C.M.B. LANDSCAPE FINAL DESIGN REVIEW BOARD SUBMITTAL 03.09.20

NEW RESIDENCE | 250 EAST RIVO ALTO DRIVE | MIAMI BEACH, FLORIDA

CLIENT / PROPERTY INFORMATION

PROPERTY ADDRESS
250 E. RIVO ALTO DRIVE
MIAMI BEACH, FL 33139

EXISTING VEGETATION SUMMARY

The existing vegetation located on the property is composed of trees and palms. Please note that the landscape architect is proposing to relocated + preserve the large native Gumbo Limbo, Silver Buttonwood and Live Oak trees. The landscape architect is requesting to remove the remaining vegetation on site. Please note that the landscape architect intends to provide an improved landscape design that shall mitigate for the 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 Page + Sheet Index
L-100 Existing Tree Survey + Disposition Plan
L-101 Existing Tree Chart, Mitigation Summary, Notes + Details
L-200 Ground Floor Landscape Plan
L-201 First Floor Landscape Plan
L-300 Ground Floor Grading Plan
L-400 Plant List, Landscape Code, Notes + Details

CC LA

CHRISTOPHER CAWLEY
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CHRISTOPHERCAWLEY.COM

Florida Landscape Architecture
Business LLC 26000460

REVISION SCHEDULE

1 03.03.20 P+Z AND URBAN FORESTRY CMNTS

SHEET TITLE:

COVER PAGE + SHEET INDEX

PROJECT INFO:

SHACK RESIDENCE
250 E. RIVO ALTO DRIVE
MIAMI BEACH, FL 33139

CHRISTOPHER CAWLEY, RLA
Florida License LA 6666786

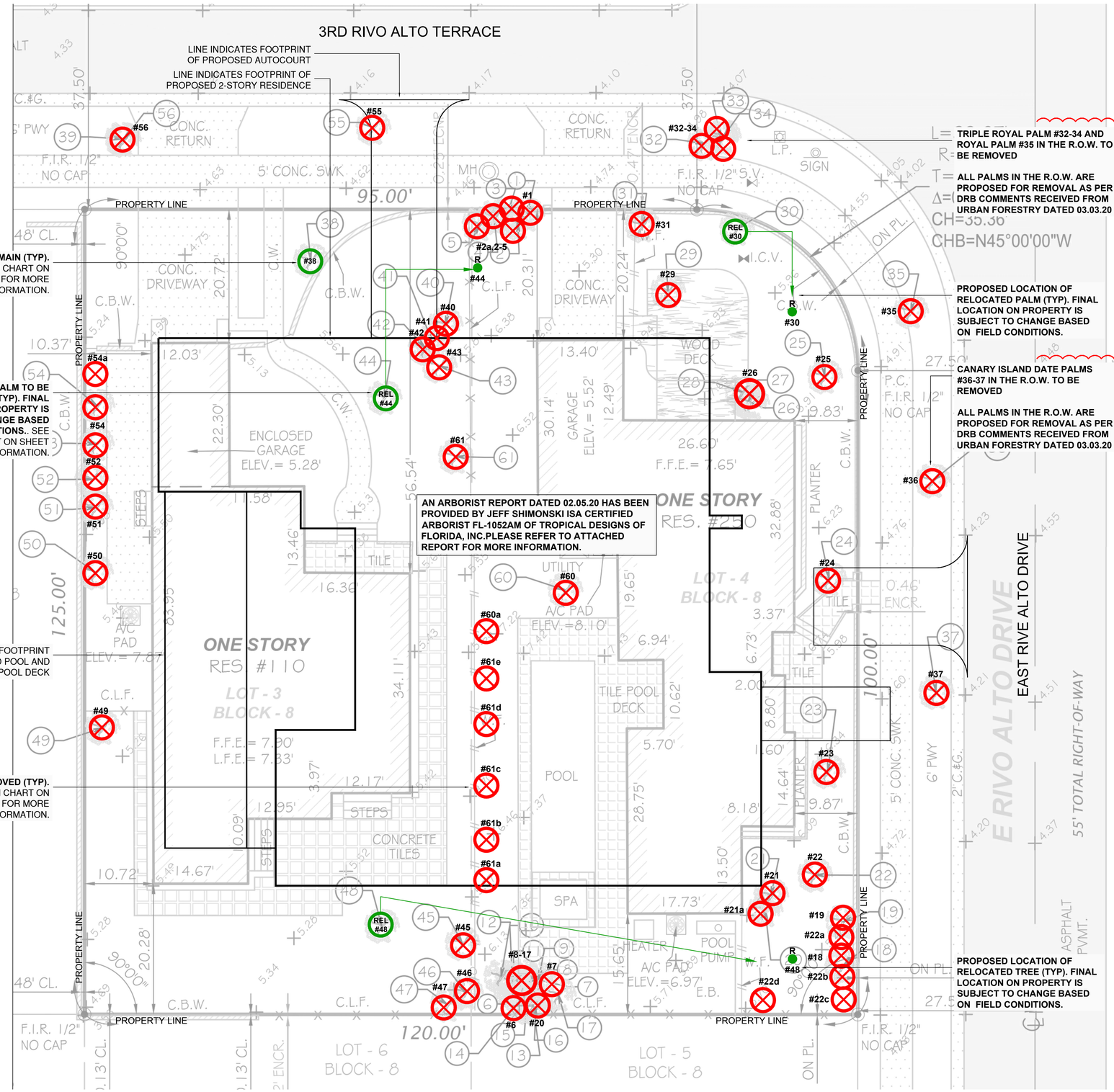
SCALE + NORTH ARROW:

DATE:

FEBRUARY 17, 2020

SHEET NO:

L-000



C.M.B. EXISTING TREE SURVEY LEGEND

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

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 11.26.19**
3. THE INFORMATION AS PRESENTED HEREIN HAS BEEN FIELD VERIFIED BY THE LANDSCAPE ARCHITECT ON **02.13.20**
4. AN **ARBORIST REPORT DATED 02.05.20** HAS BEEN PROVIDED BY **JEFF SHIMONSKI ISA CERTIFIED ARBORIST FL-1052AM** OF TROPICAL DESIGNS OF FLORIDA, INC.PLEASE REFER TO ATTACHED REPORT FOR MORE INFORMATION.
5. 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.
6. **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.**
7. 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.

CC LA
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REVISION SCHEDULE

1	03.03.20	P+Z AND URBAN FORESTRY CMNTS

SHEET TITLE:

EXISTING TREE SURVEY + DISPOSITION PLAN

PROJECT INFO:

SHACK RESIDENCE
250 E. RIVO ALTO DRIVE
MIAMI BEACH, FL 33139

CHRISTOPHER CAWLEY, RLA
Florida License LA 6666786

SCALE + NORTH ARROW:

DATE:
FEBRUARY 17, 2020

SHEET NO:
L-100

C.M.B. EXISTING TREE INVENTORY + DISPOSITION CHART - 250 E. RIVO ALTO DRIVE

NUMBER	SCIENTIFIC NAME	COMMON NAME	DBH	HT	CANOPY	CONDITION	TPZ	DISPOSITION	MITIGATION	COMMENTS
1	Adonidia merrillii	Christmas palm	5"	18'	6'	Moderate	3'	REMOVE	N/A	SMALL PALM, NO MITIGATION REQUIRED
2	Ficus benjamina	Weeping fig	3"	6'	12'	Poor		REMOVE	N/A	NON-SPECIMEN, SMALL PROHIBITED TREE, NO MITIGATION REQUIRED
2a	Ficus benjamina	Weeping fig	11"	28'	30'	Poor		REMOVE	N/A	NON-SPECIMEN, SMALL PROHIBITED TREE, NO MITIGATION REQUIRED
3	Ficus benjamina	Weeping fig	3"	14'	8'	Poor		REMOVE	N/A	NON-SPECIMEN, SMALL PROHIBITED TREE, NO MITIGATION REQUIRED
4	Ficus benjamina	Weeping fig	4"	20'	15'	Poor		REMOVE	N/A	NON-SPECIMEN, SMALL PROHIBITED TREE, NO MITIGATION REQUIRED
5	Ficus benjamina	Weeping fig	25"	30'	65'	Poor		REMOVE	25" DBH	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED
6	Ceiba pentandra	Silk cotton tree	19"	45'	20'	Moderate	18'	REMOVE	19" DBH	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED
7	Dypsis lutescens	Areca palm	28"	18'	12'	Moderate	3'	REMOVE	1 REP. TREE	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED
8	Ptychosperma elegans	Solitare palm	3"	25'	12'	Good	3'	REMOVE	N/A	SMALL PALM, NO MITIGATION REQUIRED
9	Ptychosperma elegans	Solitare palm	3"	20'	12'	Good	3'	REMOVE	N/A	SMALL PALM, NO MITIGATION REQUIRED
10	Ptychosperma elegans	Solitare palm	9"	30'	25'	Good	5'	REMOVE	1 REP. TREE	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED
11	Part of 10									
12	Ptychosperma elegans	Solitare palm	3"	22'	12'	Good	4'	REMOVE	N/A	SMALL PALM, NO MITIGATION REQUIRED
13	Ptychosperma elegans	Solitare palm	3"	10'	12'	Good	3'	REMOVE	N/A	SMALL PALM, NO MITIGATION REQUIRED
14	Part of 10									
15	Ptychosperma elegans	Solitare palm	3"	7'	25'	Good	3'	REMOVE	N/A	SMALL PALM, NO MITIGATION REQUIRED
16	Ptychosperma elegans	Solitare palm	3"	22'	12'	Good	4'	REMOVE	N/A	SMALL PALM, NO MITIGATION REQUIRED
17	Ptychosperma elegans	Solitare palm	3"	15'	12'	Good	4'	REMOVE	N/A	SMALL PALM, NO MITIGATION REQUIRED
18	Ptychosperma elegans	Solitare palm	3"	22'	12'	Good	4'	REMOVE	N/A	SMALL PALM, NO MITIGATION REQUIRED
19	Ptychosperma elegans	Solitare palm	4"	12'	12'	Good	3'	REMOVE	N/A	SMALL PALM, NO MITIGATION REQUIRED
20	Roystonea regia	Royal palm	14"	24'	35'	Good	6'	REMOVE	1 REP. TREE	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED
21	Roystonea regia	Royal palm	23"	14'	28'	Good	6'	REMOVE	N/A	SMALL PALM, NO MITIGATION REQUIRED
21a	Dypsis lutescens	Areca palm	10"	18'	10'	Moderate	3'	REMOVE	1 REP. TREE	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED
22	Roystonea regia	Royal palm	17"	50'	35'	Good	6'	REMOVE	1 REP. TREE	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED
22a	Cocos nucifera	Coconut palm	9"	35'	36'	Good	6'	REMOVE	1 REP. TREE	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED
22b	Ptychosperma elegans	Solitare palm	9"	18'	0	Dead		REMOVE	N/A	DEAD PALM, NO MITIGATION REQUIRED
22c	Ptychosperma elegans	Solitare palm	4"	24'	14'	Poor		REMOVE	N/A	SMALL PALM, NO MITIGATION REQUIRED
22d	Dypsis lutescens	Areca palm	32"	25'	18'	Moderate	4'	REMOVE	1 REP. TREE	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED
23	Roystonea regia	Royal palm	21"	45'	30'	Good	6'	REMOVE	1 REP. TREE	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED
24	Roystonea regia	Royal palm	18"	60'	36'	Good	6'	REMOVE	1 REP. TREE	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED
25	Roystonea regia	Royal palm	19"	60'	35'	Good	6'	REMOVE	1 REP. TREE	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED
26	Adonidia merrillii	Christmas palm	18"	20'	18'	Good	4'	REMOVE	1 REP. TREE	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED
27	Part of 26									
28	Part of 26									
29	Hyophorbe verschaffeltii	Spindle palm	13"	12'	16'	Good	4'	REMOVE	N/A	SMALL PALM, NO MITIGATION REQUIRED
30	Latania loddigesii	Blue latan palm	10"	8'	18'	Good	4'	REMAIN	N/A	PRESERVE + PROTECT
31	Ficus benjamina	Weeping fig	27"	30'	60'	Poor		REMOVE	27" DBH	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED
32	Roystonea regia	Royal palm	48"	35'	40'	Good	6'	REMOVE	1 REP. TREE	AS PER DRB COMMENTS RECEIVED FROM URBAN FORESTRY DATED 03.03.20
33	Part of 32									TRIPLE ROYAL PALM # 32

C.M.B. EXISTING TREE INVENTORY + DISPOSITION CHART - 250 E. RIVO ALTO DRIVE

NUMBER	SCIENTIFIC NAME	COMMON NAME	DBH	HT	CANOPY	CONDITION	TPZ	DISPOSITION	MITIGATION	COMMENTS
34	Part of 32									TRIPLE ROYAL PALM # 32
35	Roystonea regia	Royal palm	18"	28'	30'	Good	6'	REMOVE	1 REP. TREE	AS PER DRB COMMENTS RECEIVED FROM URBAN FORESTRY DATED 03.03.20
36	Phoenix canariensis	Canary Island date palm	28"	6'	25'	Good	5'	REMOVE	1 REP. TREE	AS PER DRB COMMENTS RECEIVED FROM URBAN FORESTRY DATED 03.03.20
37	Phoenix canariensis	Canary Island date palm	26"	6'	30'	Good	5'	REMOVE	1 REP. TREE	AS PER DRB COMMENTS RECEIVED FROM URBAN FORESTRY DATED 03.03.20
38	Conocarpus erectus sericeus	Silver buttonwood	24"	25'	25'	Moderate	18'	RELOCATE	N/A	PRESERVE + PROTECT
39	Not onsite								N/A	
40	Ptychosperma elegans	Solitare palm	3"	30'	14'	Good	4'	REMOVE	N/A	SMALL PALM, NO MITIGATION REQUIRED
41	Ptychosperma elegans	Solitare palm	3"	28'	14'	Good	4'	REMOVE	N/A	SMALL PALM, NO MITIGATION REQUIRED
42	Ptychosperma elegans	Solitare palm	3"	26'	14'	Good	4'	REMOVE	N/A	SMALL PALM, NO MITIGATION REQUIRED
43	Ptychosperma elegans	Solitare palm	3"	28'	14'	Good	4'	REMOVE	N/A	SMALL PALM, NO MITIGATION REQUIRED
44	Bursera simaruba	Gumbo limbo	41"	30'	52'	Good	20'	RELOCATE	N/A	PRESERVE + PROTECT
45	Washingtonia filifera	Washingtonia palm	13"	70'	24'	Good	6'	REMOVE	1 REP. TREE	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED
46	Roystonea regia	Royal palm	13"	45'	28'	Poor		REMOVE	1 REP. TREE	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED
47	Failed Royal palm					Dead			N/A	DEAD PALM, NO MITIGATION REQUIRED
48	Quercus virginiana	Live oak	20"	30'	54'	Moderate	18'	RELOCATE	N/A	PRESERVE + PROTECT
49	Plumeria rubra	Frangipani	6"	14'	17'	Moderate	6'	REMOVE	6" DBH	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED
49a	Coccoloba uvifera	Seagrape	15"	20'	30'	Good	10'	REMOVE	15" DBH	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED
50	Coccoloba uvifera	Seagrape	8"	25'	30'	Good	8'	REMOVE	8" DBH	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED
51	Coccoloba uvifera	Seagrape	5"	20'	18'	Good	8'	REMOVE	5" DBH	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED
52	Coccoloba uvifera	Seagrape	9"	22'	25'	Good	8'	REMOVE	9" DBH	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED
53	Coccoloba uvifera	Seagrape	10"	22'	18'	Good	10'	REMOVE	10" DBH	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED
54	Coccoloba uvifera	Seagrape	10"	22'	18'	Good	10'	REMOVE	10" DBH	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED
54a	Chrysobalanus icaco	Cocoplum	4"	18'	18'	Moderate	6'	REMOVE	4" DBH	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED
55	Ptychosperma elegans	Solitare palm	4"	20'	14'	Good	4'	REMOVE	N/A	SMALL PALM, NO MITIGATION REQUIRED
56	Adonidia merrillii	Christmas palm	6"	13'	8'	Good	4'	REMOVE	N/A	SMALL PALM, NO MITIGATION REQUIRED
57	Livistona chinensis	Chinese fan palm	10"	6'	18'	Good	3'	REMOVE	N/A	SMALL PALM, NO MITIGATION REQUIRED
58	Cordia sebestena	Orange geiger	6"	22'	16'	Poor		REMOVE	6" DBH	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED
59	Cordia sebestena	Orange geiger	4"	18'	10'	Poor		REMOVE	4" DBH	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED
60	Ravenala madagascariensis	Traveller's tree	106"	28'	35'	Good	8'	REMOVE	1 REP. TREE	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED
60a	Adonidia merrillii	Christmas palm	15"	22'	20'	Good	4'	REMOVE	1 REP. TREE	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED
61	Washingtonia filifera	Washingtonia palm	10"	25'	24'	Good	5'	REMOVE	1 REP. TREE	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED
61a	Dypsis lutescens	Areca palm	7"	12'	18	Moderate	4'	REMOVE	N/A	SMALL PALM, NO MITIGATION REQUIRED
61b	Dypsis lutescens	Areca palm	5"	8'	18'	Moderate	4'	REMOVE	N/A	SMALL PALM, NO MITIGATION REQUIRED
61c	Dypsis lutescens	Areca palm	16"	24'	18'	Moderate	4'	REMOVE	1 REP. TREE	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED
61d	Dypsis lutescens	Areca palm	8"	24'	16'	Moderate	4'	REMOVE	1 REP. TREE	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED
61c	Dypsis lutescens	Areca palm	6"	20'	12'	Moderate	4'	REMOVE	1 REP. TREE	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED

TOTAL TREE DBH LOSS: 148" + THE REMOVAL OF (23) PALMS *

TREE MITIGATION REQUIRED: (50) REPLACEMENT TREES @ 12'HT x 2" DBH X 6' SPREAD

PALM MITIGATION REQUIRED: (23) REPLACEMENT TREES @ 12'HT x 2" DBH X 6' SPREAD

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.

CH. 46 TREE PRESERVATION + PROTECTION / TREE + PALM MITIGATION SUMMARY

TOTAL TREE DBH LOSS: 148"

REPLACEMENT TREES REQUIRED:

(50) REPLACEMENT TREES REQUIRED @ 12' HEIGHT + 2" DBH + 6' SPREAD or **(25)** REPLACEMENT TREES REQUIRED @ 16' HEIGHT + 4" DBH + 8' SPREAD

REPLACEMENT TREES PROVIDED: ***52 REPLACEMENT TREES PROVIDED @ 12'HT + 2" DBH + 6' SPREAD***

BREAKDOWN:

- (2) NATIVE WILD TAMARIND TREES @ 18' HEIGHT + 4" DBH + 10' SPREAD = **4 REPLACEMENT TREES**
- (8) BRAZILIAN BEAUTYLEAF TREES @ 18' HEIGHT + 5" DBH + 10' SPREAD = **20 REPLACEMENT TREES**
- (14) BAY RUM TREES @ 16' HEIGHT + 4" DBH + 8' SPREAD = **28 REPLACEMENT TREES**

TOTAL PALMS REMOVED: 23 PALMS

REPLACEMENT TREES REQUIRED:

(23) REPLACEMENT TREES REQUIRED @ 12' HEIGHT + 2" DBH + 6' SPREAD or **(10)** REPLACEMENT TREES REQUIRED @ 16' HT + 4" DBH + 8' SPREAD

REPLACEMENT TREES PROVIDED: ***24 REPLACEMENT TREES PROVIDED @ 12'HT + 2" DBH + 6' SPREAD***

BREAKDOWN:

- (2) NATIVE WILD TAMARIND TREES @ 18' HEIGHT + 4" DBH + 10' SPREAD = **4 REPLACEMENT TREES**
- (1) NATIVE JAPANESE BLUEBERRY TREES @ 16' HEIGHT + 4" DBH + 8' SPREAD = **2 REPLACEMENT TREES**
- (9) NATIVE GREEN BUTTONWOOD TREES @ 16' HEIGHT + 4" DBH + 8' SPREAD = **18 REPLACEMENT TREES**

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Business LLC 26000460

REVISION SCHEDULE

1 03.03.20 P+Z AND URBAN FORESTRY CMNTS

SHEET TITLE:

EXISTING TREE CHART, MITIGATION SUMMARY, NOTES + DETAILS

PROJECT INFO:

SHACK RESIDENCE
250 E. RIVO ALTO DRIVE
MIAMI BEACH, FL 33139

CHRISTOPHER CAWLEY, RLA
Florida License LA 6666786

SCALE + NORTH ARROW:

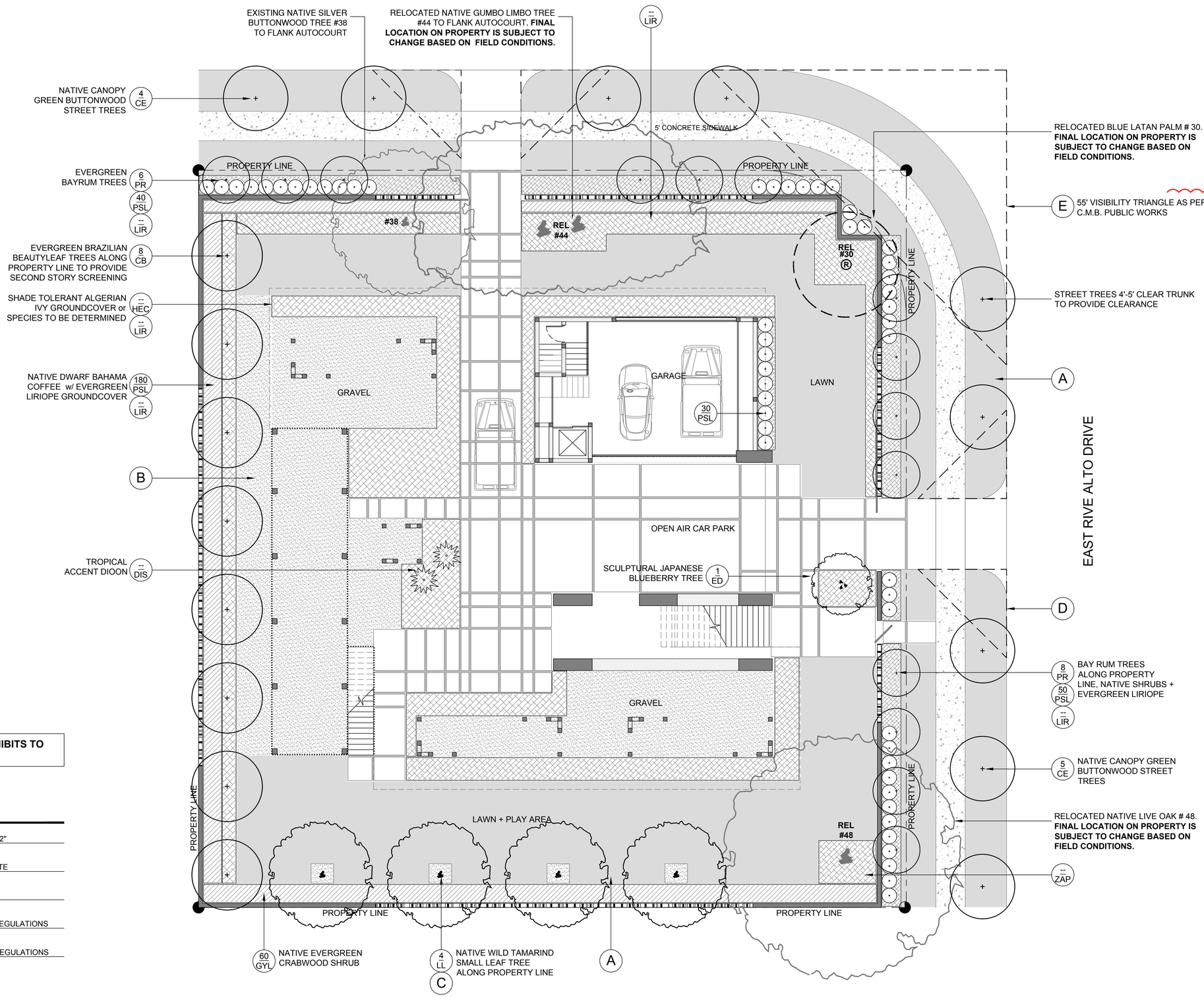
DATE:

FEBRUARY 17, 2020

SHEET NO:

L-101

3RD RIVO ALTO TERRACE



FINAL ILLUSTRATIVE LANDSCAPE EXHIBITS TO BE PROVIDED AT HEARING

LANDSCAPE PLAN LEGEND

- (A) NATIVE SEA SHORE PASPALUM LAWN - 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) 15' VISIBILITY SITE TRIANGLE AS PER C.M.B. REGULATIONS
- (E) 55' VISIBILITY SITE TRIANGLE AS PER C.M.B. REGULATIONS

CC LA

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Florida Landscape Architecture Business LLC 26000460

REVISION SCHEDULE

1 03.03.20 P+Z AND URBAN FORESTRY CMNTS

SHEET TITLE:

GROUND FLOOR LANDSCAPE PLAN

PROJECT INFO:

SHACK RESIDENCE

250 E. RIVO ALTO DRIVE
MIAMI BEACH, FL 33139

CHRISTOPHER CAWLEY, RLA
Florida License LA 6666786

SCALE + NORTH ARROW:

N

1/8" = 1'-0"

0' 8' 16' 24'

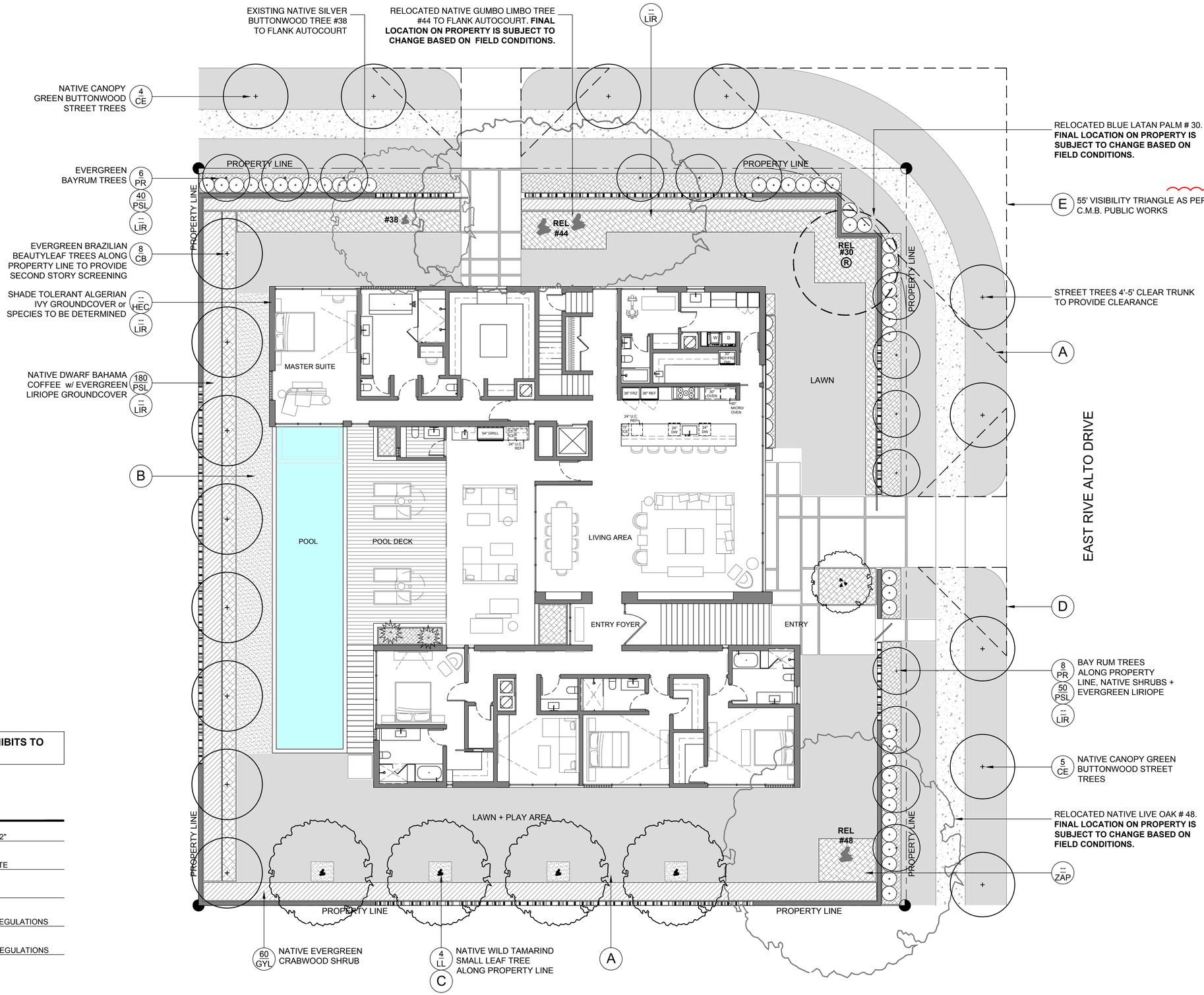
DATE:

FEBRUARY 17, 2020

SHEET NO:

L-200

3RD RIVO ALTO TERRACE



FINAL ILLUSTRATIVE LANDSCAPE EXHIBITS TO BE PROVIDED AT HEARING

LANDSCAPE PLAN LEGEND

- (A) NATIVE SEA SHORE PASPALUM LAWN - 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) 15' VISIBILITY SITE TRIANGLE AS PER C.M.B. REGULATIONS
- (E) 55' VISIBILITY SITE TRIANGLE AS PER C.M.B. REGULATIONS

CC LA

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REVISION SCHEDULE

1 03.03.20 P+Z AND URBAN FORESTRY CMNTS

SHEET TITLE:

FIRST FLOOR LANDSCAPE PLAN

PROJECT INFO:

SHACK RESIDENCE
250 E. RIVO ALTO DRIVE
MIAMI BEACH, FL 33139

CHRISTOPHER CAWLEY, RLA
Florida License LA 6666788

SCALE + NORTH ARROW:

N

1/8" = 1'-0"

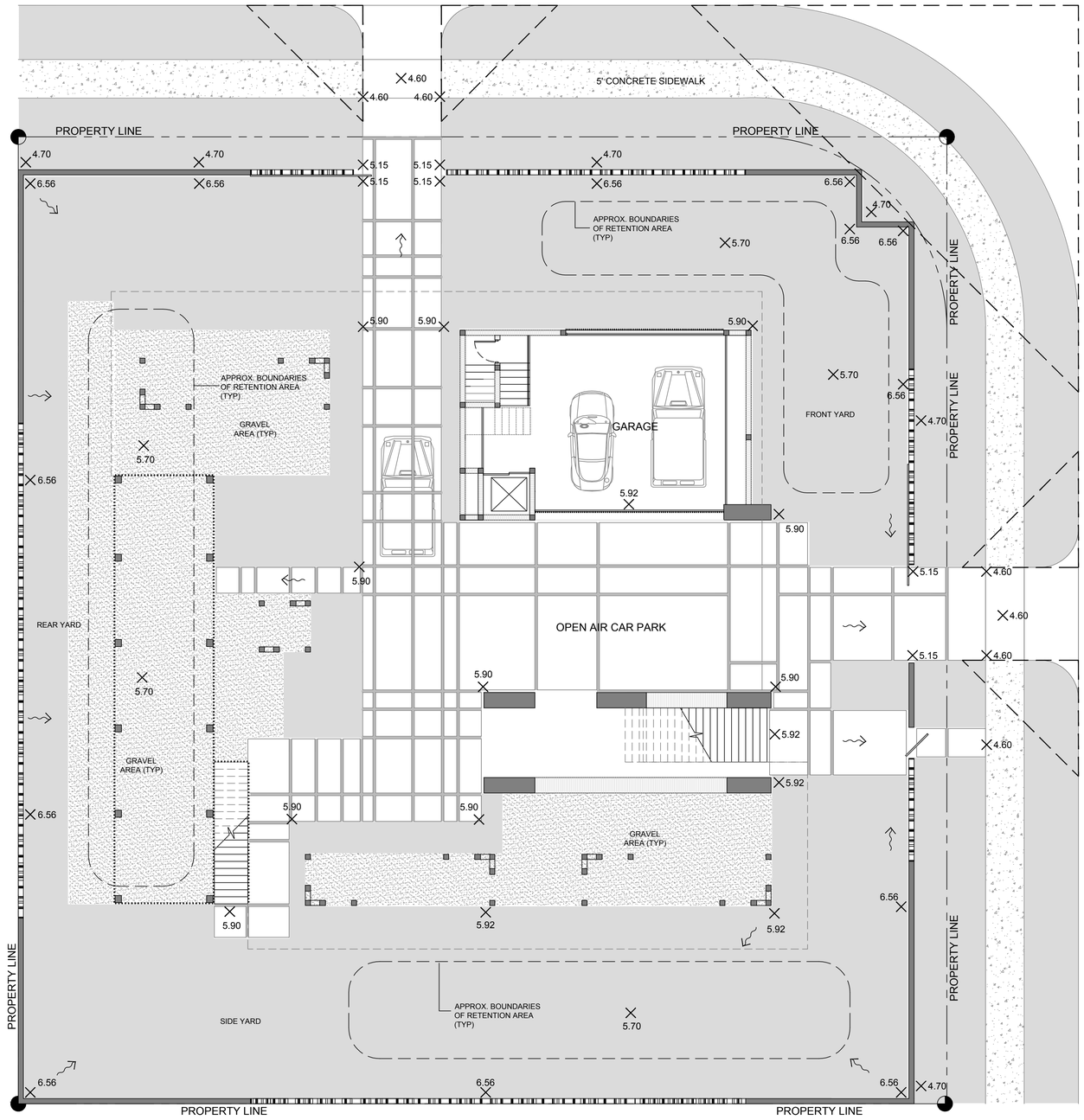
DATE:

FEBRUARY 17, 2020

SHEET NO:

L-201

3RD RIVO ALTO TERRACE



EAST RIVE ALTO DRIVE

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REVISION SCHEDULE

03.03.20 P+Z AND URBAN FORESTRY CMNTS

SHEET TITLE:

GROUND FLOOR GRADING PLAN

PROJECT INFO:

SHACK RESIDENCE
250 E. RIVO ALTO DRIVE
MIAMI BEACH, FL 33139

CHRISTOPHER CAWLEY, RLA
Florida License LA 6666786

SCALE + NORTH ARROW:

1/8" = 1'-0"

DATE:

FEBRUARY 17, 2020

SHEET NO:

L-300

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 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.

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

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

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

   TREES, PALMS, SPECIMEN PLANT MATERIAL LOCATIONS:
   REMOVE ALL LIMEROCK PRESENT TO A DEPTH OF AT LEAST 30"BEFORE PLACING NEW PLANTING SOIL. APPLY NEW CLEAN PLANTING SOIL IN PLANTING AREA AS REQUIRED

   LANDSCAPE ISLANDS AND BUILDING FOUNDATIONS:
   EXCAVATE AND REMOVE ALL LIMEROCK, ROCKS, DEBRIS. ETC. TO A DEPTH OF 12" AND BACKFILL W/ 50:50 TOPSOIL:SAND MIX. BUILDING FOUNDATIONS SHALL BE THE SAME DEPTH TO A WIDTH OF 36" FROM THE BUILDING BASE.

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. 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.

8. 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.

9. ALL PLANTING BEDS SHALL BE MULCHED TO A DEPTH OF 2" WITH APPROVED NATURAL SHREDDED COCO BROWN MULCH FREE FROM WEEDS AND PESTS. NO 'NUGGETS', 'CYPRESS MULCH' OR 'RED DYED MULCH' TO BE ACCEPTED. KEEP MULCH 6" AWAY FROM TREE OR PALM TRUNKS AS PER INDUSTRY RECOMMENDATIONS.

10. SOD SHALL BE SEASHORE PASPALUM 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.

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 (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 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. 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.

13. 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

14. **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 PRUNIING REQUIRED SHALL BE PERFORMED BY AN ISA CERTIFIED ARBORIST OR ASCA CONSULTING ARBORIST AND THE CITY URBAN FORESTER SHALL BE CONSULTED.**

15. **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.**

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

17. **MULCH SHALL NOT BE APPLIED WITHIN 6" OF ANY TREE OR PALM TRUNK THAT IS INSTALLED OR INCORPORATED INTO THE PROJECT. FOR ROW TREES + PALMS, ALL MULCH SHALL BE *AMERIGROW 'PREMIUM PINEBARK BROWN' SHREDDED MULCH* OR A CITY APPROVED ALTERNATIVE.**

LANDSCAPE LEGEND

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

ZONING: RS4 **LOT SIZE:** 14,867 SF **ACRES:** .34

TREES
FRONT YARD - 2 TREES REQUIRED / 9 TREES PROVIDED
REAR YARD -3 TREES REQUIRED / 6 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.

14,866 - 6,000 = 8,866 SF = **14 TOTAL TREES REQUIRED / 23 TREES PROVIDED.**
(4 NATIVE WILD TAMARIND TREES + 8 BRAZILIAN BEAUTYLEAF TREES + 10 BAY RUM TREES + 1 JAPANESE BLUEBERRY TREES PROVIDED)

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

NATIVE TREES
30% OF REQUIRED TREES OR .30 X 14 = **4 NATIVE TREES REQUIRED / 4 NATIVE TREES PROVIDED**
(4 NATIVE WILD TAMARIND TREES PROVIDED)

LOW MAINTENANCE TREES
50% OF REQUIRED TREES OR .50 X 14 = **7 LOW MAINTENANCE REQUIRED / 13 LM TREES PROVIDED**
(9 BAY RUM + 4 NATIVE WILD TAMARIND TREES PROVIDED)

STREET TREE REQUIREMENT
AVERAGE STREET TREE SPACING 20' ON CENTER
3RD RIVO ALTO TERRACE: 120 LF / 20 = 6 STREET TREES REQUIRED / ***6 STREET TREES PROVIDED***
EAST RIVO ALTO DRIVE: 125 LF / 20 = 6.25 STREET TREES REQUIRED / ***7 STREET TREES PROVIDED***
(4 BAY RUM TREE + 9 NATIVE GREEN BUTTONWOOD TREES PROVIDED)

SHRUBS
12 SHRUBS (OR VINES) REQUIRED FOR EACH REQUIRED LOT AND STREET TREE or 12 X (26.25) = **315 SHRUBS REQUIRED / 360 SHRUBS PROVIDED** (300 NATIVE BAHAMA COFFEE SHRUBS + 60 NATIVE CRABWOOD SHRUBS PROVIDED)

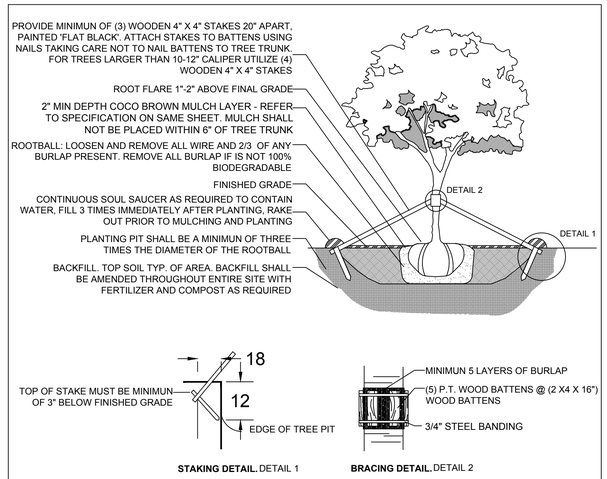
NATIVE SHRUBS
50% OF TOTAL SHRUBS REQUIRED MUST BE NATIVE or .50 X 315 = **158 NATIVE SHRUBS REQUIRED / 360 NATIVE SHRUBS PROVIDED** (300 NATIVE BAHAMA COFFEE SHRUBS + 60 NATIVE CRABWOOD SHRUBS PROVIDED)

LARGE SHRUBS / SMALL TREES
10% OF TOTAL SHRUBS REQUIRED MUST BE LARGE SHRUBS OR SMALL TREES or .10 X 315 = **32 LARGE SHRUBS REQUIRED / 60 LARGE SHRUBS / SMALL TREES PROVIDED** (60 NATIVE CRABWOOD SHRUBS PROVIDED)

NATIVE LARGE SHRUBS / SMALL TREES
50% OF TOTAL LARGE SHRUBS REQUIRED MUST BE NATIVE or .50 X 32 = **16 NATIVE LARGE SHRUBS REQUIRED / 60 NATIVE LARGE SHRUBS PROVIDED** (60 NATIVE CRABWOOD SHRUBS PROVIDED)

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

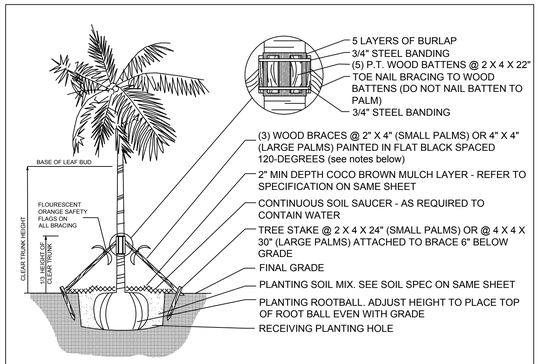
IRRIGATION SYSTEM
100% COVERAGE PROVIDED PURSUANT TO CMB REQUIREMENTS SET IN CHAPTER 126



STAKING DETAIL. DETAIL 1 **BRACING DETAIL.** DETAIL 2

C.M.B. LARGE TREE PLANTING DETAIL

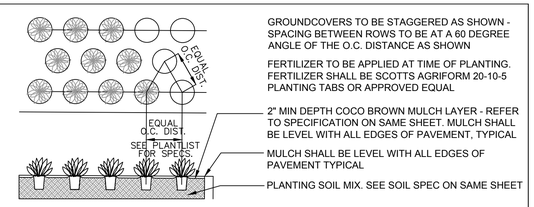
N.T.S.



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)

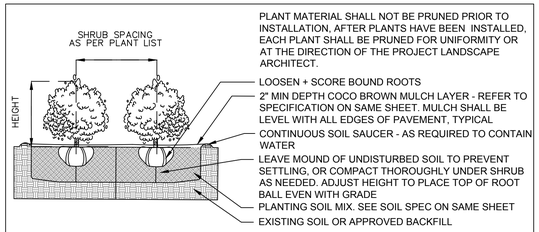
C.M.B. PALM PLANTING DETAIL

N.T.S.



GROUNDCOVER PLANTING DETAIL

N.T.S.



SHRUB PLANTING DETAIL

N.T.S.

PLANT LIST - 250 E RIVO ALTO DRIVE

KEY	QTY.	NATIVE	COMMON NAME	BOTANICAL NAME	HEIGHT, SPECIFICATION, & NOTES
TREES					
CB	8	NO	BRAZILIAN BEAUTYLEAF TREE	Callophyllum brasiliensis	18' ht min, 10' spread min, 5" dbh, standard trunk, equal to Treeworld Wholesale
CE	9	NO	GREEN BUTTONWOOD TREE	Conocarpus erectus	16' ht min, 8' spread min, 4" dbh, standard 4'-5' clear trunk, equal to Treeworld Wholesale
ED	1	NO	JAPANESE BLUEBERRY TREE	Elaeocarpus decipens	16' ht min, 8' spread min, 4" dbh, sculptural trunk, Landscape architect
LL	4	YES	WILD TAMARIND TREE	Lysiloma latisliqua	18' ht min, 10' spread min, 4" dbh, standard trunk, equal to Treeworld Wholesale
PR	14	NO	BAY RUM TREE	Pimenta racemosa	16' ht min, 8' spread min, 4" dbh, standard trunk, equal to Treeworld Wholesale
SHRUBS					
GYL	60	YES	CRABWOOD SHRUB	Gymnathes lucida	25 gallon, 6' height, 2' spread
PSL	300	YES	BAHAMA WILD COFFEE SHRUB	Psychotria ligustrifolia	7 gallon, 24" height, 24" spread
GROUNDCOVERS					
ALO	AS REQ	NO	BROMELIAD 'ODORATA'	Alcantarea 'Odorata'	7 gallon, 30" x 30"
DIS	AS REQ	NO	DIOON	Dioon spp	15 gallon, 4' x 4'
HEC	AS REQ	NO	ALGERIAN IVY	Hedera canariensis	2 gallon, 12" on center, full
MIC	AS REQ	NO	WART FERN	Microsorum scolopendrium	3 gallon, 12" on center, full
LIR	AS REQ	NO	LILYTURF	Liriope muscari	1 gallon, 12" on center, full
PBM	AS REQ	NO	PHILODENDRON 'BURLE MARX'	Philodendron 'Burle marx'	3 gallon, 18" on center, full
ZAP	AS REQ	NO	COONTIE	Zamia pumila	3 gallon, 18" on center, full
SOD, AGGREGATE & MULCH					
MLC	AMERIGROW 'PREMIUM PINEBARK BROWN' SHREDDED MULCH				
SOD	'EMPIRE TURF' ZOYSIA GRASS - OVER 2" TOPSOIL BED, SEE PLANTING SPECS				
DGA	3/8" DECOMPOSED GRANITE AGGREGATE OR STONE TO BE SELECTED, INSTALLED OVER FILTER FABRIC AND WEED BARRIER MATERIAL / OLIMAR, 2" MIN. DEPTH				

KEY LANDSCAPE PLANT MATERIAL IMAGE BOARDS TO BE PROVIDED AT HEARING

CC LA
CHRISTOPHER CAWLEY
LANDSCAPE ARCHITECTURE LLC
780 NE 69TH STREET
SUITE 1106 MIAMI, FL 33138
O 786.536.2961 C 305.979.1585
CHRISTOPHERCAWLEY.COM
Florida Landscape Architecture Business LLC 26000460

REVISION SCHEDULE
1 03.03.20 P+Z AND URBAN FORESTRY CMNTS

SHEET TITLE:
PLANT LIST, LANDSCAPE CODE, NOTES + DETAILS

PROJECT INFO:
SHACK RESIDENCE
250 E. RIVO ALTO DRIVE
MIAMI BEACH, FL 33139

CHRISTOPHER CAWLEY, RLA
Florida License LA 6666786

SCALE + NORTH ARROW:

DATE:
FEBRUARY 17, 2020

SHEET NO:
L-400