BAL HARBOUR

- VILLAGE -

Reinaldo Borges, Chair
Elizabeth Camargo, Board Member
Jose L. Gomez, Board Member
Nathan VanDeman, Board Member
David Koplowitz, Board Member

Village Manager Jorge M. Gonzalez
Village Clerk Dwight S. Danie
Building Director Eliezer Palacio
Village Attorneys Weiss Serota Helfman Cole & Bierman, PA

ARCHITECTURAL REVIEW BOARD

SUPPLEMENTAL MEETING AGENDA

JUNE 21, 2024

AT 1:00 P.M.

Bal Harbour Village Hall • 655 – 96th Street • Bal Harbour • Florida 33154

This meeting will be conducted in-person. The meeting will also be broadcast on the Village's website (www.balharbourfl.gov) and members of the public are encouraged to participate by calling 305-865-6449 by emailing meetings@balharbourfl.gov before and during the meeting.

SUPPLEMENTAL CONSENT AGENDA

4.6 ARB-2024-0011
9601 Collins Avenue, Bal Harbour FL, 33154
Architect(s): Ken Gardner
Owners: Majestic Tower Community Association, Inc.
Landscape renovation to pool area / plantings, hardscape and cabana fronts.

1- 9601_Collins_Ave - ARB2024-0011 - ARB MEMO (FINAL).pdf
2- 9601 COLLINS AVE - ARB2024-0011 - POWERPOINT -FINAL.pptx
3- 9601 COLLINS AVE - ARB2024-0011 - APPLICATION.pdf
4- 9601 COLLINS AVE - ARB2024-0011 - NARRATIVE.pdf
5- 9601 COLLINS AVE - ARB2024-0011 - PROPERTY APPRAISER.pdf
9601 COLLINS AVE - ARB2024-0011 - ORIGINAL MEMO (2021).pdf

One or more members of any Village Committee/Board may attend this meeting of the Council and may discuss matters which may later come before their respective Boards/Committees. The New Business and Council Discussion Section includes a section for Public Comment. On public comment matters, any person is entitled to be heard by this Council on any matter; however, no action shall be taken by the Council on a matter of public comment, unless the item is specifically listed on the agenda, or is added to the agenda by Council action. Any person who acts as a lobbyist, pursuant to Village Code Section 2-301 (Lobbyists), must register with the Village Clerk, prior to engaging in lobbying activities before Village staff, boards, committees, and/or the Village Council. A copy of the Ordinance is available in the Village Clerk's Office at Village Hall. If a person decides to appeal any decision made by the Village Council with respect to any matter considered at a meeting or hearing, that person will need a record of the proceedings and, for such purpose, may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based (F.S. 286.0105). In accordance with the Americans with Disabilities Act of 1990, all persons who are disabled and who need special accommodations to participate in this proceeding because of that disability should contact the Village Clerk's Office (305-866-4633), not later than two business days prior to such proceeding. All Village Council meeting attendees, including Village staff and consultants, are subjecto security screening utilizing a metal detector and/or wand, prior to entering the Council Chamber, Conference Room, or other meeting area located within Village Hall. This is for the safety of everyone. Thanks for your cooperation.

BAL HARBOUR

- VILLAGE -

ARCHITECTURAL REVIEW BOARD MEMORANDUM

TO: Architectural Review Board Members

FROM: Eliezer Palacio, Building Director

DATE: 6/21/2024

SUBJECT: 9601 Collins Avenue
(Revision of ARB-21-05-001) Landscape renovation of an existing multifamily condominium

BACKGROUND

The Village of Bal Harbour the "Village" received an Architectural Review Board (ARB) application on April 05, 2024 for the Landscape renovation of an existing multifamily condominium located at 9601 Collins Avenue ("the Property").

The Property sits on Lots 1, Majestic Tower at Bal Harbour and is located in the Ocean Front zoning district of the Bal Harbour Village.

THE PROJECT (AE Description)

This project consists of a landscape renovation of an existing multi-family condominium.

The existing Pool and Spa are to remain. The pool deck materials will be changed out to light gray stone pavers, the plantings will be replaced and enhanced with new salt and wind tolerant materials. At the building's restaurant the existing outdoor dining space will be enhanced with a pergola and at-grade deck with plantings around it. The existing cabanas will have wood panels applied to the exterior face, and new lighting. The current metal picket pool fence replaced with a wood and stone fence and an enhanced entry structure.

This is a revision to the previously approved landscape plans by ARB in 2021. This does not represent a material deviation from the approved plans.

These plans have been revised, because the Condominium association has decided to maintain the Pool and Spa in the exact locations and shapes, just providing new finishes. The Association wanted to simplify the design, and the Landscape Architect has been changed.

(Original AE Description for ARB-21-05-001) The project consists of a landscape renovation of an existing multifamily condominium. Portions of the property (the north podium and east beach area) are outside of the limits of landscape renovation; however, the applicant will add a prefabricated playground structure accessible to residents of the Majestic Tower only on this mezzanine level.

For the west portion of the property along Collins Ave, the landscape canopy trees will be selectively thinned to remove trees that are overgrown or in poor condition, and trees will either relocated or replaced to bring a fresh design vision to the property. The understory planting materials will also be replaced with new materials consistent with the character of Bal Harbour and suitable for the conditions of the site.
Both driveways (Collins and 96th) and the residence entrance drop-off will have new paving materials proposed, bringing the palette in harmony with the architectural fa?ade and proposing a similar scallop pattern to the existing driveway while working within the existing conditions of the planter walls.

An opening is proposed in these walls at three locations to be able to provide for pedestrian access to an underutilized portion of the landscape and transform this space into a tranquil garden park.

The pool deck on the east portion of the property will undergo renovation to change the shape of the pool to a more contemporary shape with clean lines while staying within the existing pool shell's structural footprint. The spa will also be redesigned with the same clean lines while utilizing the existing piles. The pool deck materials will be changed out to a light gray stone paver, the plantings will be replaced and enhanced with new salt and wind tolerant materials. At the building's restaurant, the existing outdoor dining space will be enhanced with a pergola and at-grade deck with plantings around it. The pool deck space is proposed to be unified with a wraparound trellis extension at the existing cabanas, and the current metal picket pool fence replaced with a glass panel fence with greater visibility towards the beach.

RECOMMENDATION

It is the opinion of this writer that the proposed project and restoration of the existing multifamily condominium follows the Village's Appearance Code and Zoning Ordinance. The Village Planning and Zoning Consultant and the Park's and Public Spaces Department has reviewed the plans and concur that the plans comply.

I recommend that the Board review the submittal for compliance and if they concur with my recommendation, issue a Certificate of Appropriateness.

If approved, the following conditions should be added to the motion:

1. Landscape Architect shall provide certified letter demonstrating compliance with Miami-Dade County Chapter 18A.

2. Trees shall be added to meet or exceed the previously approved tree canopy prior to issuance of a Certificate of Occupancy.

3. Compliance with Village Code of Ordinances Section 20-29, regarding obstruction of water meters, and Section 21-358 regarding walls, fences and landscape plantings.

4. A construction contract and or detailed estimate of the proposed improvements is required to be submitted to establish proposed construction value.

5. Zoning and Flood Resistant Design Review information included in this approval and backup report consists only of a preliminary review against the basic intent of the Village's Zoning Code and F.B.C. Chapter 16 requirements. Complete review and compliance with the Village Zoning Code and the F.B.C. shall be required prior to permit approval.

6. Applicant to apply for and obtain all required permits from the Building Department before beginning work.

7. Applicant to apply for and obtain all necessary permits and approvals from outside agencies.

8. Pursuant to Village Code 2-75(d)(1-3), the Certificate of Appropriateness expires 18 months after issuance, if a principal building permit is not obtained to develop the property in accordance with the Certificate of Appropriateness.

Sheet Cover

MAJESTIC TOWER

BAL HARBOUR

DESIGN PACKAGE

06.21.2024

Sheet Site Location

MAJESTIC TOWER
BAL HARBOUR

Sheet T-00

GENERAL NOTES

1. EXISTING AND PROPOSED ELEVATIONS, CONTOURS, AND SPOT ELEVATIONS ARE REFERENCED TO DATUM

PROJECT INFORMATION

PROJECT TITLE:	MAJESTIC TOWER
PROJECT LOCATION:	9601 COLLINS AVE BAL HARBOUR, FLORIDA 33154
OWNERS:	MAJESTIC TOWER ASSOCIATION 9601 COLLINS AVE BAL HARBOUR, FL 33154
BUILDING DESCRIPTION:	
CONSTRUCTION TYPE:	TYPE IA (REF. TABLE 503)
OCCUPANCY:	R-2 RESIDENTIAL
RISK CATEGORY:	CATEGORY II
STORIES:	20
FLOOR:	GROUND FLOOR
FIRE ALARMS VSTEM:	EXISTING SYSTEM TO REMAIN
USE GROUP:	(SECTION 302 ECC) R-2 RESIDENTIAL
CLASSIFICATION OF WORK:	AL (ALTERATION LEVEL 1 PER FBC - EXISTING BUILDING CHAPTER 1 DEMOLITION L2)
PROJECT DESCRIPTION:	THIS IS AN EXISTING BUILDING BEING REPURPOSED. THE PROJECT INCLUDES SELECTED DEMOLITION OF EXISTING FLOOR FINISHES, BUILT-IN FURNITURE, FIXTURES, FURNISHINGS, AND THE INSTALLATION OF NEW FLOOR FINISHES, BUILT-IN FURNITURE, FIXTURES, FURNISHINGS, AND LANDSCAPE TO MATCH NEW LAYOUT
LOT:	1
LUCK:	2
ZONING:	SUBAREA PERTINENT SECTION OF BAY HARBOR (PLAT BOOK 44, PAGE 27)
LOT SIZE:	4.60 AC 100,000 SF

FLOOD PLAIN ELEVATION DATA:

ELEVATION SHOWN HEREON ARE RELATIVE TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929, BASED ON MIAMI-DADE COUNTY BENCH MARK No. Z-313, ELEVATION +9.89, LOCATED AT COLLINS AVENUE AND 96TH STREET.

LANDS SHOWN HEREON ARE LOCATED WITHIN AN AREA HAVING A FLOOD ZONE DESIGNATION X AND AE (EL 8) BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP No. 12086C0162L FOR COMMUNITY No. 120635, DATED SEPTEMBER 11, 2009, AND INDEX MAP REVISED SEPTEMBER 11, 2009, AND IS RELATIVE TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929

FLOOD LEGEND:

FINISHED FLOOR ELEVATION:	10.95
LOWEST ELEVATION OF EQUIPMENT:	9.29
FLOOD ZONE:	X AND AE (EL 8)
PANEL NUMBER:	12086C0162L
BASE FLOOD ELEVATION:	8
HIGHEST CROWN OF ROAD:	12.44
LOWEST ADJACENT GRADE:	4.66
HIGHEST ADJACENT GRADE:	12.7
GARAGE FLOOR ELEVATION:	7.29

DRAWING INDEX

ARCHITECTURAL DRAWINGS

T-001.00	DRAWING INDEX, LOCATION MAP & NOTES
C-000.00	EXISTING SITE PLAN & EXISTING POOL EQUIPMENT ROOM PLAN
C-010.00	DEMOLITION SITE PLAN
C-011.00	DEMOLITION POOL & TERRACE
C-012.00	PROPOSED SITE PLAN
C-013.00	SIGNAGE PLAN AT POOLS, TERRACE & EXISTING CONTROL PEDESTRIAN
A-001.00	SECTIONS
3D-001.00	PROPOSED POOL & TERRACE AREA 3D RENDERING KEY PLAN
3D-002.00	PROPOSED POOL & TERRACE AREA 3D RENDERINGS
3D-003.00	PROPOSED ARRIVAL AREA 3D RENDERING KEY PLAN
3D-004.00	PROPOSED ARRIVAL AREA 3D RENDERINGS

BOUNDARY & TOPOGRAPHIC SURVEY DRAWINGS

1 OF 2	SURVEY
2 OF 2	SURVEY

LANDSCAPE DESIGN

LA-1	EXISTING TREE DISPOSITION PLAN
LA-2	EXISTING TREE DISPOSITION LIST
LA-3	HARDSCAPE PLAN
LA-4	PLANT SCHEME
LA-5	PLANT LIST
LA-6	LANDSCAPE SECTIONS & DETAILS
LA-7	IRRIGATION LAYOUT PLAN
LA-8	IRRIGATION SECTIONS & DETAILS

PREVIOUSLY APPROVED BY ARB (MMPA PROJECT # 00-1101-0100) APPROVAL DATE 07.01.2021 LONO DATED 04-07-2022

L-000	COVER SHEET
L-001	SITE IMAGES
L-100	TREE DISPOSITION PLAN
L-110	TREE DISPOSITION ARRIVAL
L-120	TREE DISPOSITION POOL
L-200	SITE PLAN REFERENCING
L-201	OVERALL SITE PLAN
L-202	ARRIVAL SITE PLAN
L-203	POOL SITE PLAN
L-204	HARDSCAPE PLAN
L-205	ARRIVAL HARDSCAPE PLAN
L-206	POOL HARDSCAPE PLAN
L-207	HARDSCAPE SCHEDULE
L-300	SECTIONS
L-301	SECTIONS
L-302	SECTIONS
L-400	CANOPY OVERHEAD PLAN
L-401	ARRIVAL CANOPY PLAN
L-402	POOL CANOPY PLAN
L-403	PODIUM CANOPY PLAN
L-404	ARRIVAL LOUVER/DIRECTORY PLAN
L-405	POOL LOUVER/DIRECTORY PLAN
L-406	PLAN POINTS
L-407	PLAN POINTS

DRAWINGS WERE DRAWN BY
AVALONE LANDSCAPE ARCHITECTS
TO CONSULT ON CONTRACT
THEREFORE DRAWINGS CAN'T BE
SIGNED AND SEALED

GS ARCHITECTURE INTERIORS PLANNING
ONE ETHEREAL AVE
MIAMI, 33131
T 786.315.2455
F 786.315.8464
E GS@GS-ARCH.COM

PROJECT DIRECTORY

CLIENT:

MAJESTIC TOWER COMMUNITY ASSOCIATION
9601 COLLINS AVENUE
BAL HARBOUR, FL 33154

CONTACT: JAY SHERWOOD, PROPERTY MANAGER
CELL:

OWNER'S REPRESENTATIVE:

ON POINT MANAGING SOLUTIONS
3250 NE 2ND AVE, STE 210
MIAMI, FL

CONTACT: DENISE BALSEIRO
CELL: 786.315.2058
EMAIL: DBALSEIRO@ONPOINTMS.COM

ARCHITECT:

GS ARCHITECTURE
1 SE 3RD AVE, LC SUITE 2100
MIAMI, FL 33131

CONTACT: ROBERT BATARSE
CELL: 847.312.7737
OFFICE: 786.315.8100
EMAIL: ROBERT.BATARSE@GS-ARCH.COM

LANDSCAPE ARCHITECT:

GARDNER + SEMLER LANDSCAPE ARCHITECTURE
1750 NW 7TH AVE, STE 214
MIAMI, FL 33136

CONTACT: KEN GARDNER
OFFICE: 305.396.1216
FAX: 305.396.1219

LIGHTING DESIGN:

MAIN LIGHTING DESIGN
100 ALHAMBRA AVENUE, SUITE 200
CORAL GABLES, FL 33134

CONTACT: A. FERNANDO VARGAS
OFFICE: 305.445.2004

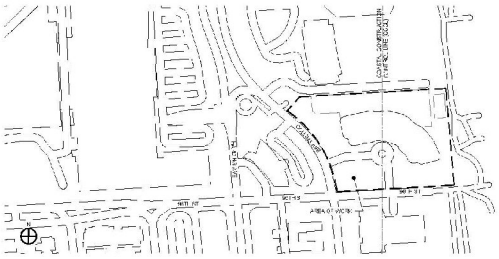
EMAIL: AVARGAS@MAINLIGHTINGDESIGN.COM

SURVEYOR:

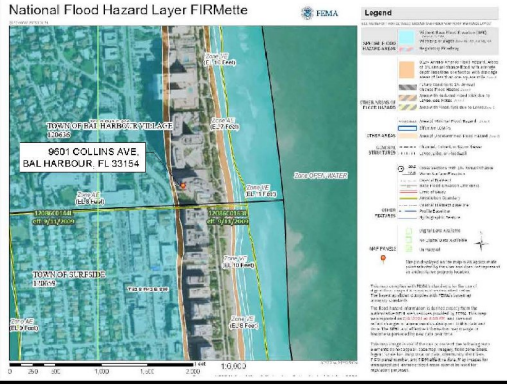
FORTIN, LEAVY, SKILES INC.
1001 E 10TH ST
NORTH MIAMI, FL 33160

OFFICE: 305.895.4483

LOCATION MAP



LOCATION AT FEMA FIRM MAP



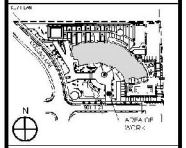
OPEN SPACE ANALYSIS

PREVIOUS LANDSCAPE AREA - 17,948 s.f.

PROPOSED LANDSCAPE AREA - 12,094 s.f.

OPEN SPACE CALCULATIONS

Total Lot Size - 100,000 s.f.
Open Space Required - 75,000 s.f.
Previously Approved Open Space - 109,962 s.f. (93.3%)
Proposed Open Space - 103,100 s.f. (78.8%)



ARCHITECT'S WRITTEN REPRODUCTIONS ACCURACY OF DRAWINGS & AREA PART OF THESE CONTRACT DOCUMENTS. ENGINEER'S SHOULD CONTACT ARCHITECT FOR DRAWINGS.

D	ISSUED FOR DEVELOPMENT REVIEW	06.07.2024
C	ISSUED FOR CONSULTANT REVIEW	05.22.2024
B	ISSUED FOR CONSULTANT REVIEW	05.01.2024
A	ISSUED FOR CONSULTANT REVIEW	04.02.2024
	DRAFT FOR CONSULTANT REVIEW	04.17.2023
No.	Issue	Date

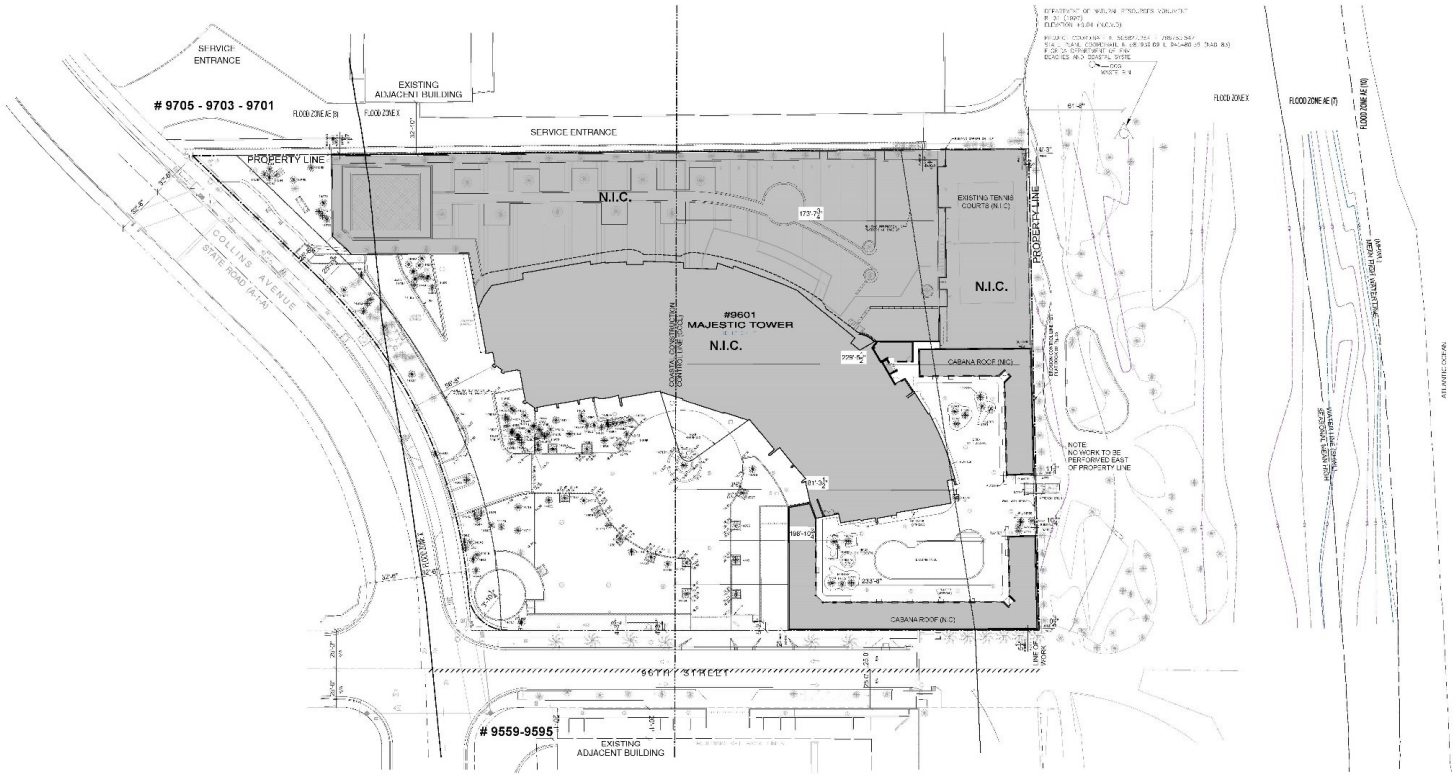
PROJECT:
MAJESTIC TOWER
9601 COLLINS AVE
BAL HARBOUR, FL 33154

DRAWING TITLE: TOUCH TO CHANGE
DRAWING TITLE: LOCATION MAPS & NOTES

JOB NO.: 21911
SHEET NO.: T-001.00

MAJESTIC TOWER
BAL HARBOUR

Sheet G-00



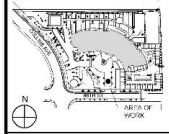
G3 ARCHITECTURE INTERIORS PLANNING

LEGEND

- NOT IN CONTRACT (N.I.C)
- EXISTING CONSTRUCTION TO REMAIN
- KEY NOTE LISTED ON DWG.

NOTE: FOR ALL ELEVATIONS REFER TO BOUNDARY & TOPOGRAPHIC SURVEY PROVIDED

NOTE: NO BULKHEAD WAS OBSERVED DURING THE SITE SURVEY



ARCHITECT'S WRITTEN SPECIFICATIONS ACCOMPANY DRAWINGS & ARE A PART OF THESE CONTRACT DOCUMENTS. ENGINEER'S SPECIFICATIONS ARE INCLUDED ON DRAWINGS.

No.	Issue	Date
05	ISSUE FOR CCCL REVIEW	05.06.2021
04	ISSUE FOR CCCL REVIEW	05.03.2021
03	ISSUE FOR CCCL REVIEW	05.01.2021
02	ISSUE FOR CCCL REVIEW	04.05.2021
01	ISSUE FOR CCCL REVIEW	04.15.2022

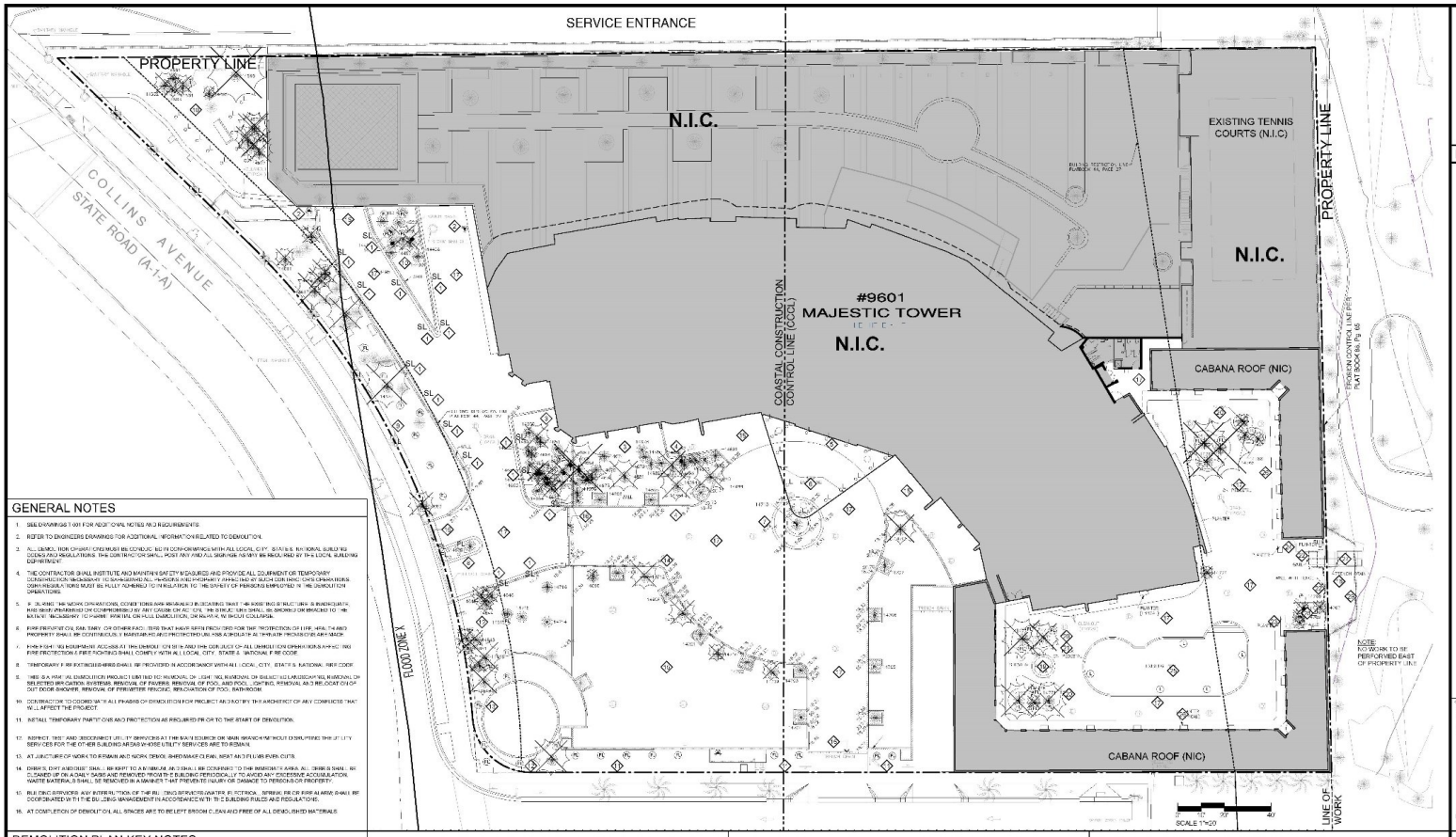
PROJECT
MAJESTIC TOWER
9601 COLLINS AVE
BAL HARBOUR, FL 33154

DRAWING TITLE FLOOR NUMBER
EXISTING SITE PLAN

JOB NO. 21911
SHEET NO. G-009.00

MAJESTIC TOWER
BAL HARBOUR

Sheet G-01



GENERAL NOTES

1. SEE DRAWINGS T-001 FOR ADDITIONAL NOTES AND REQUIREMENTS
2. REFER TO ENGINEERS DRAWINGS FOR ADDITIONAL INFORMATION RELATED TO DEMOLITION.
3. ALL DEMOLITION OPERATIONS SHALL BE CONDUCTED IN CONFORMANCE WITH ALL LOCAL, CITY, STATE & NATIONAL BUILDING CODES AND REGULATIONS. THE CONTRACTOR SHALL POST ANY AND ALL SIGNAGE AS MAY BE REQUIRED BY THE LOCAL BUILDING DEPARTMENT.
4. THE CONTRACTOR SHALL INSTITUTE AND MAINTAIN SAFETY MEASURES AND PROVIDE ALL EQUIPMENT OR TEMPORARY CONSTRUCTION NECESSARY TO SAFEGUARD ALL PERSONS AND PROPERTY AFFECTED BY SUCH CONTRACTORS OPERATIONS. CONTRACTORS MUST BE FULLY ADHERED TO THE REGULATION TO THE SAFETY OF PERSONS EMPLOYED IN THE DEMOLITION OPERATIONS.
5. DURING THE WORK OPERATIONS, CONDITIONS MAY BE ENCOUNTERED DEVIATING THAT THE INSTRUCTIONS IN INDICATED, HAS BEEN PREPARED OR COMPROMISED BY ANY CAUSE OR ACTION. THE STRUCTURE SHALL BE SECURED OR BRACED TO THE EXTENT NECESSARY TO PREVENT PARTIAL OR FULL COLLAPSE, DAMAGE, WITHOUT COLLAPSE.
6. FIRE PROTECTION, GAS TANK, OR OTHER HAZARDOUS THAT MAY ARISE FROM OR FOR THE PROTECTION OF LIFE, HEALTH AND PROPERTY SHALL BE CONTINUOUSLY MAINTAINED AND PROTECTED UNTIL ADEQUATE ALTERNATE PROVISIONS ARE MADE.
7. HOISTING EQUIPMENT ACCESS AT THE DEMOLITION SITE AND THE CONDUCT OF ALL DEMOLITION OPERATIONS AND HOISTING FIRE PROTECTION EQUIPMENT SHALL COMPLY WITH ALL LOCAL, CITY, STATE & NATIONAL FIRE CODE.
8. TEMPORARY FIRE EXTINGUISHERS SHALL BE PROVIDED IN ACCORDANCE WITH ALL LOCAL, CITY, STATE & NATIONAL FIRE CODE.
9. THIS IS A PARTIAL DEMOLITION PROJECT LIMITED TO: REMOVAL OF LIGHTING, REMOVAL OF SELECTED LANDSCAPING, REMOVAL OF SELECTED IRRIGATION SYSTEMS, REMOVAL OF PAVERS, REMOVAL OF POOL AND POOL EQUIPMENT, REMOVAL AND RELOCATION OF DOOR HARDWARE, REMOVAL OF PERIMETER FENCING, RENOVATION OF POOL BATHROOM.
10. CONTRACTOR TO COORDINATE ALL PHASES OF DEMOLITION FOR PROJECT AND NOTIFY THE ARCHITECT OF ANY CONFLICTS THAT WILL AFFECT THE PROJECT.
11. INSTALL TEMPORARY PARTITIONS AND PROTECTION AS REQUIRED PRIOR TO THE START OF DEMOLITION.
12. ASPHALT TEST AND DISCONNECT UTILITY SERVICES AT THE MAIN SOURCE OR MAIN BRANCH WITHOUT DISRUPTING THE UTILITY SERVICES FOR THE OTHER BUILDING MEGA-WAVE UTILITY SERVICES ARE TO REMAIN.
13. AT JUNCTURE OF WORK TO REMAIN AND WORK TO BE DEMOLISHED MAKE CLEAN, NEAT AND FLUSH PATCHES.
14. DEBRIS, DIRT AND DUST SHALL BE KEPT TO A MINIMUM AND SHALL BE CONFINED TO THE IMMEDIATE AREA. ALL DEBRIS SHALL BE CLEANED UP ON A DAILY BASIS AND REMOVED FROM THE BUILDING PERIODICALLY TO AVOID ANY EXCESSIVE ACCUMULATION. WASTE MATERIAL SHALL BE REMOVED IN A MANNER THAT PREVENTS INJURY OR DAMAGE TO PERSONS OR PROPERTY.
15. BUILDING SERVICES: ANY INTERRUPTION OF THE ELECTRICAL SERVICES, WATER, ELECTRICAL, SEWER, FIRE OR FIRE ALARM SHALL BE COORDINATED WITH THE BUILDING MANAGEMENT IN ACCORDANCE WITH THE BUILDING RULES AND REGULATIONS.
16. AT COMPLETION OF DEMOLITION, ALL SPACES ARE TO BE LEFT BROOM CLEAN AND FREE OF ALL DEMOLISHED MATERIALS.

DEMOLITION PLAN KEY NOTES

1. ALL SKYLIGHTS, LOCATED IN THE FRONT DRIVEWAY (FROM COLLINS AVE) TO GARAGE ENTRANCES SHALL BE REMOVED AND DISCARDED. ALL OPENINGS SHALL BE PATCHED AND REPAIRED SMOOTH. ALL RELATED CIRCUITING / WIRING SHALL BE REMOVED BACK TO SOURCE.
2. EXISTING WALL MOUNTED FLOOD LIGHT FIXTURES ARE TO BE REMOVED AND DISCARDED. EXISTING BACK BOX AND WIRING SHALL BE REMOVED BACK TO SOURCE. OPENINGS SHALL BE PATCHED, PREPPED & REPAINTED.
3. ALL LANDSCAPING (TREES, UNDERCOVER PLANTS) SHALL BE REMOVED. REFER TO LANDSCAPING DRAWINGS FOR DISPOSITION OF LANDSCAPING. EXISTING IRRIGATION PIPING SHALL BE REMOVED. REFER TO CONSTRUCTION / STRUCTURAL DRAWINGS FOR NEW WATERPROOFING DETAILS FOR REVISED PLANTER AND EXPANSION JOINT DETAILS AND IRRIGATION DRAWINGS.
4. EXISTING CONCRETE PLANTER WALLS SHALL BE REMOVED TO ALLOW FOR CONSTRUCTION OF NEW PATHWAY.
5. EXISTING STONE SURROUND AT ENTRY DOORS IS TO BE REMOVED BACK TO SURFACE AND DISCARDED. SURFACE TO BE PREPPED TO RECEIVE NEW FINISH.
6. ALL EXISTING PORTE COCHERE IS TO BE REMOVED.
7. EXISTING LANDSCAPING WITHIN THESE PLANTERS ARE TO BE REMOVED, REFER TO LANDSCAPING DRAWINGS FOR DISPOSITION. PLANTERS ARE TO BE REMOVED.
8. EXISTING LIGHTING SHALL BE REMOVED INCLUDING WIRING BACK TO SOURCE.
9. SELECTED TREES / LANDSCAPING SHALL BE REMOVED, REFER TO LANDSCAPE TREE DISPOSITION PLAN FOR EXACT SCOPE OF WORK. ALL EXISTING LIGHTING (EXCEPT FOR ENTRANCE SIGN) SHALL BE REMOVED. REFER TO CONSTRUCTION DOCUMENT FOR ADDITIONAL INFORMATION.
10. SELECTED TREES / LANDSCAPING SHALL BE REMOVED, REFER TO LANDSCAPE TREE DISPOSITION PLAN FOR EXACT SCOPE OF WORK. ALL EXISTING LIGHTING SHALL BE REMOVED. REFER TO CONSTRUCTION DOCUMENT FOR ADDITIONAL INFORMATION.
11. ALL OF THE EXISTING LIGHT FIXTURES INSTALLED ALONG 96TH ST SIDE OF PROPERTY, SHALL BE REMOVED. DISCARDED AND WIRING SHALL BE REMOVED BACK TO SOURCE.
12. SELECTED TREES / LANDSCAPING SHALL BE REMOVED, REFER TO LANDSCAPE TREE DISPOSITION PLAN FOR EXACT SCOPE OF WORK. ALL EXISTING LIGHTING SHALL BE REMOVED. DISCARDED AND WIRING REMOVED TO SOURCE. REFER TO CONSTRUCTION DOCUMENTS FOR ADDITIONAL INFORMATION.
13. REMOVE EXISTING STONE COPING FROM THE FOUNTAIN AND PREPARE FOR NEW COPING.
14. EXISTING CONCRETE WALLS SHALL BE REMOVED TO ALLOW FOR NEW PATH. SELECTED LANDSCAPE TREES SHALL BE REMOVED. REFER TO TREE DISPOSITION PLAN. EXISTING IRRIGATION CONTROLS SHALL BE REMOVED AND RELOCATED.
15. BUTT OFF EXISTING SOIL SHALL BE REMOVED TO ALLOW FOR THE CONSTRUCTION OF A NEW RETAINING WALL & RAMP FROM DRIVEWAY TO UPPER PARK LEVEL. REFER TO CONSTRUCTION DRAWINGS FOR ADDITIONAL INFORMATION.
16. ALL EXISTING TRENCH DRAINS ARE TO REMAIN AND REMAIN OPERATIONAL.
17. EXISTING PAVERS ARE TO BE REMOVED AND DISCARDED. PAVERS ARE TO BE REMOVED BACK TO CONCRETE DECK. DECK SHALL BE PREPARED READY TO ACCEPT NEW WATERPROOFING AND PAVERS.
18. EXISTING STONE TILE SHALL BE REMOVED BACK TO CONCRETE DECK. REFER TO CONSTRUCTION DRAWINGS FOR REPAIR TO EXISTING EXPANSION JOINTS.
19. EXISTING SPA TO REMAIN. EXISTING SHOWER & SPA CONTROLS ARE TO BE REMOVED AND RELOCATED. REFER TO CONSTRUCTION DOCUMENTS.
20. EXISTING LANDSCAPING/TREES SHALL BE REMOVED, REFER TO TREE DISPOSITION PLAN. IRRIGATION SHALL BE REWORKED AS NECESSARY.
21. EXISTING SHOWER AND SPA CONTROLS SHALL BE RELOCATED. REFER TO CONSTRUCTION DOCUMENTS FOR ADDITIONAL INFORMATION.
22. REMOVE EXISTING METAL FENCE INSTALLED ON TOP OF CONCRETE WALL. REMOVE PAIR OF DOORS AND DISCARD. REMOVE EXISTING CARD RELEASE DEVICE, DOOR RELEASE, VIDEO CAMERA, INTERPHONE AND ELECTRIC LOCK. SAVE FOR REINSTALLATION.
23. EXISTING SHOWER IS TO BE REMOVED AND DISCARDED.
24. EXISTING SHOWER ROUGHING IS TO REMAIN. REMOVE EXISTING SHOWER APPARATUS, READY TO RECEIVE NEW SHOWER ATTACHMENTS. REFER TO CONSTRUCTION DOCUMENTS.
25. EXISTING POOL IS TO REMAIN COPING SHALL BE REMOVED TO ACCOMMODATE NEW PAVERS.
26. ALL LIGHT FIXTURES THAT ARE INSTALLED UNDERNEATH CABANA ROOF SHALL BE REMOVED AND DISCARDED. DISCONNECT WIRING AND CIRCUITING BACK TO SOURCE. FURNISH COVER PLATE FOR EMPTY BACK BOX.
27. EXISTING PAVED PATH BEYOND THE PROPERTY LINE IS TO REMAIN. ADJUST AS NECESSARY TO MEET NEW PAVER INSTALLATION.
28. EXISTING POOL WATER HOLDING TANKS ARE TO REMAIN. ALL LANDSCAPING SHALL BE REMOVED. REFER TO TREE DISPOSITION PLAN & L-102.
29. FURNISH & INSTALL TEMPORARY CONSTRUCTION FENCES TO ALLOW FOR REMOVAL OF EXISTING FENCE & CONSTRUCTION OF NEW FENCE. SEE DETAIL G3/G-14.00 FOR ADDITIONAL INFORMATION.

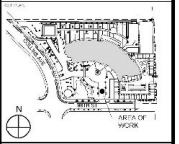
G3 ARCHITECTURE INTERIORS PLANNING

LEGEND

- NOT IN CONTRACT (N.I.C)
- EXISTING CONSTRUCTION TO REMAIN
- EXISTING CONSTRUCTION TO BE REMOVED
- EXISTING DRAIN TO REMAIN
- SL EXISTING STEP LIGHT TO BE REMOVED
- FL EXISTING FLOOD LIGHT TO BE REMOVED
- EXISTING TREE TO BE REMOVED, REFER TO TREE DISPOSITION PLAN.
- FL EXISTING FLOOD LIGHT TO BE REMOVED

NOTE: FOR ALL ELEVATIONS REFER TO BOUNDARY & TOPOGRAPHIC SURVEY PROVIDED

NOTE: NO BULKHEAD WAS OBSERVED DURING THE SITE SURVEY



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No.	Issue	Date
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03	ISSUE FOR COST REVIEW	05.01.2021
02	ISSUE FOR COST REVIEW	04.05.2021
01	ISSUE FOR COST REVIEW	04.15.2021

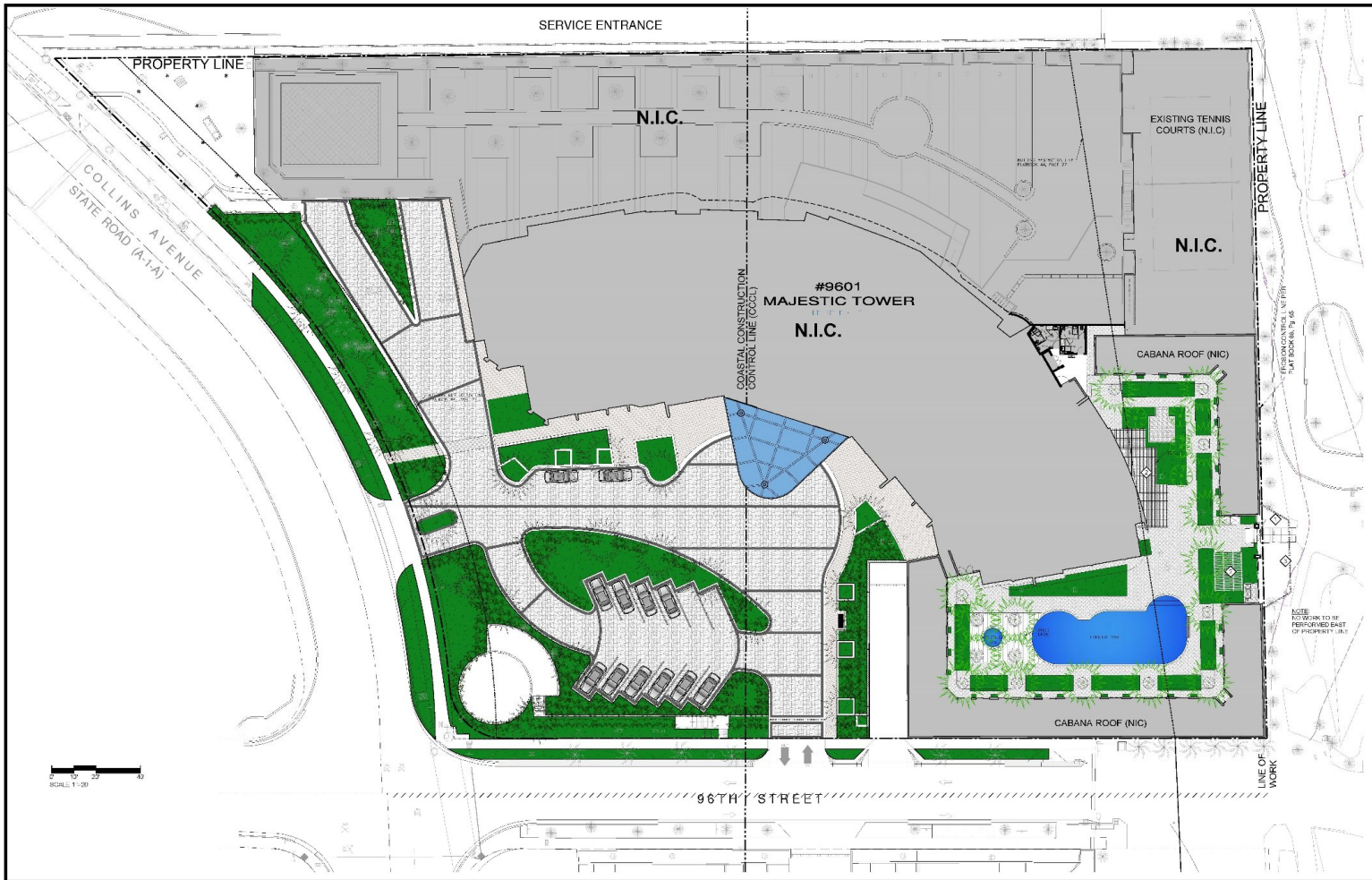
PROJECT: MAJESTIC TOWER
9601 COLLINS AVE
BAL HARBOUR, FL 33154

DRAWING TITLE: DEMOLITION SITE PLAN

JOB NO. 21911 | SHEET NO. G-010.00

MAJESTIC TOWER
BAL HARBOUR

Sheet G-01



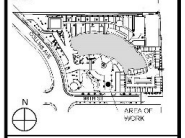
G3 ARCHITECTURE INTERIORS PLANNING

LEGEND

- "NOT" IN CONTRACT (N.I.C)
- EXISTING CONSTRUCTION TO REMAIN
- KEY NOTE LISTED ON DWG.

NOTE: FOR ALL ELEVATIONS REFER "C SOUNDARY & "OPOGRAPHIC SURVEY" PROVIDED

NOTE: NO BULKHEAD WAS OBSERVED DURING THE SITE SURVEY



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02	ISSUE FOR CCCL REVIEW	04.05.2021
01	ISSUE FOR CCCL REVIEW	04.15.2022

PROJECT: MAJESTIC TOWER
9601 COLLINS AVE
BAL HARBOUR, FL 33154

DRAWING TITLE: FLOOR NUMBER
CONSTRUCTION PLAN

JOB NO. 21911 | SHEET NO. G-012.00

GENERAL NOTES

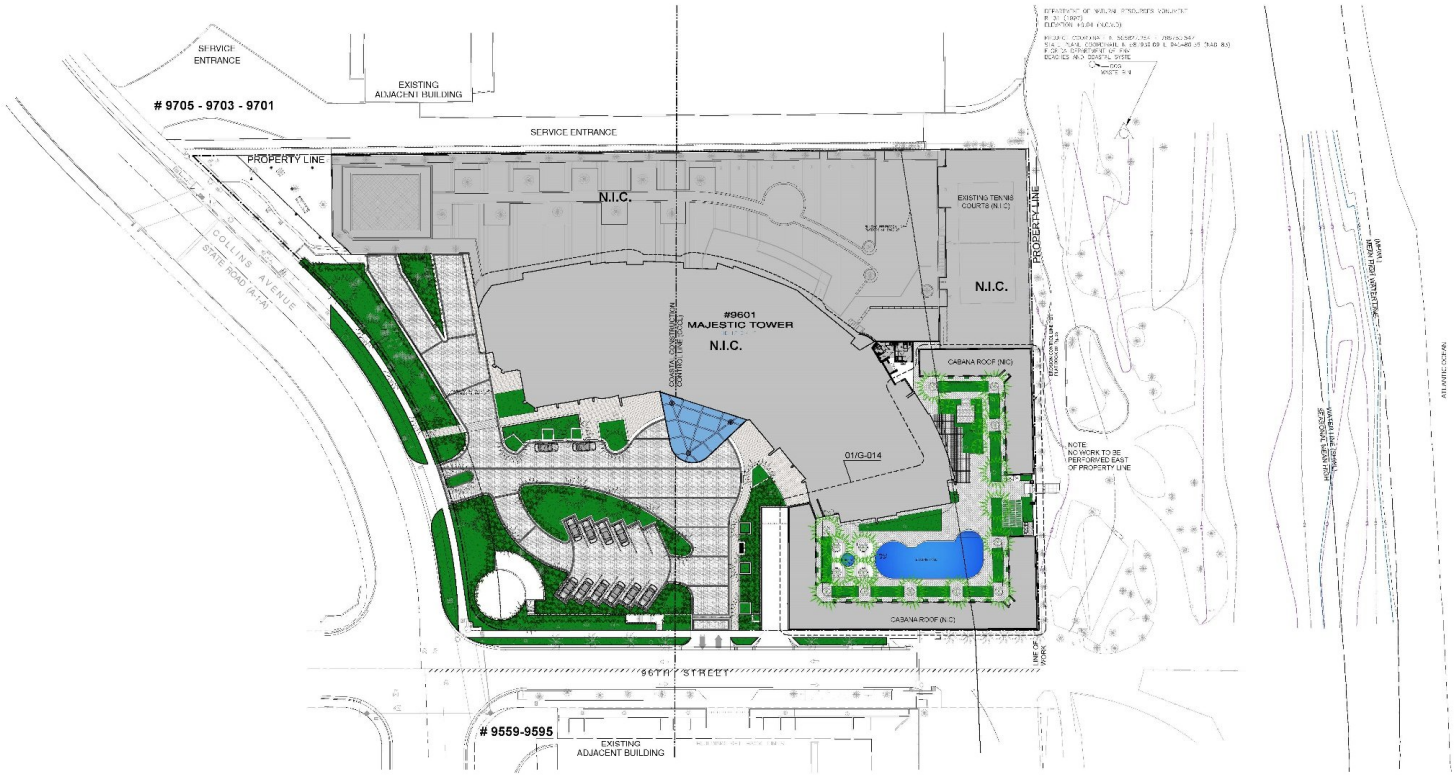
1. SEE DRAWINGS T-001 FOR ADDITIONAL NOTES AND REQUIREMENTS.

CONSTRUCTION PLAN KEY NOTES

1. NEW DOOR TO BE ALIGNED WITH ADJACENT PARTITION. REINSTALL CARD RELEASE DEVICE, DOOR RELEASE, VIDEO CAMERA INTERFACE AND ELECTRIC LOCK, COORDINATE WITH BUILDING MANAGEMENT AND G3 ARCHITECTS REPRESENTATIVE.
2. NEW TRELLIS.
3. FURNISH & INSTALL NEW TEMPORARY CONSTRUCTION FENCING. SEE DETAIL BWG 314.08 FOR ADDITIONAL INFORMATION.

MAJESTIC TOWER
BAL HARBOUR

Sheet G-01



OVERALL SITE PLAN NOTES

1. FOR STRUCTURAL REINFORCEMENT REFER TO STRUCTURAL DRAWINGS S3.0 & S3.1

G3 ARCHITECTURE INTERIORS PLANNING

LEGEND

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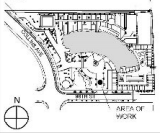
NOTE: NO BULKHEAD WAS OBSERVED DURING THE SITE SURVEY



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01	ISSUE FOR COCL REVIEW	04.15.2022

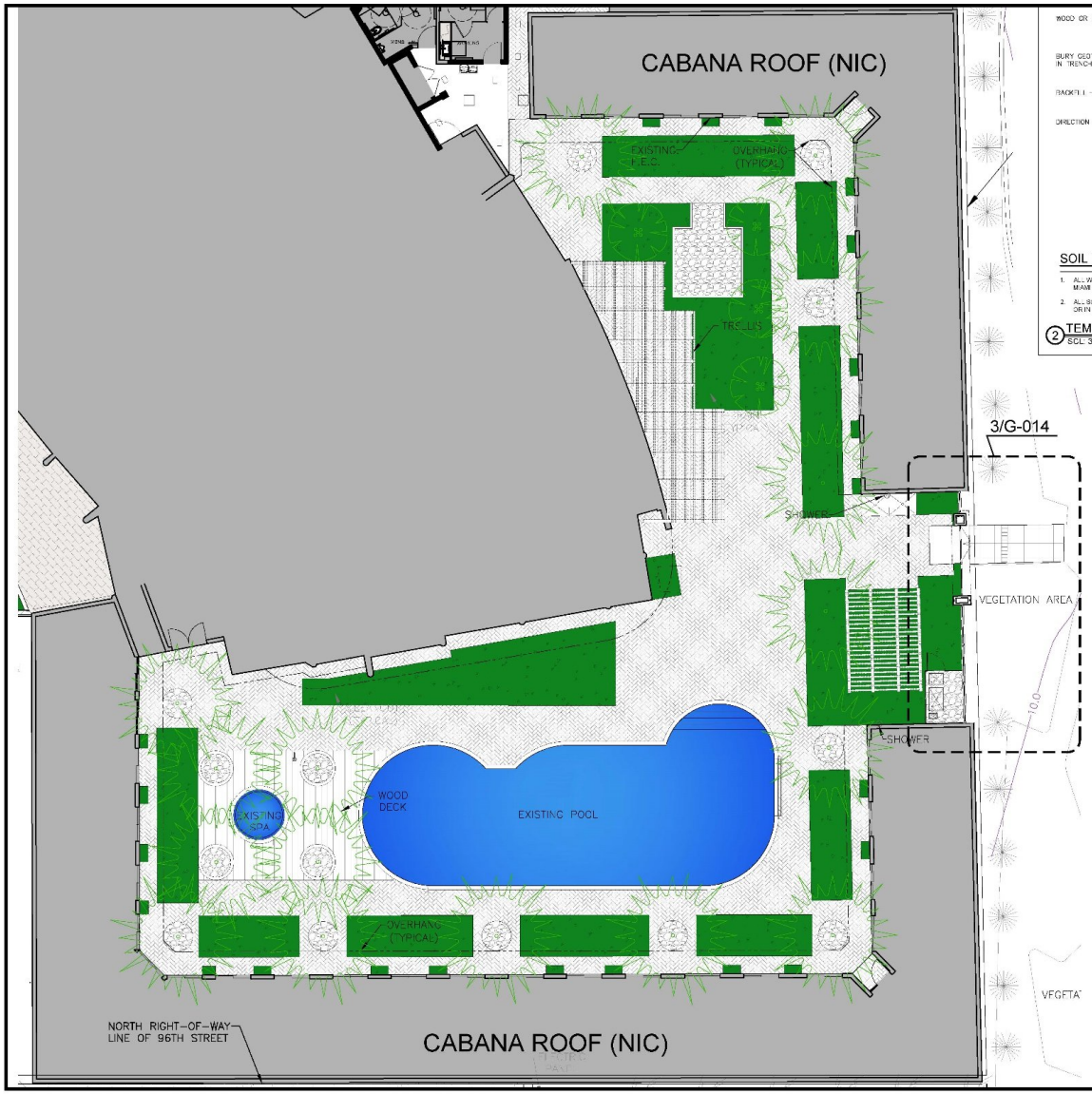
PROJECT: MAJESTIC TOWER
9601 COLLINS AVE
BAL HARBOUR, FL 33154

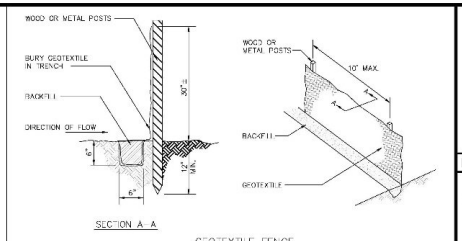
DRAWING TITLE: FLOOR NUMBER
PROPOSE SITE PLAN

JOB NO. 21911 | SHEET NO. G-013.00

MAJESTIC TOWER
BAL HARBOUR

Sheet G-01

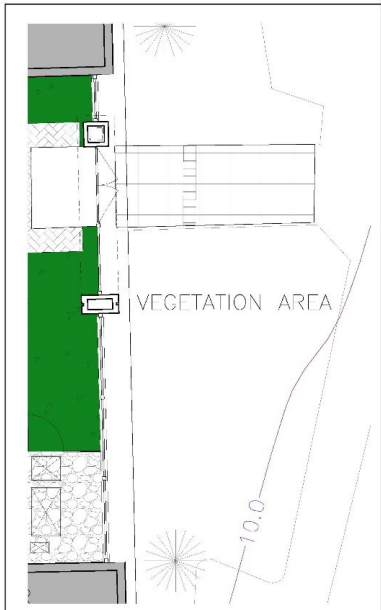




SOIL EROSION & SEDIMENT CONTROL NOTES

1. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE STATE STANDARDS FOR SOIL EROSION & SEDIMENT CONTROL OF MIAMI DADE COUNTY.
2. ALL SOIL EROSION AND SEDIMENT CONTROL PRACTICES ARE TO BE INSTALLED PRIOR TO ANY MAJOR SOIL DISTURBANCE, OR IN THEIR PROPER SEQUENCE, AND MAINTAINED UNTIL PERMANENT PROTECTION IS ESTABLISHED.

(2) TEMPORARY EROSION & SEDIMENT CONTROL FENCE DETAIL
SCL: 3/8"=1'-0"

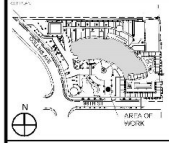


(3) ENLARGE PLAN: PROPOSED GATE BETWEEN POOL DECK AND BEACH ACCESS
1/4"=1'-0"

G3 ARCHITECTURE INTERIORS PLANNING

LEGEND

- NOT IN CONTRACT (N.I.C.)
- EXISTING CONSTRUCTION TO REMAIN
- KEY NOTE LISTED ON DWG.



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03	ISSUE FOR COCL REVIEW	06.01.2021
02	ISSUE FOR COCL REVIEW	04.05.2021
01	ISSUE FOR COCL REVIEW	04.15.2022

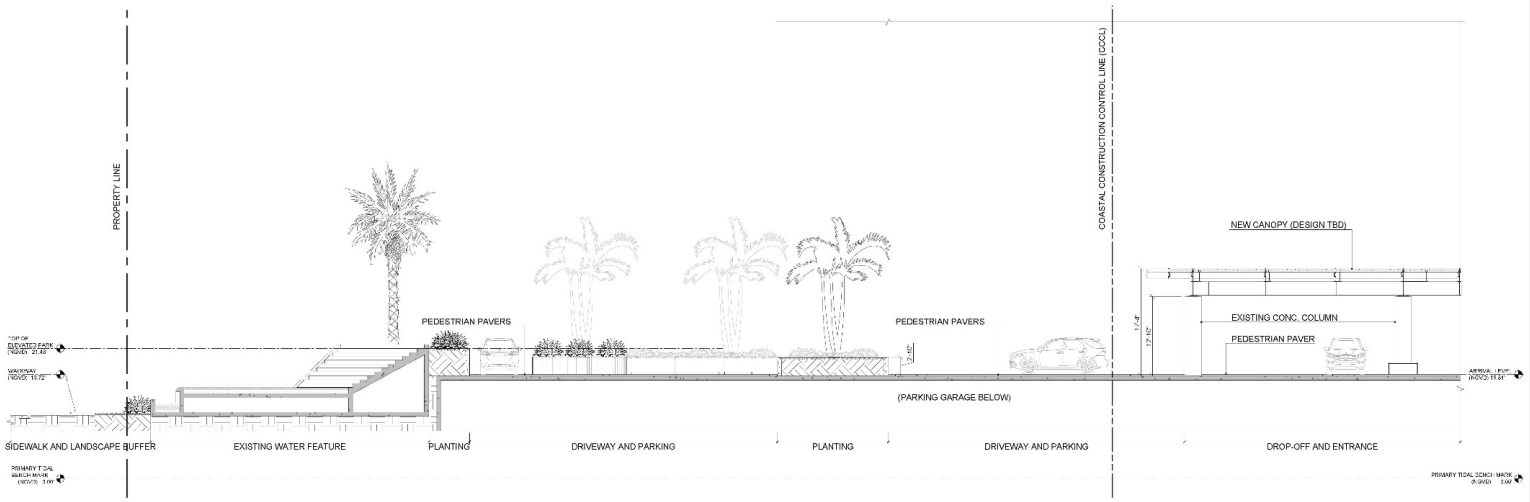
PROJECT
MAJESTIC TOWER
9601 COLLINS AVE
BAL HARBOUR, FL 33154

DRAWING TITLE FLOOR NUMBER
ENLARGED PLAN AT POOL & SPA AREA

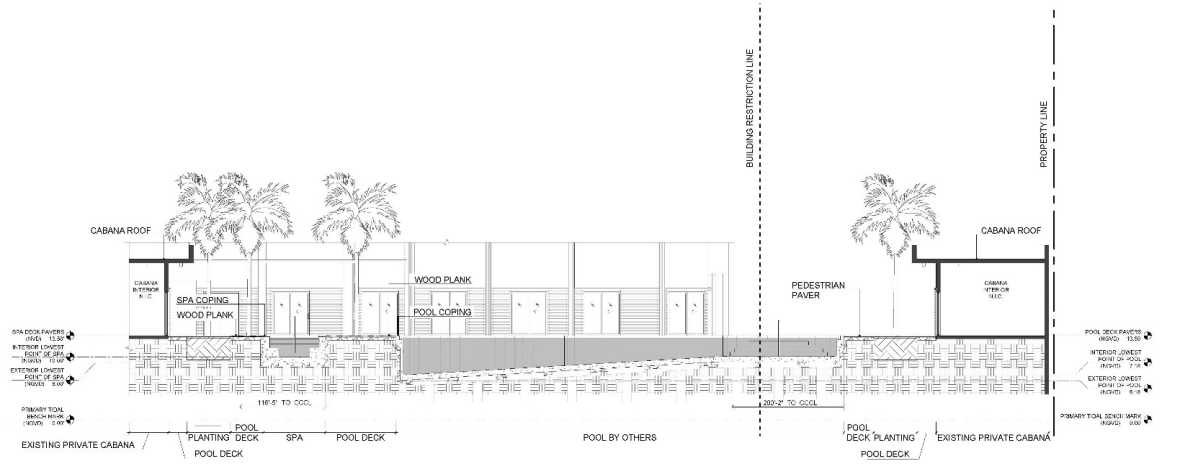
JOB NO. 21911
SHEET NO. G-014.00

MAJESTIC TOWER
BAL HARBOUR

Sheet A-80



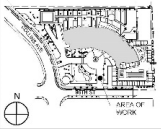
1 SECTION THROUGH DROP-OFF
SCL: 1/8"=1'-0"



2 SECTION THROUGH SPA-POOL
SCL: 1/8"=1'-0"

G3 ARCHITECTURE INTERIORS PLANNING

LEGEND



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No	Issue	Date
C5	ISSUE FOR CCCL REVIEW	05.06.2024
C4	ISSUE FOR CCCL REVIEW	05.03.2024
C3	ISSUE FOR CCCL REVIEW	05.01.2024
C1	ISSUE FOR CCCL REVIEW	04.05.2024
C1	ISSUE FOR CCCL REVIEW	04.15.2022

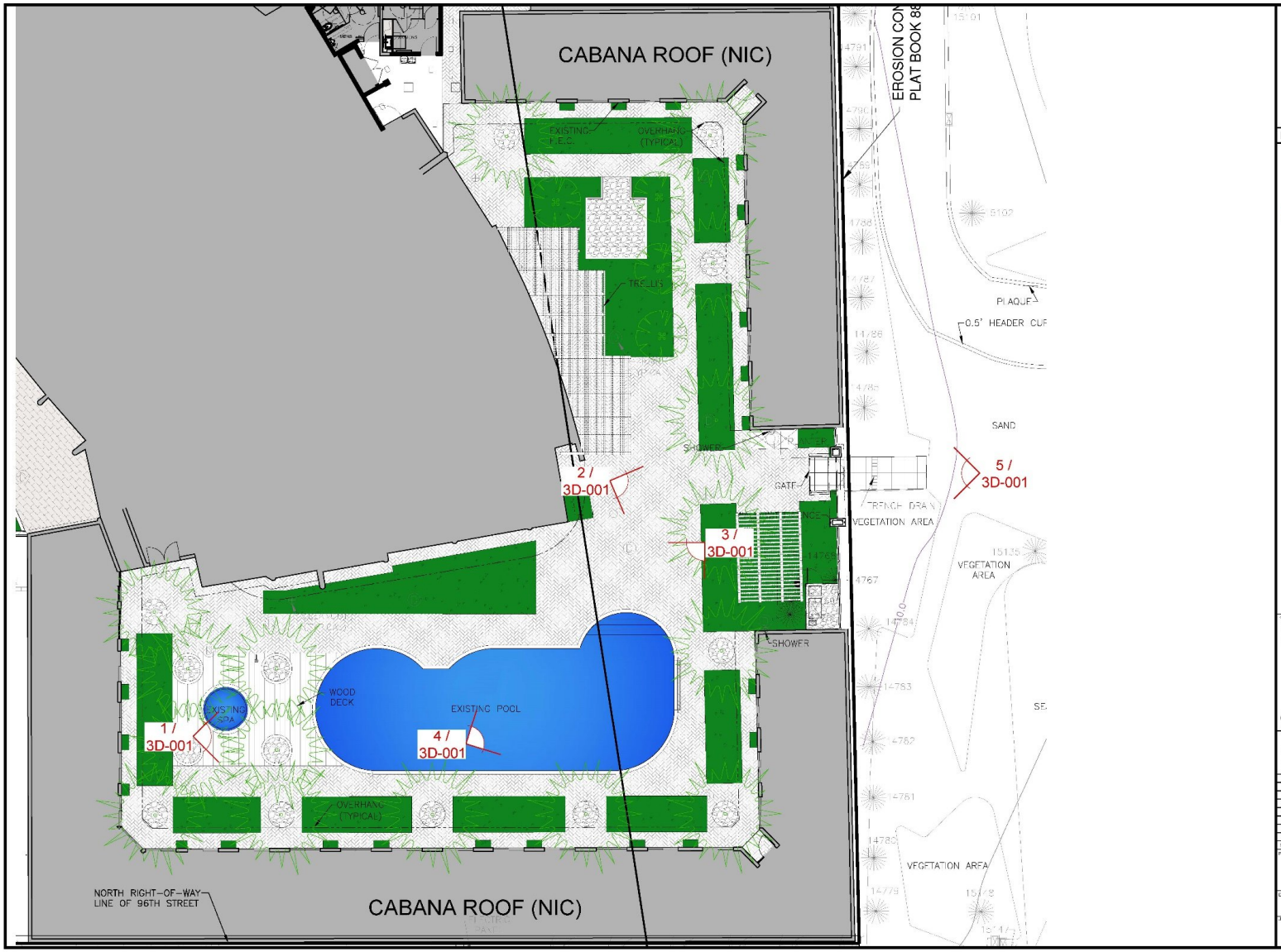
PROJECT
MAJESTIC TOWER
9601 COLLINS AVE
BAL HARBOUR, FL 33154

DRAWING TITLE / FLOOR NUMBER
SECTION

JOB NO. 21911
SHEET NO. A-801.00

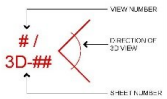
MAJESTIC TOWER
BAL HARBOUR

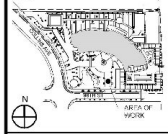
Sheet 3D-0



G3 ARCHITECTURE INTERIORS PLANNING

LEGEND





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PROJECT
MAJESTIC TOWER
9601 COLLINS AVE
BAL HARBOUR, FL 33154

DRAWING TITLE FLOOR NUMBER
PROPOSED POOL & CABANAS AREA
3D MEASUREMENTS KEY PLAN

JOB NO. 21911 SHEET NO. 3D-000

MAJESTIC TOWER
BAL HARBOUR

Sheet 3D-001

1 3D VIEW @ POOL AREA

2 3D VIEW @ POOL AREA

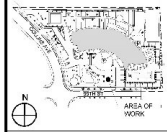
3 3D VIEW @ POOL AREA

4 3D VIEW @ POOL AREA

5 3D VIEW @ POOL AREA

G3 ARCHITECTURE INTERIORS PLANNING

LEGEND



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05	ISSUE FOR COUL REVIEW	05.30.2024
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01	ISSUE FOR COUL REVIEW	04.15.2022

PROJECT
MAJESTIC TOWER

9601 COLLINS AVE
BAL HARBOUR, FL 33154

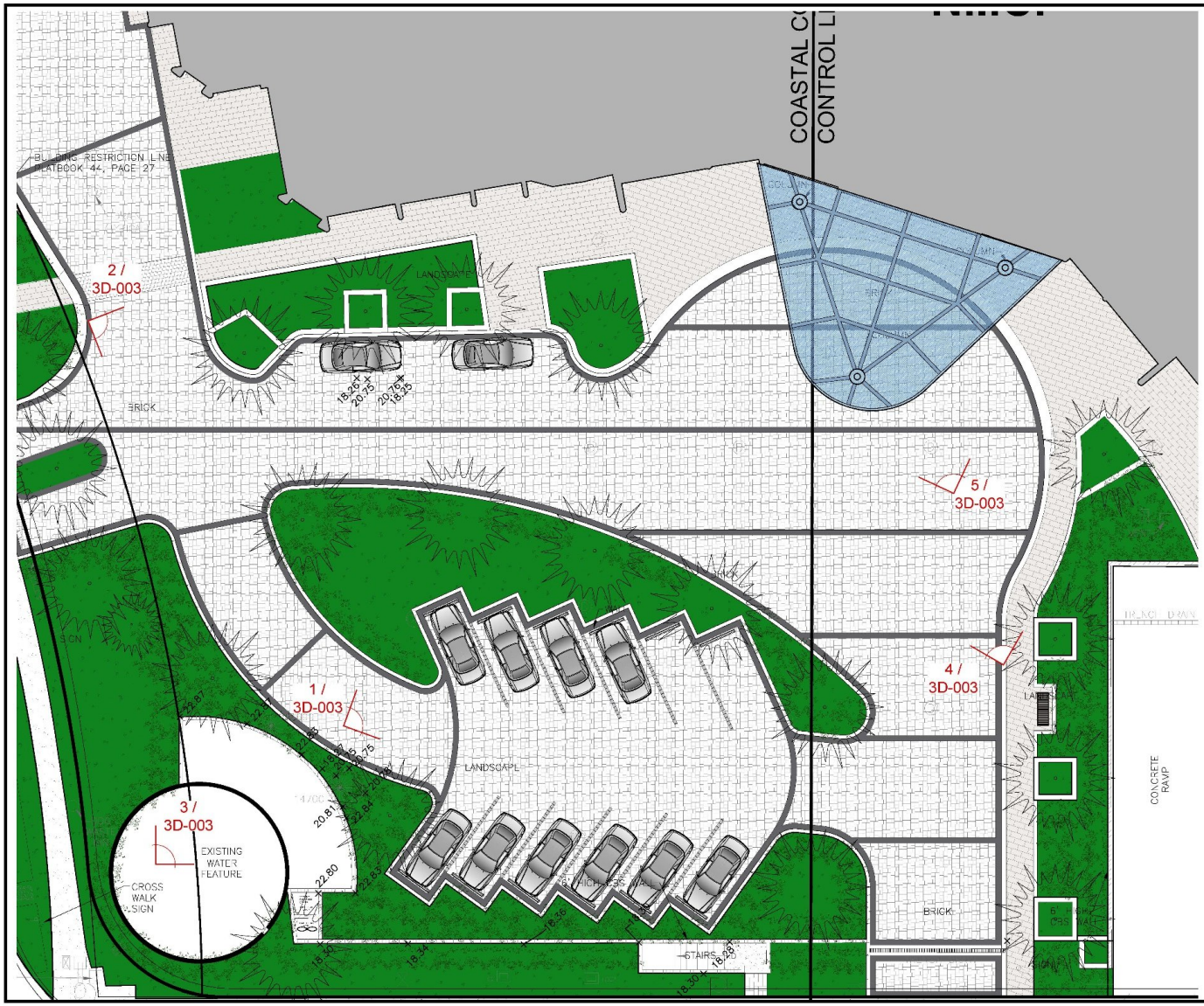
DRAWING TITLE FLOOR NUMBER
PROPOSED POOL & CABANAS AREA
3D RENDERINGS

JOB NO. 21911

SHEET NO. 3D-001

MAJESTIC TOWER
BAL HARBOUR

Sheet 3D-0



G3 ARCHITECTURE INTERIORS PLANNING

LEGEND

VIEW NUMBER

/ 3D-##

DIRECTION OF 3D VIEW

SHEET NUMBER

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PROJECT
MAJESTIC TOWER
9601 COLLINS AVE
BAL HARBOUR, FL 33154

DRAWING TITLE FLOOR NUMBER
PROPOSED ARRIVAL AREA
3D MASSING KEY PLAN

JOB NO. 21911
SHEET NO. 3D-002.00

MAJESTIC TOWER
BAL HARBOUR

Sheet 3D-003.00

1 3D VIEW @ FRONT DRIVEWAY

2 3D VIEW @ FRONT DRIVEWAY

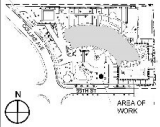
3 3D VIEW @ FRONT DRIVEWAY

4 3D VIEW @ FRONT DRIVEWAY

5 3D VIEW @ FRONT DRIVEWAY

G3 ARCHITECTURE INTERIORS PLANNING

LEGEND



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PROJECT
MAJESTIC TOWER

9601 COLLINS AVE
BAL HARBOUR, FL 33154

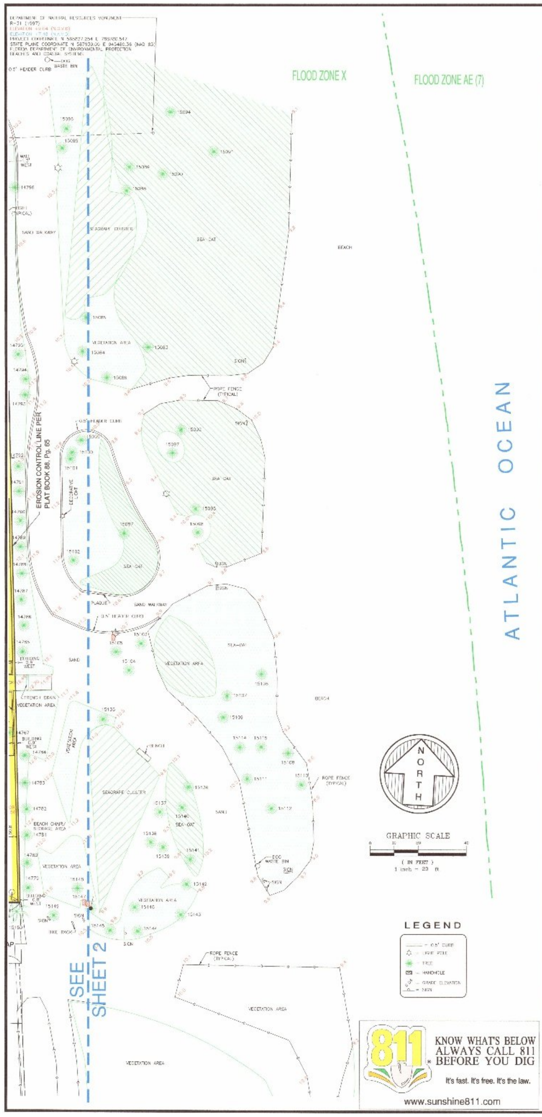
DRAWING TITLE FLOOR NUMBER
PROPOSE ARRIVAL AREA
3D RENDERINGS

JOB NO. 21911

SHEET NO. 3D-003.00

MAJESTIC TOWER
BAL HARBOUR

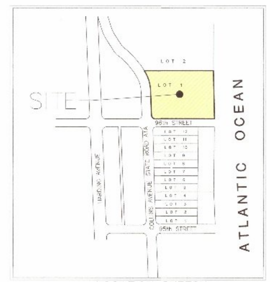
Sheet Survey



TREE SURVEY DATA

#	COMMON NAME	SCIENTIFIC NAME	DBH (IN)	HEIGHT (FT)	SPREAD (FT)	NOTES
14490	CHINESE FAN PALM	LIVISTONA CHINENSIS	8	18	12	
14491	CHINESE FAN PALM	LIVISTONA CHINENSIS	7	15	12	
14492	CHINESE FAN PALM	LIVISTONA CHINENSIS	8	32	14	
14493	CHINESE FAN PALM	LIVISTONA CHINENSIS	8	18	12	
14494	CHINESE FAN PALM	LIVISTONA CHINENSIS	8	18	12	
14495	CHINESE FAN PALM	LIVISTONA CHINENSIS	8	16	12	
14496	COCONUT PALM	COCOS NUCIFERA	7	27	14	
14497	CHINESE FAN PALM	LIVISTONA CHINENSIS	10	6	10	
14498	CHINESE FAN PALM	LIVISTONA CHINENSIS	10	6	10	
14499	CHINESE FAN PALM	LIVISTONA CHINENSIS	12	10	12	
14500	CHINESE FAN PALM	LIVISTONA CHINENSIS	10	10	10	
14561	DATE PALM (CLUSTER)	PHOENIX DACTYLIFERA	6X6'	20	18	
14562	PYGMY DATE PALM	PHOENIX ROEBELENII	4	8	8	
14563	PYGMY DATE PALM	PHOENIX ROEBELENII	4	6	8	
14564	PYGMY DATE PALM	PHOENIX ROEBELENII	2	6	6	
14565	PAUROTIS PALM (CLUSTER)	ACOELORRHAPHE WRIGHTII	10X2'	20	15	
14566	DATE PALM (CLUSTER)	PHOENIX DACTYLIFERA	10X6'	20	25	
14567	PYGMY DATE PALM (TRIPLE)	PHOENIX ROEBELENII	2, 4, 4	6	10	
14568	PYGMY DATE PALM (TRIPLE)	PHOENIX ROEBELENII	2, 3, 4	10	10	
14569	PYGMY DATE PALM	PHOENIX ROEBELENII	3	5	4	
14570	CHRISTMAS PALM	ADONIDIA MERRILLII	5	14	10	
14571	CHRISTMAS PALM	ADONIDIA MERRILLII	6	16	10	
14572	CHRISTMAS PALM	ADONIDIA MERRILLII	5	14	10	
14573	DATE PALM	PHOENIX DACTYLIFERA	22	35	16	
14574	DATE PALM	PHOENIX DACTYLIFERA	20	35	16	
14575	DATE PALM	PHOENIX DACTYLIFERA	21	35	16	
14579	DATE PALM	PHOENIX DACTYLIFERA	21	37	16	
14580	DATE PALM	PHOENIX DACTYLIFERA	20	35	16	
14581	DATE PALM	PHOENIX DACTYLIFERA	22	35	16	
14582	DATE PALM	PHOENIX DACTYLIFERA	20	27	16	
14583	DATE PALM	PHOENIX DACTYLIFERA	21	18	0	DEAD TREE
14611	PYGMY DATE PALM	PHOENIX ROEBELENII	4	8	8	
14612	CHINESE FAN PALM	LIVISTONA CHINENSIS	12	14	14	
14613	COCONUT PALM	COCOS NUCIFERA	8	32	16	
14614	BAMBOO	BAMBUSA SPP.	CLUSTER	14	14	
14615	PYGMY DATE PALM (4)	PHOENIX ROEBELENII	2, 3, 5, 5	10	12	
14616	CHINESE FAN PALM	LIVISTONA CHINENSIS	12	5	10	
14617	COCONUT PALM	COCOS NUCIFERA	9	35	16	
14618	CHINESE FAN PALM	LIVISTONA CHINENSIS	12	8	10	
14619	CHINESE FAN PALM	LIVISTONA CHINENSIS	10	18	12	
14620	CHINESE FAN PALM	LIVISTONA CHINENSIS	9	22	12	
14621	CHINESE FAN PALM	LIVISTONA CHINENSIS	10	5	10	
14622	CHINESE FAN PALM	LIVISTONA CHINENSIS	12	10	10	
14623	CHINESE FAN PALM	LIVISTONA CHINENSIS	10	3	8	
14624	CHINESE FAN PALM	LIVISTONA CHINENSIS	8	24	10	
14625	CHINESE FAN PALM	LIVISTONA CHINENSIS	8	12	13	
14626	CHINESE FAN PALM	LIVISTONA CHINENSIS	9	22	12	
14632	CHINESE FAN PALM	LIVISTONA CHINENSIS	8	22	12	
14633	CHINESE FAN PALM	LIVISTONA CHINENSIS	12	6	12	
14634	CHINESE FAN PALM	LIVISTONA CHINENSIS	9	22	12	
14635	CHINESE FAN PALM	LIVISTONA CHINENSIS	8	22	12	
14636	CHINESE FAN PALM	LIVISTONA CHINENSIS	8	20	10	
14637	ROYAL PALM	ROYSTONEA REGIA	10	20	12	
14638	COCONUT PALM	COCOS NUCIFERA	10	35	14	
14639	COCONUT PALM	COCOS NUCIFERA	8	26	16	
14640	PYGMY DATE PALM	PHOENIX ROEBELENII	5	10	8	
14641	PYGMY DATE PALM	PHOENIX ROEBELENII	4	10	8	
14642	PYGMY DATE PALM	PHOENIX ROEBELENII	4	9	8	
14643	PYGMY DATE PALM	PHOENIX ROEBELENII	4	6	5	
14644	PYGMY DATE PALM	PHOENIX ROEBELENII	5	10	8	
14645	PYGMY DATE PALM	PHOENIX ROEBELENII	3	10	8	
14646	PYGMY DATE PALM	PHOENIX ROEBELENII	5	8	8	
14647	SILVER TRUMPET TREE	TABEBUIA CARAIBA	13	12	12	
14648	PYGMY DATE PALM (4)	PHOENIX ROEBELENII	4, 5, 5, 5	10	12	
14649	PYGMY DATE PALM (DOUBLE)	PHOENIX ROEBELENII	4, 5	10	10	
14650	CHINESE FAN PALM	LIVISTONA CHINENSIS	8	15	14	
14651	CHINESE FAN PALM	LIVISTONA CHINENSIS	8	10	12	
14652	CHINESE FAN PALM	LIVISTONA CHINENSIS	9	17	12	
14653	SILVER TRUMPET TREE	TABEBUIA CARAIBA	8	15	12	
14654	CHINESE FAN PALM	LIVISTONA CHINENSIS	10	3	5	
14655	CHINESE FAN PALM	LIVISTONA CHINENSIS	10	5	8	
14656	SILVER TRUMPET TREE	TABEBUIA CARAIBA	12	15	16	
14657	CHINESE FAN PALM	LIVISTONA CHINENSIS	10	3	8	
14658	CHINESE FAN PALM	LIVISTONA CHINENSIS	12	12	10	
14659	SILVER TRUMPET TREE	TABEBUIA CARAIBA	8	12	10	
14660	CHINESE FAN PALM	LIVISTONA CHINENSIS	10	6	8	
14661	CHINESE FAN PALM	LIVISTONA CHINENSIS	12	26	12	
14662	CHINESE FAN PALM	LIVISTONA CHINENSIS	10	4	8	
14663	SILVER TRUMPET TREE	TABEBUIA CARAIBA	7	10	8	
14664	CHINESE FAN PALM	LIVISTONA CHINENSIS	12	24	12	
14665	DATE PALM	PHOENIX DACTYLIFERA	22	37	18	
14668	CHINESE FAN PALM	LIVISTONA CHINENSIS	8	15	12	
14669	CHINESE FAN PALM	LIVISTONA CHINENSIS	10	12	8	
14670	CHINESE FAN PALM	LIVISTONA CHINENSIS	10	20	12	
14671	CHINESE FAN PALM	LIVISTONA CHINENSIS	8	16	12	
14672	CHINESE FAN PALM	LIVISTONA CHINENSIS	8	20	12	
14673	CHINESE FAN PALM	LIVISTONA CHINENSIS	10	8	8	
14674	CHINESE FAN PALM	LIVISTONA CHINENSIS	8	16	10	
14675	CHINESE FAN PALM	LIVISTONA CHINENSIS	8	20	12	
14676	CHINESE FAN PALM	LIVISTONA CHINENSIS	10	3	5	
14677	CHINESE FAN PALM	LIVISTONA CHINENSIS	8	15	12	
14678	CHINESE FAN PALM	LIVISTONA CHINENSIS	9	20	12	
14679	CHINESE FAN PALM	LIVISTONA CHINENSIS	12	10	12	
14680	CHINESE FAN PALM	LIVISTONA CHINENSIS	8	20	12	
14681	PYGMY DATE PALM (DOUBLE)	PHOENIX ROEBELENII	4, 5	10	12	
14682	CHINESE FAN PALM	LIVISTONA CHINENSIS	9	23	12	
14683	CHINESE FAN PALM	LIVISTONA CHINENSIS	8	20	14	
14684	PYGMY DATE PALM (4)	PHOENIX ROEBELENII	3, 4, 4, 5	10	12	
14685	CHINESE FAN PALM	LIVISTONA CHINENSIS	10	6	5	
14686	CHINESE FAN PALM	LIVISTONA CHINENSIS	10	10	10	
14687	CHINESE FAN PALM	LIVISTONA CHINENSIS	8	16	10	
14688	PYGMY DATE PALM (TRIPLE)	PHOENIX ROEBELENII	4, 4, 5	10	12	
14690	PYGMY DATE PALM	PHOENIX ROEBELENII	5	10	8	
14691	CHINESE FAN PALM	LIVISTONA CHINENSIS	12	14	12	
14692	CHINESE FAN PALM	LIVISTONA CHINENSIS	12	20	12	
14693	CHINESE FAN PALM	LIVISTONA CHINENSIS	10	4	5	
14694	DATE PALM	PHOENIX DACTYLIFERA	20	32	16	
14695	DATE PALM	PHOENIX DACTYLIFERA	21	30	16	
14696	DATE PALM	PHOENIX DACTYLIFERA	20	32	16	
14697	DATE PALM	PHOENIX DACTYLIFERA	20	30	16	
14698	DATE PALM	PHOENIX DACTYLIFERA	22	32	16	
14699	DATE PALM	PHOENIX DACTYLIFERA	20	32	16	
14700	DATE PALM	PHOENIX DACTYLIFERA	23	32	16	
14701	DATE PALM	PHOENIX DACTYLIFERA	20	30	16	
14702	DATE PALM	PHOENIX DACTYLIFERA	22	32	16	
14703	DATE PALM	PHOENIX DACTYLIFERA	23	34	16	
14704	DATE PALM	PHOENIX DACTYLIFERA	20	30	16	
14705	DATE PALM	PHOENIX DACTYLIFERA	20	30	14	
14706	DATE PALM	PHOENIX DACTYLIFERA	23	32	16	
14707	DATE PALM	PHOENIX DACTYLIFERA	22	30	16	
14708	PYGMY DATE PALM (TRIPLE)	PHOENIX ROEBELENII	5, 5, 5	12	15	
14709	PYGMY DATE PALM (DOUBLE)	PHOENIX ROEBELENII	4, 5	4	8	
14710	PYGMY DATE PALM (TRIPLE)	PHOENIX ROEBELENII	3, 3, 4	10	10	
14711	PYGMY DATE PALM (DOUBLE)	PHOENIX ROEBELENII	5, 5	8	10	
14712	PYGMY DATE PALM (TRIPLE)	PHOENIX ROEBELENII	4, 4, 5	10	12	
14713	DATE PALM (CLUSTER)	PHOENIX DACTYLIFERA	8X6'	23	20	
14714	SILVER TRUMPET TREE	TABEBUIA CARAIBA	16	10	14	
14715	SILVER TRUMPET TREE	TABEBUIA CARAIBA	10	10	12	
14716	SILVER TRUMPET TREE	TABEBUIA CARAIBA	14	15	16	
14717	BISMARCK PALM	BISMARCKIA NOBILIS	12	25	15	
14723	COCONUT PALM	COCOS NUCIFERA	9	18	16	
14724	COCONUT PALM	COCOS NUCIFERA	9	20	14	
14725	COCONUT PALM	COCOS NUCIFERA	9	18	14	
14726	COCONUT PALM	COCOS NUCIFERA	9	18	16	
14727	COCONUT PALM	COCOS NUCIFERA	8	18	16	
14728	COCONUT PALM	COCOS NUCIFERA	8	18	16	
14729	COCONUT PALM	COCOS NUCIFERA	9	22	16	
14730	COCONUT PALM	COCOS NUCIFERA	9	22	16	
14731	COCONUT PALM	COCOS NUCIFERA	9	20	16	
14732	COCONUT PALM	COCOS NUCIFERA	9	20	16	
14733	COCONUT PALM	COCOS NUCIFERA	9	18	16	
14734	COCONUT PALM	COCOS NUCIFERA	9	18	16	
14735	COCONUT PALM	COCOS NUCIFERA	9	18	14	
14736	COCONUT PALM	COCOS NUCIFERA	9	20	16	
14737	COCONUT PALM	COCOS NUCIFERA	9	18	16	
14738	COCONUT PALM	COCOS NUCIFERA	9	18	16	
14739	COCONUT PALM	COCOS NUCIFERA	9	18	16	
14740	COCONUT PALM	COCOS NUCIFERA	9	18	16	
14741	COCONUT PALM	COCOS NUCIFERA	9	18	16	
14742	COCONUT PALM	COCOS NUCIFERA	9	18	16	
14743	COCONUT PALM	COCOS NUCIFERA	9	18	16	
14744	COCONUT PALM	COCOS NUCIFERA	10	20	16	
14745	COCONUT PALM	COCOS NUCIFERA	9	18	16	
14746	COCONUT PALM	COCOS NUCIFERA	9	18	16	
14747	COCONUT PALM	COCOS NUCIFERA	9	18	16	
14748	EUROPEAN FAN PALM	CHAMAEROPS HUMILIS	10	6	6	
14749	PYGMY DATE PALM (DOUBLE)	PHOENIX ROEBELENII	5, 5	4	6	
14750	PYGMY DATE PALM (DOUBLE)	PHOENIX ROEBELENII	5, 5	3	5	
14751	EUROPEAN FAN PALM (DOUBLE)	CHAMAEROPS HUMILIS	5, 8	6	5	
14752	EUROPEAN FAN PALM (4)	CHAMAEROPS HUMILIS	9, 9, 9, 9	6	8	
14753	EUROPEAN FAN PALM	CHAMAEROPS HUMILIS	11	5	6	
14754	EUROPEAN FAN PALM	CHAMAEROPS HUMILIS	6	4	5	
14755	EUROPEAN FAN PALM	CHAMAEROPS HUMILIS	6	6	5	
14756	EUROPEAN FAN PALM	CHAMAEROPS HUMILIS	6	6	5	
14757	EUROPEAN FAN PALM	CHAMAEROPS HUMILIS	5	6	5	
14758	EUROPEAN FAN PALM	CHAMAEROPS HUMILIS	6	6	4	
14759	EUROPEAN FAN PALM	CHAMAEROPS HUMILIS	5	3	4	
14761	COCONUT PALM	COCOS NUCIFERA	11	37	18	
14762	COCONUT PALM	COCOS NUCIFERA	10	40	18	
14763	COCONUT PALM	COCOS NUCIFERA	10	32	16	
14764	BOTTLE PALM	HYOPHORBE LAGENICAULIS	9	10	8	
14765	BOTTLE PALM	HYOPHORBE LAGENICAULIS	11	10	6	
14766	BOTTLE PALM	HYOPHORBE LAGENICAULIS	10	11	8	
14767	BOTTLE PALM	HYOPHORBE LAGENICAULIS	10	6	10	
14768	BOTTLE PALM	HYOPHORBE LAGENICAULIS	12	8	8	
14769	BOTTLE PALM	HYOPHORBE LAGENICAULIS	10	8	8	
14770	BOTTLE PALM	HYOPHORBE LAGENICAULIS	10	13	10	
14771	COCONUT PALM	COCOS NUCIFERA	9	30	14	
14772	DATE PALM	PHOENIX DACTYLIFERA	6	3	5	
14773	COCONUT PALM	COCOS NUCIFERA	9	28	14	
14774	BOTTLE PALM	HYOPHORBE LAGENICAULIS	12	5	6	
14775	COCONUT PALM	COCOS NUCIFERA	8	26	14	
14776	COCONUT PALM	COCOS NUCIFERA	9	28	14	
14779	COCONUT PALM	COCOS NUCIFERA	9	28	14	
14780	COCONUT PALM	COCOS NUCIFERA	9	32	16	
14781	COCONUT PALM	COCOS NUCIFERA	8	30	14	
14782	COCONUT PALM	COCOS NUCIFERA	9	30	14	
14783	COCONUT PALM	COCOS NUCIFERA	9	30	14	
14784	COCONUT PALM	COCOS NUCIFERA	8	28	14	
14785	COCONUT PALM	COCOS NUCIFERA	9	35	16	
14786	COCONUT PALM	COCOS NUCIFERA	9	33	16	
14787	COCONUT PALM	COCOS NUCIFERA	9	28	14	
14788	COCONUT PALM	COCOS NUCIFERA	8	28	14	
14789	COCONUT PALM	COCOS NUCIFERA	9	28	14	
14790	COCONUT PALM	COCOS NUCIFERA	8	28	14	
14791	COCONUT PALM	COCOS NUCIFERA	8	28	14	
14792	COCONUT PALM	COCOS NUCIFERA	9	30	14	
14793	COCONUT PALM	COCOS NUCIFERA	10	33	16	
14794	COCONUT PALM	COCOS NUCIFERA	8	33	14	
14795	COCONUT PALM	COCOS NUCIFERA	9	30	14	
14796	COCONUT PALM	COCOS NUCIFERA	9	33	16	
14798	SILVER BUTTONWOOD	CONOCARPUS ERECTUS VAR. SERICEUS	5	15	10	
14799	FLORIDA THATCH PALM (3)	THRINAX RADIATA	4, 5, 5	12	12	
14800	COCONUT PALM	COCOS NUCIFERA	11	35	20	
14801	COCONUT PALM	COCOS NUCIFERA	10	37	20	
14802	SABAL PALM	SABAL PALMETTO	10	25	10	
14803	SABAL PALM	SABAL PALMETTO	10	25	10	
14804	SABAL PALM	SABAL PALMETTO	11	25	10	
14805	SABAL PALM	SABAL PALMETTO	9	25	10	
14806	SABAL PALM	SABAL PALMETTO	10	20	5	
14807	SABAL PALM	SABAL PALMETTO	10	20	5	
14808	SABAL PALM	SABAL PALMETTO	12	20	5	
14809	SABAL PALM	SABAL PALMETTO	10	20	0	DEAD TREE
15083	SEAGRAPE	COCCOLOBA UVIFERA	8	10	10	
15084	COCONUT PALM	COCOS NUCIFERA	10	30	16	
15085	COCONUT PALM	COCOS NUCIFERA	9	30	16	
15086	COCONUT PALM	COCOS NUCIFERA	9	28	16	
15087	COCONUT PALM	COCOS NUCIFERA	11	28	14	
15088	SABAL PALM	SABAL PALMETTO	10	10	8	
15089	SABAL PALM	SABAL PALMETTO	10	15	8	
15090	SABAL PALM	SABAL PALMETTO	10	14	8	
15091	COCONUT PALM	COCOS NUCIFERA	8	22	14	
15092	COCONUT PALM	COCOS NUCIFERA	9	32	16	
15093	COCONUT PALM	COCOS NUCIFERA	9	18	16	
15094	COCONUT PALM	COCOS NUCIFERA	6	17	14	
15095	COCONUT PALM	COCOS NUCIFERA	7	28	16	
15096	COCONUT PALM	COCOS NUCIFERA	6	24	14	
15097	SEAGRAPE	COCCOLOBA UVIFERA	12	13	15	
15098	SEAGRAPE	COCCOLOBA UVIFERA	12	12	12	
15099	SEAGRAPE	COCCOLOBA UVIFERA	6	15	10	
15100	SEAGRAPE	COCCOLOBA UVIFERA	23	16	15	
15101	SEAGRAPE	COCCOLOBA UVIFERA	11	17	16	
15102	SEAGRAPE	COCCOLOBA UVIFERA	16	16	20	
15103	COCONUT PALM	COCOS NUCIFERA	10	28	16	
15104	COCONUT PALM	COCOS NUCIFERA	9	28	16	
15105	COCONUT PALM	COCOS NUCIFERA	9	30	16	
15106	COCONUT PALM	COCOS NUCIFERA	9	32	16	
15107	COCONUT PALM	COCOS NUCIFERA	11	40	18	
15108	COCONUT PALM	COCOS NUCIFERA	9	28	16	
15109	COCONUT PALM	COCOS NUCIFERA	8	20	14	
15110	COCONUT PALM	COCOS NUCIFERA	9	22	14	
15111	COCONUT PALM	COCOS NUCIFERA	10	34	16	
15112	COCONUT PALM	COCOS NUCIFERA	9	20	14	
15114	BUCCANEER PALM	PSEUDOPHOENIX SARGENTII	8	5	4	
15115	BUCCANEER PALM	PSEUDOPHOENIX SARGENTII	8	3	4	
15135	COCONUT PALM	COCOS NUCIFERA	9	34	16	
15136	COCONUT PALM	COCOS NUCIFERA	9	22	16	
15137	COCONUT PALM	COCOS NUCIFERA	8	28	16	
15138	SEAGRAPE	COCCOLOBA UVIFERA	9	14	10	
15139	SEAGRAPE	COCCOLOBA UVIFERA	15	14	15	
15140	BUCCANEER PALM	PSEUDOPHOENIX SARGENTII	6	5	4	
15141	BUCCANEER PALM	PSEUDOPHOENIX SARGENTII	7	5	4	
15142	COCONUT PALM	COCOS NUCIFERA	9	37	16	
15143	COCONUT PALM	COCOS NUCIFERA	9	26	14	
15144	COCONUT PALM	COCOS NUCIFERA	8	26	14	
15145	COCONUT PALM	COCOS NUCIFERA	9	28	16	
15146	COCONUT PALM	COCOS NUCIFERA	10	24	14	
15147	COCONUT PALM	COCOS NUCIFERA	9	25	14	
15148	COCONUT PALM	COCOS NUCIFERA	10	25	14	
15149	COCONUT PALM	COCOS NUCIFERA	9	24	14	
15150	COCONUT PALM	COCOS NUCIFERA	9	24	16	
15151	COCONUT PALM	COCOS NUCIFERA	9	28	16	
15152	COCONUT PALM	COCOS NUCIFERA	9	28	16	
15153	COCONUT PALM	COCOS NUCIFERA	10	32	16	
15154	COCONUT PALM	COCOS NUCIFERA	9	30	16	
15155	COCONUT PALM	COCOS NUCIFERA	9	32	16	
15156	COCONUT PALM	COCOS NUCIFERA	9	34	16	
15157	COCONUT PALM	COCOS NUCIFERA	9	32	16	
15158	COCONUT PALM	COCOS NUCIFERA	9	34	16	
15159	COCONUT PALM	COCOS NUCIFERA	9	34	16	
15160	COCONUT PALM	COCOS NUCIFERA	9	37	18	
15161	COCONUT PALM	COCOS NUCIFERA	10	37	18	

FIELD DATA AS OF JANUARY 15, 2021



LOCATION SKETCH
SECTION 35, TOWNSHIP 52 SOUTH, RANGE 42 EAST
NOT TO SCALE

LEGAL DESCRIPTION:

Lot 1, BEACH FRONT SECTION OF BAY HARBOR, according to the plat thereof as recorded in Plat Book 44, page 27 of the Public Records of Dade County, Florida, being bounded on the East by the Erosion Control Line, as recorded in Plat Book 88, at Page 65, of said Public Records.

SURVEYOR'S NOTES:

- This site lies in Section 26, Township 52 South, Range 42 East, Town of Bal Harbor Village, Miami-Dade County, Florida.
- All documents are recorded in the Public Records of Miami-Dade County, Florida, unless otherwise noted.
- Lands shown hereon were NOT abstracted for easements and/or rights-of-way of records.
- Bearings hereon are referred to an assumed value of N 88°52'35" E for the North right of way line of 96th Street Avenue, and evidenced by two (2) set 1/2" pipes & caps (LB3653).
- Elevations shown hereon are relative to the National Geodetic Vertical Datum of 1929, based on Miami-Dade County Bench Mark No. Z-313, Elevation +9.59, located at Collins Avenue and 96th Street.
- Lands shown hereon are located within an area having a Zone Designation X and AE (EL 8) by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No. 12086C0163L, for Community No. 120636, dated September 11, 2009, and index map revised September 11, 2009, and is relative to the National Geodetic Vertical Datum of 1929.
- Dimensions indicated hereon are field measured by electronic measurement, unless otherwise noted.
- Lands shown hereon containing 130,811 square feet, or 3.003 acres, more or less.
- All horizontal control measurements are within a precision of 1:10,000.
- This map is intended to be displayed at the graphic scale shown hereon or smaller.
- Roof overhang not located unless otherwise shown.
- Trees shown are surveyed for their horizontal location and/or size. Tree information provided by Alvey Tree Consulting, a certified Arborist on January 15, 2021.
- Improvements shown beyond the scope and limits of this Boundary & Topographic Survey may not be current or located.
- Underground improvements and/or underground encroachments not shown unless otherwise indicated.
- The approximate location of all utilities shown hereon were determined from As-Built plans and/or on-site locations and should be verified before construction.
- Pursuant to Florida State Statutes in Chapter 161.181, it designates that an upland property landward of the established Erosion Control Line shall remain the property of the upland owner.
- Legal description shown hereon furnished by client and no claims as to ownership are made or implied.
- Folio No. 12-2226-038-0001 (Reference Folio No.) per Miami-Dade Property Appraiser's web site.

SURVEYOR'S CERTIFICATION:

I hereby certify that this "Boundary & Topographic Survey" was made under my responsible charge on December 18, 2020 and last updated on April 18, 2024, and meets the applicable codes as set forth in the Florida Administrative Code, pursuant to Section 472.027, Florida Statutes. The fieldwork was completed on April 18, 2024.

"Not valid without the signature and the original raised a digital signature seal of a Florida Licensed Surveyor and Mapper"

FORTIN, LEAVY, SKILES, INC., LB3653

By: Daniel C. Fortin Jr., For The Firm
Surveyor and Mapper, LS6435
State of Florida.

This Drawing is the Property of Fortin, Leavy, Skiles, Inc. and is an instrument of Service not to be Reproduced in Whole or in Part without the Express WRITTEN Permission of Same.

No.	O.N.	Revision Description	
4	240234	UPDATE SURVEY (4/18/24)	MLR
3	210468	LOCATE U.G. STORM/SAN. DATA (7/8/21) SJD	CCM
2	210298	UPDATE SURVEY (5/19/21) SJD	MAP
1	210106	ADDITIONAL E.L.'S & TOPO PER CLIENT'S REQUEST	DN

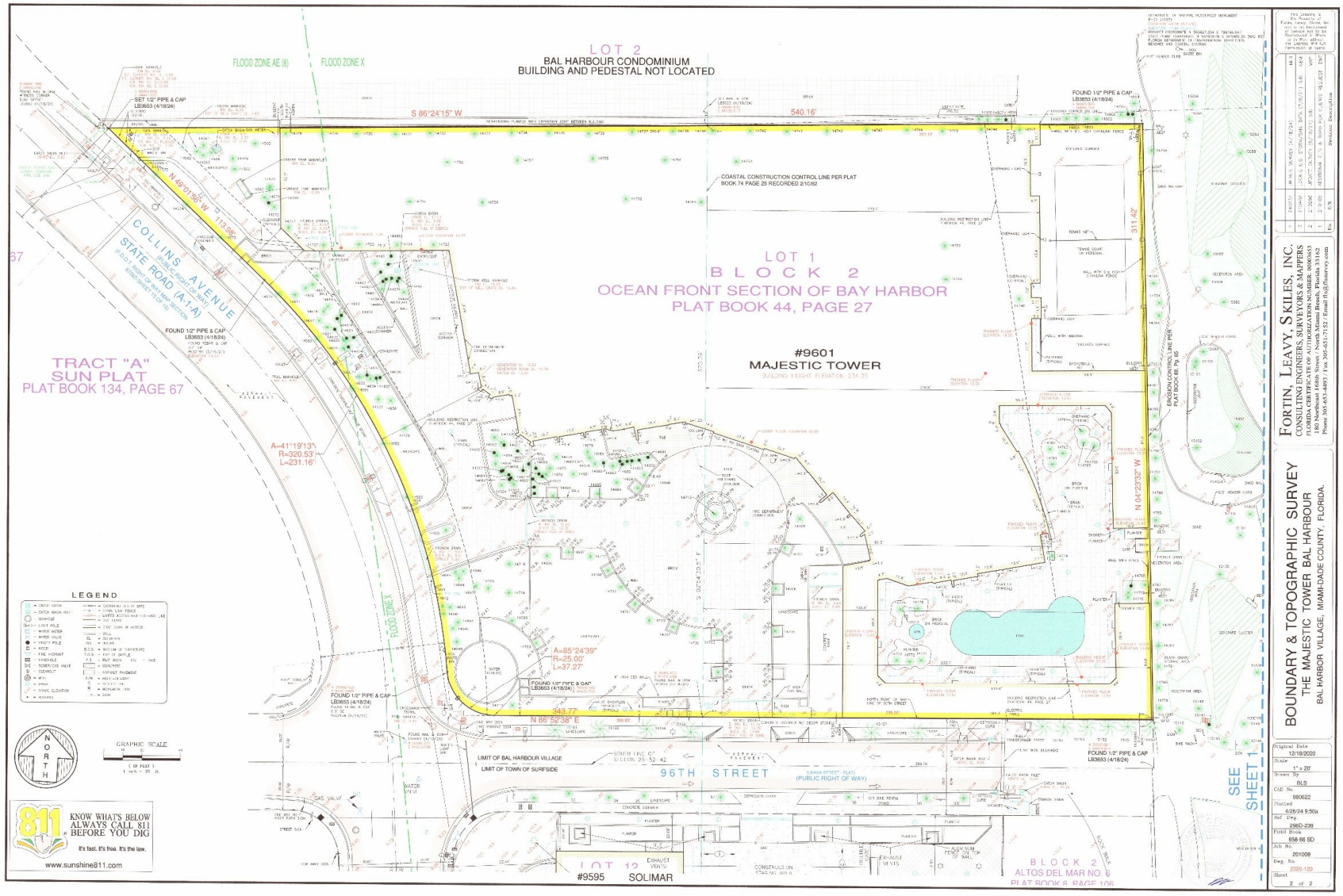
FORTIN, LEAVY, SKILES, INC.
CONSULTING ENGINEERS, SURVEYORS & MAPPERS
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 00003653
180 Northeast 168th Street / North Miami Beach, Florida 33162
Phone 305-653-4493 / Fax 305-651-7152 / Email fls@flssurvey.com

BOUNDARY & TOPOGRAPHIC SURVEY
THE MAJESTIC TOWER BAL HARBOUR
BAL HARBOR VILLAGE, MIAMI-DADE COUNTY, FLORIDA.

Original Date: 12/18/2020
Scale: 1" = 20'
Drawn By: BLS
CAD No.: 980622
Plotted: 4/26/24 9:50a
Ref. Dwg.: 296D-239
Field Book: 497/26 & 1 SD
Job No.: 201008
Dwg. No.: 2020-120
Sheet: 1 of 2

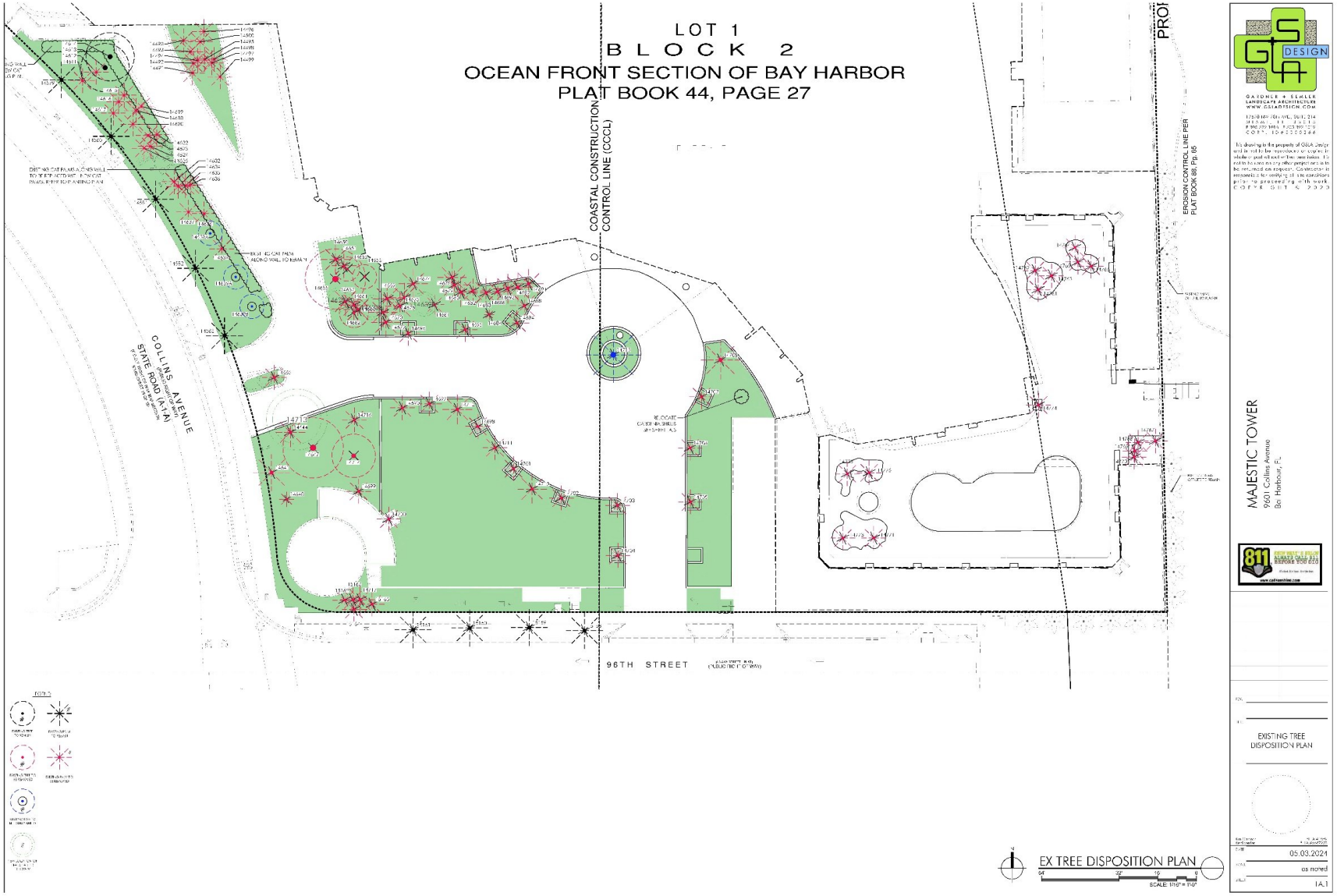
MAJESTIC TOWER
BAL HARBOUR

Sheet Survey page 2



MAJESTIC TOWER
BAL HARBOUR

Sheet LA.1



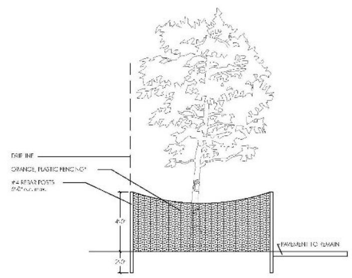
MAJESTIC TOWER
BAL HARBOUR

Sheet LA.2

EXISTING TREE DISPOSITION LIST - TREES WITHIN SCOPE OF WORK									
			SIZE			DISPOSITION			MITIGATION
KEY	BOTANICAL NAME	COMMON NAME	HT.(ft.)	SPD.(ft.)	DBH.(in.)	REMAIN	REMOVE	TRANSPL.	S.F. CANOPY
14490	Livistona chinensis	Chinese Fan Palm	14	10	10		X		79
14491	Livistona chinensis	Chinese Fan Palm	14	10	10		X		79
14492	Cocos nucifera	Coconut Palm	35	12	10		X		113
14493	Livistona chinensis	Chinese Fan Palm	14	10	10		X		79
14494	Livistona chinensis	Chinese Fan Palm	14	10	10		X		79
14495	Livistona chinensis	Chinese Fan Palm	14	10	10		X		79
14496	Cocos nucifera	Coconut Palm	35	12	10		X		113
14497	Livistona chinensis	Chinese Fan Palm	14	10	10		X		79
14498	Livistona chinensis	Chinese Fan Palm	14	10	10		X		79
14499	Livistona chinensis	Chinese Fan Palm	14	10	10		X		79
14500	Livistona chinensis	Chinese Fan Palm	14	10	10		X		79
14579	Phoenix dactylifera "Medjool"	Medjool Date Palm	35	20	14	X			
14580	Phoenix dactylifera "Medjool"	Medjool Date Palm	35	20	14	X			
14581	Phoenix dactylifera "Medjool"	Medjool Date Palm	35	20	14	X			
14582	Phoenix dactylifera "Medjool"	Medjool Date Palm	35	20	14	X			
14583	Phoenix dactylifera "Medjool"	Medjool Date Palm	35	20	14	X			
14611	Phoenix roebelenii	Pygmy Date Palm	10	8	6		X		50
14612	Cocos nucifera	Coconut Palm	35	12	10		X		113
14613	Bambusa vulgaris vittata	Golden Hawaiian Bambo	25	20	multi	X			
14614	Bambusa vulgaris vittata	Golden Hawaiian Bambo	25	20	multi	X			
14615	Cocos nucifera	Coconut Palm	35	12	10		X		113
14616	Livistona chinensis	Chinese Fan Palm	12	10	10		X		79
14617	Phoenix roebelenii	Pygmy Date Palm	10	8	6		X		50
14618	Livistona chinensis	Chinese Fan Palm	16	8	6		X		50
14619	Livistona chinensis	Chinese Fan Palm	20	8	6		X		50
14620	Livistona chinensis	Chinese Fan Palm	20	8	6		X		50
14622	Livistona chinensis	Chinese Fan Palm	12	8	6		X		50
14623	Livistona chinensis	Chinese Fan Palm	12	8	6		X		50
14624	Livistona chinensis	Chinese Fan Palm	25	8	6		X		50
14626	Livistona chinensis	Chinese Fan Palm	18	8	6		X		50
14632	Livistona chinensis	Chinese Fan Palm	8	8	6		X		50
14634	Livistona chinensis	Chinese Fan Palm	20	8	6		X		50
14635	Livistona chinensis	Chinese Fan Palm	22	8	6		X		50
14636	Livistona chinensis	Chinese Fan Palm	22	8	6		X		50
14637	Roystonea regia	Royal Palm	25	15	12		X		177
14638	Cocos nucifera	Coconut Palm	35	12	10		X		113
14638A	Ligustrum japonicum	Wax-leaf Privet	10	10	multi			X	
14639	Cocos nucifera	Coconut Palm	35	12	10		X		113
14639A	Ligustrum japonicum	Wax-leaf Privet	10	10	multi			X	
14639B	Ligustrum japonicum	Wax-leaf Privet	10	10	multi			X	
14640	Phoenix robellini	Pygmy Date Palm	18	6	4		X		28
14641	Phoenix robellini	Pygmy Date Palm	12	15	3 trunks		X		177
14644	Phoenix robellini	Pygmy Date Palm	12	12	3 trunks		X		113
14647	Tabebuia cariabea	Silver Trumpet Tree	14	25	12		X		491
14650	Livistona chinensis	Chinese Fan Palm	18	12	8		X		113
14651	Livistona chinensis	Chinese Fan Palm	18	12	8		X		113
14652	Tabebuia cariabea	Silver Trumpet Tree	16	8	8		X		50
14653	Tabebuia cariabea	Silver Trumpet Tree	18	10	8		X		79
14655	Tabebuia cariabea	Silver Trumpet Tree	18	25	12		X		491
14657	Livistona chinensis	Chinese Fan Palm	20	12	8		X		113
14660	Livistona chinensis	Chinese Fan Palm	20	12	8		X		113
14661	Livistona chinensis	Chinese Fan Palm	20	12	8		X		113
14662	Tabebuia cariabea	Silver Trumpet Tree	18	10	8		X		79
14665	Phoenix dactylifera "Medjool"	Medjool Date Palm	35	20	14		X		314
14669	Livistona chinensis	Chinese Fan Palm	20	12	7		X		113
14670	Livistona chinensis	Chinese Fan Palm	20	12	7		X		113
14672	Livistona chinensis	Chinese Fan Palm	20	12	7		X		113
14674	Livistona chinensis	Chinese Fan Palm	20	12	7		X		113
14675	Livistona chinensis	Chinese Fan Palm	20	12	7		X		113
14676	Livistona chinensis	Chinese Fan Palm	20	12	7		X		113
14678	Livistona chinensis	Chinese Fan Palm	20	12	7		X		113
14679	Livistona chinensis	Chinese Fan Palm	20	12	7		X		113
14680	Livistona chinensis	Chinese Fan Palm	20	12	7		X		113
14681	Phoenix robellini	Pygmy Date Palm	12	8	2 trunks		X		50
14682	Livistona chinensis	Chinese Fan Palm	20	12	7		X		113
14683	Livistona chinensis	Chinese Fan Palm	20	12	7		X		113
14684	Phoenix robellini	Pygmy Date Palm	8	4	4		X		13
14686	Livistona chinensis	Chinese Fan Palm	20	12	7		X		113
14688	Phoenix robellini	Pygmy Date Palm	12	12	3 trunks		X		113
14690	Phoenix robellini	Pygmy Date Palm	8	6	6		X		28
14691	Phoenix robellini	Pygmy Date Palm	8	6	6		X		28
14692	Phoenix robellini	Pygmy Date Palm	8	6	6		X		28
14693	Livistona chinensis	Chinese Fan Palm	20	12	7		X		113
14694	Phoenix dactylifera "Medjool"	Medjool Date Palm	35	18	14		X		254
14695	Phoenix dactylifera "Medjool"	Medjool Date Palm	35	18	14		X		254
14696	Phoenix dactylifera "Medjool"	Medjool Date Palm	35	18	14		X		254
14697	Phoenix dactylifera "Medjool"	Medjool Date Palm	35	18	14		X		254
14698	Phoenix dactylifera "Medjool"	Medjool Date Palm	35	18	14		X		254
14699	Phoenix dactylifera "Medjool"	Medjool Date Palm	35	18	14		X		254
14700	Phoenix dactylifera "Medjool"	Medjool Date Palm	35	18	14		X		254
14701	Phoenix dactylifera "Medjool"	Medjool Date Palm	35	18	14		X		254
14702	Phoenix dactylifera "Medjool"	Medjool Date Palm	35	18	14		X		254
14703	Phoenix dactylifera "Medjool"	Medjool Date Palm	35	18	14		X		254
14704	Phoenix dactylifera "Medjool"	Medjool Date Palm	35	18	14		X		254
14705	Phoenix dactylifera "Medjool"	Medjool Date Palm	35	18	14		X		254
14706	Phoenix dactylifera "Medjool"	Medjool Date Palm	35	18	14		X		254
14707	Phoenix dactylifera "Medjool"	Medjool Date Palm	35	18	14		X		254
14708	Phoenix robellini	Pygmy Date Palm	14	16	3 trunks		X		201
14710	Phoenix robellini	Pygmy Date Palm	8	12	3 trunks		X		113
14711	Phoenix robellini	Pygmy Date Palm	8	10	2 trunks		X		79
14712	Phoenix robellini	Pygmy Date Palm	8	12	3 trunks		X		113
14713	Phoenix reclinata	Senegal Date Palm	30	23	8 trunks			X	
14714	Tabebuia cariabea	Silver Trumpet Tree	18	18	8		X		254
14716	Phoenix dactylifera "Medjool"	Medjool Date Palm	35	18	14		X		254
14717	Bismarckia nobilis	Bismarck Palm	25	12	12		X		113
14761	Cocos nucifera	Coconut Palm	37	18	11		X		254
14762	Cocos nucifera	Coconut Palm	40	18	10		X		254
14763	Cocos nucifera	Coconut Palm	32	16	10		X		201
14764	Hyophorbe verschaffeltii	Spindle Palm	10	8	9		X		50
14765	Hyophorbe verschaffeltii	Spindle Palm	10	6	11		X		28
14766	Hyophorbe verschaffeltii	Spindle Palm	11	8	10		X		50
14767	Hyophorbe verschaffeltii	Spindle Palm	6	10	10		X		79
14768	Hyophorbe verschaffeltii	Spindle Palm	8	8	12		X		50
14769	Hyophorbe verschaffeltii	Spindle Palm	8	8	10		X		50
14770	Hyophorbe verschaffeltii	Spindle Palm	13	10	10		X		79
14771	Cocos nucifera	Coconut Palm	30	14	9		X		154
14773	Cocos nucifera	Coconut Palm	28	14	9		X		154
14774	Hyophorbe verschaffeltii	Spindle Palm	5	6	12		X		28
14775	Cocos nucifera	Coconut Palm	26	14	8		X		154
14776	Cocos nucifera	Coconut Palm	28	14	9		X		154
15158	Cocos nucifera var. 'Green Malayan'	Coconut	30	15	8		X		177
15159	Cocos nucifera var. 'Green Malayan'	Coconut	30	15	8		X		177
15160	Cocos nucifera var. 'Green Malayan'	Coconut	30	15	8		X		177
15161	Cocos nucifera var. 'Green Malayan'	Coconut	30	15	8		X		177
15162	Phoenix robellini	Pygmy Date Palm					X		0
15163	Phoenix robellini	Pygmy Date Palm					X		0
15164	Phoenix robellini	Pygmy Date Palm					X		0
15165	Phoenix robellini	Pygmy Date Palm					X		0
				TOTAL CANOPY S.F. TO BE REPLACED					13,549

*Mitigation provided (see plant list for species):			
MITIGATION TYPE	QTY.	MITIGATION EA. (S.F.)	TOTAL MITIGATION (S.F.)
Shade Tree 1	5	500	2500
Shade Tree 2	32	300	9600
Palm Tree 1	7	300	2100
Palm Tree 2	0	100	0
Small Tree	0	200	0
GRAND TOTAL S.F. MITIGATION CANOPY PROVIDED*			14200

TREE DISPOSITION SUMMARY	
TOTAL TREES TO REMAIN	0
TOTAL PALMS TO REMAIN	7
TOTAL TREES TO RELOCATE	3
TOTAL PALMS TO RELOCATE	1
TOTAL TREES TO REMOVE	6
TOTAL PALMS TO REMOVE	101



*LIMITS OF TREE PROTECTION ARE TO BE ESTABLISHED BASED ON ANSI A300 ROOT MANAGEMENT STANDARDS. AS A GENERAL RULE THE TREE PROTECTION ZONE MUST EXTEND 10" PER 1" OF TREE DBH. -PLACE ORANGE, PLASTIC FENCING (BY TENSAR OR OTHER APPROVED EQUAL) AROUND INDIVIDUAL TREES AND TREE CLUMPS TO REMAIN ON SITE IN ANY AREAS WITHIN THE LIMITS OF CONSTRUCTION. BARRIER SHALL BE MAINTAINED IN AN UPRIGHT POSITION AT ALL TIMES.

TREE PROTECTION DETAIL

N.T.S.

TREE & PALM TRANSPLANTING NOTES:

1. Prior to root pruning and before excavating holes for transplanted trees, check with all local utilities to locate existing underground utilities. If any unknown utilities or sprinkler pipes are in advertently broken, do not cover them up. Immediately notify the utility and/or the Client, and take all necessary steps to repair the break.

2. Root prune trees a minimum of 8 weeks prior to moving them. It is not necessary to root prune palms prior to transplanting unless specifically instructed to do so by the Landscape Architect. Prior to root pruning, thoroughly water the root zone with at least 2"-3" of water. Root pruning shall be accomplished by digging a trench two-thirds (2/3) of the way around the tree at a minimum of 24" deep. Root prune only with a mechanical root-pruning saw or a trencher with a maximum trench width of 8 inches. This trench shall form a rootball of the minimum following sizes:

Up to 5" caliper	3' diameter
6"-8" caliper	4' diameter
9"-12" caliper	6' diameter
Over 12" caliper	8'-10' diameter

2. The amount of general pruning and thinning of the leaf mass shall be limited to 1/3 of the tree canopy or only the fronds that are more than 50% dead, unless otherwise directed by the Landscape Architect.

3. Plant holes shall be roughly cylindrical in shape with sides approximately vertical. The depth of the hole shall be equal to the rootball depth plus 12" unless further depth is required to provide adequate drainage. The diameter of the hole shall be a minimum of 24" larger than the rootball diameter.

4. PLANT MATERIAL SHALL BE PLANTED AT THEIR NATURAL AND ORGINAL PLANTING LEVEL PRIOR TO THEIR PLACEMENT ON THIS PROJECT OR JOB. WHEN LOWERED INTO THE HOLE, THE PLANTS SHALL REST ON THE PREPARED HOLE BOTTOM SUCH THAT THE SURFACE ROOTS ARE LEVEL OR SLIGHTLY ABOVE THE LEVEL OF THE TOP OF THE HOLE. CREATE A SAUCER, APPROXIMATELY 6" DEEP TO HELP HOLD WATER. THE PRACTICE OF PLUNGING, BURYING, OR PLANTING THE PLANT MATERIAL SUCH THE SURFACE ROOTS AT THE TOP OF THE ROOTBALL ARE BELOW THE LEVEL OF THE SURROUNDING FINAL GRADE WILL NOT BE PERMITTED UNLESS IT IS NOTED OTHERWISE IN THESE PLANS. The plants shall be set straight or plumb or normal to the relationship of their growth prior to transplanting. The Landscape Architect reserves the right to direct the Contractor to realign any plant material after it has been set.

5. Backfill the bottom two-thirds of the planting hole and firmly tamp and settle by watering as backfilling progresses. After having tamped and settled the bottom two-

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REV.

TITLE
EXISTING TREE DISPOSITION LIST

Ken Gardner FL LA #1869
Kurt Semler FL LA #6667205

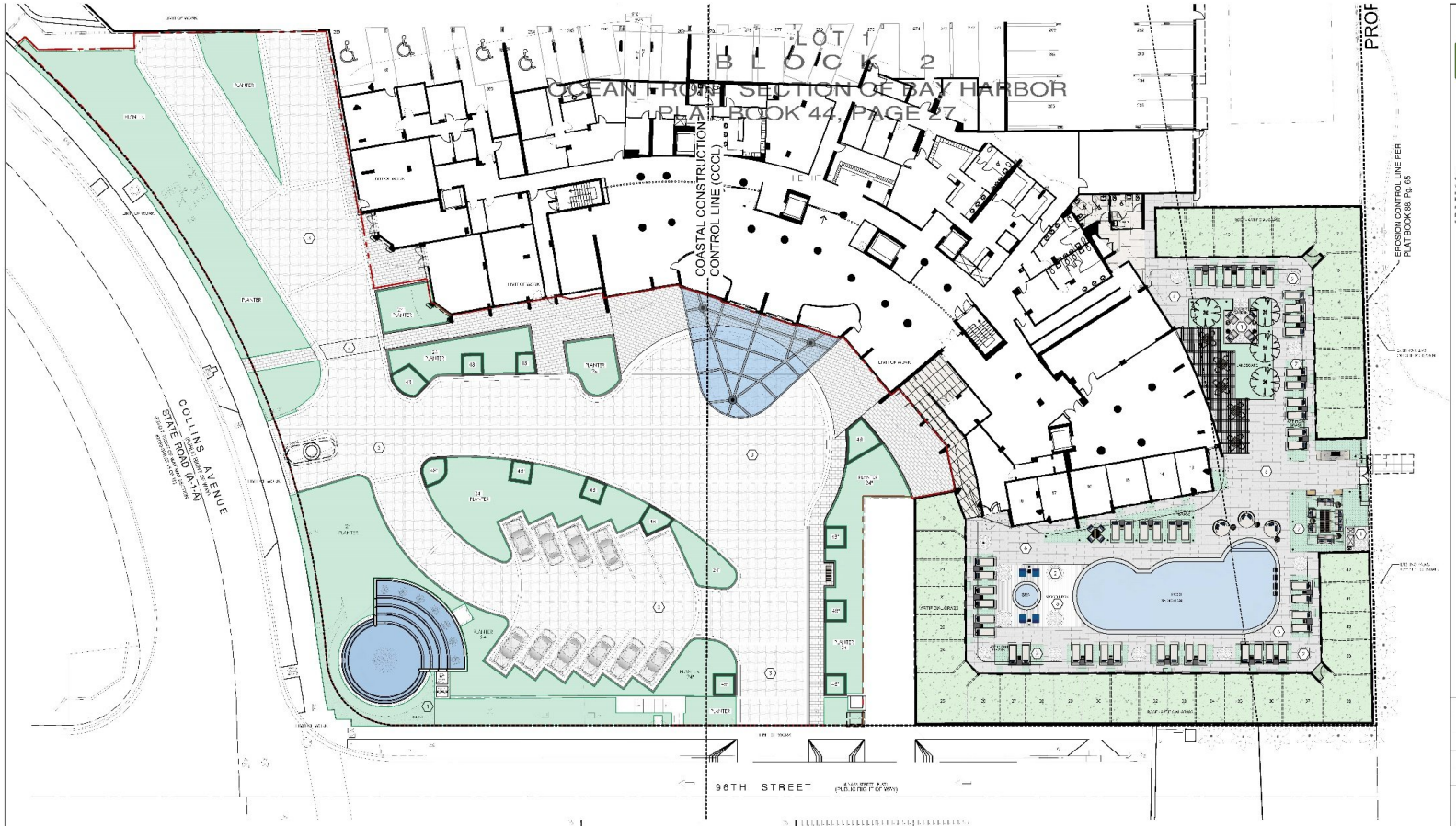
DATE 05.03.2024

SCALE as noted

SHEET LA.2

MAJESTIC TOWER
BAL HARBOUR

Sheet LA.3



HARDSCAPE SCHEDULE					
MATERIALS					
KEY	DESCRIPTION	MANUFACTURER	COLOR	FINISH	SIZE
1	Decorative Gravel	Local Manufacturer	Gray	Loose	3/8" Decomposed Granite
2	Black River Rock	Local Manufacturer	Black	Loose/Mortared	Varied
3	Driveway Paver	Gem Pavers	Charcoal & Natural Gray. White for Parking Lines	Natural	9" x 6", 9" x 9" & 9" x 12" by 2 3/8" thick. Herringbone Pattern
4	Driveway Crossing Pavers	Artistic Pavers	Ivory	Polished	8" x 8" x 2 3/8"
5	Wood Deck	Ipe	Aged Teak	Primer, Stain and Sealed	1" x 5 1/2" x 12'
6	Pool Deck Pavers & Coping	Artistic Pavers	Ivory	Shellback, Polished	12" x 24" x 1 5/8", Coping 4" x 16" x 1 5/8"
7	Artificial Turf	B Brandt Consulting	Coastal Blend	Coastal Blend	Pile height 1&1/4 inch

PREVIOUS LANDSCAPE AREA - 17,946 s.f.

PROPOSED LANDSCAPE AREA - 12,084 s.f.

OPEN SPACE CALCULATIONS

Total Lot Size - 130,830 s.f.
Open Space Required - 78,498 s.f.
Previously Approved Open Space - 108,962 s.f. (83.3%)
Proposed Open Space - 102,100 s.f. (78.0%)

HARDSCAPE PLAN

SCALE: 1/16" = 1'-0"

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HARDSCAPE PLAN LAYOUT

DATE 05.03.2024
SCALE as noted
SHEET LA.3

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Sheet LA.4

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PLANTING PLAN

05.03.2024
as noted
LA.4

MAJESTIC TOWER
BAL HARBOUR

Sheet LA.5

PLANT LIST

KEY	PLANT NAME	QTY.	UT.	SIZE
TREES				
BUSI	Bursera simaruba ...Gumbo Limbo	2	ea.	14' tall x 5' spread, 3" DBH , 4' C' min.
CHSP	Chorisia speciosa ...Silk Floss	1	ea.	16' tall x 6' spread, 4" DBH
CODI	Cordoldia dichotoma ...Fragrant Manila	20	ea.	12' tall x 5' spread, 2" DBH, 4' C' min.
COER	Conocarpus erectus ...Green Buttonwood	5	ea.	18' tall x 8' spread, 4" DBH
LIJA	Ligustrum japonicum ...Japetrum	4	ea.	16' tall x 6' spread, multi, specimen
MYFR	Myrciantes fragrans ...Simpson's Stopper	8	ea.	12' tall x 5'-6' spread, 3 trunks, lifted to tree form
QUVI	Quercus virginiana ...Live Oak	2	ea.	12' tall x 5' spread, 2" DBH, 4' C' min.
PALMS				
KEY	PLANT NAME	QTY.	UT.	SIZE
BINO	Bismarckia nobilis ...Bismarck Palm	7	ea.	18' tall OA
DYCA	Dypsis cabadae ...Cabada Palm	1	ea.	12' tall OA, multi-trunk
ELOL	Elaeis oleifera ...American Oil Palm	2	ea.	18' tall OA
MYLA	Mycphorbe lagenicaulis ...Bottle Palm	3	ea.	12' tall OA
ROFO	Roystonea roundifolia ...Foot Stool Palm	11	ea.	12' tall OA
PHDM	Phoenix dactylifera 'Medjool' ...Medjool Date Palm	10	ea.	25' OA HT. Matched
THRA	Thrinax radiata ...Florida Thatch Palm	9	ea.	6' tall OA
BAMBOO & OTHERS				
KEY	PLANT NAME	QTY.	UT.	SIZE
BAMU	Bambusa multiplex ...Hedge Bamboo	5	ea.	18' tall overall, 6-7 culms per clump
SHRUBS				
KEY	PLANT NAME	QTY.	UT.	SIZE
BOAR	Borrichia arborescens ...Silver Ocean Daisy	36	ea.	24" x 24", install 24" o.c.
BRCM	Portea petropolitana ...Bromeliad Portea Jungle	7	ea.	2' tall x 2' spread, full to ground
CAAM	Callicarpa americana ...American Beautyberry	21	ea.	30" x 30", install, 24" o.c.
CACY	Capparis cynophallophora ...Jamaica Caper	239	ea.	24"x18", full
CHIC	Chrysobalanus icaco ...Coco plum	316	ea.	18" x 18", install 18" o.c.
COER2	Conocarpus erectus ...Green Buttonwood	12	ea.	5'-6' Tall Shrub Form
DRMA	Dracaena marginata 'Dragon Tree' ...Dragon Tree	28	ea.	4'-5' tall overall, 2-3 pop
FIGI	Ficus microcarpa 'Green Island' ...Ficus Green Island	142	ea.	18"x18", install 24" o.c.
MUCA	Muhlenbergia capillaris ...Muhly Grass	140	ea.	3 gal cans, full
PSNE	Psychotria nervosa ...Wild Coffee	49	ea.	18"x18"
RUBR	Ruellia brittoniana ...Mexican Blue Bell	81	ea.	18"x18", install 24" o.c.
SERE	Serenoa repens ...Saw Palmetto	32	ea.	24" x 24", install 24" o.c.
TRDA	Tripsacum dactyloides ...Fakahatchee Grass	168	ea.	3 gal cans, full, install 36" o.c.
GROUNDCOVERS				
ARGL	Arachis glabrata ...Perennial Peanut	1530	ea.	1 gal cans, full, install 9" o.c.
ERLI	Ernodea littoralis ...Golden Creeper	77	ea.	3 gal cans, full, install 24" o.c.
LIEG	Liriope muscari 'Evergreen Giant' ...Evergreen Giant Liriope	1891	ea.	1 gallon cans, full, install 12" o.c.
PIMA	Pilea microcarpa ...Artillery Pom	837	ea.	8" x 8", install 12" o.c.
MISCELLANEOUS				
	Planting Soil: 70% Silica Sand 20% Everglades Muck 10% Shredded Pinebark	as req.	c.y.	excavate and backfill 18" depth in all planting areas.
	Artificial Sod	as req.	s.f.	see interior design plans
	St. Augustine 'Floratam'	as req.	s.f.	solid sod
	Shredded Melaleuca Mulch	as req.	c.y.	3" layer in all shrub beds
	Rootguard	as req.	l.f.	24" deep, manufacturer to be selected
	Gravel	as req.	c.y.	install 3" deep over landscape fabric, decorative gravel to be selected
	Black River Rock	as req.	c.y.	install 3" deep over landscape fabric

LANDSCAPE LEGEND (This information to be permanently affixed to the plan.)

Zoning District: OF (Net Lot Area) 1.15 (acres) 50,211 (square feet)

OPEN SPACE REQUIREMENTS	REQUIRED	PROVIDED
A. Square feet of open space required by Chapter 33, as indicated on site plan:	12,553	15,339
Net Lot area = 50,211 square feet x 25 % = 12,553 square feet		
B. Square feet of parking lot open space required by Chapter 18A, as indicated on site plan:	120	120
The number of parking spaces 12 x 10 square feet per parking space =		
C. Total square feet of landscaped open space required by Chapter 33 = A+B=	12,673	15,459
LAWN AREA CALCULATION	**MAXIMUM**	**PROVIDED**
A. Total square feet of landscape open space required by Chapter 33 =	12,673	
B. Maximum lawn area (Non-Balsa sod) permitted = 60 % = 7,604 square feet =	7,604	325
TREES	**REQUIRED**	**PROVIDED**
SITE TREES		
A. The number of trees required per net lot acre		
= 28 trees x net lot acreage =		
TOTAL SITE TREES	33	40
less the existing number of trees that meet the minimum requirements	-	-
TOTAL NEW SITE TREES	33	40
STREET TREES		
B. Street trees (max. average spacing of 35 o.c.): 400 linear feet along street / 35 =	12	12
Street trees located directly beneath power lines (Max. average spacing 25 o.c.):		
n/a linear feet along street / 25 =	-	-
Palms as street trees (max. average spacing of 25' o.c.) n/a linear feet along street / 25 =	-	-
TOTAL STREET TREES	12	12
GRAND TOTAL TREES REQUIRED	45	52
C. 30% palm species allowed (two palms = one tree) Palms provided =	12	10
D. Percentage of native trees required = number of trees provided x 30% =	14	37
SHRUBS	**REQUIRED**	**PROVIDED**
A. The total number of trees required x 10 = the number of shrubs required	450	1269
B. The total number of shrubs required x 30% = the number of native shrubs required	135	1013

IRRIGATION: Req. by Chapter 33 Auto Irrigation X or hose bib provided.

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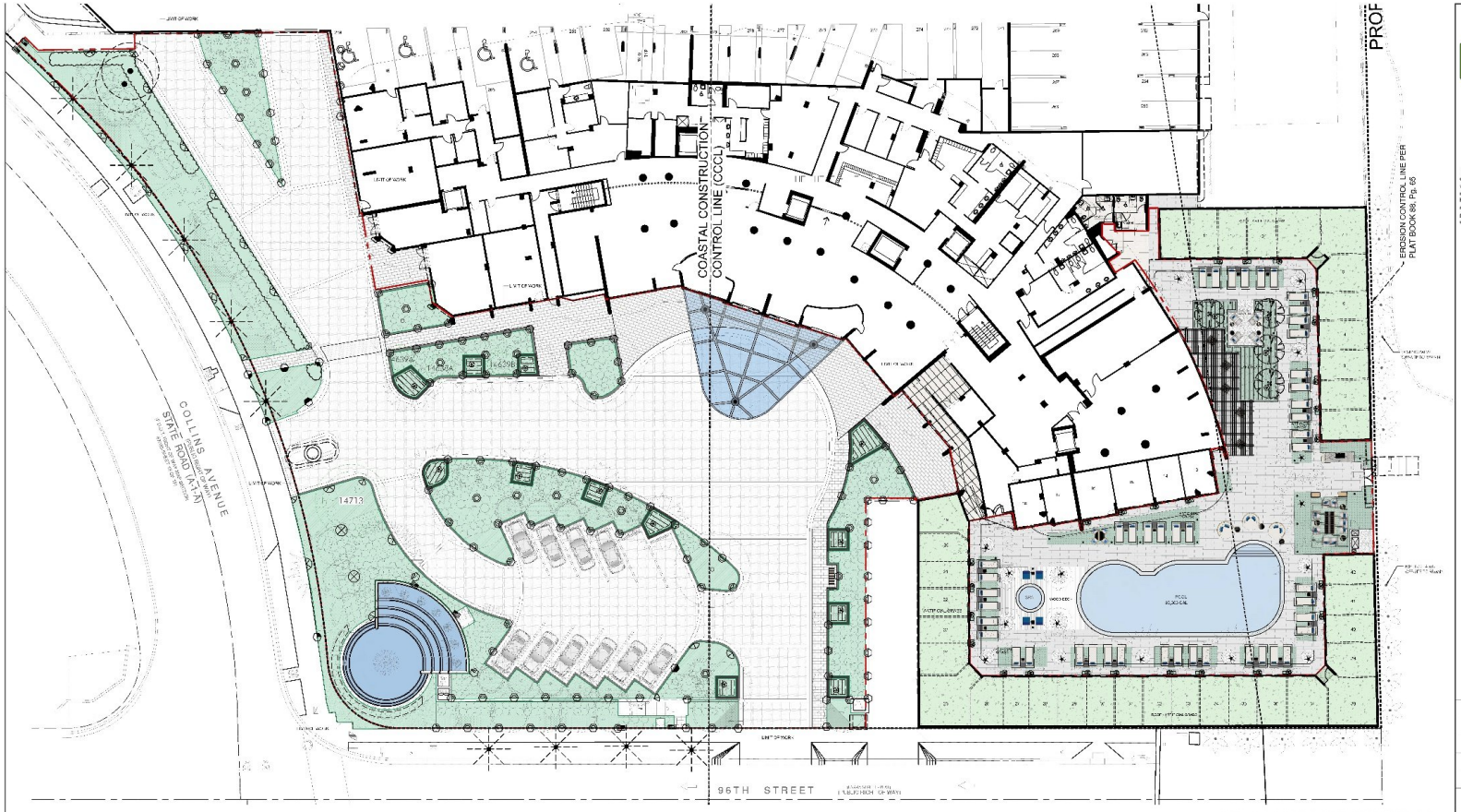
TITLE
PLANTING LIST

Date Received
Date Issued

DATE 05.03.2024
SCALE as noted
SHEET LA.5

MAJESTIC TOWER
BAL HARBOUR

Sheet LA.7



NOTE: TO CONNECT TO EXISTING IRRIGATION SYSTEM

IRRIGATION MATERIALS LIST

KEY	ITEM	QTY.
	PVC Sleeve shall be Class 200 PVC (sizes as shown on plans)	as required
	Main shall be Class 200 PVC	as required
	Rubber Tree Root Barrier	as required
	All connections to Class 200 PVC shall be solvent weld or threaded type adapter, unless otherwise specified.	as required
	Quality PVC or Polypropylene Coupling Joints	as required
	Water Meter and Backflow Prevention Assembly See Civil Plans	-
	Rain Controller RAINBIRD ____ Series Controller	-
	Rain Bird RSD Series Rain Sensor (locate in area of free rainfall)	-
	RAINBIRD 100-HV-SCS-B Hydromechanical Solenoid Control Valve	-
	Wire for Control Wire	as required
	Standard 1" Rain Bird Pressure Regulator (Not to exceed 100psi max)	as required
	RAIN BIRD XCS Series Rain Dispersal System RS 6V 12 500/2500 100 Air Release Valve Pressure Gauge Flow Meter Flow Control	as required
	Residential ____ Type Control Zone Kit (____ Valve ____ Flow)	-
	RAINBIRD 33-DV-RC Quick Coupler Valve	-
	PVC Swing Joint for Irrigation Lines Class 200 PVC	as required
	RAINBIRD Drip Emitter UNI-DRIP 1.5 gph	-
	RAINBIRD Drip Emitter Adjustable emitter (360° Pattern) (1 gph) (emitters shown with tubing, cap and tee for easy installation and use)	-
	RAINBIRD 1806-SAM-Anti-siphon Flow Control Valve 2GPM - (1.0 gpm)	as required
	RAIN BIRD 1806 Series Spray Heads 12"-24" risers RAIN BIRD Series 42 PSI 4" pop-up gear rotor 2" pop up on risers with nozzle sizes 10 360 (1.3 gpm) 12 (2.0 gpm) 15 (1.5 gpm) 18 (1.8 gpm) 16 (1.0 gpm) 18 (2.0 gpm)	as required
	RAIN BIRD Rotor Spray Heads 6"-12" risers RAIN BIRD Series 42 PSI 4" pop-up gear rotor 2" pop up on risers with nozzle sizes 10 360 (1.3 gpm) 12 (2.0 gpm) 15 (1.5 gpm) 18 (1.8 gpm) 16 (1.0 gpm) 18 (2.0 gpm)	as required
	RAIN BIRD Rotor Spray Heads 6"-12" risers RAIN BIRD Series 42 PSI 4" pop-up gear rotor 2" pop up on risers with nozzle sizes 10 360 (1.3 gpm) 12 (2.0 gpm) 15 (1.5 gpm) 18 (1.8 gpm) 16 (1.0 gpm) 18 (2.0 gpm)	as required
	1" Lateral 1.5" Lateral 2" Lateral	-

Drip Irrigation Tubing and Fittings shall be installed in accordance with the manufacturer's specifications. Drip Irrigation Tubing shall be installed in accordance with the manufacturer's specifications. Drip Irrigation Tubing shall be installed in accordance with the manufacturer's specifications.

CLASS 200 PVC PIPE SIZE CHART

1"	0.5 GPM
1.5"	1 GPM
2"	2 GPM
2.5"	3 GPM
3"	5 GPM
4"	10 GPM
6"	25 GPM

IRRIGATION LAYOUT PLAN

SCALE: 1/16" = 1'-0"

GARDNER + GAULER LANDSCAPE ARCHITECTURE
WWW.GSLADESIGN.COM

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Sunrise, FL 33323
P 954.322.1996 F 954.792.1313
CORP. LC0000212466

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9601 Collins Avenue
Bal Harbour, FL

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IRRIGATION LAYOUT PLAN

05.03.2024

as noted

LA.7

MAJESTIC TOWER
BAL HARBOUR

Sheet LA.8

GENERAL NOTES

1. SCOPE OF WORK: The Contractor shall furnish all labor, machinery, tools, supplies, and equipment as necessary to construct and provide an operating system, as indicated in the Plans. The work shall include, but not be limited to, furnishing materials (pipe, valves, sprinkler heads, fittings, controllers, electrical, wire and fittings, primer, glue, etc.), layout, protection to the public, excavation, assembly, installation, backfilling, compacting, repair of road or pavement surfaces, controller and low voltage feed to the valves, clean up, maintenance and guarantee, and as-built plans.

2. Contractor shall coordinate with General Contractor or other pertinent Contractors on the job to insure that sleeves are provided and installed under hard surfaces to allow access to all areas to be irrigated. All sleeves shall be constructed of Class 200 PVC. Bury all sleeves a minimum of 18" below the surface. Sleeves to be double the size of the pipe running through it. Sleeve shall extend 24" past the edge of pavement into the area to be irrigated.

3. GUARANTEE: The irrigation system shall be guaranteed for a minimum of one calendar year from the time of final acceptance.

4. REPAIR UTILITIES: The Contractor shall be responsible to verify the location of all utilities by hand excavation or other appropriate measures before performing any work that may result in damage to utilities, structures, or property. The Contractor shall take immediate steps to repair, replace, or restore all services to any utilities which are disrupted due to his operations. All costs involved in disruption of service and repairs due to negligence on part of the Contractor shall be his responsibility.

5. AS-BUILT DRAWINGS: Prints of the plans will be supplied to the Contractor for recording "as-built" information. Immediately upon installation of any work which deviates from what is shown on the Plans, the Contractor shall clearly indicate such changes in red pencil on the prints. Such changes shall include, but not be limited to, changes in (1) materials; (2) sizes of material; (3) location; and (4) quantities.

6. The entire installation shall fully comply with all applicable local and state codes and ordinances. The Contractor shall take out all required plumbing and electrical applications and permits, arrange for all necessary inspections and shall pay all fees and expenses in connection with same as part of work under the contract.

7. UNIT PRICES: The successful bidder shall furnish, to the Owner, a unit price breakdown for all materials. The Owner may at his own discretion, add to or delete from the materials, using the unit price breakdown submitted to and accepted by the Owner.

8. MAINTENANCE PERIOD: The irrigation system shall be maintained for a period of 90 days after final acceptance of installation. Maintenance shall include checking of the system 2 times per week. Contractor shall be responsible to replace/repair any broken or malfunctioning parts of the system including those damaged by accidents or vandalism. Repairs shall be made immediately at the time of inspection or when notified by the Landscape Architect.

9. The irrigation system shall provide 100% coverage with a minimum of 90% overlap of water spray.

10. The system is design to provide sprinkler precipitation rates that are nearly equal in each zone. Mixing of sprinklers with widely varying precipitation rates in a zone will not be accepted.

11. Irrigation mainline shall be made of Class 200 PVC and all laterals shall be Class 200 PVC, except flexible PVC (or hose funny pipe) for flexible swing joint and Schedule 40 PVC risers for spray heads in shrub areas. Schedule 80 galvanized steel pipe is to be used for all above ground fittings. Pipe locations shall be adjusted in the field. When laying out mains and laterals, locate pipe near edges of pavement or against buildings wherever possible, to allow space for plant material. Coordinate pipe locations with plantings. Bury all mains and laterals 18" min below surface. Depth shall be measured to top of pipe.

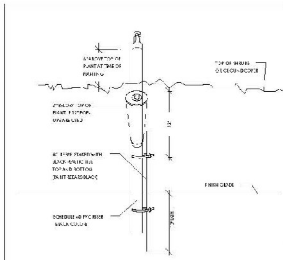
12. Keep pop-up sprinkler heads a minimum of 8" from edges of pavement and curbing and heads on risers a minimum of 18", or as indicated in the plans.

13. All heads located in shrub or groundcover beds shall be installed on a riser as per details in the plans. All other heads shall be installed on a swing joint as per details in the plans.

14. Place irrigation control wire in conduit in the same trench as mains and under the main. All wire shall be #14 or larger solid copper U.L. approved underground direct burial cable and shall be continuous with no splices from controller to solenoid valve.

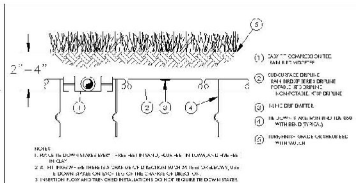
15. Valve locations are schematic and shall be adjusted in the field. Each valve shall be in a separate valve box (10"x16" min). When grouping valve boxes in grass or groundcover areas, set boxes a minimum of 12" apart to allow grass or groundcover to grow between them. When possible, hide valve boxes in shrub beds, a minimum of 12" from edge of beds. Set all valve boxes, concrete or plastic, in ground with cover flush with finish grade, and level, with a minimum of 6" of pea gravel at the bottom of the box, with at least 2" of clearance from the bottom of the valve to the top of the gravel.

16. TESTING: Notify the Landscape Architect in writing when testing will be conducted. Conduct tests in the presence of the Landscape Architect. After all PVC assembly is completed the lines shall be flushed to insure that no rocks, sand, or other foreign debris remains in the lines. The mains shall be filled with water and all outlets shall be capped and plugged. The main shall be pressurized to 100 PSI for a minimum of one hour. No section of the main will be approved if the pressure drops more than 5 PSI at the end of the one hour period. Leaks shall be repaired immediately and the system shall be re-tested until found satisfactory by the Landscape Architect.



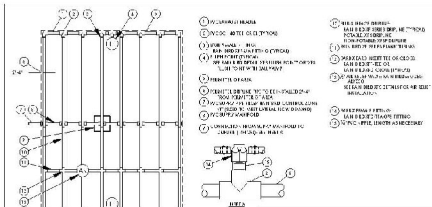
SPRINKLER ON RISER DETAIL FOR SHRUB AREAS

N.T.S.



XFS SUBSURFACE DRIPLINE BURIAL

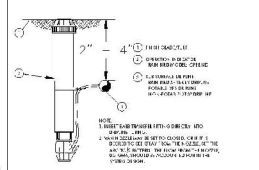
N.T.S.



XFS Dripline Maximum Lateral Lengths (Feet)						
Inlet Pressure psi	12" Spacing Nominal Flow (gph)		18" Spacing Nominal Flow (gph)		24" Spacing Nominal Flow (gph)	
	0.6	0.9	0.6	0.9	0.6	0.9
15	273	155	314	250	424	322
20	318	169	353	294	508	368
30	360	230	413	350	586	414
40	395	255	465	402	652	474
50	417	285	528	420	720	488
60	460	290	580	465	780	514

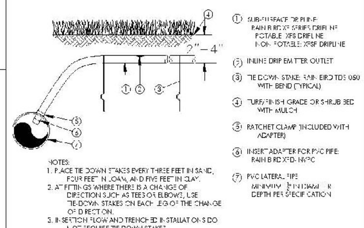
XFS SUBSURFACE DRIPLINE CENTERFEED LAYOUT

N.T.S.



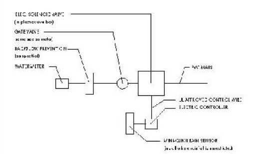
XFS SUBSURFACE DRIPLINE OPERATION INDICATOR

N.T.S.



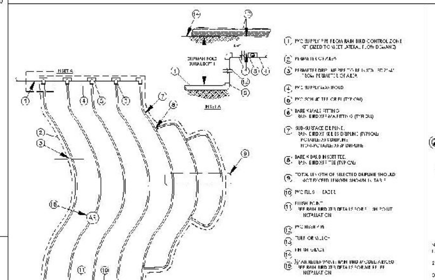
XFS SUBSURFACE DRIPLINE ADAPTER FOR PVC

N.T.S.



CONNECTION TO METER DETAIL

N.T.S.



XFS Dripline Maximum Lateral Lengths (Feet)						
Inlet Pressure psi	12" Spacing Nominal Flow (gph)		18" Spacing Nominal Flow (gph)		24" Spacing Nominal Flow (gph)	
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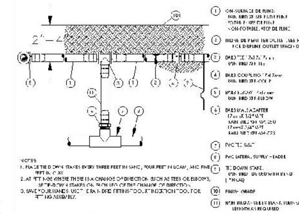
20	318	169	353	294	508	368
30	360	230	413	350	586	414
40	395	255	465	402	652	474
50	417	285	528	420	720	488
60	460	290	580	465	780	514

XFS SUBSURFACE DRIPLINE ODD CURVES LAYOUT

N.T.S.



XFS SUBSURFACE DRIPLINE RISER ASSEMBLY

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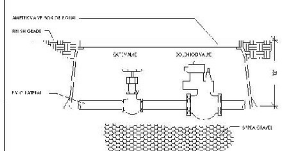
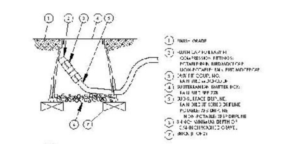


TYPICAL SOLENOID VALVE ASSEMBLY

N.T.S.



XFS DRIPLINE FLUSHPOINT WITH COMPRESSION FITTINGS

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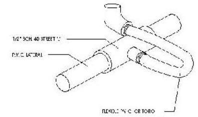
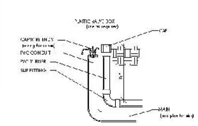


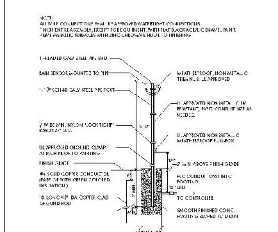
FLEXIBLE SWING JOINT DETAIL

N.T.S.



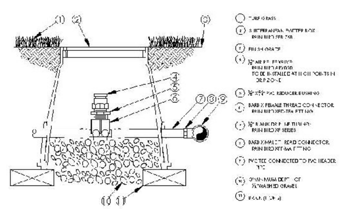
DETAIL OF STUB-OUT FOR FUTURE USE

N.T.S.



RAIN SENSOR DETAIL

N.T.S.



XFS AIR/VACUUM RELIEF

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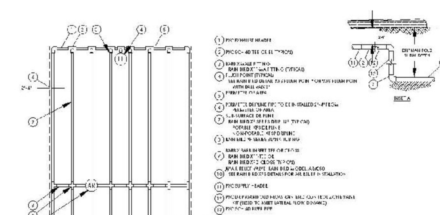

XFS Dripline Maximum Lateral Lengths (Feet)						
Inlet Pressure psi	12" Spacing Nominal Flow (gph)		18" Spacing Nominal Flow (gph)		24" Spacing Nominal Flow (gph)	
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30	360	230	410	350	586	414
40	395	255	465	402	652	474
50	417	285	528	420	720	488
60	400	290	580	465	780	514

XFS SUBSURFACE DRIPLINE END FEED LAYOUT

N.T.S.

IRRIGATION EXPANSION NOTES

It is anticipated that after completion of these tasks there will be a fully functioning automatic irrigation system (equipped with an automatic rain-shut off device) that will provide irrigation to all landscape areas with 90% overlap of spray.

If there is an existing irrigation system:

1. The Contractor shall locate existing connection to water source (pump and well, lake intake or water meter), controller, rain shut off device, valves and main line. The Contractor shall then verify that all systems are in working order and perform a flow test to determine the amount of water flow and pressure throughout the system.
2. The Contractor shall verify that the existing controller has enough available stations for the additional required zones. If the controller does not then the Contractor shall furnish and install another controller capable of handling all of the zones. The Contractor may suggest installing another controller in tandem on the existing controller. The Owner will decide if this is acceptable.
3. If there is no existing rain shut off device then the Contractor shall furnish and install a new one. The Contractor is responsible to ensure that the electrical hook up is performed to all applicable codes and ordinances.
4. The Contractor shall furnish and install new zone valves as required and wire them back to the existing (or new) controller.
5. It may be necessary to extend the existing mains. If necessary, the Contractor shall be responsible of trenching and backfilling and repair of roadway or other paved surfaces. After the installation of the additional main, the Contractor shall perform a pressure test as specified in the General Notes.
6. Based on the flow test the Contractor shall zone and pipe the heads located in the Irrigation Head Layout Plan. The Contractor shall ensure that the zones and laterals are sized sufficiently to ensure that there is proper pressure to run the irrigation heads at their optimum pressure.

DESIGN

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LANDSCAPE ARCHITECTURE
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MAJESTIC TOWER
9601 Collins Avenue
Bal Harbour, FL

REV.

TITLE
IRRIGATION SPECS & DETAILS

DATE 05.03.2024

SCALE as noted

SHEET LA.8

MAJESTIC TOWER
BAL HARBOUR

Sheet L-000

MAJESTIC TOWERS - SHEET INDEX

LEGEND X= SHEET SUBMITTED • =SHEET REVISED

SHEET #	SHEET NAME	ARB SUBMISSION 05/12/2021	
L-000	COVER SHEET	X	
L-001	SITE IMAGES	X	
L-100	TREE DISPOSITION PLAN	X	
L-101	TREE DISPOSITION PLAN	X	
L-102	TREE DISPOSITION PLAN	X	
L-200	SITE PLAN RENDERING	X	
L-201	OVERALL SITE PLAN	X	
L-202	ARRIVAL SITE PLAN	X	
L-203	POOL SITE PLAN	X	
L-204	HARDSCAPE PLAN	X	
L-205	ARRIVAL HARDSCAPE PLAN	X	
L-206	POOL HARDSCAPE PLAN	X	
L-207	HARDSCAPE SCHEDULE	X	
L-300	SECTIONS	X	
L-301	SECTIONS	X	
L-302	SECTIONS	X	
L-500	CANOPY PLANTING PLAN	X	
L-501	ARRIVAL CANOPY PLAN	X	
L-502	POOL CANOPY PLAN	X	
L-503	UNDERSTORY PLAN	X	
L-504	ARRIVAL UNDERSTORY PLAN	X	
L-505	POOL UNDERSTORY PLAN	X	
L-506	PLANT BOARD	X	
L-507	PLANT BOARD	X	

PREVIOUSLY APPROVED BY ARB
(MMPA PROJECT # 00-1101-0100)
APPROVAL DATE 07.01.2021
LONO DATED 04-07-2022

MAJESTIC TOWER

Bal Harbour, Florida

SITE ADDRESS:

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LICENSED LANDSCAPE ARCHITECTS

SEAL:

FOR THE FIRM:
GERARDO JAVIER DELGADO
R.L.A. 0001574 DATE: 05.13.21

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No:	DATE:	ISSUED FOR:
1	05.13.2021	ARB

ISSUED FOR:
ARCHITECTURAL REVIEW BOARD

PROJECT No: MA20112
DRAWN BY: AMA, CAL, VDE
REVIEWED BY: BHA
DATE: 05.13.2021

DRAWING TITLE:
COVER SHEET

SHEET NO:
L-000

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MAJESTIC TOWER
BAL HARBOUR

Sheet L-001

PREVIOUSLY APPROVED BY ARB
(MMPA PROJECT # 00-1101-0100)
APPROVAL DATE 07.01.2021
LONO DATED 04-07-2022

MAJESTIC TOWER

Bal Harbour, Florida

SITE ADDRESS:

9601 COLLINS AVENUE
BAL HARBOUR, FLORIDA 33154

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garden design

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LE CARBI / LICENSED EB

SEAL:

FOR THE FIRM:
GERARDO JAVIER DELGADO
R.L.A. 0001574 DATE: 05.13.21

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ISSUED FOR:
ARCHITECTURAL REVIEW BOARD

PROJECT No: MA20112
DRAWN BY: AMA, CAL, VDE
REVIEWED BY: BHA
DATE: 05.13.2021

DRAWING TITLE:
SITE PHOTOS

SHEET NO:
L-001

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MAJESTIC TOWER
BAL HARBOUR

Sheet L-100

PREVIOUSLY APPROVED BY ARB
(MMPA PROJECT # 00-1101-0100)
APPROVAL DATE 07.01.2021
LONO DATED 04-07-2022

NOTES:

1. TREE DISPOSITION IS BASED ON THE WRITTEN EVALUATION BY THE ISA CERTIFIED ARBORIST AND SURVEY. REFER TO THE ARBORIST ASSESSMENT TREE RESOURCE EVALUATION FOR THE MAJEST TOWER, BAL HARBOUR DATED 03/25/21, AND VEGETATIVE SURVEY DATED 12/18/2020.
2. EXISTING TREE AND PALM LOCATIONS ARE BASED ON THE VEGETATION SURVEY BY A PROFESSIONAL LAND SURVEYOR DATED 12/18/2020; REFER TO FORTIN, LEAVY, SKILES, INC., PLANS.
3. THIS DISPOSITION REQUIRES A TREE REMOVAL PERMIT WITH THE CITY OF BAL HARBOUR ENVIRONMENTAL RESOURCE DIVISION PRIOR TO ANY REMOVAL OR RELOCATION OF NON-INVASIVE TREES WITH A DBH OF 2" OR GREATER.
4. ALL WORK AND/OR IMPROVEMENTS WITHIN THE RIGHT OF WAY, INCLUDING LANDSCAPE AND IRRIGATION, REQUIRES A SEPARATE CITY OF BAL HARBOUR PUBLIC WORKS DEPARTMENT RIGHT OF WAY CONSTRUCTION PERMIT.
5. PLAN REFLECTS LATEST REVISED SURVEY DATED 12/18/20.

	TREE PROTECTION FENCE		
	EXISTING TREE TO REMAIN		EXISTING PALM TO REMAIN
	EXISTING TREE TO BE REMOVED		EXISTING PALM TO BE REMOVED
	EXISTING TREE TO BE RELOCATED		EXISTING PALM TO BE RELOCATED

MAJESTIC TOWER

Bal Harbour, Florida

SITE ADDRESS:

9601 COLLINS AVENUE
BAL HARBOUR, FLORIDA 33154

enea garden design

SEAL:

FOR THE FIRM:
GERARDO JAVIER DELGADO
R.L.A. 0001574 DATE: 05.13.21

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ISSUED FOR:
ARCHITECTURAL REVIEW BOARD

PROJECT No: MA20112
DRAWN BY: AMA, CAL, VDE
REVIEWED BY: BHA
DATE: 05.13.2021
SCALE: 1"=20'

0' 10' 20' 40'

DRAWING TITLE:
TREE DISPOSITION PLAN

SHEET NO:
L-100

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MAJESTIC TOWER
BAL HARBOUR

Sheet L-101

TREE DISPOSITION LIST - MAJESTIC TOWER

TREE #	COMMON NAME	BOTANICAL NAME	DBH (in)**	HEIGHT (ft)	SPREAD (ft)	DISPOSITION	CONDITION **	CANOPY TO MITIGATE	NOTES
83	Seagrape	*Coccoloba uvifera*	8	10	10	OUTSIDE LIMITS OF WORK	**	0	NOT INCLUDED IN ARBORIST REPORT**
84	Coconut Palm	*Cocos nucifera*	10	30	16	OUTSIDE LIMITS OF WORK	**	0	NOT INCLUDED IN ARBORIST REPORT**
85	Coconut Palm	*Cocos nucifera*	9	30	16	OUTSIDE LIMITS OF WORK	**	0	NOT INCLUDED IN ARBORIST REPORT**
86	Coconut Palm	*Cocos nucifera*	9	28	16	OUTSIDE LIMITS OF WORK	**	0	NOT INCLUDED IN ARBORIST REPORT**
87	Coconut Palm	*Cocos nucifera*	11	28	14	OUTSIDE LIMITS OF WORK	**	0	NOT INCLUDED IN ARBORIST REPORT**
88	Sabal Palm	*Sabal Palmetto*	10	10	8	OUTSIDE LIMITS OF WORK	**	0	NOT INCLUDED IN ARBORIST REPORT**
89	Sabal Palm	*Sabal Palmetto*	10	15	8	OUTSIDE LIMITS OF WORK	**	0	NOT INCLUDED IN ARBORIST REPORT**
90	Sabal Palm	*Sabal Palmetto*	10	14	8	OUTSIDE LIMITS OF WORK	**	0	NOT INCLUDED IN ARBORIST REPORT**
91	Coconut Palm	*Cocos nucifera*	8	22	14	OUTSIDE LIMITS OF WORK	**	0	NOT INCLUDED IN ARBORIST REPORT**
92	Coconut Palm	*Cocos nucifera*	9	32	16	OUTSIDE LIMITS OF WORK	**	0	NOT INCLUDED IN ARBORIST REPORT**
93	Coconut Palm	*Cocos nucifera*	9	18	16	OUTSIDE LIMITS OF WORK	**	0	NOT INCLUDED IN ARBORIST REPORT**
94	Coconut Palm	*Cocos nucifera*	6	17	14	OUTSIDE LIMITS OF WORK	**	0	NOT INCLUDED IN ARBORIST REPORT**
95	Coconut Palm	*Cocos nucifera*	7	28	16	OUTSIDE LIMITS OF WORK	**	0	NOT INCLUDED IN ARBORIST REPORT**
96	Coconut Palm	*Cocos nucifera*	6	24	14	OUTSIDE LIMITS OF WORK	**	0	NOT INCLUDED IN ARBORIST REPORT**
97	Seagrape	*Coccoloba uvifera*	12	13	15	OUTSIDE LIMITS OF WORK	**	0	NOT INCLUDED IN ARBORIST REPORT**
98	Seagrape	*Coccoloba uvifera*	12	12	12	OUTSIDE LIMITS OF WORK	**	0	NOT INCLUDED IN ARBORIST REPORT**
99	Seagrape	*Coccoloba uvifera*	6	15	10	OUTSIDE LIMITS OF WORK	**	0	NOT INCLUDED IN ARBORIST REPORT**
100	Seagrape	*Coccoloba uvifera*	23	16	15	OUTSIDE LIMITS OF WORK	**	0	NOT INCLUDED IN ARBORIST REPORT**
101	Seagrape	*Coccoloba uvifera*	11	17	16	OUTSIDE LIMITS OF WORK	**	0	NOT INCLUDED IN ARBORIST REPORT**
102	Seagrape	*Coccoloba uvifera*	16	16	20	OUTSIDE LIMITS OF WORK	**	0	NOT INCLUDED IN ARBORIST REPORT**
103	Coconut Palm	*Cocos nucifera*	10	28	16	OUTSIDE LIMITS OF WORK	**	0	NOT INCLUDED IN ARBORIST REPORT**
104	Coconut Palm	*Cocos nucifera*	9	28	16	OUTSIDE LIMITS OF WORK	**	0	NOT INCLUDED IN ARBORIST REPORT**
105	Coconut Palm	*Cocos nucifera*	9	30	16	OUTSIDE LIMITS OF WORK	**	0	NOT INCLUDED IN ARBORIST REPORT**
106	Coconut Palm	*Cocos nucifera*	9	32	16	OUTSIDE LIMITS OF WORK	**	0	NOT INCLUDED IN ARBORIST REPORT**
107	Coconut Palm	*Cocos nucifera*	11	40	18	OUTSIDE LIMITS OF WORK	**	0	NOT INCLUDED IN ARBORIST REPORT**
108	Coconut Palm	*Cocos nucifera*	9	28	16	OUTSIDE LIMITS OF WORK	**	0	NOT INCLUDED IN ARBORIST REPORT**
109	Coconut Palm	*Cocos nucifera*	8	20	14	OUTSIDE LIMITS OF WORK	**	0	NOT INCLUDED IN ARBORIST REPORT**
110	Coconut Palm	*Cocos nucifera*	9	22	14	OUTSIDE LIMITS OF WORK	**	0	NOT INCLUDED IN ARBORIST REPORT**
111	Coconut Palm	*Cocos nucifera*	10	34	16	OUTSIDE LIMITS OF WORK	**	0	NOT INCLUDED IN ARBORIST REPORT**
112	Coconut Palm	*Cocos nucifera*	9	20	14	OUTSIDE LIMITS OF WORK	**	0	NOT INCLUDED IN ARBORIST REPORT**
114	Buccaneer Palm	*Pseudophoenix sargentii*	8	5	4	OUTSIDE LIMITS OF WORK	**	0	NOT INCLUDED IN ARBORIST REPORT**
115	Buccaneer Palm	*Pseudophoenix sargentii*	8	3	4	OUTSIDE LIMITS OF WORK	**	0	NOT INCLUDED IN ARBORIST REPORT**
135	Coconut Palm	*Cocos nucifera*	9	34	16	OUTSIDE LIMITS OF WORK	**	0	NOT INCLUDED IN ARBORIST REPORT**
136	Coconut Palm	*Cocos nucifera*	9	22	16	OUTSIDE LIMITS OF WORK	**	0	NOT INCLUDED IN ARBORIST REPORT**
137	Coconut Palm	*Cocos nucifera*	8	28	16	OUTSIDE LIMITS OF WORK	**	0	NOT INCLUDED IN ARBORIST REPORT**
138	Seagrape	*Coccoloba uvifera*	9	14	10	OUTSIDE LIMITS OF WORK	**	0	NOT INCLUDED IN ARBORIST REPORT**
139	Seagrape	*Coccoloba uvifera*	15	14	15	OUTSIDE LIMITS OF WORK	**	0	NOT INCLUDED IN ARBORIST REPORT**
140	Buccaneer Palm	*Pseudophoenix sargentii*	6	5	4	OUTSIDE LIMITS OF WORK	**	0	NOT INCLUDED IN ARBORIST REPORT**
141	Buccaneer Palm	*Pseudophoenix sargentii*	7	5	4	OUTSIDE LIMITS OF WORK	**	0	NOT INCLUDED IN ARBORIST REPORT**
142	Coconut Palm	*Cocos nucifera*	9	37	16	OUTSIDE LIMITS OF WORK	**	0	NOT INCLUDED IN ARBORIST REPORT**
143	Coconut Palm	*Cocos nucifera*	9	26	14	OUTSIDE LIMITS OF WORK	**	0	NOT INCLUDED IN ARBORIST REPORT**
144	Coconut Palm	*Cocos nucifera*	8	26	14	OUTSIDE LIMITS OF WORK	**	0	NOT INCLUDED IN ARBORIST REPORT**
145	Coconut Palm	*Cocos nucifera*	9	28	16	OUTSIDE LIMITS OF WORK	**	0	NOT INCLUDED IN ARBORIST REPORT**
146	Coconut Palm	*Cocos nucifera*	10	24	14	OUTSIDE LIMITS OF WORK	**	0	NOT INCLUDED IN ARBORIST REPORT**
147	Coconut Palm	*Cocos nucifera*	9	25	14	OUTSIDE LIMITS OF WORK	**	0	NOT INCLUDED IN ARBORIST REPORT**
148	Coconut Palm	*Cocos nucifera*	10	25	14	OUTSIDE LIMITS OF WORK	**	0	NOT INCLUDED IN ARBORIST REPORT**
149	Coconut Palm	*Cocos nucifera*	9	24	14	OUTSIDE LIMITS OF WORK	**	0	NOT INCLUDED IN ARBORIST REPORT**
150	Coconut Palm	*Cocos nucifera*	9	24	16	OUTSIDE LIMITS OF WORK	**	0	NOT INCLUDED IN ARBORIST REPORT**
151	Coconut Palm	*Cocos nucifera*	9	28	16	OUTSIDE LIMITS OF WORK	**	0	NOT INCLUDED IN ARBORIST REPORT**
152	Coconut Palm	*Cocos nucifera*	9	28	16	OUTSIDE LIMITS OF WORK	**	0	NOT INCLUDED IN ARBORIST REPORT**
153	Coconut Palm	*Cocos nucifera*	10	32	16	OUTSIDE LIMITS OF WORK	**	0	NOT INCLUDED IN ARBORIST REPORT**
154	Coconut Palm	*Cocos nucifera*	9	30	16	OUTSIDE LIMITS OF WORK	**	0	NOT INCLUDED IN ARBORIST REPORT**
155	Coconut Palm	*Cocos nucifera*	9	32	16	OUTSIDE LIMITS OF WORK	**	0	NOT INCLUDED IN ARBORIST REPORT**
156	Coconut Palm	*Cocos nucifera*	9	34	16	OUTSIDE LIMITS OF WORK	**	0	NOT INCLUDED IN ARBORIST REPORT**
157	Coconut Palm	*Cocos nucifera*	9	32	16	OUTSIDE LIMITS OF WORK	**	0	NOT INCLUDED IN ARBORIST REPORT**
158	Coconut Palm	*Cocos nucifera*	9	34	16	OUTSIDE LIMITS OF WORK	**	0	NOT INCLUDED IN ARBORIST REPORT**
159	Coconut Palm	*Cocos nucifera*	9	34	16	OUTSIDE LIMITS OF WORK	**	0	NOT INCLUDED IN ARBORIST REPORT**
160	Coconut Palm	*Cocos nucifera*	9	37	18	OUTSIDE LIMITS OF WORK	**	0	NOT INCLUDED IN ARBORIST REPORT**
161	Coconut Palm	*Cocos nucifera*	10	37	18	OUTSIDE LIMITS OF WORK	**	0	NOT INCLUDED IN ARBORIST REPORT**
490	Washingtonia Palm	*Washingtonia filifera*	10	13	18	REMAIN	GOOD	0	
491	Washingtonia Palm	*Washingtonia filifera*	8	6	18	RELOCATED	GOOD	0	
492	Coconut Palm	*Cocos nucifera*	10	30	26	RELOCATED	MODERATE	0	
493	Washingtonia Palm	*Washingtonia filifera*	10	12	18	REMAIN	GOOD	0	
494	Washingtonia Palm	*Washingtonia filifera*	19	13	27	RELOCATED	GOOD	0	
495	Washingtonia Palm	*Washingtonia filifera*	8	18	12	REMOVE	**	113	NOT INCLUDED IN ARBORIST REPORT**
496	Coconut Palm	*Cocos nucifera*	9	30	26	RELOCATED	MODERATE	0	
497	Washingtonia Palm	*Washingtonia filifera*	10	6	10	REMOVE	**	79	NOT INCLUDED IN ARBORIST REPORT**
498	Washingtonia Palm	*Washingtonia filifera*	10	6	10	REMAIN	GOOD	0	SURVEYOR SPEC. INFORMATION*
499	Washingtonia Palm	*Washingtonia filifera*	12	10	12	RELOCATED	GOOD	0	SURVEYOR SPEC. INFORMATION*
500	Washingtonia Palm	*Washingtonia filifera*	8	7	15	REMAIN	GOOD	0	
561	Senegal Date Palm	*Phoenix dactylifera*	39	20	36	REMAIN	MODERATE	0	
562	Pygmy Date Palm	*Phoenix roebelenii*	4	6	10	REMOVE	GOOD	79	
563	Pygmy Date Palm	*Phoenix roebelenii*	4	5	8	REMOVE	GOOD	50	
564	Pygmy Date Palm	*Phoenix roebelenii*	3	5	6	REMOVE	GOOD	28	
565	Paurotis Palm (Cluster)	*Acoelorrhaphe wrightii*	20	23	26	REMOVE	POOR	531	
566	Senegal Date Palm	*Phoenix reclinata*	44	20	34	REMAIN	MODERATE	0	
567	Pygmy Date Palm (Triple)	*Phoenix roebelenii*	6	5	16	REMOVE	GOOD	201	
568	Pygmy Date Palm (Triple)	*Phoenix roebelenii*	4	5	12	REMOVE	GOOD	113	
569	Pygmy Date Palm	*Phoenix roebelenii*	3	6	5	REMOVE	MODERATE	20	
570	Christmas Palm	*Adonidia merrillii*	5	11	12	REMOVE	GOOD	113	
571	Christmas Palm	*Adonidia merrillii*	7	12	12	REMOVE	GOOD	113	
572	Christmas Palm	*Adonidia merrillii*	6	11	12	REMOVE	GOOD	113	
573	Date Palm	*Phoenix dactylifera*	21	30	30	REMAIN	GOOD	0	
574	Date Palm	*Phoenix dactylifera*	21	34	30	REMAIN	GOOD	0	
575	Date Palm	*Phoenix dactylifera*	20	34	30	REMAIN	GOOD	0	
579	Date Palm	*Phoenix dactylifera*	21	35	28	REMAIN	GOOD	0	
580	Date Palm	*Phoenix dactylifera*	21	35	28	REMAIN	GOOD	0	
581	Date Palm	*Phoenix dactylifera*	20	32	28	REMAIN	GOOD	0	
582	Date Palm	*Phoenix dactylifera*	17	20	28	REMAIN	GOOD	0	
583	Date Palm	*Phoenix dactylifera*	18	24	0	REMOVE	DEAD	0	
611	Pygmy Date Palm	*Phoenix roebelenii*	3	6	9	REMOVE	GOOD	64	
612	Washingtonia Palm	*Washingtonia filifera*	10	6	16	RELOCATED	GOOD	0	
613	Coconut Palm	*Cocos nucifera*	10	35	34	REMAIN	MODERATE	0	
614	Bamboo	*Bombusa spp.*	84	20		REMOVE	GOOD	0	
615	Pygmy Date Palm (4)	*Phoenix roebelenii*	2, 3, 5, 5	10	12	REMOVE	**	113	NOT INCLUDED IN ARBORIST REPORT**
616	Washingtonia Palm	*Washingtonia filifera*	12	5	10	REMOVE	**	79	NOT INCLUDED IN ARBORIST REPORT**
617	Coconut Palm	*Cocos nucifera*	9	35	16	REMOVE	**	201	NOT INCLUDED IN ARBORIST REPORT**
618	Washingtonia Palm	*Washingtonia filifera*	12	8	10	REMAIN	GOOD	0	SURVEYOR SPEC. INFORMATION*

TREE DISPOSITION LIST - MAJESTIC TOWER

TREE #	COMMON NAME	BOTANICAL NAME	DBH (in)**	HEIGHT (ft)	SPREAD (ft)	DISPOSITION	CONDITION **	CANOPY TO MITIGATE	NOTES
619	Coconut Palm	*Cocos nucifera*	10	30	26	RELOCATED	MODERATE	0	
620	Washingtonia Palm	*Washingtonia filifera*	7	13	16	REMAIN	GOOD	0	
621	Washingtonia Palm	*Washingtonia filifera*	10	5	10	REMAIN	GOOD	0	SURVEYOR SPEC. INFORMATION*
622	Washingtonia Palm	*Washingtonia filifera*	8	5	14	REMAIN	GOOD	0	
623	Washingtonia Palm	*Washingtonia filifera*	8	5	14	REMAIN	GOOD	0	
624	Washingtonia Palm	*Washingtonia filifera*	8	22	16	REMAIN	GOOD	0	
625	Washingtonia Palm	*Washingtonia filifera*	8	22	16	REMOVE	**	201	NOT INCLUDED IN ARBORIST REPORT**
626	Washingtonia Palm	*Washingtonia filifera*	8	14	16	REMAIN	GOOD	0	
632	Washingtonia Palm	*Washingtonia filifera*	8	18	18	REMAIN	GOOD	0	
633	Washingtonia Palm	*Washingtonia filifera*	0	2	14	REMAIN	GOOD	0	
634	Washingtonia Palm	*Washingtonia filifera*	8	13	16	REMAIN	GOOD	0	
635	Washingtonia Palm	*Washingtonia filifera*	8	14	18	REMAIN	GOOD	0	
636	Washingtonia Palm	*Washingtonia filifera*	7	13	16	REMAIN	GOOD	0	
637	Royal Palm	*Roystonea regia*	11	5	20	REMOVE	GOOD	314	
638	Coconut Palm	*Cocos nucifera*	10	36	34	REMAIN	MODERATE	0	
639	Coconut Palm	*Cocos nucifera*	8	25	30	REMAIN	MODERATE	0	
640	Pygmy Date Palm	*Phoenix roebelenii*	5	7	6	REMOVE	GOOD	28	
641	Pygmy Date Palm	*Phoenix roebelenii*	4	7	7	REMOVE	GOOD	38	
642	Pygmy Date Palm	*Phoenix roebelenii*	4	7	8	REMOVE	GOOD	50	
643	Pygmy Date Palm	*Phoenix roebelenii*	4	6	8	REMOVE	GOOD	50	
644	Pygmy Date Palm	*Phoenix roebelenii*	4	6	10	REMOVE	GOOD	79	
645	Pygmy Date Palm	*Phoenix roebelenii*	4	7	8	REMOVE	GOOD	50	
646	Pygmy Date Palm	*Phoenix roebelenii*	5	6	8	REMOVE	GOOD	50	
647	Silver Trumpet Tree	*Tabebuia caraiba*	5	12	12	REMAIN	MODERATE	0	
647a	Silver Trumpet Tree	*Tabebuia caraiba*	17	18	28	REMAIN	MODERATE	0	
648	Pygmy Date Palm (4)	*Phoenix roebelenii*	12	8	14	REMOVE	GOOD	154	
649	Pygmy Date Palm (Double)	*Phoenix roebelenii*	7	7	12	REMOVE	GOOD	113	
650	Washingtonia Palm	*Washingtonia filifera*	10	8	18	RELOCATED	GOOD	0	
651	Washingtonia Palm	*Washingtonia filifera*	16	9	22	RELOCATED	GOOD	0	
652	Washingtonia Palm	*Washingtonia filifera*	9	17	12	REMOVE	**	113	NOT INCLUDED IN ARBORIST REPORT**
653	Silver Trumpet Tree	*Tabebuia caraiba*	8	18	20	RELOCATED	MODERATE	0	
654	Washingtonia Palm	*Washingtonia filifera*	10	3	5	REMOVE	**	20	NOT INCLUDED IN ARBORIST REPORT**
655	Washingtonia Palm	*Washingtonia filifera*	10	5	8	RELOCATED	GOOD	0	SURVEYOR SPEC. INFORMATION*
656	Silver Trumpet Tree	*Tabebuia caraiba*	14	18	28	REMAIN	MODERATE	0	
657	Washingtonia Palm	*Washingtonia filifera*	10	3	8	REMOVE	**	50	NOT INCLUDED IN ARBORIST REPORT**
658	Washingtonia Palm	*Washingtonia filifera*	12	12	10	REMOVE	**	79	NOT INCLUDED IN ARBORIST REPORT**
659	Silver Trumpet Tree	*Tabebuia caraiba*	8	12	10	REMOVE	**	79	NOT INCLUDED IN ARBORIST REPORT**
660	Washingtonia Palm	*Washingtonia filifera*	10	13	18	RELOCATED	GOOD	0	SURVEYOR SPEC. INFORMATION*
661	Washingtonia Palm	*Washingtonia filifera*	12	26	12	REMOVE	**	113	NOT INCLUDED IN ARBORIST REPORT**
662	Washingtonia Palm	*Washingtonia filifera*	10	4	8	REMOVE	**	50	NOT INCLUDED IN ARBORIST REPORT**
663	Silver Trumpet Tree	*Tabebuia caraiba*	9	14	8	REMOVE	POOR	50	
664	Washingtonia Palm	*Washingtonia filifera*	8	9	18	RELOCATED	GOOD	0	
665	Date Palm	*Phoenix dactylifera*	18	28	26	REMAIN	GOOD	0	
668	Washingtonia Palm	*Washingtonia filifera*	8	15	12	REMOVE	**	113	NOT INCLUDED IN ARBORIST REPORT**
669	Washingtonia Palm	*Washingtonia filifera*	14	10	24	REMOVE	GOOD	452	
670	Washingtonia Palm	*Washingtonia filifera*	15	12	24	RELOCATED	GOOD	0	
671	Silver Trumpet Tree	*Tabebuia caraiba*	8	14	15	RELOCATED	MODERATE	0	
672	Washingtonia Palm	*Washingtonia filifera*	8	9	18	RELOCATED	GOOD	0	
673	Washingtonia Palm	*Washingtonia filifera*	10	8	8	REMOVE	GOOD	50	SURVEYOR SPEC. INFORMATION*
674	Washingtonia Palm	*Washingtonia filifera*	8	12	16	RELOCATED	MODERATE	0	
675	Washingtonia Palm	*Washingtonia filifera*	9	12	18	RELOCATED	GOOD	0	
676	Washingtonia Palm	*Washingtonia filifera*	10	3	5	REMOVE	**	20	NOT INCLUDED IN ARBORIST REPORT**
677	Washingtonia Palm	*Washingtonia filifera*	8	8	16	RELOCATED	GOOD	0	
678	Washingtonia Palm	*Washingtonia filifera*	9	18	20	RELOCATED	GOOD	0	
679	Washingtonia Palm	*Washingtonia filifera*	9	5	18	RELOCATED	GOOD	0	
680	Washingtonia Palm	*Washingtonia filifera*	9	13	20	RELOCATED	GOOD	0	
681	Pygmy Date Palm (Double)	*Phoenix roebelenii*	8	7	15	REMOVE	GOOD	177	
682	Washingtonia Palm	*Washingtonia filifera*	9	15	17	RELOCATED	GOOD	0	
683	Washingtonia Palm	*Washingtonia filifera*	9	12	18	RELOCATED	GOOD	0	
684	Pygmy Date Palm (4)	*Phoenix roebelenii*	8	7	16	REMOVE	GOOD	201	
685	Washingtonia Palm	*Washingtonia filifera*	10	6	5	REMOVE	GOOD	20	SURVEYOR SPEC. INFORMATION*
686	Washingtonia Palm	*Washingtonia filifera*	10	10	10	REMOVE	GOOD	79	SURVEYOR SPEC. INFORMATION*
687	Washingtonia Palm	*Washingtonia filifera*	10	12	18	RELOCATED	GOOD	0	
688	Pygmy Date Palm (Triple)	*Phoenix roebelenii*	8	6	12	REMOVE	GOOD	113	
690	Pygmy Date Palm	*Phoenix roebelenii*	4	7	5	REMOVE	GOOD	20	
691	Washingtonia Palm	*Washingtonia filifera*	8	6	18	RELOCATED	GOOD	0	
692	Washingtonia Palm	*Washingtonia filifera*	8	12	18	RELOCATED	GOOD	0	
693	Washingtonia Palm	*Washingtonia filifera*	0	1	8	REMOVE	GOOD	50	
694	Date Palm	*Phoenix dactylifera*	20	25	30	REMAIN	MODERATE	0	
695	Date Palm	*Phoenix dactylifera*	20	24	28	REMAIN	MODERATE	0	
696	Date Palm	*Phoenix dactylifera*	18	25	28	REMAIN	MODERATE	0	
697	Date Palm	*Phoenix dactylifera*	18	28	28	REMAIN	MODERATE	0	
698	Date Palm	*Phoenix dactylifera*	18	25	28	REMAIN	MODERATE	0	
699	Date Palm	*Phoenix dactylifera*	18	30	30	REMAIN	GOOD	0	
700	Date Palm	*Phoenix dactylifera*	18	28	28	REMAIN	MODERATE	0	
701	Date Palm	*Phoenix dactylifera*	18	28	28	REMAIN	GOOD	0	
702	Date Palm	*Phoenix dactylifera*	18	28	28	REMAIN	GOOD	0	
703	Date Palm	*Phoenix dactylifera*	18	28	28	REMAIN	MODERATE	0	
704	Date Palm	*Phoenix dactylifera*	18	28	28	REMAIN	MODERATE	0	
705	Date Palm	*Phoenix dactylifera*	18	25	16	REMAIN	MODERATE	0	
706	Date Palm	*Phoenix dactylifera*	19	26	20	REMAIN	MODERATE	0	
707	Date Palm	*Phoenix dactylifera*	20	26	26	REMAIN	MODERATE	0	
708	Pygmy Date Palm (Triple)	*Phoenix roebelenii*	15	6	16	REMOVE	GOOD	201	
709	Pygmy Date Palm (Double)	*Phoenix roebelenii*	0	3	9	REMOVE	MODERATE	64	
710	Pygmy Date Palm (Triple)	*Phoenix roebelenii*	8	6	[illegible]	REMOVE	GOOD	[illegible]	
711	Pygmy Date Palm (Double)	*Phoenix roebelenii*	8	5	12	REMOVE	GOOD	113	
712	Pygmy Date Palm (Triple)	*Phoenix roebelenii*	10	6	16	REMOVE	GOOD	201	
713	Senegal Date Palm	*Phoenix reclinata*	40	18	[illegible]	REMOVE	MODERATE	531	
714	Silver Trumpet Tree	*Tabebuia caraiba*	15	18	16	REMAIN	MODERATE	0	
715	Silver Trumpet Tree	*Tabebuia caraiba*	8	16	[illegible]	REMAIN	MODERATE	[illegible]	
716	Silver Trumpet Tree	*Tabebuia caraiba*	16	22	28	REMAIN	GOOD	0	
716a	Silver Trumpet Tree	*Tabebuia caraiba*	7	16	[illegible]	REMAIN	MODERATE	0	
717	Bismarck Palm	*Bismarckia nobilis*	11	18	[illegible]	REMOVE	GOOD	234	
723	Coconut Palm	*Cocos nucifera*	9	18	16	OUTSIDE LIMITS OF WORK	**	0	NOT INCLUDED IN ARBORIST REPORT**
724	Coconut Palm	*Cocos nucifera*	9	20	14	OUTSIDE LIMITS OF WORK	**	0	NOT INCLUDED IN ARBORIST REPORT**
725	Coconut Palm	*Cocos nucifera*	9	18	14	OUTSIDE LIMITS OF WORK	**	0	NOT INCLUDED IN ARBORIST REPORT**
726	Coconut Palm	*Cocos nucifera*	9	18	16	OUTSIDE LIMITS OF WORK	**	0	NOT INCLUDED IN ARBORIST REPORT**
727	Coconut Palm	*Cocos nucifera*	8	18	16	OUTSIDE LIMITS OF WORK	**	0	NOT INCLUDED IN ARBORIST REPORT**
728	Coconut Palm	*Cocos nucifera*	8	18	16	OUTSIDE LIMITS OF WORK	**	0	NOT INCLUDED IN ARBORIST REPORT**
729	Coconut Palm	*Cocos nucifera*	9	22	16	OUTSIDE LIMITS OF WORK	**	0	NOT INCLUDED IN ARBORIST REPORT**

PREVIOUSLY APPROVED BY ARB
(MMPA PROJECT # 00-1101-0100)
APPROVAL DATE 07.01.2021
LONO DATED 04-07-2022

MAJESTIC TOWER

Bal Harbour, Florida

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No:	DATE:	ISSUED FOR:
1	05.13.2021	ARB

ISSUED FOR:

ARCHITECTURAL REVIEW BOARD

PROJECT No: MA20112
DRAWN BY: AMA, CAL, VDE
REVIEWED BY: BHA
DATE: 05.13.2021

DRAWING TITLE:

TREE DISPOSITION PLAN

SHEET NO:

L-101

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MAJESTIC TOWER
BAL HARBOUR

Sheet L-102

TREE DISPOSITION LIST - MAJESTIC TOWER

TREE #	COMMON NAME	BOTANICAL NAME	DBH (in)**	HEIGHT (ft)	SPREAD (ft)	DISPOSITION	CONDITION **	CANOPY TO MITIGATE	NOTES
730	Coconut Palm	*Cocos nucifera*	9	22	16	OUTSIDE LIMITS OF WORK	**	0	NOT INCLUDED IN ARBORIST REPORT**
731	Coconut Palm	*Cocos nucifera*	9	20	16	OUTSIDE LIMITS OF WORK	**	0	NOT INCLUDED IN ARBORIST REPORT**
732	Coconut Palm	*Cocos nucifera*	9	20	16	OUTSIDE LIMITS OF WORK	**	0	NOT INCLUDED IN ARBORIST REPORT**
733	Coconut Palm	*Cocos nucifera*	9	18	16	OUTSIDE LIMITS OF WORK	**	0	NOT INCLUDED IN ARBORIST REPORT**
734	Coconut Palm	*Cocos nucifera*	9	18	16	OUTSIDE LIMITS OF WORK	**	0	NOT INCLUDED IN ARBORIST REPORT**
735	Coconut Palm	*Cocos nucifera*	9	18	14	OUTSIDE LIMITS OF WORK	**	0	NOT INCLUDED IN ARBORIST REPORT**
736	Coconut Palm	*Cocos nucifera*	9	20	16	OUTSIDE LIMITS OF WORK	**	0	NOT INCLUDED IN ARBORIST REPORT**
737	Coconut Palm	*Cocos nucifera*	9	18	16	OUTSIDE LIMITS OF WORK	**	0	NOT INCLUDED IN ARBORIST REPORT**
738	Coconut Palm	*Cocos nucifera*	9	18	16	OUTSIDE LIMITS OF WORK	**	0	NOT INCLUDED IN ARBORIST REPORT**
739	Coconut Palm	*Cocos nucifera*	9	18	16	OUTSIDE LIMITS OF WORK	**	0	NOT INCLUDED IN ARBORIST REPORT**
740	Coconut Palm	*Cocos nucifera*	9	18	16	OUTSIDE LIMITS OF WORK	**	0	NOT INCLUDED IN ARBORIST REPORT**
741	Coconut Palm	*Cocos nucifera*	9	18	16	OUTSIDE LIMITS OF WORK	**	0	NOT INCLUDED IN ARBORIST REPORT**
742	Coconut Palm	*Cocos nucifera*	9	18	16	OUTSIDE LIMITS OF WORK	**	0	NOT INCLUDED IN ARBORIST REPORT**
743	Coconut Palm	*Cocos nucifera*	9	18	16	OUTSIDE LIMITS OF WORK	**	0	NOT INCLUDED IN ARBORIST REPORT**
744	Coconut Palm	*Cocos nucifera*	10	20	16	OUTSIDE LIMITS OF WORK	**	0	NOT INCLUDED IN ARBORIST REPORT**
745	Coconut Palm	*Cocos nucifera*	9	18	16	OUTSIDE LIMITS OF WORK	**	0	NOT INCLUDED IN ARBORIST REPORT**
746	Coconut Palm	*Cocos nucifera*	9	18	16	OUTSIDE LIMITS OF WORK	**	0	NOT INCLUDED IN ARBORIST REPORT**
747	Coconut Palm	*Cocos nucifera*	9	18	16	OUTSIDE LIMITS OF WORK	**	0	NOT INCLUDED IN ARBORIST REPORT**
748	European Fan Palm	*Chamaerops humilis*	10	6	6	OUTSIDE LIMITS OF WORK	**	0	NOT INCLUDED IN ARBORIST REPORT**
749	Pygmy Date Palm (Double)	*Phoenix roebelenii*	5, 5	4	6	OUTSIDE LIMITS OF WORK	**	0	NOT INCLUDED IN ARBORIST REPORT**
750	Pygmy Date Palm (Double)	*Phoenix roebelenii*	5, 5	3	5	OUTSIDE LIMITS OF WORK	**	0	NOT INCLUDED IN ARBORIST REPORT**
751	European Fan Palm (Doubl	*Chamaerops humilis*	5, 8	6	5	OUTSIDE LIMITS OF WORK	**	0	NOT INCLUDED IN ARBORIST REPORT**
752	European Fan Palm (4)	*Chamaerops humilis*	9, 9, 9, 9	6	8	OUTSIDE LIMITS OF WORK	**	0	NOT INCLUDED IN ARBORIST REPORT**
753	European Fan Palm	*Chamaerops humilis*	11	5	6	OUTSIDE LIMITS OF WORK	**	0	NOT INCLUDED IN ARBORIST REPORT**
754	European Fan Palm	*Chamaerops humilis*	6	4	5	OUTSIDE LIMITS OF WORK	**	0	NOT INCLUDED IN ARBORIST REPORT**
755	European Fan Palm	*Chamaerops humilis*	6	6	5	OUTSIDE LIMITS OF WORK	**	0	NOT INCLUDED IN ARBORIST REPORT**
756	European Fan Palm	*Chamaerops humilis*	6	6	5	OUTSIDE LIMITS OF WORK	**	0	NOT INCLUDED IN ARBORIST REPORT**
757	European Fan Palm	*Chamaerops humilis*	5	6	5	OUTSIDE LIMITS OF WORK	**	0	NOT INCLUDED IN ARBORIST REPORT**
758	European Fan Palm	*Chamaerops humilis*	6	6	4	OUTSIDE LIMITS OF WORK	**	0	NOT INCLUDED IN ARBORIST REPORT**
759	European Fan Palm	*Chamaerops humilis*	5	3	4	OUTSIDE LIMITS OF WORK	**	0	NOT INCLUDED IN ARBORIST REPORT**
761	Coconut Palm	*Cocos nucifera*	9	23	18	REMOVE	MODERATE	254	
762	Coconut Palm	*Cocos nucifera*	12	40	20	REMOVE	MODERATE	314	
763	Coconut Palm	*Cocos nucifera*	11	35	26	REMOVE	MODERATE	531	
764	Spindle Palm	*Hyophorbe verschaffeltii*	10	30	16	REMOVE	MODERATE	201	
764a	Spindle Palm	*Hyophorbe verschaffeltii*	0	4	6	REMOVE	GOOD	28	
765	Spindle Palm	*Hyophorbe verschaffeltii*	0	4	5	REMOVE	GOOD	20	
766	Spindle Palm	*Hyophorbe verschaffeltii*	6	4.5	5	REMOVE	MODERATE	20	
767	Spindle Palm	*Hyophorbe verschaffeltii*	8	5	6	REMOVE	GOOD	28	
768	Spindle Palm	*Hyophorbe verschaffeltii*	9	5	6	REMOVE	GOOD	28	
769	Spindle Palm	*Hyophorbe verschaffeltii*	9	5	6	REMOVE	GOOD	28	
770	Spindle Palm	*Hyophorbe verschaffeltii*	10	8	8	REMOVE	GOOD	50	
771	Coconut Palm	*Cocos nucifera*	10	25	18	REMOVE	MODERATE	254	
772	Canary Island Date Palm	*Phoenix canariensis*	0	1	8	REMOVE	MODERATE	50	
773	Coconut Palm	*Cocos nucifera*	9	23	18	REMOVE	MODERATE	254	
774	Spindle Palm	*Hyophorbe verschaffeltii*	0	4	5	REMOVE	MODERATE	20	
775	Coconut Palm	*Cocos nucifera*	9	20	18	REMOVE	MODERATE	254	
776	Coconut Palm	*Cocos nucifera*	9	28	14	REMOVE	**	154	NOT INCLUDED IN ARBORIST REPORT**
779	Coconut Palm	*Cocos nucifera*	9	28	14	OUTSIDE LIMITS OF WORK	**	0	NOT INCLUDED IN ARBORIST REPORT**
780	Coconut Palm	*Cocos nucifera*	9	32	16	OUTSIDE LIMITS OF WORK	**	0	NOT INCLUDED IN ARBORIST REPORT**
781	Coconut Palm	*Cocos nucifera*	8	30	14	OUTSIDE LIMITS OF WORK	**	0	NOT INCLUDED IN ARBORIST REPORT**
782	Coconut Palm	*Cocos nucifera*	9	30	14	OUTSIDE LIMITS OF WORK	**	0	NOT INCLUDED IN ARBORIST REPORT**
783	Coconut Palm	*Cocos nucifera*	9	30	14	OUTSIDE LIMITS OF WORK	**	0	NOT INCLUDED IN ARBORIST REPORT**
784	Coconut Palm	*Cocos nucifera*	8	28	14	OUTSIDE LIMITS OF WORK	**	0	NOT INCLUDED IN ARBORIST REPORT**
785	Coconut Palm	*Cocos nucifera*	9	35	16	OUTSIDE LIMITS OF WORK	**	0	NOT INCLUDED IN ARBORIST REPORT**
786	Coconut Palm	*Cocos nucifera*	9	33	16	OUTSIDE LIMITS OF WORK	**	0	NOT INCLUDED IN ARBORIST REPORT**
787	Coconut Palm	*Cocos nucifera*	9	28	14	OUTSIDE LIMITS OF WORK	**	0	NOT INCLUDED IN ARBORIST REPORT**
788	Coconut Palm	*Cocos nucifera*	8	28	14	OUTSIDE LIMITS OF WORK	**	0	NOT INCLUDED IN ARBORIST REPORT**
789	Coconut Palm	*Cocos nucifera*	9	28	14	OUTSIDE LIMITS OF WORK	**	0	NOT INCLUDED IN ARBORIST REPORT**
790	Coconut Palm	*Cocos nucifera*	8	28	14	OUTSIDE LIMITS OF WORK	**	0	NOT INCLUDED IN ARBORIST REPORT**
791	Coconut Palm	*Cocos nucifera*	8	28	14	OUTSIDE LIMITS OF WORK	**	0	NOT INCLUDED IN ARBORIST REPORT**
792	Coconut Palm	*Cocos nucifera*	9	30	14	OUTSIDE LIMITS OF WORK	**	0	NOT INCLUDED IN ARBORIST REPORT**
793	Coconut Palm	*Cocos nucifera*	10	33	16	OUTSIDE LIMITS OF WORK	**	0	NOT INCLUDED IN ARBORIST REPORT**
794	Coconut Palm	*Cocos nucifera*	8	33	14	OUTSIDE LIMITS OF WORK	**	0	NOT INCLUDED IN ARBORIST REPORT**
795	Coconut Palm	*Cocos nucifera*	9	30	14	OUTSIDE LIMITS OF WORK	**	0	NOT INCLUDED IN ARBORIST REPORT**
796	Coconut Palm	*Cocos nucifera*	9	33	16	OUTSIDE LIMITS OF WORK	**	0	NOT INCLUDED IN ARBORIST REPORT**
798	Silver Buttonwood	*Conocarpus erectus var. sericeus*	5	15	10	OUTSIDE LIMITS OF WORK	**	0	NOT INCLUDED IN ARBORIST REPORT**
799	Florida Thatch Palm (3)	*Thrinax radiata*	4, 5, 5	12	12	OUTSIDE LIMITS OF WORK	**	0	NOT INCLUDED IN ARBORIST REPORT**
800	Coconut Palm	*Cocos nucifera*	11	35	20	OUTSIDE LIMITS OF WORK	**	0	NOT INCLUDED IN ARBORIST REPORT**
801	Coconut Palm	*Cocos nucifera*	10	37	20	OUTSIDE LIMITS OF WORK	**	0	NOT INCLUDED IN ARBORIST REPORT**
802	Sabal Palm	*Sabal Palmetto*	10	25	10	OUTSIDE LIMITS OF WORK	**	0	NOT INCLUDED IN ARBORIST REPORT**
803	Sabal Palm	*Sabal Palmetto*	10	25	10	OUTSIDE LIMITS OF WORK	**	0	NOT INCLUDED IN ARBORIST REPORT**
804	Sabal Palm	*Sabal Palmetto*	11	25	10	OUTSIDE LIMITS OF WORK	**	0	NOT INCLUDED IN ARBORIST REPORT**
805	Sabal Palm	*Sabal Palmetto*	9	25	10	OUTSIDE LIMITS OF WORK	**	0	NOT INCLUDED IN ARBORIST REPORT**
806	Sabal Palm	*Sabal Palmetto*	10	20	5	OUTSIDE LIMITS OF WORK	**	0	NOT INCLUDED IN ARBORIST REPORT**
807	Sabal Palm	*Sabal Palmetto*	10	20	5	OUTSIDE LIMITS OF WORK	**	0	NOT INCLUDED IN ARBORIST REPORT**
808	Sabal Palm	*Sabal Palmetto*	12	20	5	OUTSIDE LIMITS OF WORK	**	0	NOT INCLUDED IN ARBORIST REPORT**
809	Sabal Palm	*Sabal Palmetto*	10	20	0	OUTSIDE LIMITS OF WORK	**	0	NOT INCLUDED IN ARBORIST REPORT**
TOTAL REQUIRED MITIGATION								**8900**	

NOTES:
1. A "0" (EMPTY TAB) IN THE DBH COLUMN DENOTES NO TRUCK AT 4.5 FEET ABOVE GRADE.
2. TREES LESS THAN 12' IN HEIGHT AND 2" DBH; AND PALMS LESS THAN 16' IN HEIGHT AND 6" DBH ARE NOT REGULATED UNDER CH. 17 AND DO NOT REQUIRE MITIGATION.
3. PLANTS PROHIBITED BY THE CITY OF BAL HARBOUR SHALL BE REMOVED FROM ALL PORTIONS OF THE PROPERTY PRIOR TO DEVELOPMENT AND DEVELOPED PARCELS SHALL BE MAINTAINED TO PREVENT THE GROWTH OR ACCUMULATION OF PROHIBITED SPECIES.
4. TREE DISPOSITION PLAN AND SCHEDULE PER TREE SURVEY AND CORRESPONDING ARBORIST REPORT.

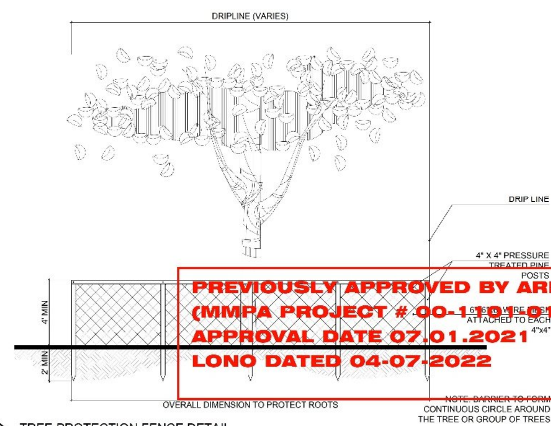
* DBH, HEIGHT AND SPREAD SPECIFICATIONS REFERENCE TO VEGETATION SURVEY SPECIFICATIONS.
** SPECIMEN NOT INCLUDED IN ARBORIST REPORT, ANY SPECIFICATIONS REFERENCE VEGETATION SURVEY SPECIFICATIONS.

CATEGORY	BOTANICAL NAME	COMMON NAME	QUANTITY	VALUE	TOTAL
SHADE 1	*Clusia rosea*	Autograph Tree	4	500	2000
SHADE 1	*Coccoloba uvifera*	Sea Grape	10	500	5000
SHADE 1	*Delonix regia*	Royal Poinciana	3	500	1500
SHADE 1	*Clophyllum antillanum*	Brazilian Beauty Leaf	2	500	1000
SHADE 1	*Tabebuia caralba*	Silver Trumpet	4	500	2000
PALM 1	*Cocos nucifera*	Coconut Palm	13	300	3900
PALM 1	*Phoenix dactylifera*	Date Palm	1	300	300
PALM 1	*Phoenix reclinata*	Senegal Date Palm	1	300	300
TOTAL PROVIDED CANOPY					16000
TOTAL PROVIDED SPECIES					8

LANDSCAPE LEGEND (This information is required to be permanently affixed to the plan.)
Zoning District: OF Net Lot Area: 3 acres 130,810 square feet

	REQUIRED	PROVIDED
OPEN SPACE		
A. Square feet of open space required by Chapter 33, as indicated on site plan: Net lot area = 130,810 square feet x 25 % = 32,702 square feet	32,702	22,565
B. Square feet of parking lot open space required by Chapter 18A, as indicated on site plan: The number of parking spaces N/A x 10 square feet per parking space =	N/A	N/A
C. Total square feet of landscaped open space required by Chapter 33 = A + B =	32,702	22,565
LAWN AREA CALCULATION		
A. Total square feet of landscaped open space required by Chapter 33 =	32,702	
B. Maximum lawn area (St. Augustine sod) permitted = 60 % x 32,702 square feet =	19,621	1,770
TREES		
A. The number of trees required per net lot acre	28	
less the existing number of trees that meet minimum requirements (minus)	8 TREES , 55 PALMS	
= 0 trees x net lot acreage =	0	
B. 30% palm trees allowed (two palms = one tree) Palms provided =	0	15 (7 TO COUNT)
C. Percentage of native trees required = the number of trees provided x 30% =	0	20
D. Street trees (max. average spacing of 35' o.c.): N/A linear feet along street ÷ 35 =	N/A	N/A
Palms as street trees (max. average spacing 25' o.c.): 646 linear feet along street ÷ 25 =	26	19
E. Street trees located directly beneath power lines (maximum average spacing of 25' o.c.): N/A linear feet along street ÷ 25 =	N/A	N/A
F. Total number of trees provided	26	42
SHRUBS		
A. The total number of trees required x 10 = the number of shrubs required	890	5,779
B. The number of shrubs required x 30% = the number of native shrubs required	267	1,874

IRRIGATION PLAN: Required by Chapter 33. Auto irrigation YES or hose bib _______ provided.



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

PREVIOUSLY APPROVED BY ARB
(MMPA PROJECT # 00-1101-0100)
APPROVAL DATE 07.01.2021
LONO DATED 04-07-2022

MAJESTIC TOWER

Bal Harbour, Florida

SITE ADDRESS:

9601 COLLINS AVENUE
BAL HARBOUR, FLORIDA 33154

enea
garden design

Enea Garden Design Inc.
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Miami, Florida 33138 USA
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www.enea.ch info.miami@enea.ch

SEAL:

FOR THE FIRM:________________
GERARDO JAVIER DELGADO
R.L.A. 0001574 DATE: 05.13.21

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No:	DATE:	ISSUED FOR:
1	05.13.2021	ARB

ISSUED FOR:
ARCHITECTURAL REVIEW BOARD

PROJECT No: MA20112
DRAWN BY: AMA, CAL, VDE
REVIEWED BY: BHA
DATE: 05.13.2021

DRAWING TITLE:
TREE DISPOSITION PLAN

SHEET NO:
L-102

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MAJESTIC TOWER
BAL HARBOUR

Sheet L-201

MAJESTIC TOWER

Bal Harbour, Florida

SITE ADDRESS:

9601 COLLINS AVENUE
BAL HARBOUR, FLORIDA 33154

enea garden design

SEAL:

FOR THE FIRM:
GERARDO JAVIER DELGADO
R.L.A. 0001074 DATE: 05.13.21

No:	DATE:	ISSUED FOR:
1	05.13.2021	ARB

ISSUED FOR:
ARCHITECTURAL REVIEW BOARD

PROJECT No: MA20112
DRAWN BY: AMA, CAL, VDE
REVIEWED BY: BHA
DATE: 05.13.2021
SCALE: 1"=20'

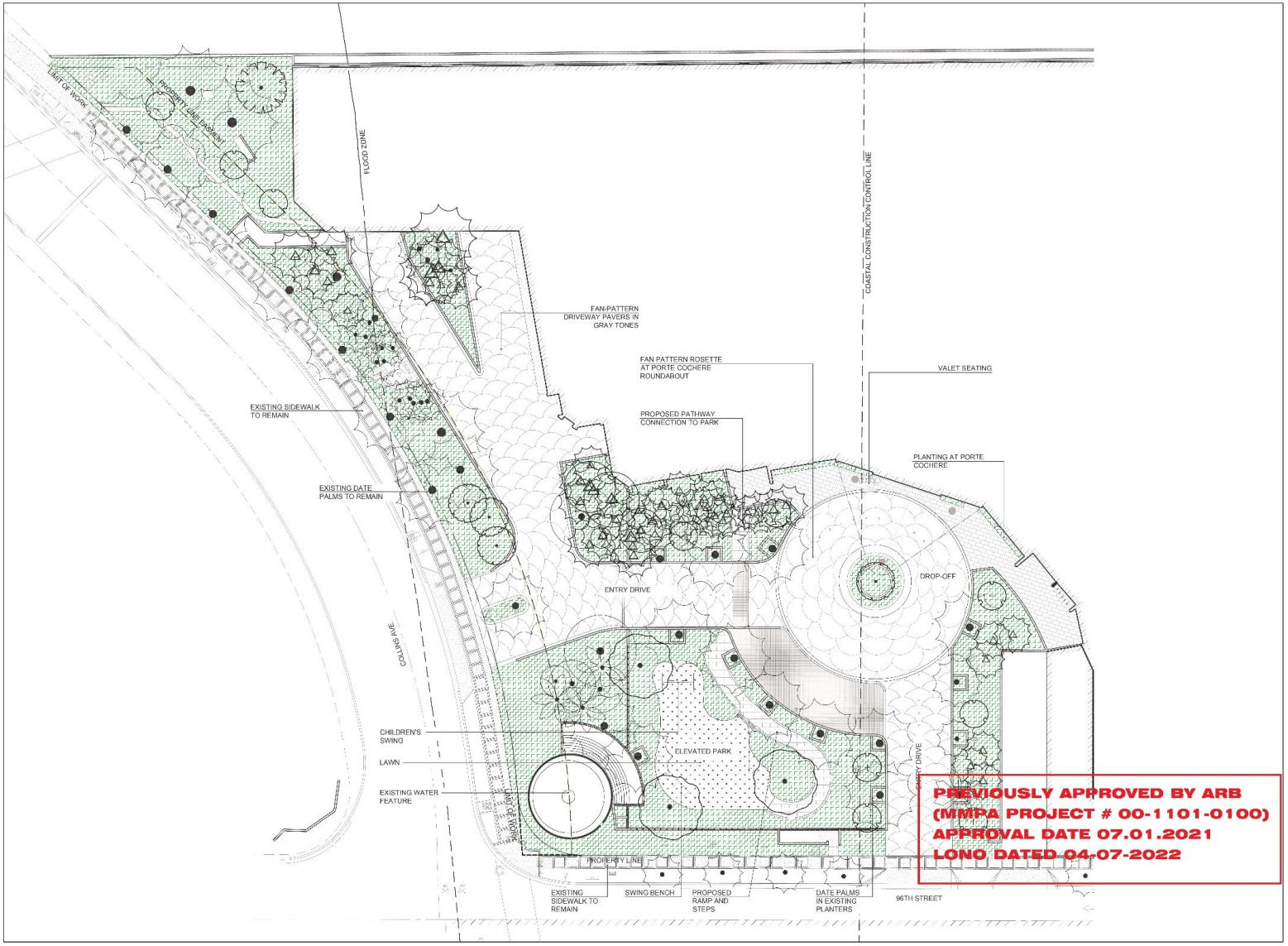
0' 10' 20' 40'

DRAWING TITLE:
OVERALL SITE PLAN

SHEET NO:
L-201

MAJESTIC TOWER
BAL HARBOUR

Sheet L-202



MAJESTIC TOWER

Bal Harbour, Florida

SITE ADDRESS:

9601 COLLINS AVENUE
BAL HARBOUR, FLORIDA 33154

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SEAL:

FOR THE FIRM:
GERARDO JAVIER DELGADO
R.L.A. 0001574 DATE: 05.13.21

No:	DATE:	ISSUED FOR:
1	05.13.2021	ARB

ISSUED FOR:
ARCHITECTURAL REVIEW BOARD

PROJECT No: MA20112
DRAWN BY: AMA, CAL, VDE
REVIEWED BY: BHA
DATE: 05.13.2021
SCALE: 1/16"=1'0"

0' 10' 20' 30'

DRAWING TITLE:
ARRIVAL SITE PLAN

SHEET NO:
L-202

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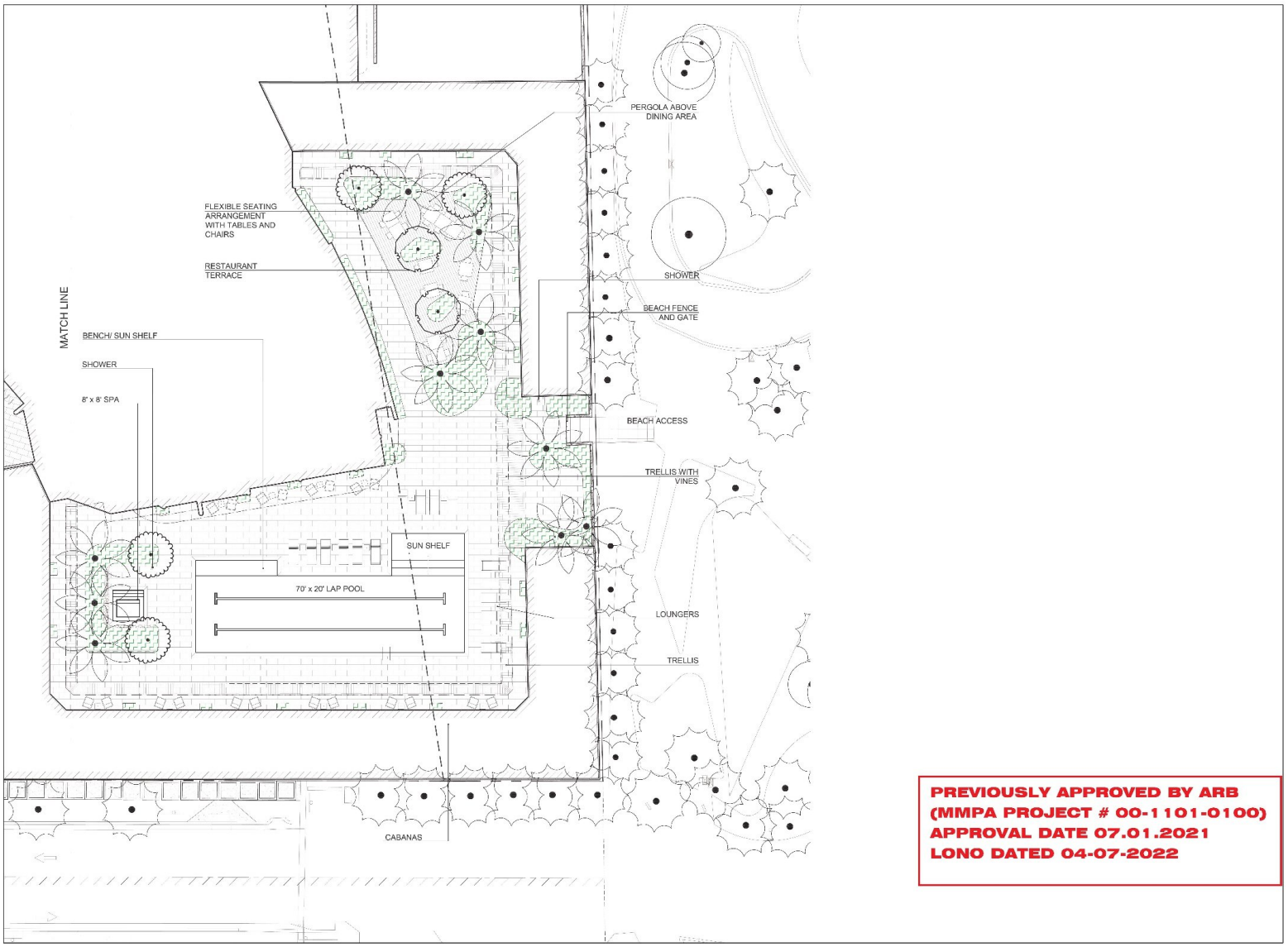
MAJESTIC TOWER
BAL HARBOUR

Sheet L-203



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MAJESTIC TOWER

Bal Harbour, Florida

SITE ADDRESS:

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BAL HARBOUR, FLORIDA 33154

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SEAL:

FOR THE FIRM:
GERARDO JAVIER DELGADO
R.L.A. 0001574 DATE: 05.13.21

No:	DATE:	ISSUED FOR:
1	05.13.2021	ARB

ISSUED FOR:
ARCHITECTURAL REVIEW BOARD

PROJECT No: MA20112
DRAWN BY: AMA, CAL, VDE
REVIEWED BY: BHA
DATE: 05.13.2021
SCALE: 3/32"=1'0"

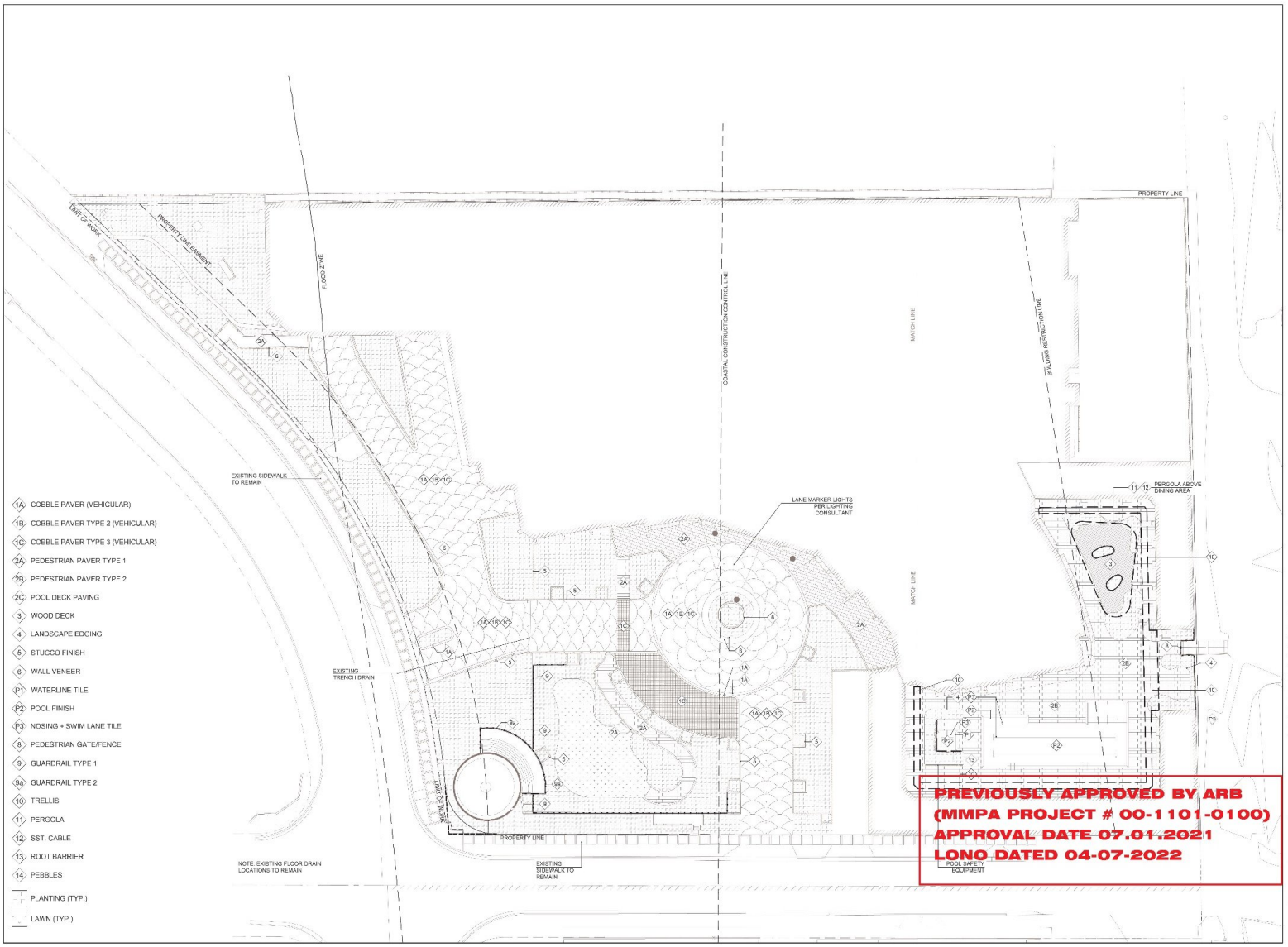
0 5' 10' 20'

DRAWING TITLE:
POOL SITE PLAN

SHEET NO:
L-203

MAJESTIC TOWER
BAL HARBOUR

Sheet L-204



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MAJESTIC TOWER

Bal Harbour, Florida

SITE ADDRESS:

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BAL HARBOUR, FLORIDA 33154

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SEAL:

FOR THE FIRM:
GERARDO JAVIER DELGADO
R.L.A. 0001574 DATE: 05.13.21

No:	DATE:	ISSUED FOR:
1	05.13.2021	ARB

ISSUED FOR:
ARCHITECTURAL REVIEW BOARD

PROJECT No: MA201-12
DRAWN BY: AMA, CAL, VDE
REVIEWED BY: BHA
DATE: 05.13.2021
SCALE: 1"=20'

0' 10' 20' 40'

DRAWING TITLE:
HARDSCAPE PLAN

SHEET NO:
L-204

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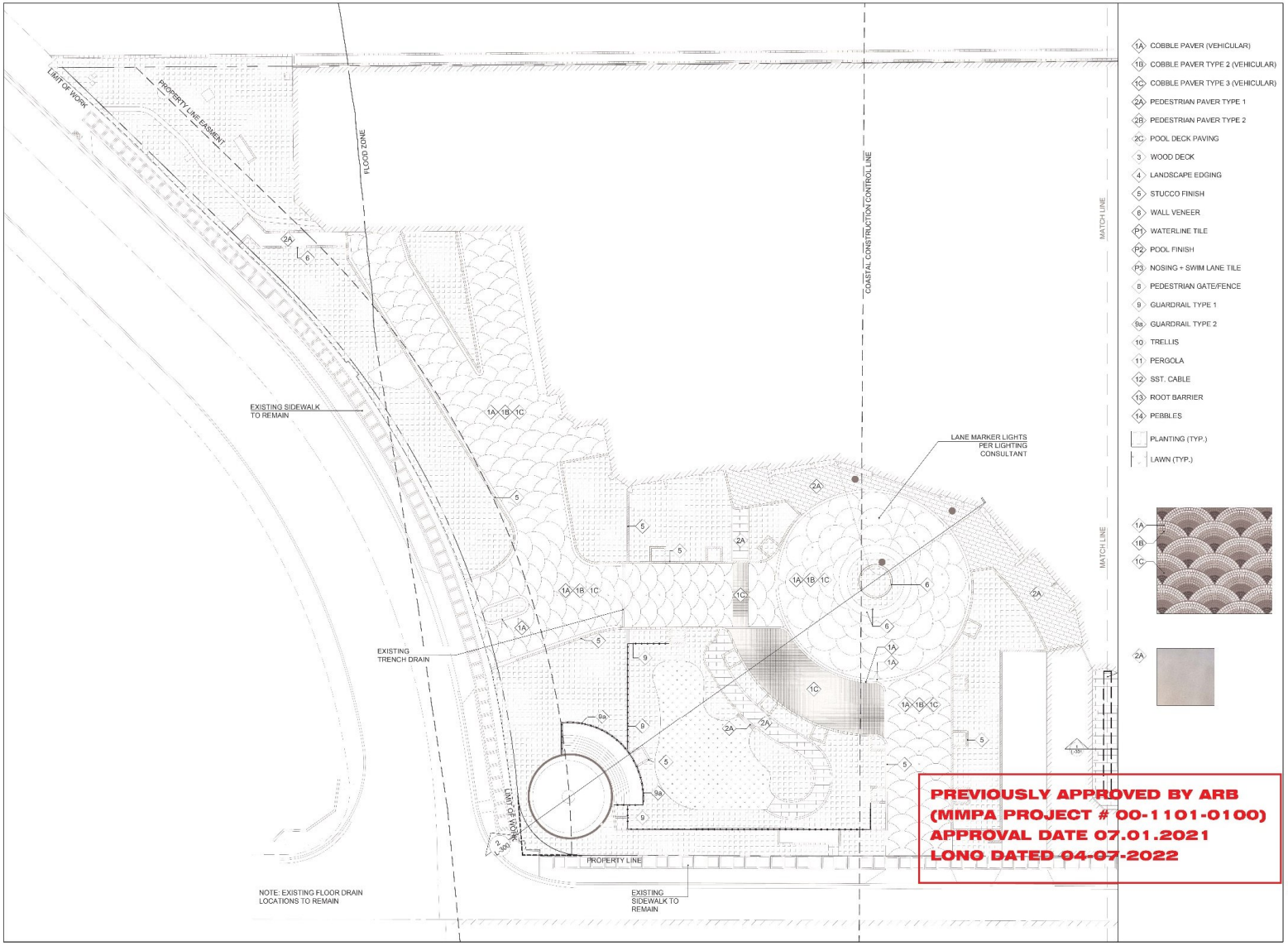
MAJESTIC TOWER
BAL HARBOUR

Sheet L-205



1A COBBLE PAVER (VEHICULAR)
1B COBBLE PAVER TYPE 2 (VEHICULAR)
1C COBBLE PAVER TYPE 3 (VEHICULAR)
2A PEDESTRIAN PAVER TYPE 1
2B PEDESTRIAN PAVER TYPE 2
2C POOL DECK PAVING
3 WOOD DECK
4 LANDSCAPE EDGING
5 STUCCO FINISH
6 WALL VENEER
P1 WATERLINE TILE
P2 POOL FINISH
P3 NOSING + SWIM LANE TILE
8 PEDESTRIAN GATE/FENCE
9 GUARDRAIL TYPE 1
9a GUARDRAIL TYPE 2
10 TRELLIS
11 PERGOLA
12 SST. CABLE
13 ROOT BARRIER
14 PEBBLES
PLANTING (TYP.)
LAWN (TYP.)

MAJESTIC TOWER

Bal Harbour, Florida

SITE ADDRESS:

9601 COLLINS AVENUE
BAL HARBOUR, FLORIDA 33154

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SEAL:

FOR THE FIRM:
GERARDO JAVIER DELGADO
R.L.A. 0001574 DATE: 05.13.21

No:	DATE:	ISSUED FOR:
1	05.13.2021	ARB

ISSUED FOR:
ARCHITECTURAL REVIEW BOARD

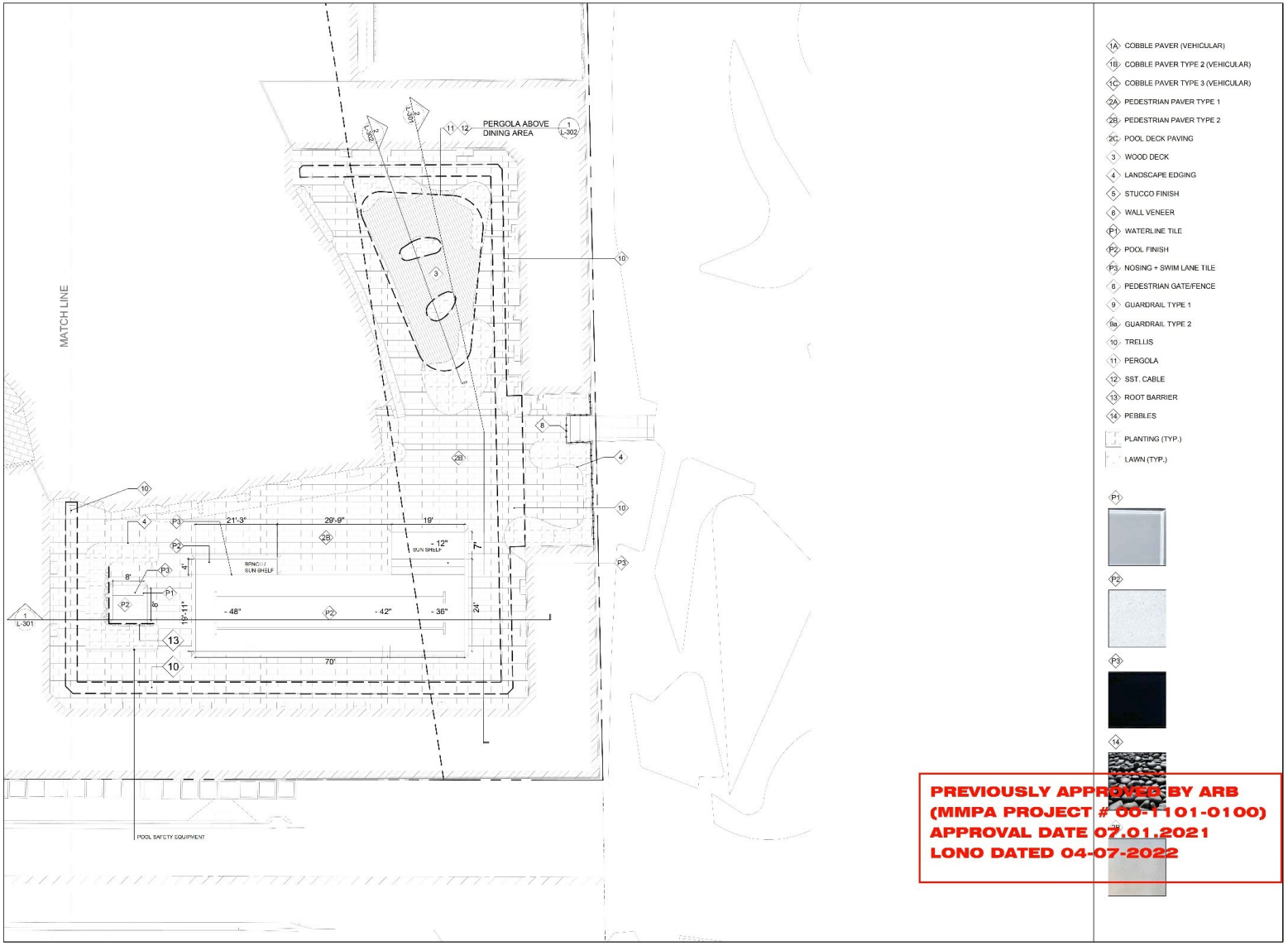
PROJECT No: MA20112
DRAWN BY: AMA, CAL, VDE
REVIEWED BY: BHA
DATE: 05.13.2021
SCALE: 1/16"=1'0"

DRAWING TITLE:
ARRIVAL HARDSCAPE PLAN

SHEET NO:
L-205

MAJESTIC TOWER
BAL HARBOUR

Sheet L-206



1A COBBLE PAVER (VEHICULAR)
1B COBBLE PAVER TYPE 2 (VEHICULAR)
1C COBBLE PAVER TYPE 3 (VEHICULAR)
2A PEDESTRIAN PAVER TYPE 1
2B PEDESTRIAN PAVER TYPE 2
2C POOL DECK PAVING
3 WOOD DECK
4 LANDSCAPE EDGING
5 STUCCO FINISH
6 WALL VENEER
P1 WATERLINE TILE
P2 POOL FINISH
P3 NOSING + SWIM LANE TILE
8 PEDESTRIAN GATE/FENCE
9 GUARDRAIL TYPE 1
9a GUARDRAIL TYPE 2
10 TRELLIS
11 PERGOLA
12 SST. CABLE
13 ROOT BARRIER
14 PEBBLES
PLANTING (TYP.)
LAWN (TYP.)

P1

P2

P3

14

2B

PREVIOUSLY APPROVED BY ARB (MMPA PROJECT # 00-1101-0100) APPROVAL DATE 07.01.2021 LONO DATED 04-07-2022

MAJESTIC TOWER

Bal Harbour, Florida

SITE ADDRESS:

9601 COLLINS AVENUE
BAL HARBOUR, FLORIDA 33154

enea garden design

SEAL:

FOR THE FIRM:
GERARDO JAVIER DELGADO
R.L.A. 0001574 DATE: 05.13.21

No:	DATE:	ISSUED FOR:
1	05.13.2021	ARB

ISSUED FOR:
ARCHITECTURAL REVIEW BOARD

PROJECT No: MA20112
DRAWN BY: AMA, CAL, VDE
REVIEWED BY: BHA
DATE: 05.13.2021
SCALE: 3/32"=1'-0"

0 5' 10' 20'

DRAWING TITLE:
POOL HARDSCAPE PLAN

SHEET NO:
L-206

MAJESTIC TOWER BAL HARBOUR

Sheet L-207

HARDSCAPE SCHEDULE

SYM	MATERIAL	DESCRIPTION	LOCATION
1a	COBBLE PAVER (VEHICULAR)	MATERIAL: WHITE STONE FINISH: FLAMMED SIZE: 4"x4"x2" THICK	DRIVEWAY BANDING; DRIVEWAY
1b	COBBLE PAVER (VEHICULAR)	MATERIAL: LIGHT GRAY STONE FINISH: FLAMMED SIZE: 4"x4"x2" THICK	DRIVEWAY
1c	COBBLE PAVER (VEHICULAR)	MATERIAL: GRAY STONE FINISH: FLAMMED SIZE: 4"x4"x2" THICK	DRIVEWAY
2a	PEDESTRIAN PAVER	MATERIAL: LIGHT GRAY MARBLE SERIES: MONTEREY PAVERS FINISH: SANDBLASTED SIZE: 18"x36"	ENTRY
2b	POOL DECK PAVING	MATERIAL: LIGHT GRAY MARBLE SERIES: MONTEREY PAVER FINISH: SANDBLASTED SIZE: 18"x36"	POOL DECK PAVER
3	WOOD DECK	MATERIAL: IPE SIZE: 6" x 1" STAGGERED FINISH: NATURAL	RESTAURANT OUTDOOR DINING
4	LANDSCAPE EDGING	MATERIAL: COL-MET 1011BK SIZE: 120"L x 5"W COLOR: BLACK CUT: 1/4" GA THICKNESS	PLANTING BEDS
5	STUCCO FINISH	MATERIAL: STUCCO FINISH: SMOOTH, PAINTED COLOR: WHITE TO MATCH EXISTING BUILDING STUCCO	ENTRY DRIVE; PARK
6	WALL VENEER	MATERIAL: MARBLE SERIES: MONTEREY PAVERS FINISH: SANDBLASTED SIZE: 18"x36" X 5/8"	DRIVEWAY DROP-OFF CENTRAL PLANTER
P1	WATERLINE TILE	MATERIAL: GLASS TILE COLOR: LIGHT GREY FINISH: GLOSSY SIZE: 2"X4"	POOL + SPA
P2	POOL FINISH	MANUFACTURER: PEBBLE SHEEN COLOR: ARCTIC WHITE	POOL + SPA
P3	NOSING + SWIM LANE TILE	MATERIAL: GLASS TILE COLOR: PERMANENT BLACK FINISH: CORUNDUM SIZE: 2" X 2"	POOL + SPA
8	PEDESTRIAN GATE/FENCE	MATERIAL: IPE / 316 ST. STEEL IPE FINISH: NATURAL METAL COLOR: WHITE	BEACH GATE
9	GUARDRAIL TYPE 1	MATERIAL: IPE / 316 ST. STEEL IPE FINISH: NATURAL METAL COLOR: WHITE	PARK
9a	GUARDRAIL TYPE 2	MATERIAL: IPE / 316 ST. STEEL / GLASS IPE FINISH: NATURAL METAL COLOR: WHITE	PARK
10	TRELLIS	MATERIAL: IPE / 316 ST. STEEL IPE FINISH: NATURAL METAL COLOR: WHITE	
11	PERGOLA	MATERIAL: IPE / 316 ST. STEEL IPE FINISH: NATURAL METAL COLOR: WHITE	
12	SST. CABLE	MATERIAL: STAINLESS STEEL MODEL: INOX LINE RECTANGLE SYSTEM	ENTRY; POOL DECK
13	ROOT BARRIER	MODEL: UB 36 SIZE: 36" HT	
14	PEBBLES	MATERIAL: ROUNDED PEBBLES SIZE: 1"-2" COLOR: BLACK	ENTRY WATER GARDEN / POOL

PREVIOUSLY APPROVED BY ARB (MMPA PROJECT # 00-1101-0100) APPROVAL DATE 07.01.2021 LONO DATED 04-07-2022

MAJESTIC TOWER

Bal Harbour, Florida

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IG GARRIDO LANDSCAPE

SEAL:

FOR THE FIRM:
GERARDO JAVIER DELGADO
R.L.A. 0001574 DATE: 05.13.21

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ISSUED FOR:
ARCHITECTURAL REVIEW BOARD

PROJECT No: MA20112
DRAWN BY: AMA, CAL, VDE
REVIEWED BY: BHA
DATE: 05.13.2021

DRAWING TITLE:
HARDSCAPE SCHEDULE

SHEET NO:
L-207

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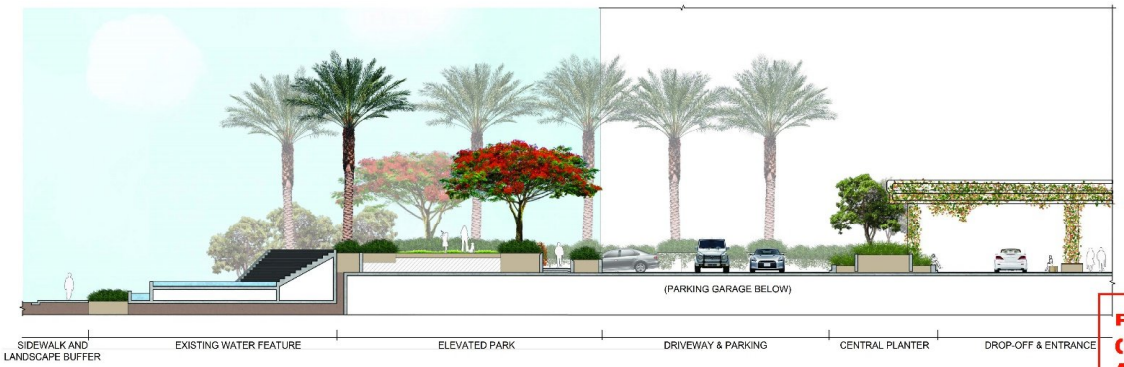
MAJESTIC TOWER
BAL HARBOUR

Sheet L-300

1 ELEVATION FROM COLLINS AVENUE
SCALE: 3/32" = 1'-0"



2 SECTION THROUGH DROP-OFF
SCALE: 3/32" = 1'-0"

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MAJESTIC TOWER

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R.L.A. 0001574 DATE: 05.13.21

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ISSUED FOR:
ARCHITECTURAL REVIEW BOARD

PROJECT No: MA20112
DRAWN BY: AMA, CAL, VDE
REVIEWED BY: BHA
DATE: 05.13.2021

DRAWING TITLE:
SECTIONS

SHEET NO:
L-300

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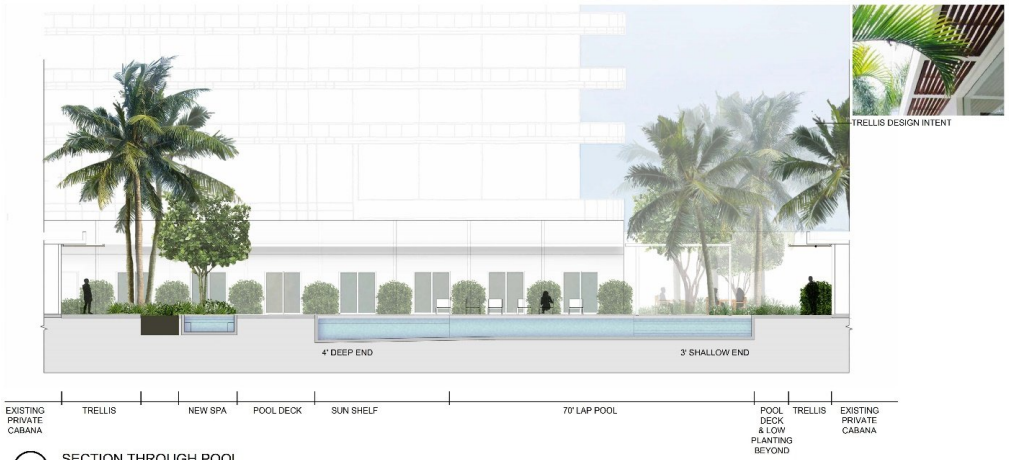
MAJESTIC TOWER
BAL HARBOUR

Sheet L-301



1 SECTION THROUGH POOL

SCALE: 1/8" = 1'-0"

2 SECTION THROUGH RESTAURANT PERGOLA LOOKING EAST

SCALE: 1/8" = 1'-0"

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(MMPA PROJECT # 00-1101-0100)
APPROVAL DATE 07.01.2021
LONG DATED 04-07-2022

MAJESTIC TOWER

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ISSUED FOR:

ARCHITECTURAL REVIEW BOARD

PROJECT No: MA20112
DRAWN BY: AMA, CAL, VDE
REVIEWED BY: BHA
DATE: 05.13.2021

DRAWING TITLE:

SECTIONS

SHEET NO:

L-301

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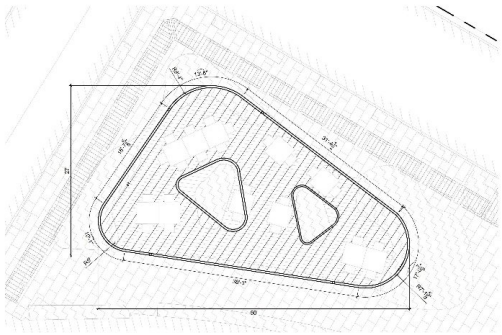
MAJESTIC TOWER
BAL HARBOUR

Sheet L-302



1 DINING PERGOLA PLAN
SCALE: 1/8" = 1'-0"

2 SECTION THROUGH PERGOLA
Scale: 1/4"=1'-0"

PREVIOUSLY APPROVED BY ARB
(MMPA PROJECT # 00-1101-0100)
APPROVAL DATE 07.01.2021
LONO DATED 04-07-2022

MAJESTIC TOWER

Bal Harbour, Florida

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ISSUED FOR:
ARCHITECTURAL REVIEW BOARD

PROJECT No: MA20112
DRAWN BY: AMA, CAL, VDE
REVIEWED BY: BHA
DATE: 05.13.2021

DRAWING TITLE:
SECTIONS

SHEET NO:
L-302

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MAJESTIC TOWER
BAL HARBOUR

Sheet L-500

PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	SPREAD	NATIVE	REMARKS
	CA	2	Calophyllum antillanum	Brazilian Beauty Leaf	Field Grown	9' CT, 18' OA		NO	
	CR1	2	Clusia rosea	Autograph Tree	100 GAL.	16'	12'	YES	
	CR2	2	Clusia rosea	Autograph Tree	200 GAL.	18'	12'	YES	
	CU	10	Coccoloba uvifera	Sea Grape	Field Grown	12' CT, 24' HT	15'	YES	
	CN2	4	Cocos nucifera	Coconut Palm	Field Grown	18' GW	20'	NO	
	CN3	3	Cocos nucifera	Coconut Palm	Field Grown	18' GW	20'	NO	
	CN5	3	Cocos nucifera	Coconut Palm	Field Grown	20' GW	20'	NO	
	CN4	2	Cocos nucifera	Coconut Palm	Field Grown	22' GW	20'	NO	
	CN6	2	Cocos nucifera	Coconut Palm	Field Grown	24' GW	20'	NO	
	DR	3	Delonix regia	Royal Poinciana	Field Grown	20' -25'	20'	NO	SPECIMEN
	PD	1	Phoenix dactylifera	Date Palm	Field Grown	25'	25'	NO	
	PR	1	Phoenix reclinata	Senegal Date Palm	Field Grown	15' -20' OA	12' -15'	NO	6 TRUNKS MIN.
	TC	4	Tabebuia caraiba	Silver Trumpet	Field Grown	18' -20'	15'	NO	SPECIMEN

MAJESTIC TOWER

Bal Harbour, Florida

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R.L.A. 0001574 DATE: 05.13.21

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ISSUED FOR:
ARCHITECTURAL REVIEW BOARD

PROJECT No: MA2011.2

DRAWN BY: AMA, CAL, VDE

REVIEWED BY: BHA

DATE: 05.13.2021

SCALE: 1"=20'

0' 10' 20' 40'

DRAWING TITLE:
OVERALL CANOPY PLAN

SHEET NO:
L-500

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MAJESTIC TOWER
BAL HARBOUR

Sheet L-501

PREVIOUSLY APPROVED BY ARB
(MMPA PROJECT # 00-1101-0100)
APPROVAL DATE 07.01.2021
LONO DATED 04-07-2022

PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	SPREAD	NATIVE	REMARKS
	CA	2	Calophyllum antillanum	Brazilian Beauty Leaf	Field Grown	9' CT, 18' OA		NO	
	CR1	2	Clusia rosea	Autograph Tree	100 GAL.	16'	12'	YES	
	CR2	2	Clusia rosea	Autograph Tree	200 GAL.	18'	12'	YES	
	CU	10	Coccoloba uvifera	Sea Grape	Field Grown	12' CT, 24" HT	15'	YES	
	CN2	4	Cocos nucifera	Coconut Palm	Field Grown	18' GW	20'	NO	
	CN3	3	Cocos nucifera	Coconut Palm	Field Grown	18' GW	20'	NO	
	CN5	3	Cocos nucifera	Coconut Palm	Field Grown	20' GW	20'	NO	
	CN4	2	Cocos nucifera	Coconut Palm	Field Grown	22' GW	20'	NO	
	CN6	2	Cocos nucifera	Coconut Palm	Field Grown	24' GW	20'	NO	
	DR	3	Delonix regia	Royal Poinciana	Field Grown	20'-25'	20'	NO	SPECIMEN
	PD	1	Phoenix dactylifera	Date Palm	Field Grown	25'	25'	NO	
	PR	1	Phoenix reclinata	Senegal Date Palm	Field Grown	15'-20' OA	12'-15'	NO	6 TRUNKS MIN.
	TC	4	Tabebuia caraiba	Silver Trumpet	Field Grown	18'-20'	15'	NO	SPECIMEN

SYMBOL LEGEND

XX / X — PROPOSED TREES

XX / X — RELOCATED TREES/PALMS

#XX — EXISTING TREE/PALM TO REMAIN

MAJESTIC TOWER

Bal Harbour, Florida

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ISSUED FOR:
ARCHITECTURAL REVIEW BOARD

PROJECT No: MA20112
DRAWN BY: AMA, CAL, VDE
REVIEWED BY: BHA
DATE: 05.13.2021
SCALE: 1/16"=1'0"

0' 10' 20' 30'

DRAWING TITLE:
ARRIVAL CANOPY PLAN

SHEET NO:
L-501

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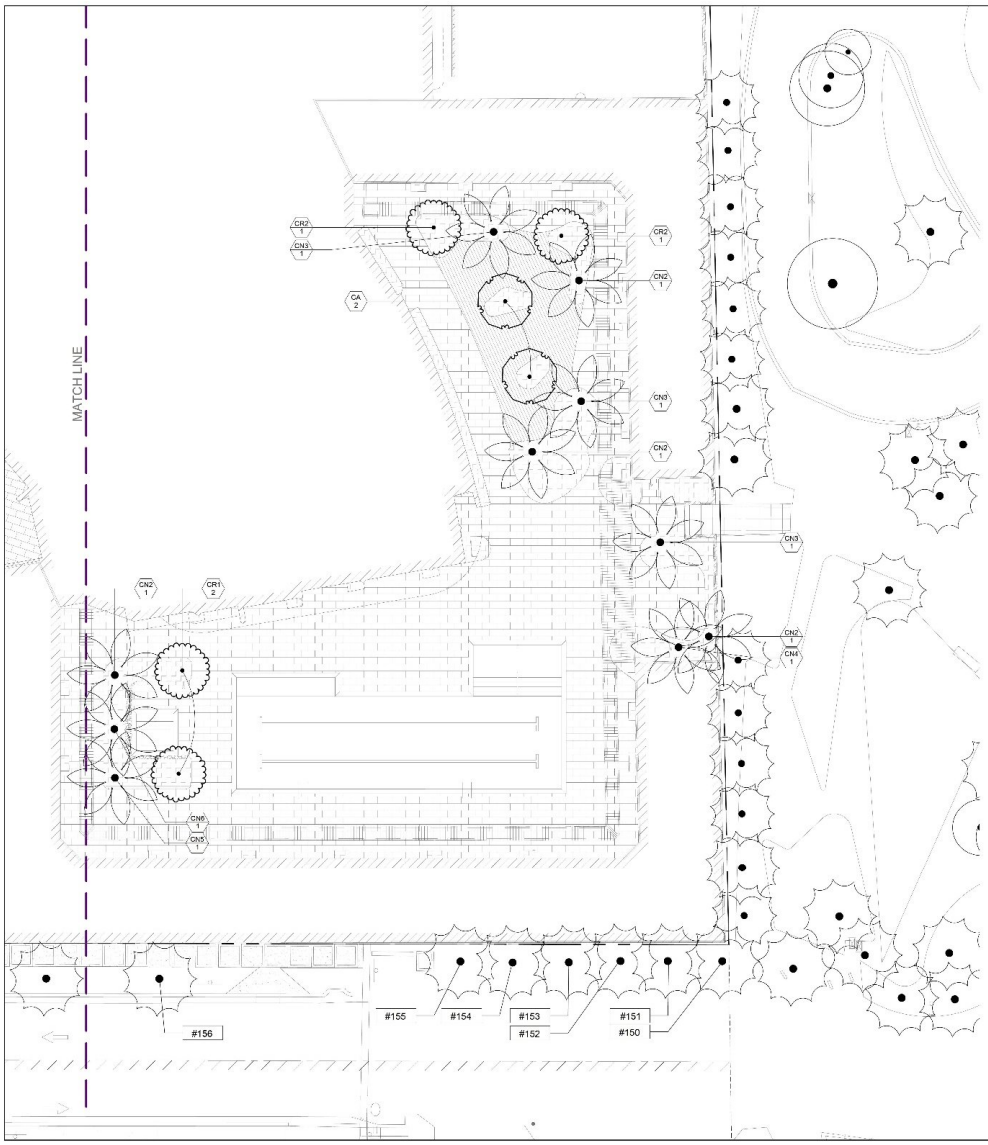
MAJESTIC TOWER
BAL HARBOUR

Sheet L-502



PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	SPREAD	NATIVE	REMARKS
	CA	2	Calophyllum antillanum	Brazilian Beauty Leaf	Field Grown	9' CT, 18' OA		NO	
	CR1	2	Clusia rosea	Autograph Tree	100 GAL.	18'	12'	YES	
	CR2	2	Clusia rosea	Autograph Tree	200 GAL.	18'	12'	YES	
	CU	10	Coccoloba uvifera	Sea Grape	Field Grown	12' CT, 24" HT	15'	YES	
	CN2	4	Cocos nucifera	Coconut Palm	Field Grown	18' GW	20'	NO	
	CN3	3	Cocos nucifera	Coconut Palm	Field Grown	18' GW	20'	NO	
	CN5	3	Cocos nucifera	Coconut Palm	Field Grown	20' GW	20'	NO	
	CN4	2	Cocos nucifera	Coconut Palm	Field Grown	22' GW	20'	NO	
	CN6	2	Cocos nucifera	Coconut Palm	Field Grown	24' GW	20'	NO	
	DR	3	Delonix regia	Royal Poinciana	Field Grown	20'-25'	20'	NO	SPECIMEN
	PD	1	Phoenix dactylifera	Date Palm	Field Grown	25'	25'	NO	
	PR	1	Phoenix reclinata	Senegal Date Palm	Field Grown	15'-20' OA	12'-15'	NO	6 TRUNKS MIN.
	TC	4	Tabebuia caraiba	Silver Trumpet	Field Grown	18'-20'	15'	NO	SPECIMEN

SYMBOL LEGEND

XX / X — PROPOSED TREES

XX / X — RELOCATED TREES/PALMS

#XX — EXISTING TREE/PALM TO REMAIN

PREVIOUSLY APPROVED BY ARB (MMPA PROJECT # 00-1101-0100) APPROVAL DATE 07.01.2021 LONO DATED 04-07-2022

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PROJECT No: MA20112
DRAWN BY: AMA, CAL, VDE
REVIEWED BY: BHA
DATE: 05.13.2021
SCALE: 3/32"=1'0"

0 5' 10' 20'

DRAWING TITLE:
POOL CANOPY PLAN

SHEET NO:
L-502

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MAJESTIC TOWER
BAL HARBOUR

Sheet L-503

PLANT SCHEDULE

GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	SPREAD	SPACING
	ALC	93	Allamanda cathartica	Golden Trumpet	7 GAL.	36"	24"	24" O.C.
	BUF	253	Bulbine frutescens	Stalked Bulbine	1 GAL.	8"	8"	12" O.C.
	CLG	600	Clusia guttifera	Small Leaf Clusia	25 GAL	6'-7'	4'	24" O.C.
	DIB	2,522	Dietes bicolor	African Iris	3 GAL.	2'	2'	18" O.C.
	EPA	138	Epipremnum aureum	Golden Pothos	1 GAL.	12"	12"	12" O.C.
	ERL	592	Ernodea littoralis	Golden Creeper	3 GAL.	12"	12"	18" O.C.
	FIM	554	Ficus microcarpa `Green Island`	Green Island Fig	7 GAL.	2'	2'	18" O.C.
	HED	649	Helianthus debilis	Dune Sunflower	1 GAL.	12"	12"	12" O.C.
	HYL	1,078	Hymenocallis latifolia	Spider Lily	7 GAL.	18"	12"	18" O.C.
	IP	49	Ipomoea pes-caprae	Railroad Vine	1 GAL.	6"	6"	12" O.C.
	LM	125	Liriope muscari	Lilyturf	1 GAL.	12"		12" O.C.
	MOD	46	Monstera deliciosa	Split-Leaf Philodendron	15 GAL.	36"	36"	18" O.C.
	NR	266	Neomarica caerulea 'Regina'	Giant Walking Iris	3 GAL.	24"-36"		18" O.C.
	NEX	147	Nephrolepis exaltata	Boston Fern	7 GAL.	24"-36"	24"	18" O.C.
	PHS	77	Phymatosorus scolopendria	Wart Fern	3 GAL.	12"	12"	18" O.C.
	STR	97	Strelitzia reginae	Bird Of Paradise	25 GAL	4'	4'	36" O.C.
	TRM	378	Trimorha martiniconsis	Yellow Walking Iris	3 GAL.	24"	18"	18" O.C.
VINES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	SPREAD	SPACING
	FPU	56	Ficus pumila minima	Creeping Fig	1 GAL.			12" O.C.
	TEC	107	Tecoma capensis	Cape Honeysuckle	7 GAL.	3'	2'	24" O.C.
			Existing planting to remain					

MAJESTIC TOWER

Bal Harbour, Florida

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FOR THE FIRM:
GERARDO JAVIER DELGADO
R.L.A. 0001574 DATE: 05.13.21

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ISSUED FOR:
ARCHITECTURAL REVIEW BOARD

PROJECT No: MA20112
DRAWN BY: AMA, CAL, VDE
REVIEWED BY: BHA
DATE: 05.13.2021
SCALE: 1"=20'

0' 10' 20' 40'

DRAWING TITLE:
UNDERSTORY PLAN

SHEET NO:
L-503

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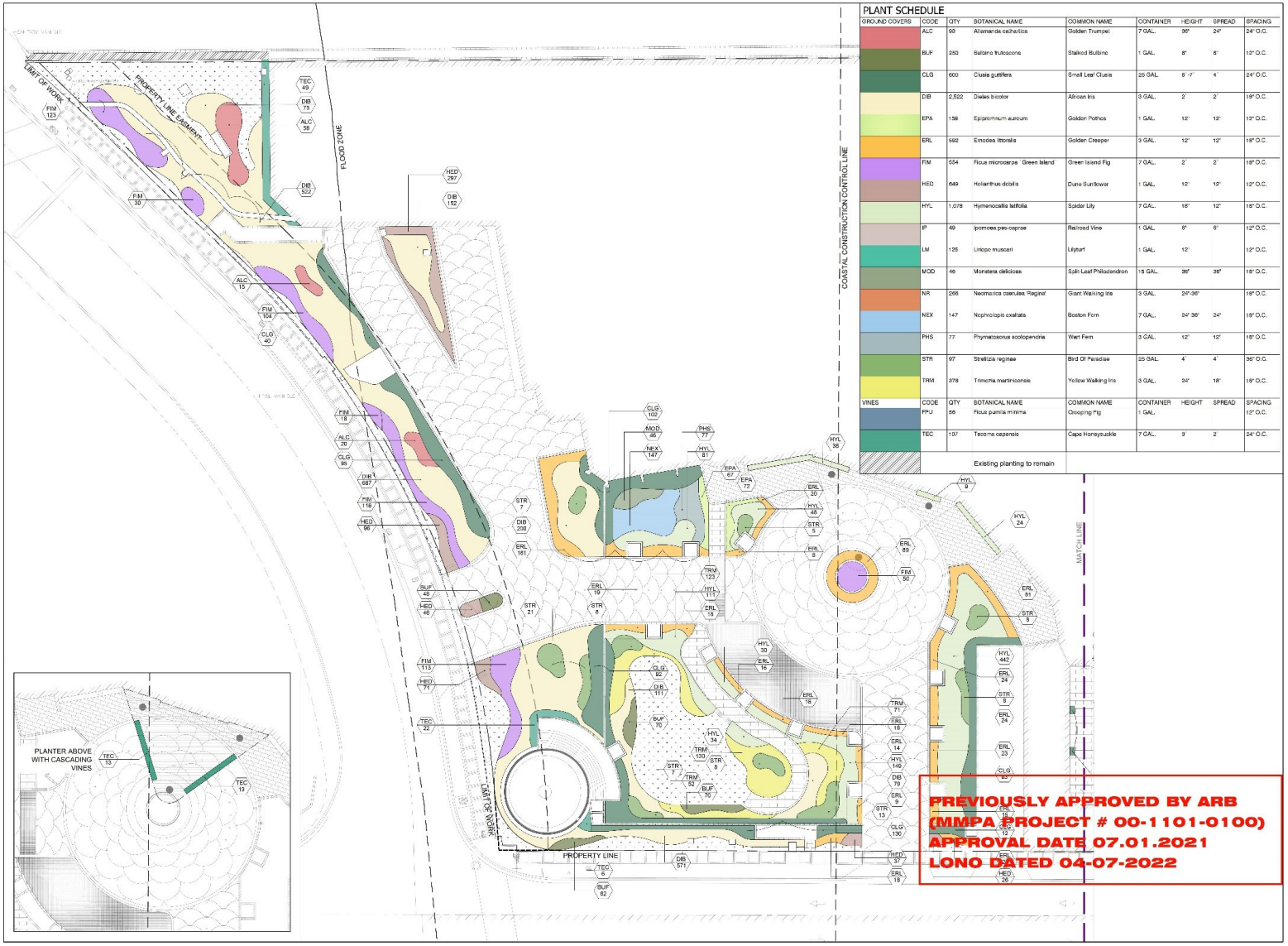
MAJESTIC TOWER
BAL HARBOUR

Sheet L-504



PLANT SCHEDULE

GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	SPREAD	SPACING
	ALC	93	Allamanda cathartica	Golden Trumpet	7 GAL.	36"	24"	24" O.C.
	BUF	253	Bulbine frutescens	Stalked Bulbine	1 GAL.	8"	8"	12" O.C.
	CLG	600	Clusia guttifera	Small Leaf Clusia	25 GAL	6`-7`	4`	24" O.C.
	DIB	2,522	Dietes bicolor	African Iris	3 GAL.	2`	2`	18" O.C.
	EPA	138	Epipremnum aureum	Golden Pothos	1 GAL.	12"	12"	12" O.C.
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	FIM	554	Ficus microcarpa `Green Island`	Green Island Fig	7 GAL.	2`	2`	18" O.C.
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	HYL	1,078	Hymenocallis latifolia	Spider Lily	7 GAL.	18"	12"	18" O.C.
	IP	49	Ipomoea pes-caprae	Railroad Vine	1 GAL.	6"	6"	12" O.C.
	LM	125	Liriope muscari	Lilyturf	1 GAL.	12"		12" O.C.
	MOD	46	Monstera deliciosa	Split-Leaf Philodendron	15 GAL.	36"	36"	18" O.C.
	NR	266	Neomarica caerulea `Regina`	Giant Walking Iris	3 GAL.	24"-36"		18" O.C.
	NEX	147	Nephrolepis exaltata	Boston Fern	7 GAL.	24"-36"	24"	18" O.C.
	PHS	77	Phymatosorus scolopendria	Wart Fern	3 GAL.	12"	12"	18" O.C.
	STR	97	Strelitzia reginae	Bird Of Paradise	25 GAL	4`	4`	36" O.C.
	TRM	378	Trimorha martiniconsis	Yellow Walking Iris	3 GAL.	24"	18"	18" O.C.
VINES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	SPREAD	SPACING
	FPU	56	Ficus pumila minima	Creeping Fig	1 GAL.			12" O.C.
	TEC	107	Tecoma capensis	Cape Honeysuckle	7 GAL.	3`	2`	24" O.C.
			Existing planting to remain					

MAJESTIC TOWER

Bal Harbour, Florida

SITE ADDRESS:

9601 COLLINS AVENUE
BAL HARBOUR, FLORIDA 33154

enea garden design

Enea Garden Design Inc.
1080 NE 69 Court, Miami, FL 33138
Miami Beach, FL 33139, USA
T+1 305.576.4723 | F 305.576.8765
www.enea.net | info@enea.net
LANDSCAPE ARCHITECTURE

SEAL:

FOR THE FIRM:
GERARDO JAVIER DELGADO
R.L.A. 0001574 DATE: 05.13.21

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No:	DATE:	ISSUED FOR:
1	05.13.2021	ARB

ISSUED FOR:
ARCHITECTURAL REVIEW BOARD

PROJECT No: MA20112
DRAWN BY: AMA, CAL, VDE
REVIEWED BY: BHA
DATE: 05.13.2021
SCALE: 1/16"=1'0"

0' 10' 20' 30'

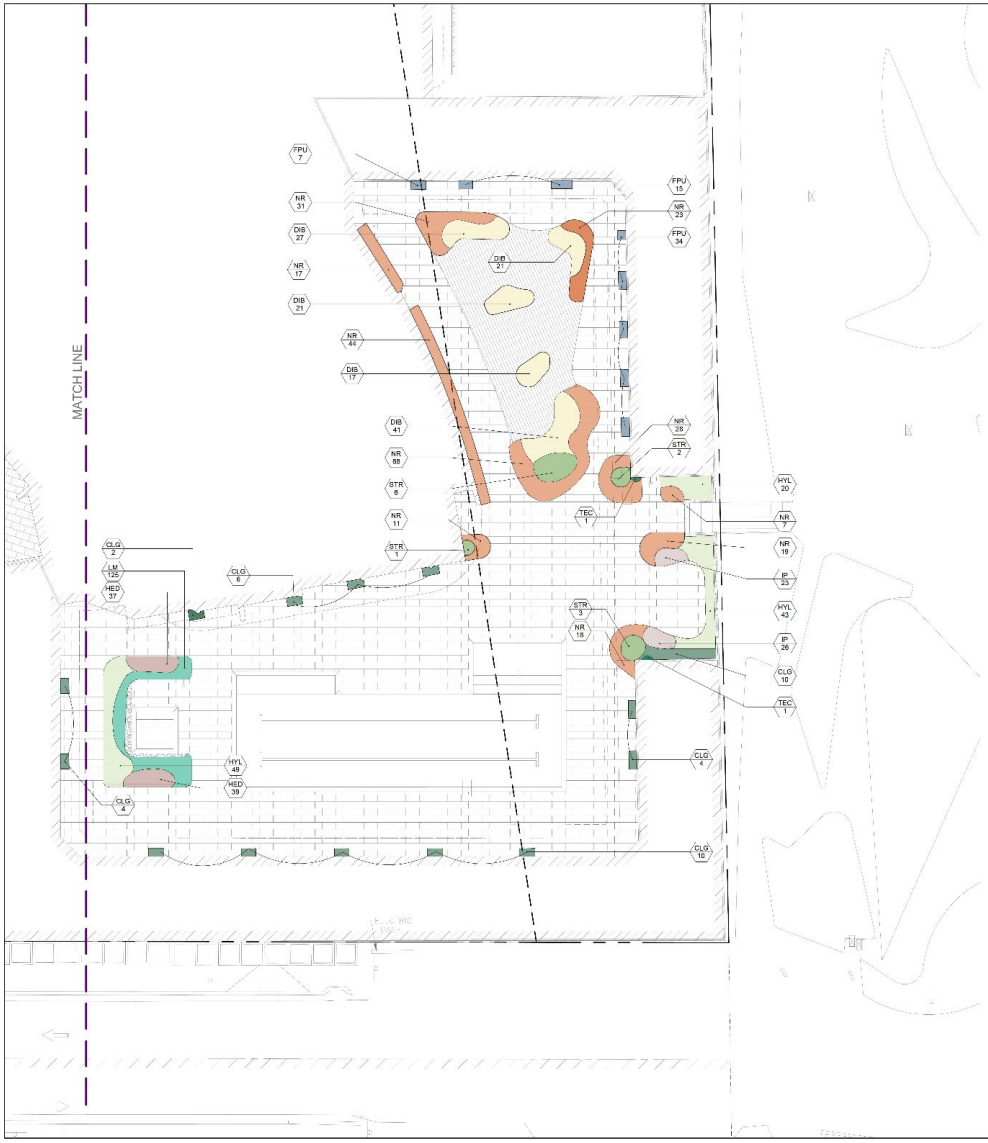
DRAWING TITLE:
ARRIVAL UNDERSTORY PLAN

SHEET NO:
L-504

© Enea Garden Design Inc. 2021

MAJESTIC TOWER
BAL HARBOUR

Sheet L-505



PLANT SCHEDULE

GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	SPREAD	SPACING
	ALC	93	Allamanda cathartica	Golden Trumpet	7 GAL.	36"	24"	24" O.C.
	BUF	253	Bulbine frutescens	Stalked Bulbine	1 GAL.	8"	8"	12" O.C.
	CLG	600	Clusia guttifera	Small Leaf Clusia	25 GAL	6'-7'	4'	24" O.C.
	DIB	2,522	Dietes bicolor	African Iris	3 GAL.	2'	2'	18" O.C.
	EPA	138	Epipremnum aureum	Golden Pothos	1 GAL.	12"	12"	12" O.C.
	ERL	592	Ernodea littoralis	Golden Creeper	3 GAL.	12"	12"	18" O.C.
	FIM	554	Ficus microcarpa `Green Island`	Green Island Fig	7 GAL.	2'	2'	18" O.C.
	HED	649	Helianthus debilis	Dune Sunflower	1 GAL.	12"	12"	12" O.C.
	HYL	1,078	Hymenocallis latifolia	Spider Lily	7 GAL.	18"	12"	18" O.C.
	IP	49	Ipomoea pes-caprae	Railroad Vine	1 GAL.	6"	6"	12" O.C.
	LM	125	Liriope muscari	Lilyturf	1 GAL.	12"		12" O.C.
	MOD	46	Monstera deliciosa	Split-Leaf Philodendron	15 GAL.	36"	36"	18" O.C.
	NR	266	Neomarica caerulea 'Regina'	Giant Walking Iris	3 GAL.	24"-36"		18" O.C.
	NEX	147	Nephrolepis exaltata	Boston Fern	7 GAL.	24"-36"	24"	18" O.C.
	PHS	77	Phymatosorus scolopendria	Wart Fern	3 GAL.	12"	12"	18" O.C.
	STR	97	Strelitzia reginae	Bird Of Paradise	25 GAL	4'	4'	36" O.C.
	TRM	378	Trimorha martiniconsis	Yellow Walking Iris	3 GAL.	24"	18"	18" O.C.
VINES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	SPREAD	SPACING
	FPU	56	Ficus pumila minima	Creeping Fig	1 GAL.			12" O.C.
	TEC	107	Tecoma capensis	Cape Honeysuckle	7 GAL.	3'	2'	24" O.C.
			Existing planting to remain					

PREVIOUSLY APPROVED BY ARB (MMPA PROJECT # 00-1101-0100) APPROVAL DATE 07.01.2021 LONO DATED 04-07-2022

MAJESTIC TOWER

Bal Harbour, Florida

SITE ADDRESS:

9601 COLLINS AVENUE
BAL HARBOUR, FLORIDA 33154

enea garden design

Enea Garden Design Inc.
1080 NE 69 Court, Studio 100
Miami Florida 33138, USA
T+1 305.576.4763 | F 305.576.8765
www.enea.net | info@enea.net

SEAL:

FOR THE FIRM:
GERARDO JAVIER DELGADO
R.L.A. 0001574 DATE: 05.13.21

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No:	DATE:	ISSUED FOR:
1	05.13.2021	ARB

ISSUED FOR:
ARCHITECTURAL REVIEW BOARD

PROJECT No: MA20112
DRAWN BY: AMA, CAL, VDE
REVIEWED BY: BHA
DATE: 05.13.2021
SCALE: 3/32"=1'0"

0 5' 10' 20'

DRAWING TITLE:
POOL UNDERSTORY PLAN

SHEET NO:
L-505

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MAJESTIC TOWER
BAL HARBOUR

Sheet L-506

TREES

Brazilian Beauty Leaf
(Calophyllum antillanum)

Pitch Apple
(Clusia rosea)

Seagrape Tree
(Coccoloba uvifera)

Royal Poinciana
(Delonix regia)

Yellow Trumpet Tree
(Tabebuia caraiba)

PALMS

Paurotis Palm
(Acoelorrhaphe wrightii)

Cocoanut Palm
(Cocos nucifera 'Maypan')

Date Palm
(Phoenix dactylifera)

California Fan Palm
(Washingtonia filifera)

VINES

Cape Honeysuckle
(Tecoma capensis)

PREVIOUSLY APPROVED BY ARB
(MMPA PROJECT # 00-1101-0100)
APPROVAL DATE 07.01.2021
LONO DATED 04-07-2022

MAJESTIC
TOWER

Bal Harbour, Florida

SITE ADDRESS:

9601 COLLINS AVENUE
BAL HARBOUR, FLORIDA 33154

enea
garden design

Enea Garden Design Inc.
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Miami Florida 33138, USA
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WWW.ENEAGARDEN.COM

SEAL:

FOR THE FIRM:
GERARDO JAVIER DELGADO
R.L.A. 0001574 DATE: 05.13.21

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No:	DATE:	ISSUED FOR:
1	05.13.2021	ARB

ISSUED FOR:
ARCHITECTURAL
REVIEW BOARD

PROJECT No: MA20112
DRAWN BY: AMA, CAL, VDE
REVIEWED BY: BHA
DATE: 05.13.2021

DRAWING TITLE:
PLANT BOARD

SHEET NO:
L-506

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MAJESTIC TOWER
BAL HARBOUR

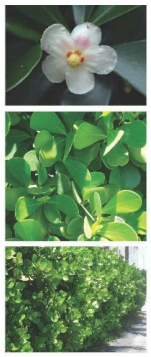
Sheet L-507

SHRUBS & GROUND COVERS

Golden Trumpet
(Allamanda cathartica)

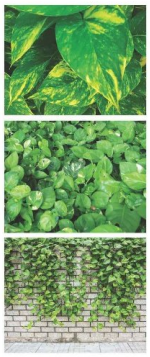
Beach Bulbine
(Bulbine frutescens)

Small Leaf Clusia
(Clusia guttifera)



African Iris
(Dietes bicolor)

Golden Pothos
(Epipremnum aureum)



Golden Creeper
(Ernodea littoralis)

Green Island Ficus
(Ficus microcarpa)

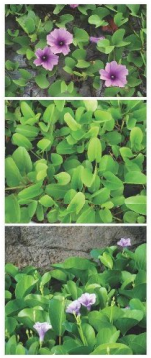
Creeping Fig
(Ficus pumila minima)

Beach Dune Sunflower
(Helianthus debilis)

SHRUBS & GROUND COVERS

Spider Lily
(Hymenocallis latifolia)

Railroad Vine
(Ipomoea pes-caprae)



Lilyturf
(Liriope muscari)

Swiss Cheese Plant
(Monstera deliciosa)

Giant Apostle's Iris
(Neomarica caerulea)

Boston Fern
(Nephrolepis exaltata)

Wart Fern
(Phymatosorus scolopendria)

Bird of Paradise
(Strelitzia reginae)

Yellow Walking Iris
(Trimezia martinicensis)

PREVIOUSLY APPROVED BY ARB
(MMPA PROJECT # 00-1101-0100)
APPROVAL DATE 07.01.2021
LONO DATED 04-07-2022

MAJESTIC TOWER

Bal Harbour, Florida

SITE ADDRESS:

9601 COLLINS AVENUE
BAL HARBOUR, FLORIDA 33154

enea
garden design

Enea Garden Design Inc.
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Miami, Florida 33166, USA
T+1 305.593.6782 | F+1 305.676.6703

www.eneagd.com info@eneagd.com

LEED AP Cert. # 10490024

SEAL:

FOR THE FIRM:
GERARDO JAVIER DELGADO
R.L.A. 0001574 DATE: 05.13.21

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No:	DATE:	ISSUED FOR:
1	05.13.2021	ARB

ISSUED FOR:
ARCHITECTURAL REVIEW BOARD

PROJECT No: MA20112
DRAWN BY: AMA, CAL, VDE
REVIEWED BY: BHA
DATE: 05.13.2021

DRAWING TITLE:
PLANT BOARD

SHEET NO:
L-507

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MAJESTIC TOWER
BAL HARBOUR

04/08/2024

BAL HARBOUR VILLAGE

- VILLAGE -

The undersigned Agent/Owner request(s) Architectural Review Board review of the following application(s):

☐ New Building ($2,500.00) ☐ Alteration/ Additions ($1,000.00) ☒ Revision ($250.00)

ARB2024-0011 (Revision to ARB-21-05-001

PROJECT INFORMATION

Street Address of the Subject Property: 9601 Collins Ave

Property/Project Name: Majestic Tower Community Association, INC

Legal description: Lot(s) RE SUB PB44-27, Lot 1, Pt + Lying East & Adjacent West of Erosion Line Per PB 105-62

Block(s) 134465 sq. ft. M/L Section(s) OCEAN Front Section of Bal Harbour

Folio No. 12-2226-038-001

Owner(s): Majestic Tower Community Association INC

Mailing Address: 9601 Collins Ave

Telephone: 305-864-0122 Fax

Other Email Manager@majestictower.com

Architect(s)/Engineer(s): LANDSCAPE KEN GARDNER

Architect(s)/Engineer(s) Mailing Address: 17670 NW 78th Ave # 214 Miami, FL 33015

Telephone: Business 305-392-1016 Fax

Other Email KEN@GSLADESIGN.COM

PROJECT INFORMATION

Project Description(s): Landscape renovation to Pool Area as well as plantings Hardscape and Cabana Fronts

Estimated project cost*: $ 1.2 Million

(*Estimated cost shall be +/- 10% of actual cost)

Date(s) of Previous Submittal(s) and Action(s): LONO - 4-7-2022

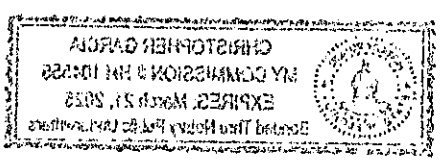
04/05/2024

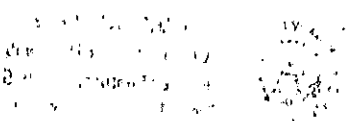
NOTE: BOTH SIGNATURES OR AFFIRMATION/CONSENT ARE REQUIRED

Owner / Representative Printed Name: JANINE ROTH			**Architect(s)/Engineer(s) Print Name:** KEN GARDNER		
Owner / Representative Signature:			Architect(s)/Engineer(s) Signature:		
Address: 9601 Collins Ave. Unit 1402, BAL HARBOUR			Address: 17670 NW 78TH AVE #214 MIAMI, FL 33015		
Telephone: 305 7786914	Fax:	Email: JANINE@rothdale.com	Telephone: 305-392-1016	Fax:	Email: KEN@GGLADESIGN.COM
			Architect/Engineer Seal: REGISTERED LANDSCAPE ARCHITECT KENNETH ERIC GARDNER LA 0001569 STATE OF FLORIDA		
NOTARIZATION STATE OF FLORIDA **COUNTY OF MIAMI-DADE** Sworn to or affirm and subscribed before me this 5th day of APRIL, in the year 2024 **by** Janine Roth **who has taken an oath and is personally known to me or has produced_ as identification.** **My Commission Expires:** _____ **Notary Public**			**NOTARIZATION** STATE OF FLORIDA COUNTY OF MIAMI-DADE Sworn to or affirm and subscribed before me this 5th day of APRIL, in the year 2024 by KEN GARDNER who has taken an oath and is personally known to me or has produced_as identification. **My Commission Expires:** _____ Notary Public		

NOTARY PUBLIC STATE OF FLORIDA — CAROLINA I. CRUZ Commission # HH 095955 Expires February 22, 2025 Bonded Thru Budget Notary Services

NOTARY PUBLIC STATE OF FLORIDA — CHRISTOPHER GARCIA MY COMMISSION # HH 104555 EXPIRES: March 21, 2025 Bonded Thru Notary Public Underwriters


CHRISTOPHER GARCIA
MY COMMISSION # HH 108555
EXPIRES: March 21, 2025
Bonded Thru Notary Public Underwriters



BHV
04-08-2024
BILLING

Professional

PROFESSIONAL PREPARER'S STATEMENT OF LANDSCAPING COMPLIANCE

PROCESS NUMBER _____

Legal description: Lot _____, Block _____, Subdivision _____
P.B. _____ Page _____, Development name MAJESTIC TOWER - POOL AREA
Located at (address) 9601 COLLINS AVE, BAL HARBOR, FL

I/We hereby certify that the landscaping/irrigation plan being submitted for the above captioned complies with the requirements of Ordinance 98-13 (landscaping ordinance) as to species, height, trunk width and location at time of planting, and that the species as shown are in accordance with the accepted species approved by Miami-Dade County and that none of the species are from the prohibited list.

Additionally automatic sprinkler system (if applicable) comply with requirement of said ordinance as to type of heads, spray system, location, etc.

I/We further certify that I/we am/are authorized under Chapter 481, Florida statutes to prepare and submit this landscaping/irrigation plan.

Professional Preparer's Signature

KEN GARDNER
Print Name

Seal: (If Corporation)

REGISTERED LANDSCAPE ARCHITECT
KENNETH ERIC GARDNER
LA 0001569
STATE OF FLORIDA

STATE OF FLORIDA
COUNTY OF MIAMI DADE

I, an officer authorized to take acknowledgments, according to the law and duly qualified and so acting, do hereby certify that on this date appeared before me KEN GARDNER, to me known to be the person described in and who executed the foregoing instrument and he/she acknowledged to me the execution thereof to be his/her free act and deed for the uses and purposes therein mentioned;

Witness my signature and official seal this 5th day of APRIL, 2024, in the County and State aforesaid, the date and year last aforesaid.

Notary Public

CHRISTOPHER GARCIA
Print Name

My Commission Expires:

CHRISTOPHER GARCIA
MY COMMISSION # HH 104555
EXPIRES: March 21, 2025
Bonded Thru Notary Public Underwriters

BAL HARBOUR
- VILLAGE -

BHV
04/08/2024
BUILDING

April 7, 2022

Florida Department of Environmental Protection (FDEP)
Coastal Construction Control Line (CCCL) Program
Division of Water Resource Management
2600 Blair Stone Road, Mail Station 3522
Tallahassee, Florida 32399-2400
Attn: Ms. Celora Jackson - Engineer

RE: Letter of No Objection (LONO)
Proposed Majestic Tower Condominium Project
Recreational & Pool Deck / Landscaping / Front Entry Upgrades
9601 Collins Avenue
Bal Harbour Village, Florida 33154
MMPA Project No. 00-1101-0100

Dear Ms. Jackson:

The community of Bal Harbour Village, Florida is aware that the Majestic Towers Condominium is seeking to obtain approval from the Florida Department of Environmental Protection (FDEP) for a CCCL permit related to the above improvement project. The Village's Architectural Review Board (ARB) reviewed / approved these improvements at its July 1, 2021 meeting. Prior to the ARB's action the Village's staff reviewed / signed off on the project ensuring that the Village's collective Land Development Regulations /Zoning Code were complied with (setbacks / open space / other).

In light of the above, Bal Harbour Village has no objections to the proposed improvements. Should you have any questions, please feel free to contact our offices at 305-865-7525.

Sincerely

Eliezer Palacio
Building Official

CC: Michael J. Miller, AICP – Consultant Village Planner

RHV
04/08/2024
BUILDING

Memorandum

Date:	April 5, 2024
To:	Architectural Review Board
From:	GSLA Design Inc.
Reference:	ARB Revised Landscape Application
Project:	MA20112 MAJESTIC TOWER
Project No.:	
Copy:	

This project exists of a landscape renovation of an existing multi-family condominium.

The existing Pool and Spa are to remain. The pool deck materials will be changed out to light gray stone pavers, the plantings will be replaced and enhanced with new salt and wind tolerant materials. At the building's restaurant the existing outdoor dining space will be enhanced with a pergola and at-grade deck with plantings around it. The existing cabanas will have wood panels applied to the exterior face, and new lighting. The current metal picket pool fence replaced with a wood and stone fence and an enhanced entry structure.

This is a revision to the previously approved landscape plans by ARB in 2021.

This does not represent a materially deviation from the approved plans.

These plans have been revised, because the Condominium association has decided to maintain the Pool and Spa in the exact locations and shapes, just providing new finishes. The Association wanted to simplify the design, and the Landscape Architect has been changed.

REGISTERED LANDSCAPE ARCHITECT
KENNETH ERIC GARDNER
LA0001569
STATE OF FLORIDA

OFFICE OF THE PROPERTY APPRAISER

Detailed Report

Generated On: 06/17/2024

PROPERTY INFORMATION	
Folio	12-2226-038-0001 **(Reference)**
Property Address	0 , FL
Owner	REFERENCE ONLY
Mailing Address	
Primary Zone	5000 HOTELS & MOTELS - GENERAL
Primary Land Use	0000 REFERENCE FOLIO
Beds / Baths /Half	0 / 0 / 0
Floors	0
Living Units	0
Actual Area	0 Sq.Ft
Living Area	0 Sq.Ft
Adjusted Area	0 Sq.Ft
Lot Size	0 Sq.Ft
Year Built	0

ASSESSMENT INFORMATION			
Year	**2023**	**2022**	**2021**
Land Value	$0	$0	$0
Building Value	$0	$0	$0
Extra Feature Value	$0	$0	$0
Market Value	$0	$0	$0
Assessed Value	$0	$0	$0

BENEFITS INFORMATION				
Benefit	**Type**	**2023**	**2022**	**2021**

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

TAXABLE VALUE INFORMATION			
Year	**2023**	**2022**	**2021**
COUNTY			
Exemption Value	$0	$0	$0
Taxable Value	$0	$0	$0
SCHOOL BOARD			
Exemption Value	$0	$0	$0
Taxable Value	$0	$0	$0
CITY			
Exemption Value	$0	$0	$0
Taxable Value	$0	$0	$0
REGIONAL			
Exemption Value	$0	$0	$0
Taxable Value	$0	$0	$0

The Office of the Property Appraiser is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at

http://www.miamidade.gov/info/disclaimer.asp

OFFICE OF THE PROPERTY APPRAISER

Generated On: 06/17/2024

Property Information

Folio: 12-2226-038-0001

Property Address: 0

Roll Year **2023** Land, Building and Extra-Feature Details

LAND INFORMATION					
Land Use	**Muni Zone**	**PA Zone**	**Unit Type**	**Units**	**Calc Value**

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OFFICE OF THE PROPERTY APPRAISER

Generated On: 06/17/2024

Property Information

Folio: 12-2226-038-0001

Property Address: 0

Roll Year **2022** Land, Building and Extra-Feature Details

LAND INFORMATION					
Land Use	**Muni Zone**	**PA Zone**	**Unit Type**	**Units**	**Calc Value**

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OFFICE OF THE PROPERTY APPRAISER

Generated On: 06/17/2024

Property Information

Folio: 12-2226-038-0001

Property Address: 0

Roll Year **2021** Land, Building and Extra-Feature Details

LAND INFORMATION					
Land Use	**Muni Zone**	**PA Zone**	**Unit Type**	**Units**	**Calc Value**

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OFFICE OF THE PROPERTY APPRAISER

Generated On: 06/17/2024

Property Information

Folio: 12-2226-038-0001

Property Address: 0

FULL LEGAL DESCRIPTION
MAJESTIC TOWER AT BAL HARBOUR
CONDO DESC
OCEAN FRONT SEC OF BAY HARBOR
RE SUB PB 44-27
LOT 1
& PORT LYING EAST & ADJANCENT
WEST OF EROSION LINE PER
PB 105-62
LOT SIZE 134465 SQ FT M/L
FAU 12 2226 001 0010

SALES INFORMATION			
Previous Sale	**Price**	**OR Book-Page**	**Qualification Description**

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BAL HARBOUR

- VILLAGE -

ARCHITECTURAL REVIEW BOARD MEMORANDUM

TO: Architectural Review Board Members

FROM: Eliezer Palacio, Building Director DATE:

7/1/2021

SUBJECT: 9601 Collins Avenue
Landscape renovation of an existing multifamily condominium

BACKGROUND

The Village of Bal Harbour the "Village" received an Architectural Review Board (ARB) application on May 17, 2021 for the Landscape renovation of an existing multifamily condominium located at 9601 Collins Avenue ("the Property").

The Property sits on Lots 1, Majestic Tower at Bal Harbour and is located in the Ocean Front zoning district of the Bal Harbour Village.

THE PROJECT (AE Description)

The project consists of a landscape renovation of an existing multifamily condominium. Portions of the property (the north podium and east beach area) are outside of the limits of landscape renovation; however, the applicant will add a prefabricated playground structure accessible to residents of the Majestic Tower only on this mezzanine level. For the west portion of the property along Collins Ave, the landscape canopy trees will be selectively thinned to remove trees that are overgrown or in poor condition, and trees will either relocated or replaced to bring a fresh design vision to the property. The understory planting materials will also be replaced with new materials consistent with the character of Bal Harbour and suitable for the conditions of the site.

Both driveways (Collins and 96th) and the residence entrance drop-off will have new paving materials proposed, bringing the palette in harmony with the architectural façade and proposing a similar scallop pattern to the existing driveway while working within the existing conditions of the planter walls.

An opening is proposed in these walls at three locations to be able to provide for pedestrian access to an underutilized portion of the landscape and transform this space into a tranquil garden park.

The pool deck on the east portion of the property will undergo a renovation to change the shape of the pool to a more contemporary shape with clean lines while staying within the existing pool shell's structural footprint. The spa will also be redesigned with the same clean lines while utilizing the existing piles. The pool deck materials will be changed out to a light gray stone paver, the plantings will be replaced and enhanced with new salt and wind tolerant materials. At the building's restaurant, the existing outdoor dining space will be enhanced with a pergola and at-grade deck with plantings around it. The pool deck space is proposed to be unified with a wraparound trellis extension at the existing cabanas, and the current metal picket pool fence replaced with a glass panel fence with greater visibility towards the beach.

It is the opinion of this writer that the proposed new addition to an existing two-story single- family residence follows the Village's Appearance Code and Zoning Ordinance. The Village Planning and Zoning Consultant and the Park's and Public Spaces Department has reviewed the plans and concur that the plans comply.

RECOMMENDATION

I recommend that the Board review the submittal for compliance and if they concur with my recommendation, issue a Certificate of Appropriateness.

If approved, the following conditions should be added to the motion:

1. Landscape Architect shall provide certified letter demonstrating compliance with Miami-Dade County Chapter 18A.

2. Trees shall be added to meet or exceed the previously approved tree canopy prior to issuance of a Certificate of Occupancy.

3. Compliance with Village Code of Ordinances Section 20-29, regarding obstruction of water meters, and Section 21-358 regarding walls, fences and landscape plantings.

4. Any new hedge must be planted at least 10' from the edge of the curb (existing hedge may remain).

5. Any new trees must be planted at least 10' from the edge of the curb (existing trees/palms may remain).

6. A construction contract and or detailed estimate of the proposed improvements is required to be submitted to establish proposed construction value.

7. Zoning and Flood Resistant Design Review information included in this approval and backup report consists only of a preliminary review against the basic intent of the Village's zoning code and F.B.C. Chapter 16 requirements. Complete review and compliance with the Village Zoning Code and the F.B.C. shall be required prior to permit approval. An Indemnification and Hold Harmless Agreement for Issuance of a Building Permit regarding FEMA's requirements regarding substantial improvement of single-family residences is required to be executed by the Owner and General Contractor prior to permit issuance.