

Project Team
 Landscape Architect:
LAS LANDSCAPE ARCHITECTURAL SERVICES, LLC
 1708 SE Joy Haven Street
 Port St. Lucie, FL 34983
 (772) 834-1357 | brandon@las-fl.com
 Owner:
TRISH ALEXANDER
 321 Jefferson Avenue
 Miami Beach, FL 33139
 talexander@usssecurity.biz

Multifamily Residence
 321 Jefferson Ave, Miami Beach, Florida 33139
Landscape Plan

Landscape Data:

CITY OF MIAMI BEACH
 LANDSCAPE LEGEND
 INFORMATION REQUIRED TO BE PERMANENTLY AFFIXED TO PLANS
 Zoning District RPS-2 Lot Area 7,000 SF Acres 0.16 AC

	REQUIRED/ALLOWED	PROVIDED
OPEN SPACE		
A. Square feet of required Open Space as indicated on site plan: Lot Area = <u>7,000 SF</u> s.f. x <u>35</u> % = <u>2,450</u> s.f.	<u>2,450 SF</u>	<u>1,908 SF</u>
B. Square feet of parking lot open space required as indicated on site plan: Number of parking spaces <u>10</u> x 10 s.f. parking space =	<u>100 SF</u>	<u>100 SF</u>
C. Total square feet of landscaped open space required: A+B=	<u>2,550 SF</u>	<u>2,008 SF</u>
LAWN AREA CALCULATION		
A. Square feet of landscaped open space required	<u>2,550 SF</u>	<u>2,008 SF</u>
B. Maximum lawn area (sod) permitted= <u>20</u> % x <u>2,008</u> s.f.	<u>402 SF MAX</u>	<u>xxx SF</u>
TREES		
A. Number of trees required per lot or net lot acre, less existing number of trees meeting minimum requirements= <u>22</u> trees x <u>0.16</u> net lot acres - number of existing trees=	<u>4 Trees</u>	<u>4 Trees</u>
B. % Natives required: Number of trees provided x 30% =	<u>2 Tree</u>	<u>7 Trees</u>
C. % Low maintenance / drought and salt tolerant required: Number of trees provided x 50%=	<u>4 Trees</u>	<u>7 Trees</u>
D. Street Trees (maximum average spacing of 20' o.c.)= <u>50'</u> linear feet along street divided by 20'=	<u>3 Trees</u>	<u>3 Trees*</u>
E. Street tree species allowed directly beneath power lines: (maximum average spacing of 20' o.c.): <u>N/A</u> linear feet along street divided by 20'=	<u>N/A</u>	<u>N/A</u>
SHRUBS		
A. Number of shrubs required: Sum of lot and street trees required x 12=	<u>84 Shrubs</u>	<u>126 Shrubs</u>
B. % Native shrubs required: Number of shrubs provided x 50%=	<u>42 Shrubs</u>	<u>124 Shrubs</u>
LARGE SHRUBS OR SMALL TREES		
A. Number of large shrubs or small trees required: Number of required shrubs x 10%=	<u>8 Large Shrubs</u>	<u>8 Large Shrubs</u>
B. % Native large shrubs or small trees required: Number of large shrubs or small trees provided x 50%=	<u>4 Large Shrubs</u>	<u>8 Large Shrubs</u>

Plant Schedule:

EXISTING TREES	CODE	BOTANICAL NAME	COMMON NAME	SIZE	NATIVE	FLORIDA FRIENDLY	DROUGHT TOLERANCE	QTY	
	BS-E	Bursera simaruba	Gumbo Limbo	Existing to Remain	Yes	Yes	High	1	
SMALL TREES	CODE	BOTANICAL NAME	COMMON NAME	SIZE	NATIVE	FLORIDA FRIENDLY	DROUGHT TOLERANCE	QTY	
	CS-C	Conocarpus erectus 'Sericeus'	Silver Buttonwood	15 G, 6' OA, STD, SP	Yes	Yes	High	8	
	CE-C	Conocarpus erectus	Buttonwood	FG, 12' HT x 6' SPR, 2" C, SP	Yes	Yes	High	4	
MITIGATION TREES	CODE	BOTANICAL NAME	COMMON NAME	SIZE	NATIVE	FLORIDA FRIENDLY	DROUGHT TOLERANCE	QTY	
	CD-M	Coccoloba diversifolia	Pigeon Plum	FG, 12' HT x 6' SPR, 2" DBH MIN, SP	Yes	Yes	High	2	
STREET TREES	CODE	BOTANICAL NAME	COMMON NAME	SIZE	NATIVE	FLORIDA FRIENDLY	DROUGHT TOLERANCE	QTY	
	BS-S	Bursera simaruba	Gumbo Limbo	FG, 12-14' HT, 4" CT, 3" C, STD, SP	Yes	Yes	High	2	
SHRUBS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	NATIVE	FLORIDA FRIENDLY	DROUGHT TOLERANCE	QTY	
	ALC	Alcantarea odorata	Giant Silver Bromeliad	7G, 36" OA, F, SP, AS	No	Yes	High	2	
	CHR	Chrysobalanus icaco 'Redtip'	Red Tip Cocoplum	7G, 3' OA, FTB, 30" OC	Yes	Yes	High	55	
	CLU	Clusia guttifera	Small Leaf Clusia	3G, 30" OA, FTB, 30" OC	Yes	Yes	High	14	
	HAM	Hamilia patens 'Compacta'	Dwarf Firebush	7G, 3' OA, FTB, 30" OC	Yes	Yes	High	55	
GROUND COVERS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	NATIVE	FLORIDA FRIENDLY	DROUGHT TOLERANCE	SPACING	QTY
	CAR	Carissa macrocarpa 'Emerald Blanket'	Emerald Blanket Carissa	3G, 12" OA, F,	No	Yes	High	18" o.c.	47

Disposition Summary:

TOTAL TREES TO REMAIN:	1 TREES
TOTAL TREES TO BE REMOVED:	2 TREES
TOTAL PALMS TO REMAIN:	0 PALMS
TOTAL PALMS TO BE REMOVED:	4 PALMS

*SEE SHEET L-02 FOR DETAILS.

Landscape Notes:

- Plans not calculated per Miami Beach landscape code and may be subject to additional trees/landscape if submittal and compliance is required by the city.
- Alternative plant species for required landscape may be permitted subject to review and approval by the City of Miami Beach prior to installation.
- All prohibited exotic or invasive species shall be removed from the entire site prior to the issuance of a Certificate of Occupancy.
- All required landscaping shall be installed prior to the issuance of a Certificate of Occupancy.
- No Cypress Mulch is to be used on site. Eucalyptus or Melaleuca Mulch is to be used in a 3" consistent layer in all planting beds.
- Enhanced landscaping beyond minimum requirements will conform to all applicable sections of the City of Miami Beach & Miami Dade County Landscape Code.
- This plan has been designed to meet the tree planting requirements contained within the FPL document entitled 'Plant the Right Tree in the Right Place' and City of Miami Beach Landscape Code.
- For existing or proposed utilities, no tree shall be planted where it could, at mature height conflict with overhead power lines.
- Tree species shall be selected as to minimize conflicts with existing or proposed utilities.
- See engineer's plans for all underground & overhead utilities and field locate all prior to installation; contact Landscape Designer/Owner regarding any conflicts.
- All site drainage by others.
- Landscape adjacent to vehicular traffic to be maintained to preserve sight line visibility.
- Tree Relocation Note: Do not relocate without obtaining permit from the City of Miami Beach. Existing tree(s) to be relocated require root pruning by a qualified professional prior to relocation.
- Irrigation Note: All proposed landscape will be watered by a temporary irrigation system until the plants are established.

Sheet Index:

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Landscape Details & Specifications.....	L-03

Revisions

Date	Init.	Description
04.19.23	DC	Initial Submittal
05.10.23	DC	Initial Submittal
08.30.23	DC	Revised per Site Plan

PAUL A. GOULAS
 LANDSCAPE ARCHITECT
 LA 6666807
 STATE OF FLORIDA
 PAUL GOULAS, RLA
 FLORIDA REG. # LA6666807

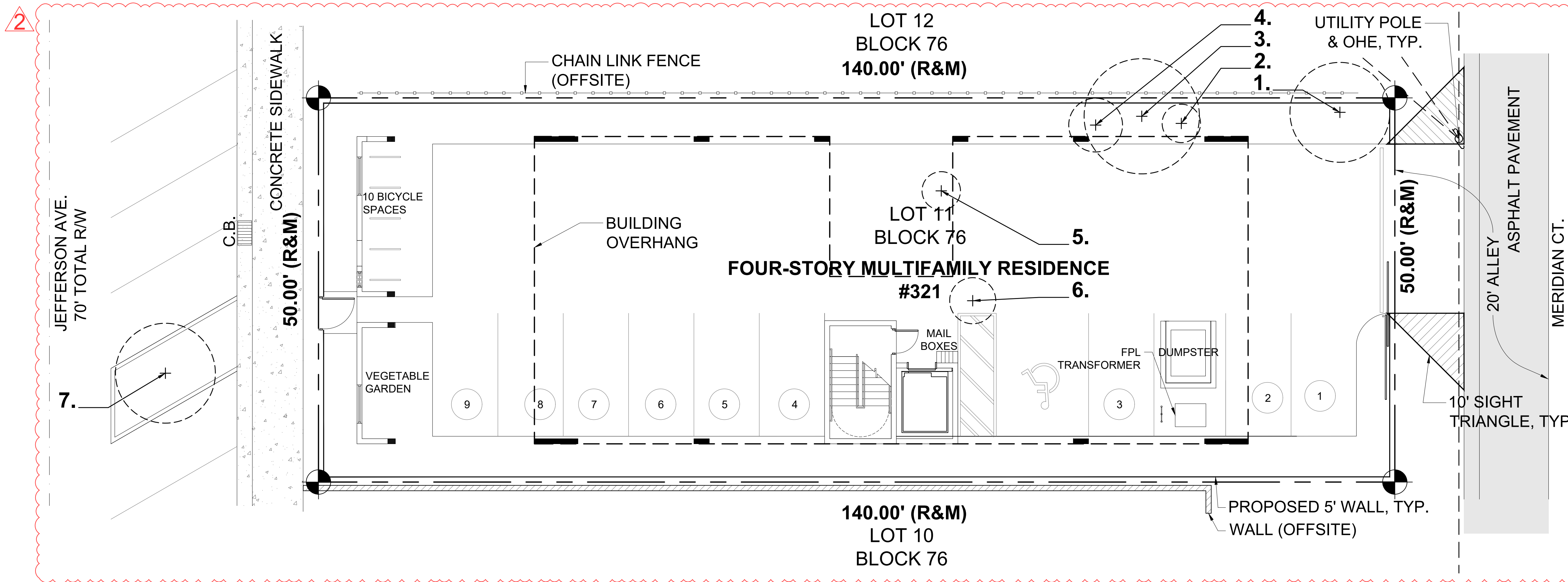


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 Date: 2023.08.30 13:06:24 -0400
 Adobe Acrobat version: 2023.003.20284

Drawn By: DC
 Checked By: PG
 Municipal Project:
 Scale:

 SCALE: 1" = 8'

 L-01



Project Team

Landscape Architect:

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Owner:

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Tree Disposition Plan

EXISTING TREE DATA:

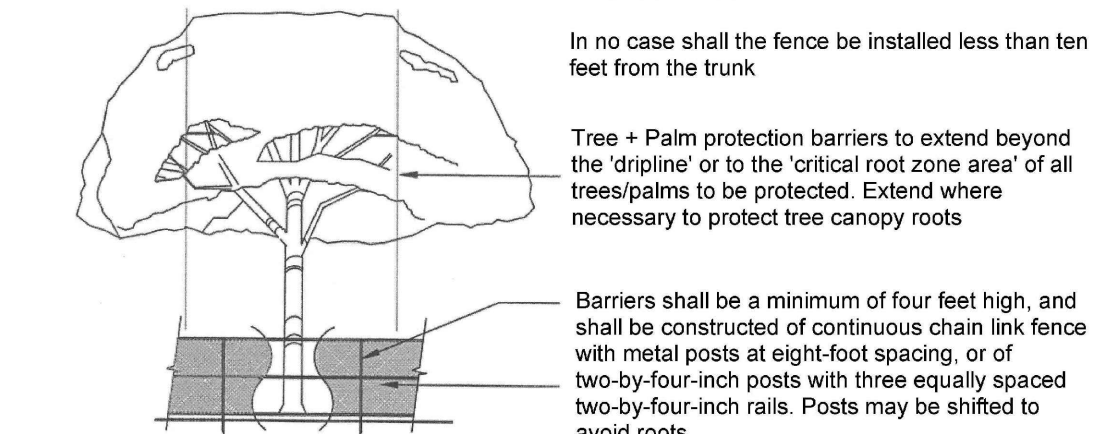
TREE #	BOTANICAL NAME	COMMON NAME	DBH (IN)	HEIGHT (FT)	SPREAD (FT)	DISPOSITION	REQUIRED REPLACEMENT (DBH IN)
1	Terminalia catappa	Tropical Almond	5	17	13	REMOVE	
2	Adonia merrillii	Christmas Palm	6	20	5	REMOVE	2
3	Terminalia catappa	Tropical Almond	6	20	15	REMOVE	
4	Adonia merrillii	Christmas Palm	5	20	7	REMOVE	2
5	Adonia merrillii	Christmas Palm	5	16	5	REMOVE	
6	Adonia merrillii	Christmas Palm	5	21	6	REMOVE	
7	Bursera simaruba	Gumbo Limbo	5	15	13	REMAIN	

TOTAL DBH REPLACEMENT REQUIRED:	4
REPLACEMENT PLANTED ONSITE:	4
DBH INCHES REMAINING:	0
TREE FUND CONTRIBUTION OWED:	0

Total diameter of tree(s) to be removed (sum of inches at DBH)	Total number of replacement trees required (where each Replacement Tree is a minimum of 2" DBH x 6' spread in Canopy x 12' in height)	OR	Total number of replacement trees required (where each Replacement Tree is a minimum of 4" DBH x 8' spread in Canopy x 16' in height)	Contribution to Tree Trust Fund
2"—3"	1	or	0	\$1,000.00
4"—6"	2	or	1	\$2,000.00
7"—12"	4	or	2	\$4,000.00
13"—18"	6	or	3	\$6,000.00
19"—24"	8	or	4	\$8,000.00
25"—30"	10	or	5	\$10,000.00
31"—36"	12	or	6	\$12,000.00
37"—42"	14	or	7	\$14,000.00
43"—48"	16	or	8	\$16,000.00
49"—60"	20	or	10	\$20,000.00

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 WITHIN 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.

TREE PROTECTION DETAIL
 Not to Scale

Revisions

Date	Init.	Description
04.19.23	DC	Initial Submittal
05.10.23	DC	Initial Submittal
08.30.23	DC	Revised per Site Plan

REGISTERED LANDSCAPE ARCHITECT

PAUL A. GOULAS

LA 666807

STATE OF FLORIDA

PAUL GOULAS, RLA
 FLORIDA REG. # LA666807

Drawn By: DC
 Checked By: PG

Municipal Project:

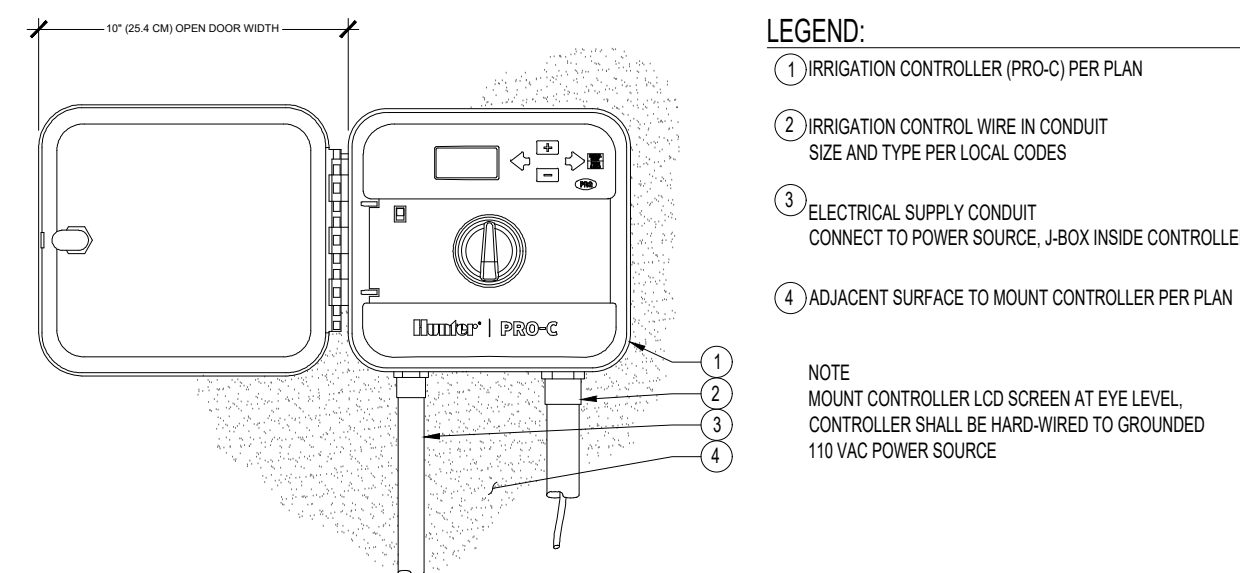
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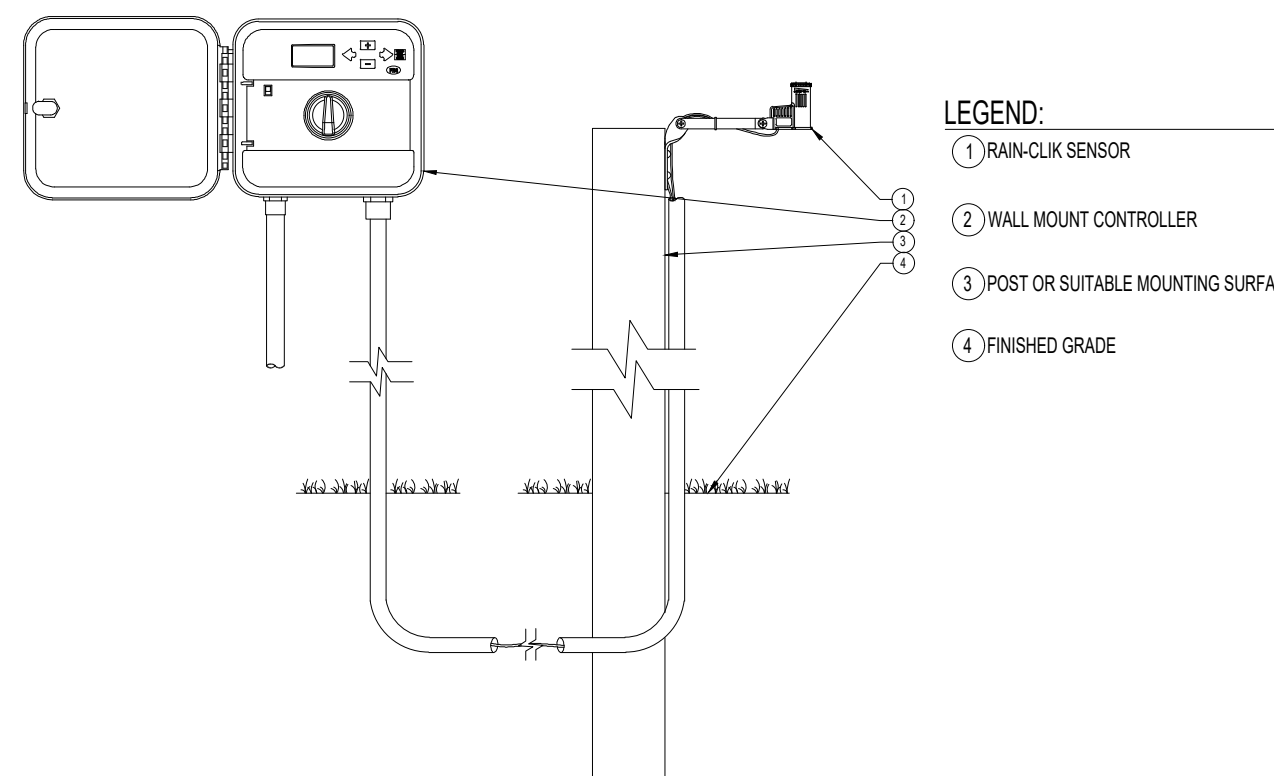
SCALE: 1" = 8'

0 4' 8' 16'

L-02



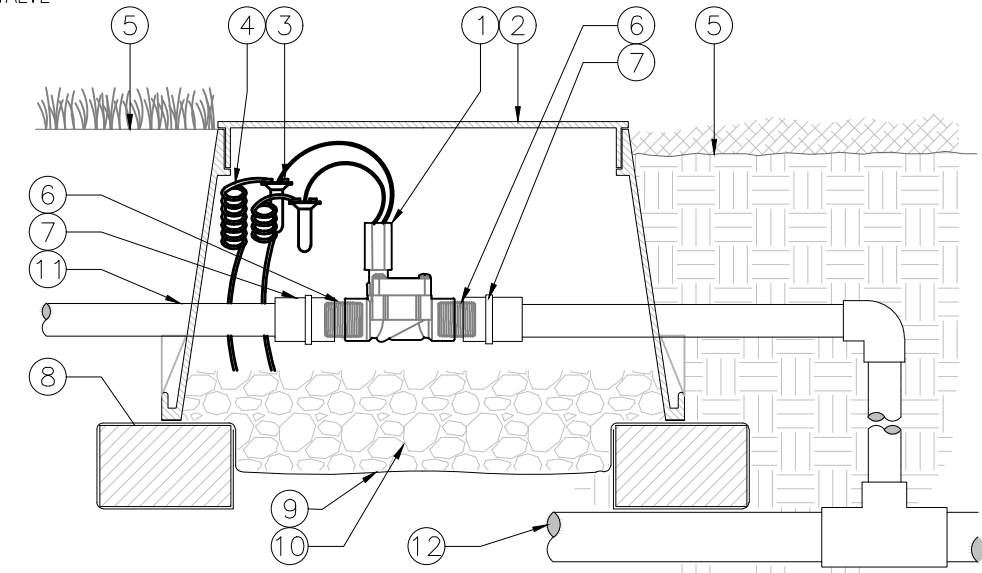
CONTROLLER DETAIL



RAIN SENSOR DETAIL

LEGEND

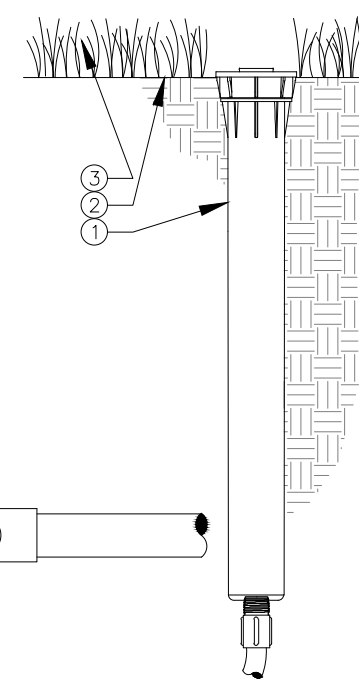
- 1 HUNTER REMOTE CONTROL VALVE (PGV)
- 2 IRRIGATION VALVE BOX: HEAT STAMP LID WITH "RCV" IN 2" LETTERS
- 3 WATERPROOF CONNECTORS (2)
- 4 1/8"-24" COILED WIRE TO CONTROLLER
- 5 FINISH GRADE AT ADJACENT SURFACE (TURF OR MULCH)
- 6 SCH. 80 CLOSE NIPPLE, MATCH SIZE TO VALVE
- 7 PVC SLIP X FPT ADAPTOR
- 8 BRICK SUPPORTS (4)
- 9 FILTER FABRIC - WRAP TWICE AROUND BRICK SUPPORTS
- 10 3/4" WASHED GRAVEL - 4" MIN. DEPTH
- 11 IRRIGATION LATERAL
- 12 MAINLINE AND FITTINGS



VALVE DETAIL

LEGEND

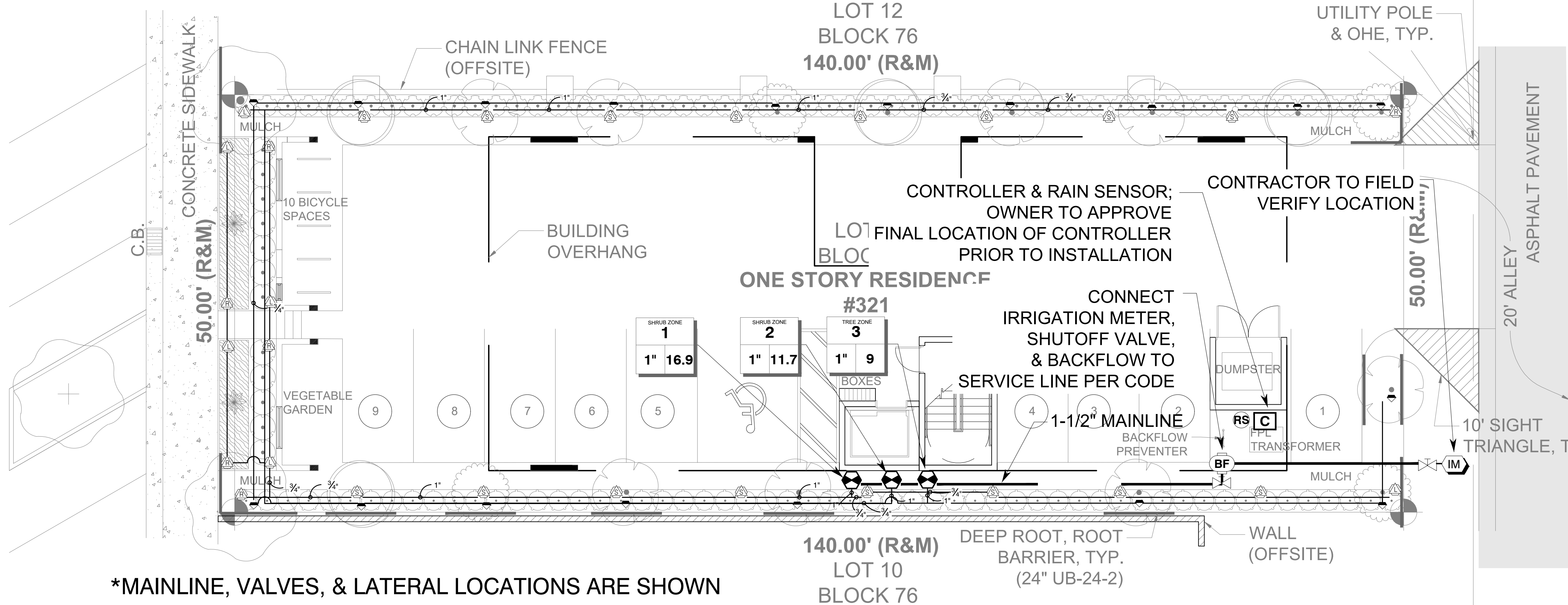
- 1 HUNTER POP-UP BODY (PROS-12), NOZZLE AND CAP PER PLAN
- 2 FINISHED GRADE
- 3 ADJACENT LANDSCAPE
- 4 LATERAL PIPE PER PLAN
- 5 LATERAL FITTING PER PLAN
- 6 FIELD-BUILT FLEXIBLE SWING ARM



PROS-12 DETAIL

IRRIGATION NOTES:

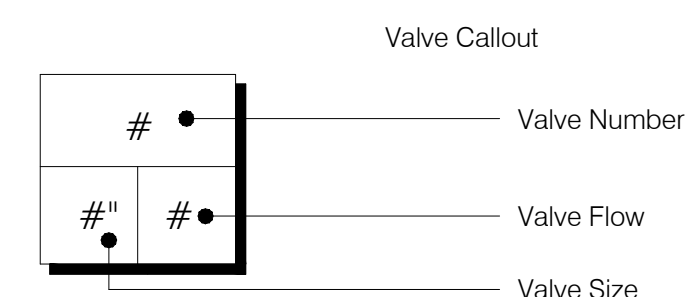
1. Irrigation system design requirements: 25 GPM minimum @ 40 PSI minimum at the point of connection. The Irrigation Contractor shall verify the available GPM and PSI prior to installation of the system. Point of connection shall be to domestic water service.
2. Do not willfully install the irrigation system as shown on the drawings when it is obvious in the field that conditions exist that might not have been considered in the design process. For example: obstructions, grade differences, water levels, dimensional differences, etc. Refer to the Landscape Plan to avoid conflicts with proposed trees or shrubs.
3. Piping may sometimes be indicated as being located in unlikely areas: i.e., under buildings or pavement, outside of property lines, in lakes or ditches, etc. This is done for graphic clarity only. Whenever possible, piping is to be installed in open, "green" areas.
4. Contractor shall verify all underground utilities prior to commencement of work. The contractor is advised that city underground utilities are present in the work area. Contractor shall secure locates from utilities prior to any excavation.
5. Contractor shall install pop-up sprinklers 6" from edge of sidewalk, 12" from walls and edge of road or parking area. Install shrub risers 18" from sidewalk, walls and edge of road or parking area.
6. Irrigation system design is diagrammatic to improve clarity. All mainline piping, electric valves and wiring are to be installed in landscape areas and within Right of Way boundaries.
7. If required, the Irrigation Contractor shall provide the necessary "Right of Way" use permits.
8. Install bubblers on all large trees and palms.
9. Size all pipe to insure flow velocity is under 5 feet per second.
10. Pipe sizes shall conform to those on the drawings. Substituting with smaller pipe sizes will not be permitted.
11. Mainline shall be installed with a minimum of 24" depth of cover. Lateral lines shall be installed with a minimum of 12" depth of cover.
12. Wherever practical, install valves in mulched beds and/or out of high traffic areas. All valves and wire splices shall be installed in heavy duty plastic valves boxes with covers that read irrigation and be sized as follows:
Remote Control Valves: standard 12" deep rectangle valve box
Drip Zone Control Kits: jumbo 15" deep rectangle valve box
Isolation Gate Valves: standard 12" deep rectangle valve box
Wire Splices: standard 12" deep rectangle valve box
13. Refer to Valve Designation Symbols for valve size, station number and designed flow rate for each remote control valve.
14. All 24 volt control cable to be UL Listed, single strand, type UF 600 Volt control cable. Size and color as follows:
Common Wires - size AWG #14 and WHITE in color.
Hot Wires - size AWG #14 and RED in color.
Spare Wires - size AWG #14 and BLUE in color.
15. All splices to the 24 volt control wiring shall be made with DBY or equal type connectors.
16. Run one (2) spare wires from controller in each direction of the mainline to furthest valves.
17. All pop-up sprinkler heads shall be installed level and flush to grade.
18. Provide and install rain sensor where it will be exposed to unobstructed sun/rainfall and connect to irrigation controller.
19. All sleeves shall be 2 nominal pipe sizes larger than the size of the pipe to be accommodated. All pipe crossings over 5 feet in length shall be installed inside PVC pipe sleeving.
20. Any other equipment required that is not otherwise detailed or specified shall be installed as per manufacturer's recommendations and specifications.
21. The final location of all components shall be approved by the project engineer and/or owner.



***MAINLINE, VALVES, & LATERAL LOCATIONS ARE SHOWN FOR GRAPHIC PURPOSES ONLY; CONTRACTOR TO FIELD LOCATE AS NEEDED TO AVOID CONFLICTS WITH CIVIL OR LANDSCAPE ITEMS.**

IRRIGATION SCHEDULE 321 JEFFERSON AVE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
ES, LCS, RCS, CS, SS	Hunter PROS-12-PRS30 5' strip spray Shrub Spray, 30 psi regulated 12.0" Pop-Up. Co-molded wiper seal with UV Resistant Material.	28	30
25, 50, 10, 20	Hunter PROS-00-PCN 10 Flood Bubbler, on fixed riser.	18	30
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	
PGV	Hunter PGV-100G-S 1" Plastic Electric Remote Control Valve, for Residential/Light Commercial Use. Slip x Slip. Globe Configuration, No Flow Control.	3	
Gate Valve	Aqualine Gate Valve or approved equal	2	
BF	Febco 765 1" Pressure Vacuum Breaker, brass with ball valve SOV. Install 12" (305MM) above highest downstream outlet and the highest point in the downstream piping.	1	
C	Hunter PCC-600 Light Commercial & Residential Controller, 6-Station fixed controller, 120 VAC, Outdoor model	1	
RS	Hunter RAIN-CLIK Rain Sensor, with conduit installation, mount as noted. Normally closed switch.	1	
IM	Irrigation Meter 1" Irrigation Meter	1	
---	Irrigation Lateral Line: PVC Class 200	830 l.f.	
---	Irrigation Mainline: PVC Schedule 40	75 l.f.	



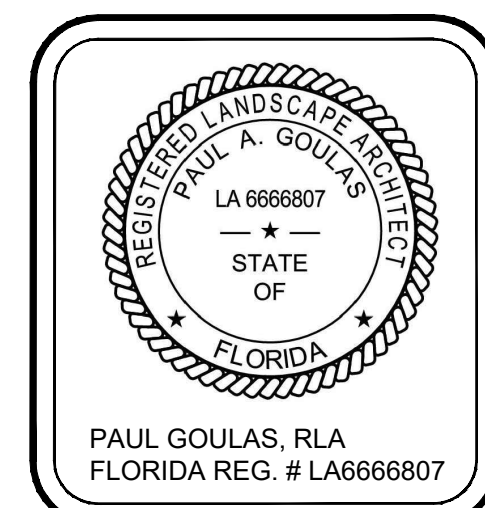
***Quantities to be field verified by contractor
*All items listed may be substituted with LA/Owner approved equal**

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Landscape Architect:
Las LANDSCAPE ARCHITECTURAL SERVICES, LLC
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Paul Goulas | Owner 772-631-8400 | paul@las-fl.com
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Irrigation Plan

Revisions

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04.19.23	PG	Initial Submittal



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Date: 2023.04.20 08:55:33 -0400
Adobe Acrobat version: 2023.001.20143

Drawn By: DC
Checked By: PG
Municipal Project:
Scale:
NORTH
SCALE: 1/8" = 1'-0"
0 4' 16' 32'
IRR-1