



MIAMI BEACH DESIGN REVIEW BOARD SECOND SUBMITTAL
NEW RESIDENCE | 1717 NORTH VIEW DRIVE | MIAMI BEACH, FLORIDA

CLIENT / PROPERTY INFORMATION

PROPERTY ADDRESS
1717 NORTH VIEW DRIVE
MIAMI BEACH, FL 33140

EXISTING VEGETATION SUMMARY

The existing vegetation located on the property is composed of trees, palms, shrubs and ground cover. Street trees are royal palms, which will be preserved and/or relocated. All vegetation located within the property is either in conflict with the newly proposed architecture, or will be in conflict with newly installed property walls, utilities and/or the increased grade of the property and is marked to be removed. There does not appear to be any native species on property that would interfere with proposed plans.

SCOPE OF WORK

- Preservation of existing vegetation and landscape
- New landscape design to complement new contemporary architecture

INDEX OF SHEETS

- L-0 Landscape Cover Page + Sheet Index
- L-1 Existing Tree Survey
- L-1a Disposition Chart
- L-2 Landscape Plan
- L-3 Landscape Notes + Details

SUNSET ISLAND RESIDENCE
1717 NORTH VIEW DRIVE,
MIAMI BEACH, FL 33140

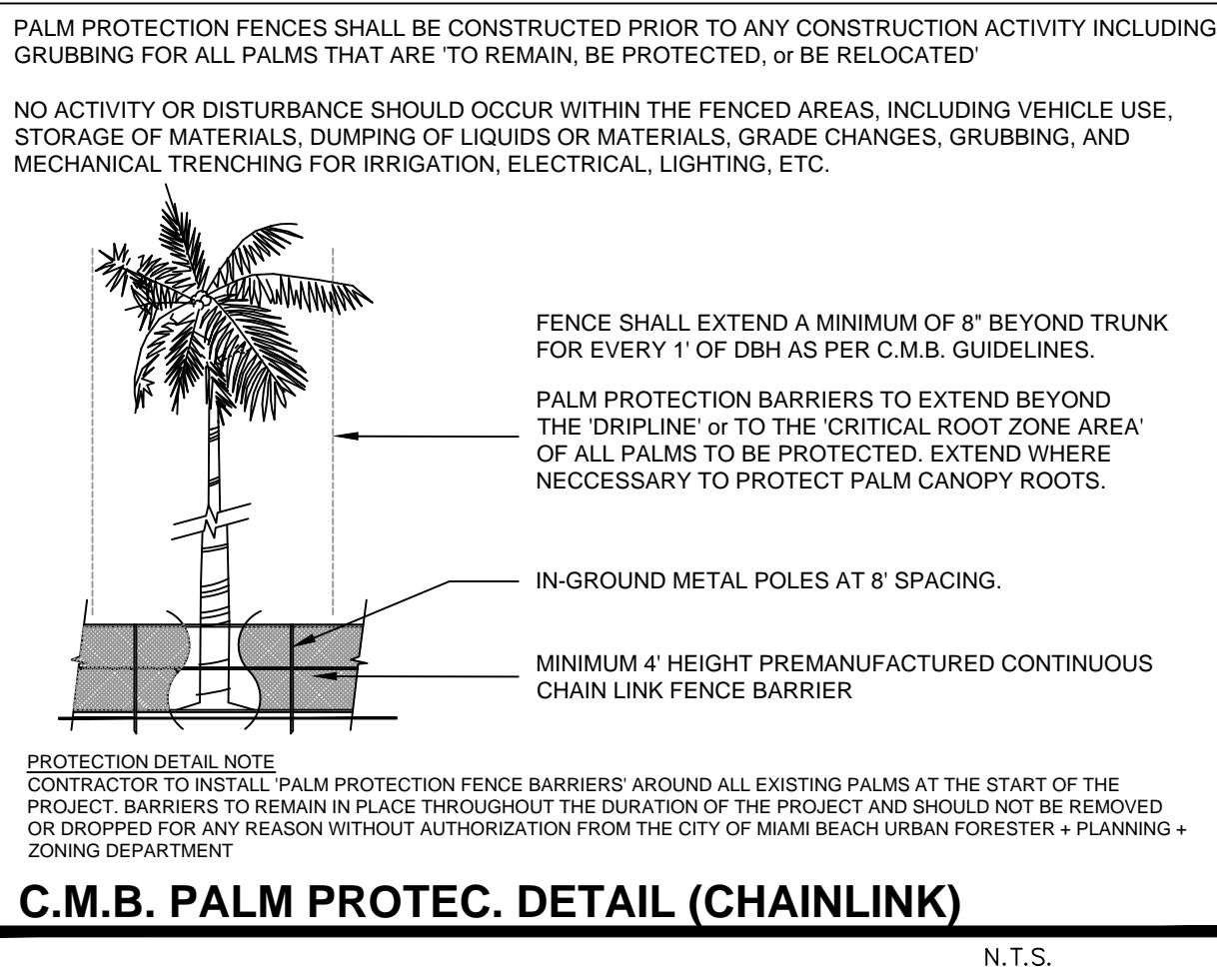
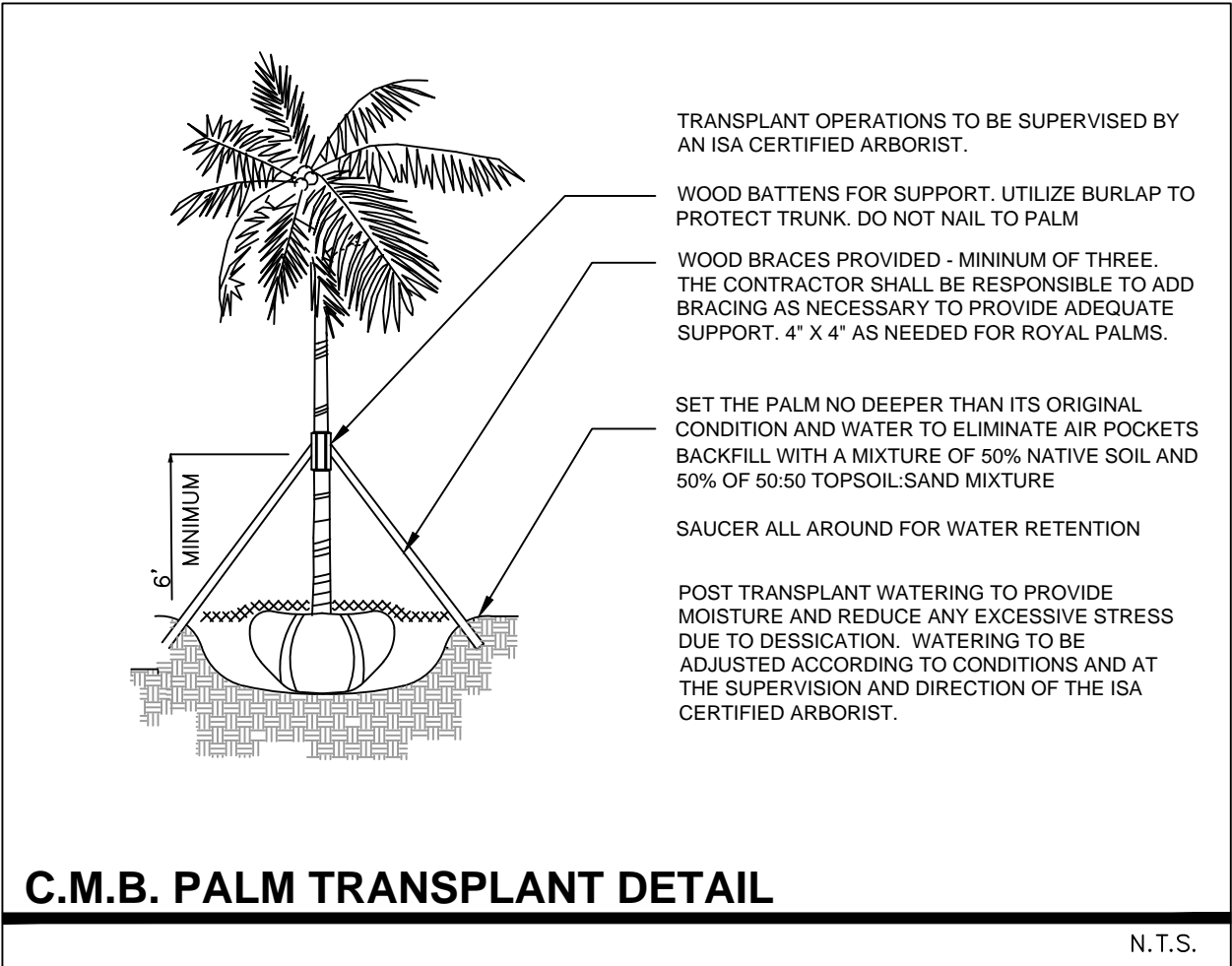
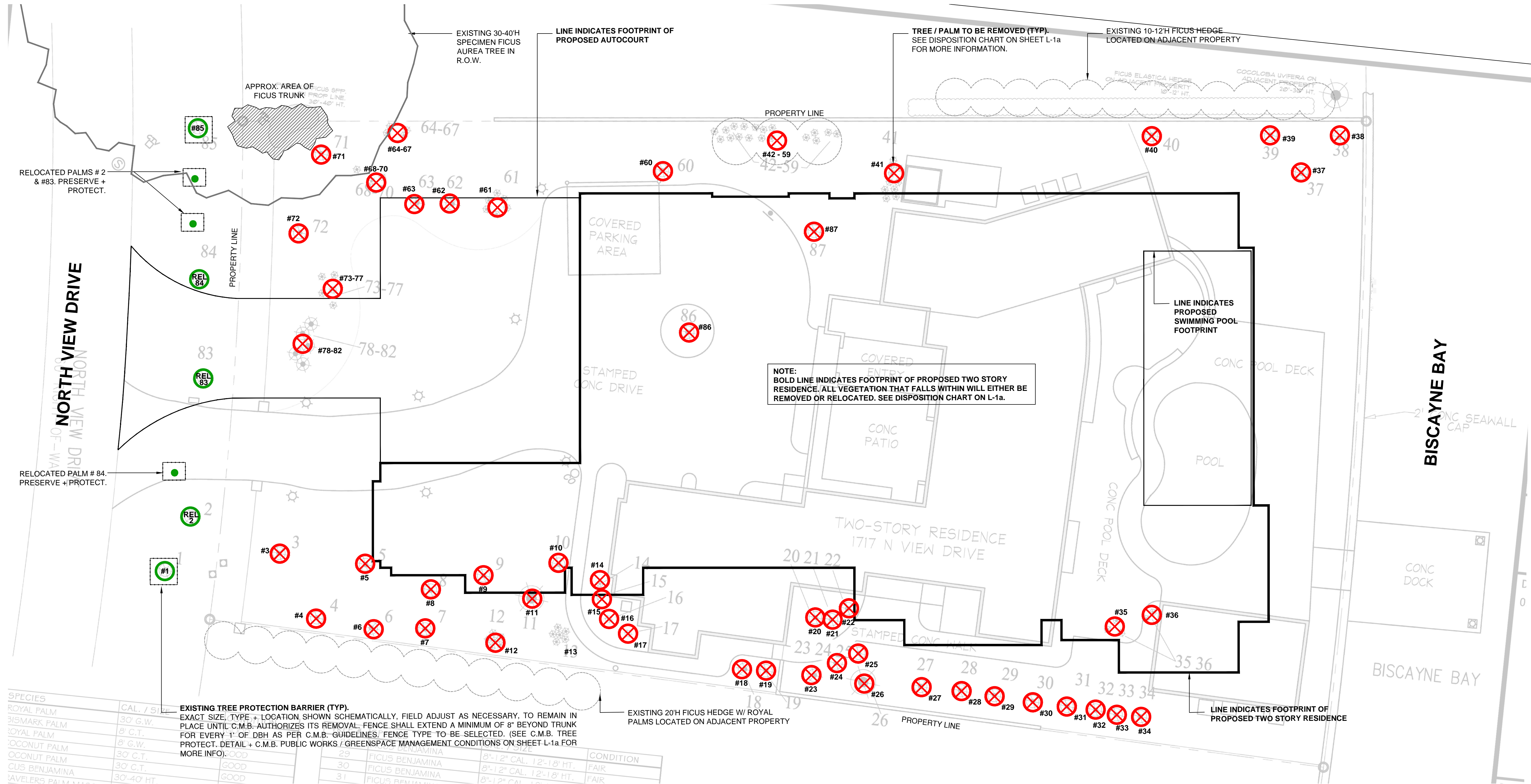
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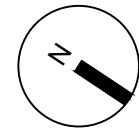
comm no.
1626
date:
10/28/2016
11/08/2016
Second Submittal
revised:

sheet no.
L-0



C.M.B. EXISTING TREE SURVEY LEGEND			
	TREE or PALM TO BE REMOVED. SEE CHART L-1.		PALM TO BE RELOCATED
	PALM TO REMAIN. PRESERVE + PROTECT		PALM PROTECTION FENCE

PALM TRANSPLANTING PROCEDURAL SPECIFICATION	
1. PURPOSE: TO MAXIMIZE THE SUCCESS OF TREE TRANSPLANTING OPERATIONS.	
2. ALL STANDARDS SHALL MEET OR EXCEED THE ANSI A300 (PART 6)-2005 (TRANSPLANTING) STANDARD PRACTICES AND ANY APPLICABLE LOCAL CODES.	
3. CONTRACTOR SHALL EMPLOY AN ISA CERTIFIED ARBORIST OR BIOLOGIST WITH VERIFIABLE PALM TRANSPLANT EXPERIENCE AS THE 'EXPERT ARBORIST OF RECORD' TO CARRY OUT THE FOLLOWING DUTIES:	
• SHALL MAKE SITE VISITS PRIOR TO AND DURING ANY RELOCATION WORK TO INSPECT THAT PROPER PREPARATION IS PERFORMED ACCORDING TO ALL APPLICABLE PALM RELOCATION GUIDELINES.	
• SHALL DOCUMENT ALL INSPECTIONS AND PROVIDE REPORT TO THE OWNER'S AGENT WITHIN 5 BUSINESS DAYS OF SITE VISIT.	
• SHALL SUBMIT PRIOR TO FINAL ACCEPTANCE BY OWNER'S AGENT, A POST-TRANSPLANT CARE GUIDE FOR UP TO THREE YEARS THAT INCLUDES WATERING, FERTILIZATION, PRUNING, PEST CONTROL, STAKING, ETC.	





FICUS BALL (#11) + MISC VEGETATION IN NORTH EAST SECTION OF FRONT YARD.



GIANT FICUS AUREA ON PROPERTY LINE / R.O.W.



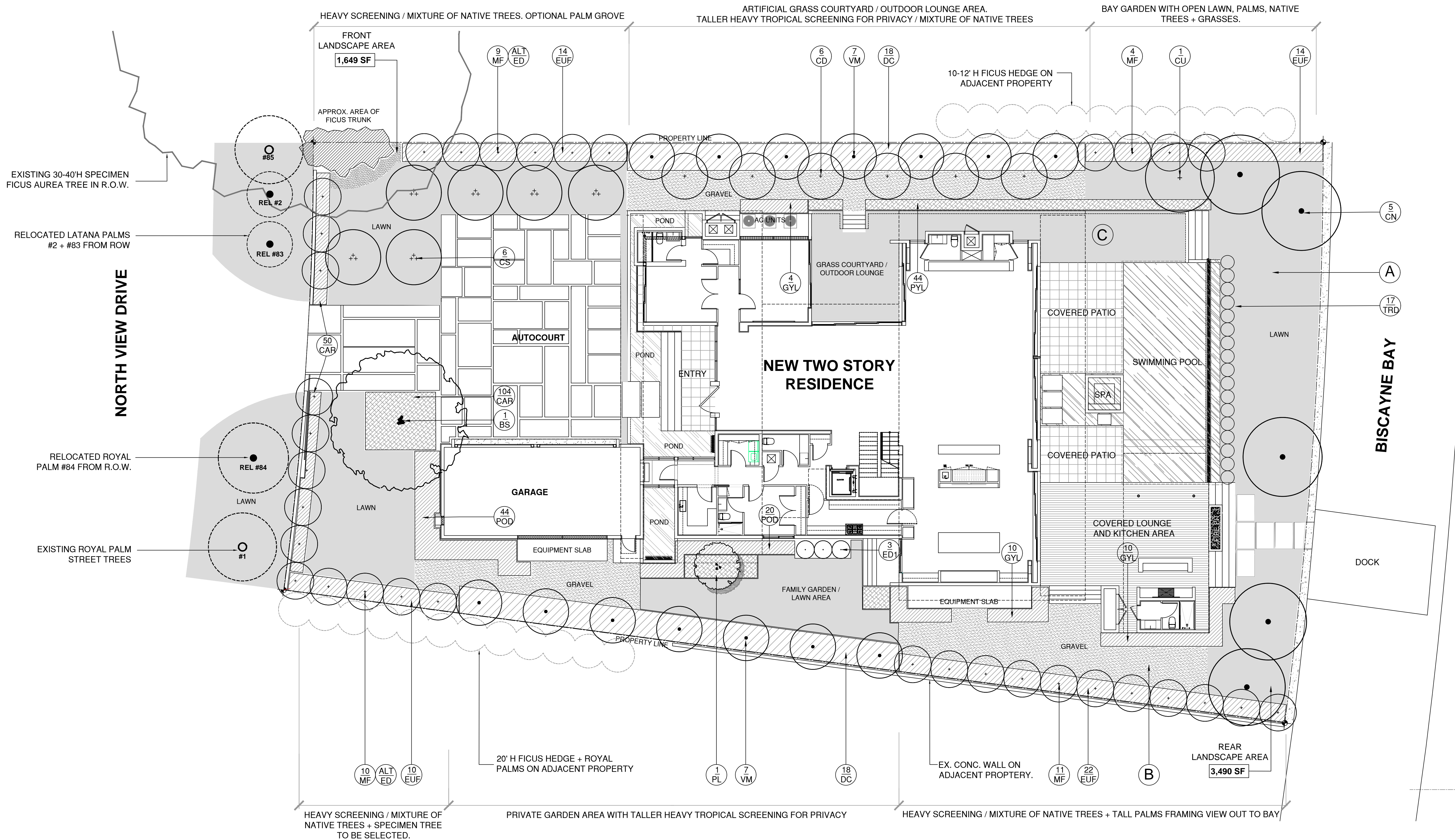
GROVE / PALM CLUSTER IN SOUTHWEST SECTION OF PROPERTY



OVERGROWN FICUS HEDGE (#26-34)

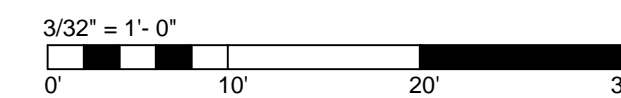
C.M.B. EXISTING TREE INVENTORY + DISPOSITION CHART - 1717 NORTH VIEW DRIVE											
NUMBER	COMMON NAME	BOTANICAL NAME	SPECIMEN	D.B.H. (IN)	HEIGHT (FT)	SPREAD (FT)	CONDITION	DISPOSITION	CANOPY AREA	CANOPY LOSS / MIT. REQ. (SF)	COMMENTS
#1	Royal Palm	Roystonea elata	YES	+/- 12"	+/- 45'	+/- 15'	GOOD	REMAIN	177 SF	0 SF	PRESERVE + PROTECT DURING CONSTRUCTION
#2	Lantan Palm	Latania loddigesii	NO	+/- 8"	+/- 15'	+/- 12'	GOOD	RELOCATE	114 SF	0 SF	SEE PROPOSED NEW LOCATION L-1
#3	Royal Palm	Roystonea elata	YES	+/- 15"	+/- 15'	+/- 12'	FAIR	REMOVE	114 SF	114 SF	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED
#4	Coconut Palm	Cocos nucifera	NO	+/- 8"	+/- 40'	+/- 12'	FAIR	REMOVE	114 SF	114 SF	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED
#5	Coconut Palm	Cocos nucifera	NO	+/- 8"	+/- 40'	+/- 12'	FAIR	REMOVE	114 SF	114 SF	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED
#6	Ficus Benjamina	Ficus benjamina	YES	+/- 36"	+/- 30-40'	+/- 25'	FAIR	REMOVE	491 SF	491 SF	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED
#7	Travelers Palm Mass	Ravenala madagascariensis	YES	+/- 24"	+/- 30'	+/- 12'	GOOD	REMOVE	114 SF	114 SF	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED
#8	Royal Palm	Roystonea elata	NO	+/- 10"	+/- 15'	+/- 15'	GOOD	REMOVE	177 SF	177 SF	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED
#9	Royal Palm	Roystonea elata	NO	+/- 10"	+/- 15'	+/- 15'	GOOD	REMOVE	177 SF	177 SF	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED
#10	Royal Palm	Roystonea elata	NO	+/- 8"	+/- 12'	+/- 15'	GOOD	REMOVE	177 SF	177 SF	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED
#11	Ficus Benjamina	Ficus benjamina	YES	+/- 5"	+/- 30-40'	+/- 25'	FAIR	REMOVE	491 SF	491 SF	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED
#12	Travelers Palm Mass	Ravenala madagascariensis	NO	+/- 8"	+/- 30'	+/- 15'	FAIR	REMOVE	177 SF	177 SF	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED
#13	Travelers Palm Mass	Ravenala madagascariensis	NO	+/- 8"	+/- 25'	+/- 15'	FAIR	REMOVE	177 SF	177 SF	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED
#14	Travelers Palm	Ravenala madagascariensis	NO	+/- 6"	+/- 10'	+/- 10'	FAIR	REMOVE	79 SF	79 SF	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED
#15	Travelers Palm	Ravenala madagascariensis	NO	+/- 6"	+/- 10'	+/- 10'	FAIR	REMOVE	79 SF	79 SF	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED
#16	Montgomery Palm	Veitchia montgomeryana	NO	+/- 6"	+/- 30'	+/- 10'	FAIR	REMOVE	79 SF	79 SF	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED
#17	Montgomery Palm	Veitchia montgomeryana	NO	+/- 6"	+/- 30'	+/- 10'	FAIR	REMOVE	79 SF	79 SF	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED
#18	Unknown Small Palm	Unknown Small Palm	NO	+/- 6"	+/- 8'	+/- 4'	POOR	REMOVE	13 SF	13 SF	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED
#19	Unknown Small Palm	Unknown Small Palm	NO	+/- 6"	+/- 6'	+/- 4'	POOR	REMOVE	13 SF	13 SF	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED
#20	Unknown Small Palm	Unknown Small Palm	NO	+/- 8"	+/- 8'	+/- 6'	POOR	REMOVE	28 SF	28 SF	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED
#21	Royal Palm	Roystonea elata	YES	+/- 18"	+/- 18'	+/- 16'	GOOD	REMOVE	201 SF	201 SF	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED
#22	Unknown Small Palm	Unknown Small Palm	NO	+/- 6"	+/- 8'	+/- 4'	FAIR	REMOVE	13 SF	13 SF	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED
#23	Unknown Small Palm	Unknown Small Palm	NO	+/- 6"	+/- 8'	+/- 4'	FAIR	REMOVE	13 SF	13 SF	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED
#24	Unknown Small Palm	Unknown Small Palm	NO	+/- 6"	+/- 8'	+/- 4'	FAIR	REMOVE	13 SF	13 SF	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED
#25	Unknown Small Palm	Unknown Small Palm	NO	+/- 6"	+/- 8'	+/- 4'	FAIR	REMOVE	13 SF	13 SF	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED
#26	Ficus Benjamina	Ficus benjamina	NO	+/- 36"	+/- 15'	+/- 20'	FAIR	REMOVE	314 SF	0 SF	OVERGROWN FICUS HEDGE TO BE REMOVED. NOT A TREE.
#27	Ficus Benjamina	Ficus benjamina	NO	+/- 18"	+/- 15'	+/- 20'	FAIR	REMOVE	314 SF	0 SF	OVERGROWN FICUS HEDGE TO BE REMOVED. NOT A TREE.
#28	Ficus Benjamina	Ficus benjamina	NO	+/- 18"	+/- 15'	+/- 20'	FAIR	REMOVE	314 SF	0 SF	OVERGROWN FICUS HEDGE TO BE REMOVED. NOT A TREE.
#29	Ficus Benjamina	Ficus benjamina	NO	+/- 12"	+/- 15'	+/- 20'	FAIR	REMOVE	314 SF	0 SF	OVERGROWN FICUS HEDGE TO BE REMOVED. NOT A TREE.
#30	Ficus Benjamina	Ficus benjamina	NO	+/- 24"	+/- 15'	+/- 20'	FAIR	REMOVE	314 SF	0 SF	OVERGROWN FICUS HEDGE TO BE REMOVED. NOT A TREE.
#31	Ficus Benjamina	Ficus benjamina	NO	+/- 30"	+/- 15'	+/- 20'	FAIR	REMOVE	314 SF	0 SF	OVERGROWN FICUS HEDGE TO BE REMOVED. NOT A TREE.
#32	Ficus Benjamina	Ficus benjamina	NO	+/- 18"	+/- 15'	+/- 20'	FAIR	REMOVE	314 SF	0 SF	OVERGROWN FICUS HEDGE TO BE REMOVED. NOT A TREE.
#33	Ficus Benjamina	Ficus benjamina	NO	+/- 18"	+/- 15'	+/- 20'	FAIR	REMOVE	314 SF	0 SF	OVERGROWN FICUS HEDGE TO BE REMOVED. NOT A TREE.
#34	Ficus Benjamina	Ficus benjamina	NO	+/- 18"	+/- 15'	+/- 20'	FAIR	REMOVE	314 SF	0 SF	OVERGROWN FICUS HEDGE TO BE REMOVED. NOT A TREE.
#35	Pygmy Date Palms	Phoenix roebelenii	NO	+/- 6"	+/- 8'	+/- 8'	GOOD	REMOVE	50 SF	50 SF	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED
#36	Pygmy Date Palms	Phoenix roebelenii	NO	+/- 6"	+/- 8'	+/- 8'	GOOD	REMOVE	50 SF	50 SF	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED
#37	Coconut Palm	Cocos nucifera	YES	+/- 12"	+/- 20'	+/- 16'	GOOD	REMOVE	201 SF	201 SF	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED
#38	Coconut Palm	Cocos nucifera	YES	+/- 12"	+/- 20'	+/- 16'	GOOD	REMOVE	201 SF	201 SF	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED
#39	Coconut Palm	Cocos nucifera	YES	+/- 12"	+/- 20'	+/- 16'	GOOD	REMOVE	201 SF	201 SF	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED
#40	Alexander Palm - dbl	Ptychosterma elegans	NO	+/- 5"	+/- 25'	+/- 10'	GOOD	REMOVE	79 SF	0 SF	IN CONFLICT WITH SITE DESIGN.
#41	Fishtail Palm mass	Caryota urens	NO	+/- 8"	+/- 12'	+/- 8'	GOOD	REMOVE	50 SF	50 SF	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED
#42-59	Alexander Palm	Ptychosterma elegans	NO	+/- 5"	+/- 16-20'	+/- 30'	GOOD	REMOVE	707 SF	0 SF	IN CONFLICT WITH SITE DESIGN.
#60	Travelers Palm	Ravenala madagascariensis	YES	+/- 18"	+/- 16'	+/- 15'	GOOD	REMOVE	177 SF	177 SF	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED
#61	Pygmy Date Palm	Phoenix roebelenii	NO	+/- 10"	+/- 12'	+/- 15'	GOOD	REMOVE	177 SF	177 SF	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED
#62	Royal Palm	Roystonea elata	NO	+/- 6"	+/- 12'	+/- 10'	GOOD	REMOVE	314 SF	314 SF	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED
#63	Royal Palm	Roystonea elata	NO	+/- 5"	+/- 18'	+/- 10'	GOOD	REMOVE	79 SF	0 SF	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED
#64-67	Alexander Palm	Ptychosterma elegans	NO	+/- 5"	+/- 16-20'	+/- 10'	GOOD	REMOVE	79 SF	0 SF	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED
#68-70	Travelers Palm	Ravenala madagascariensis	NO	+/- 5"	+/- 16'	+/- 14'	GOOD	REMOVE	154 SF	0 SF	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED
#71	Royal Palm	Roystonea elata	YES	+/- 12"	+/- 20'	+/- 16'	GOOD	REMOVE	201 SF	201 SF	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED
#72	Travelers Palm	Ravenala madagascariensis	NO	+/- 10"	+/- 14'	+/- 12'	GOOD	REMOVE	114 SF	114 SF	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED
#73-77	Travelers Palm	Ravenala madagascariensis	NO	+/- 10"	+/- 16'	+/- 12'	GOOD	REMOVE	114 SF	114 SF	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED
#78-82	Royal Palms	Roystonea elata	NO	+/- 10"	+/- 15'-20'	+/- 25'	GOOD	REMOVE	491 SF	491 SF	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED
#83	Lantan Palm	Latania loddigesii	NO	+/- 8"	+/- 15'	+/- 12'	GOOD	RELOCATE	114 SF	0 SF	SEE PROPOSED NEW LOCATION L-1
#84	Royal Palm	Roystonea elata	YES	+/- 12"	+/- 45'	+/- 15'	GOOD	RELOCATE	177 SF	0 SF	SEE PROPOSED NEW LOCATION L-1
#85	Royal Palm	Roystonea elata	YES	+/- 12"	+/- 45'	+/- 15'	FAIR	REMAIN	177 SF	0 SF	PRESERVE + PROTECT DURING CONSTRUCTION
#86	Sylvester Palm	Phoenix sylvestris	YES	+/- 12"	+/- 20'	+/- 10'	FAIR	REMOVE	79 SF	79 SF	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED
#87	Bismark Palm	Bismarckia nobilis	YES	+/- 18"	+/- 30'	+/- 15'	POOR	REMOVE	177 SF	177 SF	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED
TOTAL MITIGATION REQUIRED :										5,363 SF	
TOTAL MITIGATION PROVIDED :										6,350 SF	

NOTE: PLEASE NOTE THAT ALL VEGETATION LOCATED WITHIN THE PROPERTY IS EITHER IN CONFLICT WITH THE NEWLY PROPOSED ARCHITECTURE, OR WILL BE IN CONFLICT WITH NEWLY INSTALLED PROPERTY WALLS, UTILITIES AND/OR THE INCREASED GRADE OF THE PROPERTY AND THEREFOR, IS MARKED TO BE REMOVED. AS SUCH, ALL REMOVED VEGETATION WILL BE REPLACED WITH NEW HIGH QUALITY PLANT MATERIAL, WHICH WILL MEET ALL MITIGATION REQUIREMENTS SET FORTH BY THE CITY OF MIAMI BEACH. IN ADDITION, PLEASE NOTE THAT AN ARBORIST REPORT WILL BE PROVIDED TO FURTHER DOCUMENT THE CONDITIONS DURING THE PERMITTING PROCESS.



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 ARTIFICIAL TURF, TO BE SELECTED



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 ROOT BALLS 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

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 1" 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 A SMALL GRAY GRANITE AGGREGATE or APPROVED ORGANIC MULCH FREE FROM WEEDS AND PESTS. NO 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 '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.

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

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

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

16. SHOULD ANY TREES OR PALMS BE DAMAGED THEY SHALL BE EVALUATED BY THE CITY URBAN FORESTER TO DETERMINE CORRECTIVE ACTIONS THAT MAY INCLUDE REMOVAL, CORRECTIVE PRUNING AND OR REPLACEMENT. ANY CORRECTIVE ACTION REQUIRED SHALL BE PERFORMED IN ACCORDANCE WITH A MIAMI DADE COUNTY CODE, ANSI-A 300 PRUNING STANDARDS AND OR AN ISSUED ERM TREE PERMIT OR ENVIRONMENTAL PERMIT. ANY CORRECTIVE PRUNING REQUIRED SHALL BE PERFORMED BY AN ISA CERTIFIED ARBORIST OR ASCA CONSULTING ARBORIST AND THE CITY URBAN FORESTER SHALL BE CONSULTED.

17. 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.

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

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

TREES
3 TREES REQUIRED PER LOT / 106 TREES PROVIDED MEETING MINIMUM REQUIREMENTS

NATIVE TREES
30% OF REQUIRED TREES OR .30 X 3 = 9 NATIVE TREES REQUIRED / 48 NATIVE TREES PROVIDED
(1) GUMBO LIMBO TREE, (6) PIGEON PLUM TREES, (6) SILVER BUTTWOOD TREES, (34) SIMPSON STOPPER TREES PROVIDED

SHRUBS
10 SHRUBS REQUIRED FOR EACH REQUIRED TREE or 10 X (3) = 30 REQUIRED / 346 SHRUBS PROVIDED

NATIVE SHRUBS
30% OF TOTAL SHRUBS REQUIRED MUST BE NATIVE or .30 X 30 = 9 / 128 NATIVE SHRUBS PROVIDED
(60) SPANISH STOPPER SHRUBS, (24) CRABWOOD SHRUBS, (44) DWARF BAHAMA COFFEE SHRUBS PROVIDED.

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

IRRIGATION SYSTEM
100% COVERAGE PROVIDED PURSUANT TO MIAMI DADE CODE

CMB CHAPT 46, DIV. 2 - TREE INVENTORY + DISPOSITION PLAN NOTES

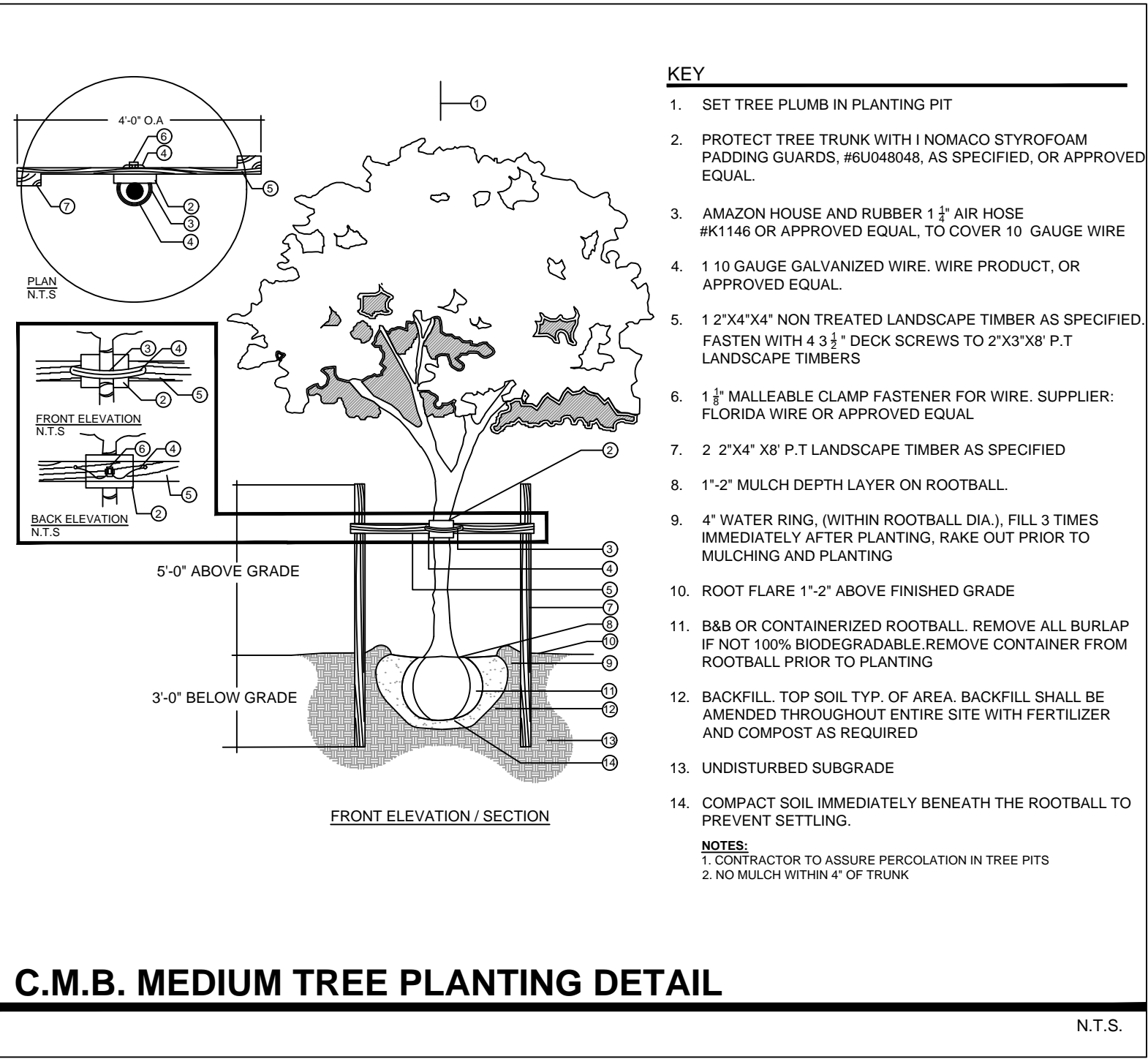
1. THIS 'EXISTING TREE INVENTORY + DISPOSITION PLAN' HAS BEEN PREPARED IN ACCORDANCE WITH THE CITY OF MIAMI BEACH, CHAPTER 46 - ENVIRONMENT, DIVISION 2, TREE PRESERVATION and PROTECTION ORDINANCE.
2. EXISTING TREE, PALM, AND VEGETATION INFORMATION AS INDICATED HAS BEEN PREPARED AS AN OVERLAY ON THE SURVEY PREPARED BY GL HOMES DATED 05.31.16
- THE INFORMATION AS PRESENTED HEREIN HAS BEEN FIELD VERIFIED BY THE LANDSCAPE ARCHITECT ON 10.26.16
3. 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.
4. 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.

C.M.B. CANOPY MITIGATION NOTES

THE CANOPY MITIGATION OF 5,363 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 6,200 SF OF CANOPY HAS BEEN PROVIDED.

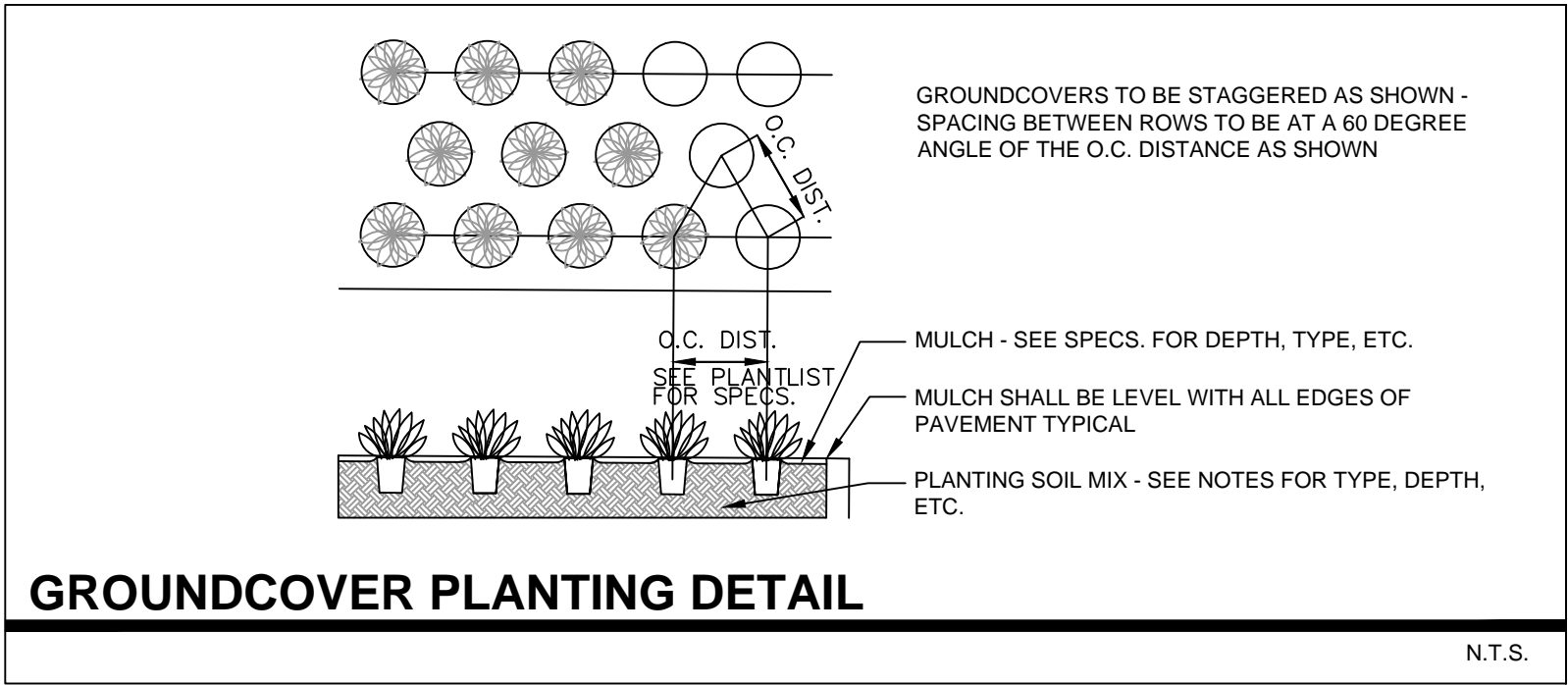
CANOPY MITIGATION SUMMARY

- (1) NATIVE GUMBO LIMBO TREE: 300 SF (MB category I @ 300 SF each)
- (1) NATIVE SEA GRAPE TREE: 300 SF (MB category I @ 300 SF each)
- (6) NATIVE PIGEON PLUM TREES: 900 SF (MB category II @150 SF each)
- (1) NATIVE FRANGIPANI TREES: 150 SF (MB category II @150 SF each)
- (6) NATIVE SILVER BUTTWOOD TREES: 900 SF (MB category II @150 SF each)
- (34) NATIVE SIMPSON'S STOPPER TREES: 3,400 SF (MB category III @100 SF each)
- (5) COCONUT PALMS: 250 SF (MB category IV @ 50 SF each)



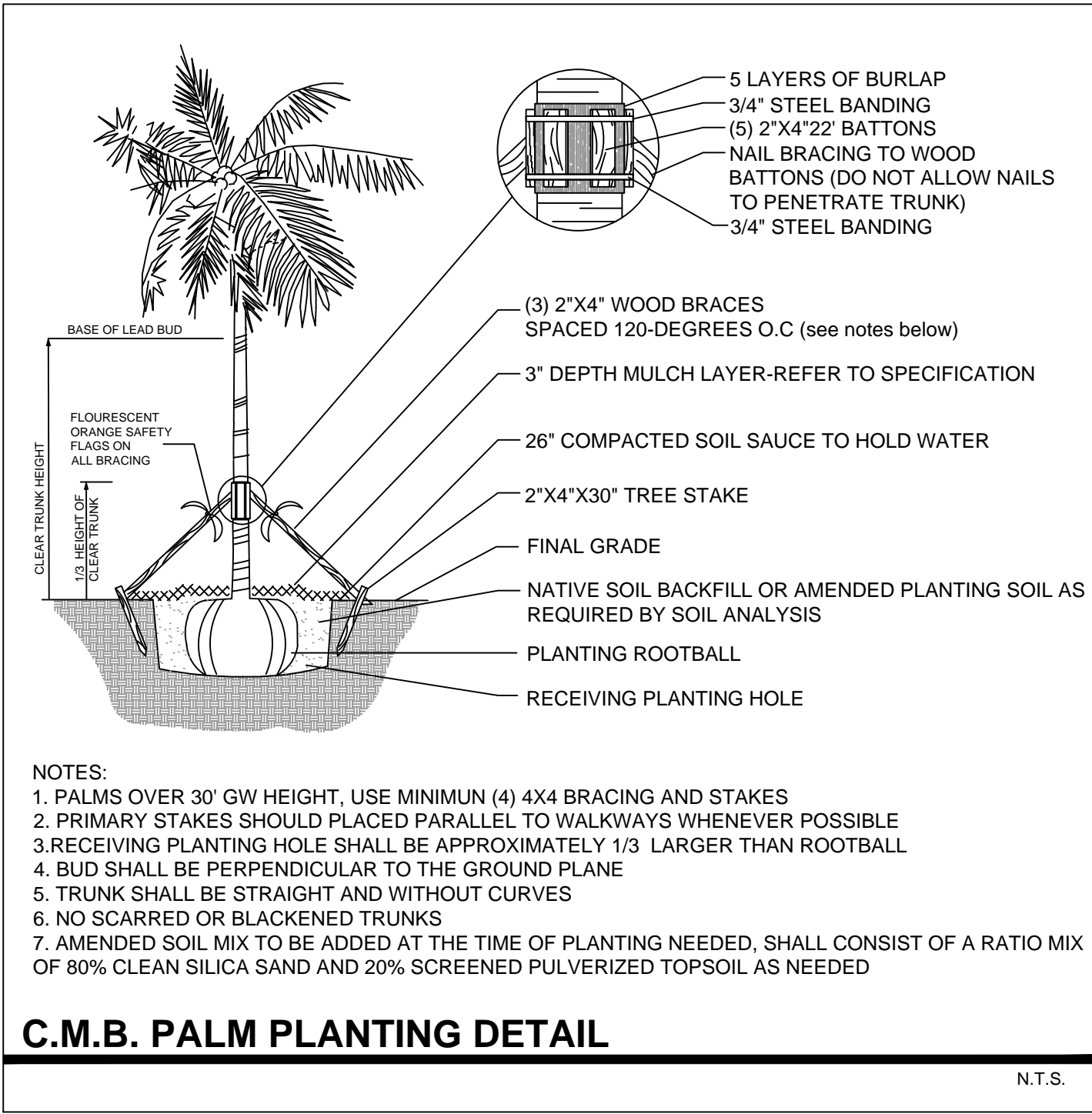
C.M.B. MEDIUM TREE PLANTING DETAIL

N.T.S.



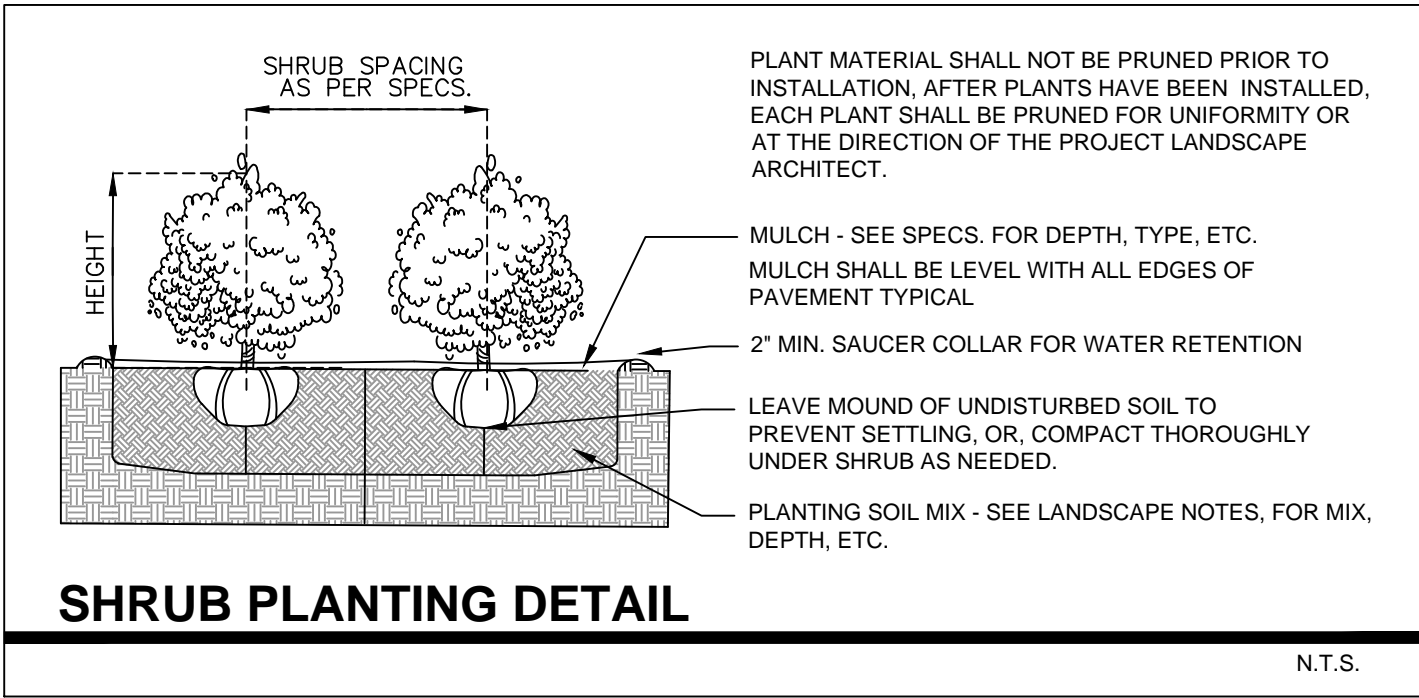
GROUNDCOVER PLANTING DETAIL

N.T.S.



C.M.B. PALM PLANTING DETAIL

N.T.S.



SHRUB PLANTING DETAIL

N.T.S.

PLANT LIST - 1717 NORTH VIEW DRIVE

KEY	NATIVE	QTY.	COMMON NAME	BOTANICAL NAME	HEIGHT, SPECIFICATION, & NOTES
TREES					
BS	YES	1	GUMBO LIMBO TREE	Bursera simarubra	200 gallon, 18-20' height specimen, 10' spread, 10" dbh, equal to Treeworld Wholesale
CD	YES	6	PIGEON PLUM TREE	Coccoloba diversifolia	65 gallon, 14-16' height, 6' spread, 3-4" dbh, standard, equal to Treeworld Wholesale
CS	YES	6	SILVER BUTTWOOD TREE	Conocarpus erectus 'Sericeus'	Field grown, 12' height, multi, equal to Treeworld Wholesale
CU	YES	1	SEA GRAPE TREE	Coccoloba uvifera	100 gallon min., 16' height min, 8' spread min., 4" dbh, multi
ED	NO	ALT	JAPANESE BLUEBERRY TREE	Elaeocarpus decipiens	65 gallon, standard, 14' height, 5' spread, 3" dbh, equal to Treeworld Wholesale
ED1	NO	3	JAPANESE BLUEBERRY TREE	Elaeocarpus decipiens	30 gallon, cone, 6-7' height, full to base, equal to Treeworld Wholesale
MF	YES	34	SIMPSON STOPPER TREE	Myrcianthes fragrans	100 gallon, 12-14' height, 6-8' spread, 3" dbh, equal to Treeworld Wholesale
PL	NO	1	FRANGIPANI TREE	Plumeria rubra	25 gallon, 10' height min, 5' spread, multi, white flower
PALMS					
CN	YES	5	'GR. MALAYAN' COCONUT PALM	Cocos nucifera 'Green Malayan'	Full heads, 18-24' grey wood, varied height, Florida Fancy
DC	NO	36	CABADA PALM	Dypsis cabadae	45 gallon, 12' height min., full to base
VM	NO	14	MONTGOMERY PALM	Veitchia montgomeryana	Field Grown, single 16'-18' height, Florida Fancy
SHRUBS					
CAR	NO	154	CARISSA	Carissa mac. 'Emerald Blanket'	3 gallon, full, space 18" on center
EUF	YES	60	SPANISH STOPPER	Eugenia foetida	25 gallon, full, space 48" on center
GVL	YES	24	CRABWOOD	Gymnanthes lucida	25 gallon, full, space 48" on center
POD	NO	64	PODOCARPUS	Podocarpus macrophyllus	7 gallon, full, space 24" on center
PYL	YES	44	DWARF BAHAMA COFFEE	Psychotria ligustrifolia	3 gallon, full, space 30" on center
TROPICALS, GROUNDCOVERS, + ACCENTS					
LIR	NO	66	LILYTURF	Liriope muscari	3 gallon, full, 18" on center
TRD	YES	17	FAKAHATCHEE GRASS	Tripsacum dactyloides	3 gallon, full 36" on center
VINES					
FIP	NO	--	CREEPING FIG	Ficus pumila	1 gallon, full, 12" on center
SOD, AGGREGATE & MULCH					
DGA	3/8" DECOMPOSED GRANITE AGGREGATE OR STONE TO BE SELECTED, INSTALLED OVER FILTER FABRIC AND WEED BARRIER MATERIAL / OLIMAR, 2" MIN. DEPTH				
MLC	DARK BROWN 'FLORI MULCH' SHREDDED ORGANIC MULCH (NO CYPRESS), TO BE DETERMINED				
PRR	1'-2" MIX OF POLISHED RIVER ROCK, COLOR TO BE SELECTED + APPROVED. 3" MIN. DEPTH, INSTALL OVER FILTER FABRIC				
SOD	'EMPIRE TURF' ZOYSIA GRASS - OVER 2" TOPSOIL BED, SEE PLANTING SPECS				

CHRISTOPHER CAWLEY, RLA
Florida License LA 6866786

comm no.

1626

date:

10/28/2016

11/08/2016

Second Submittal

revised:

sheet no.

L-3