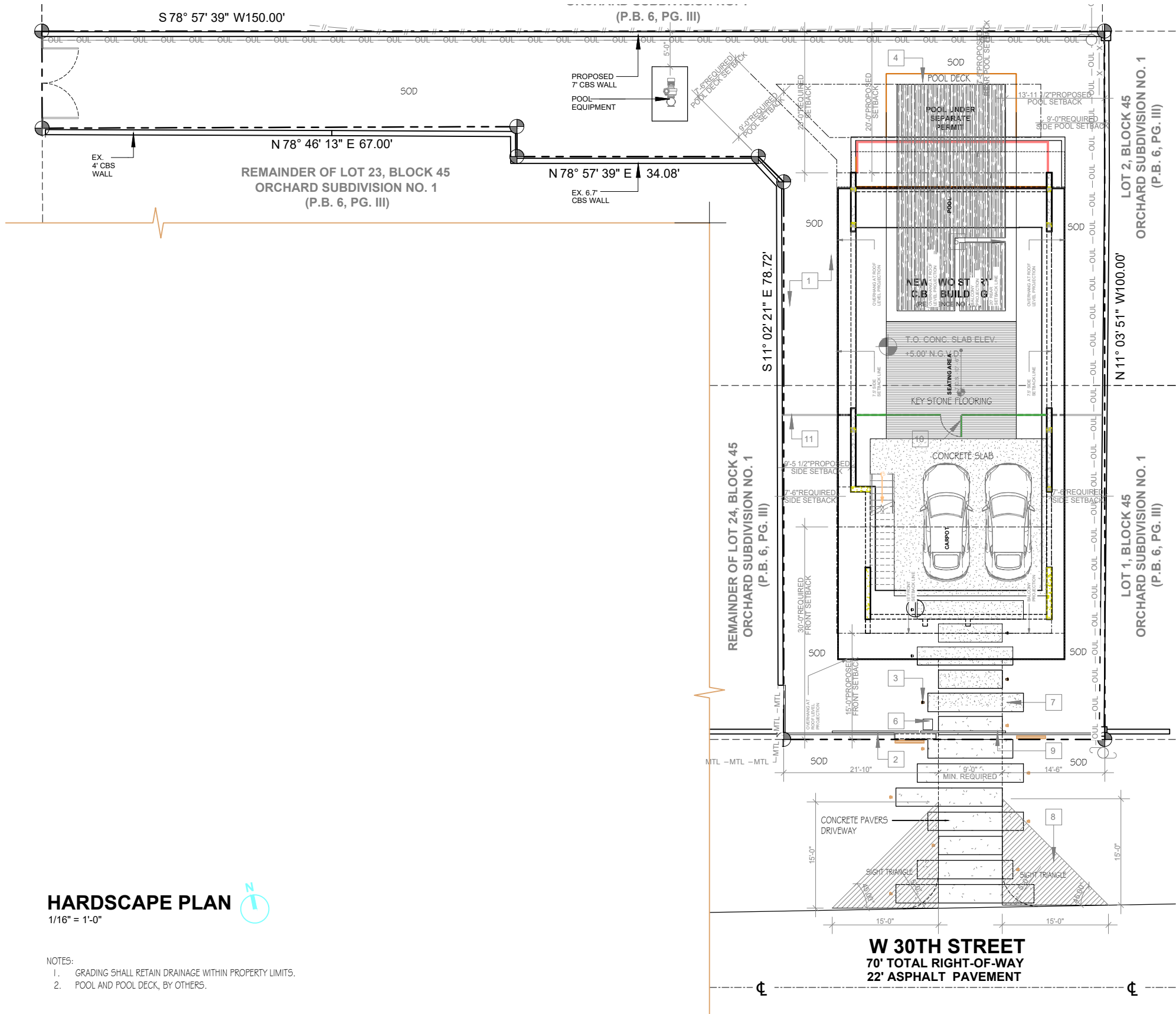




HARDSCAPE PLAN

1/16" = 1'-0"

- NOTES:
1. GRADING SHALL RETAIN DRAINAGE WITHIN PROPERTY LIMITS.
 2. POOL AND POOL DECK, BY OTHERS.

ALPARSLAN RESIDENCE

24-0017

437 WEST 31TH STREET, MIAMI BEACH, FL 33140

DESIGN REVIEW BOARD, CITY OF MIAMI BEACH

DRB24-1045

H-1.0 HARDSCAPE PLAN

POOL NOTES

GENERAL CONTRACTOR SHALL PROVIDE A 48" HIGH POOL SAFETY BARRIER FOR THE POOL COMPLYING WITH FBC 2017 AND SECTIONS FBC R4501.17.1.1 THROUGH R4501.17.1.14. THE BARRIER SHALL COMPLY BUT IS NOT LIMITED TO THE FOLLOWING. THE TOP OF THE BARRIER SHALL BE AT LEAST 48 INCHES ABOVE GRADE, MEASURED ON THE SIDE OF THE BARRIER WHICH FACES AWAY FROM THE SWIMMING POOL. THE MAXIMUM VERTICAL CLEARANCE BETWEEN GRADE AND THE BOTTOM OF THE BARRIER SHALL BE 2 INCHES MEASURED ON THE SIDE OF THE BARRIER WHICH FACES AWAY FROM THE SWIMMING POOL.

R4501.17.1.2 THE BARRIER MAY NOT HAVE ANY GAPS, OPENINGS, INDENTATIONS, PROTRUSIONS, OR STRUCTURAL COMPONENTS THAT COULD ALLOW A YOUNG CHILD TO CRAWL UNDER, SQUEEZE THROUGH, OR CLIMB OVER THE BARRIER AS HEREIN DESCRIBED BELOW. ONE END OF A REMOVABLE CHILD BARRIER SHALL NOT BE REMOVABLE WITHOUT THE AID OF TOOLS. OPENINGS IN ANY BARRIER SHALL NOT ALLOW PASSAGE OF A 4-INCH-DIAMETER (102 MM) SPHERE.

SITE PLAN KEY NOTES

- | | | | |
|---|------------------------------------|----|--|
| 1 | GREEN AREA | 11 | NEW 48" HEIGHT MTL. FENCE TO ENCLOSE THE POOL |
| 2 | METAL FENCE | 10 | 48" HIGH ACCESS GATES, WHEN PROVIDED, SHALL BE SELF-CLOSING AND SHALL COMPLY WITH FBC 2017 AND THE REQUIREMENTS OF SECTIONS R4501.17.1.1 THROUGH R4501.17.1.7 AND SHALL BE EQUIPPED WITH A SELF-LATCHING LOCKING DEVICE LOCATED ON THE POOL SIDE OF THE GATE. WHERE THE DEVICE RELEASE IS LOCATED NO LESS THAN 54 INCHES (1372 MM) FROM THE BOTTOM OF THE GATE, THE DEVICE RELEASE MECHANISM MAY BE LOCATED ON EITHER SIDE OF THE GATE AND SO PLACED THAT IT CANNOT BE REACHED BY A YOUNG CHILD OVER THE TOP OR THROUGH ANY OPENING OR GAP FROM THE OUTSIDE. GATES THAT PROVIDE ACCESS TO THE SWIMMING POOL MUST OPEN OUTWARD AWAY FROM THE POOL. THE GATES AND BARRIER SHALL HAVE NO OPENING GREATER THAN 1/2 INCH (12.7 MM) WITHIN 18 INCHES (457 MM) OF THE RELEASE MECHANISM |
| 3 | LANDSCAPE LIGHT | | |
| 4 | POOL DECK | | |
| 5 | ROOF DECK ACCESS STAIR | | |
| 6 | NEW MTL. FENCE OVER RETAINING WALL | | |
| 7 | NEW CAST-IN PLACE CONCRETE PAVERS | | |
| 8 | RIVER ROCKS REFER TO DETAIL | | |

LANDSCAPE ARCHITECT

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HAROLD HOYTE
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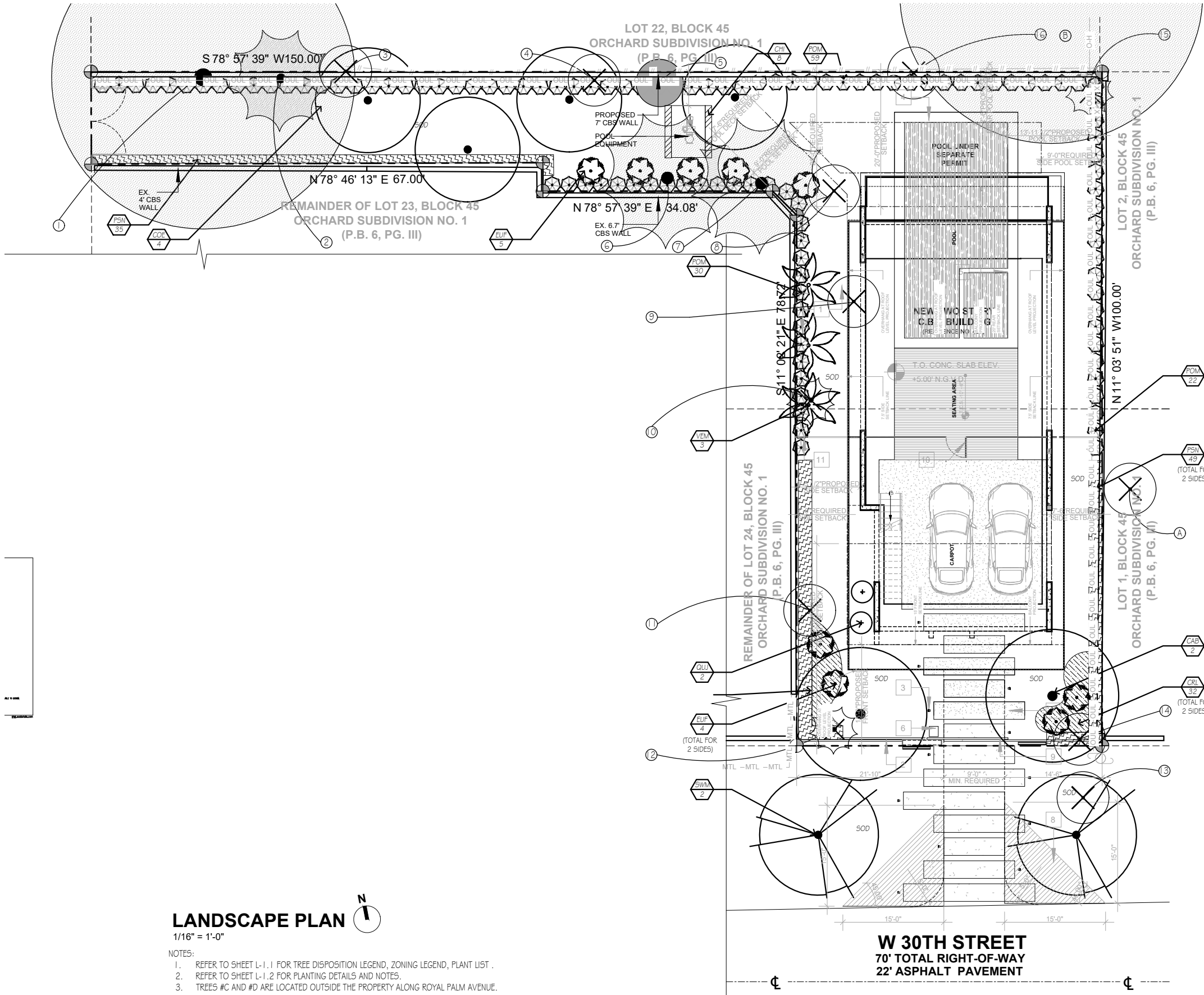
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POOL NOTES

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7 NEW CAST-IN PLACE CONCRETE PAVERS	
8 RIVER ROCKS REFER TO DETAIL	

LANDSCAPE PLAN

1/16" = 1'-0"

NOTES:

1. REFER TO SHEET L-1.1 FOR TREE DISPOSITION LEGEND, ZONING LEGEND, PLANT LIST.
2. REFER TO SHEET L-1.2 FOR PLANTING DETAILS AND NOTES.
3. TREES #C AND #D ARE LOCATED OUTSIDE THE PROPERTY ALONG ROYAL PALM AVENUE.

ALPARSLAN RESIDENCE

24-0017

437 WEST 31TH STREET, MIAMI BEACH, FL 33140

HAROLD R. HOYTE RLA 666869

DESIGN REVIEW BOARD, CITY OF MIAMI BEACH

DRB24-1045

L-1.0 LANDSCAPE PLAN

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SYMBOLS LEGEND	
	EXISTING TREE TO REMAIN
	EXISTING TREE TO BE REMOVED
	EXISTING PALM TO REMAIN
	EXISTING PALM TO BE REMOVED



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CITY OF MIAMI BEACH					
LANDSCAPE LEGEND					
INFORMATION REQUIRED TO BE PERMANENTLY AFFIXED TO PLANS					
Zoning District <u>RS-4</u> Lot Area <u>6,125 SF</u> Acres <u>.14 AC</u>					
<u>OPEN SPACE</u>			REQUIRED/ ALLOWED	PROVIDED	
A. Square feet of required Open Space as indicated on site plan: Lot Area = <u>6,125 SF</u> x <u>50</u> % = <u>3,062.50 SF</u>			3,062.50 SF	3,061 SF	
B. Square feet of parking lot open space required as indicated on site plan:					
Number of parking spaces _____ x 10 s.f. parking space =			N/A	N/A	
C. Total square feet of landscaped open space required: A+B=			3,062.50 SF	3,061 SF	
<u>LAWN AREA CALCULATION</u>					
A. Square feet of landscaped open space required			3,062.50 SF	3,061 SF	
B. Maximum lawn area (sod) permitted= <u>50</u> % x <u>3,061 SF</u> SF			1,530.50 SF	1,498 SF	
<u>TREES</u>					
A. Number of trees required per lot, less existing number of trees meeting minimum requirements= <u>(5)</u> trees x lot - (<u>0</u>) number of existing trees=			5	5	
A1. As per 126-6.c, Table A 2 trees at front yard, <u>3</u> trees in back yard					
A2. Per every 1,000 SF over 6,000 SF property, another tree will be added			1	2	
B. % Natives required: Number of trees provided x 30% =			2	7	
C. % Low maintenance / drought and salt tolerant required: Number of trees provided x 50%=			3	3	
D. Street Trees (maximum average spacing of 20' o.c.) _____ linear feet along street divided by 20' =			N/A	N/A	
E. Street tree species allowed directly beneath power lines: (maximum average spacing of 20' o.c.): <u>50'</u> LF along street divided by 20' =			3	2	
TOTAL TREES			9	9	
<u>SHRUBS</u>					
A. Number of shrubs required: Sum of lot and street trees required x 12=			108	235	
B. % Native shrubs required: x 50%=			54	124	
<u>LARGE SHRUBS OR SMALL TREES</u>					
A. Number of large shrubs or small trees required: Number of required shrubs x 10%=			9	11	
B. % Native large shrubs or small trees required: Number of large shrubs or small trees provided x 50%=			5	11	

LANDSCAPE LEGENDS

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L-1.1 LANDSCAPE LEGENDS

TREE DISPOSITION LEGEND									
	Common name	Scientific name	DBH (in.)	Ht (ft.)	Canopy	Condition	Disposition	CRZ (radius-ft.)	TPZ (radius-ft.)
1	Strangler Fig	Ficus aurea	>80	45	45	Fair	To Remain	20	25
2	Cabbage Palm	Sabal palmetto	11	20	15	3	To Remain	3	4
3	Manila Tamarind	Pithecellobium dulce	40	55	60	Poor	To Remove	20	30
4	Avocado	Persea americana	2	12	5	Poor	To Remove	3	4
5	Mango	Mangifera indica	2	15	7	Fair	To Remain	3	4
6	Fishtail palm	Caryota dypsis	multi	22	20	Fair	To Remain	5	5
7	Fishtail palm	Caryota dypsis	multi	22	20	Fair	To Remain	5	5
8	Schefflera tree	Schefflera actinophylla	12	27	20	Invasive	To Remove	n/a	n/a
9	Avocado	Persea americana	15	34	25	Poor	To Remove	12	15
10	Fishtail palm	Caryota dypsis	multi	27	15	Fair	To Remove	5	5
11	Manila Tamarind	Pithecellobium dulce	7	28	18	Fair	To Remove	6	8
12	Traveler's palm	Ravenala Madagascariensis	cluster	35	30	Fair	To Remove	12	15
13	Golden Raintree	Koelreuteria paniculata	3	15	4	Fair	To Remove	4	5
14	Dragon tree	Draceana sp.	14	10	5	Poor	To Remove	n/a	n/a
15	Solitaire palm	Ptychosperma elegans	4	16	6	Fair	To Remove	3	3
16	Brazilian Pepper	Schinus terebinthifolia	10	15	14	Invasive	To Remove	n/a	n/a
A	Brazilian Pepper	Schinus terebinthifolia	multi	20	25	Invasive	To Remain - adjacent property	n/a	n/a
B	Rainbow Eucaliptus	Eucaliptus deglupata	20	70	45	Fair	To Remain - adjacent property	18	25
C	Olive	Olea europea	5	12	8	Far	To Remain - adjacent property	4	6
D	Olive	Olea europea	5	12	10	Fair	To Remain - adjacent property	4	6

PLANT LIST						
Label	Quantity	Scientific Name	Common Name	Specifications	Native	Salt Tolerance
Trees/Palms						
CAB	2	Callophyllum brasiliense	Brazilian Beauty Leaf	12' Ht., 5' sp., 2" dbh, Florida #1, Standard		Moderate
COE	4	Conocarpus erectus	Green Buttonwood	12' Ht., 5' sp., 2" dbh, Florida #1, Standard	Yes	High
YEM	3	Veitchia montgomeryana	Montgomery Palm	16' HT., 8' CT., 6" dbh, Single trunk, Florida #1, Standard		Moderate
Street Trees						
SWM	2	Swietenia mahagoni	Mahogany	12' Ht., 2" dbh, Florida #1, Standard	Yes	High
Small Trees/Large Shrubs						
EUF	9	Eugenia foetida	Spanish Stopper	full, 25 gal, 6' ht. at time of planting	Yes	Moderate
QUJ	2	Quadrella jamaicensis	Jamaican Caper	full, 6' ht. at time of planting	Yes	Moderate
Shrubs						
CHI	8	Chrysolobanus icaco 'Red Tip'	Red Tip Cocoplum	7 gal., full, 30" ht. at time of planting, FL #1 or better	Yes	High
CRL	32	Croton linearis	Pineland Croton	3 gal., full, 24" ht. at time of planting, FL #1 or better	Yes	High
POM	111	Podocarpus macrophyllus	Podocarpus	3 Gal., 24" o.c., 18" ht. at time of planting, FL #1 or better		High
PSN	84	Psychotria nervosa	Wild Coffee	3 Gal., 24" o.c., 18" ht. at time of planting, FL #1 or better	Yes	Moderate
	235	TOTAL				
Sod						
	As shown	Stenotaphrum secundatum 'Palmetto'	St. Augustine 'Palmetto'	solid sod		



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LANDSCAPE ARCHITECT

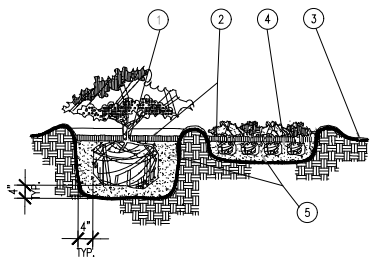


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BEST FACE OF SHRUB/
GROUNDCOVER TO FACE
FRONT OF PLANTING BED.
REFER TO PLANT
SCHEDULE FOR SPACING
MAINTAIN 12" DEAD ZONE AT
BED EDGE.

PLAN VIEW

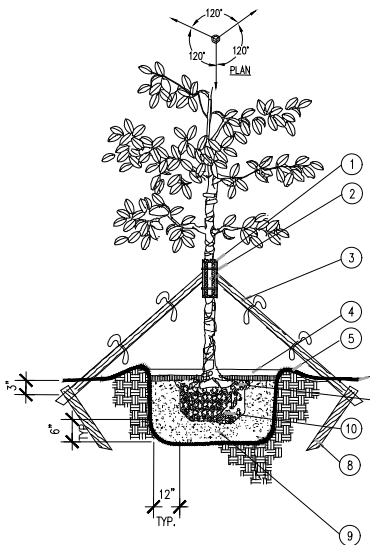


NOTES:

1. TOP OF SHRUB ROOTBALLS TO BE PLANTED 1" - 2" HIGH WITH SOIL MOUNDING UP TO THE TOP OF ROOTBALL.
2. 3" MINIMUM OF MULCH.
3. FINISHED GRADE.
4. PREPARED PLANTING SOIL.
5. SCARIFY ROOTBALL SIDES AND BOTTOM.

SHRUB/GROUNDCOVER PLANTING DETAIL

N.T.S.



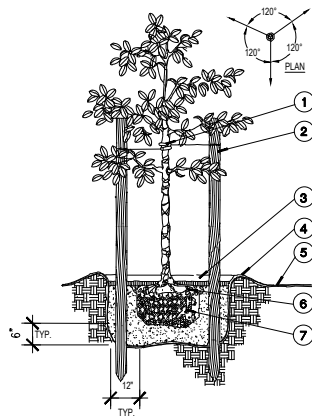
1. 5 LAYERS OF BURLAP TO PROTECT TRUNK
2. TWO STEEL BANDS TO SECURE BATTONS 3. FIVE 2" X 4" X 18" WOOD BATTONS
3. 5-2" X 8" LODGE POLES. NAIL (DRILL AND NAIL IF NECESSARY) TO BATTONS 2" X 4" STAKES. FLAG AT MIDPOINT AND AT BASE. (WITH ORANGE FLAGGING)
4. 3" MINIMUM OF MULCH.
5. SOIL BERM TO HOLD WATER.
6. FINISHED GRADE
7. TOP OF ROOTBALL MIN. 1" ABOVE FINISHED GRADE
8. 2" X 4" X 3" (MIN). P.T. WOOD STAKES BURIED 3" BELOW FINISHED GRADE.
9. PREPARED PLANTING SOIL
10. ROOTBALLS GREATER THAN 24" DIAMETER SHALL BE PLACED ON MOUND OF UNDISTURBED SOIL TO PREVENT SETTLING.

NOTE:

CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.

LARGE TREE PLANTING DETAIL

N.T.S.



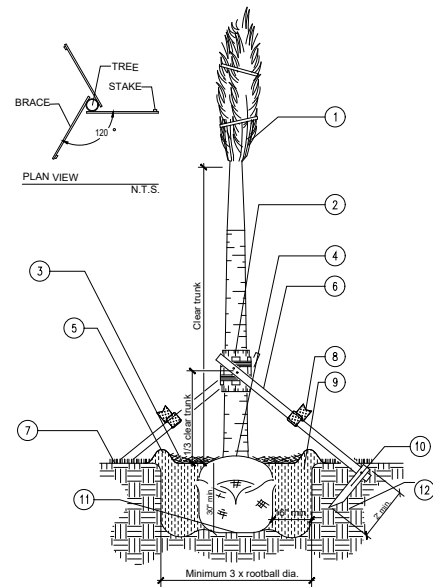
1. 3/4" ARBORTIE BY DEEPROOT OR APPROVED EQUAL. (NOTE FOR MULTI-TRUNK TREES. GUY TO STRONGEST TRUNK AT CENTER).
2. THREE 2" X 8" LODGE POLES. SPACE EVENLY AROUND TREE.
3. 3" MINIMUM OF MULCH.
4. SOIL BERM TO HOLD WATER.
5. FINISHED GRADE.
6. TOP OF ROOTBALL MIN. 1" ABOVE FINISHED GRADE
7. ROOTBALLS GREATER THAN 24" DIAMETER SHALL BE PLACED ON MOUND OF UNDISTURBED SOIL TO PREVENT SETTLING ROOTBALLS SMALLER THAN 24" IN DIA. MAY SIT ON COMPACTED EARTH.

NOTE:

CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.

SMALL TREE PLANTING DETAIL

N.T.S.



NOTES:

1. TIE FRONDS WITH BURLAP STRIP FRO PROTECTION OF BUD.
2. WRAP TRUNK WITH 5 LAYERS OF BURLAP. WRAP CLEAT BAND AROUND 2X4X12" LUMBER. NAIL BRACES TO LUMBER.
3. APPLY 3" OF MULCH.
4. DO NOT MULCH ON TOP OF ROOTBALL.
5. FORM 6" HIGH SOIL DAM RING AROUND TREE TO CREATE WATERING BASIN.
6. 2X4 WOOD BRACES. LENGTH VARIES.
7. FINISH GRADE.
8. PROVIDE FLUORESCENT TAPE WARNING FLAGS AT 2' O.C. ON ALL STAKES, AS SHOWN.
9. BACKFILL WITH TILED AND LOOSENEED SOIL FREE OF DELETERIOUS MATERIAL FOR PLANT GROWTH. WATER AND TAMP TO REMOVE AIR POCKETS.
10. 2X4 WOOD STAKE. NAIL BRACE TO STAKE.
11. SET ROOTBALL ON UNDISTURBED SOIL.
12. UNDERSTURBED EXISTING SOIL.

PALM PLANTING DETAIL

N.T.S.

LANDSCAPE GENERAL NOTES

1. All plants furnished by the Landscape Contractor unless otherwise specified shall be Florida No.1 or better, and shall be specified in Grades and Standards for Nursery Plants, Part 1 (3rd Ed., 1975) by the Florida Department of Agriculture and Consumer Services Division of the plant industry.
2. All shrubs, and groundcovers shall be guaranteed for 90 days from date of final acceptance. All trees and palms shall be guaranteed for six months from date of final acceptance.
3. Planting soil shall be weed-free, and consist of 60% clean, coarse, sharp, Lake Wales Silica Sand (alternate: Ortona or FDOT #3 coarse silica sand) and 30% Everglades muck mixed with 10% Canadian Peat.
4. All planting beds to be weed and grass free. Contractor shall apply herbicide to soil as recommended by manufacturer.
5. Landscape Contractor shall locate and verify all underground utilities prior to digging.
6. All trees and standard shrub material to be staked in a good workmanlike manner. No nail staking permitted.
7. All trees, shrubs and groundcovers shall be fertilized at installation with: Five (5) of FEC 3-24-0-#1308 as manufactured by Atlantic-Florida East Coast Fertilizer Company, Homestead, Florida or equal, and two (2) pounds FEC 15-8-8 #2500 or equal per cubic yard of planting soil.
8. Cover all planting beds with a minimum of 3" layer of shredded Pine, Eucalyptus or Florimuch (100% shredded Melaleuca). Do not use Bald Cypress mulch.
9. Where quantities and/or species differ between the planting plan(s) and the plant list, the plan(s) shall govern.
10. No changes shall be made without the prior, written consent of the Landscape Architect and/or Owner.
11. Place and maintain protective barriers around the drip line of all trees to be retained on site. These barriers shall be easily visible and sturdily constructed. No heavy equipment or materials shall be stored within the drip line of protected trees. Any trees designated to remain on-site which the City determines to have been damaged during construction shall promptly be replaced with plants of equivalent size and value as required at no cost to the City.
12. General Contractor shall submit photos to Landscape Architect/Owner for approval for all plant material 7 gallons or larger unless otherwise specified.
13. Loss or damage of branches 1" width or greater due to transport and installation are the responsibility of the GC and grounds for immediate rejection by Landscape Architect/Owner.

PLANTING DETAILS & NOTES

ALPARSLAN RESIDENCE

24-0017

437 WEST 31TH STREET, MIAMI BEACH, FL 33140

DESIGN REVIEW BOARD, CITY OF MIAMI BEACH

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L-1.2 PLANTING DETAILS & NOTES

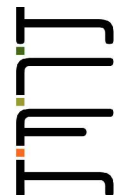


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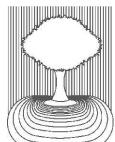
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