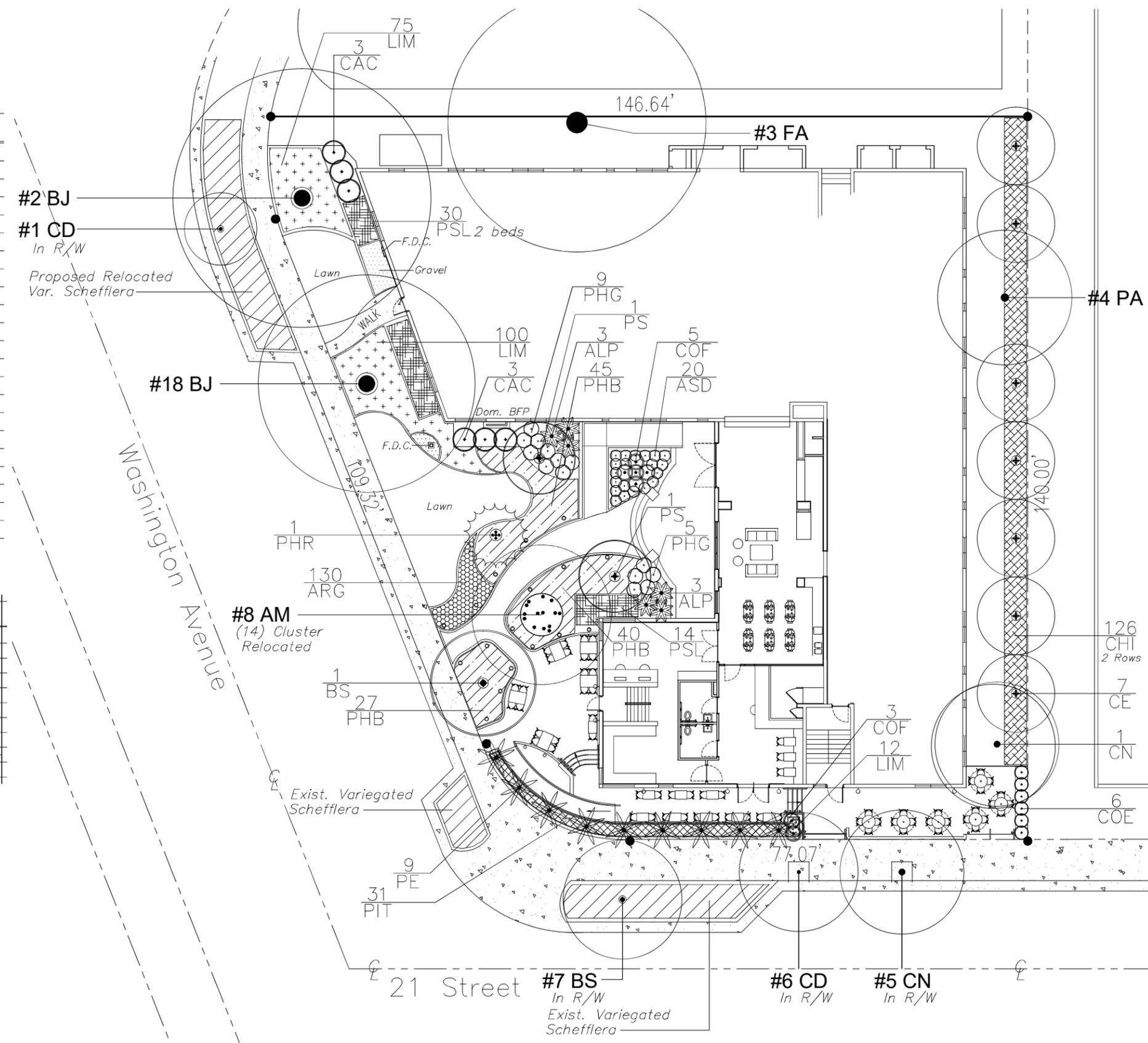


Qty	Key	Botanical / Common Name	Description	Native Yes / No
7	CE	Conocarpus erectus / Green Buttonwood	14' oa ht, 7' spr, 3" cal.	Yes
2	PS	Plumeria species / Frangipani	16' oa ht, 8' spr, 4" cal.	No
1	BS	Bursera simaruba / Gumbo Limbo	18-20' oa ht, 9' spr, 5" cal.	Yes
<i>10 Trees, 8 Native</i>				
6	CAC	Capparis cynophallophora / Jamaican Caper	6' oa ht, 4' spr.	Yes
6	COE	Conocarpus erectus / Green Buttonwood	6' oa ht, 4' spr.	Yes
<i>12 Tall Shrubs, 12 Native</i>				
126	CHI	Chrysobalanus icaco / Red Tip Cocoplum	2' ht, 18" spr, 3 gal, full	Yes
44	PSL	Psychotria ligustrifolia / Bahama Coffee "Dwarf"	18" ht, 18" spr, 3 gal, full	Yes
31	PIT	Pittosporum tobira / Green Pittosporum	18" ht, 18" spr, 3 gal, full	No
<i>201 Shrubs, 170 Native</i>				
1	CN	Cocos nucifera / Coconut Palm	24'-26' oa ht, 8' CT	No
9	PE	Ptychosperma elegans / Alexander Palm	18' oa ht, matched	No
1	PHR	Phoenix roebelenii / Pygmy Date Palm 5 trunks	8' oa ht, 5 trunks	No
8	COF	Cordyline fruticosa / Ti Plant- mixed colors	3'-4' ht, 30" spr, 7 gal, 3ppp	No
6	ALZ	Alpinia zerumbet / Green Shell Ginger	6'-7' ht, 36" spr, 15 gal, 3ppp	No
14	PHG	Philodendron gloriosum / Gloriosum	24" ht, 24" spr, 7 gal.	No
112	PHB	Philodendron Burle Marx / Burle Marx	16" ht, 16" spr, 3 gal.	No
20	ASD	Asparagus springerii-densiflora / Foxtail Fern	16" ht, 16" spr, 3 gal.	No
187	LIM	Liriope muscarie, E.G. / Evergreen Giant Liriope	8" ht, 8" spr, 1 gal.	No
130	ARG	Arachis glabra / Perennial Peanut	1 gal.	No

Tree Survey List-Existing to Remain						
Num	Botanical / Common Name	Disposition	HT	SPR	DBH	Description
#1 CD	Coccoloba diversifolia / Pigeon Plum	Remain	20'	14'	5"	Good In R/W
#2 BJ	Bischofia javanica / Bischofia	Remain	50'	50'	36"	Good Invasive Exotic
#3 FA	Ficus aurea / Strangler Fig	Remain	55'	55'	48"	Good Elliptical Canopy, on FL Pruned away from buildings
#4 PA	Persea americana / Avocado	Remain	42'	26'	14"	Good
#5 CN	Cocos nucifera / Coconut Palm	Remain	45'	22'	15"	Good In R/W
#6 CD	Coccoloba diversifolia / Pigeon Plum	Remain	23'	19'	8.5"	Good In R/W
#7 BS	Bursera simaruba / Gumbo Limbo	Remain	18'	22'	9.5"	Good In R/W
#8 AM	Adonia merrillii / Christmas Palm	--Relocate--	34'	30'	6"	Good Cluster of 14, 30' canopy spr
#18 BJ	Bischofia javanica / Bischofia	Remain	45'	42'	23"	Good Invasive Exotic



ISSUE DATE:
REVISIONS:

A-0000569
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01/16/22

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SEAL

INTERIOR REMODELING,
LANDSCAPE, AND DECK
CONSTRUCTION FOR:
2115 WASHINGTON AVE
MIAMI, FL 33159

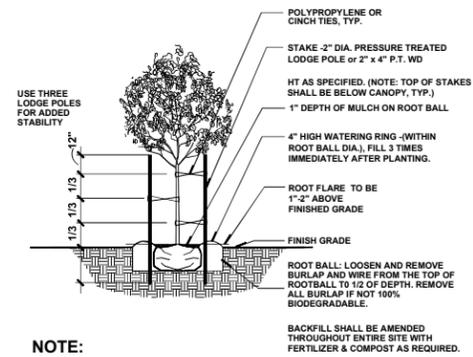


PROPOSED LANDSCAPE PLAN
SCALE: 1" = 10'-0"

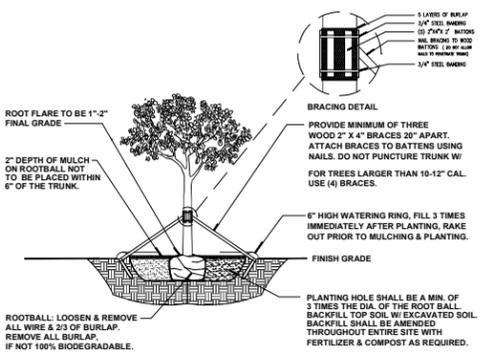
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L-1.0 Landscape Plan
L-1.1 Landscape Notes, Details & Legend
L-1.2 Tree Survey & Disposition Plan

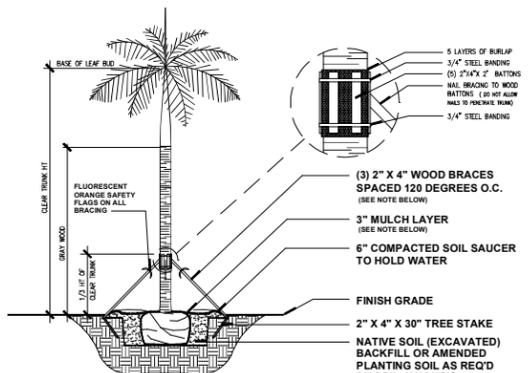
L-1.0
LANDSCAPE PLAN
SHT. 1 of 3



Tree Planting & Bracing Detail With A Caliper up to 2.5" N.T.S.

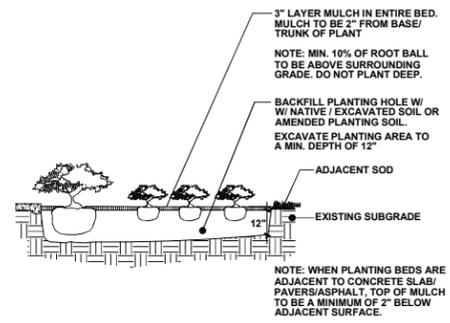


Tree Planting & Bracing Detail Caliper of 2.5" or Greater N.T.S.



- NOTES:**
- PALMS OVER 30' GW HT, USE MINIMUM (4) 2" X 4" BRACING AND STAKES.
 - PRIMARY STAKES SHOULD BE PLACED PARALLEL TO WALKWAYS WHENEVER POSSIBLE.
 - RECEIVING PLANTING HOLE SHALL BE APPROXIMATELY 1/3 LARGER THAN ROOTBALL.
 - SDS SHALL BE PERPENDICULAR TO THE GROUND PLANE.
 - TRUNK SHALL BE STRAIGHT AND WITHOUT CURVES.
 - NO SCARRED OR BLACKENED TRUNKS.
 - AMENDED SOIL MIX TO BE ADDED AT THE TIME OF PLANTING, IF NEEDED. SHALL CONSIST OF A RATIO MIX 80% CLEAN SILICA SAND AND 20% SCREENED, FLUMULVIZED TOPSOIL AS NEEDED.
 - ANCHORING STAKES SHALL BE DRIVEN A MIN. OF 3" BELOW GRADE.
 - MULCH SHALL BE AMERICIGROW RECYCLED PINEBARK BROWN OR CITY APPROVED EQUIVALENT.

City of Miami Beach Typical Palm Planting Detail N.T.S.



Shrub/Groundcover Detail N.T.S.

LANDSCAPE ARCHITECT'S PLANT / PLANTING NOTES

- ALL PLANT MATERIAL TO BE FLORIDA GRADE NO. 1 (FG #1) OR BETTER FLORIDA DEPARTMENT OF AGRICULTURE GRADES AND STANDARDS; PARTS I AND II, 5th EDITION: 2015, RESPECTIVELY.
- TWO MEETINGS, PRE-INSTALLATION & SUBSTANTIAL COMPLETION, SHALL BE REQ'D DURING INSTALLATION/CONSTRUCTION PROCESS. PRE-INSTALLATION MEETING SHALL BE SCHEDULED W/ LANDSCAPE ARCHITECT, TWO WEEKS PRIOR TO INSTALLATION.
- A MUNICIPALLY APPROVED LANDSCAPE PLAN IS A LEGAL & BINDING DOCUMENT. NO CHANGES SHALL BE MADE WITHOUT PRIOR NOTIFICATION & SUBSEQUENT WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT & GOVERNING MUNICIPALITY. (IF REQ'D)
- LANDSCAPE PLAN SHALL BE INSTALLED IN COMPLIANCE WITH ALL LOCAL/PERTINENT CODES.
- LANDSCAPE CONTRACTOR SHALL REVIEW ALL DRAWINGS AND PREPARE ONES OWN QUANTITY COUNTS (PRIOR TO BID COST AND COMPARE TO ARCHITECT'S PLANT LIST). LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ATTAINING ACCURATE COUNT OF PLANT MATERIALS SPECIFIED IN THE EVENT OF DISCREPANCIES. LANDSCAPE CONTRACTOR SHALL BRING TO THE ATTENTION OF LANDSCAPE ARCHITECT. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF THE LANDSCAPE PLAN. LANDSCAPE PLAN SHALL TAKE PRECEDENCE OVER PLANT LIST.
- LANDSCAPE CONTRACTOR SHALL LOCATE AND VERIFY ALL UNDERGROUND UTILITIES PRIOR TO DIGGING, SUNSHINE STATE ONE CALL OF FLORIDA. (800) 432-4770.
- ALL TREES TO BE STAKED IN A GOOD WORKMANLIKE MANNER, NO NAIL STAKING IN TRUNKS PERMITTED. ALL GUYING & STAKING TO BE REMOVED WITHIN 12 MONTHS AFTER PLANTING.
- ALL PLANTING BEDS TO BE WEED AND GRASS FREE, AND SHALL BE EXCAVATED TO A DEPTH OF 12" BELOW GRADE. TOP OF BEDS SHALL BE 3" BELOW ADJ. PAVED SURFACES. ALL CONSTRUCTION DEBRIS SHALL BE REMOVED.
- ALL INVASIVE EXOTIC PLANTS (CAT.1) TO BE REMOVED FROM SITE, PRIOR TO LANDSCAPE ARCHITECTS' FINAL INSPECTION. REFER TO FLORIDA EXOTIC PEST PLANT COUNCIL (FLEPPC) 2015 LIST OF EXOTIC PLANT SPECIES, CAT#1, ONLY.
- ALL SOD SHALL BE ST. AUGUSTINE 'FLORATAM' SOLID SOD, (UNLESS OTHERWISE NOTED) AND LAID WITH ALTERNATING AND ABUTTING JOINTS. SOD SHALL BE LAID OVER A 2" LAYER OF TOPSOIL. LANDSCAPE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT, PRIOR TO INSTALLATION.
- MULCH SHALL BE EUCALYPTUS OR PINE BARK MULCH, (UNLESS OTHERWISE NOTED) APPLIED AT A MIN. DEPTH OF 3" OVER PLANTING BEDS. MULCH SHALL NOT APPLIED OVER ANNUAL PLANTING BEDS. MULCH SHALL NOT BE PLACED WITHIN 6" OF TREE & PALM TRUNKS. TOP OF MULCH SHALL NOT EXCEED HEIGHT OF ADJACENT PAVED SURFACES.
- ALL PLANTED AREAS TO RECEIVE 100% COVERAGE BY AN AUTOMATIC IRRIGATION SYSTEM, WITH A MINIMUM OF 50% OVERLAP. RAIN SENSOR TO BE PROVIDED. IRRIGATION SYSTEM TO BE INSTALLED IN COMPLIANCE W/ FLORIDA BUILDING CODE, (FBC), LATEST EDITION. BUBBLERS SHALL BE INSTALLED ON ALL RELOCATED & INSTALLED TREES & PALMS TO AID IN THEIR ESTABLISHMENT. REFER TO LANDSCAPE PLAN.

City of Miami Beach, Florida
LANDSCAPE LEGEND
Chapter 126- Landscape Ordinance

Zoning District: R-1, Hotel Transient
RM-1 Used for Calcs.
R-1, not found in Ch. 126

Net Lot Area: 40 acres 17,452 sf

OPEN SPACE	REQUIRED	PROVIDED
Square Feet of open space required, as indicated on site plan: A. Net lot area= <u>17,452</u> s.f. x <u>30</u> % = <u>5,235</u> sf	A. 5235	A.
Total square feet of landscaped open space required by Chapter 126 -Table A	B. 1047 sf	B.
B. Maximum lawn area (sod) permitted= <u>20</u> % x <u>5235</u> square feet=		
C. No. of trees required per net lot acre: <u>RM-1= 28 trees per acre</u>	C. 12(11.2)	C. 10 prop.+ 4 Exist.
D. Less existing number of trees meeting minimum requirements: 30% Natives trees required= the number of trees required x 30% = 50% (min.) shall be low maintenance or drought & salt tolerant species. Diversity: 1-5 req'd= 2 16-20 req'd= 5 Species Req'd 6-10 req'd= 3 21-30 req'd= 6 11-15 req'd= 4 30+ req'd= 7	D. 4 Exist. 4 (3.60) 6 12= 4 Species	D. 4 Exist. 9 6 6 Species
E. Street trees (max. avg. spacing @ 20' o.c.): <u>243</u> linear feet along street / 20' = <u>13</u>	E. 13	E. 4 Exist.
F. Street trees located directly beneath power lines (max. avg. spacing @ 20' o.c.): <u>N/A</u> linear feet along street / 20' = <u>N/A</u>	F. N/A	F. N/A
G. Total number of trees provided C+D/E=	G. 25 Req'd	G. 18 Prov'd
H. Total number of trees req'd (C+D/E) x 12 = the number of shrubs req'd (18-24' ht) The number of shrubs required x 50% = the number of native shrubs req'd (One species cannot exceed 50% of the req'd total.) Shrubs shall be planted to screen equip. at a ht.= to the equip.	H. 300 150	H. 201 Prov'd 170 Prov'd
I. Large shrubs or small trees shall be planted at 10% of the req'd shrub total. & shall be in addition to the shrub total. 50% min. native req'd. Vines shall be a min. of 30" ht. One-to-one basis as a req'd shrub. Groundcovers and grasses shall be planted with a min. of 75% coverage.	I. 30/15	I. 12/12 Prov'd

Plant List

Qty	Key	Botanical / Common Name	Description	Native Yes / No
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31	PIT	Pittosporum tobira / Green Pittosporum	18" ht, 18" spr, 3 gal, full	No
201 Shrubs, 170 Native				
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Tree Survey List-Existing to Remain

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			HT	SPR	DBH	Condition	Notes
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#3 FA	Ficus aurea / Strangler Fig	Remain	55'	55'	48"	Good	Elliptical Canopy, on Pl Pruned away from buildings
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ISSUE DATE:
REVISIONS:

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ANTHONY LEON
0016/152

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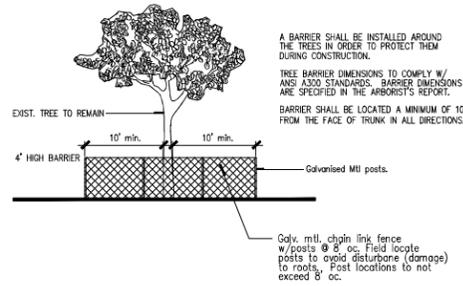
INTERIOR REMODELING,
LANDSCAPE, AND DECK
CONSTRUCTION FOR:
2115 WASHINGTON AVE
MIAMI, FL 33159

THESE PLANS ARE FOR BUILDING DEPARTMENT REVIEW ONLY. THEY ARE NOT TO BE CONSIDERED AS CONSTRUCTION DOCUMENTS UNTIL ALL BUILDING DEPARTMENT APPROVALS ARE OBTAINED.

L-1.1
LANDSCAPE PLAN
SHT. 2 of 3

L-1.0 Landscape Plan
L-1.1 Landscape Notes, Details & Legend
L-1.2 Tree Survey & Disposition Plan

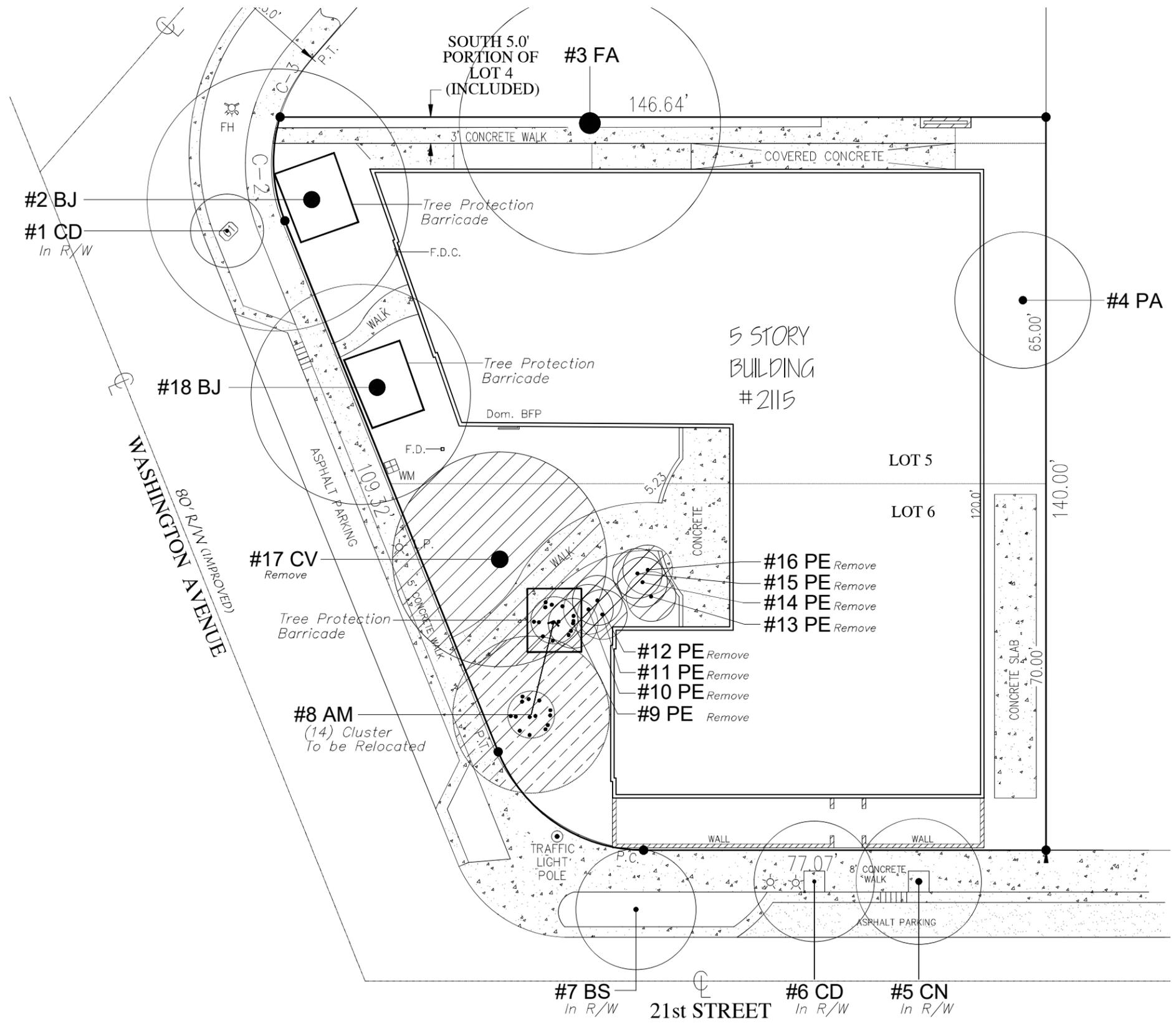
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#10 PE	Ptychosperma elegans / Alexander Palm	--Remove--	30'	9'	4"	Good
#11 PE	Ptychosperma elegans / Alexander Palm	--Remove--	30'	9'	4"	Good
#12 PE	Ptychosperma elegans / Alexander Palm	--Remove--	30'	9'	4"	Good
#13 PE	Ptychosperma elegans / Alexander Palm	--Remove--	33'	9'	4"	Good
#14 PE	Ptychosperma elegans / Alexander Palm	--Remove--	33'	9'	4"	Good
#15 PE	Ptychosperma elegans / Alexander Palm	--Remove--	30'	9'	4"	Good
#16 PE	Ptychosperma elegans / Alexander Palm	--Remove--	33'	9'	4"	Good
#17 CV	Callistemon viminalis / Bottlebrush	--Remove--	28'	41'	18, 14"	Good
#18 BJ	Bischofia javanica / Bischofia	Remain	45'	42'	23"	Good Invasive Exotic, to be pruned by CA to lighten canopy



CITY OF MIAMI BEACH
TREE PROTECTION BARRIER DETAIL N.T.S.

CITY OF MIAMI BEACH
TREE PROTECTION NOTES

- Understory plants within areas surrounded by protective barriers shall be protected.
- No oil, fill, equipment, building materials, building debris, or any other material shall be placed within the area surrounded by the protective barrier.
- No disposal of any waste material such as paints, oils, solvents, asphalt, concrete, mortar, or any other material shall occur within the areas surrounded by protective barriers.
- Natural grade shall be maintained on areas surrounded by the protective barriers. In the event that the natural grade of the site is changed as a result of site development such that the safety of the tree is endangered, tree wells or retaining walls are required.
- Only hand digging and grading activities will be permitted within the tree protection zone. All surrounding areas must be graded to a point that meets the outside of the tree protection zone.
- Underground utility lines, including, but not limited to, irrigation, plumbing, electrical, or tele-communication lines shall be placed outside the areas enclosed by protective barriers. If said placement is not possible, disturbance and root damage shall be minimized by using techniques such as tunneling, hand digging, excavations with an air spade, or use of overhead utility lines.
- No vehicles or equipment shall be permitted within areas surrounded by the protective barrier.
- Written permission is required from the Urban Forester & the Planning Department prior to removal of the Tree Protection Barrier, in order to complete the work, within the boundary. Work performed within the boundary is to be done by hand, (no machinery), and an on-site walk through may be required.



TREE SURVEY/DISPOSITION PLAN
SCALE: 1" = 10'-0"

L-1.0 Landscape Plan
L-1.1 Landscape Notes, Details & Legend
L-1.2 Tree Survey & Disposition Plan

L-1.2
TREE SURVEY / DISPOSITION PLAN
SHT. 3 of 3

DRAWN BY:
REVISIONS:

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