



**MIAMI BEACH PERMIT SUBMITTAL  
NEW RESIDENCE | 1717 NORTH VIEW DRIVE | MIAMI BEACH, FLORIDA**

**CLIENT / PROPERTY INFORMATION**

**PROPERTY ADDRESS**  
1717 NORTH VIEW DRIVE  
MIAMI BEACH, FL 33140

**EXISTING VEGETATION SUMMARY**

The existing vegetation located on the property is composed of trees, palms, shrubs and ground cover. Street trees are royal palms, which will be preserved. All vegetation located within the property is either in conflict with the newly proposed architecture, or will be in conflict with newly installed property walls, utilities and/or the increased grade of the property and is marked to be removed. There does not appear to be any native species on property that would interfere with proposed plans.

**SCOPE OF WORK**

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

**INDEX OF SHEETS**

- L-0 Landscape Cover Page + Sheet Index
- L-1 Existing Tree Survey
- L-1a Existing Tree Disposition Chart
- L-1b Arborist Report
- L-2 Landscape Plan
- L-3 Landscape Notes + Details
- L-4 Irrigation Plan

seal

CHRISTOPHER CAWLEY, RLA  
Florida License LA 69678

comm no.

**1626**

date:

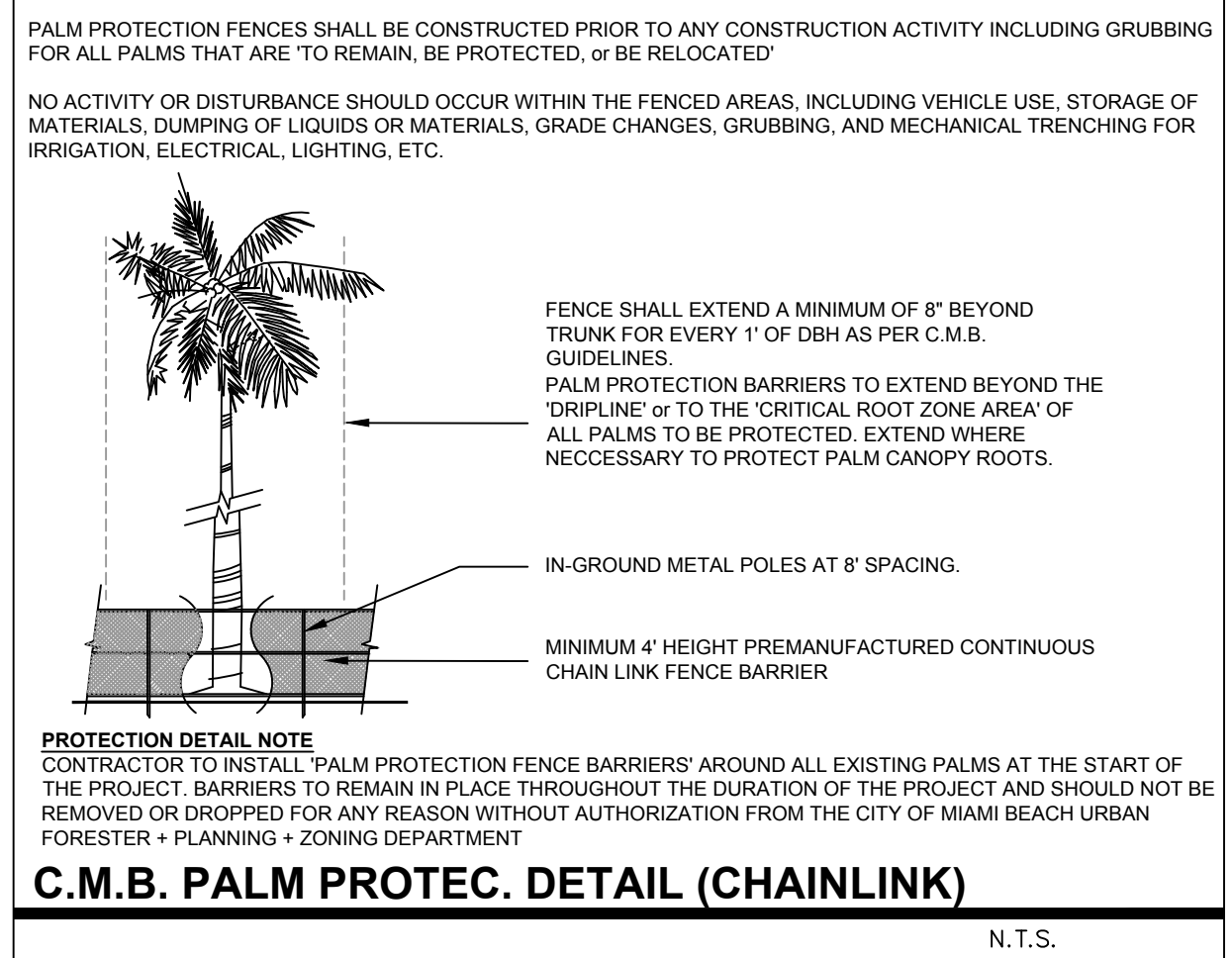
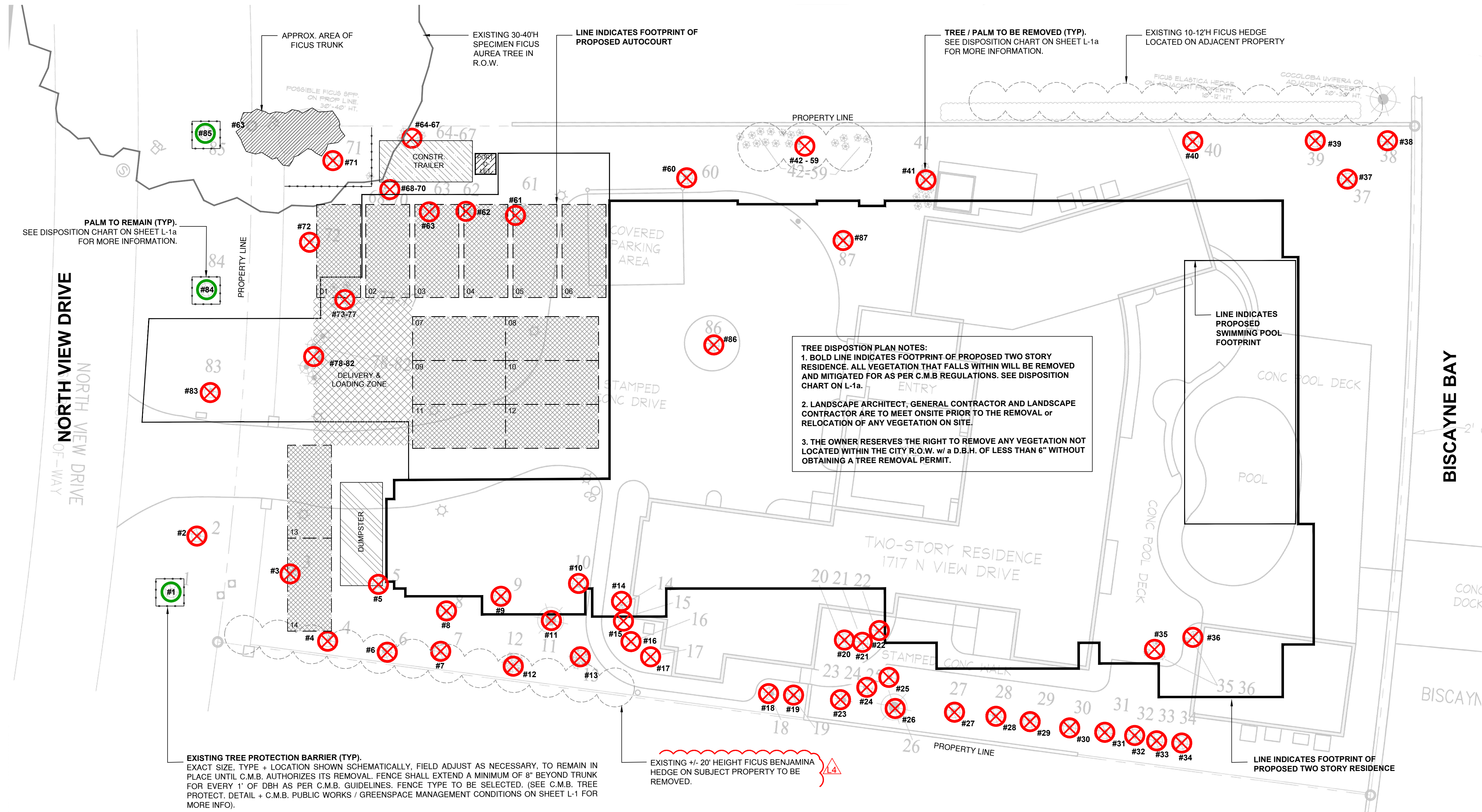
12/23/2016

revised:

**REV L1 - LANDSCAPE  
REVISION 03.27.17**

sheet no.

**L-0**



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

- SHOULD ANY EXISTING PALMS 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.
- CARE SHALL BE TAKEN TO AVOID UTILITY OR CONSTRUCTION TRENCHING THROUGH EXISTING PALM DRIP LINES OF PALMS SLATED TO REMAIN IN PLACE OR BE RELOCATED. 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.
- SHOULD ANY CORRECTIVE STRUCTURAL PRUNING BE NECESSARY FOR PALMS 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.
- ANY ROOT PRUNING, IF REQUIRED DURING THE PROJECT, SHALL BE CONDUCTED UNDER THE SUPERVISION OF AN ISA CERTIFIED ARBORIST OR ASCA 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. EXISTING TREE SURVEY LEGEND**

	TREE or PALM TO BE REMOVED. SEE CHART L-1A		PALM PROTECTION FENCE
	PALM TO REMAIN. PRESERVE + PROTECT SEE CHART L-1A		

**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.



FICUS BALL (#11) + MISC VEGETATION IN NORTH EAST SECTION OF FRONT YARD.



GROVE / PALM CLUSTER IN SOUTHWEST SECTION OF PROPERTY (#72-82)



GIANT FICUS AUREA ON PROPERTY LINE / R.O.W.



OVERGROWN FICUS HEDGE (#26-34)

**C.M.B. EXISTING TREE INVENTORY + DISPOSITION CHART - 1717 NORTH VIEW DRIVE**

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	Royal Palm	Roystonea elata	YES	+/- 12"	+/- 45'	+/- 15'	GOOD	REMAIN	177 SF	0 SF	PRESERVE + PROTECT DURING CONSTRUCTION
#2	Latan Palm	Latania loddigesii	NO	+/- 8"	+/- 15'	+/- 12'	GOOD	REMOVE	114 SF	114 SF	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED
#3	Royal Palm	Roystonea elata	YES	+/- 15"	+/- 15'	+/- 12'	FAIR	REMOVE	114 SF	114 SF	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED
#4	Coconut Palm	Cocos nucifera	NO	+/- 8"	+/- 40'	+/- 12'	FAIR	REMOVE	114 SF	114 SF	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED
#5	Coconut Palm	Cocos nucifera	NO	+/- 8"	+/- 40'	+/- 12'	FAIR	REMOVE	114 SF	114 SF	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED
#6	Ficus Benjamina	Ficus benjamina	YES	+/- 36"	+/- 30-40'	+/- 25'	FAIR	REMOVE	491 SF	491 SF	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED
#7	Travelers Palm Mass	Ravennala madagascariensis	YES	+/- 24"	+/- 30'	+/- 12'	GOOD	REMOVE	114 SF	114 SF	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED
#8	Royal Palm	Roystonea elata	NO	+/- 10"	+/- 15'	+/- 15'	GOOD	REMOVE	177 SF	177 SF	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED
#9	Royal Palm	Roystonea elata	NO	+/- 10"	+/- 15'	+/- 15'	GOOD	REMOVE	177 SF	177 SF	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED
#10	Royal Palm	Roystonea elata	NO	+/- 8"	+/- 12'	+/- 15'	GOOD	REMOVE	177 SF	177 SF	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED
#11	Ficus Benjamina	Ficus benjamina	YES	+/- 5"	+/- 30-40'	+/- 25'	FAIR	REMOVE	491 SF	491 SF	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED
#12	Travelers Palm Mass	Ravennala madagascariensis	NO	+/- 8"	+/- 30'	+/- 15'	FAIR	REMOVE	177 SF	177 SF	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED
#13	Travelers Palm Mass	Ravennala madagascariensis	NO	+/- 8"	+/- 25'	+/- 15'	FAIR	REMOVE	177 SF	177 SF	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED
#14	Travelers Palm	Ravennala madagascariensis	NO	+/- 6"	+/- 10'	+/- 10'	FAIR	REMOVE	79 SF	79 SF	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED
#15	Travelers Palm	Ravennala madagascariensis	NO	+/- 6"	+/- 10'	+/- 10'	FAIR	REMOVE	79 SF	79 SF	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED
#16	Montgomery Palm	Veitchia montgomeryana	NO	+/- 6"	+/- 30'	+/- 10'	FAIR	REMOVE	79 SF	79 SF	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED
#17	Montgomery Palm	Veitchia montgomeryana	NO	+/- 6"	+/- 30'	+/- 10'	FAIR	REMOVE	79 SF	79 SF	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED
#18	Unknown Small Palm	Unknown Small Palm	NO	+/- 6"	+/- 8'	+/- 4'	POOR	REMOVE	13 SF	13 SF	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED
#19	Unknown Small Palm	Unknown Small Palm	NO	+/- 6"	+/- 8'	+/- 4'	POOR	REMOVE	13 SF	13 SF	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED
#20	Unknown Small Palm	Unknown Small Palm	NO	+/- 8"	+/- 8'	+/- 6'	POOR	REMOVE	28 SF	28 SF	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED
#21	Royal Palm	Roystonea elata	YES	+/- 18"	+/- 18'	+/- 16'	GOOD	REMOVE	201 SF	201 SF	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED
#22	Unknown Small Palm	Unknown Small Palm	NO	+/- 6"	+/- 6'	+/- 4'	FAIR	REMOVE	13 SF	13 SF	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED
#23	Unknown Small Palm	Unknown Small Palm	NO	+/- 6"	+/- 8'	+/- 4'	FAIR	REMOVE	13 SF	13 SF	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED
#24	Unknown Small Palm	Unknown Small Palm	NO	+/- 6"	+/- 8'	+/- 4'	FAIR	REMOVE	13 SF	13 SF	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED
#25	Unknown Small Palm	Unknown Small Palm	NO	+/- 6"	+/- 8'	+/- 4'	FAIR	REMOVE	13 SF	13 SF	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED
#26	Ficus Benjamina	Ficus benjamina	NO	+/- 36"	+/- 15'	+/- 20'	FAIR	REMOVE	314 SF	0 SF	OVERGROWN FICUS HEDGE TO BE REMOVED. NOT A TREE.
#27	Ficus Benjamina	Ficus benjamina	NO	+/- 18"	+/- 15'	+/- 20'	FAIR	REMOVE	314 SF	0 SF	OVERGROWN FICUS HEDGE TO BE REMOVED. NOT A TREE.
#28	Ficus Benjamina	Ficus benjamina	NO	+/- 18"	+/- 15'	+/- 20'	FAIR	REMOVE	314 SF	0 SF	OVERGROWN FICUS HEDGE TO BE REMOVED. NOT A TREE.
#29	Ficus Benjamina	Ficus benjamina	NO	+/- 12"	+/- 15'	+/- 20'	FAIR	REMOVE	314 SF	0 SF	OVERGROWN FICUS HEDGE TO BE REMOVED. NOT A TREE.
#30	Ficus Benjamina	Ficus benjamina	NO	+/- 24"	+/- 15'	+/- 20'	FAIR	REMOVE	314 SF	0 SF	OVERGROWN FICUS HEDGE TO BE REMOVED. NOT A TREE.
#31	Ficus Benjamina	Ficus benjamina	NO	+/- 30"	+/- 15'	+/- 20'	FAIR	REMOVE	314 SF	0 SF	OVERGROWN FICUS HEDGE TO BE REMOVED. NOT A TREE.
#32	Ficus Benjamina	Ficus benjamina	NO	+/- 18"	+/- 15'	+/- 20'	FAIR	REMOVE	314 SF	0 SF	OVERGROWN FICUS HEDGE TO BE REMOVED. NOT A TREE.
#33	Ficus Benjamina	Ficus benjamina	NO	+/- 18"	+/- 15'	+/- 20'	FAIR	REMOVE	314 SF	0 SF	OVERGROWN FICUS HEDGE TO BE REMOVED. NOT A TREE.
#34	Ficus Benjamina	Ficus benjamina	NO	+/- 18"	+/- 15'	+/- 20'	FAIR	REMOVE	314 SF	0 SF	OVERGROWN FICUS HEDGE TO BE REMOVED. NOT A TREE.
#35	Pygmy Date Palms	Phoenix roebelenii	NO	+/- 6"	+/- 8'	+/- 8'	GOOD	REMOVE	50 SF	50 SF	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED
#36	Pygmy Date Palms	Phoenix roebelenii	NO	+/- 6"	+/- 8'	+/- 8'	GOOD	REMOVE	50 SF	50 SF	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED
#37	Coconut Palm	Cocos nucifera	YES	+/- 12"	+/- 20'	+/- 16'	GOOD	REMOVE	201 SF	201 SF	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED
#38	Coconut Palm	Cocos nucifera	YES	+/- 12"	+/- 20'	+/- 16'	GOOD	REMOVE	201 SF	201 SF	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED
#39	Coconut Palm	Cocos nucifera	YES	+/- 12"	+/- 20'	+/- 16'	GOOD	REMOVE	201 SF	201 SF	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED
#40	Alexander Palm - dbl	Ptychosterma elegans	NO	+/- 5"	+/- 25'	+/- 10'	GOOD	REMOVE	79 SF	0 SF	IN CONFLICT WITH SITE DESIGN
#41	Fishtail Palm mass	Caryota urens	NO	+/- 8"	+/- 12'	+/- 8'	GOOD	REMOVE	50 SF	50 SF	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED
#42-59	Alexander Palm	Ptychosterma elegans	NO	+/- 5"	+/- 16-20'	+/- 30'	GOOD	REMOVE	707 SF	0 SF	IN CONFLICT WITH SITE DESIGN.
#60	Travelers Palm	Ravennala madagascariensis	YES	+/- 18"	+/- 16'	+/- 15'	GOOD	REMOVE	177 SF	177 SF	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED
#61	Pygmy Date Palm	Phoenix roebelenii	NO	+/- 10"	+/- 12'	+/- 15'	GOOD	REMOVE	177 SF	177 SF	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED
#62	Royal Palm	Roystonea elata	NO	+/- 6"	+/- 12'	+/- 10'	GOOD	REMOVE	314 SF	314 SF	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED
#63	Royal Palm	Roystonea elata	NO	+/- 6"	+/- 18'	+/- 10'	GOOD	REMOVE	79 SF	0 SF	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED
#64-67	Alexander Palm	Ptychosterma elegans	NO	+/- 5"	+/- 16-20'	+/- 10'	GOOD	REMOVE	79 SF	0 SF	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED
#68-70	Travelers Palm	Ravennala madagascariensis	NO	+/- 5"	+/- 16'	+/- 14'	GOOD	REMOVE	154 SF	0 SF	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED
#71	Royal Palm	Roystonea elata	YES	+/- 12"	+/- 20'	+/- 16'	GOOD	REMOVE	201 SF	201 SF	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED
#72	Travelers Palm	Ravennala madagascariensis	NO	+/- 10"	+/- 14'	+/- 12'	GOOD	REMOVE	114 SF	114 SF	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED
#73-77	Travelers Palm	Ravennala madagascariensis	NO	+/- 10"	+/- 16'	+/- 12'	GOOD	REMOVE	114 SF	114 SF	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED
#78-82	Royal Palms	Roystonea elata	NO	+/- 10"	+/- 15'-20'	+/- 25'	GOOD	REMOVE	491 SF	491 SF	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED
#83	Latan Palm	Latania loddigesii	NO	+/- 8"	+/- 15'	+/- 12'	GOOD	REMOVE	114 SF	114 SF	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED
#84	Royal Palm	Roystonea elata	YES	+/- 12"	+/- 45'	+/- 15'	GOOD	RELOCATE	177 SF	0 SF	SEE PROPOSED NEW LOCATION L-1 & L-2
#85	Royal Palm	Roystonea elata	YES	+/- 12"	+/- 45'	+/- 15'	FAIR	REMAIN	177 SF	0 SF	PRESERVE + PROTECT DURING CONSTRUCTION
#86	Sylvestre Palm	Phoenix sylvestris	YES	+/- 12"	+/- 20'	+/- 10'	FAIR	REMOVE	79 SF	79 SF	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED
#87	Bismarck Palm	Bismarckia nobilis	YES	+/- 18"	+/- 30'	+/- 15'	POOR	REMOVE	177 SF	177 SF	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED

**TOTAL MITIGATION REQUIRED : 13,163 SF**  
**TOTAL MITIGATION PROVIDED : 13,250 SF**

**CMB CHAPT 46, DIV. 2 - TREE INVENTORY + DISPOSITION PLAN NOTES**

- THIS EXISTING TREE INVENTORY + DISPOSITION CHART 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 GL HOMES DATED 05.31.16
- THE INFORMATION AS PRESENTED HEREIN HAS BEEN FIELD VERIFIED BY THE LANDSCAPE ARCHITECT ON 10.26.16
- 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.
- PLEASE NOTE THAT ALL VEGETATION LOCATED WITHIN THE PROPERTY IS EITHER IN CONFLICT WITH THE NEWLY PROPOSED ARCHITECTURE, OR WILL BE IN CONFLICT WITH NEWLY INSTALLED PROPERTY WALLS, UTILITIES AND/OR THE INCREASED GRADE OF THE PROPERTY AND THEREFOR, IS MARKED TO BE REMOVED. AS SUCH, ALL REMOVED VEGETATION WILL BE REPLACED WITH NEW HIGH QUALITY PLANT MATERIAL, WHICH WILL MEET ALL MITIGATION REQUIREMENTS SET FORTH BY THE CITY OF MIAMI BEACH. IN ADDITION, PLEASE NOTE THAT AN ARBORIST REPORT WILL BE PROVIDED TO FURTHER DOCUMENT THE CONDITIONS DURING THE PERMITTING PROCESS.

**C.M.B. CANOPY MITIGATION NOTES**

THE CANOPY MITIGATION OF 13,163 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 13,250 SF OF CANOPY HAS BEEN PROVIDED.

**CANOPY MITIGATION SUMMARY**

- (2) NATIVE GUMBO LIMBO TREE: 900 SF (MB category I @ 450 SF each)
- (3) NATIVE SEA GRAPE TREE: 900 SF (MB category I @ 300 SF each)
- (24) BRAZILIAN BEAUTY LEAF TREES: 7,200 SF (MB category II @ 300 SF each)
- (5) NATIVE SILVER BUTTWOOD TREES TREES: 750 SF (MB category III @150 SF each)
- (12) NATIVE PIGEON PLUM TREES: 1,800 SF (MB category II @150 SF each)
- (8) NATIVE SIMPSON STOPPER TREES: 800 SF (MB category II @100 SF each)
- (3) JAPANESE BLUEBERRY TREES: 450 SF (MB category II @150 SF each)
- (9) PALMS: 450 SF /4 COCONUTS PALMS, 1 ROYAL PALM + 4 THATCH PALM (MB category IV @ 50 SF each)

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 REV L1 - LANDSCAPE  
 REVISION 03.27.17  
 URBAN FORESTRY  
 06.04.18

sheet  
 no. L-1a



**Biscayne Environmental, Inc.**

Environmental and Land Development Consultants • Mitigation Design and Contracting

March 23, 2017

Via email

Christopher Cawley, RLA  
780 NE 69th Street, Suite 1108  
Miami, FL 33138

RE: 1717 North View Drive, Miami Beach  
Evaluation of Existing Tree Resources

Dear Mr. Cawley,

Pursuant to your request and authorization, I conducted a field inspection of the subject property on March 7, 2017. The purpose of the inspection was to evaluate the existing tree resources to determine whether any of the existing trees are significant and warrant preservation or on-site relocation. The findings from the inspection follow.

The on-site inspection revealed that the existing tree resources include non-native ornamental trees and native palms (royal palms) that were planted originally as landscape material. Specifically, trees that are present include pygmy date palms, royal palms, coconut palms, latania palms, Alexander palms, fishtail palms, travelers palms, Montgomery palms, an unknown small diameter palm, one Bismark palm, date palms, and Ficus benjamina (overgrown hedge material that appears tree-like). Photographs of the site and trees are attached.

The majority of the trees are in good to fair condition and appear to have been well maintained and fertilized. All of the royal palms, coconut palms, Bismark palm, and date palms exceed 9" DBH and are therefore classified as specimen trees which require double canopy replacement, if removed. Two of the travelers palms and two of the ficus trees are also specimen size. It should be noted that a very large specimen banyan tree is located on the adjacent property to the west and has a canopy that extends over on to the subject property.

It appears that the specimen royal palms in the Right-of-Way are not in conflict with new construction or subject to grade changes so they could remain in place and be preserved throughout new construction. Because the new site plan requires that the existing grade be elevated and walls be constructed along the side property lines to retain the fill, it would be very difficult to preserve or relocate any trees within the boundaries of the property. Therefore, a tree removal permit must be obtained from the City of Miami Beach for the removal of the trees within the limits of the property. The permit that will be issued will require that the affected canopy be replaced with desirable native and non-native trees. As noted above, all specimen sized trees will require double canopy replacement.

Please contact me if you have any questions regarding the findings in this report.

Sincerely,  
BISCAYNE ENVIRONMENTAL, INC.

  
David Ettman, Senior Biologist  
President

DE/cs

1761 Cleveland Road • Miami Beach, Florida 33141 • Telephone 305-710-2359 • Email [biscayneinc@bellsouth.net](mailto:biscayneinc@bellsouth.net)



Photo 1 Large royal palm in Right-of-Way growing through banyan canopy on west side of property.  
Photo 2 Latania palms and large royal palm on east side of the Right-of-Way side of property.  
Photo 3 Travelers palm on west side of property.  
Photo 4 Coconut palms at northwest corner of property.

<b>Biscayne Environmental, Inc.</b> 1761 Cleveland Road Miami Beach, FL 33141 Tel. 305.710.2359 Email: <a href="mailto:biscayneinc@bellsouth.net">biscayneinc@bellsouth.net</a>	Project: 1717 North View Drive Drawn: Site Photographs Prepared by: Christopher Cawley Address: 1717 North View Drive, Miami Beach, FL Project No: 2017-07 Date: 03/24/17 Title: NTS   Sheet 1
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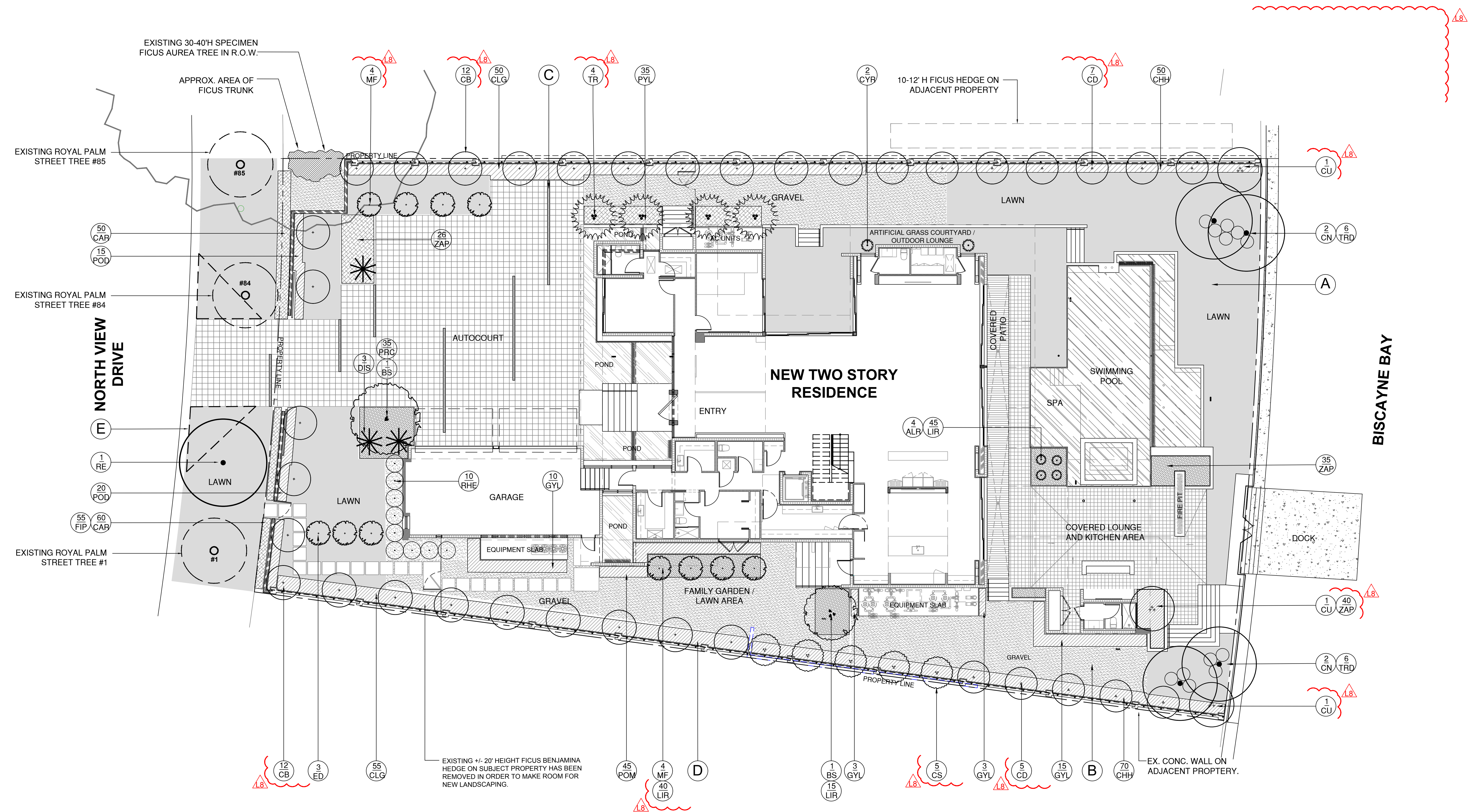


Photo 5 Large ficus benjamina in front yard on east side of property.  
Photo 6 Date palm in front yard.  
Photo 7 Coconut palms and date palm in rear of property.  
Photo 8 Overgrown ficus benjamina growing as privacy hedge along east property line.

<b>Biscayne Environmental, Inc.</b> 1761 Cleveland Road Miami Beach, FL 33141 Tel. 305.710.2359 Email: <a href="mailto:biscayneinc@bellsouth.net">biscayneinc@bellsouth.net</a>	Project: 1717 North View Drive Drawn: Site Photographs Prepared by: Christopher Cawley Address: 1717 North View Drive, Miami Beach, FL Project No: 2017-07 Date: 03/24/17 Title: NTS   Sheet 2
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 CHRISTOPHER CAWLEY, RLA  
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 revised:  
 REV L1 - LANDSCAPE  
 REVISION 03.27.17





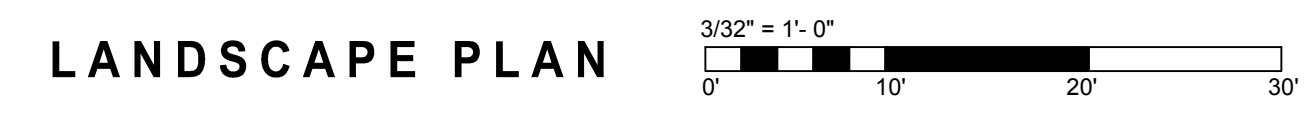
**LANDSCAPE PLAN NOTES**

- CONTRACTOR SHALL REMOVE ALL STAKES, POLES, WELLINGTON TAPE AND / OR BRACING MATERIALS FROM ALL PALMS, TREES, AND SHRUBS, WITHIN (1) YEAR OF INSTALLATION. THIS NOTE IS APPLICABLE TO ALL PLANTING DETAILS ON SHEET L-3.
- 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 thru L-4 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.

**LANDSCAPE PLAN LEGEND**

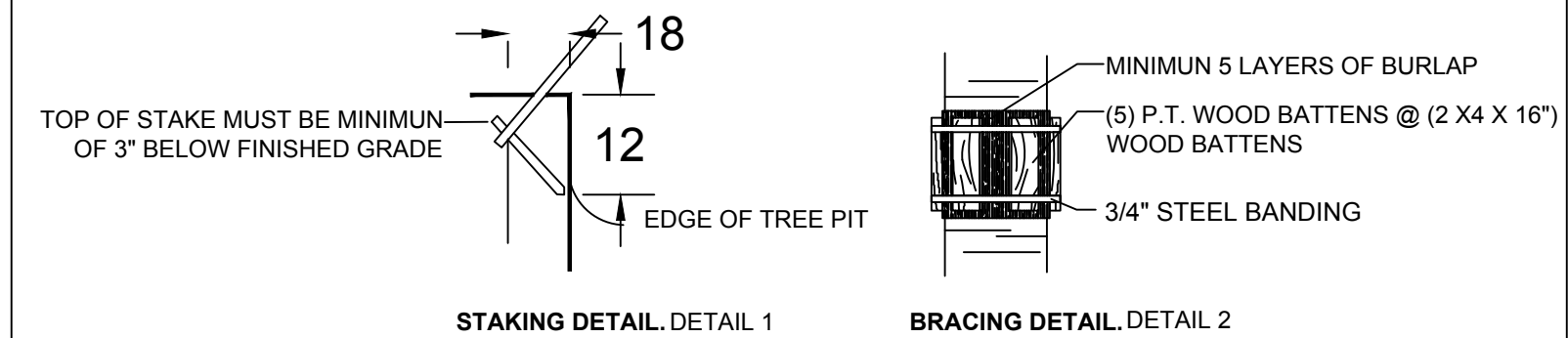
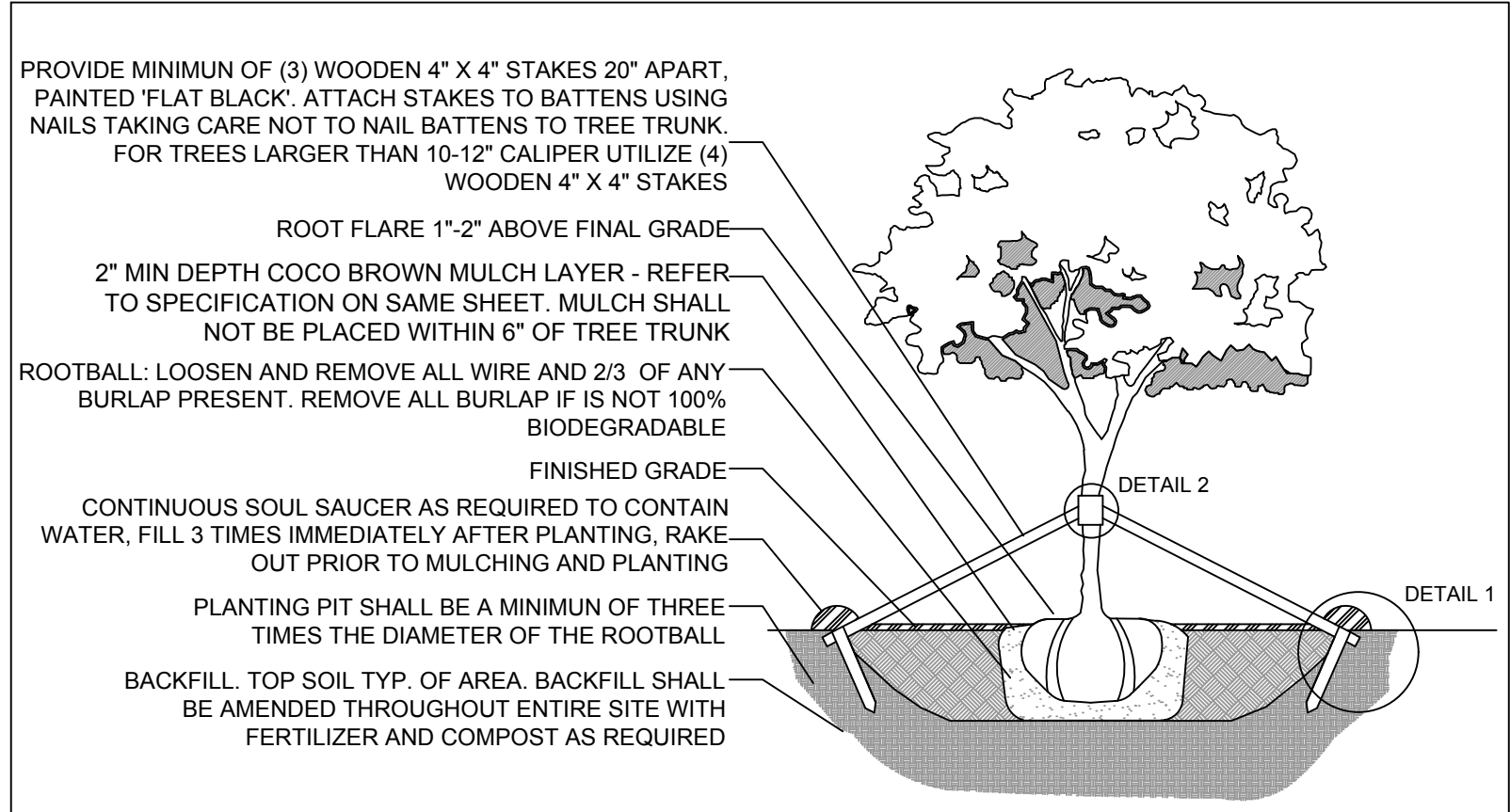
(A) 'EMPIRE TURF' ZOYSIA GRASS - OVER 2" TOPSOIL BED, SEE PLANTING SPECS	(D) DARK BROWN 'FLORI MULCH' SHREDDED ORGANIC MULCH (NO CYPRESS), TBD
(B) 3/8" GREY DECOMPOSED GRANITE AGGREGATE OVER FILTER FABRIC	(E) 15' SITE TRIANGLES
(C) ZOYSIA LAWN TO BE SELECTED	

URBAN FORESTRY 06.04.18



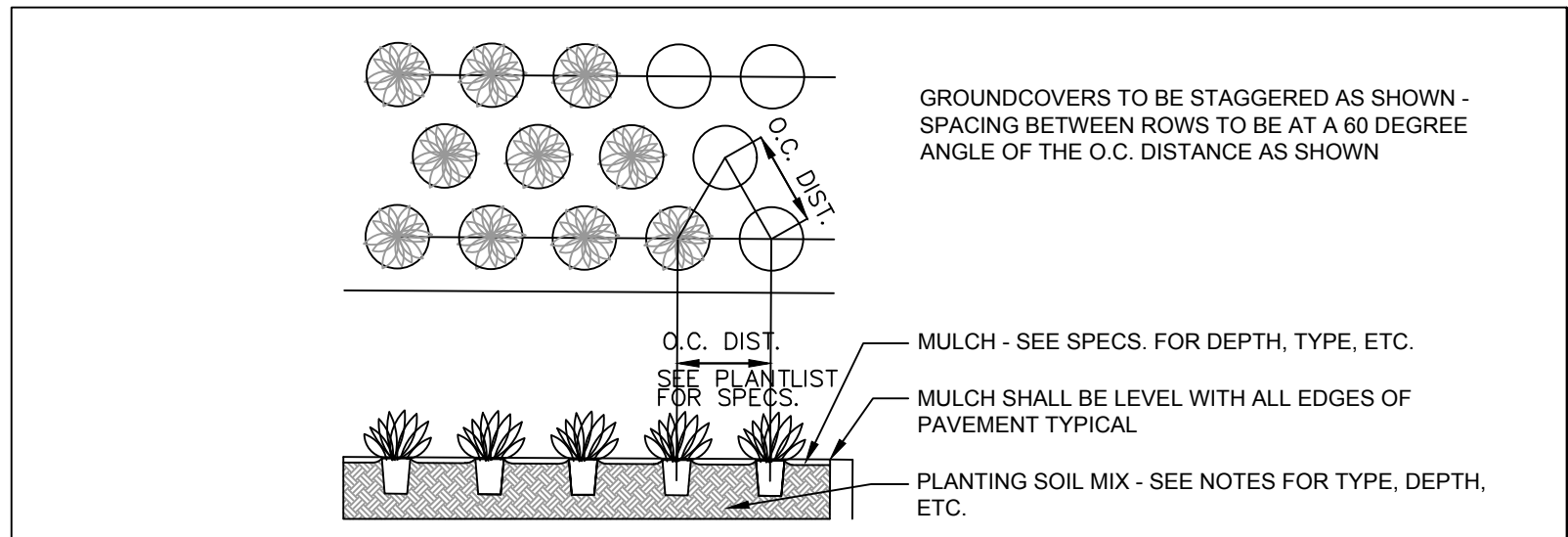
## LANDSCAPE NOTES

- 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.  
ANY CHANGES TO R.O.W. (RIGHT OF WAY) MATERIAL IN REGARDS TO PLACEMENT OF SPECIES SHALL REQUIRE THE APPROVAL AND CONSULTATION OF THE CITY URBAN FORESTER AND OR CITY STAFF.
- 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.  
CARE SHALL BE TAKEN TO AVOID PLACEMENT OF CONSTRUCTION FILL, GRAVEL, AND OR DEBRIS OVER THE ROOT BALLS OF INSTALLED OR EXISTING TREES AND OR PALMS ON SITE.  
SODDED-LAWN AREAS  
2" DEPTH PLANTING SOIL SPREAD IN PLACE- THROUGHOUT.  
GROUND COVER PLANTING BEDS:  
6" DEPTH PLANTING SOIL SPREAD IN PLACE- THROUGHOUT.  
SHRUB AND HEDGE PLANTING AREAS:  
12" DEPTH PLANTING SOIL SPREAD IN PLACE- THROUGHOUT.  
TREES, PALMS, SPECIMEN PLANT MATERIAL LOCATIONS:  
REMOVE ALL LINEROCK PRESENT TO A DEPTH OF AT LEAST 30" BEFORE PLACING NEW PLANTING SOIL. APPLY NEW CLEAN PLANTING SOIL IN PLANTING AREA AS REQUIRED
- 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.
- THE LANDSCAPE CONTRACTOR SHALL CALCULATE AND SUBMIT AN ITEMIZED PRICE FOR THE 2" APPLICATION OF 50:50 MIX FOR ALL SOD AREAS AS A REFERENCE IN THE CASE THAT THERE WOULD BE A DISCREPANCY BETWEEN SITE AND LANDSCAPE CONTRACTORS AND NOTIFY THE SITE CONTRACTOR OR PROJECT SUPERINTENDENT AS TO THIS DISCREPANCY. IT WILL THEN BE DETERMINED WHICH PARTY WILL PROVIDE THIS 2" TOPSOIL:SAND APPLICATION AND SUBSEQUENT PAYMENT. OTHER PLANTING SOIL MIXES TO BE ADDED, I.E. FOR TREES, PALMS, SPECIMEN PLANTS, SHRUBS AND GROUND COVERS SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR AND BE INCLUSIVE WITH THE LANDSCAPE BID.
- ALL EXISTING TREE + PALM INFORMATION THAT HAS BEEN PROVIDED ON THIS PLAN FOLLOWS THE CITY OF MIAMI BEACH. TREE PERMITTING GUIDELINES. ANY TREES OR PALMS CONSIDERED INVASIVE OR THAT FALL UNDER THE TREE PERMIT EXEMPTION / PROHIBITED SPECIES LIST 24-94 (4) MAY NOT BE SHOWN FOR CLARITY PURPOSES. ANY DISCREPANCIES IF NOTED UPON FURTHER FIELD INSPECTION SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE LANDSCAPE ARCHITECT.
- 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 A SMALL GRAY GRANITE AGGREGATE OR APPROVED ORGANIC MULCH FREE FROM WEEDS AND PESTS. NO 'CYPRESS MULCH' OR 'RED DYED MULCH' TO BE ACCEPTED. KEEP MULCH 6" 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 GROUND COVERS, AND SOD / LAWN SHALL CARRY A ONE-YEAR WARRANTY FROM THE DATE OF FINAL ACCEPTANCE.
- ALL TREES AND PALMS 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 OSMACOTE OR APPROVAL EQUAL.
- SHOULD ANY TREES OR PALMS 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.
- ALL PALMS TO REMAIN OR BE RELOCATED ON SITE IN THE VICINITY OF CONSTRUCTION ACTIVITIES, SHALL BE PROTECTED THROUGH THE USE OF TREE PROTECTION BARRICADES INSTALLED AT THE PALM DRIP LINE. A TREE PROTECTION FENCE SHALL BE CONSTRUCTED PRIOR TO ANY CONSTRUCTION ACTIVITY INCLUDING GRUBBING AND SHALL REMAIN IN PLACE UNTIL ON SITE CONSTRUCTION HAS BEEN COMPLETED.
- CITY OF URBAN FORESTER AND OR PLANNING DEPARTMENT STAFF TO APPROVE ROW TREES BEFORE THEY ARE PLANTED.
- MULCH SHALL NOT BE APPLIED WITHIN 6" OF ANY TREE OR PALM TRUNK THAT IS INSTALLED OR INCORPORATED INTO THE PROJECT. FOR ROW TREES + PALMS, ALL MULCH SHALL BE AMERIGROW 'PREMIUM PINEBARK BROWN' SHREDDED MULCH OR A CITY APPROVED ALTERNATIVE.



C.M.B. LARGE TREE PLANTING DETAIL

N.T.S.



GROUNDCOVER PLANTING DETAIL

N.T.S.

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 \$5,000 DOLLARS FOR POTTED PLANTS + MISCELLANEOUS VEGETATION TO BE SELECTED DURING THE INSTALLATION OF THE PROJECT



### PLANT LIST - 1717 NORTH VIEW DRIVE

KEY	NATIVE	QTY.	COMMON NAME	BOTANICAL NAME	HEIGHT, SPECIFICATION, & NOTES
<b>TREES</b>					
BS	YES	2	GUMBO LIMBO TREE	Bursera simarubra	200 gallon, 18-20' height specimen, 10' spread, 10" dbh, equal to Treeworld Wholesale
CB	NO	24	BRAZILIAN BEAUTY LEAF TREE	Calophyllum brasiliense	65 gallon, 14' height x 6-8" spread, Standard Form, 4" clear trunk, 2.5-3" caliper
CD	YES	12	PIGEON PLUM TREES	Coccoloba diversifolia	65 gallon, 12' height, standard equal to Treeworld Wholesale
CS	YES	5	SILVER BUTTWOOD TREES	Myrcianthes fragrens	100 gallon, 12' height, 6-8" spread, multi, equal to Treeworld Wholesale
CU	YES	3	SEA GRAPE TREES	Coccoloba uvifera	100 gallon, 12' -14' height, 6-8" spread, multi, equal to Treeworld Wholesale
ED	NO	3	JAPANESE BLUEBERRY TREE	Elaeocarpus decipens	30 gallon, cone, 6-7' height, full to base, equal to Treeworld Wholesale
MF	YES	8	SIMPSON STOPPER TREE	Myrcianthes fragrans	65 gallon, 10' height, 6" spread, standard form, equal to Treeworld Wholesale
<b>PALMS + BAMBOO</b>					
CN	YES	4	'GR. MALAYAN' COCONUT PALM	Cocos nucifera 'Green Malayan'	Full heads, 18-24' grey wood, varied height, Florida Fancy
RE	YES	1	ROYAL PALM	Roystonea elata	Field grown, 15' grey wood
TR	YES	4	FLORIDA THATCH PALM	Thrinax radiata	Field grown, 12' overall height, specimen to be slected
RHE	NO	10	LADY PALM	Rhapsis excelsa	10 gallon, 4' overall height min, full
<b>SHRUBS</b>					
CAR	NO	110	DWARF CARISSA	Carissa mac. 'Emerald Blanket'	3 gallon, full, space 18" on center
CHH	YES	120	COCOPLUM 'RED TIP'	Chrysobalanus icaco 'Red Tip'	15 gallon, full, space 24" on center
CLG	NO	105	SMALL LEAF CLUSIA	Clusia guttifera	15 gallon, full, space 24" on center
GYL	YES	31	CRABWOOD	Gymnanthes lucida	25 gallon, 6' height min. full, space 36" on center
POM	NO	45	PODOCARPUS	Podocarpus macrophyllus	7 gallon, full, space 18" on center
POD	NO	35	PODOCARPUS	Podocarpus macrophyllus	25 gallon, 8' height, full, space 24" on center
PYL	YES	35	DWARF BAHAMA COFFEE	Psychotria ligustrifolia	3 gallon, full, space 18" on center
<b>TROPICALS, GROUND COVERS, + ACCENTS</b>					
ALR	NO	4	ALCANTAREA REGINA BROMELIAD	Alcantarea regina	2' height X 2' spread
CYR	NO	2	KING SAGO	Cycas revoluta	7 gallon, 3' height X 3' spread min
DIS	NO	4	DIQON SPINULOSUM	Dioon spinulosum	7 gallon, 36" height X 36" spread,
LIR	NO	100	LILYTURF	Liriope muscari	3 gallon, full, 18" on center
PRC	NO	35	PHILODENDRON ROJO CONGO	Philodendron 'Rojo Congo'	3 gallon, 18" height x 18" spread, full, 24" on center, full
TRD	YES	12	FAKAHATCHEE GRASS	Tripsacum dactyloides	3 gallon, full 36" on center
ZAP	YES	101	COONTIE	Zamia pumila	3 gallon, full 36" on center
<b>VINES</b>					
FIP	NO	55	CREEPING FIG	Ficus pumila	1 gallon, full, 18" on center
<b>SOD, AGGREGATE &amp; MULCH</b>					
DGA	3/8" DECOMPOSED GREY GRANITE AGGREGATE OR STONE TO BE SELECTED, INSTALLED OVER FILTER FABRIC + WEED BARRIER MATERIAL, 2" MIN. DEPTH				
MLC	DARK BROWN 'FLORI MULCH' SHREDDED ORGANIC MULCH (NO CYPRESS), TO BE DETERMINED				
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: RS-2 LOT SIZE: 26,978 SF ACRES: .62

### 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. 26,978 SF - 6,000 SF = 20,978 SF = 21 ADDITIONAL TREES REQUIRED.

26,978 SF = 26 TOTAL TREES REQUIRED / 56 TREES PROVIDED.

### DIVERSITY REQUIREMENT

21-30 REQUIRED TREES = 6 TREE SPECIES / 6 SPECIES PROVIDED

### NATIVE TREES

30% OF REQUIRED TREES OR 30 X 26 = 8 NATIVE TREES REQUIRED / 30 NATIVE TREES PROVIDED  
(2) GUMBO LIMBO TREES, (12) PIGEON PLUM TREES, (5) SILVER BUTTWOOD TREES + (3) SEA GRAPE TREE + (8) SIMPSON STOPPER TREES

### LOW MAINTENANCE TREES

50% OF REQUIRED TREES OR 50 X 26 = 13 LOW MAINTENANCE TREES REQUIRED / 30 LOW MAINTENANCE TREES PROVIDED (1) GUMBO LIMBO TREES, (12) PIGEON PLUM TREES, (5) SILVER BUTTWOOD TREES + (3) SEA GRAPE TREE + (8) SIMPSON STOPPER TREES

### STREET TREE REQUIREMENT

AVERAGE STREET TREE SPACING 20' ON CENTER

NORTH VIEW DRIVE: 100 LF / 20 = 5 STREET TREES REQUIRED / 4 STREET TREES PROVIDED

### SHRUBS

12 SHRUBS (OR VINES) REQUIRED FOR EACH REQUIRED LOT AND STREET TREE OR 12 X (31) = 372 REQUIRED / 511 SHRUBS + VINES PROVIDED

### NATIVE SHRUBS

50% OF TOTAL SHRUBS REQUIRED MUST BE NATIVE OR 50 X 372 = 186 / 186 NATIVE SHRUBS PROVIDED  
(120) COCOPLUM SHRUBS, (31) CRABWOOD SHRUBS, (35) DWARF BAHAMA COFFEE SHRUBS PROVIDED.

### LARGE SHRUBS / SMALL TREES

10% OF TOTAL SHRUBS REQUIRED MUST BE LARGE SHRUBS OR SMALL TREES OR 10 X 372 = 37.2 / 66 LARGE SHRUBS PROVIDED (31) CRABWOOD + 35) PODOCARPUS SHRUBS PROVIDED)

### NATIVE LARGE SHRUBS / SMALL TREES

50% OF TOTAL LARGE SHRUBS REQUIRED MUST BE NATIVE OR 50 X 37.2 = 18.6 / 31 NATIVE LARGE SHRUBS PROVIDED (31) 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 MIAMI DADE CODE

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date:

12/23/2016

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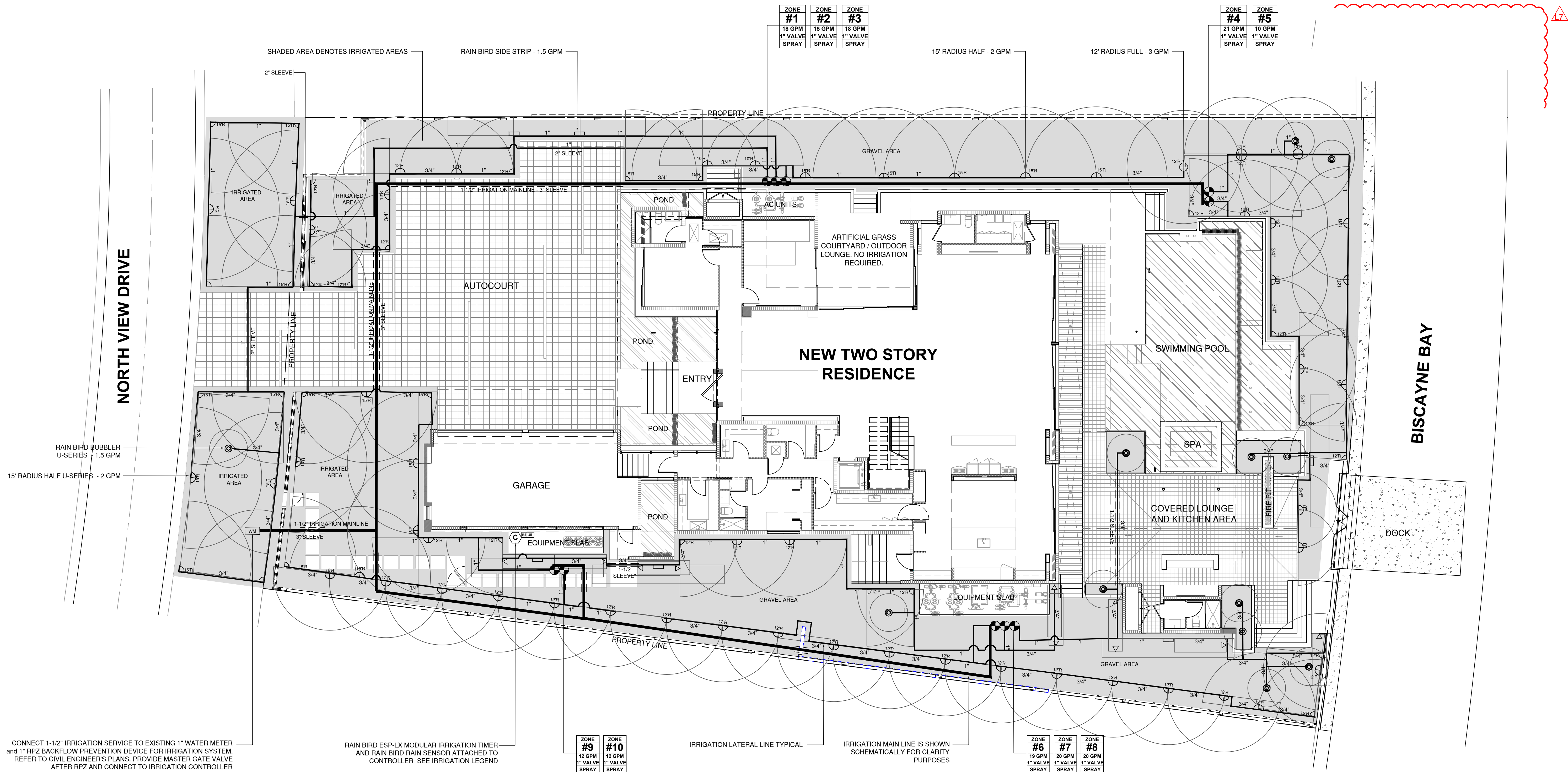
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CONNECT 1-1/2" IRRIGATION SERVICE TO EXISTING 1" WATER METER and 1" RPZ BACKFLOW PREVENTION DEVICE FOR IRRIGATION SYSTEM. REFER TO CIVIL ENGINEER'S PLANS. PROVIDE MASTER GATE VALVE AFTER RPZ AND CONNECT TO IRRIGATION CONTROLLER

RAIN BIRD ESP-LX MODULAR IRRIGATION TIMER AND RAIN BIRD RAIN SENSOR ATTACHED TO CONTROLLER. SEE IRRIGATION LEGEND

ZONE #9	ZONE #10
12 GPM	12 GPM
1" VALVE	1" VALVE
SPRAY	SPRAY

ZONE #6	ZONE #7	ZONE #8
19 GPM	20 GPM	20 GPM
1" VALVE	1" VALVE	1" VALVE
SPRAY	SPRAY	SPRAY

**ZONE AREA CALCULATIONS**

ZONE	AREA (SF)
1	1,632
2	998
3	687
4	1,553
5	1,068
6	830
7	450
8	300
9	1,122
10	735
<b>TOTAL IRRIGATED AREA</b>	<b>9,375 SF</b>
<b>VOLUME OF H2O NEEDED TO IRRIGATE 1" PER WEEK</b>	<b>778 CU FT = 5,820 GAL/WEEK</b>

**PIPE INSTALLATION + SLEEVE NOTES**

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

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"

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**

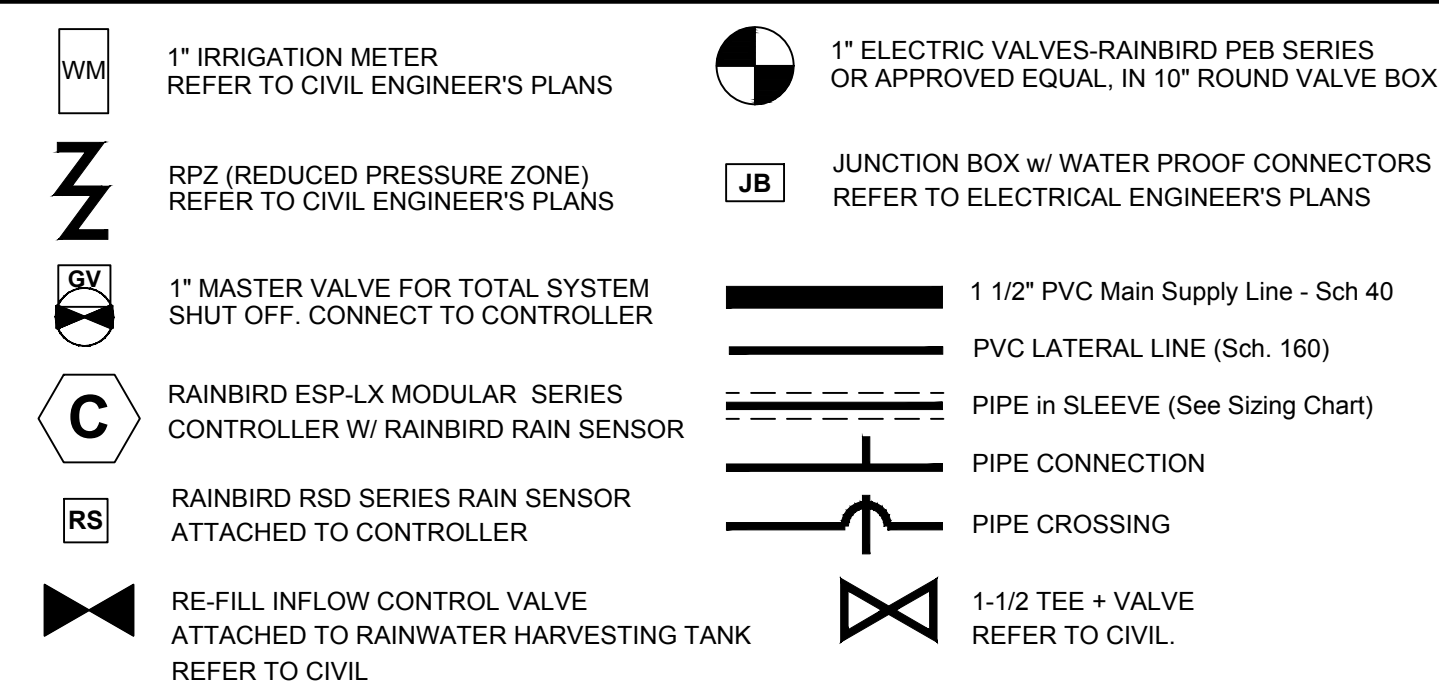
ALL MAIN LINES, LATERAL LINES and IRRIGATION SPRINKLER COMPONENT LOCATIONS ARE SHOWN SCHEMATICALLY AND SHALL BE ADJUSTED BASED ON FIELD CONDITIONS. ALL LANDSCAPE AREAS TO RECEIVE 100% COVERAGE WITH A MINIMUM 50% OVERLAP BY A FULLY AUTOMATIC IRRIGATION SYSTEM WITH RAIN SENSOR. AFTER SITE INVESTIGATION 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**



**ZONE #1 25 GPM 1" VALVE SPRAY**

ZONE DESIGNATION & INFORMATION

GALLONS PER MINUTE

VALVE SIZE

IRRIGATION TYPE

RAINBIRD 1800 PRS - U SERIES NOZZLE 10", 12", 15" POP-UP / QUARTER, HALF, FULL RADIUS DIAMETERS AS NOTED

RAINBIRD 1800 SERIES STRIP-TYPE

RAINBIRD - 5 SERIES, MPR STREAM BUBBLER NOZZLES, 5" RADIUS, 1.5 GPM

**IRRIGATION PLAN NOTES**

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

**SPECIAL NOTES**

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 THE IRRIGATION WORK. SOUTH FLORIDA WATER MANAGEMENT WATER RESTRICTIONS, PHASE II ARE IN EFFECT. NEW LANDSCAPE SHALL BE EXEMPT PER SFWMD FOR A PERIOD OF SIXTY DAYS AFTER INSTALLATION WITH CONTRACTOR AND/OR OWNER TO ASSUME RESPONSIBILITY AFTER THAT INITIAL PERIOD.

1. ARCH. BACKGROUND HAS BEEN UPDATED AND MADE MINOR ADJUSTMENT TO THE IRRIGATION PLAN 05.25.18.

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**IRRIGATION PLAN**

