



MIAMI BEACH HISTORIC PRESERVATION BOARD FIRST SUBMITTAL  
THE WASHINGTON HOTEL | 1409 + 1413 WASHINGTON AVE | MIAMI BEACH

CLIENT / PROPERTY INFORMATION

PROPERTY ADDRESS  
1409 + 1413 WASHINGTON AVE  
MIAMI BEACH, FL 33139

EXISTING VEGETATION SUMMARY

There are (3) Existing Coconut Palm Street Trees which are to remain. The Addapave tree pit system shall be retrofitted to include irrigation and landscape uplights as per Miami Beach Planning and Zoning.

SCOPE OF WORK

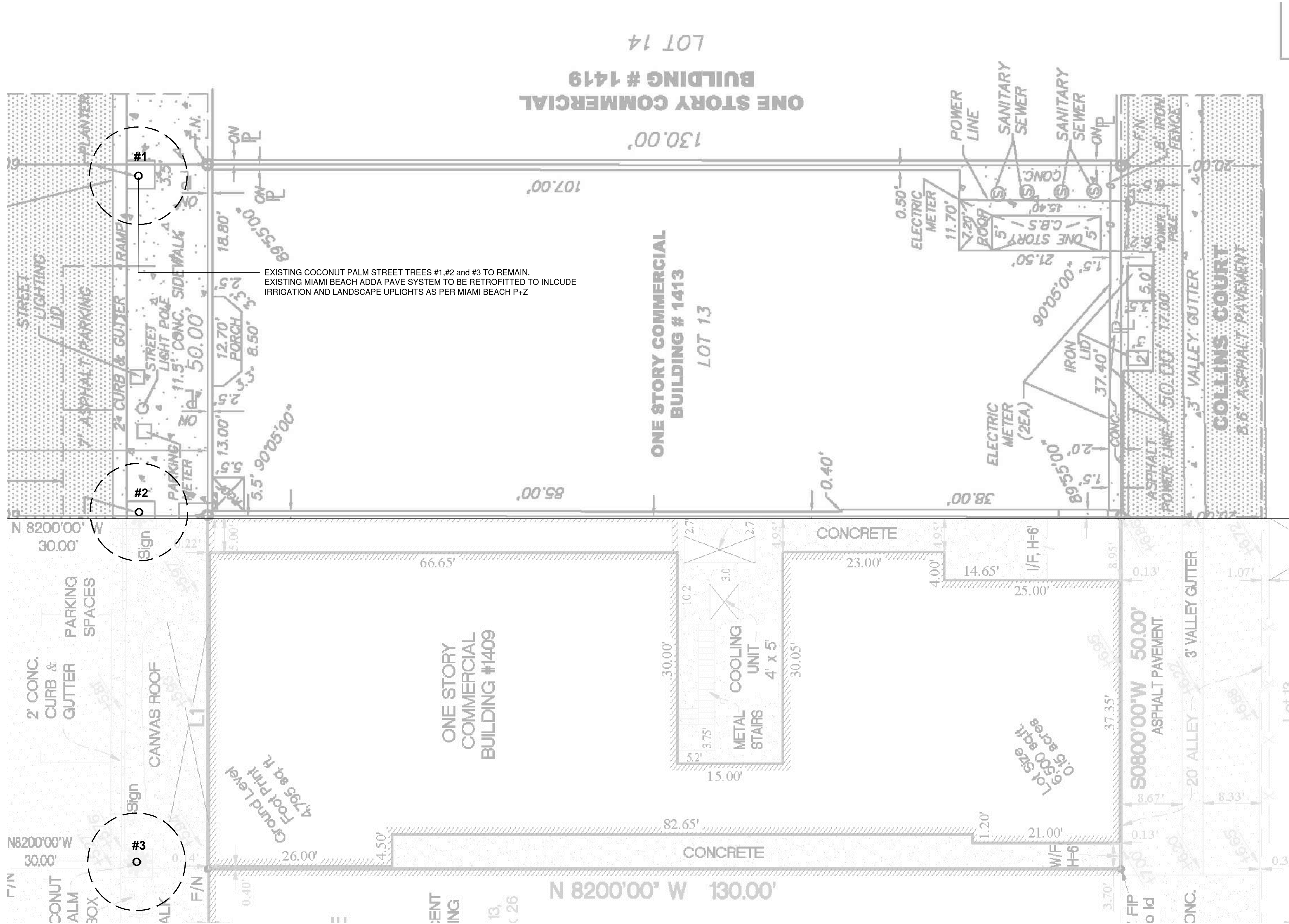
- Landscape design for new boutique hotel.

INDEX OF SHEETS

L-000	Landscape Cover Page + Sheet Index
L-100	Existing Tree Survey + Disposition Plan
L-200	Ground Level Landscape Plan
L-201	Second Level
L-202	Roof Landscape Plan
L-300	Landscape Notes + Details
L-400	Plant Image Boards Images

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EXISTING COCONUT PALM STREET TREES #1,#2 and #3 TO REMAIN.  
EXISTING MIAMI BEACH ADDA PAVE SYSTEM TO BE RETROFITTED TO INLCUDE  
IRRIGATION AND LANDSCAPE UPLIGHTS AS PER MIAMI BEACH P+Z

C.M.B. CHAPTER 46, DIVISION 2 - PALM SURVEY + DISPOSITION PLAN NOTES

- ALL EXISTING TREE + PALM AND VEGETATION INFORMATION AS INDICATED HAS BEEN PREPARED AS AN OVERLAY ON THE SURVEY PREPARED BY AFA + CO LAND SURVEYORS DATED 01.19.17 AND E. BELTRANE + ASSOCIATES DATED 06.21.17
- THE INFORMATION AS PRESENTED HEREIN HAS BEEN FIELD VERIFIED BY THE LANDSCAPE ARCHITECT ON 08.18.17
- MIAMI BEACH P+Z MUST APPROVE LANDSCAPE PLANS PRIOR TO REMOVING ANY TREES OR PALMS WITH A DBH BETWEEN 6" AND 12" INCHES. A WRITTEN TREE REMOVAL PERMIT IS REQUIRED FROM CITY OF MIAMI BEACH GREENSPACE MANAGEMENT / P.W FOR THE REMOVAL OF TREES / PALMS WITH A DBH GREATER THAN 12" INCHES OR IN THE R.O.W.
- THE OWNER RESERVES THE RIGHT TO REMOVE ANY VEGETATION NOT LOCATED WITHIN THE CITY R.O.W. w/ a D.B.H. OF LESS THAN 6" WITHOUT OBTAINING A TREE REMOVAL PERMIT.

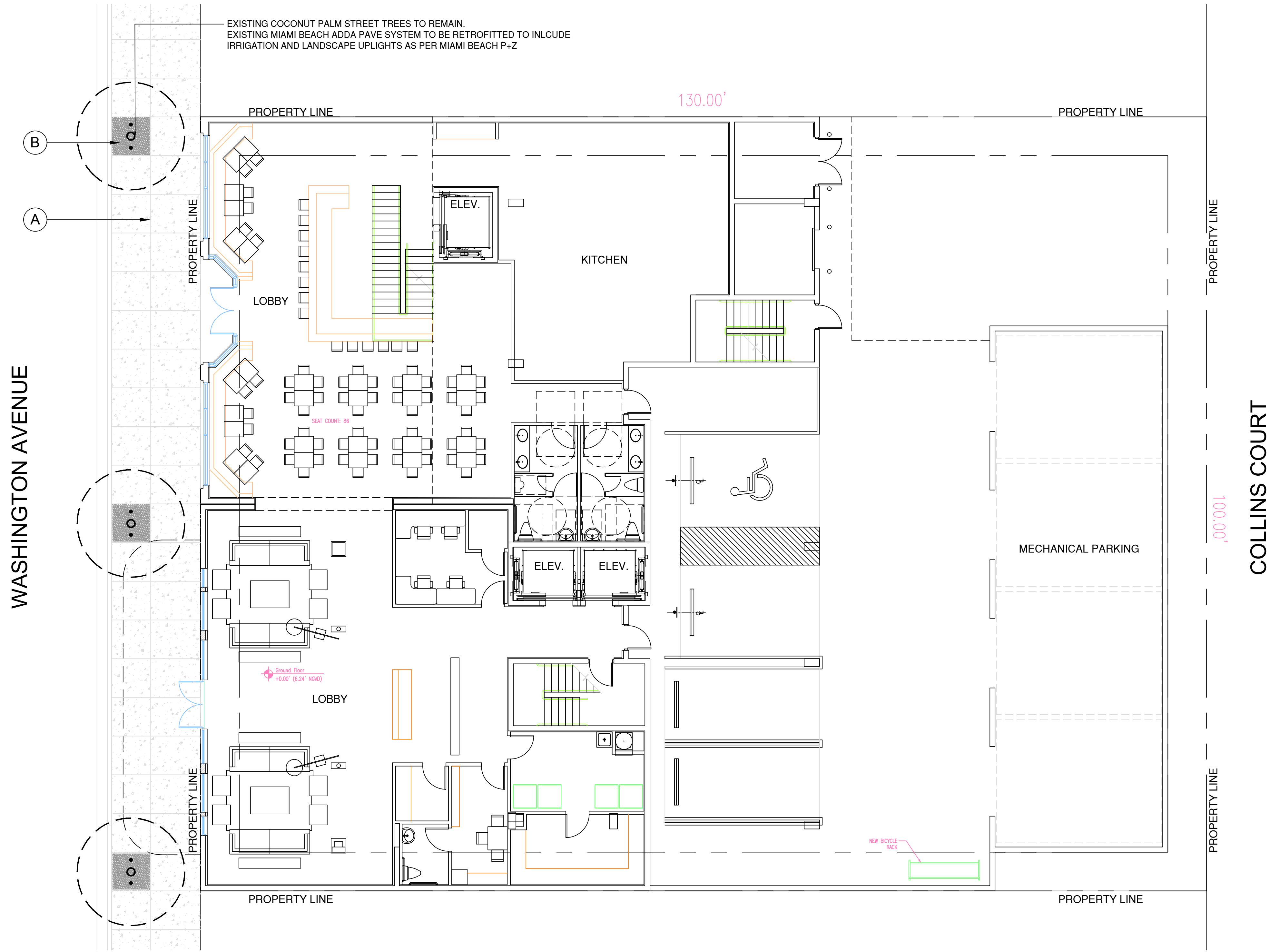
C.M.B. EXISTING TREE INVENTORY + DISPOSITION CHART - 803 FIFTH STREET

NUMBER	COMMON NAME	BOTANICAL NAME	SPECIMEN	D.B.H. (IN)	HEIGHT (FT)	SPREAD (FT)	CONDITION	DISPOSITION	CANOPY AREA	CANOPY LOSS / MIT. RED. (SF)	COMMENTS
#1	COCONUT PALM	Cocos nucifera	NO	+/- 8"	+/- 25'	+/- 15'	FAIR	REMAIN	177 SF	0 SF	
#2	COCONUT PALM	Cocos nucifera	NO	+/- 8"	+/- 25'	+/- 15'	FAIR	REMAIN	177 SF	0 SF	
#3	COCONUT PALM	Cocos nucifera	NO	+/- 8"	+/- 25'	+/- 15'	FAIR	REMAIN	177 SF	0 SF	

C.M.B. EXISTING TREE SURVEY LEGEND

- # PALM TO REMAIN. PRESERVE + PROTECT





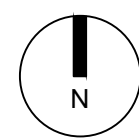
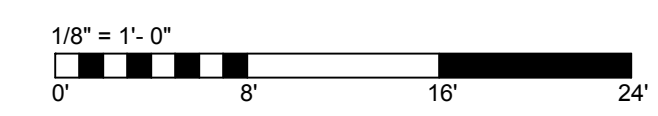
WASHINGTON AVENUE

COLLINS COURT

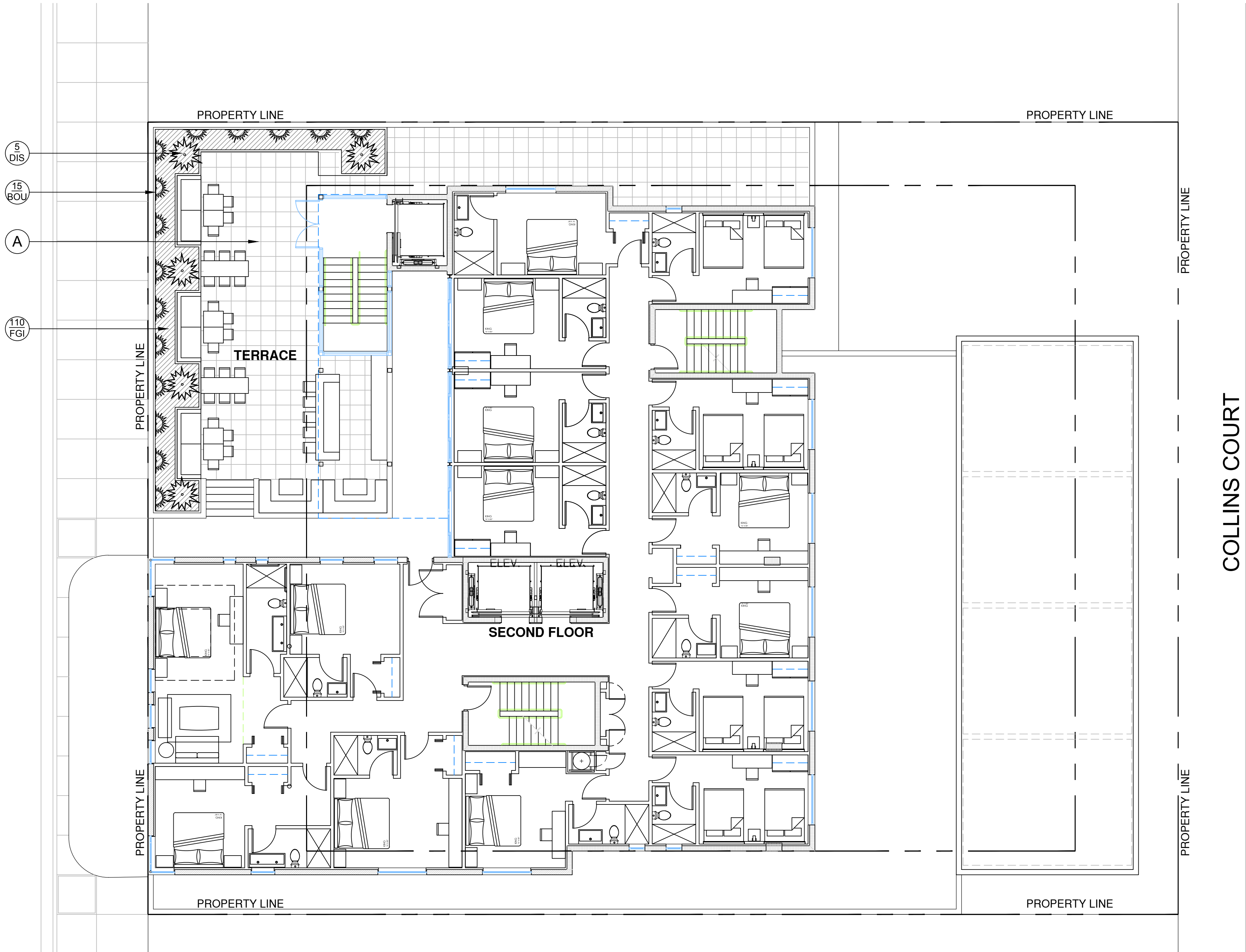
LANDSCAPE PLAN LEGEND

- A MIAMI BEACH 'RED' SIDEWALK
- B MIAMI BEACH ADDAPAVE TREE GRATE SYSTEM WITH IRRIGATION AND LANDSCAPE UPLIGHTS

C.M.B. EXISTING TREE INVENTORY + DISPOSITION CHART - 803 FIFTH STREET										
NUMBER	COMMON NAME	BOTANICAL NAME	SPECIMEN	D.B.H. (IN)	HEIGHT (FT)	SPREAD (FT)	CONDITION	DISPOSITION	CANOPY AREA	CANOPY LOSS / MIT. REQ. (SF)
#1	COCONUT PALM	Cocos nucifera	NO	+/- 8"	+/- 25'	+/- 15'	FAIR	REMAIN	177 SF	0 SF
#2	COCONUT PALM	Cocos nucifera	NO	+/- 8"	+/- 25'	+/- 15'	FAIR	REMAIN	177 SF	0 SF
#3	COCONUT PALM	Cocos nucifera	NO	+/- 8"	+/- 25'	+/- 15'	FAIR	REMAIN	177 SF	0 SF



WASHINGTON AVENUE



LANDSCAPE PLAN LEGEND

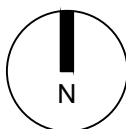
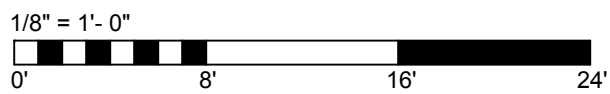
A STONE PAVERS TO BE SELECTED

PLANT LIST - WASHINGTON HOTEL THIRD LEVEL

KEY	QTY.	NATIVE	COMMON NAME	BOTANICAL NAME	HEIGHT, SPECIFICATION, & NOTES
SHRUBS + GROUNDCOVERS					
BOU	15	NO	BOUGAINVILLEA	Bougainvillea spp.	15 gallon, 36" on center
DIS	5	NO	MEXICAN DIOON	Dioon spinulosum	25 gallon, 42" x 42"
FGI	110	NO	FICUS GREEN ISLAND	Ficus macrocarpa 'Green Island'	3 gallon, full, space 18" on center

SECOND LEVEL LANDSCAPE PLAN

MIAMI BEACH HISTORIC PRESERVATION BOARD FIRST SUBMITTAL



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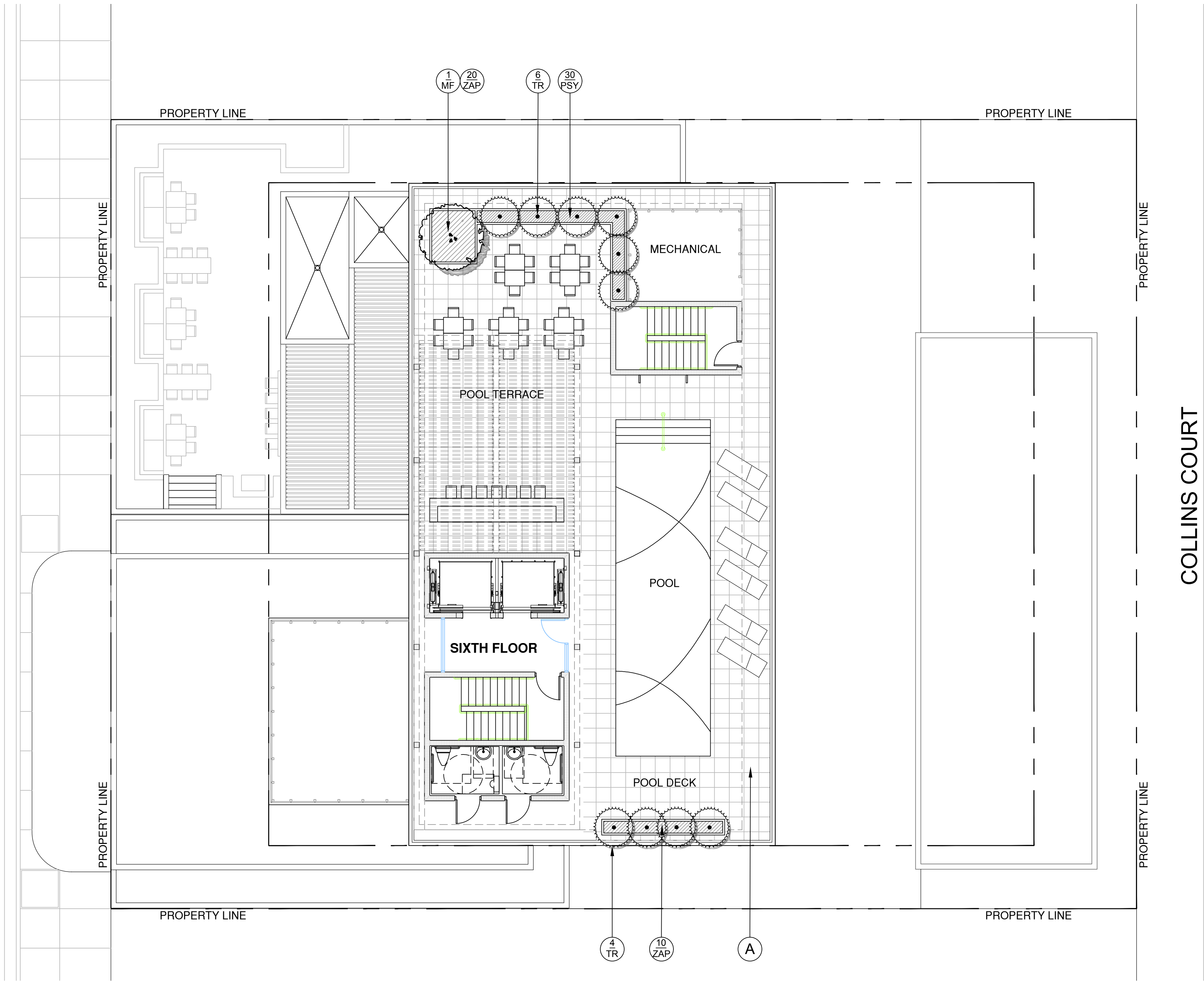
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HPB LANDSCAPE SUBMITTAL - SEPTEMBER 26, 2017

WASHINGTON AVENUE



LANDSCAPE PLAN LEGEND

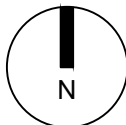
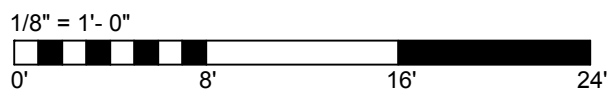
A STONE PAVERS TO BE SELECTED

PLANT LIST - WASHINGTON HOTEL THIRD LEVEL

KEY	QTY.	NATIVE	COMMON NAME	BOTANICAL NAME	HEIGHT, SPECIFICATION, & NOTES
TREES and PALMS					
MF	1	YES	SIMPSON STOPPER TREE	Myrcianthes fragrans	200 gallon, multi, equal to Treeworld Wholesale
PALM + GROUNDCOVERS					
TR	10	YES	FLORIDA THATCH PALM	Thrinax radiata or morrisii	25 gallon, 6' height, single trunk,
PSY	30	YES	DWARF BAHAMA COFFEE	Psychotria ligustrifolia	3 gallon, full, space 18" on center
ZAP	30	YES	COONTIE	Zamia pumila	3 gallon, full, space 18" on center

POOL DECK LANDSCAPE PLAN

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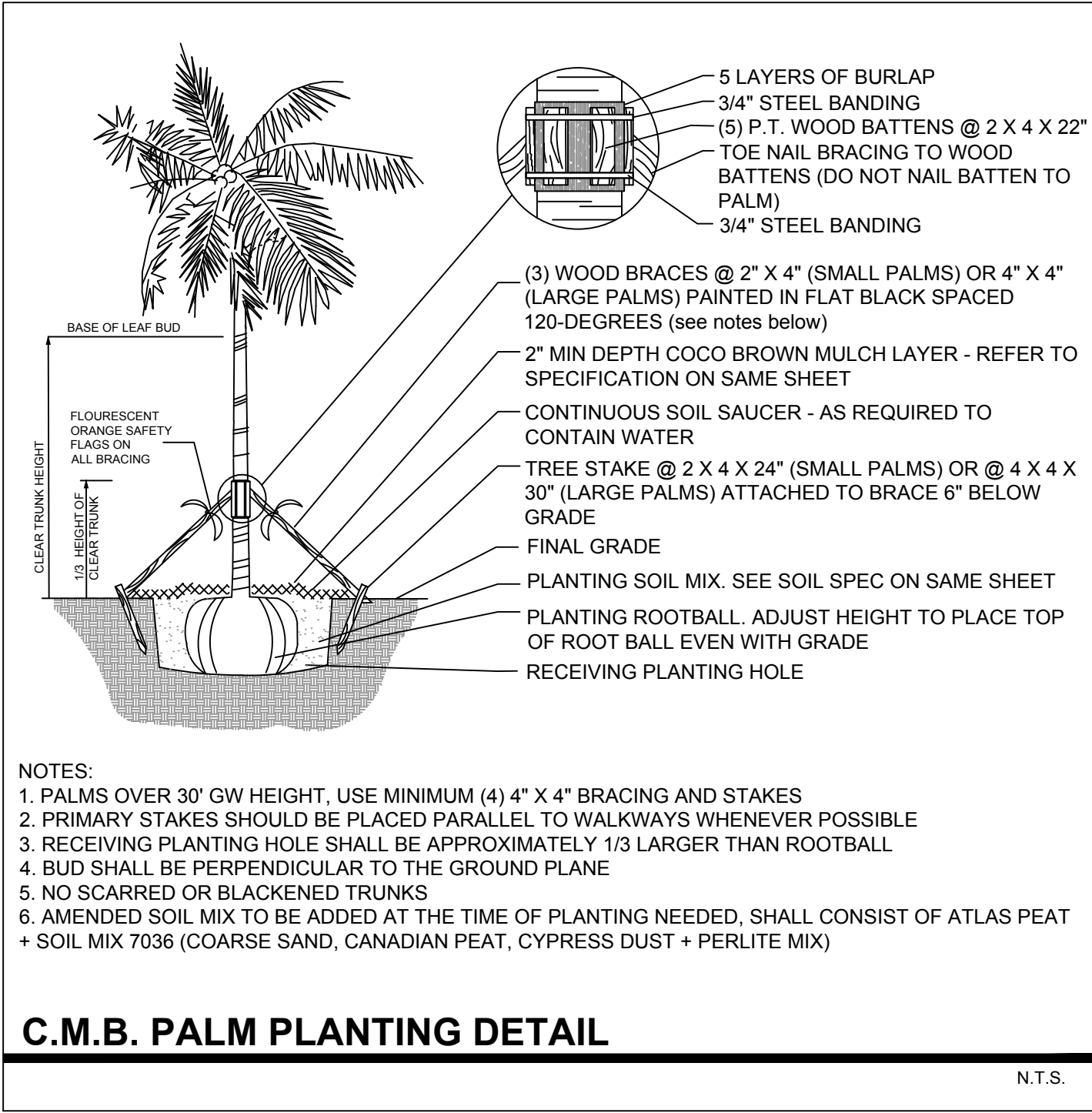
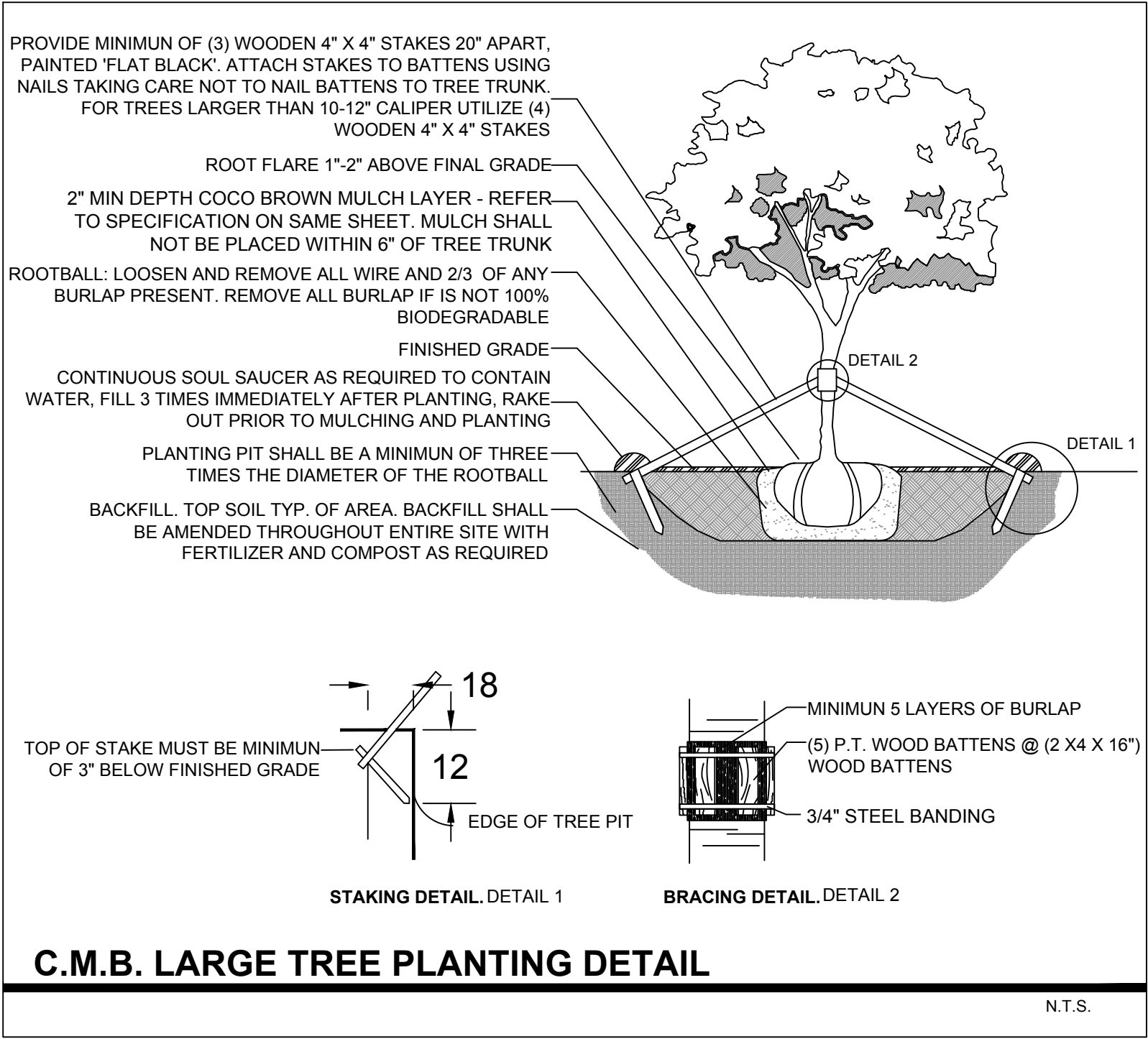
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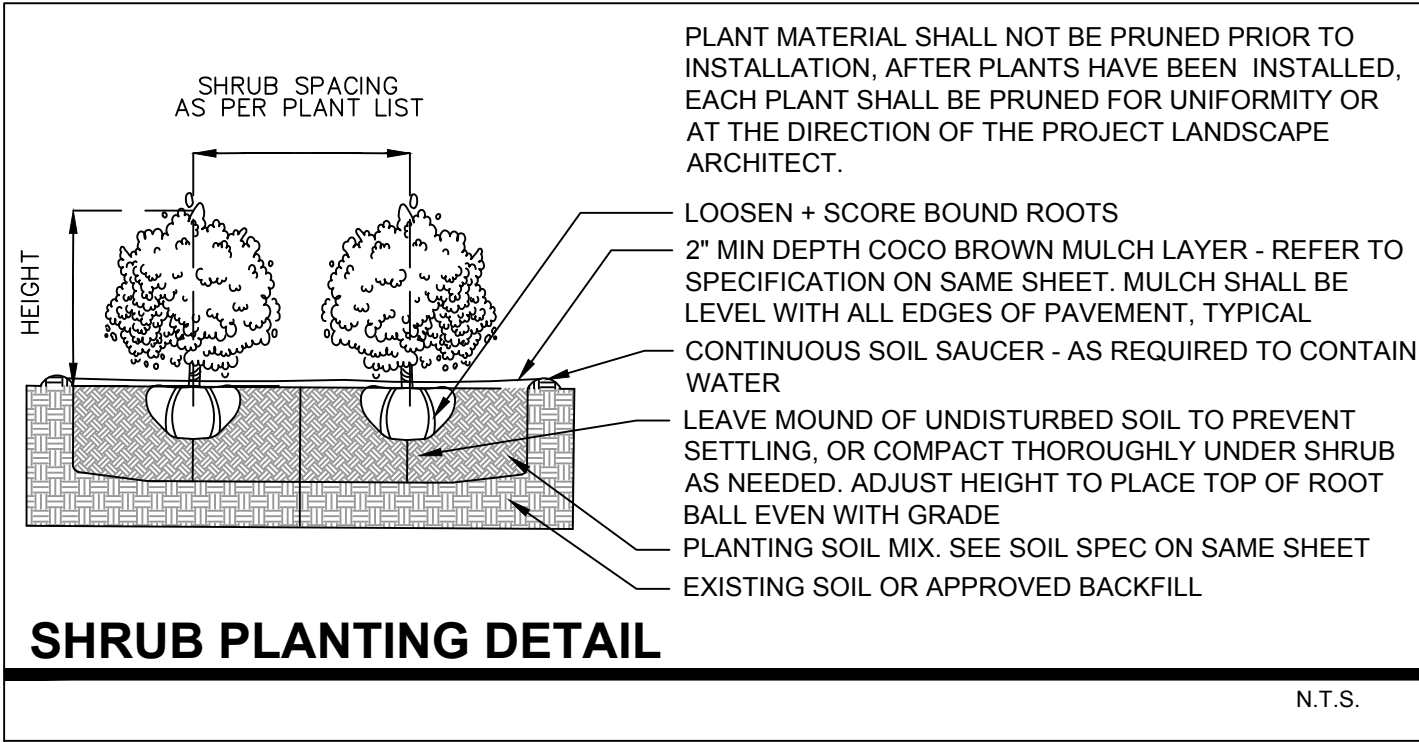
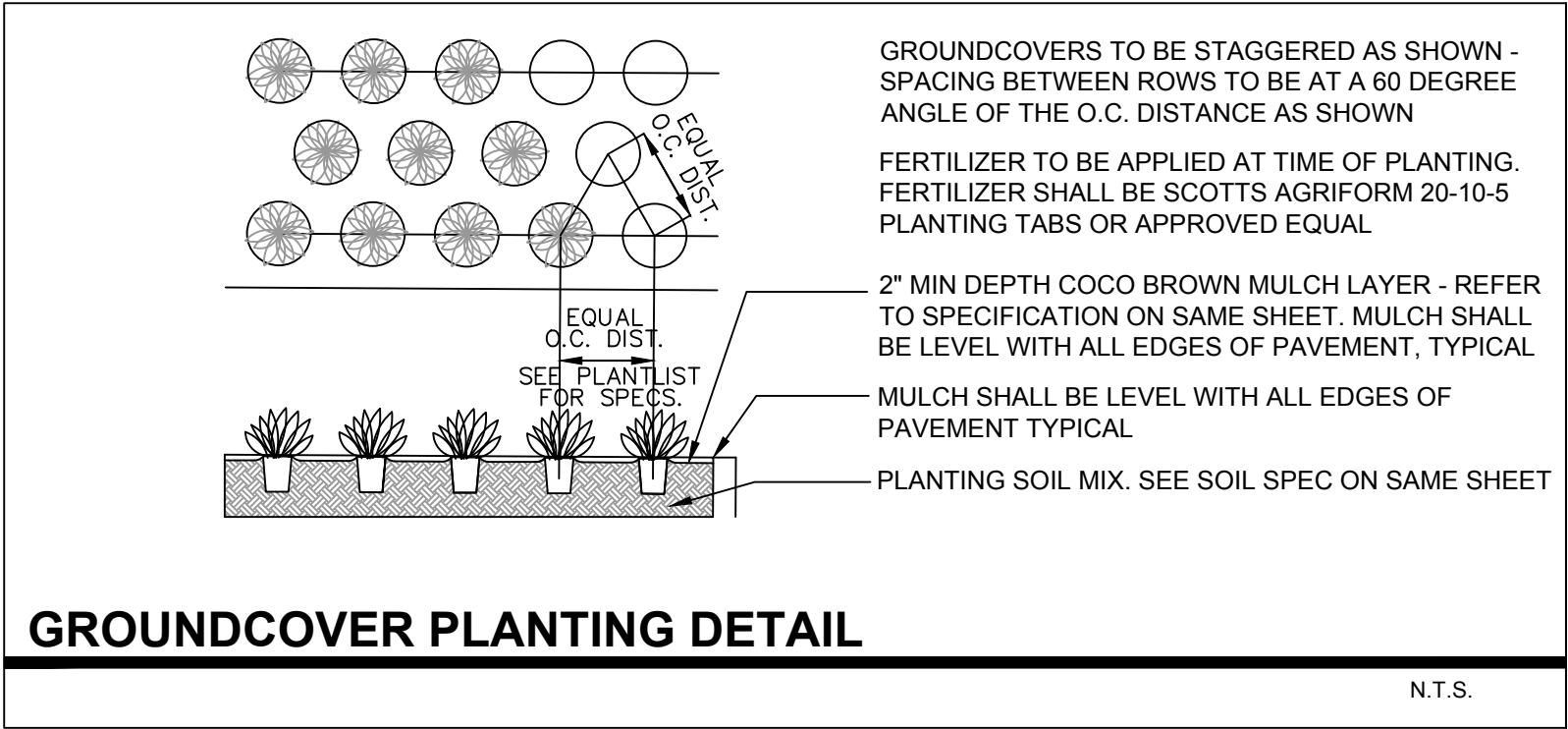
WASHINGTON HOTEL  
1409 + 1413 WASHINGTON AVE, MIAMI BEACH, FL  
HPB LANDSCAPE SUBMITTAL - SEPTEMBER 25, 2017

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LANDSCAPE NOTES		
1.	ALL PLANT MATERIAL SHALL BE FLORIDA GRADE NO. 1 OR BETTER.	
2.	CONTRACTOR SHALL BECOME FAMILIAR WITH THE LOCATION OF, AVOID, AND PROTECT ALL UTILITY LINES, BURIED CABLES, AND OTHER UTILITIES.	
3.	TREE, PALM, ACCENT AND BED LINES ARE TO BE LOCATED IN THE FIELD AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.	
4.	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.	
5.	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.	
6.	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.	
7.	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.	
8.	ALL TREES, PALMS, SHRUBS AND GROUNDCOVERS, AND SOD / LAWN SHALL CARRY A ONE-YEAR WARRANTY FROM THE DATE OF FINAL ACCEPTANCE.	
9.	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.	



LANDSCAPE LEGEND		
MIAMI BEACH LANDSCAPE ORDINANCE CHAPTER 26		
ZONING: CPS-2	LOT SIZE: 13,000 SF	ACRES: .30
<b>TREE REQUIREMENT</b> 22 TREES REQUIRED PER ACRE / LOT SIZE: 13,000 SF = .3 ACRES X 22 = 6.6 TREES REQUIRED / 1 TREES PROVIDED (1 NATIVE SIMPSONS STOPPER TREES E PROVIDED)		
<b>NATIVE TREES</b> 30% OF REQUIRED TREES OR .30 X 7 = 2.1 NATIVE TREES REQUIRED / 1 NATIVE TREES PROVIDED (1 NATIVE SIMPSONS STOPPER TREES PROVIDED)		
<b>LOW MAINTENANCE TREES</b> 50% OF REQUIRED TREES OR .50 X 7 = 3.5 LOW MAINTENANCE TREES REQUIRED / 1 LOW MAINTENANCE TREES PROVIDED (1 NATIVE SIMPSONS STOPPER TREES PROVIDED)		
<b>STREET TREE REQUIREMENT</b> AVERAGE STREET TREE SPACING 20' ON CENTER WASHINGTON AVENUE: 100 LF / 20 = 5 STREET TREES REQUIRED / 3 EXISTING COCONUT PALM STREET TREES PROVIDED		
<b>SHRUBS</b> 12 SHRUBS (OR VINES) REQUIRED FOR EACH REQUIRED LOT AND STREET TREE or 12 X (7) = 84 REQUIRED / 170 SHRUBS PROVIDED. (110 FICUS GREEN ISLAND SHRUBS, 30 ZAMIA PUMILA AND 30 BAHAMA COFFEE PROVIDED)		
<b>NATIVE SHRUBS</b> 50% OF TOTAL SHRUBS REQUIRED MUST BE NATIVE or .50 X 84 = 42 / 60 NATIVE SHRUBS PROVIDED (30 ZAMIA PUMILA AND 30 BAHAMA COFFEE)		
<b>LARGE SHRUBS / SMALL TREES</b> 10% OF TOTAL SHRUBS REQUIRED MUST BE LARGE SHRUBS OR SMALL TREES or .10 X 84 = 8.4 / 1 SMALL TREES PROVIDED (1 NATIVE SIMPSON STOPPER TREES PROVIDED)		
<b>NATIVE LARGE SHRUBS / SMALL TREES</b> 50% OF TOTAL LARGE SHRUBS REQUIRED MUST BE NATIVE or .50 X 8 = 4 / 1 NATIVE SHRUBS REQUIRED / 1 NATIVE SMALL TREES PROVIDED( 1 NATIVE SIMPSON STOPPER TREES PROVIDED)		
<b>LAWN AREA</b> 50% MAXIMUM OF LANDSCAPE AREA: NEW LAWN AREAS ARE LESS THAN 50% OF LANDSCAPE AREA		
<b>IRRIGATION SYSTEM</b> 100% COVERAGE PROVIDED PURSUANT TO MIAMI DADE CODE		

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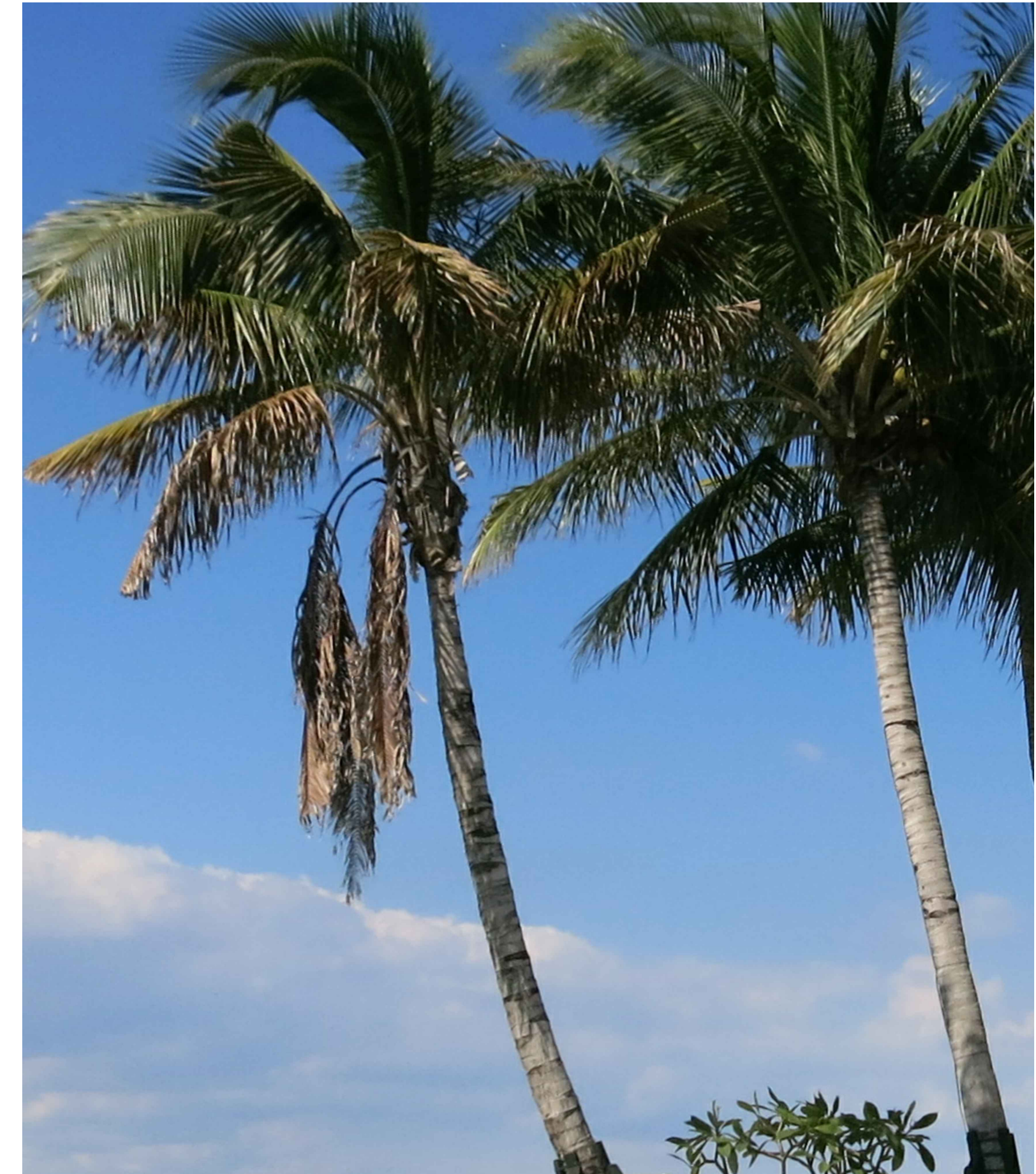




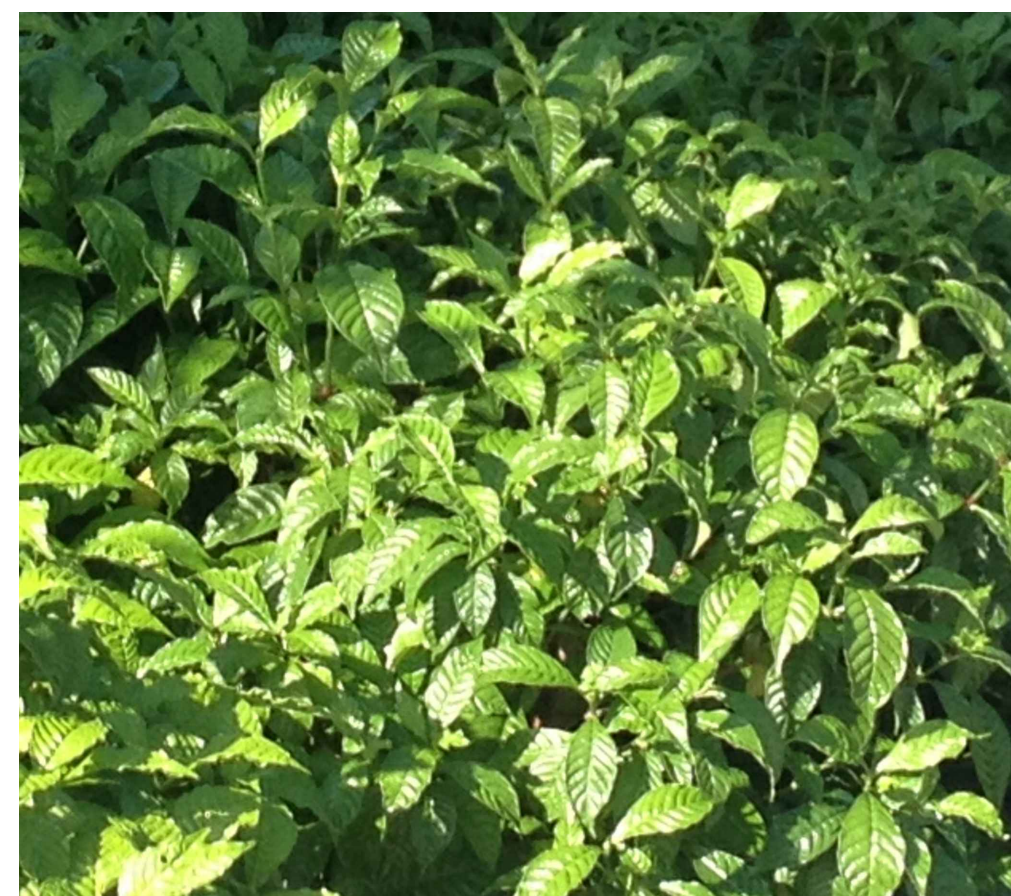
TR / THATCH PALM



MF / SIMPSON STOPPER TREE



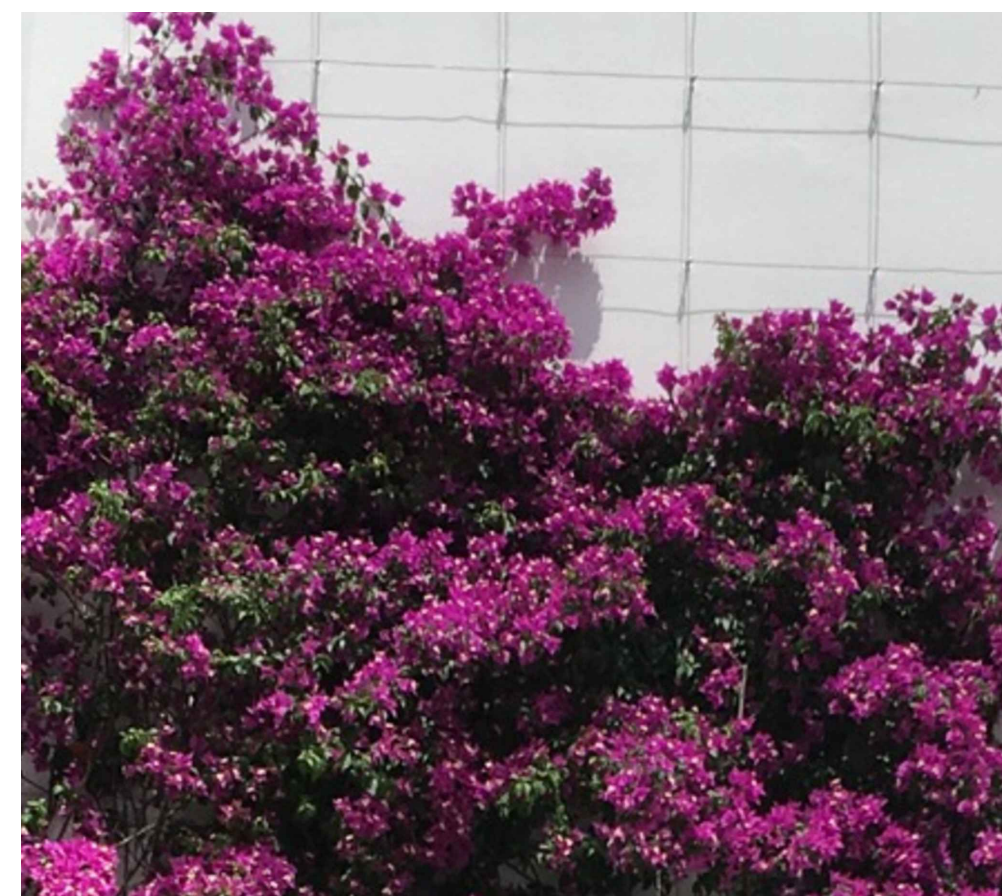
CN / COCONUT PALM



PSY / DWARF BAHAMA COFFEE



FGI / FICUS GREEN ISLAND



BOU / BOUGAINVILLEA



ZAP / COONTIE



DIS / MEXICAN DIOON