

SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET					
ITEM #	Zoning Information				
1	Address:	4366 MICHIGAN AVE DR MIAMI BEACH FL33139			
2	Folio number(s):	02-3222-008-0460			
3	Board and file numbers :	DRB#16-0085			
4	Year built:	1940	Zoning District:	RS-3	
5	Based Flood Elevation:	+7.0”NGVD	Grade value in NGVD:	4.075’	
6	Adjusted grade (Flood+Grade/2):	5.54’FT	Free board:	+8’-0” NGVD	
7	Lot Area:	9,270 sf			
8	Lot width:	80’	Lot Depth:	115’	
9	Max Lot Coverage SF and %:	2,781 (30%)	Proposed Lot Coverage SF and %:	2,312 SF (24.9%)	
10	Existing Lot Coverage SF and %:	2,281SF	Lot coverage deducted (garage-storage) SF:	0sf	
11	Front Yard Open Space SF and %:	921 sf (57.4%)	Rear Yard Open Space SF and %:	1,387 SF (85.9%)	
12	Max Unit Size SF and %:	4,635 SF (50%)	Proposed Unit Size SF and %:	3,852 SF (41.6%)	
13	Existing First Floor Unit Size:	1,986 SF	Proposed First Floor Unit Size:	2,312 SF	
14	Existing Second Floor Unit Size		Proposed Second Floor volumetric Unit Size SF and % (Note: to exceed 70% of the first floor of the main home require DRB Approval)	1,540SF (66.6%)	
15		XXX	Proposed Second Floor Unit Size SF and % :	1,540SF (40%)	
16			Proposed Roof Deck Area SF and % (Note: Maximum is 25% of the enclosed floor area immediately below):	N/A	
		Required	Existing	Proposed	Deficiencies
17	Height:	24’-0”	13’-0”	24’-0”	N/A
18	Setbacks:				
19	Front First level:	20’-0”	25.13’	30’-0”	N/A
20	Front Second level:	30’-0”	N/A	30’-0”	N/A
21	Side 1:	10’-0”	7.52’	10’-0”	N/A
22	Side 2 or (facing street):	10’-0”	7.49’	19’-11”	N/A
23	Rear:	20’-0”	45.38’	29’-3”	N/A
	Accessory Structure Side 1:	N/A	N/A	N/A	N/A
24	Accessory Structure Side 2 or (facing street) :	N/A	N/A	N/A	N/A
25	Accessory Structure Rear:	N/A	N/A	N/A	N/A
26	Sum of Side yard :	20’-0”	15.01’	29’-3”	3’-0”
27	Located within a Local Historic District?		no		
28	Designated as an individual Historic Single Family Residence Site?		no		
29	Determined to be Architecturally Significant?		no		
Notes:					
If not applicable write N/A					
All other data information should be presented like the above format					

## PROPOSED BUILDING - SITE PLAN

## FRONT YARD CALCULATIONS

AREA:	1,604 SQ. FT.	100%
IMPERVIOUS AREA:	683 SQ. FT.	42.6%
LANDSCAPE AREA (35% MIN.) :	921 SQ. FT.	57.4%

## REAR YARD CALCULATIONS

AREA:	1,611 SQ. FT.	100%
POOL DECK / STEPS/RETAINING WALLS:	227 SQ. FT.	14.1%
LANDSCAPE / POOL (70% MIN.) :	1,384 SQ. FT.	85.9%

## VOLUMETRIC CALCULATIONS

FIRST FLOOR AREA:	2,312 SQ. FT.	100%
SECOND FLOOR AREA (70% MAX.):	1,540 SQ. FT.	66.6%

## SITE DATA

EXISTING LOT SIZE:	9,270 SQ. FT.	(100%)
BLDG. LOT COVERAGE:	2,312 SQ. FT.	(24.9%)
RESIDENCE	2,156 SQ. FT.	
COVERED TERRACES	156 SQ. FT.	
IMPERVIOUS GROUND COVER:	1,766 SQ. FT.	(19.1%)
SLABS, WALKS, STEPS	252 SQ. FT.	
DRIVES, PAVERS	936 SQ. FT.	
POOL DECK	578 SQ. FT.	
WATER FEATURES:	473 SQ. FT.	(5.1%)
POOL	473 SQ. FT.	
LANDSCAPED AREA:	6,799 SQ. FT.	(73.3%)

## ZONING DATA

ZONING DATA		(RS-4)
	<u>REQUIRED/ALLOWED</u>	<u>PROPOSED</u>
MIN. FLOOD ELEVATION (FLOOD ZONE - AE)	+8'-0" N.G.V.D.	+8'-0" N.G.V.D.
LOT AREA:	6,000 SQ. FT.	9,270 SQ. FT.
MINIMUM LOT WIDTH:	50'-0"	80'-0"
MINIMUM SETBACKS:		
FRONT	30'-0"	30'-0"
REAR (20' MIN.)	20'-0"	29'-3"
SIDES (25% LOT WIDTH) (10% MIN.)	20'-0" 10'-0"	29'-11" (10'-0" / 19'-11")
MAXIMUM BUILDING HEIGHT:	24'-0"	24'-0"
MAXIMUM UNIT SIZE:	4,635 SQ. FT. 50%	3,852 SQ. FT. 41.6%
MAX. LOT COVERAGE:	2,781 SQ. FT. 46%	2,312 SQ. FT. 24.9%

## PROJECT DATA

SCOPE OF WORK:  
NEW 2-STORY, CBS, SINGLE FAMILY RESIDENCE

ZONING:  
RS-4

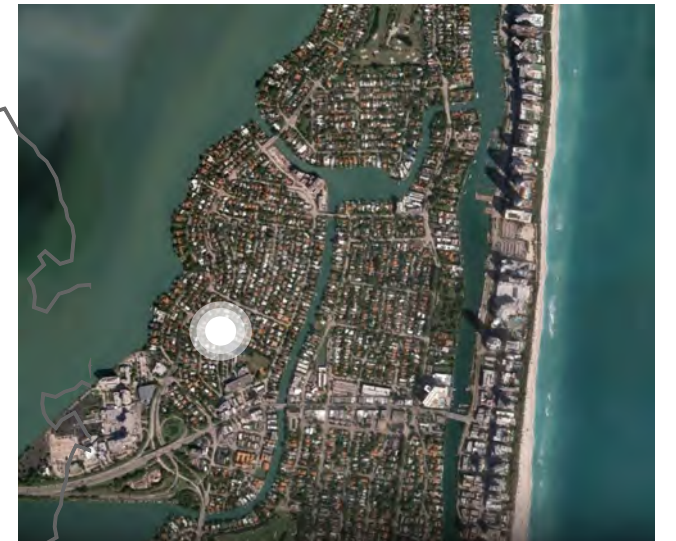
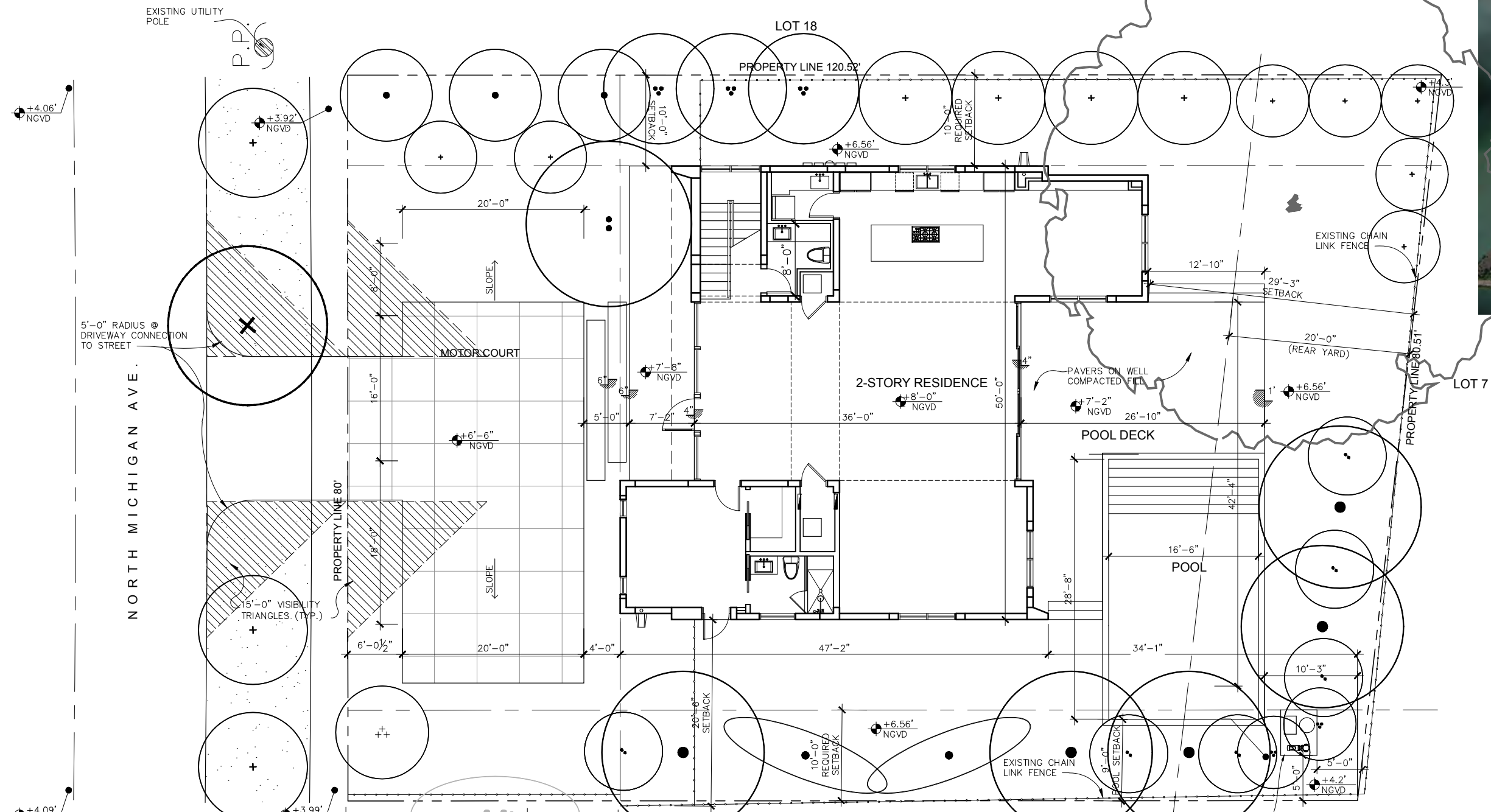
CONSTRUCTION:  
TYPE V-

OCCUPANCY: \_\_\_\_\_  
RESIDENTIAL R-3

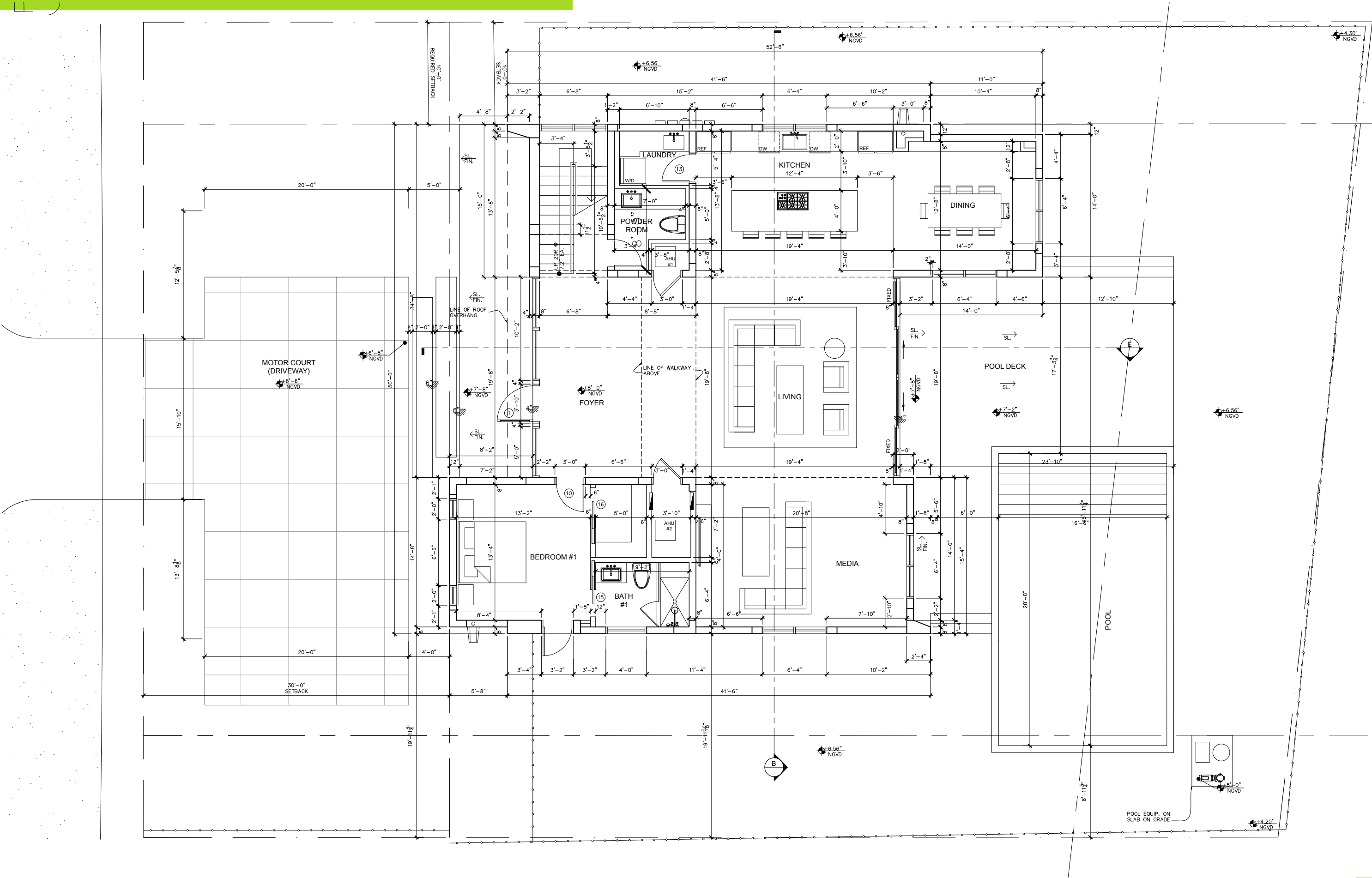
FLOOD RESISTANT DESIGN & CONSTRUCTION CL/  
TYPE II

## LEGAL DESCRIPTION

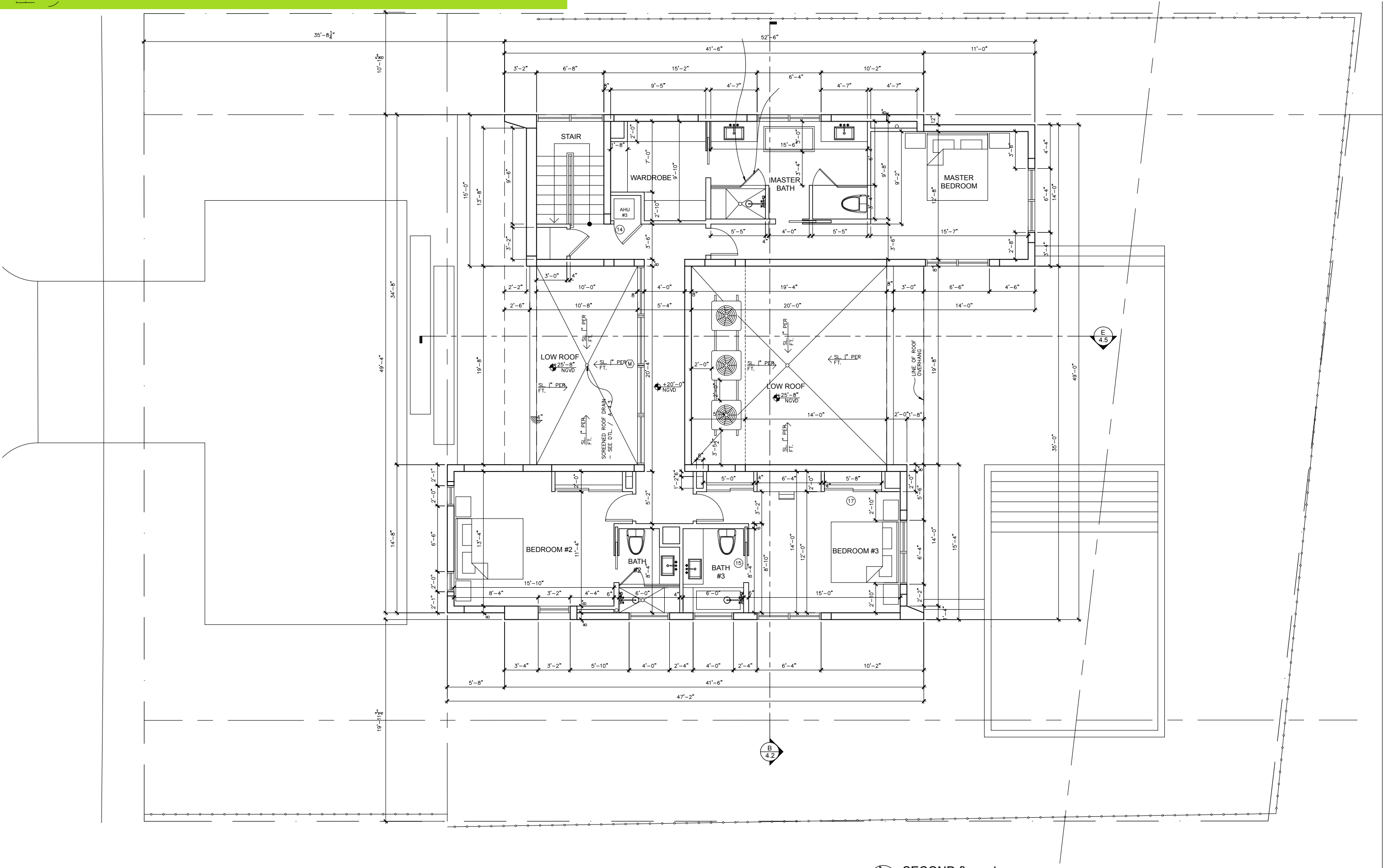
LOT 19, BLOCK 22 OF NAUTILUS EXTENSION THIRI  
PLAT THEREOF AS RECORDED IN PLAT BOOK 34 A  
RECORDS OF MIAMI-DADE COUNTY, FLORIDA.



PROPOSED BUILDING - GROUND FLOOR PLAN



PROPOSED BUILDING - SECOND FLOOR PLAN










ZONING DIAGRAM - LOT COVERAGE

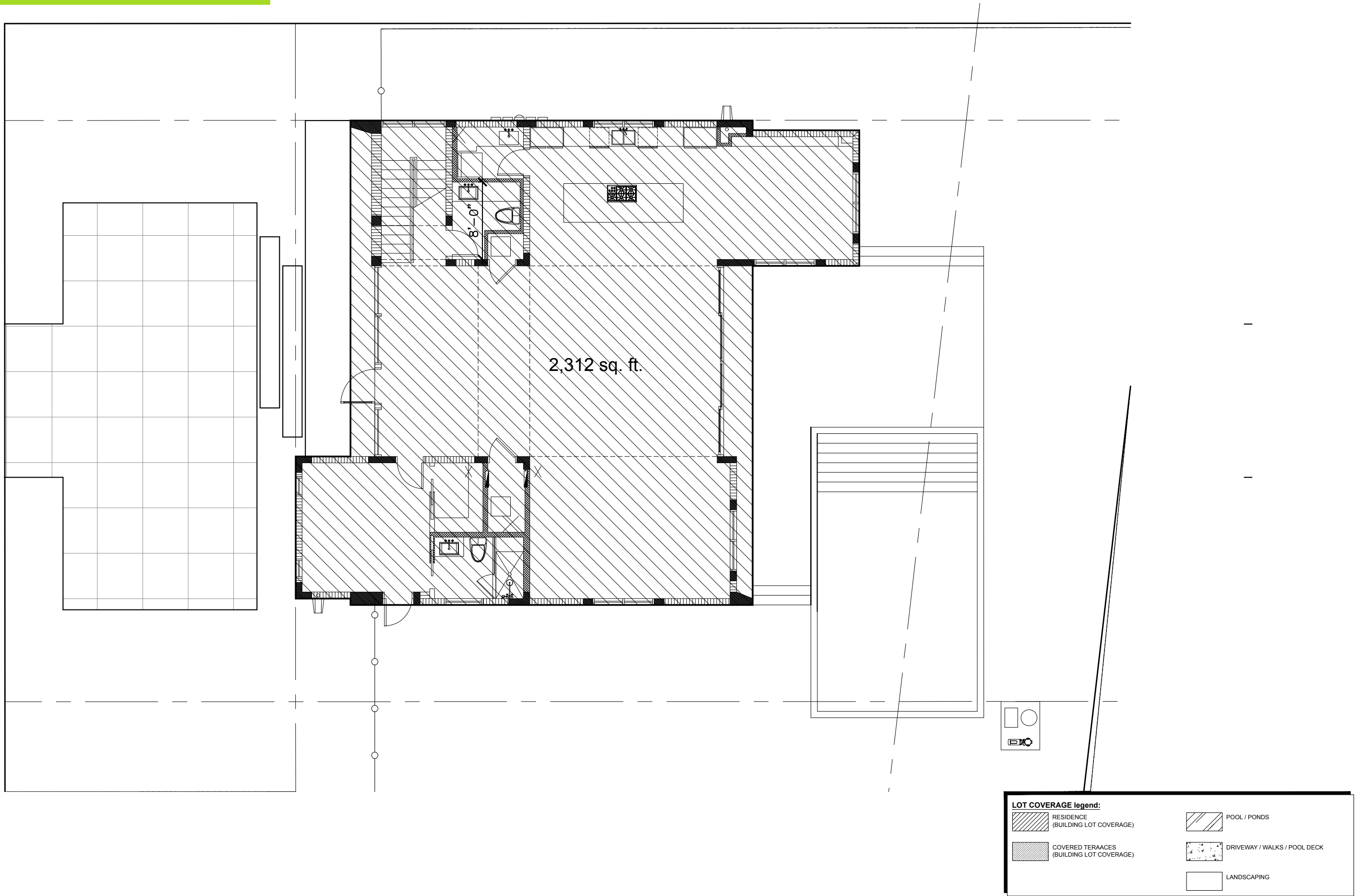


**LOT COVERAGE legend:**

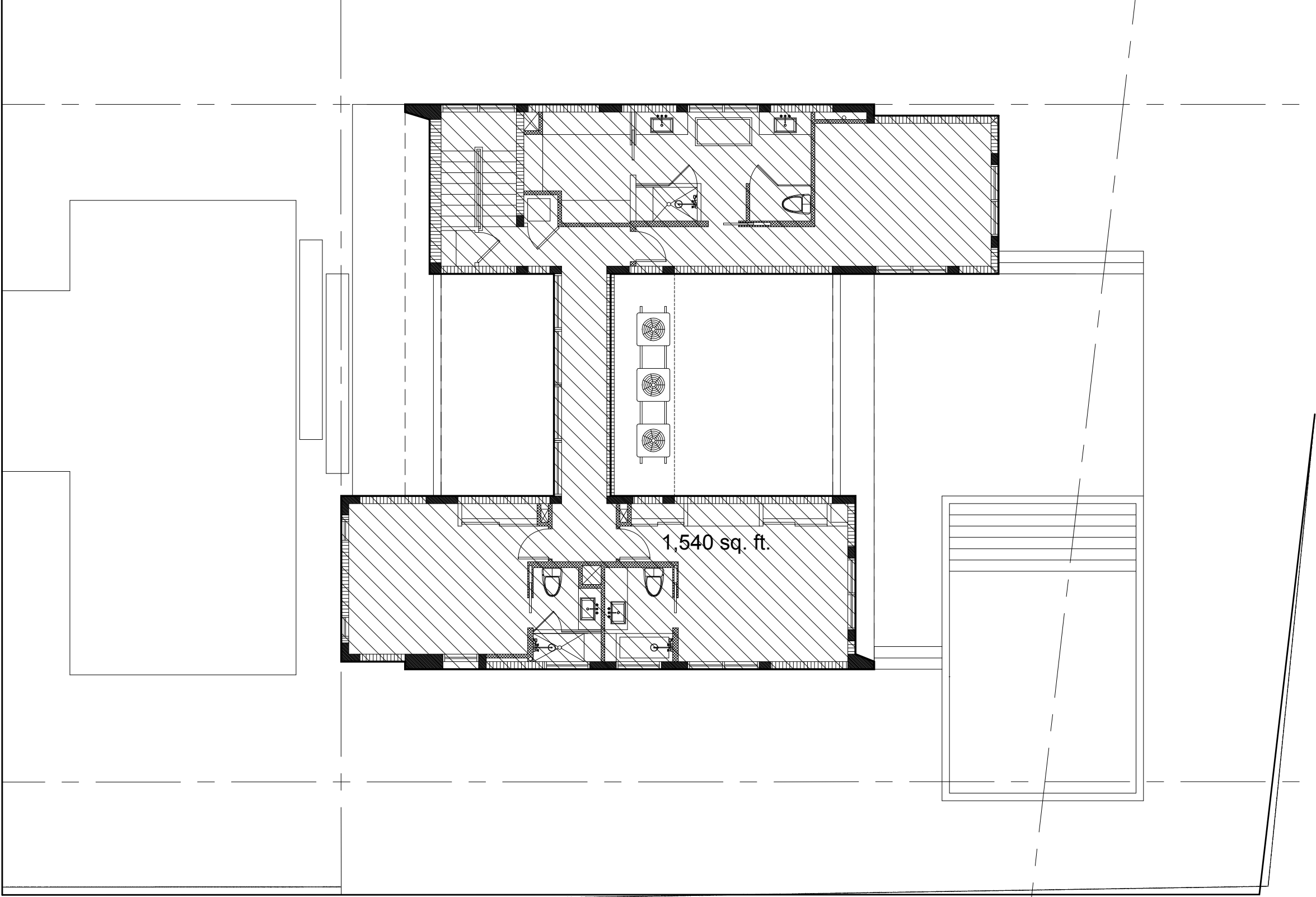
 RESIDENCE (BUILDING LOT COVERAGE)	 POOL / PONDS
 COVERED TERRACES (BUILDING LOT COVERAGE)	 DRIVEWAY / WALKS / POOL DECK
	 LANDSCAPING



ZONING DIAGRAM - UNIT SIZE



ZONING DIAGRAM - UNIT SIZE

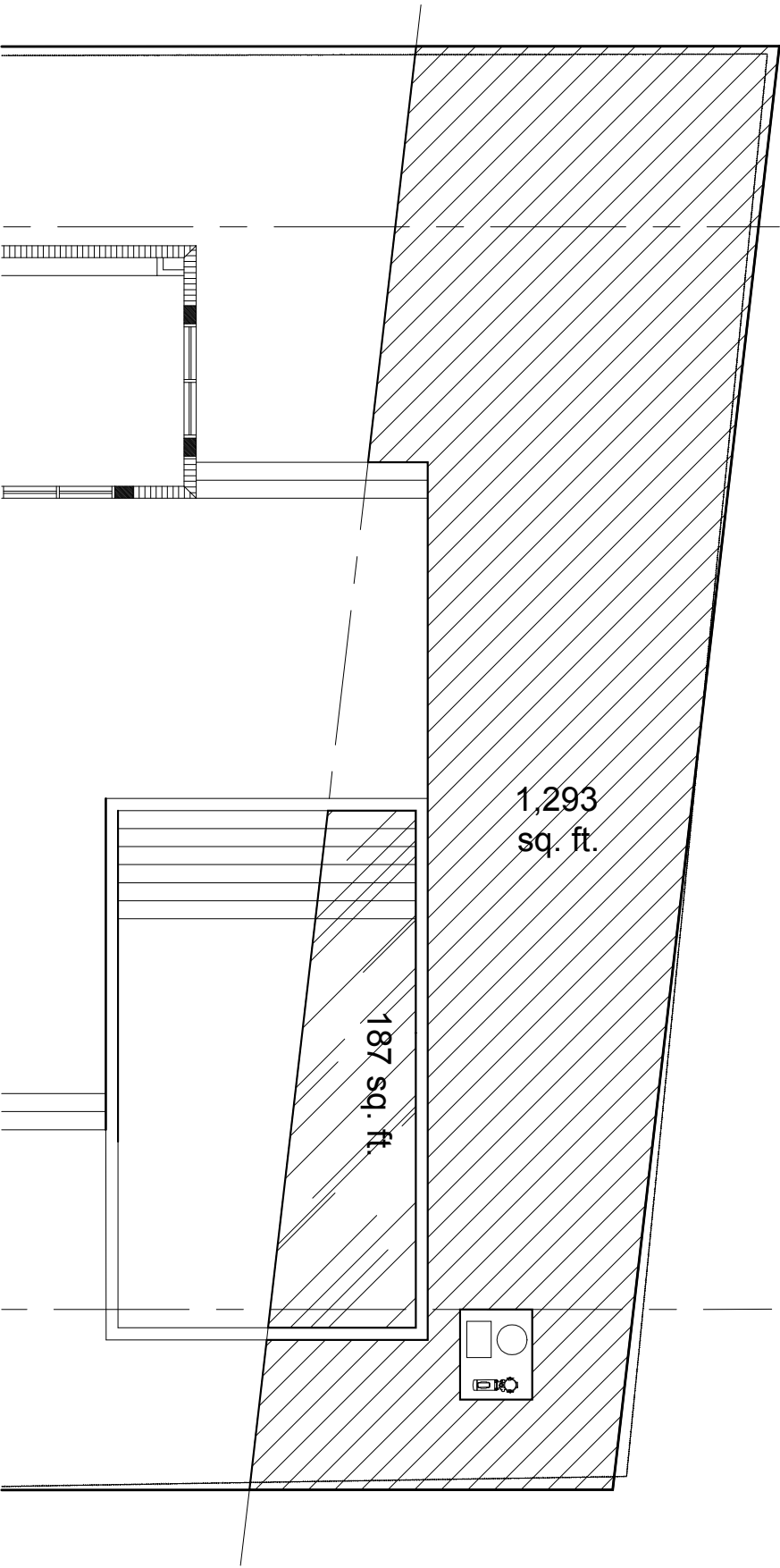
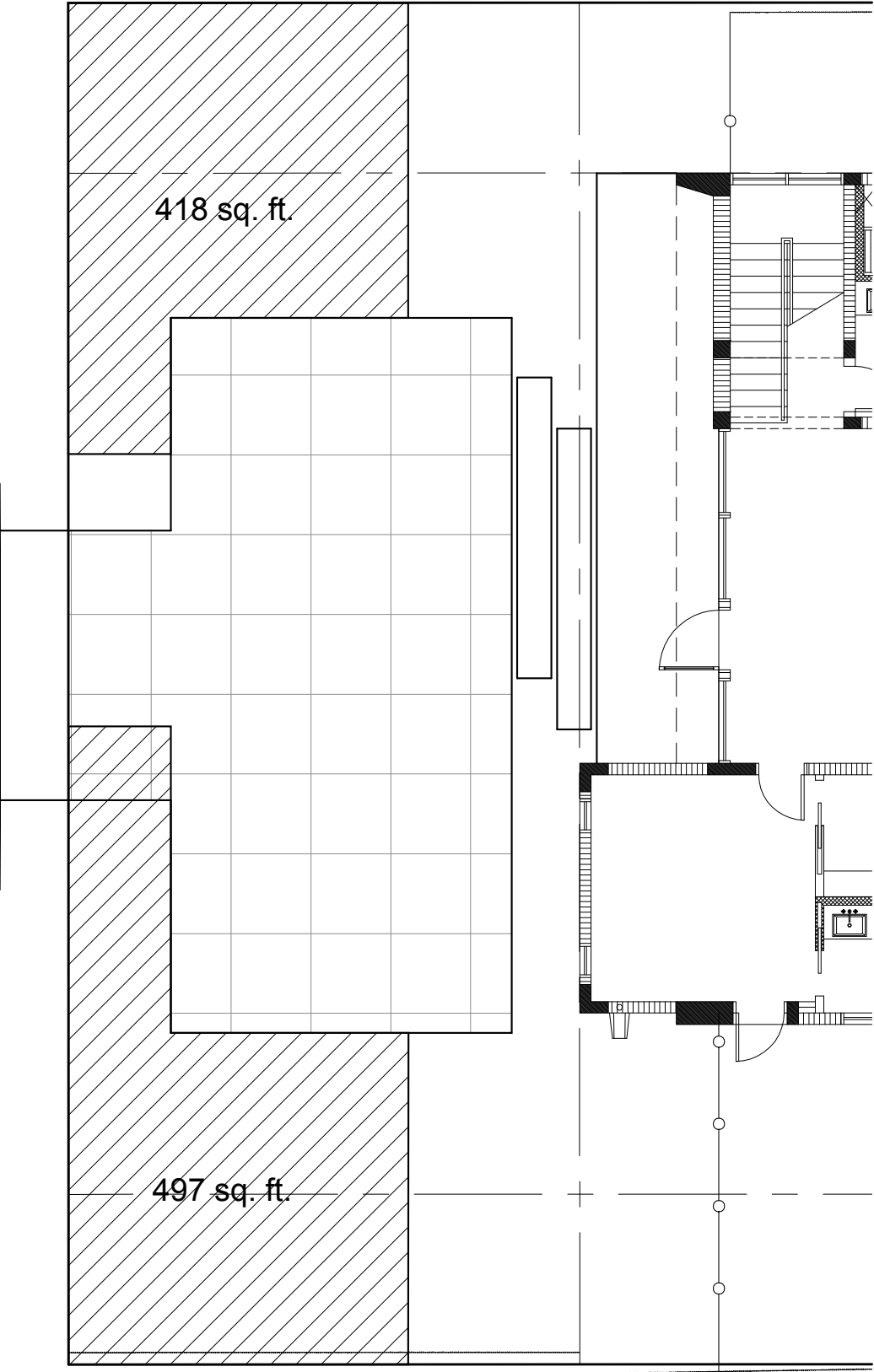


**LOT COVERAGE legend:**

RESIDENCE (BUILDING LOT COVERAGE)	POOL / PONDS
COVERED TERRACES (BUILDING LOT COVERAGE)	DRIVEWAY / WALKS / POOL DECK
	LANDSCAPING



ZONING DIAGRAM - OPEN SPACE









FRONT YARD CALCULATIONS

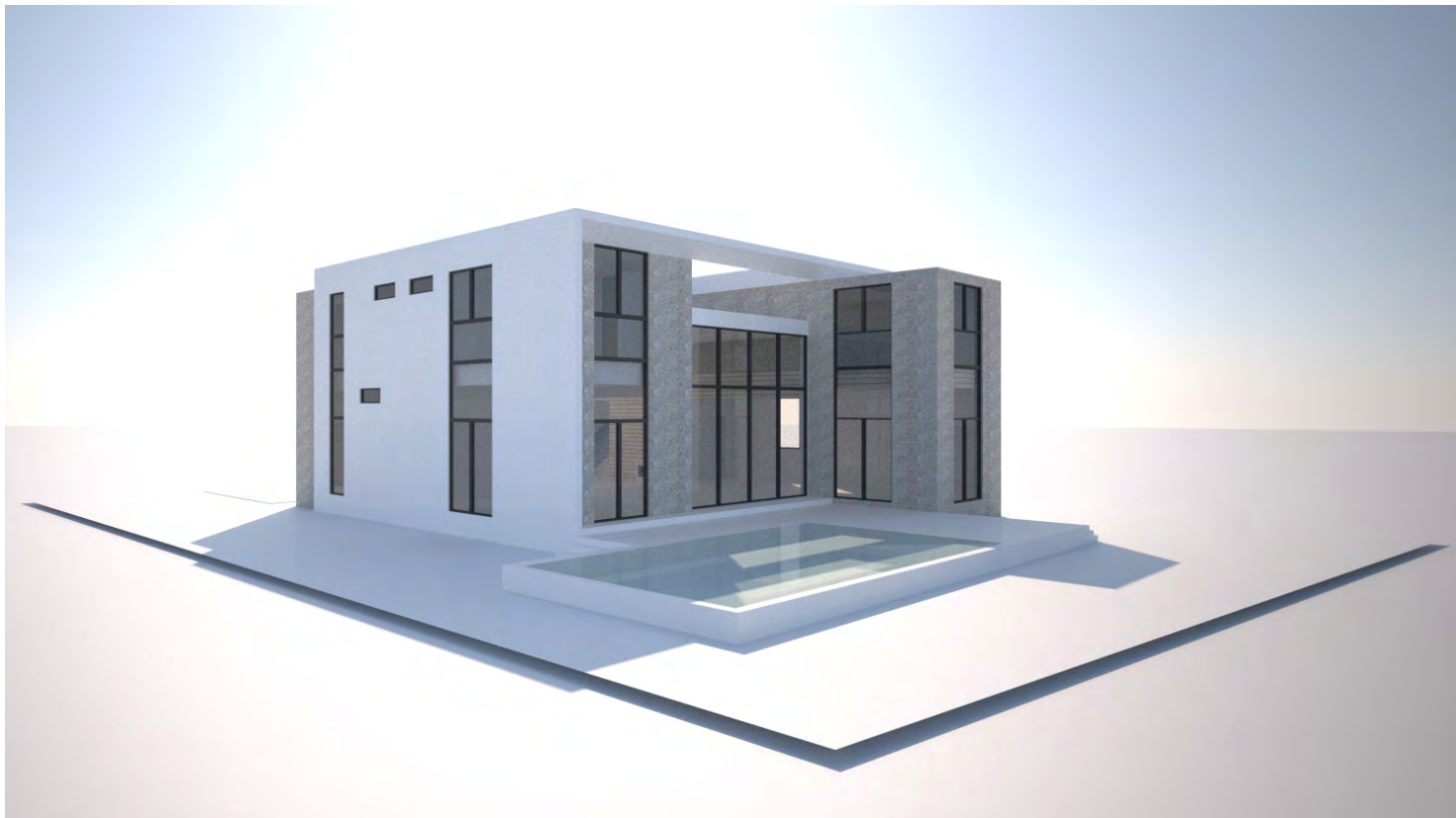
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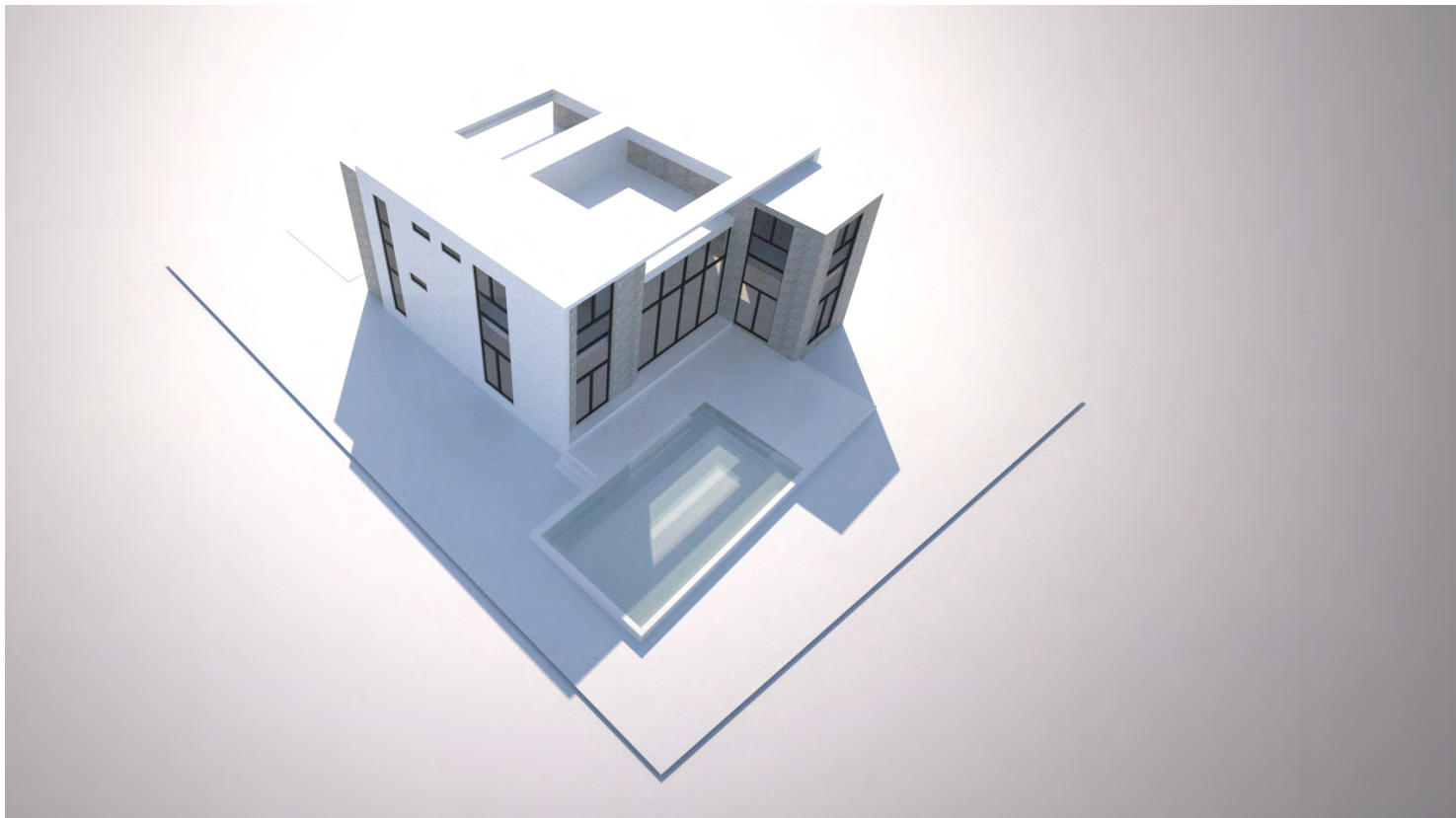
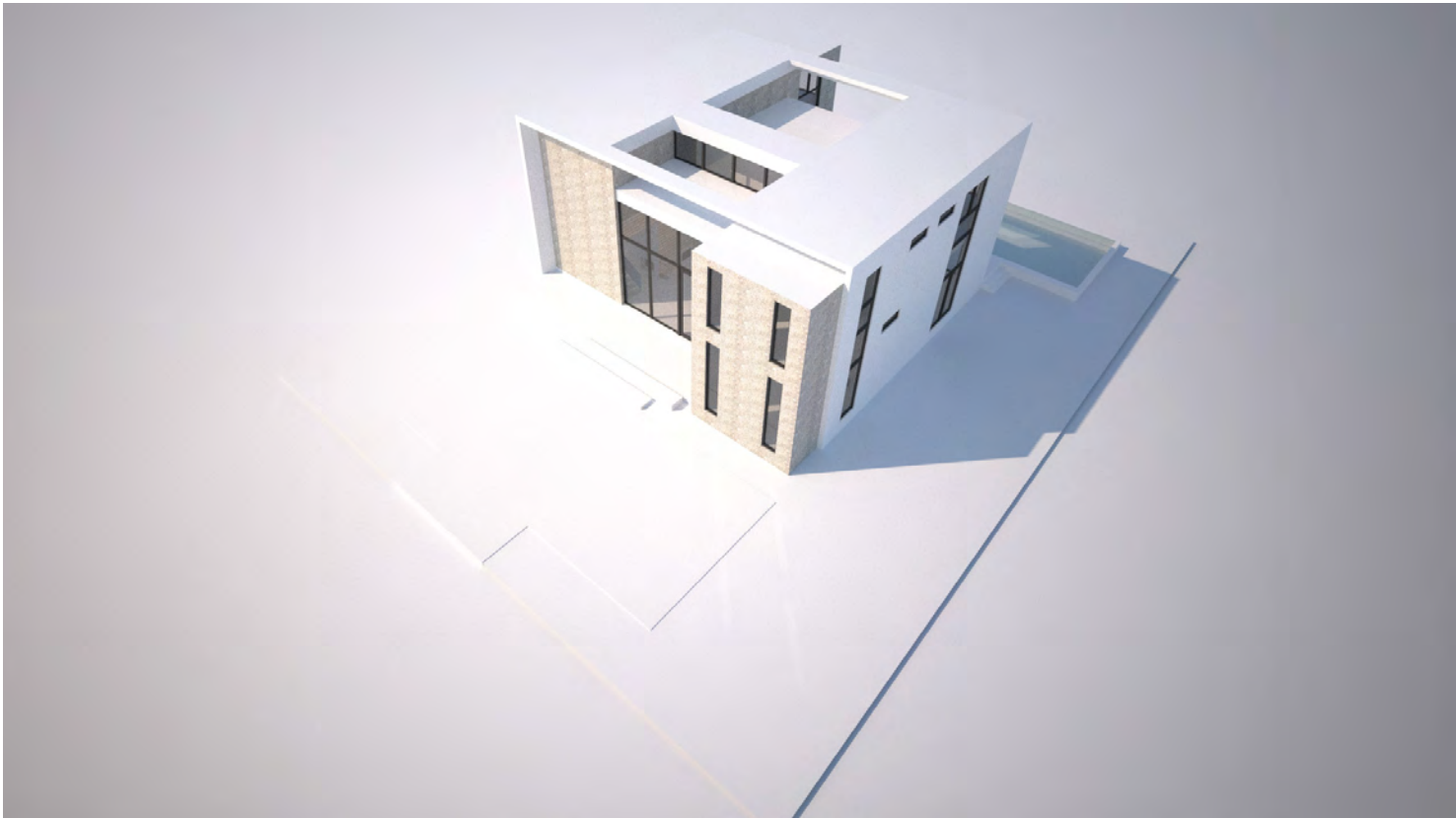
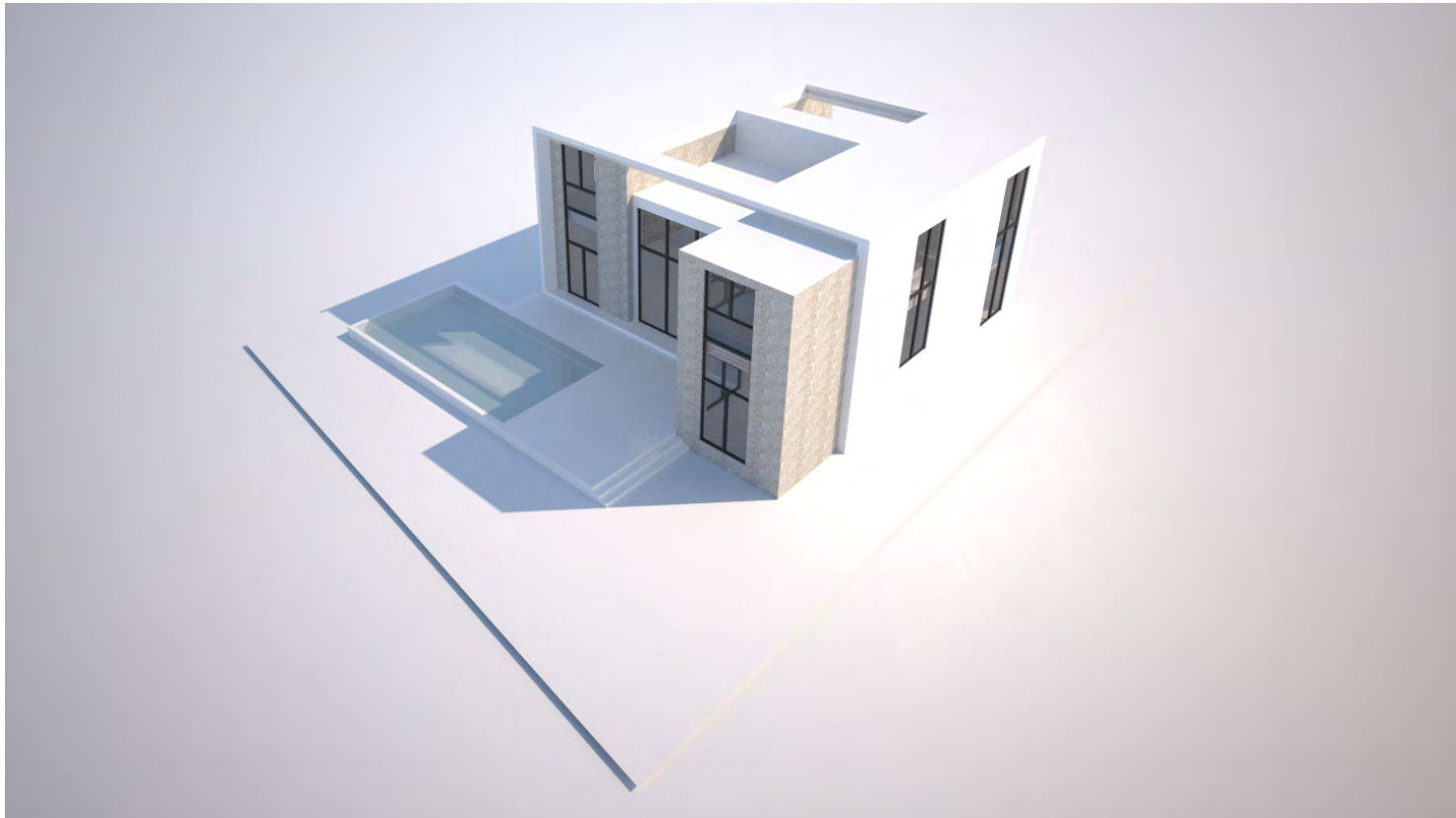
LOT COVERAGE legend:			
	RESIDENCE (BUILDING LOT COVERAGE)		POOL / PONDS
	COVERED TERRACES (BUILDING LOT COVERAGE)		DRIVEWAY / WALKS / POOL DECK
	LANDSCAPING		LANDSCAPING

ZONING DIAGRAM - AXONOMETRIC





ZONING DIAGRAM - AXONOMETRIC





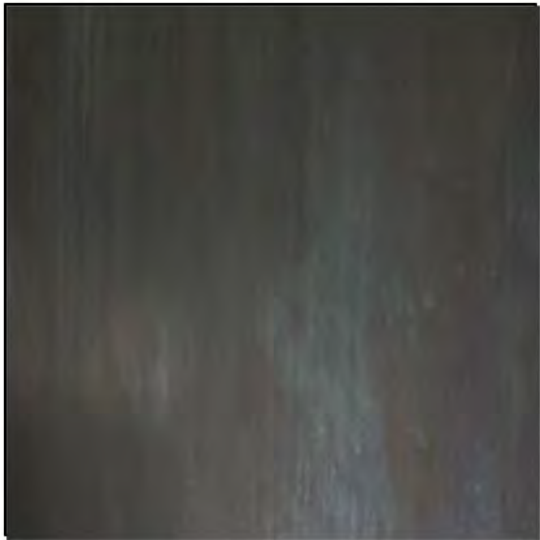
ST1

CORALSTONE  
CLADDING



ST2

CALCEM LIME PAINTED  
STUCCO FINISH



MT1,2

BRONZE METAL  
FINISH



GL1

CLEAR GLAZING



RENDERED ELEVATIONS - SOUTH





RENDERED ELEVATIONS - NORTH



SIDE elevation  
SCALE: 1/4" = 1'-0"



RENDERED ELEVATIONS - WEST



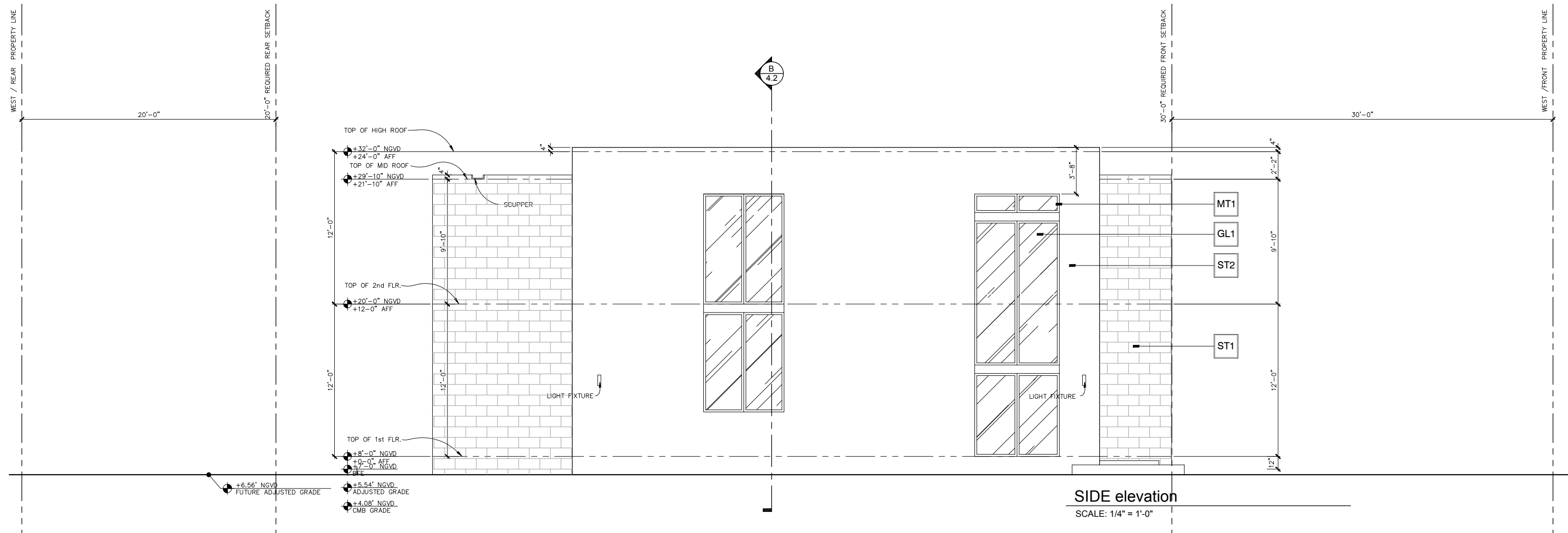


**RENDERED ELEVATIONS - EAST**

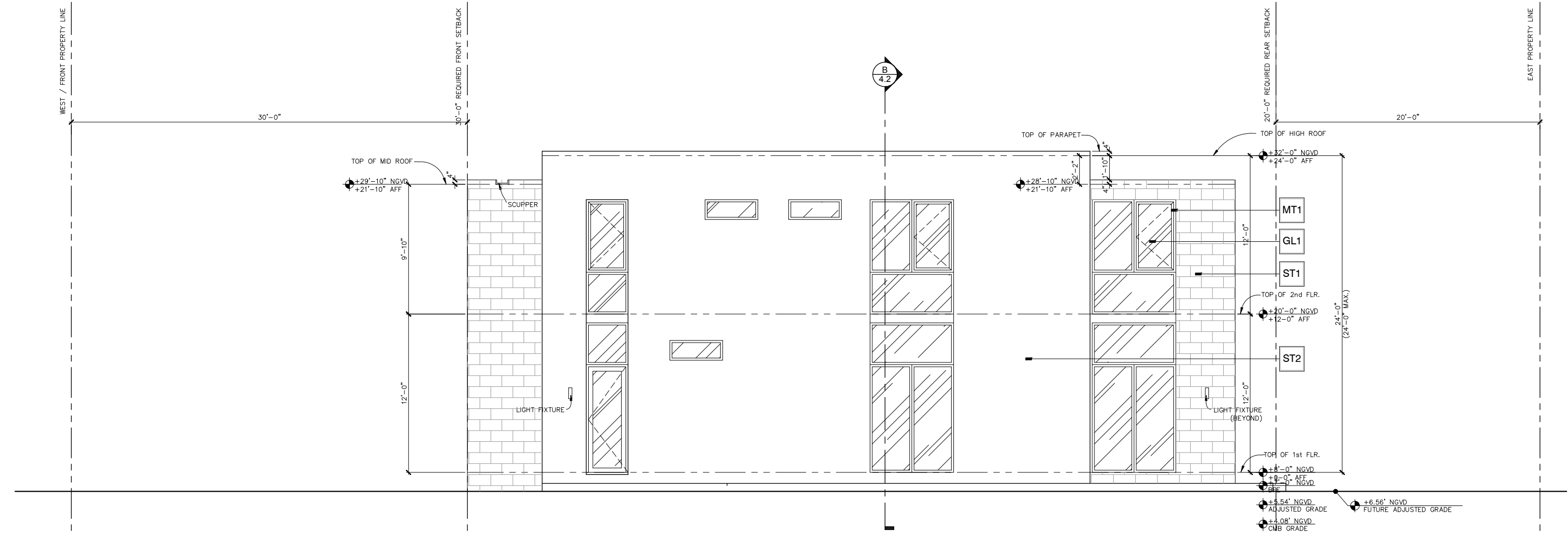




ELEVATIONS - SOUTH

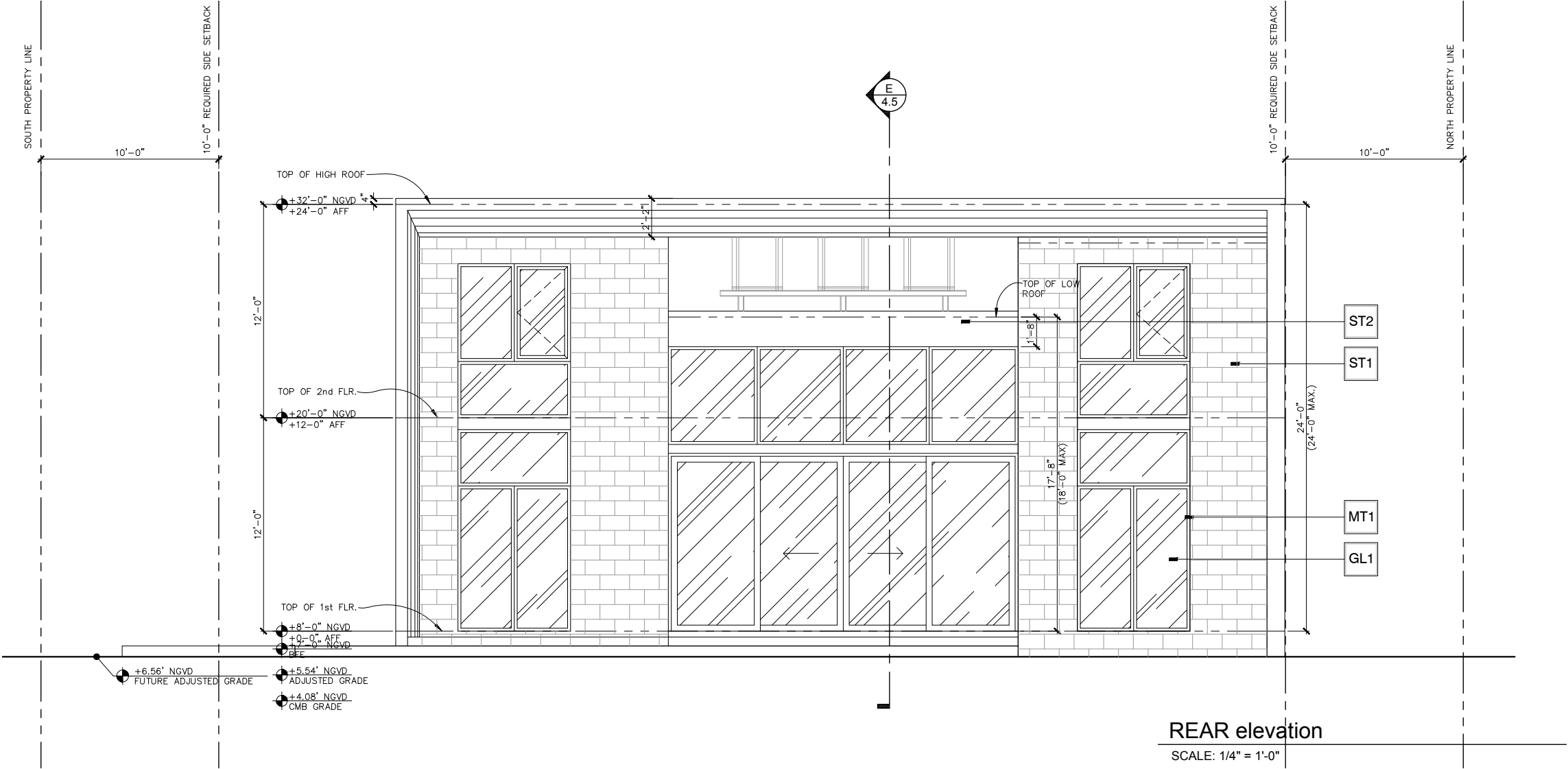


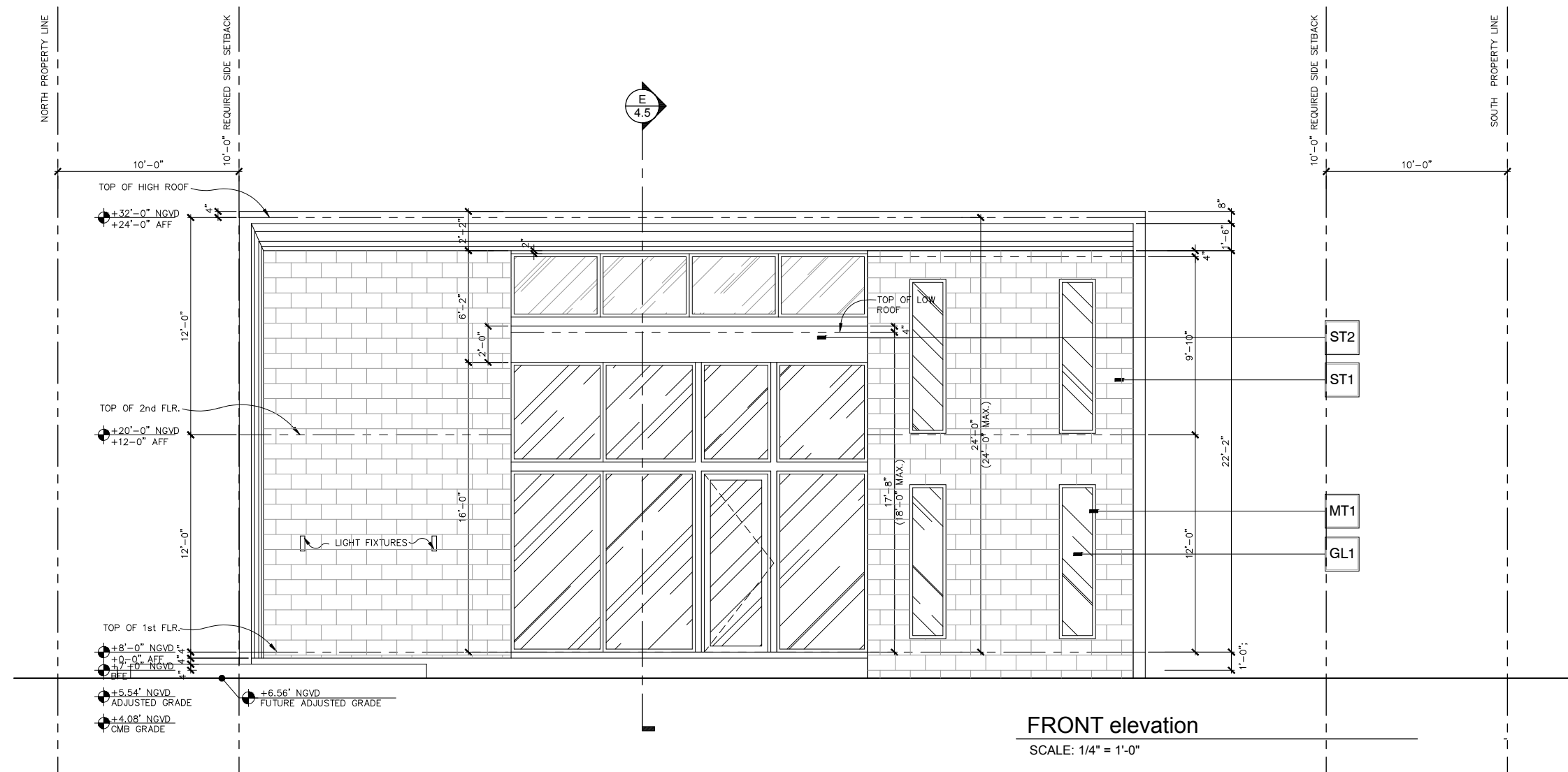
ELEVATIONS - NORTH



SIDE elevation

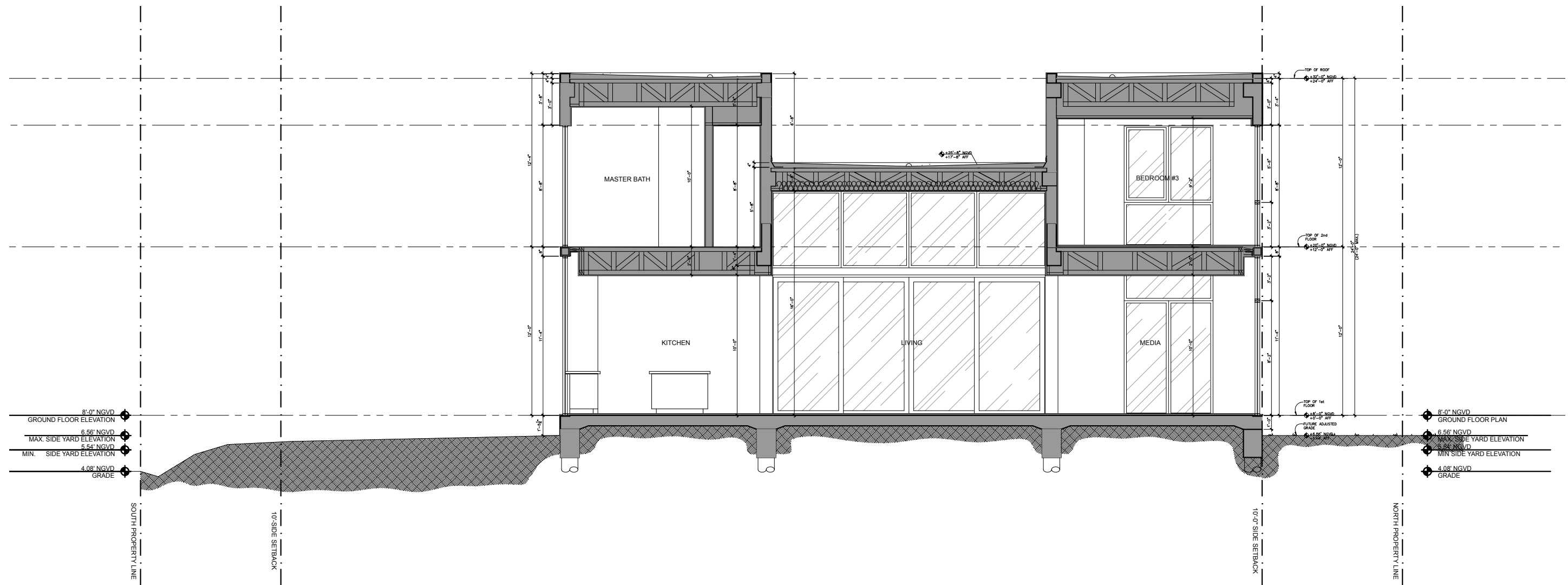
SCALE: 1/4" = 1'-0"



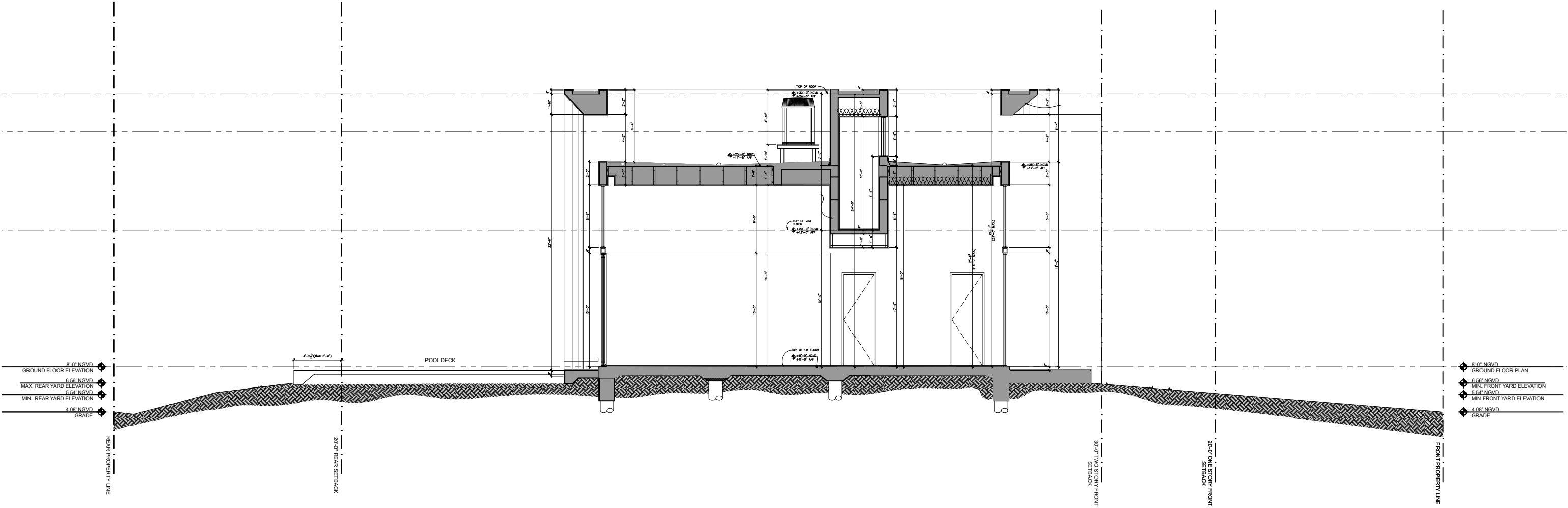




## SECTIONS

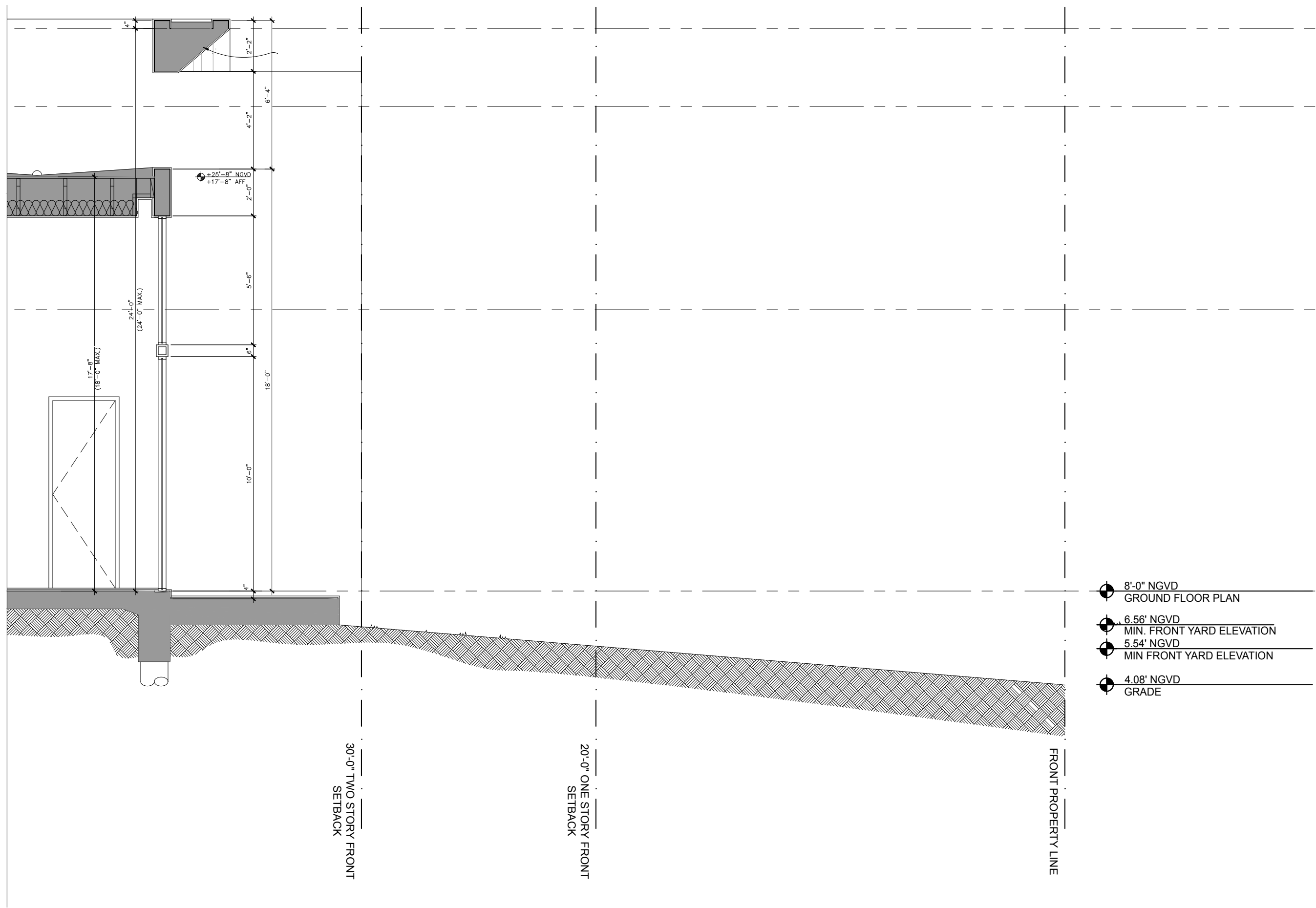


SECTIONS

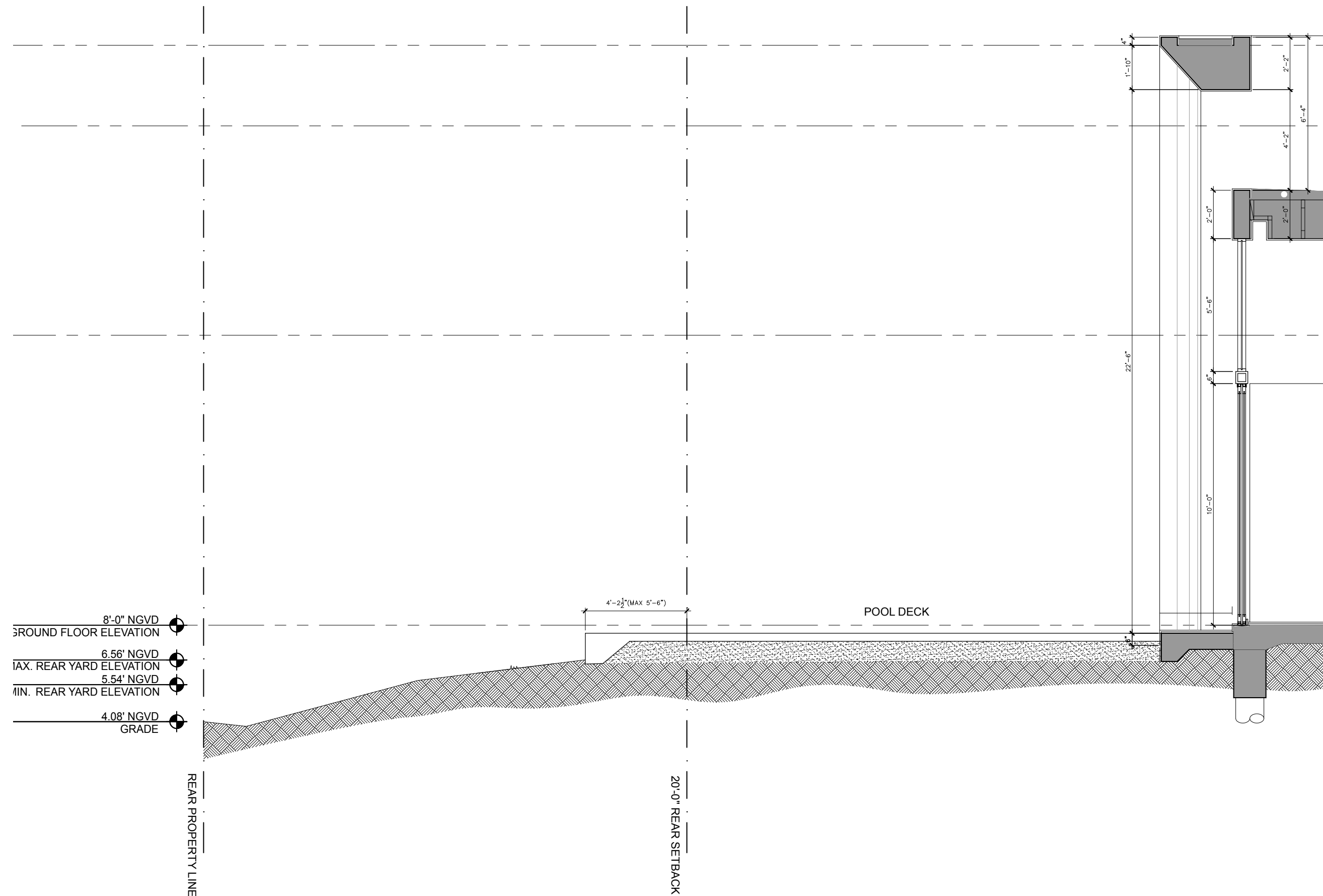




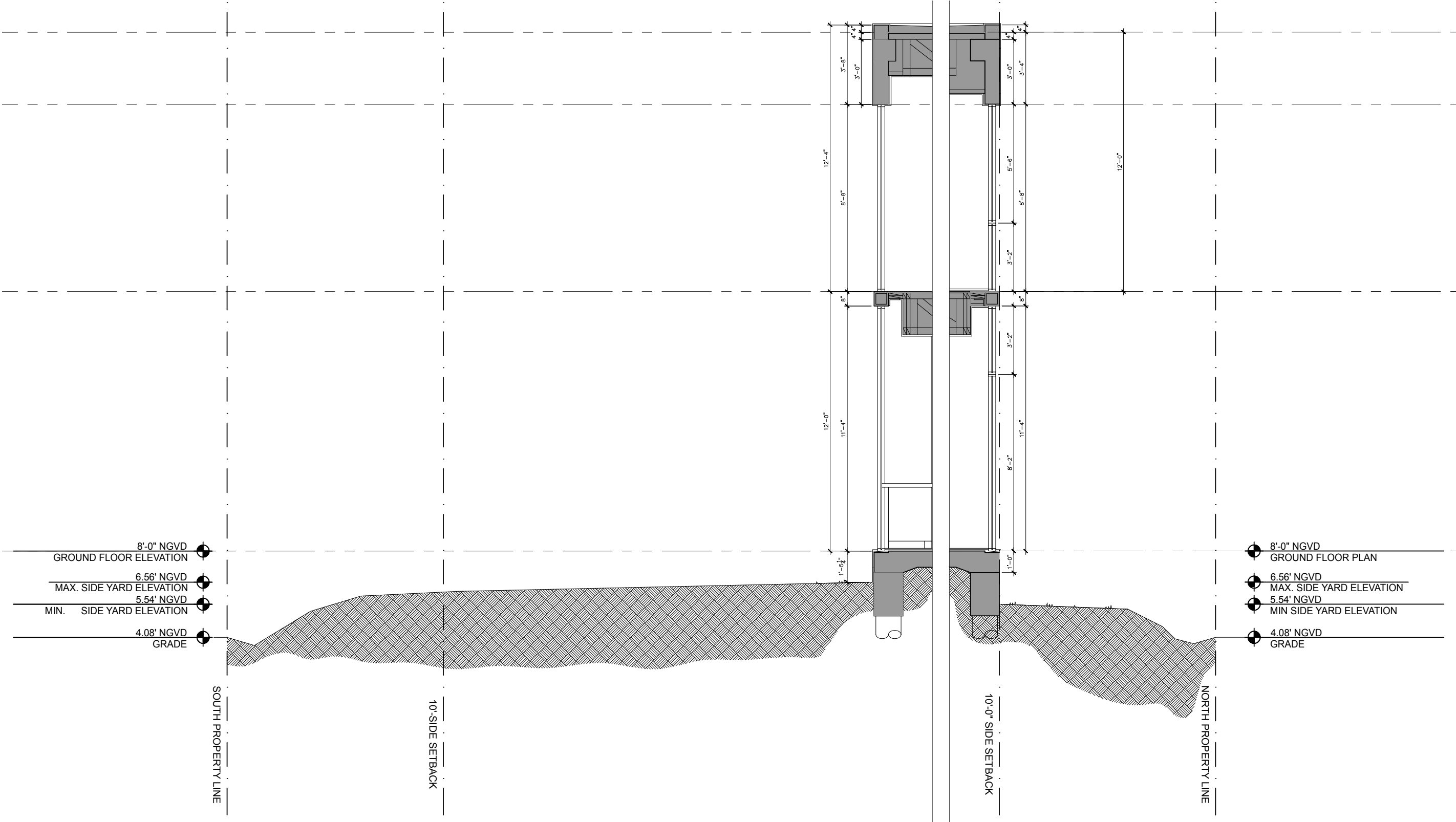
FRONT YARD SECTION



REAR YARD SECTION



REAR YARD SECTION



SOUTH SIDE YARD SECTION

NORTH SIDE YARD SECTION





NEW RESIDENCE | 4366 NORTH MICHIGAN AVE | MIAMI BEACH, FLORIDA

PROPERTY INFORMATION

4366 NORTH MICHIGAN AVE  
MIAMI BEACH, FL 33140

EXISTING VEGETATION SUMMARY

The existing vegetation located on the property is composed primarily of trees, alexander palms, and shrubs. There is one native mahogany street tree located in the public R.O.W. that is in conflict with proposed site architecture and will be relocated. The rear yard contains a native specimen royal poinciana which will be preserved + protected during construction, along with a mango tree, ficus benjamina and specimen alexander palm that are TBD pending site visit from Landscape Architect and/or arborist. An invasive umbrella tree is slated to be removed.

SCOPE OF WORK

- Preservation of existing vegetation and landscape
- New landscape design to complement architecture for proposed new residence

INDEX OF SHEETS

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

CHRISTOPHER CAWLEY, RLA  
CHRISTOPHER CAWLEY

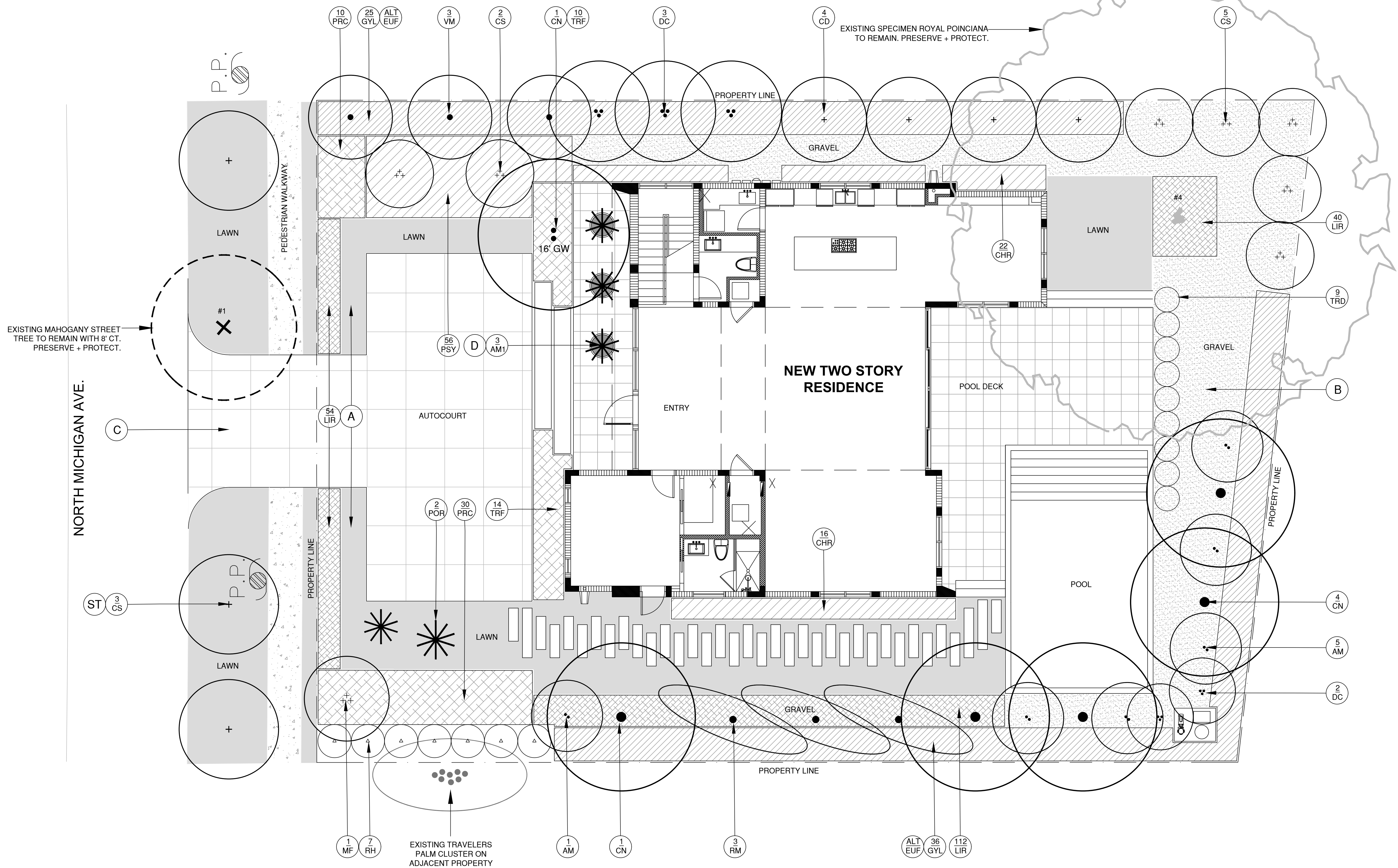
DATE  
10.28.2016  
REVISION

SHEET NO.  
L-0

CHRISTOPHER CAWLEY | CC  
LANDSCAPE ARCHITECTURE LLC | LA  
Florida Landscape Architecture Business, L.C. 260000460  
780 NE 60th Street | Suite 1106 | Miami, FL 33138  
T 305.979.1585 | www.christophercawley.com

NEW RESIDENCE MIAMI BEACH DESIGN REVIEW BOARD SUBMITTAL  
4366 NORTH MICHIGAN AVE, MIAMI BEACH, FL  
MBDRB FIRST SUBMITTAL - OCTOBER 28, 2016





LANDSCAPE PLAN LEGEND

- |  |   |
|--|---|
| (A) 'EMPIRE TURF' ZOYSIA GRASS - OVER 2" TOPSOIL BED, SEE PLANTING SPECS | (C) CAST IN PLACE CONCRETE PAVERS ON SLAB |
| (B) 3/8" GREY DECOMPOSED GRANITE AGGREGATE OVER FILTER FABRIC            | (D) CONTEMPORARY PLANTER CONTAINERS       |

LANDSCAPE PLAN



CHRISTOPHER CAWLEY, RLA  
OWNER: LUCAS A. CAWLEY

DATE  
10.28.2016  
REVISION

SHEET NO.  
L-1

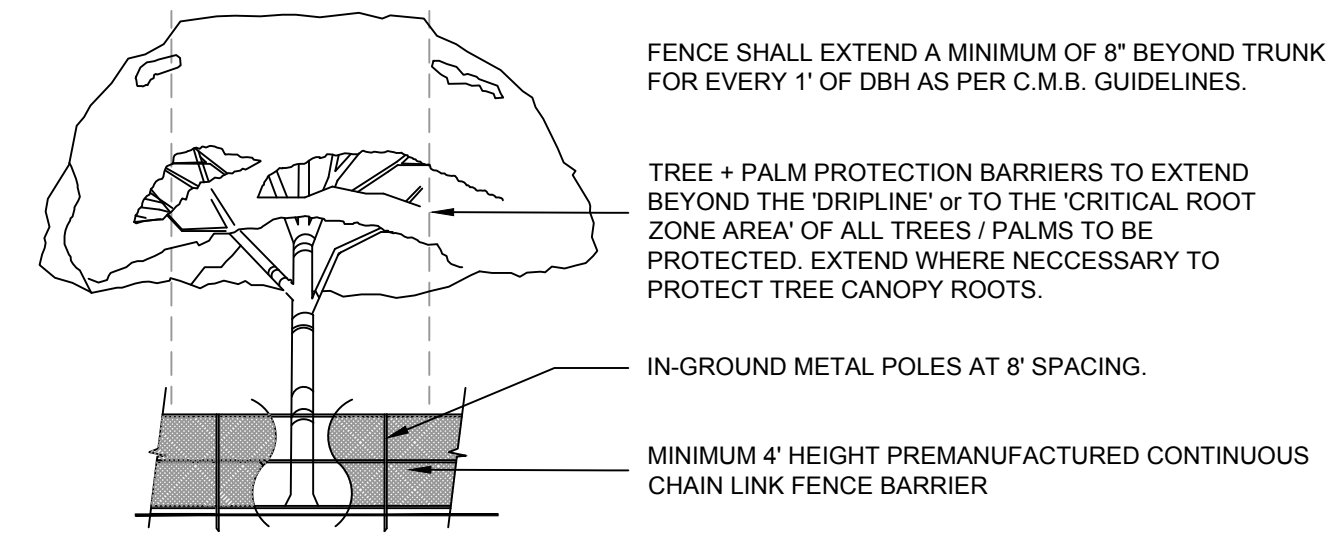
**NEW RESIDENCE** MIAMI BEACH DESIGN REVIEW BOARD SUBMITTAL  
4366 NORTH MICHIGAN AVE, MIAMI BEACH, FL  
MBDRB FIRST SUBMITTAL - OCTOBER 28, 2016

**CHRISTOPHER CAWLEY | CC | LA**  
**LANDSCAPE ARCHITECTURE LLC**  
Florida Landscape Architecture Business, LC 26000460  
780 NE 60th Street | Suite 1108 | Miami, FL 33138  
T 305.979.1885 | www.christophercawley.com



TREE / PALM PROTECTION FENCES SHALL BE CONSTRUCTED PRIOR TO ANY CONSTRUCTION ACTIVITY INCLUDING GRUBBING FOR ALL TREES / PALMS THAT ARE TO REMAIN, BE PROTECTED, or BE RELOCATED

NO ACTIVITY OR DISTURBANCE SHOULD OCCUR WITHIN THE FENCED AREAS, INCLUDING VEHICLE USE, STORAGE OF MATERIALS, DUMPING OF LIQUIDS OR MATERIALS, GRADE CHANGES, GRUBBING, AND MECHANICAL TRENCHING FOR IRRIGATION, ELECTRICAL, LIGHTING, ETC.



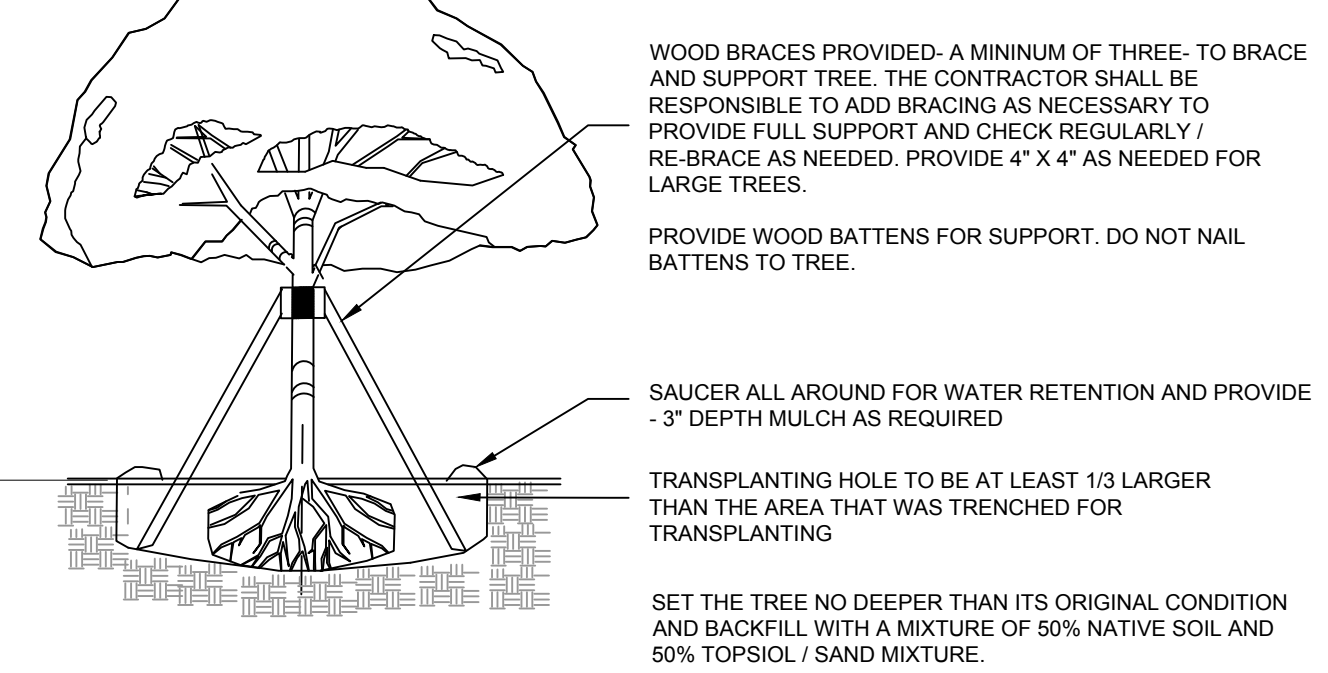
**PROTECTION DETAIL NOTE**  
CONTRACTOR TO INSTALL 'TREE / PALM PROTECTION FENCE BARRIERS' AROUND ALL EXISTING TREES OR PALMS AT THE START OF THE PROJECT. BARRIERS TO REMAIN IN PLACE THROUGHOUT THE DURATION OF THE PROJECT AND SHOULD NOT BE REMOVED OR DROPPED FOR ANY REASON WITHOUT AUTHORIZATION FROM THE CITY OF MIAMI BEACH URBAN FORESTER + PLANNING + ZONING DEPARTMENT

#### C.M.B. TREE / PALM PROTEC. DETAIL (CHAINLINK)

N.T.S.

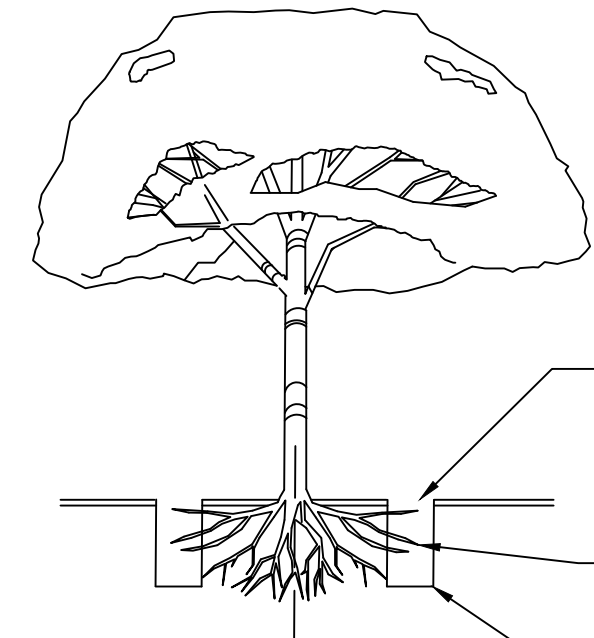
TRANSPLANT OPERATIONS TO BE SUPERVISED BY AN ISA CERTIFIED ARBORIST.

POST TRANSPLANT WATERING TO PROVIDE MOISTURE AND REDUCE ANY EXCESSIVE STRESS DUE TO DESSICATION. WATERING TO BE ADJUSTED ACCORDING TO CONDITIONS AND AT THE SUPERVISION AND DIRECTION OF THE ISA CERTIFIED ARBORIST OR BIOLOGIST. WATER HOSE APPLICATION OF FLOOD WATERING REMOVES AIR POCKETS WITH WATER.



#### C.M.B. TREE TRANSPLANT DETAIL

N.T.S.



#### C.M.B. ROOT PRUNING DETAIL

N.T.S.

WORK TO BE SUPERVISED BY AN ISA CERTIFIED ARBORIST OR BIOLOGIST OR A COMPANY WITH A CERTIFIED ISA ARBORIST ON STAFF.

ROOT PRUNING MUST BE DONE A MINIMUM OF 8 WEEKS PRIOR TO TRANSPLANTING.

WATERING MUST PROVIDE SUFFICIENT WATER TO MAINTAIN A MOIST CONDITION IN THE ROOTS. ONCE A WEEK OR MORE ACCORDING TO CONDITIONS.

TAKE EXTRA CARE NOT TO DAMAGE THE TRUNK OR BRANCHES.

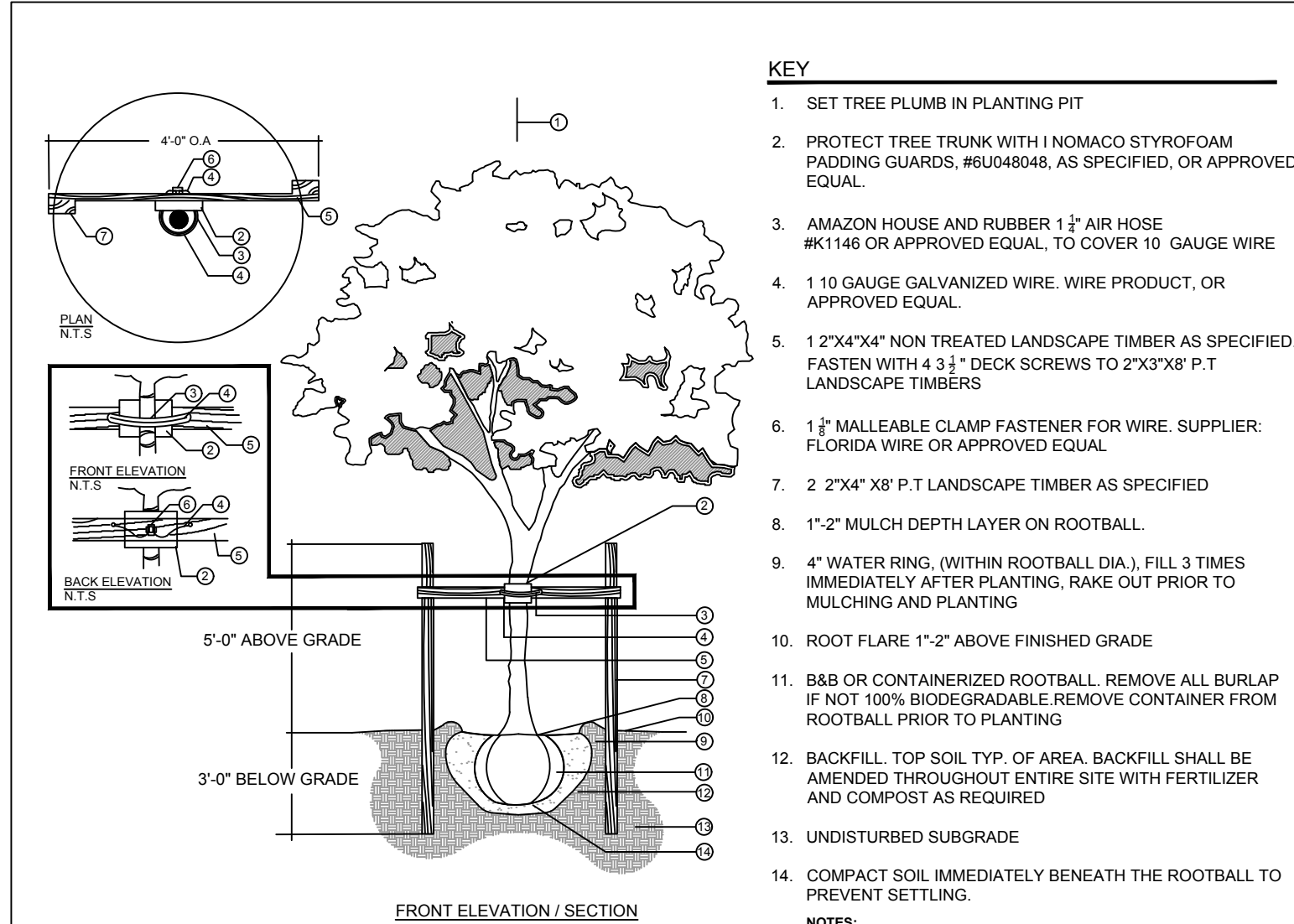
TRENCH TO BE LIGHTLY FILLED WITH FIBROUS MATERIAL SUCH AS LEAVES OR WOOD SHAVINGS. TRENCH SHALL USE SHARP INSTRUMENTS OR MACHINERY. RIPPING OR TEARING OF THE ROOTS IS STRICTLY PROHIBITED.

ALL TORN ROOTS MUST BE TRIMMED TO SOLID WOOD WITH CLEAN, SHARP INSTRUMENTS

DEPTH TO BE 18" MIN. TO 36" - VARIES WITH SIZE OF TREE

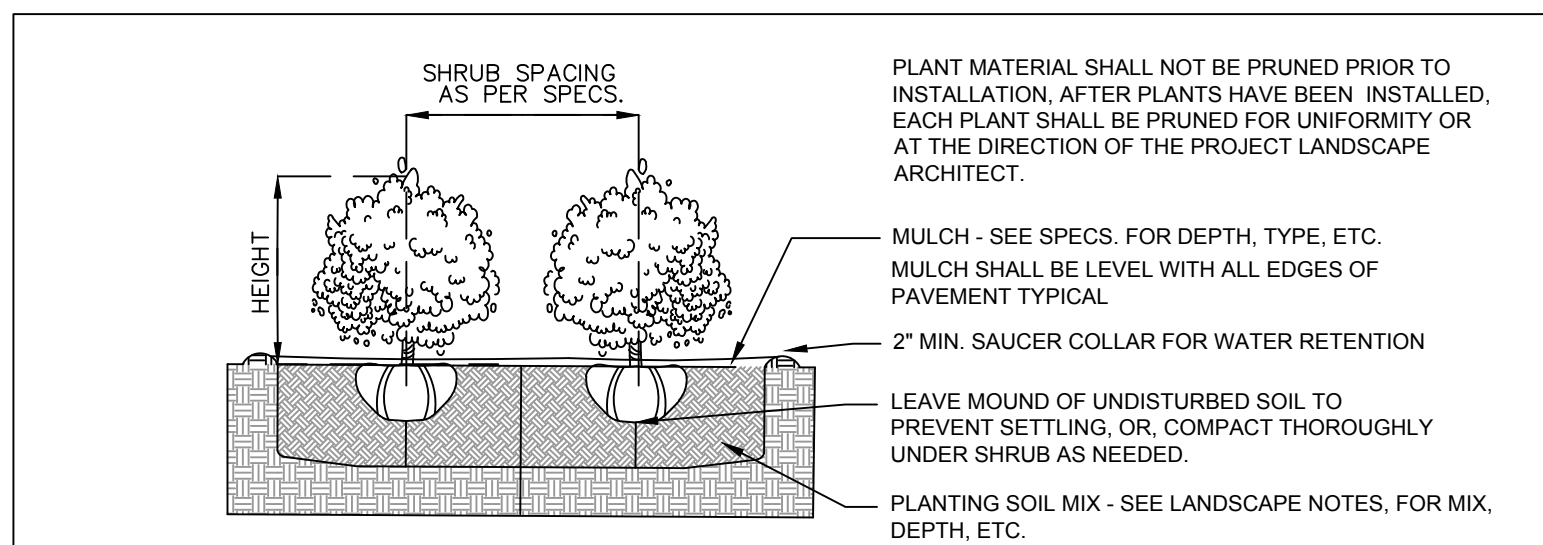
### LANDSCAPE NOTES

- ALL PLANT MATERIAL SHALL BE FLORIDA GRADE NO. 1 OR BETTER.
- CONTRACTOR SHALL BECOME FAMILIAR WITH THE LOCATION OF, AVOID, AND PROTECT ALL UTILITY LINES, BURIED CABLES, AND OTHER UTILITIES.
- TREE, PALM, ACCENT AND BED LINES ARE TO BE LOCATED IN THE FIELD AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- 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.
- 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 AREAS TO BE SODDED.
- 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.
- 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.
- ALL TREES, PALMS, SHRUBS AND GROUNDCOVERS, AND SOD / LAWN SHALL CARRY A ONE-YEAR WARRANTY FROM THE DATE OF FINAL ACCEPTANCE.
- 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.



#### C.M.B. MEDIUM TREE PLANTING DETAIL

N.T.S.



#### SHRUB PLANTING DETAIL

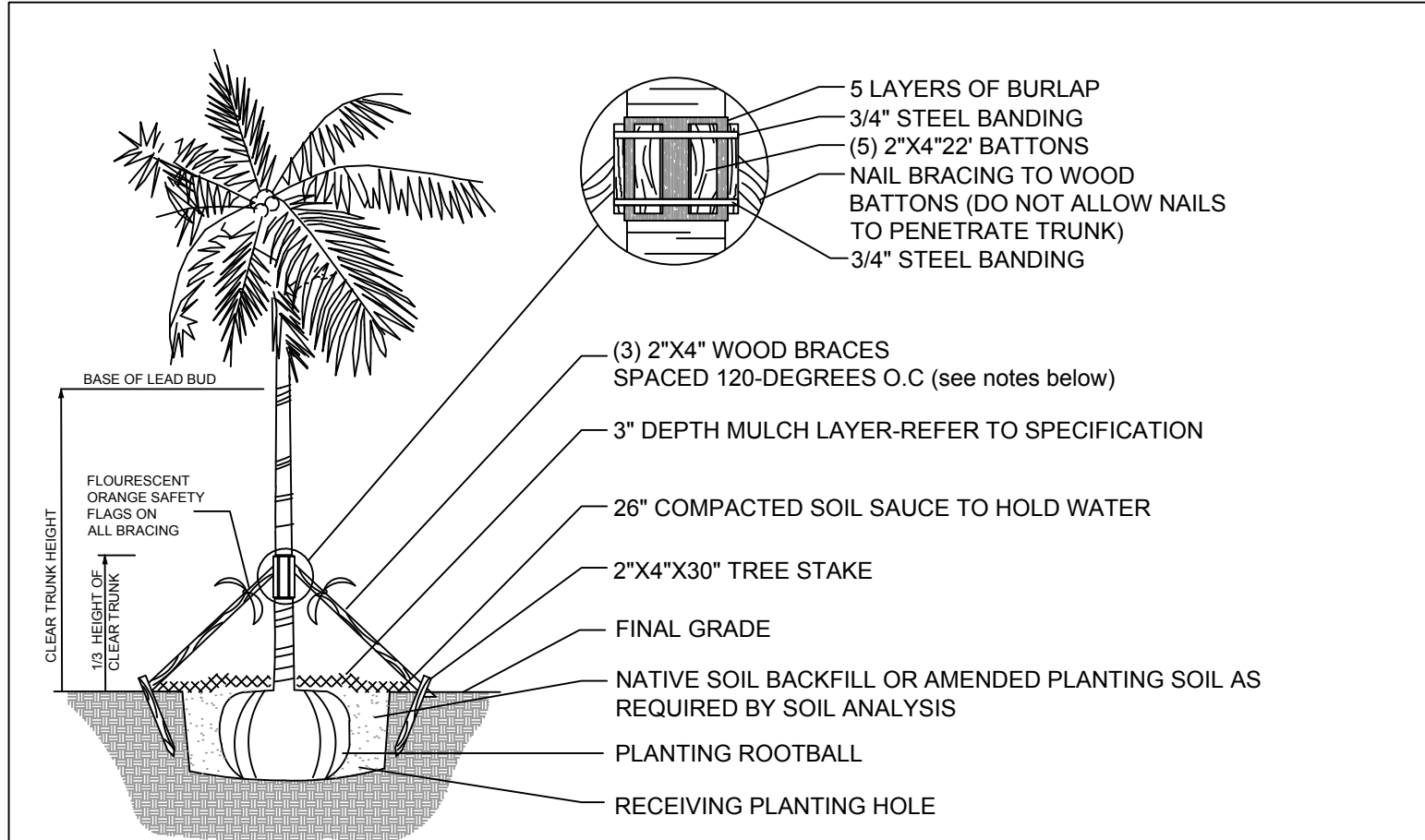
N.T.S.

#### C.M.B. PUBLIC WORKS / GREENSPACE MANAGEMENT CONDITIONS

- SHOULD ANY EXISTING 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 ACTIONS REQUIRED SHALL BE PERFORMED IN ACCORDANCE WITH MIAMI BEACH CODE, THE MOST CURRENT ANSI A-300 PRUNING STANDARDS AND OR AN ISSUED CITY OF MIAMI BEACH TREE WORK PERMIT. ANY CORRECTIVE PRUNING REQUIRED SHALL BE PERFORMED BY AN ISA CERTIFIED ARBORIST AND THE CITY URBAN FORESTER SHALL BE CONSULTED.
- CARE SHALL BE TAKEN TO AVOID UTILITY OR CONSTRUCTION TRENCHING THROUGH EXISTING TREE OR PALM DRIPLINES OF TREES SLATED TO REMAIN IN PLACE OR BE RELOCATED. IF CONSTRUCTION REQUIRES THE CUTTING OF ANY ROOTS WITH A DIAMETER OF 2" OR GREATER, ROOTS SHALL BE CLEANLY CUT WITH A SHARP TOOL, AS DIRECTED BY AN ISA CERTIFIED ARBORIST, AND IN ACCORDANCE WITH THE ANSI A-300 STANDARDS. CUT ROOTS SHOULD BE IMMEDIATELY COVERED WITH SOIL TO PREVENT DRYING. ROOTS SHOULD NOT BE TORN OR BROKEN BY HEAVY EQUIPMENT, AND NO SHREDDED, RAGGED OR BROKEN ROOT ENDS SHOULD BE LEFT. THE CITY URBAN FORESTER SHALL BE NOTIFIED IN WRITING AND OR CONSULTED PRIOR TO ANY ROOT PRUNING TAKING PLACE.
- SHOULD ANY CORRECTIVE STRUCTURAL PRUNING BE NECESSARY FOR TREES PROPOSED TO REMAIN ONSITE, DUE TO CLEARANCE, SAFETY OR FOR CONSTRUCTION RELATED REASONS THE PRUNING SHALL BE PERFORMED BY AN ISA OR ASCA CERTIFIED ARBORIST IN ACCORDANCE WITH THE LATEST VERSION OF THE ANSI A-300 PRUNING STANDARDS AND GOOD HORTICULTURAL PRACTICES. THE CITY URBAN FORESTER SHALL BE PROVIDED WITH A WRITTEN COPY OF THE PROPOSED PRUNING PLAN INCLUDING THE REASONS WHY PRUNING IS NECESSARY, PRIOR TO THE PRUNING ACTIVITIES TAKING PLACE.
- ANY ROOT PRUNING, IF REQUIRED DURING THE PROJECT, SHALL BE CONDUCTED UNDER THE SUPERVISION OF AN ISA CERTIFIED ARBORIST OR ASCA CONSULTING ARBORIST. ANY ROOT PRUNING, IF REQUIRED, WILL BE LIMITED TO WHAT IS ABSOLUTELY NECESSARY FOR CONSTRUCTION. ADDITIONALLY, AND ROOT PRUNING WORK WILL BE DOCUMENTED WITH COLOR PICTURES AND PROVIDED TO MR. MARK WILLIAMS AT C.M.B. PUBLIC WORKS / GREENSPACE MANAGEMENT + MR. RICARDO GUZMAN AT C.M.B. PLANNING + ZONING DEPARTMENTS ON A REGULAR BASIS.

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

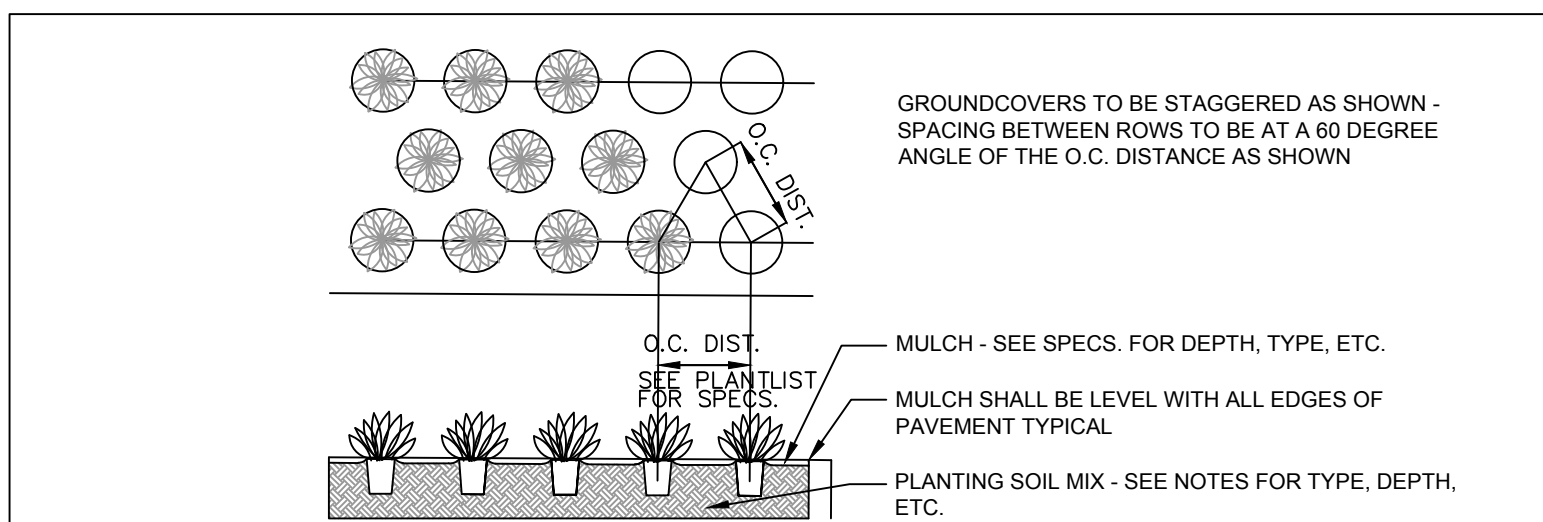
- THIS 'EXISTING TREE INVENTORY + DISPOSITION PLAN' HAS BEEN PREPARED IN ACCORDANCE WITH THE CITY OF MIAMI BEACH, CHAPTER 46 - ENVIRONMENT, DIVISION 2, TREE PRESERVATION and PROTECTION ORDINANCE.
- EXISTING TREE, PALM, AND VEGETATION INFORMATION AS INDICATED HAS BEEN PREPARED AS AN OVERLAY ON THE SURVEY PREPARED BY- AMERICAN SERVICES OF MIAMI CORP. DATED 10.10.16.
- THE INFORMATION AS PRESENTED HEREIN HAS BEEN FIELD VERIFIED BY THE LANDSCAPE ARCHITECT ON XX.XX.XX.
- 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.
- 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.



- NOTES:
- PALMS OVER 30' GW HEIGHT, USE MINIMUM (4) 4X4 BRACING AND STAKES
  - PRIMARY STAKES SHOULD BE PLACED PARALLEL TO WALKWAYS WHENEVER POSSIBLE
  - RECEIVING PLANTING HOLE SHALL BE APPROXIMATELY 1/3 LARGER THAN ROOTBALL
  - BUD SHALL BE PERPENDICULAR TO THE GROUND PLANE
  - TRUNK SHALL BE STRAIGHT AND WITHOUT CURVES
  - NO SCARRED OR BLACKENED TRUNKS
  - AMENDED SOIL MIX TO BE ADDED AT THE TIME OF PLANTING NEEDED, SHALL CONSIST OF A RATIO MIX OF 80% CLEAN SILICA SAND AND 20% SCREENED PULVERIZED TOPSOIL AS NEEDED

#### C.M.B. PALM PLANTING DETAIL

N.T.S.



#### GROUNDCOVER PLANTING DETAIL

N.T.S.

#### LANDSCAPE LEGEND

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

**TREES**  
3 TREES REQUIRED PER LOT / 15 TREES PROVIDED MEETING MINIMUM REQUIREMENTS.  
(4) PIGEON PLUM, (10) SILVER BUTTWOOD, (1) SIMPSON STOPPER

**NATIVE TREES**  
30% OF REQUIRED TREES OR .30 X 6 = 2 NATIVE TREES REQUIRED / 15 NATIVE TREES PROVIDED. (4) PIGEON PLUM, (10) SILVER BUTTWOOD, (1) SIMPSON STOPPER

**SHRUBS**  
10 SHRUBS REQUIRED FOR EACH REQUIRED TREE OR 10 X (3) = 30 REQUIRED / 156 SHRUBS PROVIDED

**NATIVE SHRUBS**  
30% OF TOTAL SHRUBS REQUIRED MUST BE NATIVE OR .30 X 30 = 9 / 156 NATIVE SHRUBS PROVIDED  
38 COCOPLUM, 62 CRABWOOD, 56 DWARF BAHAMA 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

#### PLANT LIST - 4366 NORTH MICHIGAN AVENUE

SYM.	NATIVE	QTY.	COMMON NAME		
<b>TREES</b>					
CD	YES	4	PIGEON PLUM TREE	Coccoloba diversifolia	50 gallon, 12' height, 6' spread, 3" dbh, equal to Treeworld Wholesale
CS	YES	10	SILVER BUTTWOOD TREES	Conocarpus erectus 'Sericeus'	12' height min., 6" spread min., multi trunk, equal to Treeworld
MF	YES	1	SIMPSON STOPPER TREE	Myrcianthes fragrans	12' height min, 5' spread, 3" dbh, multi trunk
<b>PALMS</b>					
CN	NO	6	'GR. MALAYAN' COCONUT PALMS	Cocos nucifera 'Green Malayan'	Feet of grey wood as noted, leaning trunks, Florida Fancy
AM	NO	6	CHRISTMAS PALMS	Adonidia merrillii	12-14' overall height, triple trunks, full heads, equal to Nautilus
AM1	NO	3	CHRISTMAS PALMS / small	Adonidia merrillii	6' overall height, double trunks, full heads, for pots
DC	NO	5	CABADA PALM	Dypsis cabadae	(2) 45 gallon, 10' height min. / (3) 20' height min, full to base
RH	NO	7	LADY PALM	Rhapis excelsa	10 gallon, 4' height min.
RM	NO	3	TRAVELLER'S PALM	Ravenala madagascarensis	100 gallon, 18' height
<b>SHRUBS</b>					
CHR	YES	38	COCOPLUM	Chrysobalanus icaco 'Red Tip'	3 gallon, full, space 30" on center
EUF	YES	ALT	SPANISH STOPPER	Eugenia foetida	15 gallon, full, space 48" on center
GYL	YES	62	CRABWOOD	Gymnanthes lucida	25 gallon, full, space 48" on center
PSY	YES	56	DWARF BAHAMA COFFEE	Psychotria ligustrifolia	3 gallon, 24" height x 24" spread, full, space 36" on center.
<b>TROPICALS &amp; GROUNDCOVERS</b>					
LIR	NO	206	LIRIOPE 'BIG BLUE'	Liriope muscari 'Big Blue'	12" height x 12" spread, full, 18" o.c. or as required
POR	NO	2	PORTEA BROMELIADS	Portea petropolitana	24" x 24" minimum, equal to Bullis Bromeliads
PRC	NO	40	PHILODENDRON 'ROJO CONGO'	Philodendron 'Rojo Congo'	3 gallon, 24" height x 24" spread, full, 30" on center
TRD	YES	9	FAKAHATCHEE GRASS	Tripsacum dactyloides	3 gallon, 36" height x 36" spread, full, space 36" on center
TRF	YES	24	DWARF FAKAHATCHEE GRASS	Tripsacum floridana	3 gallon, full, 36" on center
<b>VINES</b>					
FPU	NO	--	CREeping FIG	Ficus pumila	1 gallon, full, space 12" o.c.
<b>SOD, AGGREGATE, &amp; MULCH</b>					
LAWN			ZOYSIA 'EMPIRE' - OVER 2" TOPSOIL BED, SEE PLANTING SPECS.		
AGR			3/8" DECOMPOSED 'GREY' GRANITE AGGREGATE OR STONE TO BE SELECTED, INSTALL OVER FILTER FABRIC		
MLC			DARK BROWN 'FLORI MULCH' SHREDDED ORGANIC MULCH (NO CYPRESS), TO BE DETERMINED		

#### LANDSCAPE NOTES + DETAILS

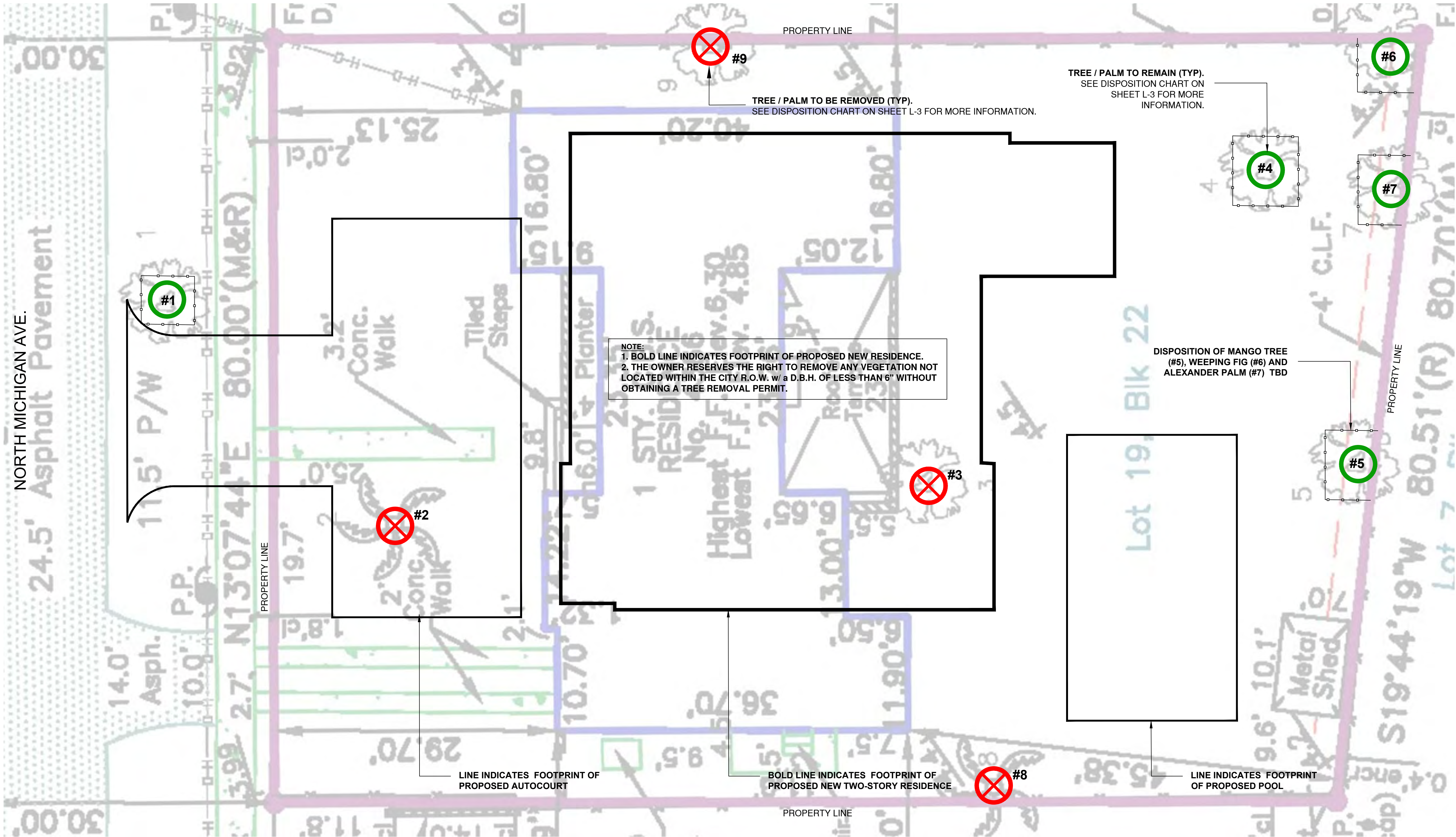
DATE  
10.28.2016

REVISION

SHEET NO.

L-2





**C.M.B. EXISTING TREE SURVEY LEGEND**

TREE or PALM TO BE REMOVED. SEE CHART L-1b.

TREE or PALM TO REMAIN. PRESERVE + PROTECT

TREE or PALM PROTECTION FENCE

**C.M.B. CANOPY MITIGATION NOTES**

THE CANOPY MITIGATION OF -- 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 2,500 SF OF CANOPY HAS BEEN PROVIDED.

**CANOPY MITIGATION SUMMARY**

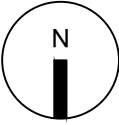
MB CATEGORY II @ 150 SF EA:  
- (4) NATIVE PIGEON PLUM TREES: 600 SF  
- (10) NATIVE SILVER BUTTONWOOD TREES: 1,500 SF

MB CATEGORY III @ 100 SF EA:  
- (1) NATIVE SIMPSON STOPPER TREE: 100 SF

MB CATEGORY IV @ 50 SF EA:  
- (6) COCONUT PALMS: 300

C.M.B. EXISTING TREE INVENTORY + DISPOSITION CHART - 4366 NORTH MICHIGAN AVE											
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	Mahogany	Swietenia mahagoni	NO	+/- 8"	+/- 25'	+/- 18'	GOOD	RELOCATE	201 SF	0 SF	TO BE RELOCATED. SEE L-1 FOR PROPOSED LOCATION.
#2	Alexander Palm	Ptychosperma elegans	NO	+/- 3"	+/- 18'	+/- 6'	FAIR	REMOVE	28 SF	0 SF	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED
#3	Alexander Palm	Ptychosperma elegans	NO	+/- 3"	+/- 18'	+/- 6'		REMOVE	28 SF	0 SF	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED
#4	Royal Poinciana	Delonix regia	YES	+/- 48"	+/- 40'	+/- 50'		REMAIN	1,962 SF	0 SF	TO REMAIN. PRESERVE + PROTECT.
#5	Mango Tree	Mangifera indica	NO	+/- 8"	+/- 15'	+/- 20'		TBD	314 SF	-- SF	DISPOSITION TO BE DETERMINED.
#6	Weeping Fig	Ficus benjamina	YES	+/- 39"	+/- 40'	+/- 20'		TBD	314 SF	-- SF	DISPOSITION TO BE DETERMINED.
#7	Alexander Palm	Ptychosperma elegans	YES	+/- 14"	+/- 25'	+/- 25'		TBD	490 SF	-- SF	DISPOSITION TO BE DETERMINED.
#8	Alexander Palm	Ptychosperma elegans	NO	+/- 4"	+/- 35'	+/- 5'		REMOVE	20 SF	0 SF	MITIGATION PROVIDED
#9	Umbrella Tree	Schefflera actinophylla	NO	+/- 12"	+/- 15'	+/- 8'		REMOVE	138 SF	0 SF	PROHIBITED SPECIES. MITIGATION AND PERMIT NOT REQUIRED.
TOTAL MITIGATION REQUIRED : -- SF											
TOTAL MITIGATION PROVIDED : 2,500 SF											

EXISTING TREE SURVEY + DISPOSITION CHART



DATE  
10.28.2016

REVISION

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NEW RESIDENCE

MIAMI BEACH DESIGN REVIEW BOARD SUBMITTAL

4366 NORTH MICHIGAN AVE, MIAMI BEACH, FL

MBDRB FIRST SUBMITTAL - OCTOBER 28, 2016





MAIN ENTRY VIEW





REAR VIEW







APPROACH



SOUTH APPROACH



EAST APPROACH



NORTH APPROACH