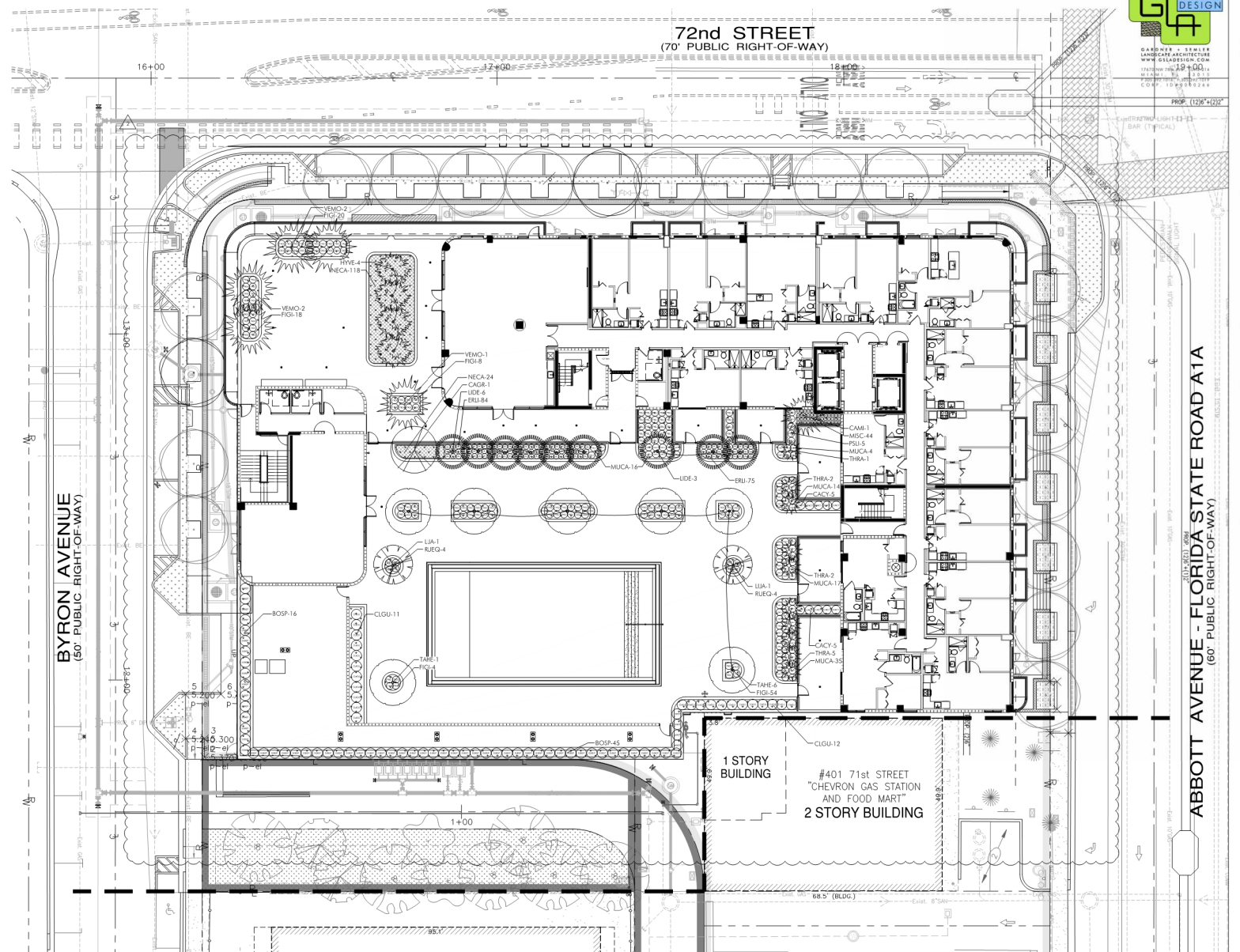
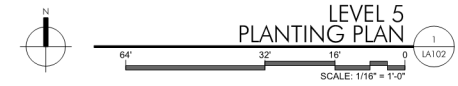


PLANT LIST			
TREES			
KEY	PLANT NAME	QTY.	UT. SIZE
CAGR	Casearia grandillo ..Brazil Nut Tree	1	es. 14' tall x 6' spread, 3" DBH
LUA	Ligustrum japonicum ..Wax Leaf Privet	2	es. 10' x 10', specimens, tilted to transform, 3 trunks max.
TAHE	Tabebuia heterophylla ..Pink Trumpet Tree	7	es. 12' tall x 5' spread, 2" DBH
PALMS			
KEY	PLANT NAME	QTY.	UT. SIZE
CAMI	Carolita mitis ..Fishtail Palm	1	es. 16' tall, Multistem, 8" o.c.
HYVE	Hyphaene verschaffeltii ..Spindle Palm	4	es. 6-7' tall overall, 2" GW
UIDE	Uvularia decipiens ..Waxing Cabbage Palm	9	es. 16' tall overall, matched
THRA	Thrinax radiata ..Florida Thatch Palm	10	es. 6' tall overall
MEMO	Metopium montgomeryanum ..Montgomery Palm	5	es. 18' tall overall, matched
SHRUBS			
KEY	PLANT NAME	QTY.	UT. SIZE
BOGP	Bougainvillea spectabilis ..Great Bougainvillea	61	es. 3 gallon cans
CACY	Casearia pyramidalifera ..Jamaica Casper	10	es. 60" x 36", install 36" o.c.
CLGU	Clusia guttata ..Small Leaf Clusia	23	es. 60" x 36", install 36" o.c.
ERU	Eravalia litorea ..Golden Creeper	114	es. 1 gal cans, full
FIGI	Ficus microcarpa 'Green Island' ..Green Island Ficus	104	es. 18" x 18"
MUCA	Muhlenbergia capillaris ..Muhly Grass	88	es. 18" x 18"
PSU	Psychotria bahamensis ..Dwarf Coffee	35	es. 18" x 18"
RUEQ	Ruellia equisetiformis ..Firecracker Plant	8	es. 18" x 18"
GROUNDCOVERS			
KEY	PLANT NAME	QTY.	UT. SIZE
MISC	Microsorium scolopendria ..Wart Fern	44	es. 12" x 12", install 12" o.c.
NECA	Neanthes complanata regina ..Blue Walking Iris	142	es. 3 gallon cans.
MISCELLANEOUS			
	Planting Soil	as req.	c.y.
	70% Silica Sand		
	20% Everglades Muck		
	10% Shredded Pinebark		
	Shredded Mulch	as req.	c.y. 3" layer in all shrub beds



PROPOSED

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



LEVEL 5
PLANTING PLAN
1
LA102

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KEN GARDNER, ASLA
FLA #1569

DESIGN ARCHITECT

CLIENT

PLANTING PLAN

7140 ABBOTT
7140 ABBOTT AVE
MIAMI BEACH, FL 33141

SHEET TITLE
PROJECT:

PROJECT NO.: 19-206
DRAWN BY: JH
CHECKED BY: KEG
DATE: 2022-05-18

NO.	DATE	DESCRIPTION
1	11-02-2022	ISSUE
2	11-02-2022	REVISION
3	11-02-2022	REVISION

SHEET
LA102



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 FLA #1569

DESIGN ARCHITECT

CLIENT

IRRIGATION PLAN

7140 ABBOTT
 7140 ABBOTT AVE
 MIAMI BEACH, FL 33141

SHEET TITLE:

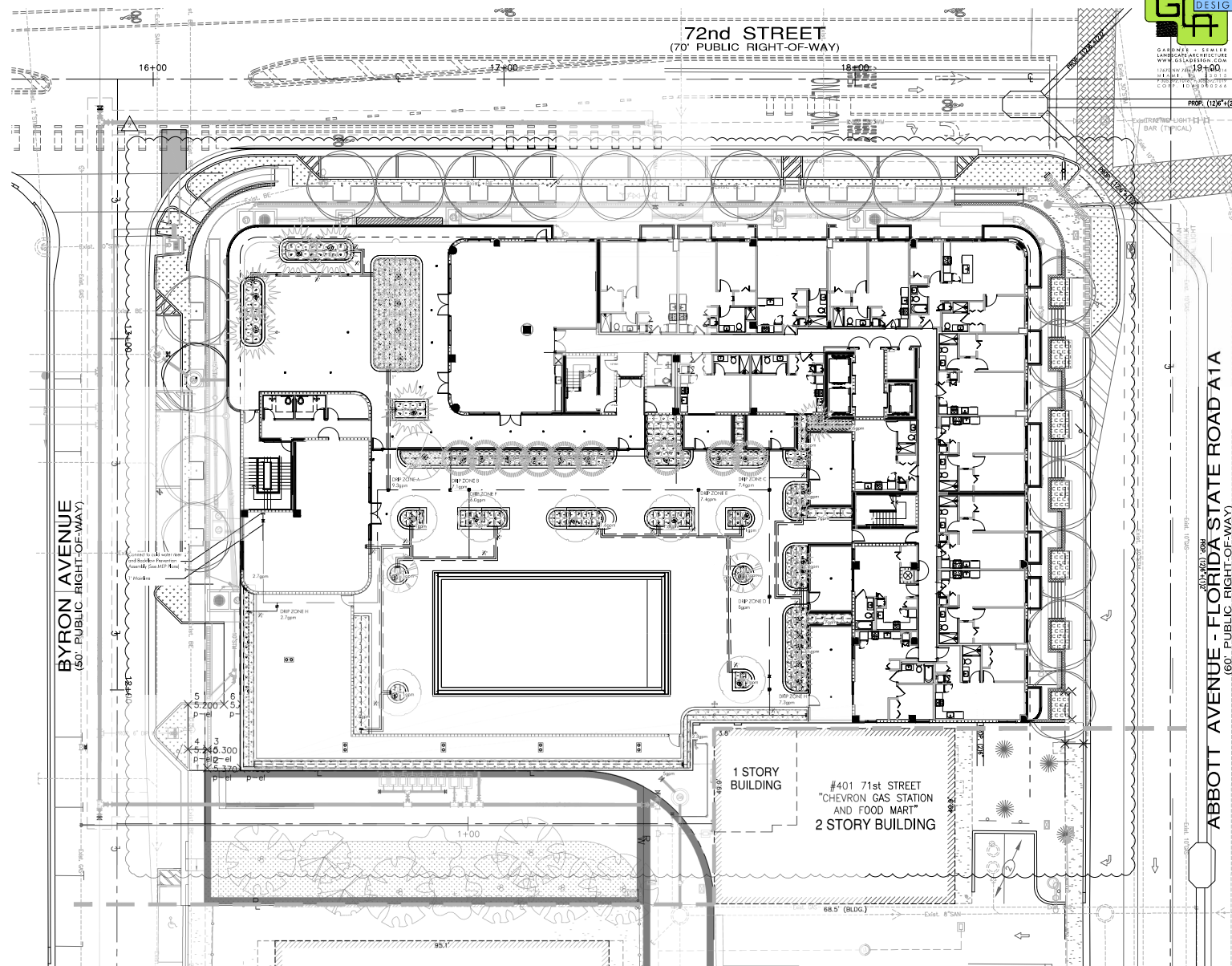
PROJECT:

PROJECT NO.: 19-206
 DRAWN BY: JH
 CHECKED BY: KEG
 DATE: 2022-05-18

NO.	DATE	DESCRIPTION
1	11-20-2021	ISSUE
2	11-22-2021	ISSUE
3	11-23-2021	ISSUE
4	11-23-2021	ISSUE
5	11-23-2021	ISSUE
6	11-23-2021	ISSUE
7	11-23-2021	ISSUE
8	11-23-2021	ISSUE
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33	11-23-2021	ISSUE
34	11-23-2021	ISSUE
35	11-23-2021	ISSUE
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38	11-23-2021	ISSUE
39	11-23-2021	ISSUE

LA202

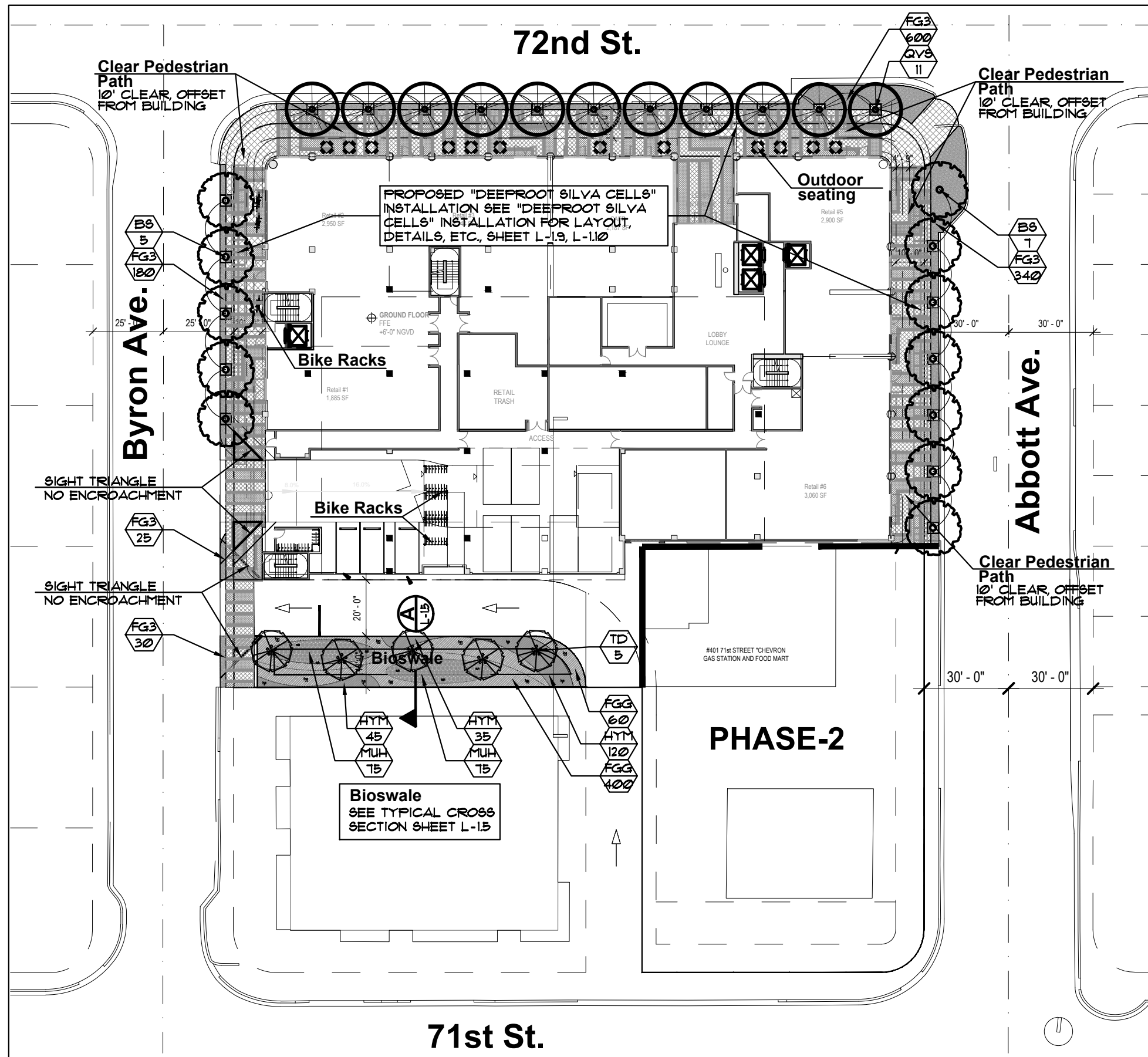
KEY	ITEM	QTY.
---	PVC laterals shall be Class 200 PVC (sized as shown on plans)	as required
---	MAIN shall be Class 200 PVC	as required
---	Bubbler Zone Piping	as required
---	PVC sleeves shall be Class 200 PVC (sized double the width of the pipe running through it)	as required
---	Flexible PVC or Polypipe (for swing joints)	as required
EC	Electric Controller RAINBIRD ESP-ME Series Controller	1
▲	Rainbird RSD Series Rain Sensor (locate in area of free rainfall)	1
---	Irrigation Control Wire	as required
▼	Rainbird 1" Inline Pressure Regulator (PSI-M40X-100) (drip zones not to exceed 40psi max)	as required
---	RAINBIRD XFS Subsurface Dripertline XFS-09-12-500/250/100 Air/Vacuum Relief Valves Kit (3/4" Air relief valve/ Easy Fit Compression Tee/ and Flush Cap)	as required
■	Medium Flow Control Zone Kit (MFCZ-100-PRF) (3-1.5 gpm)	8
✕	RAINBIRD 3-RC Quick Coupler Valve	2
---	PVC Supply Header for dripertline Class 200 PVC	as required
☼	RAINBIRD Xeri-Bubbler UXB-360-1032 (.6 gpm)	39



PROPOSED



LEVEL 5
 IRRIGATION PLAN
 SCALE: 1/16" = 1'-0"



**CITY OF MIAMI BEACH
LANDSCAPE LEGEND**

INFORMATION REQUIRED TO BE PERMANENTLY AFFIXED TO PLANS

Zoning District TC-1 Lot Area 53,776 s.f. Acres 1.23

OPEN SPACE

- A. Square feet of required Open Space as indicated on site plan:
Lot Area = 53,776 s.f. x 20 % = 10,755 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 =
- C. Total square feet of landscaped open space required: A+B=

REQUIRED/ ALLOWED	PROVIDED
10,755 s.f.	2,010 s.f.
N/A	N/A
10,755 s.f.	2,010 s.f.

LAWN AREA CALCULATION

- A. Square feet of landscaped open space required
- B. Maximum lawn area (sod) permitted= 50 % x 10,755 s.f.

10,755 s.f.	2,010 s.f.
5,378 s.f.	

TREES

- A. Number of trees required per lot or net lot acre, less existing number of trees meeting minimum requirements=
22 trees x 1.35 net lot acres - number of existing trees=
- B. % Natives required: Number of trees provided x 30% =
- C. % Low maintenance / drought and salt tolerant required:
Number of trees provided x 50%=
- D. Street Trees (maximum average spacing of 20' o.c.)
731 linear feet along street divided by 20'= 37
- E. Street tree species allowed directly beneath power lines:
(maximum average spacing of 20' o.c.):
 linear feet along street divided by 20'=

30	5
9	5
15	5
37	23

NOTE: TREE DEFICIT SHORTFALL TO BE PAID TO CMB TREE TRUST FUND.

SHRUBS

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

804	0
402	0

LARGE SHRUBS OR SMALL TREES

- A. Number of large shrubs or small trees required: Number of required shrubs x 10%=
- B. % Native large shrubs or small trees required: Number of large shrubs or small trees provided x 50%=

81	0
41	0

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JFS Design Inc.

LANDSCAPE ARCHITECTURE
LC 000393

FINAL SUBMITTAL
7140 ABBOTT AVE, MIAMI
BEACH, FL 33141

SITE LANDSCAPE PLAN

SCALE: AS SHOWN

**PREVIOUSLY
APPROVED**

DATE:
06/05/20

L-1.1

PLANTLIST

SYM.	NATIVE	#	NAME	BOTANICAL NAME	SPECIFICATION
PROPOSED TREES					
BS	YES	12	GUMBO LIMBO	Bursera simaruba	16' X 7' spr., 4" D.B.H., 6' CLEAR TRUNK
QVS	YES	11	LIVE OAK SPECIMEN	Quercus virginiana	22' X 12'spr., 6" D.B.H., 8' CLEAR TRUNK FL. FANCY, CHARACTER SUBMIT PHOTO for APPROVAL
TD	YES	5	BALD CYPRESS	Taxodium distichum	16' x 7' spr., 4" DBH.
GROUNDCOVERS					
FG3		1,175	"GREEN ISLAND" FICUS	Ficus "Green Island"	3 gal., 18" x 18", 18" o.c., full
HYM	YES	200	SPIDER LILY	Hymenocallis latifolia	3 gal., 12" x 12" full, 14" o.c.
MUH	YES	150	MUHLI GRASS	Muhlenbergia capillaris	1 gal., 12" x 12", 18" o.c., full
FGG	YES	460	FLORIDA GAMA GRASS	Tripsacum floridana	1 gal., 12" x 12", 18" o.c., full
TOPSOIL:			TOPSOIL:SAND MIX	50:50 TOPSOIL:SAND MIX, SPREAD IN PLACE	
		24 C.Y.	TREES, PALMS, SHRUBS AND GROUNDCOVERS		
MULCHING:					
		42 C.Y.+/-	RECYCLED DRK BRUN MULCH	3" DEPTH, SPREAD IN PLACE, ATLAS FEAT AND SOIL PROVIDE SAMPLE FOR APPROVAL PRIOR TO INSTALLATION	
		---	TOPSOIL, SOD AND MULCH QUANTITIES SHOWN ARE APPROXIMATE, CONTRACTOR TO PROVIDE A UNIT PRICE PER UNIT AND WILL BE PAID ON THAT UNIT PRICE BASIS UPON FINAL INSPECTION AND APPROVAL.		
INSTALLATION WATERING:					
			CONTRACTOR SHALL THOROUGHLY WATER-IN ALL PLANTINGS WHEN PLANTED, AND SHALL CONTINUE WATERING UNTIL FINAL INSPECTION AND APPROVAL BY THE LOCAL GOVERNING AGENCY AND THE OWNER.		

STREET TREE TABULATIONS

	REQUIRED	PROVIDED
BYRON AVE. 197 L.F. , 1 TREE/ 20 L.F. = 10 TREES	10	5 5 BS
72TH STREET 239 L.F. , 1 TREE/ 20 L.F. = 12 TREES	12	11 11 QVS
ABBOTT AVE. 295 L.F. , 1 TREE/ 20 L.F. = 15 TREES	15	7 7 BS
NOTE: PROPOSED STREET TREE PLANTINGS ARE SHOWN TO BE INSIDE OF THE PROPERTY DUE TO SIGHT TRIANGLE RESTRICTIONS AS SHOWN ON THE PLAN.		
TOTALS	37	23

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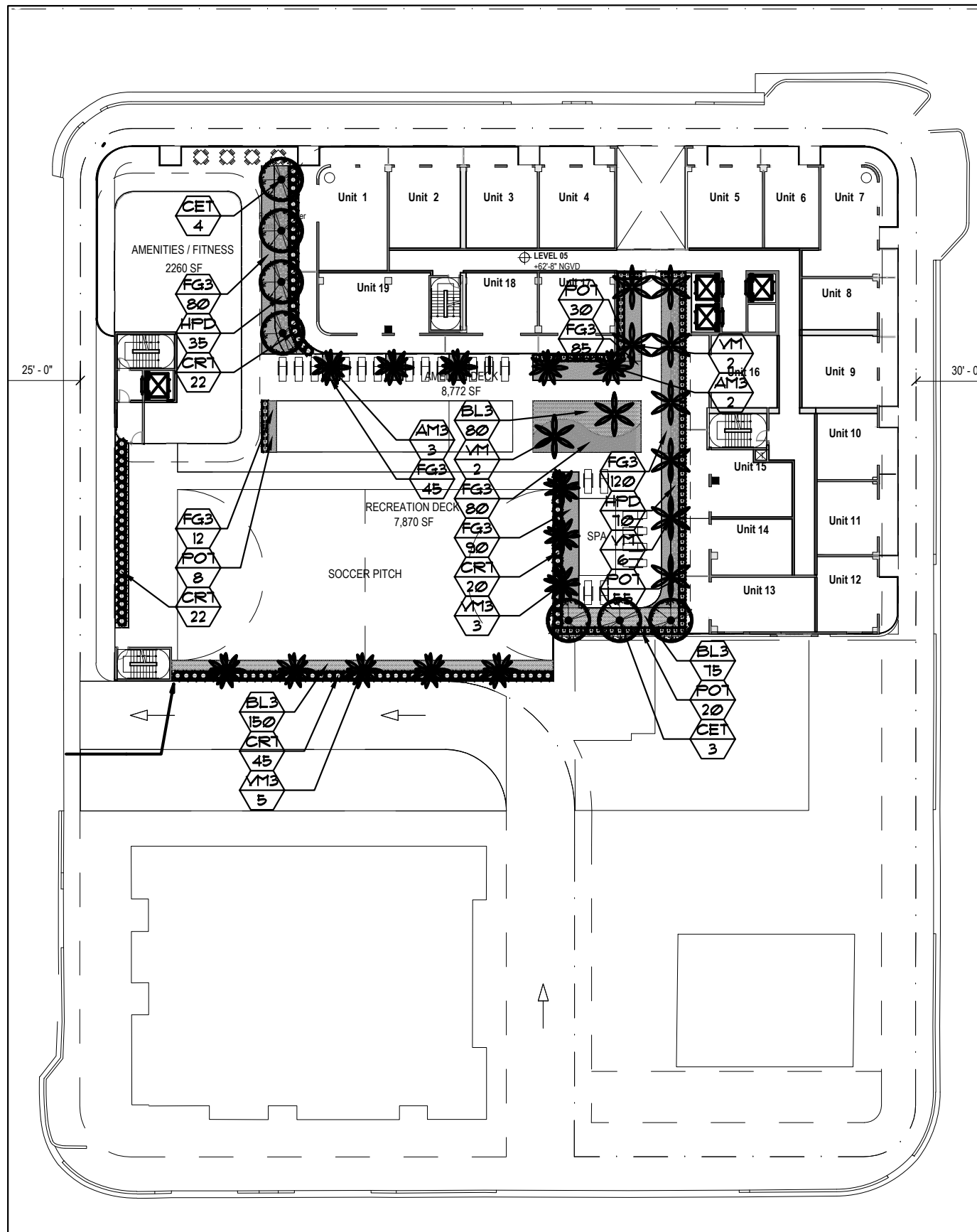
PLANTLIST &
STREET TREES TABULATION

SCALE: AS SHOWN

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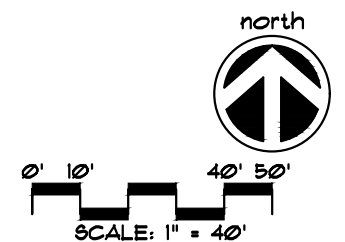
DATE:
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L-1.2



PLANTLIST

SYM.	NATIVE	#	NAME	BOTANICAL NAME	SPECIFICATION
PROPOSED TREES					
CET	YES	1	SILVER BUTTONWOOD	<i>Conocarpus erect.</i> "Sericeus"	12' x 6'spr., 2" D.B.H.
PALMS					
AM3		5	CHRISTMAS PALM	<i>Adonidia merrillii</i>	FG., 10' o.a., TPL., full head
VM		10	MONTGOMERY PALMS	<i>Veitchia montgomeryana</i>	SGL. TK, FG., 14' o.a., full hd.
VM3		8	MONTGOMERY PALMS	<i>Veitchia montgomeryana</i>	TPL. TK, FG., 14' o.a., full hd.
SHRUBS					
CRT	YES	109	SMALL-LEAVED CLUSIA	<i>Clusia guttifera</i>	1 GAL., 36" ht., 30" Ø.C., FTB.
HPD	YES	105	DWARF FIREBUSH	<i>Hamelia nodosa</i>	3 gal., 18" x 18", 24" o.c.
POT		103	PODOCARPUS HEDGE	<i>Podocarpus spp.</i>	1 gal., 30" x 24", full heavy
GROUNDCOVERS					
BL3		305	BLUEBERRY FLAX LILY	<i>Dianella tasmanica</i>	3 gal., 12" x 18", 18" o.c., full
FG3		512	"GREEN ISLAND" FICUS	<i>Ficus "Green Island"</i>	3 gal., 18" x 18", 18" o.c., full
TOPSOIL:					
		285 c.y.	"2100 MIX" FOR PLANTING-PER ATLAS PEAT AND SOIL FOR PLANTER BOXES BASED UPON 3,845 SF. X 2' DEPTH/21 CF. PER C.Y.		
MULCHING:					
		35 C.Y.+/-	RECYCLED DRK BRUN MULCH	3" DEPTH, SPREAD IN PLACE, ATLAS PEAT AND SOIL PROVIDE SAMPLE FOR APPROVAL PRIOR TO INSTALLATION	
		---	TOPSOIL, SOD AND MULCH QUANTITIES SHOWN ARE APPROXIMATE, CONTRACTOR TO PROVIDE A UNIT PRICE PER UNIT AND WILL BE PAID ON THAT UNIT PRICE BASIS UPON FINAL INSPECTION AND APPROVAL.		
INSTALLATION WATERING:					
CONTRACTOR SHALL THOROUGHLY WATER-IN ALL PLANTINGS WHEN PLANTED, AND SHALL CONTINUE WATERING UNTIL FINAL INSPECTION AND APPROVAL BY THE LOCAL GOVERNING AGENCY AND THE OWNER					



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BEACH, FL 33141

LEVEL 5
LANDSCAPE PLAN

SCALE: AS SHOWN

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06/05/20

L-1.3

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