

NOTES:

BEST MANAGEMENT PRACTICES SET BY FLORIDA FRIENDLY LANDSCAPE STANDARDS TO BE UTILIZED ON ALL SITES

DURING LAND ALTERATION AND CONSTRUCTION ACTIVITIES, IT SHALL BE UNLAWFUL TO REMOVE VEGETATION BY GRUBBING OF TO PLACE SOIL DEPOSITS, DEBRIS, SOLVENTS, CONSTRUCTION MATERIAL, MACHINERY OR OTHER EQUIPMENT OF ANY KIND WITHIN THE DRIFLINE OF A TREE TO REMAIN ON THE SITE UNLESS OTHERWISE APPROVED BY THE CITY.

ALL NUISANCE, EXOTIC VEGETATION SHALL BE REMOVED & ERADICATED FROM THE ENTIRE SITE.

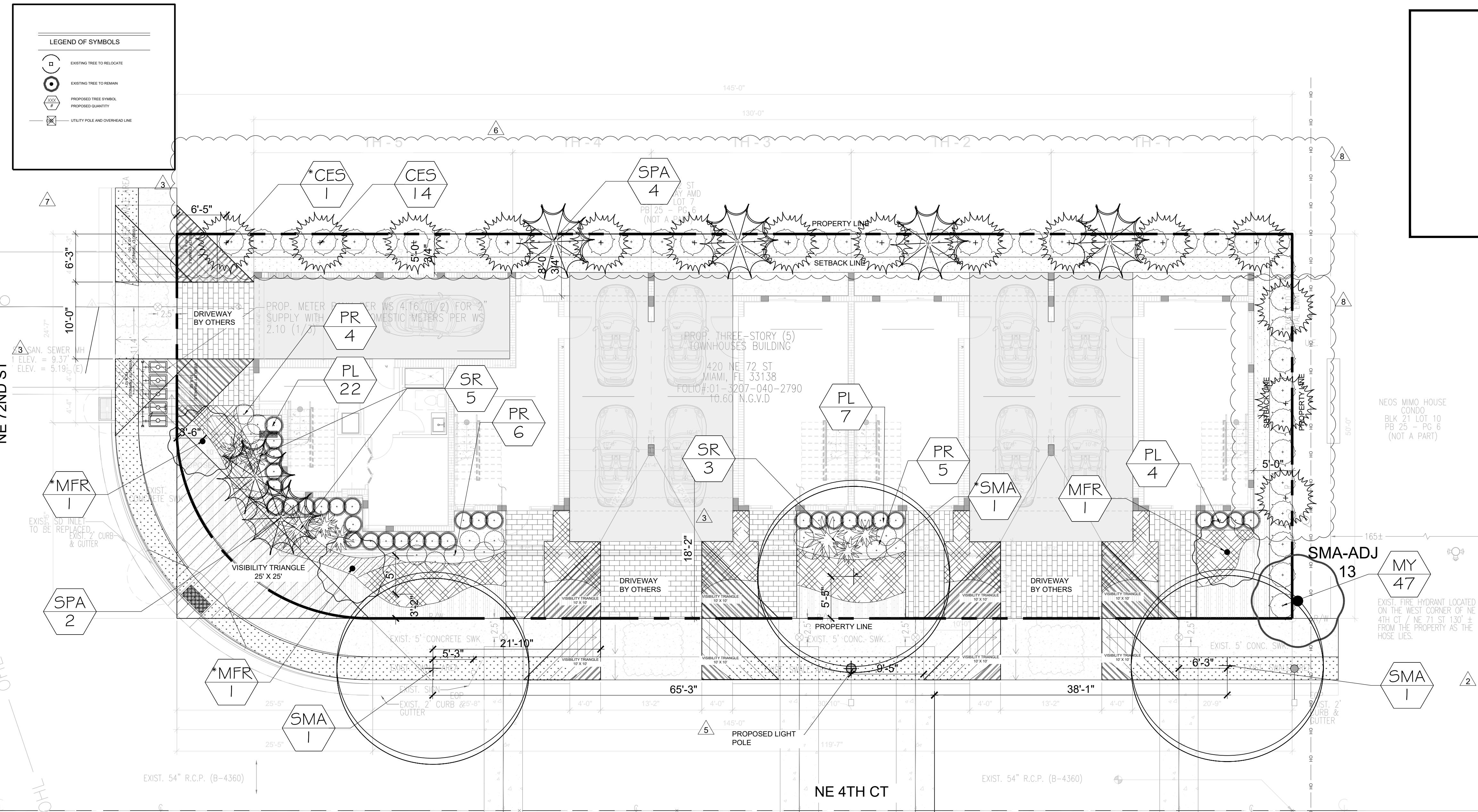
LANDSCAPE ADHERES TO "MIAMI 21" GUIDELINES AND SPECIFICATIONS FOR PLANT MATERIALS AND DESIGN LAYOUT

ANY PROPOSED CANOPY TREE WITHIN 6' OF ANY EXISTING OR PROPOSED UNDERGROUND UTILITIES SHALL UTILIZE A ROOT PROTECTION BARRIER

THE USE OF CYPRESS MULCH IS DISCOURAGED AND ALL MULCH IS TO BE KEPT AT A MINIMUM 6" FROM THE BASE OF ALL PLANT MATERIALS.

POLES AND TIES ARE TO BE REMOVED PRIOR TO PLANTING. TREES ARE TO BE ABLE TO STAND WITHOUT SUPPORT. THOSE THAT CANNOT STAND UPRIGHT ALONE WILL BE REJECTED

ANY SHRUBS OR GROUNDCOVERS WITHIN THE CLEAR SIGHT TRIANGLES AS SHOWN ON THIS PLAN SHALL NOT EXCEED 24" IN HEIGHT IN PERPETUITY

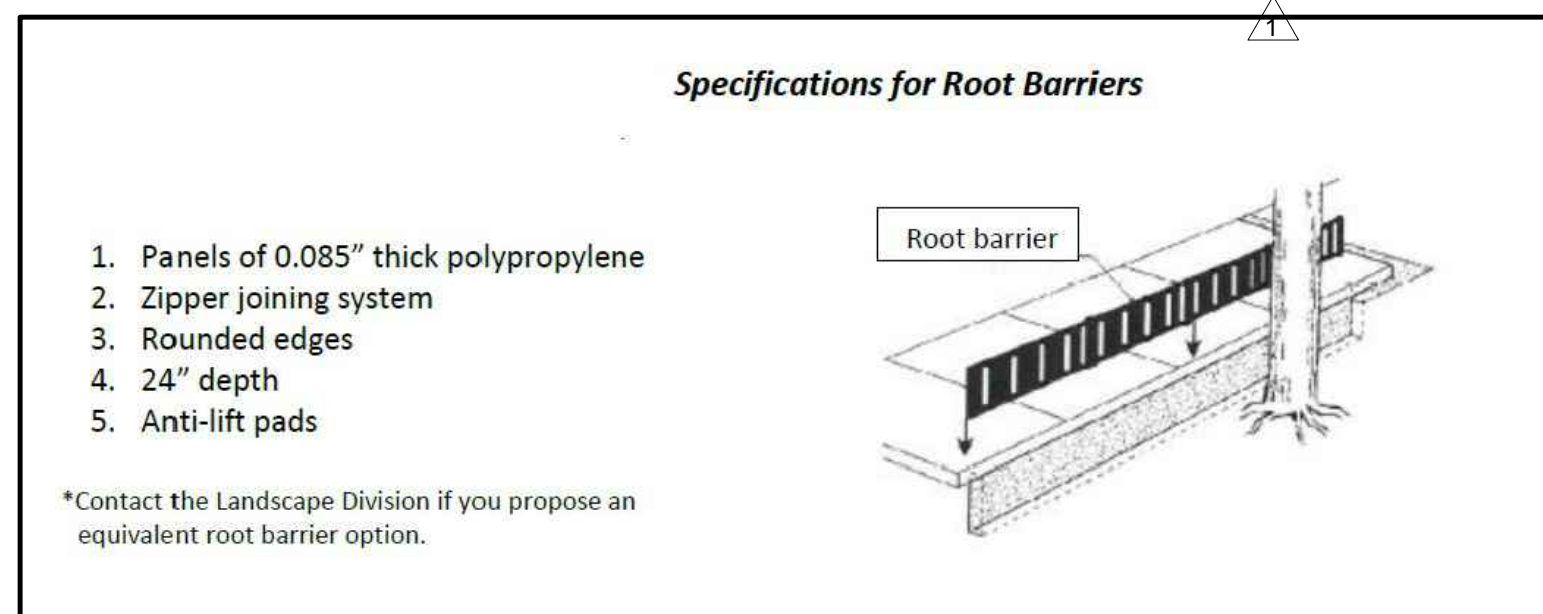


ALL TREES SHALL BE SPACED 5' FROM ALL UTILITY LINES.

DUE TO CONFLICTS WITH ROW INFRASTRUCTURE AND VISIBILITY TRIANGLES THE FOUR (4) LOT TREES DENOTED WITH AN ASTERISK (*) ARE TO BE COUNTED TOWARD THE STREET TREE REQUIREMENT AND ARE PLANTED WITHIN 7' FROM THE PROPERTY LINE AS PERMITTED UNDER ARTICLE 9.

4 TREES PROPOSED WITHIN THE LOT TO BE COUNTED TOWARD STREET TREE REQUIREMENT DUE TO ROW AND UTILITY CONFLICTS. TREES ARE PLANTED WITHIN 7'.

SWIETENIA MAHAONI TREES ADDED AS PER ENVIRONMENTAL RESOURCES DEPT. REVIEWER REQUEST TO PROVIDE MORE TREE CANOPY COVER ALONG PUBLIC ROW.



- GENERAL NOTES:**
- CONTRACTOR IS RESPONSIBLE FOR DETERMINING ALL UTILITY LOCATIONS AND INSTALLING FACILITIES SO AS TO NOT CONFLICT. ALL DAMAGE TO EXISTING UTILITIES OR IMPROVEMENTS CAUSED BY CONTRACTOR SHALL BE REPAIRED AT NO ADDITIONAL COST TO THE OWNER.
 - CONTRACTOR TO NOTIFY "SUNSHINE STATE ONE CALL OF FLORIDA, INC." AT 1-800-432-4770 TWO FULL BUSINESS DAYS PRIOR TO DIGGING FOR UNDERGROUND UTILITY LOCATIONS.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING FINAL GRADING OF ALL ASSOCIATED PLANTING AREAS.
 - AFTER FINAL GRADE, AREA TO BE RAKED TO 6" DEPTH AND ALL ROCK AND FOREIGN INORGANIC MATERIALS REMOVED AND DISPOSED OF PROPERLY OFF-SITE.
 - TREE PROTECTION BARRICADES SHALL BE PROVIDED BY LANDSCAPE CONTRACTOR AROUND EXISTING TREES THAT MAY BE IMPACTED BY THE PROPOSED CONSTRUCTION. PRIOR TO ANY CONSTRUCTION A TREE PROTECTION BARRICADE INSPECTION SHALL BE CONDUCTED BY THE LANDSCAPE ARCHITECT, OWNER OR GOVERNING MUNICIPALITY. REFER TO LANDSCAPE DETAIL FOR TREE PRESERVATION BARRICADE FENCING.

LANDSCAPE LEGEND
INFORMATION REQUIRED TO BE PERMANENTLY AFFIXED TO PLANS

Transect Zone: T4-R Lot Area 7,250 Acres .166

OPEN SPACE	REQUIRED/ ALLOWED	PROVIDED
A. Square feet of required Open Space, as indicated on site plan: Lot Area = 7,250 s.f. x 15% = 1,087.5 s.f.	1,087.5	2,834
B. Square feet of parking lot open space required by Article 9, as indicated on site plan: Number of parking spaces NA x 10 s.f. per parking space =	NA	NA
C. Total square feet of landscaped open space required: A+B=	1,087.5	2,834
LAWN AREA CALCULATION		
A. Square feet of landscaped open space required by Miami21:	1,087.5	NA
B. Maximum lawn area (sod) permitted = 40% x 1,087.5 s.f.	435	0
TREES		
A. Number of trees required per net lot acre, less existing number of trees meeting minimum requirements = 28 trees x .166 net lot acres - number of existing trees =	5	24
B. % Palms allowed: Number of trees provided x 30% =	2	6
C. % Natives required: Number of trees provided x 30% =	2	24
D. % Drought tolerant and low maintenance: Number of trees provided x 50% =	3	24
E. Street Trees (maximum average spacing of 30' o.c.): 159 linear feet along street / 30' = TOTAL FRONTAGE LENGTH REDUCED BY 1'-12' DRIVEWAY APPROACHES % Palms permitted to count towards street trees on 1:1 basis x 30%:	6	6
F. Street trees located directly beneath power lines: (maximum average spacing of 25' o.c.): 132.5 linear feet along street / 25' =	N/A	N/A
SHRUBS		
A. Number of shrubs required: Number of trees required x 10 =	50	165
B. % Native shrubs required: Number of shrubs provided x 30% =	50	85
C. % Drought tolerant and low maintenance required: Number of shrubs provided x 50% =	83	200

PROPOSED PLANT LIST

Street + Lot Trees

ABB.	QTY	SCIENTIFIC NAME	COMMON NAME	NATIVE	XERIC	DBH	HEIGHT	SPREAD	SPECIFICATIONS
*SMA	3	<i>Swietenia mahagoni</i>	West Indian Mahogany	YES	HIGH	4" DBH Min	Min 16' OA	Min 8'	B&B - Min. 4" clear trunk - *STREET TREE
*MFR	3	<i>Myrcianthes fragrans</i>	Simpson Stopper	YES	HIGH	4" DBH Min	Min 16' OA	Min 8'	B&B - Multi Stem - *Denotes a street tree within property
*CES	15	<i>Conocarpus erectus var. sericeus</i>	Silver Buttonwood	YES	HIGH	4" DBH Min	Min 16' OA	Min 8'	B&B - *Denotes a street tree within property
SPA	6	<i>Sabale palmetto</i>	Sable palm	YES	HIGH	6" DBH Min	Min 16' OA	Min 6'	Boots On - Character - 2-1 Palm Mitigation replacement

Note: Tree mitigation required as per City Code: 172' Total - per sheet - 60 trees @ 2" DBH x 6' canopy spread x 12' h OA or 30 trees @ 4" DBH x 8' canopy spread x 16' h OA (combinations permitted).
NOT COMPLIANT
 PROVIDED: 21 TREES @ 4" DBH x 8' canopy spread x 16' h OA AND 2 trees @ 2" DBH x 6' canopy spread x 12' h OA or 20 trees (PROVIDED USING 21 PALMS TOTAL OF 4 PALMS)
 Palm mitigation required as per City Code: 1 palms Total removed - 2 Palms @ 16' h OA x 6" DBH or 1 tree @ 12' h OA x 2" DBH (Native palm @ 14' h OA x 3" DBH may substitute for tree).
COMPLIANT
 PROVIDED: 2 PALMS
 MITIGATION DEFICIT TOTAL IS 16 TREES @ 2". PAYMENT INTO TRUST FUND TOTALS \$18,000.00

Shrubs & Groundcovers

SR	QTY	SCIENTIFIC NAME	COMMON NAME	NATIVE	XERIC	HEIGHT	SPREAD	SPECIFICATIONS
SR	5	<i>Serenia repens</i>	Saw Palmetto Silver	YES	HIGH	30"-36" OA ht.	- 36" O.C.	
PR	15	<i>Philodendron Red Congo</i>	Red Congo	NO	MED	24" O.A. ht.	- 30" O.C.	
	15	<i>Philodendron xanadu</i>	Xanadu Philodendron	NO	MED	24" O.A. ht.	- 30" O.C.	
	* 127	<i>Ficus microcarpa</i>	Green Island Ficus	NO	HIGH	24"- OA ht.	- 24" O.C.	
PL	* 33	<i>Psychotria ligustrifolia</i>	Bahama Wild Coffee	YES	HIGH	18"-24" OA ht.	- 30" O.C.	
MY	* 47	<i>Myrica cerifera</i>	Wax Myrtle	YES	HIGH	36"-48" OA ht.	- 48" O.C.	
	800	<i>Arachis glabrata</i>	Peanut Grass	NO	MED	6" OA ht.	- 12" O.C.	
	610 sf	cap rock 4" - gravel						As noted on plan and to be determined by contractor
		Mulch	Organic-Nutra Mulch					As noted on plan and to be determined by contractor

Notes: Planting bed to be mulched - *Mulches shall be applied and maintained in accordance with the most recent edition of the Florida Yards & Neighborhoods Handbook titled "A Guide to Florida Friendly Landscaping" by the University of Florida, Institute of Food and Agricultural Sciences (UF/IFAS) and available online at <http://www.floridayards.org/landscaping/PW-Handbook.pdf>. Cypress mulch shall not be used because it has degraded cypress wetlands.
 * Denotes shrubs that count toward minimum code requirements

walk

Landscape + Urban Design
Planning | Research |
Consulting
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Suite #203
Coral Gables, FL 33143
305.216.3352

REVISIONS / SUBMISSIONS

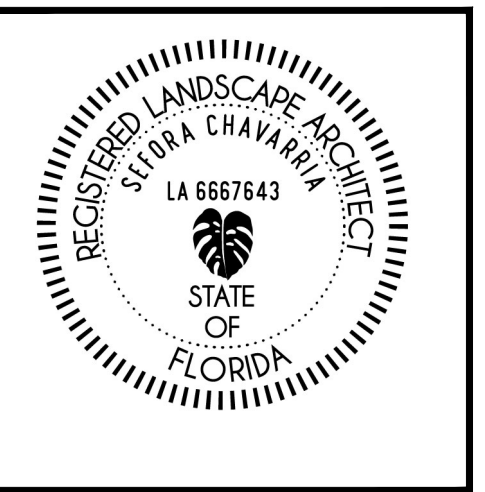
NO.	REVISION	DATE
1	REVISION	04.06.2023
2	REVISION	02.20.2024
3	REVISION	06.17.2024
4	REVISION	08.26.2024
5	REVISION	09.19.2024
6	REVISION	11.18.2024
7	REVISION	05.09.2025
8	REVISION	07.01.2025

SCALE: 0 4' 8' 16'
1/8" = 1'-0"

CLIENT:
420 NE 72 STREET
MIAMI, FL 33138

LITTLE RIVER
420 NE 72 STREET
MIAMI, FL 33138

LANDSCAPE PLANTING PLAN



DRAWN BY: SB.DC
CHECKED BY: SC
DATE: 02.20.2024

SHEET NUMBER:
L-02