



C.M.B. LANDSCAPE FINAL DRB SUBMITTAL - 07.06.21

NEW RESIDENCE | 1745 WEST 23RD STREET | MIAMI BEACH, FLORIDA

CLIENT / PROPERTY INFORMATION

PROPERTY ADDRESS
1745 WEST 23RD STREET
MIAMI BEACH, FL 33140

EXISTING VEGETATION SUMMARY

The existing vegetation located on the property is composed mostly of palms, an umbrella and Oak tree. The landscape architect is requesting to remove most of the small palms on site and preserve the royal palms located in the R.O.W. Please note that the landscape architect intends to provide an improved landscape design that shall mitigate for the palm and tree loss by introducing new native trees to the site and meet all landscape requirements set forth by C.M.B. Chapter 126.

SCOPE OF WORK

- New landscape design to complement new Residence

INDEX OF SHEETS

- L-0.0 Landscape Cover + Sheet Index
- L-1.0 Existing Tree Survey + Disposition Plan
- L-1.1 Existing Tree Chart, Mitigation Summary, Notes + Details
- L-2.0 First Floor Landscape Plan
- L-2.1 Second Floor Landscape Plan
- L-3.0 Plant List, Landscape Notes + Details

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Christoph
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Florida License LA 5656786

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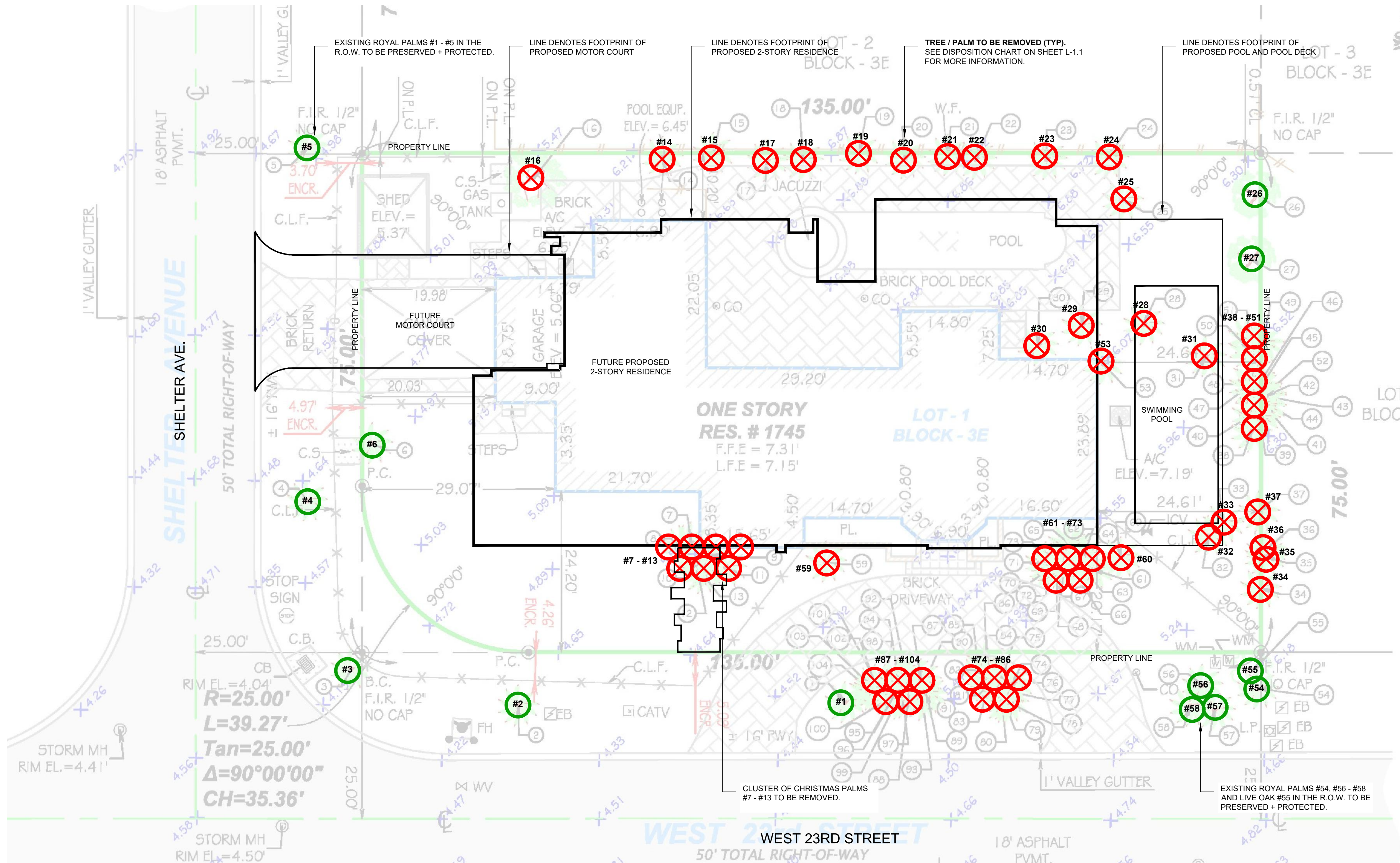
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L-0.0

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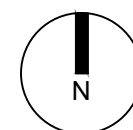


C.M.B. CHAPTER 46, DIVISION 2 - TREE INVENTORY + DISPOSITION PLAN NOTES

- 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 JOHN IBARRA & ASSOCIATES, INC. DATED 03.25.21
- THE INFORMATION AS PRESENTED HEREIN HAS BEEN FIELD VERIFIED BY THE LANDSCAPE ARCHITECT ON 04.14.21
- 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.
- THERE ARE NO TREES or PALMS LOCATED ON THIS PROPERTY THAT WILL REQUIRE TEMPORARY IRRIGATION. ALL EXISTING TREES + PALMS ARE MATURE AND ARE CURRENTLY THRIVING WITHOUT SUPPLEMENTAL IRRIGATION WATER.

C.M.B. EXISTING TREE SURVEY LEGEND

- TREE or PALM TO BE REMOVED. SEE CHART L-1.1.
- TREE or PALM TO REMAIN. PRESERVE + PROTECT



C.M.B. EXISTING TREE INVENTORY + DISPOSITION CHART - 1745 WEST 23RD STREET

NUMBER	COMMON NAME	D.B.H. (IN)	HEIGHT (FT)	SPREAD (FT)	CONDITION	DISPOSITION	MITIGATION	COMMENTS
1	PALM	1.20	60	12	FAIR	REMAIN	N/A	PRESERVE + PROTECT DURING CONSTRUCTION
2	PALM	1.20	60	12	FAIR	REMAIN	N/A	PRESERVE + PROTECT DURING CONSTRUCTION
3	PALM	1.20	60	12	FAIR	REMAIN	N/A	PRESERVE + PROTECT DURING CONSTRUCTION
4	PALM	1.20	60	12	FAIR	REMAIN	N/A	PRESERVE + PROTECT DURING CONSTRUCTION
5	PALM	1.20	60	12	FAIR	REMAIN	N/A	PRESERVE + PROTECT DURING CONSTRUCTION
6	PALM	2.00	28	15	FAIR	REMAIN	N/A	PRESERVE + PROTECT DURING CONSTRUCTION
7	PALM	0.45	30	8	FAIR	REMOVE	N/A	SMALL PALM, NO MITIGATION REQUIRED
8	PALM	0.45	30	8	FAIR	REMOVE	N/A	SMALL PALM, NO MITIGATION REQUIRED
9	PALM	0.45	30	8	FAIR	REMOVE	N/A	SMALL PALM, NO MITIGATION REQUIRED
10	PALM	0.45	30	8	FAIR	REMOVE	N/A	SMALL PALM, NO MITIGATION REQUIRED
11	PALM	0.45	30	8	FAIR	REMOVE	N/A	SMALL PALM, NO MITIGATION REQUIRED
12	PALM	0.45	30	8	FAIR	REMOVE	N/A	SMALL PALM, NO MITIGATION REQUIRED
13	PALM	0.45	30	8	FAIR	REMOVE	N/A	SMALL PALM, NO MITIGATION REQUIRED
14	PALM	1.85	65	12	FAIR	REMOVE	1 REP. TREE	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED
15	PALM	1.85	65	12	FAIR	REMOVE	1 REP. TREE	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED
16	PALM	1.05	20	13	FAIR	REMOVE	1 REP. TREE	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED
17	PALM	1.20	22	7	FAIR	REMOVE	1 REP. TREE	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED
18	PALM	1.20	22	7	FAIR	REMOVE	1 REP. TREE	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED
19	PALM	1.20	22	7	FAIR	REMOVE	1 REP. TREE	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED
20	PALM	1.20	22	7	FAIR	REMOVE	1 REP. TREE	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED
21	PALM	1.20	22	7	FAIR	REMOVE	1 REP. TREE	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED
22	PALM	1.20	22	7	FAIR	REMOVE	1 REP. TREE	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED
23	PALM	1.20	22	7	FAIR	REMOVE	1 REP. TREE	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED
24	PALM	1.20	22	7	FAIR	REMOVE	1 REP. TREE	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED
25	PALM	0.95	26	10	FAIR	REMOVE	1 REP. TREE	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED
26	BAMBU TREES	4	37	16	FAIR	REMOVE	N/A	BAMBOO, NO MITIGATION REQUIRED
27	BAMBU TREES	4	37	16	FAIR	REMOVE	N/A	BAMBOO, NO MITIGATION REQUIRED
28	PALM	0.70	45	8	FAIR	REMOVE	1 REP. TREE	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED
29	PALM	0.70	45	8	FAIR	REMOVE	1 REP. TREE	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED
30	PALM	1.85	45	12	FAIR	REMOVE	1 REP. TREE	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED
31	PALM	0.35	22	10	FAIR	REMOVE	N/A	SMALL PALM, NO MITIGATION REQUIRED
32	PALM	1.05	50	12	FAIR	REMOVE	1 REP. TREE	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED
33	PALM	0.30	17	6	FAIR	REMOVE	N/A	SMALL PALM, NO MITIGATION REQUIRED
34	PALM	0.40	35	8	FAIR	REMOVE	N/A	SMALL PALM, NO MITIGATION REQUIRED
35	PALM	0.40	35	8	FAIR	REMOVE	N/A	SMALL PALM, NO MITIGATION REQUIRED
36	PALM	0.40	35	8	FAIR	REMOVE	N/A	SMALL PALM, NO MITIGATION REQUIRED
37	PALM	0.25	30	6	FAIR	REMOVE	N/A	SMALL PALM, NO MITIGATION REQUIRED
38	UMBRELLA	2.00	32	16	FAIR	REMOVE	24" DBH	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED
39	PALM	0.40	35	8	FAIR	REMOVE	N/A	SMALL PALM, NO MITIGATION REQUIRED
40	PALM	0.40	35	8	FAIR	REMOVE	N/A	SMALL PALM, NO MITIGATION REQUIRED
41	PALM	0.40	35	8	FAIR	REMOVE	N/A	SMALL PALM, NO MITIGATION REQUIRED
42	PALM	0.40	35	8	FAIR	REMOVE	N/A	SMALL PALM, NO MITIGATION REQUIRED
43	PALM	0.40	35	8	FAIR	REMOVE	N/A	SMALL PALM, NO MITIGATION REQUIRED
44	PALM	0.40	35	8	FAIR	REMOVE	N/A	SMALL PALM, NO MITIGATION REQUIRED
45	PALM	0.40	35	8	FAIR	REMOVE	N/A	SMALL PALM, NO MITIGATION REQUIRED
46	PALM	0.40	35	8	FAIR	REMOVE	N/A	SMALL PALM, NO MITIGATION REQUIRED
47	PALM	0.40	35	8	FAIR	REMOVE	N/A	SMALL PALM, NO MITIGATION REQUIRED
48	PALM	0.40	35	8	FAIR	REMOVE	N/A	SMALL PALM, NO MITIGATION REQUIRED
49	PALM	0.40	35	8	FAIR	REMOVE	N/A	SMALL PALM, NO MITIGATION REQUIRED
50	PALM	0.40	35	8	FAIR	REMOVE	N/A	SMALL PALM, NO MITIGATION REQUIRED
51	PALM	0.40	35	8	FAIR	REMOVE	N/A	SMALL PALM, NO MITIGATION REQUIRED
52	PALM	0.40	35	8	FAIR	REMOVE	N/A	SMALL PALM, NO MITIGATION REQUIRED

C.M.B. EXISTING TREE INVENTORY + DISPOSITION CHART - 1745 WEST 23RD STREET

NUMBER	COMMON NAME	D.B.H. (IN)	HEIGHT (FT)	SPREAD (FT)	CONDITION	DISPOSITION	MITIGATION	COMMENTS
53	PALM	0.40	35	8	FAIR	REMOVE	N/A	SMALL PALM, NO MITIGATION REQUIRED
54	PALM	0.40	35	8	FAIR	REMAIN	N/A	PRESERVE + PROTECT DURING CONSTRUCTION
55	OAK	2.00	55	50	FAIR	REMAIN	N/A	PRESERVE + PROTECT DURING CONSTRUCTION
56	PALM	1.75	65	12	FAIR	REMAIN	N/A	PRESERVE + PROTECT DURING CONSTRUCTION
57	PALM	1.75	65	12	FAIR	REMAIN	N/A	PRESERVE + PROTECT DURING CONSTRUCTION
58	PALM	1.75	65	12	FAIR	REMAIN	N/A	PRESERVE + PROTECT DURING CONSTRUCTION
59	PALM	0.35	16	8	FAIR	REMOVE	N/A	SMALL PALM, NO MITIGATION REQUIRED
60	PALM	0.40	30	6	FAIR	REMOVE	N/A	SMALL PALM, NO MITIGATION REQUIRED
61	PALM	0.40	30	6	FAIR	REMOVE	N/A	SMALL PALM, NO MITIGATION REQUIRED
62	PALM	0.40	30	6	FAIR	REMOVE	N/A	SMALL PALM, NO MITIGATION REQUIRED
63	PALM	0.40	30	6	FAIR	REMOVE	N/A	SMALL PALM, NO MITIGATION REQUIRED
64	PALM	0.40	30	6	FAIR	REMOVE	N/A	SMALL PALM, NO MITIGATION REQUIRED
65	PALM	0.40	30	6	FAIR	REMOVE	N/A	SMALL PALM, NO MITIGATION REQUIRED
66	PALM	0.40	30	6	FAIR	REMOVE	N/A	SMALL PALM, NO MITIGATION REQUIRED
67	PALM	0.40	30	6	FAIR	REMOVE	N/A	SMALL PALM, NO MITIGATION REQUIRED
68	PALM	0.40	30	6	FAIR	REMOVE	N/A	SMALL PALM, NO MITIGATION REQUIRED
69	PALM	0.40	30	6	FAIR	REMOVE	N/A	SMALL PALM, NO MITIGATION REQUIRED
70	PALM	0.40	30	6	FAIR	REMOVE	N/A	SMALL PALM, NO MITIGATION REQUIRED
71	PALM	0.40	30	6	FAIR	REMOVE	N/A	SMALL PALM, NO MITIGATION REQUIRED
72	PALM	0.40	30	6	FAIR	REMOVE	N/A	SMALL PALM, NO MITIGATION REQUIRED
73	PALM	0.40	30	6	FAIR	REMOVE	N/A	SMALL PALM, NO MITIGATION REQUIRED
74	PALM	0.40	30	6	FAIR	REMOVE	N/A	SMALL PALM, NO MITIGATION REQUIRED
75	PALM	0.40	30	6	FAIR	REMOVE	N/A	SMALL PALM, NO MITIGATION REQUIRED
76	PALM	0.40	30	6	FAIR	REMOVE	N/A	SMALL PALM, NO MITIGATION REQUIRED
77	PALM	0.40	30	6	FAIR	REMOVE	N/A	SMALL PALM, NO MITIGATION REQUIRED
78	PALM	0.40	30	6	FAIR	REMOVE	N/A	SMALL PALM, NO MITIGATION REQUIRED
79	PALM	0.40	30	6	FAIR	REMOVE	N/A	SMALL PALM, NO MITIGATION REQUIRED
80	PALM	0.40	30	6	FAIR	REMOVE	N/A	SMALL PALM, NO MITIGATION REQUIRED
81	PALM	0.40	30	6	FAIR	REMOVE	N/A	SMALL PALM, NO MITIGATION REQUIRED
82	PALM	0.40	30	6	FAIR	REMOVE	N/A	SMALL PALM, NO MITIGATION REQUIRED
83	PALM	0.40	30	6	FAIR	REMOVE	N/A	SMALL PALM, NO MITIGATION REQUIRED
84	PALM	0.40	30	6	FAIR	REMOVE	N/A	SMALL PALM, NO MITIGATION REQUIRED
85	PALM	0.40	30	6	FAIR	REMOVE	N/A	SMALL PALM, NO MITIGATION REQUIRED
86	PALM	0.40	30	6	FAIR	REMOVE	N/A	SMALL PALM, NO MITIGATION REQUIRED
87	PALM	0.40	30	6	FAIR	REMOVE	N/A	SMALL PALM, NO MITIGATION REQUIRED
88	PALM	0.40	30	6	FAIR	REMOVE	N/A	SMALL PALM, NO MITIGATION REQUIRED
89	PALM	0.40	30	6	FAIR	REMOVE	N/A	SMALL PALM, NO MITIGATION REQUIRED
90	PALM	0.40	30	6	FAIR	REMOVE	N/A	SMALL PALM, NO MITIGATION REQUIRED
91	PALM	0.40	30	6	FAIR	REMOVE	N/A	SMALL PALM, NO MITIGATION REQUIRED
92	PALM	0.40	30	6	FAIR	REMOVE	N/A	SMALL PALM, NO MITIGATION REQUIRED
93	PALM	0.40	30	6	FAIR	REMOVE	N/A	SMALL PALM, NO MITIGATION REQUIRED
94	PALM	0.40	30	6	FAIR	REMOVE	N/A	SMALL PALM, NO MITIGATION REQUIRED
95	PALM	0.40	30	6	FAIR	REMOVE	N/A	SMALL PALM, NO MITIGATION REQUIRED
96	PALM	0.40	30	6	FAIR	REMOVE	N/A	SMALL PALM, NO MITIGATION REQUIRED
97	PALM	0.40	30	6	FAIR	REMOVE	N/A	SMALL PALM, NO MITIGATION REQUIRED
98	PALM	0.40	30	6	FAIR	REMOVE	N/A	SMALL PALM, NO MITIGATION REQUIRED
99	PALM	0.40	30	6	FAIR	REMOVE	N/A	SMALL PALM, NO MITIGATION REQUIRED
100	PALM	0.40	30	6	FAIR	REMOVE	N/A	SMALL PALM, NO MITIGATION REQUIRED
101	PALM	0.40	30	6	FAIR	REMOVE	N/A	SMALL PALM, NO MITIGATION REQUIRED
102	PALM	0.40	30	6	FAIR	REMOVE	N/A	SMALL PALM, NO MITIGATION REQUIRED
103	PALM	0.40	30	6	FAIR	REMOVE	N/A	SMALL PALM, NO MITIGATION REQUIRED
104	PALM	0.40	30	6	FAIR	REMOVE	N/A	SMALL PALM, NO MITIGATION REQUIRED

TOTAL TREE DBH LOSS: 28" + THE REMOVAL OF (16) PALMS *
TREE MITIGATION REQUIRED: (10) REPLACEMENT TREES @ 12'HT x 2" DBH X 6' SPREAD
PALM MITIGATION REQUIRED: (16) REPLACEMENT TREES @ 12'HT x 2" DBH X 6' SPREAD

CH. 46 TREE PRESERVATION + PROTECTION / TREE + PALM MITIGATION SUMMARY

TOTAL TREE DBH LOSS: 28"

REPLACEMENT TREES REQUIRED:

(10) REPLACEMENT TREES REQUIRED @ 12' HEIGHT + 2" DBH + 6' SPREAD or (5) REPLACEMENT TREES REQUIRED @ 16' HEIGHT + 4" DBH + 8' SPREAD

REPLACEMENT TREES PROVIDED: 10 REPLACEMENT TREES PROVIDED @ 12'HT + 2" DBH

BREAKDOWN:

- (4) BRIDAL VEIL TREES @ 16' HEIGHT + 4" DBH + 8' SPREAD = 8 REPLACEMENT TREES
- (1) FRANGIPANI @ 14' HEIGHT + 4" DBH + 8' SPREAD = 2 REPLACEMENT TREES

TOTAL PALMS REMOVED: 16 PALMS

REPLACEMENT TREES REQUIRED:

(16) REPLACEMENT TREES REQUIRED @ 12' HEIGHT + 2" DBH + 6' SPREAD or (8) REPLACEMENT TREES REQUIRED @ 16' HT + 4" DBH + 8' SPREAD

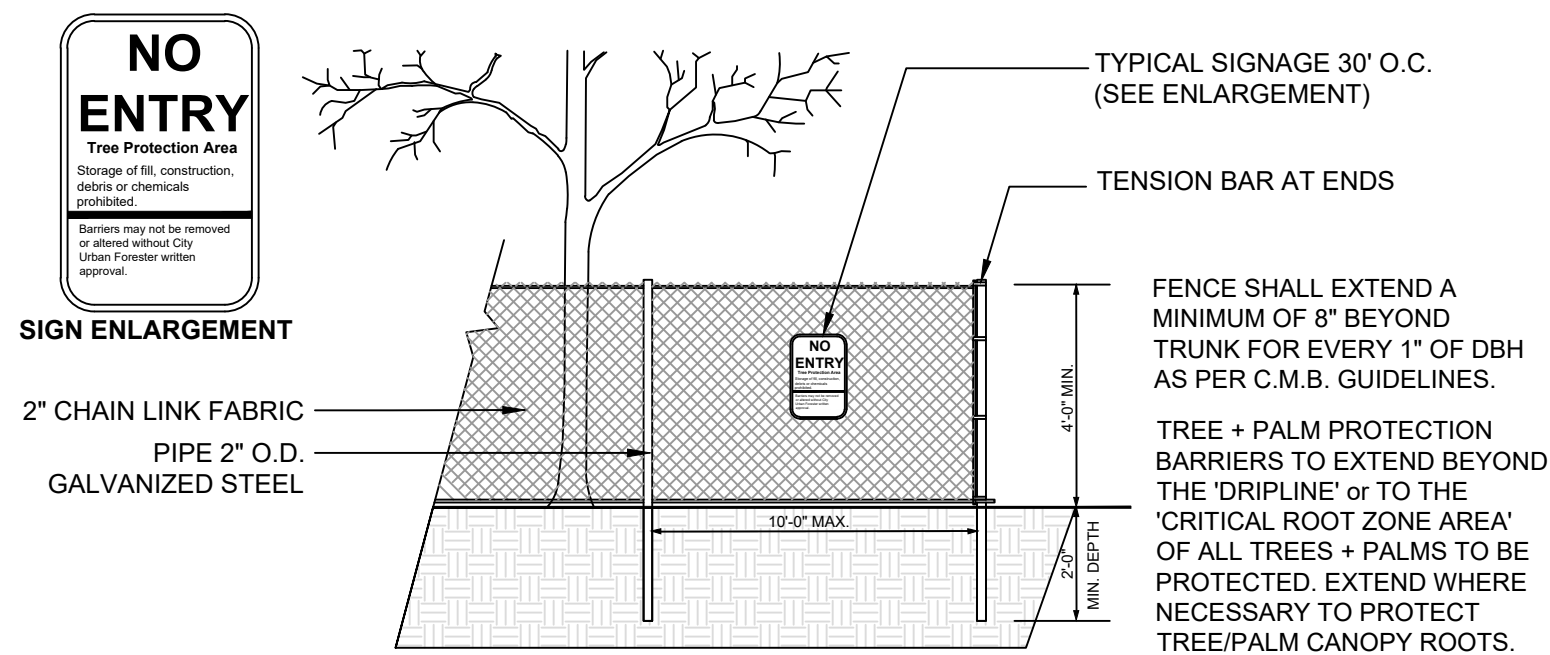
REPLACEMENT TREES PROVIDED: 19 REPLACEMENT TREES PROVIDED @ 12'HT + 2" DBH

BREAKDOWN:

- (5) NATIVE LIVE OAK TREES @ 16' HEIGHT + 4" DBH + 8' SPREAD = 10 REPLACEMENT TREES
- (9) BAY RUM TREES @ 12' HEIGHT + 2" DBH + 6' SPREAD = 9 REPLACEMENT TREES

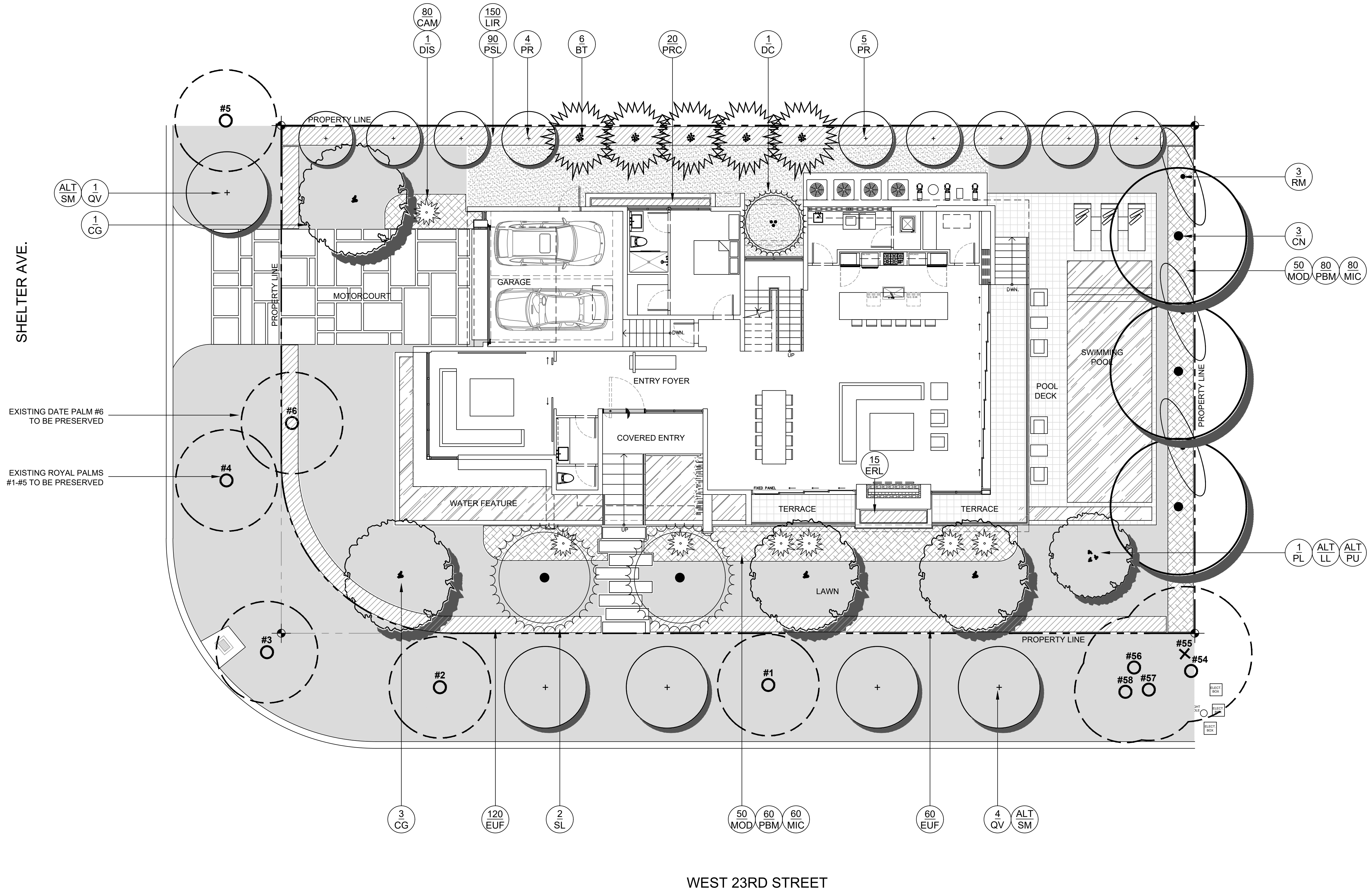
TREE + PALM PROTECTION FENCES SHALL BE CONSTRUCTED PRIOR TO ANY CONSTRUCTION ACTIVITY INCLUDING GRUBBING FOR ALL TREES OR PALMS THAT ARE 'TO REMAIN, BE PROTECTED, or BE RELOCATED' ONSITE. TPF SHALL BE MAINTAINED AND SHALL REMAIN UNTIL WRITTEN APPROVAL HAS BEEN RECEIVED FROM CITY URBAN FORESTER AFTER ALL SITE WORK HAS BEEN COMPLETED.

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. WITHOUT URBAN FORESTER APPROVAL.

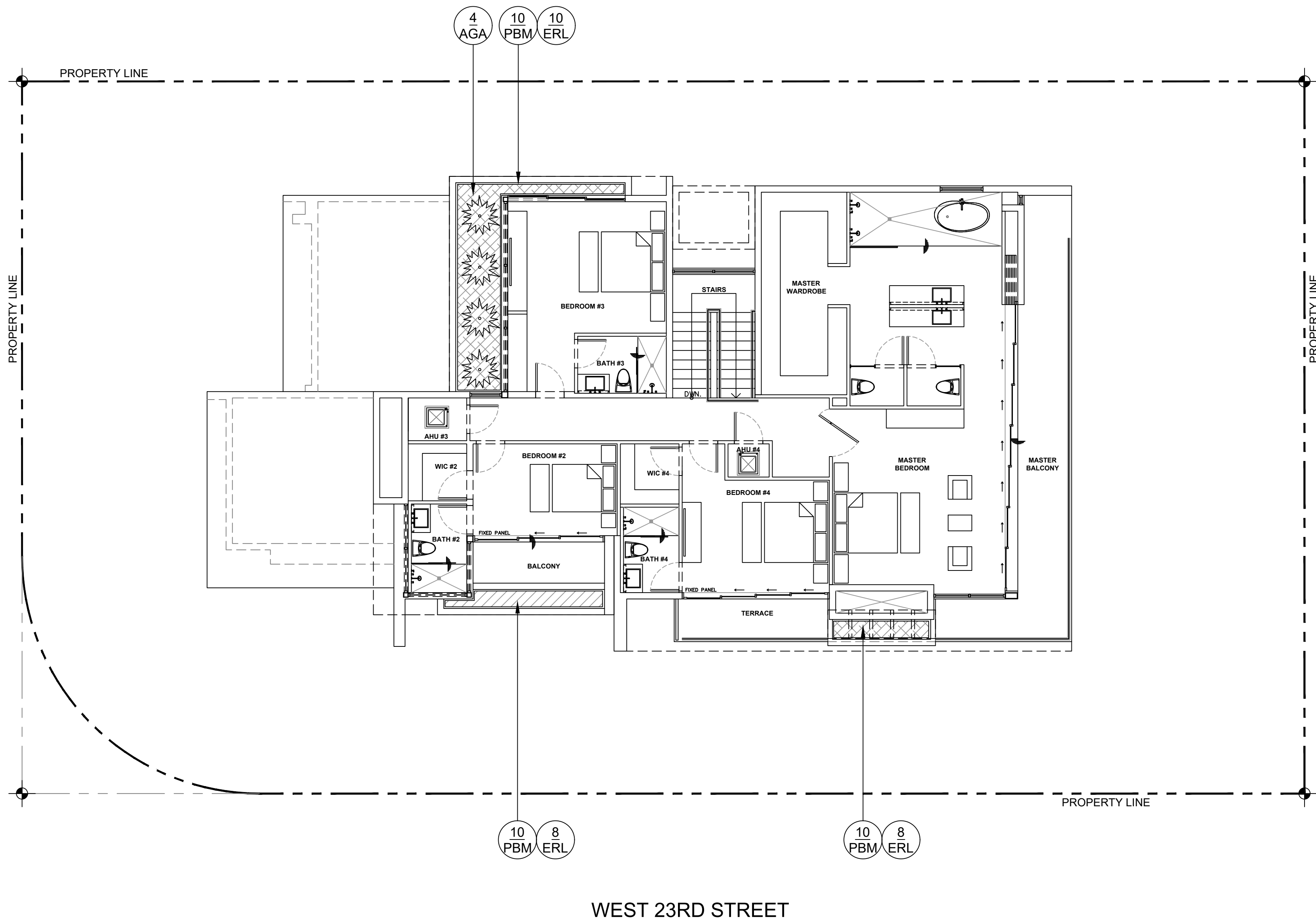


C.M.B. TREE + PALM PROTECTION DETAIL (CHAINLINK)

N.T.S.

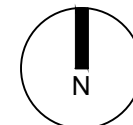


SHELTER AVE.



WEST 23RD STREET

SECOND FLOOR LANDSCAPE PLAN



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2118

date:
02/22/21

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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.

CARE SHALL BE TAKEN TO AVOID PLACEMENT OF CONSTRUCTION FILL, GRAVEL, AND OR DEBRIS OVER THE ROOTBALLS OF INSTALLED OR EXISTING TREES AND OR PALMS ON SITE.

GROUNDCOVER 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 LIMEROCK PRESENT TO A DEPTH OF AT LEAST 30" BEFORE PLACING NEW PLANTING SOIL. APPLY NEW CLEAN PLANTING SOIL IN PLANTING AREA AS REQUIRED

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. 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 GROUNDCOVERS SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR AND BE INCLUSIVE WITH THE LANDSCAPE BID.

7. 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 FALLS UNDER THE TREE PERMIT EXEMPTION / PROHIBITED SPECIES LIST 24-94 (4) MAY NOT BE SHOWN FOR CLARITY PURPOSES. ANY DISCREPANCIES IF NOT UPON FURTHER FIELD INSPECTION SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE LANDSCAPE ARCHITECT.

8. 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 "I" 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.
9. ALL PLANTING BEDS SHALL BE MULCHED TO A DEPTH OF 2" WITH APPROVED NATURAL SHREDDED COCO BROWN MULCH MULCH FREE FROM WEEDS AND PESTS. NO 'NUGGETS', 'CYPRESS MULCH' OR 'RED DYED MULCH' TO BE ACCEPTED. KEEP MULCH 6" AWAY FROM TREE OR PALM TRUNKS AS PER INDUSTRY RECOMMENDATIONS.

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

11. 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.

12. 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.

13. 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.

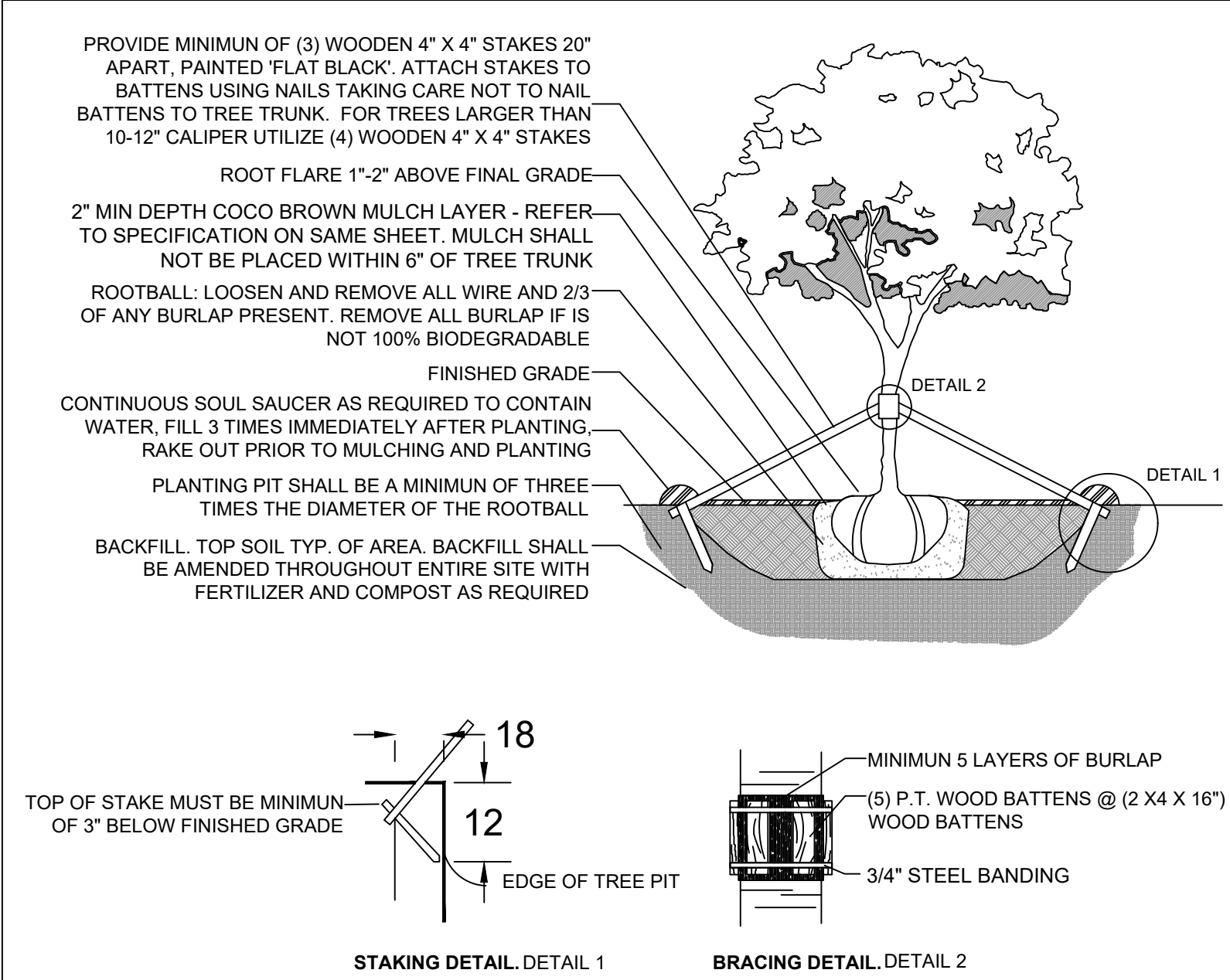
14. SHOULD ANY TREES OR PALMS BE DAMAGED THEY SHALL BE EVALUATED BY THE CITY URBAN FORESTER TO DETERMINE CORRECTIVE ACTIONS THAT MAY INCLUDE REMOVAL, CORRECTIVE PRUNING AND OR REPLACEMENT. ANY CORRECTIVE ACTION REQUIRED SHALL BE PERFORMED IN ACCORDANCE WITH A CITY OF MIAMI BEACH CODE, ANSI-A 300 PRUNING 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.

15. ALL TREES + 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 TREE OR 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.

17. 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 GROWN- SHREDDED MULCH OR A CITY APPROVED ALTERNATIVE.

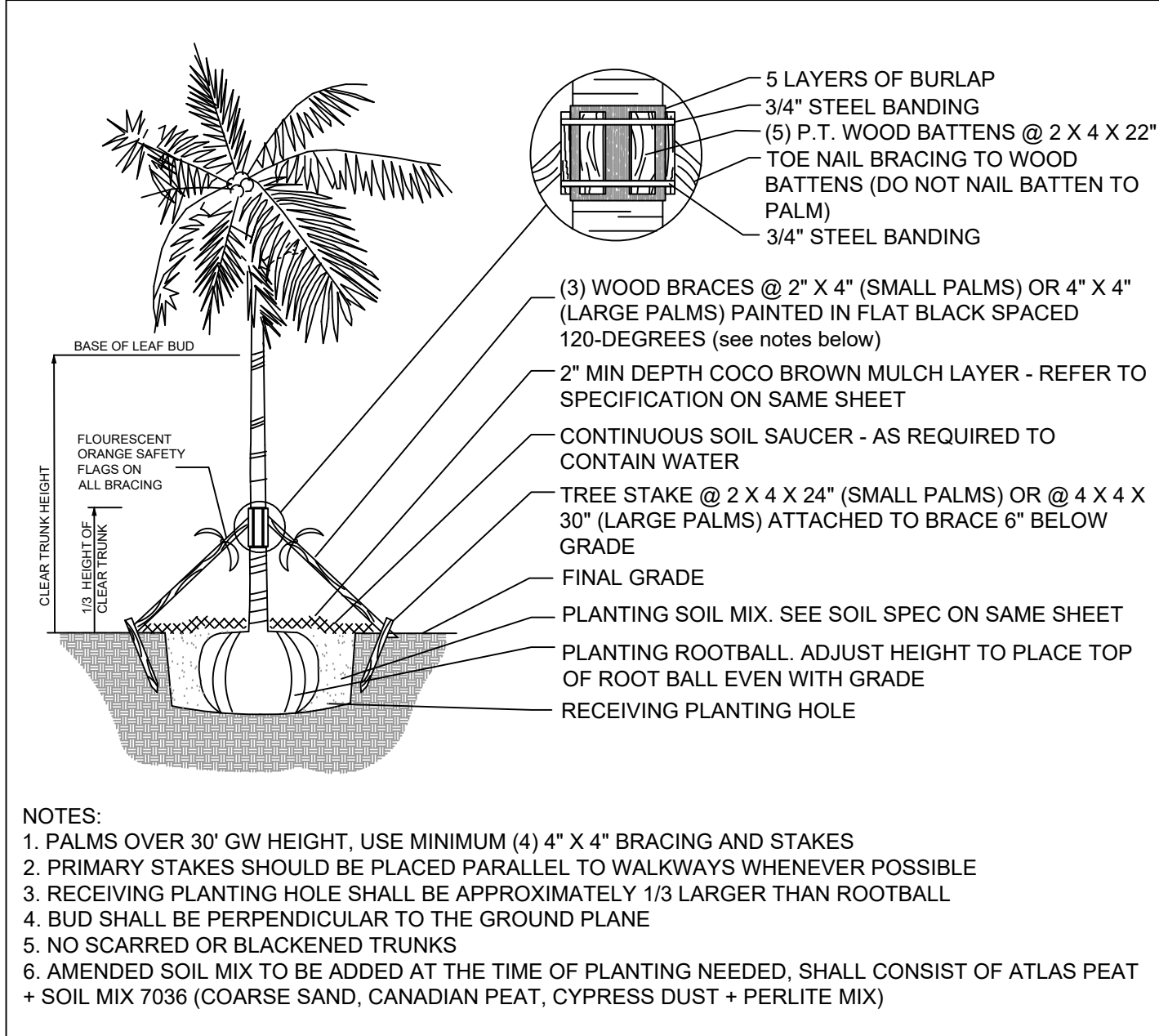
PLANT LIST - 1745 WEST 23RD STREET

KEY	QTY.	NATIVE	COMMON NAME	BOTANICAL NAME	HEIGHT, SPECIFICATION, & NOTES
TREES					
CE	ALT	YES	GREEN BUTTONWOOD TREES	Conocarpus erectus	12' ht min, 6' spread min, 2" dbh, standard trunk, equal to Treeworld Wholesale
CG	4	NO	BRIDAL VEIL TREE	Caesalpinia granadillo	16' ht min, 8' spread min, 4" dbh, standard trunk
PR	9	NO	BAYRUM TREE	Pimenta racemosa	12' ht min, 6' spread min, 2" dbh, standard trunk, equal to Treeworld Wholesale
PL	1	NO	FRANGIPANI	Plumeria rubra	Specimen to be selected, 14' ht min, 6' spread min, 4" dbh, multi-trunk
PU	ALT	NO	SCREWPIPE	Pandanus utilis	Specimen to be selected, 14' ht min, 6' spread min, 2" dbh, multi-trunk
QV	5	YES	LIVE OAK TREE	Quercus virginiana	16' ht min, 8' spread min, 4" dbh, standard trunk, equal to Treeworld Wholesale
SM	ALT	YES	MAHOGAN'Y TREE	Swietenia mahagoni	16' ht min, 8' spread min, 4" dbh, standard trunk, equal to Treeworld Wholesale
PALMS + BAMBOO					
BT	6	NO	TROPICAL BLUE BAMBOO	Bambusa chungii	20'-24' height, full
CN	3	NO	COCONUT PALM	Cocos nucifera 'Maypan'	8-10' gray wood, Florida Fancy
DC	1	NO	CABADA PALM	Dypsis cabadae	Field grown, 18' height, full, Grade #1, Florida Fancy
LL	ALT	NO	LATAN PALM	Licuala grandis	Specimen to be selected
SL	2	NO	SATAKENTIA PALM	Satakentia liukuensis	Field grown, 18' height, heavy specimen, Grade #1, Florida Fancy, matched
RM	3	NO	TRAVELERS PALM	Ravenala madagascariensis	100 gallon, 14'-16' height, full
SHRUBS					
EUF	180	YES	SPANISH STOPPER SHRUB	Eugenia foetida	15 gallon, 5' height, 2' spread, 30" on center
PSL	90	YES	DWARF BAHAMA COFFEE	Psychotria ligustrifolia	7 gallon, 2' - 3' height, 30" spread
GROUNDCOVERS					
ALO	AS REQ	NO	ELEPHANT EAR	Alocasia	7 gallon, 18" on center, full
AGA	4	NO	AGAVE	Same	7 gallon, 18" on center, full
CAM	80	NO	CARISSA 'EMERALD BLANKET'	Carissa macrocarpa	3 gallon, 12" on center, full
DIS	1	NO	DIOON	Dioon spp.	7 gallon, 3' height x 3' spread
ERL	26	YES	GOLDEN BEACH CREEPER	Ernodea littoralis	3 gallon, 18" on center, full
LIR	150	NO	LILYTURF	Liriope muscari	1 gallon, 12" on center, full
MIC	140	NO	WART FERN	Microsorium scolopendrium	1 gallon, 12" on center, full
MOD	100	NO	SWISS CHEESE PLANT	Monstera deliciosa	3 gallon, 24" on center, full
PBM	170	NO	PHILODENDRON 'BURL MARX'	Same	3 gallon, 18" on center, full
PRC	20	NO	PHILODENDRON 'ROJO CONGO'	Same	3 gallon, 18" on center, full
PHW	AS REQ	NO	PHILODENDRON 'WILSON'	Same	7 gallon, 30" spread, full
SOD, AGGREGATE & MULCH					
MLC	AMERIGROW 'PREMIUM PINEBARK BROWN' SHREDDED MULCH				
SOD	NATIVE SEA SHORE PASPALLUM LAWN - 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				



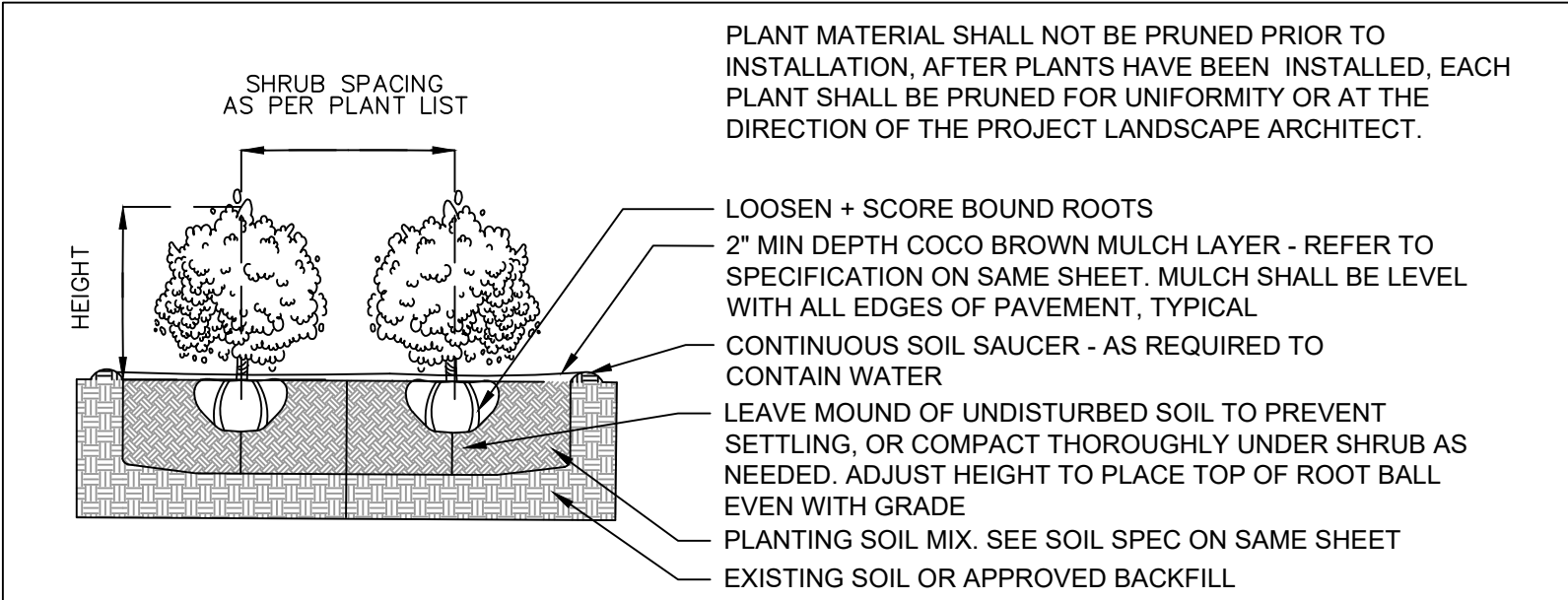
C.M.B. LARGE TREE PLANTING DETAIL

N.T.S.



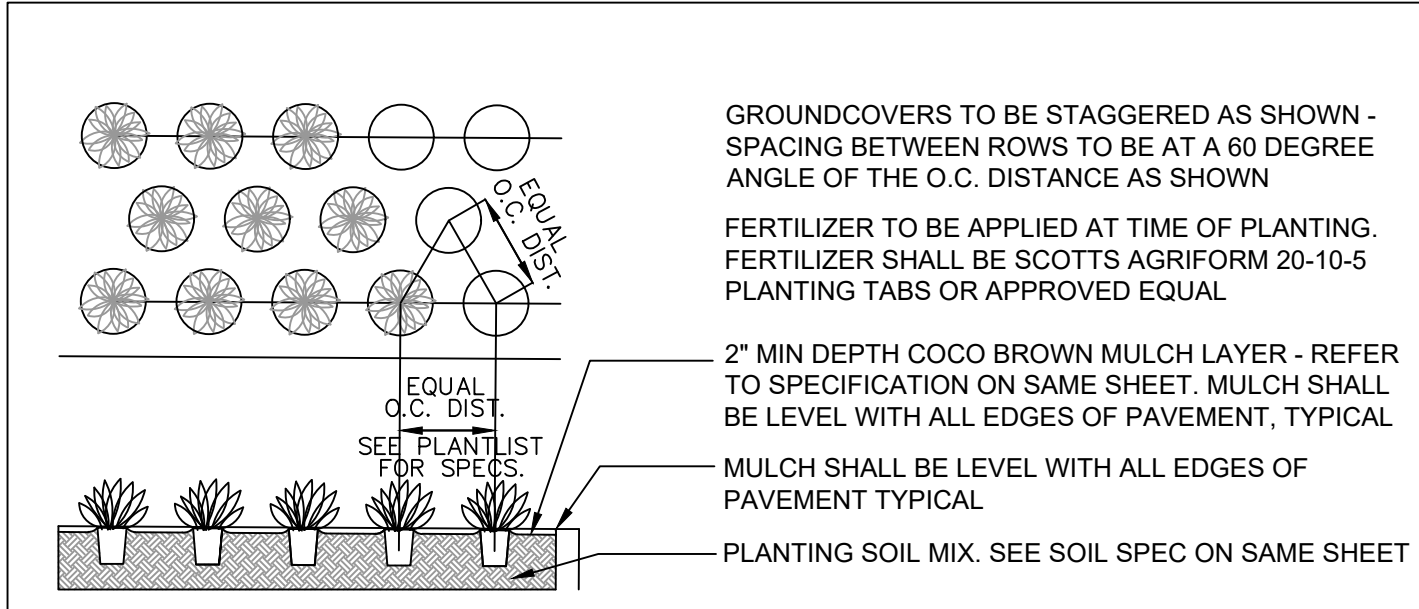
C.M.B. PALM PLANTING DETAIL

N.T.S.



SHRUB PLANTING DETAIL

N.T.S.



GROUNDCOVER PLANTING DETAIL

LANDSCAPE LEGEND

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

ZONING: RS-3 LOT SIZE: 9,990 SF ACRES: .23

TREES
FRONT YARD - 2 TREES REQUIRED / 3 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.

9,990 - 6,000 = 3,990 SF = 9 TOTAL TREES REQUIRED / 14 TREES PROVIDED.
(4 BRIDAL VEIL TREES + 9 BAYRUM TREES + 1 FRANGIPANI TREE PROVIDED)

DIVERSITY REQUIREMENT
6-10 REQUIRED TREES = 3 TREE SPECIES / 3 SPECIES PROVIDED

NATIVE TREES
30% OF REQUIRED TREES OR .30 X 9 = 3 NATIVE TREES REQUIRED / 5 NATIVE TREES PROVIDED (5 NATIVE LIVE OAK TREES PROVIDED)

LOW MAINTENANCE TREES
50% OF REQUIRED TREES OR .50 X 9 = 5 LOW MAINTENANCE REQUIRED /9 LM TREES PROVIDED (9 BAY RUM TREES PROVIDED)

STREET TREE REQUIREMENT
AVERAGE STREET TREE SPACING 20' ON CENTER
SHELTER AVENUE : 76 LF / 20 = 4 STREET TREES REQUIRED / 4 STREET TREES PROVIDED (3 EXISTING ROYAL PALMS + 1 NATIVE LIVE OAK TREE PROVIDED)
WEST 23RD STREET: 136 LF / 20 = 7 STREET TREES REQUIRED / 9 STREET TREES PROVIDED (5 EXISTING ROYAL PALMS + 4 NATIVE LIVE OAK TREES PROVIDED)

SHRUBS
12 SHRUBS (OR VINES) REQUIRED FOR EACH REQUIRED LOT AND STREET TREE or 12 X (20) = 240 SHRUBS REQUIRED / 270 SHRUBS PROVIDED (180 NATIVE SPANISH STOPPER SHRUBS + 90 NATIVE DWARF BAHAMA COFFEE SHRUBS PROVIDED)

NATIVE SHRUBS
50% OF TOTAL SHRUBS REQUIRED MUST BE NATIVE or .50 X 240 = 120 NATIVE SHRUBS REQUIRED / 270 NATIVE SHRUBS PROVIDED (180 NATIVE SPANISH STOPPER SHRUBS + 90 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 240 = 24 LARGE SHRUBS REQUIRED / 180 LARGE SHRUBS / SMALL TREES PROVIDED (180 NATIVE SPANISH STOPPER SHRUBS PROVIDED)

NATIVE LARGE SHRUBS / SMALL TREES
50% OF TOTAL LARGE SHRUBS REQUIRED MUST BE NATIVE or .50 X 24 = 12 NATIVE LARGE SHRUBS REQUIRED / 180 NATIVE LARGE SHRUBS PROVIDED (180 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

seal

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comm no.

2118

date:

02/22/21

revised:

sheet no.