



C.M.B. LANDSCAPE FINAL DRB SUBMITTAL - 11.08.21

420 W. 51ST STREET | MIAMI BEACH, FLORIDA

CLIENT / PROPERTY INFORMATION

PROPERTY ADDRESS  
420 W. 51st STREET  
MIAMI BEACH, FL 33140

EXISTING VEGETATION SUMMARY

The existing vegetation located on the property is composed mostly of small palms, one coconut palm, three clusia rosea trees along the western seawall and a ficus along the eastern property line. The landscape architect is preserving the three clusia roseas, and requesting to remove the all other existing vegetation on site. 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

- L0.00** Landscape Cover + Sheet Index  
**L0.01** Ground Floor Render Plan  
**L1.00** Existing Tree Survey + Disposition Plan  
**L1.01** Existing Tree Chart + Mitigation Summary  
**L2.00** Ground Floor Landscape Plan  
**L3.00** Plant List, Landscape Code + Details

CHRISTOPHER  
CAWLEY  
LANDSCAPE  
ARCHITECTURE

760 NE 69th Street, Suite 200 Miami, Florida 33138  
P 786.536.2961 | M 305.979.1885  
CHRISTOPHERCAWLEY.COM | LC 29800460

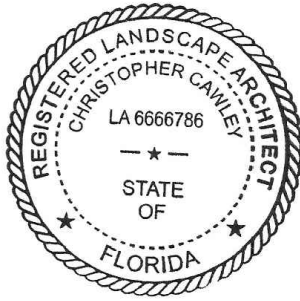
Rev.	Date	Rev.	Date

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF Kobi Karp AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF Kobi Karp Architecture & Interior Design, Inc. AIA. (c) 2020

DRB

100% Submission

420 W 51st St  
MIAMI BEACH, FL 33140



CHRISTOPHER CAWLEY, RLA  
Florida License LA 6666786

Owner:  
Name  
Address  
Tel:  
Email

Consultant:  
Name  
Address  
Tel:  
Email

Consultant:  
Name  
Address  
Tel:  
Email

Consultant:  
Name  
Address  
Tel:  
Email

Architect of Record:  
Kobi Karp Architecture and Interior Design, Inc.  
2915 Biscayne Boulevard, Suite #200  
Miami, Florida 33137 USA  
Tel: +1(305) 573 1818  
Fax: +1(305) 573 3766

KOBI KARP  
Lic. # AR0012578

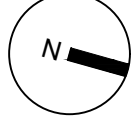


Date	08-2-2021	Sheet No.
Scale		L0.00
Project	2144	





GROUND FLOOR RENDER PLAN



**CHRISTOPHER  
CAWLEY  
LANDSCAPE  
ARCHITECTURE**  
780 NE 69th Street, Suite 200 Miami, Florida 33138  
Tel: 798.536.2961 | 305.979.1585  
CHRISTOPHERCAWLEY.COM | LG 29000460

Rev.	Date	Rev.	Date

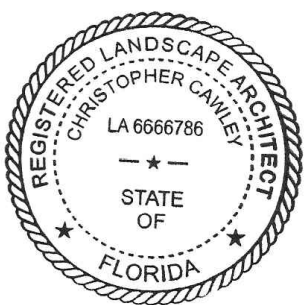
ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBİ KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBİ KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA (c) 2020

DRB

100% Submission

420 W 51st St

MIAMI BEACH, FL 33140



CHRISTOPHER CAWLEY, RLA  
Florida License LA 6666786

<b>Owner:</b> Name Address Tel: Email	
<b>Consultant:</b> Name Address Tel: Email	
<b>Consultant:</b> Name Address Tel: Email	
<b>Consultant:</b> Name Address Tel: Email	

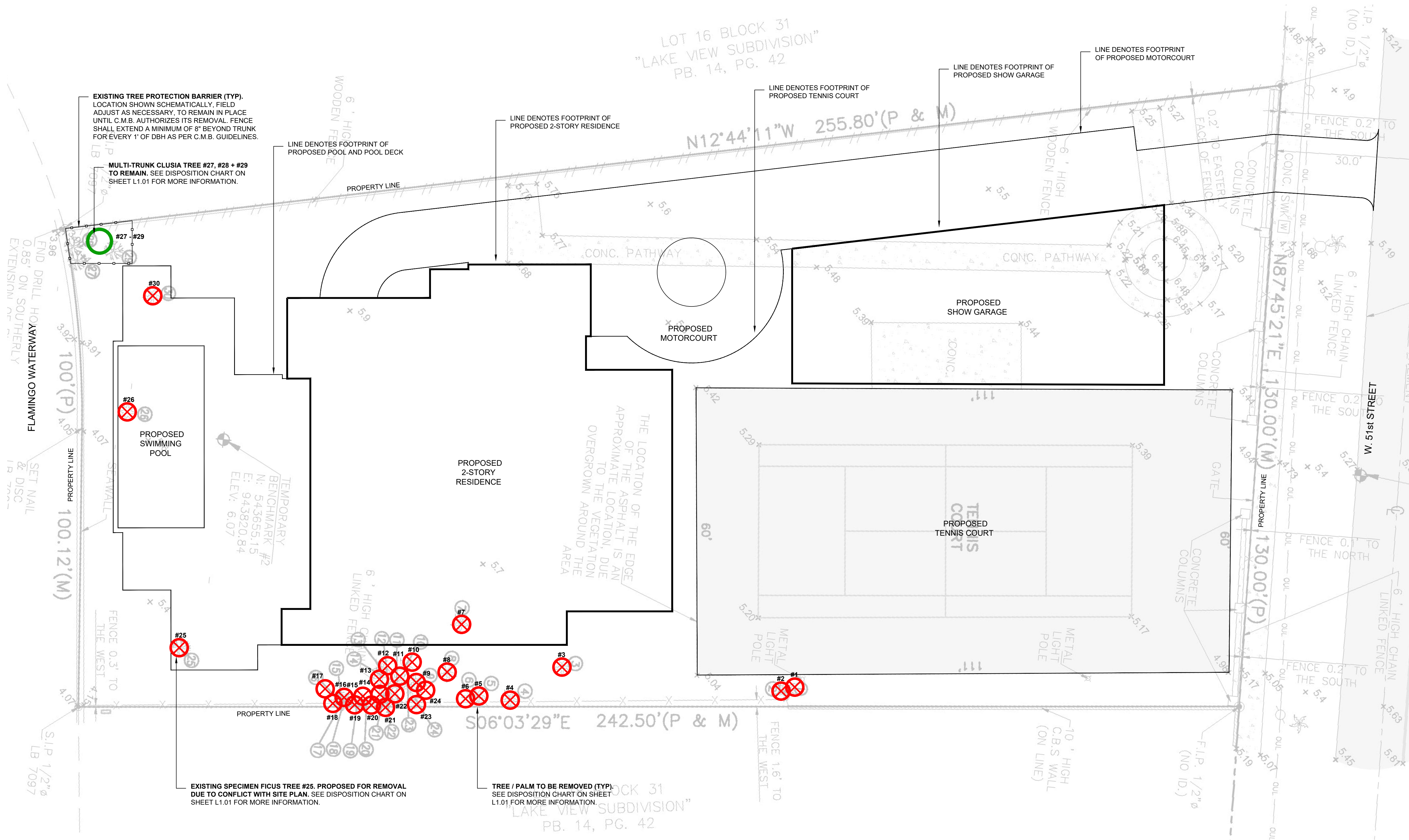
**Architect of Record:**  
Kobi Karp Architecture and Interior Design, Inc.  
2915 Biscayne Boulevard, Suite #200  
Miami, Florida 33137 USA  
Tel: +1(305) 573 1818  
Fax: +1(305) 573 3766

KOBİ  
KARP

KOBİ KARP  
Lic. # AR0012578

Date	08-2-2021	Sheet No.
Scale		L0.01
Project	2144	





**C.M.B. EXISTING TREE SURVEY LEGEND**

TREE or PALM TO BE REMOVED. SEE CHART L1.01.

TREE or PALM TO REMAIN. PRESERVE + PROTECT

TREE or PALM PROTECTION FENCE

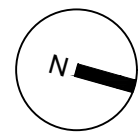
**EXISTING SURVEY LEGEND NOTES**

FOR ALL SPECIMEN TREES, WITH A DBH GREATER THAN 12", AN ARBORIST REPORT FROM AN ISA CERTIFIED ARBORIST SHALL BE PROVIDED.

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

1. 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.
2. EXISTING TREE, PALM, AND VEGETATION INFORMATION AS INDICATED HAS BEEN PREPARED AS AN OVERLAY ON THE SURVEY PREPARED BY HADONNE LAND SURVEYORS AND MAPPERS ON 03.04.21
3. THE INFORMATION AS PRESENTED HEREIN HAS BEEN FIELD VERIFIED BY THE LANDSCAPE ARCHITECT ON 06.10.21
4. 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 URBAN FORESTRY / P.W FOR THE REMOVAL OF TREES / PALMS WITH A DBH GREATER THAN 12" INCHES OR IN THE R.O.W.
5. 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.
6. 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.

EXISTING TREE SURVEY + DISPOSITION PLAN



**CHRISTOPHER CAWLEY**  
**LANDSCAPE ARCHITECTURE**  
780 NE 69th Street, Suite 200 Miami, Florida 33138  
Tel: 786.536.2961 | 305.979.1585  
CHRISTOPHERCAWLEY.COM | LG 29000460

Rev.	Date	Rev.	Date

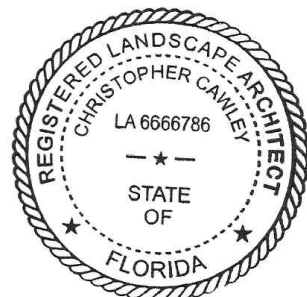
ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBİ KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBİ KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA. (c) 2020

DRB

100% Submission

420 W 51st St

MIAMI BEACH, FL 33140



CHRISTOPHER CAWLEY, RLA  
Florida License LA 6666786

Owner:

Name  
Address  
Tel:  
Email

Consultant:

Name  
Address  
Tel:  
Email

Consultant:

Name  
Address  
Tel:  
Email

Consultant:

Name  
Address  
Tel:  
Email

Architect of Record:

Kobi Karp Architecture and Interior Design, Inc.  
2915 Biscayne Boulevard, Suite #200  
Miami, Florida 33137 USA  
Tel: +1(305) 573 1818  
Fax: +1(305) 573 3766

KOBİ KARP  
Lic. # AR0012578



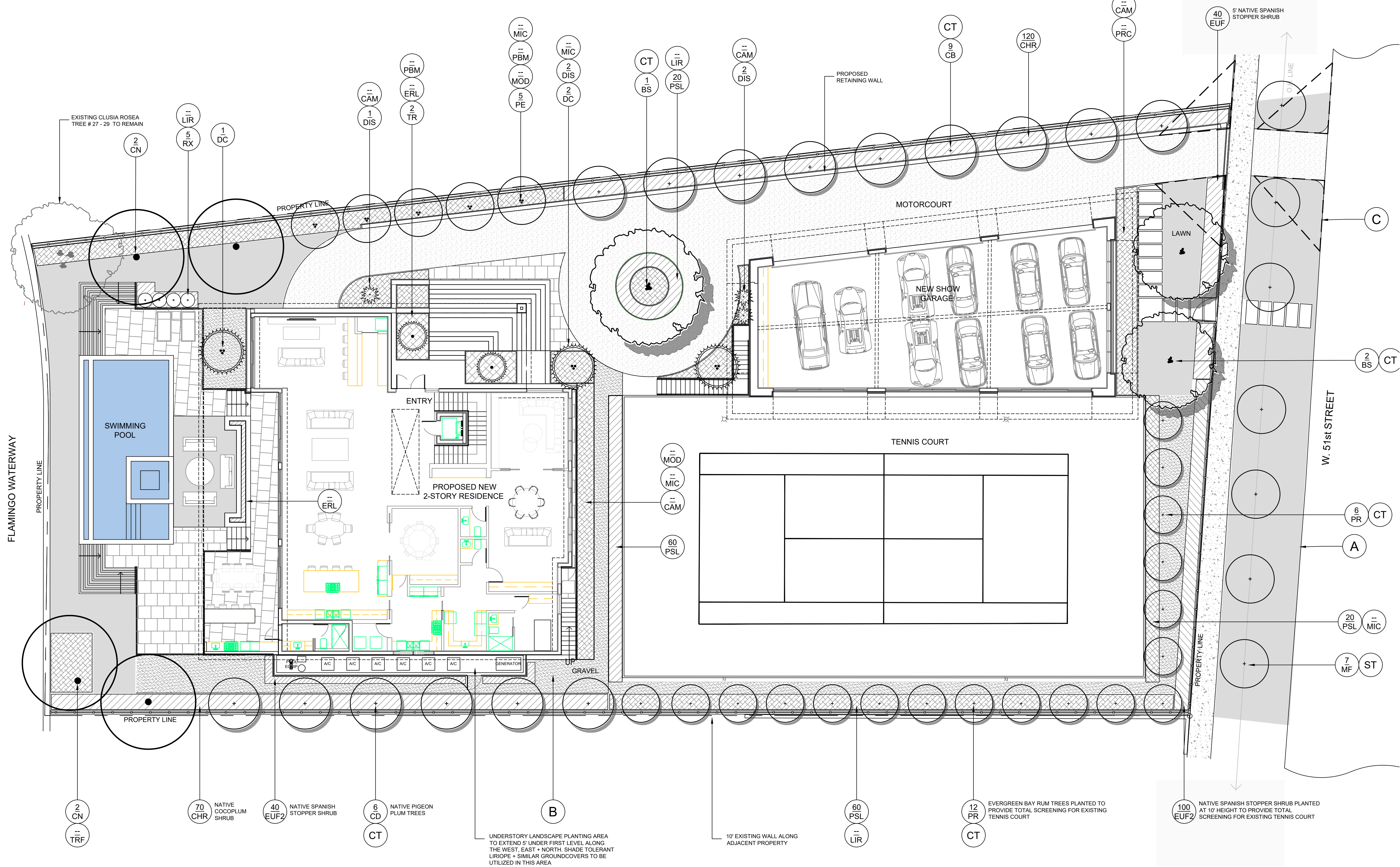
Date	08-2-2021	Sheet No.
Scale		L1.00
Project	2144	







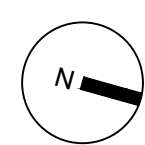
FLAMINGO WATERWAY



LANDSCAPE PLAN LEGEND

- (A) NATIVE SEA SHORE PASPALUM LAWN - OVER 2" TOPSOIL BED, SEE PLANTING SPECS
- (B) 3/8" GREY DECOMPOSED GRANITE AGGREGATE OVER FILTER FABRIC
- (C) 15' VISIBILITY SITE TRIANGLE AS PER C.M.B. REGULATIONS
- (CT) CODE TREE
- (ST) STREET TREE

GROUND FLOOR LANDSCAPE PLAN



CHRISTOPHER  
CAWLEY  
LANDSCAPE  
ARCHITECTURE  
780 NE 69th Street, Suite 200 Miami, Florida 33138  
Tel: 798.536.2961 M 305.979.1585  
CHRISTOPHERCAWLEY.COM | LG 29000460

Rev.	Date	Rev.	Date

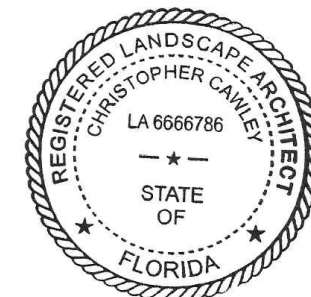
ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBİ KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBİ KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA. (c) 2020

DRB

100% Submission

420 W 51st St

MIAMI BEACH, FL 33140



CHRISTOPHER CAWLEY, RLA  
Florida License LA 6666786

Owner:

Name  
Address  
Tel:  
Email

Consultant:

Name  
Address  
Tel:  
Email

Consultant:

Name  
Address  
Tel:  
Email

Consultant:

Name  
Address  
Tel:  
Email

Architect of Record:

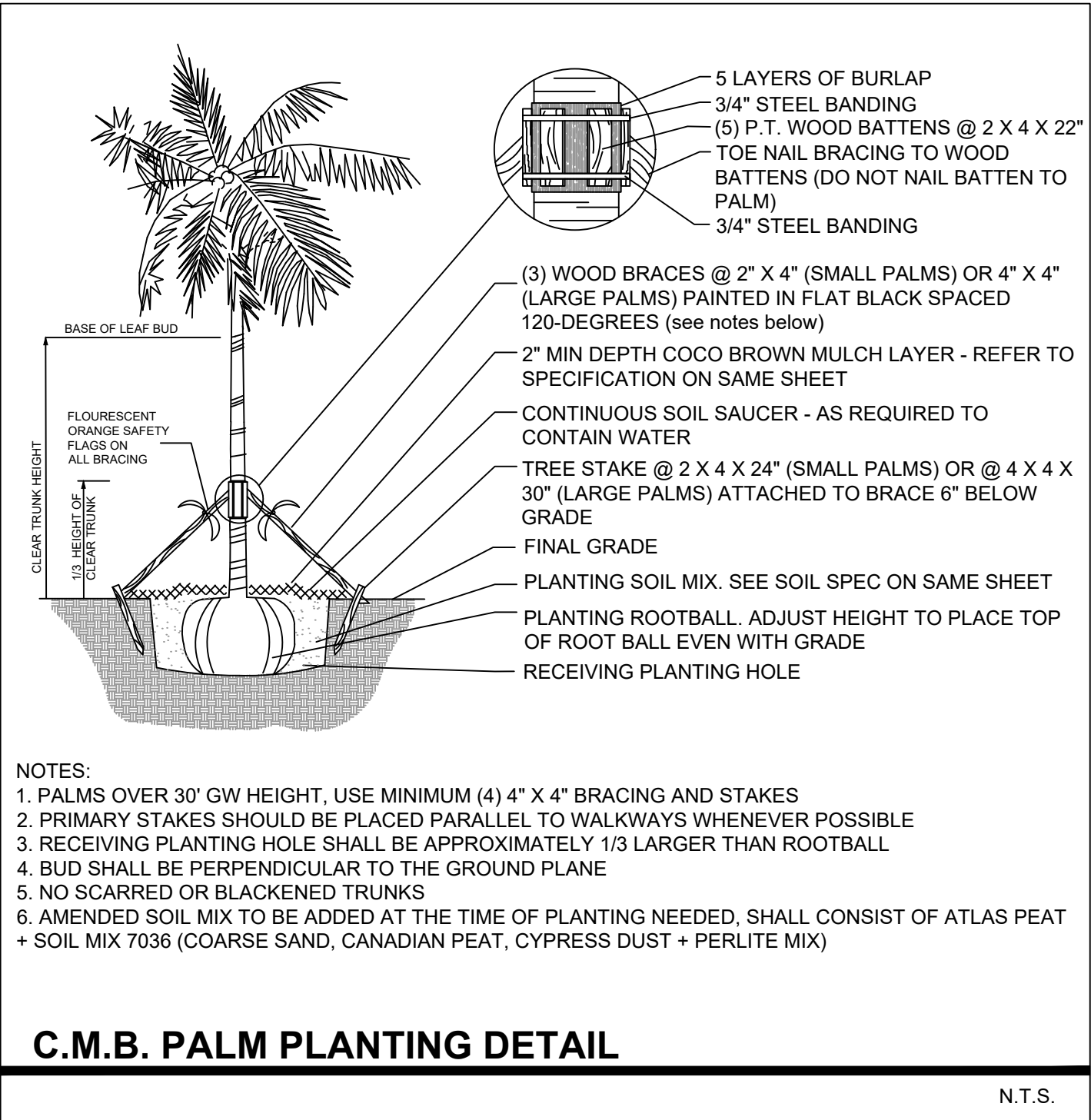
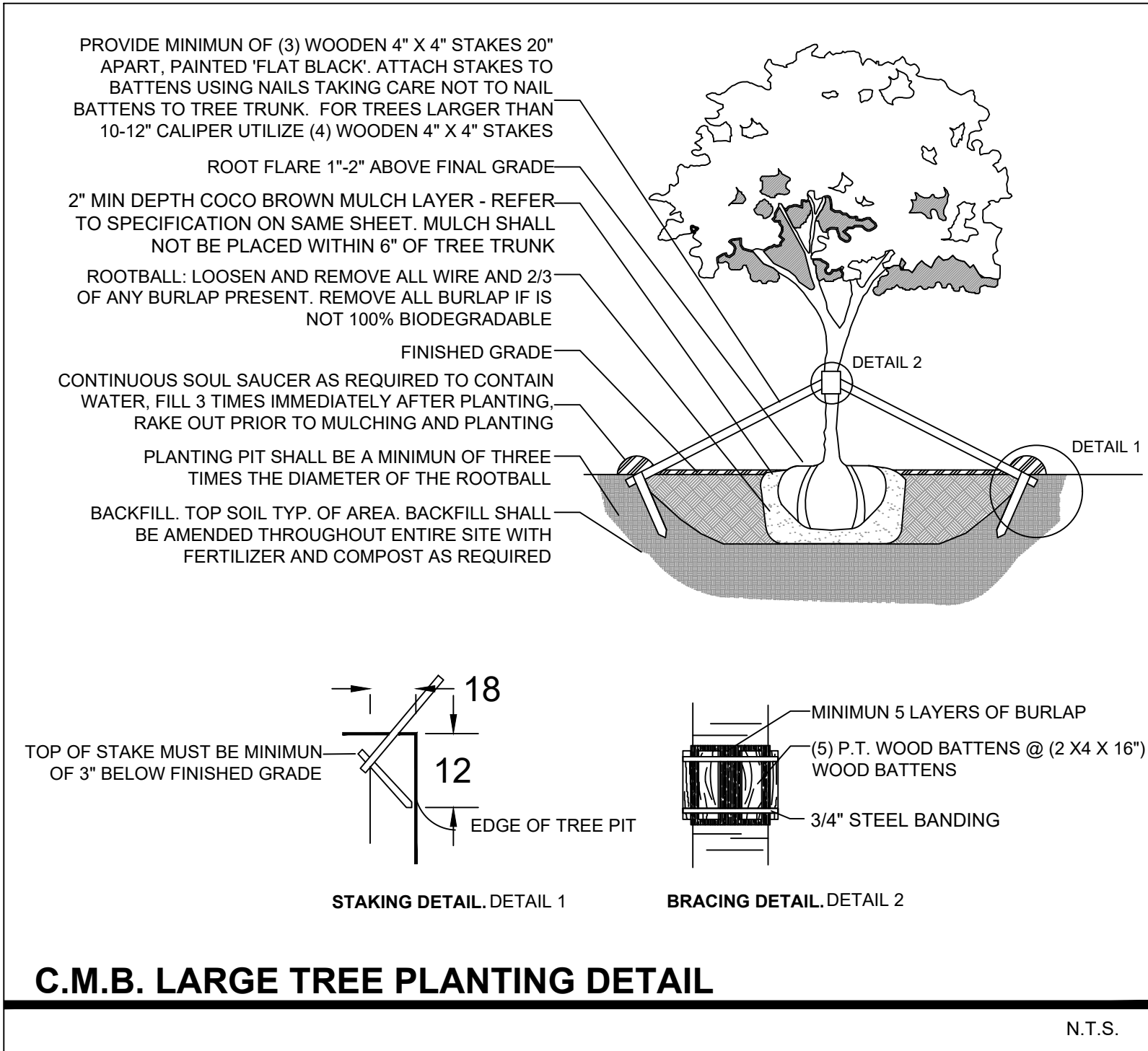
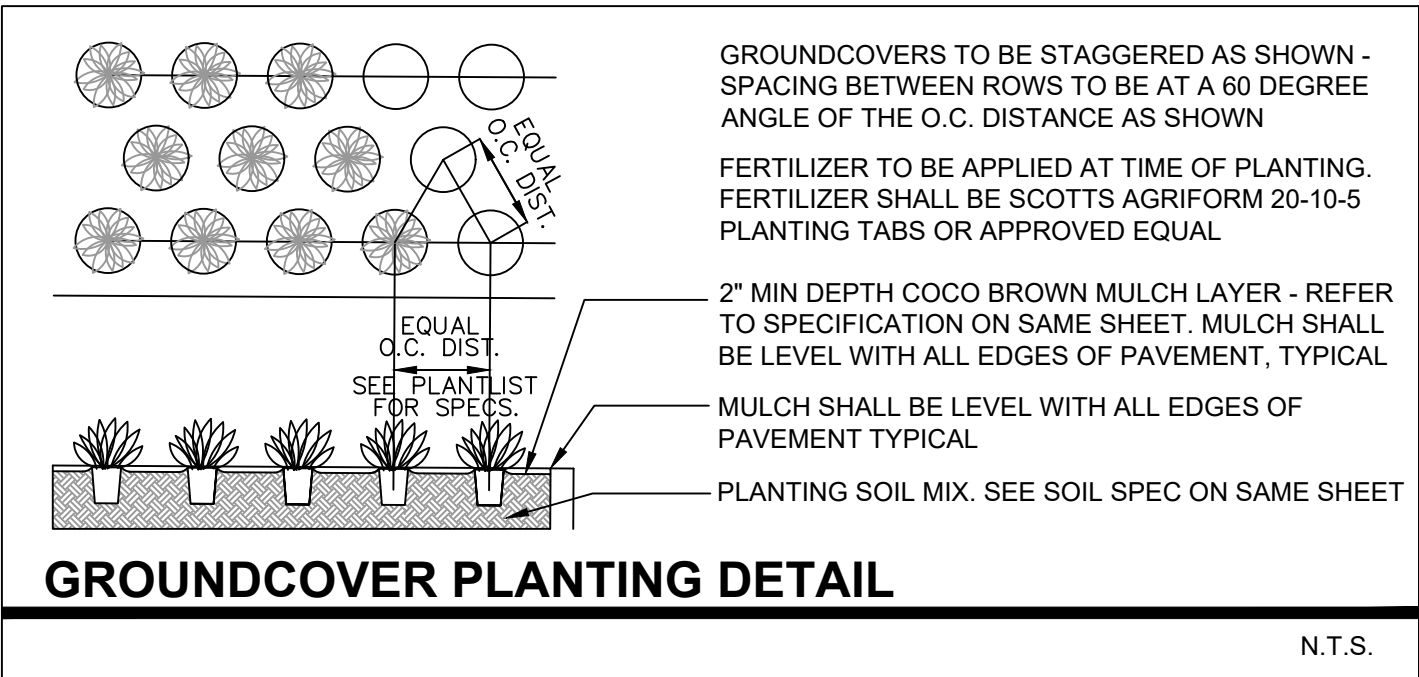
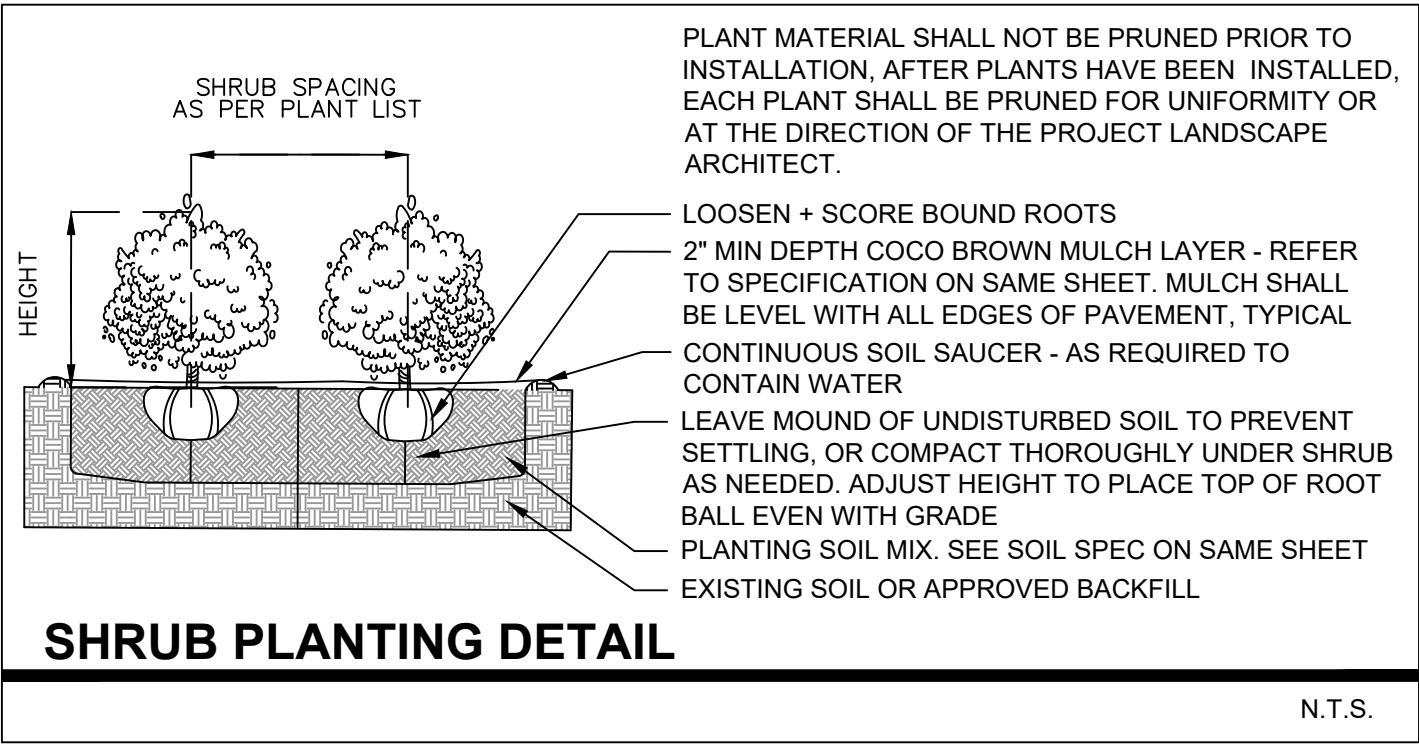
Kobi Karp Architecture and Interior Design, Inc.  
2915 Biscayne Boulevard, Suite #200  
Miami, Florida 33137 USA  
Tel: +1(305) 573 1818  
Fax: +1(305) 573 3766

KOBİ KARP  
Lic. # AR0012578



Date	08-2-2021	Sheet No.
Scale		L2.00
Project	2144	





LANDSCAPE LEGEND		
MIAMI BEACH LANDSCAPE ORDINANCE CHAPTER 26 (RS1 - RS4 Single Family Home Residential )		
ZONING: RS2	LOT SIZE: 28,316 SF	ACRES: .65
MINIMUM STANDARDS	REQUIRED	PROVIDED
TREES		
FRONT YARD - 2 TREES PER LOT BACK YARD - 3 TREES PER LOT	FRONT YARD - 2 TREES PER LOT BACK YARD - 3 TREES PER LOT	FRONT YARD - 2 TREES PROVIDED BACK YARD - 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.	TOTAL LOT AREA: 28,316 SF - 6,000 SF 5 TREES REQ + (22,316 / 1,000) = 28 TREES REQ	43 TOTAL TREES PROVIDED
MIN 30% OF REQUIRED TREES SHALL BE NATIVE SPECIES	30% x 28 = 9 TREES OF NATIVE SPECIES	16 TOTAL NATIVE TREES PROVIDED
MIN 50% OF REQUIRED TREES SHALL BE LOW MAINTENANCE AND DROUGHT TOLERANT SPECIES	50% x 9 = 14 TREES OF LOW MAINTENANCE AND DROUGHT TOLERANT SPECIES	34 TOTAL LM TREES PROVIDED
DIVERSITY OF 21 - 30 TOTAL TREES REQUIRED : 6 TREE SPECIES	6 TREE SPECIES	6 TREE SPECIES PROVIDED
STREET TREES		
AVERAGE STREET TREE SPACING 20' ON CENTER	120 LINEAR FEET / 20 = 7 STREET TREES REQ	7 STREET TREES PROVIDED
SHRUBS		
12 SHRUBS PER THE NUMBER OF REQUIRED LOT AND STREET TREES	12 x (TOTAL LOT + STREET TREES) = 420 TOTAL SHRUBS REQUIRED	630 TOTAL SHRUBS PROVIDED
MIN 50% OF REQUIRED SHRUBS SHALL BE NATIVE SPECIES	50% x 420 = 210 SHRUBS OF NATIVE SPECIES	630 TOTAL NATIVE SHRUBS PROVIDED
MIN 10% OF REQUIRED SHRUBS SHALL BE LARGE SHRUBS or SMALL TREES	10% x 420 = 42 TOTAL LARGE SHRUBS	470 TOTAL LARGE SHRUBS PROVIDED
MIN 50% OF REQUIRED LARGE SHRUBS SHALL BE NATIVE SPECIES	50% x 42 = 21 LARGE SHRUBS OF NATIVE SPECIES	470 TOTAL NATIVE LARGE SHRUBS
LAWN		
LAWN SHALL BE MAXIMUM OF 50 % OF REQUIRED LANDSCAPE AREA	LAWN AREAS ARE LESS THAN 50% OF LANDSCAPE AREA	LAWN AREAS ARE LESS THAN 50% OF LANDSCAPE AREA
IRRIGATION SYSTEM		
LANDSCAPE SHALL BE WATERED BY A PERMANENT IRRIGATION SYSTEM		100% IRRIGATION COVERAGE PROVIDED

PLANT LIST - 420 W 51 ST.					
KEY	QTY.	NATIVE	COMMON NAME	BOTANICAL NAME	HEIGHT, SPECIFICATION, & NOTES
TREES					
BS	3	YES	GUMBO LIMBO TREE	Bursera simaruba	20' ht min, 10' spread min, 6" dbh, specimen
CB	9	NO	BRAZILIAN BEAUTYLEAF TREE	Calophyllum brasiliense	16' ht min, 8' spread min, 4" dbh, standard trunk
CD	6	YES	PIGEON PLUM TREE	Coccoloba diversifolia	16' ht min, 8' spread min, 4" dbh, standard trunk
CS	ALT	YES	SILVER BUTTONWOOD TREE	Conocarpus erectus 'Sericeus'	16' ht min, 8' spread min, 4" dbh, multi trunk
PR	18	NO	BAYRUM TREE	Pimenta racemosa	14' ht min, 6' spread min, 2" dbh, standard trunk, equal to Treeworld Wholesale
MF	7	YES	SIMPSON STOPPER TREE	Myrcianthes fragrans	12' ht min, 6' spread min, 2" dbh, 5' clear trunk, standard trunk, equal to Treeworld Wholesale
PALMS					
CN	4	NO	COCONUT PALM	Cocos nucifera 'Maypan'	10' - 14' gray wood, leaning, Florida Fancy
DC	3	NO	CABADA PALM	Dypsis cabadae	16' ht OA, full
PE	5	NO	ALEXANDER PALM	Ptychosperma elegans	12'-13' ht clear trunk, 7-8' gray wood, double, #2 thin trunk
TR	2	YES	THATCH PALM	Thrinax radiata	4' -5' height OA
RX	5	NO	LADY PALM	Rhapis excelsa	15 gallon, 3' - 4' height
SHRUBS					
EUF	40	YES	SPANISH STOPPER SHRUB	Eugenia foetida	15 gallon, 5' height, 2' spread, 30" on center
EUF2	140	YES	SPANISH STOPPER SHRUB	Eugenia foetida	25 gallon, 10' height, 2' spread, 30" on center
CHR	190	YES	COCOPALM	Chrysobalanus icaco 'Horizontal'	15 gallon, 5' height, 2' spread, 30" on center
PSL	160	YES	DWARF BAHAMA COFFEE	Psychotria ligustrifolia	7 gallon, 2' - 3' height, 30" spread
GROUNDCOVERS					
CAM	AS REQ	NO	CARISSA 'EMERALD BLANKET'	Carissa macrocarpa	3 gallon, 12" on center, full
DIS	AS REQ	NO	DIOON	Dioon spp.	7 gallon, 3' height x 3' spread
ERL	AS REQ	YES	GOLDEN BEACH CREEPER	Ernodea littoralis	1 gallon, 12" on center, full
LIR	AS REQ	NO	LILYTURF	Liriope muscari	1 gallon, 12" on center, full
MIC	AS REQ	NO	WART FERN	Microsorium scolopendrium	1 gallon, 12" on center, full
MOD	AS REQ	NO	SWISS CHEESE PLANT	Monstera deliciosa	3 gallon, 24" on center, full
PGC	AS REQ	NO	PHILODENDRON 'GREEN CONGO'	Same	3 gallon, 18" on center, full
PBM	AS REQ	NO	PHILODENDRON 'BURL MARX'	Same	3 gallon, 18" on center, full
PRC	AS REQ	NO	PHILODENDRON 'ROJO CONGO'	Same	3 gallon, 18" on center, full
TRF	AS REQ	YES	DWARF FAKAHATCHEE	Tripsacum floridiana	7 gallon, 30" spread, full
SOD, AGGREGATE & MULCH					
MLC	AMERIGROW 'PREMIUM PINEBARK BROWN' SHREDDED MULCH				
SOD	NATIVE SEA SHORE PASPALUM 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				

Rev.	Date	Rev.	Date

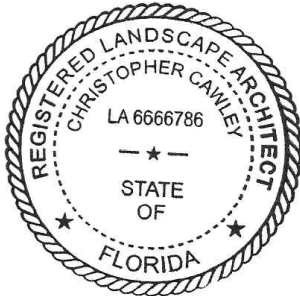
ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBİ KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBİ KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA (c) 2020

DRB

100% Submission

420 W 51st St

MIAMI BEACH, FL 33140



CHRISTOPHER CAWLEY, RLA  
Florida License LA 6666786

Owner:

Name  
Address  
Tel:  
Email

Consultant:

Name  
Address  
Tel:  
Email

Consultant:

Name  
Address  
Tel:  
Email

Consultant:

Name  
Address  
Tel:  
Email

Architect of Record:

Kobi Karp Architecture and Interior Design, Inc.  
2915 Biscayne Boulevard, Suite #200  
Miami, Florida 33137 USA  
Tel: +1(305) 573 1818  
Fax: +1(305) 573 3766

KOBİ KARP  
Lic. # AR0012578



PLANT LIST, LANDSCAPE CODE + DETAILS

CHRISTOPHER  
CAWLEY  
LANDSCAPE  
ARCHITECTURE  
780 NE 69th Street, Suite 200 Miami, Florida 33138  
P 786.536.2961 M 305.979.1585  
CHRISTOPHERCAWLEY.COM | LG 29000480

Date	08-2-2021	Sheet No.
Scale		L3.00
Project	2144	