



C.M.B. LANDSCAPE FINAL DRB SUBMITTAL - 02.07.22

NEW RESIDENCE | 400 N HIBISCUS DRIVE | MIAMI BEACH, FLORIDA

CLIENT / PROPERTY INFORMATION

PROPERTY ADDRESS
400 N HIBISCUS DR
MIAMI BEACH, FL 33141

EXISTING VEGETATION SUMMARY

The existing vegetation located on the property is composed mostly of palms, a tropical almond + two ficus trees along the north property line. The landscape architect is requesting to remove all of the invasive albezia trees and palms along the south side of the property because they are in conflict with the proposed site design and preserve the trees along the north property line, chinese fan palms along the east side of the property and all of the palms 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-000 Landscape Cover + Sheet Index
- L-100 Existing Tree Survey + Disposition Plan
- L-101 Existing Tree Chart, Mitigation Summary, Notes + Details
- L-200 Landscape Plan
- L-300 Plant List, Landscape Code, Notes + Details

FLAHERTY RESIDENCE
400 N. HIBISCUS DR.
MIAMI BEACH, FLORIDA, 33141

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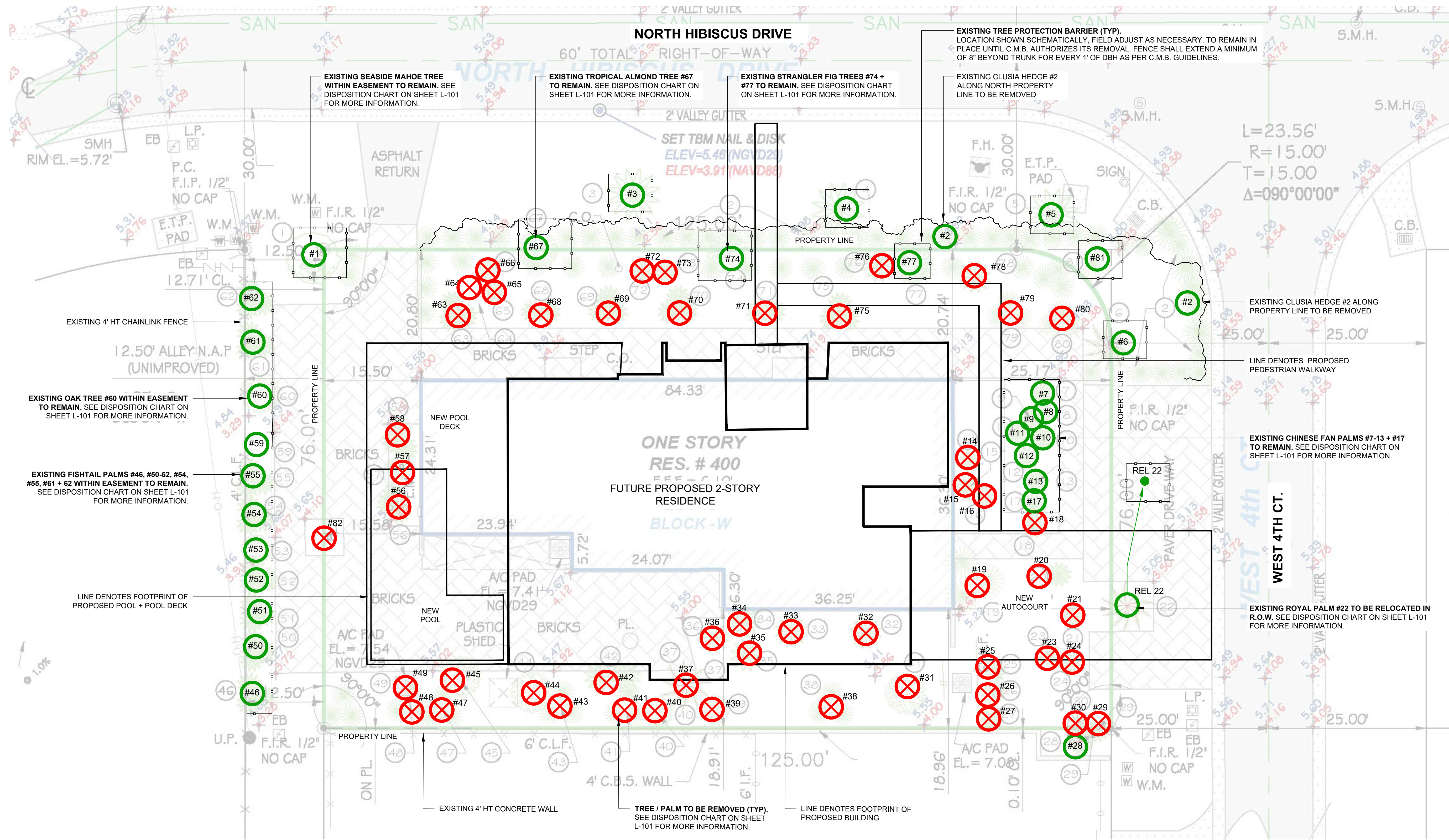
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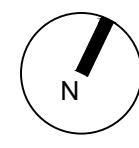


C.M.B. CHAPTER 46, DIVISION 2 - TREE INVENTORY + DISPOSITION PLAN NOTES

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 12.10.21
3. THE INFORMATION AS PRESENTED HEREIN HAS BEEN FIELD VERIFIED BY THE LANDSCAPE ARCHITECT ON 12.15.21
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 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 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.

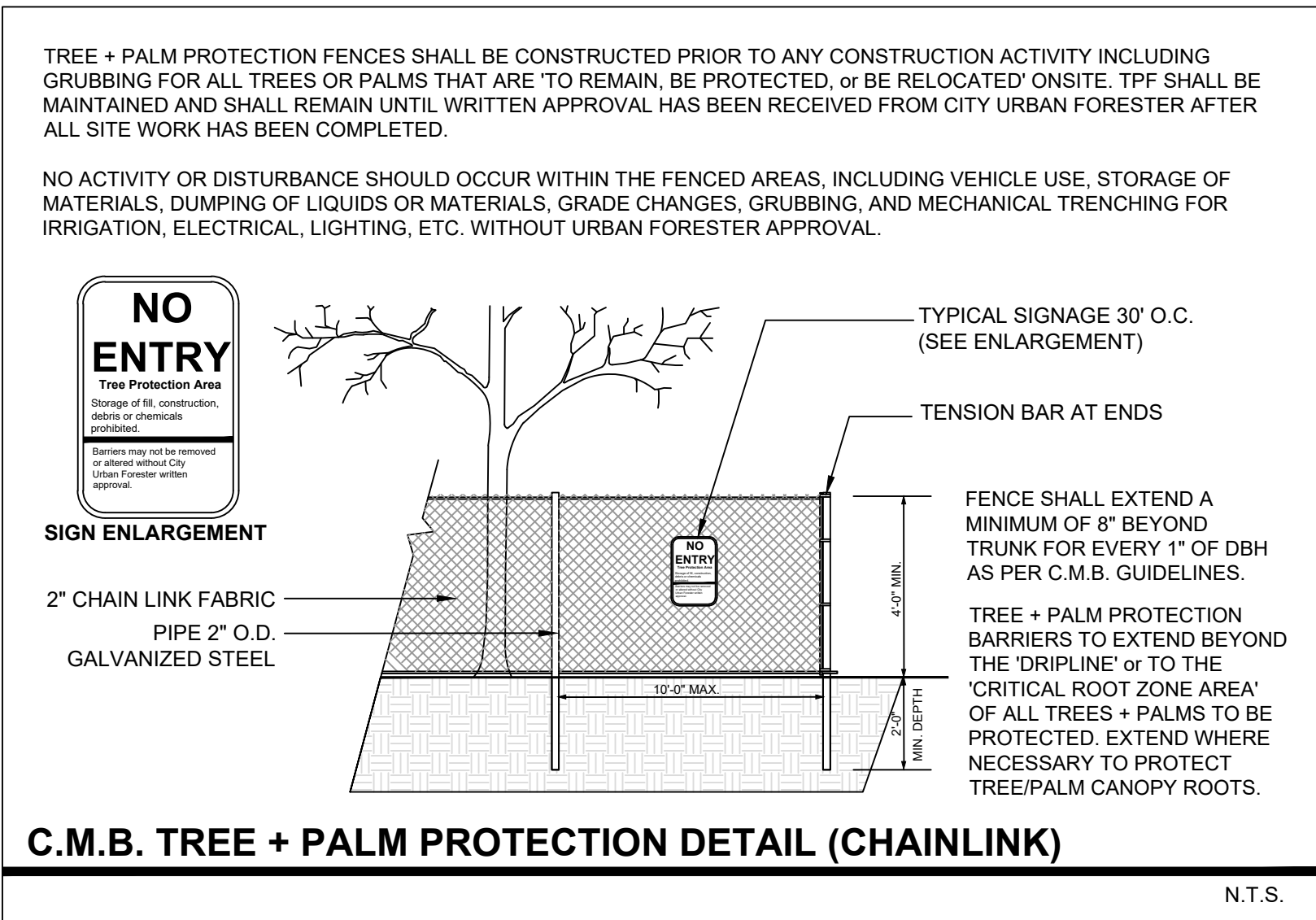
C.M.B. EXISTING TREE SURVEY LEGEND

- TREE or PALM TO BE REMOVED. SEE CHART L-101.
- TREE or PALM TO REMAIN. PRESERVE + PROTECT
- TREE or PALM TO BE RELOCATED
- RELOCATED TREE or PALM
- TREE or PALM PROTECTION FENCE



CH 46 TREE PRESERVATION + PROTECTION / TREE + PALM MITIGATION SUMMARY		
MIAMI BEACH LANDSCAPE ORDINANCE CHAPTER 46 ENVIRONMENT		
TREES		
REMOVED (TOTAL DBH OF TREES)	REPLACEMENT TREES REQUIRED	REPLACEMENT TREES PROVIDED
91" OF DBH	32 @ 12' HEIGHT + 2" DBH + 6' SPREAD OR 16 @ 16' HEIGHT + 4" DBH + 8' SPREAD	32 REPLACEMENT TREES PROVIDED @ 12' HEIGHT + 2" DBH + 6' SPREAD BREAKDOWN: (11) NATIVE PIGEON PLUM TREES @ 16' HEIGHT + 4" DBH + 8' SPREAD = 22 REPLACEMENT TREES (1) NATIVE SIMPSONS STOPPER TREES @ 16' HEIGHT + 6" DBH + 10' SPREAD = 3 REPLACEMENT TREES (2) NATIVE WILD TAMARIND TREES @ 16' HEIGHT + 4" DBH + 8' SPREAD = 4 REPLACEMENT TREES (1) SCREW PINE @ 16' HEIGHT + 6" DBH + 10' SPREAD = 3 REPLACEMENT TREES
PALMS		
REMOVED (TOTAL PALMS)	REPLACEMENT TREES REQUIRED	REPLACEMENT TREES PROVIDED
31	31 @ 12' HEIGHT + 2" DBH + 6' SPREAD OR 15 @ 16' HEIGHT + 4" DBH + 8' SPREAD	18 REPLACEMENT TREES PROVIDED @ 12' HEIGHT + 2" DBH + 6' SPREAD BREAKDOWN: (6) NATIVE WILD TAMARIND TREES @ 16' HEIGHT + 4" DBH + 8' SPREAD = 12 REPLACEMENT TREES (6) NATIVE SPANISH STOPPER TREES @ 12' HEIGHT + 2" DBH + 6' SPREAD = 6 REPLACEMENT TREES

* CURRENT SHORTFALL OF 13 REPLACEMENT TREES (12'HT TREES)



TREE DISPOSITION SUMMARY				
	TOTAL	REMAIN	REMOVE	RELOCATE
TREES	12	6	6	0
PALMS	67	23	43	1

C.M.B. EXISTING TREE INVENTORY + DISPOSITION CHART - 400 N HIBISCUS DRIVE									
NUMBER	COMMON NAME	BOTANICAL NAME	D.B.H. (IN)	HEIGHT (FT)	SPREAD (FT)	CONDITION	DISPOSITION	MITIGATION	COMMENTS
#1	SEASIDE MAHOE	Thespesia populnea	+/- 120"	+/- 35'	+/- 30'	FAIR	REMAIN	N/A	NOT ON SITE. PRESERVE + PROTECT
#2	CLUSIA SHRUB	Clusia clusioides	HEDGE	+/- 6'	+/- 3'	FAIR	REMOVE	N/A	NOT A TREE. HEDGE
#3	PYGMY DATE PALM	Phoenix roebelenii	+/- 4"	+/- 10'	+/- 8'	FAIR	REMAIN	N/A	LOCATED IN ROW. PRESERVE + PROTECT DURING CONSTRUCTION
#4	PYGMY DATE PALM	Phoenix roebelenii	+/- 4"	+/- 12'	+/- 10'	FAIR	REMAIN	N/A	LOCATED IN ROW. PRESERVE + PROTECT DURING CONSTRUCTION
#5	PYGMY DATE PALM	Phoenix roebelenii	+/- 4"	+/- 12'	+/- 10'	FAIR	REMAIN	N/A	LOCATED IN ROW. PRESERVE + PROTECT DURING CONSTRUCTION
#6	ROYAL PALM	Roystonea regia	+/- 18"	+/- 60'	+/- 15'	FAIR	REMAIN	N/A	LOCATED IN ROW. PRESERVE + PROTECT DURING CONSTRUCTION
#7	CHINESE FAN PALM	Livistona chinensis	+/- 8"	+/- 15'	+/- 8'	FAIR	REMAIN	N/A	PRESERVE + PROTECT DURING CONSTRUCTION
#8	CHINESE FAN PALM	Livistona chinensis	+/- 8"	+/- 30'	+/- 12'	FAIR	REMAIN	N/A	PRESERVE + PROTECT DURING CONSTRUCTION
#9	CHINESE FAN PALM	Livistona chinensis	+/- 8"	+/- 30'	+/- 10'	FAIR	REMAIN	N/A	PRESERVE + PROTECT DURING CONSTRUCTION
#10	CHINESE FAN PALM	Livistona chinensis	+/- 8"	+/- 12'	+/- 10'	FAIR	REMAIN	N/A	PRESERVE + PROTECT DURING CONSTRUCTION
#11	CHINESE FAN PALM	Livistona chinensis	+/- 8"	+/- 20'	+/- 10'	FAIR	REMAIN	N/A	PRESERVE + PROTECT DURING CONSTRUCTION
#12	CHINESE FAN PALM	Livistona chinensis	+/- 9"	+/- 25'	+/- 8'	FAIR	REMAIN	N/A	PRESERVE + PROTECT DURING CONSTRUCTION
#13	CHINESE FAN PALM	Livistona chinensis	+/- 8"	+/- 30'	+/- 8'	FAIR	REMAIN	N/A	PRESERVE + PROTECT DURING CONSTRUCTION
#14	CHINESE FAN PALM	Livistona chinensis	+/- 8"	+/- 30'	+/- 10'	FAIR	REMOVE	1 REP. TREE	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED.
#15	CHINESE FAN PALM	Livistona chinensis	+/- 9"	+/- 20'	+/- 15'	FAIR	REMOVE	1 REP. TREE	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED.
#16	CHINESE FAN PALM	Livistona chinensis	+/- 8"	+/- 35'	+/- 10'	FAIR	REMOVE	1 REP. TREE	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED.
#17	CHINESE FAN PALM	Livistona chinensis	+/- 8"	+/- 35'	+/- 10'	FAIR	REMAIN	N/A	PRESERVE + PROTECT DURING CONSTRUCTION
#18	CHINESE FAN PALM	Livistona chinensis	+/- 10"	+/- 35'	+/- 10'	FAIR	REMOVE	1 REP. TREE	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED.
#19	CHINESE FAN PALM	Livistona chinensis	+/- 9"	+/- 30'	+/- 15'	FAIR	REMOVE	1 REP. TREE	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED.
#20	CHINESE FAN PALM	Livistona chinensis	+/- 8"	+/- 30'	+/- 10'	FAIR	REMOVE	1 REP. TREE	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED.
#21	CHINESE FAN PALM	Livistona chinensis	+/- 8"	+/- 30'	+/- 10'	FAIR	REMOVE	1 REP. TREE	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED.
#22	ROYAL PALM	Roystonea regia	+/- 16"	+/- 70'	+/- 15'	FAIR	RELOCATE	N/A	TO BE RELOCATED IN ROW. SEE LANDSCAPE PLAN.
#23	CHINESE FAN PALM	Livistona chinensis	+/- 8"	+/- 30'	+/- 12'	FAIR	REMOVE	1 REP. TREE	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED.
#24	CHINESE FAN PALM	Livistona chinensis	+/- 8"	+/- 25'	+/- 12'	FAIR	REMOVE	1 REP. TREE	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED.
#25	CHINESE FAN PALM	Livistona chinensis	+/- 8"	+/- 25'	+/- 15'	FAIR	REMOVE	1 REP. TREE	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED.
#26	CHINESE FAN PALM	Livistona chinensis	+/- 6"	+/- 27'	+/- 10'	FAIR	REMOVE	1 REP. TREE	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED.
#27	CHINESE FAN PALM	Livistona chinensis	+/- 8"	+/- 40'	+/- 8'	FAIR	REMOVE	1 REP. TREE	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED.
#28	LITTLE LEAF FIG	Ficus microcarpa	+/- 60"	+/- 70'	+/- 25'	FAIR	REMAIN	N/A	NOT ON SITE. PRESERVE + PROTECT
#29	CHINESE FAN PALM	Livistona chinensis	+/- 10"	+/- 70'	+/- 10'	FAIR	REMOVE	1 REP. TREE	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED.
#30	ROYAL PALM	Roystonea regia	+/- 24"	+/- 70'	+/- 15'	FAIR	REMOVE	1 REP. TREE	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED.
#31	WOMANS TONGUE	Albizia lebbbeck	+/- 26"	+/- 70'	+/- 40'	POOR	REMOVE	24" DBH	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED.
#32	CHINESE FAN PALM	Livistona chinensis	+/- 9"	+/- 30'	+/- 12'	FAIR	REMOVE	1 REP. TREE	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED.
#33	CHINESE FAN PALM	Livistona chinensis	+/- 9"	+/- 30'	+/- 10'	FAIR	REMOVE	1 REP. TREE	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED.
#34	CHINESE FAN PALM	Livistona chinensis	+/- 9"	+/- 33	+/- 10'	FAIR	REMOVE	1 REP. TREE	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED.
#35	CHINESE FAN PALM	Livistona chinensis	+/- 8"	+/- 28'	+/- 8'	FAIR	REMOVE	1 REP. TREE	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED.
#36	CHINESE FAN PALM	Livistona chinensis	+/- 8"	+/- 28'	+/- 10'	FAIR	REMOVE	1 REP. TREE	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED.
#37	ROYAL PALM	Roystonea regia	+/- 18"	+/- 55'	+/- 15'	FAIR	REMOVE	1 REP. TREE	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED.
#38	ARECA CLUSTER	Dypsis lutescens	+/- 24"	+/- 25'	+/- 20'	FAIR	REMOVE	1 REP. TREE	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED.
#39	WOMANS TONGUE	Albizia lebbbeck	+/- 18"	+/- 60'	+/- 20'	POOR	REMOVE	13" DBH	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED.
#40	WOMANS TONGUE	Albizia lebbbeck	+/- 18"	+/- 60'	+/- 25'	POOR	REMOVE	14" DBH	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED.
#41	ARECA CLUSTER	Dypsis lutescens	+/- 12"	+/- 15'	+/- 8'	FAIR	REMOVE	N/A	SMALL PALM. NO MITIGATION REQUIRED.
#42	ARECA CLUSTER	Dypsis lutescens	+/- 5"	+/- 45'	+/- 8'	FAIR	REMOVE	N/A	SMALL PALM. NO MITIGATION REQUIRED.
#43	ARECA CLUSTER	Dypsis lutescens	+/- 30"	+/- 20'	+/- 10'	FAIR	REMOVE	1 REP. TREE	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED.
#44	WOMANS TONGUE	Albizia lebbbeck	+/- 18"	+/- 70'	+/- 30'	POOR	REMOVE	16" DBH	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED.
#45	UMBRELLA TREE	Schefflera arboricola	+/- 11"	+/- 28'	+/- 15'	FAIR	REMOVE	N/A	INVASIVE SPECIES. NOT SPECIMEN NO MITIGATION REQUIRED.
#46	FISHTAIL PALM CLUSTER	Caryota mitis	+/- 36"	+/- 30'	+/- 10'	FAIR	REMAIN	N/A	NOT ON SITE. PRESERVE + PROTECT
#47	ARECA PALM	Dypsis lutescens	+/- 8"	+/- 15'	+/- 10'	FAIR	REMOVE	N/A	SMALL PALM. NO MITIGATION REQUIRED.
#48	ARECA PALM	Dypsis lutescens	+/- 8"	+/- 15'	+/- 10'	FAIR	REMOVE	N/A	SMALL PALM. NO MITIGATION REQUIRED.
#49	ARECA PALM	Dypsis lutescens	+/- 8"	+/- 12'	+/- 8'	FAIR	REMOVE	N/A	SMALL PALM. NO MITIGATION REQUIRED.
#50	FISHTAIL PALM CLUSTER	Caryota mitis	+/- 36"	+/- 30'	+/- 10'	FAIR	REMAIN	N/A	NOT ON SITE. PRESERVE + PROTECT
#51	FISHTAIL PALM CLUSTER	Caryota mitis	+/- 36"	+/- 25'	+/- 10'	FAIR	REMAIN	N/A	NOT ON SITE. PRESERVE + PROTECT
#52	FISHTAIL PALM CLUSTER	Caryota mitis	+/- 30"	+/- 25'	+/- 10'	FAIR	REMAIN	N/A	NOT ON SITE. PRESERVE + PROTECT
#53	ROYAL PALM	Roystonea regia	+/- 16"	+/- 50'	+/- 20'	FAIR	REMAIN	N/A	NOT ON SITE. PRESERVE + PROTECT
#54	FISHTAIL PALM CLUSTER	Caryota mitis	+/- 36"	+/- 25'	+/- 10'	FAIR	REMAIN	N/A	NOT ON SITE. PRESERVE + PROTECT
#55	FISHTAIL PALM CLUSTER	Caryota mitis	+/- 36"	+/- 25'	+/- 10'	FAIR	REMAIN	N/A	NOT ON SITE. PRESERVE + PROTECT
#56	CHRISTMAS PALM	Veitchia merrillii	+/- 18"	+/- 30'	+/- 12'	FAIR	REMOVE	1 REP. TREE	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED.
#57	CHRISTMAS PALM	Veitchia merrillii	+/- 24"	+/- 8'	+/- 8'	FAIR	REMOVE	N/A	SMALL PALM. NO MITIGATION REQUIRED.
#58	CHRISTMAS PALM	Veitchia merrillii	+/- 18"	+/- 25'	+/- 15'	FAIR	REMOVE	1 REP. TREE	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED.
#59	ROYAL PALM	Roystonea regia	+/- 18"	+/- 60'	+/- 15'	FAIR	REMAIN	N/A	NOT ON SITE. PRESERVE + PROTECT
#60	LIVE OAK	Quercus virginiana	+/- 18"	+/- 50'	+/- 20'	FAIR	REMAIN	N/A	NOT ON SITE. PRESERVE + PROTECT
#61	FISHTAIL PALM CLUSTER	Caryota mitis	+/- 36"	+/- 28'	+/- 12'	FAIR	REMAIN	N/A	NOT ON SITE. PRESERVE + PROTECT
#62	FISHTAIL PALM CLUSTER	Caryota mitis	+/- 36"	+/- 25'	+/- 10'	FAIR	REMAIN	N/A	NOT ON SITE. PRESERVE + PROTECT
#63	CHRISTMAS PALM	Veitchia merrillii	+/- 5"	+/- 30'	+/- 15'	FAIR	REMOVE	N/A	SMALL PALM. NO MITIGATION REQUIRED.
#64	ROYAL PALM	Roystonea regia	+/- 18"	+/- 60'	+/- 20'	FAIR	REMOVE	1 REP. TREE	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED.
#65	MONTGOMERY PALM	Veitchia arecina	+/- 5"	+/- 30'	+/- 8'	FAIR	REMOVE	N/A	SMALL PALM. NO MITIGATION REQUIRED.
#66	MONTGOMERY PALM	Veitchia arecina	+/- 5"	+/- 30'	+/- 8'	FAIR	REMOVE	N/A	SMALL PALM. NO MITIGATION REQUIRED.
#67	TROPICAL ALMOND	Terminalia catappa	+/- 18"	+/- 65'	+/- 35'	FAIR	REMAIN	N/A	PRESERVE + PROTECT DURING CONSTRUCTION
#68	CHRISTMAS PALM	Veitchia merrillii	+/- 18"	+/- 30'	+/- 15'	FAIR	REMOVE	1 REP. TREE	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED.
#69	CHRISTMAS PALM	Veitchia merrillii	+/- 18"	+/- 30'	+/- 15'	FAIR	REMOVE	1 REP. TREE	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED.
#70	CHRISTMAS PALM	Veitchia merrillii	+/- 18"	+/- 30'	+/- 15'	FAIR	REMOVE	1 REP. TREE	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED.
#71	CHRISTMAS PALM	Veitchia merrillii	+/- 5"	+/- 22'	+/- 10'	FAIR	REMOVE	N/A	SMALL PALM. NO MITIGATION REQUIRED.
#72	MONTGOMERY PALM	Veitchia arecina	+/- 5"	+/- 30'	+/- 8'	FAIR	REMOVE	N/A	SMALL PALM. NO MITIGATION REQUIRED.
#73	ROYAL PALM	Roystonea regia	+/- 18"	+/- 60'	+/- 20'	FAIR	REMOVE	1 REP. TREE	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED.
#74	STRANGLER FIG	Ficus aurea	+/- 24"	+/- 35'	+/- 35'	FAIR	REMAIN	N/A	PRESERVE + PROTECT DURING CONSTRUCTION
#75	CHRISTMAS PALM	Veitchia merrillii	+/- 5"	+/- 22'	+/- 15'	FAIR	REMOVE	N/A	SMALL PALM. NO MITIGATION REQUIRED.
#76	CHINESE FAN PALM	Livistona chinensis	+/- 9"	+/- 30'	+/- 12'	FAIR	REMOVE	1 REP. TREE	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED.
#77	STRANGLER FIG	Ficus aurea	+/- 36"	+/- 30'	+/- 30'	FAIR	REMAIN	N/A	PRESERVE + PROTECT DURING CONSTRUCTION
#78	ROYAL PALM	Roystonea regia	+/- 24"	+/- 60'	+/- 15'	FAIR	REMOVE	1 REP. TREE	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED.
#79	DRAGON TREE	Dracaena marginata	+/- 12"	+/- 10'	+/- 8'	FAIR	REMOVE	N/A	NOT A TREE. NO MITIGATION REQUIRED
#80	DRAGON TREE	Dracaena marginata	+/- 12"	+/- 10'	+/- 6'	FAIR	REMOVE	N/A	NOT A TREE. NO MITIGATION REQUIRED
#81	ARECA PALM	Dypsis lutescens	+/- 60"	+/- 25'	+/- 15'	FAIR	REMAIN	N/A	LOCATED IN ROW. PRESERVE + PROTECT DURING CONSTRUCTION
#82	SEASIDE MAHOE	Thespesia populnea	+/- 24"	+/- 35'	+/- 30'	POOR	REMOVE	24" DBH	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED.
TOTAL TREE DBH LOSS: 91" + THE REMOVAL OF (34) PALMS * TREE MITIGATION REQUIRED: (32) REPLACEMENT TREES @ 12'HT x 2" DBH X 6' SPREAD PALM MITIGATION REQUIRED: (31) REPLACEMENT TREES @ 12'HT x 2" DBH X 6' SPREAD									

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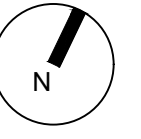


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|-----|--|------|---|
| (A) | NATIVE SEA SHORE PASPALUM LAWN - OVER 2" TOPSOIL BED, SEE PLANTING SPECS | (D) | 3/8" GREY DECOMPOSED GRANITE AGGREGATE OVER FILTER FABRIC |
| (B) | 15' VISIBILITY SITE TRIANGLE AS PER C.M.B. REGULATIONS | (CT) | CODE TREE |
| (C) | 55' VISIBILITY SITE TRIANGLE AS PER C.M.B. REGULATIONS | (ST) | STREET TREE |

LANDSCAPE PLAN

1/8" = 1'-0"

0' 8' 16' 24'



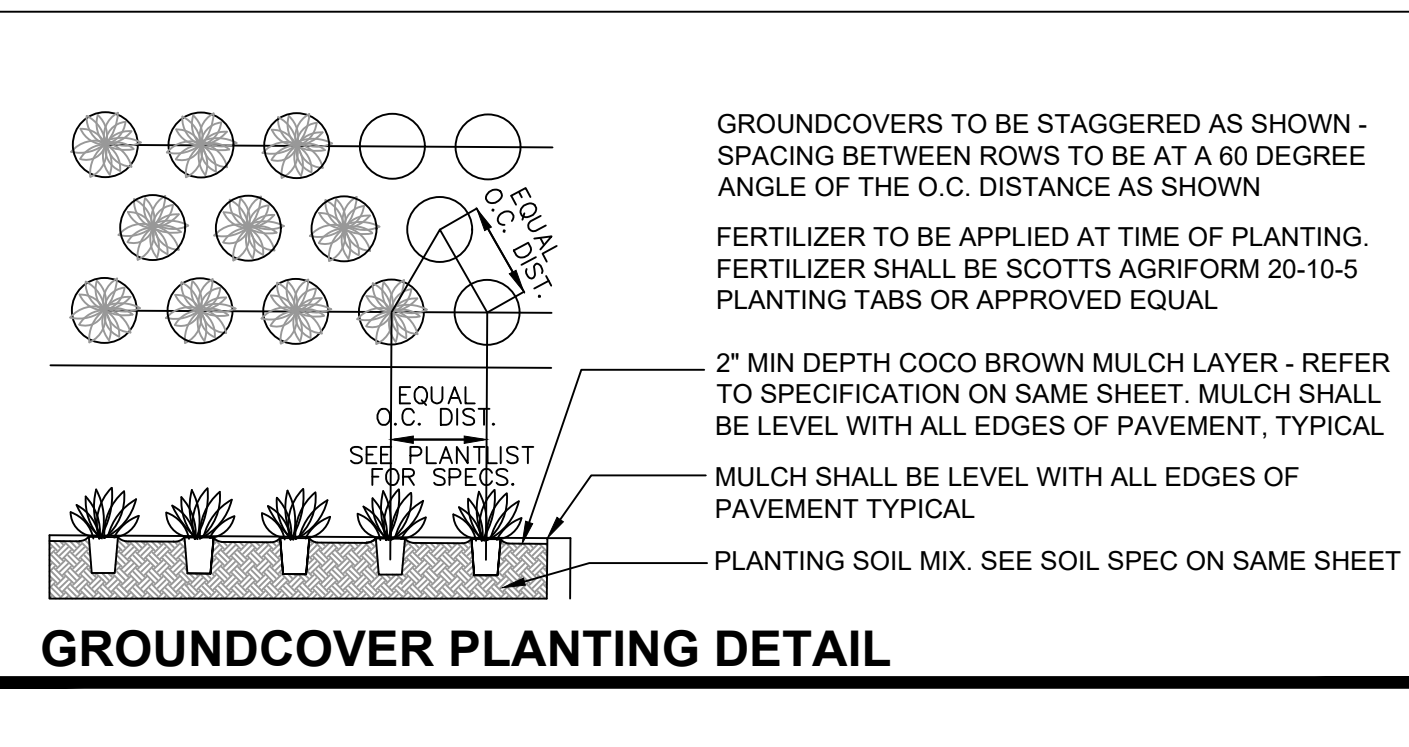
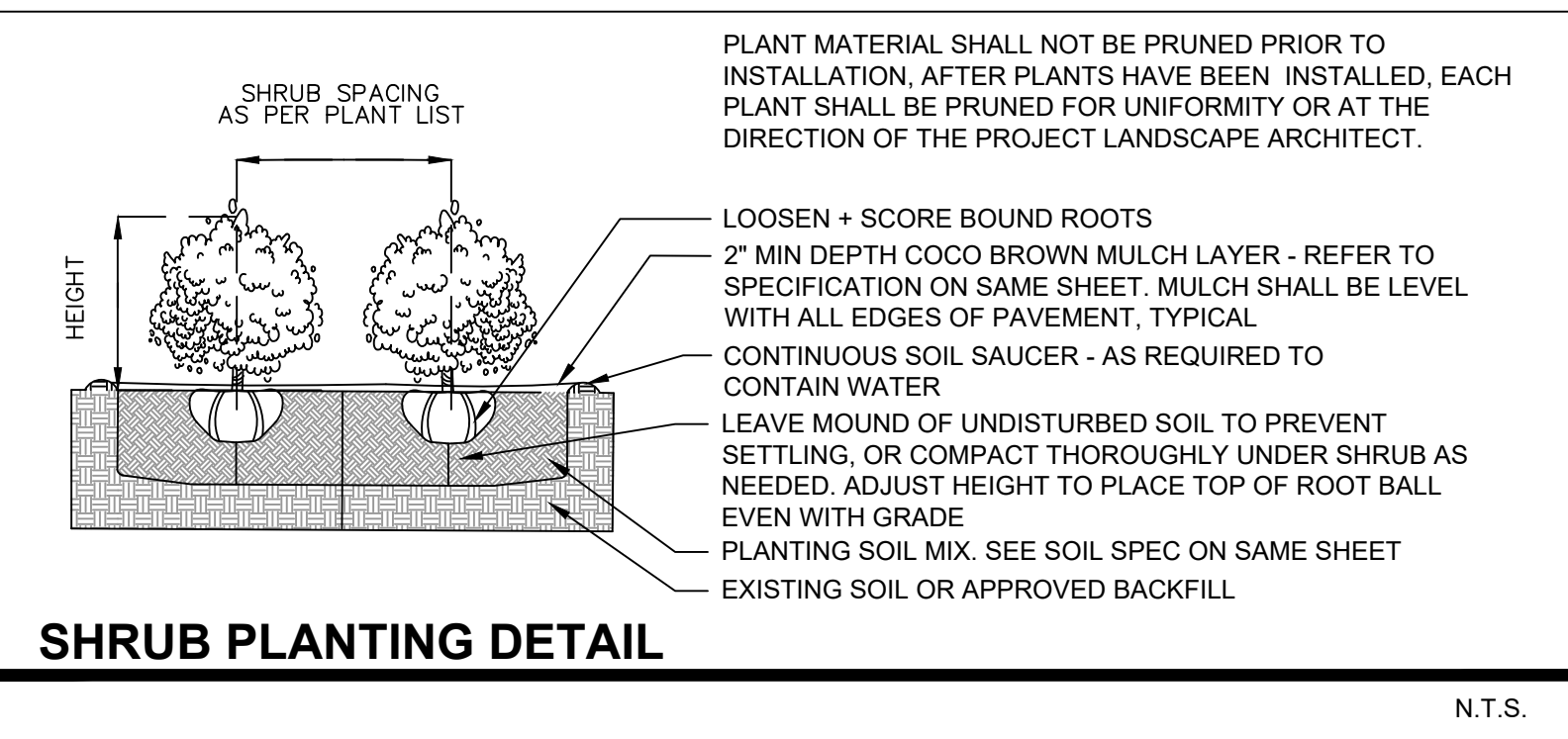
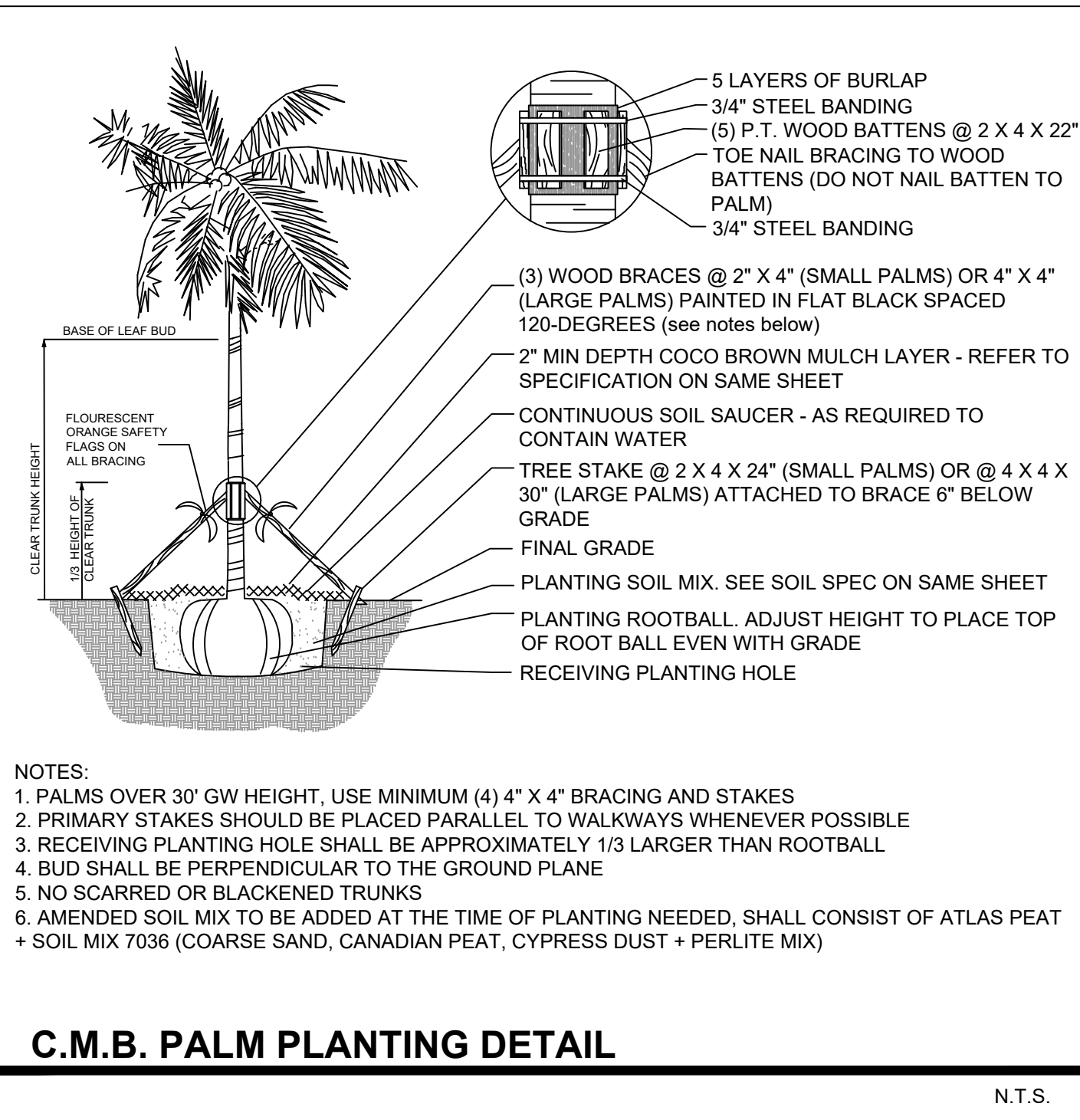
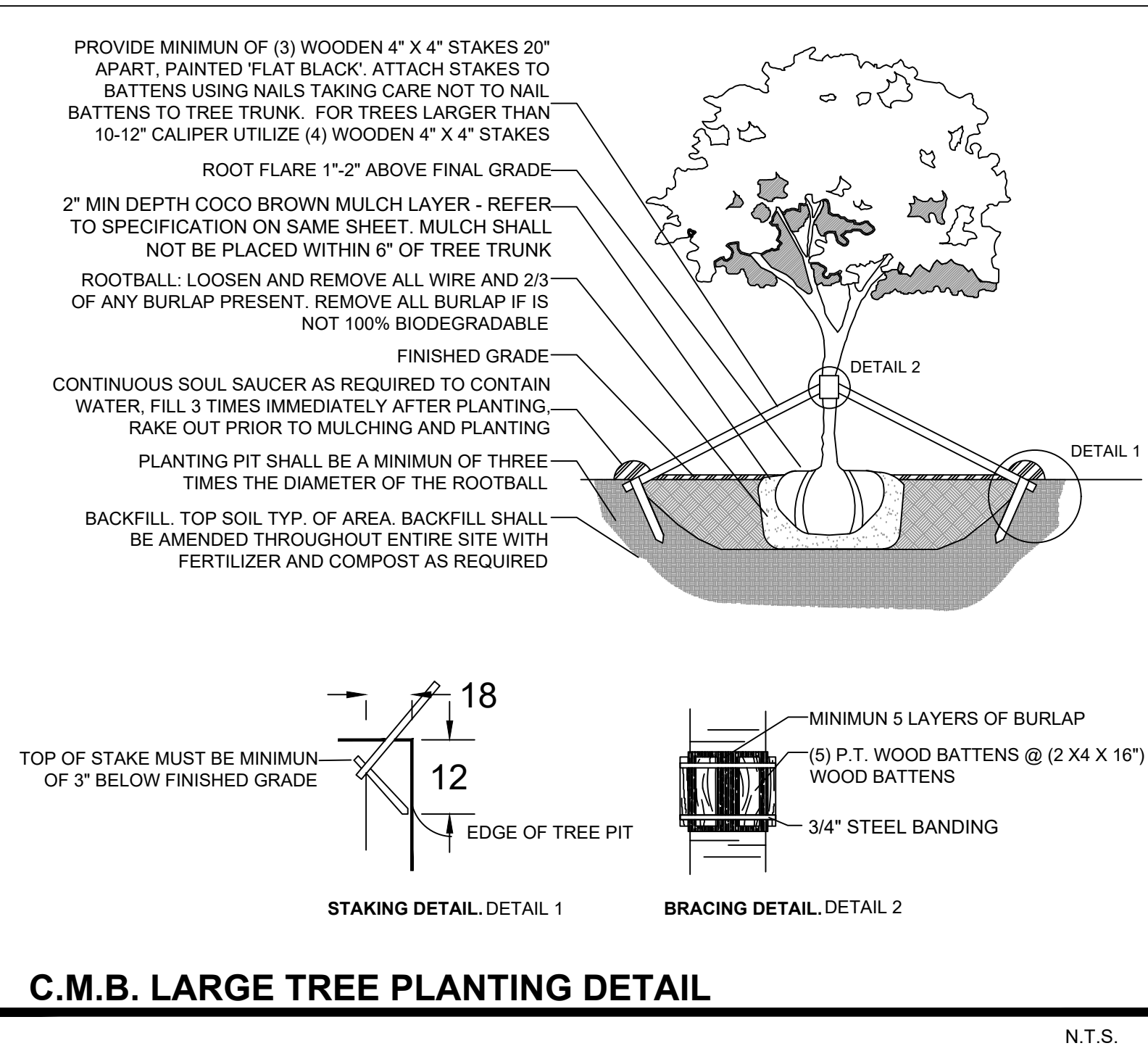
PLANT LIST - 400 N HIBISCUS DR

KEY	QTY.	NATIVE	COMMON NAME	BOTANICAL NAME	HEIGHT, SPECIFICATION, & NOTES
TREES					
CD	11	YES	PIGEON PLUM TREE	Coccoloba diversifolia	16' ht min, 8' spread min, 4" dbh, 5' clear trunk standard
EF	6	YES	SPANISH STOPPER TREE	Eugenia foetida	12' ht min, 6' spread min, 1.5" dbh, standard trunk, equal to Treeworld Wholesale
MF	1	YES	SIMPSON STOPPER TREE	Myrcianthes fragrans	Specimen to be selected, 16' ht min, 10' spread min, 6" dbh, multi-trunk
LL	8	YES	WILD TAMARIND TREE	Lysiloma latsiliquum	16' ht min, 8' spread min, 4" dbh, 5' clear trunk standard
PL	ALT	NO	FRANGIPANI	Plumeria rubra	Specimen to be selected, 14' ht min, 8' spread min, 4" dbh, multi-trunk
PU	1	NO	SCREWPINE	Pandanus utilis	Specimen to be selected, 16' ht min, 10' spread min, 4" dbh, multi-trunk
PALMS					
TR	3	NO	THATCH PALM	Thrinax radiata	45 gallon, 4-6' ht, double + single, full
RX	6	NO	LADY PALM	Rhapis excelsa	7 gallon, 24" on center, full
SHRUBS					
EUF	150	YES	SPANISH STOPPER SHRUB	Eugenia foetida	15 gallon, 5' height, 2' spread, 30" on center
PSL	80	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
ALP	AS REQ	NO	RED GINGER	Alpinia purpurata	15 gallon, 4" X 4' full
ARS	AS REQ	NO	ALOCASIA 'REGAL SHIELD'	Alocasia 'Regal Shield'	3 gallon, 12" on center, full
DIS	AS REQ	NO	DIOON	Dioon spp.	25 gallon, 3' height x 3' spread
LIR	AS REQ	NO	LILYTURF	Liriope muscari	1 gallon, 12" on center, full
MIC	AS REQ	NO	WART FERN	Microsorium scolopendrium	3 gallon, 12" on center, full
MOD	AS REQ	NO	SWISS CHEESE PLANT	Monstera deliciosa	3 gallon, 24" 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
PHW	AS REQ	NO	PHILODENDRON 'WILSONI'	Same	7 gallon, 30" spread, full
SOD, AGGREGATE & MULCH					
SOD	+/- 16,540 SF		NATIVE SEA SHORE PASPALUM LAWN - OVER 2" TOPSOIL BED, SEE PLANTING SPECS		
DGA	+/- 428 SF		3/8" DECOMPOSED GRANITE AGGREGATE OR STONE TO BE SELECTED, INSTALLED OVER FILTER FABRIC AND WEED BARRIER MATERIAL / OLIMAR, 2" MIN. DEPTH		
MLC			AMERIGROW 'PREMIUM PINEBARK BROWN' SHREDDED MULCH		

LANDSCAPE LEGEND

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

ZONING: RS2		LOT SIZE: 9,500 SF		ACRES: .22	
MINIMUM STANDARDS			REQUIRED		PROVIDED
TREES					
FRONT YARD - 2 TREES PER LOT BACK YARD - 3 TREES PER LOT 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. MIN 30% OF REQUIRED TREES SHALL BE NATIVE SPECIES MIN 50% OF REQUIRED TREES SHALL BE LOW MAINTENANCE AND DROUGHT TOLERANT SPECIES DIVERSITY OF 6 - 10 TOTAL TREES REQUIRED : 3 TREE SPECIES			FRONT YARD - 2 TREES PER LOT BACK YARD - 3 TREES PER LOT TOTAL LOT AREA: 9,900 SF - 6,000 SF 5 TREES REQ + (3,900 / 1,000) = 9 TREES REQ 30% x 9 = 3 TREES OF NATIVE SPECIES 50% x 9 = 5 TREES OF LOW MAINTENANCE AND DROUGHT TOLERANT SPECIES 3 TREE SPECIES		FRONT YARD - 5 TREES PROVIDED BACK YARD - 6 TREES PROVIDED 18 TOTAL TREES PROVIDED 17 TOTAL NATIVE TREES PROVIDED 17 TOTAL LOW MAINTENANCE TREES PROVIDED 4 TREE SPECIES PROVIDED
STREET TREES					
AVERAGE STREET TREE SPACING 20' ON CENTER			NORTH HIBISCUS DR: 125 LINEAR FEET / 20 = 6 STREET TREES REQ WEST 4TH CT: 76 LINEAR FEET / 20 = 4 STREET TREES REQ		6 WILD TAMARIND STREET TREES PROVIDED 4 TOTAL = (2) WILD TAMARIND STREET TREES PROVIDED + (2) EXISTING FICUS TREES
SHRUBS					
12 SHRUBS PER THE NUMBER OF REQUIRED LOT AND STREET TREES MIN 50% OF REQUIRED SHRUBS SHALL BE NATIVE SPECIES MIN 10% OF REQUIRED SHRUBS SHALL BE LARGE SHRUBS or SMALL TREES MIN 50% OF REQUIRED LARGE SHRUBS SHALL BE NATIVE SPECIES			12 x (19) = 228 TOTAL SHRUBS REQUIRED 50% x 240 = 114 SHRUBS OF NATIVE SPECIES 10% x 240 = 23 TOTAL LARGE SHRUBS 50% x 24 = 12 LARGE SHRUBS OF NATIVE SPECIES		230 TOTAL SHRUBS PROVIDED 230 TOTAL NATIVE SHRUBS PROVIDED 80 TOTAL LARGE SHRUBS PROVIDED 80 TOTAL NATIVE LARGE SHRUBS
LAWN					
LAWN SHALL BE MAXIMUM OF 50 % OF REQUIRED 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



LANDSCAPE NOTES

- ALL PLANT MATERIAL SHALL BE FLORIDA GRADE NO. 1 OR BETTER.
- CONTRACTOR SHALL BECOME FAMILIAR WITH THE LOCATION OF, AVOID, AND PROTECT ALL UTILITY LINES, BURIED CABLES, AND OTHER UTILITIES.
- TREE, PALM, ACCENT AND BED LINES ARE TO BE LOCATED IN THE FIELD AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- 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\"/>
- THE SITE CONTRACTOR SHALL BE RESPONSIBLE TO BRING ALL GRADES TO WITHIN 2\"/>
- THE LANDSCAPE CONTRACTOR SHALL CALCULATE AND SUBMIT AN ITEMIZED PRICE FOR THE 2\"/>
- 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 LANDSCAPE ARCHITECT.
- IRRIGATION SHALL PROVIDE FOR A 100% COVERAGE WITH 50% OVERLAP MINIMUM AND BE PROVIDED BY A FULLY AUTOMATIC IRRIGATION SYSTEM w/ RAIN MOISTURE SENSOR ATTACHED TO CONTROLLER. ALL FLORIDA BUILDING CODE APPENDIX \"F\" IRRIGATION REQUIREMENTS SHALL BE STRICTLY ADHERED TO FOR INSTALLATION AND PREVAILING WATER MANAGEMENT DISTRICT RESTRICTIONS AND REGULATIONS SHALL BE IN COMPLIANCE FOR POST-INSTALLATION WATERING SCHEDULES. CONTRACTOR SHALL COORDINATE WITH THE IRRIGATION CONTRACTOR AND LEAVE PROVISIONS FOR ALL SLEEVING AND PIPE ROUTING. ALL UNDERGROUND UTILITIES TO BE LOCATED BY DIALING 811 AS REQUIRED BY LAW.
- ALL PLANTING BEDS SHALL BE MULCHED TO A DEPTH OF 2\"/>
- ALL TREES, PALMS, SHRUBS AND GROUNDCOVERS, AND SOD / LAWN SHALL CARRY A ONE-YEAR WARRANTY FROM THE DATE OF FINAL ACCEPTANCE.
- NURSERY SUPPORT POLES SHALL BE REMOVED AT THE NURSERY, PRIOR TO TO DELIVERY, AND TREES DELIVERED WITH NURSERY POLES WILL NOT BE ACCEPTED; AND THEREFORE REJECTED, w/ THE EXCEPTION TREE SPECIES: CLUSIA ROSEA + SILVER BUTTOWNWOOD TREES
- 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 BRACING MATERIALS FROM ALL PALMS, TREES AND SHRUBS WITHIN 1 YEAR OF INSTALLATION.
- THE PLANT LIST IS INTENDED ONLY AS AN AID TO BIDDING. ANY DISCREPANCIES FOUND BETWEEN THE QUANTITIES ON THE PLAN AND PLANT LIST, THE QUANTITIES ON THE PLAN SHALL BE HELD VALID.
- IF NECESSARY, CONTRACTOR SHALL PROVIDE A WATER TRUCK DURING PLANTING TO ENSURE PROPER WATERING-IN DURING INSTALLATION AND CONTRACTOR WILL BE RESPONSIBLE FOR CONTINUAL WATERING UNTIL FINAL ACCEPTANCE BY THE OWNER.
A MINIMUM OF 6 MONTHS OF SUPPLEMENTAL HAND OR AUTOMATIC IRRIGATION SYSTEM WATERING SHALL BE REQUIRED TO AID IN NEW TREE OR PALM ESTABLISHMENT.
- FERTILIZATION: ONE COMPLETE APPLICATION OF GRANULAR FERTILIZER SHALL BE APPLIED PRIOR TO FINAL ACCEPTANCE AND APPROVAL BY THE LANDSCAPE ARCHITECT. FERTILIZER SHALL BE SCOTTS AGRIFORM 20-10-5 PLANTING TABS OR APPROVED EQUAL AS RECOMMENDED BY LANDSCAPE CONTRACTOR.
- 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.
- 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.
- MULCH SHALL NOT BE APPLIED WITHIN 6\"/>