



NEW RESIDENCE | 4747 NORTH BAY ROAD | MIAMI BEACH, FLORIDA
MIAMI BEACH DESIGN REVIEW BOARD SECOND SUBMITTAL 09.07.18

CLIENT / PROPERTY INFORMATION

PROPERTY ADDRESS
4747 NORTH BAY ROAD
MIAMI BEACH, FL 33140

EXISTING VEGETATION SUMMARY

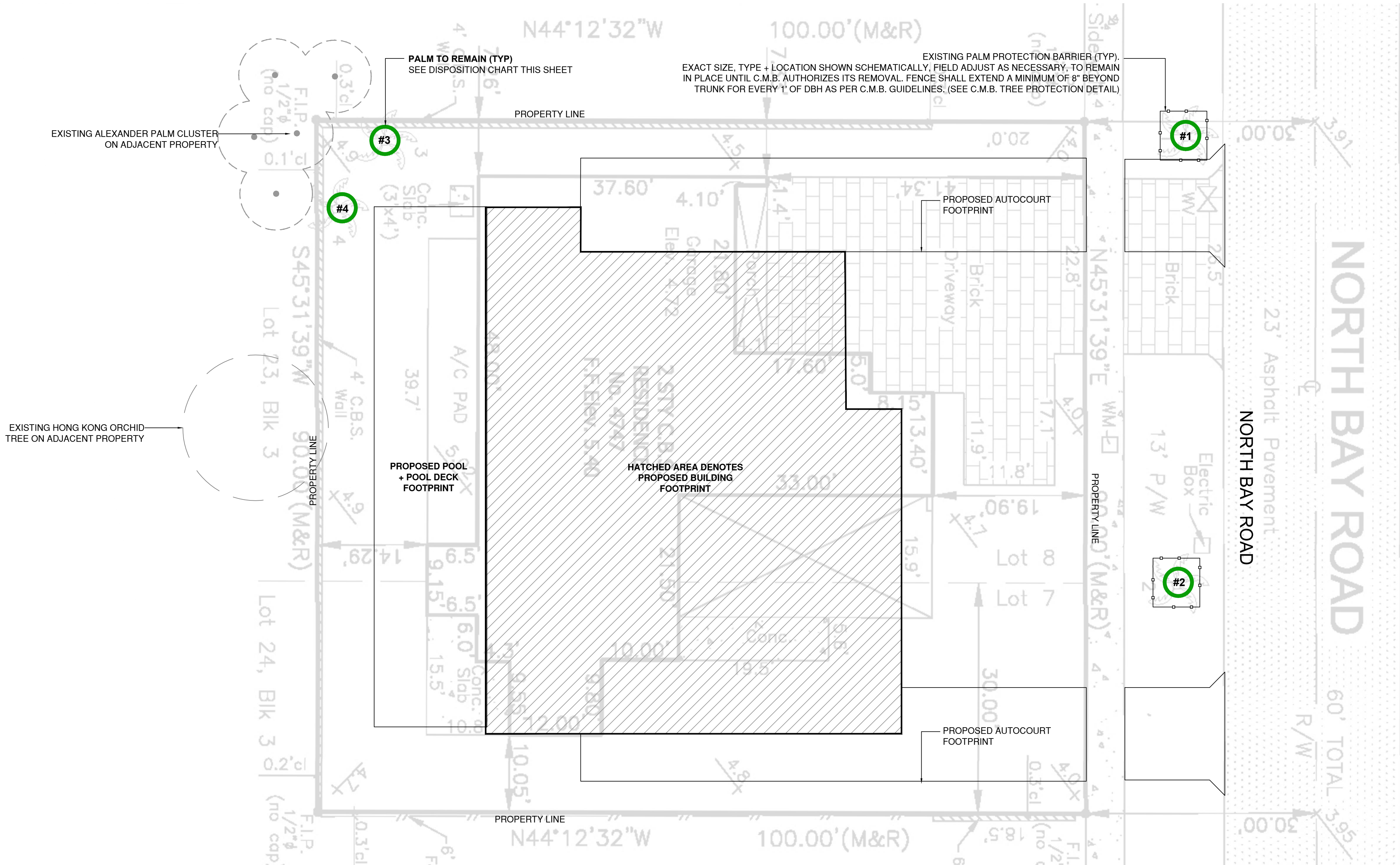
The existing vegetation located on the property is composed of palms. Two Royal Palms in the ROW and two alexander palms in the rear yard. There are no existing trees located in this property to be removed. The Landscape Architect intends to keep all palms unless they are in direct conflict with the proposed addition.

SCOPE OF WORK

- Preservation of existing vegetation and landscape
- New landscape design to complement new contemporary Residence

INDEX OF SHEETS

- L0 Landscape Cover Page + Sheet Index
- L1 Existing Tree Survey + Disposition Plan
- L2 Ground Level Landscape Plan
- L3 Ground Level Landscape Plan
- L4 Landscape Legend, Plant List, Landscape Notes + Details



PALM PROTECTION FENCES SHALL BE CONSTRUCTED PRIOR TO ANY CONSTRUCTION ACTIVITY INCLUDING GRUBBING FOR ALL 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.

FENCE SHALL EXTEND A MINIMUM OF 8" BEYOND TRUNK FOR EVERY 1" OF DBH AS PER C.M.B. GUIDELINES.

PALM PROTECTION BARRIERS TO EXTEND BEYOND THE 'DRIPLINE' or TO THE 'CRITICAL ROOT ZONE AREA' OF ALL PALMS TO BE PROTECTED. EXTEND WHERE NECESSARY TO PROTECT PALM CANOPY ROOTS.

IN-GROUND METAL POLES AT 8' SPACING.

MINIMUM 4' HEIGHT PREMANUFACTURED CONTINUOUS CHAIN LINK FENCE BARRIER

PROTECTION DETAIL NOTE
CONTRACTOR TO INSTALL 'PALM PROTECTION FENCE BARRIERS' AROUND ALL EXISTING 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

C.M.B. TREE + PALM PROTECTION DETAIL (CHAINLINK)

N.T.S.

C.M.B. EXISTING PALM SURVEY LEGEND

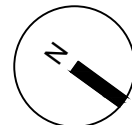
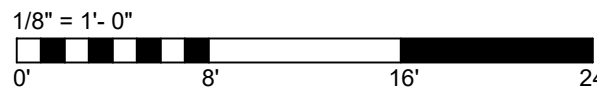
EXISTING PALM PROTECTION FENCE

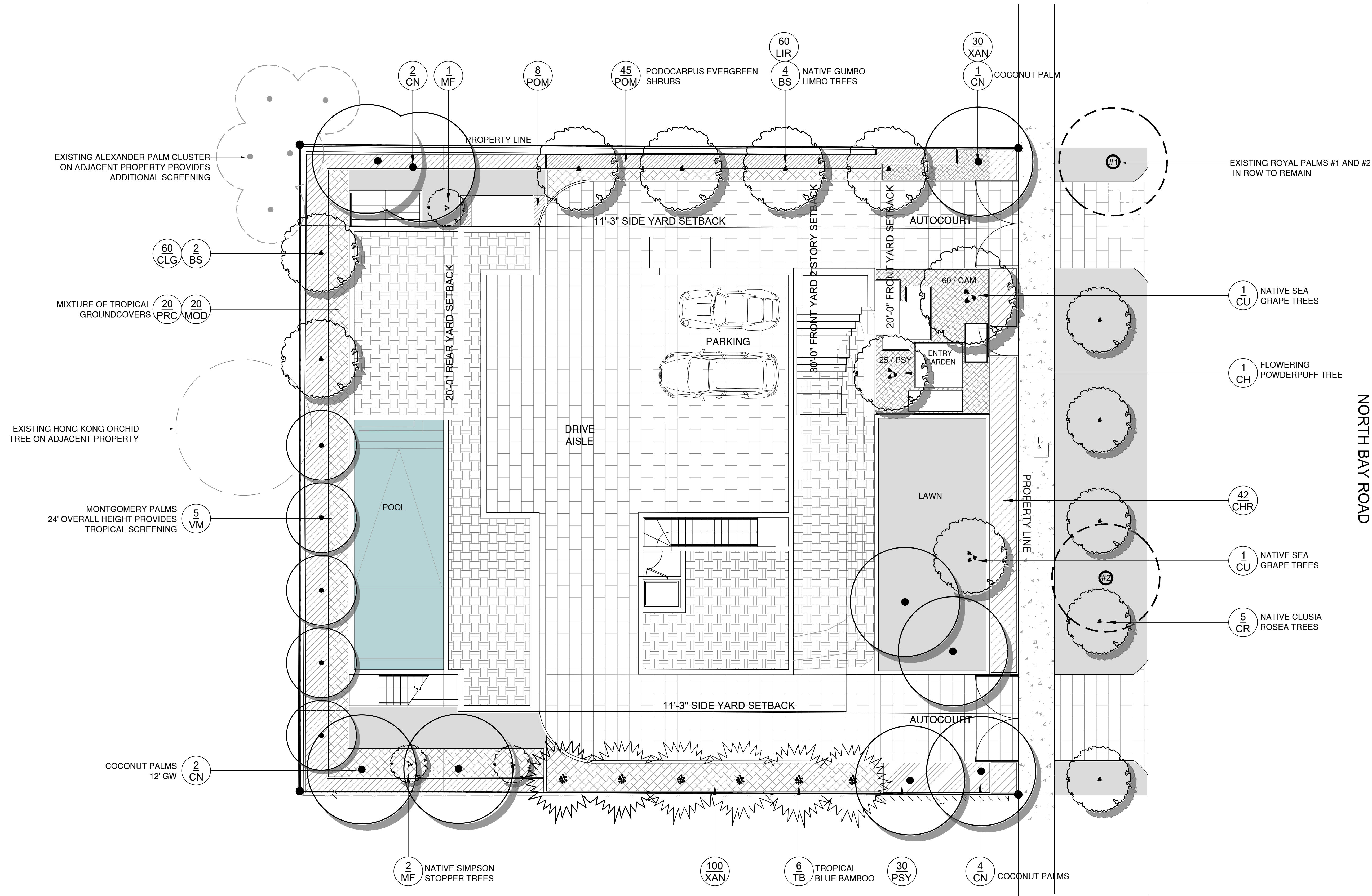
EXISTING PALM TO REMAIN / PRESERVE + PROTECT

C.M.B. EXISTING TREE INVENTORY + DISPOSITION CHART - 4747 NORTH BAY ROAD												
NUMBER	COMMON NAME	BOTANICAL NAME	SPECIMEN	D.B.H. (IN)	HEIGHT (FT)	SPREAD (FT)	CONDITION	DISPOSITION	CANOPY AREA	CANOPY LOSS / MT. REQ. (SF)	COMMENTS	PERMIT REQUIRE P+Z, GPM / P+W, N/A.
#1	Royal Palm	Roystonea Elata	NO	+/- 1.5'	+/- 40'	+/- 25'	FAIR	REMAIN	28 SF	0 SF	PRESERVE + PROTECT DURING CONSTRUCTION	N/A
#2	Royal Palm	Roystonea Elata	NO	+/- 0.8'	+/- 18'	+/- 8'	FAIR	REMAIN	28 SF	0 SF	PRESERVE + PROTECT DURING CONSTRUCTION	N/A
#3	Macarthur Palm	Ptychosperma Macarthur	NO	+/- 0.4'	+/- 20'	+/- 8'	FAIR	REMAIN	78 SF	0 SF	D.B.H. IS LESS THAN 6", NO PERMIT REQUIRED FOR REMOVAL	N/A
#4	Macarthur Palm	Ptychosperma Macarthur	NO	+/- 0.4'	+/- 20'	+/- 8'	FAIR	REMAIN	78 SF	0 SF	D.B.H. IS LESS THAN 6", NO PERMIT REQUIRED FOR REMOVAL	N/A

- C.M.B. TREE INVENTORY + DISPOSITION PLAN NOTES**
- 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.
 - EXISTING TREE, PALM, AND VEGETATION INFORMATION AS INDICATED HAS BEEN PREPARED AS AN OVERLAY ON THE SURVEY PREPARED BY AMERICAN SURVEYORS OF MIAMI, CORP. DATED 12.12.17
 - THE INFORMATION AS PRESENTED HEREIN HAS BEEN FIELD VERIFIED BY THE LANDSCAPE ARCHITECT ON 07.12.18
 - 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.
 - 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.

EXISTING TREE SURVEY + DISPOSITION PLAN





NEW RESIDENCE
4747 NORTH BAY ROAD, MIAMI BEACH, FL
MIAMI BEACH DRB LANDSCAPE SUBMITTAL

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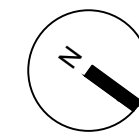
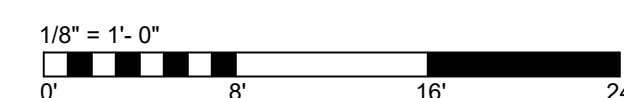
DATE
09.07.2018

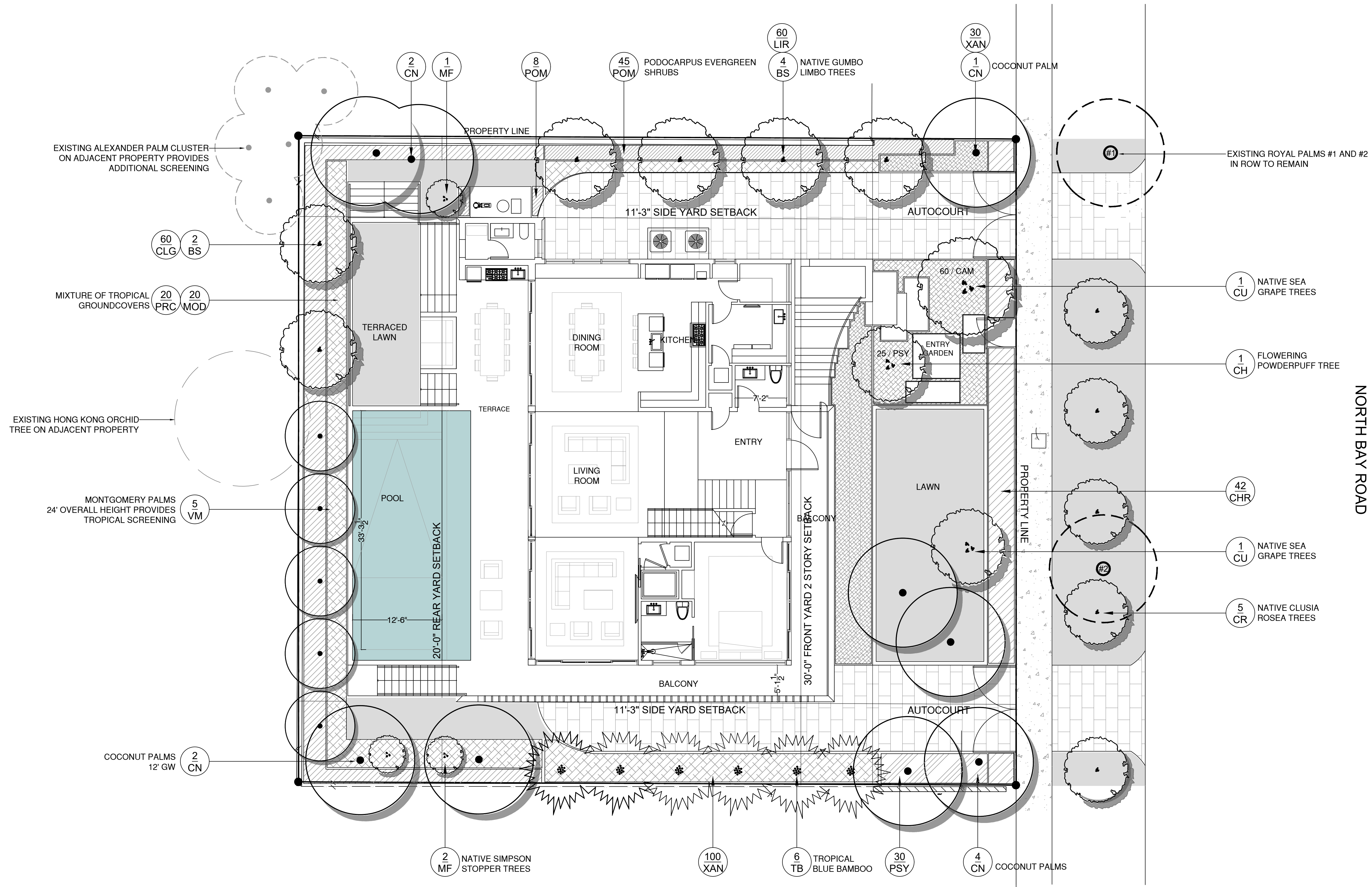
REVISIONS
1ST DRB SUBMITTAL 08.20.18
2ND DRB SUBMITTAL 09.07.18
FINAL DRB SUBMITTAL 03.08.19

SHEET NO.

L-2

GROUND LANDSCAPE PLAN

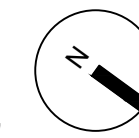
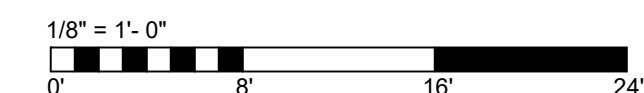




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FIRST LEVEL LANDSCAPE PLAN

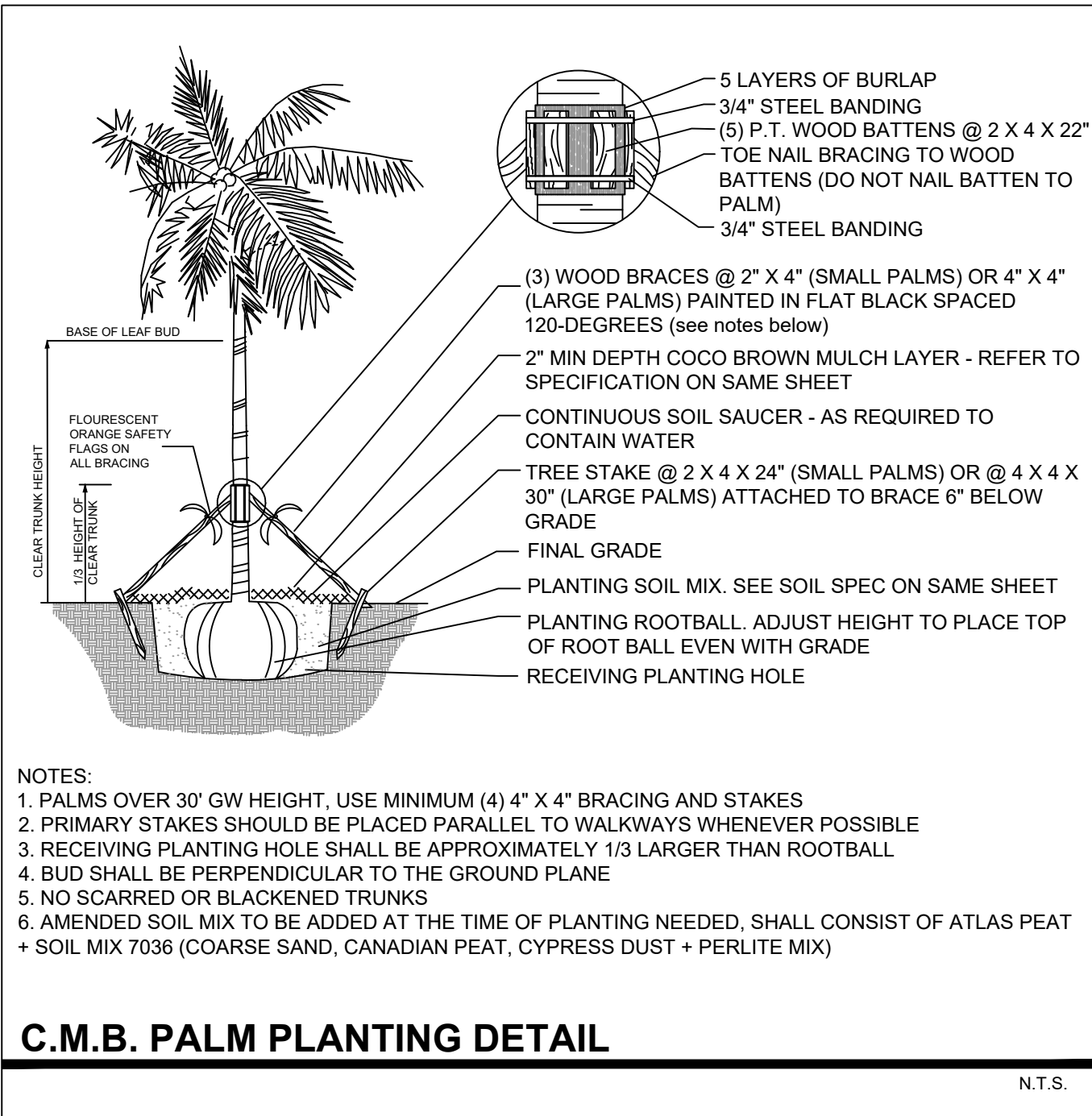
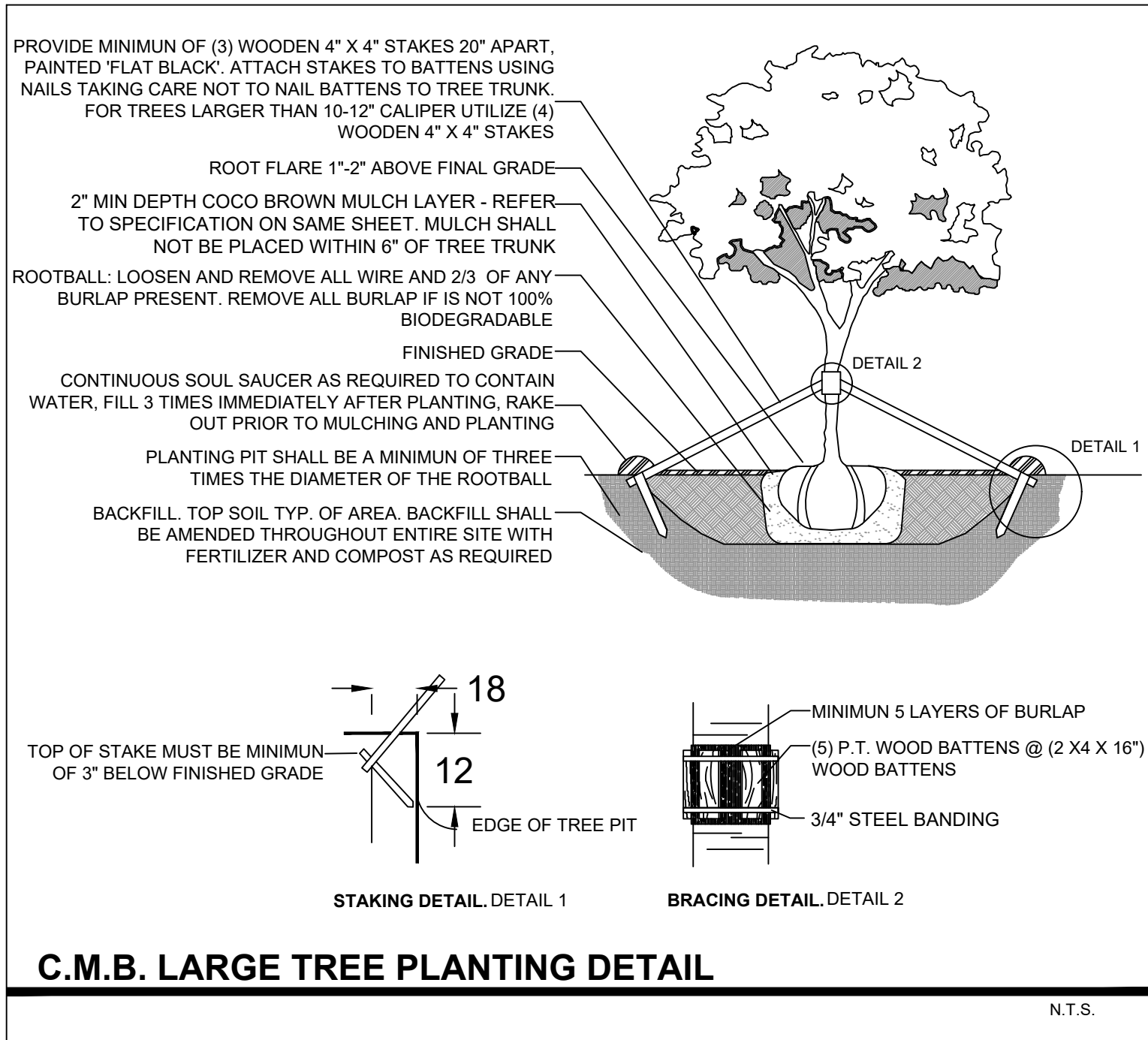


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SHEET NO.
L-3



PLANTLIST - 4747 NORTH BAY ROAD

KEY	NATIVE	QTY.	COMMON NAME	BOTANICAL NAME	HEIGHT, SPECIFICATION, & NOTES
TREES					
BS	YES	6	GUMBO LIMBO TREE	Bursera simarubra	100 gallon, 18' height, 8' spread, 6" dbh, standard form , 5' clear trunk
CH	NO	1	POWDERPUFF TREE	Calliandra surinamensis	50 gallon, 10' height, 6' spread, 2" dbh multiform
CR	YES	5	PITCH APPLE STREET TREE	Clusia rosea	100 gallon, 14' height, 8' spread, 3-4" dbh, standard
CU	YES	2	SEA GRAPE TREE	Coccoloba uvifera	(1) @ 100 gallon, 12'-14' height, multi, 8' spread + (1) @ 50 gallon, 10' height, multi, 6' spread
MF	YES	3	SIMPSON STOPPER TREE	Myrcianthes fragrans	12' height, 6' spread, multi-trunk
PALMS					
CN	NO	9	'GR. MALAYAN' COCONUT PALM	Cocos nucifera 'Green Malayan'	8'-12' grey wood, florida fancy
VM	NO	5	MONTGOMERY PALM	Veitchia montgomeryana	24' overall height, 10' clear trunk, florida fancy
BAMBOO					
TB	NO	6	TROPICAL BLUE BAMBOO	Bambusa chungii	field grown, 18' height, full to base
SHRUBS					
CHR	YES	42	COCO PLUM SHRUB	Chrycobalanus icaco	15 gallon, 4' height, full, space 24" on center
CLG	NO	60	SMALL LEAF CLUSIA	Clusia guttifera	15 gallon, 5' height, full, space 3" on center
POM	NO	53	PODOCARPUS 'EVERGREEN'	Podocarpus macrophyllus	15 gallon, 4' height, space 24" on center
PSY	YES	55	DWARF BAHAMA COFFE	Psychotria ligustrifolia	7 gallon, 24' height, space 18" on center
TROPICALS, GROUNDCOVERS, + ACCENTS					
CAM	NO	60	DWARF CARISSA	Carissa macro 'Emerald Blanket'	3 gallon, 14" height, space 18" on center
LIR	NO	60	LILYTURF	Liriope muscari	1 gallon, full 18" on center
MOD	NO	20	SWISS CHEESE PLANT	Monstera deliciosa	3 gallon, full 24" on center
XAN	NO	130	PHILODENDRON 'XANADU'	Philodendron 'Xanadu'	3 gallon, full, 18" on center
PRC	NO	20	PHILODENDRON 'ROJO CONGO'	Philodendron 'Rojo Congo'	3 gallon, full 24" on center
SOD, AGGREGATE & MULCH					
DGA			3/8" DECOMPOSED GRANITE AGGREGATE OR STONE TO BE SELECTED, INSTALLED OVER FILTER FABRIC AND WEED BARRIER MATERIAL / OLIMAR, 2" MIN. DEPTH		
MLC			DARK BROWN 'FLORI MULCH' SHREDDED ORGANIC MULCH (NO CYPRESS), TO BE DETERMINED		
PRR			1"-2" MIX OF POLISHED RIVER ROCK, COLOR TO BE SELECTED + APPROVED, 3" MIN. DEPTH, INSTALL OVER FILTER FABRIC		
SOD			'EMPIRE TURF' ZOYSIA GRASS - OVER 2" TOPSOIL BED, SEE PLANTING SPECS		

LANDSCAPE LEGEND

MIAMI BEACH LANDSCAPE ORDINANCE CHAPTER 26 (RS1 - RS4 Single Family Home Residential)

ZONING: RES	LOT SIZE: 8,999 SF	ACRES: .20
TREES FRONT YARD - 2 TREES REQUIRED / 4 TREES PROVIDED REAR YARD - 3 TREES REQUIRED / 3 TREES PROVIDED TOTAL OF 5 TREES REQUIRED FOR LOTS UP TO 8,000 SF. 1 ADDITIONAL TREE IS REQUIRED FOR EACH ADDITIONAL 1,000 SF OF LOT AREA. 8,999 SF - 6,000 SF = 2,999 SF = 8 TOTAL TREES REQUIRED / 12 TREES PROVIDED. (6 NATIVE GUMBO LIMBO TREES + 1 POWDERPUFF TREE + 2 NATIVE SEA GRAPE TREES + 3 NATIVE SIMPSON STOPPER TREES PROVIDED) DIVERSITY REQUIREMENT 6-10 REQUIRED TREES = 3 TREE SPECIES / 5 SPECIES PROVIDED NATIVE TREES 30% OF REQUIRED TREES OR .30 X 8 = 2.4 NATIVE TREES REQUIRED / 9 NATIVE TREES PROVIDED (6 NATIVE GUMBO LIMBO TREES + 2 NATIVE SEA GRAPE TREES + 3 NATIVE SIMPSON STOPPER TREES PROVIDED) LOW MAINTENANCE TREES 50% OF REQUIRED TREES OR .50 X 8 = 4 NATIVE TREES REQUIRED / 9 NATIVE TREES PROVIDED (6 NATIVE GUMBO LIMBO TREES + 2 NATIVE SEA GRAPE TREES + 3 NATIVE SIMPSON STOPPER TREES PROVIDED) STREET TREE REQUIREMENT AVERAGE STREET TREE SPACING 20' ON CENTER NORTH BAY ROAD: 89 LF / 20' = 5 STREET TREES REQUIRED / 5 STREET TREES PROVIDED		
SHRUBS 12 SHRUBS (OR VINES) REQUIRED FOR EACH REQUIRED LOT AND STREET TREE or 12 X (12) = 156 REQUIRED / 210 SHRUBS PROVIDED 42 NATIVE COCO PLUM SHRUBS + 55 NATIVE BAHAMA COFFEE + 60 SMALL LEAF CLUSIA + 53 PODOCARPUS EVERGREEN SHRUBS PROVIDED NATIVE SHRUBS 50% OF TOTAL SHRUBS REQUIRED MUST BE NATIVE or .50 X 156 = 78 / 97 NATIVE SHRUBS PROVIDED (42 NATIVE COCO PLUM SHRUBS + 55 NATIVE BAHAMA COFFEE SHRUBS PROVIDED) LARGE SHRUBS / SMALL TREES 10% OF TOTAL SHRUBS REQUIRED MUST BE LARGE SHRUBS OR SMALL TREES or .10 X 156 = 16 LARGE SHRUBS REQ / 87 LARGE SHRUBS (42 COCO PLUM SHRUBS + 45 PODOCARPUS EVERGREEN SHRUBS PROVIDED) NATIVE LARGE SHRUBS / SMALL TREES 50% OF TOTAL LARGE SHRUBS REQUIRED MUST BE NATIVE or .50 X 15 = 8 / 5 NATIVE SHRUBS REQ / 42 PROVIDED (42 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 CMB REQUIREMENTS SET IN CHAPTER 126		

C.M.B. CANOPY MITIGATION NOTES

THE CANOPY MITIGATION OF 0 SF AS REQUIRED BY THE CITY OF MIAMI BEACH, CHAPTER 46 - ENVIRONMENT, DIVISION 2, TREE PRESERVATION and PROTECTION ORDINANCE HAS BEEN MET AND EXCEEDED . A TOTAL 4,650 SF OF CANOPY HAS BEEN PROVIDED.

CANOPY MITIGATION SUMMARY
- (6) NATIVE GUMBO LIMBO TREES: 1,800 SF (MB category I @ 300 SF each)
- (2) SEA GRAPE TREES: 600 SF (MB category I @ 300 SF each)
- (5) NATIVE CLUSIA ROSEA TREES: 1,500 SF (MB category I @300 SF each)
- (3) NATIVE SIMPSON'S STOPPER TREES: 300 SF (MB category III @100 SF each)
- (9) COCONUT PALMS: 450 SF (MB category IV @ 50 SF each)

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, PALM, 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. THIS SPECIFICATION INCLUDES ALL BACKFILL FOR BERMS AND OTHER LANDSCAPE AREAS.
- THE SITE CONTRACTOR SHALL BE RESPONSIBLE TO BRING ALL GRADES TO WITHIN 2" OF FINAL GRADES. THIS SHALL INCLUDE A 2" APPLICATION OF 50:50 TOPSOIL:SAND MIX FOR ALL LANDSCAPE AND AREAS TO BE SODDED.

- ALL PLANTING BEDS SHALL BE MULCHED TO A DEPTH OF 2" WITH A SMALL GRAY GRANITE AGGREGATE FREE FROM WEEDS AND PESTS. NO 'CYPRESS MULCH' OR 'RED DYED MULCH' TO BE ACCEPTED. KEEP MULCH 3" AWAY FROM TREE OR PALM TRUNKS AS PER INDUSTRY RECOMMENDATIONS.
- SOD SHALL BE 'EMPIRE TURF' ZOYSIA GRASS IN ALL LAWN AREAS AS SHOWN ON THE PLANS. SOD SHALL BE STRONGLY ROOTED, FREE FROM WEED, FUNGUS, INSECTS AND DISEASE. CONTRACTOR SHALL SOD ALL AREAS AS INDICATED ON THE PLANS OR AS DIRECTED. PAYMENT SHALL BE DETERMINED BY THE TOTAL MEASURED SODDED AREAS X THE UNIT PRICE SUBMITTED AND FIELD VERIFIED. SOD SHALL CARRY A 5-MONTH WARRANTY.
- ALL TREES, PALMS, SHRUBS AND GROUNDCOVERS, AND SOD / LAWN SHALL CARRY A ONE-YEAR WARRANTY FROM THE DATE OF FINAL ACCEPTANCE.
- 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.