



CHRISTOPHER CAWLEY
LANDSCAPE ARCHITECTURE LLC
780 NE 69TH STREET
SUITE 1106 MIAMI, FL 33138
O 786.534.5327
C 305.979.1585
CHRISTOPHERCAWLEY.COM
Florida Landscape
Architecture Business LC
26000460

REVISION SCHEDULE		
NO.	DATE	DESCRIPTION
1st	06.17.19	DRB SUBMITTAL
2nd	08.05.19	FINAL DRB SUBMITTAL

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PROJECT INFO:

NEW
RESIDENCE

420 S. HIBISCUS DRIVE
MIAMI BEACH FL 33139

SHEET TITLE:

LANDSCAPE
COVER +
SHEET INDEX

CHRISTOPHER CAWLEY, RLA
Florida License LA 6566786

SCALE + NORTH ARROW:

DATE:

AUGUST 05, 2019

SHEET NO:

L-0.0



C.M.B. FINAL CAP SUBMITTAL
NEW RESIDENCE | 420 SOUTH HIBISCUS DRIVE | MIAMI BEACH, FLORIDA

CLIENT / PROPERTY INFORMATION

PROPERTY ADDRESS
420 SOUTH HIBISCUS DRIVE
MIAMI BEACH, FL 33139

EXISTING VEGETATION SUMMARY

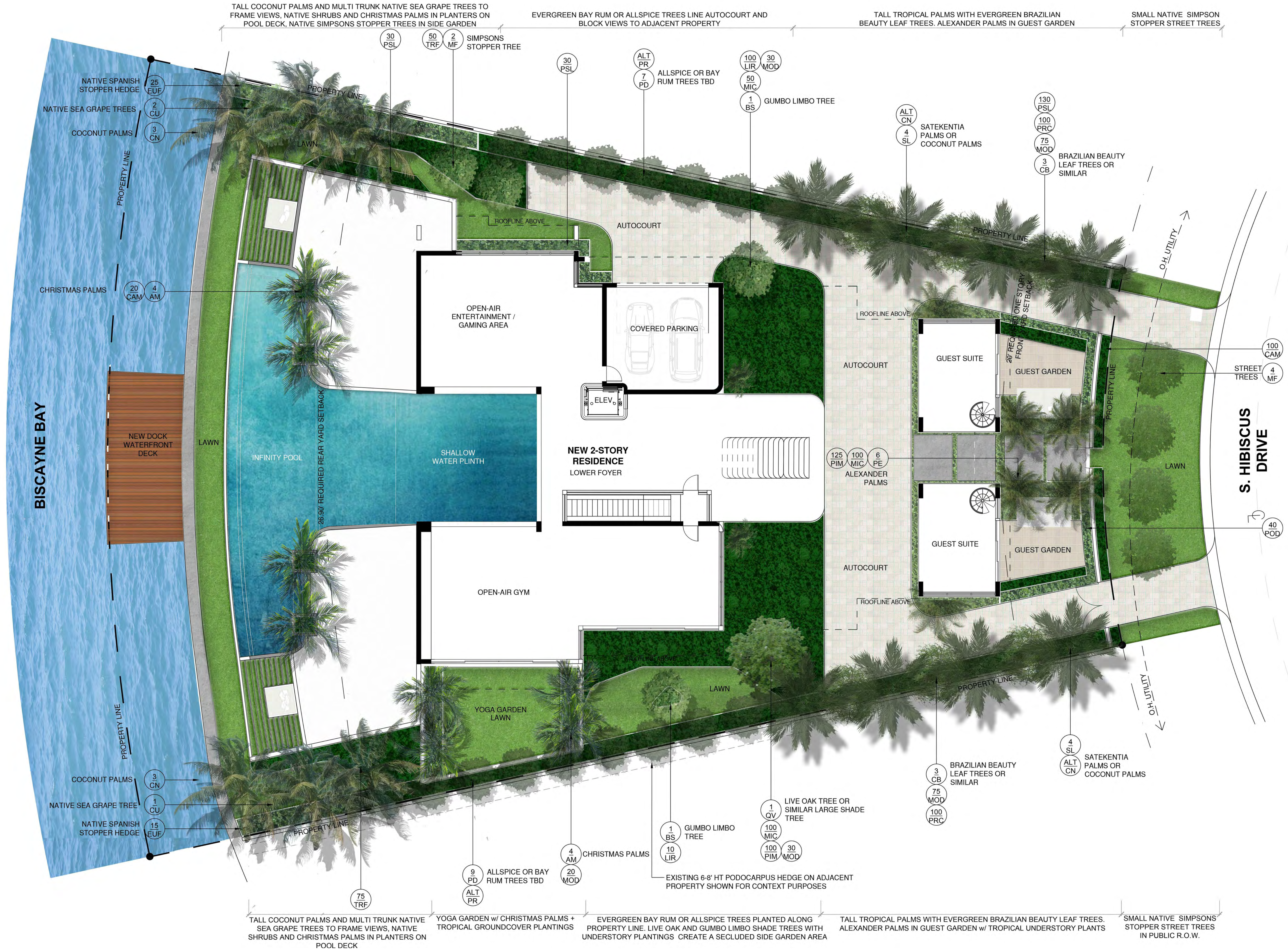
The existing vegetation located on the property is composed primarily of palms, shrubs and pink trumpet trees that are located in the front garden. Please note that because the grade of the site will be coming up to accommodate current building codes, the landscape architect is not able to preserve any of the existing vegetation on site. Mitigation shall be provided for all canopy loss as per C.M.B guidelines and regulations, and a new improved landscape design shall be provided that shall introduce new native trees, shrubs and vegetation to the site.

SCOPE OF WORK

- Extensive Landscape Architecture services for new proposed 2-story residence located in C.M.B.

INDEX OF SHEETS

- L-0.0 Landscape Cover Page + Sheet Index
- L-1.0 Understory Landscape Plan Rendering
- L-1.1 First Level Landscape Plan Rendering
- L-2.0 Understory Landscape Plan
- L-2.1 First Level Landscape Plan
- L-3.0 Existing Tree Survey + Disposition Plan
- L-4.0 Existing Tree Chart, Plant List, Landscape Notes + Details
- L-5.0 Plant Material Images



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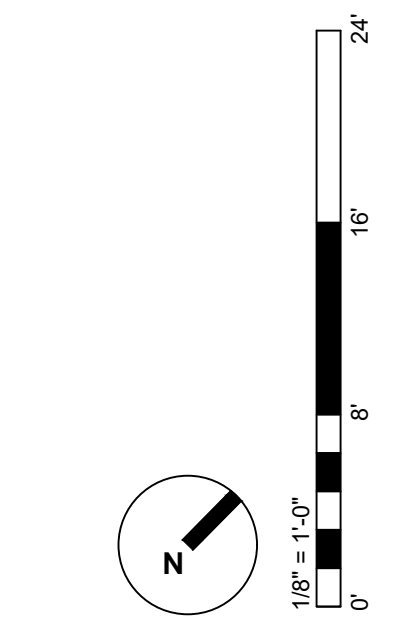
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PROJECT INFO:
NEW RESIDENCE
420 S. HIBISCUS DRIVE
MIAMI BEACH FL 33139

SHEET TITLE:
UNDERSTORY LANDSCAPE PLAN RENDERING

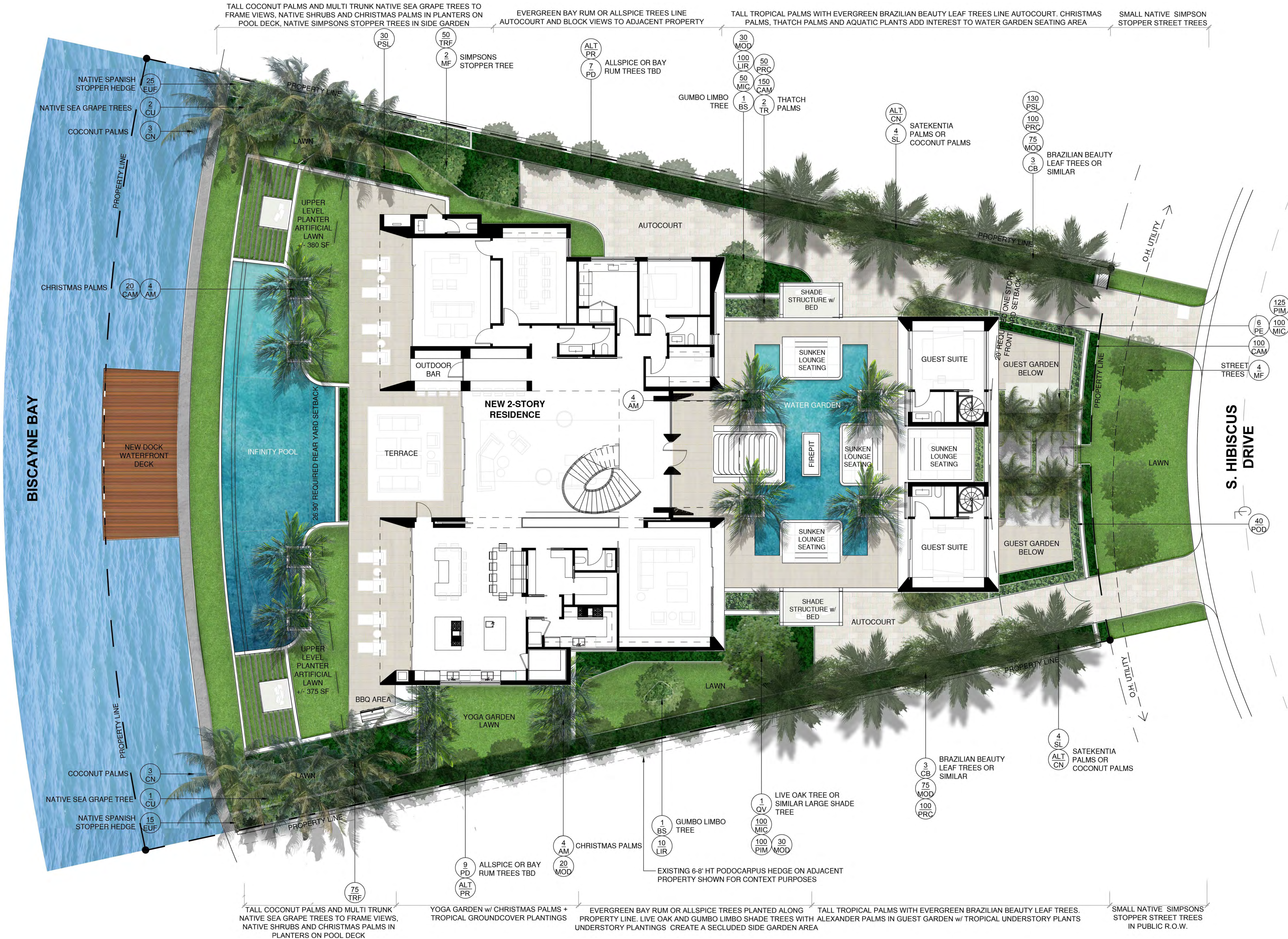
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DATE:
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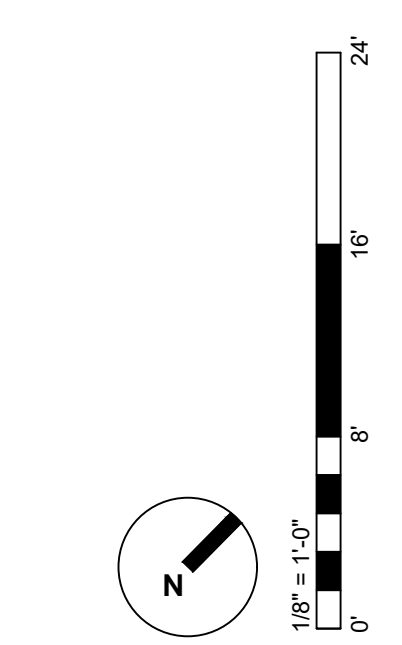
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PROJECT INFO:
**NEW
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MIAMI BEACH FL 33139

SHEET TITLE:
**FIRST LEVEL
LANDSCAPE
PLAN
RENDERING**

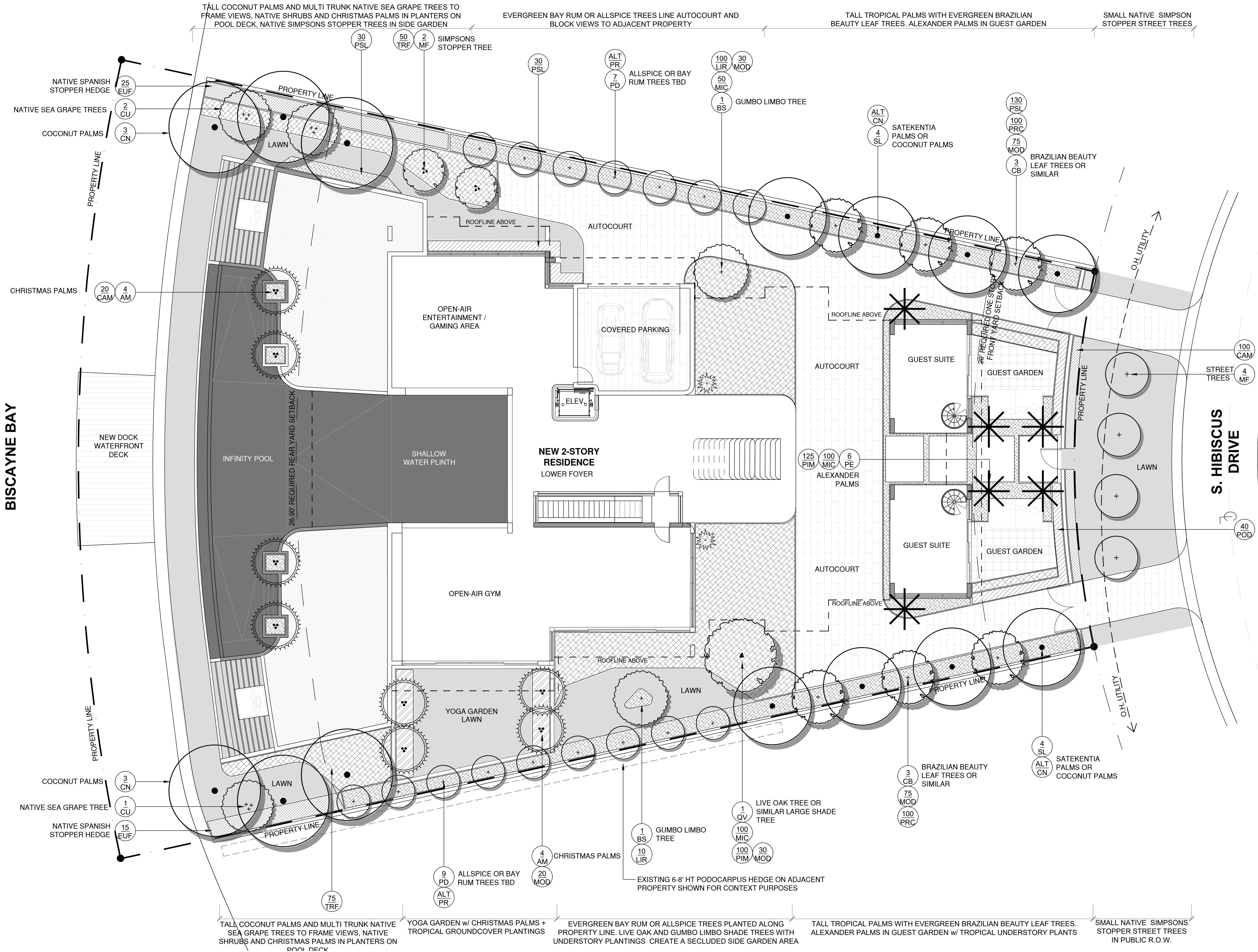
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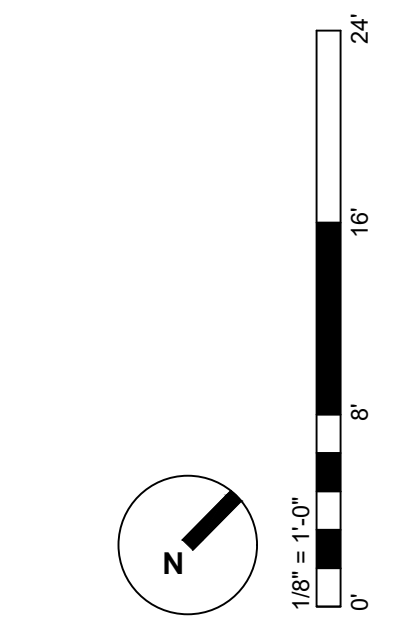
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SHEET TITLE:
**UNDERSTORY
LANDSCAPE
PLAN**

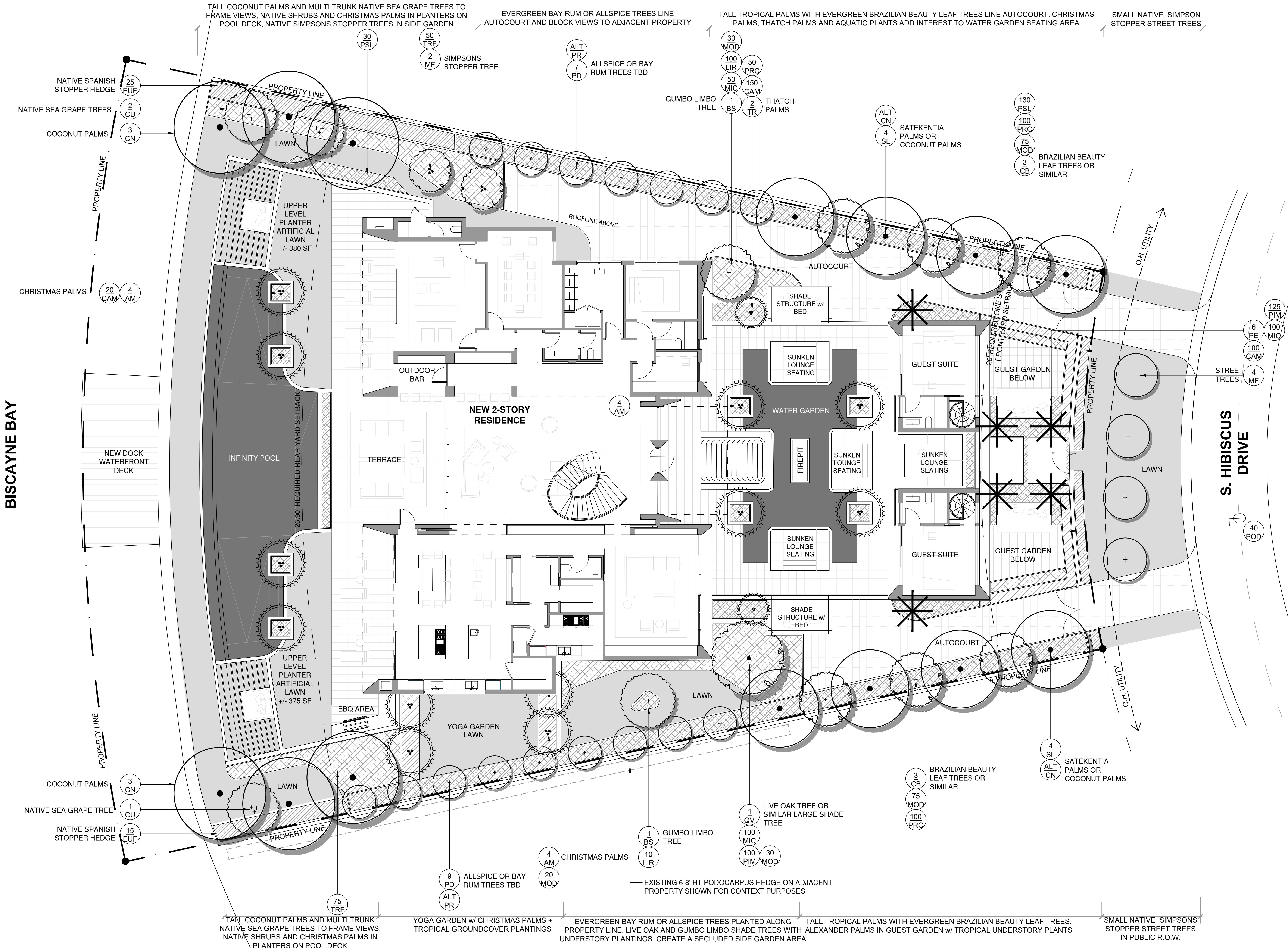
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SCALE + NORTH ARROW:



DATE:
AUGUST 05, 2019
SHEET NO:

L-2.0



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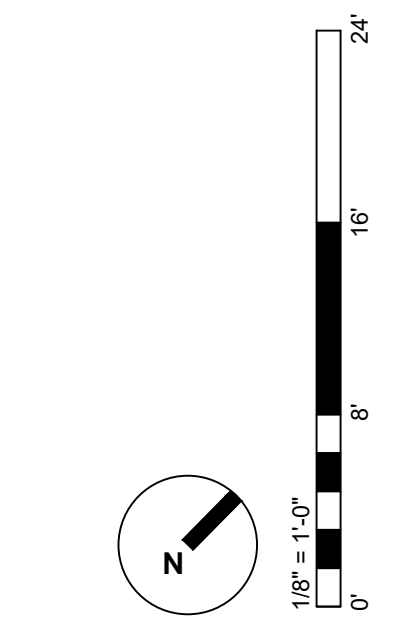
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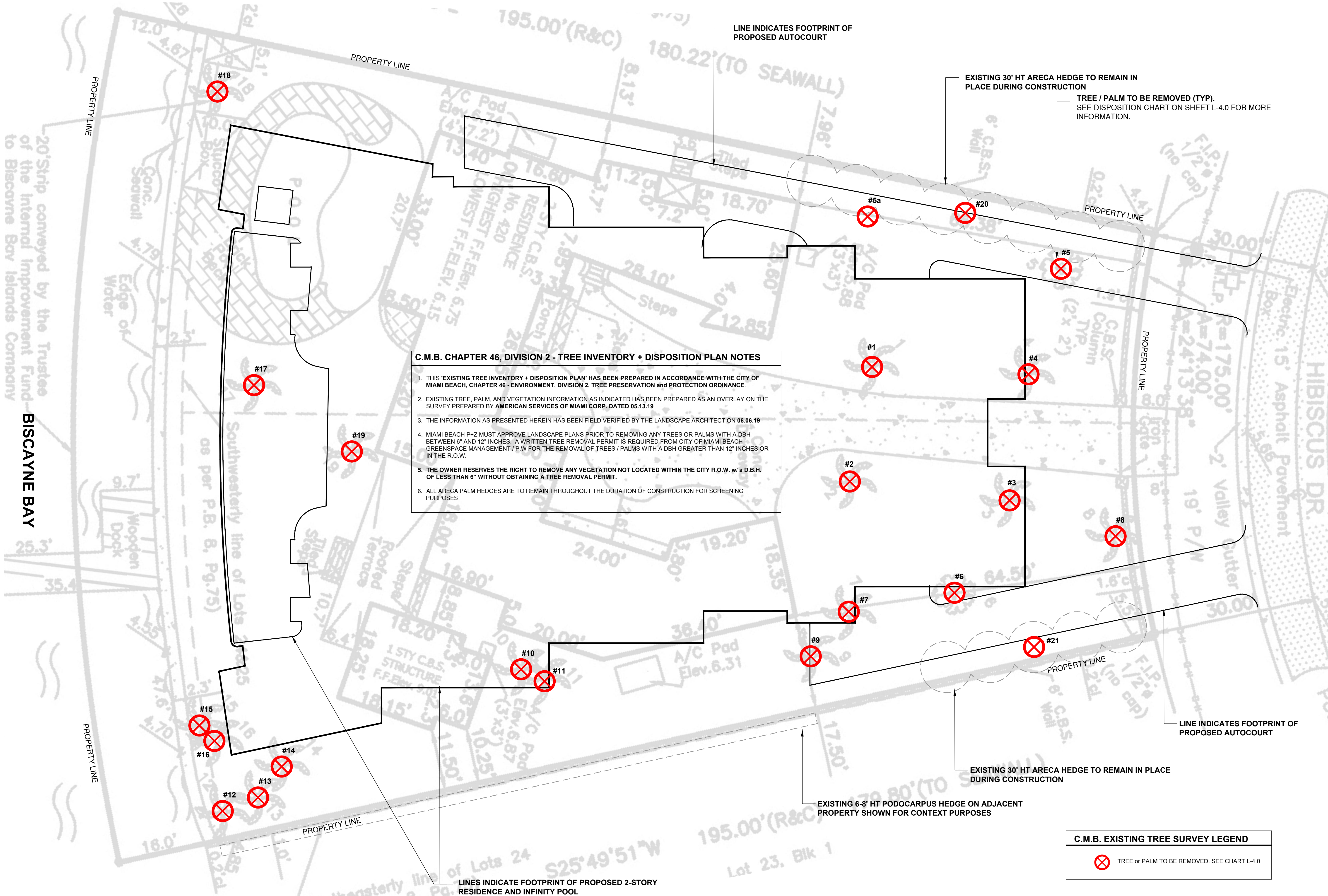
SHEET TITLE:
FIRST LEVEL LANDSCAPE PLAN

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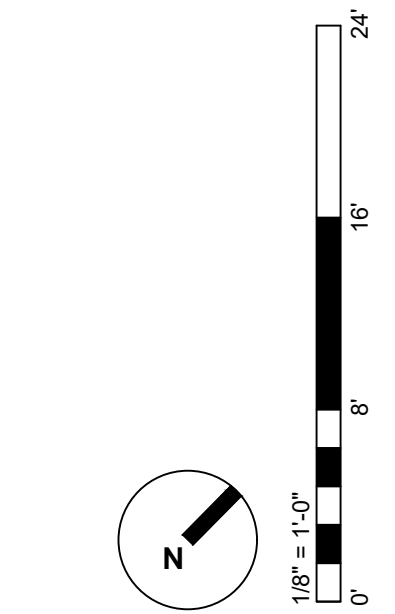
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PROJECT INFO:
NEW RESIDENCE
420 S. HIBISCUS DRIVE
MIAMI BEACH FL 33139

SHEET TITLE:
EXISTING TREE SURVEY + DISPOSITION PLAN

CHRISTOPHER CAWLEY, R.L.A.
Florida License LA 6666786

SCALE + NORTH ARROW:



DATE:
AUGUST 05, 2019
SHEET NO:

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LANDSCAPE NOTES

1. ALL PLANT MATERIAL SHALL BE FLORIDA GRADE NO. 1 OR BETTER.

2. CONTRACTOR SHALL BECOME FAMILIAR WITH THE LOCATION OF, AVOID, AND PROTECT ALL UTILITY LINES, BURIED CABLES, AND OTHER UTILITIES.

3. TREE, PALM, ACCENT AND BED LINES ARE TO BE LOCATED IN THE FIELD AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

4. 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.

5. 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.

6. 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.
7. 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.

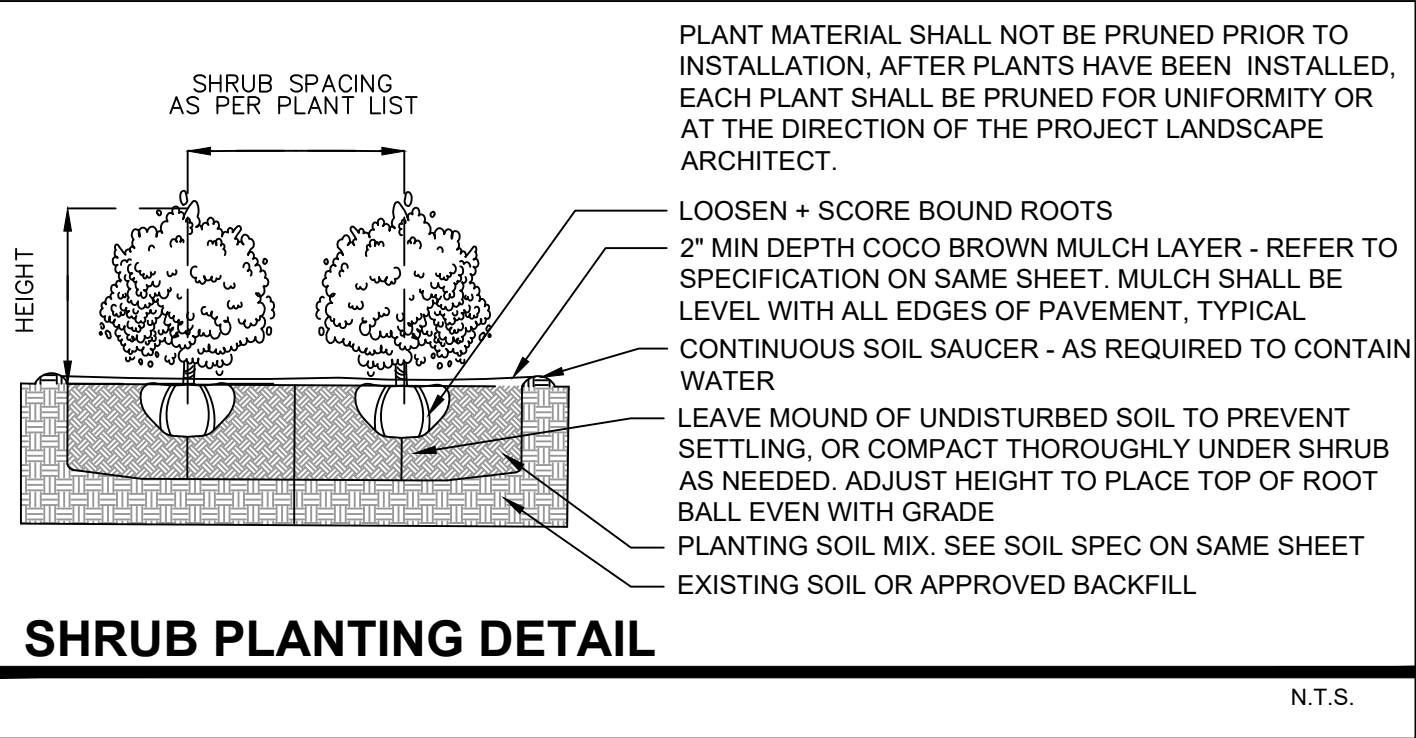
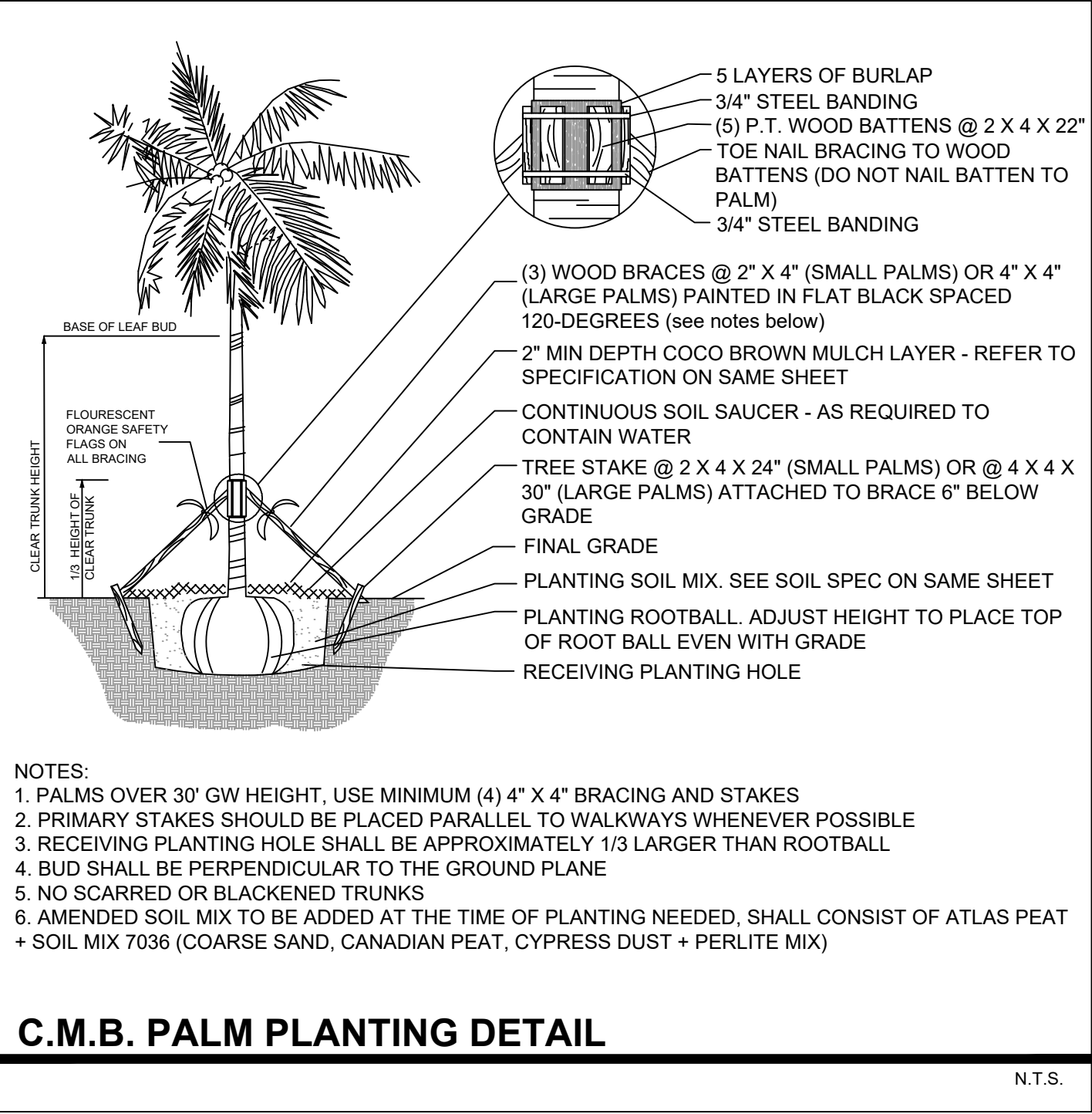
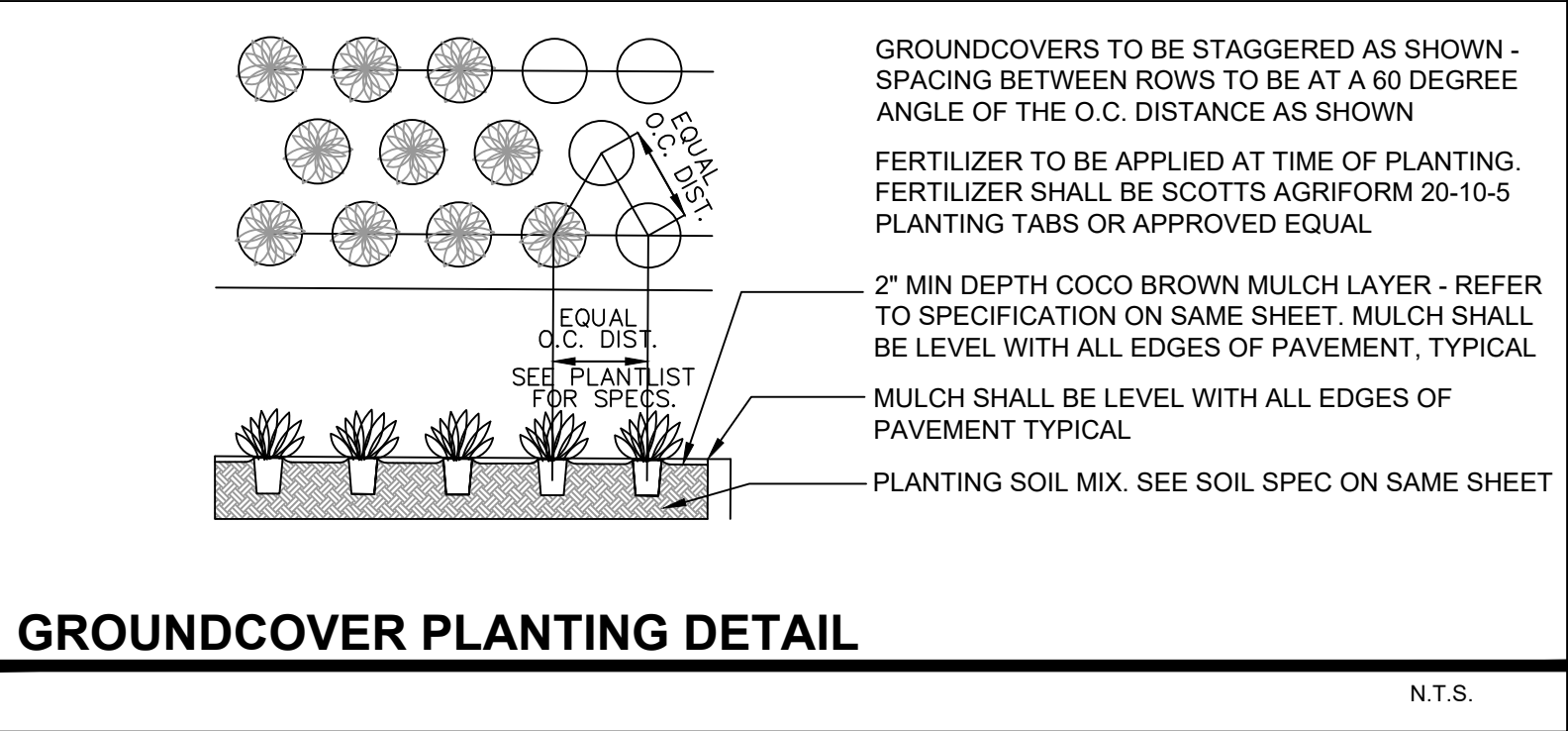
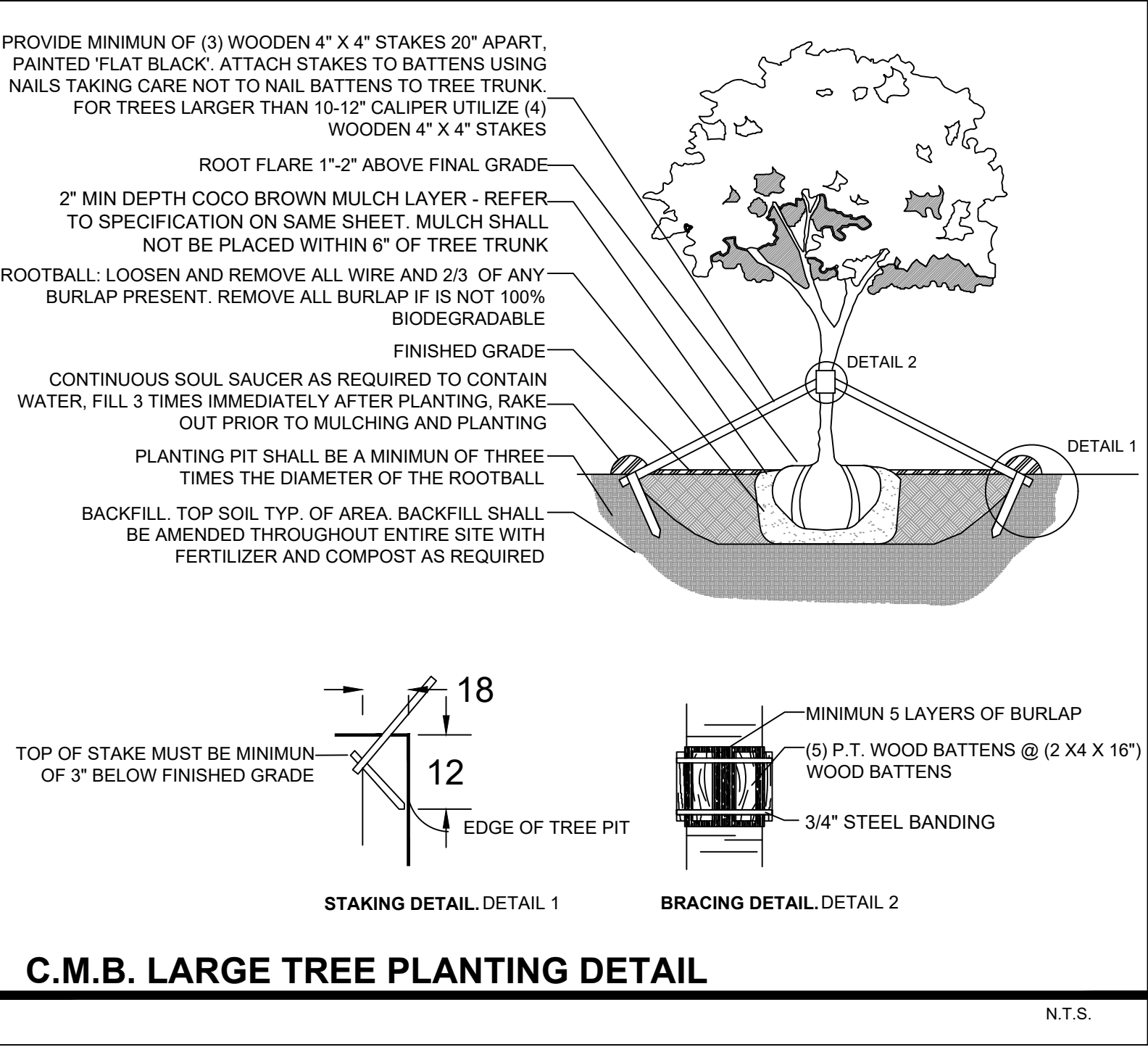
8. ALL TREES, PALMS, SHRUBS AND GROUNDCOVERS, AND SOD / LAWN SHALL CARRY A ONE-YEAR WARRANTY FROM THE DATE OF FINAL ACCEPTANCE.

9. 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.

LANDSCAPE LEGEND

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

ZONING: RS	LOT SIZE: 19,687 SF	ACRES: .45
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. 19,687 SF = 18.6 TOTAL TREES REQUIRED / 30 TREES PROVIDED. (1 NATIVE LIVE OAK TREE + 2 NATIVE GUMBO LIMBO TREES + 3 NATIVE SEA GRAPE TREES + 2 NATIVE SIMPSON STOPPER TREES + 16 NATIVE ALLSPICE TREES OR BAY RUM TREES + 6 CALLOPHYLLUM TREES PROVIDED) DIVERSITY REQUIREMENT 16-20 REQUIRED TREES = 5 TREE SPECIES / 6 SPECIES PROVIDED NATIVE TREES 30% OF REQUIRED TREES OR .30 X 18.6 = 6 NATIVE TREES REQUIRED / 24 NATIVE TREES PROVIDED (1 NATIVE LIVE OAK TREE + 2 NATIVE GUMBO LIMBO TREES + 3 NATIVE SEA GRAPE TREES + 2 NATIVE SIMPSON STOPPER TREES + 16 NATIVE ALLSPICE TREES PROVIDED) LOW MAINTENANCE TREES 50% OF REQUIRED TREES OR .50 X 18.6 = 21 LOW MAINTENANCE TREES REQUIRED / 24 LOW MAINTENANCE TREES PROVIDED (1 NATIVE LIVE OAK TREE + 2 NATIVE GUMBO LIMBO TREES + 3 NATIVE SEA GRAPE TREES + 2 NATIVE SIMPSON STOPPER TREES + 16 NATIVE ALLSPICE TREES PROVIDED) STREET TREE REQUIREMENT AVERAGE STREET TREE SPACING 20' ON CENTER S. HIBISCUS: 75.6 LF / 20 = 3.8 STREET TREES REQUIRED / 4 STREET TREES PROVIDED		
SHRUBS 12 SHRUBS (OR VINES) REQUIRED FOR EACH REQUIRED LOT AND STREET TREE or 12 X (22.4) = 269 SHRUBS REQUIRED / 270 SHRUBS PROVIDED (40 NATIVE SPANISH STOPPER SHRUBS + 190 NATIVE DWARF BAHAMA COFFEE SHRUBS + 40 PODOCARPUS SHRUBS PROVIDED) NATIVE SHRUBS 50% OF TOTAL SHRUBS REQUIRED MUST BE NATIVE or .50 X 269 = 134.5 NATIVE SHRUBS REQUIRED / 230 NATIVE SHRUBS PROVIDED (40 NATIVE SPANISH STOPPER SHRUBS + 190 NATIVE DWARF BAHAMA COFFEE SHRUBS PROVIDED) LARGE SHRUBS / SMALL TREES 10% OF TOTAL SHRUBS REQUIRED MUST BE LARGE SHRUBS OR SMALL TREES or .10 X 269 = 27 LARGE SHRUBS REQUIRED / 40 LARGE SHRUBS PROVIDED (40 NATIVE SPANISH STOPPER SHRUBS PROVIDED) NATIVE LARGE SHRUBS / SMALL TREES 50% OF TOTAL LARGE SHRUBS REQUIRED MUST BE NATIVE or .50 X 27 = 14 NATIVE LARGE SHRUBS REQUIRED / 40 NATIVE LARGE SHRUBS PROVIDED (40 NATIVE SPANISH STOPPER 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		



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PROJECT INFO:

NEW
RESIDENCE

420 S. HIBISCUS DRIVE
MIAMI BEACH FL 33139

SHEET TITLE:

EXISTING TREE
CHART,
LANDSCAPE
NOTES +
DETAILS

PLANT LIST - 420 SOUTH HIBISCUS					
KEY	QTY.	NATIVE	COMMON NAME	BOTANICAL NAME	HEIGHT, SPECIFICATION, & NOTES
TREES					
BS	2	YES	GUMBO LIMBO TREE	Bursera simaruba	14' ht min, 8' spread min, 4" dbh min, equal to Treeworld Wholesale
CB	6	NO	BRAZILIAN BEAUTYLEAF TREE	Callophyllum brasiliensis	12' ht min, 6' spread min, 2.5" dbh min, equal to Treeworld Wholesale
CU	3	YES	SEA GRAPE TREE	Coccoloba uvifera	12' ht min, 8' spread min, multi trunk, equal to Treeworld Wholesale
MF	6	YES	SIMPSON STOPPER TREE	Myrcianthes fragrans	12' ht min, 6' spread min, 2.5" dbh min, equal to Treeworld Wholesale
PD	16	YES	ALLSPICE TREE	Pimenta dioica	12' ht min, 6' spread min, 2.5" dbh min, equal to Treeworld Wholesale
PR	ALT	NO	BAY RUM TREE	Pimenta racemosa	12' ht min, 6' spread min, 2.5" dbh min, equal to Treeworld Wholesale
QV	1	YES	LIVE OAK TREE	Quercus virginiana	16' ht min, 8' spread min, 4" dbh min, equal to Treeworld Wholesale
PALMS					
AM	12	NO	CHRISTMAS PALM	Adonidia merrillii	12' oah height min, multi trunk, full heads
CN	6	NO	'GR. MALAYAN' COCONUT PALM	Cocos nucifera 'Green Malayan'	10' gray wood min, full heads, Florida Fancy
PE	6	NO	ALEXANDER PALM	Ptychosperma elegans	10' oah height min, full heads
SL	8	NO	TEDDY BEAR PALM	Satakentia liliuensis	10' gray wood min, full heads, Florida Fancy
TR	2	YES	THATCH PALM	Thrinax radiata	3' clear trunk min, boots on, full heads
SHRUBS					
EUF	40	YES	SPANISH STOPPER	Eugenia foetida	5' ht min, full, space 24" on center
POD	40	NO	PODOCARPUS	Podocarpus macrophyllus	5' ht min, full, space 18" on center
PSL	190	YES	DWARF BAHAMA COFFEE	Psychotria ligustrifolia	3 gallon, full, space 18" on center
TROPICALS, GROUNDCOVERS, + ACCENTS					
CAM	as req.	NO	NATAL PLUM	Carissa macrocarpa	3 gallon, full, 18" on center
MOD	as req.	NO	SWISS CHEESE PLANT	Monstera deliciosa	3 gallon, full 36" on center
PIM	as req.	NO	ARTILLERY FERN	Pilea microphylla	1 gallon, full, 12" on center
PRC	as req.	NO	PHILODENDRON 'ROJO CONGO'	Same	3 gallon, full 24" on center
TRF	as req.	YES	DWARF FAKAHATCHEE GRASS	Tripsacum floridana	3 gallon, full, 18" 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				

C.M.B. EXISTING TREE INVENTORY + DISPOSITION CHART - 420 SOUTH HIBISCUS												
NUMBER	COMMON NAME	BOTANICAL NAME	SPECIMEN	D.B.H. (IN)	HEIGHT (FT)	SPREAD (FT)	CONDITION	DISPOSITION	CANOPY AREA	CANOPY LOSS / MIT. REQ. (SF)	COMMENTS	PERMIT REQUIREMENTS P-2, GPM / PW, N/A
#1	Medjool Date Palm	Phoenix dactylifera	YES	+/- 22"	+/- 50'	+/- 20'	FAIR	REMOVE	314 SF	314 SF	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED	GREEN SPACE MANGMT / PW
#2	Medjool Date Palm	Phoenix dactylifera	YES	+/- 22"	+/- 50'	+/- 20'	FAIR	REMOVE	314 SF	314 SF	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED	GREEN SPACE MANGMT / PW
#3	Medjool Date Palm	Phoenix dactylifera	YES	+/- 22"	+/- 50'	+/- 20'	FAIR	REMOVE	314 SF	314 SF	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED	GREEN SPACE MANGMT / PW
#4	Medjool Date Palm	Phoenix dactylifera	YES	+/- 22"	+/- 50'	+/- 20'	FAIR	REMOVE	314 SF	314 SF	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED	GREEN SPACE MANGMT / PW
#5	Pink Trumpet Tree	Tabebuia rosea	NO	+/- 9"	+/- 25'	+/- 12'	FAIR	REMOVE	113 SF	113 SF	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED	GREEN SPACE MANGMT / PW
#5a	Pink Trumpet Tree	Tabebuia rosea	NO	+/- 9"	+/- 25'	+/- 12'	FAIR	REMOVE	113 SF	113 SF	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED	GREEN SPACE MANGMT / PW
#6	Pink Trumpet Tree	Tabebuia rosea	NO	+/- 9"	+/- 25'	+/- 12'	FAIR	REMOVE	113 SF	113 SF	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED	GREEN SPACE MANGMT / PW
#7	Silver Buttonwood Tree	Conocarpus erectus	NO	+/- 5"	+/- 12'	+/- 12'	FAIR	REMOVE	0 SF	0 SF	IN CONFLICT WITH SITE DESIGN. NO MITIGATION REQ.	N/A - NO PERMIT REQUIRED
#8	Royal Palm	Roystonea elata	YES	+/- 20"	+/- 60'	+/- 15'	FAIR	REMOVE	177 SF	177 SF	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED	GREEN SPACE MANGMT / PW
#9	Latan Palm	Latania spp.	NO	+/- 12"	+/- 25'	+/- 12'	FAIR	REMOVE	113 SF	113 SF	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED	GREEN SPACE MANGMT / PW
#10	Washington Palm	Washingtonia robusta	NO	+/- 18"	+/- 60'	+/- 10'	FAIR	REMOVE	79 SF	79 SF	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED	GREEN SPACE MANGMT / PW
#11	Washington Palm	Washingtonia robusta	NO	+/- 18"	+/- 60'	+/- 10'	FAIR	REMOVE	79 SF	79 SF	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED	GREEN SPACE MANGMT / PW
#12	Coconut Palm	Cocos nucifera	YES	+/- 18"	+/- 60'	+/- 20'	FAIR	REMOVE	314 SF	314 SF	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED	GREEN SPACE MANGMT / PW
#13	Washington Palm	Washingtonia robusta	NO	+/- 10"	+/- 15'	+/- 8'	FAIR	REMOVE	50 SF	50 SF	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED	GREEN SPACE MANGMT / PW
#14	Christmas Palm	Adonidia merrillii	NO	+/- 7"	+/- 15'	+/- 5'	FAIR	REMOVE	20 SF	20 SF	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED	GREEN SPACE MANGMT / PW
#15	Royal Palm	Roystonea elata	NO	+/- 12"	+/- 12'	+/- 12'	FAIR	REMOVE	113 SF	113 SF	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED	GREEN SPACE MANGMT / PW
#16	Coconut Palm	Cocos nucifera	YES	+/- 18"	+/- 30'	+/- 20'	FAIR	REMOVE	314 SF	314 SF	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED	GREEN SPACE MANGMT / PW
#17	Coconut Palm	Cocos nucifera	YES	+/- 18"	+/- 50'	+/- 20'	FAIR	REMOVE	314 SF	314 SF	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED	GREEN SPACE MANGMT / PW
#18	Coconut Palm	Cocos nucifera	YES	+/- 18"	+/- 50'	+/- 20'	FAIR	REMOVE	314 SF	314 SF	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED	GREEN SPACE MANGMT / PW
#19	Macarthur Palm	Ptychosperma macarthurii	NO	+/- 5"	+/- 18'	+/- 8'	FAIR	REMOVE	0 SF	0 SF	IN CONFLICT WITH SITE DESIGN. NO MITIGATION REQ.	N/A - NO PERMIT REQUIRED
#20	Areca Palm cluster	Dypsis lutescens	NO	+/- 4" ea	+/- 25'	+/- 25'	FAIR	REMOVE	490 SF	0 SF	IN CONFLICT WITH SITE DESIGN. NO MITIGATION REQ.	N/A - NO PERMIT REQUIRED
#21	Areca Palm cluster	Dypsis lutescens	NO	+/- 4" ea	+/- 25'	+/- 15'	FAIR	REMOVE	177 SF	0 SF	IN CONFLICT WITH SITE DESIGN. NO MITIGATION REQ.	N/A - NO PERMIT REQUIRED
TOTAL MITIGATION REQUIRED: 3,776 SF TOTAL MITIGATION PROVIDED : 9,000 SF												

C.M.B. CANOPY MITIGATION SUMMARY	
THE CANOPY MITIGATION OF 3,776 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 9,000 SF OF CANOPY HAS BEEN PROVIDED.	
CANOPY MITIGATION SUMMARY - (1) NATIVE LIVE OAK TREE: 300 SF (MB category I @ 300 SF each) - (2) NATIVE GUMBO LIMBO TREES: 600 SF (MB category I @ 300 SF each) - (3) NATIVE SEA GRAPE TREES: 900 SF (MB category I @ 300 SF each) - (16) BAYRUM TREES or NATIVE ALLSPICE TREES: 4,800 SF (MB category I @ 300 SF each) - (6) BRAZILIAN BEAUTY LEAF TREES: 900 SF (MB category II @ 150 SF each) - (6) NATIVE SIMPSON'S STOPPER TREES: 800 SF (MB category III @ 100 SF each) - (14) LARGE PALMS: 700 SF (MB category IV @ 50 SF each)	

ARTIFICIAL TURF CALCULATIONS	
AREA	SF
TOTAL ARTIFICIAL TURF AREA LOCATED ON FIRST LEVEL	755

DATE:

AUGUST 05, 2019

SHEET NO:

L-4.0



CHRISTOPHER CAWLEY
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Architecture Business LC
26000460

REVISION SCHEDULE		
NO.	DATE	DESCRIPTION
1st	06.17.19	DRB SUBMITTAL
2nd	08.05.19	FINAL DRB SUBMITTAL

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PROJECT INFO:

NEW
RESIDENCE
420 S. HIBISCUS DRIVE
MIAMI BEACH FL 33139

SHEET TITLE:

PLANT
MATERIAL
IMAGES

CHRISTOPHER CAWLEY, RLA
Florida License LA 666786

SCALE + NORTH ARROW:

DATE:

AUGUST 05, 2019

SHEET NO:

L-5.0



MF / SIMPSONS STOPPER TREE FLOWER DETAIL



PRC / PHILODENDRON ROJO CONGO



QV / LIVE OAK TREE



SL / SATAKENTIA PALM



EUH / SPANISH STOPPER HEDGE



POD / PODOCARPUS HEDGE



MIC / WART FERN



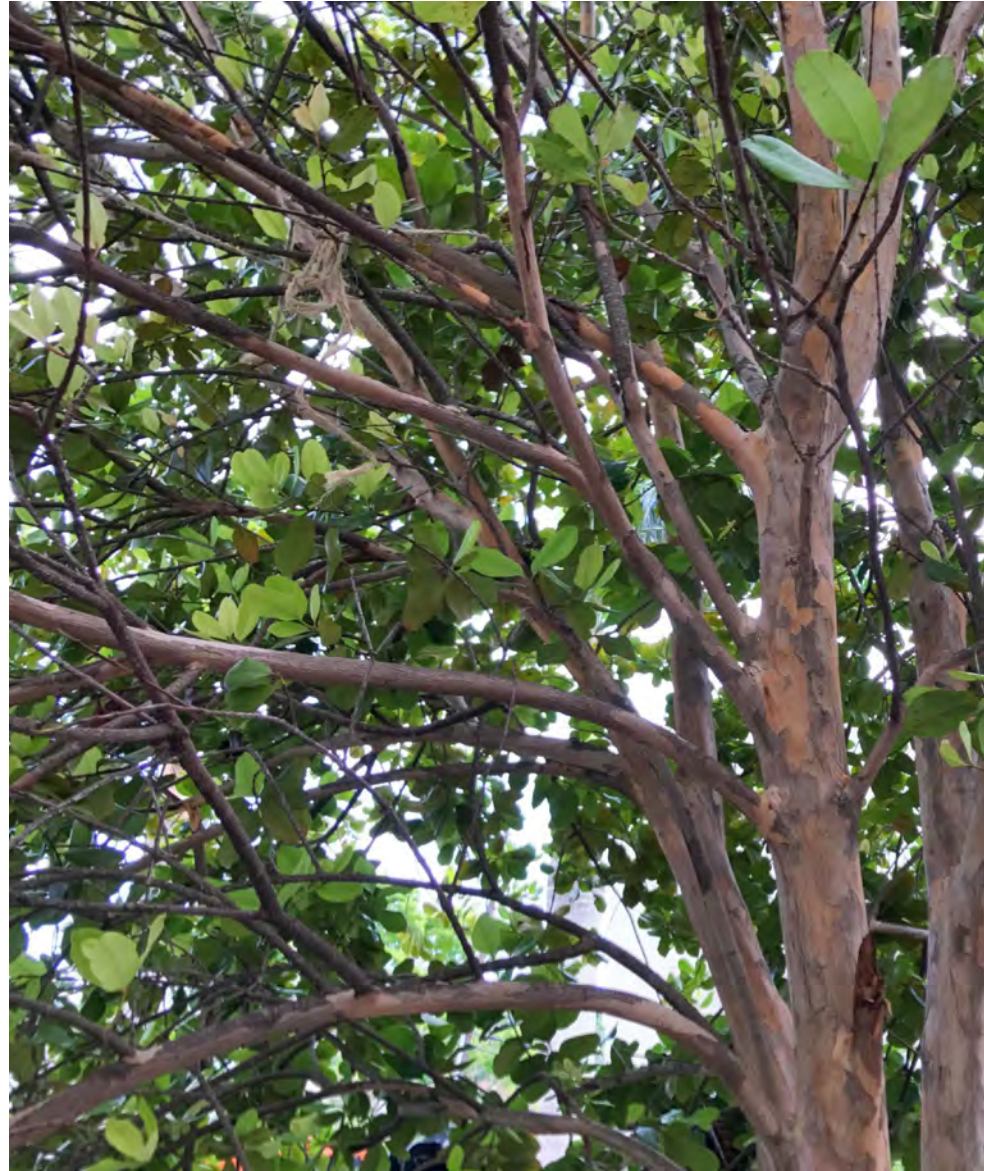
CAM / CARISSA



MOD / MONSTERA



CN / COCONUT PALM



PD / ALLSPICE TREE



CB / BRAZILIAN BEAUTY LEAF TREE DETAIL