





FRONT VIEW



PAINTED STUCCO

ALUMINUM CLADDING

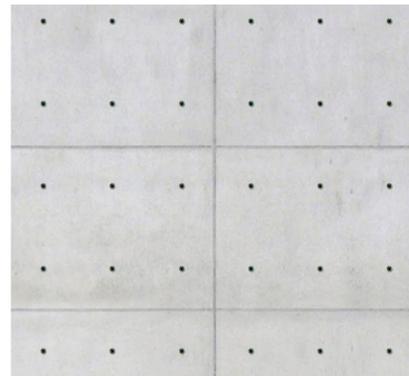
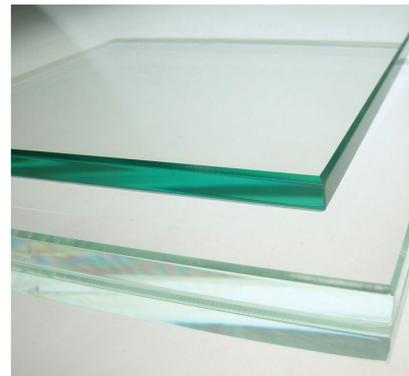
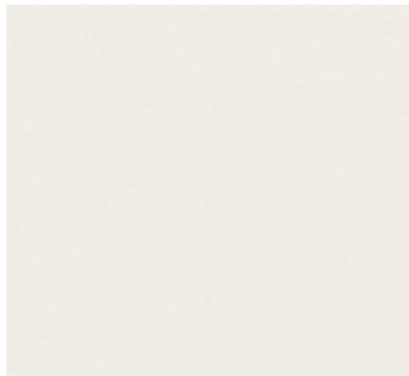
GLAZING

BOARD FORMED CONCRETE

TEAK WOOD

CONCRETE PAVER

BLACK RIVER ROCK



EXTERIOR PAINT

DOORS, WINDOWS, &  
LOUVERS

WINDOWS & GLASS  
RAILINGS

FEATURE WALLS

ENTRY SOFFIT & POOL  
CLADDING

PAVING

ENTRY GROUND COVER

**ALTERNATIVE ELEVATION NOTE:**

THIS ELEVATION IS IN RESPONSE TO AN INITIAL HPB PLAN REVIEW COMMENT, 4.3.a & b, BY PLANNING STAFF. IT REPRESENTS A REPLICA OF THE EXISTING STRUCTURE WITH THE PROPOSED HOME DIRECTLY ABOVE & BEHIND IT. WE HAVE DETERMINED THAT IT IS NOT FEASIBLE.

IN ORDER FOR THE EXISTING FACADE TO SLIP UNDER THE 2ND FLOOR SLAB, THE NEW BUILDING WILL NEED TO BE RAISED AN ADDITIONAL 4'-2", THEREBY INCREASING THE PERCEPTION OF ITS MASS. ALSO THE EXISTING FEATURES OF THE HISTORIC STRUCTURE ARE NOT COMPATIBLE WITH THE INTERNAL ORGANIZATION OF THE BUILDING.



seal

Raphael Levy  
registered architect  
AR0094779

comm no.

**1732**

date:

07/10/17

revised:

sheet no.

**A-4.1**



MIAMI BEACH HISTORIC PRESERVATION BOARD SUBMITTAL  
NEW RESIDENCE | 819 SECOND STREET | MIAMI BEACH, FLORIDA

CLIENT / PROPERTY INFORMATION

PROPERTY ADDRESS  
819 SECOND STREET  
MIAMI BEACH, FL

SCOPE OF WORK

- New landscape design to complement new residence

INDEX OF SHEETS

- L-0 Landscape Cover Page + Sheet Index
- L-1 Landscape Plan
- L-2 Existing Tree Survey + Disposition Plan

NEW RESIDENCE

819 2ND STREET  
MIAMI BEACH, FLORIDA 33139

CHRISTOPHER CAWLEY | CC  
LANDSCAPE ARCHITECTURE LLC | LA  
Florida Landscape Architecture Business, LC 260000460  
780 NE 69th Street | Suite 1106 | Miami, FL 33138  
T 305.979.1585 | www.christophercawley.com

CHOEFF LEVY FISCHMAN  
ARCHITECTURE + DESIGN  
6425 Biscayne Blvd, Suite 201  
Miami, Florida 33138  
www.choefflevy.com  
(305) 434-8338  
(305) 892-5292

CHRISTOPHER CAWLEY, RLA  
Florida License LA 6666786

comm no.  
**1732**  
date:  
10/27/17  
revised:

sheet no.  
**L-0**

seal

**LANDSCAPE PLAN LEGEND**

- A 3/8" GREY DECOMPOSED GRANITE AGGREGATE OVER FILTER FABRIC
- B DOG RUN AREA

**LANDSCAPE LEGEND**

**MIAMI BEACH LANDSCAPE ORDINANCE CHAPTER 26 (RM1 - RM3 Multi Family Home Residential)**

**ZONING:** R-PS2    **LOT SIZE:** 2,684 SF    **ACRES:** .06

**TREES**

28 TREES PER NET ACRE. 28 TREES x .06 ACRES = 1.68 TREES REQUIRED / 10 TREES PROVIDED.  
(8 NATIVE SPANISH STOPPER TREES + 2 BRIDALVEIL TREES)

**DIVERSITY REQUIREMENT**

1 - 5 REQUIRED TREES = 2 TREE SPECIES REQUIRED / 2 SPECIES PROVIDED

**NATIVE TREES**

30% OF REQUIRED TREES OR .30 X 2 = .6 NATIVE TREES REQUIRED / 8 NATIVE TREES PROVIDED  
(8 NATIVE SPANISH STOPPER TREES PROVIDED)

**LOW MAINTENANCE TREES**

50% OF REQUIRED TREES OR .50 X 1.68 = .84 LOW MAINTENANCE TREES REQUIRED / 8 LOW MAINTENANCE TREES PROVIDED  
(8 NATIVE SPANISH STOPPER TREES PROVIDED)

**STREET TREE REQUIREMENT**

AVERAGE STREET TREE SPACING 20' ON CENTER  
2ND STREET: 2 STREET TREES PROVIDED

**SHRUBS**

12 SHRUBS (OR VINES) REQUIRED FOR EACH REQUIRED LOT AND STREET TREE OR 12 X (4) = 48 REQUIRED / XXX SHRUBS PROVIDED (50 NATIVE CRABWOOD SHRUBS PROVIDED + 40 NATIVE DWARF BAHAMA COFFEE SHRUBS PROVIDED.)

**NATIVE SHRUBS**

50% OF TOTAL SHRUBS REQUIRED MUST BE NATIVE OR .50 X 53.8 = XXX / XXX NATIVE SHRUBS PROVIDED (50 NATIVE CRABWOOD SHRUBS PROVIDED + 40 NATIVE DWARF BAHAMA COFFEE SHRUBS PROVIDED.)

**LARGE SHRUBS / SMALL TREES**

10% OF TOTAL SHRUBS REQUIRED MUST BE LARGE SHRUBS OR SMALL TREES OR .10 X XXX = XXX / XXX LARGE SHRUBS PROVIDED (50 CRABWOOD SHRUBS PROVIDED)

**NATIVE LARGE SHRUBS / SMALL TREES**

50% OF TOTAL LARGE SHRUBS REQUIRED MUST BE NATIVE OR .50 X XX = XXX / XXX NATIVE SHRUBS PROVIDED  
XXX NATIVE CRABWOOD SHRUBS PROVIDED

**LAWN AREA**

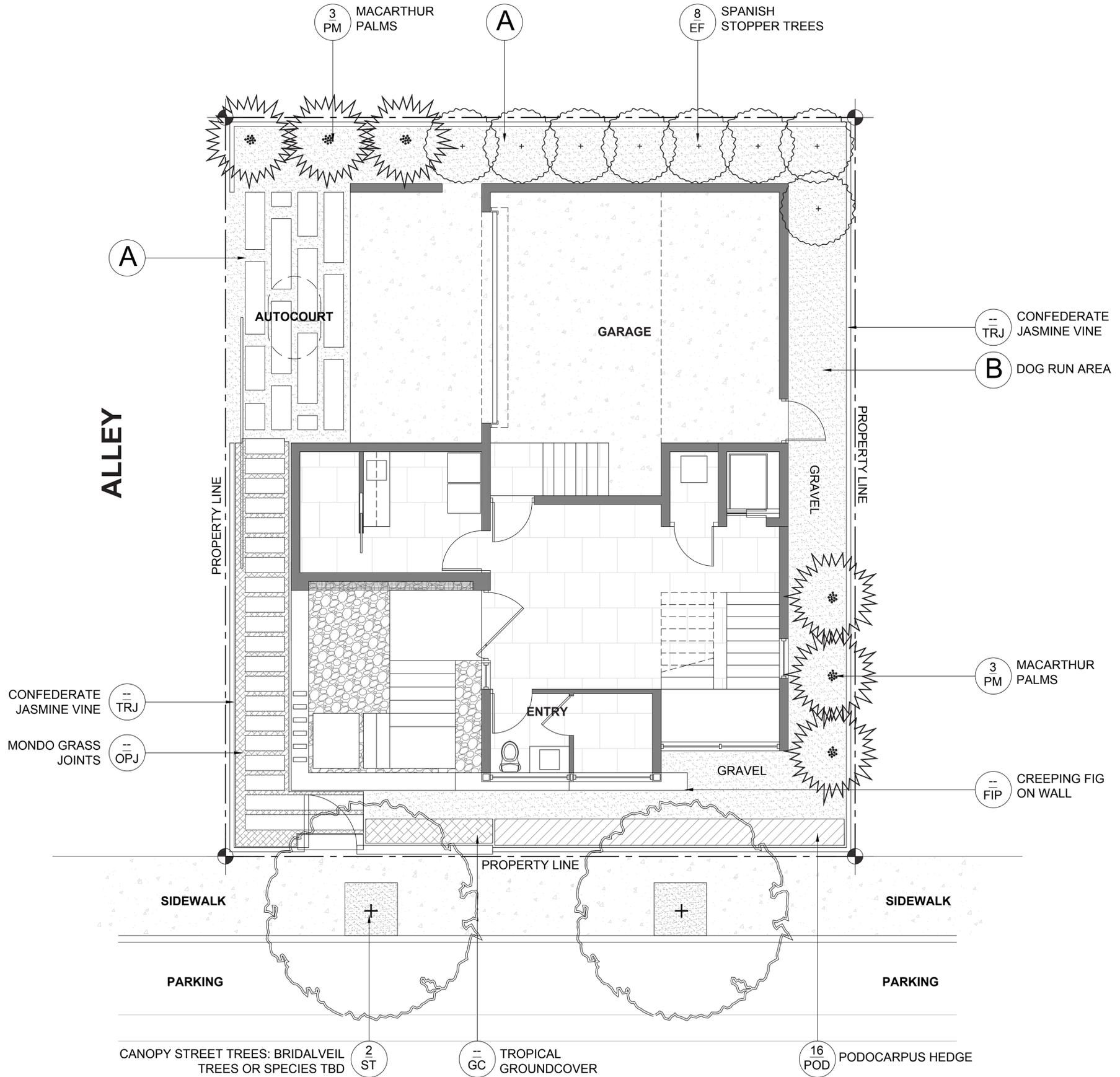
30% MAXIMUM OF LANDSCAPE AREA: NEW LAWN AREAS ARE LESS THAN 30% OF LANDSCAPE AREA

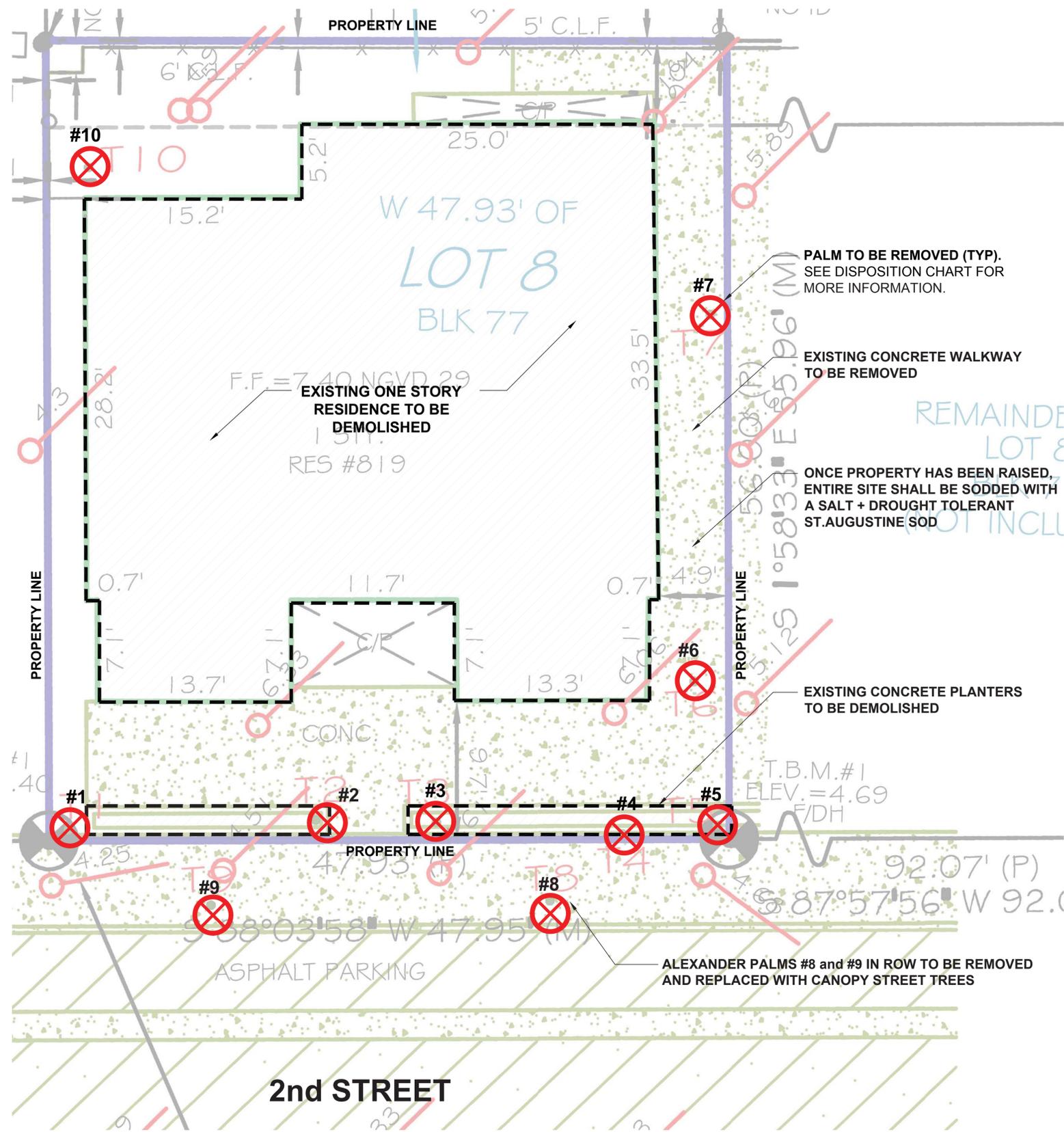
**IRRIGATION SYSTEM**

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

**PLANT LIST - 819 SECOND STREET**

| KEY                          | QTY.    | NATIVE | COMMON NAME          | BOTANICAL NAME            | HEIGHT, SPECIFICATION, & NOTES   |
|------------------------------|---------|--------|----------------------|---------------------------|--|
| <b>TREES</b>                 |         |        |                      |                           |  |
| CG                           | 2       | NO     | BRIDAL VEIL TREE     | Caesalpinia granadillo    | 200 gallon, 18-20' height, 10' spread, 4" dbh, equal to Treeworld      |
| EF                           | 8       | YES    | SPANISH STOPPER TREE | Eugenia foetida           | 25 gallon, 10' height, 4" spread, 2" dbh, equal to Treeworld Wholesale |
| <b>PALM</b>                  |         |        |                      |                           |  |
| PM                           | 6       | NO     | MACARTHUR PALM       | Ptychosperma macarthurii  | 15 gallon, 18" height, full  |
| <b>SHRUBS + GROUNDCOVERS</b> |         |        |                      |                           |  |
| FIP                          | as req. | NO     | FICUS PUMILA         | Ficus benjamina           | 1 gallon, full, 18" on center  |
| OPJ                          | as req. | NO     | MONDO GRASS          | Ophiopogon japonicus      | 1 gallon, full, 18" on center  |
| POD                          | as req. | NO     | PODOCARPUS           | Podocarpus macrophyllus   | 7 gallon, full, space 24" on center                                    |
| TRJ                          | as req. | NO     | CONFEDERATE JASMINE  | Trachelospermum asiaticum | 7 gallon, 4' height trellis  |





**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.

**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. THE INFORMATION AS PRESENTED HEREIN HAS BEEN FIELD VERIFIED BY THE LANDSCAPE ARCHITECT ON 08.28.2017
3. 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.
4. 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.

**C.M.B. EXISTING TREE INVENTORY + DISPOSITION CHART - 819 2ND STREET**

| NUMBER | COMMON NAME     | BOTANICAL NAME      | SPECIMEN D.B.H. (IN) | HEIGHT (FT) | SPREAD (FT) | CONDITION | DISPOSITION | CANOPY AREA | CANOPY LOSS / MIT. REQ. (SF) | COMMENTS | PERMIT REQUIREMENTS P+Z, GPM / PW, N.A. |                          |
|--------|-----------------|---------------------|----------------------|-------------|-------------|-----------|-------------|-------------|------------------------------|----------|---|--------------------------|
| #1     | FIGUS TREE      | Ficus benjamina     | YES                  | +/- 14'     | +/- 20'     | +/- 14'   | GOOD        | REMOVE      | 154 SF                       | 154 SF   | IN CONFLICT WITH SITE DESIGN            | PERMIT REQUIRED          |
| #2     | ALEXANDER PALM  | Phycosterna elegans | NO                   | +/- 3'      | +/- 20'     | +/- 7'    | FAIR        | REMOVE      | 39 SF                        | 0 SF     | CAT 2 INVASIVE NO MITIGATION REQ        | N/A - NO PERMIT REQUIRED |
| #3     | ALEXANDER PALM  | Phycosterna elegans | NO                   | +/- 3'      | +/- 20'     | +/- 7'    | FAIR        | REMOVE      | 39 SF                        | 0 SF     | CAT 2 INVASIVE NO MITIGATION REQ        | N/A - NO PERMIT REQUIRED |
| #4     | COCONUT PALM    | Cocos nucifera      | NO                   | +/- 6'      | +/- 15'     | +/- 10'   | GOOD        | REMOVE      | 79 SF                        | 79 SF    | IN CONFLICT WITH SITE DESIGN            | N/A - NO PERMIT REQUIRED |
| #5     | ALEXANDER PALM  | Phycosterna elegans | NO                   | +/- 3'      | +/- 20'     | +/- 7'    | FAIR        | REMOVE      | 39 SF                        | 0 SF     | CAT 2 INVASIVE NO MITIGATION REQ        | N/A - NO PERMIT REQUIRED |
| #6     | ROYAL POINCIANA | Delonix regia       | YES                  | +/- 12'     | +/- 35'     | +/- 35'   | GOOD        | REMOVE      | 961 SF                       | 961 SF   | IN CONFLICT WITH SITE DESIGN            | PERMIT REQUIRED          |
| #7     | ROYAL POINCIANA | Delonix regia       | YES                  | +/- 12'     | +/- 35'     | +/- 35'   | GOOD        | REMOVE      | 961 SF                       | 961 SF   | IN CONFLICT WITH SITE DESIGN            | PERMIT REQUIRED          |
| #8     | ALEXANDER PALM  | Phycosterna elegans | NO                   | +/- 5'      | +/- 25'     | +/- 7'    | GOOD        | REMOVE      | 39 SF                        | 39 SF    | TO BE REPLACED WITH CANOPY STREET TREES | PERMIT REQUIRED          |
| #9     | ALEXANDER PALM  | Phycosterna elegans | NO                   | +/- 5'      | +/- 25'     | +/- 7'    | GOOD        | REMOVE      | 39 SF                        | 39 SF    | TO BE REPLACED WITH CANOPY STREET TREES | PERMIT REQUIRED          |
| #10    | FOXTAIL PALM    | Wodyetia bifurcata  | NO                   | +/- 8'      | +/- 20'     | +/- 12'   | GOOD        | REMOVE      | 79 SF                        | 79 SF    | IN CONFLICT WITH SITE DESIGN            | PERMIT REQUIRED          |

TOTAL MITIGATION REQUIRED: 3,915 SF AS PER CITY OF MIAMI BEACH URBAN FORESTRY  
TOTAL MITIGATION PROVIDED: 1,700 SF COMMENTS DATED 10.17.17

\* PLEASE NOTE: ADDITIONAL CANOPY SHORTFALL TO BE MADE UP WITH PAYMENT INTO CMB TREE TRUST FUND

EXISTING TREE SURVEY + DISPOSITION PLAN WITH A DEMO PLAN OVERLAY

