100% COMPLETE
LANDSCAPE ARCHITECTURAL DESIGN REVIEW BOARD SET
(FINAL SUBMITTAL)
FOR:
621 WEST 44TH STREET
MIAMI BEACH, FLORIDA 33140
TREE DISPOSITION | SITE | PLANTING

Landscape Architectural Design
by:

COASTAL OPERATIONS
LANDSCAPE ARCHITECTURE LLC
WWW.COASTAL-OPS.COM

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EXISTING CONDITIONS SCALE=N.T.S

COASTAL OPERATIONS
LANDSCAPE ARCHITECTURE LLC
614 SOUTH FEDERAL HIGHWAY (US1), SUITE #2
FORT LAUDERDALE, FLORIDA 33301
P: 954.266.8932
FIRM LICENSE: FL LA 6667411
WWW.COASTAL-OPS.COM

PROJECT LOCATION:
621 WEST 44TH STREET
MIAMI BEACH, FLORIDA 33140

PROJECT CLIENT(S) | OWNER(S):
MRS. MARY AILEEN MURPHY / LJM DEVELOPMENT

PROJECT ARCHITECT(S) | ENGINEER(S):

ARCHITECTS
KUBE ARCHITECTURE
818 18TH STREET NW
SUITE 600
WASHINGTON, DC 20006
PH: 202-986-0573
CONTACT: JANET BLOOMBERG /
JANET@KUBE-ARCH.COM

LANDSCAPE ARCHITECT
COASTAL OPERATIONS LANDSCAPE ARCHITECTURE LLC
614 SOUTH FEDERAL HIGHWAY (US1), SUITE #2
FORT LAUDERDALE, FL 33301
PH: 954-266-8932
CONTACT: TRAVIS HARRISON, PLA, ASLA
TRAVIS@COASTAL-OPS.COM
FIRM LICENSE: LA6667411 (FLORIDA)

PROJECT NAME:
621 WEST 44TH STREET GARDEN

PROFESSIONAL SEAL(S):
REGISTERED LANDSCAPE ARCHITECT
TRAVIS MICHAEL HARRISON
LA 6667411
STATE OF FLORIDA

Digitally signed by TRAVIS M HARRISON
Date: 2022.07.08 12:26:03 -04'00'

	DATE	DESCRIPTION
	06/21/2022	DRB FIRST SUBMITTAL
	07/11/2022	DRB FINAL SUBMITTAL

SHEET ISSUE / REVISION LOG

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Drawn By: TH

Sheet Title:

LANDSCAPE COVER + INDEX

LC-001

PLANTING SPECIFICATIONS:

1. ALL PLANT MATERIAL SHALL BE FLORIDA NO. 1 OR BETTER AS GIVEN IN THE CURRENT GRADES AND STANDARDS FOR NURSERY PLANTS, 2ND EDITION, FEBRUARY 1998, FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, DIVISION OF PLANT INDUSTRY. CO-DOMINANT TREES AND TREES WITH BARK INCLUSION WILL NOT BE ACCEPTED.
2. ALL PLANT MATERIAL USED SHALL BE TRUE TO NAME AND SIZE IN CONFORMITY WITH THE FLORIDA NURSERYMEN'S GRADES AND STANDARDS. PLANTS THAT DO NOT MEET THE SPECIFICATIONS WILL NOT BE ACCEPTED.
3. THE PLAN AND PLANT LIST SHALL DETERMINE ALL PLANT QUANTITIES, SIZES AND LOCATION. THE SIZE SPECIFIED ON THE PLANT LIST SHALL TAKE PRECEDENT OVER A CONTAINER SIZE. SPACING OF GROUND COVERS WILL BE DETERMINED BY THE PLANT LIST. QUANTITIES SHOWN ON PLANT LISTS ARE TO BE USED AS A GUIDELINE ONLY. CONTRACTOR WILL BE RESPONSIBLE FOR VERIFICATION OF ACTUAL QUANTITIES CALLED FOR ON PLANS. DISCREPANCIES SHOULD BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.
4. ALL PLANT MATERIALS SCHEDULED FOR INSTALLATION SHALL BE INSPECTED AND PHOTOGRAPHED BY LANDSCAPE ARCHITECT 30 DAYS PRIOR TO SCHEDULED INSTALLATION. LANDSCAPE ARCHITECT SHALL VERIFY PLANT MATERIAL FOR THEIR CONFORMITY TO SPECIFICATION. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE CONDITION OF ALL PLANT MATERIAL FROM TIME OF INSPECTION BY THE LANDSCAPE ARCHITECT TO THE TIME OF INSTALLATION. IF CONDITION OF THE PLANT MATERIAL (SIZE, QUALITY & HEALTH) IS REDUCED FROM THE TIME OF INSPECTION, THAT PLANT MATERIAL WILL BE REJECTED.
5. CONTRACTOR SHALL NOTIFY/VERIFY WITH LANDSCAPE ARCHITECT, THE AVAILABILITY (QUANTITY AND QUALITY DESCRIBED IN THE DRAWINGS) OF ALL PLANT MATERIAL SPECIFIED AT THE TIME OF THE BID.
6. CONTRACTOR SHALL SUBMIT TO THE LANDSCAPE ARCHITECT, PROOF THAT MATERIALS HAVE BEEN SECURED 60 DAYS PRIOR TO THE SCHEDULED INSTALLATION. IF SUBSTITUTIONS ARE REQUIRED, LANDSCAPE ARCHITECT WILL RE-SPECIFY AND CONFIRM THAT NEWLY SPECIFIED MATERIALS ARE AVAILABLE (QUANTITY AND QUALITY DESCRIBED IN THE DRAWINGS). CONTRACTOR TO SUBMIT TO THE LANDSCAPE ARCHITECT, PROOF THAT THE NEWLY SPECIFIED MATERIALS HAVE BEEN SECURED 45 DAYS PRIOR TO SCHEDULED INSTALLATION.
7. NO SUBSTITUTIONS SHALL BE ACCEPTED WITHOUT PRIOR WRITTEN CONSENT OF LANDSCAPE ARCHITECT. ANY INTENDED SUBSTITUTIONS SHALL BE DETAILED ON THE BID.
8. CONTRACTOR SHALL NOTIFY S.U.N.S.H.I.N.E. (1-800-432-4770) FOR LOCATIONS OF EXISTING UTILITY LINES 48 HOURS PRIOR TO BEGINNING WORK. CONTRACTOR SHALL VERIFY LOCATION OF ALL UTILITY LINES AND EASEMENTS PRIOR TO COMMENCING ANY WORK. EXCAVATION IN THE VICINITY OF UNDERGROUND UTILITIES SHALL BE UNDERTAKEN WITH CARE AND BY HAND, IF NECESSARY. THE CONTRACTOR BEARS FULL RESPONSIBILITY FOR THIS WORK AND DISRUPTION OR DAMAGE TO UTILITIES SHALL BE REPAIRED IMMEDIATELY AT NO EXPENSE TO THE OWNER.
9. ALL TREES SHALL BE WARRANTED BY THE CONTRACTOR AND WILL BE HEALTHY AND IN FLOURISHING CONDITION OF ACTIVE GROWTH ONE YEAR FROM DATE OF FINAL ACCEPTANCE.
10. ALL SHRUBS, GROUNDCOVERS, VINES AND SOD SHALL BE FULLY WARRANTED FOR 180 DAYS UNDER SAME CONDITION AS ABOVE.
11. ALL PLANTS SHALL BE EXCEPTIONALLY HEAVY, SYMMETRICAL, TIGHT KNIT AND SO TRAINED IN APPEARANCE AS TO BE SUPERIOR TO FORM, BRANCHING AND SYMMETRY.
12. ALL LANDSCAPE SHALL BE INSTALLED IN COMPLIANCE WITH ALL LOCAL CODES.
13. THE PLAN SHALL TAKE PRECEDENCE OVER THE PLANT LIST, SHOULD THERE BE ANY DISCREPANCY BETWEEN THE TWO.
14. GRADE B+, SHREDDED MELALEUCA OR APPROVED NON-CYPRESS MULCH MINIMUM 3" DEEP, SHALL BE USED IN ALL MASS PLANTING BEDS AND FOR INDIVIDUAL TREE PITS. ALL TREES SHALL HAVE A MULCH RING WITH A MINIMUM DEPTH OF 3" AND A DIAMETER OF 3'-4' AROUND THEIR BASE. ALL MULCH SHALL BE KEPT 2" FROM THE BASE OF ALL PLANT MATERIAL. MULCH BEDS SHALL BE A MINIMUM OF 12" WIDER THAN PLANTS MEASURED FROM OUTSIDE EDGE OF FOLIAGE. NO EUCALYPTUS OR RED COLORED MULCH WILL BE ACCEPTED.
15. SOD SHALL BE "EMPIRE TURF" ZOYSIA OR ST. AUGUSTINE "FLORATAM" SOLID AND FREE OF WEEDS, INSECTS, FUNGUS AND DISEASE, LAID WITH ALTERNATING AND ABUTTING JOINTS. CONTRACTOR TO DETERMINE QUANTITY.
16. ALL TREES AND SHRUBS SHALL BE BACKFILLED WITH A SUITABLE PLANTING SOIL CONSISTING OF 50 PERCENT SAND AND 50 PERCENT APPROVED COMPOST. (NOTE: FIELD OBSERVATION AND SOIL ANALYSIS MAY REQUIRE A DIFFERENT SOIL COMPOSITION TO BE PROVIDED.) ALL PLANT MATERIALS SHALL BE PLANTED WITH A MINIMUM OF EIGHT TO TWELVE INCHES OF THIS PLANTING SOIL AROUND AND BENEATH THE ROOT BALL. REFER TO PLANTING DETAILS. PLANTING BEDS AND PLANTING SOIL SHALL BE FREE FROM ROAD, PEA, EGG, OR COLORED ROCK, BUILDING MATERIALS, DEBRIS, WEEDS, NOXIOUS PESTS AND DISEASE.
17. ALL SODDED AREAS TO HAVE A MINIMUM OF 2" OF PLANTING SOIL AS DESCRIBED IN CONDITION ABOVE. SOD SHALL BE DENSE, GREEN AND WELL ROOTED AND FREE OF DEBRIS, WEEDS, OBJECTIONAL GRASSES, DISEASE OR INFECTUOUS INSECTS. A COMPLETE 6-6-6 FETILIZER SHALL BE SPREAD AT A RATE OF 5 LBS. PER 100 SQ. FT. SOD SHAL BE WATERED TO A DEPTH OF 4" AFTER LAYING. ALL AREAS TO BE SODDED SHALL BE RAKED SMOOTH AND ALL DEBRIS REMOVED PRIOR TO INSTALLATION.
18. ALL SYNTHETIC BURLAP, SYNTHETIC STRING OR CORDS OR WIRE BASKETS SHALL BE REMOVED BEFORE ANY TREES ARE PLANTED, ALL SYNTHETIC TAPE SHALL BE REMOVED FROM TRUNKS, BRANCHES, ETC. BEFORE INSPECTION. THE TOP 1/3 OF ANY NATURAL BURLAP SHALL BE REMOVED OR TUCKED INTO THE PLANTING HOLE BEFORE TREES ARE BACK FILLED. PLANTING SOIL TO BE BACKFILLED INTO PLANT PITS BY WASHING IN.
19. ALL TREES, PALMS AND OTHER PLANTS SHALL BE PLANTED WITH THE TOP OF THEIR ROOT BALLS NO DEEPER THAN THE FINAL GRADE SURROUNDING THE PLANTING AREA.
20. ALL TREES 8" OR TALLER SHALL BE GUYED OR STAKED TO PROVIDE AMPLE SUPPORT SUCH THAT THE MATERIAL WILL STAY UPRIGHT AND TRUE THROUGH THE GUARANTEE PERIOD. METHODS USED WILL BE SUCH THAT NO INJURY IS CAUSED TO PLANTS. GUYING SHALL BE DONE AT THE OPTION OF THE CONTRACTOR UNLESS SPECIFICALLY REQUESTED BY THE LANDSCAPE ARCHITECT, HOWEVER, CONTRACTOR SHALL STILL BE RESPONSIBLE FOR ALL TREES AND PALMS REMAINING STRAIGHT AND TRUE THROUGHOUT THE GUARANTEE PERIOD.
21. IN AREAS WHERE PAVED SURFACES ABUT SOD OR MULCH, THE FINAL GRADE LEVEL OF BOTH SURFACES SHALL BE EVEN.
22. ALL PLANTING SHALL BE INSTALLED IN A SOUND, WORKMANLIKE MANNER AND ACCORDING TO GOOD PLANTING PROCEDURES. INSTALLATION SHALL INCLUDE WATERING, WEEDING, FERTILIZING, MULCHING, SELECTIVE PRUNING, AND REMOVAL OF REFUSE AND DEBRIS ON REGULAR BASIS SO AS TO PRESENT A NEAT AND WELL KEPT APPEARANCE AT ALL TIMES.
23. MILORGANITE FERTILIZER SHALL BE APPLIED AFTER PLANTING AND PRIOR TO MULCHING AT THE MANUFACTURERS RECOMMENDED APPLICATION RATES. IN ADDITION, AGRIFORM TABLETS (FORMULA 20-10-5) SHALL ALSO BE APPLIED AT THE MANUFACTURER'S RECOMMENDED RATES TO ALL PLANTS LARGER THAN 3 GAL. SIZE.
24. ALL TREES AND LARGE PALMS INCLUDING ROYAL AND DATE PALMS SHALL BE PLANTED A MINIMUM OF 5'-0" FROM ANY HARDSCAPE AREA AND MINIMUM OF 8'-0" FROM ALL STRUCTURES.
25. ALL PALMS NOT INCLUDING ROYAL AND DATE PALMS SHALL BE PLANTED A MINIMUM OF 3'-0" FROM ANY HARDSCAPE AREA AND MINIMUM OF 5'-0" FROM ALL STRUCTURES, DEPENDING ON SPECIES AND LENGTH OF PALM FROND.
26. ALL PLANTS SHALL BE PLANTED AT SOIL LEVELS AT WHICH THEY WERE PREVIOULSY GROWN. SHRUB AND HEDGE MATERIAL SHALL BE PLANTED A MIN. 2' AWAY FROM WALLS OR OTHER OBSTRUCTIONS. MATERIAL WITH A MATURE SIZE GREATER THAN ANY OVERHANGS SHALL BE PLANTED AWAY FROM OVERHANGS SO AS NOT TO IMPEDE THE NATURAL GROWTH HABIT. SABAL PALMS ARE TO BE PLANTED DIRECTLY IN SAND. IF NECESSARY, EXCAVATE THROUGH ANY COMPACTED BUILDING SUBGRADE TO UNDISTURBED SOIL AND BACKFILL WITH PLANTING SOIL. BEFORE PLANTING ALL PLANTING BEDS SHALL BE FREE OF DEBRIS AND ROADROCK. REMOVAL OF DEBRIS AND ROADROCK SHALL EXTEND TO A DEPTH OF 30 INCHES BELOW FINISHED GRADE.
27. ALL PLANT MATERIAL SHALL BE WATERED THOROUGHLY AFTER INSTALLATION SO AS TO REMOVE ALL AIR POCKETS. B & B MATERIAL SHALL BE WATERED EVERYDAY FOR A MINIMUM ONE WEEK PERIOD AND THEREAFTER SO AS TO KEEP CONTINUALLY MOIST UNTIL FINAL ACCEPTANCE OF THE LANDSCAPE INSTALLATION. CONTRACTOR SHALL NOTIFY OWNER OF OTHER WATERING REQUIREMENTS AFTER INSTALLATION.
28. ALL LANDSCAPE AND SOD AREAS SHALL HAVE AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM INSTALLED. SYSTEM SHALL BE DESIGNED TO HAVE A MIN. 110% COVERAGE WITH A MIN. 50% OVERLAP FROM A RUST FREE WATER SOURCE. THE IRRIGATION SYSTEM SHALL BE INSTALLED WITH A RAIN-SWITCH DEVICE THAT SHALL BE MOUNTED ACCORDING TO FLORIDA BUILDING CODE APPENDIX F. ALL IRRIGATION SHALL MINIMIZE SPRAY UPON PUBLIC SIDEWALKS, STREETS AND ADJACENT PROPERTIES. SODDED AREAS AND SHRUB/GROUNDCOVER BEDS SHOULD BE ON SEPARATE IRRIGATION ZONES FOR A MORE EFFICIENT SYSTEM.

SITEWORK GENERAL NOTES:

1. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL WORK BY THE SUBCONTRACTORS.
2. CONTRACTOR SHALL VERIFY ALL CONDITIONS AT JOB SITE AND NOTIFY LANDSCAPE ARCHITECT AND GENERAL CONTRACTOR OF DIMENSIONAL ERRORS, OMISSIONS OR DISCREPANCIES BEFORE BEGINNING ANY WORK.
3. CONTRACTOR TO OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION. ALL CONTRACTORS MUST COMPLY WITH PERMIT REQUIREMENTS, LOCAL, STATE AND FEDERAL JURISDICTIONS AND GOVERNING BODIES/AGENCIES RULES AND REGULATIONS AND LAND USE APPROVAL CONDITIONS AT ALL TIMES.
4. WORK PERFORMED WITHOUT APPROVAL OF LOCAL, STATE AND FEDERAL JURISDICTIONS AND GOVERNING BODIES/AGENCIES AND/OR NOT IN COMPLIANCE WITH SPECIFICATIONS AND/OR DRAWINGS IS SUBJECT TO REMOVAL AT CONTRACTOR'S EXPENSE.
5. ALL WORK SHALL CONFORM TO THE APPROPRIATE AGENCIES. CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING UTILITIES, LINES AND STRUCTURES PRIOR TO EXCAVATION OR TRENCHING. DAMAGE SHALL BE REPAIRED BY THE CONTRACTOR AT NO COST TO THE OWNER. THE LANDSCAPE ARCHITECT ASSUMES NO RESPONSIBILITY FOR UTILITIES OR STRUCTURES NOT SHOWN ON THE DRAWINGS. CONTRACTOR IS TO VERIFY THE EXACT LOCATION OF UTILITIES PRIOR TO CONSTRUCTION AND NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES. CONTRACTOR SHALL USE EXTREME CAUTION WHEN WORKING OVER OR NEAR EXISTING GAS AND ELECTRICAL LINES.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESETTING ALL LAND MONUMENTS DISRUPTED BY CONSTRUCTION ACTIVITIES OR NEGLIGENCE ON THE PART OF THE CONTRACTOR. RESETS SHALL BE PERFORMED UNDER THE SUPERVISION OF A REGISTERED LAND SURVEYOR AND MONUMENT RECORDS MUST BE FILED AS REQUIRED BY STATUTE FOR ALL MONUMENTS.
7. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONARY MEASURES NECESSARY TO PROTECT EXISTING IMPROVEMENTS FROM DAMAGE AND ALL SUCH IMPROVEMENTS AND STRUCTURES DAMAGED BY THE CONTRACTOR'S OPERATIONS SHALL BE REPAIRED OR RECONSTRUCTED SATISFACTORY TO THE LANDSCAPE ARCHITECT AT THE CONTRACTOR'S EXPENSE.
8. ALL BARRICADING AND TEMPORARY TRAFFIC CONTROL DEVICES OR METHODS USED DURING CONSTRUCTION SHALL BE IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL JURISDICTIONS AND GOVERNING BODIES/AGENCIES STANDARDS. PROVIDE ADEQUATE TIME FOR REVIEW AND APPROVAL BY THE ABOVE JURISDICTIONS PRIOR TO COMMENCEMENT.
9. THE LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES UTILIZED OR FOR SAFETY PRECAUTIONS OR PROBLEMS IN CONNECTION WITH THE WORK. THE LANDSCAPE ARCHITECT WILL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. CONTRACT DOCUMENTS INCLUDE THE CONSTRUCTION DOCUMENT DRAWING SET/TECHNICAL SPECIFICATIONS MANUAULASIS.
10. CONTRACTOR TO VERIFY ALL QUANTITIES. IN CASE OF ANY DISCREPANCIES, GRAPHICALLY SHOWN MATERIAL QUANTITIES SHALL TAKE PRECEDENCE.
11. A SYSTEM OF DIAGRAMMATIC SYMBOLS, HATCHES AND NOTATIONS IS USED IN THESE DRAWINGS. REVIEW NOTATIONS CAREFULLY, NOTIFY LANDSCAPE ARCHITECT AND REQUEST CLARIFICATION OF ANY UNCLEAR NOTATION OR DISCREPANCY PRIOR TO COMMENCING WORK.
13. PROVIDE SLEEVES AS REQUIRED FOR DRAINAGE, IRRIGATION AND ELECTRICAL LINES. IRRIGATION AND ELECTRICAL SLEEVES AND SUBSURFACE DRAINAGE SYSTEMS SHALL BE CONSTRUCTED PRIOR TO PAVING AND LANDSCAPE WORK. UTILITY SLEEVES ARE REQUIRED IN ALL PLANT BEDS ISOLATED BY PAVEMENT OR ANY OTHER STRUCTURES.
14. SPECIAL CONSIDERATION IS GIVEN TO THE DESIGN AND INTENDED RELATIONSHIP BETWEEN ARCHITECTURE, PLANTING AREAS AND PAVING SYSTEMS. PAVEMENT JOINTING, PAVERS, STONE, FINISHES AND GRADES HAVE BEEN STRICTLY COORDINATED IN THE CONTRACT DOCUMENTS. CONSTRUCTION OF THESE SYSTEMS SHALL BE STRICTLY COORDINATED.
15. VEHICLES, EQUIPMENT, AND/OR MATERIALS SHALL NOT BE PARKED OR STORED IN AREAS OF EXISTING VEGETATION, INCLUDING WITHIN THE DRIPLINE OF EXISTING TREES TO REMAIN.
16. CONSTRUCTION WASTE-INCLUDING BUT NOT LIMITED TO: PLANT MATERIAL, BUILDING MATERIALS, DEMOLISHED MATERIALS, PACKAGING, LEFTOVER PAINT AND CONCRETE SLURRY-SHOULD BE PROPERLY REUSED, RECYCLED, DISPOSED OF LEGALLY OFF-SITE OR IN DESIGNATED WASH-OUT AREAS DETERMINED BY THE GENERAL CONTRACTOR.
17. RECYCLING AND TRASH BINS TO BE PROVIDED ON SITE. SEPARATE BINS FOR CARDBOARD, CO-MINGLED, AND OTHER RECYCLABLE/REUSABLE MATERIALS IDENTIFIED BY THE LOCAL JURISDICTION SHALL BE MAINTAINED. ALL BINS TO BE WILDLIFE-PROOF.
18. ON-SITE FUEL STORAGE FOR CONSTRUCTION EQUIPMENT IS DISCOURAGED. CONSTRUCTION EQUIPMENT USED ON SITE TO BE CHECKED REGULARLY TO ASSURE CONTAMINATION CONCERNS FROM OILS AND GREASES ARE ELIMINATED. NO TOXIC MATERIALS SHALL BE STORED ON-SITE.
19. GENERAL CONTRACTOR TO KEEP ALL ITEMS IMPLEMENTED BY LANDSCAPE ARCHITECT IN PROPER WORKING ORDER THROUGHOUT THE DURATION OF THE PROJECT.
20. THE CONSTRUCTION SITE TO BE INSPECTED ON A MONTHLY BASIS BY LANDSCAPE ARCHITECT AND/OR CIVIL ENGINEER TO ASSURE THAT THE SILT FENCE AND MUD TRACKING PAD ARE PROPERLY IN PLACE AND FUNCTIONING AS DESIGNED.
21. GREEN BUILDING PRACTICES SHALL BE EMPLOYED TO THE EXTENT FEASIBLE. SUCH PRACTICES INCLUDE: CARPOOLING/VANPOOLING TO JOB SITE, MINIMIZING MATERIALS PACKING BEFORE ARRIVAL TO JOB SITE, REDUCING MATERIAL / RESOURCE INEFFICIENCIES BY COORDINATING WORK.
22. THE PROJECT LIMIT OF CONSTRUCTION AND ALL EXISTING VEGETATION TO REMAIN IS TO BE CLEARLY DEFINED BY STURDY, WEATHERPROOF FENCING AT A MINIMUM OF FOUR (4) FEET HIGH.
23. WATERPROOFING OF SUBGRADE AND OTHER ARCHITECTURAL SPACES BELOW AND/OR ADJACENT TO IMPROVEMENTS DESIGNED BY THE LANDSCAPE ARCHITECT IS TO BE ADEQUATELY DESIGNED AND DETAILED BY OTHERS TO PERMANENTLY REPEL ALL WATER SOURCES INCLUDING, BUT NOT LIMITED TO: PRECIPITATION, STORM WATER RUNOFF, GROUND WATER, IRRIGATION, ROOF RUNOFF, GROUND WATER, AND PLUMBING LEAKS.
24. STRUCTURAL DESIGN TO SUPPORT IMPROVEMENTS DESIGNED BY THE LANDSCAPE ARCHITECT AND LOCATED ABOVE, BELOW, AND/OR ADJACENT TO SUBGRADE AND OTHER ARCHITECTURAL SPACES IS THE RESPONSIBILITY OF THE STRUCTURAL ENGINEER. THE STRUCTURAL DESIGN SHOULD BE ADEQUATELY DESIGNED TO SUPPORT ALL POSSIBLE LOADS INCLUDING, BUT NOT LIMITED TO: BACKFILL, COMPACTION, PLANTINGS, HARDSCAPES, RETAINING AND FREESTANDING SITE WALLS, AND CONSTRUCTION MATERIALS/EQUIPMENT/ACTIVITY.

SOIL EROSION CONTROL NOTES:

1. PRIOR TO BEGINNING ANY EARTH CHANGE, THE CONTRACTOR SHALL INSTALL AND MAINTAIN ALL SESC MEASURES AS SHOWN ON THE CONTRACT DOCUMENTS AND AS REQUIRED BY ANY GOVERNING AGENCIES.
2. ALL SESC MEASURES TO BE MAINTAINED DAILY.
3. THE CONTRACTOR TO CONDUCT ALL EXCAVATION, FILLING, GRADING, AND CLEANUP OPERATIONS IN A MANNER SUCH THAT SEDIMENT, GENERATED BY WIND OR WATER IS NOT DISCHARGED INTO ANY STORM SEWER, DRAINAGE DITCH, RIVER, LAKE, AIR, OR UNDERGROUND UTILITY SYSTEM. STAGE WORK TO MINIMIZE THE AREA OF EXPOSED SOIL, THEREBY REDUCING THE OPPORTUNITY FOR SOIL EROSION.
4. WATER FROM TRENCHES AND OTHER EXCAVATION TO BE PUMPED INTO A FILTRATION BAG TO REMOVE SEDIMENTS FROM THE WATER.
5. NORTH AMERICAN GREEN SC-150 OR EQUIVALENT EROSION CONTROL FABRIC IS REQUIRED ON ALL DISTURBED SLOPES GREATER THAN 3:1 UNTIL PROJECT AREA IS RE-VEGETATED PER THE PLANTING PLAN.
6. PROVIDE POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES.
7. CONTRACTOR TO PROVIDE ONSITE WATERING TO REDUCE FUGITIVE DUST LEAVING THE SITE DURING CONSTRUCTION.
8. SOIL EROSION CONTROL MEASURES TO BE PROVIDED FOR ALL EXISTING AND PROPOSED DRAINAGE STRUCTURES WITHIN THE PROJECT LIMITS.
9. CONSTRUCTION STAGING AND PHASING SHALL OCCUR, WHERE APPLICABLE, TO MINIMIZE SOIL DISTURBANCE TIME.
10. BEST MANAGEMENT PRACTICES (BMPs) SHALL BE ADJUSTED AS NEEDED TO MEET ANY OTHER UNFORESEEN CONDITIONS.
11. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR INSTALLING A MUD TRACKING PAD/WASHING PAD AT THE CONSTRUCTION ENTRANCES TO MINIMIZE MUD DETACHMENT FROM TRUCK TIRES. 1-1/2 INCH SCREENED ROCK TO BE PLACED ON MIRAFI 140-N FILTER FABRIC. ADDITIONAL CLEAN GRAVEL TO BE ADDED THROUGHOUT THE DURATION OF CONSTRUCTION AS NEEDED.
12. CONTRACTOR SHALL ABIDE BY THE LOCAL, STATE AND FEDERAL JURISDICTIONS AND GOVERNING BODIES/AGENCIES CONSTRUCTION MANAGEMENT PLAN REQUIREMENTS.
13. RESEED AS INDICATED IN SEEDING NOTES.

SYMBOL LEGEND

- NUM / SHT — SECTION DRAWING NUMBER / SHEET NUMBER
- NUM / SHT — DETAIL DRAWING NUMBER / SHEET NUMBER
- NUM / SHT — ENLARGED DRAWING NUMBER / SHEET NUMBER
- NUM / SHT — ELEVATION DRAWING NUMBER / SHEET NUMBER
- ELEVATION MARK / EL: 0'-0" — ELEVATION MARK
- A — LANDSCAPE TAG
- 1 — REVISION TAG
- PROPERTY LINE
- SET-BACK LINE
- LOT LINE
- CENTER LINE
- LINE ABOVE
- CUT LINE

GRADING LEGEND:

EXISTING SPOT ELEVATION	(+0.00)
PROPOSED SPOT ELEVATION / NOTE	+0.00
LP / HP	LOW POINT / HIGH POINT
TW / BW	TOP OF WALL / BOTTOM OF WALL
TR / BR	TOP OF RAMP/ BOTTOM OF RAMP
TS / BS	TOP OF STEP/ BOTTOM OF STEP
	SLOPE DIRECTION
	EXISTING CONTOUR LINE
	PROPOSED CONTOUR LINE
	SHALLOW RETENTION AREA

LANDSCAPE ABBREVIATIONS:

PLANTING ABBREVIATIONS		GENERAL ABBREVIATIONS	
B&B	BALLED AND BURLAPPED	BLDG.	BUILDING
CAL.	CALIPER	B.O.C.	BACK OF CURB
C.T.	CLEAR TRUNK	CJ	CONTROL JOINT
CRZ	CRITICAL ROOT ZONE	CLR	CLEAR
F.G.	FIELD GROWN	EJ	EXPANSION JOINT
GAL.	GALLON	EQ	EQUAL
G.W.	GREY WOOD	FFE	FINISH FLOOR ELEVATION
HT.	HEIGHT	F.O.B.	FACE OF BUILDING
MIN.	MINIMUM	HT.	HEIGHT
MAX.	MAXIMUM	H.P.	HIGH POINT
MULTI	MULTI-TRUNK	L.A.	LANDSCAPE ARCHITECT
OA.	OVERALL	L.O.A.	LIMIT OF CONSTRUCTION
O.C.	ON CENTER	L.P.	LOW POINT
QTY.	QUANTITY	MIN.	MINIMUM
SPRD	SPREAD	MAX.	MAXIMUM
TYP.	TYPICAL	N.I.C.	NOT IN CONTRACT
U.N.O.	UNLESS NOTED OTHERSIZE	O.C.	ON CENTER
		O.C.E.W.	ON CENTER EACH WAY
		PA.	PLANTING AREA
		QTY.	QUANTITY
		R.O.W.	RIGHT OF WAY
		SIM.	SIMILAR DETAIL
		TD	TOP OF DRAIN
		T.O.C.	TOP OF CURB
		TW	TOP OF WALL
		TYP.	TYPICAL
		U.N.O.	UNLESS NOTED OTHERWISE

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ARCHITECTS
KUBE ARCHITECTURE
818 18TH STREET NW
SUITE 600
WASHINGTON, DC 20006
PH: 202-986-0573
CONTACT: JANET BLOOMBERG /
JANET@KUBE-ARCH.COM

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SHEET ISSUE / REVISION LOG

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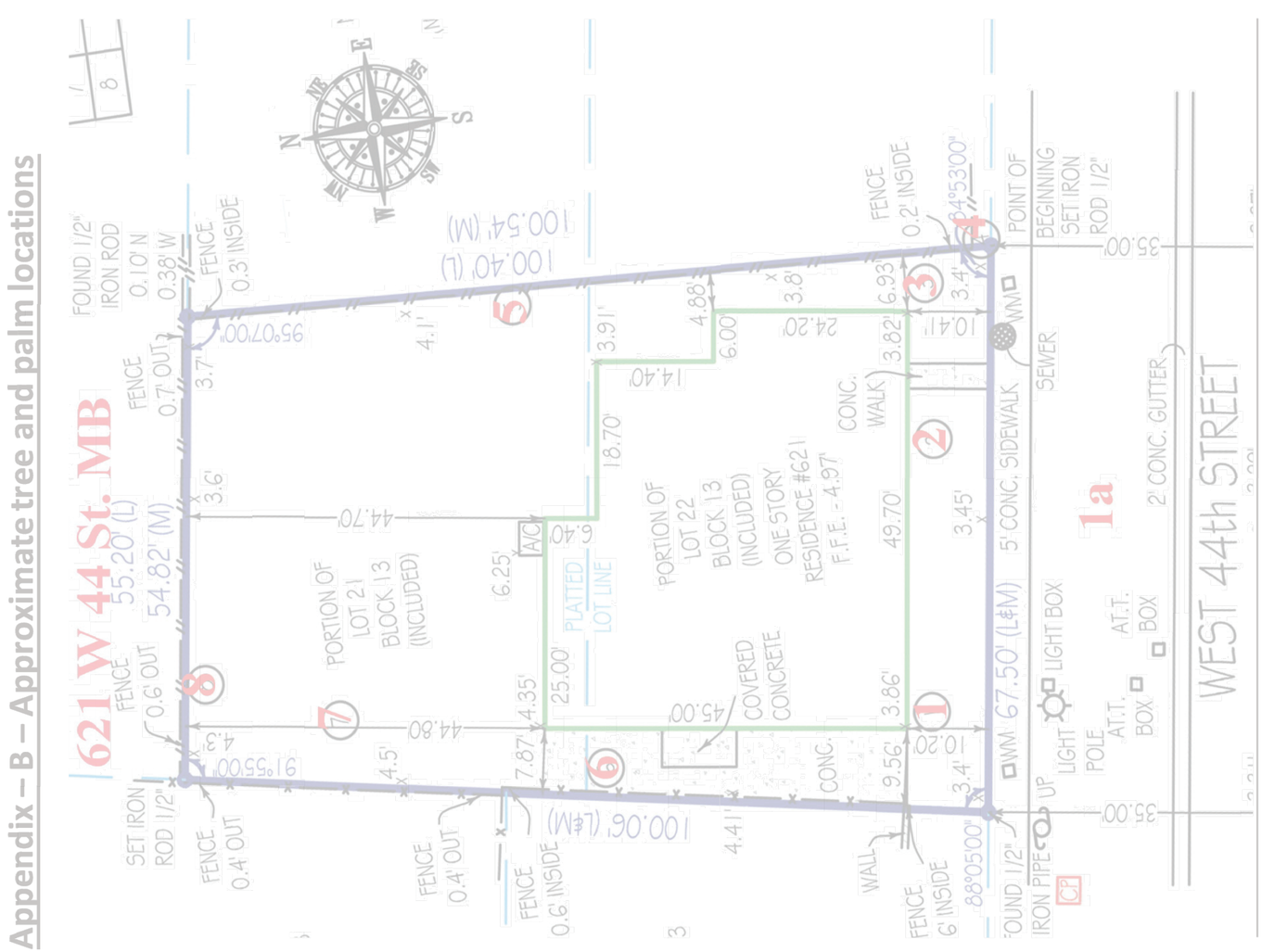
Project ID: 2022-621W44
Print Date: July 11, 2022
Scale: As Indicated
Drawn By: TH

Sheet Title:
GENERAL NOTES. ABBREVIATIONS + PLANTING SPECIFICATIONS SHEET

LC-002



621 W 44th Street, Miami Beach
Tropical Designs of Florida

COASTAL OPERATIONS LANDSCAPE ARCHITECTURE LLC
614 SOUTH FEDERAL HIGHWAY (US1), SUITE #2
FORT LAUDERDALE, FLORIDA 33301
P: 954.266.8932
FIRM LICENSE: FL LA 6667411
WWW.COASTAL-OPS.COM

PROJECT LOCATION:
621 WEST 44TH STREET
MIAMI BEACH, FLORIDA 33140

PROJECT CLIENT(S) | OWNER(S):
MRS. MARY AILEEN MURPHY / LJM DEVELOPMENT

PROJECT ARCHITECT(S) | ENGINEER(S):

ARCHITECTS
KUBE ARCHITECTURE
818 18TH STREET NW
SUITE 600
WASHINGTON, DC 20006
PH: 202-986-0573
CONTACT: JANET BLOOMBERG / JANET@KUBE-ARCH.COM

LANDSCAPE ARCHITECT
COASTAL OPERATIONS LANDSCAPE ARCHITECTURE LLC
614 SOUTH FEDERAL HIGHWAY (US1), SUITE #2
FORT LAUDERDALE, FL 33301
PH: 954-266-8932
CONTACT: TRAVIS HARRISON, PLA, ASLA
TRAVIS@COASTAL-OPS.COM
FIRM LICENSE: LA6667411 (FLORIDA)

PROJECT NAME:
621 WEST 44TH STREET GARDEN

PROFESSIONAL SEAL(S):
REGISTERED LANDSCAPE ARCHITECT TRAVIS MICHAEL HARRISON LA 6667411 STATE OF FLORIDA
Digitally signed by TRAVIS M HARRISON
Date: 2022.07.08 12:36:52 -04'00'

	DATE	DESCRIPTION
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	07/11/2022	DRB FINAL SUBMITTAL

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EXISTING TREE SURVEY

Sunshine State One Call 811 of Florida, Inc.

NORTH
0 2' 4' 8' 16'
SCALE: 1/8"=1'-0"

LC-003

CITY OF MIAMI BEACH
LANDSCAPE LEGEND

INFORMATION REQUIRED TO BE PERMANENTLY AFFIXED TO PLANS
Zoning District RS-4 Lot Area 6,136 SF Acres .14 ACRES

	REQUIRED/ ALLOWED	PROVIDED
OPEN SPACE		
A. Square feet of required Open Space as indicated on site plan: Lot Area = 6,136 SF s.f.x 50 % = 3,068 s.f.	3,068 SF	3,835 SF
B. Square feet of parking lot open space required as indicated on site plan: Number of parking spaces 2 x 10 s.f. parking space =	20 SF	20 SF
C. Total square feet of landscaped open space required: A+B=	3,088 SF	3,855 SF
LAWN AREA CALCULATION		
A. Square feet of landscaped open space required	3,088 SF	3,855 SF
B. Maximum lawn area (sod) permitted= 50 % x 6,136 s.f.	3,068 SF	758 SF
TREES		
A. Number of trees required per lot or net lot acre, less existing number of trees meeting minimum requirements= 5 trees x N/A net lot acres - number of existing trees=	5 TREES REQ. - 1 EXISTING TREE = 4 TREES REQ.	5 TREES PROVIDED
B. % Natives required: Number of trees provided x 30% =	5 x .3 = 1.5 OR 2 TREES	5 x .3 = 1.5 OR 2 TREES
C. % Low maintenance / drought and salt tolerant required: Number of trees provided x 50%=	5 TREES x .5 = 2.5 OR 3 TREES REQ.	5 TREES PROVIDED
D. Street Trees (maximum average spacing of 20' o.c.) 67.5 linear feet along street divided by 20'=	4 TREES REQ.	4 TREES PROVIDED
E. Street tree species allowed directly beneath power lines: (maximum average spacing of 20' o.c.): N/A linear feet along street divided by 20'=	N/A	N/A
SHRUBS		
A. Number of shrubs required: Sum of lot and street trees required x 12= 5 x 12 = 60 SHRUBS REQ.		533 SHRUBS PROVIDED
B. % Native shrubs required: Number of shrubs provided x 50%= 533 x .5 = 267 NATIVE SHRUBS REQ.		269 SHRUBS PROVIDED
LARGE SHRUBS OR SMALL TREES		
A. Number of large shrubs or small trees required: Number of required shrubs x 10%= 60 x .1 = 6 LARGE SHRUBS REQ.		30 LARGE SHRUBS PROVIDED
B. % Native large shrubs or small trees required: Number of large shrubs or small trees provided x 50%= 30 x .5 = 15 NATIVE LARGE SHRUBS REQ.		20 LARGE SHRUBS PROVIDED

621 WEST 44TH STREET- MIAMI BEACH - LANDSCAPE PLANTING LEGEND - 2022.07.11

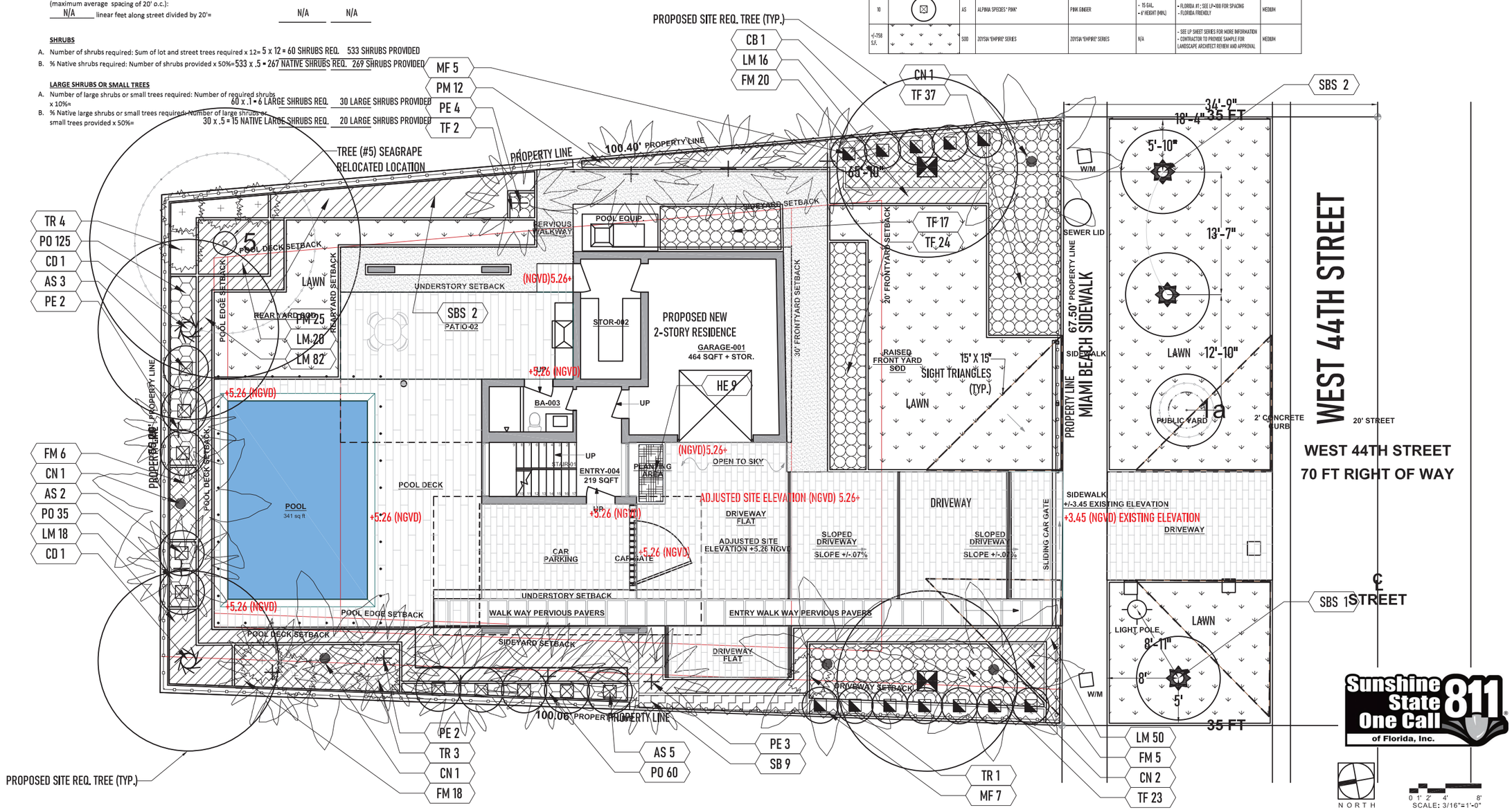
PLANTING MATERIALS - TREES AND PALMS

QTY.	SYMBOL	TAG	SCIENTIFIC NAME	COMMON NAME	SIZE	REMARKS	DROUGHT TOLERANCE
3		SBS	CONOCARPUS ERECTUS 'SERECEUS'	SILVER BUTTONWOOD	- 2" CAL., 12-14' HT., 6' C.T.	- FLORIDA #1; SEE PLAN FOR SPACING - FLORIDA NATIVE	HIGH
2		CB	CALYTOPHYLLUM BRASILIENSE	BRAZILIAN BEAUTYLEAF	- 2" CAL., 12' HT., 6' SPRD.	- FLORIDA #1; SEE PLAN FOR SPACING - FLORIDA NATIVE	HIGH
2		CD	COCOLOBA DIVERSIFOLIA	PIGEON PLUM	- 2" CAL., 12' HT., 6' SPRD.	- FLORIDA #1; SEE PLAN FOR SPACING - FLORIDA NATIVE	MEDIUM
5		CN	COCOS NUNCIFERA 'JAMAICAN MAYPAN'	JAMAICAN MAYPAN COCONUT PALM	- 12' C.T.	- FLORIDA #1; SEE PLAN FOR SPACING - FLORIDA FRIENDLY	MEDIUM
9		PE	PTYCHOSPERMA ELEGANS	SOLITARE PALM	- MIN. 8' CT - (5) SINGLES AND (4) DOUBLES	- FLORIDA #1 - FLORIDA FRIENDLY	HIGH
1		N / A	EXISTING TREE(S) AND / OR PALM(S)	EXISTING TREE(S) AND / OR PALM(S)	N / A	- SEE SHEET TD-100 FOR TREE/PALM DISPOSITION / MITIGATION - SEE SHEET LP-100 FOR RELOCATED LOCATION FOR TREE (#5) SEAGRAPE (NORTHEAST CORNER OF LOT)	HIGH

1845 SE 7TH STREET- LANDSCAPE PLANTING LEGEND - 2022.06.06

PLANTING MATERIALS - SHRUBS, GROUNDCOVERS AND ACCENTS

QTY.	SYMBOL	TAG	SCIENTIFIC NAME	COMMON NAME	SIZE	REMARKS	
186		LM	LIRIOPE MUSCARI 'SUPER BLUE'	SUPER BLUE LIRIOPE	- 3 GAL. - 30" HEIGHT (MIN.)	- FLORIDA #1 ; 18" O.C. - FLORIDA FRIENDLY	MEDIUM
9		SB	CONOCARPUS ERECTUS 'SERECEUS'	SILVER BUTTONWOOD	- 15 GAL. - 6' HEIGHT (MIN.)	- FLORIDA #1 ; 24" O.C. - FLORIDA NATIVE	HIGH
9		EH	EQUISETUM HYEMALE	HORSETAIL PLANT	- 3 GAL. - 30" HEIGHT (MIN.)	- FLORIDA #1 ; 18" O.C. - FLORIDA FRIENDLY	LOW
37		PM	PODOCARPUS MACROPHYLLA	JAPANESE PODOCARPUS	- 25 GAL.	- FLORIDA #1 ; 24" O.C. - FLORIDA FRIENDLY	MEDIUM
49		FM	FICUS MICROCARPA	GREEN ISLAND FICUS	- 7 GAL.	- FLORIDA #1 ; 24" O.C. - FLORIDA FRIENDLY	MEDIUM
160		PO	PEPEROMIA OBTUSIFOLIA	PEPEROMIA	- 1 GAL.	- FLORIDA #1 ; 8" O.C. - FLORIDA NATIVE	LOW
100		TF	TRIPSACUM FLORIDANUM	DWARF FLORIDA GAMAGRASS	- 3 GAL.	- FLORIDA #1 ; 30" O.C. - FLORIDA NATIVE	HIGH
8		TR	THRINAX RADIATA	FLORIDA THATCH PALM	- 15 GAL. , TRIPLE - 8' HEIGHT (MIN.)	- FLORIDA #1 ; SEE LP-100 FOR SPACING - FLORIDA NATIVE	HIGH
12		MF	MYRCIANTHES FRAGRANS	SIMPSON STOPPER TREE	- 15 GAL. , MULTI-TRUNK - 6' HEIGHT (MIN.)	- FLORIDA #1 ; SEE LP-100 FOR SPACING - FLORIDA NATIVE	MEDIUM
10		AS	ALPINIA SPECIES ' PINK'	PINK GINGER	- 15 GAL. - 8' HEIGHT (MIN.)	- FLORIDA #1 ; SEE LP-100 FOR SPACING - FLORIDA FRIENDLY	MEDIUM
+/-758 S.F.		SOD	ZOYSIA 'EMPIRE' SERIES	ZOYSIA 'EMPIRE' SERIES	N/A	- SEE LP SHEET SERIES FOR MORE INFORMATION - CONTRACTOR TO PROVIDE SAMPLE FOR LANDSCAPE ARCHITECT REVIEW AND APPROVAL	MEDIUM



Sunshine State One Call of Florida, Inc. 811

NORTH

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

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621 WEST 44TH STREET GARDEN

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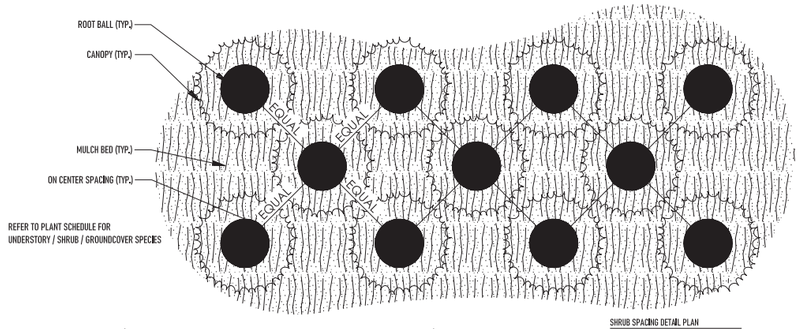
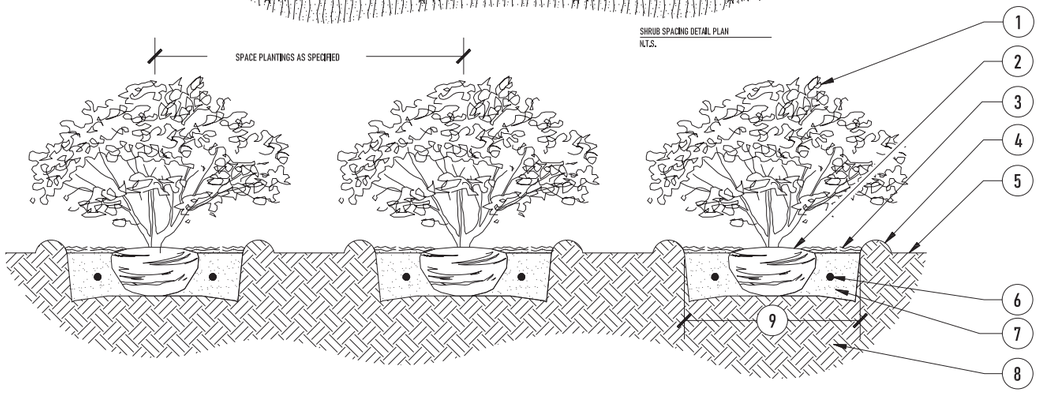
Sheet Title:
LANDSCAPE PLANTING PLAN

LP-100

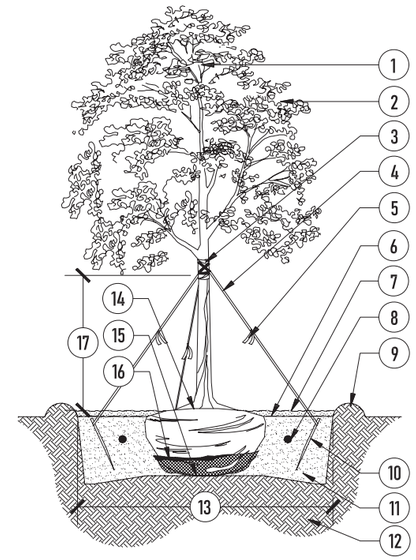


SHRUB SPACING DETAIL PLAN
N.T.S.



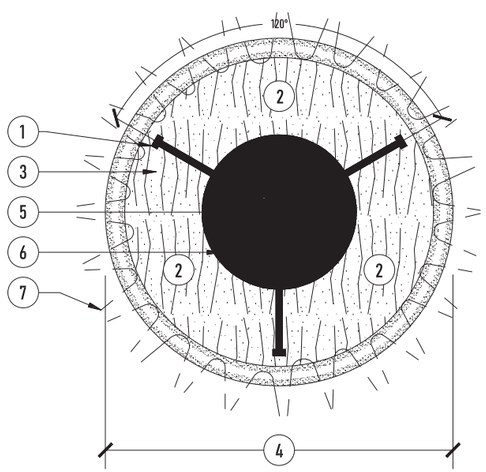
1 - PLANT MATERIAL SHALL NOT BE PRUNED PRIOR TO INSTALLATION; AFTER PLANTS HAVE BEEN INSTALLED, EACH PLANT SHALL BE PRUNED FOR UNIFORMITY OR AS DIRECTED BY THE LANDSCAPE ARCHITECT
2 - SET CROWN OF ROOTS SLIGHTLY ABOVE SURROUNDING FINISH GRADE; TRUNK TAPER SHALL BE VISIBLE AT TIME OF INSTALLATION
3 - 3" LAYER OF SPECIFIED MULCH; DO NOT INSTALL WITHIN 3" OF TREE TRUNK
4 - CONSTRUCT TEMPORARY 3" WATERING BASIN
5 - FINISH GRADE
6 - FERTILIZER TABLET, IF APPLICABLE
7 - BACKFILL WITH SPECIFIED SOIL MIX
8 - EXISTING SOIL
9 - 2x DIAMETER OF THE ROOT BALL

5 / LS-101 SHRUB / GROUNDCOVER - PLANTING AND SPACING
PLANTING DETAILS N.T.S.



1 - DO NOT PRUNE CENTRAL LEADER.
2 - PRUNE DAMAGED OR DEAD WOOD IMMEDIATELY PRIOR TO PLANTING USING ACCEPTABLE NURSERY PRACTICES OR AS DIRECTED BY THE LANDSCAPE ARCHITECT.
3 - PROTECT TRUNK WITH 3 LAYERS OF BURLAP MINIMUM.
4 - 1" WIDE MINIMUM STRAPPING USING SISAL OR OTHER BIODEGRADABLE MATERIAL. GUY WIRES SHALL NOT BE USED.
5 - 1/2" X 2" FLUORESCENT MARKER
6 - FINISH GRADE
7 - 3" LAYER OF SPECIFIED MULCH, DO NOT INSTALL WITHIN 3" OF TREE TRUNK.
8 - FERTILIZER TABLET, IF APPLICABLE
9 - CONSTRUCT TEMPORARY 3" WATERING BASIN
10 -2" X 4" X 8" STAKE; SET 2" BELOW FINISH GRADE
11 - SPECIFIED SOIL MIX
12 - EXISTING SOIL
13 - 2x DIAMETER OF THE ROOT BALL
14 - SET CROWN OF ROOT BALL SLIGHTLY ABOVE SURROUNDING FINISH GRADE. REMOVE TOP 2/3 OF BURLAP FROM ROOT BALL; TRUNK TAPER SHALL BE VISIBLE AT TIME OF INSTALLATION.
15 - SET ROOT BALL ON UNDISTURBED SOIL
16 - REMOVE 2/3 OF BURLAP / WIRE BASKET FROM ROOT BALL
17 - CLEAR TRUNK; REFER TO PLANT SCHEDULE

4 / LS-101 LARGE TREE PLANTING
PLANTING DETAILS N.T.S.

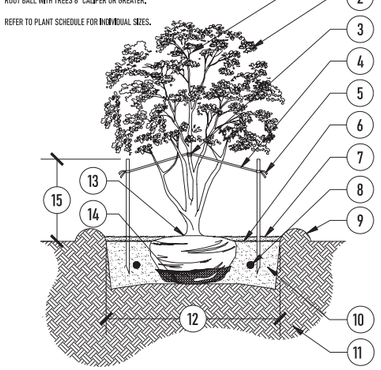


1 - 2" X 4" WOOD BRACE AT EQUAL SPACING (3 PER TREE)
2 - 3" LAYER OF SPECIFIED MULCH; DO NOT INSTALL WITHIN 3" OF TREE TRUNK
3 - CONSTRUCT TEMPORARY 3" WATERING BASIN
4 - 2x DIAMETER OF ROOT BALL
5 - TREE TRUNK
6 - ROOT BALL
7 - TREE CANOPY

3 / LS-101 LARGE TREE STAKING
PLANTING DETAILS N.T.S.

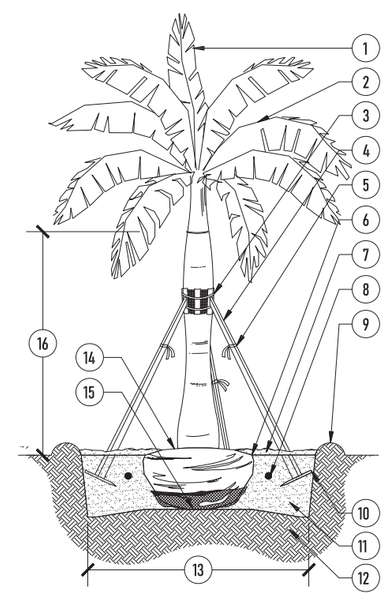
CALIPER MEASUREMENT NOTES:
1- CALIPER MEASUREMENTS IS 6" FROM TOP OF ROOT BALL WITH 6" CALIPER OR LESS.
2- CALIPER MEASUREMENTS IS 12" FROM TOP OF ROOT BALL WITH TREES 6" CALIPER OR GREATER.

REFER TO PLANT SCHEDULE FOR INDIVIDUAL SIZES.



1 - DO NOT PRUNE CENTRAL LEADER.
2 - PRUNE DAMAGED OR DEAD WOOD IMMEDIATELY PRIOR TO PLANTING USING ACCEPTABLE NURSERY PRACTICES OR AS DIRECTED BY THE LANDSCAPE ARCHITECT.
3 - PROTECT TRUNK WITH 3 LAYERS OF BURLAP MINIMUM.
4 - 1" WIDE MINIMUM STRAPPING USING SISAL OR OTHER BIODEGRADABLE MATERIAL. GUY WIRES SHALL NOT BE USED.
5 - 1/2" X 2" FLUORESCENT MARKER
6 - FINISH GRADE
7 - 3" LAYER OF SPECIFIED MULCH, DO NOT INSTALL WITHIN 3" OF TREE TRUNK.
8 - FERTILIZER TABLET, IF APPLICABLE
9 - CONSTRUCT TEMPORARY 3" WATERING BASIN
10 -BACKFILL WITH SPECIFIED SOIL MIX
11 - EXISTING SOIL
12 - 2x DIAMETER OF THE ROOT BALL
13 - SET CROWN OF ROOT BALL SLIGHTLY ABOVE SURROUNDING FINISH GRADE. REMOVE TOP 2/3 OF BURLAP FROM ROOT BALL; TRUNK TAPER SHALL BE VISIBLE AT TIME OF INSTALLATION.
14 - SET ROOT BALL ON UNDISTURBED SOIL
15 - CLEAR TRUNK; REFER TO PLANT SCHEDULE

2 / LS-101 MULTI-TRUNK TREE PLANTING
PLANTING DETAILS N.T.S.



1 - TERMINAL BUD / FROND
2 - UNTIE FRONDS PRIOR TO INSPECTION
3 - METAL STRAPS SECURING 2" X 4" WOOD BATTENS. MINIMUM 5 LAYERS OF BURLAP. TOE NAIL BRACES TO 2" X 4" WOOD BATTENS. DO NOT NAIL STAKES DIRECTLY INTO TRUNK.
4 -2" X 4" WOOD BRACE AT EQUAL SPACING (3 PER PALM)
5 - 1/2" X 2" FLUORESCENT MARKER
6 - FINISH GRADE
7 - 3" LAYER OF SPECIFIED MULCH, DO NOT INSTALL WITHIN 3" OF TREE TRUNK.
8 - FERTILIZER TABLET, IF APPLICABLE
9 - CONSTRUCT TEMPORARY 3" WATERING BASIN
10 -2" X 4" X 8" STAKE; SET 2" BELOW FINISH GRADE
11 - BACKFILL WITH SPECIFIED SOIL MIX
12 - EXISTING SOIL
13 - 2x DIAMETER OF THE ROOT BALL
14 - SET CROWN OF ROOT BALL 0"-2" ABOVE SURROUNDING FINISH GRADE. REMOVE TOP 2/3 OF BURLAP FROM ROOT BALL; TRUNK TAPER SHALL BE VISIBLE AT TIME OF INSTALLATION.
15 - SET ROOT BALL ON UNDISTURBED SOIL
16 - CLEAR TRUNK / GRAY WOOD. REFER TO PLANT SCHEDULE

1 / LS-101 LARGE PALM PLANTING
PLANTING DETAILS N.T.S.

Sunshine State One Call of Florida, Inc. 811

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Sheet Title:

LANDSCAPE PLANTING DETAILS

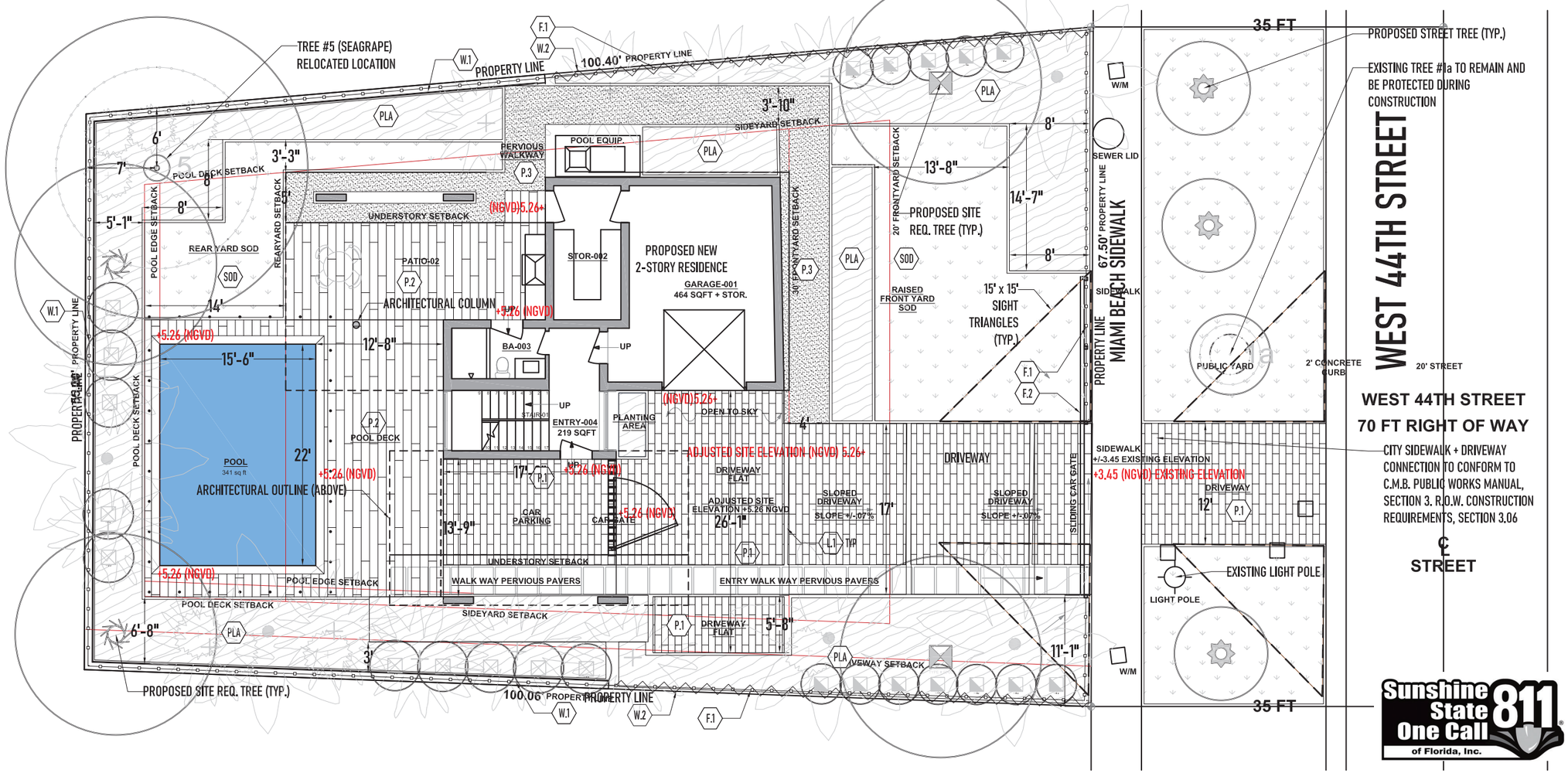
LP-101

621 WEST 44TH STREET - MIAMI BEACH - LANDSCAPE MATERIALS LEGEND - 2022.07.11

SITE WORK MATERIALS

QTY.	SYMBOL	TAG	NAME	SIZE	REMARKS
+/-1,273 S.F.		P.1	- DRIVEWAY: 2" THICK (5cm) PORCELAIN PAVER SET ON SAND WITH LINEAR LED IN-GRADE LIGHTS - PERMEABLE PAVING	- SEE LS-100 FOR LAYOUT AND DIMENSIONS - SEE LS SHEET SERIES FOR MORE INFORMATION	- CONTRACTOR TO PROVIDE SAMPLE FOR LANDSCAPE ARCHITECT REVIEW AND APPROVAL
+/-660 S.F.		P.2	- POOL DECK: 3/4" THICK (2cm) PORCELAIN PAVERS SET ON SAND - PERMEABLE PAVING	- SEE LS-100 FOR LAYOUT AND DIMENSIONS - SEE LS SHEET SERIES FOR MORE INFORMATION - POOL DECK - (L)x(W)x(H): TO BE DETERMINED - POOL COPING - (L)x(W)x(H): TO BE DETERMINED	- CONTRACTOR TO PROVIDE SAMPLE FOR LANDSCAPE ARCHITECT REVIEW AND APPROVAL
+/-462 S.F.		P.3	- CRUSHED GRAVEL: GRANITE CHIP (DARK GREY) - PERMEABLE PAVING	- SEE LS-100 FOR LAYOUT AND DIMENSIONS - 1/4" MINUS, 3" DEPTH WITH FILTER FABRIC (UNWOVEN)	- SEE LS SHEET SERIES FOR MORE INFORMATION - EDGE RESTRAINT DETAIL: TO BE DETERMINED - CONTRACTOR TO PROVIDE SAMPLE FOR LANDSCAPE ARCHITECT REVIEW AND APPROVAL
+/-340 S.F.		POOL	SWIMMING POOL: - POOL COPING, FINISH AND WATER LINE TILE (TBD)	- SEE LS SHEET SERIES FOR MORE INFORMATION	- SEE LP SHEET SERIES FOR MORE INFORMATION - CONTRACTOR TO PROVIDE SAMPLE FOR LANDSCAPE ARCHITECT REVIEW AND APPROVAL
+/-758 S.F.		SOD	- ZOYSIA "EMPIRE" SPECIES	- ZOYSIA "EMPIRE" SPECIES	- SEE LP SHEET SERIES FOR MORE INFORMATION - CONTRACTOR TO PROVIDE SAMPLE FOR LANDSCAPE ARCHITECT REVIEW AND APPROVAL
+/-1,206 S.F.		PLA	- LANDSCAPE PLANTING AREA	- LANDSCAPE PLANTING AREA	- SEE LP SHEET SERIES FOR MORE INFORMATION

QTY.: 5		L.1	- LINEAR, IN-GRADE, LED LIGHTS - DRIVEWAY	- SEE LS SHEET SERIES FOR MORE INFORMATION	- SEE LS SHEET SERIES FOR MORE INFORMATION - CONTRACTOR TO PROVIDE SAMPLE FOR LANDSCAPE ARCHITECT REVIEW AND APPROVAL
ENTIRE SITE PERIMETER FENCING		F.1	- CUSTOM PEDESTRIAN FENCE - POWDER COATED ALUMINUM POST/RAIL - COLOR / FINISH: TO MATCH ARCHITECTURE	- SEE LS SHEET SERIES - HEIGHT: TBD (MIN. 48") - TO CONFORM WITH FLORIDA BUILDING CODE FOR RESIDENTIAL SWIMMING POOL BARRIER REQUIREMENTS, SECTIONS R450L17 THROUGH R450L17.3	- SEE LS SHEET SERIES FOR MORE INFORMATION - CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR CLIENT AND LANDSCAPE ARCHITECT REVIEW AND APPROVAL
1 VEHICULAR SLIDING GATE (DRIVEWAY)		F.2	- CUSTOM VEHICULAR SLIDING GATE - AUTOMATIC, SELF-CLOSING, SELF-LATCHING - POWDER COATED ALUMINUM POST/RAIL - COLOR / FINISH: TO MATCH ARCHITECTURE	- SEE LS SHEET SERIES - HEIGHT: TBD (MIN. 48") - TO CONFORM WITH FLORIDA BUILDING CODE FOR RESIDENTIAL SWIMMING POOL BARRIER REQUIREMENTS, SECTIONS R450L17 THROUGH R450L17.3	- SEE LS SHEET SERIES FOR MORE INFORMATION - CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR CLIENT AND LANDSCAPE ARCHITECT REVIEW AND APPROVAL
+/-152 LINEAR FEET		W.1	- RETAINING WALL (TO BE ENGINEERED) WITH ALUMINUM VERTICAL PICKET FENCE FIXED TO WALL, (F.1) - FENCE COLOR / FINISH: TO MATCH ARCHITECTURE	- SEE LS SHEET SERIES - TOP OF FENCE HEIGHT: 48" MINIMUM HEIGHT ABOVE ADJUSTED GRADE - TO CONFORM WITH FLORIDA BUILDING CODE FOR RESIDENTIAL SWIMMING POOL BARRIER REQUIREMENTS, SECTIONS R450L17 THROUGH R450L17.3	- SEE LS SHEET SERIES FOR MORE INFORMATION - CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR CLIENT AND LANDSCAPE ARCHITECT REVIEW AND APPROVAL
+/-102 LINEAR FEET		W.2	- VINYL SHEET PILE RETAINING WALL - FOR SITE ADJUSTED GRADE: +/-1.87' OF ELEVATION CHANGE TO ADJACENT PROPERTIES	- SEE LS SHEET SERIES	- SEE LS SHEET SERIES FOR MORE INFORMATION - CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR CLIENT AND LANDSCAPE ARCHITECT REVIEW AND APPROVAL



COASTAL OPERATIONS LANDSCAPE ARCHITECTURE LLC
614 SOUTH FEDERAL HIGHWAY (US1), SUITE #2
FORT LAUDERDALE, FLORIDA 33301
P: 954.266.8932
FIRM LICENSE: FL LA 6667411
WWW.COASTAL-OPS.COM

PROJECT LOCATION:
621 WEST 44TH STREET
MIAMI BEACH, FLORIDA 33140

PROJECT CLIENT(S) | OWNER(S):
MRS. MARY AILEEN MURPHY / LJM DEVELOPMENT

PROJECT ARCHITECT(S) | ENGINEER(S):

ARCHITECTS
KUBE ARCHITECTURE
818 18TH STREET NW
SUITE 600
WASHINGTON, DC 20006
PH: 202-986-0573
CONTACT: JANET BLOOMBERG / JANET@KUBE-ARCH.COM

LANDSCAPE ARCHITECT
COASTAL OPERATIONS LANDSCAPE ARCHITECTURE LLC
614 SOUTH FEDERAL HIGHWAY (US1), SUITE #2
FORT LAUDERDALE, FL 33301
PH: 954-266-8932
CONTACT: TRAVIS HARRISON, PLA, ASLA
TRAVIS@COASTAL-OPS.COM
FIRM LICENSE: LA6667411 (FLORIDA)

PROJECT NAME:
621 WEST 44TH STREET GARDEN

PROFESSIONAL SEAL(S):
REGISTERED LANDSCAPE ARCHITECT TRAVIS MICHAEL HARRISON LA 6667411 STATE OF FLORIDA
Digitally signed by TRAVIS M HARRISON
Date: 2022.07.08 16:20:43 -04'00'

DATE	DESCRIPTION
06/21/2022	DRB FIRST SUBMITTAL
07/11/2022	DRB FINAL SUBMITTAL

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Project ID: 2022-621W44
Print Date: July 11, 2022
Scale: As Indicated
Drawn By: TH

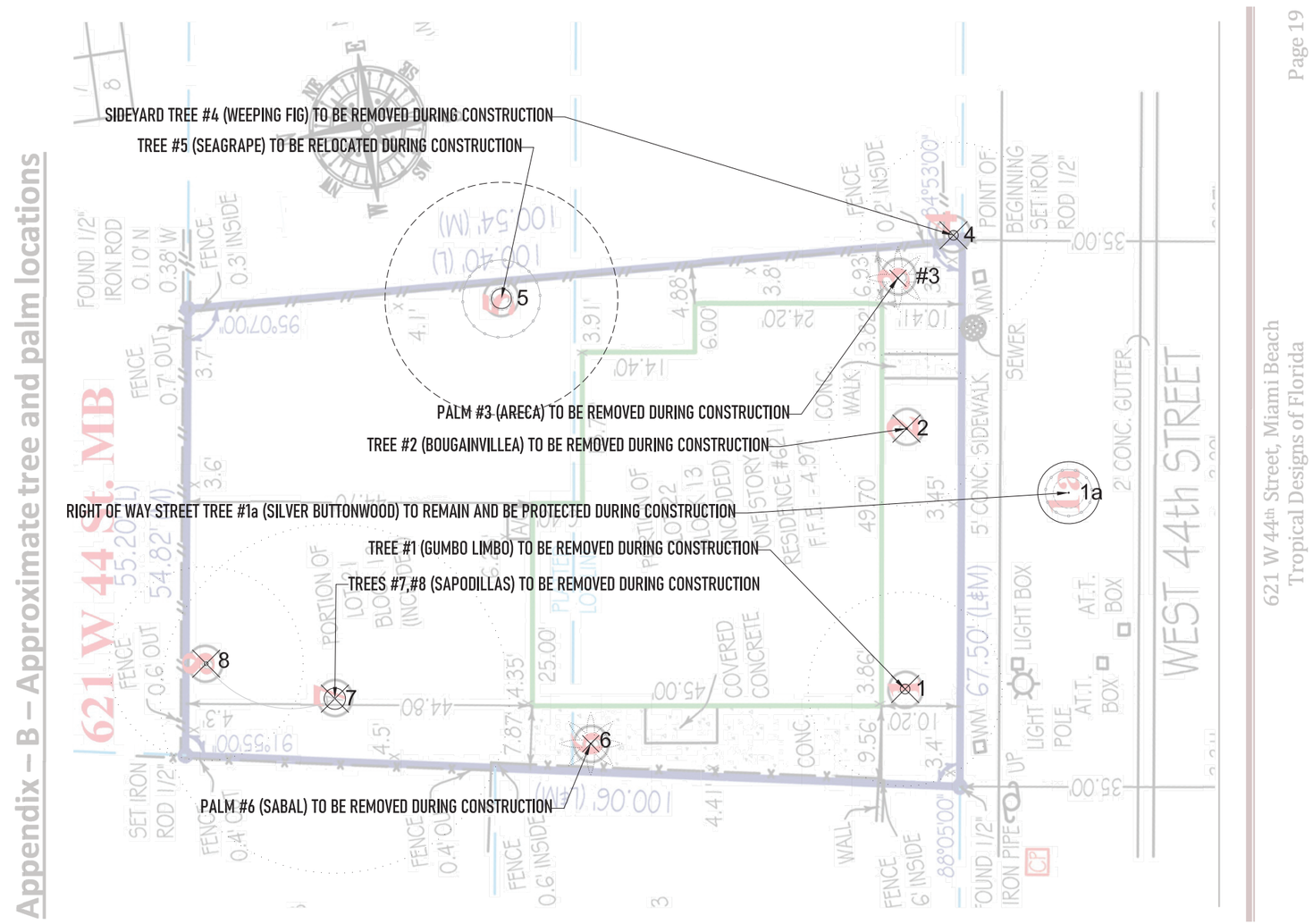
Sheet Title:
LANDSCAPE SITE PLAN

Sunshine State One Call of Florida, Inc. 811

LS-100

CANOPY VEGETATION DISPOSITION SYMBOLS

TREE LEGEND	PALM LEGEND
TREE/PALM ID TAG TREE / PALM TPZ TREE / PALM TRUNK DIAMETER TREE / PALM CRZ TREE / PALM CANOPY DIAMETER TREE VISIBILITY LAYERS -REMAIN -RELOCATE -REMOVE	PALM VISIBILITY LAYERS -REMAIN -RELOCATE -REMOVE



TREE DISPOSITION SCHEDULE - 621 WEST 44TH STREET

	COMMON NAME / BOTANICAL NAME	DBH	HEIGHT/C.T.	CANOPY SPREAD	CONDITION	TPZ	DISPOSITION
1	BURSERA SIMARUBA / GUMBO LIMBO	15"	28'	34'	GOOD	10'	REMOVE
1a	CONOCARPUS ERECTUS VAR. SERICEUS / SILVER BUTTONWOOD	2"	13'	8'	GOOD	3'	REMAIN
2	BOUGAINVILLEA SP. / BOUGAINVILLEA	3"	10'	20'	GOOD	4'	REMOVE
3	DYPSIS LUTESCENS / ARECA PALM	0"	4'	8'	MODERATE	3'	REMOVE
4	FICUS BENJAMINA / WEEPING FIG	15"	28'	24'	POOR	5'	REMOVE
5	COCCOLOBA UVIFERA / SEAGRAPE	31"	20'	30'	GOOD	10'	RELOCATE
6	SABAL PALMETTO / SABAL PALM	0"	2'	8'	GOOD	3'	REMOVE
7	MANILKARA ZAPOTA / SAPODILLA	33"	40'	45'	POOR	12'	REMOVE
8	MANILKARA ZAPOTA / SAPODILLA	6"	18'	25'	GOOD	5'	REMOVE

VEGETATION MITIGATION CALCULATIONS PER CITY OF MIAMI BEACH REQUIREMENTS

TOTAL DIAMETER OF TREE(S) TO BE REMOVED = +/-72"
72" = 24 NEW 2" DBH x 6' SPRD x 12' HEIGHT TREES OR 12 NEW 4" DBH x 8' SPRD x 16' HEIGHT TREES OR A C.M.B. TREE FUND PAYMENT OF +/-$24,000 USD.

COASTAL OPERATIONS
LANDSCAPE ARCHITECTURE LLC
614 SOUTH FEDERAL HIGHWAY (US1), SUITE #2
FORT LAUDERDALE, FLORIDA 33301
P: 954.266.8932
FIRM LICENSE: FL LA 6667411
WWW.COASTAL-OPS.COM

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ARCHITECTS
KUBE ARCHITECTURE
818 18TH STREET NW
SUITE 600
WASHINGTON, DC 20006
PH: 202-986-0573
CONTACT: JANET BLOOMBERG / JANET@KUBE-ARCH.COM

LANDSCAPE ARCHITECT
COASTAL OPERATIONS LANDSCAPE ARCHITECTURE LLC
614 SOUTH FEDERAL HIGHWAY (US1), SUITE #2
FORT LAUDERDALE, FL 33301
PH: 954-266-8932
CONTACT: TRAVIS HARRISON, PLA, ASLA
TRAVIS@COASTAL-OPS.COM
FIRM LICENSE: LA6667411 (FLORIDA)

PROJECT NAME:
621 WEST 44TH STREET GARDEN

PROFESSIONAL SEAL(S):
REGISTERED LANDSCAPE ARCHITECT
TRAVIS MICHAEL HARRISON
LA 6667411
STATE OF FLORIDA
Digitally signed by TRAVIS M HARRISON
Date: 2022.07.08 12:40:46 -04'00'

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Project ID: 2022-621W44
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Sheet Title:
TREE DISPOSITION PLAN

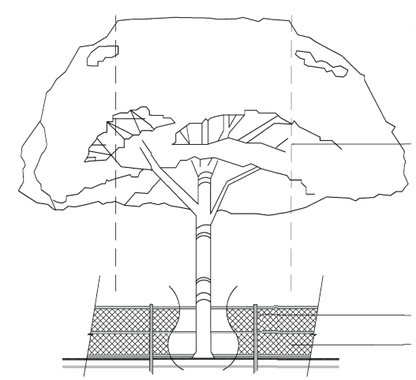
Sunshine State One Call of Florida, Inc. 811

NORTH
0 2' 4' 8' 16'
SCALE: 1/8"=1'-0"

TD-100

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

NO ACTIVITY OR DISTURBANCE SHOULD OCCUR WHITHIN 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 'TREE/PALM PROTECTION FENCE BARRIERS' AROUND ALL EXISTING TREES OR 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. TREE / PALM PROTEC. DETAIL

1 / TD-101 — CITY OF MIAMI BEACH / TREE+PALM PROTECTION DETAIL
TREE PROTECTION DETAILS

SCALE=N.T.S

Sunshine State One Call of Florida, Inc. 811

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TREE PROTECTION DETAILS

TD-101