



NEW APARTMENT HOTEL | 727 & 735 2ND STREET | MIAMI BEACH, FLORIDA

CLIENT / PROPERTY INFORMATION

The Weber Studio

PROPERTY ADDRESS
727 & 735 2ND STREET
MIAMI BEACH, FL 33140

EXISTING VEGETATION SUMMARY

There are no trees, palms or any existing vegetation located within the property. Please note that there are (3) existing bridal veil street trees located in the public R.O.W. that are proposed to remain.

SCOPE OF WORK

- Preservation of existing bridal veil street trees in the public R.O.W.
- New landscape design to complement renovations to New Apartment Hotel

INDEX OF SHEETS

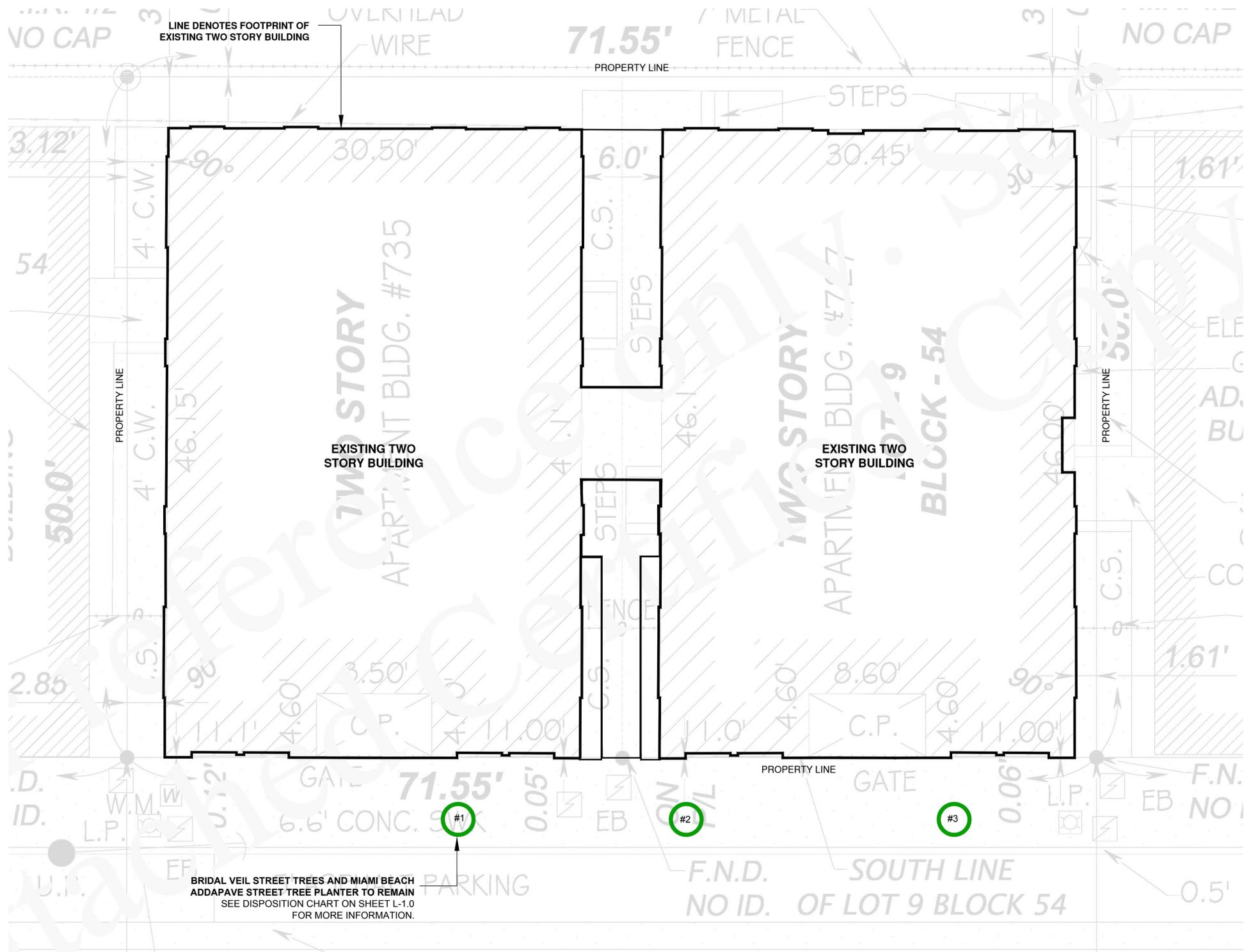
- L0.0** Landscape Cover Page + Sheet Index
- L1.0** Existing Tree Survey + Disposition Chart
- L2.0** Landscape Plan
- L3.0** Landscape Notes + Details
- L4.0** Irrigation Plan

CHRISTOPHER CAWLEY, RLA
PRINCIPAL LANDSCAPE ARCHITECT

THE WEBER STUDIO
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NEW APARTMENT - HOTEL
VILLA SOFI
727 & 735 2ND STREET
MIAMI BEACH, FL 33139

DATE:	05.17.2018
DRAWN BY:	PA
REVISION:	DATE:



C.M.B. PUBLIC WORKS / GREENSPACE MANAGEMENT CONDITIONS

1. SHOULD ANY EXISTING TREES BE DAMAGED THEY SHALL BE EVALUATED BY THE CITY URBAN FORESTER TO DETERMINE CORRECTIVE ACTIONS THAT MAY INCLUDE REMOVAL, CORRECTIVE PRUNING AND OR REPLACEMENT. ANY CORRECTIVE ACTIONS REQUIRED SHALL BE PERFORMED IN ACCORDANCE WITH MIAMI BEACH CODE, THE MOST CURRENT ANSI A-300 PRUNING STANDARDS AND OR AN ISSUED CITY OF MIAMI BEACH TREE WORK PERMIT. ANY CORRECTIVE PRUNING REQUIRED SHALL BE PERFORMED BY AN ISA CERTIFIED ARBORIST AND THE CITY URBAN FORESTER SHALL BE CONSULTED.
2. CARE SHALL BE TAKEN TO AVOID UTILITY OR CONSTRUCTION TRENCHING THROUGH EXISTING TREE DRIP LINES OF TREES SLATED TO REMAIN IN PLACE. IF CONSTRUCTION REQUIRES THE CUTTING OF ANY ROOTS WITH A DIAMETER OF 2" OR GREATER, ROOTS SHALL BE CLEANLY CUT WITH A SHARP TOOL, AS DIRECTED BY AN ISA CERTIFIED ARBORIST, AND IN ACCORDANCE WITH THE ANSI A-300 STANDARDS. CUT ROOTS SHOULD BE IMMEDIATELY COVERED WITH SOIL TO PREVENT DRYING. ROOTS SHOULD NOT BE TORN OR BROKEN BY HEAVY EQUIPMENT. AND NO SHREDDED, RAGGED OR BROKEN ROOT ENDS SHOULD BE LEFT. THE CITY URBAN FORESTER SHALL BE NOTIFIED IN WRITING AND OR CONSULTED PRIOR TO ANY ROOT PRUNING TAKING PLACE.
3. SHOULD ANY CORRECTIVE STRUCTURAL PRUNING BE NECESSARY FOR TREES PROPOSED TO REMAIN ONSITE, DUE TO CLEARANCE, SAFETY OR FOR CONSTRUCTION RELATED REASONS THE PRUNING SHALL BE PERFORMED BY AN ISA OR ASCA CERTIFIED ARBORIST IN ACCORDANCE WITH THE LATEST VERSION OF THE ANSI A-300 PRUNING STANDARDS AND GOOD HORTICULTURAL PRACTICES. THE CITY URBAN FORESTER SHALL BE PROVIDED WITH A WRITTEN COPY OF THE PROPOSED PRUNING PLAN INCLUDING THE REASONS WHY PRUNING IS NECESSARY, PRIOR TO THE PRUNING ACTIVITIES TAKING PLACE.
4. ANY ROOT PRUNING, IF REQUIRED DURING THE PROJECT, SHALL BE CONDUCTED UNDER THE SUPERVISION OF AN ISA CERTIFIED ARBORIST OR ACSA CONSULTING ARBORIST. ANY ROOT PRUNING, IF REQUIRED, WILL BE LIMITED TO WHAT IS ABSOLUTELY NECESSARY FOR CONSTRUCTION. ADDITIONALLY, AND ROOT PRUNING WORK WILL BE DOCUMENTED WITH COLOR PICTURES AND PROVIDED TO MR. MARK WILLIAMS AT C.M.B. PUBLIC WORKS / GREENSPACE MANAGEMENT + MR. RICARDO GUZMAN AT C.M.B. PLANNING + ZONING DEPARTMENTS ON A REGULAR BASIS.

C.M.B. CHAPTER 46, DIVISION 2 - TREE INVENTORY + DISPOSITION PLAN NOTES

1. THIS 'EXISTING TREE INVENTORY + DISPOSITION PLAN' HAS BEEN PREPARED IN ACCORDANCE WITH THE CITY OF MIAMI BEACH, CHAPTER 46 - ENVIRONMENT, DIVISION 2, TREE PRESERVATION AND PROTECTION ORDINANCE.
2. EXISTING TREE, PALM, AND VEGETATION INFORMATION AS INDICATED HAS BEEN PREPARED AS AN OVERLAY ON THE SURVEY PROVIDED BY THE WEBER STUDIO
3. THE INFORMATION AS PRESENTED HEREIN HAS BEEN FIELD VERIFIED BY THE LANDSCAPE ARCHITECT ON 04.24.18
4. 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.
5. 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 - 727 & 735 2ND STREET

NUMBER	COMMON NAME	BOTANICAL NAME	SPECIMEN	D.B.H. (IN)	HEIGHT (FT)	SPREAD (FT)	CONDITION	DISPOSITION	CANOPY AREA	CANOPY LOSS / MIT. REQ. (SF)	COMMENTS	PERMIT REQUIREMENTS P-Z - GPM / PW - N.A.
#1	BRIDAL VEIL TREE	Caesalpinia granadillo	NO	+/- 8"	+/- 18'	+/- 12'	GOOD	REMAIN	113 SF	0 SF	PRESERVE + PROTECT DURING CONSTRUCTION	N/A
#2	BRIDAL VEIL TREE	Caesalpinia granadillo	NO	+/- 8"	+/- 18'	+/- 12'	GOOD	REMAIN	113 SF	0 SF	PRESERVE + PROTECT DURING CONSTRUCTION	N/A
#3	BRIDAL VEIL TREE	Caesalpinia granadillo	NO	+/- 8"	+/- 18'	+/- 12'	GOOD	REMAIN	113 SF	0 SF	PRESERVE + PROTECT DURING CONSTRUCTION	N/A
TOTAL MITIGATION REQUIRED:										0 SF		
TOTAL MITIGATION PROVIDED:										0 SF		

C.M.B. EXISTING TREE SURVEY LEGEND

- # TREE TO REMAIN, PRESERVE + PROTECT



EXISTING TREE SURVEY + DISPOSITION CHART



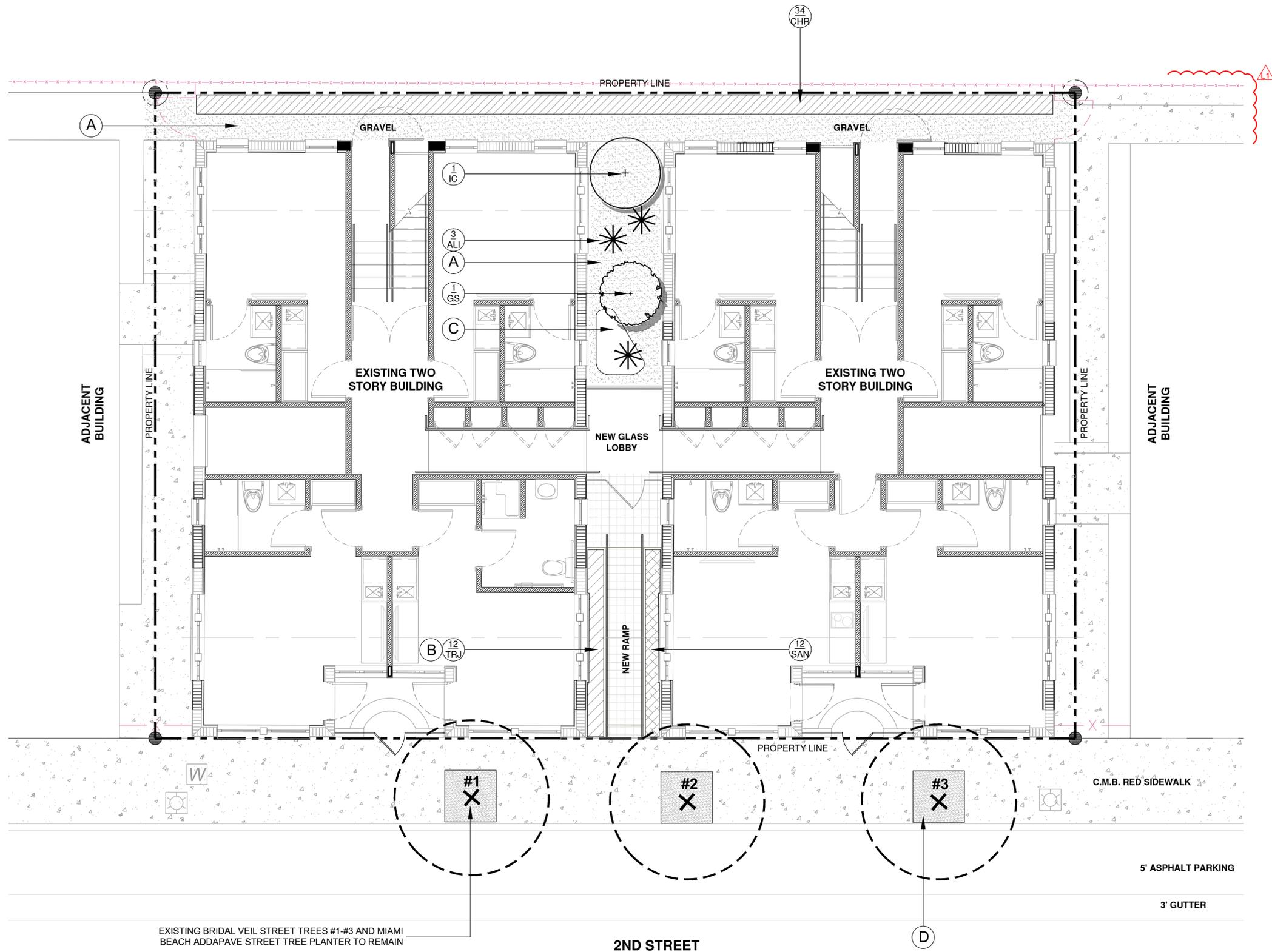
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L1.0



EXISTING BRIDAL VEIL STREET TREES #1-#3 AND MIAMI BEACH ADDAPAVE STREET TREE PLANTER TO REMAIN

2ND STREET

PLANT LIST - 727 & 735 2ND STREET

KEY	QTY.	NATIVE	COMMON NAME	BOTANICAL NAME	HEIGHT, SPECIFICATION, & NOTES
TREES					
GS	1	YES	LIGNUM VITAE	Guaiacum sanctum	Field grown, 6' - 7' height, 5' spread, character, equal to Botanics Wholesale
IC	1	YES	DAHOON HOLLY TREE	Ilex cassine	65 gallon, 14' - 16' height, 6' spread, 3' DBH, equal to Treeworld Wholesale
VINES, TROPICALS, GROUNDCOVERS, + ACCENTS					
ALI	3	NO	BROMELIAD IMPERIALIS	Alcantarea imperialis	15 gallon, 36" spread x 36" height
SAN	12	NO	SNAKE PLANT 'BLACK GOLD'	Sansevieria trifasciata	7 gallon, 36" height, space 18" on center
TRJ	12	NO	CONFEDERATE JASMINE	Trachelospermum jasminoides	7 gallon, 4' height, trellis, 18" on center
SHRUBS					
CHR	34	YES	COCO PLUM SHRUB	Chrysobalanus icaco 'Red Tip'	7 gallon, 30" height, 24" on center

SOD, AGGREGATE & MULCH
 DGA +/- 400 SF 3/8" DECOMPOSED GRANITE AGGREGATE OR STONE TO BE SELECTED, INSTALLED OVER FILTER FABRIC + WEED BARRIER MATERIAL, 2" MIN. DEPTH
 CONTRACTOR TO PROVIDE IMAGES OF ALL MAJOR PLANT MATERIAL TO LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL BEFORE PURCHASE + INSTALLATION. LANDSCAPE CONTRACTOR TO MEET WITH LANDSCAPE ARCHITECT AND OWNER ON SITE TO REVIEW THE PROPOSED DESIGN PRIOR TO SUBMITTING A BID FOR THE PROJECT. THE LANDSCAPE CONTRACTOR IS TO PROVIDE AN ADDITIONAL ALLOWANCE OF \$1,000 DOLLARS FOR POTTED PLANTS + MISCELLANEOUS VEGETATION TO BE SELECTED DURING THE INSTALLATION OF THE PROJECT

LANDSCAPE PLAN LEGEND

- A 3/8" GREY DECOMPOSED GRANITE AGGREGATE OVER FILTER FABRIC (+/- 100 SF)
- B JAKOB STAINLESS STEEL WIRE TRELLIS
- C OOLITIC LIMESTONE BOULDER / ORGANIC SHAPED OOLITIC PLANTER TBD
- D EXISTING C.M.B. ADDAPAVE TREE SYSTEM

LANDSCAPE PLAN



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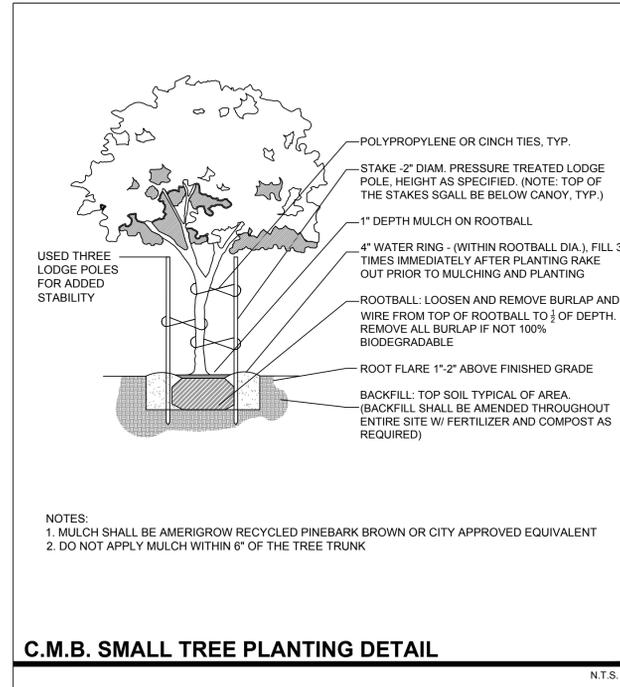
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LANDSCAPE NOTES

- ALL PLANT MATERIAL SHALL BE FLORIDA GRADE NO. 1 OR BETTER.
- CONTRACTOR SHALL BECOME FAMILIAR WITH THE LOCATION OF, AVOID, AND PROTECT ALL UTILITY LINES, BURIED CABLES, AND OTHER UTILITIES.
- TREE ACCENT AND BED LINES ARE TO BE LOCATED IN THE FIELD AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- ALL PLANTING SOIL SHALL BE 50:50 TOPSOIL:SAND MIX, FREE OF CLAY, STONES, ROCKS, OR OTHER FOREIGN MATTER. A
CARE SHALL BE TAKEN TO AVOID PLACEMENT OF CONSTRUCTION FILL, GRAVEL, AND OR DEBRIS OVER THE ROOTBALLS OF INSTALLED TREES ON SITE.
SHRUB + BROMELIAD PLANTING AREAS:
12" DEPTH PLANTING SOIL SPREAD IN PLACE- THROUGHOUT.
TREE PLANTING LOCATIONS:
REMOVE ALL LIME ROCK PRESENT TO A DEPTH OF AT LEAST 30" BEFORE PLACING NEW PLANTING SOIL. APPLY NEW PRESH PLANTING SOIL IN PLANTING AREA AS REQUIRED
- THE SITE CONTRACTOR SHALL BE RESPONSIBLE TO BRING ALL GRADES TO WITHIN 2" OF FINAL GRADES.
- 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. CONTRACTOR SHALL COORDINATE WITH THE IRRIGATION CONTRACTOR AND LEAVE PROVISIONS FOR ALL SLEEVING AND PIPE ROUTING. ALL UNDERGROUND UTILITIES TO BE LOCATED BY DIALING 811 AS REQUIRED BY LAW.
- ALL PLANTING BEDS SHALL BE MULCHED TO A DEPTH OF 2" WITH AN APPROVED 3/8" DECOMPOSED GRAY GRAVEL AGGREGATE.
- ALL TREES, SHRUBS, ACCENTS AND GROUNDCOVERS SHALL CARRY A ONE-YEAR WARRANTY FROM THE DATE OF FINAL ACCEPTANCE.
- ALL TREES SHALL BE STAKED PER ACCEPTED STANDARDS BY THE FLORIDA NURSERYMEN & GROWERS LANDSCAPE ASSOCIATION (FNGLA) AND ANSI A-300 (PART 6)-2012 TREE, SHRUB, AND OTHER WOODY PLANT MANAGEMENT STANDARD PRACTICES (PLANTING AND TRANSPLANTING). CONTRACTOR SHALL ENSURE THAT THE PLANS, DETAILS, SPECIFICATIONS AND NOTES HAVE BEEN ADHERED TO AND THAT THE LANDSCAPE AND IRRIGATION INSTALLATION IS COMPLIANT TO ALL ITEMS AS DIRECTED ON THE PLANS PRIOR TO SCHEDULING OF THE FINAL INSPECTION.
CONTRACTOR SHALL REMOVE ALL STAKES, POLES, WELLINGTON TAPE AND OR BRACING MATERIALS FROM ALL PALMS, TREES AND SHRUBS WITHIN 1 YEAR OF INSTALLATION.
- THE PLANT LIST IS INTENDED ONLY AS AN AID TO BIDDING. ANY DISCREPANCIES FOUND BETWEEN THE QUANTITIES ON THE PLAN AND PLANT LIST, THE QUANTITIES ON THE PLAN SHALL BE HELD VALID.
- IF NECESSARY, CONTRACTOR SHALL PROVIDE A WATER TRUCK DURING PLANTING TO ENSURE PROPER WATERING-IN DURING INSTALLATION AND CONTRACTOR WILL BE RESPONSIBLE FOR CONTINUAL WATERING UNTIL FINAL ACCEPTANCE BY THE OWNER.
A MINIMUM OF 6 MONTHS OF SUPPLEMENTAL HAND OR AUTOMATIC IRRIGATION SYSTEM WATERING SHALL BE REQUIRED TO AID IN NEW TREE OR PALM ESTABLISHMENT.
- FERTILIZATION: ONE COMPLETE APPLICATION OF GRANULAR FERTILIZER SHALL BE APPLIED PRIOR TO FINAL ACCEPTANCE AND APPROVAL BY THE LANDSCAPE ARCHITECT. FERTILIZER SHALL BE SCOTT'S AGRIFORM 20-10-5 PLANTING TABS OR APPROVED EQUAL AS RECOMMENDED BY LANDSCAPE CONTRACTOR
- SHOULD ANY TREES BE DAMAGED THEY SHALL BE EVALUATED BY THE CITY URBAN FORESTER TO DETERMINE CORRECTIVE ACTIONS THAT MAY INCLUDE REMOVAL, CORRECTIVE PRUNING AND OR REPLACEMENT. ANY CORRECTIVE ACTION REQUIRED SHALL BE PERFORMED IN ACCORDANCE WITH A MIAMI DADE COUNTY CODE, ANSI-A 300 PRUNING STANDARDS AND OR AN ISSUED ERM TREE PERMIT OR ENVIRONMENTAL PERMIT. ANY CORRECTIVE PRUNING REQUIRED SHALL BE PERFORMED BY AN ISA CERTIFIED ARBORIST OR ASCA CONSULTING ARBORIST AND THE CITY URBAN FORESTER SHALL BE CONSULTED.
- MULCH SHALL NOT BE APPLIED WITHIN 6" OF ANY TREE TRUNK THAT IS INSTALLED OR INCORPORATED INTO THE PROJECT.

IRRIGATION NOTES

- IRRIGATION CONTRACTOR SHALL PROVIDE, FURNISH, AND INSTALL A FULLY AUTOMATIC IRRIGATION SYSTEM WHICH WILL COMPLY WITH ALL LOCAL CODE, STATE CODE, & WATER MANAGEMENT DISTRICT (SWFMD) REQUIREMENTS.
- THE IRRIGATION CONTRACTOR SHALL SCHEDULE AN ON-SITE PRE-CONSTRUCTION CONFERENCE WITH THE OWNER AND THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO COMMENCEMENT OF INSTALLATION OF THE IRRIGATION SYSTEM.
- CONTRACTOR SHALL INSTALL POP-UP TYPE HEADS. SPRAY TYPE SHALL BE ROTOR, IMPACT, SPRAY, OR BUBBLER AND SHALL BE INSTALLED SO AS NOT TO CAUSE ANY OVERSPRAY ONTO ANY PAVED SURFACES, I.E. ROADS, SIDEWALKS, ETC. ALL FIXTURES SHALL BE "TORO", "RAINBIRD" OR AN APPROVED EQUAL. ALL WORK SHALL BE DONE IN A PROFESSIONAL MANNER AS PER MANUFACTURER'S SPECIFICATIONS.
- ALL MAIN SUPPLY LINE SHALL BE PVC SCHEDULE 40 PIPE. ALL PVC FITTINGS SHALL BE SCHEDULE 40. THE MAINLINE IS SHOWN SCHEMATICALLY. LOCATE MAIN LINES IN LANDSCAPE AREAS WHERE POSSIBLE AND SLEEVE UNDER PAVEMENT WHERE NECESSARY. MAINLINES SHALL BE IN THE SAME TRENCH WITH THE LATERAL LINES WHERE POSSIBLE.
- CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE LOCATION OF AND AVOID & PROTECT ALL UTILITY LINES, DUCTS, BURIED CABLES AND OTHER UTILITIES IN THE AREA. CONTRACTOR WILL BE RESPONSIBLE FOR THE REPAIR, LIABILITY, AND COSTS INCURRED IN THE DAMAGE OR DESTRUCTION OF SAID UTILITIES. CALL SUNSHINE STATE ONE CALLS 811, 48 HOURS PRIOR TO COMMENCEMENT OF ANY WORK FOR PROPER UTILITY LOCATION AND CLEARANCES.
- THE CONTRACTOR SHALL SECURE ALL WORK WITH THE PROJECT MANAGER, LANDSCAPE CONTRACTOR AND ALL OTHER CONTRACTORS TO INSURE PROPER INSTALLATION, SCHEDULING, AND PROCEDURE.
- THE CONTRACTOR SHALL COORDINATE WITH THE PROJECT MANAGER TO PROVIDE ELECTRICAL SUPPLY TO THE CONTROLLER, PUMP, ETC. AS NEEDED.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO SECURE ALL PERMITS AS MAY BE DEEMED NECESSARY TO PERFORM THE WORK. ENTIRE SYSTEM SHALL BE INSTALLED IN COMPLIANCE WITH ALL LOCAL AND STATE CODES.
- ALL SLEEVES UNDER PAVEMENT SHALL BE BURIED PER FLORIDA BUILDING CODE, APPENDIX "F". ALL LATERAL SLEEVES UNDER SIDEWALKS SHALL BE BURIED BELOW WALKWAYS AND SHALL BE SCHEDULE 40 PVC. ALL SLEEVING SHALL BE SCHEDULE 40 PVC PIPE AND SHALL BE 2 TIMES THE MAIN OR LATERAL PIPE SIZE.
- THE CONTRACTOR SHALL CONNECT THE MASTER VALVE (WHEN APPLICABLE) AND ALL ELECTRIC VALVES TO THE CONTROLLER AND PROVIDE PROPER SYNCHRONIZATION.
- ALL LOW VOLTAGE ELECTRIC VALVES SHALL BE #14 DIRECT BURIAL. ALL WIRES UNDER ROADS TO BE PLACED IN A SPERARATE 1" SLEEVE. CONTRACTOR SHALL PROVIDE A MINIMUM OF TWO EXTRA WIRES FOR EMERGENCY POST INSTALLATION WIRING.
- ALL LINE LOCATIONS ARE APPROXIMATE. THE CONTRACTOR SHALL ADJUST TRENCHING AND LOCATION OF SPRAY HEADS IN THE FIELD FOR EXISTING CONDITIONS, WALKS, UTILITIES, STRUCTURES, AND PLANTINGS TO PROVIDE AND INSURE 100% COVERAGE AND 100% OVERLAP.
- CONTRACTOR SHALL PROVIDE A ONE-YEAR GUARANTEE ON ALL PARTS AND A 90 DAY GUARANTEE ON LABOR FROM THE DATE OF FINAL ACCEPTANCE..
- THE IRRIGATION CONTRACTOR SHALL RECORD ALL CHANGES MADE TO THE IRRIGATION SYSTEM DURING INSTALLATION, AND PROVIDE AN AS-BUILT DRAWING O THE OWNER'S REPRESENTATIVE UPON COMPLETION AND ACCEPTANCE OF THE WORK.
- THE IRRIGATION CONTRACTOR SHALL INSTRUCT THE OWNER OR THE OWNER'S REPRESENTATIVE IN THE COMPLETE OPERATION AND MAINTENANCE OF THE SYSTEM. THE CONTRACTOR SHALL FURNISH TWO COPIES OF AN IRRIGATION SYSTEM MANAGEMENT MANUAL PREPARED BY THE MANUFACTURER AND THE SYSTEM INSTALLER.

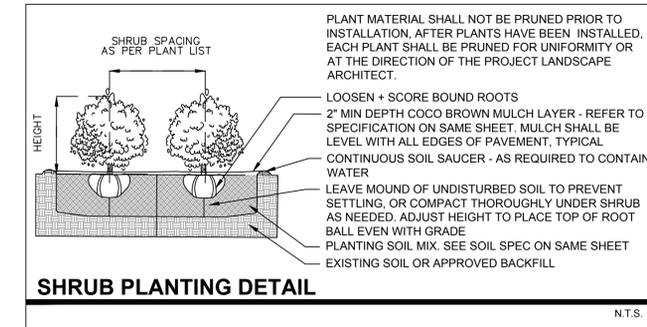
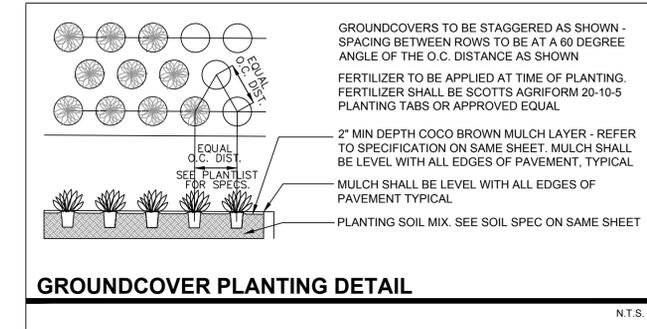


LANDSCAPE PLAN NOTES

- CONTRACTOR SHALL REMOVE ALL STAKES, POLES, WELLINGTON TAPE AND / OR BRACING MATERIALS FROM ALL TREES WITHIN (1) YEAR OF INSTALLATION. THIS NOTE IS APPLICABLE TO ALL PLANTING DETAILS ON THIS SHEET.
- EXISTING SITE CONDITIONS HAVE BEEN FIELD VERIFIED BY LANDSCAPE ARCHITECT.
- ALL LANDSCAPE AREAS TO BE 100% COVERED BY A FULLY AUTOMATIC IRRIGATION SYSTEM WITH RAIN SENSOR. CONTRACTOR TO PROVIDE SHOP DRAWING OF MODIFIED IRRIGATION SYSTEM TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL.
- SHEETS L-1.0 through L-4.0 TO BE UTILIZED FOR LANDSCAPE AND IRRIGATION PURPOSES ONLY. ALL SITE IMPROVEMENTS INCLUDING GRADING AND DRAINAGE TO BE BY OTHERS. REFER TO ARCHITECTURE AND ENGINEERING PLANS FOR ALL ADDITIONAL INFORMATION.

C.M.B. PUBLIC WORKS / EROSION + SEDIMENT CONTROL NOTES

- PROPER EROSION AND SEDIMENT CONTROLS MUST BE INSTALLED BEFORE ANY SOIL DISTURBING ACTIVITIES CAN BEGIN.
- THE STRUCTURES SHALL BE INSPECTED AFTER EACH RAIN AND REPAIRS MADE AS NEEDED. SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH RAINFALL. THEY MUST BE REMOVED WHEN THE LEVEL OF DEPOSITION REACHES APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER.
- THE SITE CONTRACTOR IS RESPONSIBLE FOR REMOVING THE TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES AFTER COMPLETION OF CONSTRUCTION AND ONLY WHEN AREAS HAVE BEEN STABILIZED.



LANDSCAPE LEGEND

MIAMI BEACH LANDSCAPE ORDINANCE CHAPTER 26 (RPS-2 Residential Standard)

ZONING: RPS-2 LOT SIZE: 3,577 SF ACRES: 0.082

TREES
22 TREES REQUIRED PER ACRE / LOT SIZE: 3,577 SF / 0.082 ACRES
22 x .18 = 1.8 TREES = 2 TREES REQUIRED / 2 TREES PROVIDED
(1 NATIVE DAHOON HOLLY TREE + 1 NATIVE LIGNUM VITAE TREE PROVIDED)

DIVERSITY REQUIREMENT
1 - 5 REQUIRED TREES = 2 TREE SPECIES REQUIRED / 2 SPECIES PROVIDED

NATIVE TREES
30% OF REQUIRED TREES OR .30 X 2 = 0.6 NATIVE TREES REQUIRED / 2 NATIVE TREES PROVIDED (1 NATIVE DAHOON HOLLY TREE + 1 NATIVE LIGNUM VITAE TREE PROVIDED)

LOW MAINTENANCE TREES
50% OF REQUIRED TREES OR .50 X 2 = 1 LOW MAINTENANCE TREES REQUIRED / 2 LOW MAINTENANCE TREES PROVIDED (1 NATIVE DAHOON HOLLY TREE + 1 NATIVE LIGNUM VITAE TREE PROVIDED)

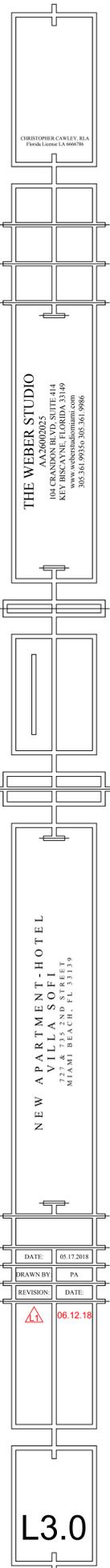
STREET TREE REQUIREMENT
AVERAGE STREET TREE SPACING 20' ON CENTER
2ND STREET: 71.55 LF / 20 = 3.5 STREET TREES REQUIRED / 3 EXISTING BRIDAL VEIL STREET TREES PROVIDED

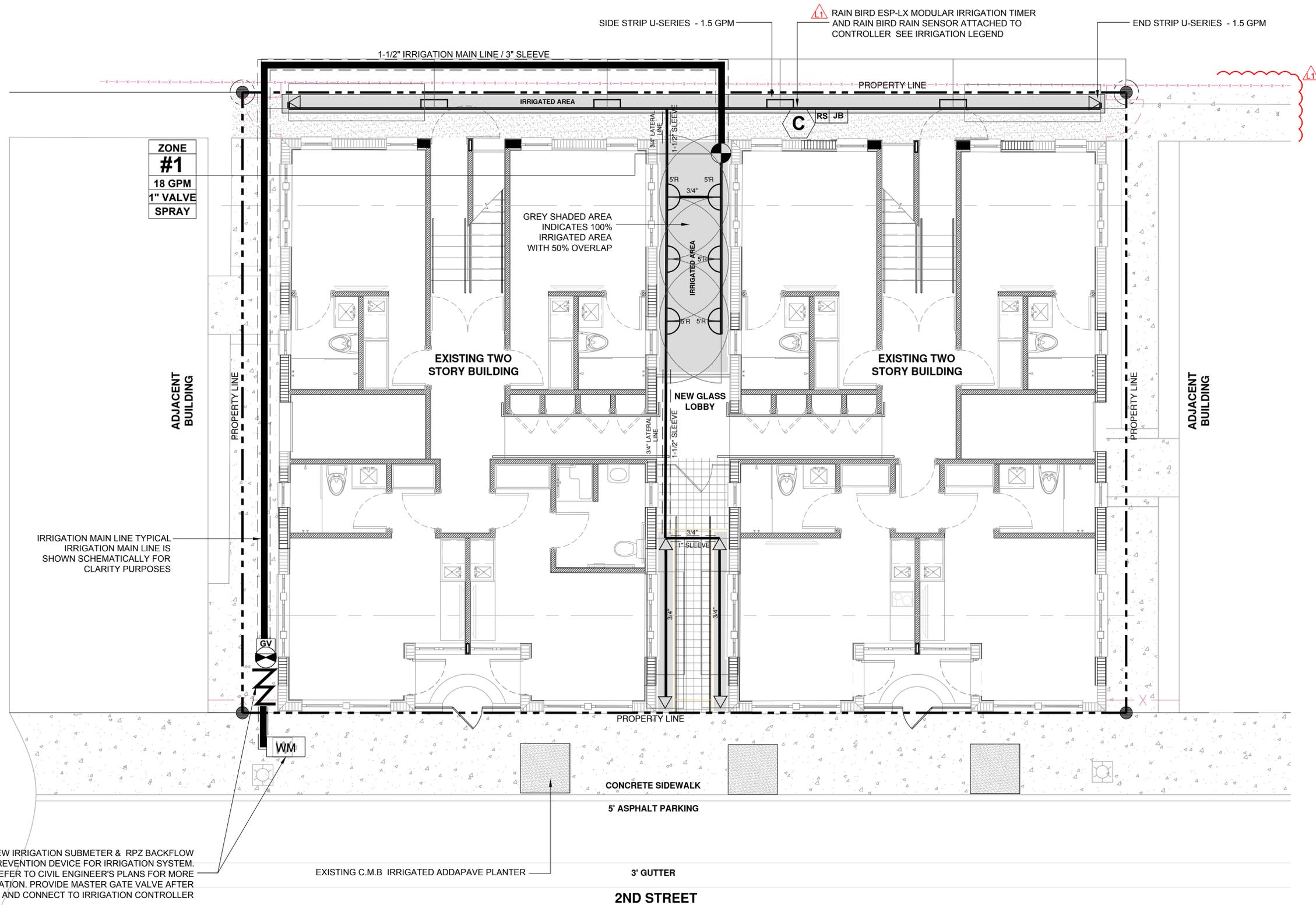
SHRUBS
12 SHRUBS REQUIRED FOR EACH REQUIRED LOT AND STREET TREE or 12 X (3) = 36 REQUIRED / 34 SHRUBS PROVIDED (34 COCO PLUM SHRUBS PROVIDED) + 12 VINES PROVIDED (12 CONFEDERATE JASMINE VINES PROVIDED)

NATIVE SHRUBS
50% OF TOTAL SHRUBS REQUIRED MUST BE NATIVE or .50 X 36 = 18 NATIVE SHRUBS REQUIRED / 34 NATIVE SHRUBS PROVIDED (34 COCO PLUM SHRUBS PROVIDED)

LAWN AREA
50% MAXIMUM OF LANDSCAPE AREA: NEW LAWN AREAS ARE LESS THAN 50% OF LANDSCAPE AREA

IRRIGATION SYSTEM
100% COVERAGE PROVIDED PURSUANT TO MIAMI DADE CODE





ZONE #1
18 GPM
1" VALVE
SPRAY

IRRIGATION MAIN LINE TYPICAL
IRRIGATION MAIN LINE IS
SHOWN SCHEMATICALLY FOR
CLARITY PURPOSES

NEW IRRIGATION SUBMETER & RPZ BACKFLOW
PREVENTION DEVICE FOR IRRIGATION SYSTEM.
REFER TO CIVIL ENGINEER'S PLANS FOR MORE
INFORMATION. PROVIDE MASTER GATE VALVE AFTER
RPZ AND CONNECT TO IRRIGATION CONTROLLER

PIPE INSTALLATION + SLEEVE NOTES

**FLORIDA BUILDING CODE - APPENDIX F
PIPE INSTALLATION - DEPTH OF COVER**

VEHICLE TRAFFIC AREAS	
PIPE SIZE (INCHES)	DEPTH OF COVER (INCHES)
1/2" TO 2 1/2"	18" TO 24"
3" TO 5"	24" TO 30"
6" OR GREATER	30 TO 36"
NON-TRAFFIC AND NON-CULTIVATED AREAS	
PIPE SIZE (INCHES)	DEPTH OF COVER (INCHES)
1/2" TO 1 1/4"	6" TO 12"
1 1/2" TO 2"	12" TO 18"
2 1/2" TO 3"	18" TO 24"
4" OR LARGER	24" TO 36"

**FLORIDA BUILDING CODE - APPENDIX F
SLEEVE SIZES - PART V A-6**

WATER PIPE SIZE	SLEEVE SIZE
3/4"	1 1/2"
1"	2"
1 1/4"	2 1/2"
1 1/2"	3"
2"	4"
3"	6"
4"	8"

SLEEVES TO EXTEND A MIN. 3' BEYOND ALL
PAVED AREAS, BACKFILL AND COMPACTION
PER APPENDIX F

IRRIGATION PLAN NOTES

ALL MAIN LINES, LATERAL LINES and IRRIGATION SPRINKLER COMPONENT LOCATIONS ARE SHOWN SCHEMATICALLY AND SHALL BE ADJUSTED BASED ON FIELD CONDITIONS. ALL LANDSCAPES AREAS TO RECEIVE 100% COVERAGE WITH A MINIMUM 50% OVERLAP BY A FULLY AUTOMATIC IRRIGATION SYSTEM WITH RAIN SENSOR. AFTER SITE INVESTIGATION THE LANDSCAPE CONTRACTOR IS TO PROVIDE A 'SHOP DRAWING' DETAILING THE PROPOSED IRRIGATION SYSTEM DESIGN TO THE LANDSCAPE ARCHITECT AND GENERAL CONTRACTOR.

A ROUGH INSPECTION IS REQUIRED BY THE CITY OF MIAMI BEACH PRIOR TO TRENCH BACKFILLING AND A FINAL INSPECTION SHALL BE REQUIRED PRIOR TO COMPLETION OF IRRIGATION WORK.

SOUTH FLORIDA WATER MANAGEMENT DISTRICT (SFWMD) WATER RESTRICTIONS, PHASE II ARE IN EFFECT. NEW LANDSCAPE INSTALLATION SHALL BE EXEMPT PER SFWMD FOR A PERIOD OF SIXTY DAYS AFTER INSTALLATION WITH CONTRACTOR and/or OWNER TO ASSUME RESPONSIBILITY AFTER 60 DAY PERIOD.

USE EXTREME CAUTION IN ALL AREAS TO AVOID ROOTS OF EXISTING TREES, PALMS + VEGETATION. HAND EXCAVATE AS NECESSARY AND ADJUST ALL MAIN AND LATERAL IRRIGATION LINES BASED ON FIELD CONDITIONS. TRENCHING THRU ROOT ZONES SHALL BE AVOIDED AND ALL IRRIGATION LINES ARE TO RUN OUTSIDE OF THE ROOT ZONES OF ALL EXISTING VEGETATION

IRRIGATION LEGEND

EXISTING IRRIGATION METER REFER TO CIVIL ENGINEER'S PLANS	JUNCTION BOX w/ WATER PROOF CONNECTORS REFER TO ELECTRICAL ENGINEER'S PLANS	1" ELECTRIC VALVES-RAINBIRD PEB SERIES OR APPROVED EQUAL, IN 10" ROUND VALVE BOX
RPZ (REDUCED PRESSURE ZONE) REFER TO CIVIL ENGINEER'S PLANS	1 1/2" PVC Main Supply Line - Sch 40	PVC LATERAL LINE (Sch. 160)
1" MASTER VALVE FOR TOTAL SYSTEM SHUT OFF. CONNECT TO CONTROLLER	PIPE IN SLEEVE (See Sizing Chart)	RAINBIRD 1800 PRS - U SERIES NOZZE 10", 12", 15" POP-UP / QUARTER, HALF, FULL RADIUS DIAMETERS AS NOTED
RAINBIRD ESP-LX MODULAR SERIES CONTROLLER W/ RAINBIRD RAIN SENSOR	PIPE CONNECTION	RAINBIRD 1800 SERIES STRIP-TYPE 15EST (END STRIP), 15 CST (CENTER STRIP) 1.5 GPM
RAINBIRD RSD SERIES RAIN SENSOR ATTACHED TO CONTROLLER	PIPE CROSSING	

ZONE #1
25 GPM
1" VALVE
SPRAY

ZONE DESIGNATION & INFORMATION

GALLONS PER MINUTE
VALVE SIZE
IRRIGATION TYPE



IRRIGATION PLAN



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DATE	05.17.2018
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REVISION	DATE
	06.12.18

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