

C.M.B. LANDSCAPE HPB RESUBMITTAL 09.07.25

RESIDENTIAL | 1210 MICHIGAN AVENUE | MIAMI BEACH, FLORIDA



SHEET INDEX

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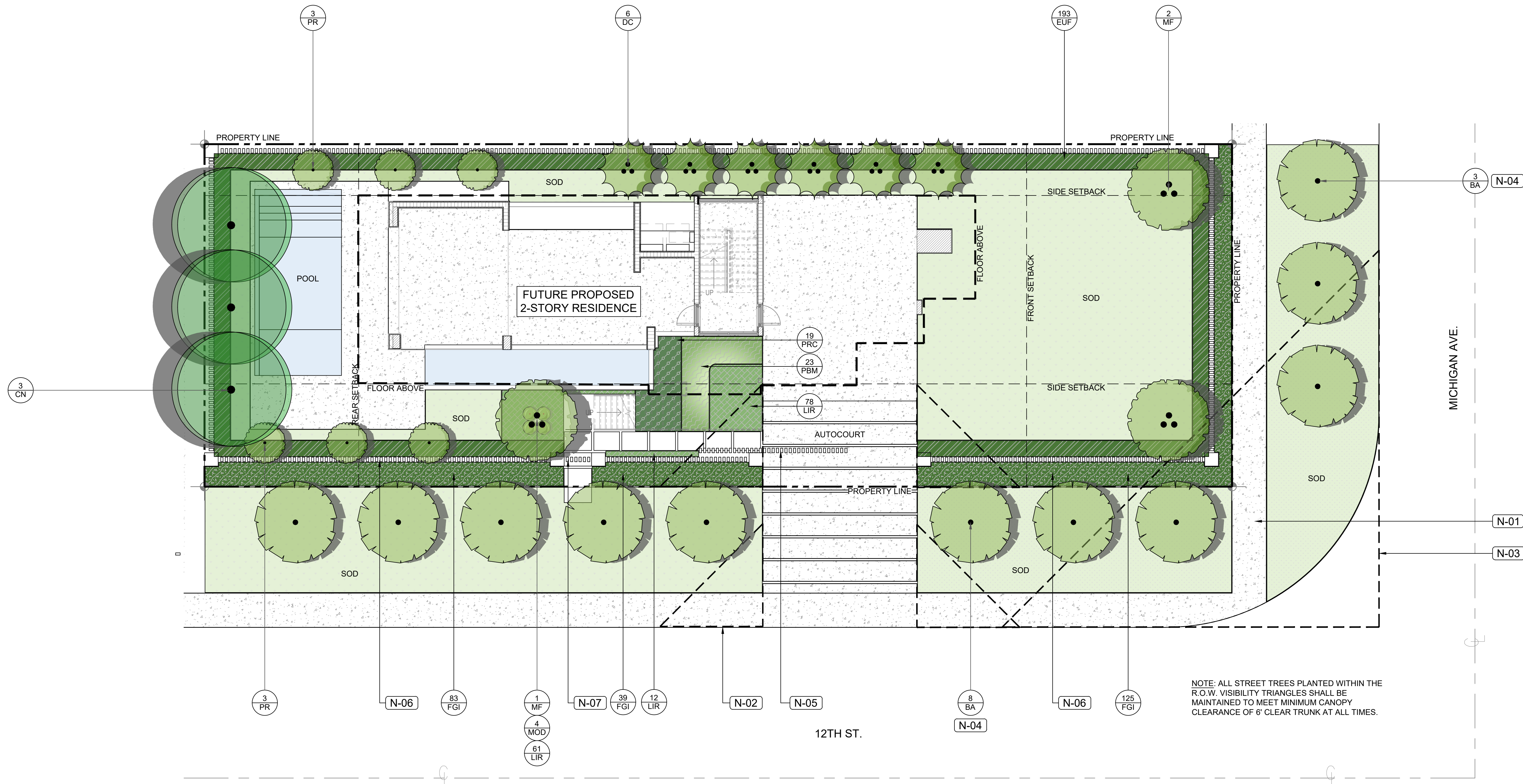
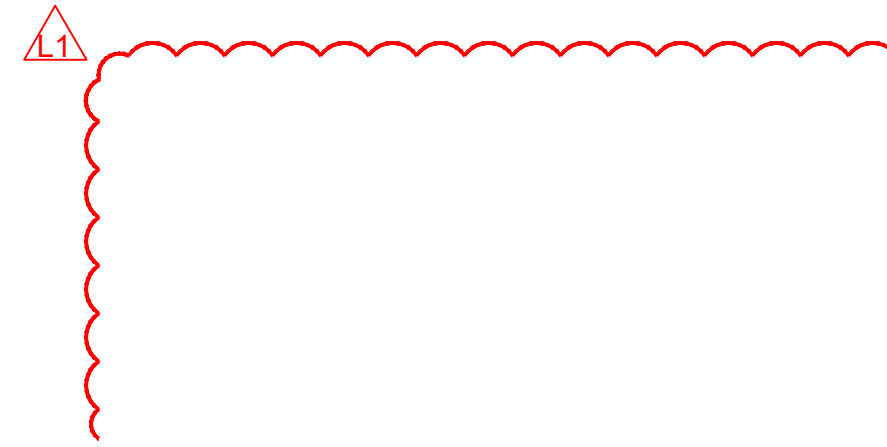
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NOTES LEGEND

CODE	DESCRIPTION
N-01	MIAMI BEACH 'RED' CONCRETE SIDEWALK
N-02	15' VISIBILITY SIGHT TRIANGLE AS PER C.M.B. REGULATIONS
N-03	55' VISIBILITY SIGHT TRIANGLE AS PER C.M.B. REGULATIONS
N-04	STREET TREE
N-05	6' HIGH VEHICULAR GATE. REFER TO ARCHITECTURAL DRAWINGS
N-06	6' HIGH ALUMINUM FENCE. REFER TO ARCHITECTURAL DRAWINGS
N-07	6' HIGH PEDESTRIAN GATE. REFER TO ARCHITECTURAL DRAWINGS

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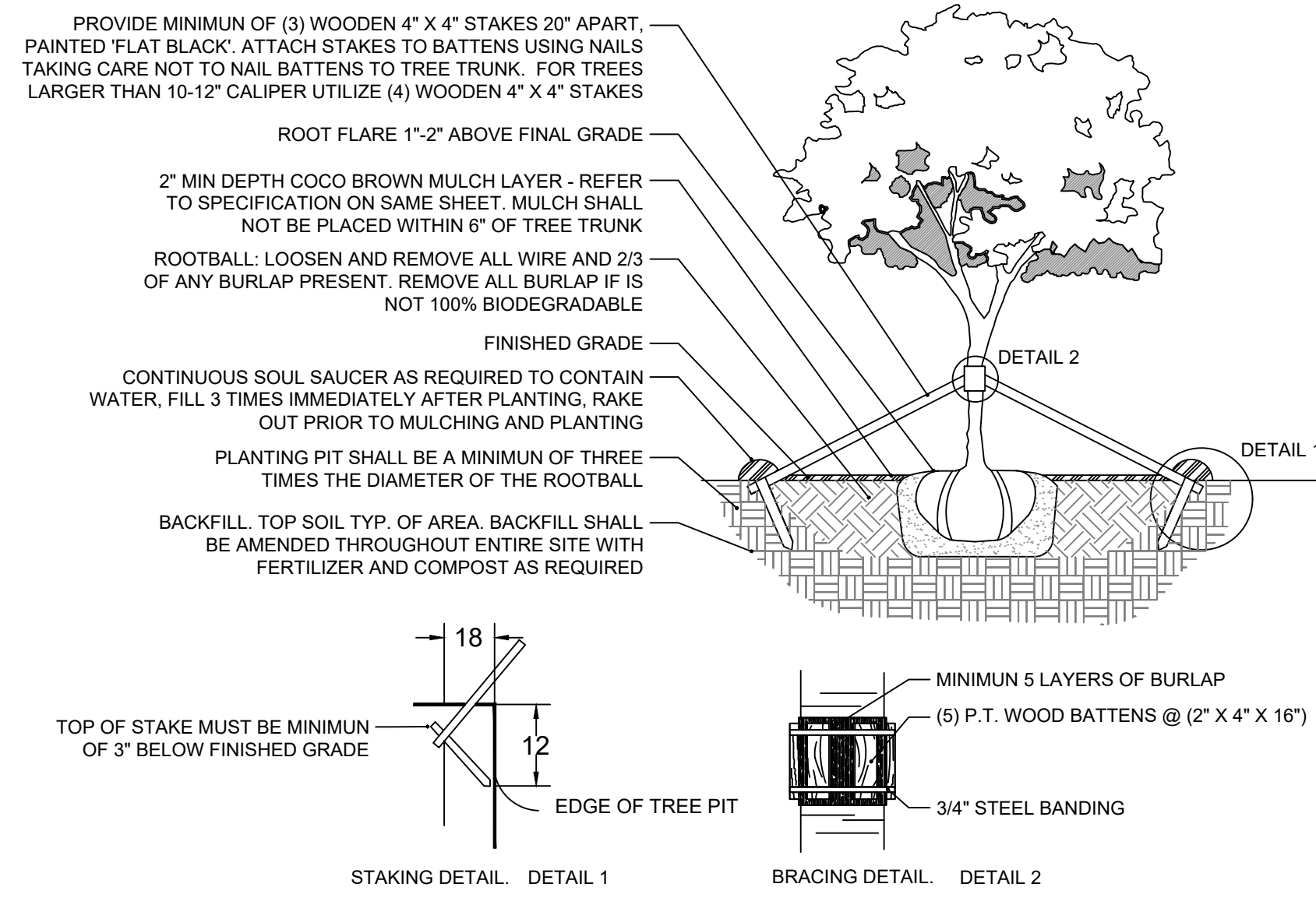
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LANDSCAPE NOTES

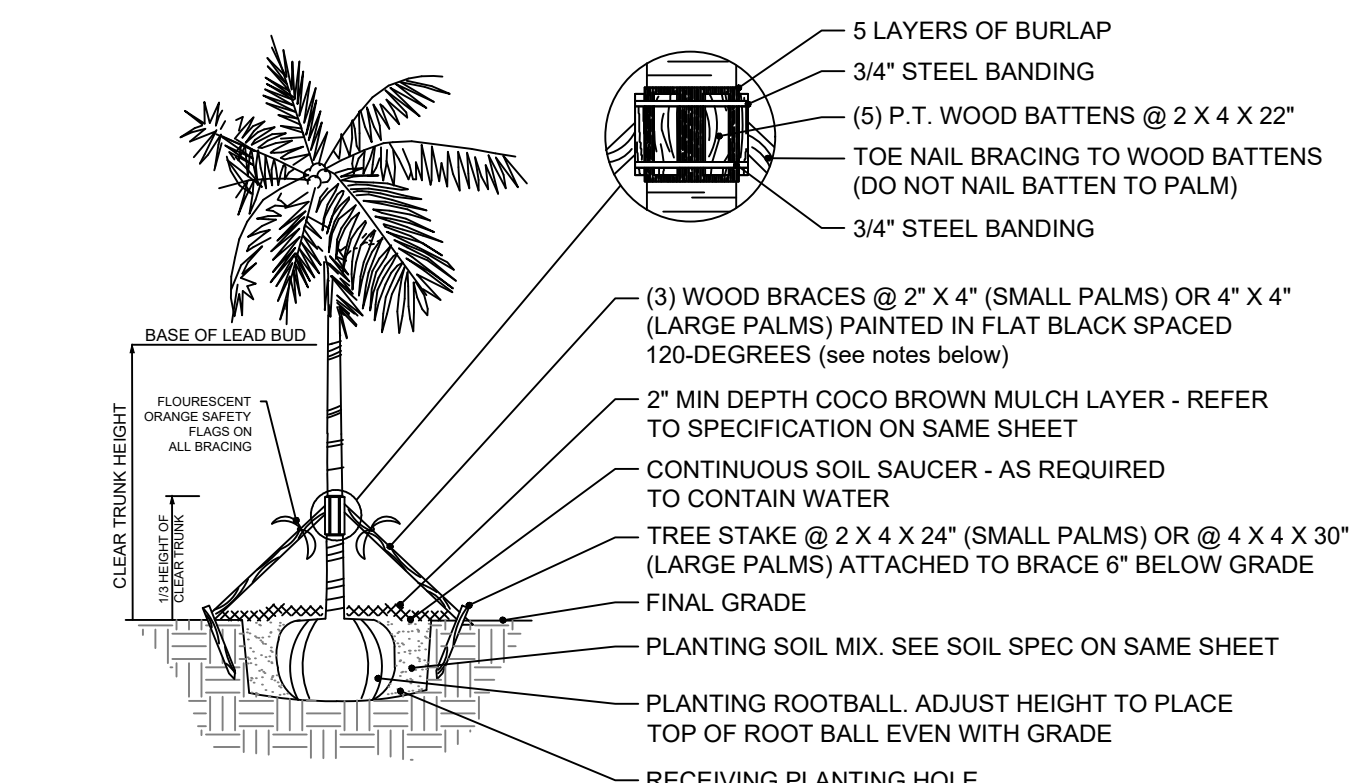
- ALL PLANT MATERIAL SHALL BE FLORIDA GRADE NO. 1 OR BETTER.
- CONTRACTOR SHALL BECOME FAMILIAR WITH THE LOCATION OF, AVOID, AND PROTECT ALL UTILITY LINES, BURIED CABLES, AND OTHER UTILITIES.
- TREE, PALM, ACCENT AND BED LINES ARE TO BE LOCATED IN THE FIELD AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR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

- LANDSCAPE CONTRACTOR TO PROVIDE IMAGES OF ALL MAJOR PLANT MATERIAL TO LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL BEFORE PURCHASE + INSTALLATION.
- LANDSCAPE CONTRACTOR TO MEET WITH LANDSCAPE ARCHITECT AND OWNER ON SITE TO REVIEW THE PROPOSED DESIGN PRIOR TO INSTALLATION.
- LANDSCAPE CONTRACTOR TO PROVIDE AN ADDITIONAL ALLOWANCE OF \$15,000 DOLLARS FOR POTTED PLANTS + MISCELLANEOUS VEGETATION TO BE SELECTED DURING THE INSTALLATION OF THE PROJECT
- ALL PLANT MATERIAL SHALL BE FLORIDA GRADE NO. 1 OR BETTER.
- ALL PROVIDED PLANT SPECIFICATIONS ARE THE MINIMUM REQUIRED.
- 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.

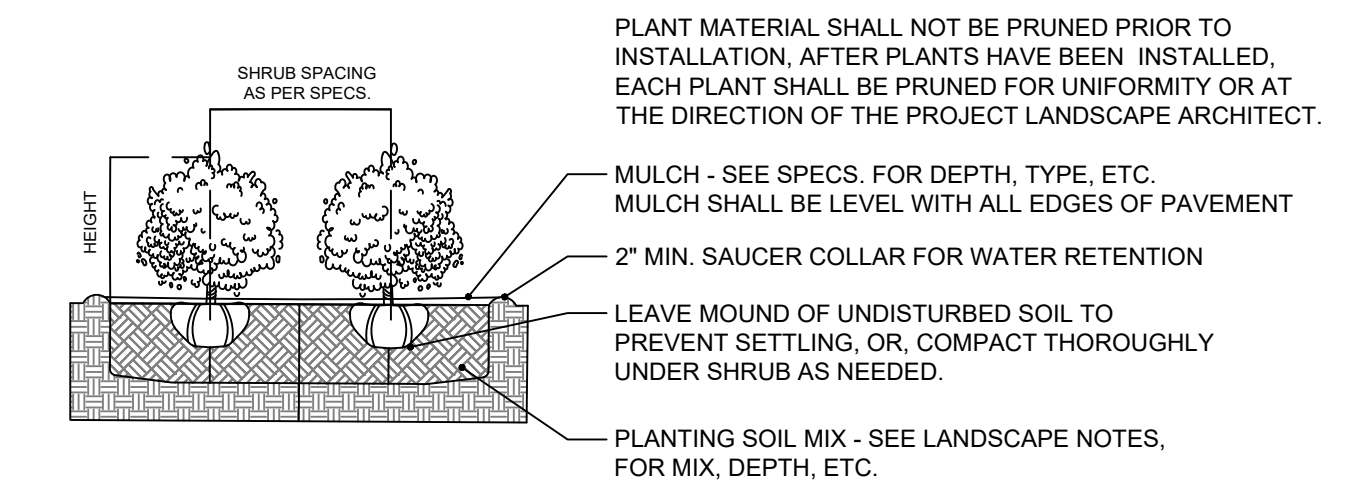


1 LARGE TREE PLANTING DETAIL
3/16" = 1'-0" CD-PL-01

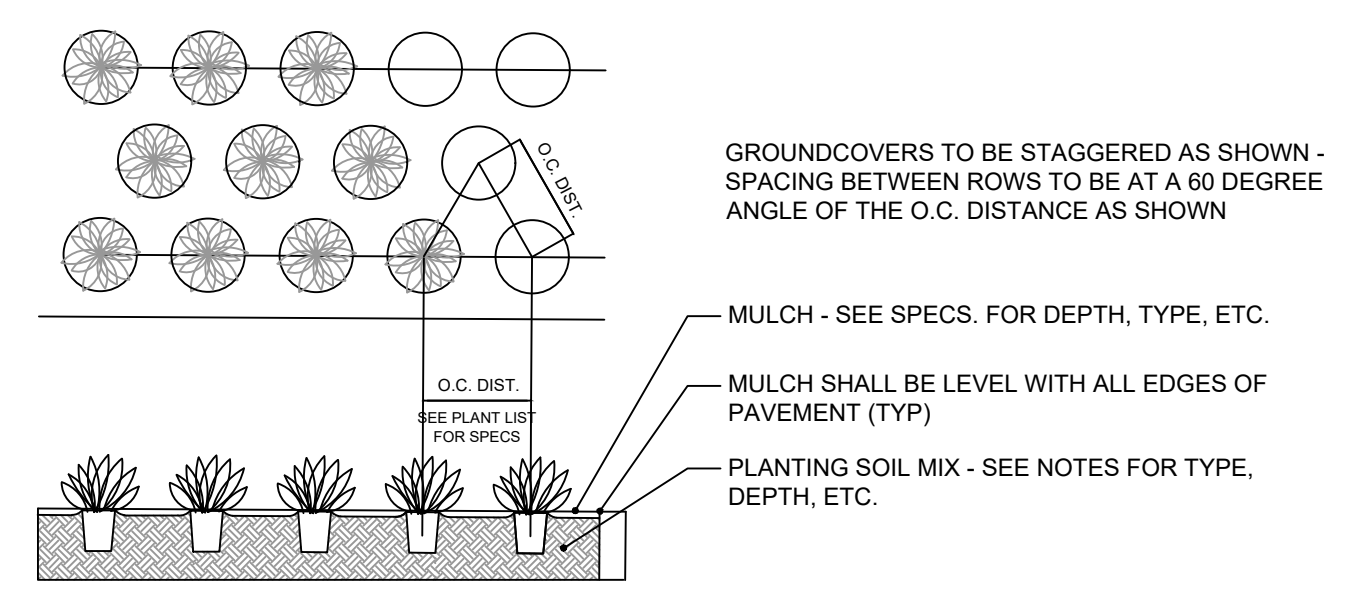


- NOTES:
- PALMS OVER 30' GW HEIGHT, USE MINIMUM (4) 4X4 BRACING AND STAKES
 - PRIMARY STAKES SHOULD BE PLACED PARALLEL TO WALKWAYS WHENEVER POSSIBLE
 - RECEIVING PLANTING HOLE SHALL BE APPROXIMATELY 1/3 LARGER THAN ROOTBALL
 - BUD SHALL BE PERPENDICULAR TO THE GROUND PLANE
 - TRUNK SHALL BE STRAIGHT 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

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



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



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

LANDSCAPE LEGEND

MIAMI BEACH LANDSCAPE ORDINANCE CHAPTER 126 (RS1 - RS4 Single Family Home Residential)

ZONING: RS-1 LOT SIZE: 7,500 SF ACRES: 0.172

MINIMUM STANDARDS	REQUIRED	PROVIDED
TREES		
FRONT YARD - 2 TREES PER LOT BACK YARD - 3 TREES PER LOT	FRONT YARD - 2 TREES PER LOT BACK YARD - 3 TREES PER LOT	FRONT YARD - 2 TREES PROVIDED BACK YARD - 3 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.	TOTAL LOT AREA: 7,500 SF - 6,000 SF 5 TREES REQ + (1,500 SF / 1,000) = 7 TREES REQ	9 TOTAL TREES PROVIDED
MIN 30% OF REQUIRED TREES SHALL BE NATIVE SPECIES	30% x 7 = 2 TREES OF NATIVE SPECIES	3 TOTAL NATIVE TREES PROVIDED
MIN 50% OF REQUIRED TREES SHALL BE LOW MAINTENANCE AND DROUGHT TOLERANT SPECIES	50% x 7 = 4 TREES OF LOW MAINTENANCE AND DROUGHT TOLERANT SPECIES	9 TOTAL LOW MAINTENANCE TREES PROVIDED
DIVERSITY OF SIX TO TEN TOTAL TREES REQUIRED : 3 TREE SPECIES	3 TREE SPECIES REQUIRED	3 TREE SPECIES PROVIDED
STREET TREES		
AVERAGE STREET TREE SPACING 20' ON CENTER	67 LINEAR FEET / 20 = 3 STREET TREES REQ (MICHIGAN AVE.) 150 LINEAR FEET / 20 = 8 STREET TREES REQ (12TH ST	11 STREET TREES PROVIDED
SHRUBS		
12 SHRUBS PER THE NUMBER OF REQUIRED LOT AND STREET TREES	12 x (TOTAL LOT(7) + STREET TREES(11)) = 216 TOTAL SHRUBS REQUIRED	440 TOTAL SHRUBS PROVIDED
MIN 50% OF REQUIRED SHRUBS SHALL BE NATIVE SPECIES	50% x 216 = 108 SHRUBS OF NATIVE SPECIES	193 TOTAL NATIVE SHRUBS PROVIDED
MIN 10% OF REQUIRED SHRUBS SHALL BE LARGE SHRUBS or SMALL TREES	10% x 216 = 22 TOTAL LARGE SHRUBS	193 TOTAL LARGE SHRUBS PROVIDED
MIN 50% OF REQUIRED LARGE SHRUBS SHALL BE NATIVE SPECIES	50% x 22 = 11 LARGE SHRUBS OF NATIVE SPECIES	193 TOTAL NATIVE LARGE SHRUBS
LAWN		
LAWN SHALL BE MAXIMUM OF 50 % OF REQUIRED LANDSCAPE AREA	LAWN AREAS ARE LESS THAN 50% OF LANDSCAPE AREA	
IRRIGATION SYSTEM		
LANDSCAPE SHALL BE WATERED BY A PERMANENT IRRIGATION SYSTEM		100% IRRIGATION COVERAGE PROVIDED

PLANT SCHEDULE

SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME	NATIVE	SPECIFICATIONS
TREES						
	BA	11	VERAWOOD	BULNESIA ARBOREA	NO	16' HT MIN, 8' SPREAD MIN, 4" DBH, STANDARD TRUNK, EQUAL TO TREEWORLD WHOLESALE
	MF	3	SIMPSON'S STOPPER	MYRCIANTHES FRAGRANS	YES	200 GAL, 16' HT MIN, 8" SP, 6" DBH, MULTI TRUNK, TO BE SELECTED
	PR	6	BAY RUM	PIMENTA RACEMOSA	NO	200 GAL, 20-24' HT, 8" SP, 4-5" DBH, STANDARD, EQUAL TO TREEWORLD
PALMS						
	CN	3	COCONUT PALM	COCOS NUCIFERA	NO	20-24' HT OA, 10-12' CT, LEANING CHARACTER TRUNK, FLORIDA FANCY
	DC	6	CABADA PALM	DYPHIS CABADAE	NO	16-18' HT, FULL TO BASE, FLORIDA FANCY
ACCENTS						
	MOD	4	SWISS CHEESE PLANT	MONSTERA DELICIOSA	NO	7 GAL, 2' HT, 2' SP, 24" O.C., FULL
SHRUB AREAS						
	EUF	193	SPANISH STOPPER SHRUB	EUGENIA FOETIDA	YES	25 GAL, 6' HT, 4' SP, FULL, 48" O.C.
	FGI	247	FICUS GREEN ISLAND	FICUS MICROCARPA 'GREEN ISLAND'	NO	3 GAL, 18" HT, 18" SP, 18" ON CENTER
GROUND COVERS						
	LIR	151	LILYTURF 'BIG BLUE'	LIRIOPE MUSCARI 'BIG BLUE'	NO	3 GAL, 12" O.C., FULL
	PBM	23	BURLE MARX	PHILODENDRON X 'BURLE MARX'	NO	3 GAL, 24" O.C., FULL
	PRC	19	PHILODENDRON 'ROJO CONGO'	PHILODENDRON X 'ROJO CONGO'	NO	7 GAL, 2' HT, 2' SP, 24" ON CENTER, FULL TO BASE
SOD/SEED						
	SOD	5,004 SF	EMPIRE ZOYSIA	ZOYSIA X 'EMPIRE'	NO	OVER 2" TOPSOIL BED, SEE PLANTING SPECS

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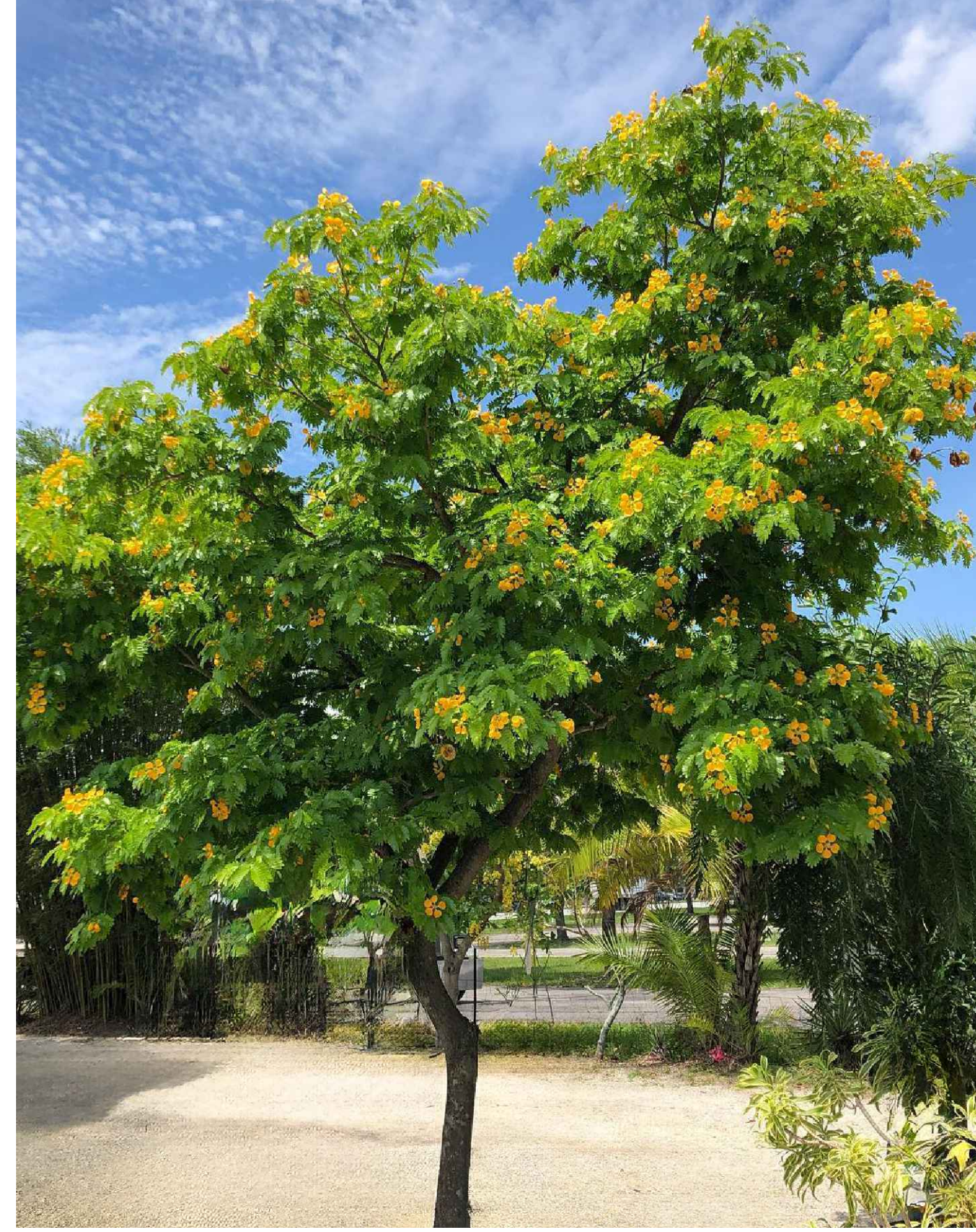
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PLANT LIST, LANDSCAPE CODE, DETAILS + NOTES

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BA | VERAWOOD
Bulnesia arborea



PR | BAY RUM
Pimenta racemosa



MF | SIMPSON STOPPER
Myrcianthes fragrans



CN | COCONUT PALM
Cocos nucifera



DC | CABADA PALM
Dypsis Cabadae



MF | SIMPSON STOPPER [TRUNK DETAIL]
Myrcianthes fragrans

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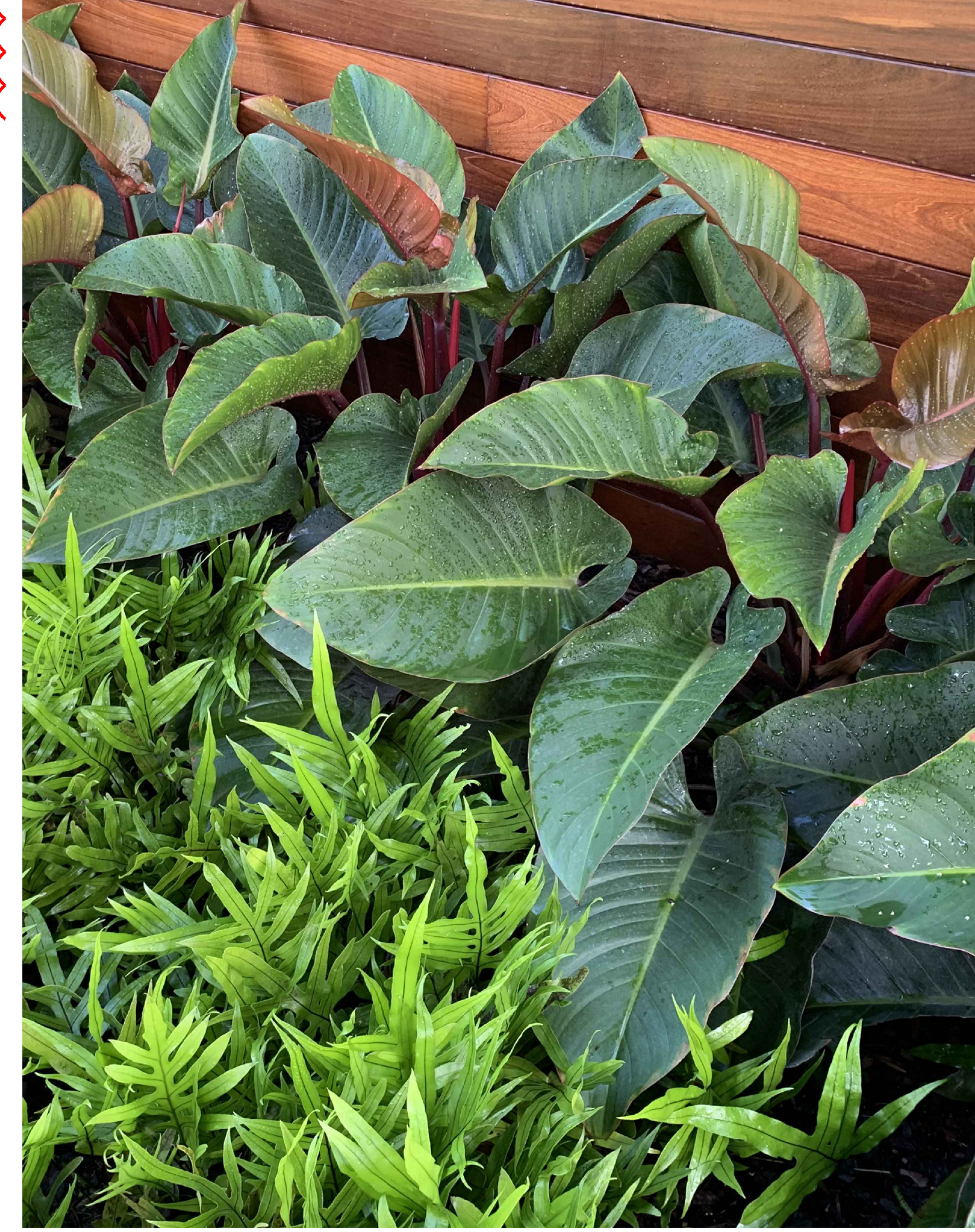
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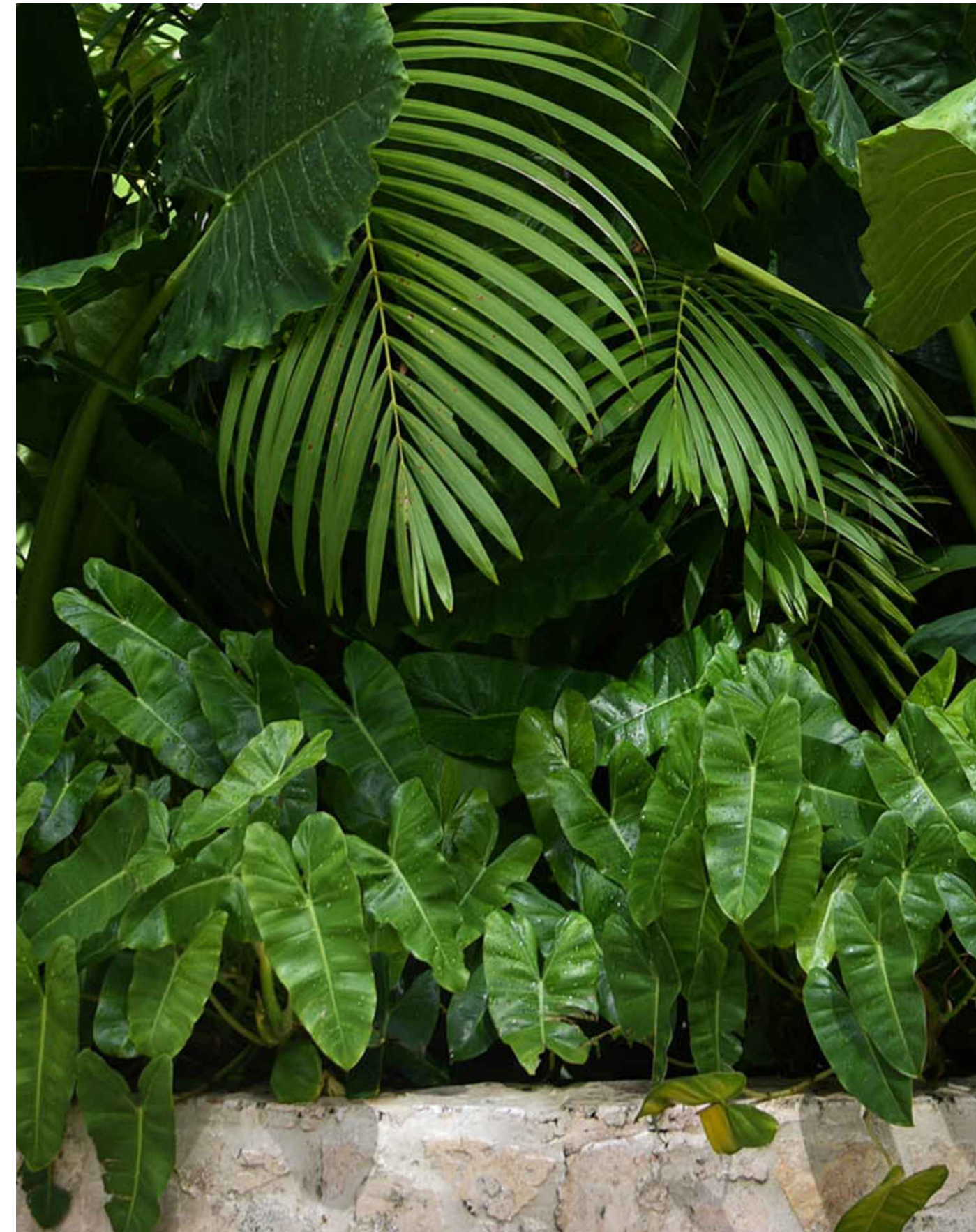
EUF | SPANISH STOPPER
Eugenia foetida



MOD | SWISS CHEESE PLANT
Monstera deliciosa



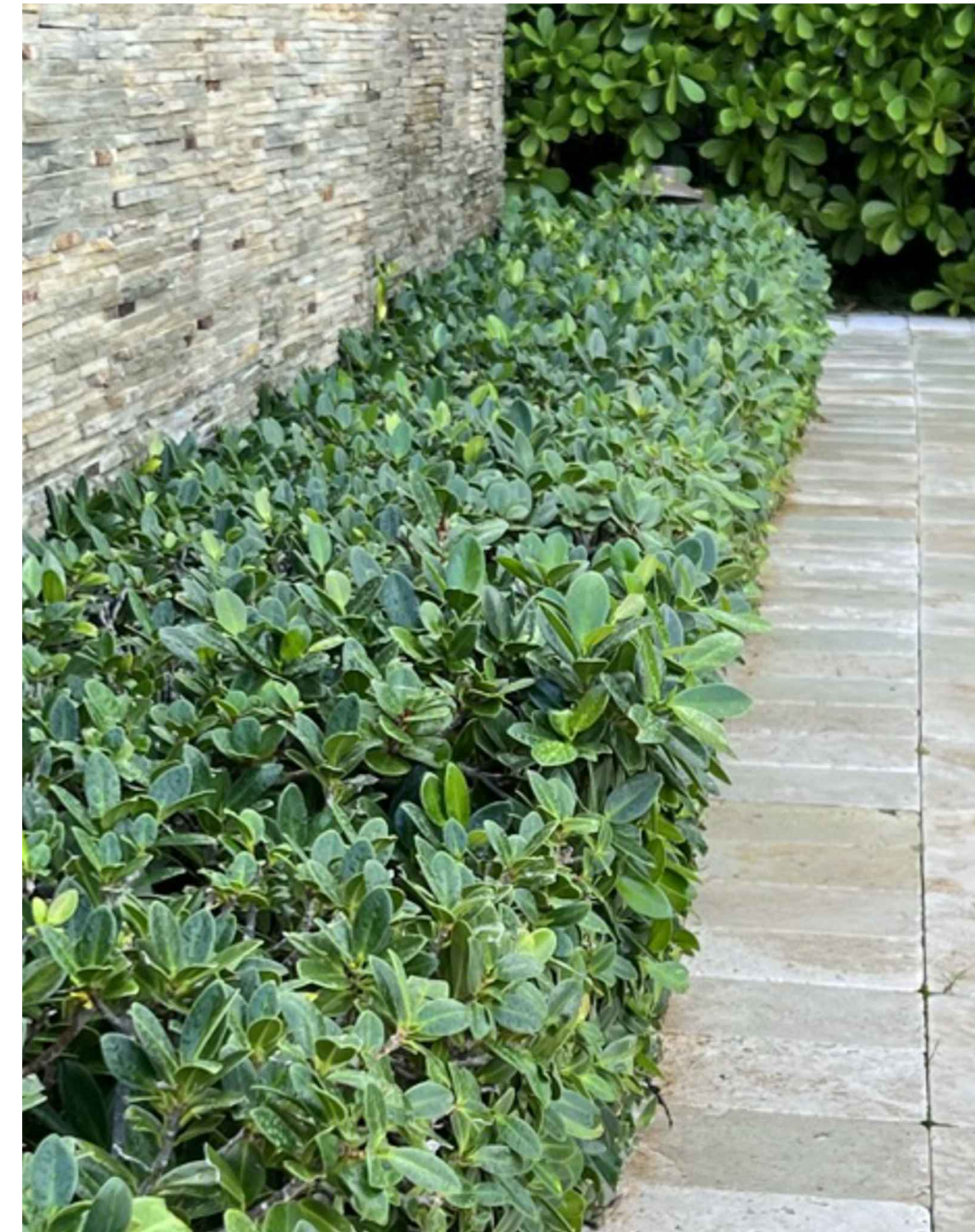
PRC | PHILODENDRON 'ROJO CONGO'
Philodendron x 'Rojo Congo'



PBM | BURLIE MARX
Philodendron x 'Burlie Marx'



LIR | LILYTURF 'BIG BLUE'
Liriope muscari 'big blue'



FGI | FICUS GREEN ISLAND
Ficus microcarpa 'Green Island'

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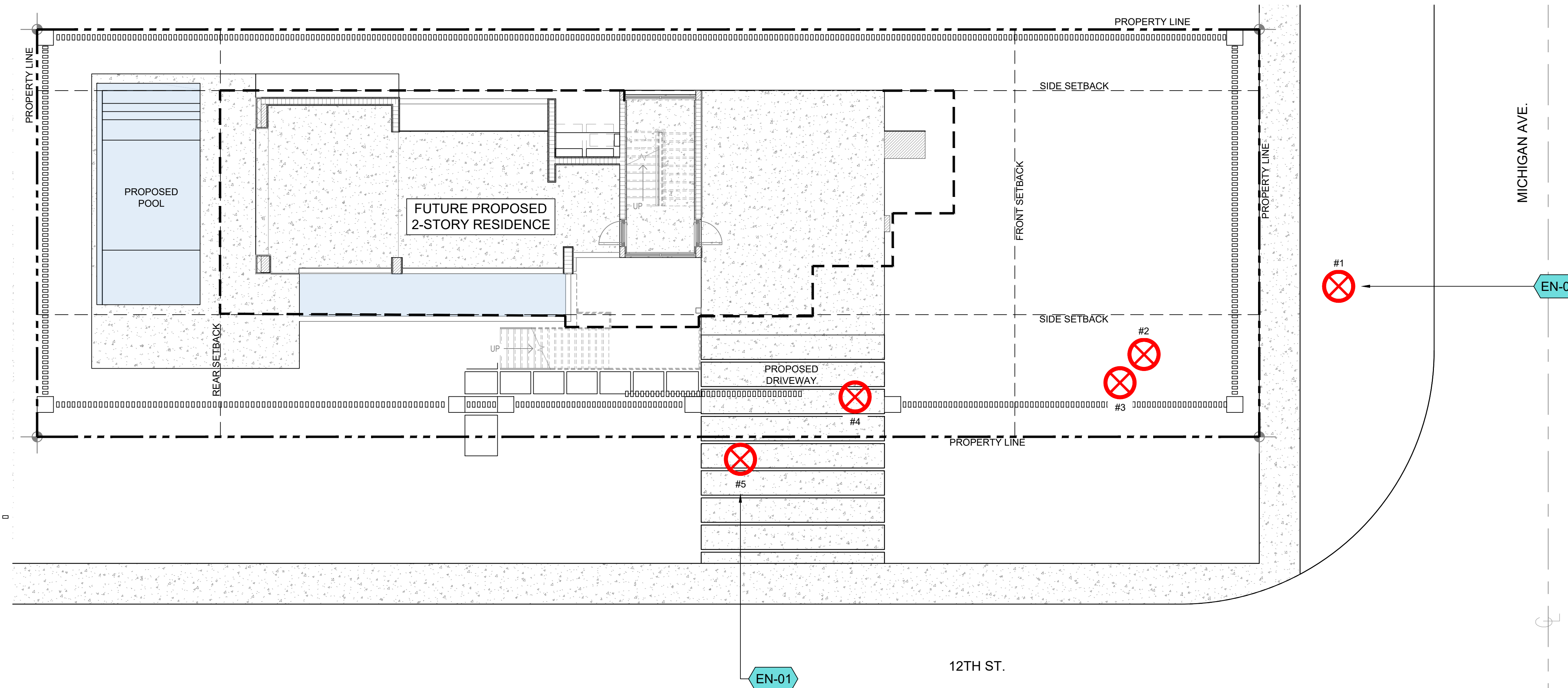
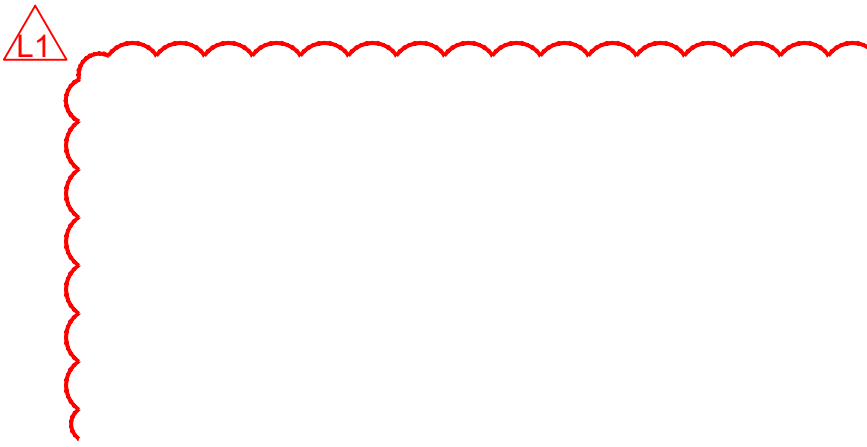
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C.M.B. CHAPTER 46, DIVISION 2 - TREE INVENTORY + DISPOSITION NOTES

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 + PROTECTION ORDINANCE.
2. EXISTING TREE, PALM, + VEGETATION INFORMATION AS INDICATED HAS BEEN PREPARED AS AN OVERLAY ON THE SURVEY PREPARED BY PRISMA LAND SURVEYING, LLC. DATED 04.22.24.
3. THE INFORMATION AS PRESENTED HEREIN HAS BEEN FIELD VERIFIED BY THE LANDSCAPE ARCHITECT ON 09.10.24.
4. 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.
5. 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.
6. 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.

EXISTING TREE INVENTORY + DISPOSITION CHART

NUMBER	COMMON NAME	BOTANICAL NAME	SPECIMEN	HT (FT)	SP (FT)	D.B.H (IN)	CONDITION	DISPOSITION	MITIGATION	COMMENTS
1	ARECA PALM CLUSTER	Dypsis lutescens	NO	12'	10'	3"	FAIR	REMOVE	N/A	SMALL PALM UNDER 16'HT, NO MITIGATION REQUIRED.
2	DATE PALM	Phoenix dactylifera	NO	32'	20'	22"	FAIR	REMOVE	1 REP. TREE	IN CONFLICT w/ SITE DESIGN. MITIGATION PROVIDED
3	DATE PALM	Phoenix dactylifera	NO	32'	20'	22"	FAIR	REMOVE	1 REP. TREE	IN CONFLICT w/ SITE DESIGN. MITIGATION PROVIDED
4	DATE PALM	Phoenix dactylifera	NO	30'	20'	20"	FAIR	REMOVE	1 REP. TREE	IN CONFLICT w/ SITE DESIGN. MITIGATION PROVIDED
5	DATE PALM	BOTANICAL	NO	14'	14'	22"	FAIR	REMOVE	1 REP. TREE	IN CONFLICT w/ SITE DESIGN. MITIGATION PROVIDED

TOTAL TREE DBH LOSS: 0" + REMOVAL OF 4 PALMS
PALM MITIGATION REQUIRED: (4) REPLACEMENT TREES @ 12' HT x 2" D.B.H. x 6' SP

TREE + PALM MITIGATION SUMMARY

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

TREE DISPOSITION SUMMARY

	TOTAL	REMAIN	REMOVE	RELOCATE
TREES	0	0	0	0
PALMS	5	0	5	0

EXISTING NOTE SCHEDULE EXISTING

CODE	DESCRIPTION
EN-01	TREE / PALM TO BE REMOVED (TYP). SEE DISPOSITION CHART FOR ADDITIONAL INFORMATION

EXISTING TREE SURVEY LEGEND

TREE or PALM TO BE REMOVED. SEE DISPOSITION CHART FOR ADDITIONAL INFORMATION.

