



SUNSET ISLAND RESIDENCE | 2122 BAY AVENUE | MIAMI BEACH, FLORIDA

CLIENT / PROPERTY INFORMATION

Mr. and Mrs. Ross Partrich
PROPERTY ADDRESS
2122 BAY AVENUE
MIAMI BEACH, FL 33140

EXISTING VEGETATION SUMMARY

There are four existing coconut palms on the site which are proposed for removal due to their proximity to the building footprint and changes in grade elevations.

SCOPE OF WORK

- New landscape design to complement new contemporary residence.
- Introduction of native canopy trees to the site

INDEX OF SHEETS

- L-0.0 Landscape Cover Page + Sheet Index
- L-1.0 Existing Palm Survey + Disposition Plan
- L-2.0 Rendered Landscape Plan
- L-2.1 Landscape Plan
- L-3.0 Landscape Notes + Details
- L-4.0 Plant Material Images: Trees + Palms
- L-4.1 Plant Material Images: Shrubs + Groundcover
- L-5.0 Schematic Front + Rear Elevations
- L-5.1 Schematic Side Elevations

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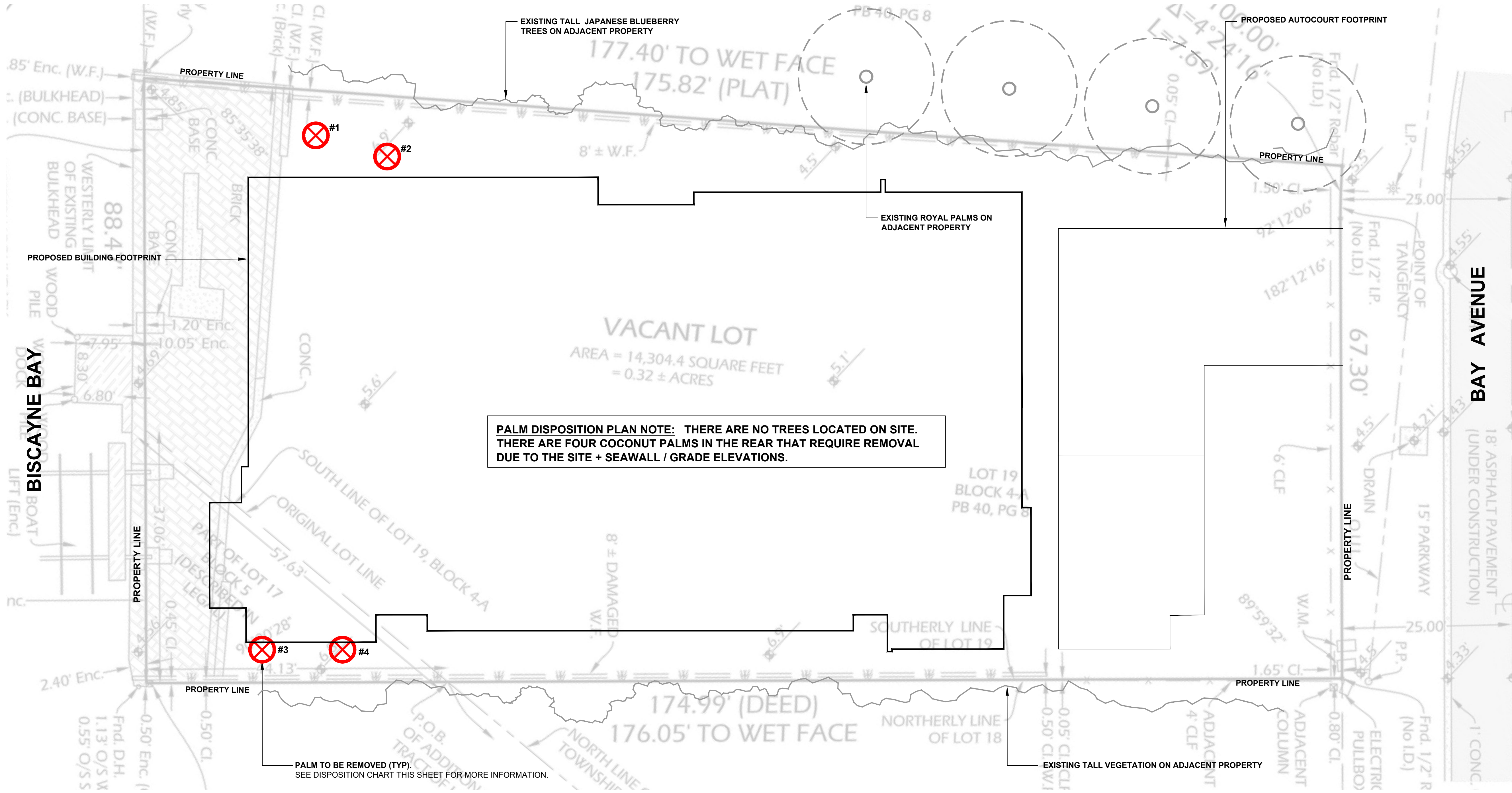
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C.M.B. CANOPY MITIGATION NOTES

THE CANOPY MITIGATION OF 708 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 2,400 SF OF CANOPY HAS BEEN PROVIDED.

CANOPY MITIGATION SUMMARY

- (5) NATIVE SILVER BUTTWOOD TREES: 750 SF (MB category II @150 SF each)
- (5) NATIVE ALLSPICE TREES: 750 SF (MB category II @150 SF each)
- (2) MADAGASCAR OLIVE TREES: 300 SF (MB category III @150 SF each)
- (2) MANGOSTEEN TREES : 300 SF (MB category II @150 SF each)
- (1) NATIVE SEA GRAPE TREES: 300 SF (MB category I @ 300 SF each)

C.M.B. EXISTING PALM INVENTORY + DISPOSITION CHART - 2122 BAY AVENUE


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	Coconut Palm	Cocos nucifera	YES	+/- 20"	+/- 40'	+/- 15'	FAIR	REMOVE	177 SF	177 SF	IN CONFLICT WITH SITE GRADING + ARCH DESIGN	TREE REMOVAL PERMIT REQ
#2	Coconut Palm	Cocos nucifera	YES	+/- 22"	+/- 40'	+/- 15'	FAIR	REMOVE	177 SF	177 SF	IN CONFLICT WITH SITE GRADING + ARCH DESIGN	TREE REMOVAL PERMIT REQ
#3	Coconut Palm	Cocos nucifera	YES	+/- 20"	+/- 40'	+/- 15'	FAIR	REMOVE	177 SF	177 SF	IN CONFLICT WITH SITE GRADING + ARCH DESIGN	TREE REMOVAL PERMIT REQ
#4	Coconut Palm	Cocos nucifera	YES	+/- 18"	+/- 40'	+/- 15'	FAIR	REMOVE	177 SF	177 SF	IN CONFLICT WITH SITE GRADING + ARCH DESIGN	TREE REMOVAL PERMIT REQ

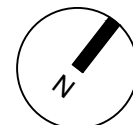
TOTAL MITIGATION REQUIRED: 708 SF
TOTAL MITIGATION PROVIDED : 2,400 SF

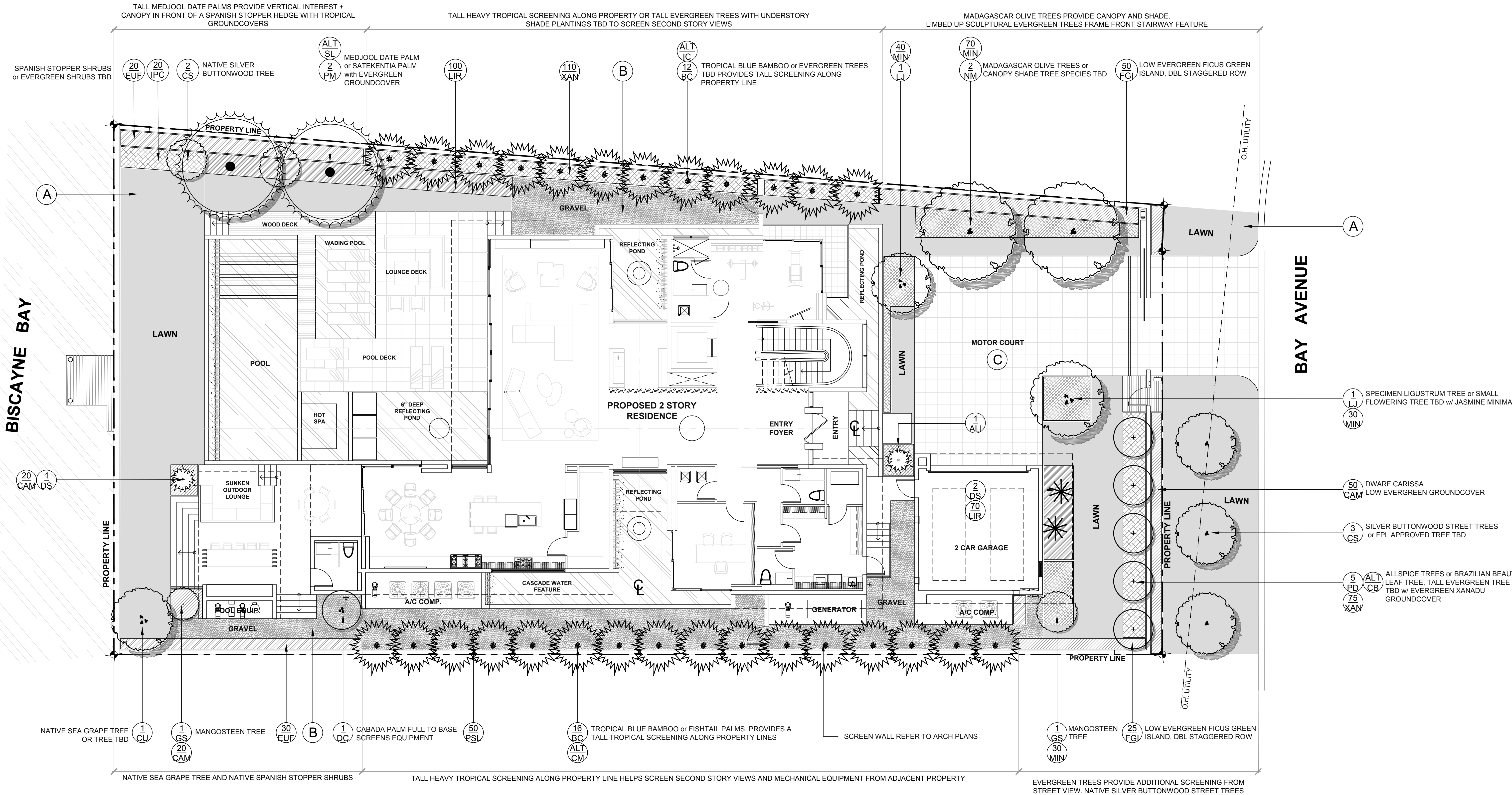
C.M.B. CHAPTER 46, DIVISION 2 - TREE INVENTORY + DISPOSITION PLAN NOTES

- 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 MOJARENA & ASSOCIATES, INC. DATED 06.26.17
- THE INFORMATION AS PRESENTED HEREIN HAS BEEN FIELD VERIFIED BY THE LANDSCAPE ARCHITECT ON 04.12.18
- 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

 PALM TO BE REMOVED.





PLANT LIST - 2122 BAY AVENUE

KEY	QTY.	NATIVE	COMMON NAME	BOTANICAL NAME	HEIGHT, SPECIFICATION, & NOTES
SHRUBS					
CAM	90	NO	CARISSA 'EMERALD BLANKET'	Carissa macro 'Emerald Blanket'	3 gallon, full, 18" on center
FGI	75	NO	FICUS GREEN ISLAND	Ficus macrocarpa 'Green Island'	3 gallon, full, space 24" on center
EUF	50	YES	SPANISH STOPPER	Eugenia foetida	25 gallon, 5' height min, full to base, space 24" on center
PSL	50	YES	DWARF BAHAMA COFFEE	Psychotria ligustrifolia	3 gallon, full, space 18" on center
TROPICALS, GROUNDCOVERS, + ACCENTS					
ALI	as req.	NO	BROMELIAD 'IMPERIALIS'	Alcantarea imperialis	36" x 36" spread, full
IPC	as req.	YES	RAILROAD VINE	Ipomoea pes-caprae	3 gallon, full, 36" on center
LIR	as req.	NO	LILYTURF	Liriope muscari	3 gallon, full, 18" on center
MIN	as req.	NO	JASMINE MINIMA	Trachelospermum asiaticum 'Minima'	3 gallon, full, 18" on center
XAN	as req.	NO	PHILODENDRON 'XANADU'	Same	3 gallon, full, 18" 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		
SOD			'EMPIRE TURF' ZOYSIA GRASS - OVER 2" TOPSOIL BED, SEE PLANTING SPECS		

PLANT LIST - 2122 BAY AVENUE

KEY	QTY.	NATIVE	COMMON NAME	BOTANICAL NAME	HEIGHT, SPECIFICATION, & NOTES
TREES					
CB	ALT	NO	BRAZILIAN BEAUTY LEAF TREE	Calophyllum brasiliensis	65 gallon, 14' height min, 6-8' spread, 5" clear trunk, standard form
CS	5	YES	SILVER BUTTWOOD TREE	Conocarpus erectus 'Sericeus'	100 gallon, 12' height min, 5-6' spread, standard form, equal to Treeworld Wholesale
CU	1	YES	SEA GRAPE TREE	Coccoloba uvifera	100 gallon, 14' height, 8' spread, 4" dbh min, multitrunk equal to Treeworld Wholesale
IC	ALT	YES	DAHON HOLLY TREE	Ilex cassine	65 gallon, 12' height min, 4-5' spread, 4" ct min, 2" dbh
GS	2	NO	MANGOSTEEN TREE	Garcinia spicata	65 gallon, 10' height, 4' spread, 2" dbh, 3' clear trunk, standard form
LJ	2	NO	JAPANESE PRIVET	Ligustrum japonica	Field grown, 12' height min, 6-8' spread, multitrunk, limbed up for bonsai effect
NM	2	NO	MADAGASCAR OLIVE TREE	Noronia emarginata	100 gallon, multi-trunk specimen, equal to Treeworld Wholesale
PD	5	YES	ALLSPICE TREE	Pimenta dioica	65 gallon, 14' height min, 6-8' spread, 5" clear trunk, standard form
PALMS + BAMBOO					
BC	28	NO	TROPICAL BLUE BAMBOO	Bambusa chungii	Field grown, 18' overall height min, full to base
CM	ALT	NO	FISHTAIL PALM	Caryota mitis	Field grown, 18' overall height min, full to base
DC	1	NO	CABADA PALM	Dypsis cabadae	12" height, partial shade grown w/ dark green trunks + fronds, full to base
DS	3	YES	MEXICAN CYCAD	Dioon spinulosum	3' x 3' min, equal to Botanics Wholesale
PM	2	NO	MEDJOL DATE PALM	Phoenix dactylifera 'Medjool'	Field grown, 10' gw minimum, diamond cut, certified grower, Full heads
SL	ALT	NO	SATAKENTIA PALM	Satakentia liliuensis	Field grown, 10' Gw min, full head,

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) DRIVEWAY OPTIONS: STONE PAVERS w/ GRAVEL JOINTS OR GRAVEL w/ STONE BORDER TBD

LANDSCAPE PLAN



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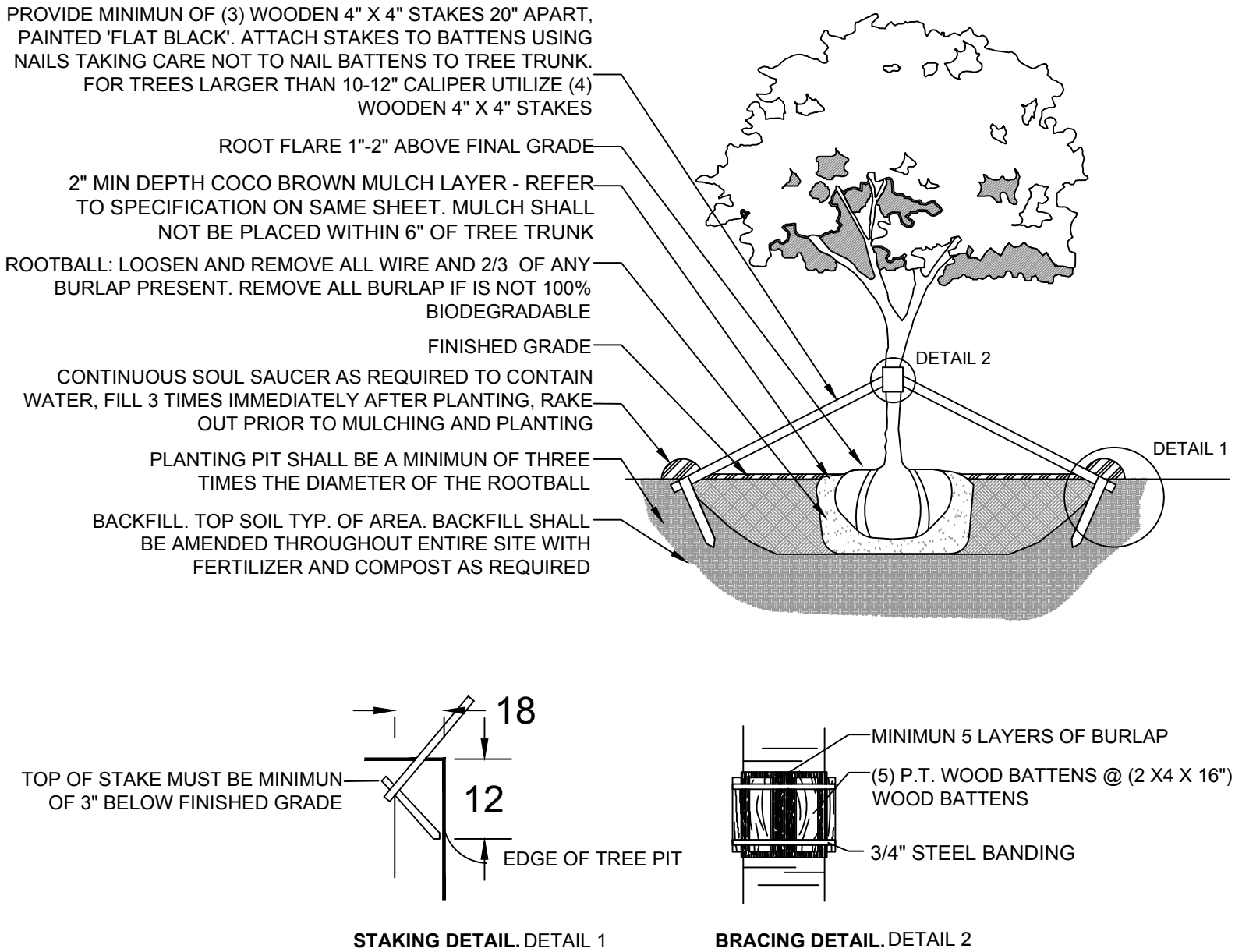
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LANDSCAPE NOTES

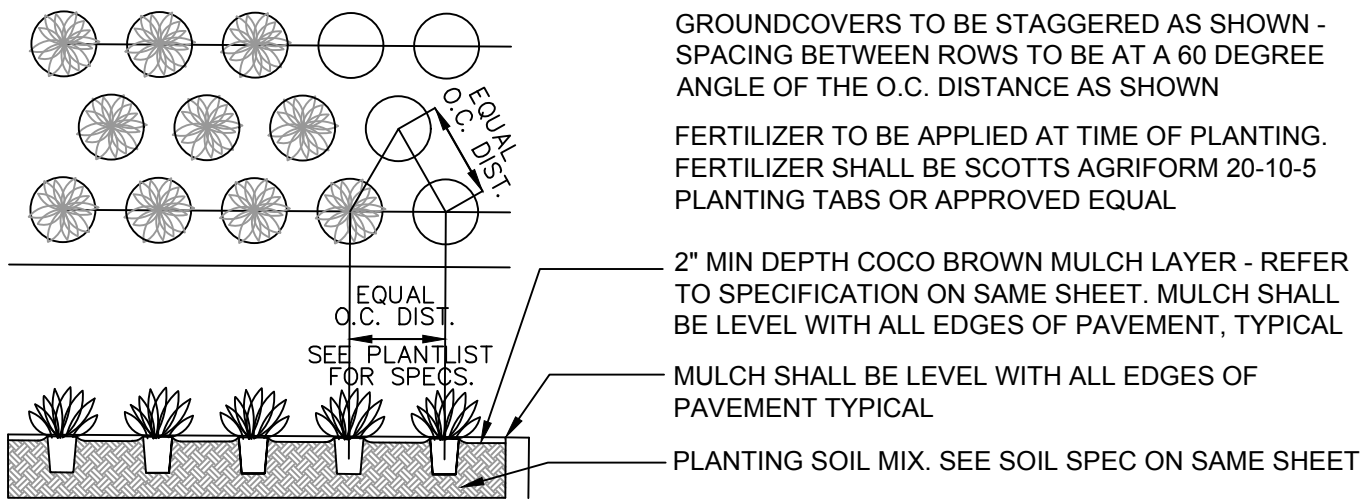
1. ALL PLANT MATERIAL SHALL BE FLORIDA GRADE NO. 1 OR BETTER.
2. CONTRACTOR SHALL BECOME FAMILIAR WITH THE LOCATION OF, AVOID, AND PROTECT ALL UTILITY LINES, BURIED CABLES, AND OTHER UTILITIES.
3. TREE, PALM, ACCENT AND BED LINES ARE TO BE LOCATED IN THE FIELD AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

ANY CHANGES TO R.O.W. (RIGHT OF WAY) MATERIAL IN REGARDS TO PLACEMENT OF SPECIES SHALL REQUIRE THE APPROVAL AND CONSULTATION OF THE CITY URBAN FORESTER AND OR CITY STAFF.
4. ALL EXISTING PALM INFORMATION THAT HAS BEEN PROVIDED ON THIS PLAN FOLLOWS THE C.M.B. TREE PERMITTING GUIDELINES. ANY TREES or PALMS CONSIDERED INVASIVE OR THAT FALLS UNDER THE TREE PERMIT EXEMPTION / PROHIBITED SPECIES LIST 24-84 (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.
5. 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 SLEEVEING AND PIPE ROUTING. ALL UNDERGROUND UTILITIES TO BE LOCATED BY DIALING 811 AS REQUIRED BY LAW.
6. CITY OF URBAN FORESTER AND OR PLANNING DEPARTMENT STAFF TO APPROVE ROW TREES BEFORE THEY ARE PLANTED.



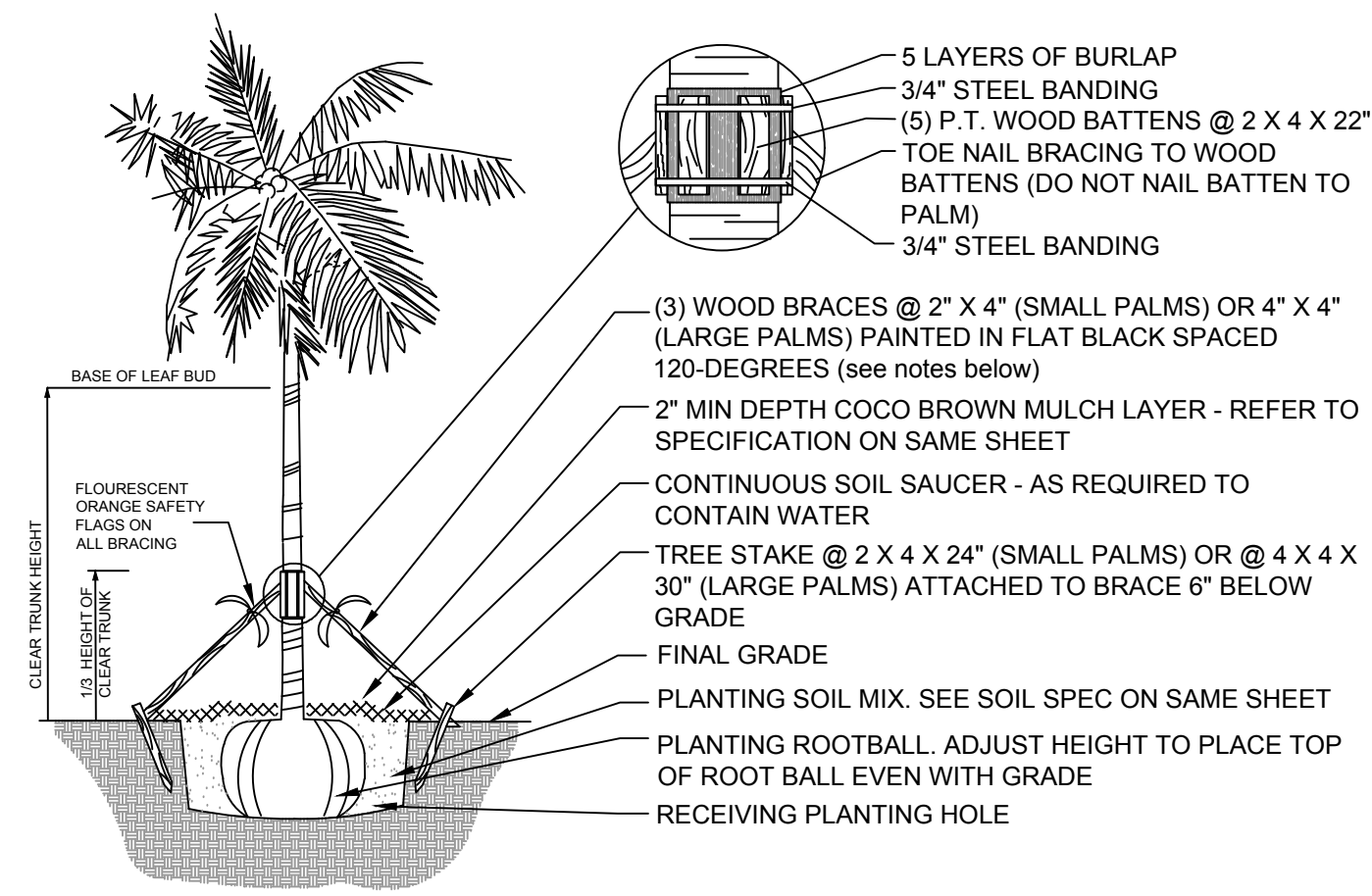
C.M.B. LARGE TREE PLANTING DETAIL

N.T.S.



GROUNDCOVER PLANTING DETAIL

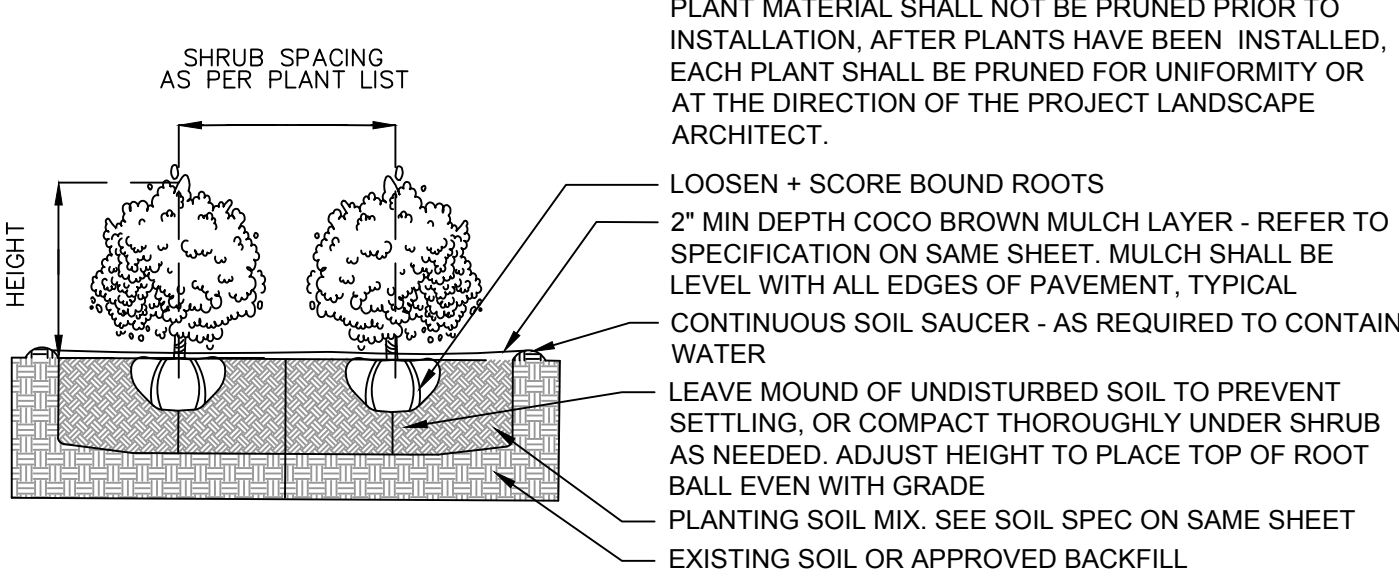
N.T.S.



- NOTES:
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.



SHRUB PLANTING DETAIL

N.T.S.

LANDSCAPE LEGEND

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

ZONING: RESIDENTIAL LOT SIZE: 14,315 SF ACRES: .328

TREES
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.

14,315 SF - 6,000 SF = 8,315 SF = 13 TOTAL TREES REQUIRED / 17 TREES PROVIDED (5 NATIVE SILVER BUTTONWOOD TREES, 1 NATIVE SEAGRAPE TREE, 2 MANGOSTEEN TRESS, 2 JAPANESE PRIVET TREES, 2 MADAGASCAR OLIVE TREES; 5 NATIVE ALLSPICE TREES PROVIDED)

DIVERSITY REQUIREMENT
11-15 REQUIRED TREES = 4 TREE SPECIES / 6 SPECIES PROVIDED

NATIVE TREES
30% OF REQUIRED TREES OR .30 X 13 = 3.9 NATIVE TREES REQUIRED / 11 NATIVE TREES PROVIDED
(5 NATIVE SILVER BUTTONWOOD TREES + 1 NATIVE SEA GRAPE TREE + 5 NATIVE ALLSPICE TREES - TREES PROVIDED)

LOW MAINTENANCE TREES
50% OF REQUIRED TREES OR .50 X 13 = 7 LOW MAINTENANCE TREES REQUIRED
11 LOW MAINTENANCE TREES PROVIDED
(5 NATIVE SILVER BUTTONWOOD TREES + 1 NATIVE SEA GRAPE TREE + 5 ALLSPICE TREES - TREES PROVIDED)

STREET TREE REQUIREMENT
AVERAGE STREET TREE SPACING 20' ON CENTER
BAY AVENUE: 67 LF / 3.5 = 3 STREET TREES REQUIRED
3 SILVER BUTTONWOOD STREET TREES PROVIDED FPL APPROVED

SHRUBS
12 SHRUBS (OR VINES) REQUIRED FOR EACH REQUIRED LOT AND STREET TREE or 12 X (16) = 192 REQUIRED
265 SHRUBS PROVIDED (75 FICUS GREEN ISLAND + 50 NATIVE SPANISH STOPPER SHRUB + 50 NATIVE DWARF BAHAMA COFFEE SHRUBS + 90 DWARF CARISSA SHRUBS PROVIDED)

NATIVE SHRUBS
50% OF TOTAL SHRUBS REQUIRED MUST BE NATIVE or .50 X 192 = 96 NATIVE SHRUBS REQUIRED
100 NATIVE SHRUBS PROVIDED (50 NATIVE SPANISH STOPPER SHRUB + 50 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 192 = 19 LARGE SHRUBS / SMALL TREES REQUIRED 50 TALL SHRUBS PROVIDED (50 NATIVE SPANISH STOPPER SHRUBS)

NATIVE LARGE SHRUBS / SMALL TREES
50% OF TOTAL LARGE SHRUBS REQUIRED MUST BE NATIVE or .50 X 19 = 9 NATIVE LARGE SHRUBS / SMALL TREE REQUIRED / 50 NATIVE TALL SHRUBS PROVIDED (50 NATIVE SPANISH STOPPER SHRUBS)

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

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



PM / MEDJOL DATE PALM



CU / SEAGRAPE



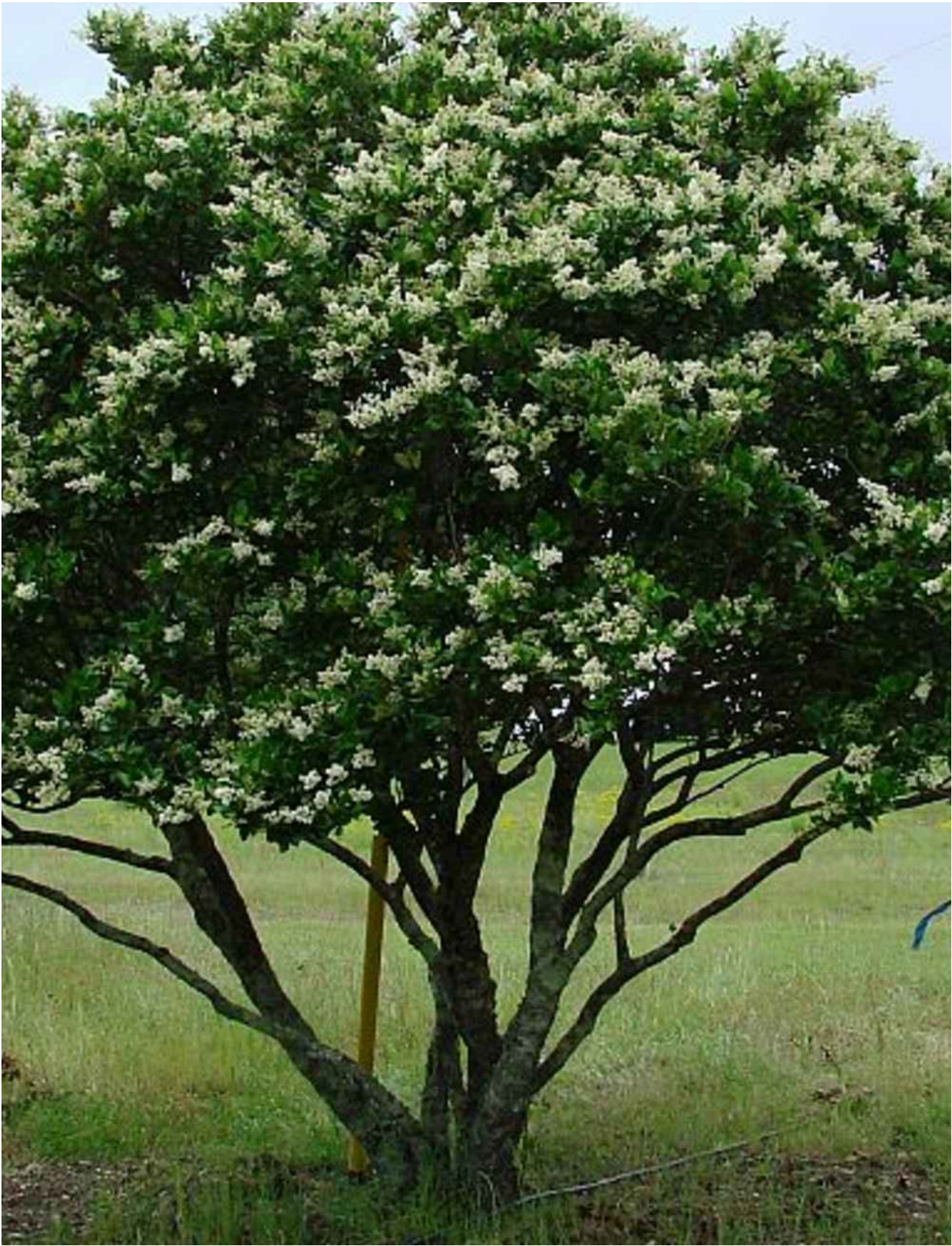
IC / DAHOON HOLLY (ALTERNATIVE)



PI / BAYRUM TREE



GS / MANGOSTEEN TREE



LJ / LIGUSTRUM



NM / MADAGASCAR OLIVE TREE



CS / SILVER BUTTONWOOD TREE



DS / MEXICAN DIOON



MF / SIMPSONS STOPPER FLOWER DETAIL



PHX / XANADU



LIR / LIRIOPE



ELD / JAPANESE BLUEBERRY HEDGE



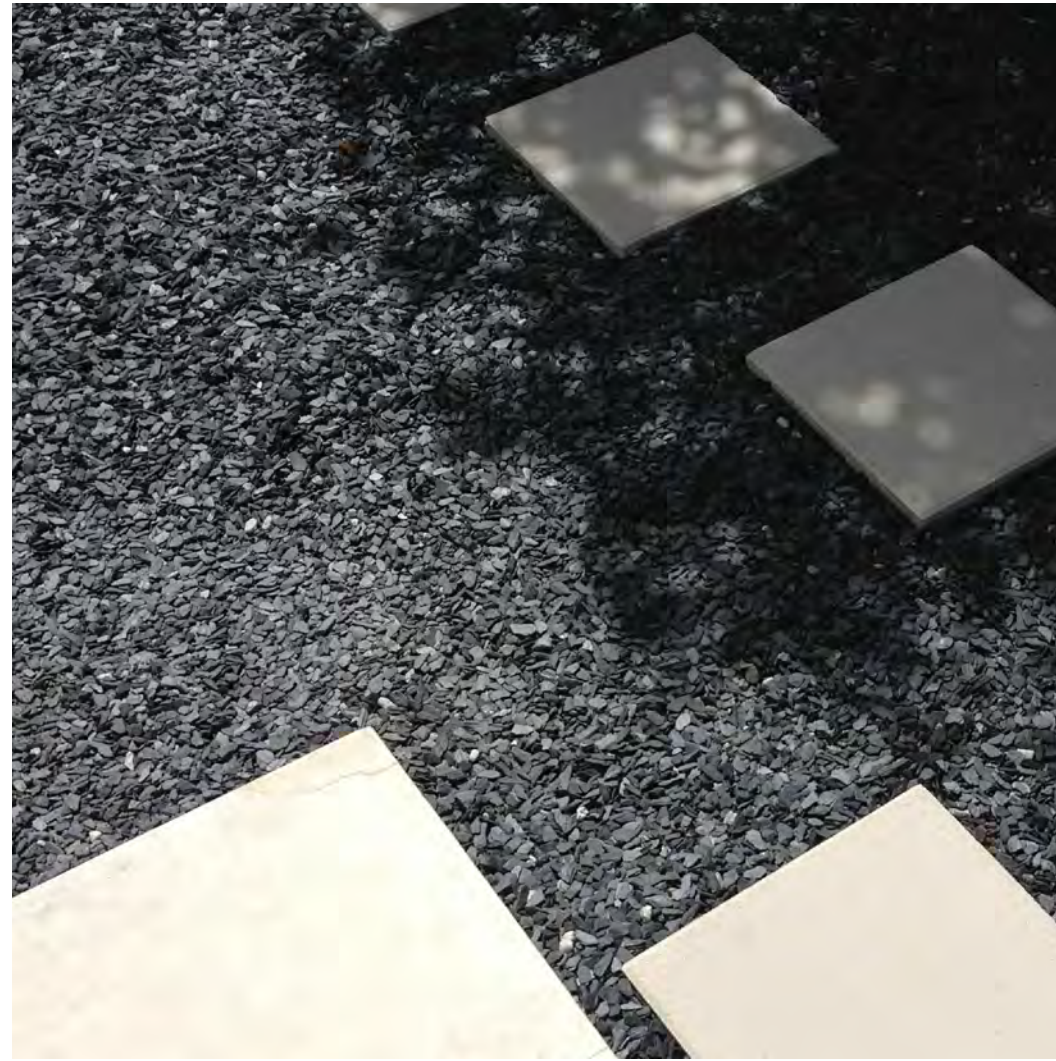
BC / TROPICAL BLUE BAMBOO



FGI / FICUS GREEN ISLAND



OPJ / MONDO GRASS



DGA / DECOMPOSED GRAVEL AGGREGATE



ELD / JAPANESE BLUEBERRY LEAF DETAIL



CAM / DWARF CARISSA



CM / FISHTAIL PALMS



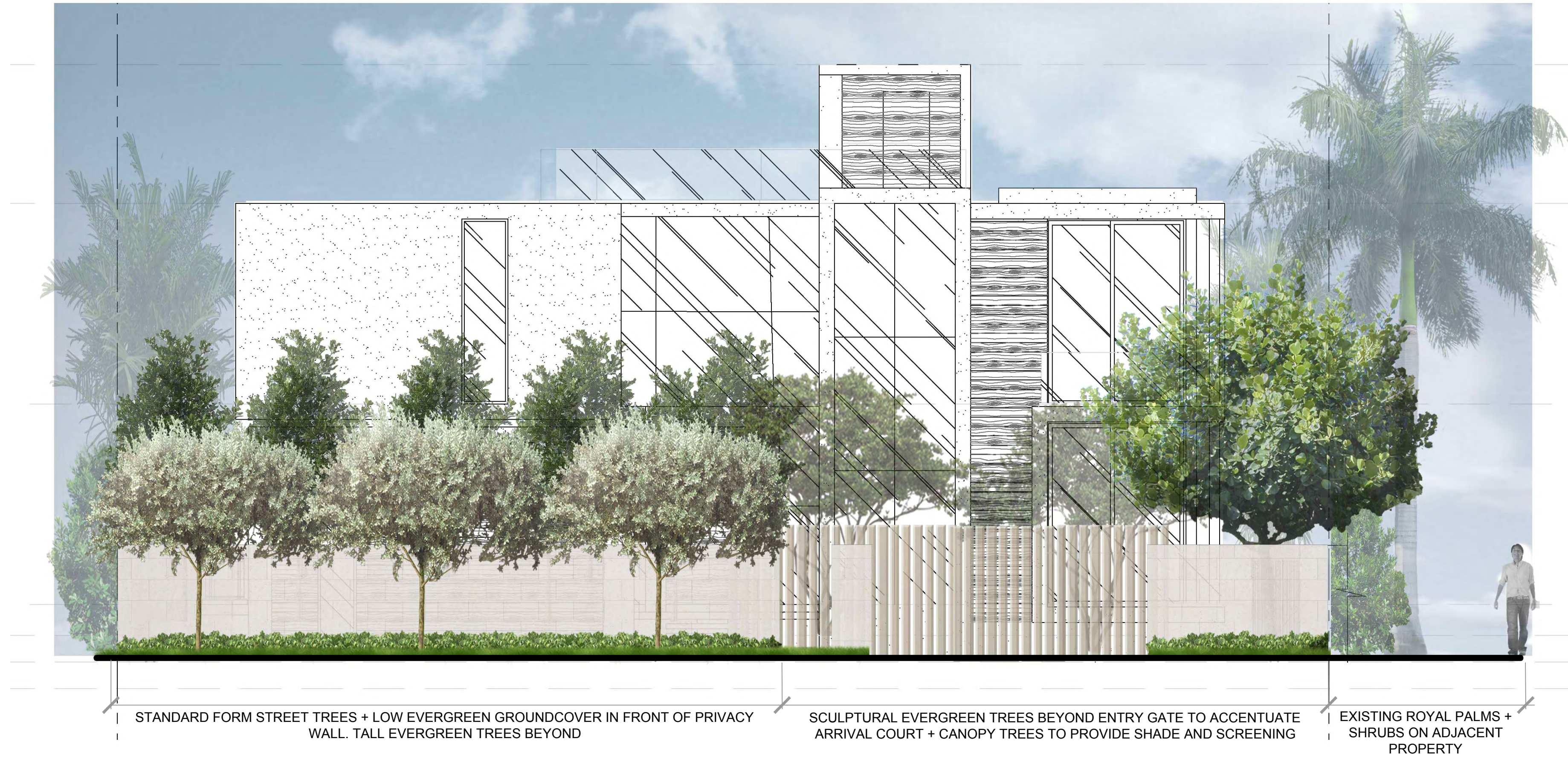
LJ / LIGUSTRUM FLOWER DETAIL



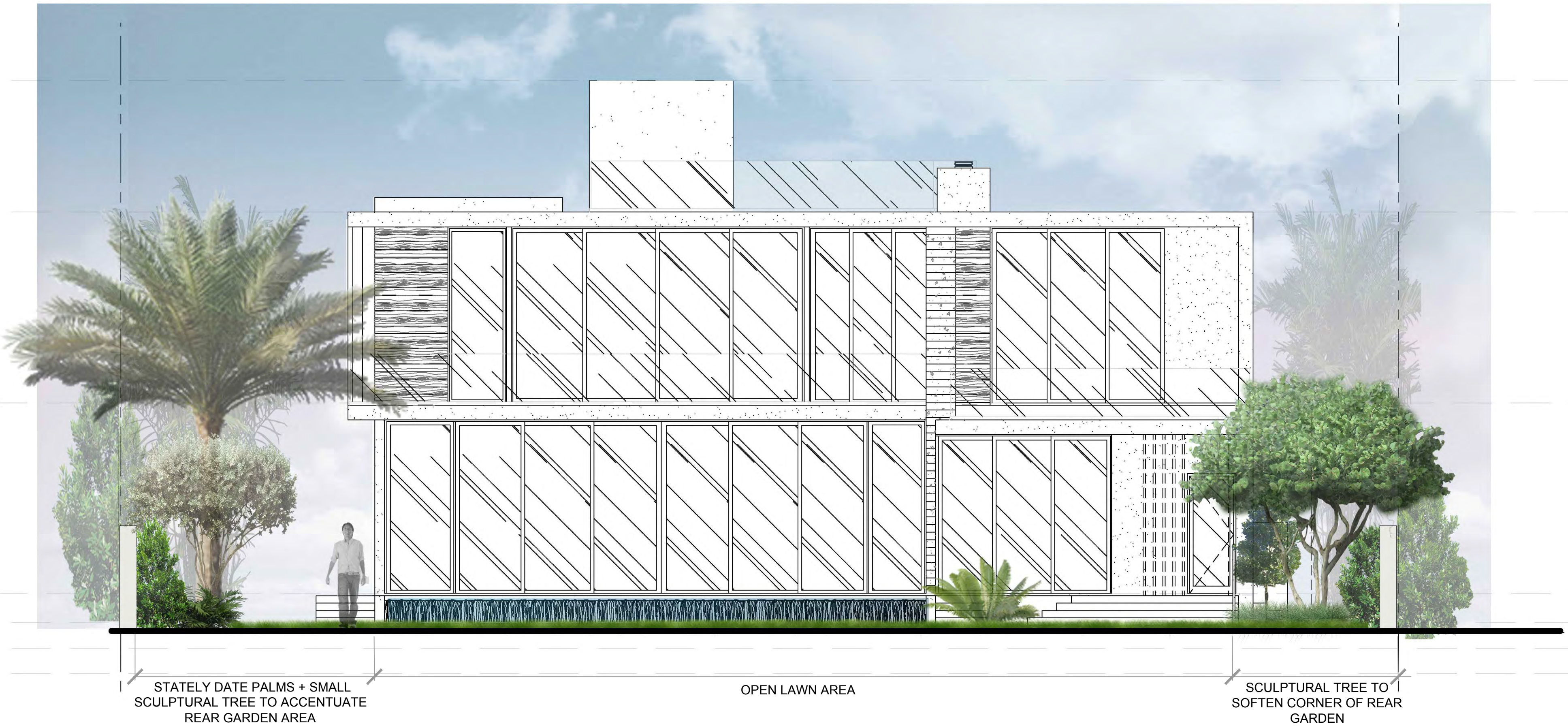
MIC / WART FERN



EUF / SPANISH STOPPER



FRONT ELEVATION



REAR ELEVATION



NORTH ELEVATION



SOUTH ELEVATION

SCHEMATIC SIDE ELEVATIONS



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