



108 WEST RIVO ALTO NEW RESIDENCE
MIAMI BEACH DESIGN REVIEW BOARD: SECOND SUBMITTAL 04.13.16

CHRISTOPHER CAWLEY, RLA
Florida License LA 6660786

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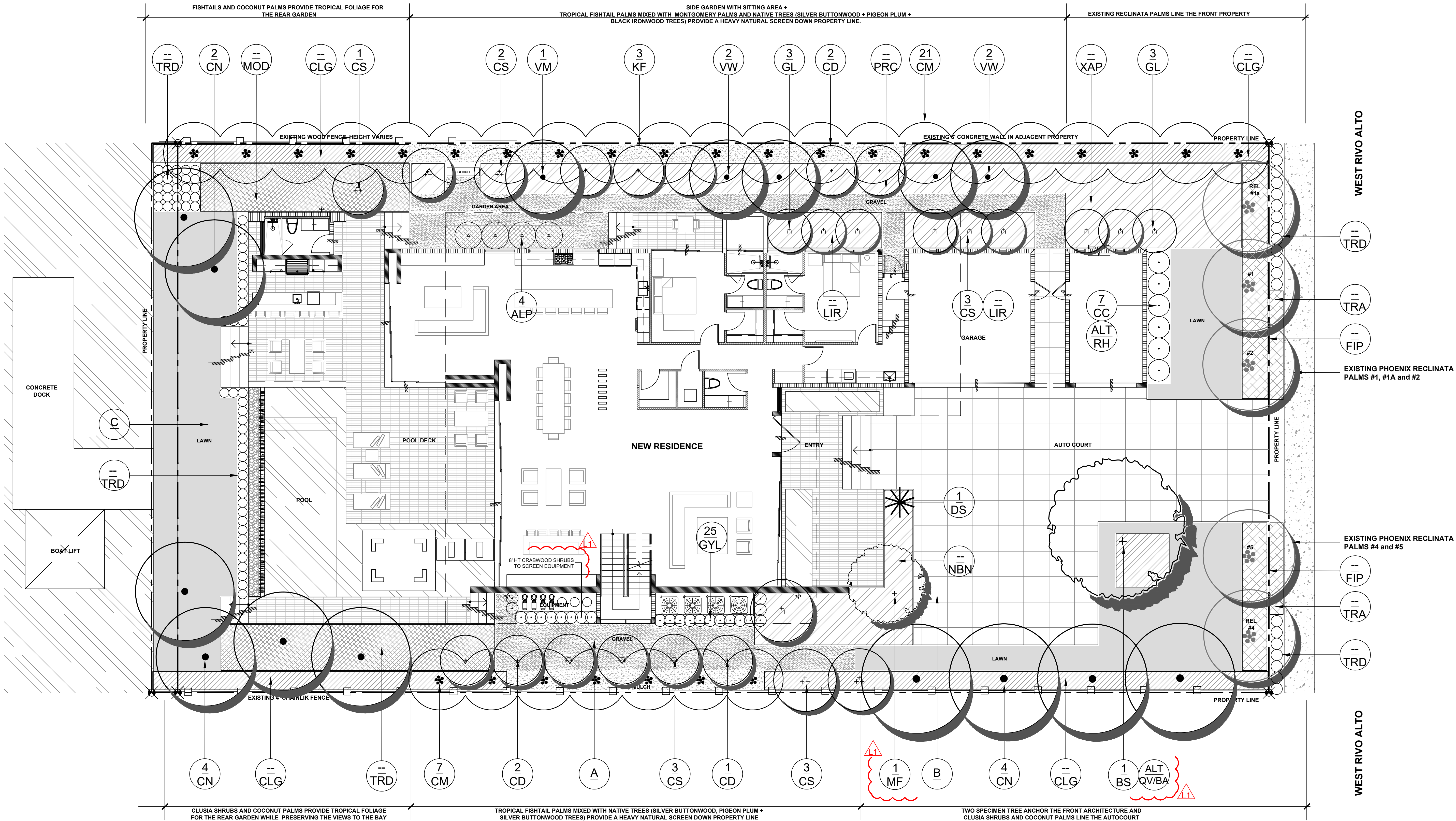
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NEW RESIDENCE
108 WEST RIVO ALTO DRIVE
MIAMI BEACH, FLORIDA.

CHRISTOPHER CAWLEY | CC
LANDSCAPE ARCHITECTURE LLC | LA
Florida Landscape Architecture Business LC 26000460
780 NE 69th Street | Suite 1106 | Miami, FL 33138
T 305.979.1585 | www.christophercawley.com

CHOEFF LEVY FISCHMAN
A R C H I T E C T U R E + D E S I G N
8425 Biscayne Blvd. suite 201
Miami, Florida 33138
www.choefflevy.com
(t) 305.434.8338
(f) 305.892.5292



LANDSCAPE PLAN LEGEND

- (A) 3/8" DECOMPOSED GRANITE AGGREGATE OVER FILTER FABRIC
- (B) STONE PAVERS TO BE SELECTED
- (C) EMPIRE 'ZOYSIA' LAWN

C.M.B. CANOPY MITIGATION NOTES

THE CANOPY MITIGATION OF 4,274 SF AS REQUIRED BY THE CIT OF MIAMI BEACH HAS BEEN MET AND EXCEEDED. A TOTAL 5,150 SF OF CANOPY REPLACEMENT HAS BEEN PROVIDED.

CANOPY MITIGATION SUMMARY

- (1) BA / BS / QV VERAWOOD OR GUMBO LIMBO OR LIVE OAK TREE: 300 SF (MB category I @ 300 SF each)
- (1) MF SPECIMEN SIMPSON STOPPER TREE 14' HT: 300 SF (MB category I @ 300 SF each)
- (6) GL / NATIVE CRABWOOD TREES: 900 SF (MB category II @ 150 SF each)
- (12) CS / NATIVE SILVER BUTTWOOD TREES: 1,800 SF (MB category II @ 150 SF each)
- (8) CD / NATIVE PIGEON PLUM TREES: 900 SF (MB category II @ 150 SF each)
- (3) KF / NATIVE BLACK IRONWOOD TREES: 450 SF (MB category II @ 150 SF each)
- (10) CN / COCONUT PALMS: 500 SF (MB category IV @ 50 SF each)

DRB - P+Z COMMENTS 04.08.16

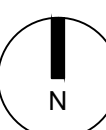
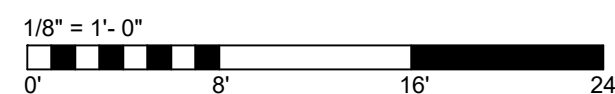
- 1. MECHANICAL EQUIPMENT HAS BEEN SCREENED WITH 8' HEIGHT NATIVE CRABWOOD SHRUBS. SEE LANDSCAPE PLAN SHEET L2
- 2. SPECIMEN TREES AND GROUNDCOVERS HAVE BEEN SPECIFIED SEE LANDSCAPE PLAN AND PLANT LIST SHEET L2

PLANTLIST - 108 WEST RIVO ALTO

KEY	NATIVE	QTY.	COMMON NAME	BOTANICAL NAME	HEIGHT, SPECIFICATION, & NOTES
SHRUBS					
CLG	NO	--	SMALL LEAF CLUSIA	Clusia guttifera	8' overall height, full to base, specimen shrubs, 4" o.c. or as required to create a full screen
GYL	YES	33	CRABWOOD TREE	Gymnanthes lucida	8' overall height, full to base, specimen shrubs, 3' o.c. or as required to create a full screen
FGI	NO	--	FICUS GREEN ISLAND	Ficus macrocarpa 'Green Island'	3 gallon, full, space 30" on center
PSY	YES	--	DWARF BAHAMA COFFEE	Psychotria ligustrifolia	7 gallon, full, space 30" on center
TROPICALS, GROUNDCOVERS, & ACCENTS					
ALP	NO	--	RED GINGER	Alpinia purpurata	7 gallon, 3' height x 3' spread, 42" on center,
LIR	NO	--	LILYTURF	Liriope muscari	3 gallon, full, 18" on center
NBN	NO	--	NEOREGELIA BROMELIAD	Neoregelia 'Bossa Nova'	1 gallon, 12" height x 12" on center
MOD	NO	--	SWISS CHEESE PLANT	Monstera deliciosa	7 gallon, full 36" on center
PRC	NO	--	PHILODENDRON 'ROJO CONGO'	Same	3 gallon, full 36" on center
TRA	NO	--	JASMINE MINIMA	Trachelosp. asiaticum 'Minima'	1 gallon, full 12" on center
TRD	YES	--	FAKAHATCHEE GRASS	Tripsacum dactyloides	3 gallon, full 36" on center
XAP	NO	--	PHILODENDRON XANADU	Philodendron 'Xanadu'	3 gallon, full 24" on center
SOD, AGGREGATE & MULCH					
DGA	3/8"		DECOMPOSED GRANITE AGGREGATE OR STONE TO BE SELECTED, INSTALLED OVER FILTER FABRIC AND WEED BARRIER MATERIAL / OLIMAR, 2" MIN. DEPTH		
MLC	DARK BROWN 'FLORI MULCH'		SHREDDED ORGANIC MULCH (NO CYPRESS), TO BE DETERMINED		
PRR	1"-2" MIX OF POLISHED RIVER ROCK, COLOR TO BE SELECTED + APPROVED, 3" MIN. DEPTH, INSTALL OVER FILTER FABRIC				
SOD	'EMPIRE TURF' ZOYSIA GRASS - OVER 2" TOPSOIL BED, SEE PLANTING SPECS				

PLANTLIST - 108 WEST RIVO ALTO

KEY	NATIVE	QTY.	COMMON NAME	BOTANICAL NAME	HEIGHT, SPECIFICATION, & NOTES
TREES					
BA	NO	1	SPECIEMEN VERAWOOD TREE	Bulnesia arborea	200 gallon, or Field Grown, 18' height, 8" spread, 6" dbh,
BS	YES	1	SPECIEMEN GUMBO LIMBO TREE	Bursera simarubra	200 gallon, or Field Grown, 18' height, 8" spread, 6" dbh,
CD	YES	6	PIGEON PLUM	Coccoloba diversifolia	45 gallon, 12' height, 6" spread, 3" dbh, equal to Treeworld Wholesale
CS	YES	12	SILVER BUTTWOOD TREE	Conocarpus erectus 'Sericeus'	65 gallon, 12' height, 6" spread, 3" dbh, multi, equal to Treeworld Wholesale
CR	YES	ALT	PITCH APPLE TREE	Clusia rosea	45 gallon, 12' height, 6" spread, 3" dbh, equal to Treeworld Wholesale
GL	YES	6	CRABWOOD TREE	Gymnanthes lucida	45 gallon, 12' height, 6" spread, 3" dbh, equal to Treeworld Wholesale
KF	YES	3	BLACK IRONWOOD TREE	Krugiodendron ferreum	45 gallon, 12' height, 6" spread, 3" dbh, equal to Treeworld Wholesale
MF	YES	1	SPECIMEN SIMPSON STOPPER	Myrcianthes fragrans	200 gallon, or Field Grown, 14' height, 6" spread, 4" dbh,
QV	YES	1	SPECIMEN LIVE OAK TREE	Quercus virginia	200 gallon, or Field Grown, 18' height, 8" spread, 6" dbh,
PALMS					
CC	NO	7	CAT PALM	Chamadorea cataractarum	10 gallon, 4' height x 4' spread
CM	NO	26	FISHTAIL PALM	Caryota mitis	45 gallon, 12' height, full to base
CN	YES	10	'GR. MALAYAN' COCONUT PALM	Cocos nucifera 'Green Malayan'	Full heads, Florida Fancy, see landscape plans for grey wood
DC	YES	ALT	CABADA PALM	Dypsis cabadae	12-14' height, partial shade grown w/ dark green trunks + fronds, full to base
DS	YES	1	MEXICAN CYCAD	Dioon spinulosum	4' overall height, full to base, equal to Botanics Wholesale
RH	NO	ALT	LADY PALM	Rhapis excelsa	4' overall height, full to base, equal to Botanics Wholesale
VM	NO	5	MONTGOMERY PALM	Veitchia montgomeriana	22' overall height, 12' graywood, Florida Fancy



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.

SODDED-LAWN AREAS
2" DEPTH PLANTING SOIL SPREAD IN PLACE- THROUGHOUT.

GROUND COVER PLANTING BEDS:
6" DEPTH PLANTING SOIL SPREAD IN PLACE- THROUGHOUT.

SHRUB AND HEDGE PLANTING AREAS:
12" DEPTH PLANTING SOIL SPREAD IN PLACE- THROUGHOUT.

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. CONTRACTOR SHALL COORDINATE WITH THE IRRIGATION CONTRACTOR AND LEAVE PROVISIONS FOR ALL SLEEVING AND PIPE ROUTING. ALL UNDERGROUND UTILITIES TO BE LOCATED BY DIALING 81 AS REQUIRED BY LAW.

8. ALL PLANTING BEDS SHALL BE MULCHED TO A DEPTH OF 2" WITH A DARK BROWN ORGANIC MULCH. NO 'CYPRESS MULCH' OR 'RED DYED MULCH' TO BE ACCEPTED. KEEP MULCH 3" AWAY FROM TREE OR PALM TRUNKS AS PER INDUSTRY RECOMMENDATIONS.

9. ALL EXISTING TREE + PALM INFORMATION THAT HAS BEEN PROVIDED ON THIS PLAN FOLLOWS THE MIAMI DADE COUNTY E.R.M. 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.

10. SOD SHALL BE 'EMPIRE TURF' ZOYSIA GRASS OR SPECIES TO BE SELECTED BY IN ALL LAWN AREAS AS SHOWN ON THE PLANS. SOD SHALL BE STRONGLY ROOTED, FREE FROM WEED, FUNGUS, INSECTS AND DISEASE. CONTRACTOR SHALL SOD ALL AREAS AS INDICATED ON THE PLANS OR AS DIRECTED. PAYMENT SHALL BE DETERMINED BY THE TOTAL MEASURED SODDED AREAS X THE UNIT PRICE SUBMITTED AND FIELD VERIFIED. SOD SHALL CARRY A 5-MONTH WARRANTY.

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

12. ALL TREES AND PALMS SHALL BE STAKED PER ACCEPTED STANDARDS BY THE FLORIDA NURSERYMEN & GROWERS LANDSCAPE ASSOCIATION (FNLGA) AND ANSI A-300 (PART 6)-2012 TREE, SHRUB, AND OTHER WOODY PLANT MANAGEMENT STANDARD PRACTICES (PLANTING AND TRANSPORTING). 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.

13. 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.

14. 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.

A MINIMUM OF 6 MONTHS OF SUPPLEMENTAL HAND OR AUTOMATIC IRRIGATION SYSTEM WATERING SHALL BE REQUIRED TO AID IN NEW TREE OR PALM ESTABLISHMENT.

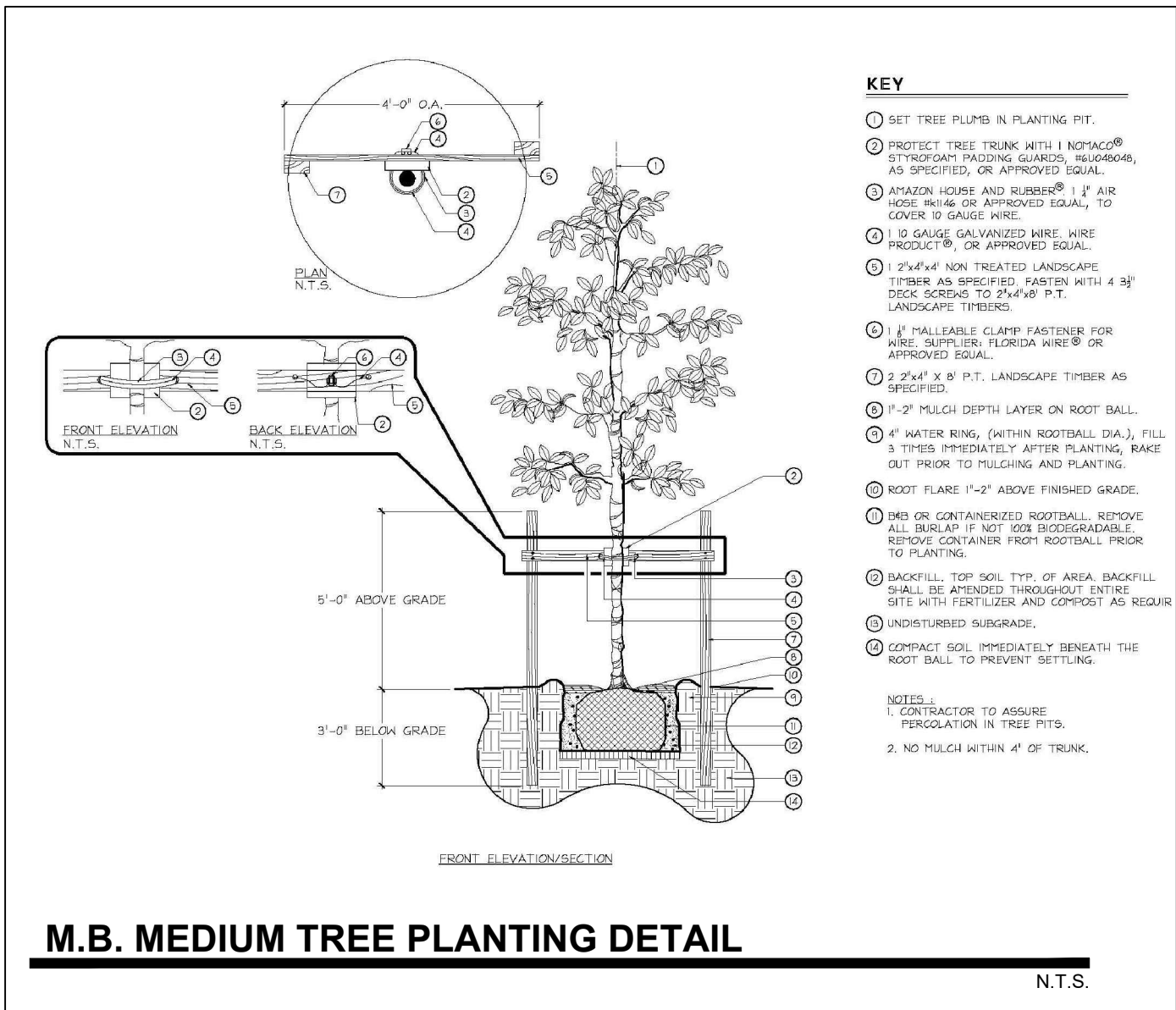
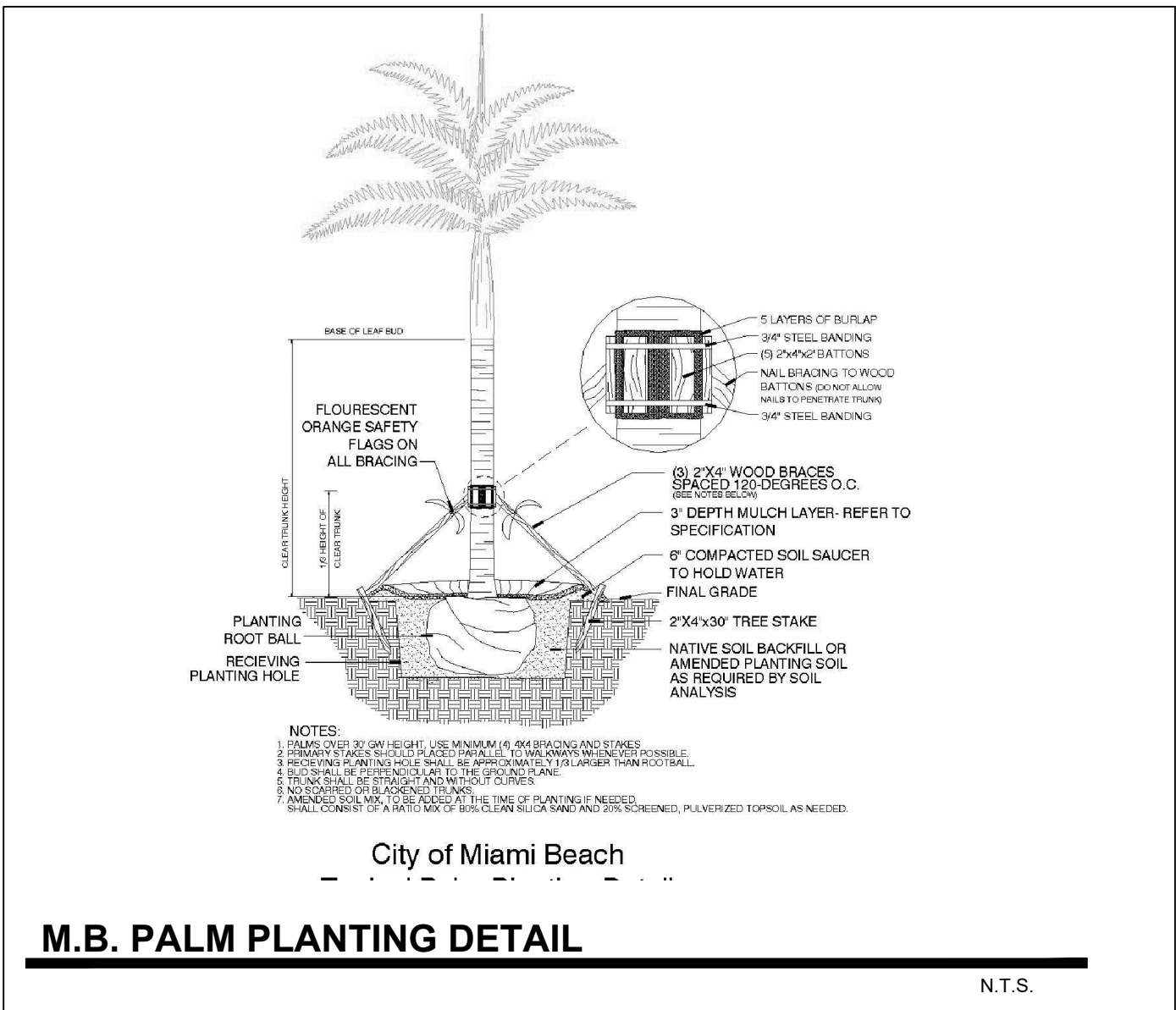
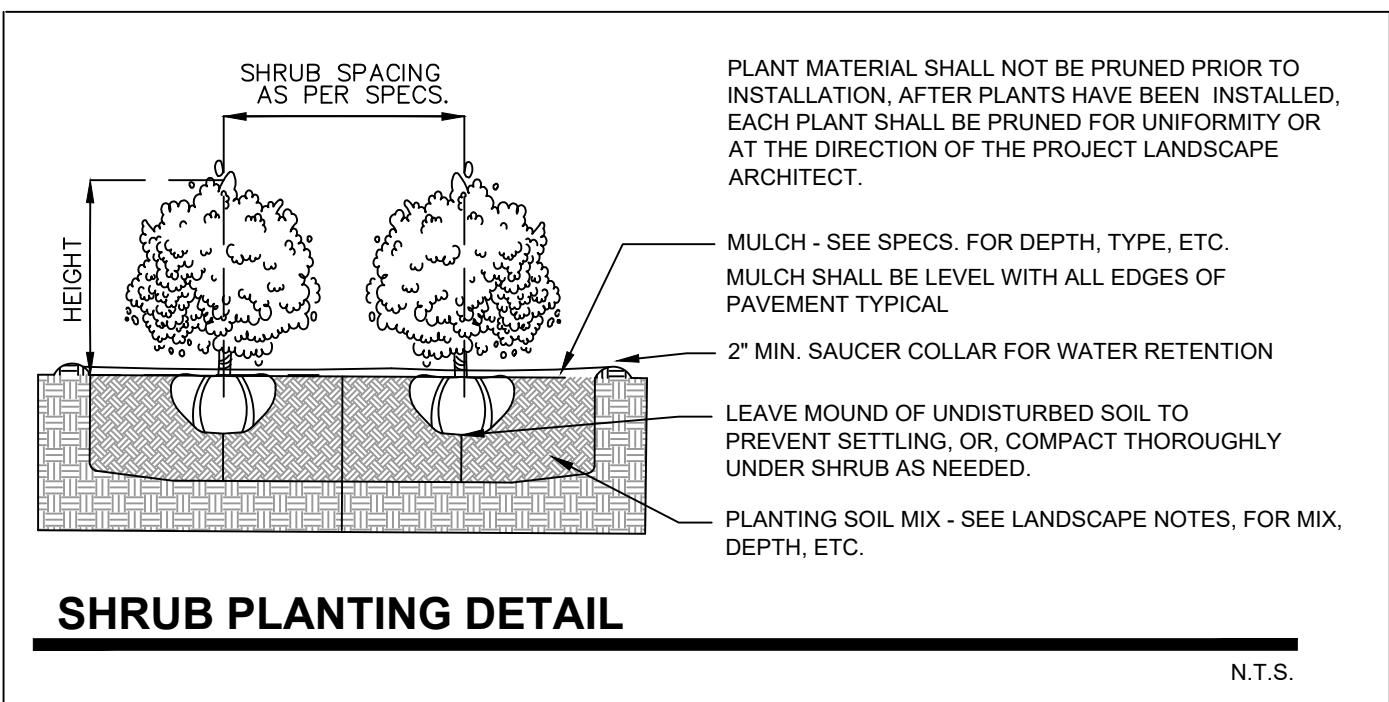
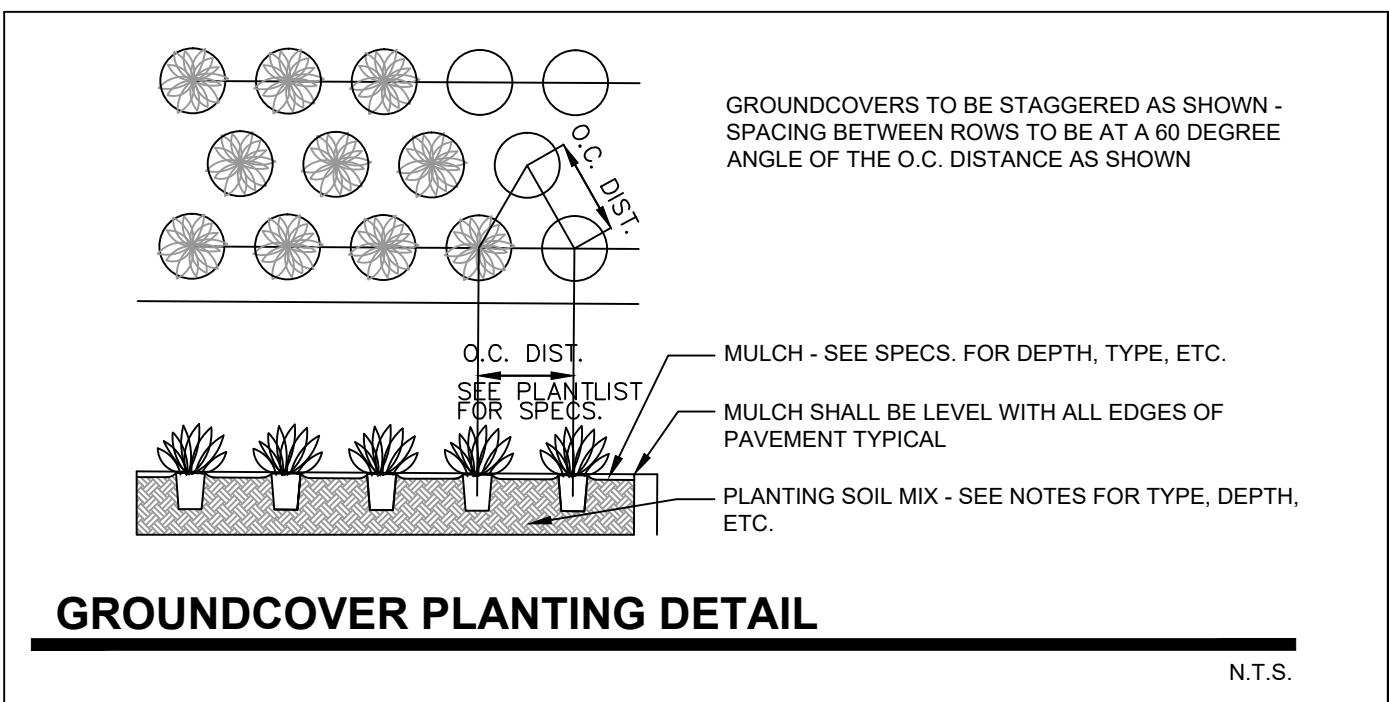
15. FERTILIZATION: ONE COMPLETE APPLICATION OF GRANULAR FERTILIZER SHALL BE APPLIED PRIOR TO FINAL ACCEPTANCE AND APPROVAL BY THE LANDSCAPE ARCHITECT. FERTILIZER SHALL BE OSMACOTE OR APPROVAL EQUAL.

17. REMOVE ALL PROHIBITED / INVASIVE TREES SPECIES AND VEGETATION ON SITE LISTED ON THE ERM TREE PERMIT EXEMPTION LIST OF THE MIAMI DADE COUNTY CODE SECTION 24-49(4)

18. 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 MIAMI DADE COUNTY 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.

19. 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.

20. CITY OF URBAN FORESTER AND OR PLANNING DEPARTMENT STAFF TO APPROVE ROW TREES BEFORE THEY ARE PLANTED.



MIAMI - DADE COUNTY LANDSCAPE ORDINANCE CHAPTER 18-A (RESIDENTIAL VERSION)

TREES

3 TREES REQUIRED PER LOT / 27 TREES PROVIDED MEETING MINIMUM REQUIREMENTS
(12 NATIVE SILVER BURNINGWOOD TREES + 6 NATIVE PIGEON PLUMS + 3 NATIVE BLACK IRON WOOD TREES + 6 NATIVE CRABWOOD TREES)

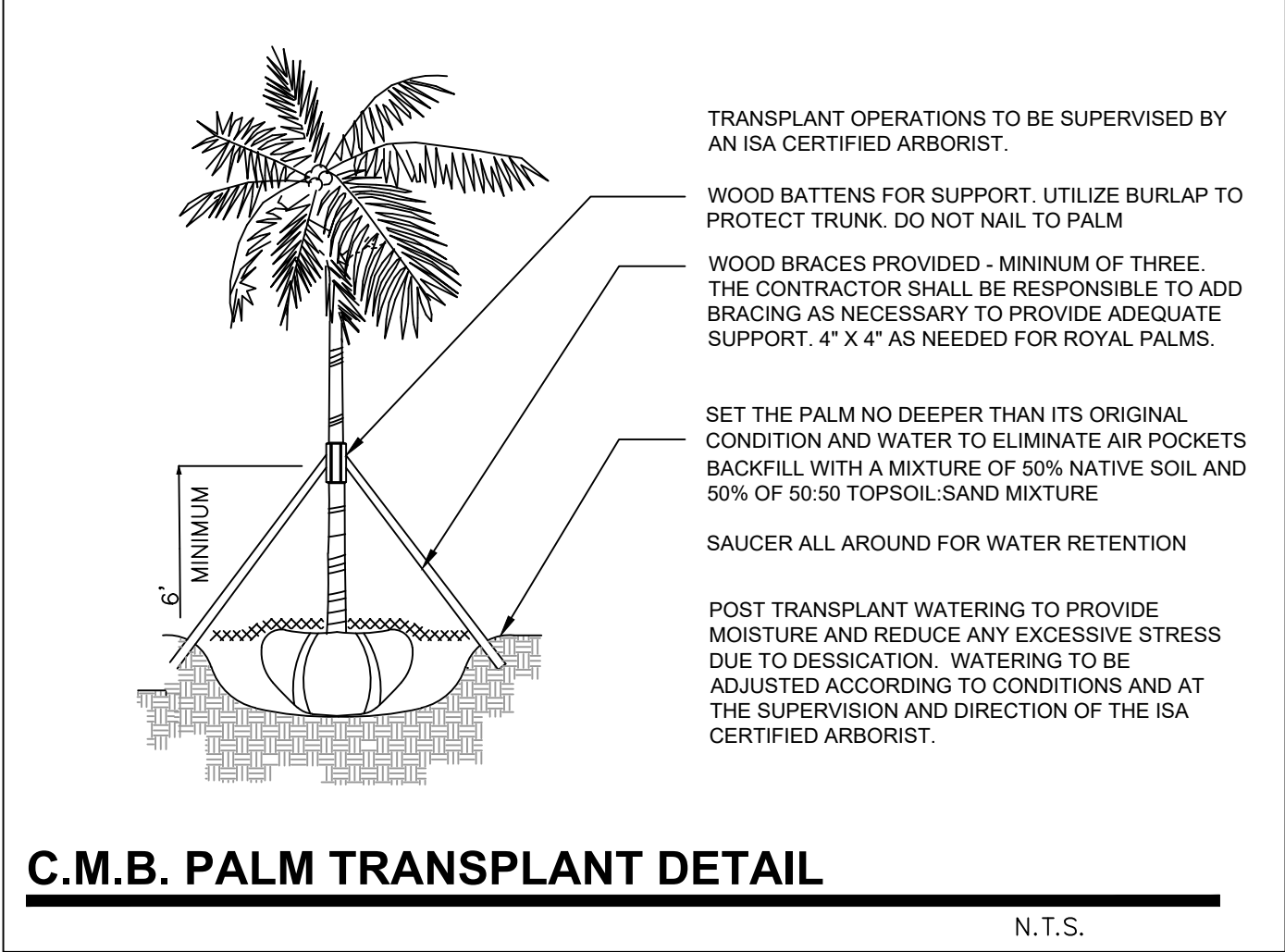
NATIVE TREES
30% OF REQUIRED TREES OR .30 X 3 = .9 NATIVE TREES REQUIRED / **27 NATIVE TREES PROVIDED**
(12 NATIVE SILVER BUTTWOOD TREES + 6 NATIVE PIGEON PLUMS + 3 NATIVE BLACK IRON WOOD TREES + 6 NATIVE CRABWOOD TREES)

SHRUBS
10 SHRUBS REQUIRED FOR EACH REQUIRED TREE or 10 X (3) = 30 REQUIRED / >100 SHRUBS PROVIDED
(PROPOSED CRABWOOD SHRUBS + CLUSIA SHRUBS PROVIDED)

NATIVE SHRUBS
30% OF TOTAL SHRUBS REQUIRED MUST BE NATIVE or .30 X 30 = 9 NATIVE SHRUBS REQUIRED /
(NATIVE CRABWOOD 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 MIAMI DADE CODE



LANDSCAPE DETAILS NOTES
1. CONTRACTOR SHALL REMOVE ALL STAKES, POLES, WELLINGTON TAPE AND / OR BRACING MATERIALS FROM ALL PALMS, TREES, AND SHRUBS, WITHIN (1) YEAR OF INSTALLATION. THIS NOTE IS APPLICABLE TO ALL PLANTING DETAILS ON THIS SHEET.

2. EXISTING SITE CONDITIONS HAVE BEEN FIELD VERIFIED BY LANDSCAPE ARCHITECT.

3. ALL LANDSCAPE AREAS TO BE 100% COVERED BY A FULLY AUTOMATIC IRRIGATION SYSTEM WITH RAIN SENSOR. CONTRACTOR TO PROVIDE SHOP DRAWING OF MODIFIED IRRIGATION SYSTEM TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL.

CHRISTOPHER CAWLEY CC
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