



LEGEND

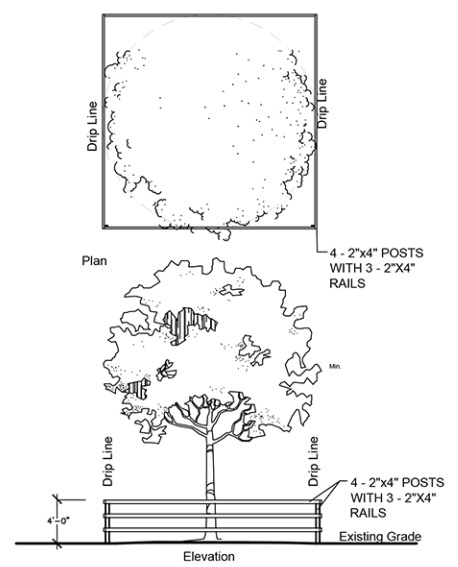
- ⊕ EXISTING TREE /PALM TO REMAIN
- ⊗ EXISTING TREE/ PALM TO BE REMOVED
- ⊕ EXISTING TREE/ PALM ON ADJACENT PROPERTY

Tree Disposition Table

KEY	BOTANICAL NAME	COMMON NAME	CALIPER (INCHES)	HEIGHT (FEET)	WIDTH (FEET)	CONDITION	DISPOSITION	COMMENTS
1	<i>Tabebuia heterophylla</i>	Pink Trumpet Tree	4	11	10	50%	Remove	

**MITIGATION**

There are a total of 4" diameter inches to be removed. The proposed landscape plans has two additional proposed trees to cover the mitigation as follows:  
 One Simpson Stopper Tree of 2" DBH x 6' spread in canopy x 12' in height  
 One Silver buttonwood Tree of 2" DBH x 6' spread in canopy x 12' in height



Existing Tree(s) Protection Detail

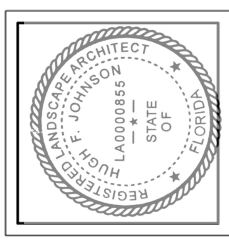
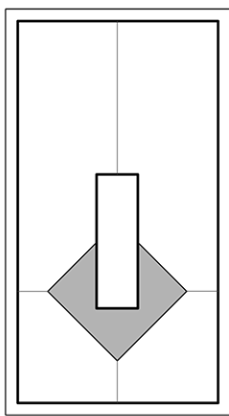
N.T.S

SCALE: 3/16"=1'-0"

0 2 4 8 FT

**811** KNOW WHAT'S BELOW ALWAYS CALL 811 BEFORE YOU DIG

It's fast, it's free, it's the law. Call 811 two business days before digging.

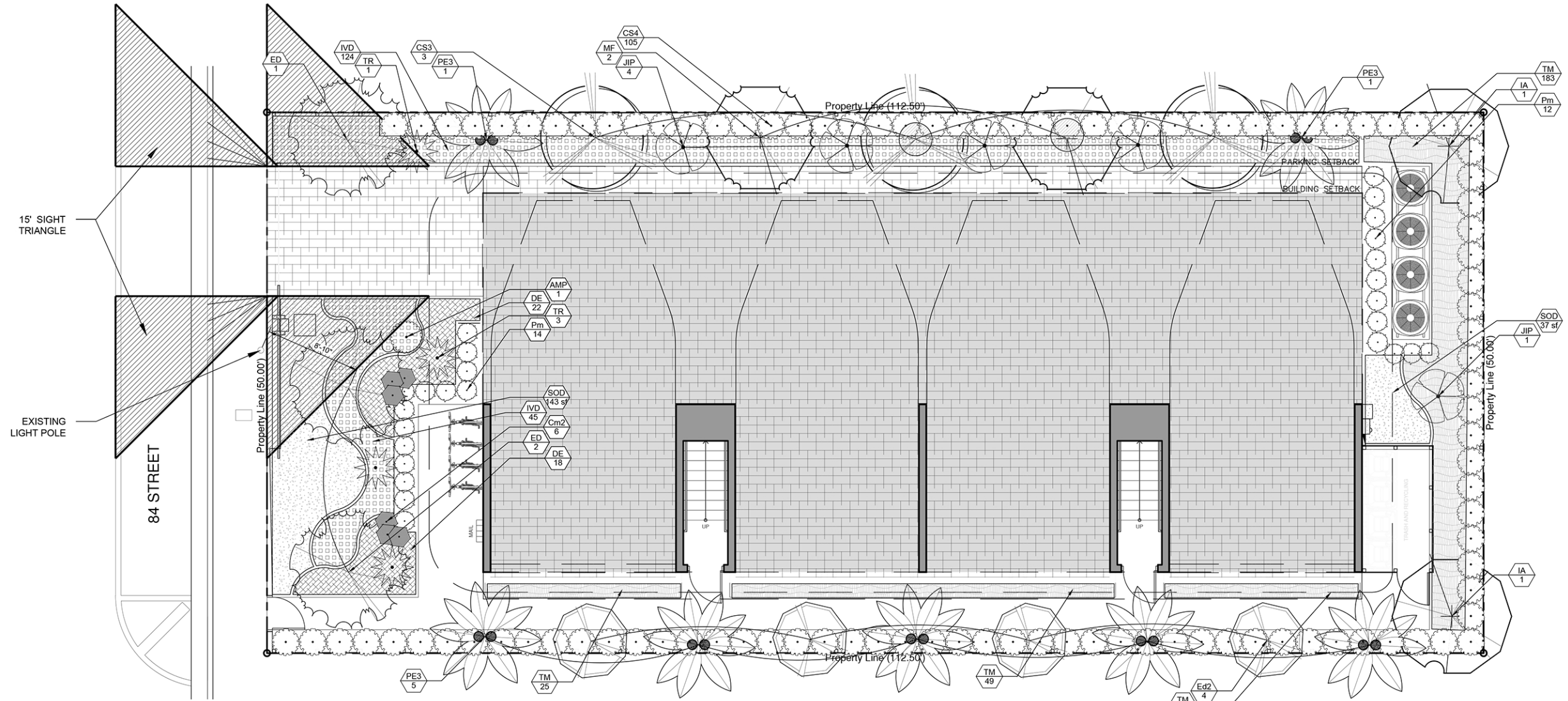


PROJECT NAME & LOCATION:  
**BISCAYNE POINT FOURPLEX**  
 800 84TH STREET  
 MIAMI BEACH, FL 33141

DISTRIBUTION:	DATE:

DRAWING NAME:  
**TREE DISPOSITION PLAN**

DRAWING NUMBER:  
**L-200**



PLANT SCHEDULE LANDSCAPE									
TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NATIVE	DROUGHT	
CS3	3	CONOCARPUS ERECTUS SERICEUS	SILVER BUTTON WOOD	FG/B&B	2.5" CAL	12' HT. X 6' SPR, SINGLE STRAIGHT LEADER	YES	HIGH	
Ed2	4	ELAEOCARPUS DECIPIENS	JAPANESE BLUEBERRY TREE	65 GAL.	3" CAL	10'-12' HT., STANDARD	NO	HIGH	
ED	3	ELAEOCARPUS DECIPIENS	JAPANESE BLUEBERRY TREE	FG/B&B	3" CAL	12'-14' H. X 6' SPR, 4' CT.	NO	HIGH	
IA	2	ILEX CASSINE	DAHOON HOLLY	FG/B&B	2" CAL	12' HT X 6' SPR	YES	HIGH	
MF	2	MYRCIANTHES FRAGRANS	SIMPSON'S STOPPER	FG/B&B	2" CAL	12' H. X 6' SPR.	YES	HIGH	
PALM TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NATIVE	DROUGHT	
PE3	7	PTYCHOSPERMA ELEGANS	ALEXANDER PALM	FG/B&B		16'-18" H. DOUBLE	NO	HIGH	
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NATIVE	DROUGHT	
AMP	1	AECHMEA 'MARCELINO'	GIANT PURPLE VASE BROMELIAD	3 GAL.		SPECIMEN AS SHOWN	NO	HIGH	
CS4	105	CLUSIA GUTTIFERA	SMALL-LEAF CLUSIA	3 GAL.		24" HT X 24" SPR	YES	HIGH	
Cm2	6	CODIAEUM VARIEGATUM 'MAMMEY'	MAMMEY CROTON	3 GAL.		20"X20" OA.	NO	HIGH	
JIP	5	JATROPHA INTEGERRIMA	SPICY JATROPHA	15 GAL		6" + OA., SINGLE TRUNK TREE FORM	NO	HIGH	
Pm	26	PODOCARPUS MACROPHYLLUS	YEW PINE	15 GAL		60" H. X 24" SPR.	NO	HIGH	
TR	4	THRINAX RADIATA	FLORIDA THATCH PALM	25 GAL		7' O.A. HT.	YES	HIGH	
SHRUB AREAS	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NATIVE	DROUGHT	SPACING
DE	40	DURANTA ERECTA 'GOLD MOUND'	GOLD MOUND DURANTA	3 GAL.		20" HT X 20" SPR	YES	HIGH	20" o.c.
IVD	170	ILEX VOMITORIA 'STOKES DWARF'	DWARF YAUPON HOLLY	3 GAL.		14" HT X 16" SPR	YES	HIGH	18" o.c.
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NATIVE	DROUGHT	SPACING
TM	282	TRACHELOSPERMUM ASIATICUM 'MINIMA'	MINIMA JASMINE	4" HT. X 12" SPR.			NO	MEDIUM	12" o.c.
SOD/SEED	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NATIVE	DROUGHT	SPACING
SOD	180 SF	STENOTAPHRUM SECUNDATUM 'FLORITAM'	'FLORITAM' ST. AUGUSTINE SOD	SOD					

○ Trees used for mitigation

**CITY OF MIAMI BEACH**  
**LANDSCAPE LEGEND**

INFORMATION REQUIRED TO BE PERMANENTLY AFFIXED TO PLANS  
Zoning District: *RM-1 Residential Multifamily* Lot Area: 5,625 S.F. Acres: .1291

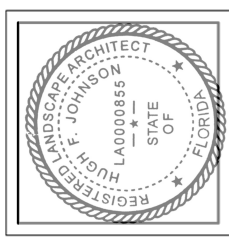
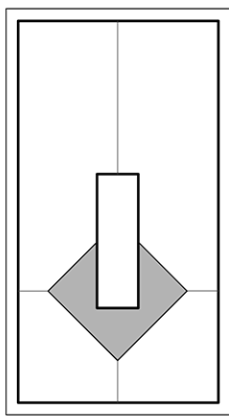
OPEN SPACE	REQUIRED/ALLOWED	PROVIDED
A. Square feet of required Open Space as indicated on site plan: Lot Area = 5,625 s.f. x 30% = 1,687 s.f.	1,687 S.F.	1,687 S.F.
B. Square feet of parking lot open space required as indicated on site plan: Number of parking spaces: N/A x 10 s.f. parking space =	N/A	N/A
C. Total square feet of landscaped open space required: A+B=	1,687 S.F.	1,687 S.F.

LAWN AREA CALCULATION	REQUIRED/ALLOWED	PROVIDED
A. Square feet of landscaped open space required	1,687 S.F.	1,687 S.F.
B. Maximum lawn area (sod) permitted= 30% x 1,687 s.f.	506 S.F.	180 S.F.

TREES	REQUIRED/ALLOWED	PROVIDED
A. Number of trees required per lot or net lot acre, less existing number of trees meeting minimum requirements= 28 trees x .1291 net lot acres - number of existing trees=	4 Trees	4 Trees
B. % Natives required: Number of trees provided x 30% =	1.2 Trees	7 Trees
C. % Low maintenance / drought and salt tolerant required: Number of trees provided x 50% =	2 Trees	14 Trees
D. Street Trees (maximum average spacing of 20' o.c.) 50 L.F. linear feet along street divided by 20' =	3 Trees	3 Trees
E. Street tree species allowed directly beneath power lines: (maximum average spacing of 20' o.c.): N/A linear feet along street divided by 20' =	N/A	N/A

SHRUBS	REQUIRED/ALLOWED	PROVIDED
A. Number of shrubs required: Sum of lot and street trees required x 12% =	84	84 +
B. % Native shrubs required: Number of shrubs provided x 50% =	42	42 +

LARGE SHRUBS OR SMALL TREES	REQUIRED/ALLOWED	PROVIDED
A. Number of large shrubs or small trees required: Number of required shrubs x 10% =	9	9
B. % Native large shrubs or small trees required: Number of large shrubs or small trees provided x 50% =	4.5	4



PROJECT NAME & LOCATION:  
**BISCAYNE POINT FOURPLEX**  
800 84TH STREET  
MIAMI BEACH, FL 33141

DISTRIBUTION:	DATE:

DRAWING NAME:  
**LANDSCAPE PLAN AND SCHEDULE**

DRAWING NUMBER:  
**L-210**



**GENERAL PLANTING REQUIREMENTS**

All sizes shown for plant material on the plans are to be considered Minimum. All plant material must meet or exceed these minimum requirements for both height and spread. Any other requirements for specific shape or effect as noted on the plan(s) will also be required for final acceptance.

All plant material furnished by the landscape contractor shall be Florida #1 or better as established by "Grades and Standards for Florida Nursery Plants" and "Grades and Standards for Florida Nursery Trees". All material shall be installed as per CSI specifications.

All plant material (except SOD) as included herein shall be warranted by the landscape contractor for a minimum period of 12 months,

All plant material shall be planted in planting soil that is delivered to the site in a clean loose and friable condition. All soil shall have a well drained characteristic. Soil must be free of all rocks, sticks, and objectionable material including weeds and weed seeds as per CSI specifications.

Twelve inches (12") of planting soil 50/50 sand/topsoil mix is required around and beneath the root ball of all trees and palms, and 1 cubic yard per 50 bedding or groundcover plants.

All landscape areas shall be covered with Eucalyptus or sterilized seed free Melaleuca mulch to a minimum depth of three inches (3") of cover when settled. A four-inch clear space must be left for air between plant bases and the mulch. Cypress bark mulch shall not be used.

All plant material shall be thoroughly watered in at the time of planting; no dry planting permitted. All plant materials shall be planted such that the top of the plant ball is flush with the surrounding grade.

All landscape and lawn areas shall be irrigated by a fully automatic sprinkler system adjusted to provide 100% coverage of all landscape areas. All heads shall be adjusted to 100% overlap as per manufacturers specifications and performance standards utilizing a rust free water source. Each system shall be installed with a rain sensor.

It is the sole responsibility of the landscape contractor to insure that all new plantings receive adequate water during the installation and during all plant warranty periods. Deep watering of all new trees and palms and any supplemental watering that may be required to augment natural rainfall and site irrigation is mandatory to insure proper plant development and shall be provided as a part of this contract.

All plant material shall be installed with fertilizer, which shall be State approved as a complete fertilizer containing the required minimum of trace elements in addition to N-P-K, of which 50% of the nitrogen shall be derived from an organic source as per CSI specifications.

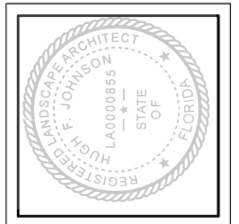
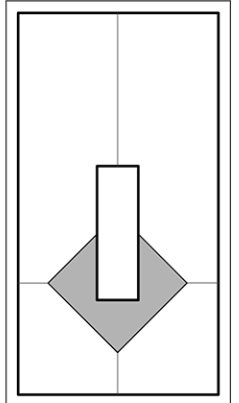
Contractors are responsible for coordinating with the owners and appropriate public agencies to assist in locating and verifying all underground utilities prior to excavation.

The plan takes precedence over the plant list.

**SPECIAL INSTRUCTIONS**

General site and berm grading to +/- 1 inch (1") shall be provided by the general contractor. All finished site grading and final decorative berm shaping shall be provided by the landscape contractor.

All sod areas as indicated on the planting plan shall receive Stenotaphrum secundatum, St. Augustine 'Palmetto' solid sod. It shall be the responsibility of the landscape contractor to include in the bid, the repair of any sod which may be damaged from the landscape installation operations.

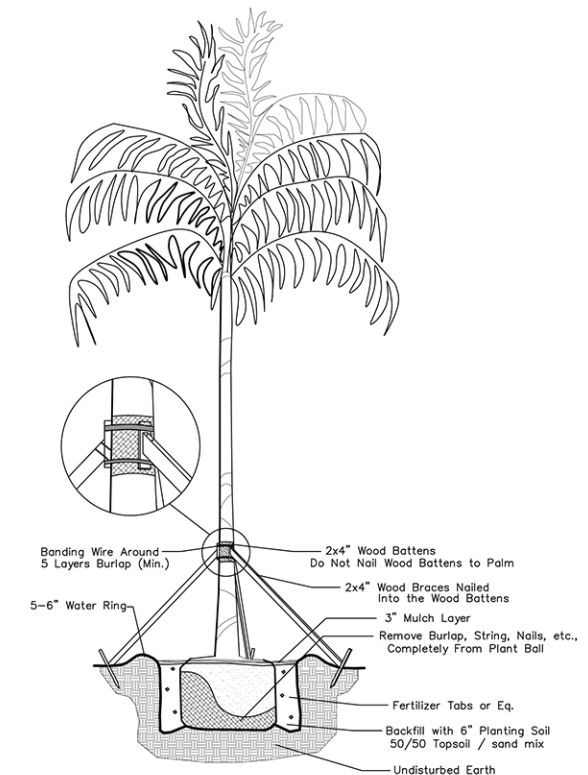


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**BISCAYNE POINT FOURPLEX**  
 800 84TH STREET  
 MIAMI BEACH, FL 33141

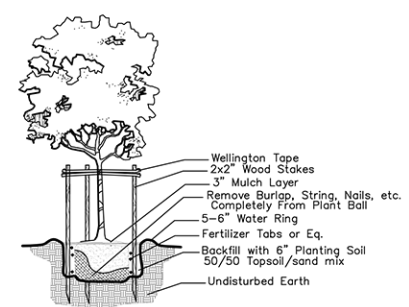
DISTRIBUTION:	DATE:

DRAWING NAME:  
**LANDSCAPE DETAILS AND NOTES**

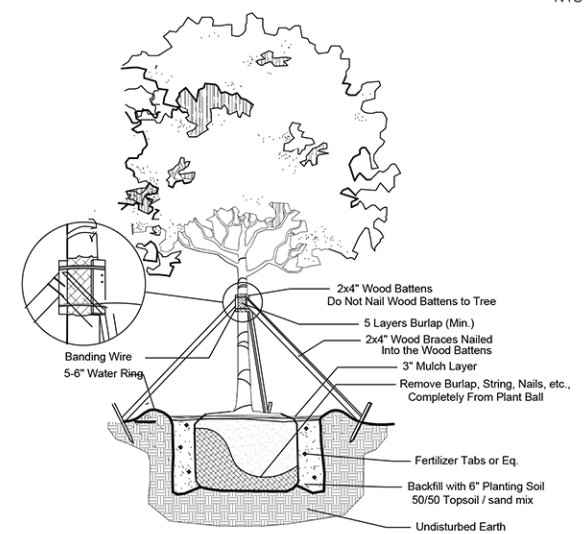
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**L-211**



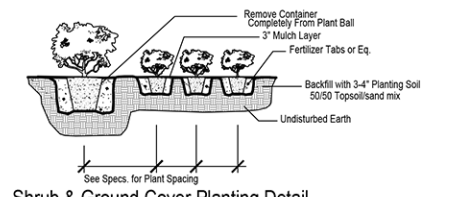
Palm Planting Detail  
 NTS



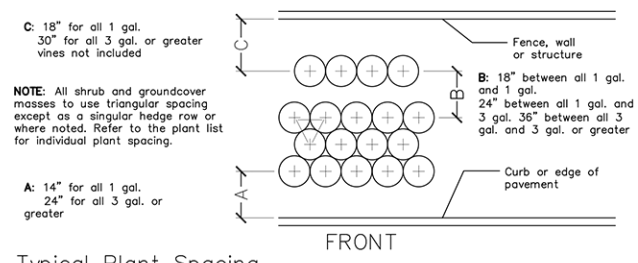
Small Tree Planting Detail  
 NTS



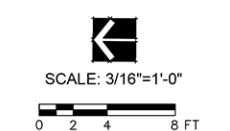
Large Tree Planting Detail  
 NTS

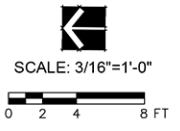
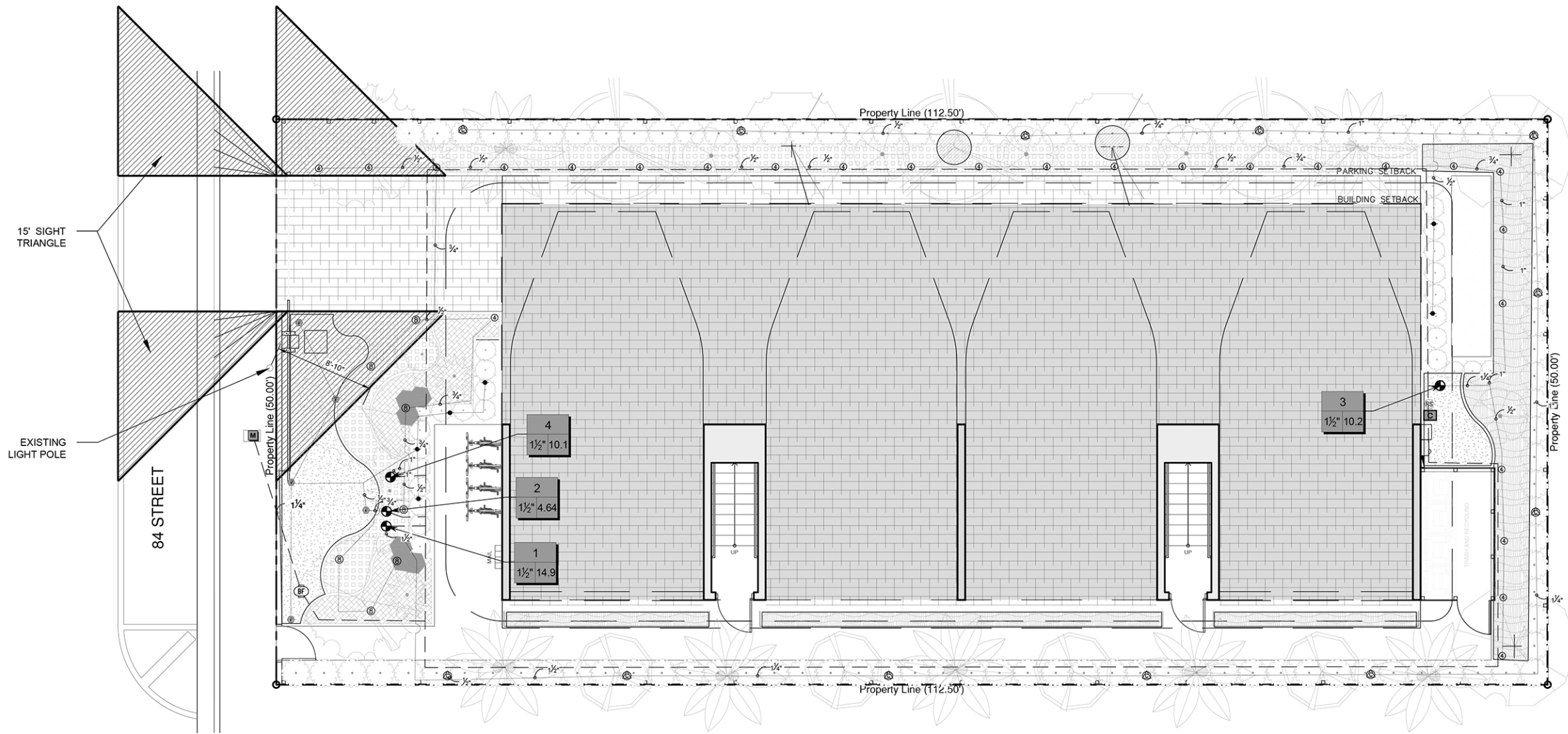


Shrub & Ground Cover Planting Detail  
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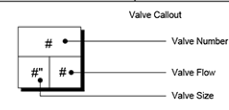


Typical Plant Spacing  
 NTS





IRRIGATION SCHEDULE IRRIGATION			
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
⊙ 4V ⊙ 6V ⊙ 18V	RAIN BIRD 1806-PRS ADJ TURF SPRAY 6.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. SIDE AND BOTTOM INLET. 1/2" NPT FEMALE THREADED INLET. PRESSURE REGULATING.	5	30
⊙ 4V ⊙ 6V ⊙ 18V	RAIN BIRD 1800-PA-8S-PRS 15 STRIP SERIES SHRUB SPRAY ON FIXED RISER WITH THE PA-8S-PRS PRESSURE REGULATING SHRUB ADAPTER. USE WITH 1/2" MPT THREADED RISERS.	12	30
⊙ 4V ⊙ 6V ⊙ 18V	RAIN BIRD 1800-PA-8S-PRS ADJ SHRUB SPRAY ON FIXED RISER WITH THE PA-8S-PRS PRESSURE REGULATING SHRUB ADAPTER. USE WITH 1/2" MPT THREADED RISERS.	27	30
⊙ 08E-VAN (12) 12HE-VAN (10) 10HE-VAN (15) 15HE-VAN	RAIN BIRD 1800-PA-8S-PRS ADJ SHRUB SPRAY ON FIXED RISER WITH THE PA-8S-PRS PRESSURE REGULATING SHRUB ADAPTER. USE WITH 1/2" MPT THREADED RISERS.	7	30
⊙ CST ⊙ Q ⊙ H ⊙ F	RAIN BIRD 1800-5 SERIES STREAM STREAM BUBBLER ON FIXED RISER.	6	15
SYMBOL	MANUFACTURER/MODEL		
⊙	RAIN BIRD PEB-PRS-D		
⊙ BF	FEBCO 765 PRESURE VACUUM BREAKER 1"		
⊙ C	RAIN BIRD RZX6		
⊙ RS	RAIN BIRD RSD-BEX		
---	IRRIGATION LATERAL LINE: PVC SCHEDULE 40		
---	IRRIGATION MAINLINE: PVC SCHEDULE 40		



**CRITICAL ANALYSIS**

Generated: 2021-07-03 23:57  
 P.O.C. NUMBER: 01  
 Water Source Information: WATER METER

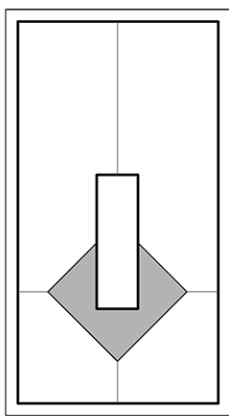
FLOW AVAILABLE  
 Water Meter Size: 1"  
 Flow Available: 19.62 gpm

PRESSURE AVAILABLE  
 Static Pressure at POC: 60.00 PSI  
 Elevation Change: 5.00 ft  
 Service Line Size: 1"  
 Length of Service Line: 20 ft  
 Pressure Available: 56.00 psi

DESIGN ANALYSIS  
 Maximum Station Flow: 14.92 gpm  
 Flow Available at POC: 19.62 gpm  
 Residual Flow Available: 4.70 gpm

Critical Station:  
 Design Pressure: 30.00 psi  
 Friction Loss: 2.64 psi  
 Fittings Loss: 0.26 psi  
 Elevation Loss: 0.00 psi  
 Loss through Valve: 3.90 psi  
 Pressure Req. at Critical Station: 36.80 psi  
 Loss for Fittings: 0.03 psi  
 Loss for Main Line: 0.33 psi  
 Loss for POC to Valve Elevation: 0.00 psi  
 Loss for Backflow: 3.70 psi  
 Loss for Water Meter: 1.19 psi  
 Critical Station Pressure at POC: 42.05 psi  
 Pressure Available: 56.00 psi  
 Residual Pressure Available: 13.95 psi

SLEEVING SCHEDULE	
PIPE SIZE	SLEEVING PIPE SIZE
3/4"	2"
1"	2"
1-1/4"	3"
1-1/2"	3"
2"	4"
3"	6"
4"	8"
6"	12"
8"	16"



PROJECT NAME & LOCATION:  
**BISCAYNE POINT FOURPLEX**  
 800 84TH STREET  
 MIAMI BEACH, FL 33141

DISTRIBUTION:	DATE:

DRAWING NAME:  
**IRRIGATION PLAN**

DRAWING NUMBER:  
**L-300**