REQUEST FOR DRB APPROVAL FOR: COHEN RESIDENCE

# FINAL SUBMITTAL: 11/08/2021 JANUARY 04, 2022 HEARING

1300 SOUTH BISCATNE POINT ROAD MIAMI BEACH, FL 33141

FILE NUMBER: DRB21-0741

(PREVIOUSLY DRB NO: DRB20-0628)



## CLIENT

MATT AND ALEXIE COHEN

## ARCHITECT

## LANDSCAPE ARCHITECT

CHRISTOPHER CAWLEY LANDSCAPE ARCHITECTURE LLC 780 NE 69TH ST. STE 1106 MIAMI, FL 33138 (305) 979-1585

## SCOPE OF WORK

REQUEST FOR DRB APPROVAL FOR DESIGN OF A NEW 2 STORY RESIDENCE AT THE PROPERTY LOCATED AT THE ABOVE MENTIONED PROPERTY.

## WAIVERS:

REQUEST TO WAIVE THE ELEVATION REQUIREMENTS FOR THE OPEN-SPACE COURTYARD NORTHWEST SIDE ELEVATION

## PREVIOUSLY APPROVED SCOPE OF WORK

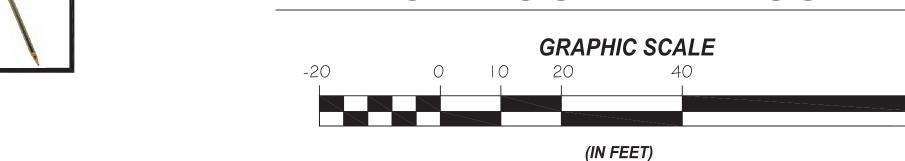
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## WAIVERS:

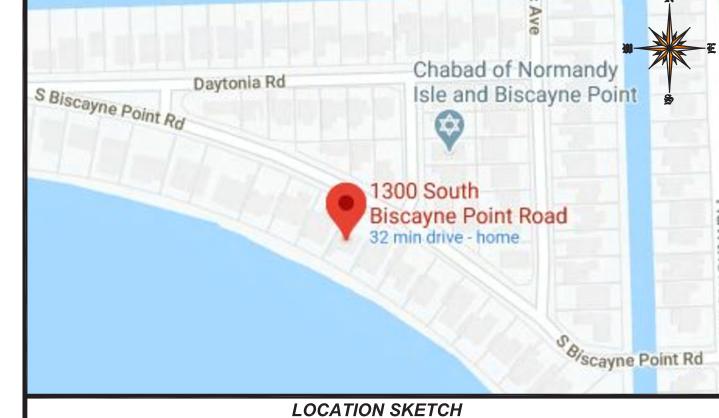
REQUEST TO WAIVE THE ELEVATION REQUIREMENTS FOR THE OPEN-SPACE COURTYARD NORTHWEST SIDE ELEVATION

## MAP OF BOUNDARY SURVEY

1 INCH = 20 FEET







## LEGAL DESCRIPTION:

TREE OR PALM

LOT 24, BLOCK 7 BISCAYNE POINT ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 14, PAGE 35, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY,

### PROPERTY ADDRESS: 1300 SOUTH BISCAYNE POINT ROAD, MIAMI BEACH, FLORIDA, 33141

**CERTIFICATION:** MATTHEW COHEN AND ALEXIE COHEN

- LEGAL NOTES TO ACCOMPANY SKETCH OF SURVEY:

   THERE MAY BE EASEMENTS RECORDED IN THE PUBLIC RECORDS NOT SHOWN ON THIS SURVEY.

   EXAMINATIONS OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING THE PROPERTY. • THIS SURVEY IS SUBJECT TO DEDICATIONS, LIMITATIONS, RESTRICTIONS, RESERVATIONS OR
- LEGAL DESCRIPTIONS PROVIDED BY CLIENT OR ATTESTING TITLE COMPANY. • BOUNDARY SURVEY MEANS A DRAWING AND/ OR A GRAPHIC REPRESENTATION OF THE SURVEY
- WORK PERFORMED IN THE FIELD, COULD BE DRAWN AT A SHOWN SCALE AND/OR NOT TO SCALE; THE WALLS OR FENCES MAY BE EXAGGERATED FOR CLARITY PURPOSES. • EASEMENTS AS SHOWN ARE PER PLAT BOOK, UNLESS DEPICTED OTHERWISE • THE TERM "ENCROACHMENT" MEANS VISIBLE AND ABOVE GROUND ENCROACHMENTS.
- ARCHITECTS SHALL VERIFY ZONING REGULATIONS, RESTRICTIONS, SETBACKS AND WILL BE RESPONSIBLE FOR SUBMITTING PLOT PLANS WITH CORRECT INFORMATION FOR "APPROVAL FOR AUTHORIZATION" TO THE PROPER AUTHORITIES IN NEW CONSTRUCTION. • UNLESS OTHERWISE NOTED, THIS FIRM HAS NOT ATTEMPTED TO LOCATE FOOTING AND/OR
- FENCE OWNERSHIP NOT DETERMINED.
- THIS PLAN OF SURVEY, HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON, THE CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PARTY.

## FLOOD ZONE INFORMATION:

THE NFIP FLOOD MAPS HAVE DESIGNATED THE HEREIN DESCRIBED LAND TO BE SITUATED IN: BASE FLOOD ELEVATION: 8.00 FT. COMMUNITY:

DATE OF FIRM: 09/11/2009 THE SUBJECT PROPERTY DOES LIE IN A SPECIAL FLOOD HAZARD AREA.

- 1. IF SHOWN, BEARINGS ARE REFERRED TO AN ASSUMED MERIDIAN, BY SAID PLAT IN THE DESCRIPTION OF THE PROPERTY, IF NOT, BEARINGS ARE THEN REFERRED TO COUNTY, TOWNSHIP MAPS.
- 2. THE CLOSURE IN THE BOUNDARY SURVEY IS ABOVE 1:7500 FT.
- 3. CERTIFICATE OF AUTHORIZATION LB # 7806.
- 4. ALL ELEVATIONS SHOWN ARE REFERRED TO NATIONAL GEODETIC VERTICAL DATUM OF 1929CITY OF MIAMI BEACH, BENCH MARK #CMB BP 03. LOCATED @ NE HENEDON AVE & DAYTONA RD; ELEVATION IS 4.44 FEET OF N.G.V.D. OF 1929

07/21/2020

REBY CERTIFY: THIS "BOUNDARY SURVEY" OF THE PROPERTY DESCRIBED HEREON, HAS RECENTLY BEEN SURVEYED AND DRAWN UNDER MY SUPERVISION, AND COMPLIES WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO 472,027, FLORIDA STATUTES.

John A Ibarra Date: 2020.12.03 16:32:07 -05'00' JOHN IBARRA

PROFESSIONAL LAND SURVEYOR NO.: 5204 STATE OF FLORIDA (NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR

JOHN IBARRA & ASSOCIATES, INC. **Professional Land Surveyors & Mappers** 

ONE STORY

LOT 24

BLOCK 7

F.F.E.= 6.65' L.F.E.=6.37'

3725 DEL PRADO BLVD. S.

CAPE CORAL, FL 33904

PH: (239) 540-2660 FAX: (239) 540-2664

**SUITE 823** 

**777 N.W. 72nd AVENUE** 

**MIAMI, FLORIDA 33126** 

PH: (305) 262-0400

FAX: (305) 262-0401

**SUITE 3025** 

LOT 23 BLOCK 7

LAND AREA = ± 10,848.92 SQ. FT

OR ± 0.25 ACRES

 CURVE
 LENGTH
 RADIUS
 TANGENT
 CHORD D

 C1
 75.00¹
 2103.05¹
 37.50¹
 75.00¹

 C2
 69.65¹
 1953.05¹
 34.83¹
 69.65¹

**CURVE TABLE** 

## -x $\times$ $\times$ $\times$ = CHAIN LINK FENCE 0 0 0 = IRON FENCE— = BUILDING SETBACK LINE — — — = UTILITY EASEMENT

= CONCRETE BLOCK WALL

DRAWN BY:	DP	Digita signed
FIELD DATE:	07/21/2020	No. 5204 S Ibarra
SURVEY NO:	20-002530-1	2020. L.B.# 7806 SEAL 16:32:
SHEET:	1 OF 1	-05'00 L.B.# 7806

0.25 25 8 0.25 25 8 0.25 | 25 | *8* 0.25 25 8 0.25 25 8 0.25 25 *8* 

0.25 25 *8* 0.25 25 8

4.00 | 26 | 16

COVERED WITH DAMP BURLAP TO PREVENT DRYING AND COVERED WITH SOIL AS SOON AS POSSIBLE.

3. NO STOCKPILING OF MATERIALS, VEHICULAR TRAFFIC, OR STORAGE OF EQUIPMENT OR MACHINERY SHALL BE ALLOWED WITHIN THE LIMIT OF THE FENCING. FENCING SHALL NOT BE MOVED OR REMOVED UNLESS APPROVED BT THE CITY PLANNING OFFICIAL. WORK WITHIN PROTECTION FENCE SHALL BE DONE MANUALLY UNDER THE SUPERVISION OF THE

TREE PROTECTION BARRIER DETAIL

BARRIER TO BE CONTINUOUS AROUND THE TREE OR GROUP OF TREES.

AND LOCATION MUST BE APPROVED BY PLANNING OFFICIAL.

ON-SITE ARBORIST AND WITH PRIOR APPROVAL BY THE CITY PLANNING OFFICIAL. 4. FENCING SIGNAGE AS DETAILED ABOVE MUST BE POSTED EVERY FIFTEEN (15) ALONG THE FENCE.

1. MINIMUM SIX (6) FOOT HIGH TEMPORARY CHAIN LINK FENCE SHALL BE PLACED AT THE

CRITICAL ROOT ZONE OR DESIGNATED LIMIT OF DISTURBANCE OF THE TREE TO BE SAVED.

FENCE SHALL COMPLETELY ENCIRCLE TREE(S). INSTALL FENCE POSTS USING PIER BLOCK

ONLY. AVOID POST OR STAKES INTO MAJOR ROOTS. MODIFICATIONS TO FENCING MATERIAL

2. TREATMENT OF ROOTS EXPOSED DURING CONSTRUCTION FOR ALL ROOTS OVER ONE (1)

INCH IN DIMATER DAMAGED DURING CONSTRUCTION, MAKE A CLEAN STRAIGHT CUT TO

REMOVE DAMAGED PORTION OF ROOT. ALL EXPOSED ROOTS SHALL BE TEMPORARILY

## **LEGEND**

= NON-VEHICULAR ACCESS R/W  $\times 0.00$  = EXISTING ELEVATIONS

G-004





RESIDENCE 1



RESIDENCE 4





AERIAL PHOTOGRAPH OF PROPERTY AND SURROUNDING PROPERTIES



RESIDENCE 2

RESIDENCE 5





RESIDENCE 7



AERIAL PHOTOGRAPH OF PROPERTY AND SURROUNDING PROPERTIES

SITE

RESIDENCE 3

RESIDENCE 6

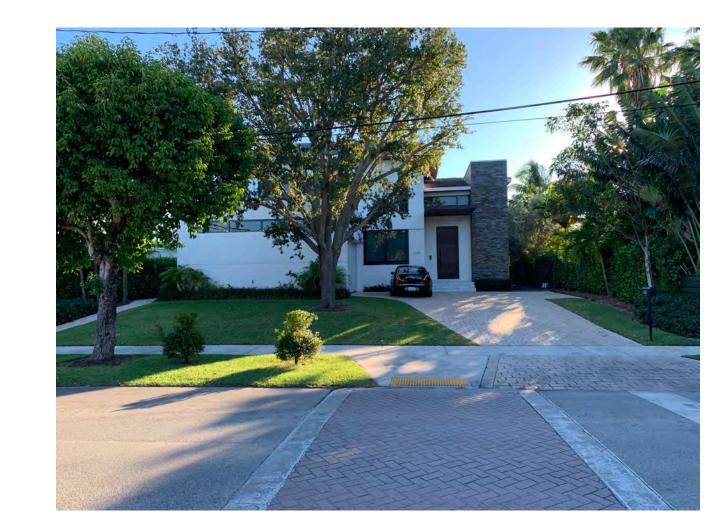




SUBJECT PROPERTY 1 (1300 SOUTH BISCAYNE POINT ROAD)



RESIDENCE 5



RESIDENCE 6





AERIAL PHOTOGRAPH WITH PROPOSED RESIDENCE INSERTED



SURROUNDING CONTEXT ELEVATIONS

ITEM #	New Construction Floodplain Management Data				
1	Flood Zone:	AE 8			
2	FIRM Map Number	12086C0307L			
3	Base Flood Elevation (BFE):	+8.00' NGVD			
4	Proposed Flood Design Elevation:	+10.00' NGVD			
5	Crown of Road Elevation:				
6	Classification of Structure:	Category II			
7	Building Use:	Single-Family Residence			
8	Lowest Elev. of Equip				
9	Lowest Adjacent Grade				
10	Highest Adjacent Grade				

	SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET							
ITEM#	Zoning Information							
1	Address:	1300 South Biscayne Point Road, Miami Beach, FL 33141  LEGAL DESCRIPTION: LOT 24, BLOCK 7 BISCAYNE POINT ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 14, PAGE 35, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.						
2	Folio number(s):	02-3203-001-1390						
3	Board and file numbers :							
4	Year built:	1945	Zoning District:		RS-3			
5	Based Flood Elevation:	8.00' (Zone AE +8)	Grade value (Sidewalk Avg.	)	4.08' NGVD			
6	Adjusted grade (Flood+Grade/2):	6.04' NGVD	Free board:		8.00' + 2' = 10'.00			
0	Lot Area:	10,849 SF	Lat Danth.		1 - 11			
8	Lot width:	74'-4"	Lot Depth:	and 0/:	150'-0"			
9	Max Lot Coverage SF and %:	3,255 SF (30%)	Proposed Lot Coverage SF a		3,153.1 SF (29.1%)			
10	Existing Lot Coverage SF and %:	4 252 0 65 (02 00)	Lot coverage deducted (gar		474.5 SF			
11	Front Yard Open Space SF and %:	1,252.9 SF (83.9%)	Rear Yard Open Space SF a	1,174.8 SF (73.9%) 5,383.9 SF (49.6%)				
12	Max Unit Size SF and %:	5,425 SF (50%)	<u> </u>	Proposed Unit Size SF and %:				
13	Proposed Understory Unit Size	N/A	Proposed First Floor Unit Size:		2,552.1 SF			
			Proposed Second Floor Uni		2,831.8 SF			
14			Proposed First Floor Unit Si	N/A				
15			Proposed Second Floor volution (Note: second to first floor applies, as the code has characters)	N/A				
16			Proposed Roof Deck Area SF and % (Note: Maximum is 25% of the enclosed floor area immediately below):		631.8 SF (700 S.F. BELOW)			
		Required	Existing	Proposed	Notes			
17	Height:	24'-0"		24'-0"				
18	Front First level Setback :	20'-0"		30'-1"				
19	Front Second level Setback :	30'-0"		30'-1"	1			
20	Side 1 Setback :	10'-0"		10'-6"				
21	Side 2 Setback :	10'-0"		10'-0"				
22	Rear Setback :	22'-6"		30'-8"				
23	Accessory Structure Side 1 Setback:	N/A		N/A				
24	Accessory Structure Side 2 or (facing street):	N/A		N/A				
25	Accessory Structure Rear :	N/A		N/A				
26	Sum of Side yard (MIN. 10'-0" EA.)	20'-0"		20'-6"				
27	Located within a Local Historic District?	No						
28	Designated as an individual Historic Single Family Residence Site?			No				
29	Determined to be Architecturally Significan	t?		No				
Notes:								

November 08, 2021

SCHMANN

R + D E

O = FF L = V

U

OHEN RESIDENCE
300 S. BISCAYNE POINT RD.



Ralph Choeff registered architect AR0009679 AA26003009

comm no. 2038 date: 10/12/2021

revised:

sheet no.

A-001

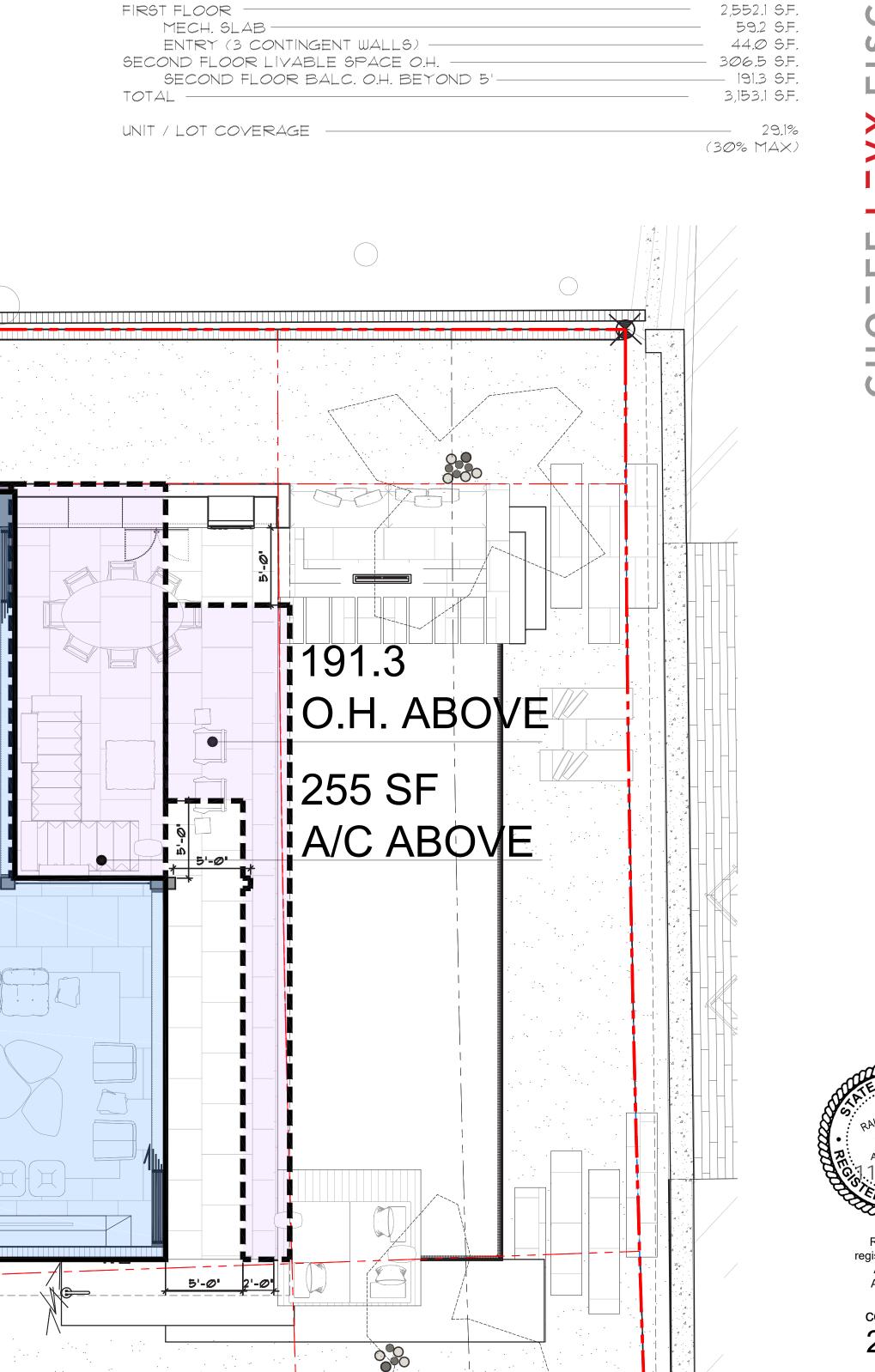
10,849 S.F.

comm no. 2038

date: 11/19/2020

revised:

sheet no. A-002



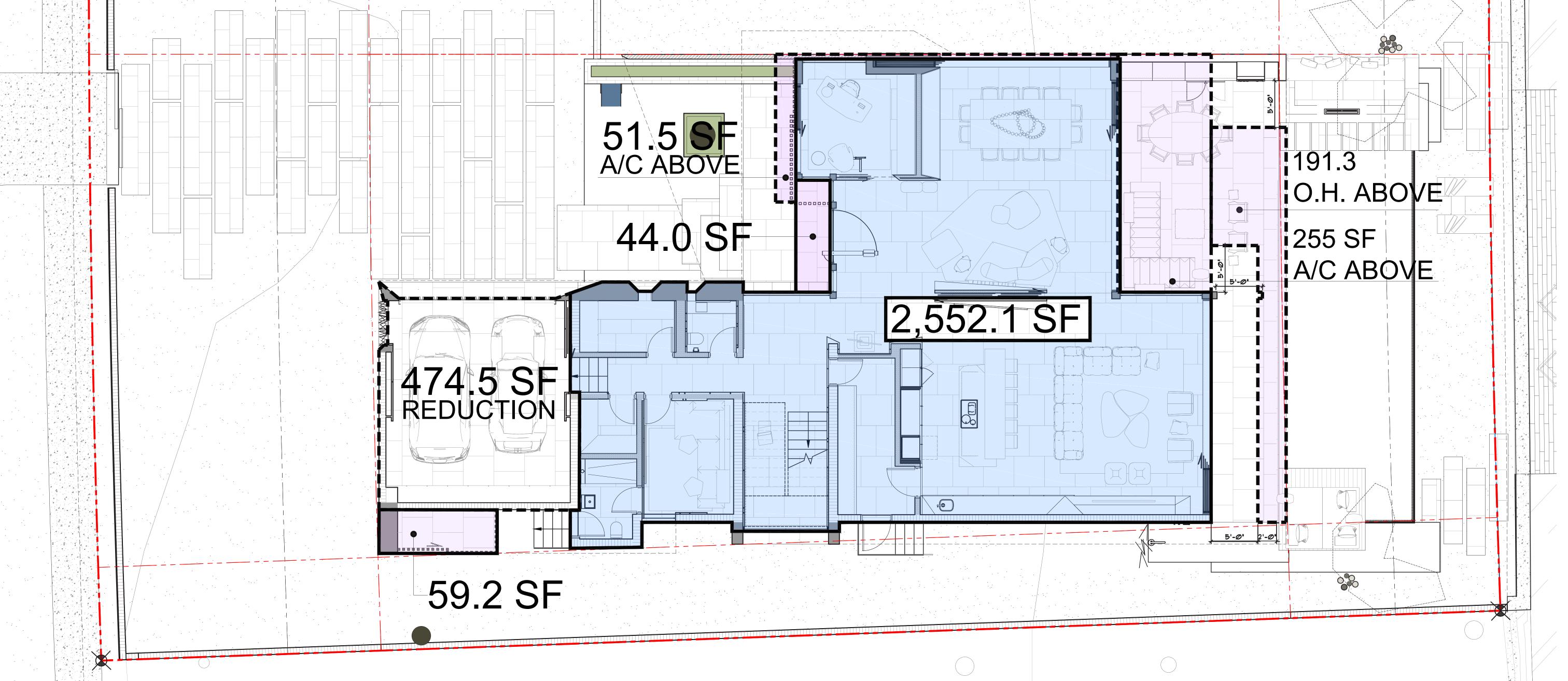
LOT COVERAGE FIRST FLOOR PLAN

A-003 Scale: 3/16" = 1'-0"

LOT COVERED (FOOTPRINT):

LOT SIZE: -

FIRST FLOOR



UNIT SIZE :

LOT SIZE:

TOTAL -

FIRST FLOOR SECOND FLOOR

UNIT / LOT SIZE

UNIT SIZE FIRST FLOOR PLAN



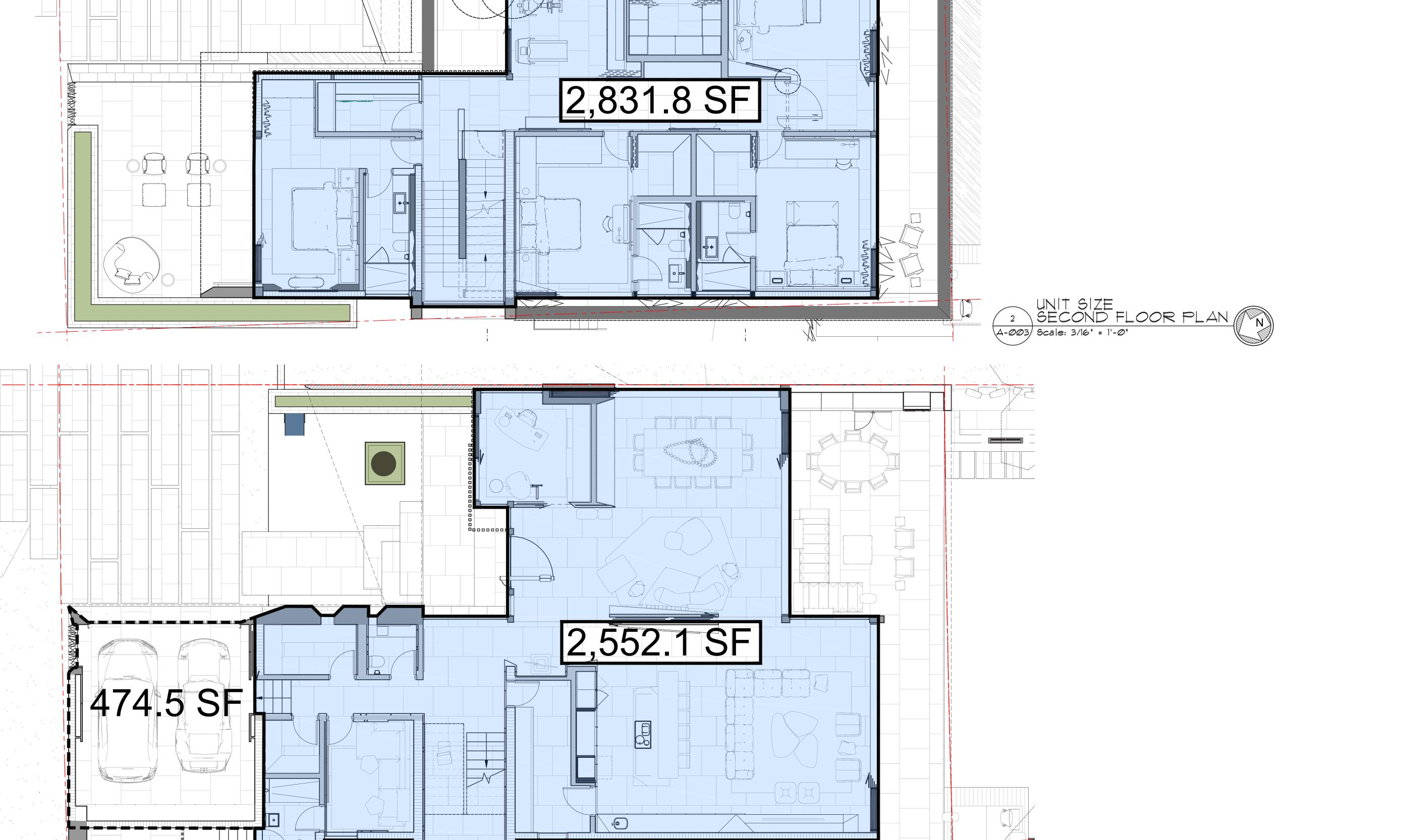
Ralph Choeff registered architect AR0009679 AA26003009

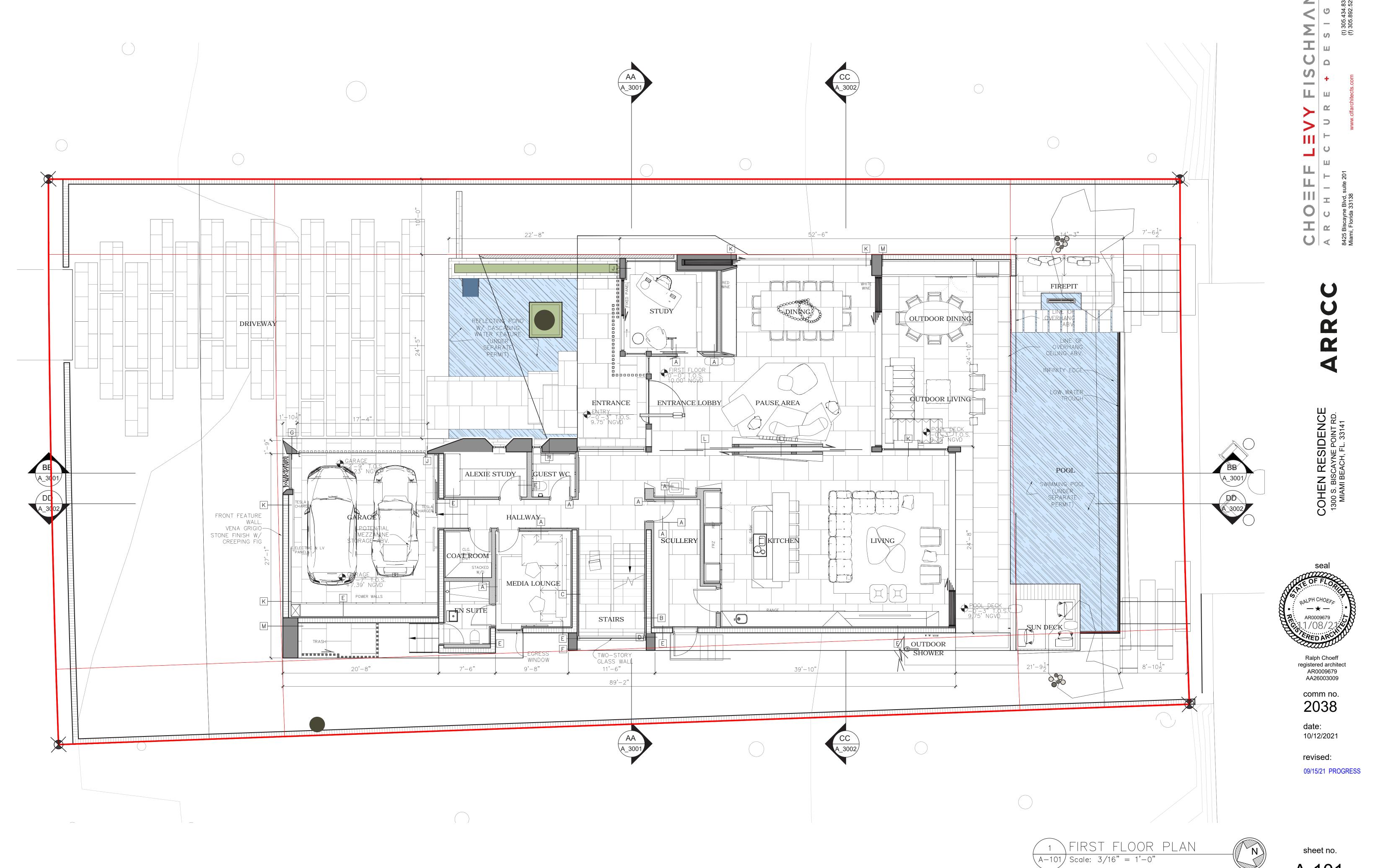
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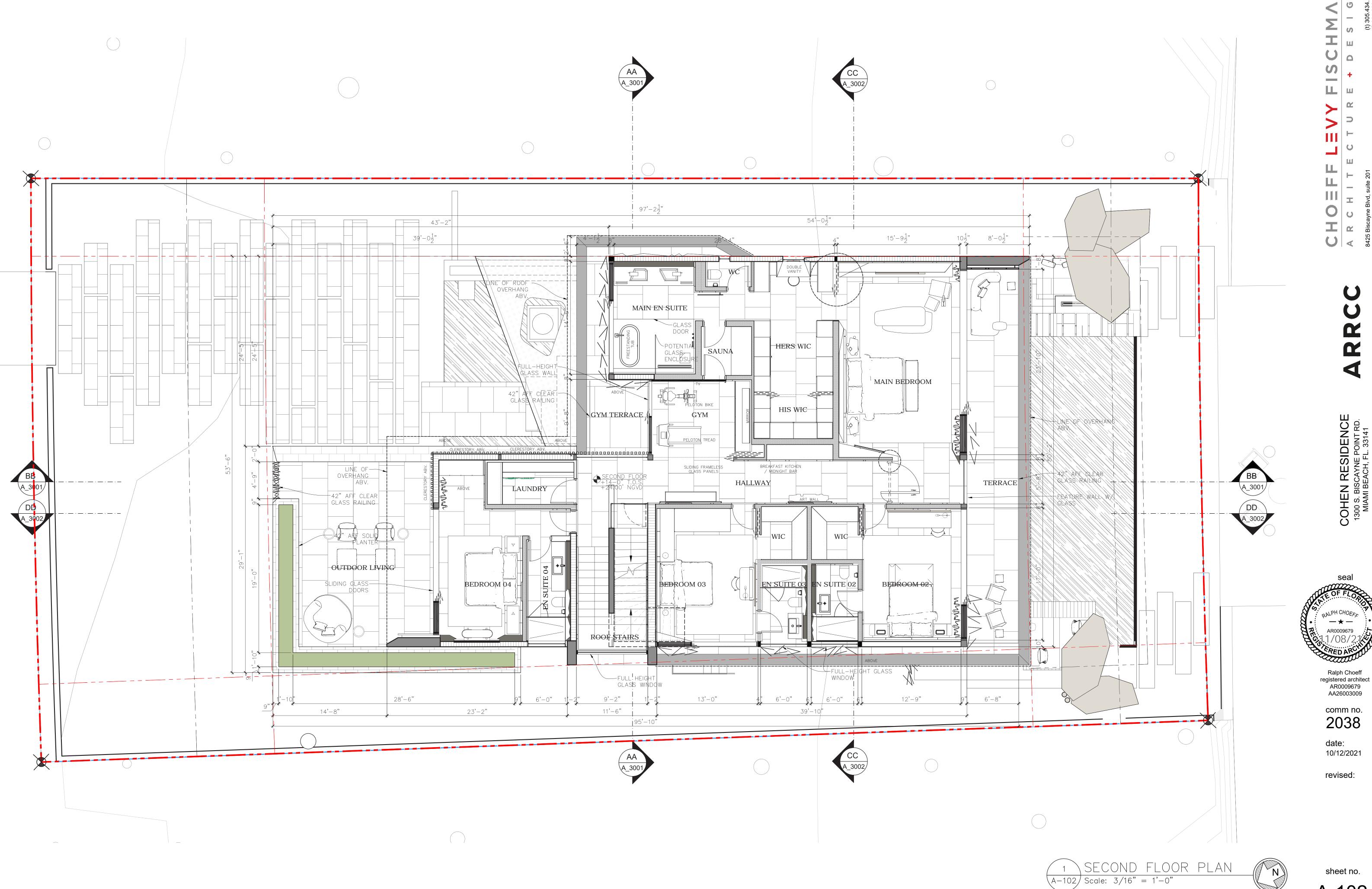
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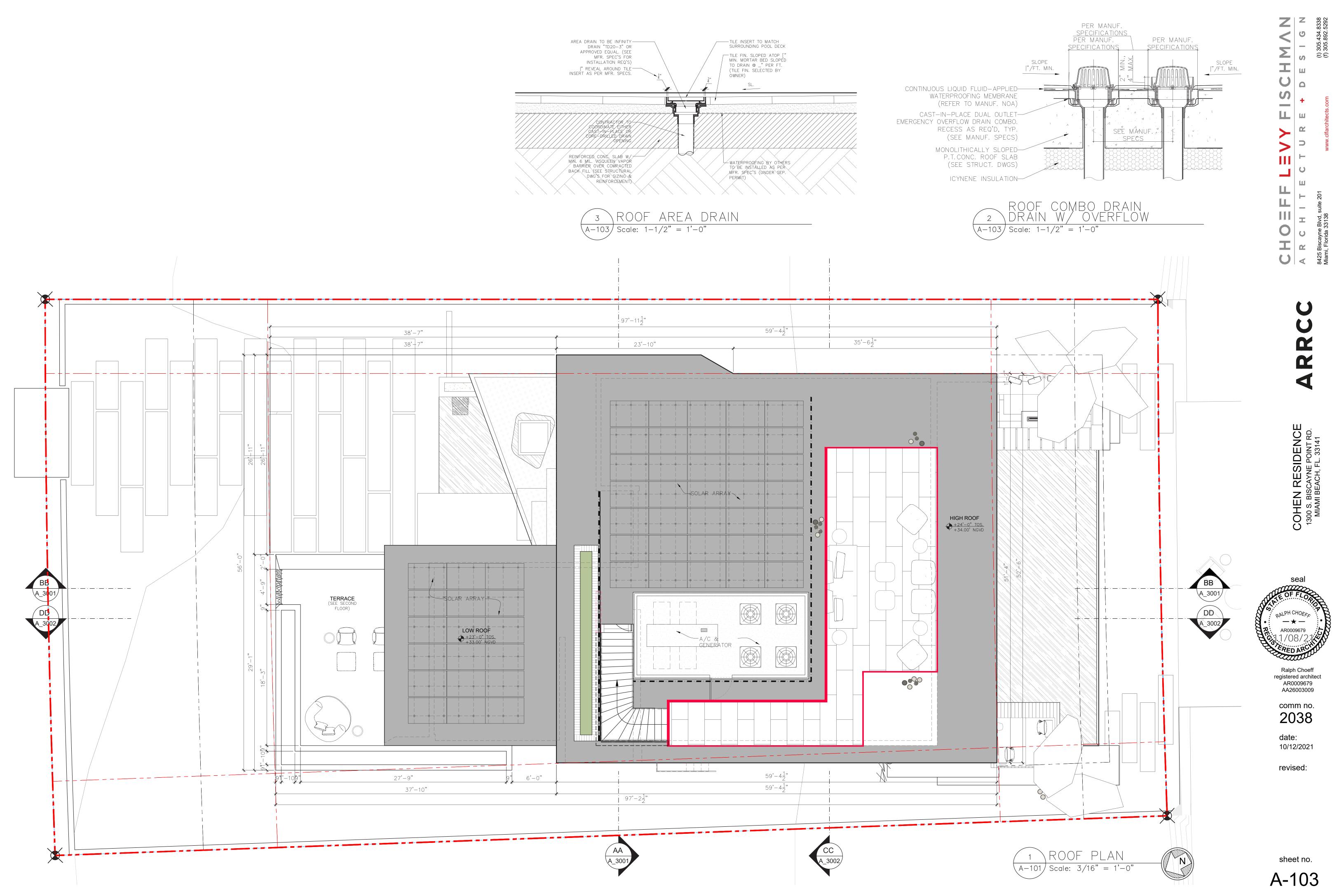
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A-102



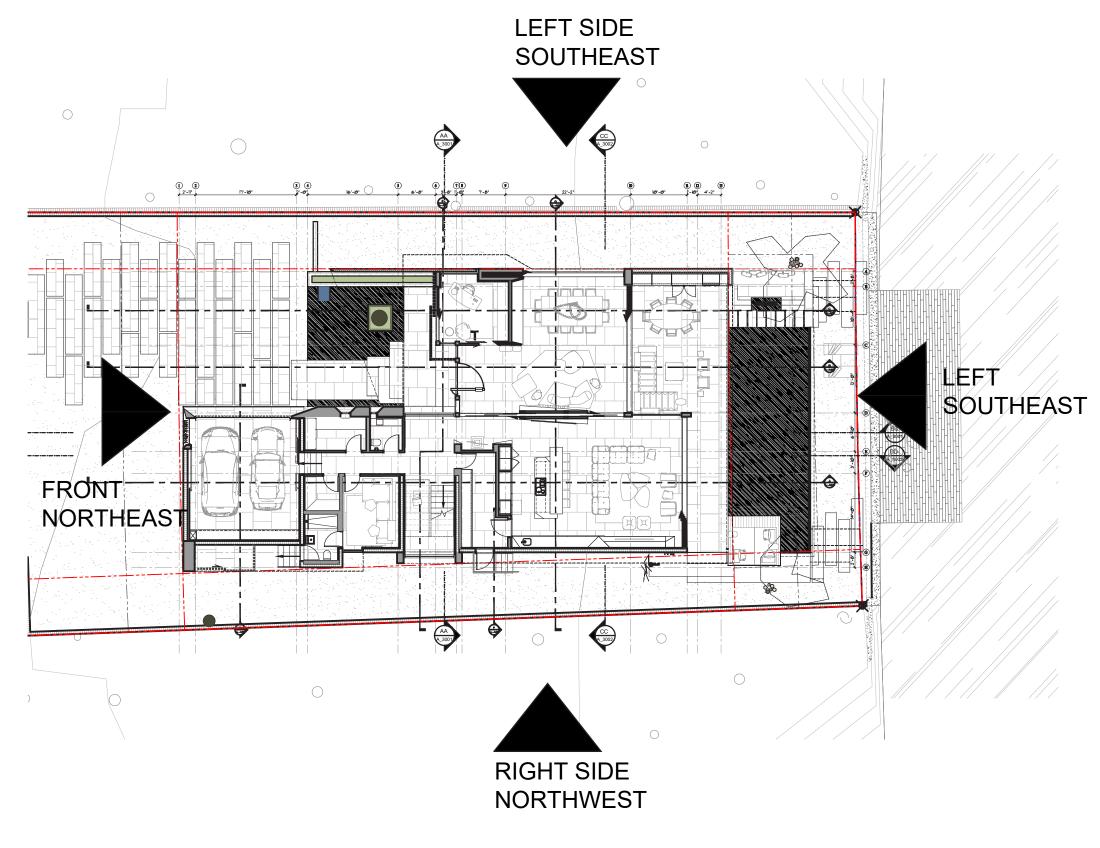
comm no. 2038

date: 10/12/2021

revised:

sheet no.

A-302









A-301 | Scale: 3/16" = 1'-0"

comm no. 2038

date: 11/19/2020

revised:





RIGHT SIDE NORTHWEST

LEFT SIDE

FRONT NORTHEAST

SOUTHEAST



comm no. 2038

date: 10/12/2021

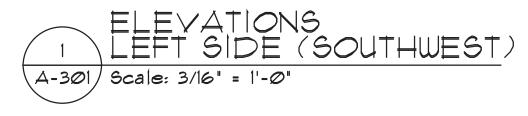
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A-303







A-301 | Scale: 3/16" = 1'-0"

comm no. 2038

date: 11/19/2020

revised:

ELEVATIONS LEFT SIDE (SOUTHEAST) A-301 Scale: 3/16" = 1'-0"









comm no. 2038

date: 10/12/2021



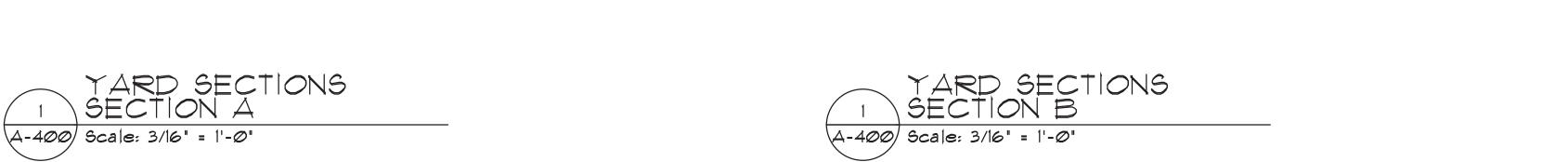




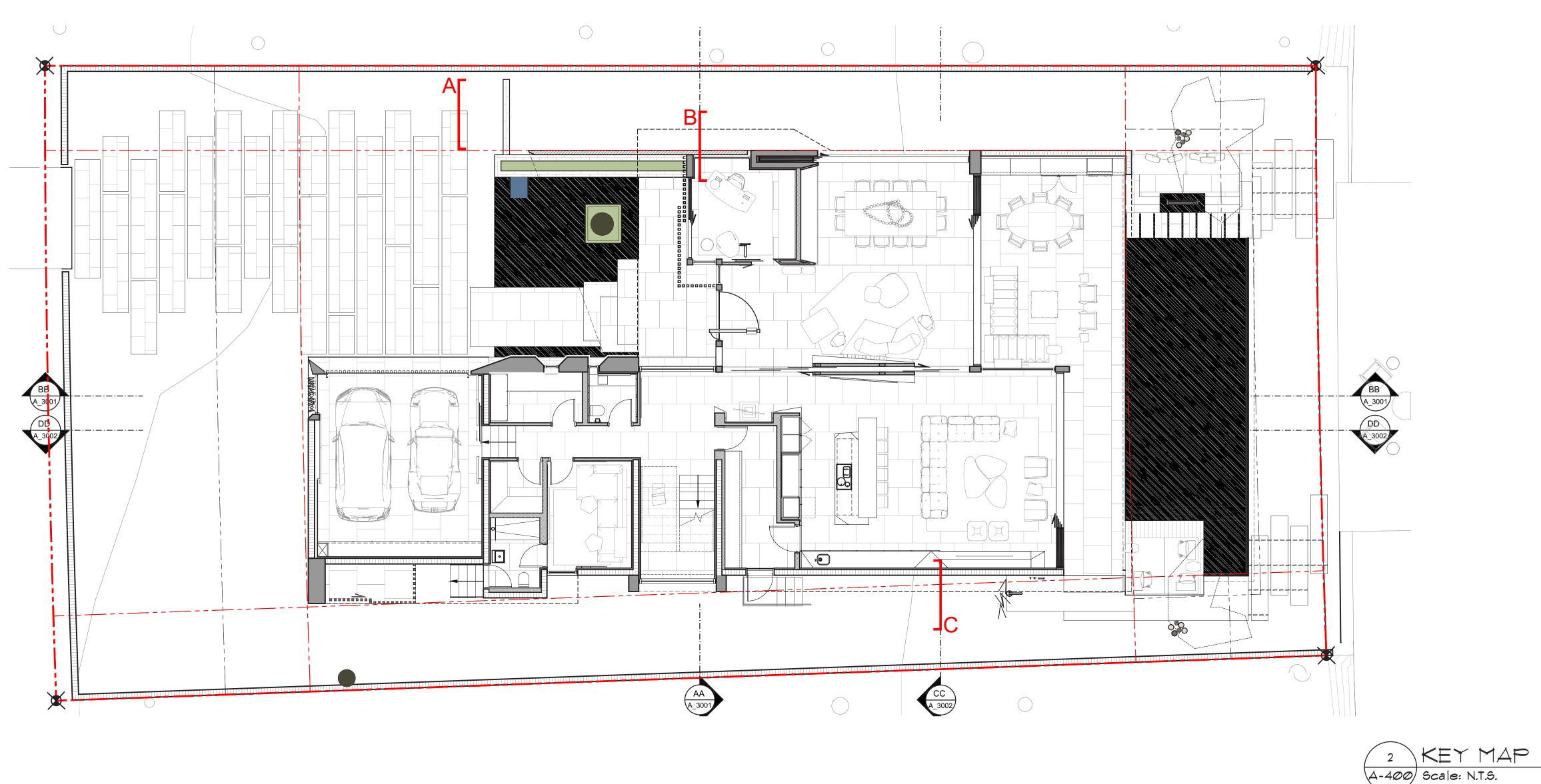
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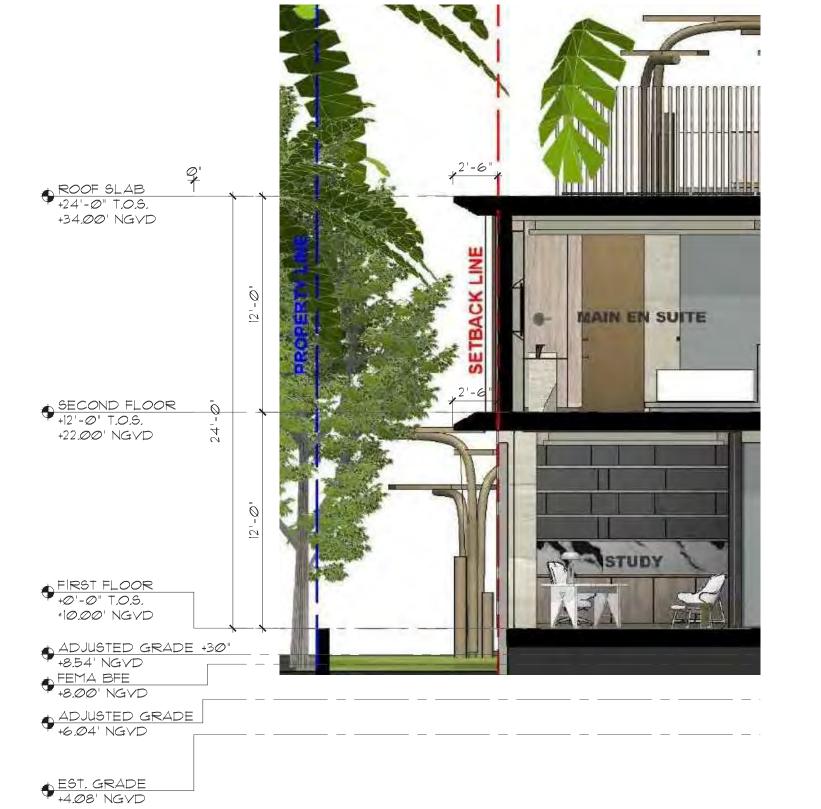








EST. GRADE +4.08' NGVD





ADJUSTED GRADE +30" +8.54' NGVD FEMA BFE +8.00' NGVD ADJUSTED GRADE 6.04' NGVD

EST. GRADE +4.08' NGVD

sheet no.

A-400A

comm no. 2038

date:

10/12/2021

revised:

sheet no.

A-401







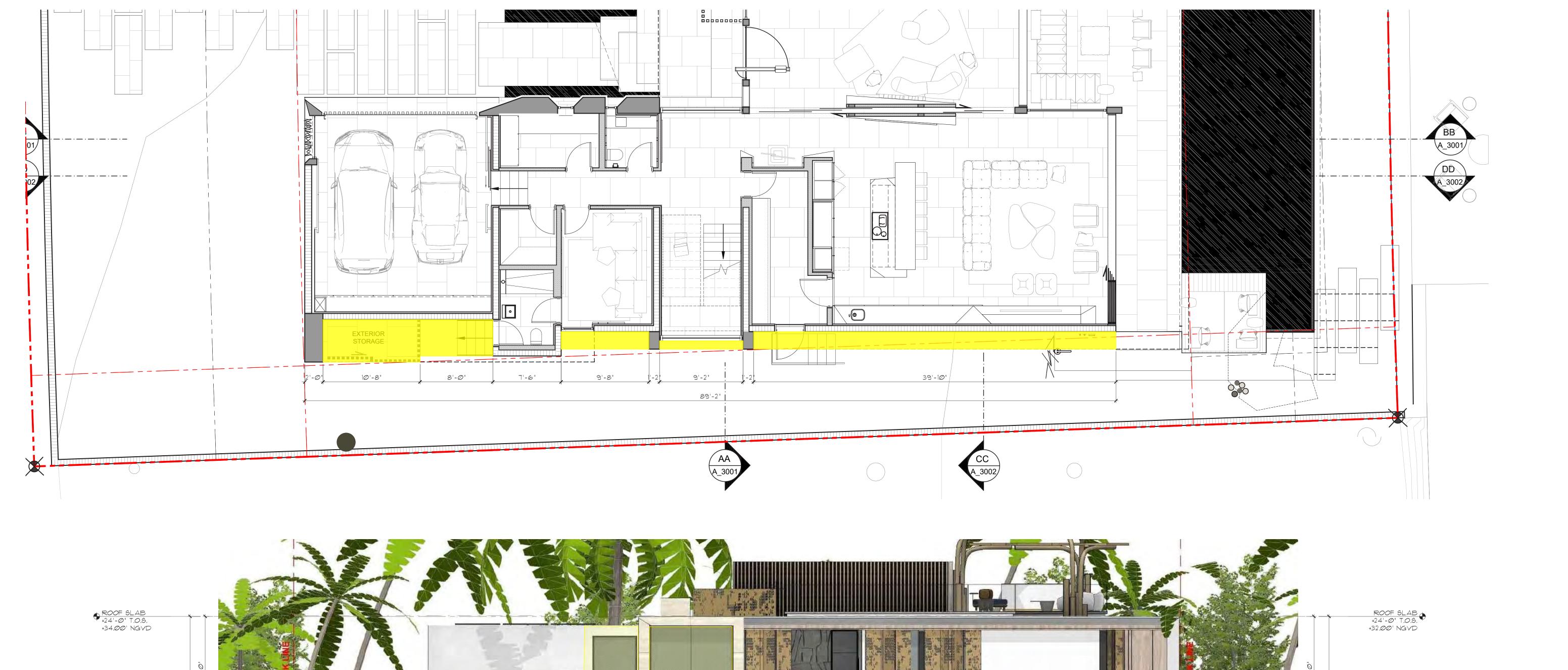
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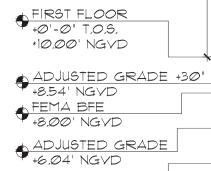
date: 10/12/2021

revised:

sheet no.

A-450





\$ECOND FLOOR +12'-0" T.O.S. +22.00' NGVD

EST. GRADE +4.08' NGVD

A-301) Scale: 3/16" = 1'-0"

SECOND FLOOR +|2'-0" T.O.S. +22.00' NGVD

FIRST FLOOR +0'-0" T.O.S. \*10.00' NGVD

ADJUSTED GRADE +30" +8.54' NGVD FEMA BFE +8.00' NGVD

ADJUSTED GRADE +6.04' NGVD

EST. GRADE +4.08' NGVD

WAIVER(S)

NORTHWEST ELEVATION.

1. REQUEST TO WAIVE THE ELEVATION REQUIREMENTS

FOR THE OPEN-SPACE COURTYARD FOR THE

2038 11/19/2020

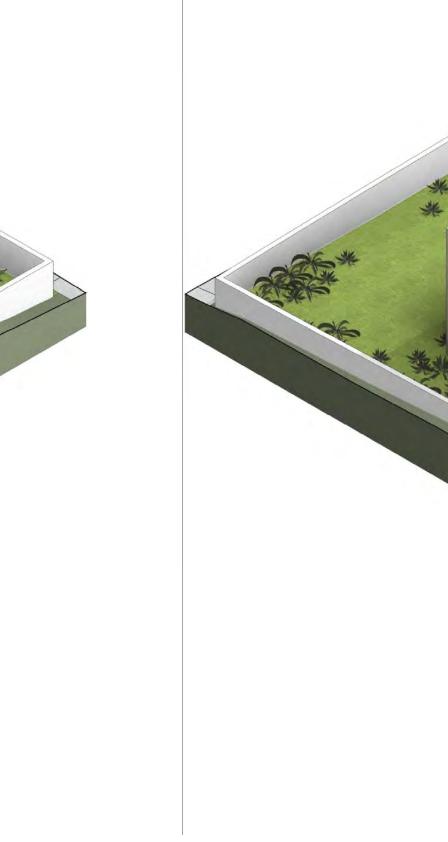
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NORTHEAST BIRD'S EYE LEVEL VIEW





SOUTHEAST BIRD'S EYE LEVEL VIEW

NORTHWEST BIRD'S EYE LEVEL VIEW

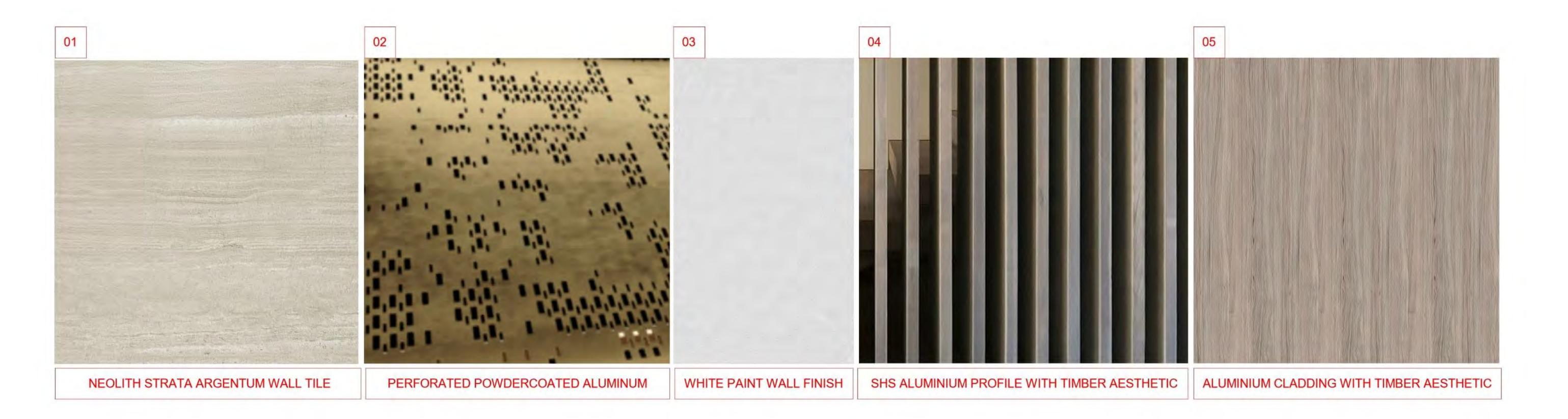
comm no. 2038

11/19/2020









comm no. **2038** date: 10/12/2021



comm no. 2038 date: 10/12/2021

revise

Front Rendering Night (PROPOSED)



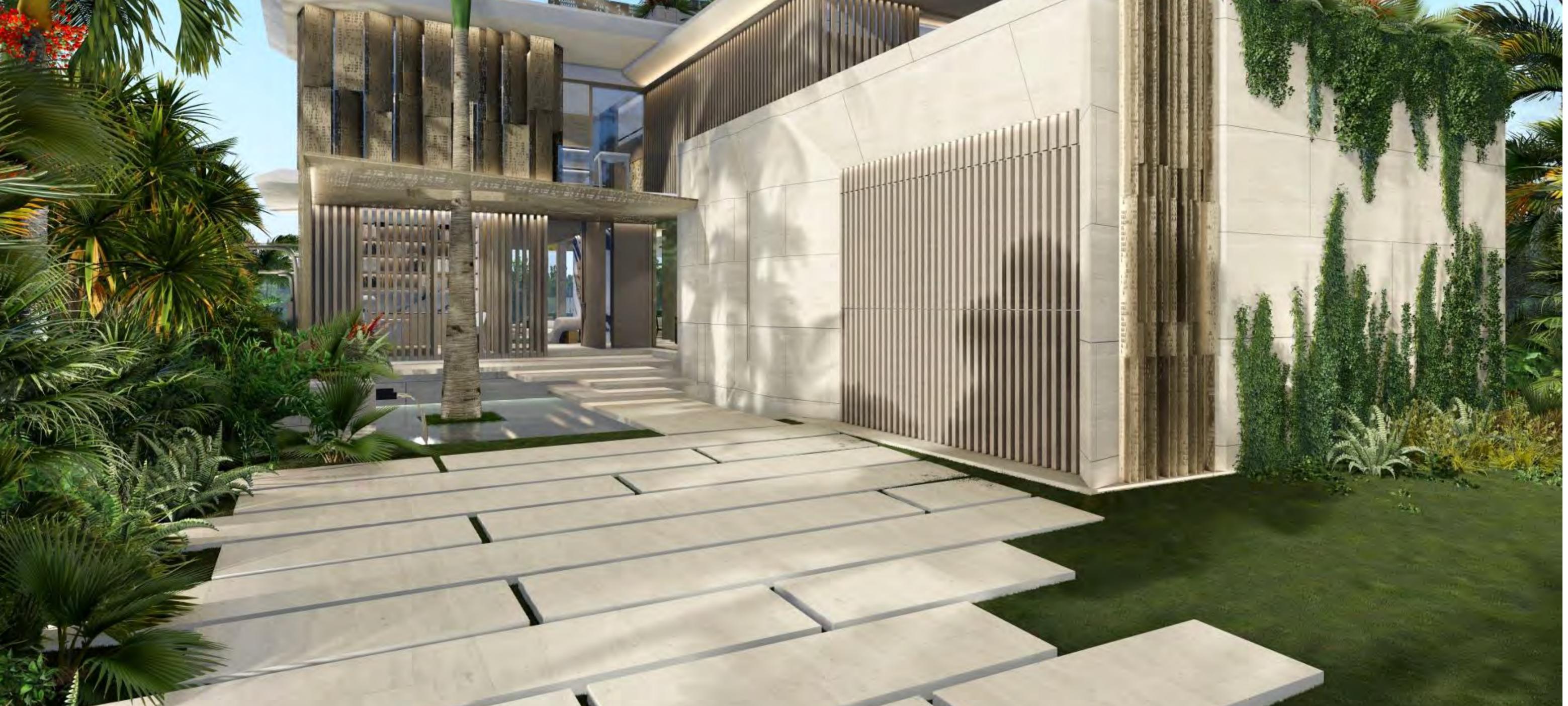
Ralph Choeff registered architect AR0009679 AA26003009 comm no.

date: 10/12/2021



comm no.
2038
date:
10/12/2021

10/12/2



comm no.
2038
date:
10/12/2021

comm no. **2038** date: 10/12/2021



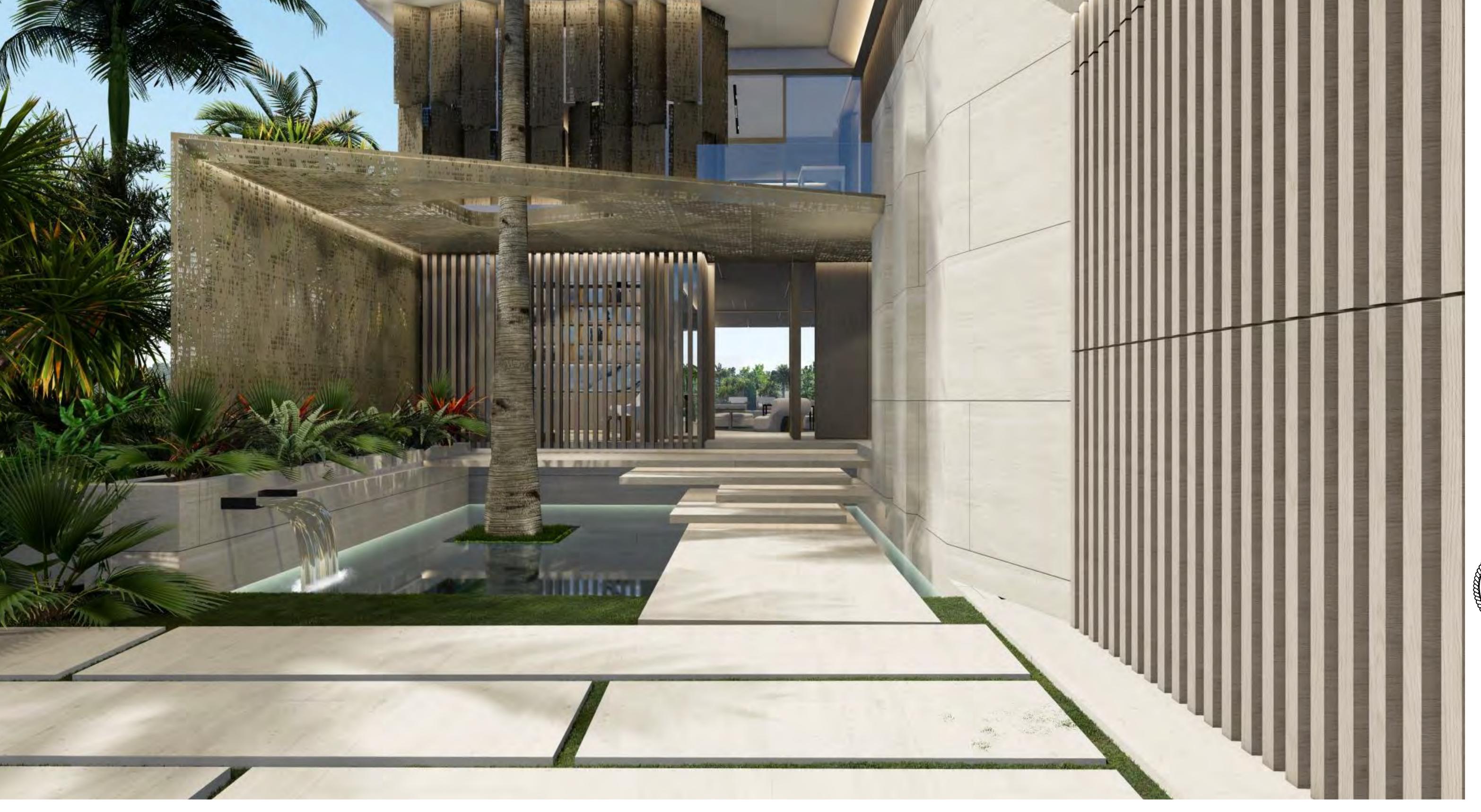


Ralph Choeff registered architect AR0009679 AA26003009 comm no.

date: 10/12/2021

revised:

Front - Entry (PROPOSED)



Ralph Choeff registered architect AR0009679 AA26003009 Comm no.

date: 10/12/2021

revised:





A-606







comm no. **2038** 

date: 10/12/2021

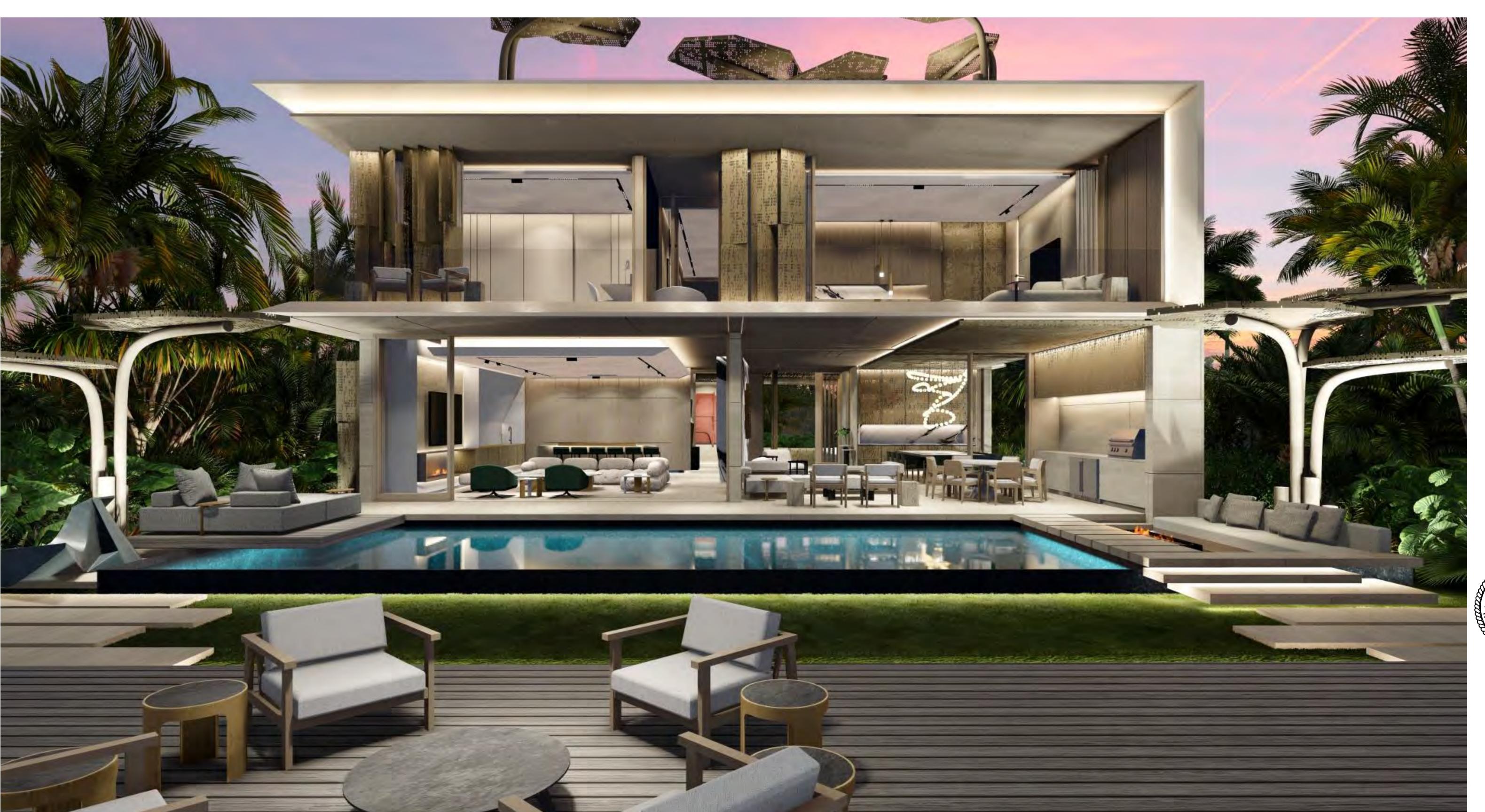
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Rear Rendering Day (PROPOSED)

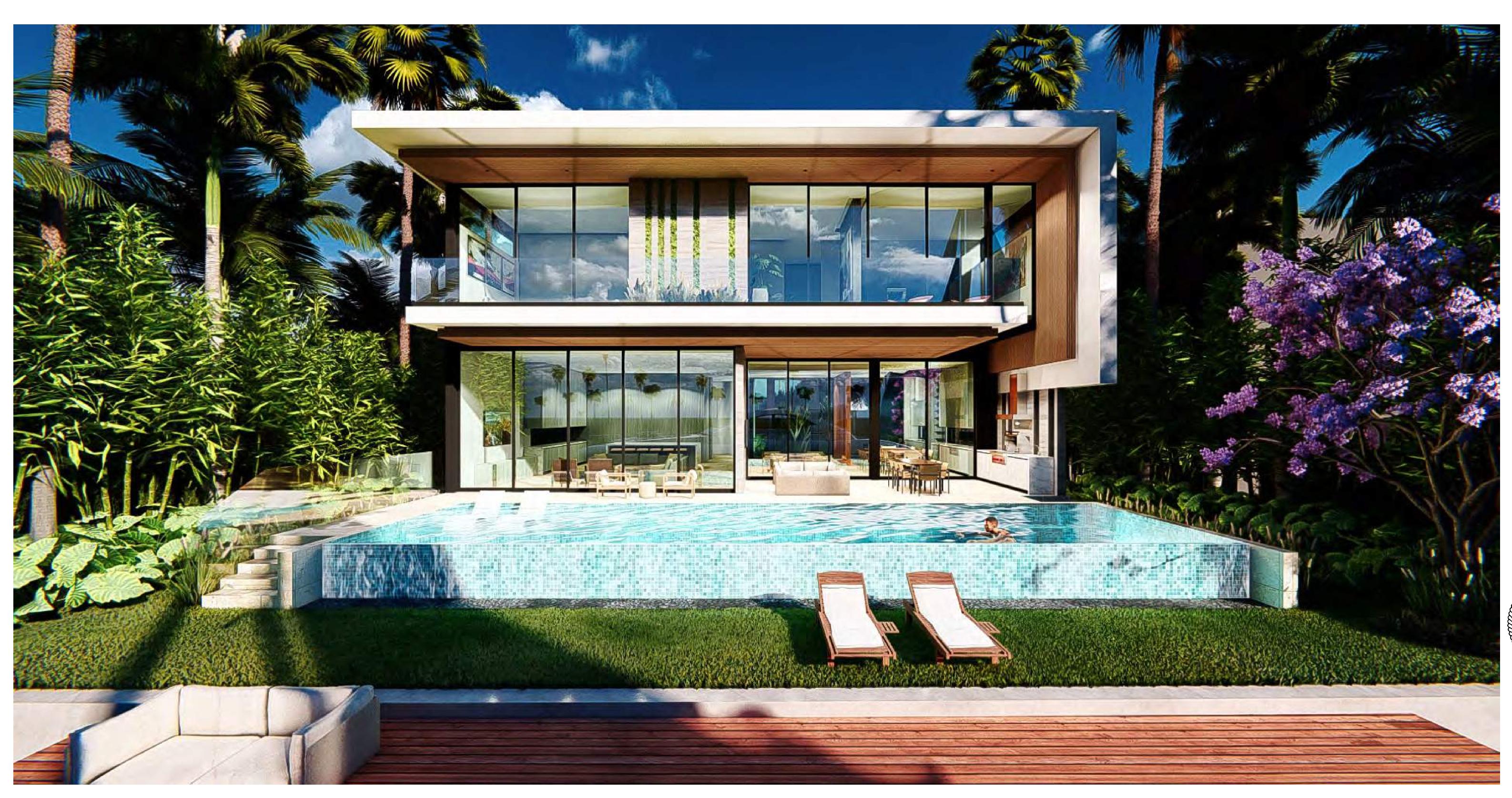
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date:
10/12/2021

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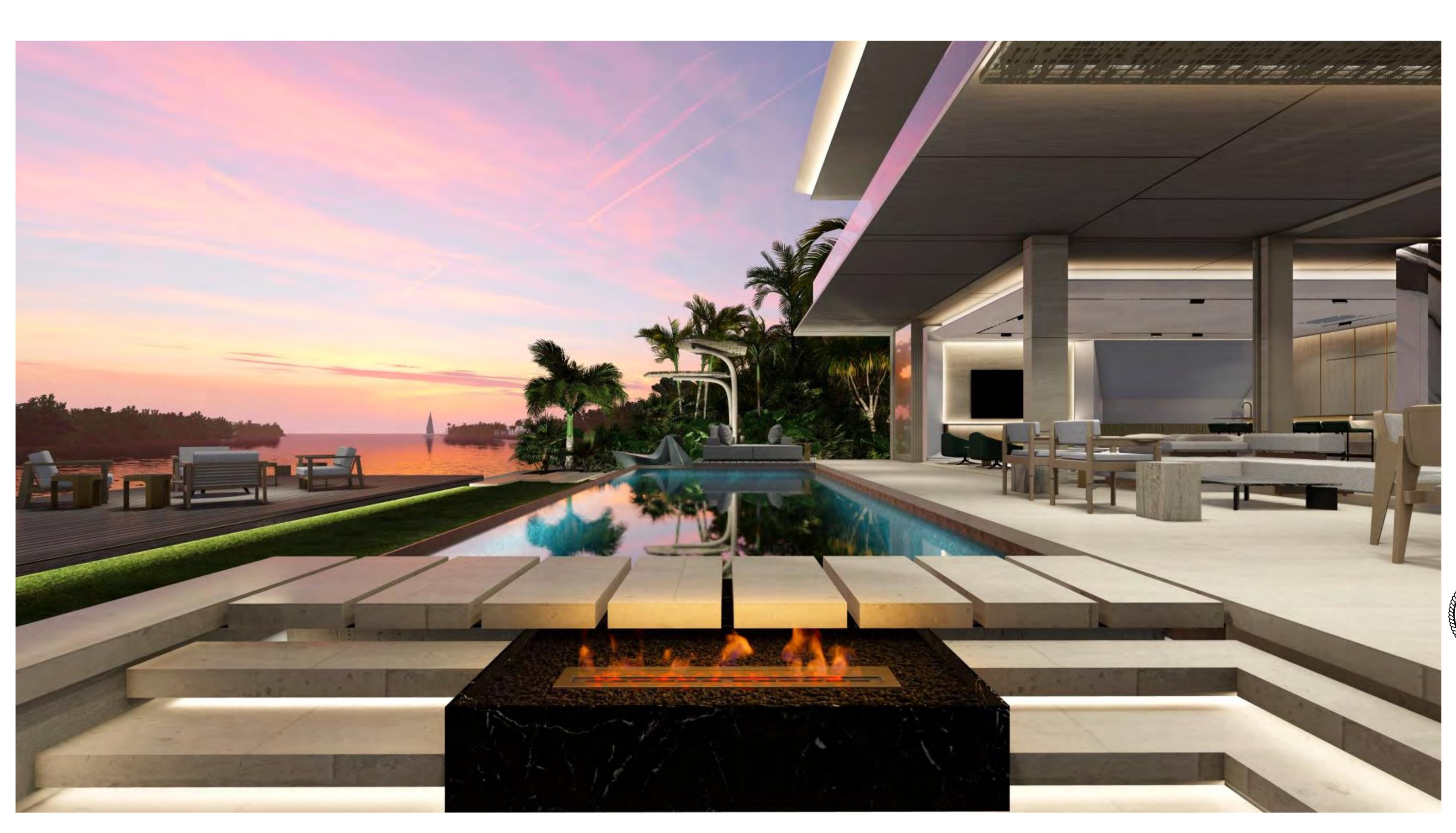


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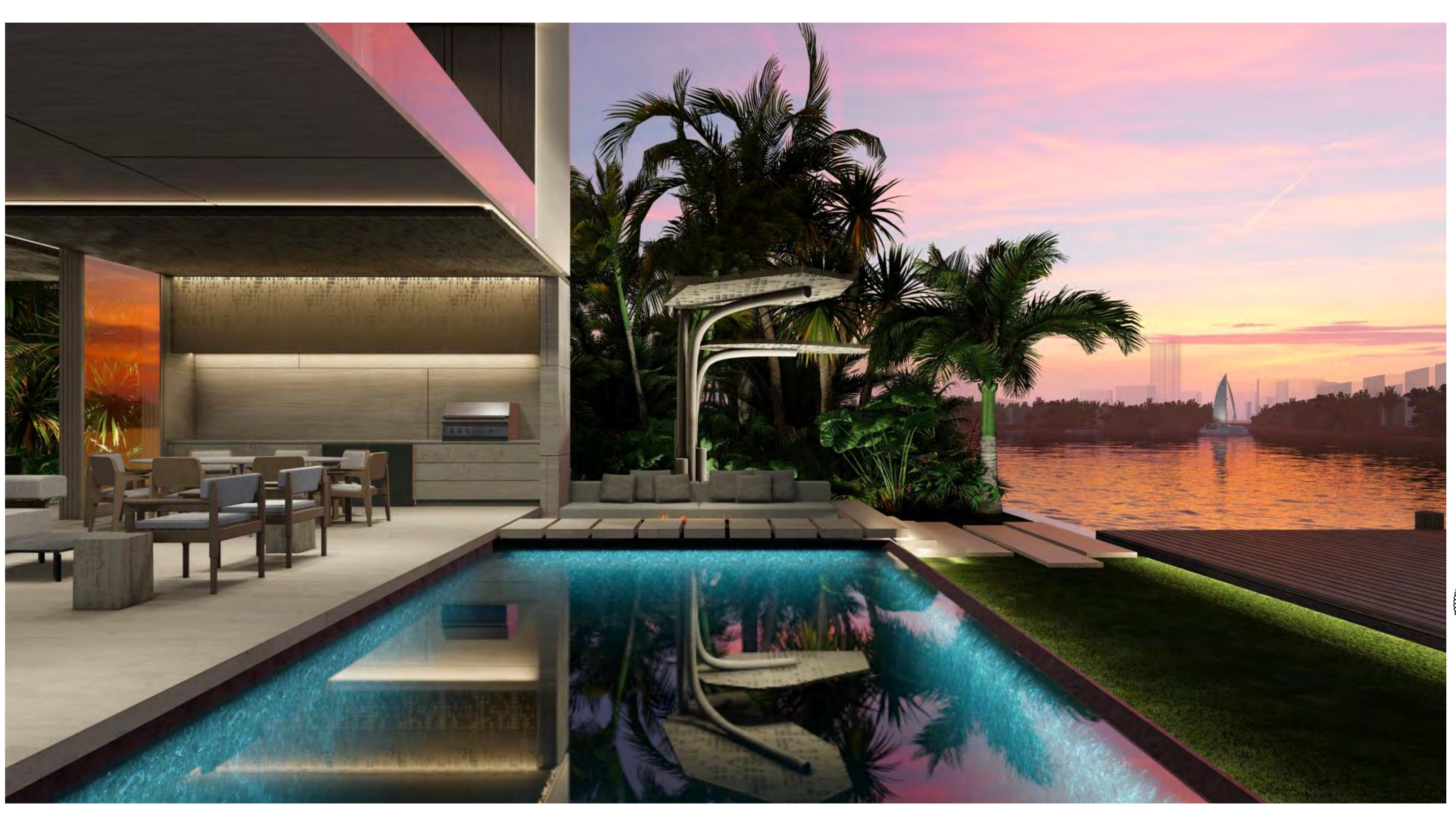


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date: 10/12/2021



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date:
10/12/2021

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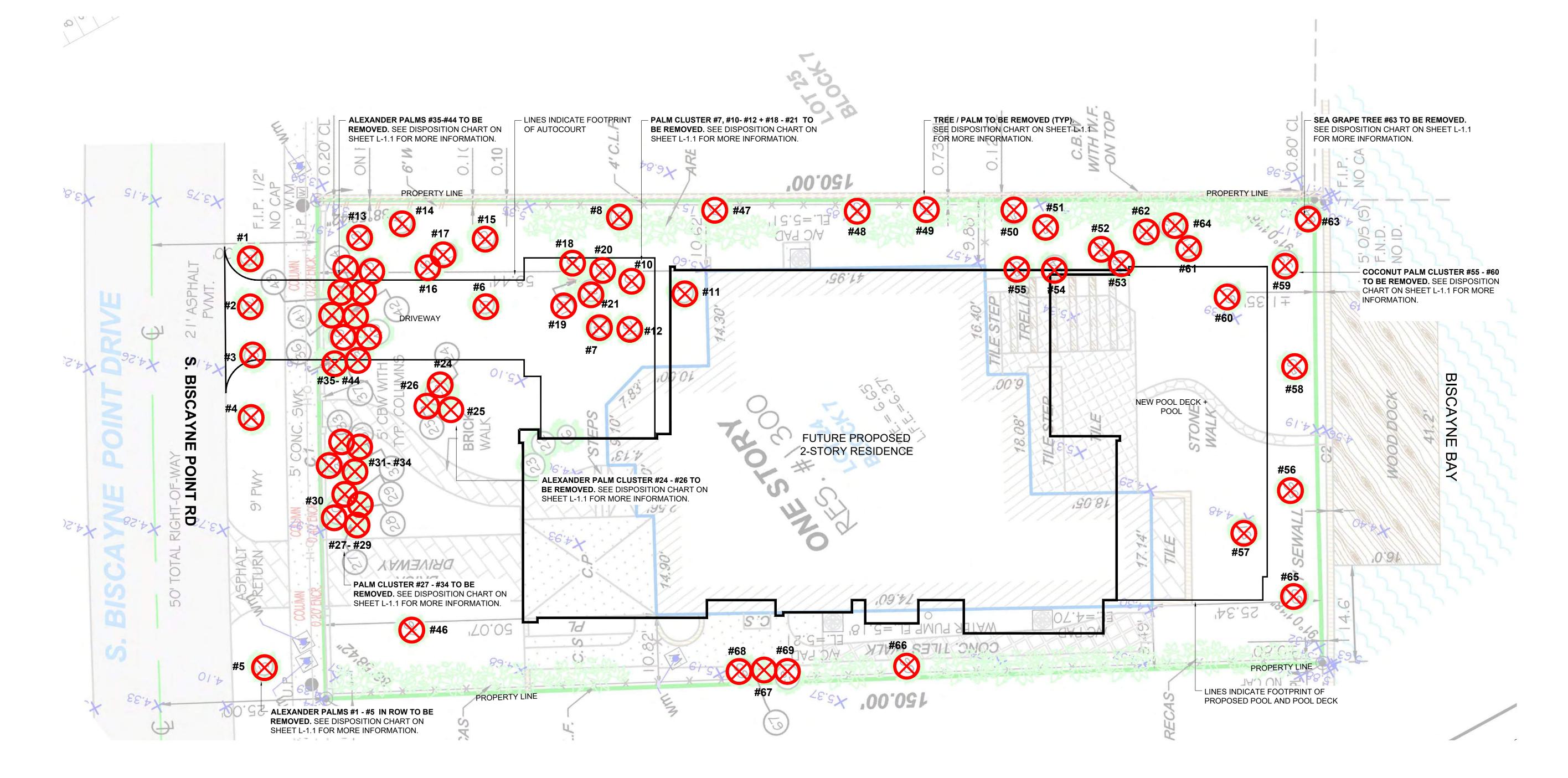
date: 10/12/2021

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

TREE or PALM TO BE REMOVED. SEE CHART L-1.1.

## 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 JOHN IBARRA & ASSOCIATES, INC. DATED
- 3. THE INFORMATION AS PRESENTED HEREIN HAS BEEN FIELD VERIFIED BY THE LANDSCAPE ARCHITECT ON 12.29.20
- 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 GREENSPACE MANAGEMENT / 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 OF PALMS LOCATED ON THIS PROPERTY THAT WILL REQUIRE TEMPORARY IRRIGATION. ALL EXISTING TREES + PALMS ARE MATURE AND ARE CURRENTLY THRIVING WITHOUT SUPPLEMENTAL IRRIGATION WATER.

sheet no.

## REPLACEMENT TREES REQUIRED:

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

REPLACEMENT TREES PROVIDED: 32 REPLACEMENT TREES PROVIDED @ 12'HT + 2" DBH

## BREAKDOWN:

(11) BRAZILIAN BEAUTYLEAF TREES @ 16' HEIGHT + 4" DBH + 8' SPREAD = 22 REPLACEMENT TREES (10) BAY RUM TREES @ 12' HEIGHT + 2" DBH + 6' SPREAD = 10 REPLACEMENT TREES

TOTAL PALMS REMOVED: 24 PALMS

## REPLACEMENT TREES REQUIRED:

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

REPLACEMENT TREES PROVIDED: 25 REPLACEMENT TREES PROVIDED @ 12'HT + 2" DBH

### BREAKDOWN:

(1) NATIVE GUMBO LIMBO TREE @ 20' HEIGHT + 6" DBH + 10' SPREAD = 3 REPLACEMENT TREES

- (3) NATIVE SEA GRAPE TREE @ 16' HEIGHT + 4" DBH + 8' SPREAD = 6 REPLACEMENT TREES (6) NATIVE JAPANESE BLUEBERRY TREES @ 16' HEIGHT + 4" DBH + 8' SPREAD = 12 REPLACEMENT TREES
- (4) NATIVE SIMPSONS STOPPER TREES @ 12' HEIGHT + 2" DBH + 6' SPREAD = 4 REPLACEMENT TREES

## C.M.B. PUBLIC WORKS / EROSION + SEDIMENT CONTROL NOTES

- 1. PROPER EROSION AND SEDIMENT CONTROLS MUST BE INSTALLED BEFORE ANY SOIL DISTURBING ACTIVITIES CAN BEGIN.
- 2. 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.
- 3. 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.

NO.		DIAMETER (FT)	` '	SPREAD (FT)	SPECIMEN	CONDITION	DISPOSITION	MITIGATION	COMMENTS
1	PALM GROUP (3)	0.75	20	6	NO	FAIR	REMOVE	N/A	SMALL PALM. NO MITIGATION REQUIRED
2	PALM GROUP (5)	1.25	20	6	NO	FAIR	REMOVE	N/A	SMALL PALM. NO MITIGATION REQUIRED
3	PALM GROUP (4)	1.00	20	6	NO	FAIR	REMOVE	N/A	SMALL PALM. NO MITIGATION REQUIRED
4	PALM GROUP (4) TREE	1.00	20 17	8	NO	FAIR	REMOVE	N/A	SMALL PALM. NO MITIGATION REQUIRED
5	PALM	0.20 0.35	16	8	NO	FAIR	REMOVE	2" DBH	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED
7	PALM	0.35	16	8	NO NO	FAIR FAIR	REMOVE	N/A	SMALL PALM. NO MITIGATION REQUIRED
8	PALM	0.35	25	8	NO	FAIR	REMOVE	N/A N/A	SMALL PALM. NO MITIGATION REQUIRED  SMALL PALM. NO MITIGATION REQUIRED
9	COCONUT PALM	0.90	45	12	NO	FAIR	REMOVE	1 REP. TREE	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED
10	PALM	1.00	50	8	NO	FAIR	REMOVE	1 REP. TREE	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED
11	PALM	1.30	50	8	NO	FAIR	REMOVE	1 REP. TREE	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED
12	PALM	1.10	50	8	NO	FAIR	REMOVE	1 REP. TREE	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED
13	TRAVELERS PALM	0.70	25	16	NO	FAIR	REMOVE	1 REP. TREE	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED
14	TRAVELERS PALM (5)	3.50	22	10	NO	FAIR	REMOVE	1 REP. TREE	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED
15	TRAVELERS PALM	3.00	25	12	NO	FAID	DEMOVE.	4 DED TDEE	IN CONFILIOT WITH OUTE DECICAL MITICATION PROVIDED
	(3)			In the second	NO	FAIR	REMOVE	1 REP. TREE	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED
16	PALM	0.75	38	10	NO	FAIR	REMOVE	1 REP. TREE	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED
17	PALM	0.60	15	12	NO	FAIR	REMOVE	N/A	SMALL PALM. NO MITIGATION REQUIRED
18	TRAVELER PALM TRAVELER PALM	0.75 0.75	<i>30</i>	12 12	NO	FAIR	REMOVE	1 REP. TREE	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED
20	TRAVELER PALM	0.75	30	12	NO NO	FAIR	REMOVE	1 REP. TREE	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED
21	TRAVELER PALM	0.75	30	12	NO NO	FAIR FAIR	REMOVE	1 REP. TREE	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED
2 2	ALEXANDER	200 1000 00	2007	1.25		FAIR FAIR	REMOVE		IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED
22	PALMS	0.25	25	8	NO	PAIK	REMOVE	N/A	SMALL PALM. NO MITIGATION REQUIRED
23	ALEXANDER PALMS	0.25	25	8	NO	FAIR	REMOVE	N/A	SMALL PALM. NO MITIGATION REQUIRED
24	ALEXANDER	0.25	25	8	No	EAS	DEMO: -	N/A	SMALL PALM. NO MITIGATION REQUIRED
A. 1870H	PALMS ALEXANDER	(5224)4-24632,0762-1	J	2788	NO	FAIR	REMOVE	// \	
25	PALMS	0.25	25	8	NO	FAIR	REMOVE	N/A	SMALL PALM. NO MITIGATION REQUIRED
26	ALEXANDER	0.25	25	8	NO	FAIR	REMOVE	N/A	SMALL PALM. NO MITIGATION REQUIRED
	PALMS ALEXANDER	Colo - Parent		0.000	_		-		
27	PALMS	0.25	25	8	NO	FAIR	REMOVE	N/A	SMALL PALM. NO MITIGATION REQUIRED
28	ALEXANDER PALMS	0.25	25	8	NO	FAIR	REMOVE	N/A	SMALL PALM. NO MITIGATION REQUIRED
29	ALEXANDER	0.25	25	8				N/A	SMALL PALM. NO MITIGATION REQUIRED
LJ	PALMS ALEXANDER	0.23	23	0	NO	FAIR	REMOVE	IN//A	SMALL FALM. NO MITIGATION REQUIRED
30	PALMS	0.25	25	8	NO	FAIR	REMOVE	N/A	SMALL PALM. NO MITIGATION REQUIRED
31	ALEXANDER	0.25	25	8	NO	FAIR	REMOVE	N/A	SMALL PALM. NO MITIGATION REQUIRED
	PALMS ALEXANDER	0,000,000,000,000	2010 OC	220	NO				
32	PALMS	0.25	25	8	NO	FAIR	REMOVE	N/A	SMALL PALM. NO MITIGATION REQUIRED
33	ALEXANDER	0.25	25	8	NO	FAIR	REMOVE	N/A	SMALL PALM. NO MITIGATION REQUIRED
21	PALMS ALEXANDER	0.05	05	0				NI/A	CMALL DALM NO MITICATION DECUMPED
34	PALMS	0.25	25	8	NO	FAIR	REMOVE	N/A	SMALL PALM. NO MITIGATION REQUIRED
35	ALEXANDER PALMS	0.25	25	8	NO	FAIR	REMOVE	N/A	SMALL PALM. NO MITIGATION REQUIRED
36	ALEXANDER	0.25	25	8		FAIR	REMOVE	N/A	SMALL PALM. NO MITIGATION REQUIRED
DSENAGE OF	PALMS ALEXANDER	0.000,000,000,000,000	Green and a second	30074			REWIOVE		
37	PALMS	0.25	25	8	NO	FAIR	REMOVE	N/A	SMALL PALM. NO MITIGATION REQUIRED
38	ALEXANDER PALMS	0.25	25	8	NO	FAIR	REMOVE	N/A	SMALL PALM. NO MITIGATION REQUIRED
39	ALEXANDER	0.25	25	8	NO	FAIR	DEMOVE	N/A	SMALL PALM. NO MITIGATION REQUIRED
20.24	PALMS ALEXANDER		555.45	-	NO	FAIR	REMOVE		
40	PALMS	0.25	25	8	NO	FAIR	REMOVE	N/A	SMALL PALM. NO MITIGATION REQUIRED
41	ALEXANDER	0.25	25	8	NO	FAIR	REMOVE	N/A	SMALL PALM. NO MITIGATION REQUIRED
1939	PALMS ALEXANDER		30898	-	_	. , ,		N1/A	
42	PALMS	0.25	25	8	NO	FAIR	REMOVE	N/A	SMALL PALM. NO MITIGATION REQUIRED
43	ALEXANDER PALMS	0.25	25	8	NO	FAIR	REMOVE	N/A	SMALL PALM. NO MITIGATION REQUIRED
11	ALEXANDER	O OF	25	ρ				N/A	SMALL PALM. NO MITIGATION REQUIRED
44	PALMS	0.25	25	8	NO	FAIR	REMOVE		
45	LEMON	0.25	18	12	NO	FAIR	REMOVE	N/A	SMALL PALM. NO MITIGATION REQUIRED
46	PALM	0.40	22	8	NO	FAIR	REMOVE	N/A	SMALL PALM. NO MITIGATION REQUIRED
47 48	PALM PALM	0.65 0.40	30 30	8 8	NO	FAIR	REMOVE	1 REP. TREE	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED
13232	TROPICAL	10. 6000000	50.0000	40.550	NO	FAIR	REMOVE	N/A	SMALL PALM. NO MITIGATION REQUIRED
49	UMBRELLA	4.00	26	16	NO	FAIR	REMOVE	48" DBH	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED
50	PALM	0.35	18	6	NO	FAIR	REMOVE	N/A	SMALL PALM. NO MITIGATION REQUIRED
51	PALM	0.65	22	6	NO	FAIR	REMOVE	1 REP. TREE	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED
52	COCONUT PALM	0.75	40	10	NO	FAIR	REMOVE	1 REP. TREE	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED
53 54	PALM PALM	0.75 0.50	24 18	8 8	NO	FAIR	REMOVE	1 REP. TREE	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED
55	COCONUT PALM	1.00	28	15	NO NO	FAIR FAIR	REMOVE REMOVE	1 REP. TREE	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED
56	COCONUT PALM	0.75	35	16	NO NO	FAIR	REMOVE	1 REP. TREE	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED  IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED
57	COCONUT PALM	0.75	28	15	NO	FAIR	REMOVE	1 REP. TREE	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED  IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED
58	COCONUT PALM	0.65	27	12	NO	FAIR	REMOVE	1 REP. TREE	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED
59	COCONUT PALM	0.70	32	10	NO	FAIR	REMOVE	1 REP. TREE	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED
60	COCONUT PALM	0.65	30	10	NO	FAIR	REMOVE	1 REP. TREE	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED
61	PALM	0.35	16	6	NO	FAIR	REMOVE	N/A	SMALL PALM. NO MITIGATION REQUIRED
62	PALM	0.35	16	6	NO	FAIR	REMOVE	N/A	SMALL PALM. NO MITIGATION REQUIRED
63	SEAGRAPE	2.50	12	10	NO	FAIR	REMOVE	30" DBH	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED
64	COCONUT PALM	0.70	25	12	NO	FAIR	REMOVE	1 REP. TREE	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED
65	PALM	0.40	29	8	NO	FAIR	REMOVE	N/A	SMALL PALM. NO MITIGATION REQUIRED
66	PALM	0.30	25	8	NO	FAIR	REMOVE	N/A	SMALL PALM, NO MITIGATION REQUIRED
67 68	PALM TREE	0.30 0.70	25 20	8 15	NO NO	FAIR	REMOVE	N/A 7" DBH	SMALL PALM. NO MITIGATION REQUIRED
69	TREE	0.70	25	12	NO	FAIR	REMOVE	7" DBH 7" DBH	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED
00	INLL	0.60	20	16	NO	FAIR	REMOVE	ו חסת	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED

TREE MITIGATION REQUIRED: (32) REPLACEMENT TREES @ 12'HT x 2" DBH X 6' SPREAD PALM MITIGATION REQUIRED: (24) REPLACEMENT TREES @ 12'HT x 2" DBH X 6' SPREAD

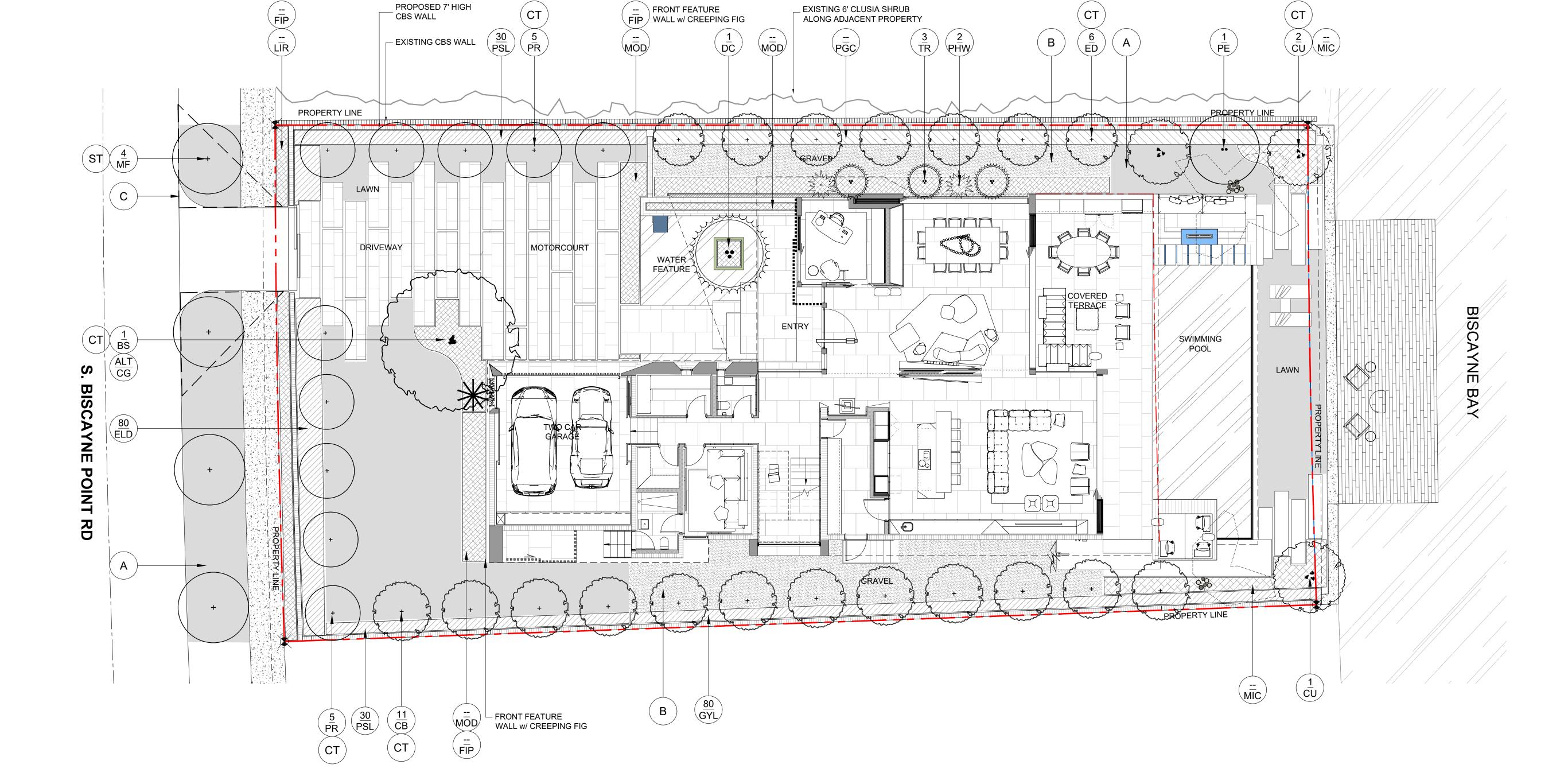
CHRISTOPHER CAWLEY LANDSCAPE ARCHITECTURE 780 NE 69th Street, Suite 200 Miami, Florida 33138 O | 786.536.2961 M | 305.979.1585

CHRISTOPHERCAWLEY.COM | LC 26000460

EXISTING TREE CHART, MITIGATION SUMMARY, NOTES + DETAILS

Florida License LA 6666786

01.04.20 DRB SUBMITTAL



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

CT CODE TREES

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

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 LIF 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 NOTED UPON FURTHER FIELD INSPECTION SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE

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 "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.

**PLANT LIST - 1300 S BISCAYNE POINT RD** 

YES GUMBO LIMBO TREE

6 NO JAPANESE BLUEBERRY TREE

4 YES SIMPSON STOPPER TREE

NO ALEXANDER PALM

NO JAPANESE BLUEBERRY SHRUB Elaeocarpus decipiens

YES DWARF BAHAMA COFFEE SHRUB Psychotria ligustrifolia

3 YES SEA GRAPE TREE

10 NO BAY RUM TREE

2 NO THATCH PALM

1 NO CABADA PALM

GYL | 80 | YES | CRABWOOD SHRUB

CAM AS REQ NO CARISSA 'EMERALD BLANKET'

PGC | AS REQ | NO | PHILODENDRON 'GREEN CONGO' | Same

PRC | AS REQ | NO | PHILODENDRON 'ROJO CONGO' | Same

SOD | 1,829 SQFT NATIVE SEA SHORE PASPALUM LAWN - OVER 2" TOPSOIL BED, SEE PLANTING SPECS

ALO AS REQ NO ELEPHANT EAR

FIP AS REQ NO CREEPING FIG

LIR AS REQ NO LILYTURF

SOD, AGGREGATE & MULCH

MIC | AS REQ | NO | WART FERN

MOD | AS REQ | NO | SWISS CHEESE PLANT

PHW AS REQ NO PHILODENDRON 'WILSONII'

DIS AS REQ NO DIOON

NO BRAZILIAN BEAUTYLEAF TREE

**BOTANICAL NAME** 

Bursera simaruba

Coccoloba uvifera

Calophyllum brasiliense

Caesalpinia granadillo

Elaeocarpus decipiens

Myrcianthes fragrans

Ptychosperma elegans

Pimenta racemosa

Thrinax radiata

Dypsis cabadae

Gymnanthes lucida

Carissa macrocarpa

Alocasia spp.

Ficus pumila

Liriope muscari

Monstera deliciosa

Microsorum scolopendrium

DGA | 3/8" DECOMPOSED GRANITE AGGREGATE OR STONE TO BE SELECTED, INSTALLED OVER FILTER FABRIC AND WEED BARRIER MATERIAL / OLIMAR, 2" MIN. DEPTH

Dioon spp.

KEY QTY. NATIVE COMMON NAME

CG ALT NO BRIDAL VEIL

TREES

PALMS

DC

SHRUBS

ELD

80

**GROUNDCOVERS** 

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

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.

13. FERTILIZATION: ONE COMPLETE APPLICATION OF GRANULAR FERTILIZER SHALL BE APPLIED PRIOR TO FINAL ACCEPTANCE AND APPROVAL BY THE LANDSCAPE ARCHITECT. FERTILIZER SHALL BE SCOTTS AGRIFORM 20-10-5 PLANTING TABS OR APPROVED EQUAL AS RECOMMENDED BY LANDSCAPE CONTRACTOR

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 SHALI 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 PRUNIING 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 BROWN' SHREDDED MULCH OR A CITY APPROVED ALTERNATIVE

16-18' ht min. 8-10' spread min. 6" dbh. standard trunk, egual to Treeworld Wholesale

16' ht min, 8-10' spread min, 4" dbh, standard trunk, equal to Treeworld Wholesale

16' ht min, 8-10' spread min, 4" dbh, standard trunk, equal to Treeworld Wholesale

16' ht min, 8' spread min, 4" dbh, standard trunk, equal to Treeworld Wholesale

12' ht min. 6' spread min. 2" dbh. standard trunk, equal to Treeworld Wholesale

12' ht min, 6' spread min, 2" dbh, standard trunk, equal to Treeworld Wholesale

**HEIGHT, SPECIFICATION, & NOTES** 

15 gallon, 4-5' height

Specimen, 18-20' height, full

15 gallon, 5-6' height, 3' spread

7 gallon, 2' - 3' height, 30" spread

15 gallon, 5-6' height, 3' spread

7 gallon, 18" on center, full

7 gallon, 18" on center, full

3 gallon, 12" on center, full

1 gallon, 12" on center, full

1 gallon, 12" on center, full

1 gallon, 12" on center, full

3 gallon, 24" on center, full

3 gallon, 12" on center, full

3 gallon, 12" on center, full

3 gallon, 12" on center, full

8' gray wood, Florida Fancy, double trunk

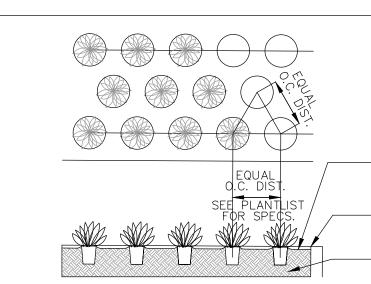
APART, PAINTED 'FLAT BLACK'. ATTACH STAKES TO BATTENS USING NAILS TAKING CARE NOT TO NAIL BATTENS TO TREE TRUNK. FOR TREES LARGER THAN 10-12" CALIPER UTILIZE (4) WOODEN 4" X 4" STAKES ROOT FLARE 1"-2" ABOVE FINAL GRADE-2" MIN DEPTH COCO BROWN MULCH LAYER - REFER-TO SPECIFICATION ON SAME SHEET. MULCH SHALL NOT BE PLACED WITHIN 6" OF TREE TRUNK ROOTBALL: LOOSEN AND REMOVE ALL WIRE AND 2/3-OF ANY BURLAP PRESENT. REMOVE ALL BURLAP IF IS NOT 100% BIODEGRADABLE FINISHED GRADE-CONTINUOUS SOUL SAUCER AS REQUIRED TO CONTAIN WATER, FILL 3 TIMES IMMEDIATELY AFTER PLANTING,— RAKE OUT PRIOR TO MULCHING AND PLANTING DETAIL 1 PLANTING PIT SHALL BE A MINIMUN OF THREE Au ur au au air air air air TIMES THE DIAMETER OF THE ROOTBALL BACKFILL. TOP SOIL TYP. OF AREA. BACKFILL SHALL-BE AMENDED THROUGHOUT ENTIRE SITE WITH FERTILIZER AND COMPOST AS REQUIRED MINIMUN 5 LAYERS OF BURLAP (5) P.T. WOOD BATTENS @ TOP OF STAKE MUST BE——

✓ (2 X4 X 16") WOOD BATTENS MINIMUN OF 3" BELOW FINISHED GRADE - 3/4" STEEL BANDING EDGE OF TREE PIT STAKING DETAIL. DETAIL 1 BRACING DETAIL. DETAIL 2

## C.M.B. LARGE TREE PLANTING DETAIL

PROVIDE MINIMUN OF (3) WOODEN 4" X 4" STAKES 20"

N.T.S.



GROUNDCOVERS TO BE STAGGERED AS SHOWN -SPACING BETWEEN ROWS TO BE AT A 60 DEGREE ANGLE OF THE O.C. DISTANCE AS SHOWN FERTILIZER TO BE APPLIED AT TIME OF PLANTING. FERTILIZER SHALL BE SCOTTS AGRIFORM 20-10-5

PLANTING TABS OR APPROVED EQUAL

2" MIN DEPTH COCO BROWN MULCH LAYER - REFER TO SPECIFICATION ON SAME SHEET. MULCH SHALL BE LEVEL WITH ALL EDGES OF PAVEMENT, TYPICAL - MULCH SHALL BE LEVEL WITH ALL EDGES OF PAVEMENT TYPICAL

- PLANTING SOIL MIX. SEE SOIL SPEC ON SAME SHEET

## GROUNDCOVER PLANTING DETAIL

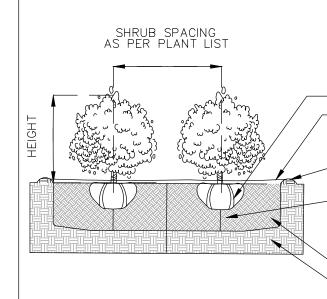
N.T.S.

- 5 LAYERS OF BURLAP 3/4" STEEL BANDING -(5) P.T. WOOD BATTENS @ 2 X 4 X 22" TOE NAIL BRACING TO WOOD BATTENS (DO NOT NAIL BATTEN TO ─ 3/4" STEEL BANDING (3) WOOD BRACES @ 2" X 4" (SMALL PALMS) OR 4" X 4" (LARGE PALMS) PAINTED IN FLAT BLACK SPACED 120-DEGREES (see notes below) BASE OF LEAF BUD 2" MIN DEPTH COCO BROWN MULCH LAYER - REFER TO SPECIFICATION ON SAME SHEET CONTINUOUS SOIL SAUCER - AS REQUIRED TO FLOURESCENT ORANGE SAFETY CONTAIN WATER TREE STAKE @ 2 X 4 X 24" (SMALL PALMS) OR @ 4 X 4 X 30" (LARGE PALMS) ATTACHED TO BRACE 6" BELOW FINAL GRADE - PLANTING SOIL MIX. SEE SOIL SPEC ON SAME SHEET PLANTING ROOTBALL. ADJUST HEIGHT TO PLACE TOP OF ROOT BALL EVEN WITH GRADE RECEIVING PLANTING HOLE 1. PALMS OVER 30' GW HEIGHT, USE MINIMUM (4) 4" X 4" BRACING AND STAKES 2. PRIMARY STAKES SHOULD BE PLACED PARALLEL TO WALKWAYS WHENEVER POSSIBLE 3. RECEIVING PLANTING HOLE SHALL BE APPROXIMATELY 1/3 LARGER THAN ROOTBALL 4. BUD SHALL BE PERPENDICULAR TO THE GROUND PLANE 5. NO SCARRED OR BLACKENED TRUNKS 6. AMENDED SOIL MIX TO BE ADDED AT THE TIME OF PLANTING NEEDED, SHALL CONSIST OF ATLAS PEAT + SOIL MIX 7036 (COARSE SAND, CANADIAN PEAT, CYPRESS DUST + PERLITE MIX)

C.M.B. PALM PLANTING DETAIL

N.T.S.

N.T.S.



PLANT MATERIAL SHALL NOT BE PRUNED PRIOR TO INSTALLATION, AFTER PLANTS HAVE BEEN INSTALLED, EACH PLANT SHALL BE PRUNED FOR UNIFORMITY OR AT THE DIRECTION OF THE PROJECT LANDSCAPE ARCHITECT.

- LOOSEN + SCORE BOUND ROOTS 2" MIN DEPTH COCO BROWN MULCH LAYER - REFER TO SPECIFICATION ON SAME SHEET. MULCH SHALL BE LEVEL WITH ALL EDGES OF PAVEMENT, TYPICAL - CONTINUOUS SOIL SAUCER - AS REQUIRED TO CONTAIN

LEAVE MOUND OF UNDISTURBED SOIL TO PREVENT SETTLING, OR COMPACT THOROUGHLY UNDER SHRUB AS NEEDED. ADJUST HEIGHT TO PLACE TOP OF ROOT BALL EVEN WITH GRADE - PLANTING SOIL MIX. SEE SOIL SPEC ON SAME SHEET

EXISTING SOIL OR APPROVED BACKFILL SHRUB PLANTING DETAIL

LANDSCAPE LEGEND

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

**ZONING**: RS3 **LOT SIZE:** 11,250 SF **ACRES:** .258

FRONT YARD - 2 TREES REQUIRED / 10 TREES PROVIDED REAR YARD -3 TREES REQUIRED / 4 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.

11,250 - 6,000 = 5,250 SF = 11 TOTAL TREES REQUIRED / 35 TREES PROVIDED. (1 NATIVE GUMBO LIMBO TREES + 3 NATIVE SEA GRAPE TREE + 10 BAY RUM TREES + 11 BRAZILIAN BEAUTYLEAF TREES + 6 JAPANESE BLUEBERRY TREES PROVIDED + 4 SIMPSON STOPPER TREES)

DIVERSITY REQUIREMENT 11-15 REQUIRED TREES = 3 TREE SPECIES / 7 SPECIES PROVIDED

30% OF REQUIRED TREES OR .30 X 10 = 3 NATIVE TREES REQUIRED / 8 NATIVE TREES PROVIDED (1 NATIVE GUMBO LIMBO TREES + 3 NATIVE SEA GRAPE TREE + 4 NATIVE SIMPSON STOPPER TREES PROVIDED)

LOW MAINTENANCE TREES 50% OF REQUIRED TREES OR .50 X 10 = 5 LOW MAINTENANCE REQUIRED / 14 LM TREES PROVIDED (1

NATIVE GUMBO LIMBO TREES + 3 NATIVE SEA GRAPE TREE + 10 BAY RUM TREES PROVIDED) STREET TREE REQUIREMENT

AVERAGE STREET TREE SPACING 20' ON CENTER NORTH COCONUT LANE: 75 LF / 20 = 4 STREET TREES REQUIRED / 4 STREET TREES PROVIDED (4 NATIVE SIMPSON STOPPER TREES PROVIDED)

12 SHRUBS (OR VINES) REQUIRED FOR EACH REQUIRED LOT AND STREET TREE or 12 X (14) = 168 SHRUBS REQUIRED / 220 SHRUBS PROVIDED (80 NATIVE CRABWOOD SHRUBS + 60 NATIVE DWARF BAHAMA COFFEE SHRUBS + 80 JAPANESE BLUEBERRY SHRUBS PROVIDED)

NATIVE SHRUBS

50% OF TOTAL SHRUBS REQUIRED MUST BE NATIVE or .50 X 168 = 84 NATIVE SHRUBS REQUIRED / 140 NATIVE SHRUBS PROVIDED (80 NATIVE CRABWOOD SHRUBS + 60 NATIVE DWARF BAHAMA COFFEE SHRUBS

LARGE SHRUBS / SMALL TREES

10% OF TOTAL SHRUBS REQUIRED MUST BE LARGE SHRUBS OR SMALL TREES or .10 X 168 = 17 LARGE SHRUBS REQUIRED / 160 LARGE SHRUBS / SMALL TREES PROVIDED (80 NATIVE CRABWOOD SHRUBS + 80 JAPANESE BLUEBERRY SHRUBS PROVIDED)

NATIVE LARGE SHRUBS / SMALL TREES

50% OF TOTAL LARGE SHRUBS REQUIRED MUST BE NATIVE or .50 X 17 = 9 NATIVE LARGE SHRUBS REQUIRED / 80 NATIVE LARGE SHRUBS PROVIDED (80 NATIVE CRABWOOD SHRUBS PROVIDED)

50% MAXIMUM OF LANDSCAPE AREA: NEW LAWN AREAS ARE LESS THAN 50% OF LANDSCAPE AREA

100% COVERAGE PROVIDED PURSUANT TO CMB REQUIREMENTS SET IN CHAPTER 126

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