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BMA Project No. 2025.05.1

ONE ISLAND PARK

MIAMI BEACH, FL



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 2200 NW 2nd Ave Miami, FL 33127

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Structural Engineer :

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 New York, NY 10005
 P: 212.228.0662

MEPS Engineer :

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Civil Engineer:

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Fire and Life Safety Consultant:

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 P: 888.224.9911



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 CHRISTOPHERCAWLEY.COM | LIC: 20000460

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		PB25-0784: 09-07-2025 FINAL SUBMITTAL 09/07/25	

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COVER



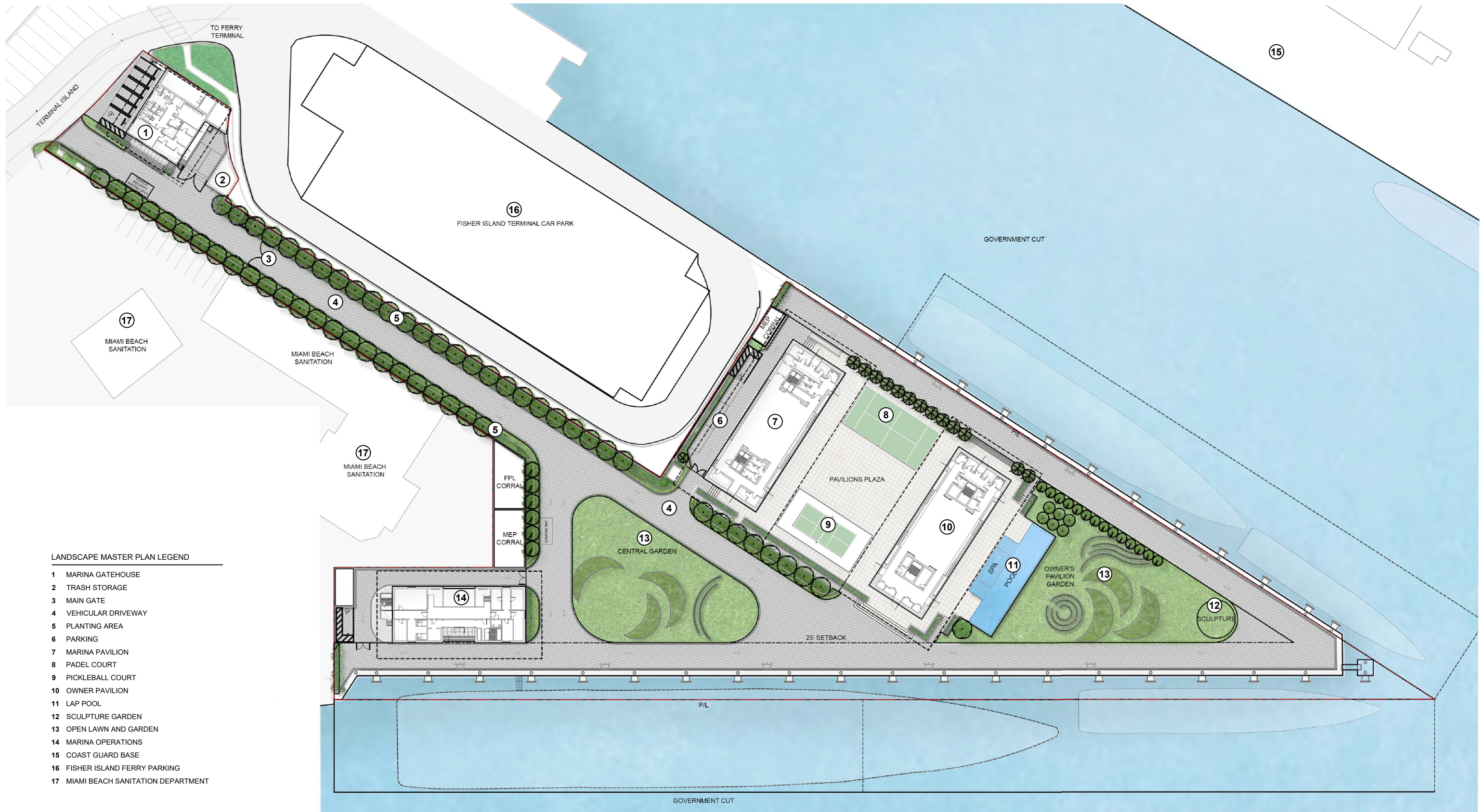
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Dwg. no.

L000

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LANDSCAPE MASTER PLAN LEGEND

- 1 MARINA GATEHOUSE
- 2 TRASH STORAGE
- 3 MAIN GATE
- 4 VEHICULAR DRIVEWAY
- 5 PLANTING AREA
- 6 PARKING
- 7 MARINA PAVILION
- 8 PADEL COURT
- 9 PICKLEBALL COURT
- 10 OWNER PAVILION
- 11 LAP POOL
- 12 SCULPTURE GARDEN
- 13 OPEN LAWN AND GARDEN
- 14 MARINA OPERATIONS
- 15 COAST GUARD BASE
- 16 FISHER ISLAND FERRY PARKING
- 17 MIAMI BEACH SANITATION DEPARTMENT

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LANDSCAPE MASTER SITE PLAN

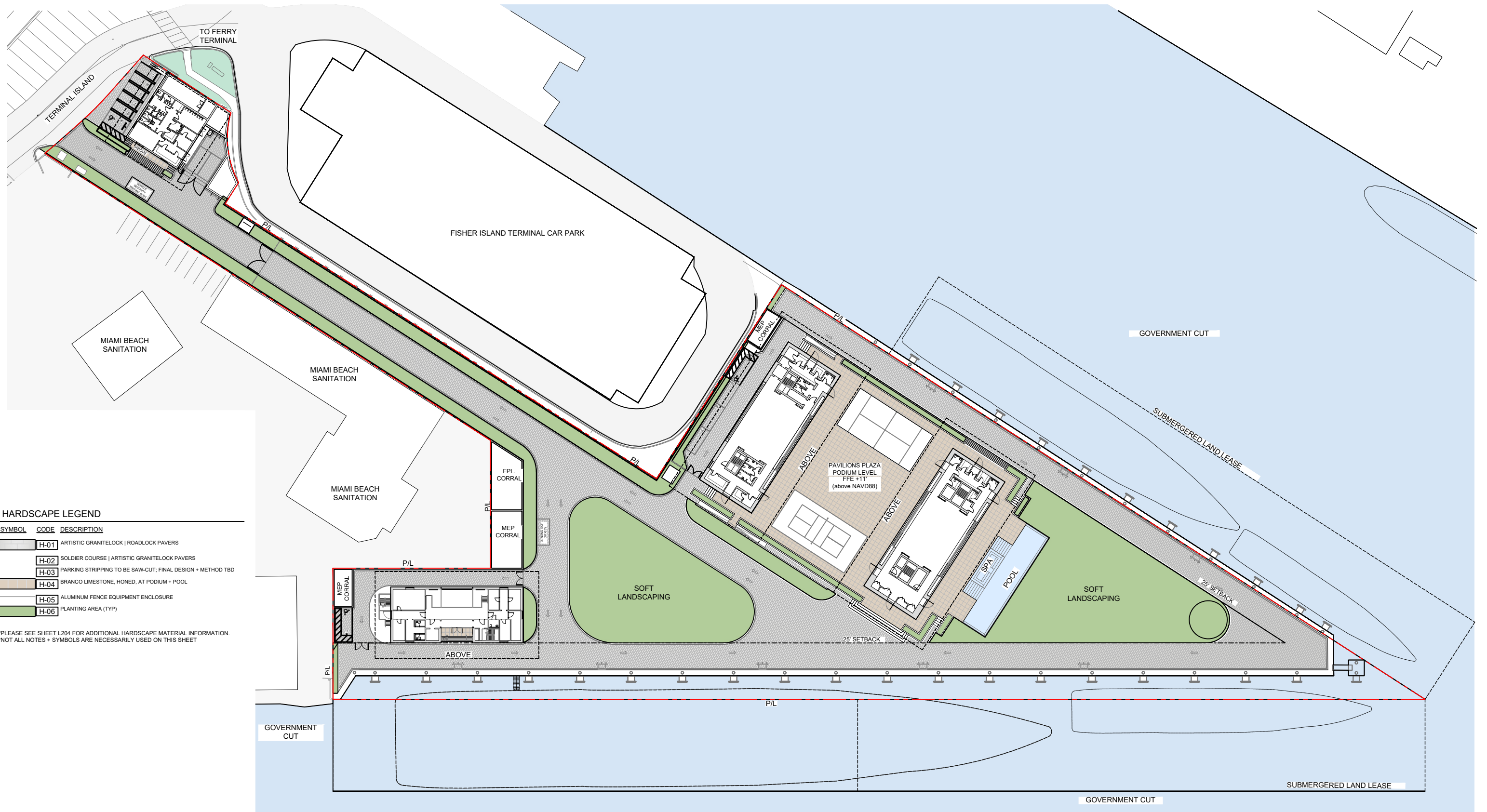


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HARDSCAPE LEGEND

SYMBOL	CODE	DESCRIPTION
[Pattern]	H-01	ARTISTIC GRANITELOCK ROADLOCK PAVERS
[Pattern]	H-02	SOLDIER COURSE ARTISTIC GRANITELOCK PAVERS
[Pattern]	H-03	PARKING STRIPPING TO BE SAW-CUT; FINAL DESIGN + METHOD TBD
[Pattern]	H-04	BRANCO LIMESTONE, HONED, AT PODIUM + POOL
[Pattern]	H-05	ALUMINUM FENCE EQUIPMENT ENCLOSURE
[Pattern]	H-06	PLANTING AREA (TYP)

*PLEASE SEE SHEET L204 FOR ADDITIONAL HARDSCAPE MATERIAL INFORMATION.
 *NOT ALL NOTES + SYMBOLS ARE NECESSARILY USED ON THIS SHEET

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HARDSCAPE PLAN



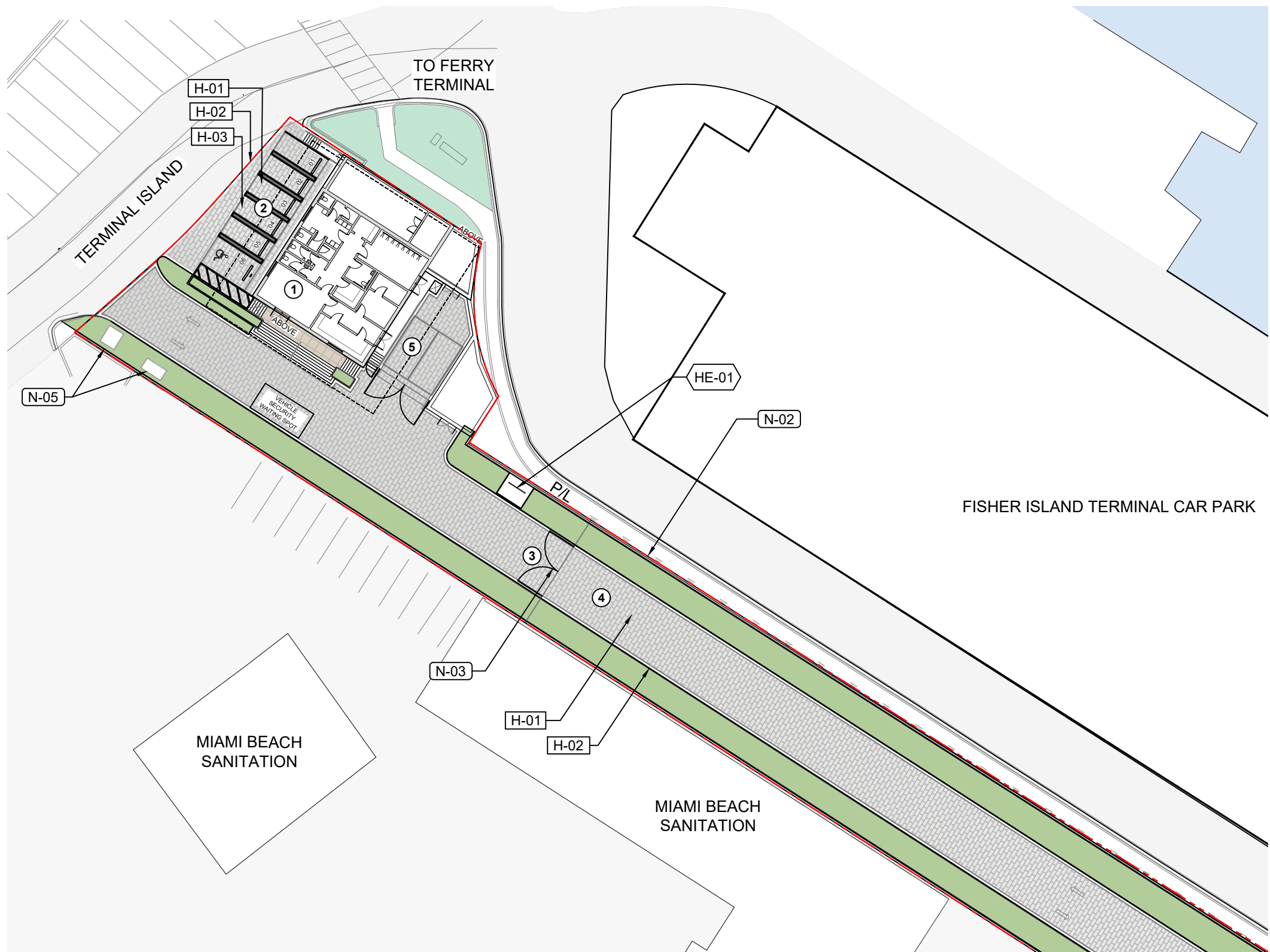
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NOTE SCHEDULE

CODE	DESCRIPTION
N-01	STREET TREE
N-02	8' HT PROPERTY WALL / REFER TO ARCH PLANS
N-03	VEHICULAR ENTRY HINGED GATE
N-04	VEHICULAR GATE
N-05	EXISTING UTILITIES
N-06	25' SETBACK FROM WATER SIDE OF BULKHEAD
N-07	PLANTER
N-08	RAMP
N-09	PARALLEL PARKING
N-10	POTENTIAL SCULPTURE LOCATION
N-11	MEP UTILITIES CORRAL
N-12	BACKFLOW PREVENTER DEVICE
N-13	7' HT FENCE

HARDSCAPE LEGEND

SYMBOL	CODE	DESCRIPTION
[Pattern]	H-01	ARTISTIC GRANITELOCK ROADLOCK PAVERS
[Pattern]	H-02	SOLDIER COURSE ARTISTIC GRANITELOCK PAVERS
[Pattern]	H-03	PARKING STRIPPING TO BE SAW-CUT; FINAL DESIGN + METHOD TBD
[Pattern]	H-04	BRANCO LIMESTONE, HONED, AT PODIUM + POOL
[Pattern]	H-05	ALUMINUM FENCE EQUIPMENT ENCLOSURE
[Pattern]	H-06	PLANTING AREA (TYP)

HARDSCAPE ELEMENTS

CODE	DESCRIPTION
HE-01	(4) SHORT TERM BIKE RACKS
HE-02	PICKLEBALL COURT
HE-03	PADEL COURT, TEMPERED GLASS AND SIDE METAL MESH FENCE ENCLOSURE
HE-04	TWEENER LIGHTS FOR PADEL COURT

*PLEASE SEE SHEET L204 FOR ADDITIONAL HARDSCAPE MATERIAL INFORMATION.
 *NOT ALL NOTES + SYMBOLS ARE NECESSARILY USED ON THIS SHEET

LEGEND

- 1 MARINA GATEHOUSE
- 2 PARKING
- 3 MAIN GATE
- 4 MAIN ACCESS ROAD
- 5 LOADING AREA

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MARINA GATE HOUSE -
 HARDSCAPE ENLARGEMENT



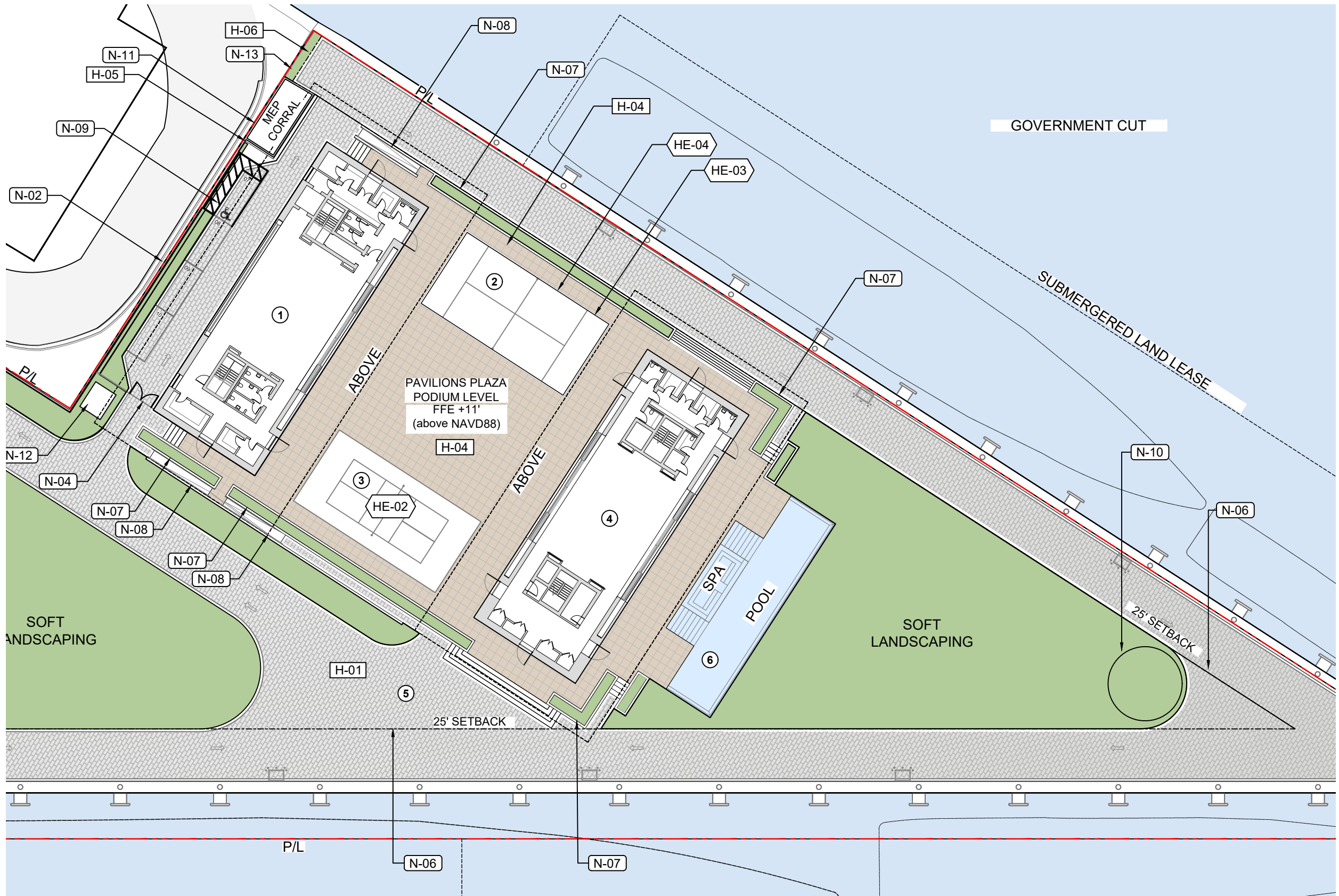
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NOTE SCHEDULE

CODE	DESCRIPTION
N-01	STREET TREE
N-02	8' HT PROPERTY WALL / REFER TO ARCH PLANS
N-03	VEHICULAR ENTRY HINGED GATE
N-04	VEHICULAR GATE
N-05	EXISTING UTILITIES
N-06	25' SETBACK FROM WATER SIDE OF BULKHEAD
N-07	PLANTER
N-08	RAMP
N-09	PARALLEL PARKING
N-10	POTENTIAL SCULPTURE LOCATION
N-11	MEP UTILITIES CORRAL
N-12	BACKFLOW PREVENTER DEVICE
N-13	7' HT FENCE

HARDSCAPE LEGEND

SYMBOL	CODE	DESCRIPTION
[Pattern]	H-01	ARTISTIC GRANITELOCK ROADLOCK PAVERS
[Pattern]	H-02	SOLDIER COURSE ARTISTIC GRANITELOCK PAVERS
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[Pattern]	H-04	BRANCO LIMESTONE, HONED, AT PODIUM + POOL
[Pattern]	H-05	ALUMINUM FENCE EQUIPMENT ENCLOSURE
[Pattern]	H-06	PLANTING AREA (TYP)

HARDSCAPE ELEMENTS

CODE	DESCRIPTION
HE-01	(4) SHORT TERM BIKE RACKS
HE-02	PICKLEBALL COURT
HE-03	PADEL COURT, TEMPERED GLASS AND SIDE METAL MESH FENCE ENCLOSURE
HE-04	TWEENER LIGHTS FOR PADEL COURT

*PLEASE SEE SHEET L204 FOR ADDITIONAL HARDSCAPE MATERIAL INFORMATION.
 *NOT ALL NOTES + SYMBOLS ARE NECESSARILY USED ON THIS SHEET

LEGEND

1	MARINA PAVILION	5	VEHICULAR DRIVEWAY
2	PADEL COURT	6	LAP POOL
3	PICKLEBALL COURT		
4	OWNER PAVILION		

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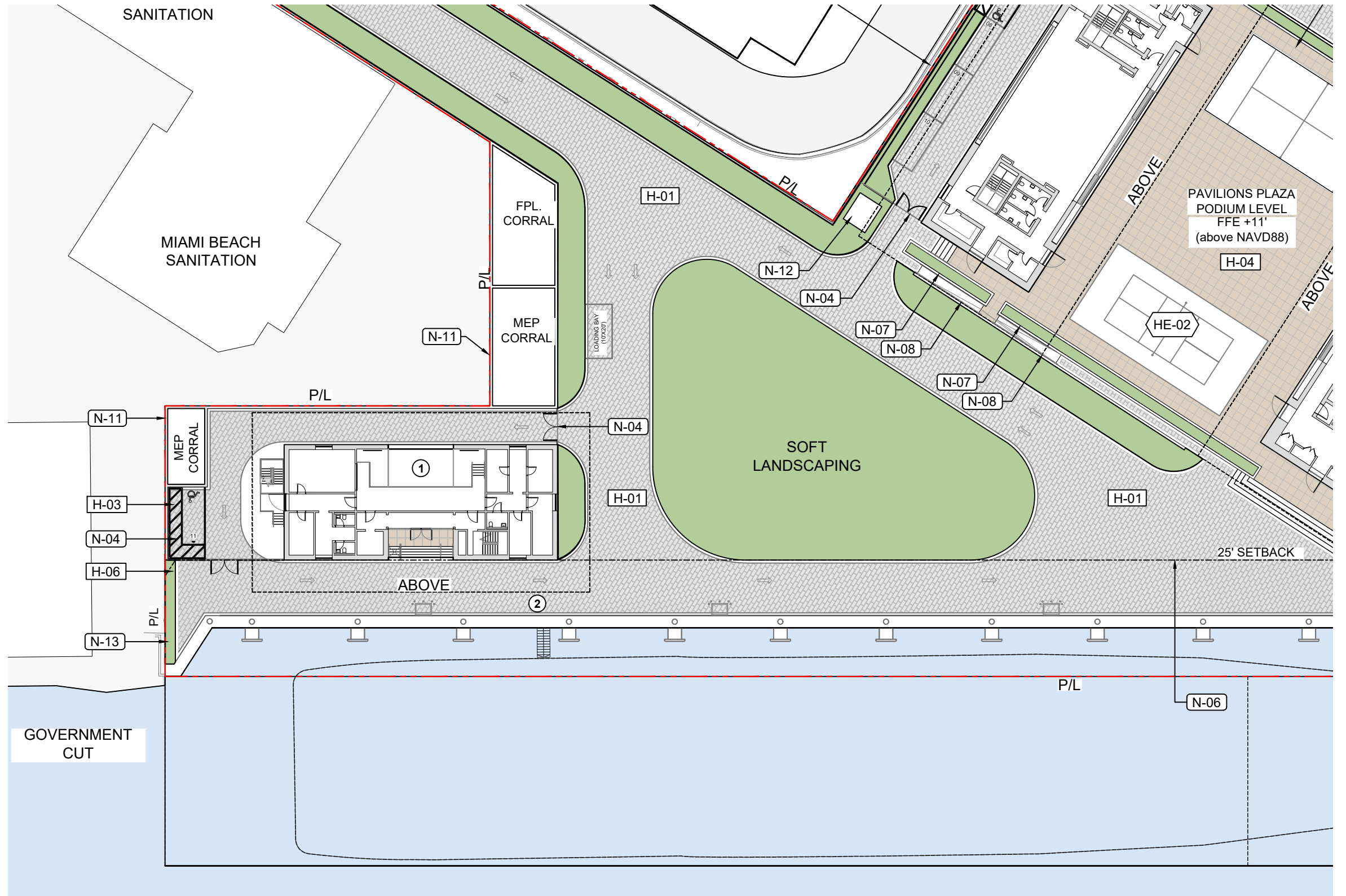
PAVILIONS - HARDSCAPE ENLARGEMENT

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L202

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NOTE SCHEDULE

CODE	DESCRIPTION
N-01	STREET TREE
N-02	8' HT PROPERTY WALL / REFER TO ARCH PLANS
N-03	VEHICULAR ENTRY HINGED GATE
N-04	VEHICULAR GATE
N-05	EXISTING UTILITIES
N-06	25' SETBACK FROM WATER SIDE OF BULKHEAD
N-07	PLANTER
N-08	RAMP
N-09	PARALLEL PARKING
N-10	POTENTIAL SCULPTURE LOCATION
N-11	MEP UTILITIES CORRAL
N-12	BACKFLOW PREVENTER DEVICE
N-13	7' HT FENCE

HARDSCAPE LEGEND

SYMBOL	CODE	DESCRIPTION
[Pattern]	H-01	ARTISTIC GRANITELOCK ROADLOCK PAVERS
[Pattern]	H-02	SOLDIER COURSE ARTISTIC GRANITELOCK PAVERS
[Pattern]	H-03	PARKING STRIPPING TO BE SAW-CUT: FINAL DESIGN + METHOD TBD
[Pattern]	H-04	BRANCO LIMESTONE, HONED, AT PODIUM + POOL
[Pattern]	H-05	ALUMINUM FENCE EQUIPMENT ENCLOSURE
[Pattern]	H-06	PLANTING AREA (TYP)

HARDSCAPE ELEMENTS

CODE	DESCRIPTION
HE-01	(4) SHORT TERM BIKE RACKS
HE-02	PICKLEBALL COURT
HE-03	PADEL COURT, TEMPERED GLASS AND SIDE METAL MESH FENCE ENCLOSURE
HE-04	TWEENER LIGHTS FOR PADEL COURT

*PLEASE SEE SHEET L204 FOR ADDITIONAL HARDSCAPE MATERIAL INFORMATION.
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LEGEND

- 1 MARINA OPERATIONS
- 2 DISEMBARKATION POINT

BMA Project No. 2025.05.1

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MARINA OPERATIONS -
 HARDSCAPE ENLARGEMENT

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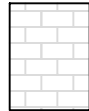


L203

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HARDSCAPE MATERIALS



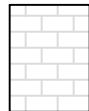
H-01 | ARTISTIC GRANITELOCK | ROADLOCK PAVERS

LOCATION: DRIVEWAY
 NAME: ARTISTIC GRANITELOCK
 SIZE: 8" x 12"
 PATTERN: RUNNING BOND



H-04 | TRAVERTINE PAVERS

LOCATION: PAVILLION DECKS
 NAME: BRANCO LIMESTONE
 SIZE: TBD
 PATTERN: TBD



GRANITE NATURAL STONE COBBLES (ALTERNATE PROVIDED FOR DRIVEWAYS)

LOCATION: DRIVEWAY
 NAME: GRANITOS DO NORTE
 COLOR: MONDIM YELLOW
 SIZE: 4" x 4"

HARDSCAPE LEGEND

SYMBOL	CODE	DESCRIPTION	QTY	NAME	COLOR	FINISH	PATTERN	SIZE	LOCATION	MANUFACTURER
	H-01	ARTISTIC GRANITELOCK ROADLOCK PAVERS	105,066 SF	GRANITELOCK / ROADLOCK	GRAY	GRANITELOCK	RUNNING BOND	8" X 12"	DRIVEWAYS	ARTISTIC
	H-02	SOLDIER COURSE ARTISTIC GRANITELOCK PAVERS		GRANITELOCK / ROADLOCK	GRAY	GRANITELOCK		8" X 12"	DRIVEWAYS	ARTISTIC
	H-03	PARKING STRIPPING TO BE SAW-CUT: FINAL DESIGN + METHOD TBD								
	H-04	BRANCO LIMESTONE, HONED, AT PODIUM + POOL	637 SF	BRANCO	TBD	NON-SLIP	TBD	TBD	PODIUM + POOL	TBD
	H-05	ALUMINUM FENCE EQUIPMENT ENCLOSURE	57 LF							
	H-06	PLANTING AREA (TYP)	36,014 SF							

HARDSCAPE ELEMMENTS



HE-01 | BIKE RACKS



HE-02 | PICKLEBALL COURT



HE-03 | PADEL COURT, GLASS AND NET SYSTEM ENCLOSURE



HE-04 | TWEENER LIGHTS



N-03 | VEHICULAR HINGED GATES

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TREE LEGEND

- CODE TREE REQ: 82 PROP: 107
- STREET TREE REQ: 6 PROP: 6

LANDSCAPE CODE REQUIREMENT (PER CHAPTER 4 LANDSCAPE ORDINANCE)

CODE TREE REQUIREMENT

22 TREES PER ACRE OF NET LOT AREA		
	<u>REQUIRED</u>	<u>PROVIDED</u>
TOTAL LOT AREA :	3.71 ACRES	
3.71 ACRES x 22 =	82 CODE TREES	107 CODE TREES
NATIVE TREE REQ. (50% OF CODE TREES)	45 NATIVE TREES	87 NATIVE TREES
TREE SPECIES DIVERSITY:	7 TREE SPECIES	7 SPECIES PROVIDED

STREET TREE REQUIREMENT

• 108 LINEAR FEET / 20 =	6 STREET TREES	6 STREET TREES
--------------------------	-----------------------	-----------------------

SHRUB REQUIREMENT

	<u>REQUIRED</u>	<u>PROVIDED</u>
12 X (82 CODE TREES + 6 STREET TREES) =	1,056 SHRUBS	2,628 SHRUBS
NATIVE SHRUB REQ. (50% OF SHRUBS)	528 NATIVE	1,233 NATIVE
LARGE SHRUBS REQ. (10% OF SHRUBS)	106 LG SHRUBS	164 LG SHRUBS
NATIVE LG SHRUBS REQ. (50% OF SHRUBS)	53 LG NATIVE	107 LG NATIVE
SHRUB SPECIES DIVERSITY:	5 SHRUB SPECIES	5 SPECIES

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Landscape Design Architect :

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Landscape Architect of Record:

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P: 305.673.2025

Fire and Life Safety Consultant:

SLS A Socotec Company
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Coral Gables FL 33134
P: 888.224.9911



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Scale
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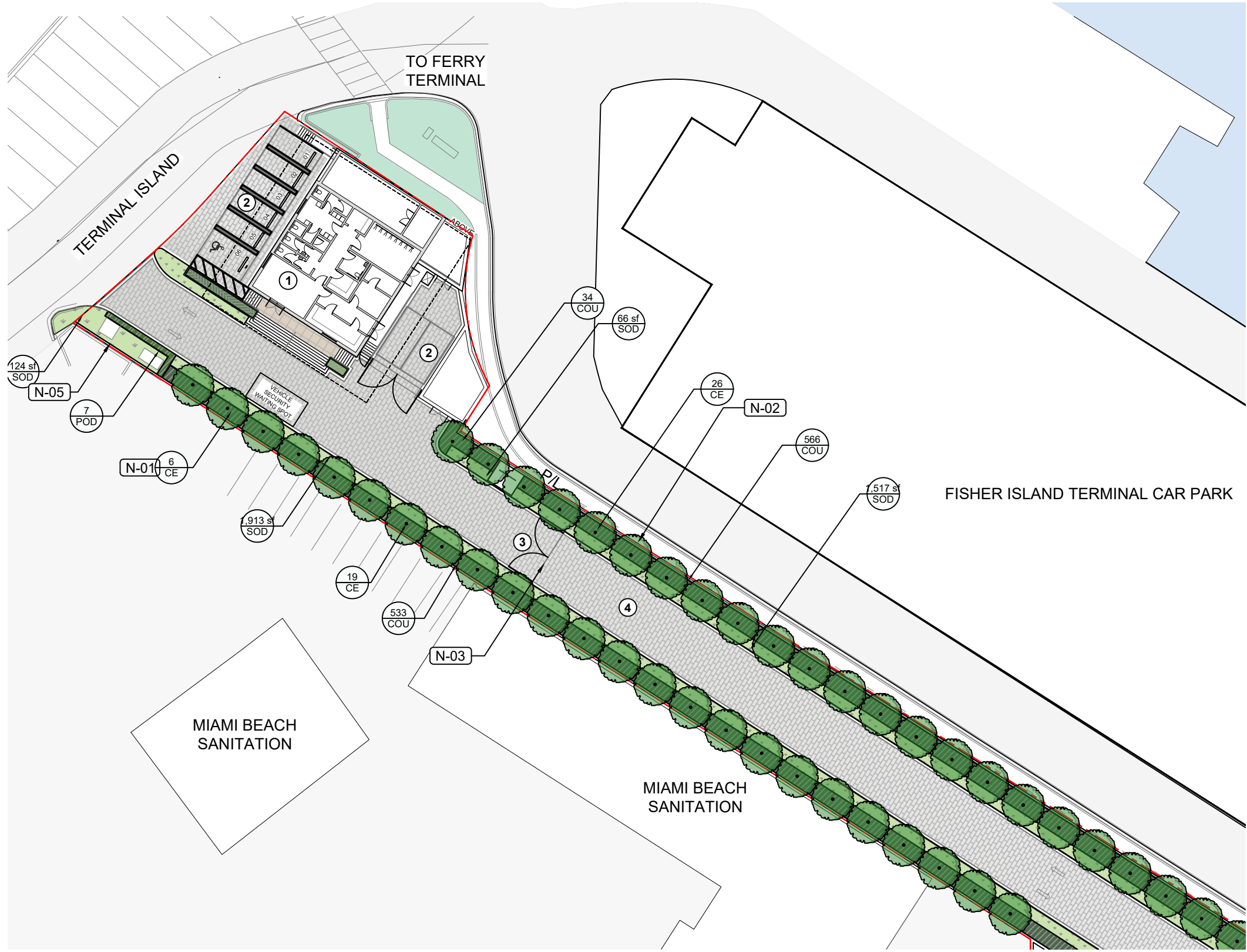
LANDSCAPE PLAN +
CODE REQUIREMENT

Dwg. no.



L300

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PLANTING SCHEDULE

SYMBOL	CODE	QTY	COMMON NAME
TREES			
	CR	1	AUTOGRAPH TREE
	PR	6	BAY RUM
	CE	57	GREEN BUTTONWOOD
	CD	14	PIGEON PLUM
	CU	6	SEA GRAPE
	CO	1	SEA PLUM
	MF	13	SIMPSON'S STOPPER

PLANT SCHEDULE

SYMBOL	CODE	QTY	COMMON NAME
SHRUB AREAS			
	CAM	134	DWARF CARISSA
	FGI	1,204	FICUS GREEN ISLAND
	POD	77	PODOCARPUS
	COU	1,133	SEA GRAPE SHRUB
	EUF	107	SPANISH STOPPER SHRUB
GROUND COVERS			
	FIP	149	CREEPING FIG
	SOD	24,133 SF	EMPIRE ZOYSIA
	PEN	1,358	WHITE FOUNTAIN GRASS

LANDSCAPE CODE REQUIREMENT

TREE REQUIREMENT	SHRUB REQUIREMENT
82 TOTAL CODE TREES	1,056 TOTAL SHRUBS
45 NATIVE TREES	528 NATIVE SHRUBS
7 TREE SPECIES	106 LARGE SHRUBS (6' HT MINIMUM)
6 STREET TREES	53 LARGE NATIVE SHRUBS (6' HT MINIMUM)
	5 SHRUB SPECIES

NOTE SCHEDULE

CODE	DESCRIPTION
N-01	STREET TREE
N-02	8' HT PROPERTY WALL / REFER TO ARCH PLANS
N-03	VEHICULAR ENTRY HINGED GATE
N-04	VEHICULAR GATE
N-05	EXISTING UTILITIES
N-06	25' SETBACK FROM WATER SIDE OF BULKHEAD
N-07	PLANTER
N-08	RAMP
N-09	PARALLEL PARKING
N-10	POTENTIAL SCULPTURE LOCATION
N-11	MEP UTILITIES CORRAL
N-12	BACKFLOW PREVENTER DEVICE
N-13	7' HT FENCE

*NOT ALL NOTES + SYMBOLS ARE NECESSARILY USED ON THIS SHEET

LEGEND

- 1 MARINA GATEHOUSE
- 2 PARKING
- 3 MAIN GATE
- 4 MAIN ACCESS ROAD

BMA Project No. 2025.05.1
ONE ISLAND PARK
 MIAMI BEACH, FL



Project Management:
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 220 East 42nd Street, Suite 408
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Structural Engineer:
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MARINA GATE HOUSE - LANDSCAPE ENLARGEMENT
 Dwg. no. **L301**

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Date/Time Stamp

PLANTING SCHEDULE

SYMBOL	CODE	QTY	COMMON NAME
TREES			
	CR	1	AUTOGRAPH TREE
	PR	6	BAY RUM
	CE	57	GREEN BUTTWOOD
	CD	14	PIGEON PLUM
	CU	6	SEA GRAPE
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PLANT SCHEDULE

SYMBOL	CODE	QTY	COMMON NAME
SHRUB AREAS			
	CAM	134	DWARF CARISSA
	FGI	1,204	FICUS GREEN ISLAND
	POD	77	PODOCARPUS
	COU	1,133	SEA GRAPE SHRUB
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GROUND COVERS			
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NOTE SCHEDULE

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N-12	BACKFLOW PREVENTER DEVICE
N-13	7' HT FENCE

*NOT ALL NOTES + SYMBOLS ARE NECESSARILY USED ON THIS SHEET

LEGEND

1 MARINA PAVILION	5 VEHICULAR DRIVEWAY
2 PADEL COURT	6 LAP POOL
3 PICKLEBALL COURT	
4 OWNER PAVILION	



BMA Project No. 2025.05.1

ONE ISLAND PARK

MIAMI BEACH, FL



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2200 NW 2nd Ave Miami, FL 33127

Project Management:
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New York, NY 10017
P: 646.395.5499

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No.	Issue	Date	Issued to

PB25-0784: 09-07-2025 FINAL SUBMITTAL 09/07/25

Date/Time Stamp

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PAVILIONS - LANDSCAPE
ENLARGEMENT

Dwg. no.



L302

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PLANTING SCHEDULE

SYMBOL	CODE	QTY	COMMON NAME
TREES			
	CR	1	AUTOGRAPH TREE
	PR	6	BAY RUM
	CE	57	GREEN BUTTONWOOD
	CD	14	PIGEON PLUM
	CU	6	SEA GRAPE
	CO	1	SEA PLUM
	MF	13	SIMPSON'S STOPPER

PLANT SCHEDULE

SYMBOL	CODE	QTY	COMMON NAME
SHRUB AREAS			
	CAM	134	DWARF CARISSA
	FGI	1,204	FICUS GREEN ISLAND
	POD	77	PODOCARPUS
	COU	1,133	SEA GRAPE SHRUB
	EUF	107	SPANISH STOPPER SHRUB
GROUND COVERS			
	FIP	149	CREEPING FIG
	SOD	24,133 SF	EMPIRE ZOYSIA
	PEN	1,358	WHITE FOUNTAIN GRASS

LANDSCAPE CODE REQUIREMENT

TREE REQUIREMENT	SHRUB REQUIREMENT
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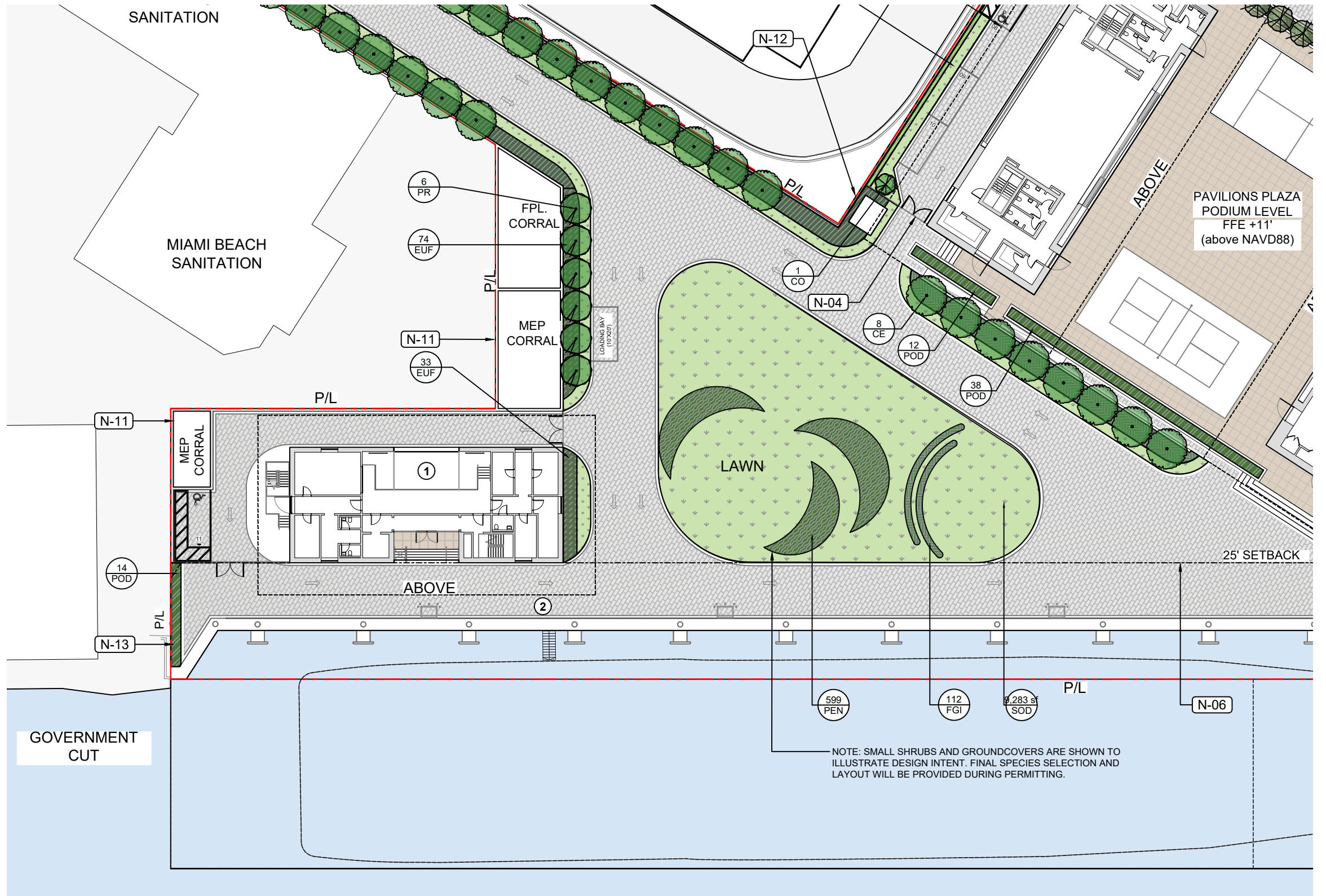
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CODE	DESCRIPTION
N-01	STREET TREE
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N-03	VEHICULAR ENTRY HINGED GATE
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N-10	POTENTIAL SCULPTURE LOCATION
N-11	MEP UTILITIES CORRAL
N-12	BACKFLOW PREVENTER DEVICE
N-13	7' HT FENCE

*NOT ALL NOTES + SYMBOLS ARE NECESSARILY USED ON THIS SHEET

LEGEND

- 1 MARINA OPERATIONS
- 2 DISEMBARKATION POINT



NOTE: SMALL SHRUBS AND GROUNDCOVERS ARE SHOWN TO ILLUSTRATE DESIGN INTENT. FINAL SPECIES SELECTION AND LAYOUT WILL BE PROVIDED DURING PERMITTING.

BMA Project No. 2025.05.1

ONE ISLAND PARK

MIAMI BEACH, FL



P: 786.409.4462
2200 NW 2nd Ave Miami, FL 33127

Project Management:

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CHRISTOPHER CAWLEY LANDSCAPE ARCHITECTURE

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No.	Issue	Date	Issued to
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MARINA OPERATIONS - LANDSCAPE ENLARGEMENT

Dwg. no.



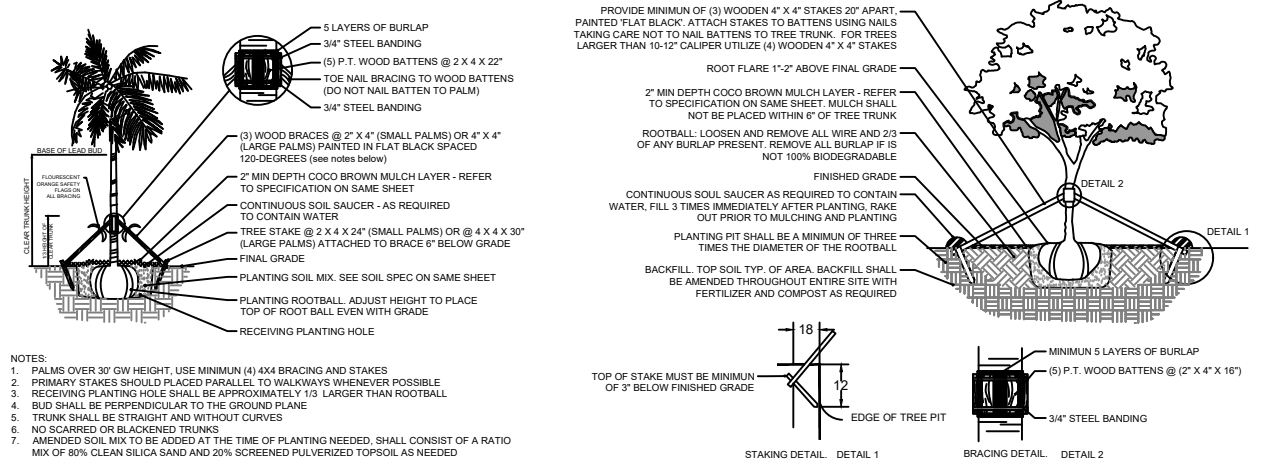
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LANDSCAPE LEGEND

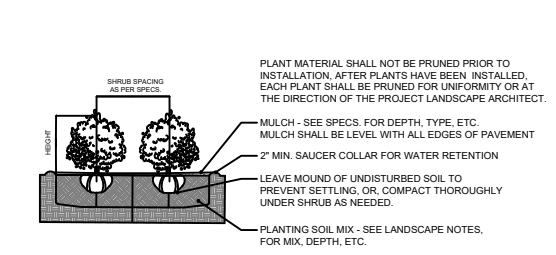
ALL INFORMATION REQUIRED BELOW MUST BE SUBMITTED AS REQUESTED. THE FORMAT OF THIS DOCUMENT MAY NOT BE MODIFIED OR ALTERED IN ANY WAY. SUBMITTALS FOUND INSUFFICIENT OR INCOMPLETE MAY FAIL THE REVIEW (Refer to the Chapter 4 Landscape Ordinance in the Resiliency Code for additional information)

ITEM #	Property Address	120 MACARTHUR CAUSEWAY, MIAMI BEACH, FL 33139	Required Fields	Minimum Required	Provided
OPEN SPACE (**The below open space requirements are intended only for RS and RPS zoning districts)					
RS Districts					
1	Square feet of required front yard open space as indicated on site plan:	Total front yard area: N/A s.f. x N/A %	X	N/A	N/A
2	Square feet of required rear yard open space as indicated on site plan:	Total rear yard area: N/A s.f. x 70% minimum =	X	N/A	N/A
RPS Districts:					
3	Residential Performance Standard Districts (RPS) open space requirements; the project architect shall provide calculation in accordance with the criteria per section 7.2.15.5. of the Resiliency Code		X	0	62,410SF
LAWN AREA CALCULATION					
1	Total square feet of landscaped open space required (sum of A.1. and A.2. or per A.3.) =		X	N/A	N/A
2	Maximum lawn area (sod) permitted per Chapter 4.2.3. "Table A" = 20 % x N/A s.f. =		X	N/A	N/A
3	Total artificial turf area proposed as shown on plans (if applicable) =	N/A	X	N/A	N/A
TREES					
1	*Number of trees required per lot or net lot acre, meeting minimum zoning district requirements (not including street trees) = 22 trees x 3.71 net lot acres (not applicable to RS districts) - number of existing trees = (100% percent of the required trees shall be low maintenance or drought and salt tolerant species)		X	82	107
2	Street Trees: Number of street trees at a maximum average spacing of 20 feet on center =		X	6	6
3	Total number of trees: Sum of required lot and street trees =	88	X	88	113
4	% Natives required: Number of trees provided x 50% =	45	X	45	99
5	Tree Diversity: Based on number of required lot and street trees =	7	X	7	7
SHRUBS					
1	Number of shrubs required: Number of lot and street trees required x 12 = (100% of shrubs or small trees shall be low maintenance, drought tolerant, and salt tolerant)		X	1,056	2,628
2	% Native shrubs required: Number of shrubs provided x 50% =	528	X	528	1,233
3	Shrub Diversity: Based on number of required shrubs (No one species of shrub shall constitute more than 20% of the shrubs required) =		X	5	5
LARGE SHRUBS/SMALL TREES					
1	Number of large shrubs or small trees required: 10% of number of required shrubs = (100% of large shrubs or small trees shall be low maintenance, drought tolerant, and salt tolerant)		X	106	164
2	% Native large shrubs or small trees required: 50% of provided large shrubs or small trees		X	53	107
NOTES:					
* The number of required trees listed in "Table A" for category 1 residential zoning districts (RS) are intended for properties up to 6,000 square feet lot area. Provide one additional tree for each additional 1,000 square feet of lot area. If the total lot area is a fraction over the additional 1,000 square feet then, the number of required trees will be rounded up. The net lot acre multiplier does not apply to RS zoning districts.					
* Tree mitigation credits as provided by the Urban Forestry Division shall only apply to those trees counting towards mitigation, and not used to independently satisfy the Chapter 4 Landscape Ordinance minimum lot and street tree requirements.					
** For all other districts, there are applicable minimum setback requirements. For multi-family residential districts (RM), the minimum setback areas must consist of pervious landscape, unless an allowable encroachment / projection is provided (e.g. walkway, driveway, etc.). After considering the allowable encroachments, what remains within the setback must be landscape. This remaining landscape area can have a maximum lawn area of 20% - 30% per "Table A" of Chapter 4.2.3.					
Applicant Signature:			X		

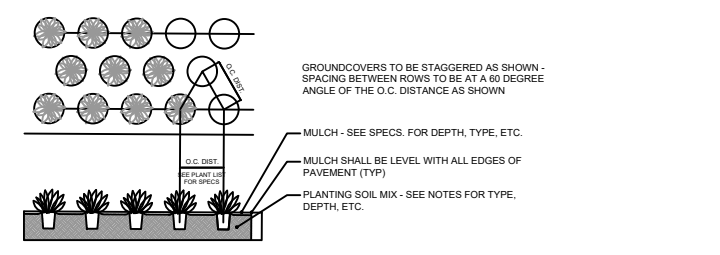


1 PALM PLANTING DETAIL
3/16" = 1'-0"
CD-PL-05

2 LARGE TREE PLANTING DETAIL
3/16" = 1'-0"
CD-PL-01



3 SHRUB PLANTING DETAIL
3/8" = 1'-0"
CD-PL-07



4 GROUNDCOVER PLANTING DETAIL
3/8" = 1'-0"
CD-PL-08

PLANT SCHEDULE

SYMBOL	CODE	QTY	COMMON NAME	NATIVE	SPECIFICATIONS
TREES					
	CR	1	AUTOGRAPH TREE	YES	16' HT, 8" SP, 4" DBH, STANDARD
	PR	6	BAY RUM	NO	18' HT, 8" SP, 6" DBH, 4" CT, STANDARD
	CE	57	GREEN BUTTONWOOD	YES	16' HT, 8" SP, 4" DBH
	CD	14	PIGEON PLUM	YES	16' HT, 8" SP, 4" DBH, STANDARD
	CU	6	SEA GRAPE	YES	14" HT, 10" SP, MULTI-TRUNK, TREE FORM
	CO	1	SEA PLUM	YES	12" HT, 6" SP, 4" DBH
	MF	13	SIMPSON'S STOPPER	YES	12" HT, 6" SP, 2" DBH, STANDARD

PLANT SCHEDULE

SYMBOL	CODE	QTY	COMMON NAME	NATIVE	SPECIFICATIONS
SHRUB AREAS					
	CAM	134	DWARF CARISSA	NO	3 GAL, 12" O.C., FULL
	FGI	1,204	FICUS GREEN ISLAND	NO	3 GAL, 18" HT, 18" SP, 18" ON CENTER
	POD	79	PODOCARPUS	NO	6" HT, 4" SP, 48" O.C.
	COU	1,133	SEA GRAPE SHRUB	YES	4" HT, 3" SP, FULL
	EUF	107	SPANISH STOPPER SHRUB	YES	6" HT, 4" SP, 48" O.C.
GROUND COVERS					
	FIP	149	CREEPING FIG	NO	1 GAL, 12" O.C., FULL
	SOD	24,133 SF	EMPIRE ZOYSIA	NO	OVER 2" TOPSOIL BED, SEE PLANTING SPECS
	PEN	1,358	WHITE FOUNTAIN GRASS	YES	3 GAL, 24" O.C., FULL

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 AND AREAS TO BE SODDED.
- ALL PLANTING BEDS SHALL BE MULCHED TO A DEPTH OF 2" w/ 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.
- 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.

PLANT MATERIAL IMAGES



CB | BRAZILIAN BEAUTYLEAF TREE



CE | GREEN BUTTONWOOD TREE



CR | CLUSIA ROSEA



CD | PIGEON PLUM



CG | CLUSIA GUTTIFERA



PR | BAYRUM TREE



MF | SIMPSON STOPPER TREE



CO | SEA PLUM TREE



CU | SEAGRAPE TREE



EF | SPANISH STOPPER TREE

BMA Project No. 2025.05.1

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Scale _____ Drawn By _____

PLANT MATERIAL IMAGES

Dwg. no. _____



L401

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PLANT MATERIAL IMAGES



FGI | FICUS GREEN ISLAND



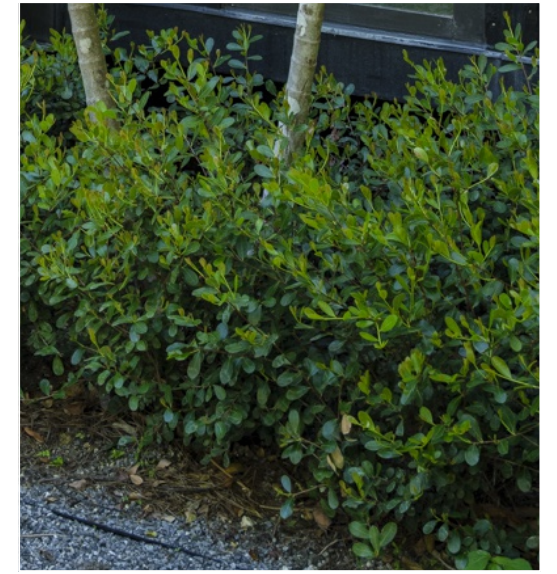
CU | SEAGRAPE SHRUB



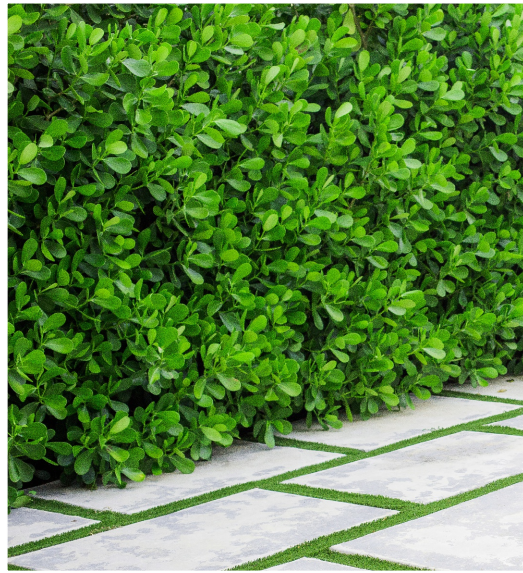
POD | PODOCARPUS



MIN | JASMINE 'MINIMA'



SAB | BAHAMA MAIDEN BUSH



CLG | CLUSIA GUTTIFERA



FIP | CREEPING FIG



CAM | CARISSA 'EMERALD BLANKET'



SPA | CORD GRASS



PEN | PENNISETUM

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P: 212.228.0662

MEPS Engineer :

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Landscape Design Architect :

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Civil Engineer:

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P: 305.673.2025

Fire and Life Safety Consultant:

SLS A Socotec Company
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Coral Gables FL 33134
P: 888.224.9911



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CHRISTOPHER CAWLEY, RLA
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CHRISTOPHER CAWLEY LANDSCAPE ARCHITECTURE

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CHRISTOPHERCAWLEY.COM | LIC: 20000460

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		PB25-0784: 09-07-2025 FINAL SUBMITTAL 09/07/25	

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Scale

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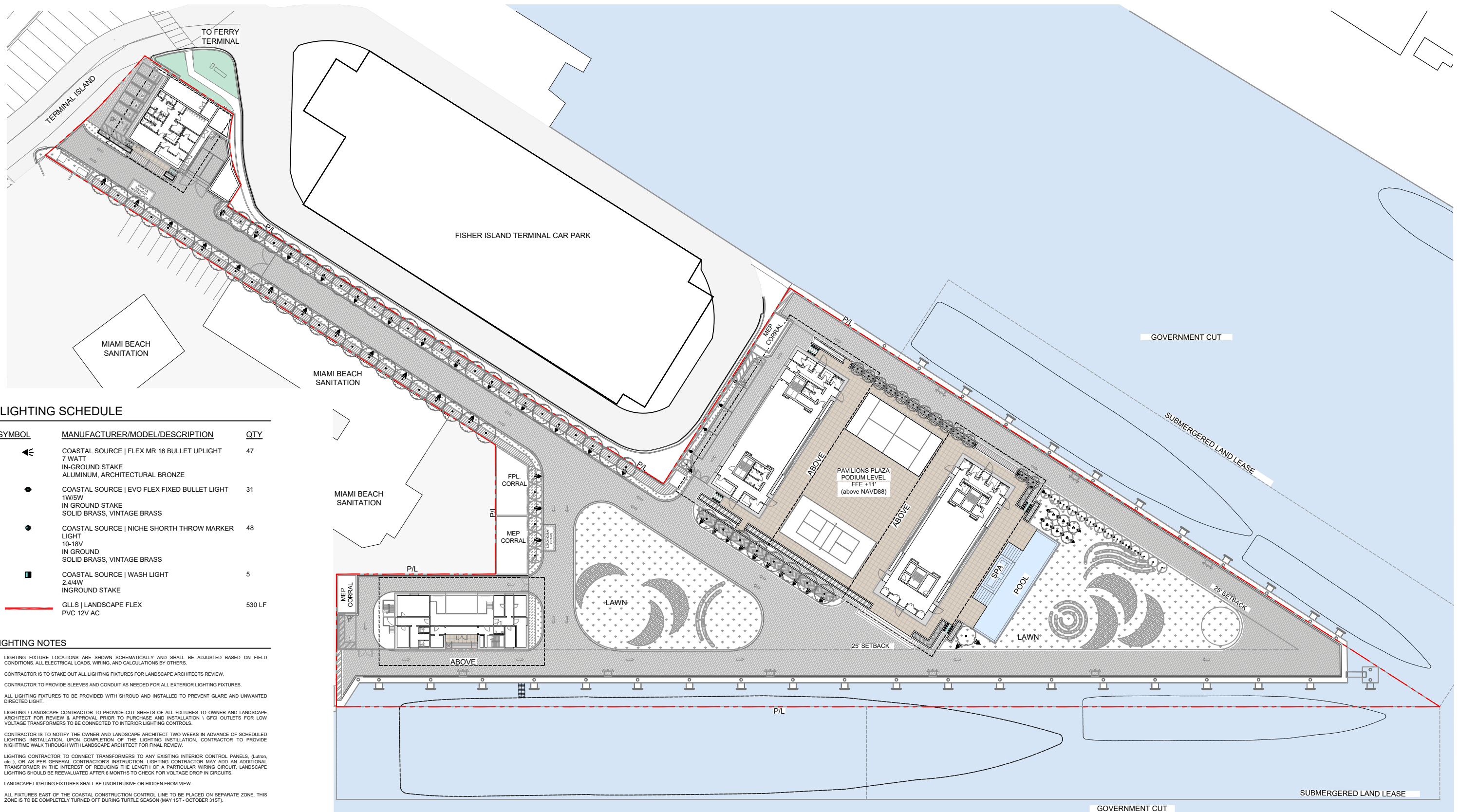
PLANT MATERIAL IMAGES

Dwg. no.



L402

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LIGHTING SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
◀	COASTAL SOURCE FLEX MR 16 BULLET UPLIGHT 7 WATT IN-GROUND STAKE ALUMINUM, ARCHITECTURAL BRONZE	47
◆	COASTAL SOURCE EVO FLEX FIXED BULLET LIGHT 1W/5W IN GROUND STAKE SOLID BRASS, VINTAGE BRASS	31
●	COASTAL SOURCE NICHE SHORTH THROW MARKER LIGHT 10-18V IN GROUND SOLID BRASS, VINTAGE BRASS	48
■	COASTAL SOURCE WASH LIGHT 2.4/4W INGROUND STAKE	5
—	GLLS LANDSCAPE FLEX PVC 12V AC	530 LF

LIGHTING NOTES

- LIGHTING FIXTURE LOCATIONS ARE SHOWN SCHEMATICALLY AND SHALL BE ADJUSTED BASED ON FIELD CONDITIONS. ALL ELECTRICAL LOADS, WIRING, AND CALCULATIONS BY OTHERS.
- CONTRACTOR IS TO STAKE OUT ALL LIGHTING FIXTURES FOR LANDSCAPE ARCHITECTS REVIEW.
- CONTRACTOR TO PROVIDE SLEEVES AND CONDUIT AS NEEDED FOR ALL EXTERIOR LIGHTING FIXTURES.
- ALL LIGHTING FIXTURES TO BE PROVIDED WITH SHROUD AND INSTALLED TO PREVENT GLARE AND UNWANTED DIRECTED LIGHT.
- LIGHTING / LANDSCAPE CONTRACTOR TO PROVIDE CUT SHEETS OF ALL FIXTURES TO OWNER AND LANDSCAPE ARCHITECT FOR REVIEW & APPROVAL PRIOR TO PURCHASE AND INSTALLATION. GFCI OUTLETS FOR LOW VOLTAGE TRANSFORMERS TO BE CONNECTED TO INTERIOR LIGHTING CONTROLS.
- CONTRACTOR IS TO NOTIFY THE OWNER AND LANDSCAPE ARCHITECT TWO WEEKS IN ADVANCE OF SCHEDULED LIGHTING INSTALLATION. UPON COMPLETION OF THE LIGHTING INSTALLATION, CONTRACTOR TO PROVIDE NIGHTTIME WALK THROUGH WITH LANDSCAPE ARCHITECT FOR FINAL REVIEW.
- LIGHTING CONTRACTOR TO CONNECT TRANSFORMERS TO ANY EXISTING INTERIOR CONTROL PANELS. (Lutron, etc.), OR AS PER GENERAL CONTRACTOR'S INSTRUCTION. LIGHTING CONTRACTOR MAY ADD AN ADDITIONAL TRANSFORMER IN THE INTEREST OF REDUCING THE LENGTH OF A PARTICULAR WIRING CIRCUIT. LANDSCAPE LIGHTING SHOULD BE REEVALUATED AFTER 6 MONTHS TO CHECK FOR VOLTAGE DROP IN CIRCUITS.
- LANDSCAPE LIGHTING FIXTURES SHALL BE UNOBTRUSIVE OR HIDDEN FROM VIEW.
- ALL FIXTURES EAST OF THE COASTAL CONSTRUCTION CONTROL LINE TO BE PLACED ON SEPARATE ZONE. THIS ZONE IS TO BE COMPLETELY TURNED OFF DURING TURTLE SEASON (MAY 1ST - OCTOBER 31ST).

BMA Project No. 2025.05.1

**ONE ISLAND
PARK**

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Scale
1" = 70'

Drawn By

LANDSCAPE LIGHTING PLAN

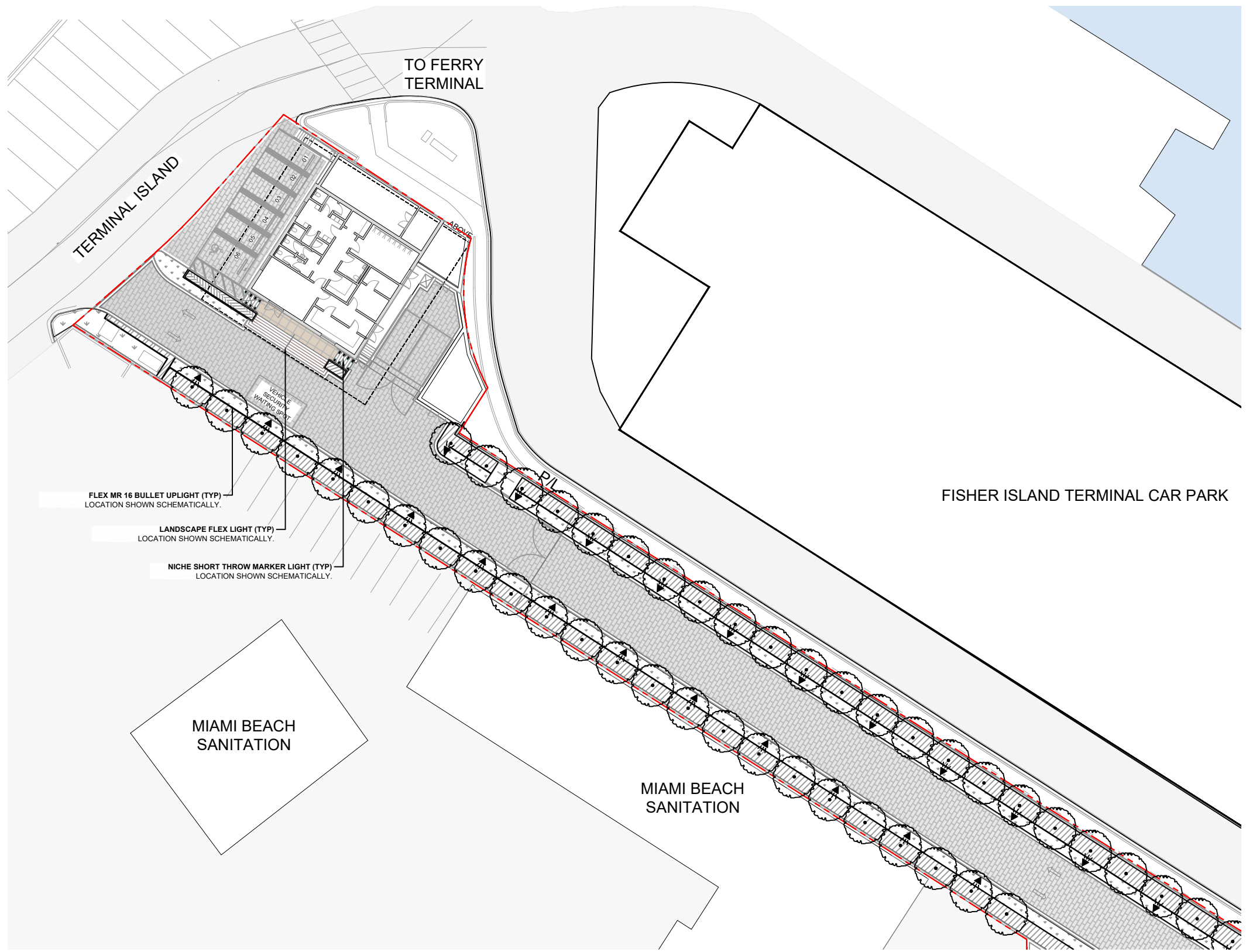
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LIGHTING SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
◀	COASTAL SOURCE FLEX MR 16 BULLET UPLIGHT 7 WATT IN-GROUND STAKE ALUMINUM, ARCHITECTURAL BRONZE	47
●	COASTAL SOURCE EVO FLEX FIXED BULLET LIGHT 1W/5W IN GROUND STAKE SOLID BRASS, VINTAGE BRASS	31
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■	COASTAL SOURCE WASH LIGHT 2.4/4W INGROUND STAKE	5
—	GLLS LANDSCAPE FLEX PVC 12V AC	530 LF

FLEX MR 16 BULLET UPLIGHT (TYP)
LOCATION SHOWN SCHEMATICALLY.

LANDSCAPE FLEX LIGHT (TYP)
LOCATION SHOWN SCHEMATICALLY.

NICHE SHORTH THROW MARKER LIGHT (TYP)
LOCATION SHOWN SCHEMATICALLY.

BMA Project No. 2025.05.1

**ONE ISLAND
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1" = 40'

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MARINA GATE HOUSE - LANDSCAPE
LIGHTING ENLARGEMENT

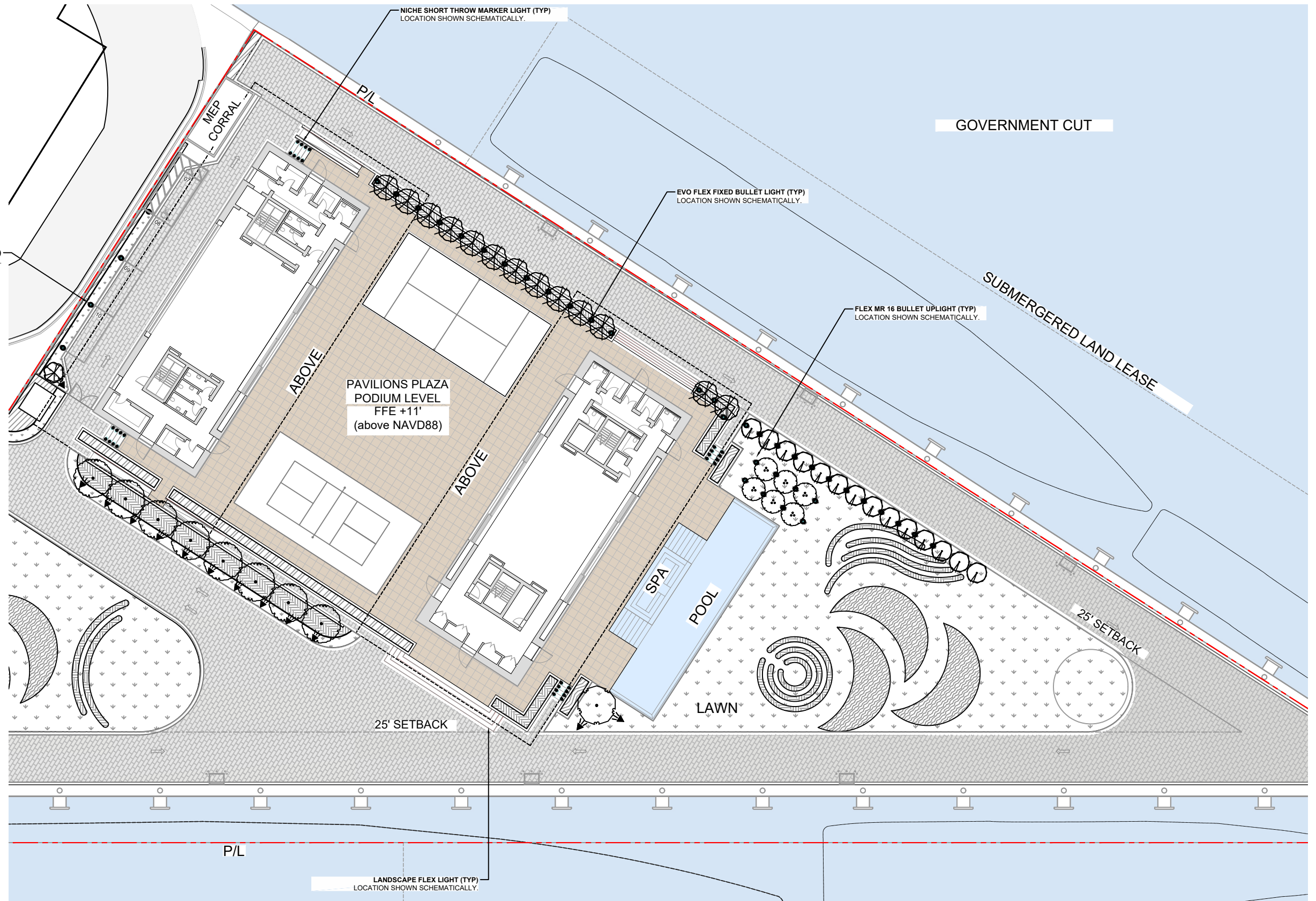
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L501

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LIGHTING SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
◀	COASTAL SOURCE FLEX MR 16 BULLET UPLIGHT 7 WATT IN-GROUND STAKE ALUMINUM, ARCHITECTURAL BRONZE	47
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■	COASTAL SOURCE WASH LIGHT 2.4/4W INGROUND STAKE	5
—	GLLS LANDSCAPE FLEX PVC 12V AC	530 LF

BMA Project No. 2025.05.1

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PAVILIONS - LANDSCAPE
LIGHTING ENLARGEMENT



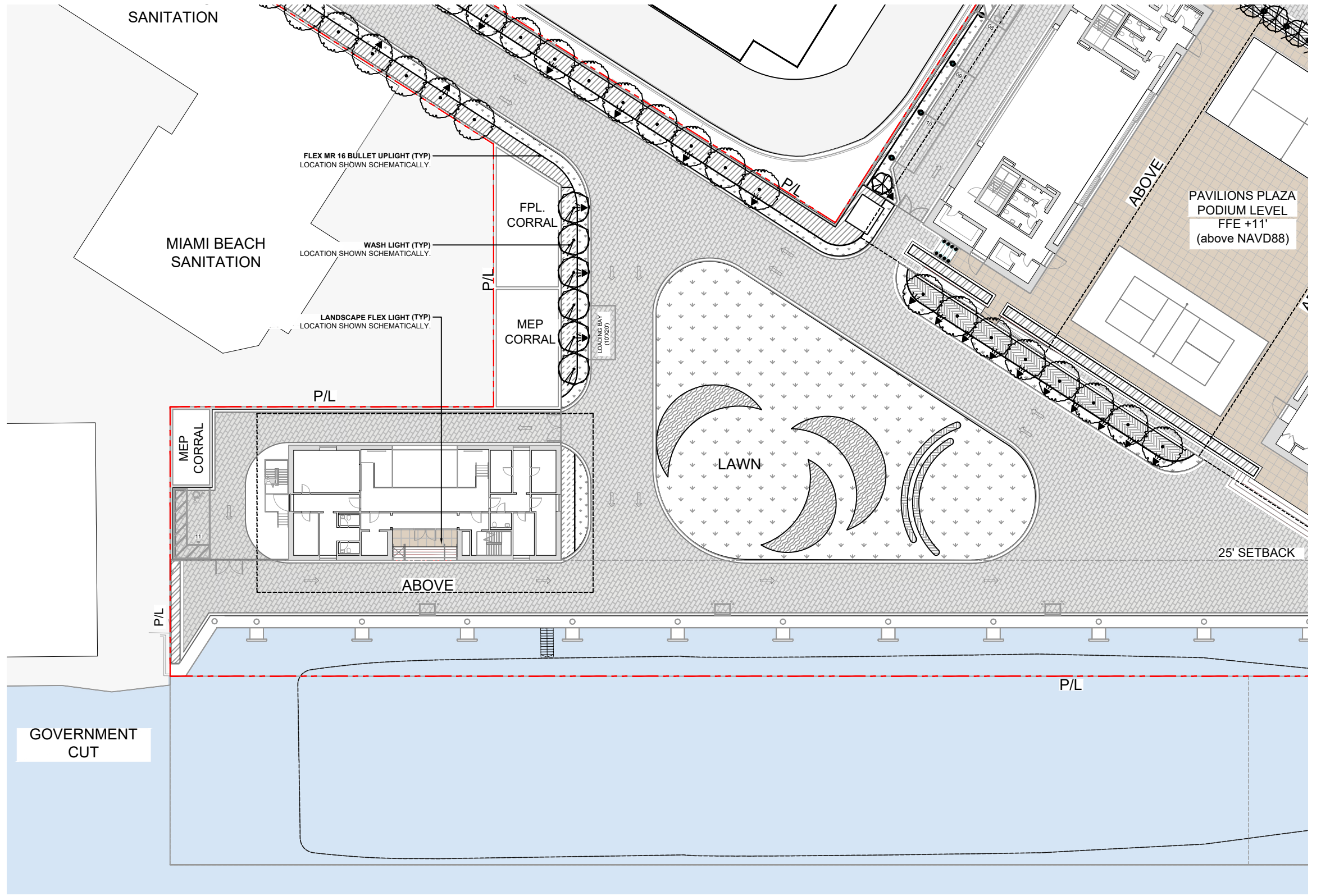
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L502

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LIGHTING SCHEDULE

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◀	COASTAL SOURCE FLEX MR 16 BULLET UPLIGHT 7 WATT IN-GROUND STAKE ALUMINUM, ARCHITECTURAL BRONZE	47
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■	COASTAL SOURCE WASH LIGHT 2.4/4W INGROUND STAKE	5
—	GLLS LANDSCAPE FLEX PVC 12V AC	530 LF

BMA Project No. 2025.05.1

**ONE ISLAND
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MARINA OPERATIONS - LANDSCAPE
LIGHTING ENLARGEMENT

Dwg. no.



L503

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LIGHTING FIXTURES



◀ COASTAL SOURCE | FLEX MR 16 BULLET UPLIGHT

COLOR: BRASS
 MATERIAL: SOLID BRASS
 QUANTITY:
 MANUFACTURER: COASTAL SOURCE
 SPECIFICATION: AS PER MANUFACTURER



● COASTAL SOURCE | EVO FLEX FIXED BULLET

COLOR: BRASS
 MATERIAL: SOLID BRASS
 QUANTITY:
 MANUFACTURER: COASTAL SOURCE
 SPECIFICATION: AS PER MANUFACTURER



■ COASTAL SOURCE | WASH LIGHT

COLOR: BRASS
 MATERIAL: SOLID BRASS
 QUANTITY:
 MANUFACTURER: COASTAL SOURCE
 SPECIFICATION: AS PER MANUFACTURER



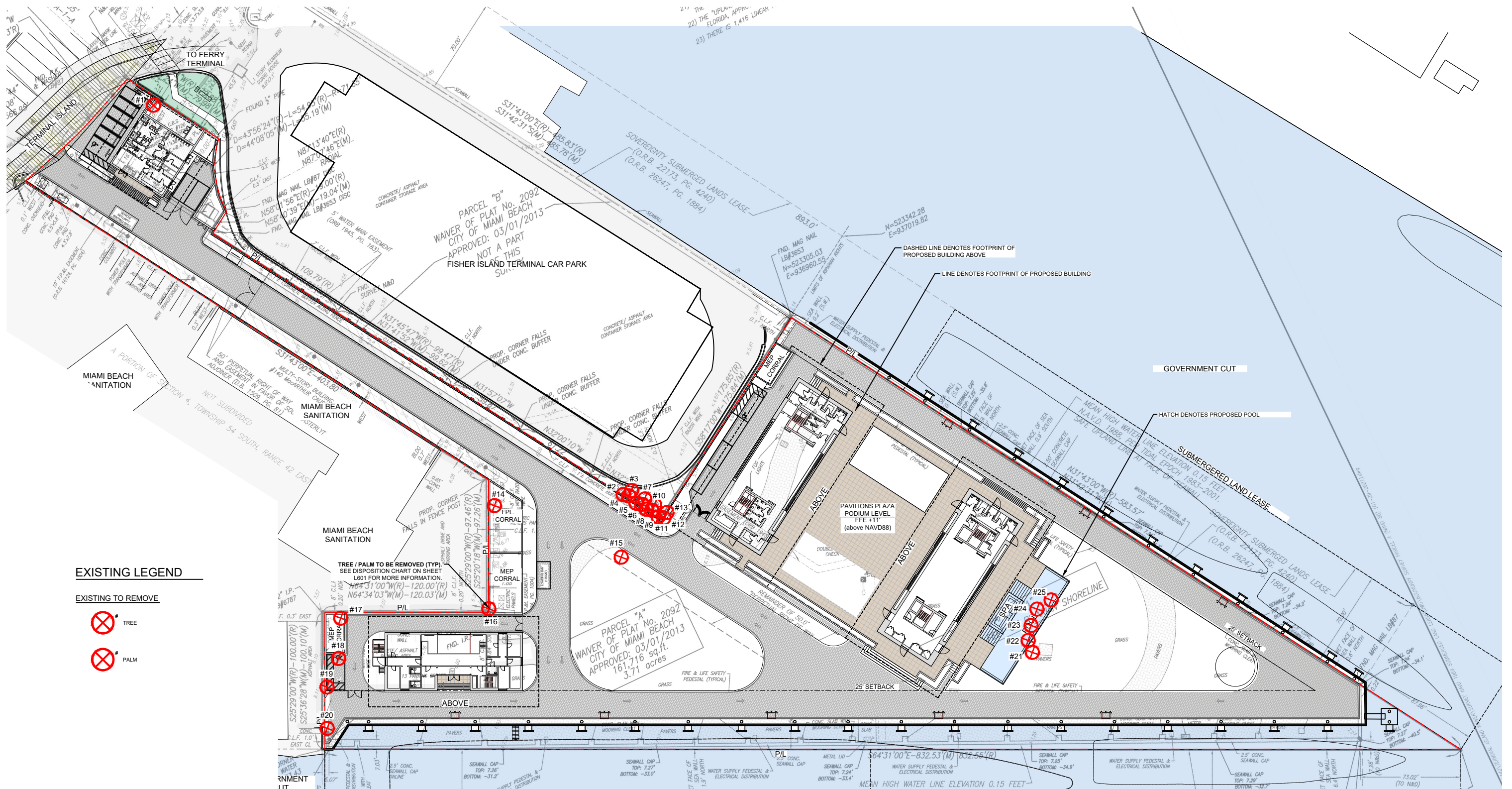
● COASTAL SOURCE | NICHE SHORT THROW MARKER LIGHT

COLOR: BRASS
 MATERIAL: SOLID BRASS
 QUANTITY:
 MANUFACTURER: COASTAL SOURCE
 SPECIFICATION: AS PER MANUFACTURER



— GILLS | LANDSCAPE FLEX

TYPE: WEATHERPROOF LED STRIPS
 QUANTITY:
 MANUFACTURER: GILLS
 SPECIFICATION: AS PER MANUFACTURER



EXISTING LEGEND

EXISTING TO REMOVE

- TREE
- PALM

TREE / PALM TO BE REMOVED (TYP.)
SEE DISPOSITION CHART ON SHEET
L601 FOR MORE INFORMATION.

N64°31'00"W(R)-120.00'(M)
N64°34'03"W(M)-120.03'(M)

PARCEL "A"
WAIVER OF PLAT No. 2092
CITY OF MIAMI BEACH
APPROVED: 03/01/2013
161,716 sq.ft.
3.71 acres

BMA Project No. 2025.05.1

**ONE ISLAND
PARK**

MIAMI BEACH, FL



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Scale
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**EXISTING TREE
DISPOSITION PLAN**

Dwg. no.



L600

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NUMBER	COMMON NAME	BOTANICAL NAME	SPECIMEN	D.B.H. (IN)	HEIGHT (FT)	SPREAD (FT)	CONDITION	DISPOSITION	MITIGATION	COMMENTS
1	JAPANESE BLUEBERRY	ELAEARPUS DECIPIENS	NO	4	12	10	FAIR	REMOVE	4 DBH	IN CONFLICT WITH SITE DESIGN, MITIGATION PROVIDED.
2	GOLDEN BAMBOO CLUMPS	PHYLLOSTACHYS AUREA	NO			6	FAIR	REMOVE	N/A	NOT A TREE, NO MITIGATION REQUIRED.
3	GOLDEN BAMBOO CLUMPS	PHYLLOSTACHYS AUREA	NO			6	FAIR	REMOVE	N/A	NOT A TREE, NO MITIGATION REQUIRED.
4	GOLDEN BAMBOO CLUMPS	PHYLLOSTACHYS AUREA	NO			6	FAIR	REMOVE	N/A	NOT A TREE, NO MITIGATION REQUIRED.
5	GOLDEN BAMBOO CLUMPS	PHYLLOSTACHYS AUREA	NO			6	FAIR	REMOVE	N/A	NOT A TREE, NO MITIGATION REQUIRED.
6	GOLDEN BAMBOO CLUMPS	PHYLLOSTACHYS AUREA	NO			6	FAIR	REMOVE	N/A	NOT A TREE, NO MITIGATION REQUIRED.
7	GOLDEN BAMBOO CLUMPS	PHYLLOSTACHYS AUREA	NO			6	FAIR	REMOVE	N/A	NOT A TREE, NO MITIGATION REQUIRED.
8	GOLDEN BAMBOO CLUMPS	PHYLLOSTACHYS AUREA	NO			6	FAIR	REMOVE	N/A	NOT A TREE, NO MITIGATION REQUIRED.
9	GOLDEN BAMBOO CLUMPS	PHYLLOSTACHYS AUREA	NO			6	FAIR	REMOVE	N/A	NOT A TREE, NO MITIGATION REQUIRED.
10	GOLDEN BAMBOO CLUMPS	PHYLLOSTACHYS AUREA	NO			6	FAIR	REMOVE	N/A	NOT A TREE, NO MITIGATION REQUIRED.
11	GOLDEN BAMBOO CLUMPS	PHYLLOSTACHYS AUREA	NO			6	FAIR	REMOVE	N/A	NOT A TREE, NO MITIGATION REQUIRED.
12	GOLDEN BAMBOO CLUMPS	PHYLLOSTACHYS AUREA	NO			6	FAIR	REMOVE	N/A	NOT A TREE, NO MITIGATION REQUIRED.
13	GOLDEN BAMBOO CLUMPS	PHYLLOSTACHYS AUREA	NO			6	FAIR	REMOVE	N/A	NOT A TREE, NO MITIGATION REQUIRED.
14	CABBAGE PALM	SABAL PALMETTO	NO	10	25	15	FAIR	REMOVE	1 REP. TREE	IN CONFLICT WITH SITE DESIGN, MITIGATION PROVIDED.
15	CABBAGE PALM	SABAL PALMETTO	NO	10	25	15	FAIR	REMOVE	1 REP. TREE	IN CONFLICT WITH SITE DESIGN, MITIGATION PROVIDED.
16	CABBAGE PALM	SABAL PALMETTO	NO	10	25	15	FAIR	REMOVE	1 REP. TREE	IN CONFLICT WITH SITE DESIGN, MITIGATION PROVIDED.
17	CABBAGE PALM	SABAL PALMETTO	NO	10	25	15	FAIR	REMOVE	1 REP. TREE	IN CONFLICT WITH SITE DESIGN, MITIGATION PROVIDED.
18	CABBAGE PALM	SABAL PALMETTO	NO	10	25	15	FAIR	REMOVE	1 REP. TREE	IN CONFLICT WITH SITE DESIGN, MITIGATION PROVIDED.
19	CABBAGE PALM	SABAL PALMETTO	NO	10	25	15	FAIR	REMOVE	1 REP. TREE	IN CONFLICT WITH SITE DESIGN, MITIGATION PROVIDED.
20	COCONUT PALM	COCOS NUCIFERA	NO	10	20	20	FAIR	REMOVE	1 REP. TREE	IN CONFLICT WITH SITE DESIGN, MITIGATION PROVIDED.
21	COCONUT PALM	COCOS NUCIFERA	NO	10	15	15	FAIR	REMOVE	1 REP. TREE	IN CONFLICT WITH SITE DESIGN, MITIGATION PROVIDED.
22	COCONUT PALM	COCOS NUCIFERA	NO	10	15	15	FAIR	REMOVE	1 REP. TREE	IN CONFLICT WITH SITE DESIGN, MITIGATION PROVIDED.
23	COCONUT PALM	COCOS NUCIFERA	NO	10	15	15	FAIR	REMOVE	1 REP. TREE	IN CONFLICT WITH SITE DESIGN, MITIGATION PROVIDED.
24	COCONUT PALM	COCOS NUCIFERA	NO	10	15	15	FAIR	REMOVE	1 REP. TREE	IN CONFLICT WITH SITE DESIGN, MITIGATION PROVIDED.
25	COCONUT PALM	COCOS NUCIFERA	NO	10	15	15	FAIR	REMOVE	1 REP. TREE	IN CONFLICT WITH SITE DESIGN, MITIGATION PROVIDED.

TREE DISPOSITION SUMMARY				
	TOTAL	REMAIN	REMOVE	RELOCATE
TREES	1	0	1	0
PALMS	12	0	12	0

TREE + PALM MITIGATION SUMMARY		
CH 46 TREE PRESERVATION + PROTECTION		
MIAMI BEACH LANDSCAPE ORDINANCE CHAPTER 46 ENVIRONMENT		
TREES		
REMOVED (TOTAL DBH OF TREES)	REPLACEMENT TREES REQ.	REPLACEMENT TREES PROVIDED
4" OF DBH	2 @ 12' HT + 2" DBH + 6' SP OR 1 @ 16' HT + 4" DBH + 8' SP	2 REPLACEMENT TREES PROVIDED @ 12' HT + 2" DBH + 6' SP BREAKDOWN: (2) TREES @ 12' HT + 2" DBH + 6' SP = 2 REPLACEMENT TREES
PALMS		
REMOVED (TOTAL PALMS)	REPLACEMENT TREES REQ.	REPLACEMENT TREES PROVIDED
12	12 @ 12' HT + 2" DBH + 6' SP OR 6 @ 16' HT + 4" DBH + 8' SP	12 REPLACEMENT TREES PROVIDED @ 12' HT + 2" DBH + 6' SP BREAKDOWN: (12) TREES @ 12' HT + 2" DBH + 6' SP = 12 REPLACEMENT TREES

C.M.B. CHAPTER 46, DIVISION 2 - TREE INVENTORY + DISPOSITION 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 + PROTECTION ORDINANCE.
- EXISTING TREE, PALM, + VEGETATION INFORMATION AS INDICATED HAS BEEN PREPARED AS AN OVERLAY ON THE SURVEY PREPARED BY SCHWEBKE-SHISKIN & ASSOCIATES, INC. DATED 08.05.20.
- THE INFORMATION AS PRESENTED HEREIN HAS BEEN FIELD VERIFIED BY THE LANDSCAPE ARCHITECT ON 05.13.25.
- MIAMI BEACH P+Z AND URBAN FORESTRY DEPARTMENT MUST APPROVE LANDSCAPE PLANS PRIOR TO REMOVING ANY TREES OR PALMS WITH A D.B.H. GREATER THAN 2". A WRITTEN TREE REMOVAL PERMIT IS REQUIRED FROM CITY OF MIAMI BEACH URBAN FORESTRY / PUBLIC WORKS FOR THE REMOVAL OF TREES / PALMS WITH A D.B.H. GREATER THAN 2" OR IN THE R.O.W.
- THE OWNER RESERVES THE RIGHT TO REMOVE ANY VEGETATION NOT LOCATED WITHIN THE CITY R.O.W. WITH A D.B.H. OF LESS THAN 2" 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.

BMA Project No. 2025.05.1

ONE ISLAND
PARK

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