



MIAMI BEACH DESIGN REVIEW BOARD FINAL DRB SUBMITTAL 05.06.2019

NEW RESIDENCE | 5245 NORTH BAY ROAD | MIAMI BEACH, FLORIDA

CLIENT / PROPERTY INFORMATION

PROPERTY ADDRESS
5245 NORTH BAY ROAD
MIAMI BEACH, FL 33140

EXISTING VEGETATION SUMMARY

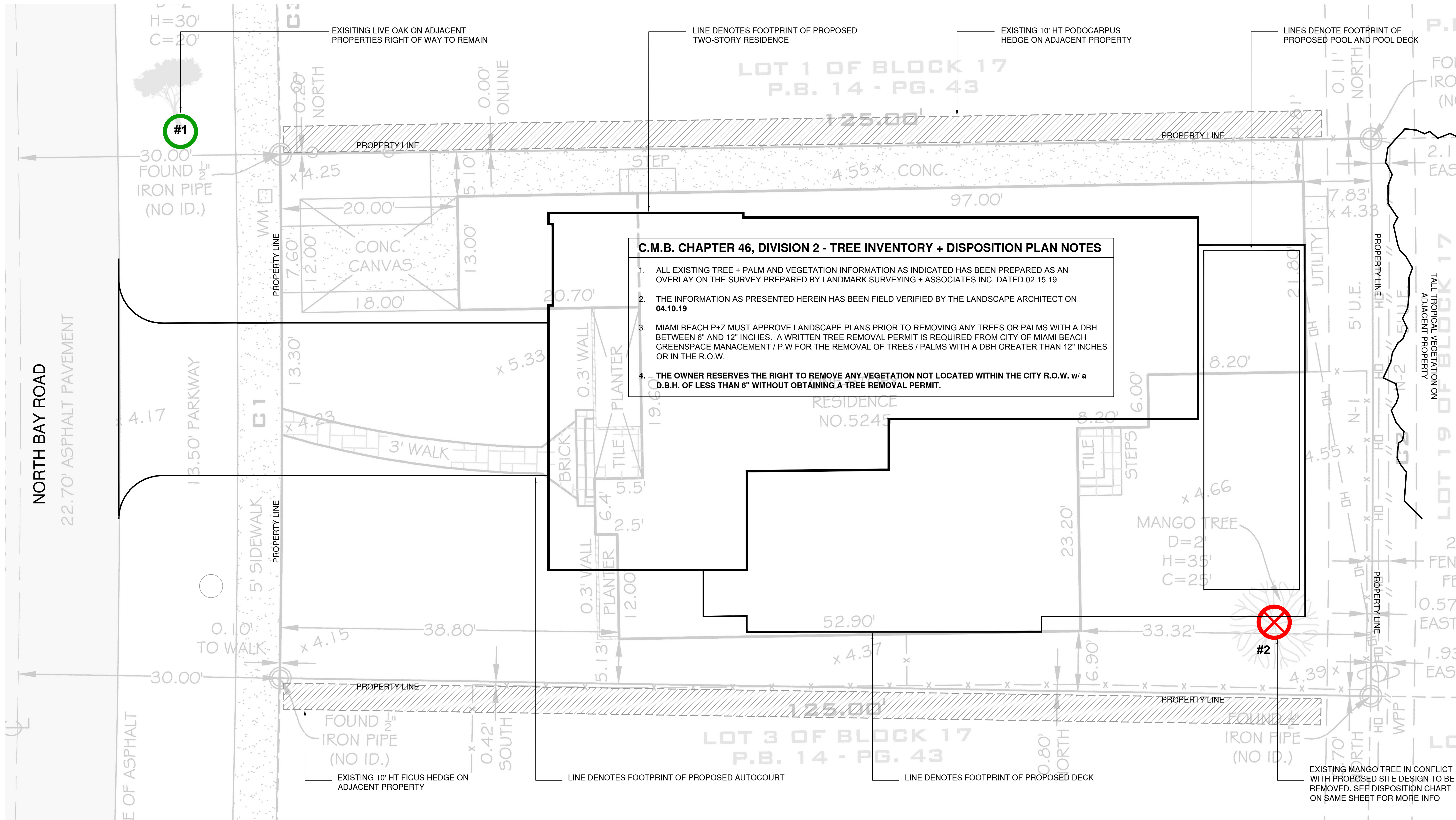
The existing vegetation located on the property is composed of one mango tree in the rear garden, which is in conflict with the site design and proposed for removal. Please note that the Landscape Architect plans on mitigating with mostly new native trees and palms.

SCOPE OF WORK

- To provide a new tropical landscape design that will complement the new Residence and incorporate it into the surrounding environment.
- To introduce new native tree canopy to the site.

INDEX OF SHEETS

- L-000 Landscape Cover Page + Sheet Index
L-100 Existing Tree Survey + Disposition Plan
L-200 Ground Level Landscape Plan
L-201 First Level Landscape Plan
L-202 Second Level Landscape Plan
L-300 Landscape Notes + Details



C.M.B. CANOPY MITIGATION SUMMARY

THE CANOPY MITIGATION OF 490 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 2,150 SF OF CANOPY HAS BEEN PROVIDED. SEE BREAKDOWN BELOW:

CANOPY MITIGATION SUMMARY



- (2) NATIVE GUMBO LIMBO TREES: 600 SF (MB category I @ 300 SF each)
- (2) VERAWOOD TREES: 300 SF (MB category II @ 150 SF each)
- (7) NATIVE SIMPSON'S STOPPER TREES: 700 SF (MB category III @100 SF each)
- (3) COCONUT PALMS: 150 SF (MB category IV @ 50 SF each)
- (8) NATIVE THATCH PALMS: 400 SF (MB category IV @ 50 SF each)

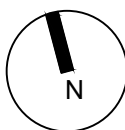
C.M.B. EXISTING TREE INVENTORY + DISPOSITION CHART - 5245 NORTH BAY ROAD

NUMBER	COMMON NAME	BOTANICAL NAME	SPECIMEN D.B.H. (IN)	HEIGHT (FT)	SPREAD (FT)	CONDITION	DISPOSITION	CANOPY AREA	CANOPY LOSS / MIT. REQ. (SF)	COMMENTS
#1	Live Oak Tree	Quercus virginiana	YES +/- 24"	+/- 30'	+/- 30'	GOOD	REMAIN	707 SF	0 SF	PRESERVE + PROTECT DURING CONSTRUCTION
#2	Mango Tree	Mangifera indica	NO +/- 24"	+/- 35'	+/- 25'	GOOD	REMOVE	490 SF	490 SF	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED

TOTAL MITIGATION REQUIRED: 490 SF
TOTAL MITIGATION PROVIDED : 2,150 SF

C.M.B. EXISTING TREE SURVEY LEGEND

-  TREE TO BE REMOVED. SEE CHART L-100
-  TREE TO REMAIN. PRESERVE + PROTECT



5245 N. BAY ROAD RESIDENCE
5245 N. BAY ROAD
MIAMI BEACH, FL 33140

[illegible]

G. TITLE
GROUND FLOOR
LANDSCAPE
PLAN

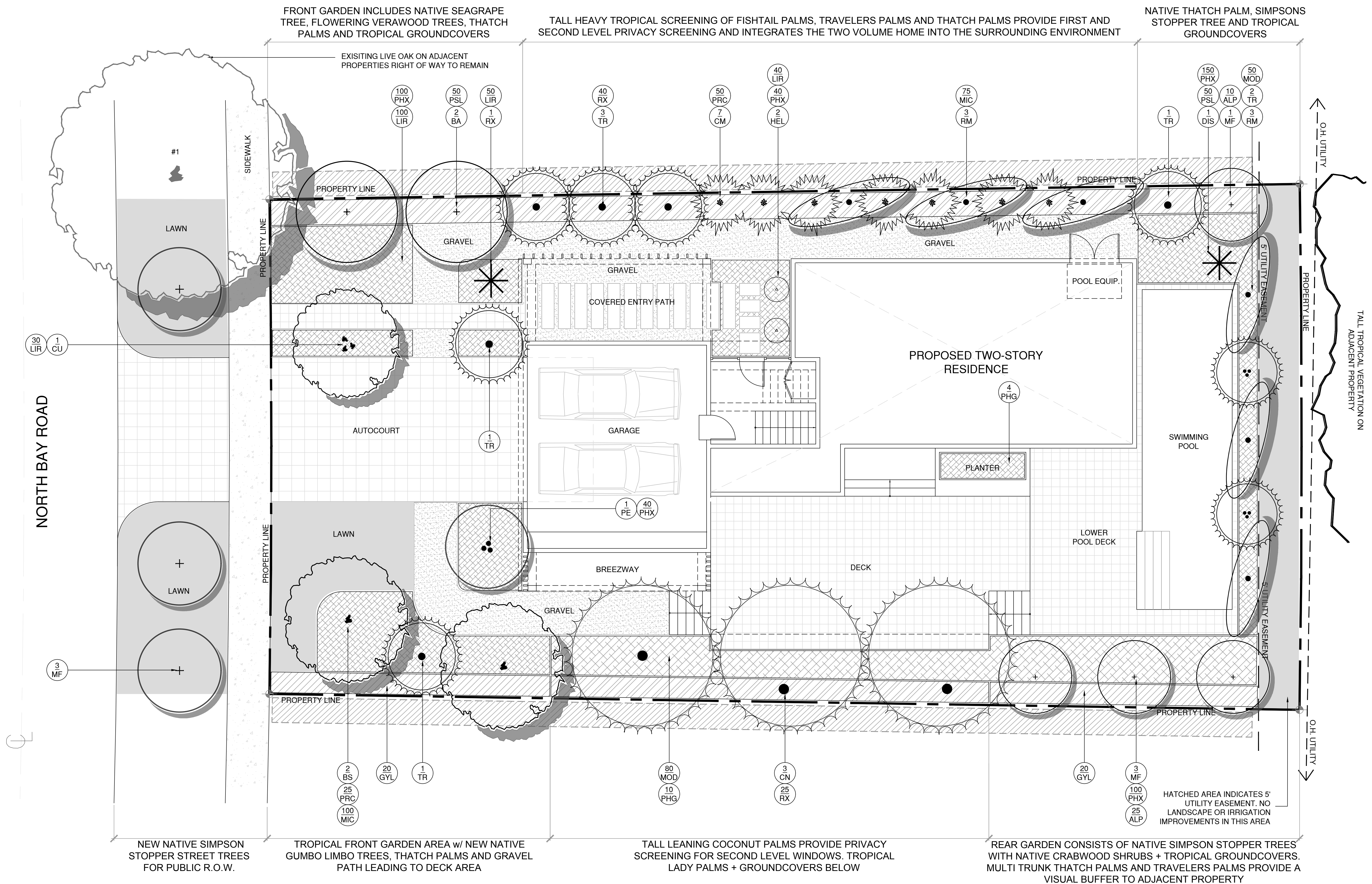
As Noted

PROJECT NO.

May 6, 2019

HEET NUMBER 2018-08

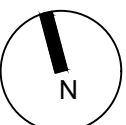
L-200 ■
04-15-2019

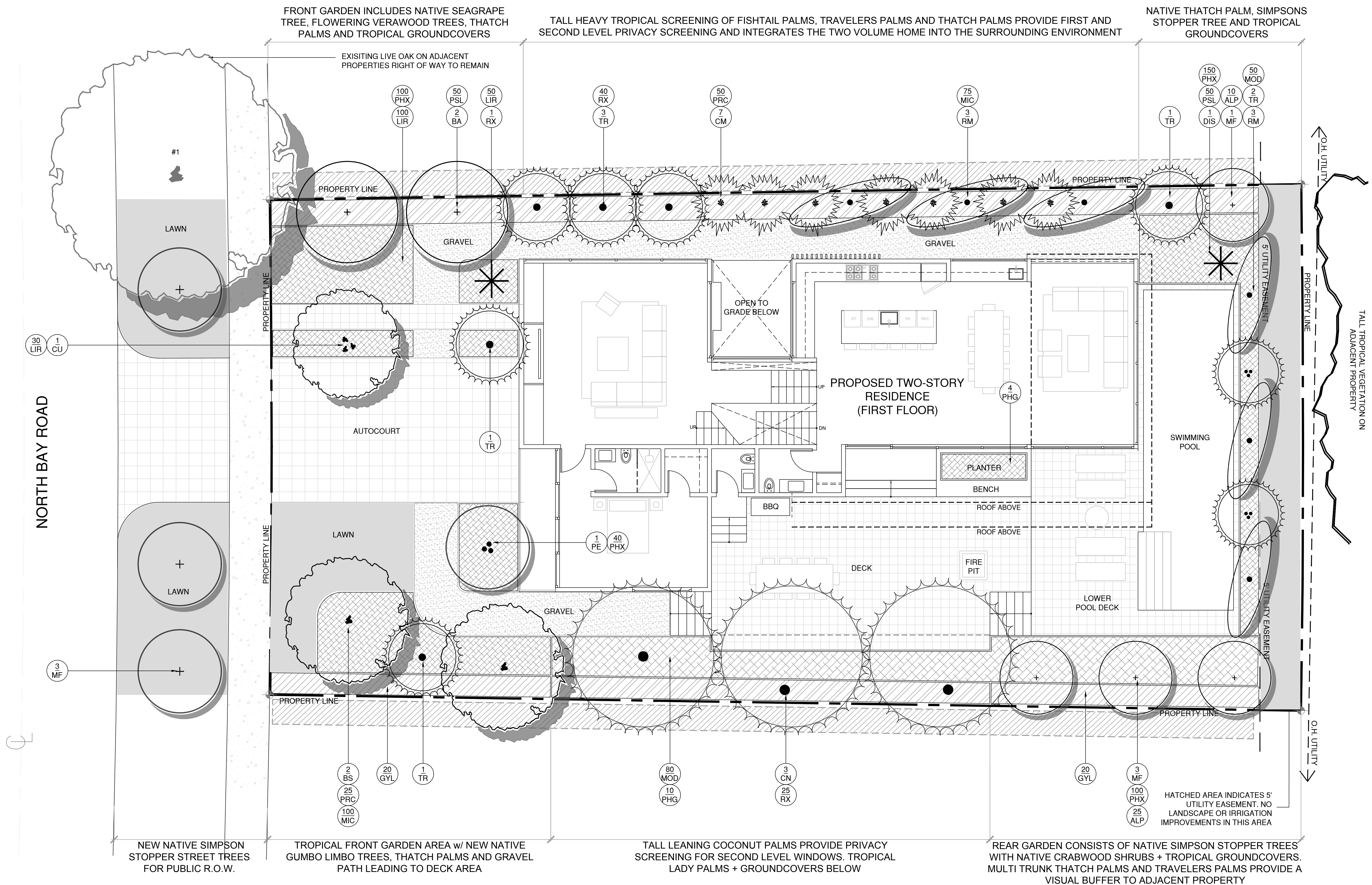


$\frac{3}{16}'' = 1'-0''$



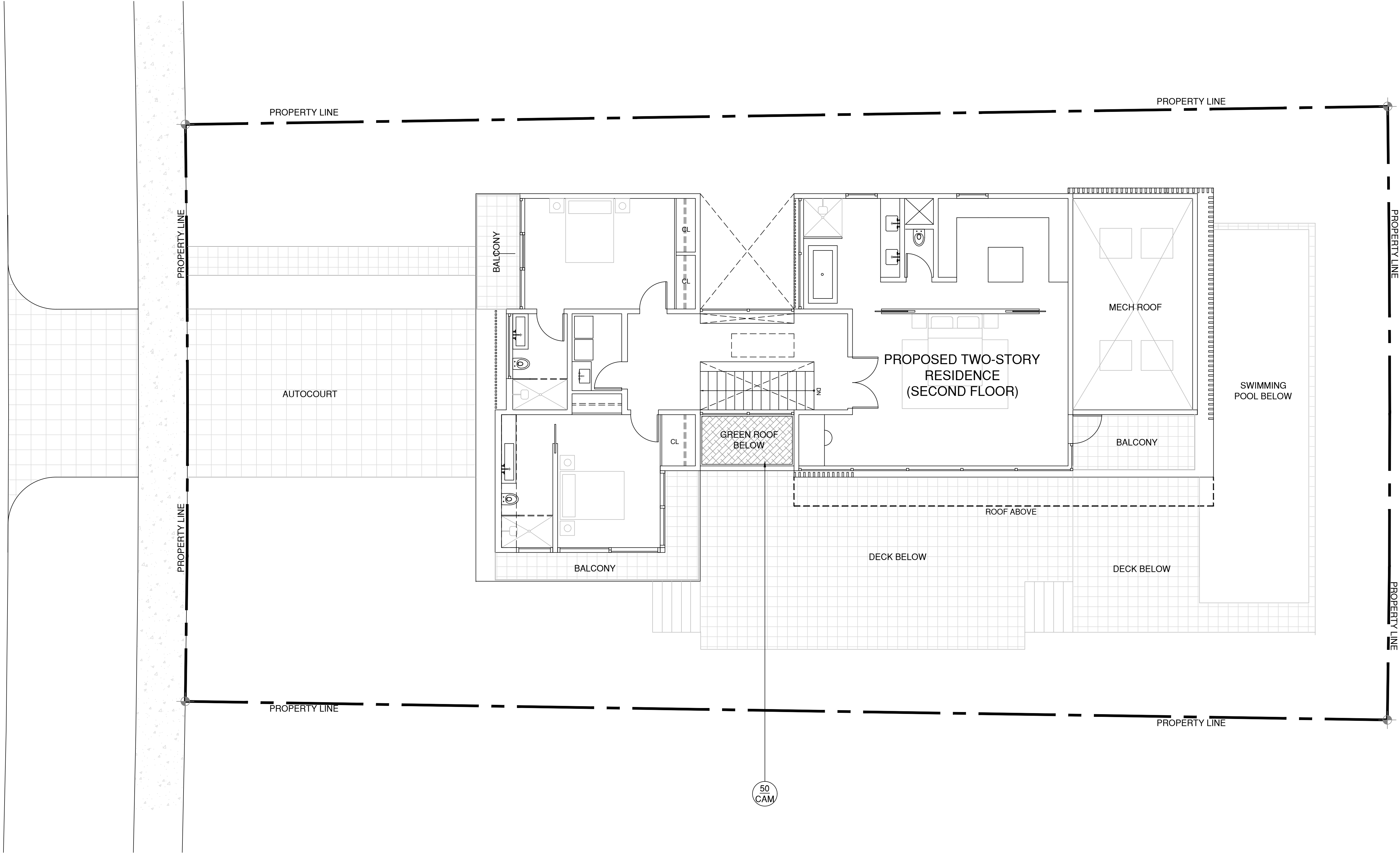
0' 5' 11' 16'



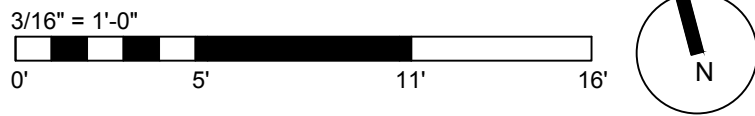


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NORTH BAY ROAD



PLANT LIST - 5245 NORTH BAY ROAD - ROOF LEVEL					
KEY	QTY.	NATIVE	COMMON NAME	BOTANICAL NAME	HEIGHT, SPECIFICATION, & NOTES
GROUNDCOVERS					
CAM	50	NO	NATAL PLUM	Carissa macrocarpa	3 gallon, full, 18" on center



DATE	REVISION
05.06.19	FINAL DRB SUBMITTAL

DWG. TITLE
SECOND FLOOR
LANDSCAPE
PLAN

SCALE
As Noted

PROJECT NO.

DATE
May 6, 2019

SHEET NUMBER
2018-08
L-202
04-15-2019

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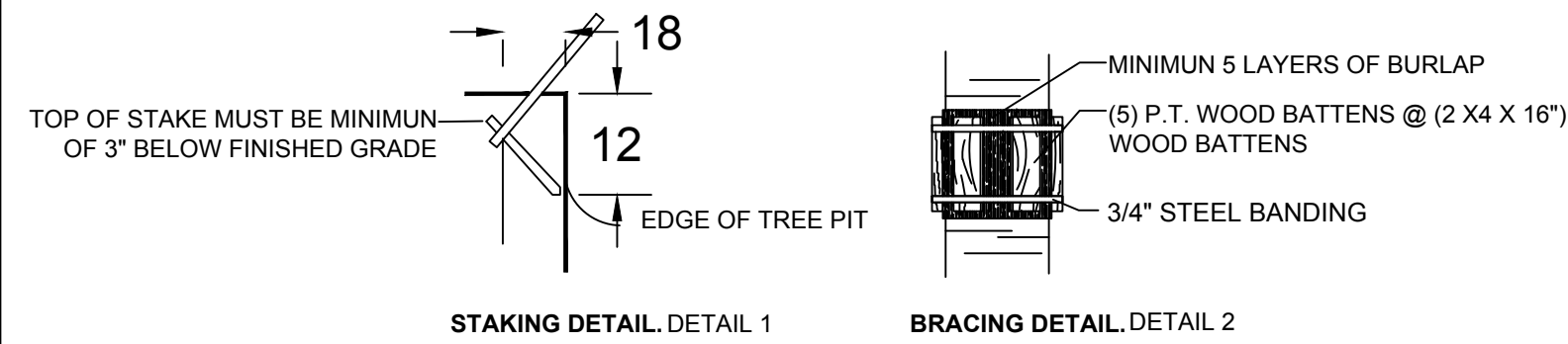
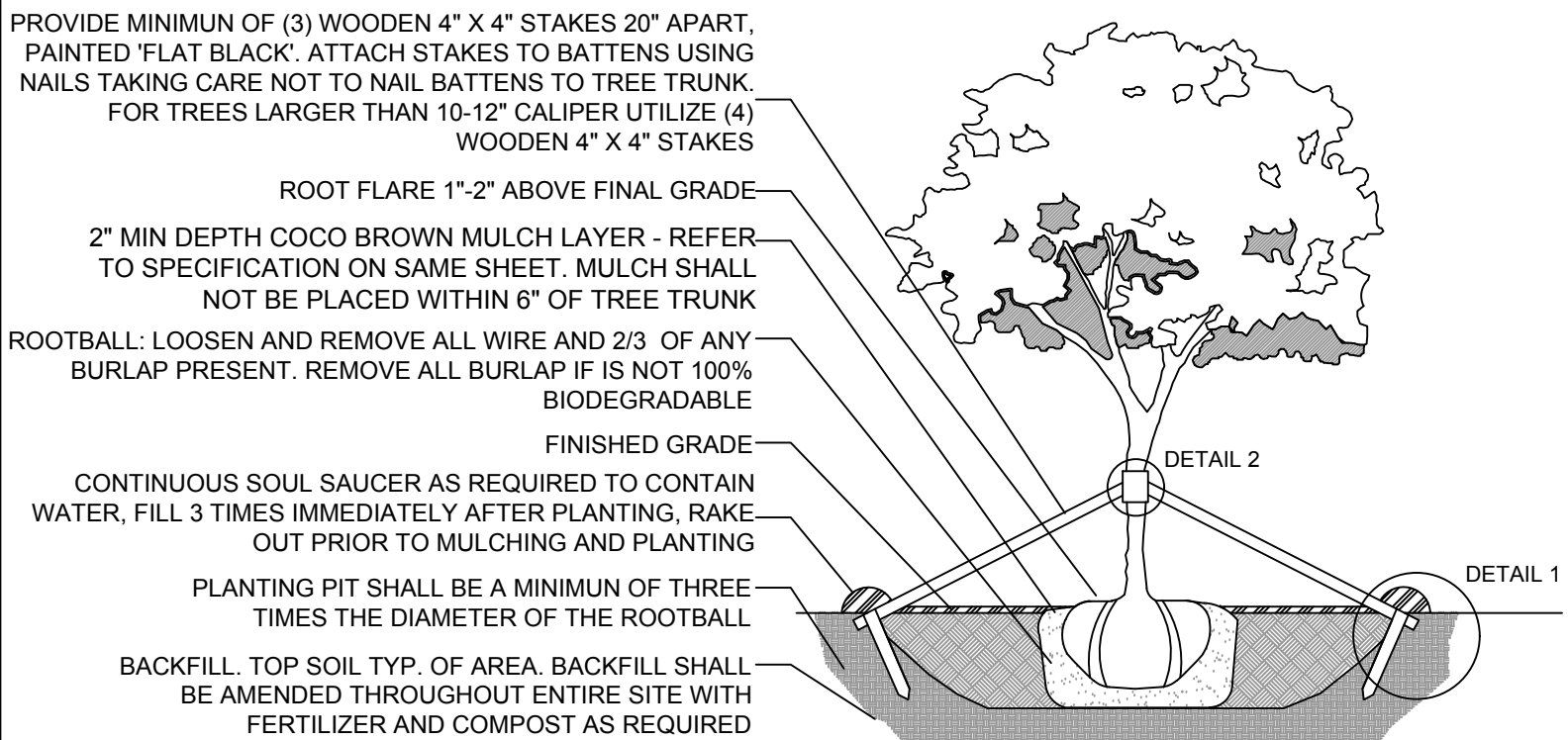
5245 N. BAY ROAD RESIDENCE
5245 N. BAY ROAD
MIAMI BEACH, FL 33140

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.

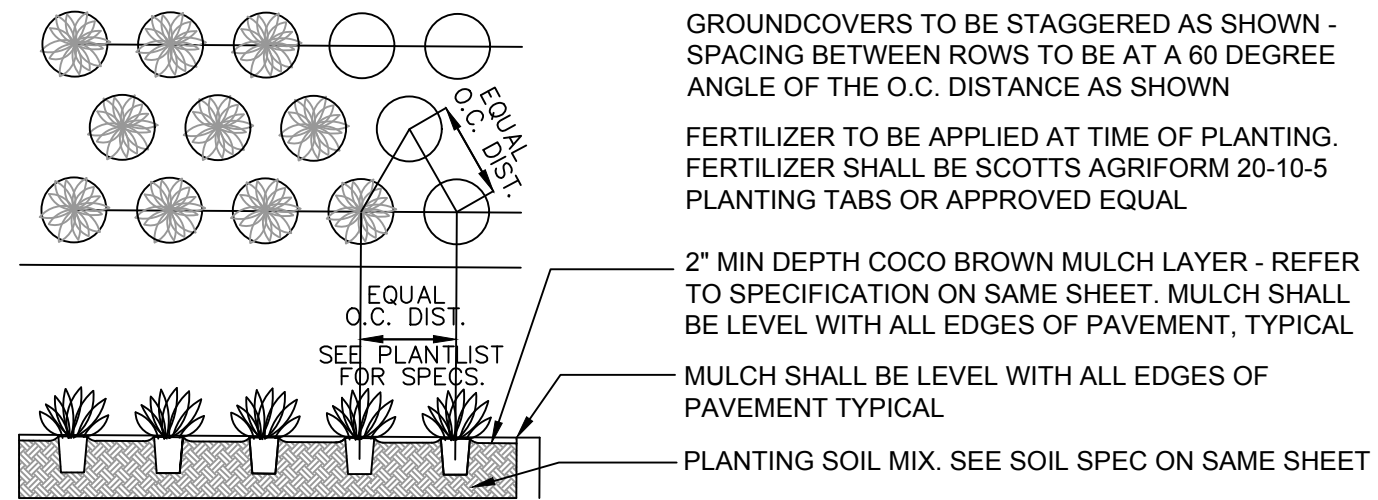
PLANT LIST - 5245 NORTH BAY ROAD

KEY	QTY.	NATIVE	COMMON NAME	BOTANICAL NAME	HEIGHT, SPECIFICATION, & NOTES
TREES					
BA	2	NO	VERAWOOD TREE	Bulnesia arborea	65 gallon, 12' height min, 6" spread min, 2.5" dbh min, equal to Treeworld Wholesale
BS	2	YES	GUMBO LIMBO TREE	Bursera simarubra	65 gallon, 16' height, 6-8" spread, 4-6" dbh, equal to Treeworld Wholesale
CU	1	YES	SEA GRAPE TREE	Coccoloba uvifera	14' height min, 8" spread min, multi, character trunk, equal to Treeworld Wholesale
MF	7	YES	SIMPSON STOPPER TREE	Myrcianthes fragrans	12' ht min, 6" spread min, 2.5 dbh min, standard, 5' ct, equal to Treeworld Wholesale
PALMS & BAMBOO					
CM	7	NO	FISHTAIL PALM	Caryota mitis	Field grown, 14-16' height, full
CN	3	NO	'MAYPAN' COCONUT PALM	Cocos nucifera 'Maypan'	12' min grey wood, full heads, curved character trunk, Florida Fancy
PE	1	NO	ALEXANDER PALM	Ptychosperma elegans	14-16' height, triple trunk, 6" spread
RM	6	NO	TRAVELERS PALM	Ravenala madagascarensis	14' height, 8" spread, Florida Fancy
RX	66	NO	LADY PALM	Rhapsis excelsa	7 gallon, 4' spread, full
TR	8	YES	THATCH PALM	Thrinax radiata	6" clear trunk min, trunks as shown on plan, boots off, full heads
SHRUBS					
GYL	40	YES	CRABWOOD SHRUB	Gymnathes lucida	15 gallon, 4' ht min, full, space 18" on center
PSL	100	YES	BAHAMA WILD COFFEE SHRUB	Psychotria ligustrifolia	7 gallon, full, space 18" on center.
TROPICALS, GROUNDCOVERS, + ACCENTS					
ALP	as req.	NO	RED GINGER	Alpinia purpurata	7 gallon, full, 30" on center
DIS	as req.	NO	DIOON	Dioon spp	15 gallon, full
HEL	as req.	NO	HELICONIA	Heliconia caribaea spp.	7 gallon, 4' height x 3' spread, full
LIR	as req.	NO	LILYTURF	Liriope muscari	1 gallon, full, 18" on center
MIC	as req.	NO	WART FERN	Microsorium scolopendrium	1 gallon, full, 16" on center
MOD	as req.	NO	SWISS CHEESE PLANT	Monstera deliciosa	7 gallon, full, 36" on center
PHG	as req.	NO	PHILODENDRON 'GLORIOSUM'	Philodendron 'Gloriosum'	7 gallon, full, 30" on center
PHX	as req.	NO	PHILODENDRON 'XANADU'	Philodendron 'Xanadu'	3 gallon, full, 18" on center
PRC	as req.	NO	PHILODENDRON 'ROJO CONGO'	Same	3 gallon, full, 24" on center
SOD, AGGREGATE & MULCH					
MLC	AMERIGROW 'PREMIUM PINEBARK BROWN' SHREDDED MULCH				
SOD	'EMPIRE TURF' ZOYSIA GRASS - OVER 2" TOPSOIL BED, SEE PLANTING SPECS				
DGA	3/8" DECOMPOSED GRANITE AGGREGATE OR STONE TO BE SELECTED, INSTALLED OVER FILTER FABRIC AND WEED BARRIER MATERIAL / OLIMAR, 2" MIN. DEPTH				



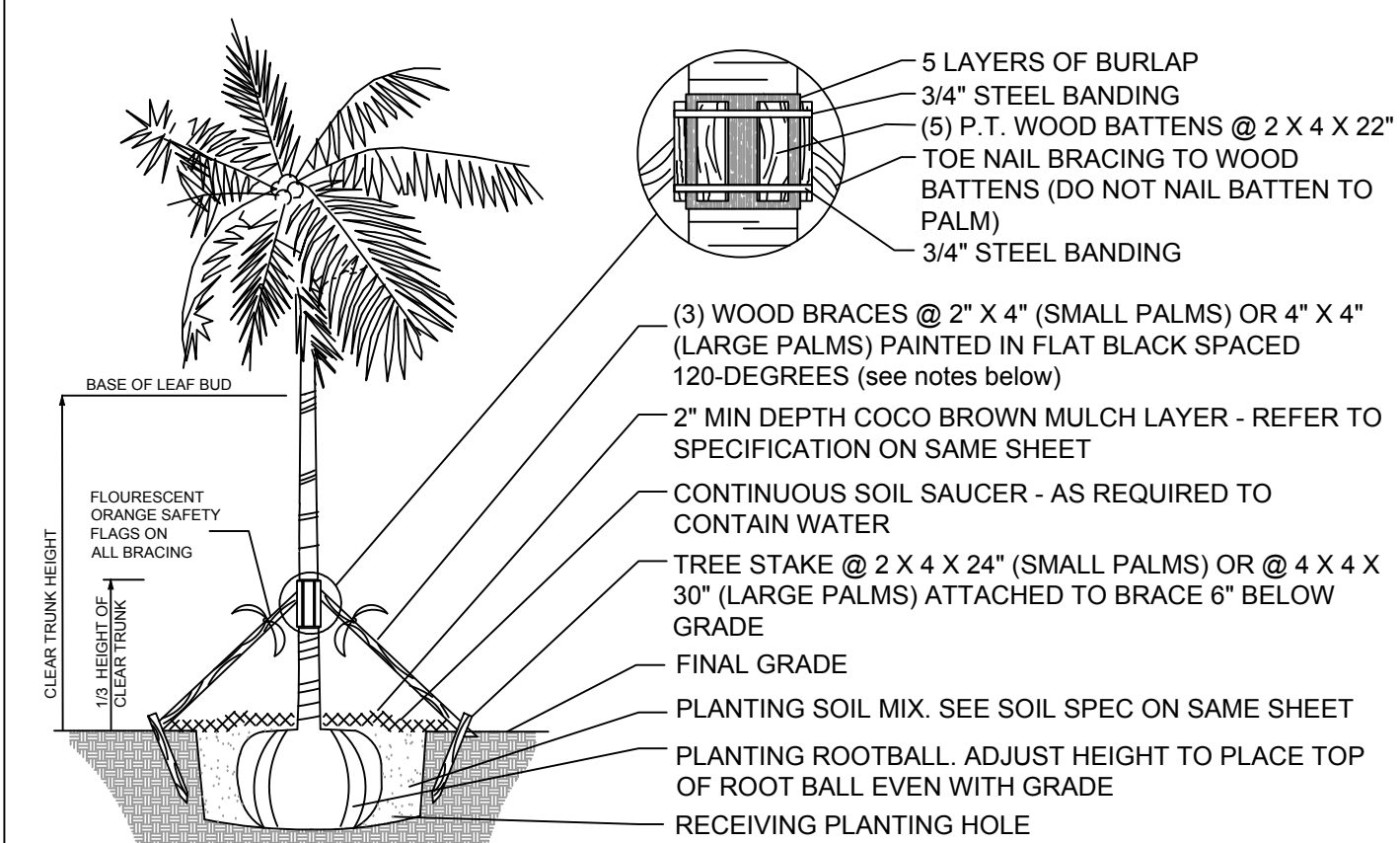
C.M.B. LARGE TREE PLANTING DETAIL

N.T.S.



GROUNDCOVER PLANTING DETAIL

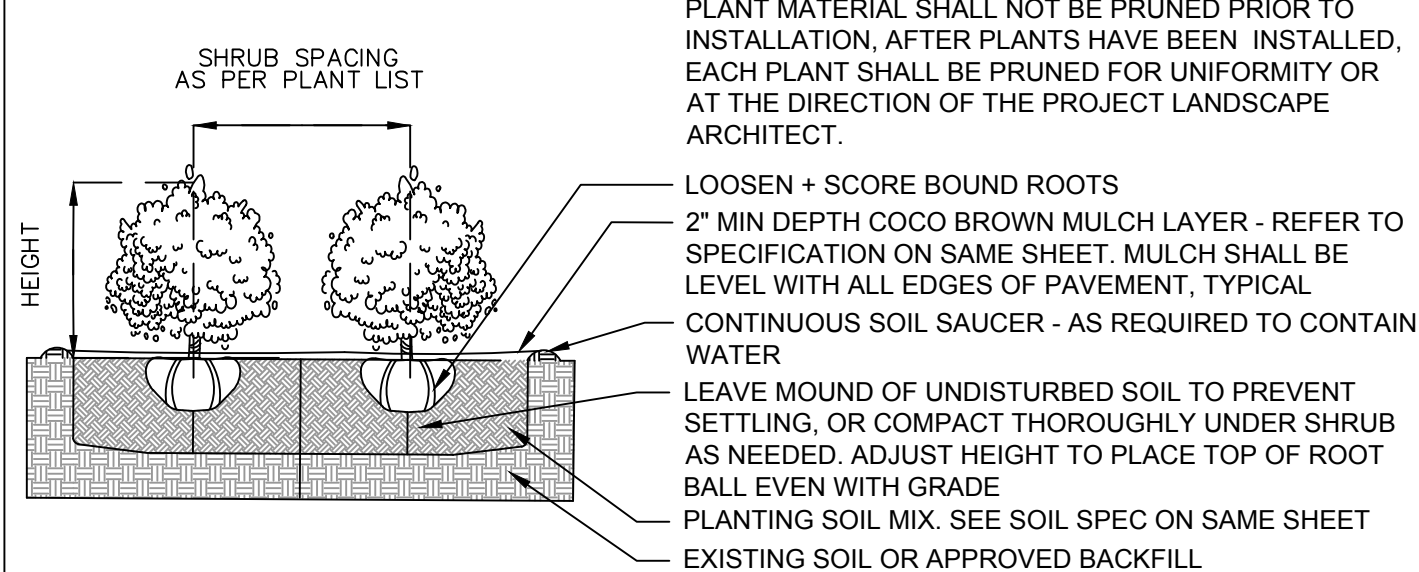
N.T.S.



- NOTES:
- PALMS OVER 30' GW HEIGHT. USE MINIMUM (4) 4" X 4" BRACING AND STAKES
 - PRIMARY STAKES SHOULD BE PLACED PARALLEL TO WALKWAYS WHENEVER POSSIBLE
 - RECEIVING PLANTING HOLE SHALL BE APPROXIMATELY 1/3 LARGER THAN ROOTBALL
 - BUD SHALL BE PERPENDICULAR TO THE GROUND PLANE
 - NO SCARRED OR BLACKENED TRUNKS
 - AMENDED SOIL MIX TO BE ADDED AT THE TIME OF PLANTING NEEDED, SHALL CONSIST OF ATLAS PEAT + SOIL MIX 7036 (COARSE SAND, CANADIAN PEAT, CYPRESS DUST + PERLITE MIX)

C.M.B. PALM PLANTING DETAIL

N.T.S.



SHRUB PLANTING DETAIL

N.T.S.

LANDSCAPE LEGEND

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

ZONING: RS-4

LOT SIZE: 7,743 SF

ACRES: 0.18

TREES

FRONT YARD - 2 TREES REQUIRED / 2 TREES PROVIDED

REAR YARD - 3 TREES REQUIRED / 3 TREES PROVIDED

TOTAL OF 5 TREES REQUIRED FOR LOTS UP TO 6,000 SF.
1 ADDITIONAL TREE IS REQUIRED FOR EACH ADDITIONAL 1,000 SF OF LOT AREA.

7,743 SF - 6000 SF = 1,743 SF = 2 ADDITIONAL TREES + 5 REQUIRED TREES = 7 TOTAL TREES REQUIRED / 9 TREES PROVIDED (2 NATIVE GUMBO LIMBO TREES + 1 NATIVE SEA GRAPE TREE, 4 NATIVE SIMPSON STOPPER TREES + 2 VERAWOOD TREES PROVIDED)

DIVERSITY REQUIREMENT

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

NATIVE TREES

30% OF REQUIRED TREES OR .30 X 7 = 2.1 NATIVE TREES REQUIRED / 7 NATIVE TREES PROVIDED (2 NATIVE GUMBO LIMBO TREES + 1 NATIVE SEA GRAPE TREE, 4 NATIVE SIMPSON STOPPER TREES PROVIDED)

LOW MAINTENANCE TREES

50% OF REQUIRED TREES OR .50 X 7 = 3.5 LM TREES REQUIRED / 7 LOW MAINTENANCE TREES PROVIDED (2 NATIVE GUMBO LIMBO TREES + 1 NATIVE SEA GRAPE TREE, 4 NATIVE SIMPSON STOPPER TREES PROVIDED)

STREET TREE REQUIREMENT

AVERAGE STREET TREE SPACING 20' ON CENTER

NORTH BAY DRIVE: 60 LF / 20 = 3 STREET TREES REQUIRED / 3 STREET TREES PROVIDED

SHRUBS

12 SHRUBS (OR VINES) REQUIRED FOR EACH REQUIRED LOT AND STREET TREE or 12 X (10) = 120 REQUIRED SHRUBS / 140 SHRUBS PROVIDED (40 NATIVE CRABWOOD SHRUBS + 100 NATIVE BAHAMA WILD COFFEE SHRUBS PROVIDED)

NATIVE SHRUBS

50% OF TOTAL SHRUBS REQUIRED MUST BE NATIVE or .50 X 120 = 60 NATIVE SHRUBS REQUIRED / 140 NATIVE SHRUBS PROVIDED (40 NATIVE CRABWOOD SHRUBS + 100 NATIVE BAHAMA WILD COFFEE SHRUBS PROVIDED)

LARGE SHRUBS / SMALL TREES

10% OF TOTAL SHRUBS REQUIRED MUST BE LARGE SHRUBS OR SMALL TREES or .10 X 120 = 12 LARGE SHRUBS REQUIRED = 40 LARGE SHRUBS PROVIDED (40 NATIVE CRABWOOD SHRUBS PROVIDED)

NATIVE LARGE SHRUBS / SMALL TREES

50% OF TOTAL LARGE SHRUBS REQUIRED MUST BE NATIVE or .50 X 12 = 6 NATIVE LARGE SHRUBS REQUIRED / 40 NATIVE LARGE SHRUBS PROVIDED (40 NATIVE CRABWOOD 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