

2900 SW 28TH TERRACE, SUITE 301  
COCONUT GROVE, FLORIDA 33133  
PH: 305-373-4990 | FX: 305-373-4991  
FIRM LICENSE # AA26001123  
WWW.MAXSTRANGARCHITECTURE.COM

**PROJECT CLIENT(S) / OWNER(S)**  
**NEPTUNE CAPITAL**

CHRISTOPHER CAVLEY, RLA  
Florida License LA 6666786

1ST	05.07.18	DRB Submittal
2ND	05.24.18	DRB / PB Submittal
No.	Date	Description

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PROJECT ID: 5840 NBR      DRAWN BY:

DATE: 5/24/2018 SCALE: 1/8" = 1'-0"

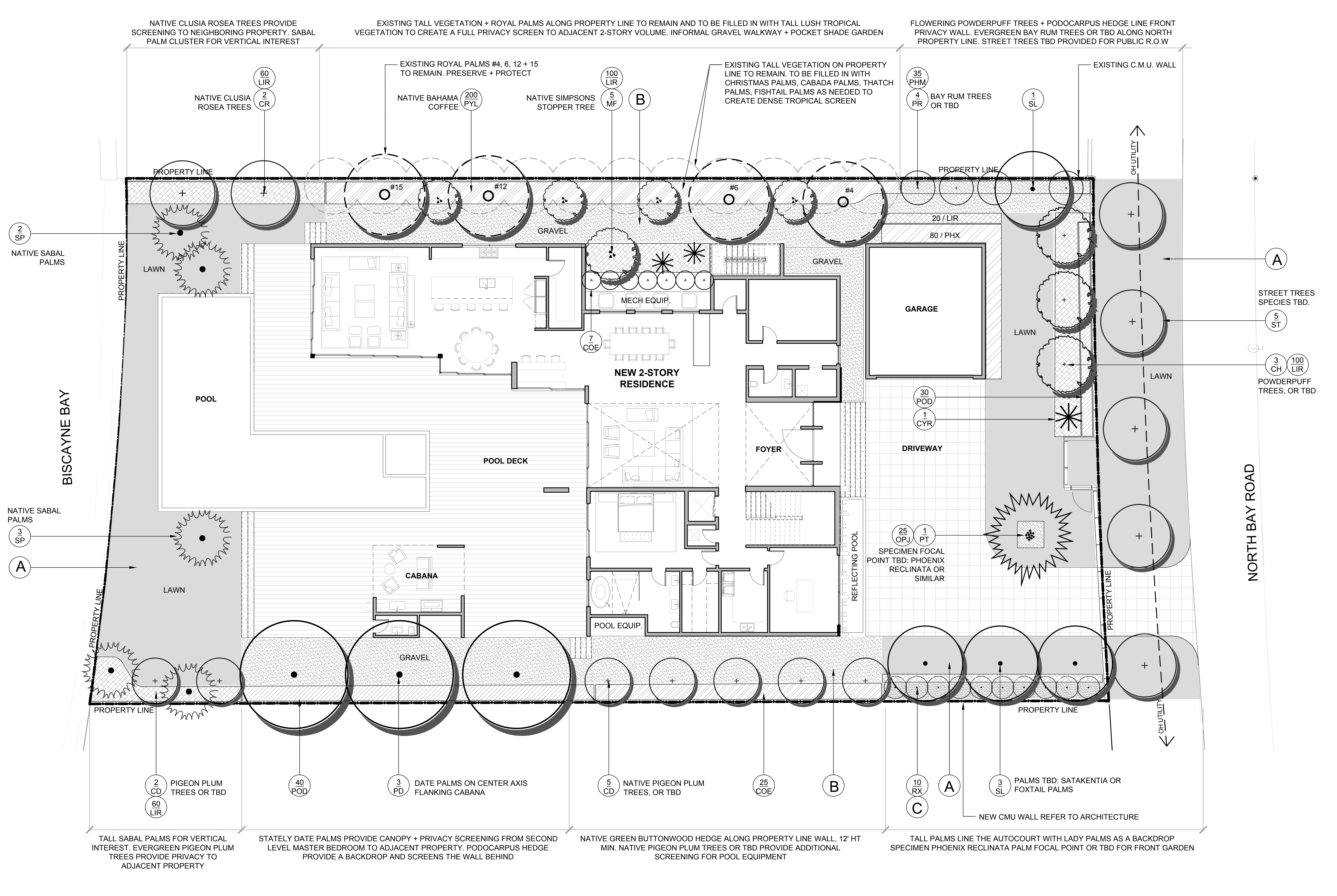
Sheet No:

**L-0**



- L-0** Landscape Cover Page + Sheet Index
- L-1** Landscape Plan
- L-2** Landscape Notes + Details
- L-3a** Plant Material Images Trees + Palms
- L-3b** Plant Material Images Shrubs + Accents + Groundcovers
- L-4** Existing Tree Survey + Disposition Plan



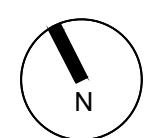


LANDSCAPE PLAN LEGEND

- (A) 'EMPIRE TURF' ZOYSIA GRASS - OVER 2" TOPSOIL BED, SEE PLANTING SPECS
- (B) 3/8" GREY DECOMPOSED GRANITE AGGREGATE OVER FILTER FABRIC
- (C) AMERIGROW 'PREMIUM PINEBARK BROWN' SHREDDED MULCH

LANDSCAPE PLAN  
NORTH HOUSE

1/8" = 1'-0"  
0' 8' 16' 24'



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NORTH HOUSE (NEPTUNE 3)

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FLORIDA LICENSE LA 6666786  
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CHRISTOPHER CAWLEY | CC  
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T 305.979.1585 | www.christophercawley.com

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Sheet Title:

Landscape Plan

NORTH HOUSE

Sheet No:

L-1

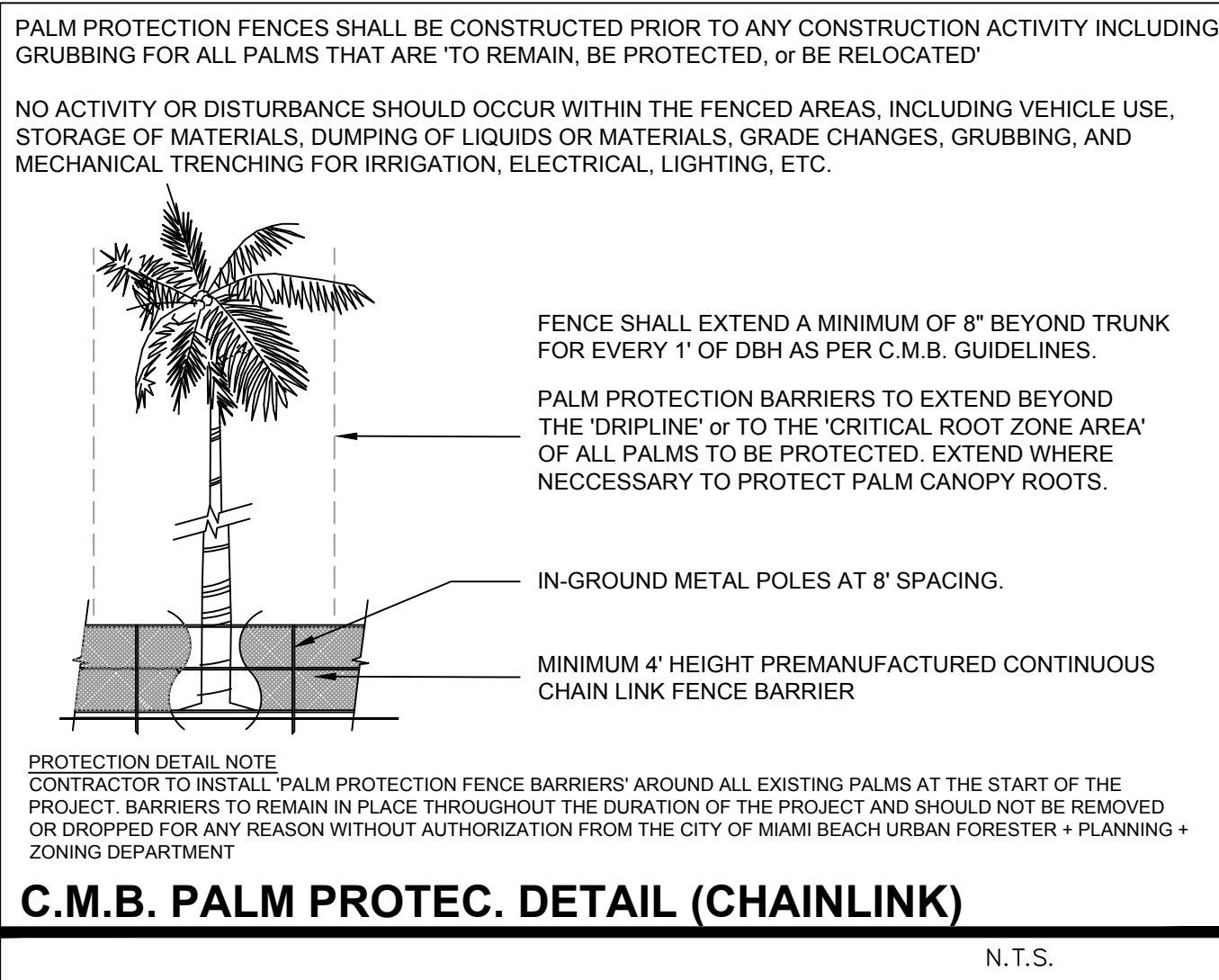
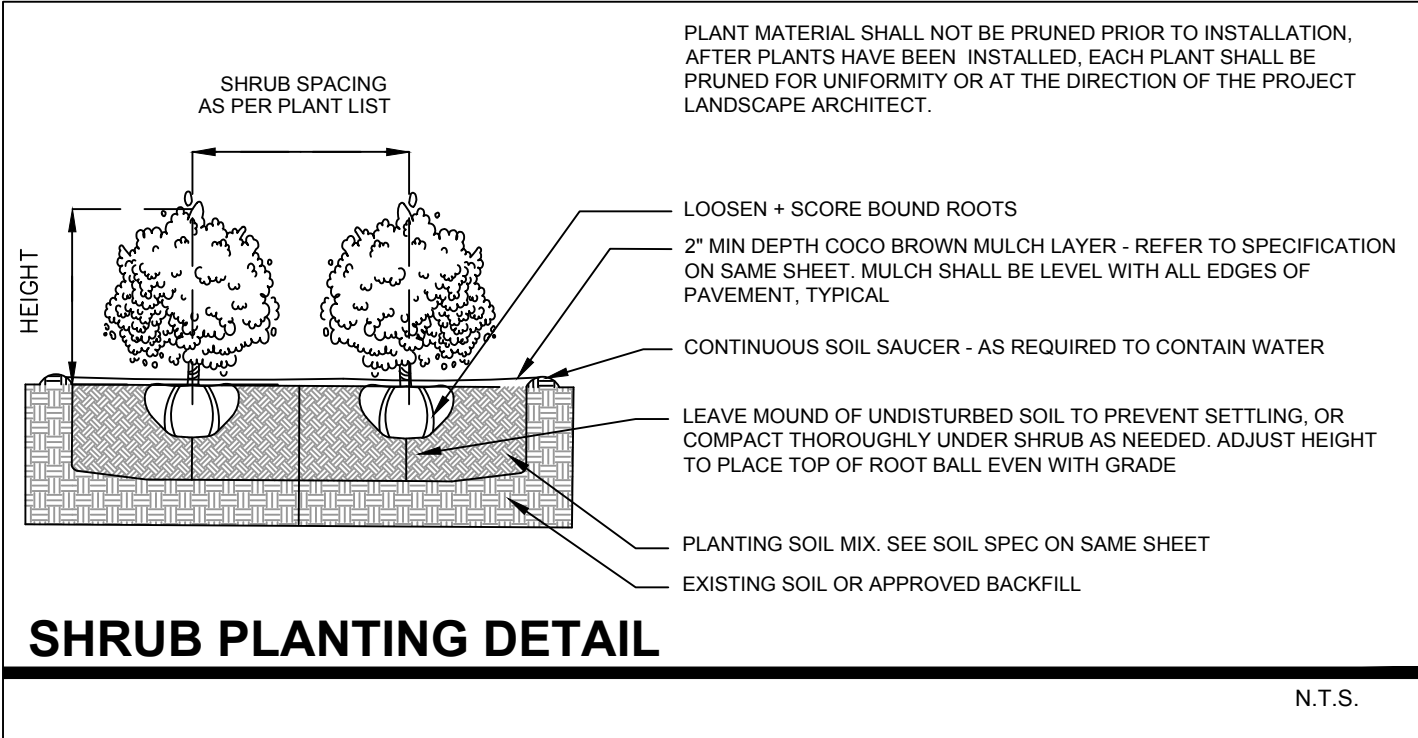
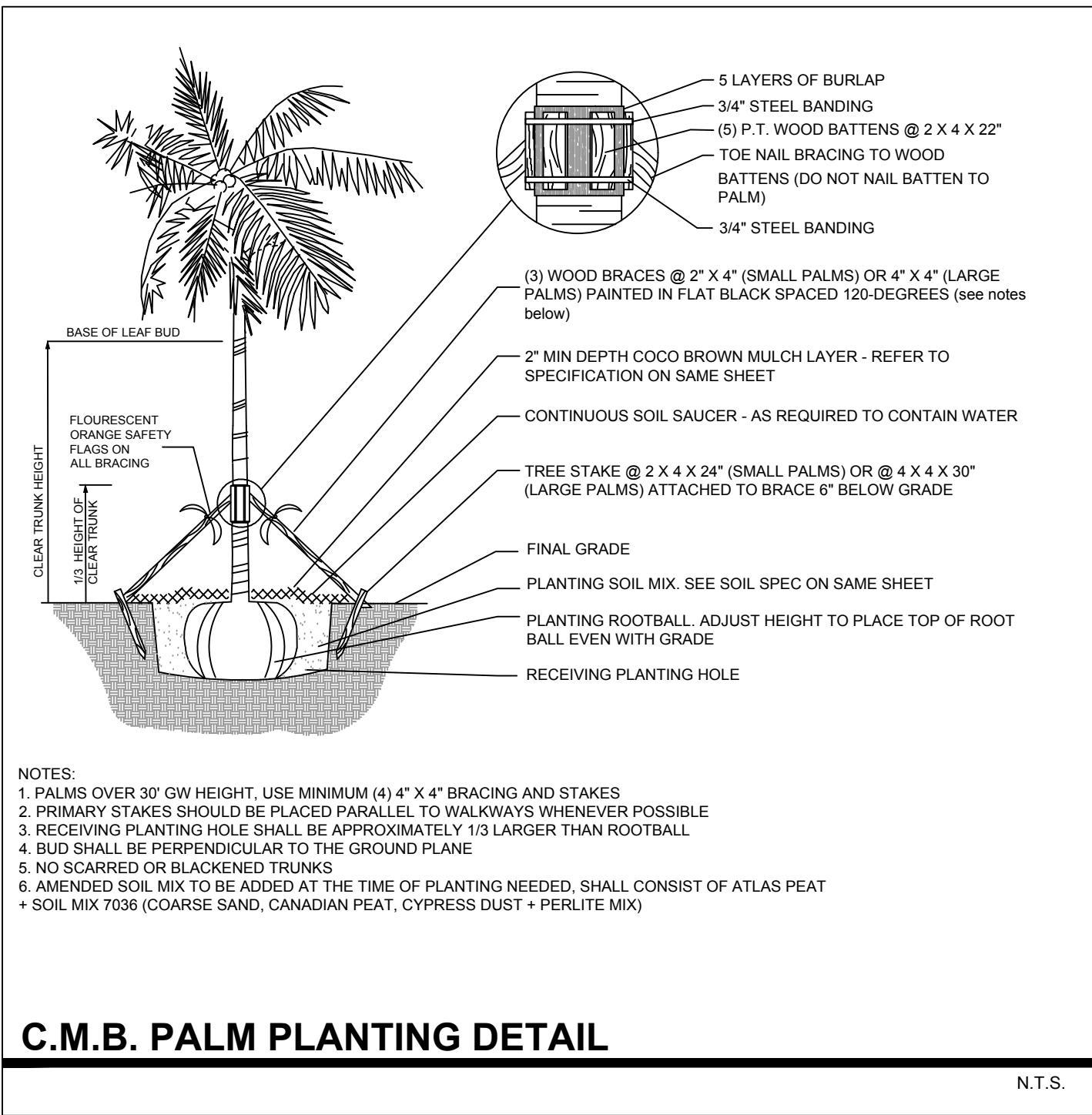
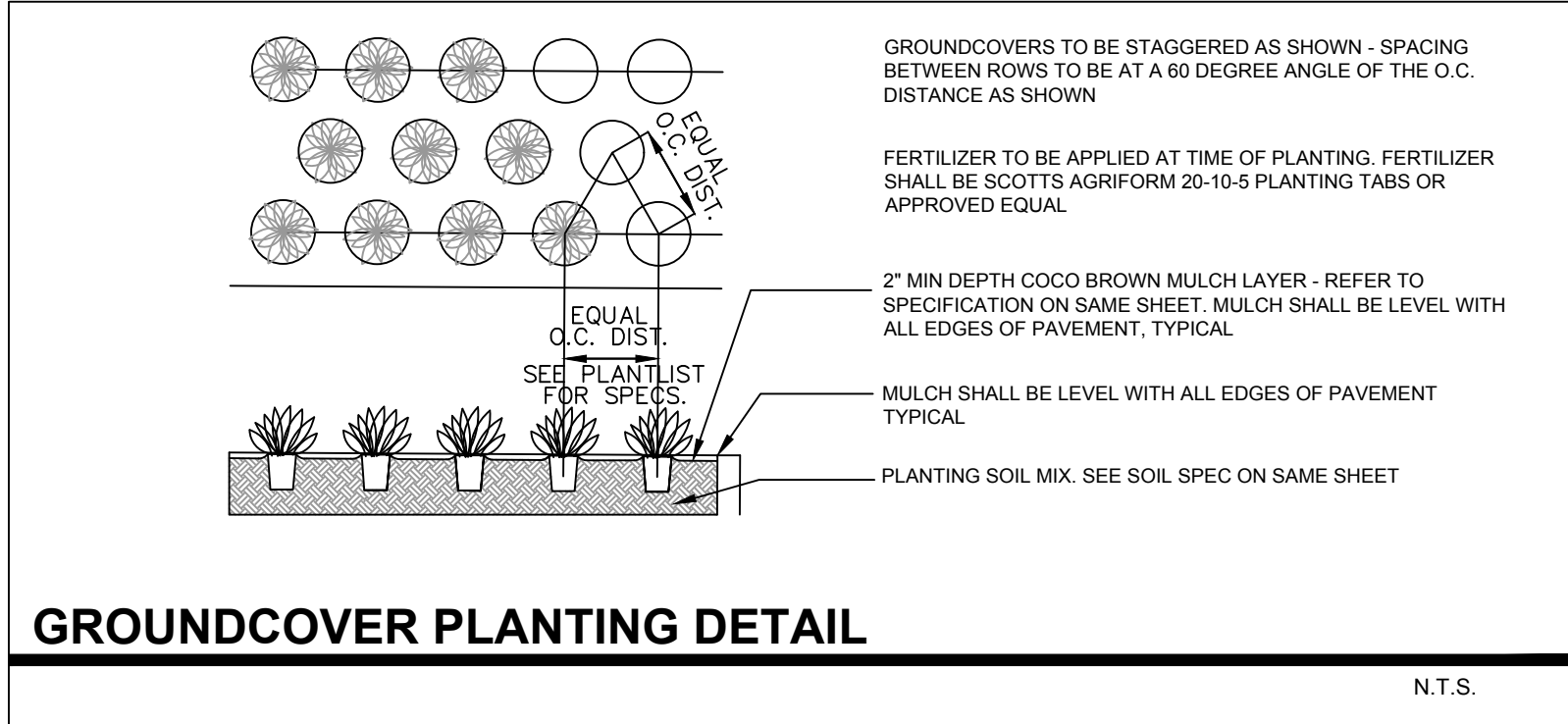
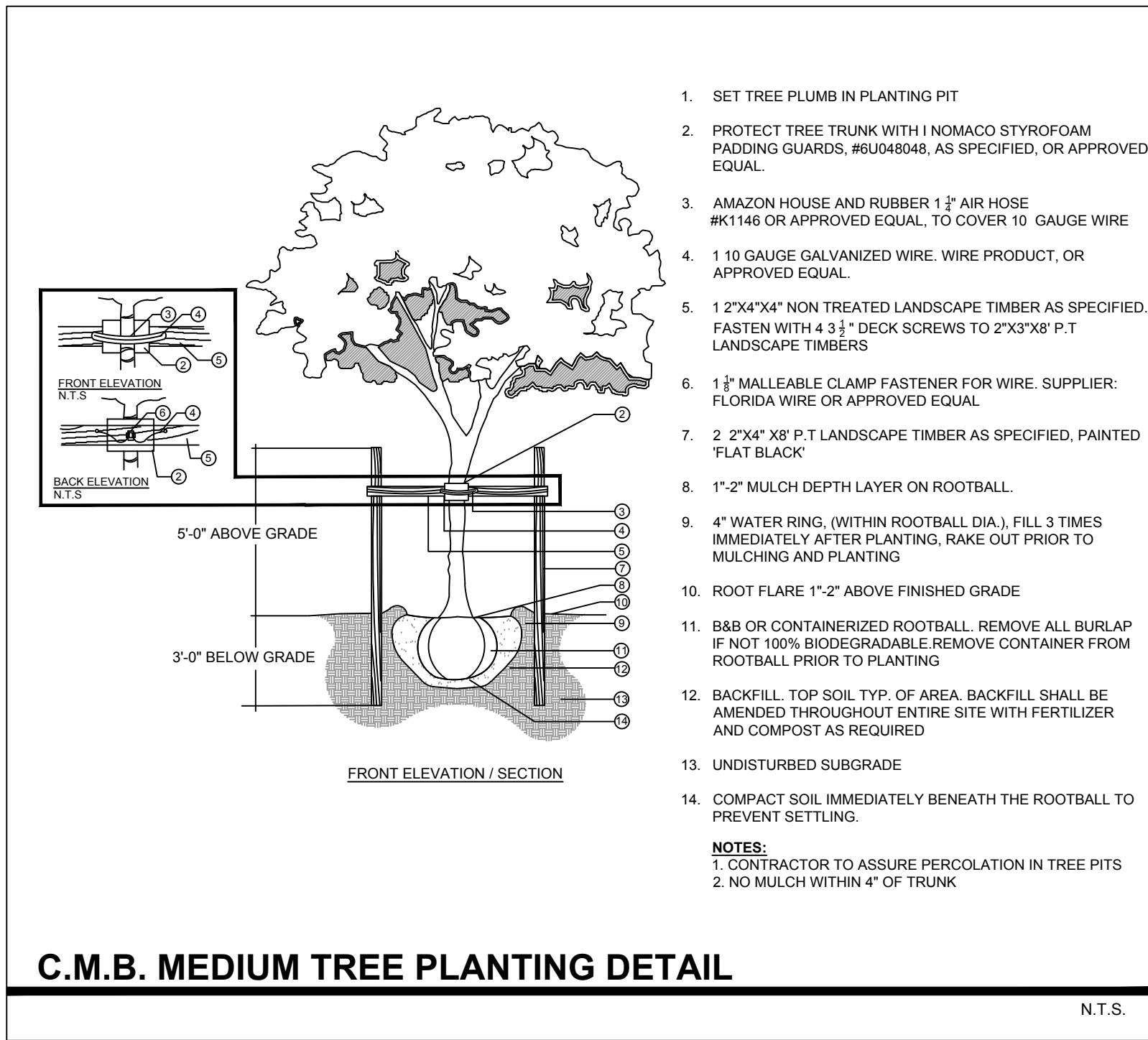


LANDSCAPE NOTES

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.
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. ALL PLANTING BEDS SHALL BE MULCHED TO A DEPTH OF 2" WITH A SMALL GRAY GRANITE AGGREGATE FREE FROM WEEDS AND PESTS. NO 'CYPRESS MULCH' OR 'RED DYED MULCH' TO BE ACCEPTED. KEEP MULCH 3" AWAY FROM TREE OR PALM TRUNKS AS PER INDUSTRY RECOMMENDATIONS.
7. SOD SHALL BE 'EMPIRE TURF' ZOYSIA GRASS 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.
8. ALL TREES, PALMS, SHRUBS AND GROUNDCOVERS, AND SOD / LAWN SHALL CARRY A ONE-YEAR WARRANTY FROM THE DATE OF FINAL ACCEPTANCE.
9. 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.

LANDSCAPE PLAN 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.
4. SHEETS L-1 thru L-4 TO BE UTILIZED FOR LANDSCAPE AND IRRIGATION PURPOSES ONLY. ALL SITE IMPROVEMENTS INCLUDING GRADING AND DRAINAGE TO BE BY OTHERS. REFER TO ARCHITECTURE AND ENGINEERING PLANS FOR ALL ADDITIONAL INFORMATION.



LANDSCAPE LEGEND			
MIAMI BEACH LANDSCAPE ORDINANCE CHAPTER 26 (RS1 - RS3 Single Family Home Residential )			
ZONING: RS-3	LOT SIZE: 17,874 SF	ACRES: 0.41	
<b>TREES</b> FRONT YARD - 2 TREES REQUIRED / 3 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.			
17,874 SF - 6000 SF = 11,874 SF = 11 ADDITIONAL TREES + 5 REQUIRED TREES = <b>17 TOTAL TREES REQUIRED / 16 TREES PROVIDED.</b> (7 NATIVE PIGEON PLUM TREES + 2 NATIVE PITCH APPLE + 5 NATIVE SIMPSON STOPPER TREE AND 3 POWDER PUFF TREE TREES PROVIDED)			
<b>DIVERSITY REQUIREMENT</b> 16-20 REQUIRED TREES = 5 TREE SPECIES / 5 SPECIES PROVIDED			
<b>NATIVE TREES</b> 30% OF REQUIRED TREES OR .30 X 16 = <b>4.8 NATIVE TREES REQUIRED / 14 NATIVE TREES PROVIDED</b> (7 NATIVE PIGEON PLUM TREES + 2 NATIVE PITCH APPLE + 5 NATIVE SIMPSON STOPPER TREES PROVIDED).			
<b>LOW MAINTENANCE TREES</b> 50% OF REQUIRED TREES OR .50 X 16 = <b>8 LM TREES REQUIRED / 14 LM TREES PROVIDED</b> (7 NATIVE PIGEON PLUM TREES + 2 NATIVE PITCH APPLE + 5 NATIVE SIMPSON STOPPER TREES PROVIDED).			
<b>STREET TREE REQUIREMENT</b> AVERAGE STREET TREE SPACING 20' ON CENTER NORTH BAY ROAD: 97 LF / 20 = <b>5 STREET TREES REQUIRED / 5 STREET TREES PROVIDED.</b>			
<b>SHRUBS</b> 12 SHRUBS (OR VINES) REQUIRED FOR EACH REQUIRED LOT AND STREET TREE or 12 X (21) = <b>252 REQUIRED / 302 SHRUBS PROVIDED</b> (32 GREEN BUTTONWOOD + 70 PODOCARPUS AND 200 BAHAMA WILD COFFEE SHRUBS) SHRUBS PROVIDED.			
<b>NATIVE SHRUBS</b> 50% OF TOTAL SHRUBS REQUIRED MUST BE NATIVE or .50 X 252 = <b>126 NATIVE SHRUBS REQUIRED/ 232 NATIVE SHRUBS PROVIDED</b> (32 GREEN BUTTONWOOD AND 200 BAHAMA WILD COFFEE SHRUBS PROVIDED).			
<b>LARGE SHRUBS / SMALL TREES</b> 10% OF TOTAL SHRUBS REQUIRED MUST BE LARGE SHRUBS OR SMALL TREES or .10 X 252 = <b>25.2 LARGE SHRUBS REQUIRED = 32 LARGE SHRUBS PROVIDED</b> (32 GREEN BUTTONWOOD SHRUBS PROVIDED).			
<b>NATIVE LARGE SHRUBS / SMALL TREES</b> 50% OF TOTAL LARGE SHRUBS REQUIRED MUST BE NATIVE or .50 X 25 = <b>13 REQUIRED / 32 NATIVE LARGE SHRUBS PROVIDED</b> (32 GREEN BUTTONWOOD SHRUBS PROVIDED).			
<b>LAWN AREA</b> 50% MAXIMUM OF LANDSCAPE AREA: NEW LAWN AREAS ARE LESS THAN 50% OF LANDSCAPE AREA.			
<b>IRRIGATION SYSTEM</b> 100% COVERAGE PROVIDED PURSUANT TO CMB REQUIREMENTS SET IN CHAPTER 126.			

PLANT LIST - 5840 NBR NORTH PARCEL					
KEY	QTY.	NATIVE	COMMON NAME	BOTANICAL NAME	HEIGHT, SPECIFICATION, & NOTES
<b>TREES</b>					
CD	7	YES	PIGEON PLUM TREE	Coccoloba diversifolia	100 gallon, 12' height min, 6' spread min, 2.5" dbh min, 4' CT min
CH	3	NO	POWDER PUFF TREE	Calliandra surinamensis	100 gallon, 12' height min, 6' spread min, 2.5" dbh min, 4' CT min
CR	2	YES	PITCH APPLE TREE	Clusia rosea	100 gallon, 12' height min, 6' spread min, 2.5" dbh min, 4' CT min
MF	5	YES	SIMPSON STOPPER TREE	Myrcianthes fragrens	100 gallon, 12' height min, 6' spread min, 2.5" dbh min, 4' CT min
PR	4	NO	BAY RUM TREE	Pimenta racemosa	100 gallon, 12' height min, 6' spread min, 2.5" dbh min, 4' CT min
ST	5	YES	STREET TREES TBD	Same	100 gallon, 12' height min, 6' spread min, 2.5" dbh min, 4' CT min
<b>PALMS &amp; BAMBOO</b>					
PD	3	NO	'MEDJOOL' DATE PALM	Phoenix dactylifera 'Medjool'	8' CT min, full heads, slick trunk
PT	1	NO	SENEGAL DATE PALM	Phoenix reclinata	field grown, 16' ht min, multitrunk specimen to be selected and approved
RX	10	NO	LADY' PALM	Rhapis excelsa	10 gallon, 4' height min.
SP	5	YES	CABBAGE PALM	Sabal palmetto	8' CT min, full heads, slick trunk
SL	4	NO	SATAKENTIA PALM	Satakentia ilikiuensis	8' grey wood min, full heads
<b>SHRUBS</b>					
COE	32	YES	GREEN BUTTONWOOD	Conocarpus erectus	15 gallon, 6' ht, full, space 30" on center
POD	70	NO	PODOCARPUS	Podocarpus macrophyllus	7 gallon, 4' ht min, full, space 24" on center
PYL	200	YES	BAHAMA WILD COFFEE SHRUB	Psychotria ligustrifolia	3 gallon, full, space 18" on center.
<b>TROPICALS, GROUNDCOVERS, + ACCENTS</b>					
CYR	as req.	NO	KING SAGO	Cycas revoluta	36" height X 36" spread min
DIS	as req.	NO	DIOON	Dioon spp.	3 gallon, 36-" height x 36" spread, full, 42" on center, full
LIR	as req.	NO	LIRIOPE	Liriope muscari 'Super Blue'	3 gallon, full, 18" on center
OPJ	as req.	NO	MONDO GRASS	Ophiopogon japonicus	1 gallon, full, 6" on center
PHM	as req.	NO	ARTILLERY FERN	Philea microphylla	1 gallon, 8" height x 8" spread, full, 12" on center, full
PHX	as req.	NO	PHILODENDRON XANADU	Philodendron 'Xanadu'	3 gallon, 15" height x 15" spread, full, 18" on center, full
PRC	as req.	NO	PHILODENDRON 'ROJO CONGO'	Philodendron 'Rojo congo'	3 gallon, full 24" on center
TRF	as req.	YES	DWARF FAKAHATCHEE GRASS	Tripsacum floridana	3 gallon, full, 18" on center
<b>SOD, AGGREGATE &amp; MULCH</b>					
DGA	3/8" DECOMPOSED GRAY GRANITE AGGREGATE or STONE TO BE SELECTED, 2" MIN. DEPTH , INSTALLED OVER FILTER FABRIC AND WEED BARRIER MATERIAL.				
MLC	DARK BROWN NATURAL SHREDDED COCO BROWN MULCH (NO CYPRESS, RED DYED MULCH OR NUGGETS), TO BE DETERMINED				
SOD	'EMPIRE TURF' ZOYSIA GRASS - OVER 2" TOPSOIL BED, SEE PLANTING SPECS				

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CHRISTOPHER CAWLEY LANDSCAPE ARCHITECTURE LLC  
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CHRISTOPHER CAWLEY | CC  
LANDSCAPE ARCHITECTURE LLC | LA  
Florida Landscape Architecture Business LC 26000460  
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T 305.979.1585 | www.christophercawley.com

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Sheet Title:  
  
Landscape Notes +  
Details

NORTH HOUSE

Sheet No:  
  
L-2



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Sheet Title:

Plant Material Images  
Tress +Palms

NORTH HOUSE

Sheet No:

L-3a



PR / BAY RUM TREE



CR / CLUSIA ROSEA TREE



CH / POWDER PUFF TREE



CD/ PIGEON PLUM TREE



PD / 'MEDJOOL' DATE PALM



SP / CABBAGE PALM



SL / SATAKENTIA PALM



PT / SENEGAL DATE PALM

PLANT MATERIAL IMAGES TREES + PALMS  
NORTH HOUSE



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Sheet Title:

Plant Material Images  
Shrubs + Accents +  
Groundcovers  
NORTH HOUSE

Sheet No:

L-3b



DIS / MEXICAN DIOON



LIR / LIRIOPE



CYR / KING CYCAD



POD / PODOCARPUS



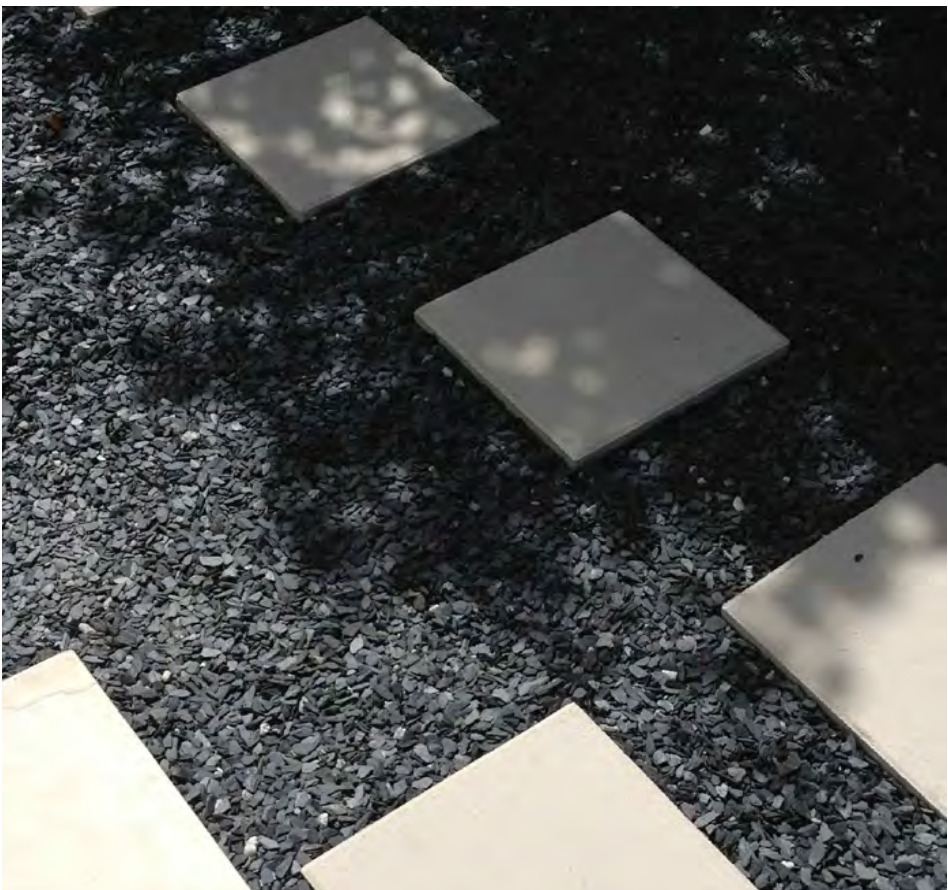
PRC / PHILODENDRON ROJO CONGO



RX / LADY PALM



OPJ / MONDO GRASS



AGR / DECOMPOSED GREY GRAVEL AGGREGATE



PHX / XANADU



COE / GREEN BUTTONWOOD

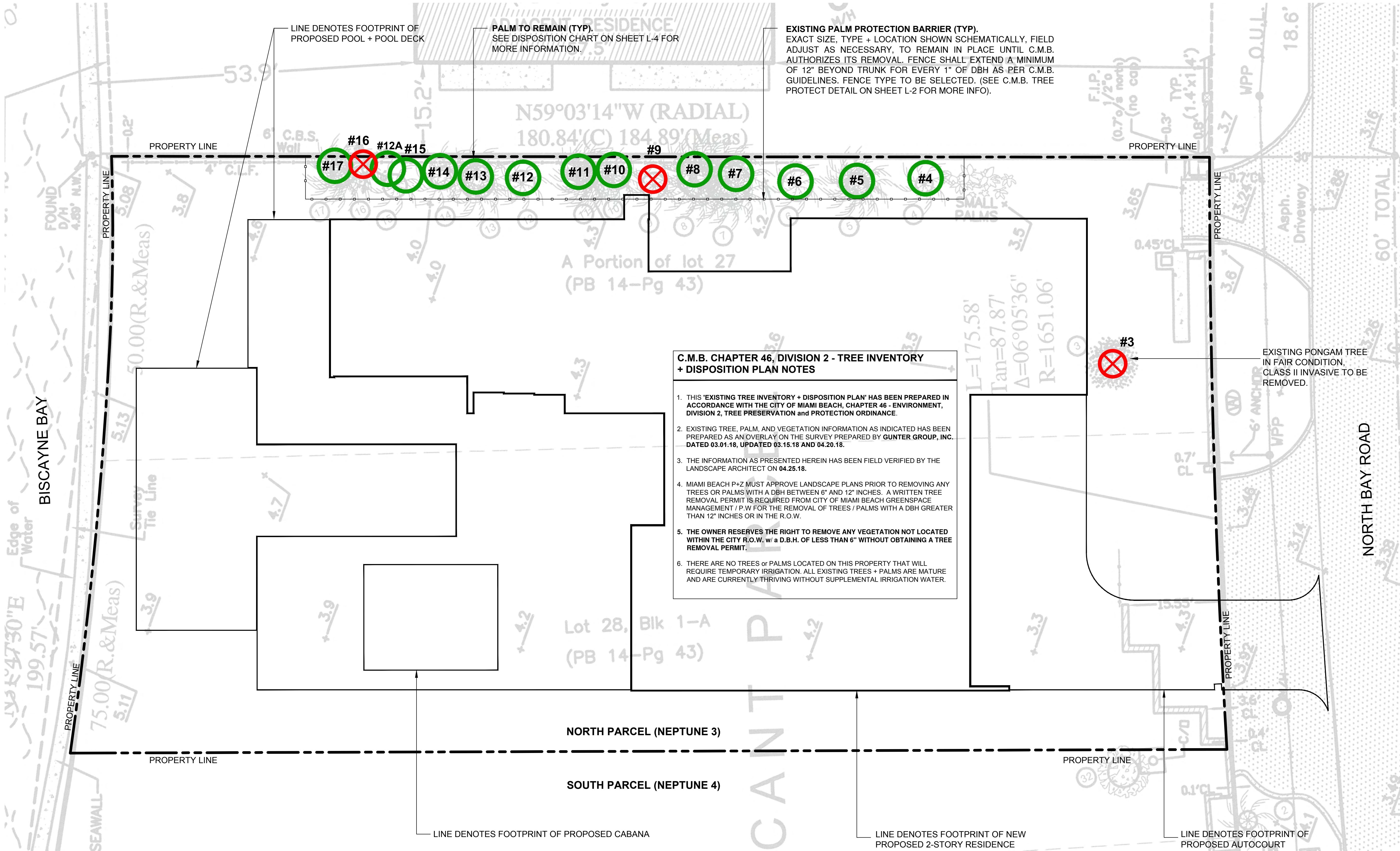


CH / POWDERPUFF TREE FLOWER DETAIL



PHM / ARTILLERY FERN





C.M.B. EXISTING TREE INVENTORY + DISPOSITION CHART - NORTH HOUSE (NEPTUNE 3) 5840 NORTH BAY DRIVE

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.
#3	PONGAM TREE	Pongamia pinnata	NO	+/- 40"	+/- 35'	+/- 46'	FAIR	REMOVE	1,661 SF	1,661 SF	CLASS II INVASIVE, MITIGATION PROVIDED	GREEN SPACE MANGMT / PW
#4	ROYAL PALM	Roystonea elata	YES	+/- 34"	+/- 45'	+/- 22'	FAIR	REMAIN	380 SF	0 SF	PRESERVE + PROTECT DURING CONSTRUCTION	N/A
#5	CHRISTMAS PALM (8)	Adonidia merrillii	NO	+/- 5'-2"	+/- 15'	+/- 10'	GOOD	REMAIN	78 SF	0 SF	PRESERVE + PROTECT DURING CONSTRUCTION	N/A
#6	ROYAL PALM	Roystonea elata	YES	+/- 61"	+/- 35'	+/- 14'	FAIR	REMAIN	154 SF	0 SF	PRESERVE + PROTECT DURING CONSTRUCTION	N/A
#7	CHRISTMAS PALM (7)	Adonidia merrillii	NO	+/- 6'-2"	+/- 20'	+/- 14'	GOOD	REMAIN	154 SF	0 SF	PRESERVE + PROTECT DURING CONSTRUCTION	N/A
#8	CHRISTMAS PALM (7)	Adonidia merrillii	NO	+/- 6'-3"	+/- 20'	+/- 14'	GOOD	REMAIN	154 SF	0 SF	PRESERVE + PROTECT DURING CONSTRUCTION	N/A
#9	ROYAL PALM	Roystonea elata	DEAD	+/- 51"	+/- 25'	+/- 0'	DEAD	REMOVE	0 SF	0 SF	DEAD, NO MITIGATION REQUIRED	N/A
#10	CHRISTMAS PALM (2)	Adonidia merrillii	NO	+/- 5'	+/- 25'	+/- 14'	GOOD	REMAIN	154 SF	0 SF	PRESERVE + PROTECT DURING CONSTRUCTION	N/A
#11	CHRISTMAS PALM (7)	Adonidia merrillii	NO	+/- 6'-2"	+/- 27'	+/- 12'	FAIR	REMAIN	113 SF	0 SF	PRESERVE + PROTECT DURING CONSTRUCTION	N/A
#12	ROYAL PALM	Roystonea elata	YES	+/- 51"	+/- 35'	+/- 18'	FAIR	REMAIN	254 SF	0 SF	PRESERVE + PROTECT DURING CONSTRUCTION	N/A
#12A	ROYAL PALM	Roystonea elata	YES	+/- 51"	+/- 30'	+/- 18'	FAIR	REMAIN	254 SF	0 SF	PRESERVE + PROTECT DURING CONSTRUCTION	N/A
#13	CHRISTMAS PALM (2)	Adonidia merrillii	NO	+/- 5'-3"	+/- 18'	+/- 14'	GOOD	REMAIN	154 SF	0 SF	PRESERVE + PROTECT DURING CONSTRUCTION	N/A
#14	CHRISTMAS PALM (2)	Adonidia merrillii	NO	+/- 5' & 4"	+/- 12' & 20'	+/- 12'	GOOD	REMAIN	113 SF	0 SF	PRESERVE + PROTECT DURING CONSTRUCTION	N/A
#15	CHRISTMAS PALM (2)	Adonidia merrillii	NO	+/- 46"	+/- 20'	+/- 14'	GOOD	REMAIN	154 SF	0 SF	PRESERVE + PROTECT DURING CONSTRUCTION	N/A
#16	SCHEFFLERA	Schefflera arboricola	NO	+/- 10"	+/- 25'	+/- 8'	FAIR	REMOVE	50 SF	50 SF	INVASIVE SPECIES, CANOPY MITIGATION PROVIDED	GREEN SPACE MANGMT / PW
#17	CHRISTMAS PALM (2)	Adonidia merrillii	NO	+/- 6'-2"	+/- 12'-20'	+/- 14'	GOOD	REMAIN	154 SF	0 SF	PRESERVE + PROTECT DURING CONSTRUCTION	N/A

TOTAL MITIGATION REQUIRED: 1,711 SF  
TOTAL MITIGATION PROVIDED : 3,350 SF

C.M.B. EXISTING TREE SURVEY LEGEND

- TREE or PALM TO BE REMOVED. SEE CHART L-4
- PALM TO REMAIN. PRESERVE + PROTECT
- TREE or PALM PROTECTION FENCE

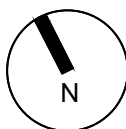
C.M.B. CANOPY MITIGATION NOTES

THE CANOPY MITIGATION OF 1,711 SF AS REQUIRED BY THE CITY OF MIAMI BEACH, CHAPTER 46 - ENVIRONMENT, DIVISION 2, TREE PRESERVATION AND PROTECTION ORDINANCE HAS BEEN MET AND EXCEEDED. A TOTAL 3,350 SF OF CANOPY HAS BEEN PROVIDED.

CANOPY MITIGATION SUMMARY

- (2) NATIVE CLUSIA ROSEA TREES: 600 SF (MB category I @ 300 SF each)
- (7) NATIVE PIGEON PLUM TREES: 1,050 SF (MB category II @ 150 SF each)
- (5) NATIVE SIMPSON'S STOPPER TREES: 500 SF (MB category III @ 100 SF each)
- (3) POWDERPUFF TREES: 300 SF (MB category III @ 100 SF each)
- (5) STREET TREES TBD: 500 SF (MB category III @ 100 SF each)
- (3) DATE PALMS: 150 SF (MB category IV @ 50 SF each)
- (5) NATIVE SABAL PALMS: 250 SF (MB category IV @ 50 SF each)

EXISTING TREE SURVEY + DISPOSITION PLAN  
NORTH HOUSE



[STRANG]  
ARCHITECTURE

2900 SW 28TH TERRACE, SUITE 301  
COCONUT GROVE, FLORIDA 33133  
PH: 305-373-4990 | FX: 305-373-4991  
FIRM LICENSE # AA26001123  
WWW.MAXSTRANGARCHITECTURE.COM

PROJECT NAME & LOCATION:  
5840 North Bay Road  
Miami Beach, FL  
NORTH HOUSE (NEPTUNE 3)

PROJECT CLIENT(S) / OWNER(S):  
NEPTUNE CAPITAL

ARCHITECT:  
MAX WILSON STRANG, RA / AIA  
LICENSE # AR0017183  
2900 SW 28TH TERRACE, SUITE 301  
MIAMI, FL 33133

LANDSCAPE ARCHITECT  
CHRISTOPHER CAWLEY LANDSCAPE ARCHITECTURE LLC  
FLORIDA LICENSE LA 6666786  
780 NE 69TH STREET, SUITE 1106  
MIAMI, FL 33138

CHRISTOPHER CAWLEY, RLA  
Florida License LA 6666786

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

1ST	05.07.18	DRB Submittal
2ND	05.24.18	DRB / PB Submittal

No.	Date	Description
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Revision Schedule

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PROJECT ID: 5840 NBR  
DRAWN BY:

DATE: 5/24/2018  
SCALE: 1/8" = 1'-0"

Sheet Title:

Existing Tree Survey  
+ Disposition Plan

NORTH HOUSE

Sheet No:

L-4



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2900 SW 28TH TERRACE, SUITE 301  
COCONUT GROVE, FLORIDA 33133  
PH: 305-373-4990 | FX: 305-373-4991  
FIRM LICENSE # AA26001123  
WWW.MAXSTRANGARCHITECTURE.COM

**5840 North Bay Road  
Miami Beach, FL  
SOUTH HOUSE (NEPTUNE 4)**

**PROJECT CLIENT(S) / OWNER(S):**  
**NEPTUNE CAPITAL**

**ARCHITECT:**  
MAX WILSON STRANG, RA / AIA  
LICENSE # AR0017183  
2900 SW 28TH TERRACE, SUITE 301  
MIAMI, FL 33133

**LANDSCAPE ARCHITECT**  
CHRISTOPHER CAWLEY LANDSCAPE ARCHITECTURE LLC  
FLORIDA LICENSE LA 6666786  
780 NE 69TH STREET, SUITE 1106  
MIAMI, FL 33138

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**LANDSCAPE ARCHITECTURE LLC | LA**  
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 780 NE 69th Street | Suite 1106 | Miami, FL 33138  
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PROJECT ID:	DRAWN BY:
5840 NBR	

DATE: 05/24/2018 SCALE: 1/8" = 1'-0"

Sheet Title:
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Landscape Cover  
Page + Sheet Index

Sheet No:

L-0



# SOUTH HOUSE (NEPTUNE 4)

## 5840 NORTH BAY ROAD | MUNICIPAL LANDSCAPE SUBMITTAL

### CLIENT / PROPERTY INFORMATION

**PROPERTY ADDRESS**  
5840 NORTH BAY ROAD  
MIAMI BEACH, FL

### EXISTING VEGETATION SUMMARY

The existing vegetation located on the property is composed of mainly palms, two large pongam trees that are being proposed to be removed, fruit trees, and invasive umbrella trees. Please note that an arborist report with a detailed description of each tree, dated May 6, 2018 has been provided by ISA certified arborist Jeremy T. Chancey of Bartlett Tree Experts.

### SCOPE OF WORK

Comprehensive landscape architecture services for new Residential Estate.

### INDEX OF SHEETS

- L-0** Landscape Cover Page + Sheet Index
- L-1** Landscape Plan
- L-1a** Roof Level Landscape Plan
- L-2** Landscape Notes + Details
- L-3** Plant Material Images | Trees + Palms
- L-3a** Plant Material Images | Tropical Groundcovers + Accents
- L-4** Existing Tree Survey + Disposition Plan

## CLIENT / PROPERTY INFORMATION

**PROPERTY ADDRESS**  
5840 NORTH BAY ROAD  
MIAMI BEACH, FL

## EXISTING VEGETATION SUMMARY

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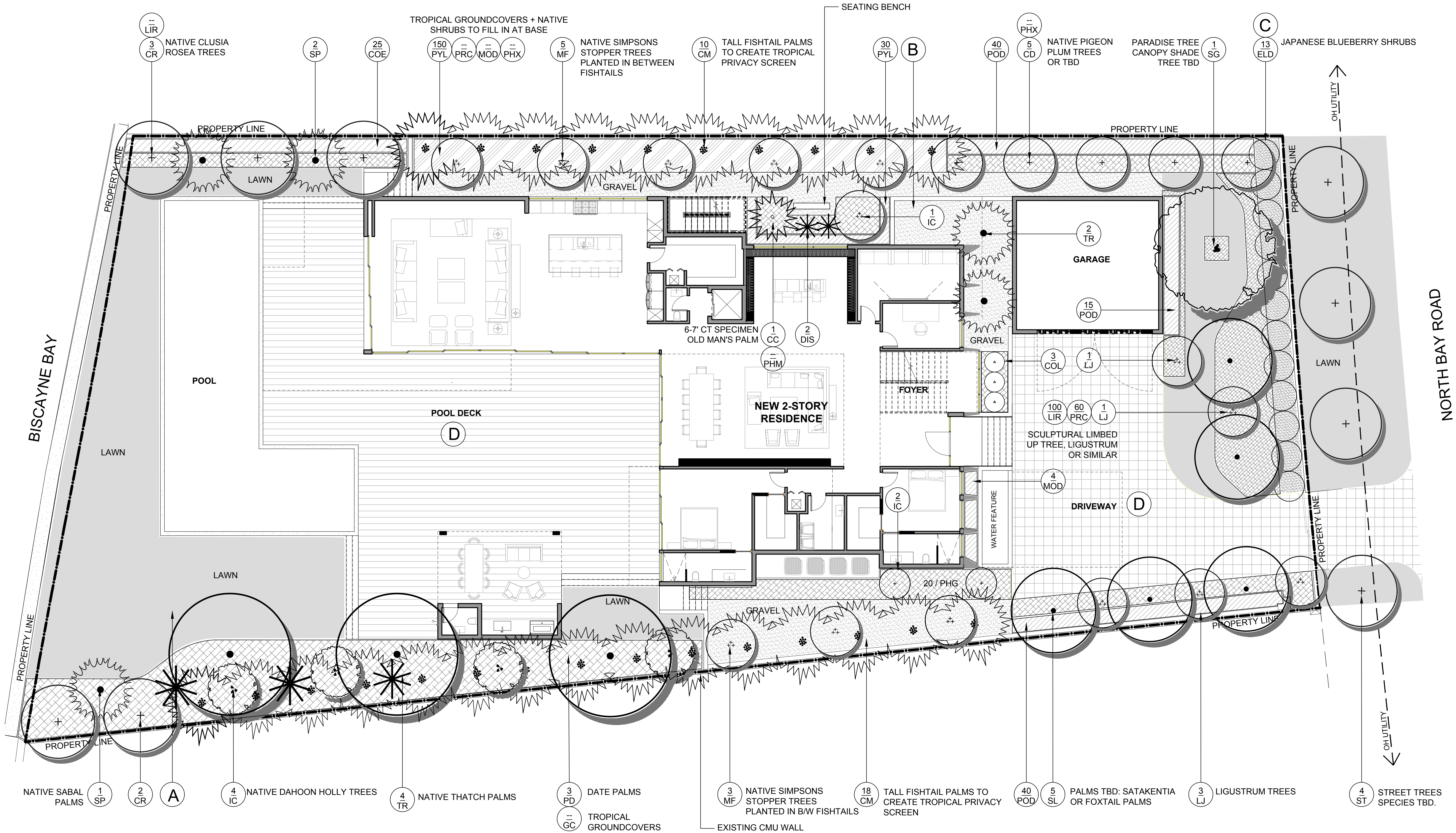
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- L-1 Landscape Plan
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- L-3a Plant Material Images | Tropical Groundcovers + Accents
- L-4 Existing Tree Survey + Disposition Plan

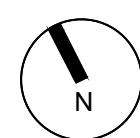




LANDSCAPE PLAN LEGEND

- A 'EMPIRE TURF' ZOYSIA GRASS - OVER 2" TOPSOIL BED, SEE PLANTING SPECS
- B 3/8" GREY DECOMPOSED GRANITE AGGREGATE OVER FILTER FABRIC
- C AMERIGROW 'PREMIUM PINEBARK BROWN' SHREDDED MULCH
- D STONE PAVERS TO BE SELECTED

LANDSCAPE PLAN  
SOUTH HOUSE



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ARCHITECTURE

2900 SW 28TH TERRACE, SUITE 301  
COCONUT GROVE, FLORIDA 33133  
PH: 305-373-4990 | FX: 305-373-4991  
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SOUTH HOUSE (NEPTUNE 4)

PROJECT CLIENT(S) / OWNER(S):  
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ARCHITECT:  
MAX WILSON STRANG, RA / AIA  
LICENSE # AR0017183  
2900 SW 28TH TERRACE, SUITE 301  
MIAMI, FL 33133  
LANDSCAPE ARCHITECT  
CHRISTOPHER CAWLEY LANDSCAPE ARCHITECTURE LLC  
FLORIDA LICENSE LA 6666786  
780 NE 69TH STREET, SUITE 1106  
MIAMI, FL 33138

CHRISTOPHER CAWLEY, RLA  
Florida License LA 6666786

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LANDSCAPE ARCHITECTURE LLC | LA  
Florida Landscape Architecture Business LC 26000460  
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T 305.979.1585 | www.christophercawley.com

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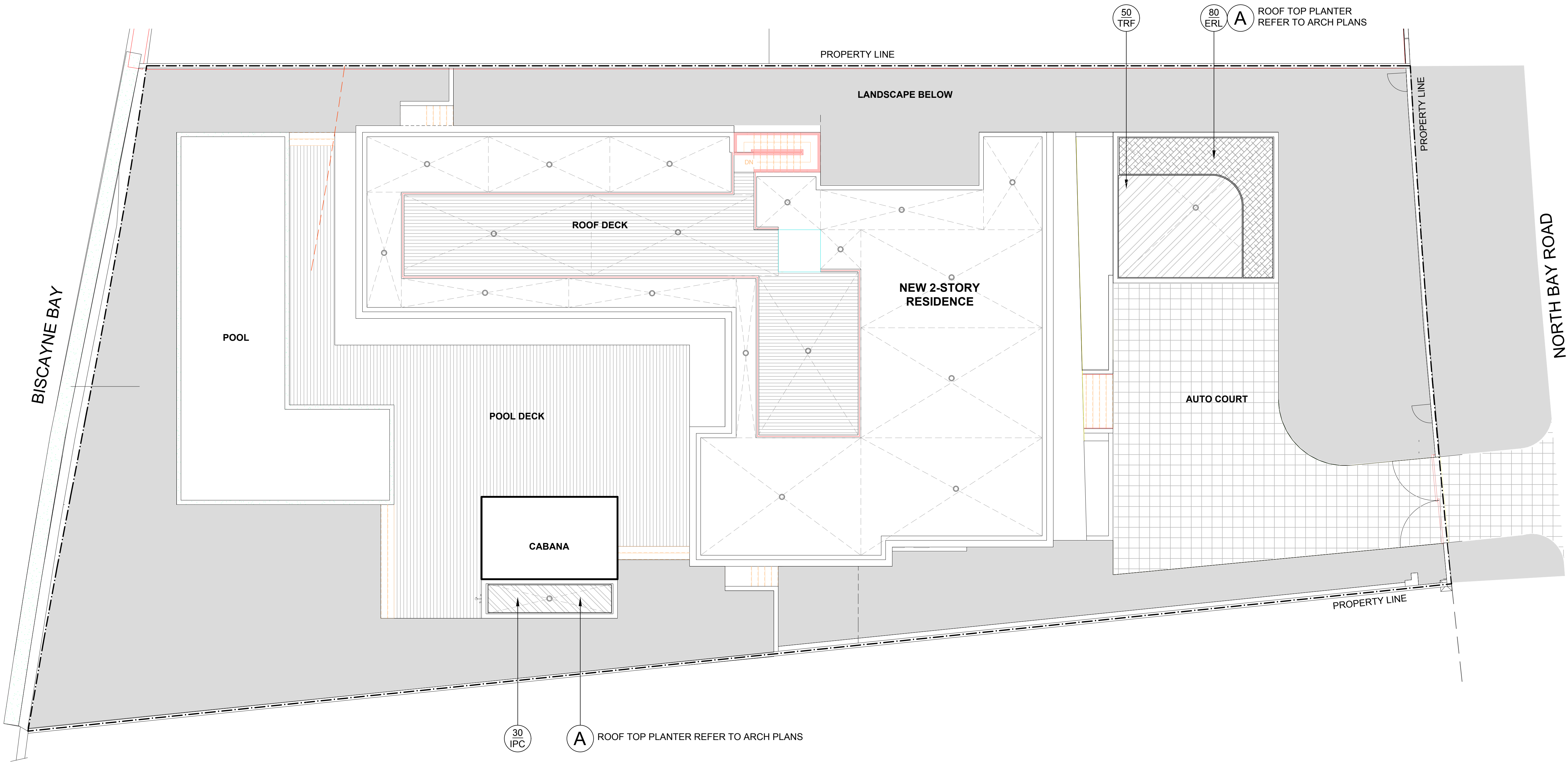
Sheet Title:

Landscape Plan

Sheet No:

L-1





LANDSCAPE PLAN LEGEND	
A	ROOF TOP PLANTER REFER TO ARCH PLANS

PLANT LIST - 5840 NBR SOUTH HOUSE (NEPTUNE 4)					
KEY	QTY.	NATIVE	COMMON NAME	BOTANICAL NAME	HEIGHT, SPECIFICATION, & NOTES
GROUNDCOVERS + VINES					
ERL	80	YES	GOLDEN BEACH CREEPER	Ermodea littoralis	3 gallon, full, 36" on center
IPC	30	YES	RAILROAD VINE	Ipomea pes-caprae	3 gallon, full, 36" on center
TRF	50	YES	DWARF FAKAHATCHEE GRASS	Tripsacum floridana	3 gallon, full, 18" on center

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2900 SW 28TH TERRACE, SUITE 301  
COCONUT GROVE, FLORIDA 33133  
PH: 305-373-4990 | FX: 305-373-4991  
FIRM LICENSE # AA26001123  
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CHRISTOPHER CAWLEY LANDSCAPE ARCHITECTURE LLC  
FLORIDA LICENSE LA 6666786  
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DATE: 05/24/2018	SCALE: 1/8" = 1'-0"			
Sheet Title:  Green Roof Landscape Plan				
Sheet No:  L-1a				

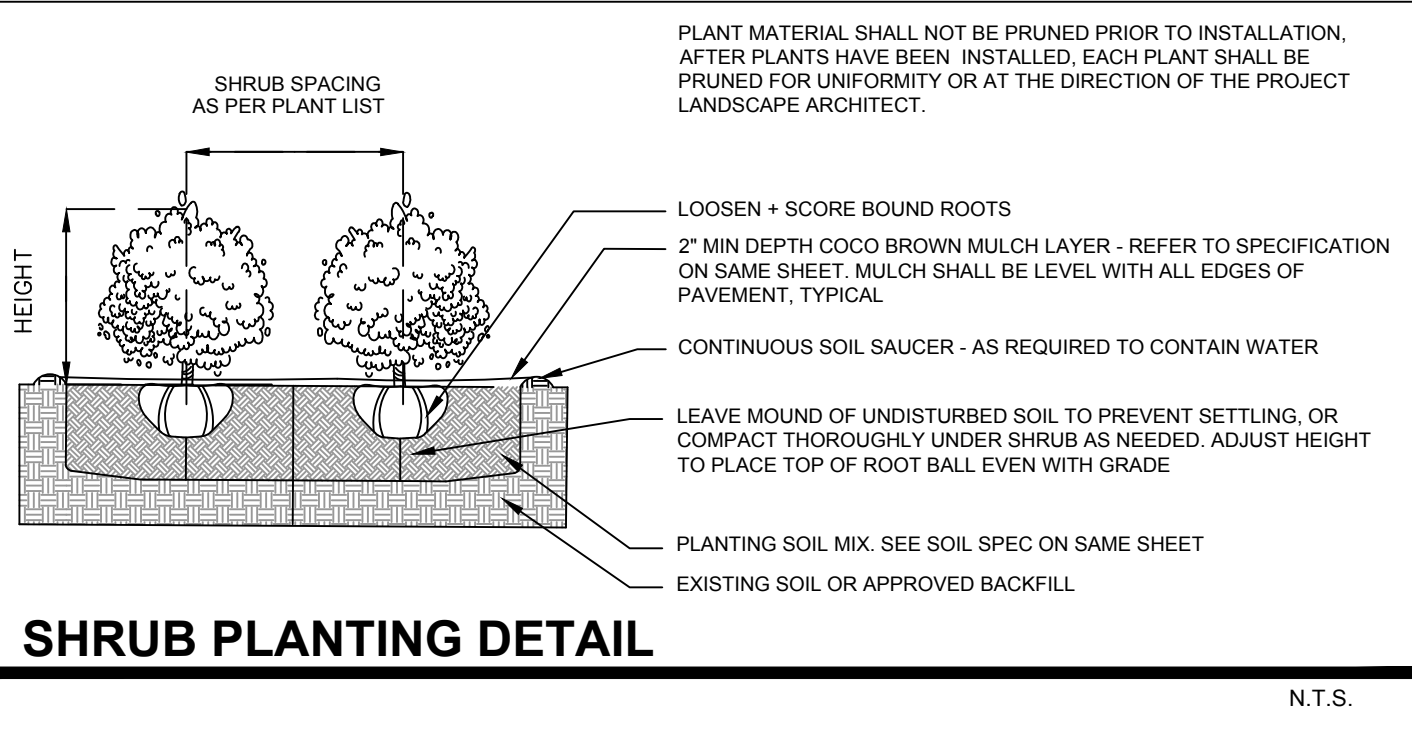
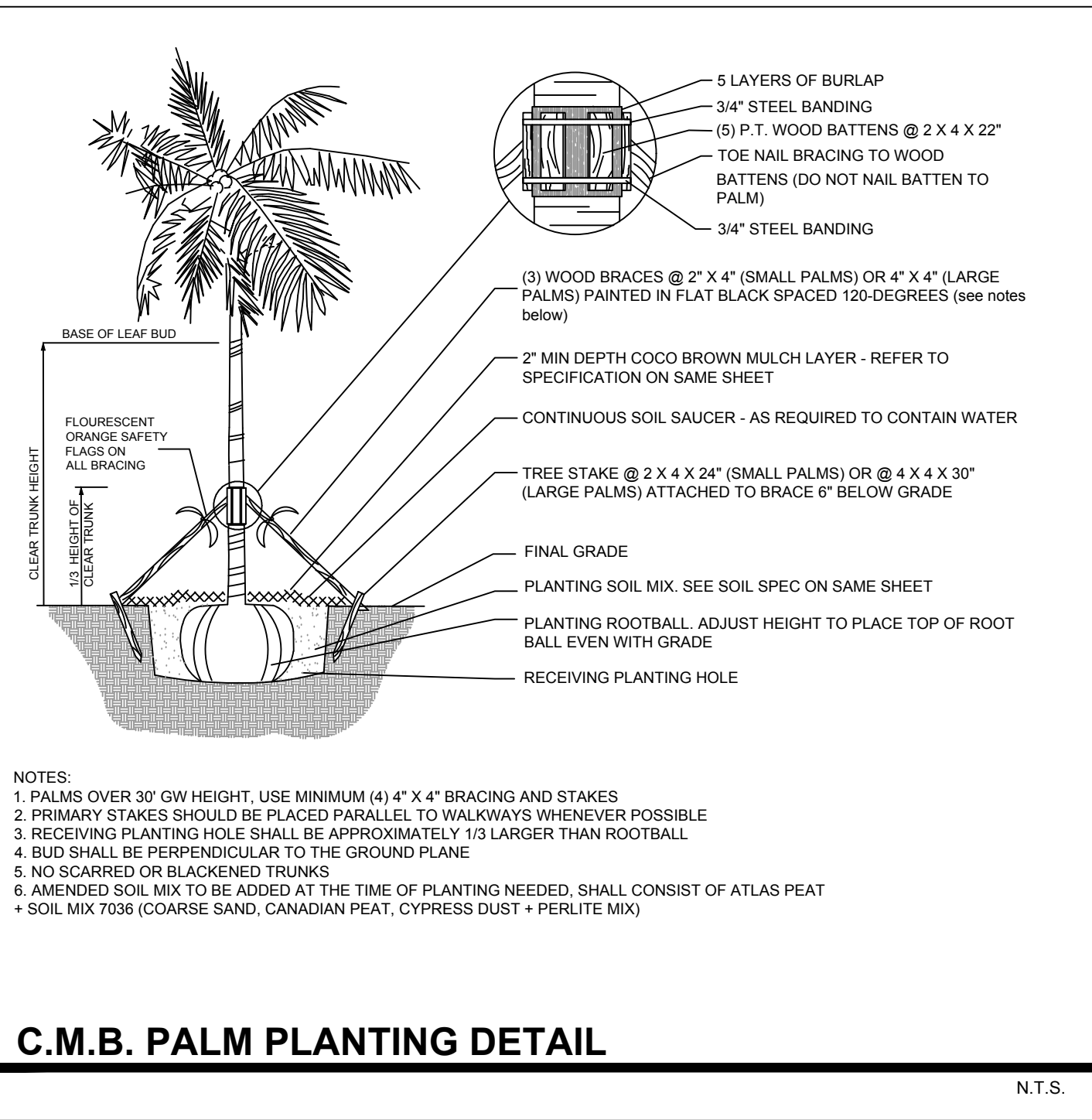
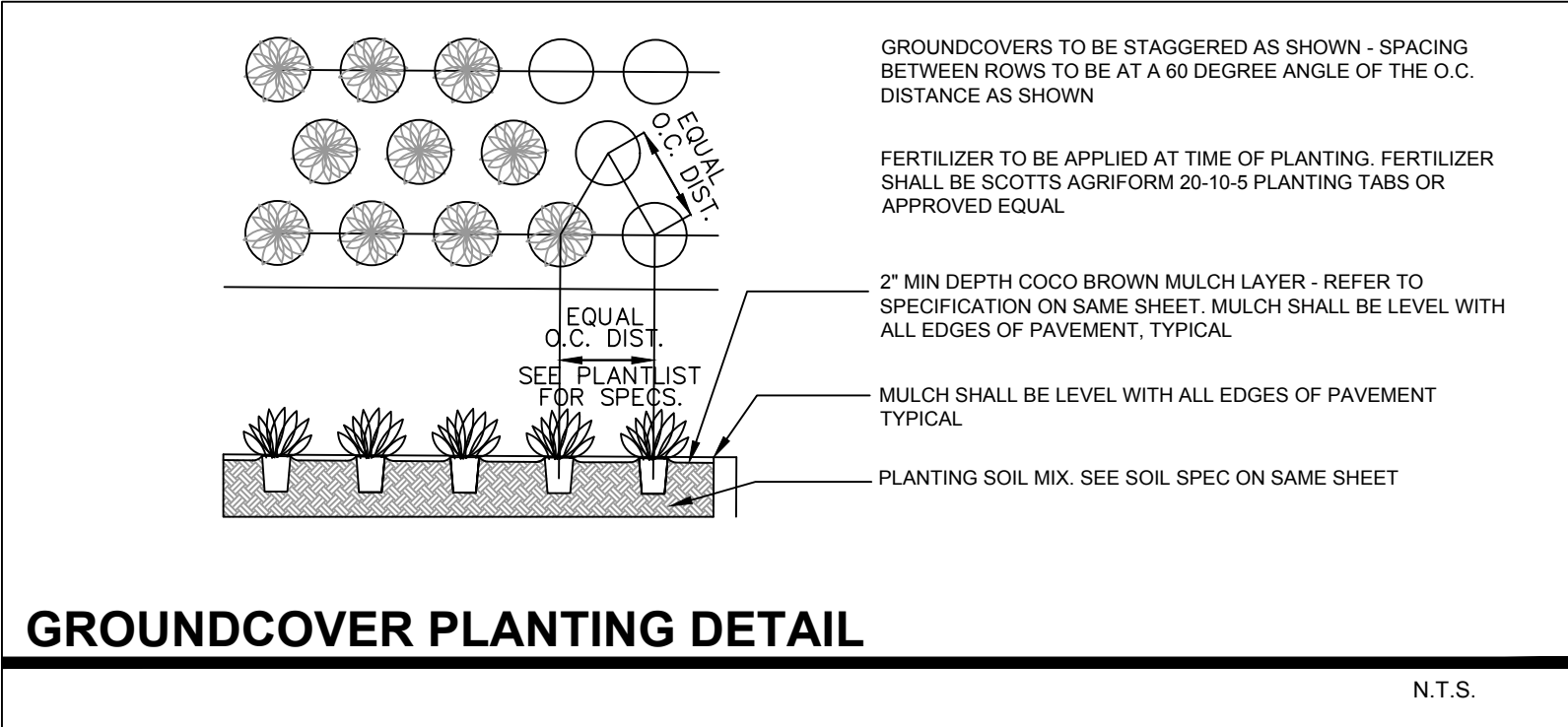
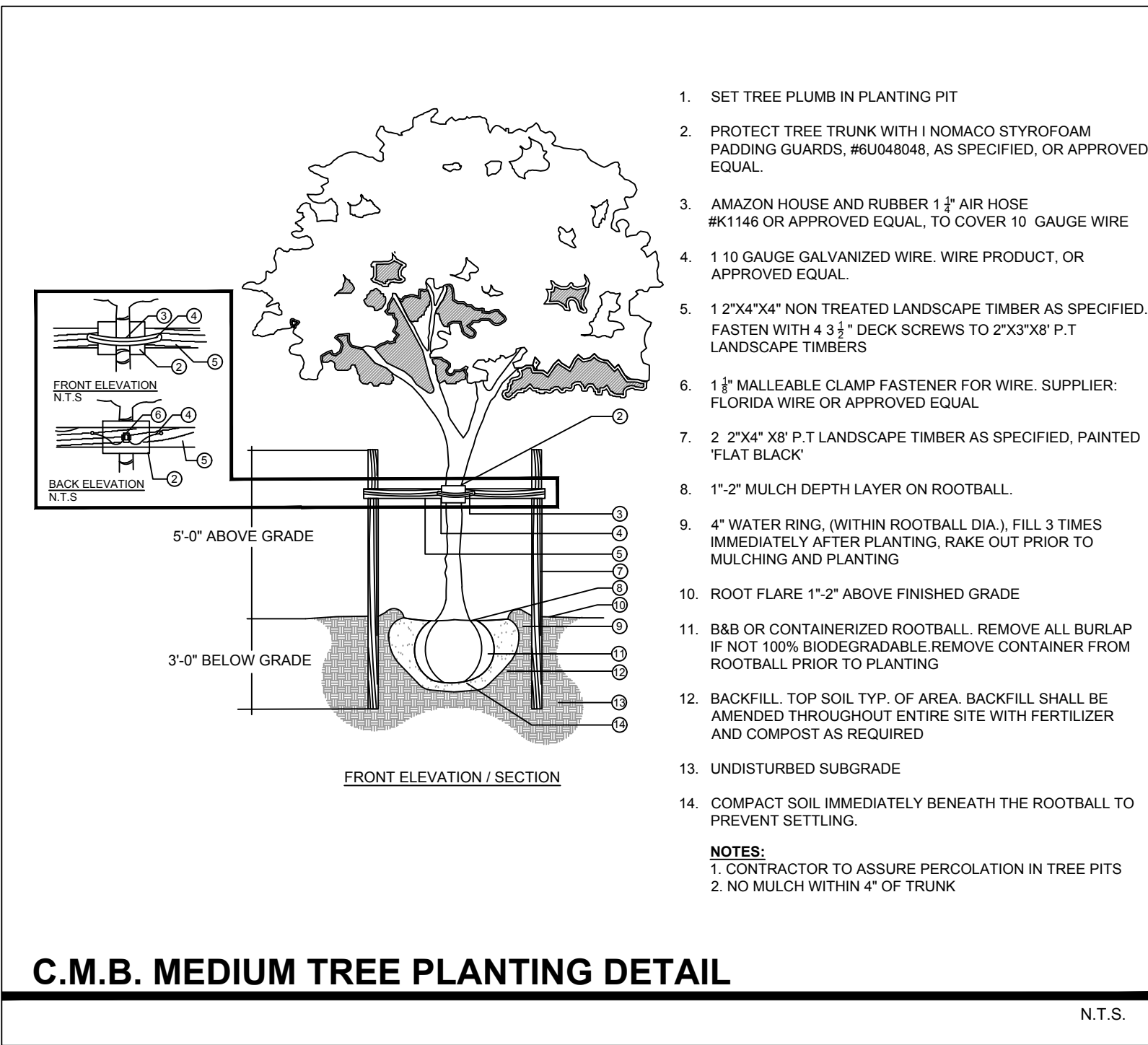


LANDSCAPE NOTES

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.
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. ALL PLANTING BEDS SHALL BE MULCHED TO A DEPTH OF 2" WITH A SMALL GRAY GRANITE AGGREGATE FREE FROM WEEDS AND PESTS. NO 'CYPRESS MULCH' OR 'RED DYED MULCH' TO BE ACCEPTED. KEEP MULCH 3" AWAY FROM TREE OR PALM TRUNKS AS PER INDUSTRY RECOMMENDATIONS.
7. SOD SHALL BE 'EMPIRE TURF' ZOYSIA GRASS 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.
8. ALL TREES, PALMS, SHRUBS AND GROUNDCOVERS, AND SOD / LAWN SHALL CARRY A ONE-YEAR WARRANTY FROM THE DATE OF FINAL ACCEPTANCE.
9. 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.

LANDSCAPE PLAN 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.
4. SHEETS L-1 thru L-4 TO BE UTILIZED FOR LANDSCAPE AND IRRIGATION PURPOSES ONLY. ALL SITE IMPROVEMENTS INCLUDING GRADING AND DRAINAGE TO BE BY OTHERS. REFER TO ARCHITECTURE AND ENGINEERING PLANS FOR ALL ADDITIONAL INFORMATION.



LANDSCAPE LEGEND		
MIAMI BEACH LANDSCAPE ORDINANCE CHAPTER 26 (RS1 - RS3 Single Family Home Residential )		
ZONING: RS-3	LOT SIZE: 17,862 SF	ACRES: 0.41
<b>TREES</b> FRONT YARD - 2 TREES REQUIRED / 2 TREES PROVIDED REAR YARD - 3 TREES REQUIRED / 3 TREES PROVIDED  TOTAL OF 5 TREES REQUIRED FOR LOTS UP TO 6,000 SF. 1 ADDITIONAL TREE IS REQUIRED FOR EACH ADDITIONAL 1,000 SF OF LOT AREA.  17,862 SF - 6000 SF = 11,862 SF = 11 ADDITIONAL TREES + 5 REQUIRED TREES = 16 TOTAL TREES REQUIRED / 31 TREES PROVIDED (5 NATIVE PIGEON PLUM TREES + 5 NATIVE PITCH APPLE TREE + 7 NATIVE DAHOON HOLLY + 8 NATIVE SIMPSON STOPPER + 5 LIGUSTRUM TREES + 1 PARADISE TREE PROVIDED)		
<b>DIVERSITY REQUIREMENT</b> 16-20 REQUIRED TREES = 5 TREE SPECIES / 7 SPECIES PROVIDED		
<b>NATIVE TREES</b> 30% OF REQUIRED TREES OR .30 X 5 = 1.5 NATIVE TREES REQUIRED / 25 NATIVE TREES PROVIDED (5 NATIVE PIGEON PLUM TREES + 5 NATIVE PITCH APPLE TREE + 7 NATIVE DAHOON HOLLY + 8 NATIVE SIMPSON STOPPER PROVIDED)		
<b>LOW MAINTENANCE TREES</b> 50% OF REQUIRED TREES OR .50 X 5 = 2.5 NATIVE TREES REQUIRED / 25 NATIVE TREES PROVIDED (5 NATIVE PIGEON PLUM TREES + 5 NATIVE PITCH APPLE TREE + 7 NATIVE DAHOON HOLLY + 8 NATIVE SIMPSON STOPPER PROVIDED)		
<b>STREET TREE REQUIREMT</b> AVERAGE STREET TREE SPACING 20' ON CENTER NORTH BAY ROAD: 78 LF / 20 = 4 STREET TREES REQUIRED / 4 STREET TREES PROVIDED		
<b>SHRUBS</b> 12 SHRUBS (OR VINES) REQUIRED FOR EACH REQUIRED LOT AND STREET TREE OR 12 X (20) = 240 REQUIRED / 313 SHRUBS PROVIDED		
<b>NATIVE SHRUBS</b> 50% OF TOTAL SHRUBS REQUIRED MUST BE NATIVE OR .50 X 240 = 120 / 205 NATIVE SHRUBS PROVIDED (180 NATIVE BAHAMA COFFEE SHRUBS + 25 GREEN BUTTWOOD SHRUBS PROVIDED)		
<b>LARGE SHRUBS / SMALL TREES</b> 10% OF TOTAL SHRUBS REQUIRED MUST BE LARGE SHRUBS OR SMALL TREES OR .10 X 240 = 24 = 25 LARGE SHRUBS / SMALL TREES PROVIDED (25 GREEN BUTTWOOD SHRUBS PROVIDED)		
<b>NATIVE LARGE SHRUBS / SMALL TREES</b> 50% OF TOTAL LARGE SHRUBS REQUIRED MUST BE NATIVE OR .50 X 24 = 12 NATIVE SHRUBS PROVIDED 25 NATIVE LARGE SHRUBS (25 GREEN BUTTWOOD SHRUBS PROVIDED)		
<b>LAWN AREA</b> 50% MAXIMUM OF LANDSCAPE AREA: NEW LAWN AREAS ARE LESS THAN 50% OF LANDSCAPE AREA		
<b>IRRIGATION SYSTEM</b> 100% COVERAGE PROVIDED PURSUANT TO CMB REQUIREMENTS SET IN CHAPTER 126		

PLANT LIST - 5840 NBR SOUTH HOUSE (NEPTUNE 4)					
KEY	QTY.	NATIVE	COMMON NAME	BOTANICAL NAME	HEIGHT, SPECIFICATION, & NOTES
TREES					
CD	5	YES	PIGEON PLUM TREE	Coccoloba diversifolia	65 gallon, 12' height min, 5' spread, 3" dbh
CR	5	YES	PITCH APPLE TREE	Clusia rosea	65 gallon, 14' ht min, 6' spread, 3" dbh, standard, 6' CT
IC	7	YES	DAHOON HOLLY	Ilex cassine	100 gallon, 12' ht min, 6' spread, 3" dbh, standard, 6' CT
LJ	5	NO	JAPANESE PRIVET TREE	Ligustrum lucidum	100 gallon, 10' ht min, 6' spread, 3" dbh, multitrunk, limbed up for bonsai effect
MF	8	YES	SIMPSON STOPPER TREE	Myrcianthes fragrens	100 gallon, 12' ht min, 6' spread, 3" dbh, standard, 6' CT
SG	1	YES	PARADISE TREE	Simarouba glauca	100 gallon, 16' ht min, 8' spread, 4" dbh, standard, 6' CT
ST	4	YES	STREET TREE TBD	Street Tree TBD	100 gallon, 12' ht min, 6' spread, 3" dbh, standard, 6' CT
PALMS & BAMBOO					
CC	1	NO	OLDMAN PALM	Coccothrinax crinita	7' height, full, partial shade grown
CM	28	NO	FISHTAIL PALM	Caryota mitis	Field grown, 16" - 18" ht min, full
PD	3	NO	MEDJOOl DATE PALM	Phoenix dactylifera 'Medjool'	45 gallon, 10' height min.
TR	3	YES	THATCH PALM	Thrinax radiata	4' clear trunk, boots on, full heads
SL	5	NO	SATAKENTIA PALM	Satakentia ilikiuensis	8' grey wood min, full heads
SP	5	YES	SABAL PALM	Sabal palmetto	14' -16" clear trunk, boots on, full heads
SHRUBS					
ELD	13	NO	JAPANESE BLUEBERRY	Eleocarpus diciepens	15 gallon, 5' ht, full, space 36" on center
COE	25	YES	GREEN BUTTWOOD	Conocarpus erectus	15 gallon, 6' ht, full, space 36" on center
POD	95	NO	PODOCARPUS SHRUBS	Podocarpus macrophyllus	15 gallon, 6' ht, full, space 24" on center
PYL	180	YES	BAHAMA WILD COFFEE SHRUB	Psychotria ligustrifolia	3 gallon, full, space 18" on center.
TROPICALS, GROUNDCOVERS, + ACCENTS					
ALI	as req.	NO	IMPERIAL BROMELIAD	Alcantarea imperialis	3 gallon, 36" height x 36" spread, full, 42" on center, full
ARS	as req.	NO	ALOCASIA REGAL SHIELD	Alcoasia 'Regal Shield'	3 gallon, 36" height x 36" spread, full, 42" on center, full
COL	as req.	NO	COLACASIA 'BLACK MAGIC'	Colacasia esculenta	3 gallon, 36" height x 36" spread, full, 42" on center, full
DIS	as req.	NO	DIOON	Dioon spp.	3 gallon, 36" height x 36" spread, full, 42" on center, full
LIR	as req.	NO	LIRIOPE	Liriope muscari 'Super Blue'	3 gallon, full, 18" on center
MIC	as req.	NO	WART FERN	Microsorium scolopendrium	1 gallon, full, 18" on center
MOD	as req.	NO	SWISS CHEESE PLANT	Monstera deliciosa	3 gallon, 36-" height x 36" spread, full, 42" on center, full
OPJ	as req.	NO	MONDO GRASS	Ophiopogon japonicus	1 gallon, full, 6" on center
PHX	as req.	NO	PHILODENDRON XANADU	Philodendron 'Xanadu'	3 gallon, 15" height x 15" spread, full, 18" on center, full
PRC	as req.	NO	PHILODENDRON 'ROJO CONGO'	Philodendron 'Rojo congo'	3 gallon, full 24" on center
TRF	as req.	YES	DWARF FAKAHATCHEE GRASS	Tripsacum floridana	3 gallon, full, 18" on center
SOD, AGGREGATE & MULCH					
DGA	3/8" DECOMPOSED GRAY GRANITE AGGREGATE or STONE TO BE SELECTED. 2" MIN. DEPTH. INSTALLED OVER FILTER FABRIC AND WEED BARRIER MATERIAL				
MLC	DARK BROWN NATURAL SHREDDED COCO BROWN MULCH (NO CYPRESS, RED DYED MULCH OR NUGGETS), TO BE DETERMINED				
SOD	'EMPIRE TURF' ZOYSIA GRASS - OVER 2" TOPSOIL BED, SEE PLANTING SPECS				

1st	05.07.18	DRB SUBMITTAL
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No.	Date	Description
Revision Schedule		

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DATE: 05/24/2018  
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Sheet Title:

Landscape Notes +  
Details

Sheet No:



2900 SW 28TH TERRACE, SUITE 301  
COCONUT GROVE, FLORIDA 33133  
PH: 305-373-4990 | FX: 305-373-4991  
FIRM LICENSE # AA26001123  
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**NEPTUNE CAPITAL**

CHRISTOPHER CAVLEY, RL  
Florida License LA 6666786

<b>1st</b>	<b>05.07.18</b>	<b>DRB SUBMITTAL</b>
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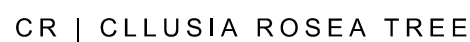
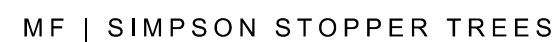
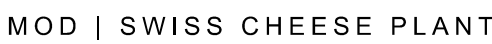
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## Plant Material Images

# L-3





2900 SW 28TH TERRACE, SUITE 301  
COCONUT GROVE, FLORIDA 33133  
PH: 305-373-4990 | FX: 305-373-4991  
FIRM LICENSE # AA26001123  
WWW.MAXSTRANGARCHITECTURE.COM

**PROJECT CLIENT(S) / OWNER(S):**  
**NEPTUNE CAPITAL**

CHRISTOPHER CAWLEY, RL  
Florida License LA 6666786

1st	05.07.18	DRB SUBMITTAL
2nd	05.24.18	DRB / PB SUBMITTAL

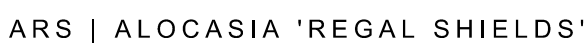
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PROJECT ID: 5840 NBR      DRAWN BY:

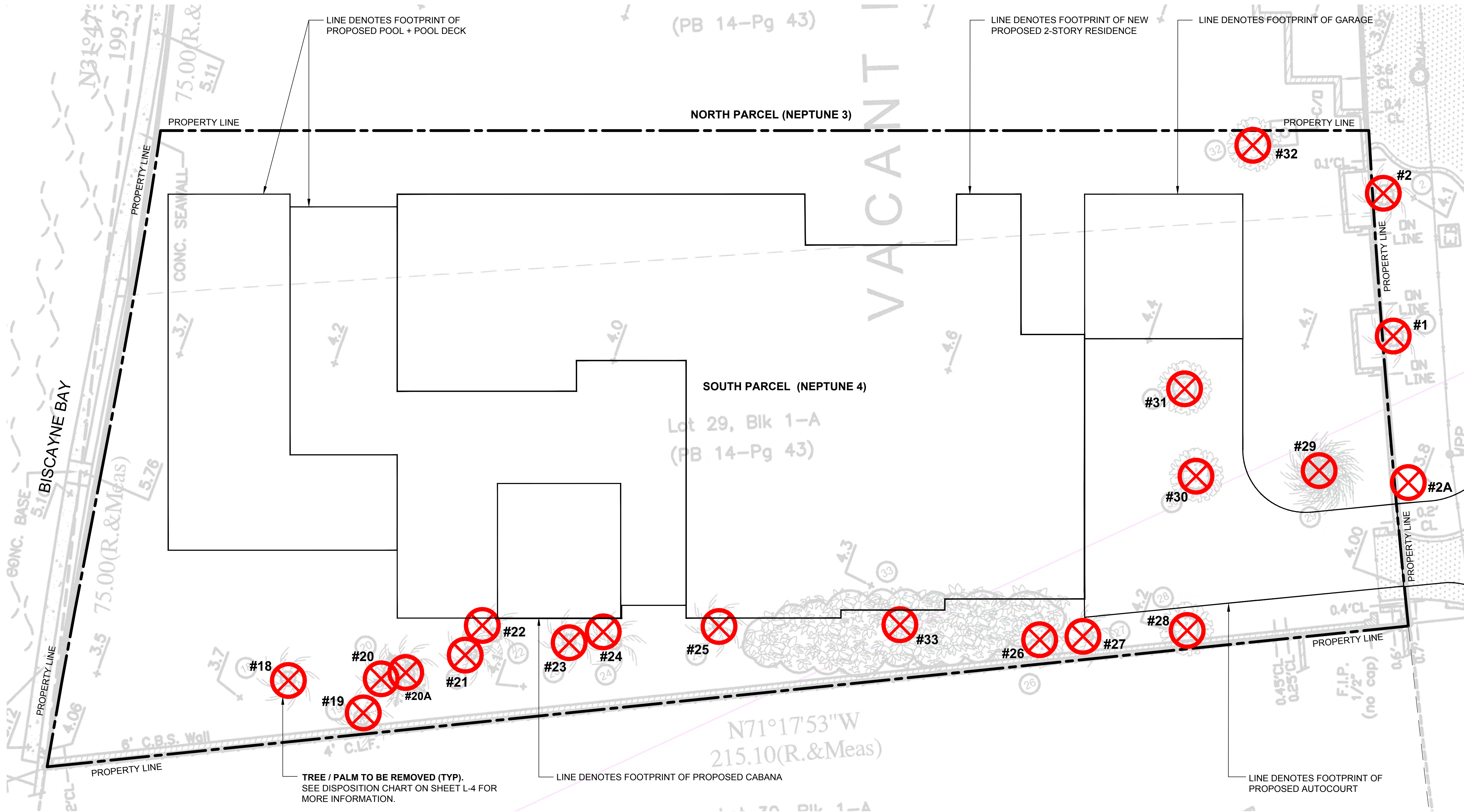
Sheet Title:

Sheet No:

PLANT MATERIAL IMAGES | TROPICAL GROUNDCOVERS AND ACCENTS  
SOUTH HOUSE







C.M.B. EXISTING TREE INVENTORY + DISPOSITION CHART - SOUTH HOUSE (NEPTUNE 4) 5840 NORTH BAY DRIVE

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	BOTTLE PALM	Hyophorbe lagenaucalis	NO	+/- 37"	+/- 9'	+/- 8'	FAIR	REMOVE	50 SF	50 SF	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED	GREEN SPACE MANGMT / PW
#2	BOTTLE PALM	Hyophorbe lagenaucalis	NO	+/- 33"	+/- 9'	+/- 7'	FAIR	REMOVE	38 SF	38 SF	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED	GREEN SPACE MANGMT / PW
#2A	BOTTLE PALM	Hyophorbe lagenaucalis	NO	+/- 33"	+/- 9'	+/- 7'	FAIR	REMOVE	38 SF	38 SF	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED	GREEN SPACE MANGMT / PW
#18	CHINESE FAN PALM	Livistona chinensis	YES	+/- 27"	+/- 25'	+/- 28'	FAIR	REMOVE	615 SF	615 SF	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED	GREEN SPACE MANGMT / PW
#19	CHINESE FAN PALM	Livistona chinensis	YES	+/- 28"	+/- 22'	+/- 24'	FAIR	REMOVE	452 SF	452 SF	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED	GREEN SPACE MANGMT / PW
#20	SCHEFFLERA	Schefflera arboricola	NO	+/- 61"	+/- 35'	+/- 24'	GOOD	REMOVE	452 SF	452 SF	INVASIVE SPECIES. MITIGATION PROVIDED	GREEN SPACE MANGMT / PW
#20A	CHINESE FAN PALM	Livistona chinensis	NO	+/- 10"	+/- 18'	+/- 10'	FAIR	REMOVE	78 SF	78 SF	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED	GREEN SPACE MANGMT / PW
#21	CHINESE FAN PALM	Livistona chinensis	YES	+/- 24"	+/- 25'	+/- 22'	FAIR	REMOVE	380 SF	380 SF	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED	GREEN SPACE MANGMT / PW
#21	ALEXANDER PALM	Pythosperma elegans	NO	+/- 4"	+/- 25'	+/- 8'	FAIR	REMOVE	50 SF	0 SF	IN CONFLICT WITH SITE DESIGN. UNDER 6" DBH	N/A - NO PERMIT REQUIRED
#23	CHINESE FAN PALM	Livistona chinensis	YES	+/- 30"	+/- 23'	+/- 18'	FAIR	REMOVE	254 SF	254 SF	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED	GREEN SPACE MANGMT / PW
#24	ALEXANDER PALM	Pythosperma elegans	NO	+/- 4"	+/- 25'	+/- 8'	FAIR	REMOVE	50 SF	0 SF	IN CONFLICT WITH SITE DESIGN. UNDER 6" DBH	N/A - NO PERMIT REQUIRED
#25	CHINESE FAN PALM	Livistona chinensis	YES	+/- 14"	+/- 18'	+/- 18'	FAIR	REMOVE	254 SF	254 SF	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED	GREEN SPACE MANGMT / PW
#26	SAPODILLA TREE	Manikara zapota	NO	+/- 18"	+/- 30'	+/- 22'	POOR	REMOVE	378 SF	378 SF	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED	GREEN SPACE MANGMT / PW
#27	CHRISTMAS PALM	Adonidia merillii	NO	+/- 19"	+/- 25'	+/- 12'	FAIR	REMOVE	113 SF	113 SF	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED	GREEN SPACE MANGMT / PW
#28	PONGAM TREE	Pongamia pinnata	NO	+/- 29"	+/- 40'	+/- 34'	FAIR	REMOVE	907 SF	907 SF	INVASIVE SPECIES. MITIGATION PROVIDED	GREEN SPACE MANGMT / PW
#29	SENEGAL DATE PALM	Phoenix reclinata	YES	+/- 50"	+/- 15'	+/- 14'	FAIR	REMOVE	154 SF	154 SF	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED	GREEN SPACE MANGMT / PW
#30	AVOCADO TREE	Persea americana	NO	+/- 17"	+/- 35'	+/- 14'	POOR	REMOVE	154 SF	154 SF	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED	GREEN SPACE MANGMT / PW
#31	EUPHORBIA	Euphorbia	NO	+/- 16"	+/- 30'	+/- 10'	FAIR	REMOVE	78 SF	0 SF	NOT A TREE. NO MITIGATION REQ.	N/A - NO PERMIT REQUIRED
#32	PONGAM TREE	Pongamia pinnata	NO	+/- 40"	+/- 35'	+/- 48'	POOR	REMOVE	1,809 SF	1,809 SF	INVASIVE SPECIES. MITIGATION PROVIDED	GREEN SPACE MANGMT / PW
#33	ALEXANDER PALM (CLUSTER)	Pythosperma elegans	NO	+/- 4"	+/- 20'	+/- 18'	FAIR	REMOVE	254 SF	0 SF	IN CONFLICT WITH SITE DESIGN. UNDER 6" DBH	N/A - NO PERMIT REQUIRED

TOTAL MITIGATION REQUIRED: 6,126 SF  
TOTAL MITIGATION PROVIDED : 6,100 SF

C.M.B. CANOPY MITIGATION NOTES

THE CANOPY MITIGATION OF 6,126 SF AS REQUIRED BY THE CITY OF MIAMI BEACH, CHAPTER 46 - ENVIRONMENT, DIVISION 2, TREE PRESERVATION and PROTECTION ORDINANCE HAS BEEN MET AND EXCEEDED . A TOTAL 6,100 SF OF CANOPY HAS BEEN PROVIDED.

CANOPY MITIGATION SUMMARY

- (5) NATIVE CLUSIA ROSEA TREES: 1,500 SF (MB category I @ 300 SF each)
- (6) NATIVE PIGEON PLUM TREES: 750 SF (MB category II @150 SF each)
- (1) PARADISE TREE: 300 SF (MB category I @ 300 SF each)
- (7) NATIVE DAHOON HOLLY TREES: 1,050 SF (MB category II @150 SF each)
- (8) NATIVE SIMPSON'S STOPPER TREES: 800 SF (MB category III @100 SF each)
- (5) LIGUSTRUM TREES: 500 SF (MB category III @100 SF each)
- (4) STREET TREES TBD: 400 SF (MB category III @100 SF each)
- (3) SABAL PALMS: 150 SF (MB category IV @ 50 SF each)
- (5) SATAKENTIA PALMS: 250 SF (MB category IV @ 50 SF each)
- (3) DATE PALMS: 150 SF (MB category IV @ 50 SF each)
- (5) THATCH PALMS: 250 SF (MB category IV @ 50 SF each)

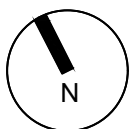
C.M.B. CHAPTER 46, DIVISION 2 - TREE INVENTORY + DISPOSITION PLAN NOTES

- 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.
- EXISTING TREE, PALM, AND VEGETATION INFORMATION AS INDICATED HAS BEEN PREPARED AS AN OVERLAY ON THE SURVEY PREPARED BY GUNTER GROUP, INC. DATED 03.01.18, UPDATED 03.15.18 AND 04.20.18.
- THE INFORMATION AS PRESENTED HEREIN HAS BEEN FIELD VERIFIED BY THE LANDSCAPE ARCHITECT ON 04.25.18.
- 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.
- 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 SURVEY LEGEND



TREE or PALM TO BE REMOVED. SEE CHART L-4



[STRANG]  
ARCHITECTURE

2900 SW 28TH TERRACE, SUITE 301  
COCONUT GROVE, FLORIDA 33133  
PH: 305-373-4990 | FX: 305-373-4991  
FIRM LICENSE # AA26001123  
WWW.MAXSTRANGARCHITECTURE.COM

5840 North Bay Road  
Miami Beach, FL  
SOUTH HOUSE (NEPTUNE 4)

PROJECT CLIENT(S) / OWNER(S):  
NEPTUNE CAPITAL

ARCHITECT:

MAX WILSON STRANG, RA / AIA  
LICENSE # AR0017183  
2900 SW 28TH TERRACE, SUITE 301  
MIAMI, FL 33133

LANDSCAPE ARCHITECT

CHRISTOPHER CAWLEY LANDSCAPE ARCHITECTURE LLC  
FLORIDA LICENSE LA 6666786  
780 NE 69TH STREET, SUITE 1106  
MIAMI, FL 33138

CHRISTOPHER CAWLEY, RLA  
Florida License LA 6666786

CHRISTOPHER CAWLEY | CC  
LANDSCAPE ARCHITECTURE LLC | LA

Florida Landscape Architecture Business, L.C. 26000460  
780 NE 69th Street | Suite 1106 | Miami, FL 33138  
T 305.979.1585 | www.christophercawley.com

1st	05.07.18	DRB SUBMITTAL
2nd	05.24.18	DRB / PB SUBMITTAL

No.	Date	Description
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Revision Schedule

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PROJECT ID: 5840 NBR

DRAWN BY:

DATE:  
05/24/2018

SCALE:  
1/8" = 1'-0"

Sheet Title:

Existing Tree Survey  
+ Disposition Plan

Sheet No:

L-4