elegans	Solitaire palm	3"	8'	16'	Good	4'	Remove	N/A <12' ht, 4.5"	
52	Caryota mitis	Fishtail palm	12"	14'	10'	Poor	3'	Remove	N/A <6" DBH Palm	
52a	Caryota mitis	Fishtail palm	12"	14'	14'	Poor	3'	Remove	154	
52b	Caryota mitis	Fishtail palm	14"	24'	16'	Poor	3'	Remove	201	
52c	Caryota mitis	Fishtail palm	4"	14'	10'	Poor	3'	Remove	N/A <12' ht, 4.5"	
53	Quercus virginiana	Live oak	8"	28'	24'	Good	6'	Remove	452	
54	Sabal palmetto	Sabal palm	14"	12'	20'	Good	4'	Remove	314	
55	Quercus virginiana	Live oak	17"	28'	40'	Good	8'	Remove	1256	
56	Quercus virginiana	Live oak	25"	60'	48'	Good	14'	Remove	3617	
57	Ilex cassine	Dahoon holly	6"	20'	17'	Poor	4'	Remove	380	
58	Ilex cassine	Dahoon holly	15"	24'	22'	Poor	4'	Remove	380	
59	Ilex cassine	Dahoon holly	4"	14'	14'	Poor	4'	Remove	154	
60	Psychosperma elegans x 3 tks	Solitaire palm	7"	30'	18'	Good	4'	Remove	254	
61	Ficus microcarpa	Laurel fig	80"	90'	95'	Moderate	14'	Remove	N/A, Invasive	
62	Bursera simaruba	Gumbo limbo	9"	25'	26'	Poor	5'	Remove	531	
63	Psychosperma elegans	Solitaire palm	4"	22'	6'	Poor	3'	Remove	N/A <6" DBH Palm	
64	Veitchia montgomeryana	Montgomery palm	8"	30'	18'	Good	4'	Remove	254	
65	Veitchia montgomeryana	Montgomery palm	4"	16'	14'	Good	4'	Remove	N/A <6" DBH Palm	
66	Veitchia montgomeryana	Montgomery palm	5"	17'	16'	Good	4'	Remove	N/A <6" DBH Palm	
67	Veitchia montgomeryana	Montgomery palm	8"	30'	20'	Good	4'	Remove	314	
68	Veitchia montgomeryana	Montgomery palm	8"	35'	22'	Good	4'	Remove	380	
69	Veitchia montgomeryana	Montgomery palm	8"	40'	20'	Good	4'	Remove	314	
70	Veitchia montgomeryana	Montgomery palm	9"	35'	18'	Good	4'	Remove	254	
71	Veitchia montgomeryana	Montgomery palm	5"	30'	18'	Good	4'	Remove	N/A <6" DBH Palm	
72	Roystonia regia	Royal palm	16"	40'	32'	Good	4'	Remove	804	
73	Veitchia montgomeryana	Montgomery palm	6"	22'	18'	Good	4'	Remove	254	
74	Veitchia montgomeryana x 2 tks	Montgomery palm	12"	45'	28'	Moderate	4'	Remove		
74a	Caryota mitis	Fishtail palm	15"	22'	8'	Poor	3'	Remove	50	
75	Veitchia montgomeryana	Montgomery palm	8"	55'	18'	Good	4'	Remove	254	
76	Veitchia montgomeryana	Montgomery palm	4"	17'	16'	Good	4'	Remove	N/A <6" DBH Palm	
77	Veitchia montgomeryana	Montgomery palm	7"	35'	18'	Good	4'	Remove	254	
78	Veitchia montgomeryana x 2 tks	Montgomery palm	10"	35'	26'	Good	4'	Remove		
79	Veitchia montgomeryana	Montgomery palm	9"	55'	18'	Good	4'	Remove	254	
80	Veitchia montgomeryana x 2 tks	Montgomery palm	16"	30'	40'	Good	4'	Remove	1256	
81	Veitchia montgomeryana	Montgomery palm	3"	18'	8'	Poor	4'	Remove	N/A <6" DBH Palm	
82	Veitchia montgomeryana	Montgomery palm	6"	22'	6'	Poor	4'	Remove	28	
83	Veitchia montgomeryana	Montgomery palm	7"	45'	16'	Good	4'	Remove	201	
84	Veitchia montgomeryana	Montgomery palm	8"	45'	16'	Good	4'	Remove	201	
85	Veitchia montgomeryana	Montgomery palm	9"	45'	16'	Good	4'	Remove	201	
86	Veitchia montgomeryana	Montgomery palm	7"	28'	18'	Good	4'	Remove	254	
87	Veitchia montgomeryana	Montgomery palm	5"	15'	14'	Good	4'	Remove	N/A <6" DBH Palm	
88	Veitchia montgomeryana	Montgomery palm	5"	15'	12'	Good	4'	Remove	N/A <6" DBH Palm	
89	Veitchia montgomeryana	Montgomery palm	5"	18'	16'	Good	4'	Remove	N/A <6" DBH Palm	
90	Veitchia montgomeryana	Montgomery palm	9"	40'	18'	Good	4'	Remove	254	
91	Quercus virginiana	Live oak	7"	23'	22'	Moderate	6'	REMAIN		
Sf of Canopy to be removed: 61,637										

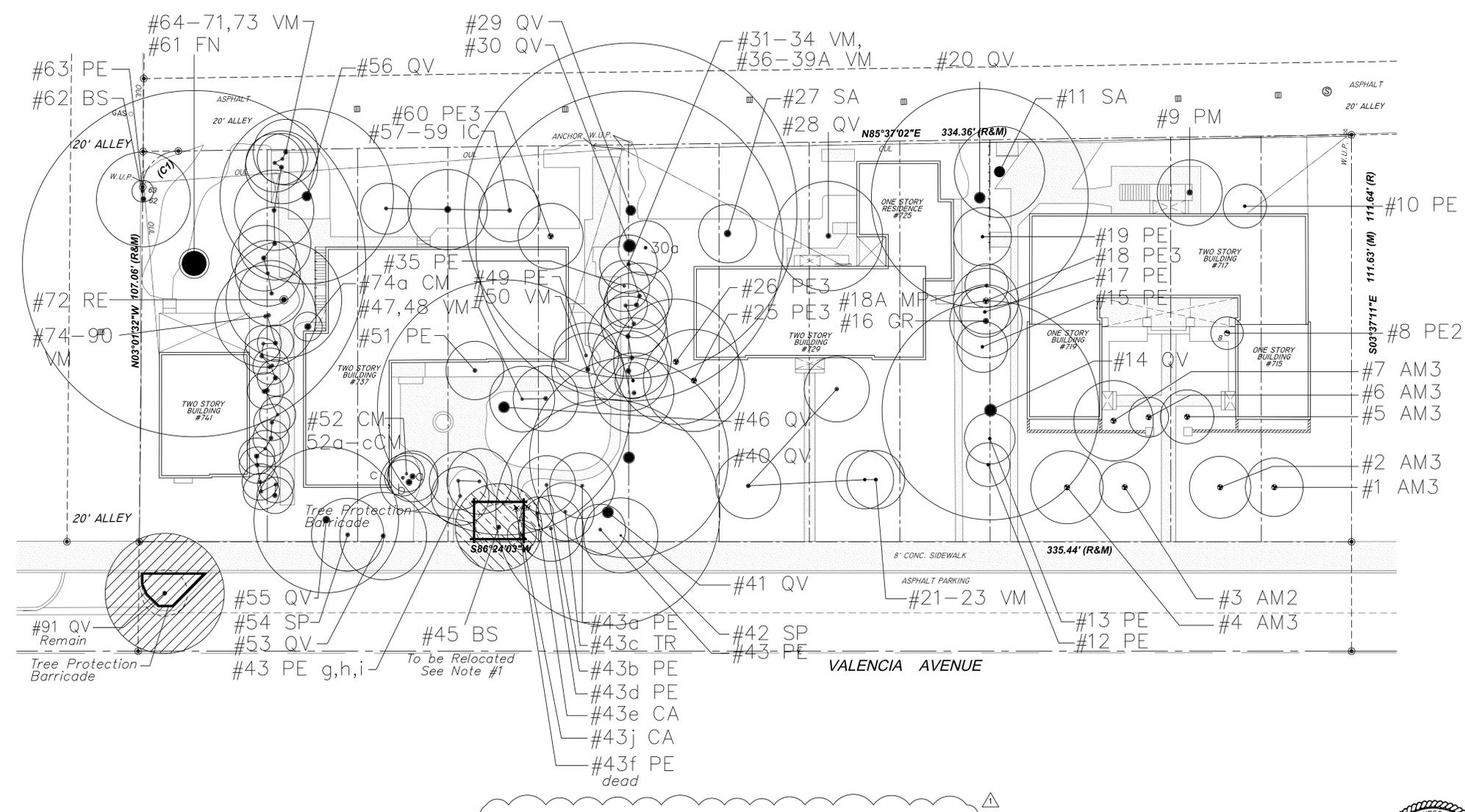
Tree Survey List- Existing to Remain & Relocated (off-site)									
Num	Botanical / Common Name	Disposition	DBH	HT	SPR	Condition	Notes		
#45 BS	Bursera simaruba / Gumbo Limbo	Relocate	12"	35'	28'	Good	To be relocated off-site		



Note #1:  
#45 BS Gumbo Limbo is to be relocated to an off-site location to be determined by the City of Coral Gables.



- Notes:
- Tree Protection Barricade dimensions are measured from the outside of the trunk.
  - Tree Protection Barricades are adjusted where necessary to account for buildings, adjacent sidewalks, & street/curb.
  - No disturbance to soil or disposal of any building material/waste is permitted within the tree protection zone.
  - Barricades to remain in place throughout the duration of construction activities.
  - Barricades to be attached to existing CLF's, WD fences or concrete walls where applicable.
  - Barricades to be located no closer than 2' from edge of pavement.
  - TPZ dimensions are 1' per 1" of DBH radius as measured from face of trunk, unless otherwise specified by Certified Arborist.



# TREE SURVEY / DISPOSITION & PROTECTION PLAN

Scale 1/16" = 1'-0"

LA-01 LANDSCAPE PLAN  
LA-02 TREE SURVEY/DISPOSITION & PROTECTION PLAN  
IR-01 IRRIGATION PLAN

**THE GEORGE**

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REVISIONS  
REVISION 1, MARCH 10, 2025 - Commission Hearing & Response to Comments

PERMIT SET  
1.1 - 2.5 - 4

TREE SURVEY, DISPOSITION & PROTECTION PLAN  
LA-02

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