



**HISTORIC PRESERVATION BOARD SUBMITTAL 02.17.2020
CASA OCEAN | 334 OCEAN DRIVE | MIAMI BEACH, FLORIDA**

CLIENT / PROPERTY INFORMATION

PROPERTY ADDRESS
334 OCEAN DRIVE
MIAMI BEACH, FL 33139

EXISTING VEGETATION SUMMARY

The existing vegetation located on the property is composed of two Coconut Palm Street Trees and one Norfolk Pine Tree located on site. All vegetation on is to remain.

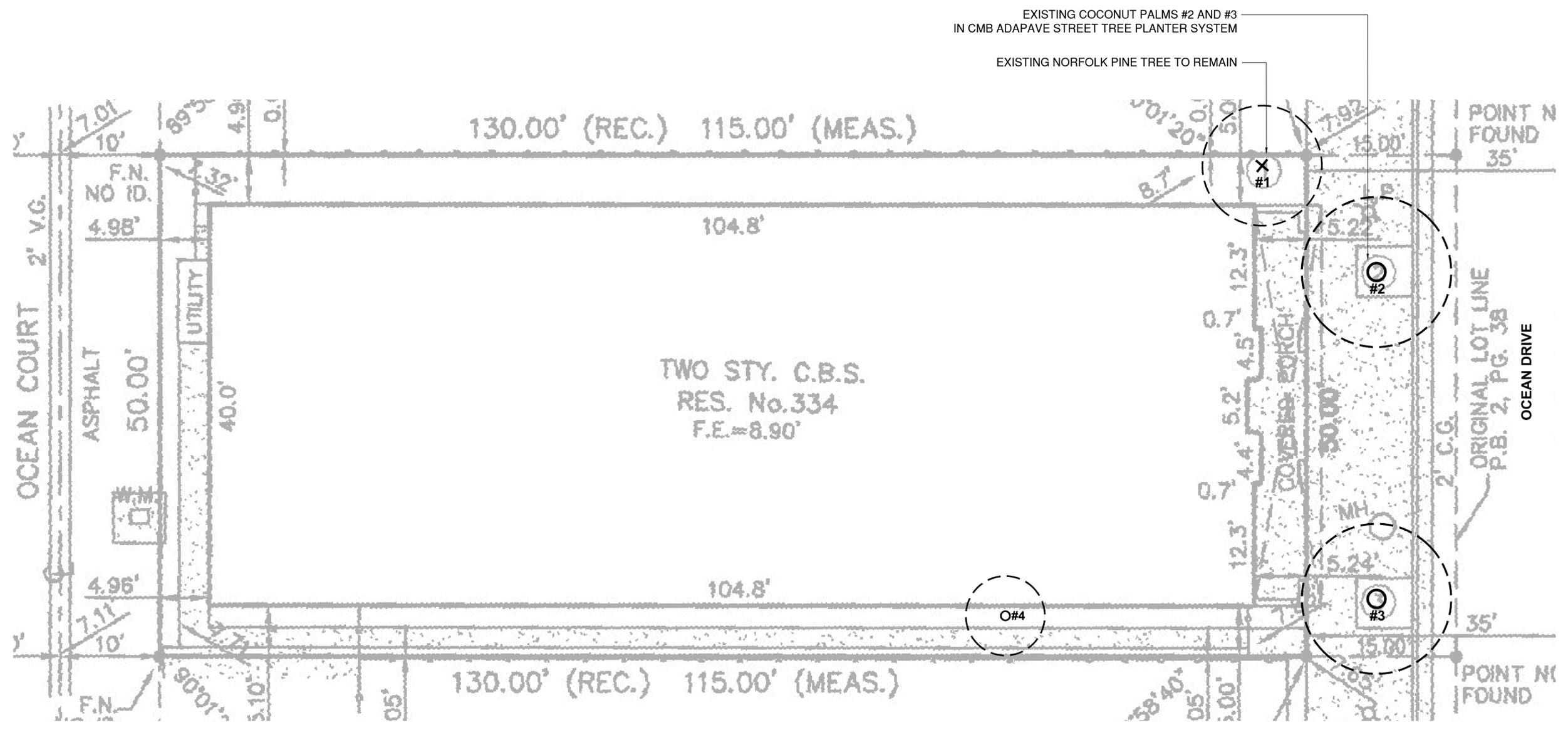
SCOPE OF WORK

- Preservation of existing vegetation and landscape
- New landscape on columns

INDEX OF SHEETS

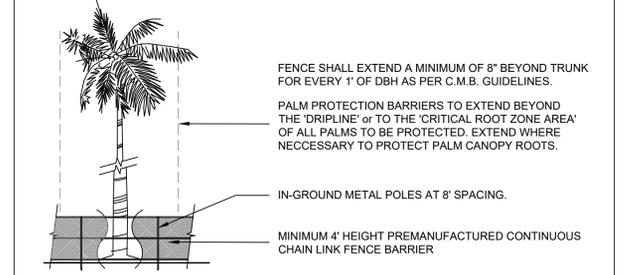
- L0** Landscape Cover Page + Sheet Index
- L1** Site Survey + Existing Vegetation Notes
- L2** Vegetation Context Images
- L3** Landscape Plan
- L4** Landscape Legend + Notes + Details

CASA OCEAN
334 OCEAN DRIVE
MIAMI BEACH, FL 33139



PALM PROTECTION FENCES SHALL BE CONSTRUCTED PRIOR TO ANY CONSTRUCTION ACTIVITY INCLUDING GRUBBING FOR ALL PALMS THAT ARE TO REMAIN, BE PROTECTED, OR BE RELOCATED

NO ACTIVITY OR DISTURBANCE SHOULD OCCUR WITHIN THE FENCED AREAS, INCLUDING VEHICLE USE, STORAGE OF MATERIALS, DUMPING OF LIQUIDS OR MATERIALS, GRADE CHANGES, GRUBBING, AND MECHANICAL TRENCHING FOR IRRIGATION, ELECTRICAL, LIGHTING, ETC.



PROTECTION DETAIL NOTE
CONTRACTOR TO INSTALL 'PALM PROTECTION FENCE BARRIERS' AROUND ALL EXISTING PALMS AT THE START OF THE PROJECT. BARRIERS TO REMAIN IN PLACE THROUGHOUT THE DURATION OF THE PROJECT AND SHOULD NOT BE REMOVED OR DROPPED FOR ANY REASON WITHOUT AUTHORIZATION FROM THE CITY OF MIAMI BEACH URBAN FORESTER + PLANNING + ZONING DEPARTMENT

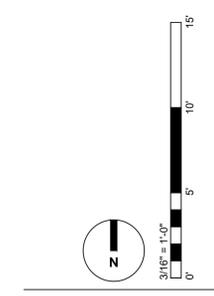
C.M.B. PALM PROTEC. DETAIL (CHAINLINK)
N.T.S.

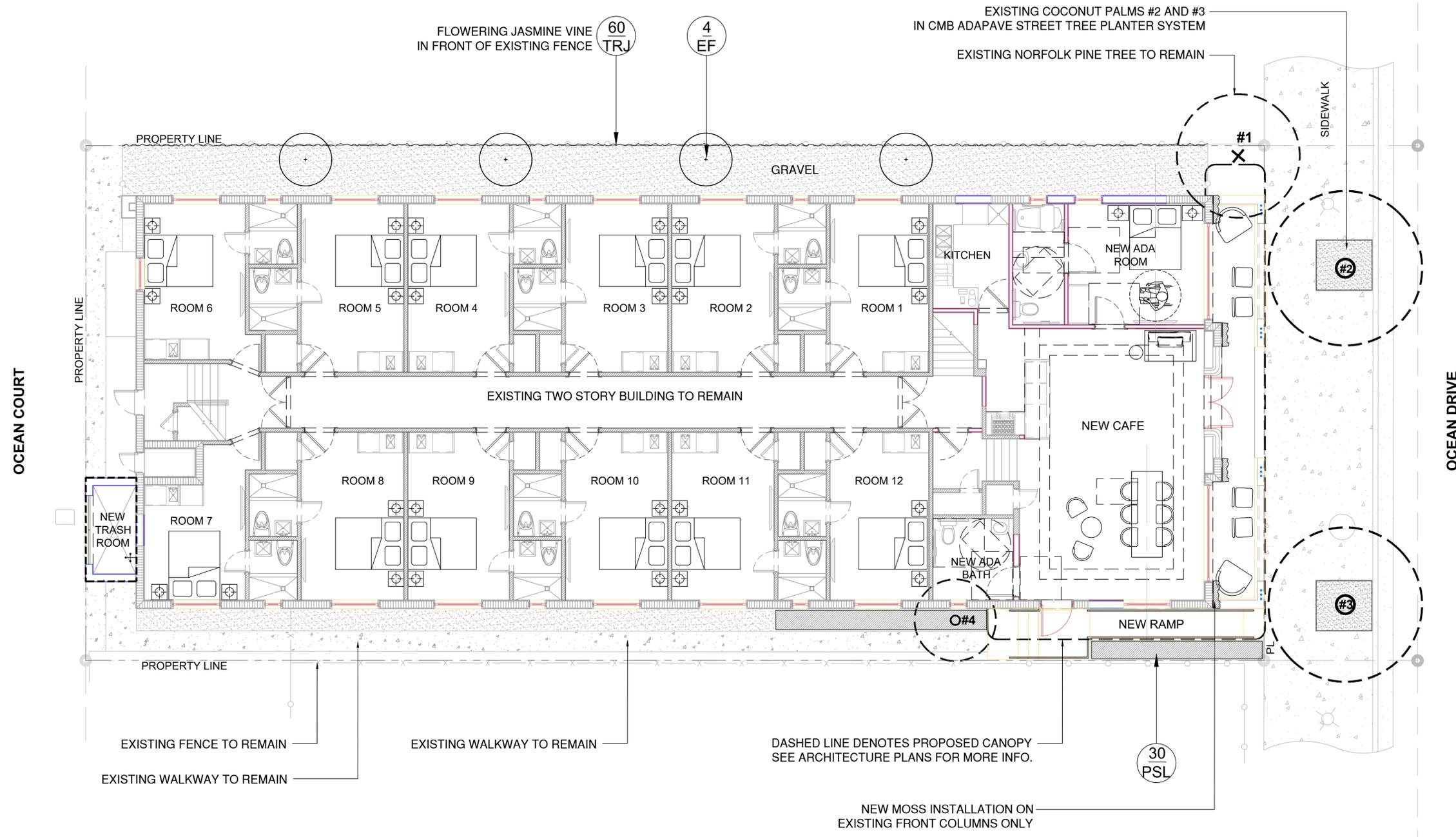
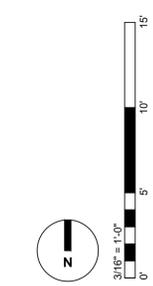
C.M.B. EXISTING TREE SURVEY LEGEND

	PALM TO REMAIN. PRESERVE + PROTECT		TREE TO REMAIN. PRESERVE + PROTECT
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C.M.B. EXISTING TREE INVENTORY + DISPOSITION CHART - 334 OCEAN DRIVE

NUMBER	COMMON NAME	BOTANICAL NAME	SPECIMEN	D.B.H. (IN)	HEIGHT (FT)	SPREAD (FT)	CONDITION	DISPOSITION	MITIGATION	COMMENTS
#1	NORFOLK PINE	Araucaria heterophylla	YES	+/- 19"	+/- 65'	+/- 12'	FAIR	REMAIN	N/A	PRESERVE + PROTECT
#2	COCONUT PALM	Cocos Nutifera	YES	+/- 13"	+/- 35'	+/- 20'	FAIR	REMAIN	N/A	PRESERVE + PROTECT
#3	COCONUT PALM	Phoenix dactylifera	YES	+/- 13"	+/- 35'	+/- 20'	FAIR	REMAIN	N/A	PRESERVE + PROTECT
#4	ALEXANDER PALM	Ptychosperma elegans	NO	+/- 4"	+/- 15'	+/- 6'	FAIR	REMAIN	N/A	PRESERVE + PROTECT





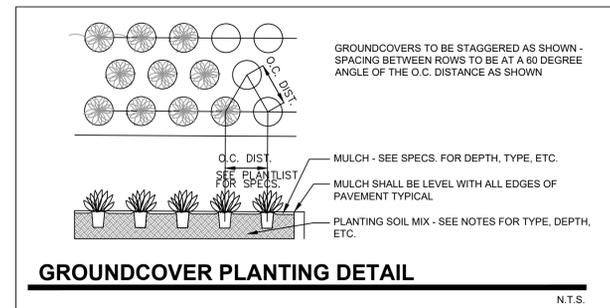
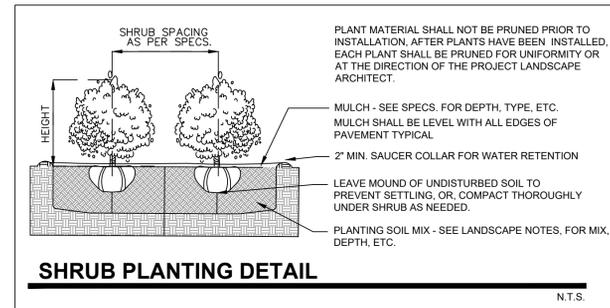
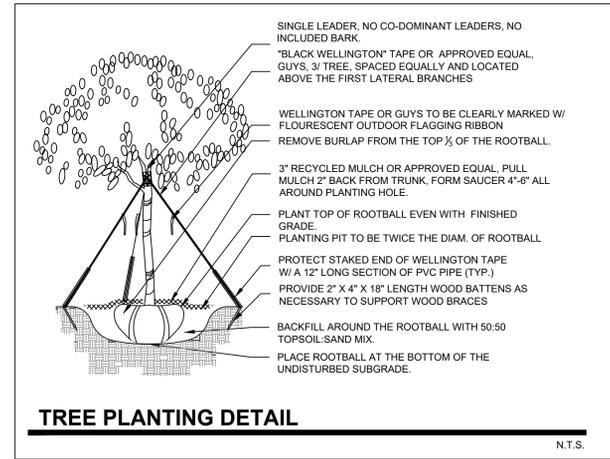
PLANT LIST - CASA OCEAN / 334 OCEAN DRIVE					
KEY	QTY.	NATIVE	COMMON NAME	BOTANICAL NAME	HEIGHT, SPECIFICATION, & NOTES
TREES					
EF	4	YES	SPANISH STOPPER TREE	Eugenia foetida	45 gallon, 12" height min, 5' spread, 2" dbh, 4" clear trunk
SHRUBS + VINES					
PSL	30	YES	DWARF BAHAMA COFFEE	Psychotria ligustrifolia	3 gallon, full, space 18" on center
TRJ	30	NO	CONFEDERATE JASMINE VINE	Trachelospermum jasminoides	3 gallon, full, space 24" on center

REVISION SCHEDULE

SHEET TITLE:

LANDSCAPE
LEGEND +
NOTES +
DETAILS

PROJECT INFO:



LANDSCAPE NOTES

- ALL PLANT MATERIAL SHALL BE FLORIDA GRADE NO. 1 OR BETTER.
- CONTRACTOR SHALL BECOME FAMILIAR WITH THE LOCATION OF, AVOID, AND PROTECT ALL UTILITY LINES, BURIED CABLES, AND OTHER UTILITIES.
- TREE, PALM, ACCENT AND BED LINES ARE TO BE LOCATED IN THE FIELD AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- ALL PLANTING SOIL SHALL BE 50:50 TOPSOIL:SAND MIX, FREE OF CLAY, STONES, ROCKS, OR OTHER FOREIGN MATTER. THIS SPECIFICATION INCLUDES ALL BACKFILL FOR BERMS AND OTHER LANDSCAPE AREAS.
- THE SITE CONTRACTOR SHALL BE RESPONSIBLE TO BRING ALL GRADES TO WITHIN 2" OF FINAL GRADES. THIS SHALL INCLUDE A 2" APPLICATION OF 50:50 TOPSOIL:SAND MIX FOR ALL LANDSCAPE AND AREAS TO BE SODDED.
- ALL PLANTING BEDS SHALL BE MULCHED TO A DEPTH OF 2" WITH A SMALL GRAY GRANITE AGGREGATE FREE FROM WEEDS AND PESTS. NO "CYPRESS MULCH" OR "RED DYED MULCH" TO BE ACCEPTED. KEEP MULCH 3" AWAY FROM TREE OR PALM TRUNKS AS PER INDUSTRY RECOMMENDATIONS.
- SOD SHALL BE "EMPIRE TURF" ZOYSIA GRASS IN ALL LAWN AREAS AS SHOWN ON THE PLANS. SOD SHALL BE STRONGLY ROOTED, FREE FROM WEED, FUNGUS, INSECTS AND DISEASE. CONTRACTOR SHALL SOD ALL AREAS AS INDICATED ON THE PLANS OR AS DIRECTED. PAYMENT SHALL BE DETERMINED BY THE TOTAL MEASURED SODDED AREAS X THE UNIT PRICE SUBMITTED AND FIELD VERIFIED. SOD SHALL CARRY A 5-MONTH WARRANTY.
- ALL TREES, PALMS, SHRUBS AND GROUNDCOVERS, AND SOD / LAWN SHALL CARRY A ONE-YEAR WARRANTY FROM THE DATE OF FINAL ACCEPTANCE.
- IRRIGATION SHALL PROVIDE FOR A 100% COVERAGE WITH 50% OVERLAP MINIMUM AND BE PROVIDED BY A FULLY AUTOMATIC IRRIGATION SYSTEM W/ RAIN MOISTURE SENSOR ATTACHED TO CONTROLLER. ALL FLORIDA BUILDING CODE APPENDIX "F" IRRIGATION REQUIREMENTS SHALL BE STRICTLY ADHERED TO FOR INSTALLATION AND PREVAILING WATER MANAGEMENT DISTRICT RESTRICTIONS AND REGULATIONS SHALL BE IN COMPLIANCE FOR POST-INSTALLATION WATERING SCHEDULES.

CITY OF MIAMI BEACH

LANDSCAPE LEGEND

INFORMATION REQUIRED TO BE PERMANENTLY AFFIXED TO PLANS
Zoning District R-PS3 Lot Area 5,750 SF Acres .13

OPEN SPACE

	REQUIRED/ ALLOWED	PROVIDED
A. Square feet of required Open Space as indicated on site plan: Lot Area = _____ s.f. _____ % = _____ s.f.	N/A	N/A
B. Square feet of parking lot open space required as indicated on site plan: Number of parking spaces _____ x 10 s.f. parking space =	N/A	N/A
C. Total square feet of landscaped open space required: A+B=	N/A	N/A

LAWN AREA CALCULATION

A. Square feet of landscaped open space required	N/A	N/A
B. Maximum lawn area (sod) permitted= _____ % x _____ s.f.	N/A	N/A

TREES

A. Number of trees required per lot or net lot acre, less existing number of trees meeting minimum requirements=3 TREES - (1) EXISTING TREE = 2 22 trees x .13 net lot acres - number of existing trees=	2	3	3 NEW SPANISH STOPPER TREE PROVIDED
B. % Natives required: Number of trees provided x 30% =	1	2	
C. % Low maintenance / drought and salt tolerant required: Number of trees provided x 50%=	1	2	
D. Street Trees (maximum average spacing of 20' o.c.): 50 linear feet along street divided by 20'=	3	3	2 EXISTING COCONUT PALM STREET TREES PROVIDED 1 NEW SPANISH STOPPER TREE PROVIDED ON SITE
E. Street tree species allowed directly beneath power lines: (maximum average spacing of 20' o.c.): _____ linear feet along street divided by 20'=	N/A	N/A	

SHRUBS

A. Number of shrubs required: Sum of lot and street trees required x 12=	60	90
B. % Native shrubs required: Number of shrubs provided x 50%=	30	30

LARGE SHRUBS OR SMALL TREES

A. Number of large shrubs or small trees required: Number of required shrubs x 10%=	6	4	4 NEW SPANISH STOPPER TREE PROVIDED
B. % Native large shrubs or small trees required: Number of large shrubs or small trees provided x 50%=	3	4	

SCALE + NORTH ARROW:

DATE:

FEBRUARY 17, 2020

SHEET NO: