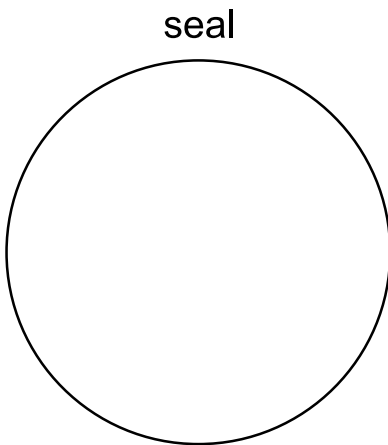


VENETIAN CHABAD MIAMI SYNAGOGUE

14 FARREY LANE, MIAMI BEACH, FL 33139

SEPT 3, 2019 Agenda



Ralph Choeff
registered architect
AR0009679

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1606
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01/07/19

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sheet no.

C-0.0

VENETIAN CHABAD MIAMI SYNAGOGUE

14 FARREY LANE, MIAMI BEACH, FL 33139

SEPT 3, 2019 Agenda

THE STANDARD HOTEL
INCLUDES SPA, HOTEL, RESTAURANT

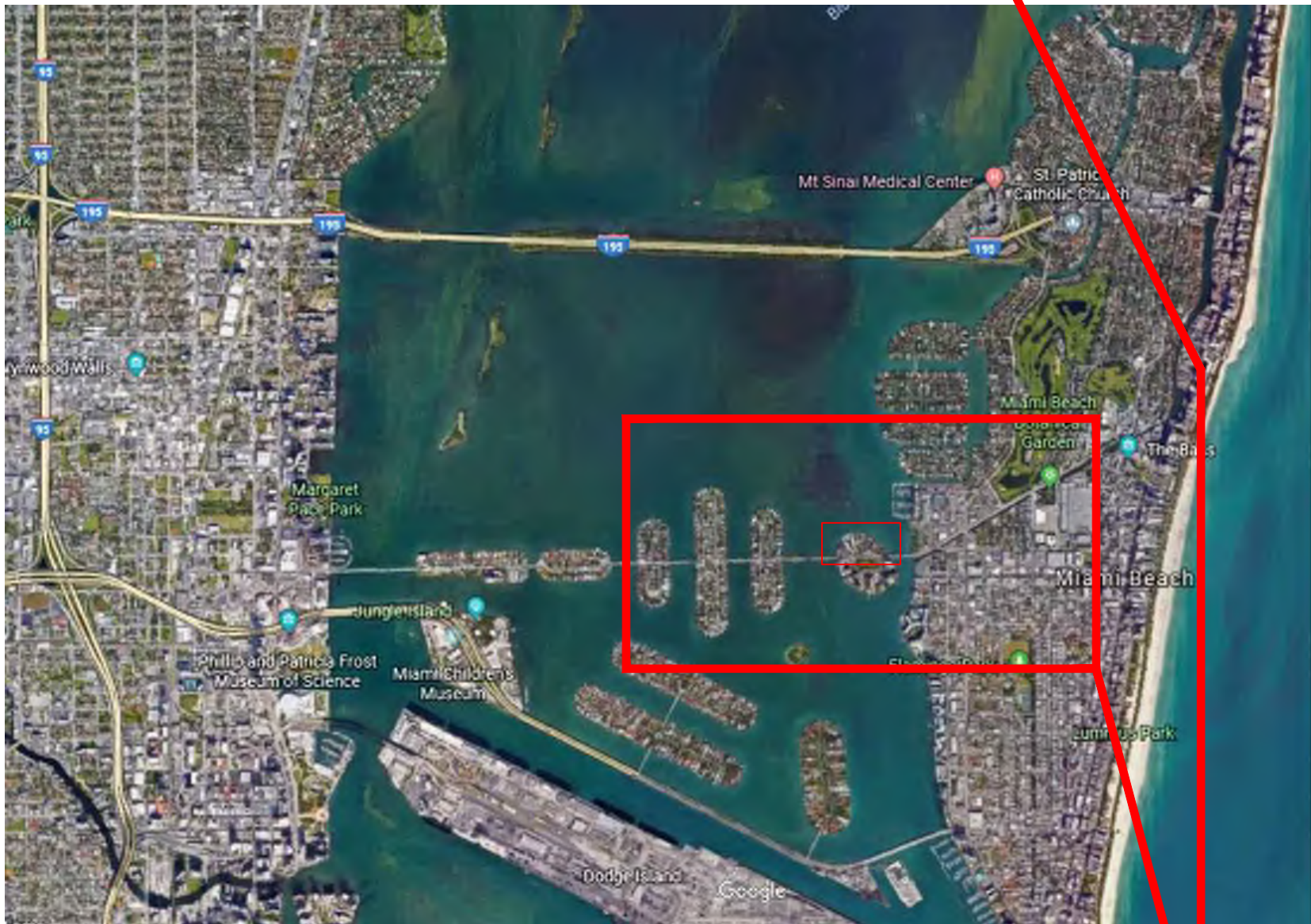
EXISTING ON STREET PARKING



EXISTING APARTMENT BUILDING

FUTURE APARTMENTS

BELLE ISLE PUBLIC PARK



LOCATION MAP
SCALE: N.T.S.

INDEX OF DRAWINGS

COVER PAGES/ CONTEXT

- C-00 COVER SHEET + SCOPE OF WORK
- C-01 INDEX OF DRAWINGS
- C-02 BOUNDARY SURVEY
- C-03 SETBACK DIAGRAM
- C-04 LOT COVERAGE
- C-05 ZONING DATA
- C-06 NOT USED
- C-07 SITE PHOTOGRAPHS
- C-10 CONTEXT ANALYSIS

ARCHITECTURAL

- A-01 REQUIRED SETBACK VARIANCE DIAGRAM
- A-11 SITE/ FIRST FLOOR PLAN
- A-12 SECOND FLOOR PLAN
- A-13 THIRD FLOOR PLAN
- A-14 ROOF PLAN
- A-15 SECTION CUTS
- A-20 FAR CALCULATIONS
- A-50 EAST ELEVATION
- A-51 SOUTH ELEVATION
- A-52 WEST ELEVATION
- A-53 NORTH ELEVATION

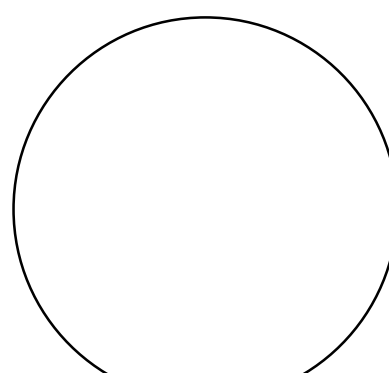
GRAPHICS

- G-10 SIDE SOUTHWEST RENDERING
- G-20 WEST ELEVATION RENDERING
- G-21 REAR RENDERING

LANDSCAPE

- L-00 LANDSCAPING COVER PAGE
- L-10 EXISTING TREE SURVEY + DISPOSITION PLAN
- L-20 LANDSCAPE PLAN
- L-21 THIRD FLOOR LANDSCAPE PLAN
- L-22 ROOF LANDSCAPE PLAN
- L-23 LANDSCAPE NOTES + DETAILS
- L-30 PLANT MATERIAL IMAGE BOARD

seal



Ralph Choeff
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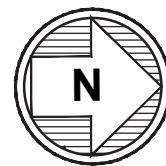
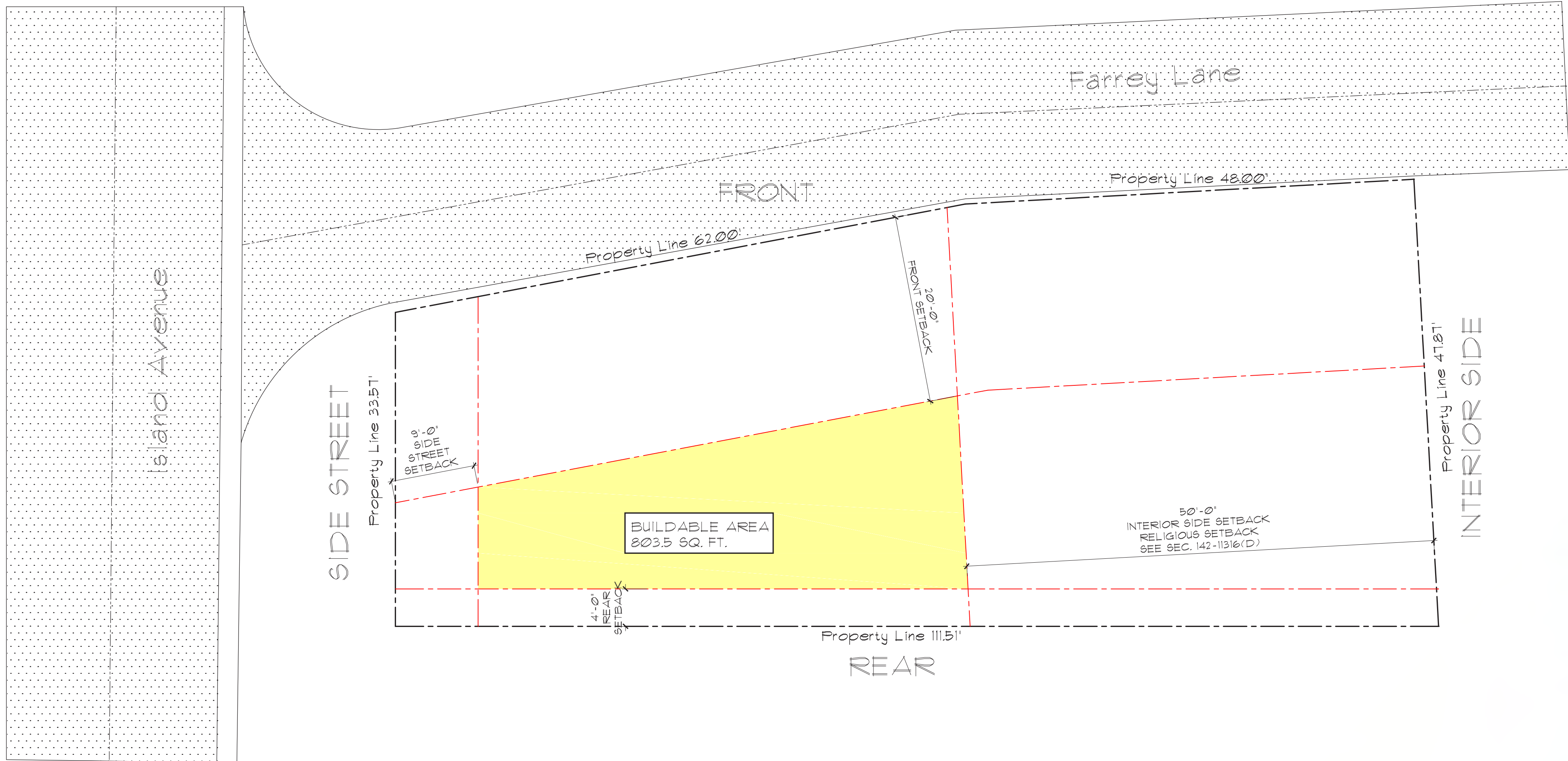
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BUILDABLE AREA DIAGRAM
SCALE: 1/8" = 1'-0"

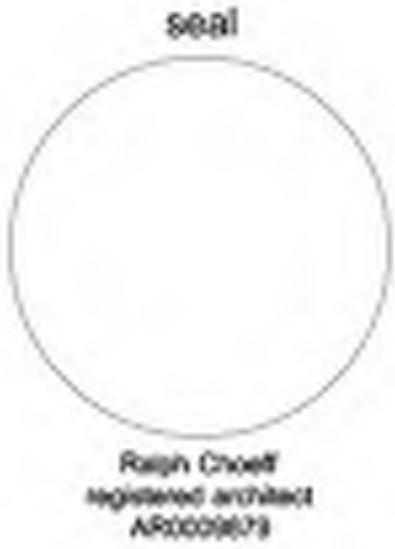
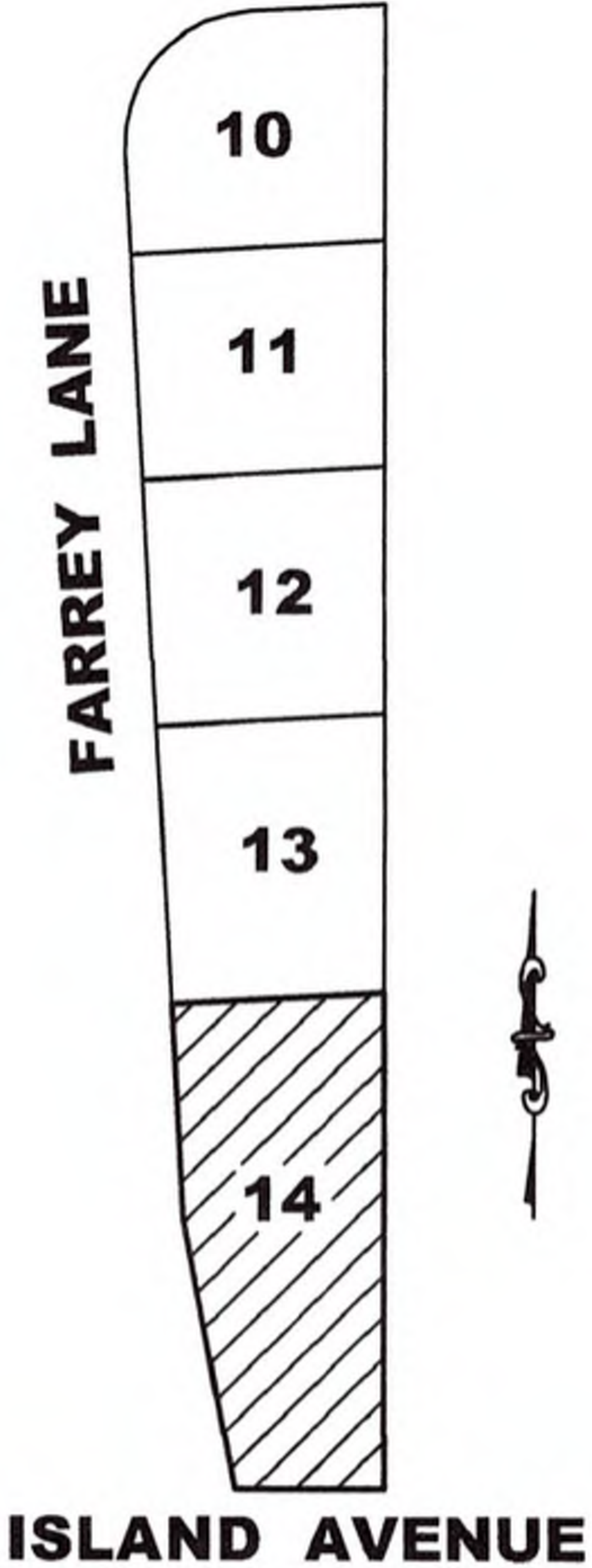
LOT AREA
4,694 sq. ft.
0.11 acres

TREE CHART

No.	NAME	DIAMETER	SPAN	HEIGHT
1	BLACK BERRY	1.5'	35'	20'
2	OAK TREE	3.5'	40'	40'
3	PALMETTO PALM	1.5'	10'	28'
4	OAK TREE	2.5'	40'	40'
5	COCONUT PALM	1'	7'	20'

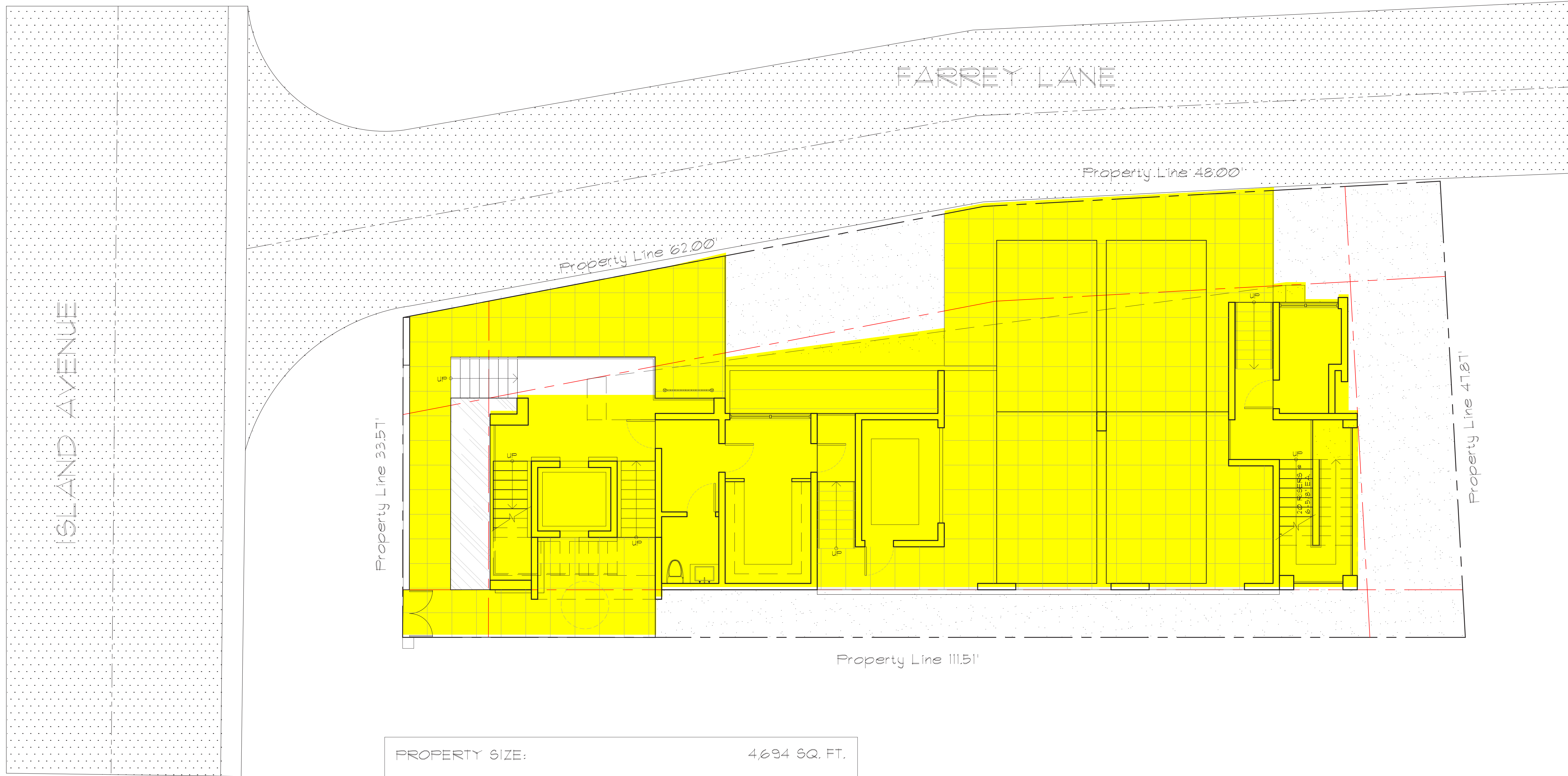
SETBACKS FOR FRONT, STREET SIDE, &
REAR FOLLOW RM-1.

INTERIOR SIDE SETBACK FOLLOWS
CHANGE OF USE, RELIGIOUS BUILDING TO
RESIDENTIAL

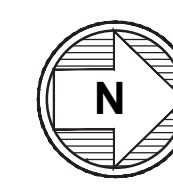


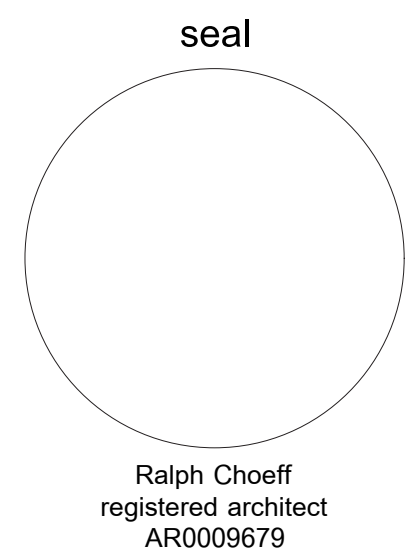
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1606
date:
01/07/19
revised:

sheet no.
C-0.3



PROPERTY SIZE:	4,694 SQ. FT.
LOT OVER 65' WIDTH	
45% MAX LOT COVERAGE:	2,112.3 SQ. FT.
PROPOSED LOT COVERAGE:	3,265.6 SQ. FT. (69.5%)
NEED VARIANCE FOR LOT COVERAGE OF: 1,153.3 SQ. FT.	

 LOT COVERAGE
SCALE: 3/16" = 1'-0"



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1606
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01/07/19
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sheet no.
C-0.4

MULTIFAMILY - COMMERCIAL - ZONING DATA SHEET

ITEM #	Zoning Information			
1	Address:	14 Farrey Lane, Miami Beach, FL		
2	Board and file numbers :			
3	Folio number(s):	02-3233-003-0140		
4	Year constructed:	1941	Zoning District:	RM-1
5	Based Flood Elevation:	AE 9	Grade value in NGVD:	4.12' C.O.R.
6	Average grade (Flood+Grade/2):	6.65	Lot Area:	4,694 SF
7	Lot width:	110.75'	Lot Depth:	40.72'
8	Minimum Unit Size	N/A	Average Unit Size	N/A
9	Existing use:	Synagogue	Proposed use:	Synagogue

		Maximum	Existing	Proposed	Deficiencies
10	Height	50'	N/A	49'	none
11	Number of Stories	4		3	none
12	FAR	1.22	N/A	1.20	none
13	Gross square footage	5,750.00		5,654 SF	
14	Square Footage by use	5,750.00		5,654 SF	
15	Number of units Residential	N/A			
16	Number of units Hotel	N/A			
17	Number of seats	N/A			
18	Occupancy load	N/A			

	Setbacks	Required	Existing	Proposed	Deficiencies
	Pedestal:				
19	Front Setback:	20'-0"	N/A	10'-0" VARIANCE REQ.	
20	Side Setback (Interior Side):	50'-0"	N/A	10'-0" VARIANCE REQ.	
21	Side Setback:		N/A		
22	Side Setback facing street:		N/A	9'-0"	
23	Rear Setback:	4'-0"	N/A	5'-0"	
	At Grade Parking:				
24	Front Setback:	20'		0'-0" VARIANCE REQ.	
25	Side Setback:	10'		25'-6"	
26	Side Setback:				
27	Side Setback facing street:				
28	Rear Setback:	4'		5'	
	subterranean:	N/A	N/A	N/A	
29	Front Setback:				
30	Side Setback:				
31	Side Setback:				
32	Side Setback facing street:				
33	Rear Setback:				
	Tower (not applicable)	N/A	N/A	N/A	
34	Front Setback:				
35	Side Setback:				
ITEM #	Setbacks	Required	Existing	Proposed	Deficiencies
36	Side Setback:				
37	Side Setback facing street:				

38	Rear Setback:				
----	---------------	--	--	--	--

	Parking	Required	Existing	Proposed	Deficiencies
39	Parking district				
40	Total # of parking spaces	1 space per 6 seats=1	(60 SEATS)	4	
41	# of parking spaces per use (Provide a separate chart for a breakdown calculation)				
42	# of parking spaces per level (Provide a separate chart for a breakdown calculation)				
43	Parking Space Dimensions			10'-6"x18'-0"	
44	Parking Space configuration (45o,60o,90o,Parallel)			Perpendicular	
45	ADA Spaces			0	
46	Tandem Spaces			2	
47	Drive aisle width			N/A	
48	Valet drop off and pick up			N/A	
49	Loading zones and Trash collection areas			1	
50	racks			0	

	Restaurants, Cafes, Bars, Lounges, Nightclubs	Required	Existing	Proposed	Deficiencies
51	Type of use				
52	Number of seats located outside on private property				
53	Number of seats inside				
54	Total number of seats				
55	Total number of seats per venue (Provide a separate chart for a breakdown calculation)				
56	Total occupant content				
57	Occupant content per venue (Provide a separate chart for a breakdown calculation)				

58	Proposed hours of operation	see letter of intent
59	Is this an NIE? (Neighboot Impact stablishment, see CMB 141-1361)	
60	Is dancing and/or entertainment proposed ? (see CMB 141-1361)	
61	Is this a contributing building?	no
62	Located within a Local Historic District?	no

Notes:

If not applicable write N/A

All other data information may be required and presented like the above format.



RESIDENCE 1 - SUBJECT PROPERTY - 14 FARREY LANE



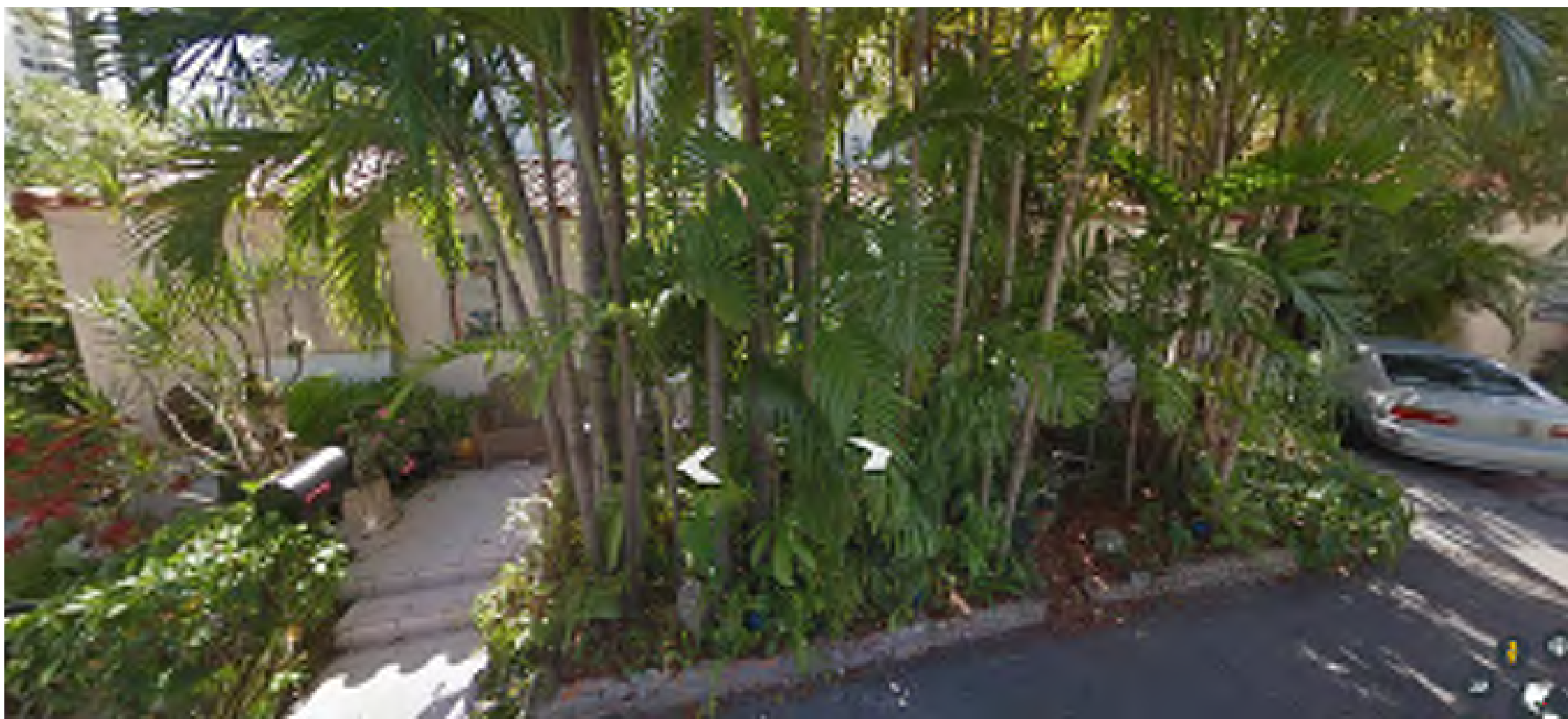
RESIDENCE 2



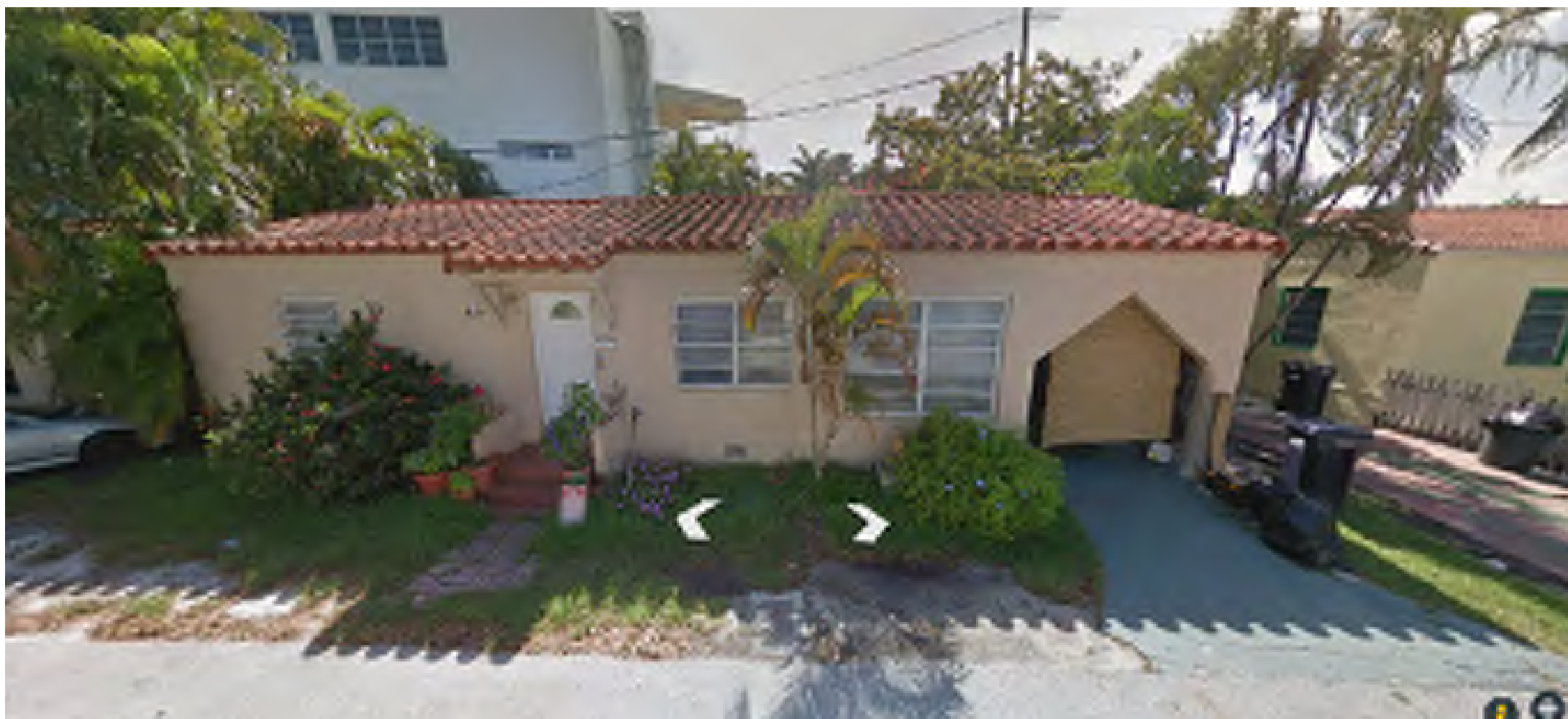
RESIDENCE 3



RESIDENCE 4



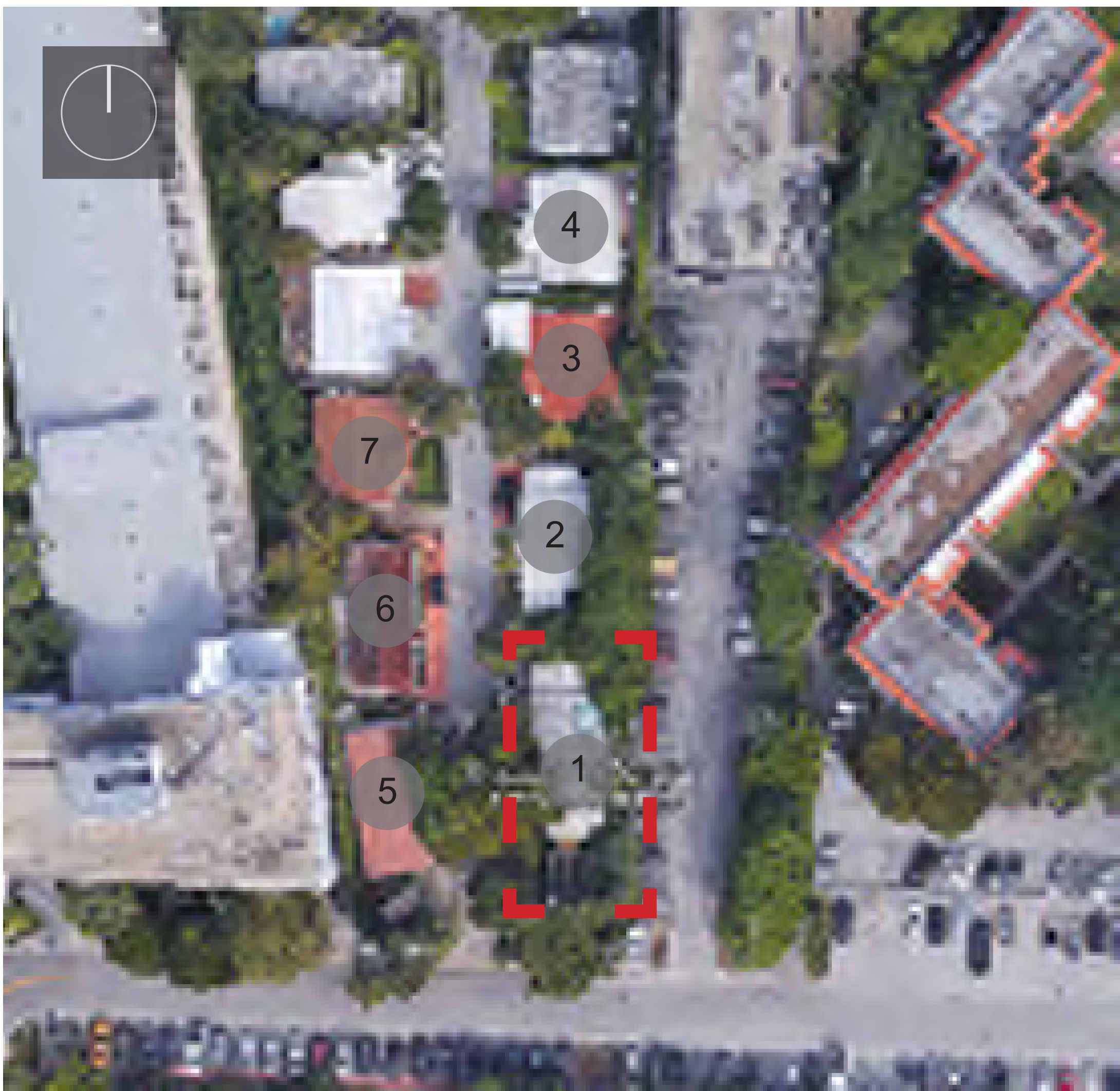
RESIDENCE 5



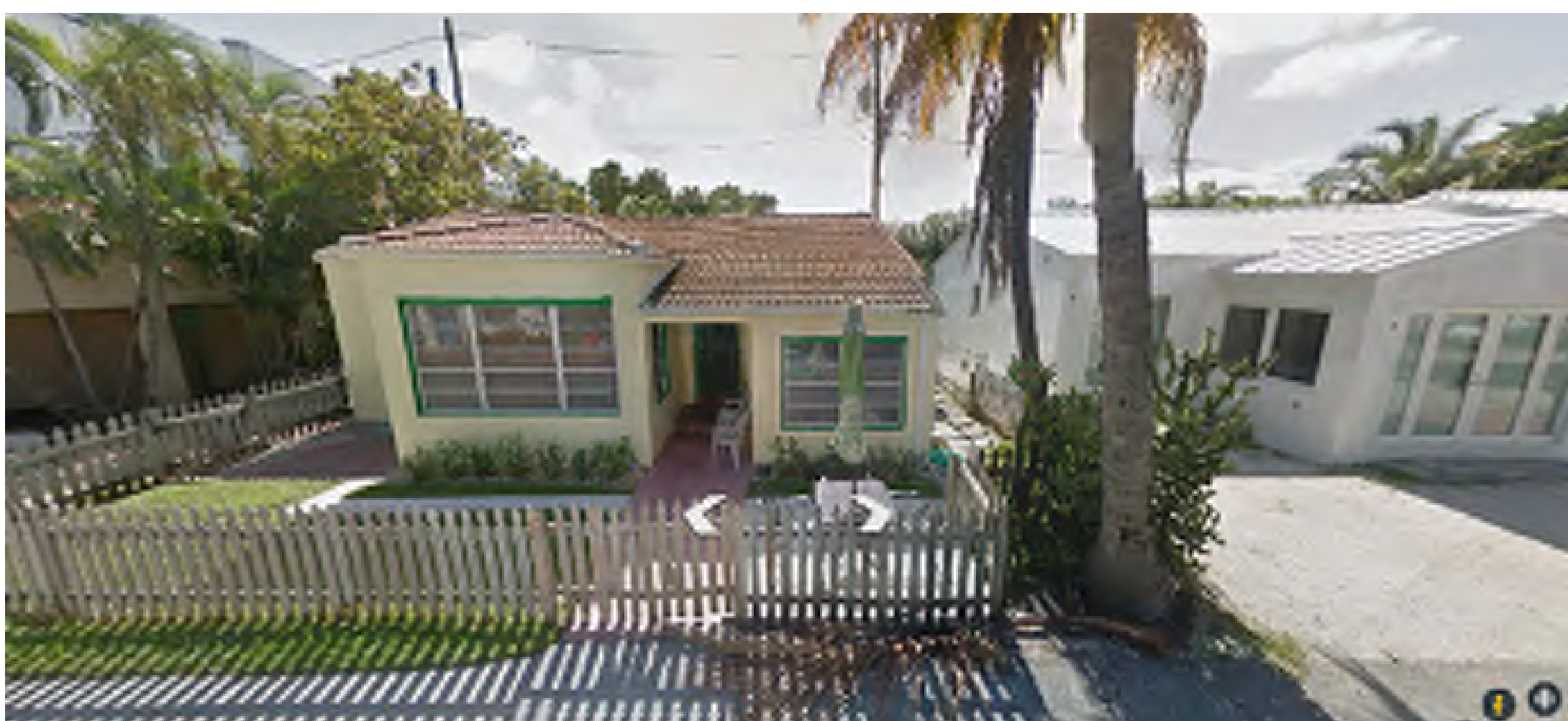
RESIDENCE 6



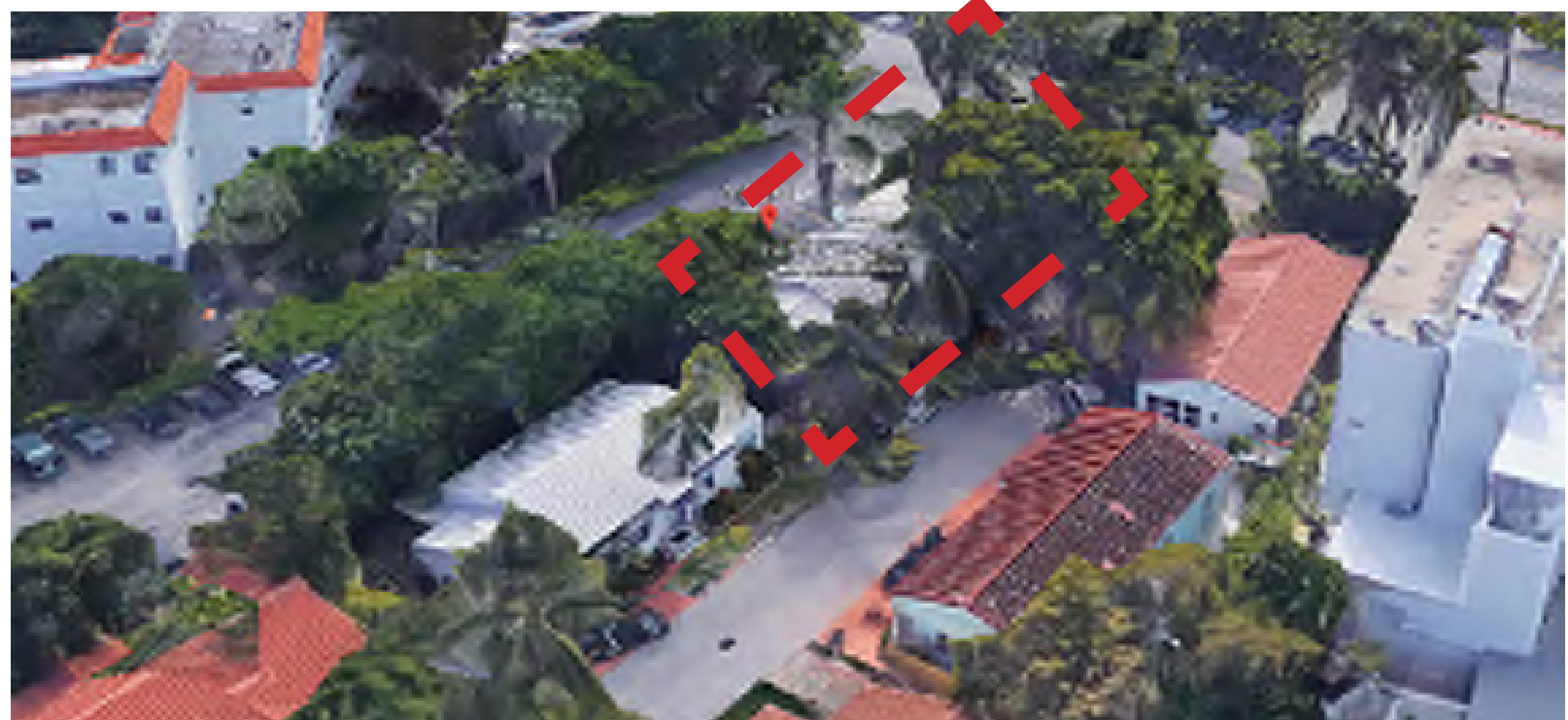
AERIAL PHOTOGRAPH OF PROPERTY & SORROUNDINGS



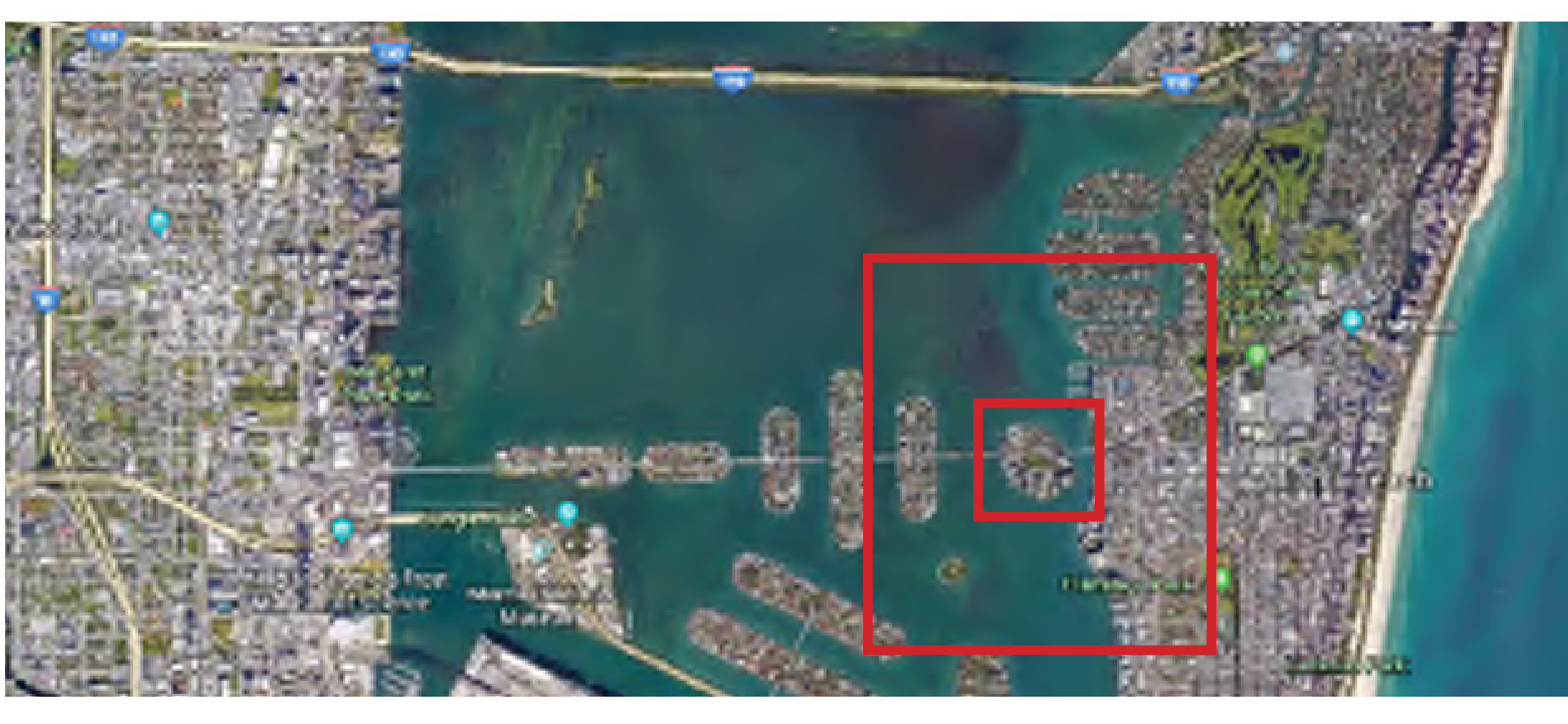
LOCATION MAP - CLOSE UP



RESIDENCE 7



AERIAL PHOTOGRAPH OF PROPERTY & SORROUNDINGS



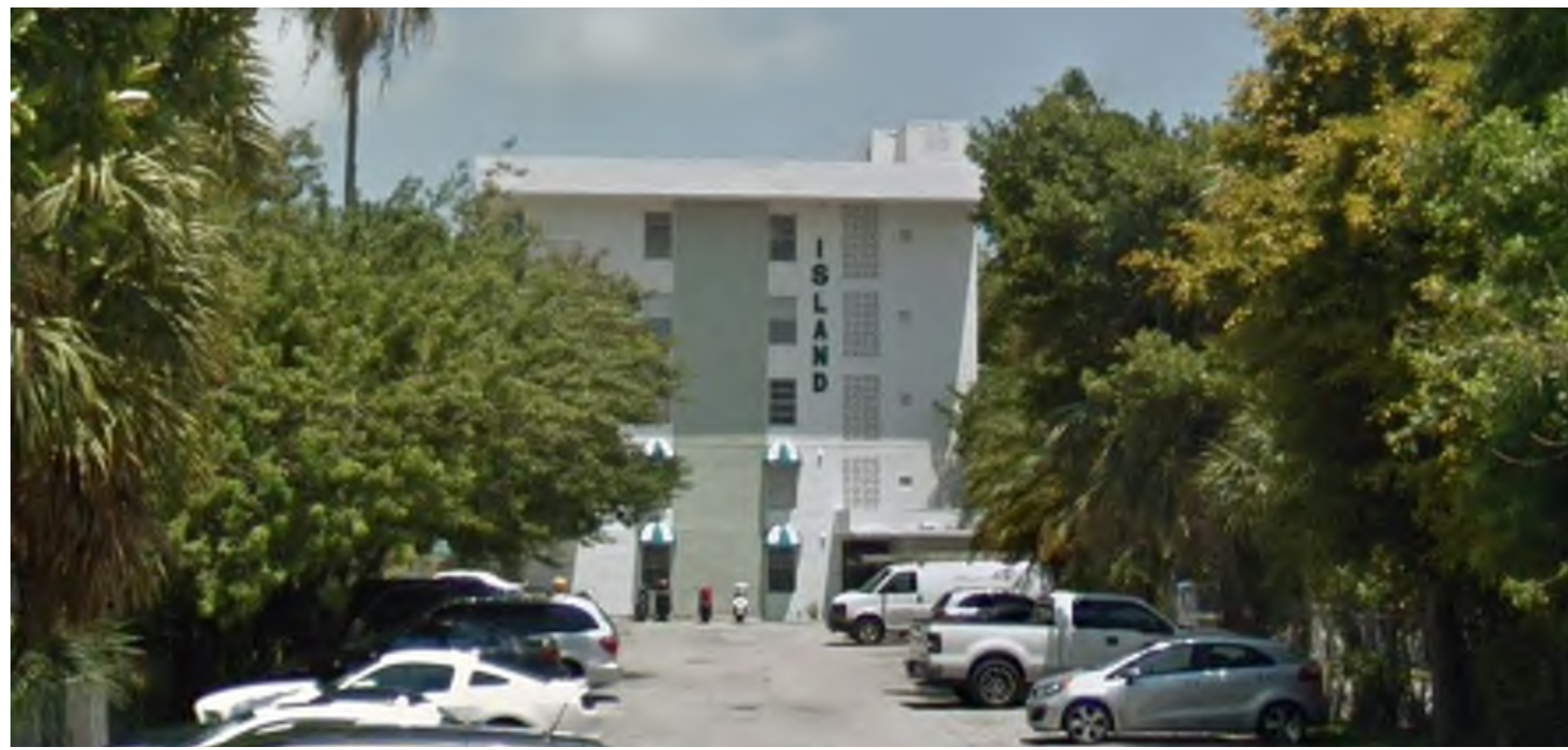
LOCATION MAP - FAR AWAY



BUILDING 1

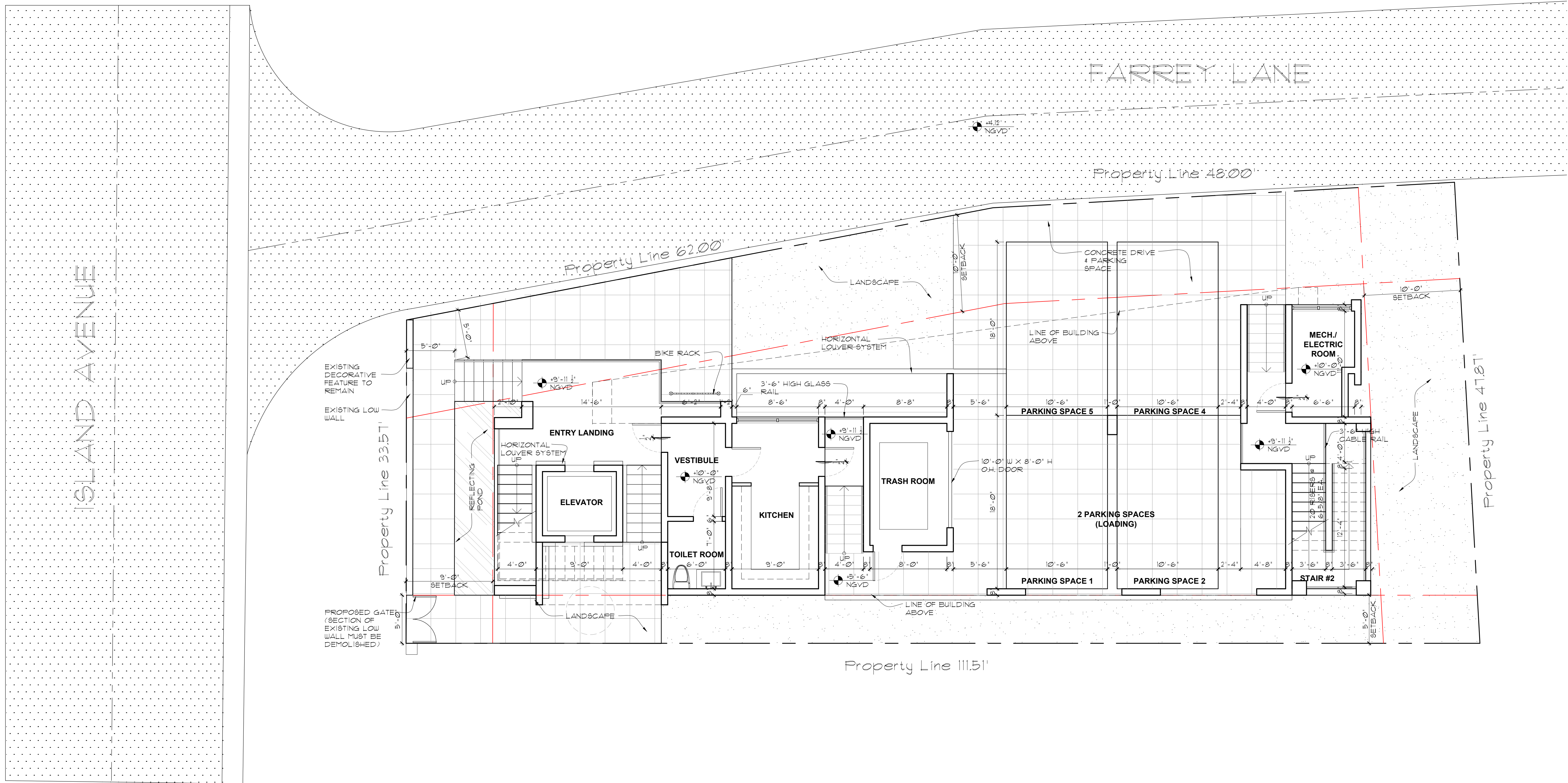


BUILDING 2



BUILDING 3





FIRST FLOOR PLAN
SCALE: 3/16"=1'-0"

seal
Ralph Choeff
registered architect
AR0009679

comm no.

1606
date:

01/07/19

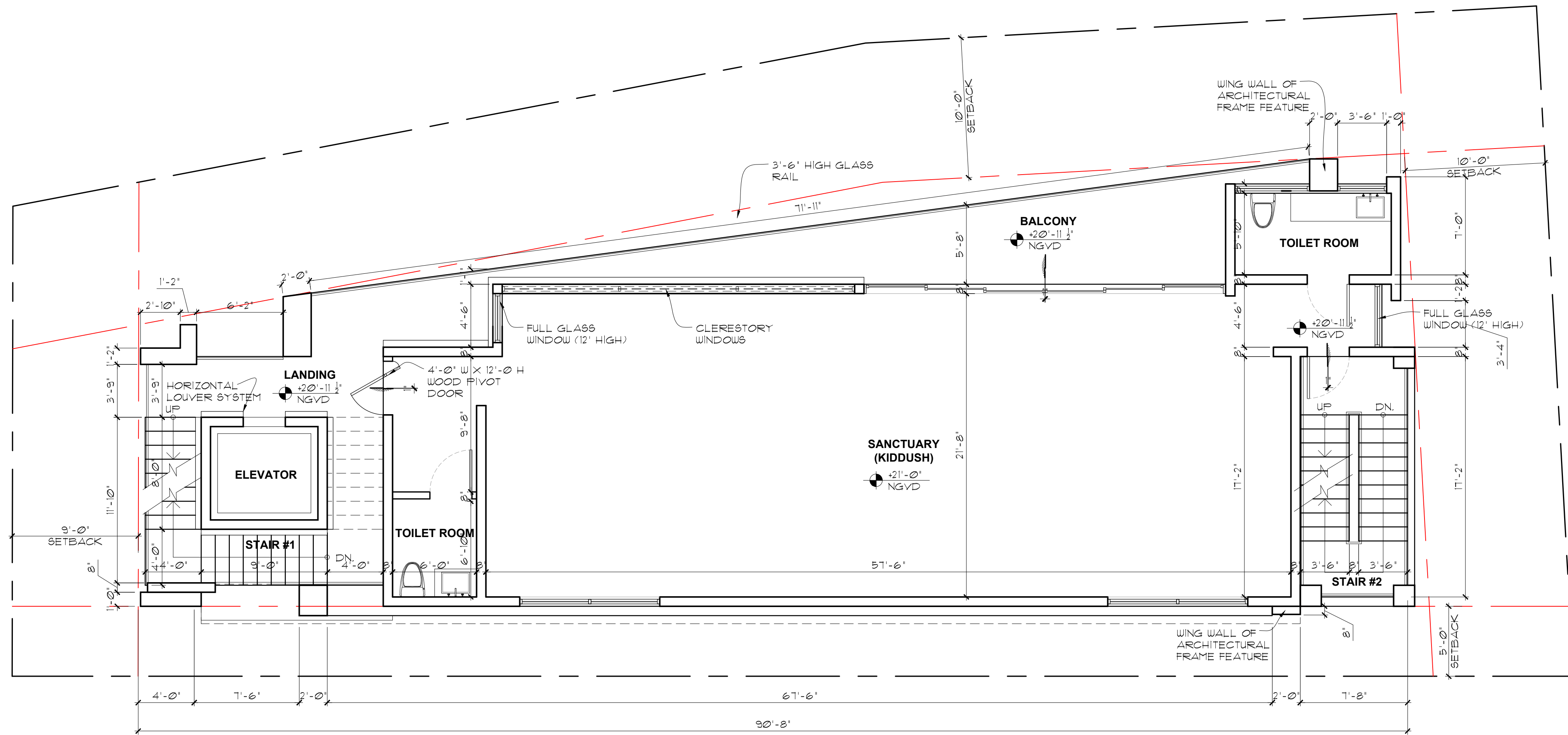
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sheet no.

A-1.1

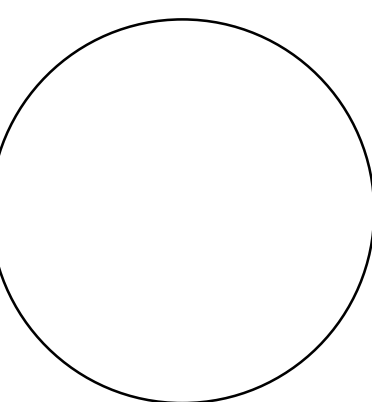
PROPOSED NEW CHABAD SYNAGOGUE
14 FARREY LANE MIAMI BEACH, FLORIDA 33139

CHOEFF LEVY FISCHMAN
ARCHITECTURE + DESIGN
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Miami, Florida 33138
(t) 305.434.8338
(f) 305.892.5292
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 **SECOND FLOOR PLAN**
SCALE: 3/16"=1'-0"

seal



Ralph Choeff
registered architect
AR0009679

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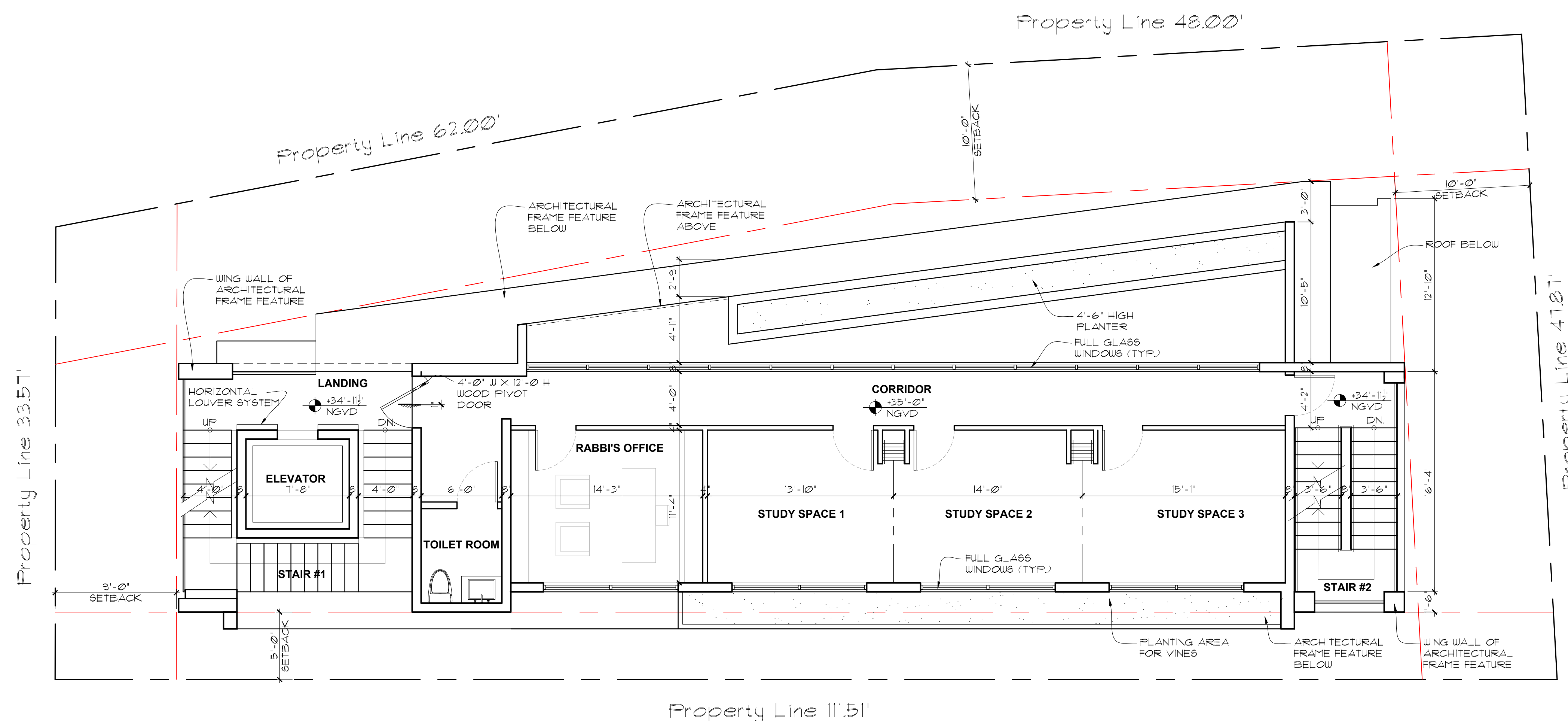
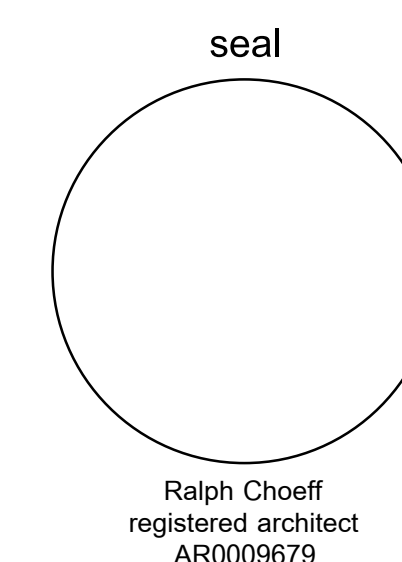
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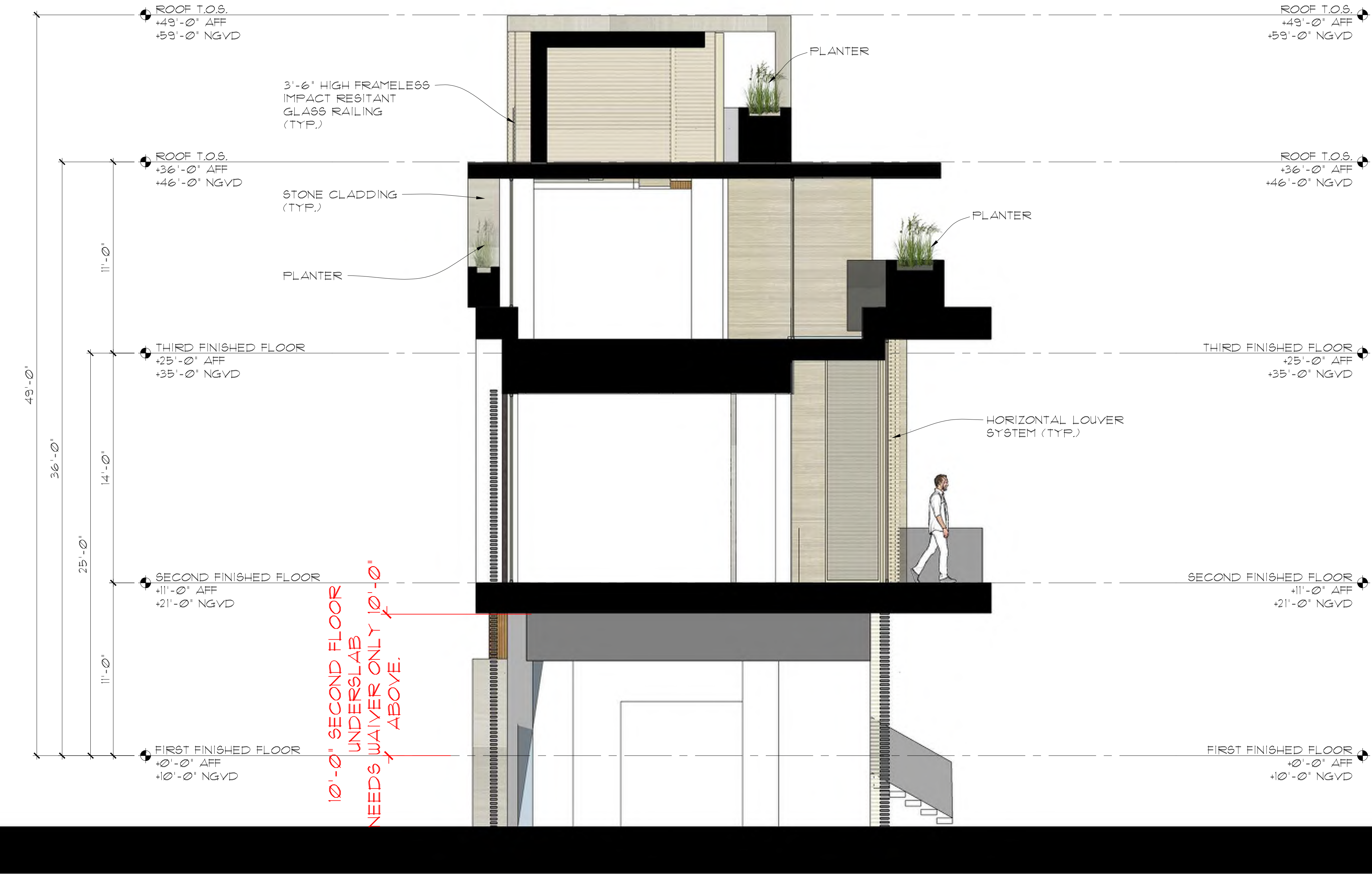
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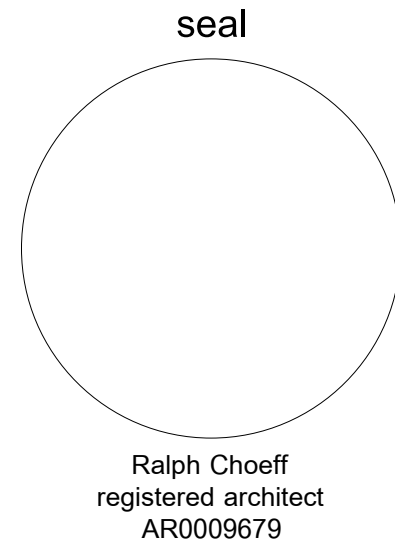
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SECTION DIAGRAM
SCALE: 1/4" = 1'-0"



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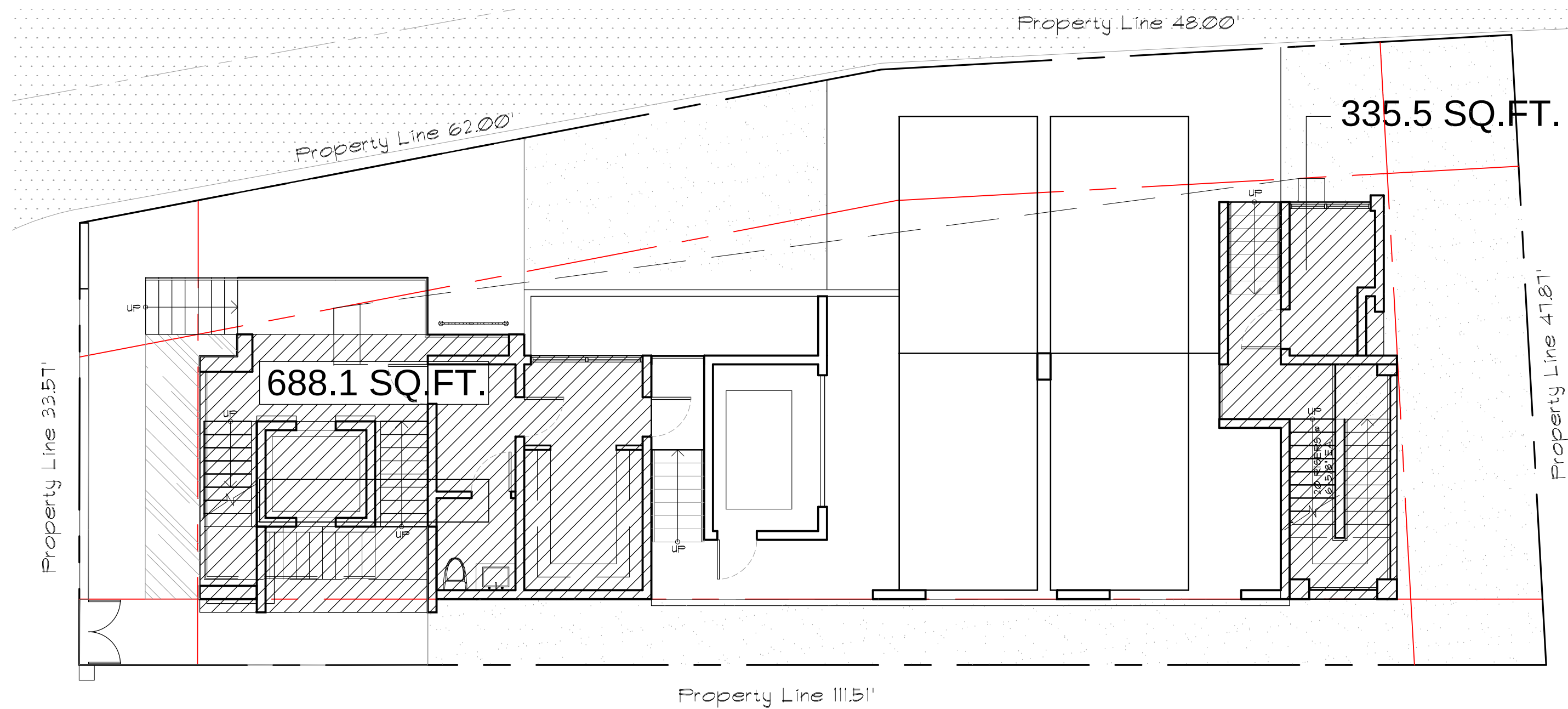
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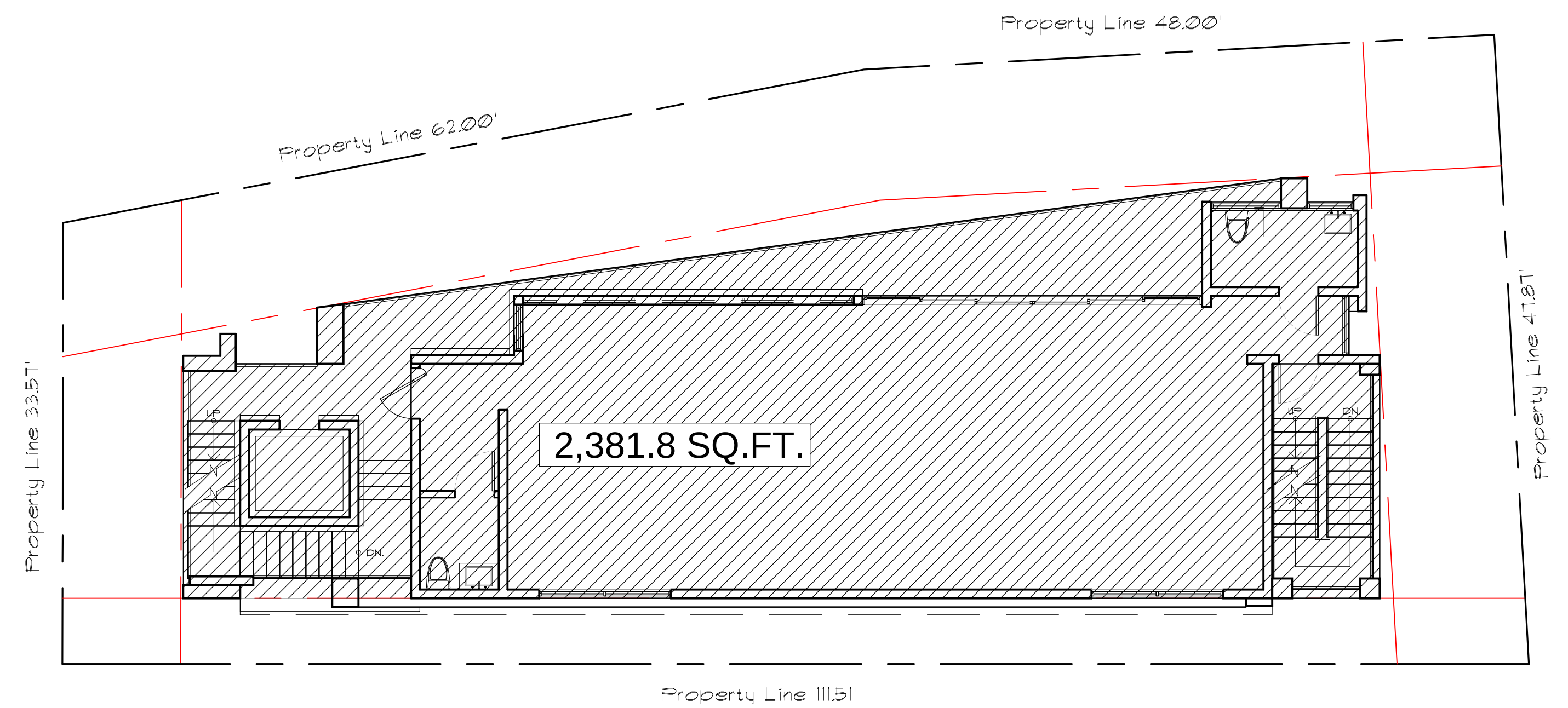
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PROPOSED NEW CHABAD SYNAGOGUE
14 FARREY LANE MIAMI BEACH, FLORIDA 33139

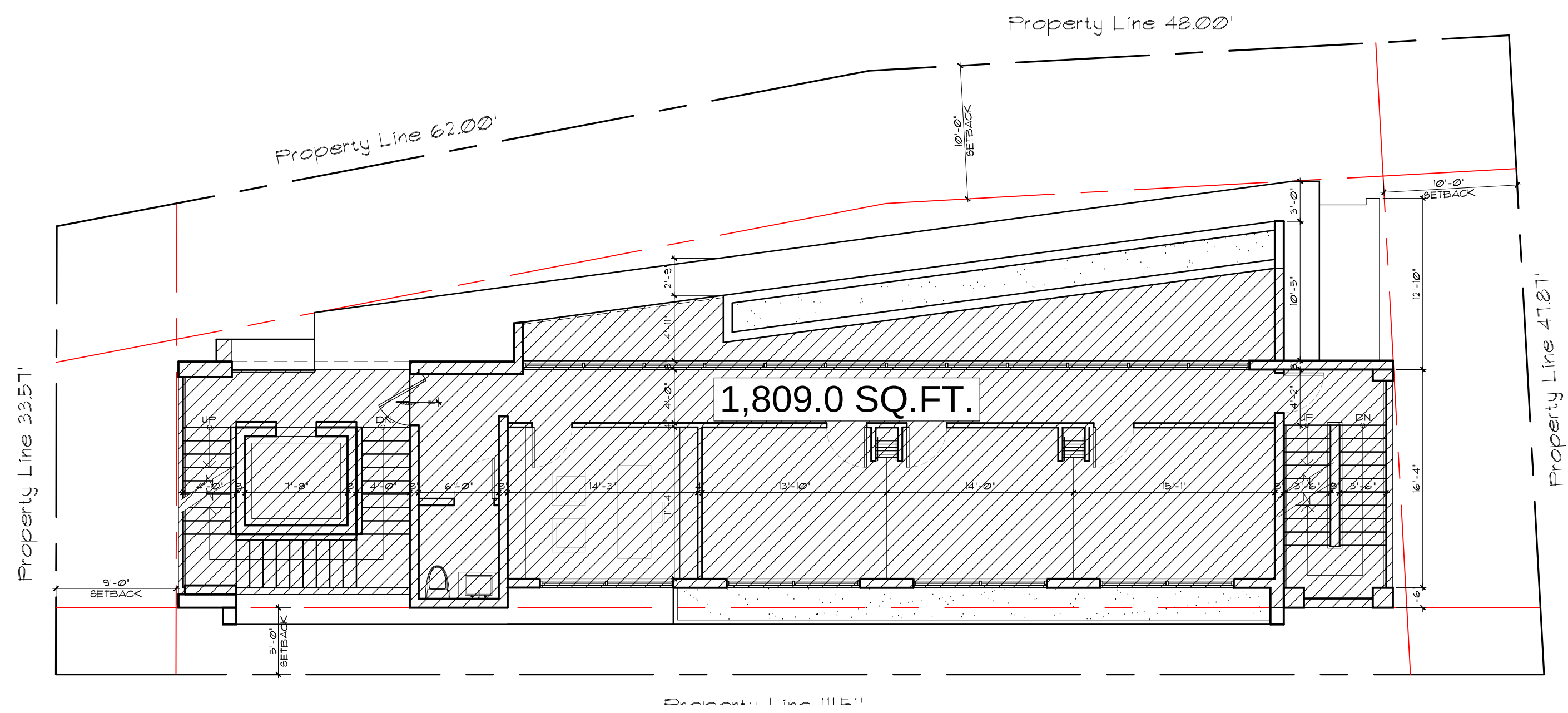
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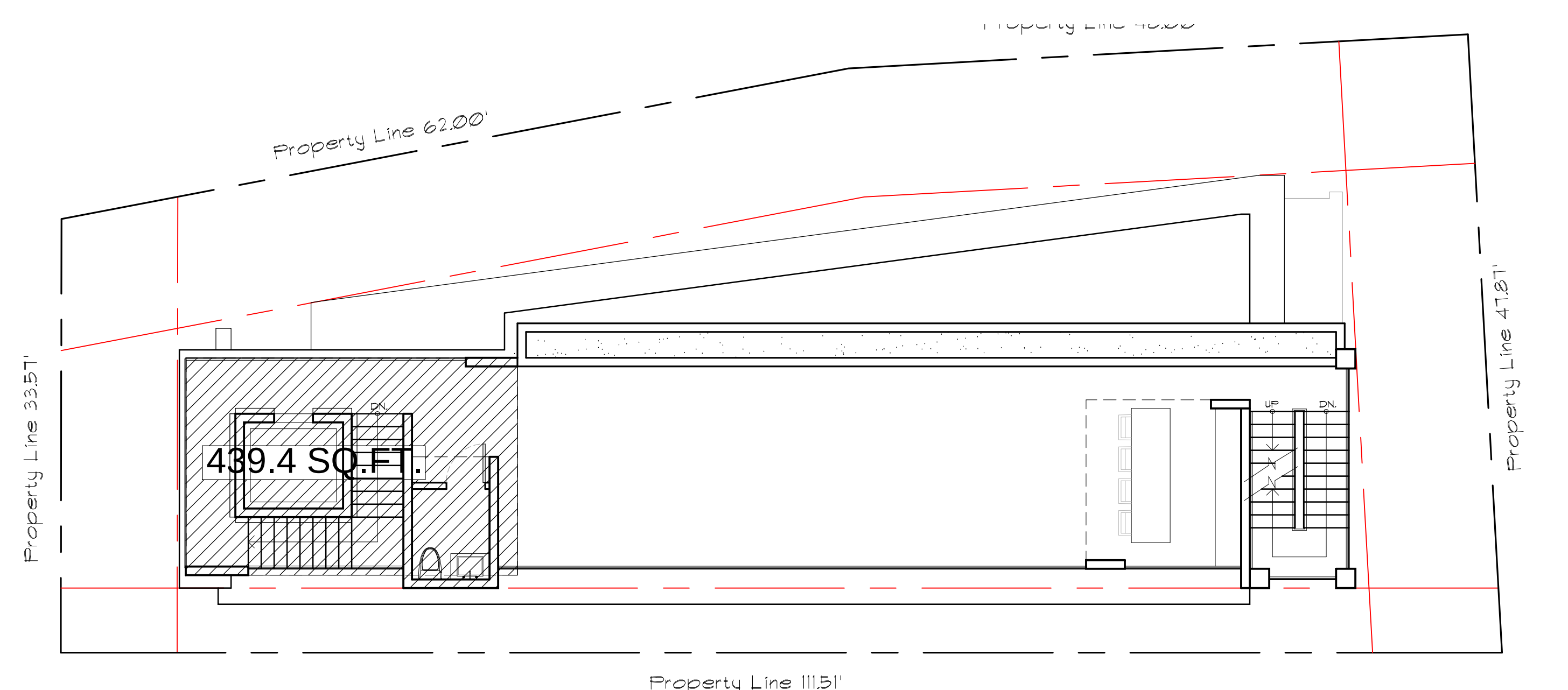
Floor 1 1/8"=1'-0"



Floor 2 1/8"=1'-0"

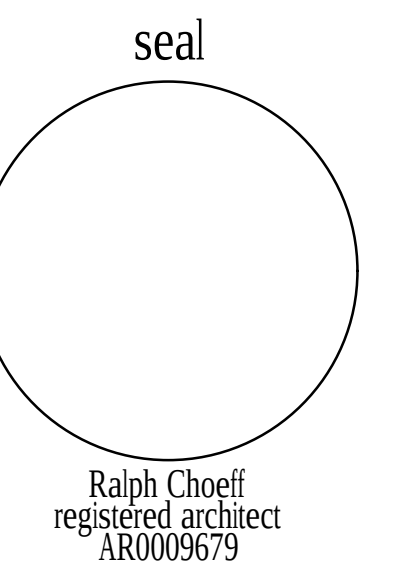


Floor 3 1/8"=1'-0"



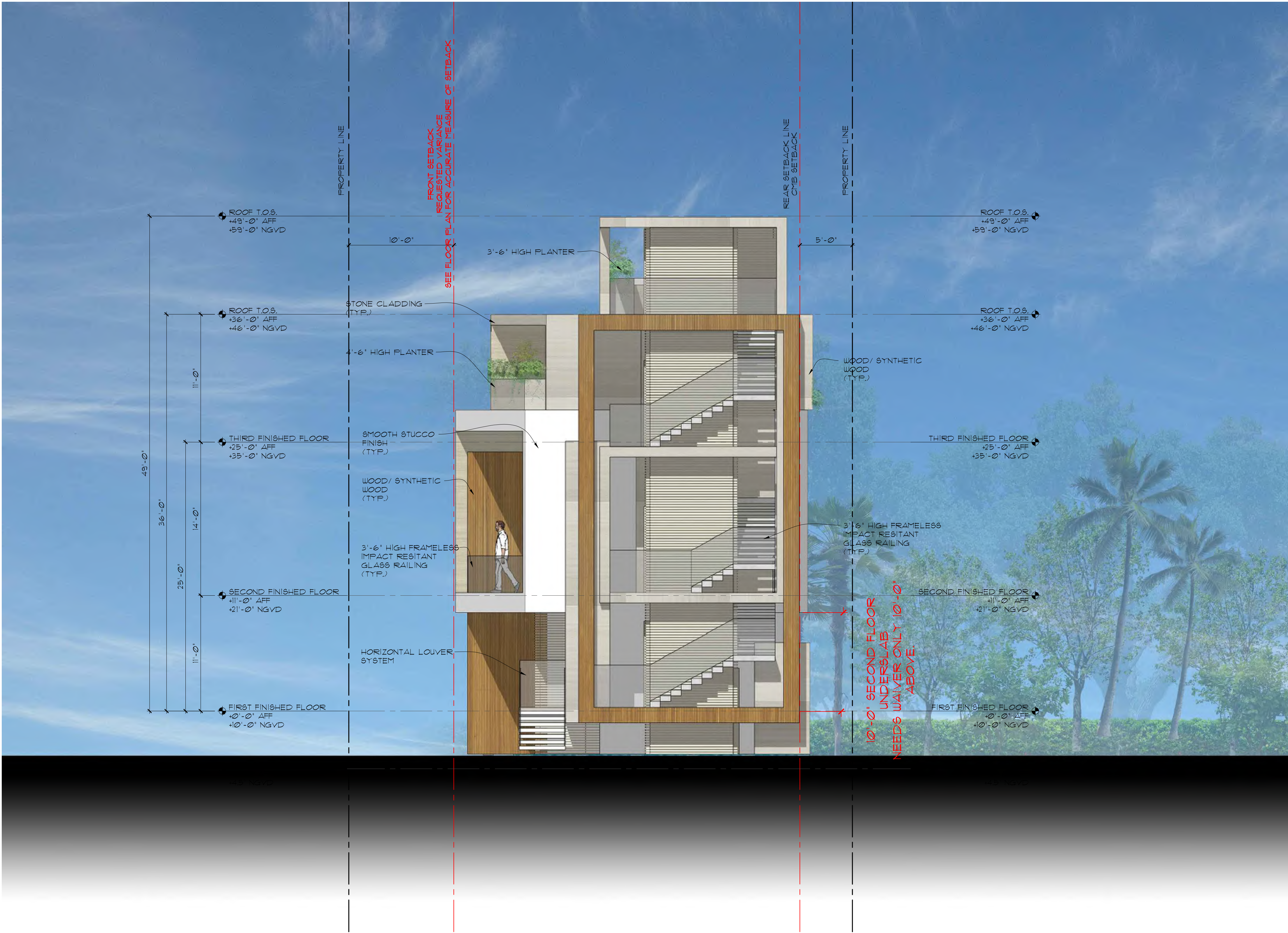
Floor 4 1/8"=1'-0"

LOT SIZE: 4,694 SQ. FT.
 MAX. ALLOWANCE F.A.R. = 1.22 OR 5,750 SQ. FT.
 TOTAL F.A.R. SQ. FT. = 5,653.8 SQ. FT.
 FAR = 1.20

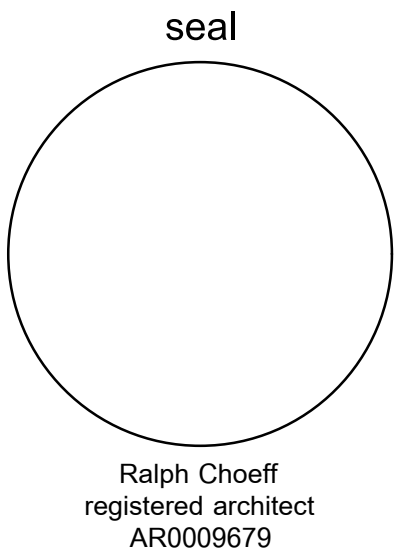




FRONT ELEVATION (EAST)
SCALE: 3/16"=1'-0"



SIDE ELEVATION (SOUTH)
SCALE: 3/16"=1'-0"



comm no.

1606

date:

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sheet no.

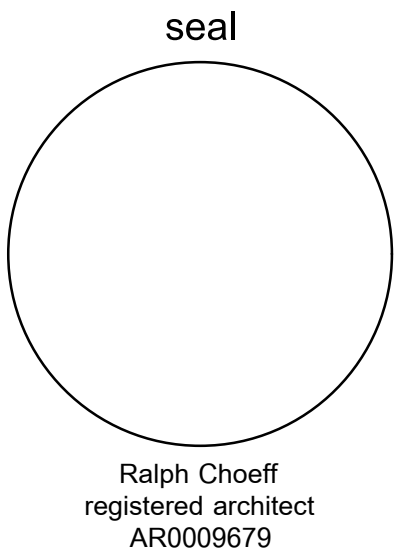
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REAR ELEVATION (WEST)
SCALE: 3/16"=1'-0"



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date:

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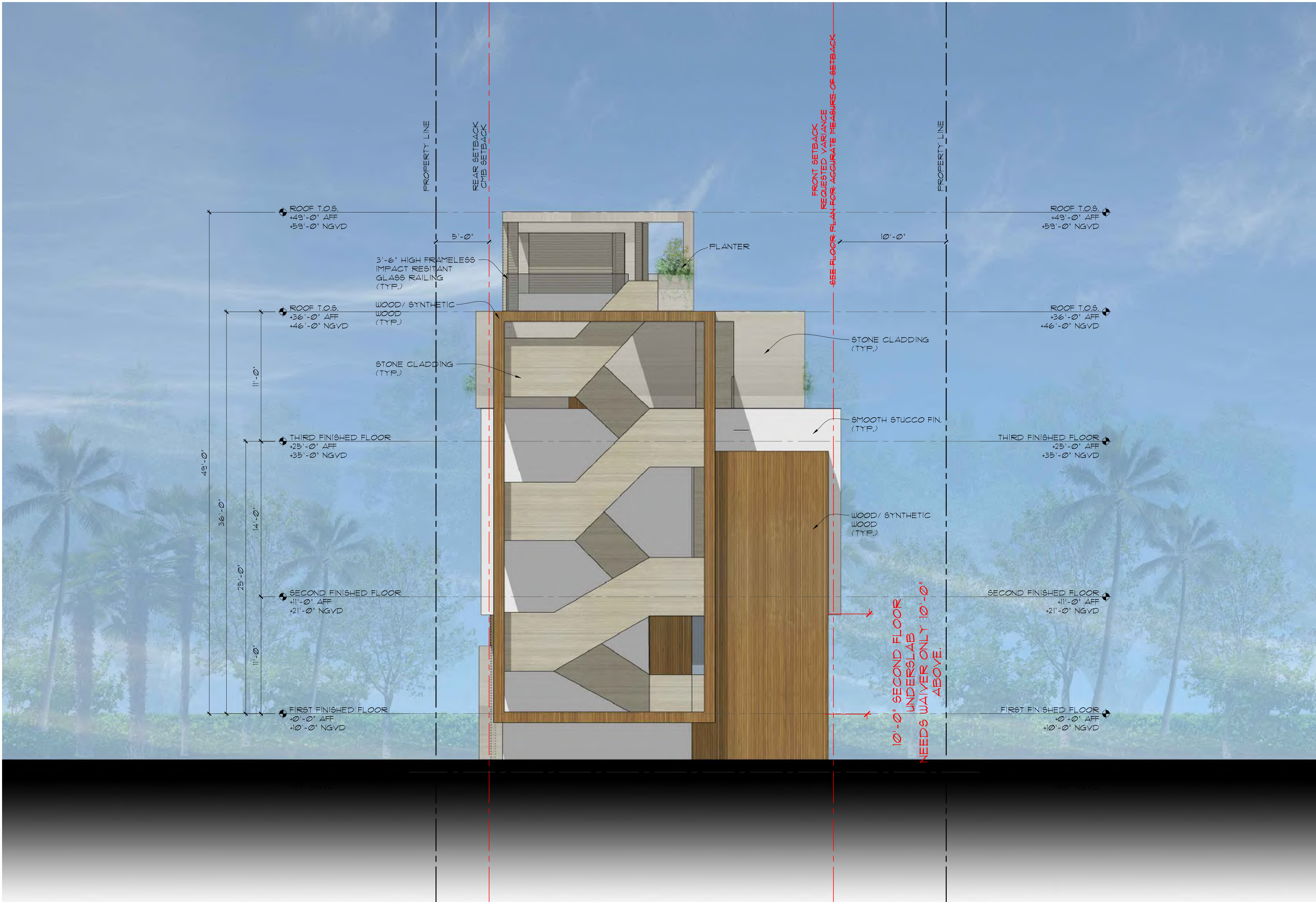
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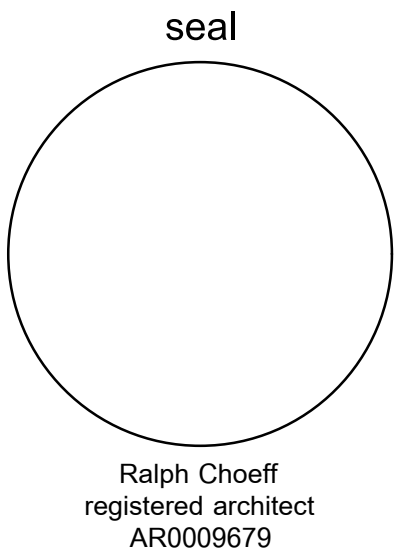
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SIDE ELEVATION (NORTH)
SCALE: 3/16"=1'-0"



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PROPOSED NEW CHABAD SYNAGOGUE
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NEW CHABAD SYNAGOGUE | 14 FARREY LANE | MIAMI BEACH, FLORIDA

CLIENT / PROPERTY INFORMATION

PROPERTY ADDRESS
14 FARREY LANE
MIAMI BEACH, FL 33139

EXISTING VEGETATION SUMMARY

The existing vegetation located on the property is composed of a mahogany and tropical almond tree and two palms. The landscape architect is proposing to remove all of the existing vegetation due to conflicts with the proposed site design, and will be mitigating for canopy loss by integrating new native tree canopy and vegetation into a new improved landscape design.

SCOPE OF WORK

- New contemporary landscape design to complement New Chabad Synagogue

INDEX OF SHEETS

- L-0.0 Cover Page + Sheet Index
- L-1.0 Existing Tree Survey + Disposition Plan
- L-2.0 Landscape Plan
- L-2.1 Third Floor Landscape Plan
- L-2.2 Fourth Floor Landscape Plan
- L-2.3 Landscape Notes + Details
- L-3.0 Plant Material Image Board

CMB DRB FINAL SUBMITTAL FOR SEPTEMBER 03 AGENDA

CHRISTOPHER CAWLEY, RLA
Florida License LA 6666786

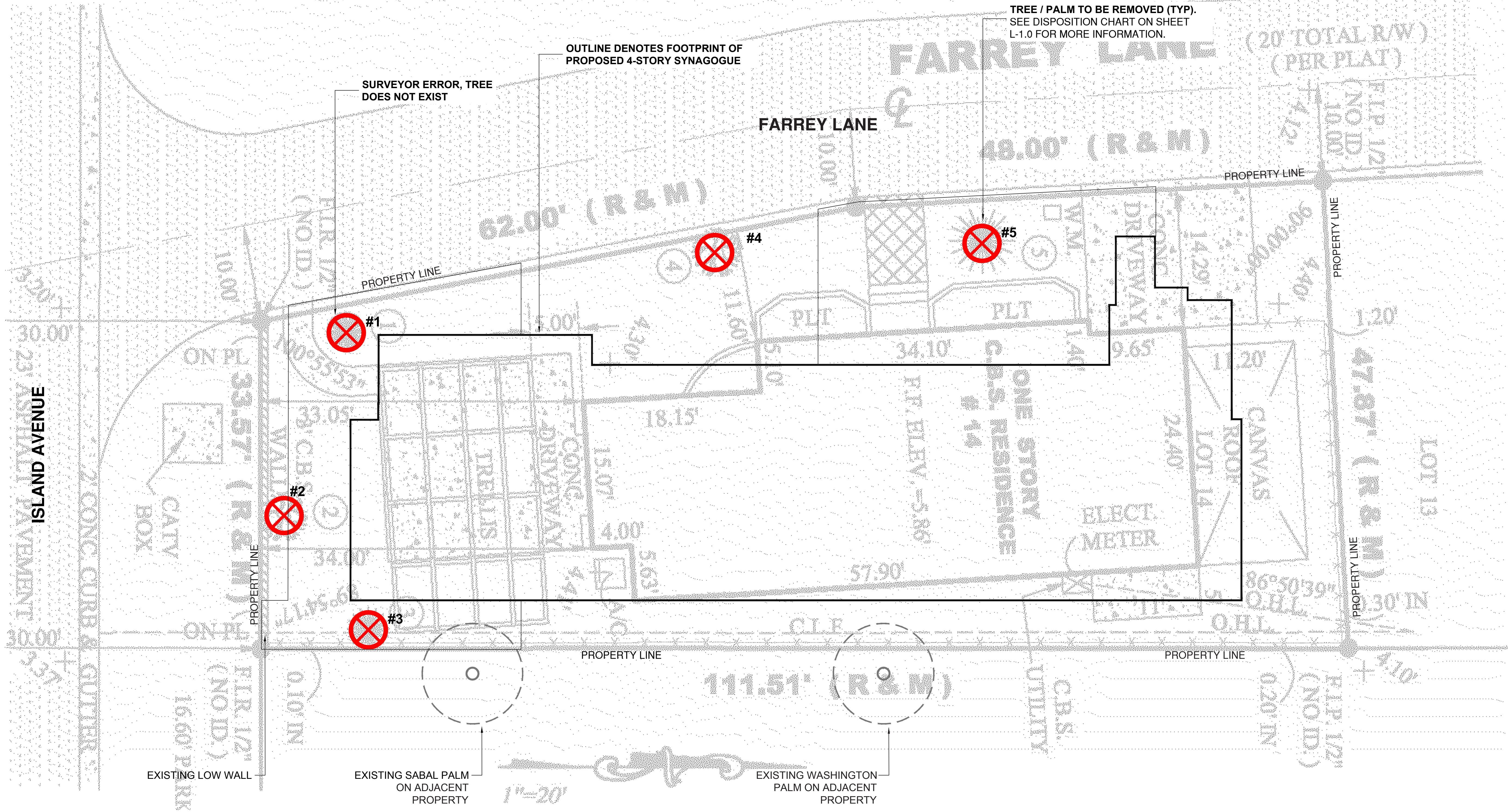
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date:
01/07/2019
revised:
02.04.19 Final Submittal
03.08.19 DRB Final Submittal
06.04.19 DRB
07.08.19 DRB FINAL
SUBMITTAL FOR SEPT. 3RD
AGENDA
2/14/2019

sheet no.
L-0.0

NEW CHABAD SYNAGOGUE
14 FARREY LANE
MIAMI BEACH , FLORIDA 33139

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LANDSCAPE ARCHITECTURE LLC | LA
Florida Landscape Architecture Business - LC 66000460
7800 NE 101st Street | Suite 1100 | Miami, FL 33138
O 786.534.5327 | C 305.579.1656 | www.christophercawley.com

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C.M.B. EXISTING PALM INVENTORY + DISPOSITION CHART - 14 FARREY LANE

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	Areca Palm	Dypsis lutescens	NO	+/- 0"	+/- 0'	+/- 0'	FAIR	REMOVE	0 SF	0 SF	SURVEYOR ERROR; TREE DOES NOT EXIST
#2	Brazilian Beauty Leaf	Calophyllum brasiliense	YES	+/- 48"	+/- 35'	+/- 49.5'	FAIR	REMOVE	1924 x 2 = 3,848 SF	3,848 SF	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED
#3	Washington Palm	Washingtonia robusta	YES	+/- 13"	+/- 28'	+/- 10'	FAIR	REMOVE	79 SF	79 SF	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED
#4	Mahogany Tree	Swietenia mahagoni	YES	+/- 28"	+/- 35'	+/- 51.5'	FAIR	REMOVE	2,083 x 2 = 4,166 SF	4,166 SF	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED
#5	Coconut Palm	Cocos nucifera	NO	+/- 8.5"	+/- 30'	+/- 18'	FAIR	REMOVE	255 SF	255 SF	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED
TOTAL MITIGATION REQUIRED :									8,348 SF		
TOTAL MITIGATION PROVIDED :									3,900 SF		

C.M.B. CANOPY MITIGATION NOTES

THE CANOPY MITIGATION OF 8,348 SF AS REQUIRED BY THE CITY OF MIAMI BEACH, CHAPTER 46 - ENVIRONMENT, DIVISION 2, TREE PRESERVATION and PROTECTION ORDINANCE. A TOTAL 3,900 SF OF CANOPY HAS BEEN PROVIDED.

CANOPY MITIGATION SUMMARY

- (1) NATIVE GUMBO LIMBO TREE: 450 SF (MB category I @ 450 SF each)
- (1) NATIVE CLUSIA ROSEA TREE: 300 SF (MB category I @ 300 SF each)
- (8) BAY RUM TREES: 2,400 SF (MB category I @ 300 SF each)
- (2) NATIVE SIMPSON STOPPER TREES: 200 SF (MB category III @ 100 SF each)
- (3) CABBAGE PALMS: 150 SF (MB category IV @ 50 SF each)
- (8) THATCH PALMS: 400 SF (MB category IV @ 50 SF each)

C.M.B. EXISTING TREE SURVEY LEGEND

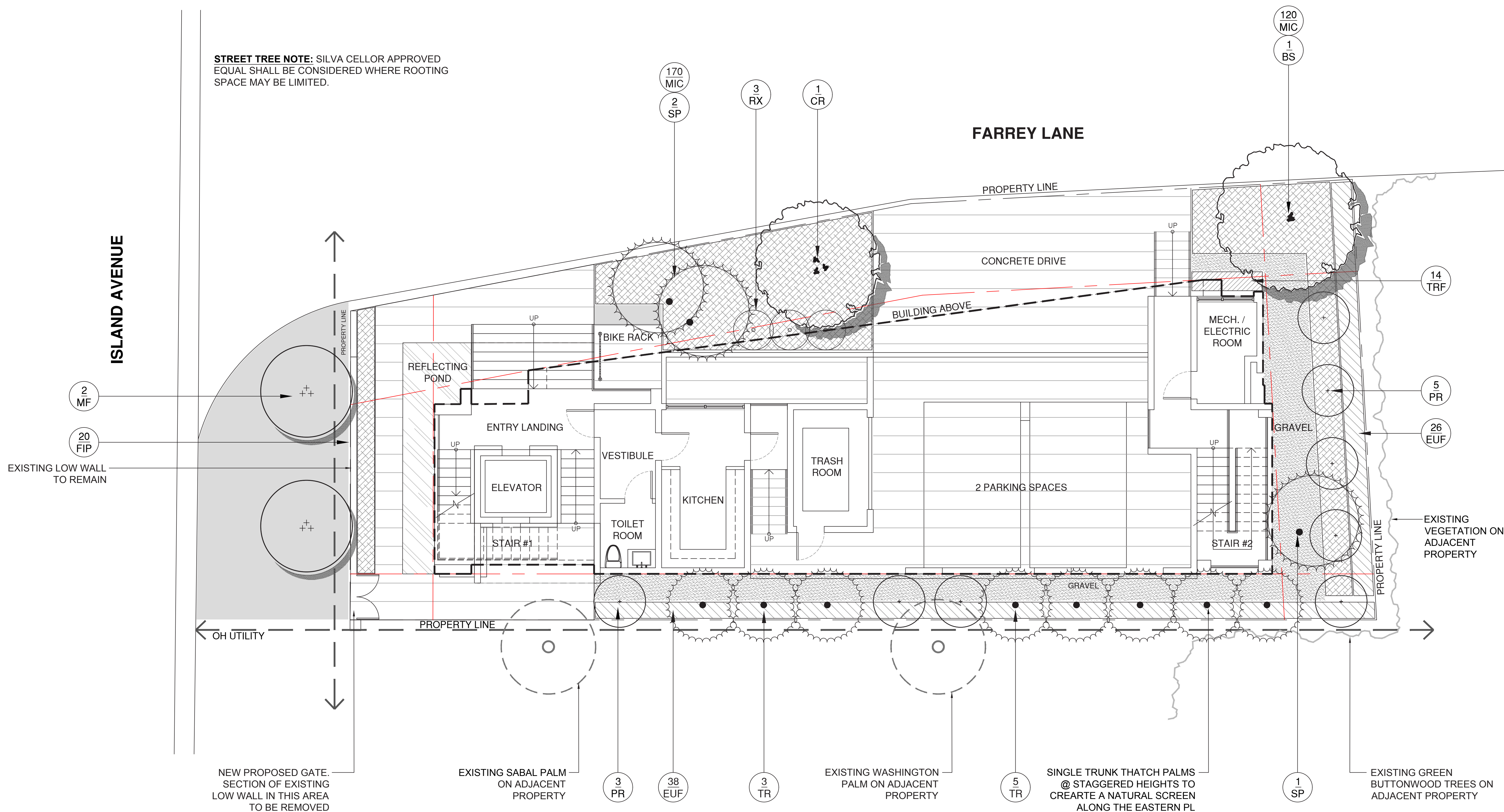


TREE or PALM TO BE REMOVED

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

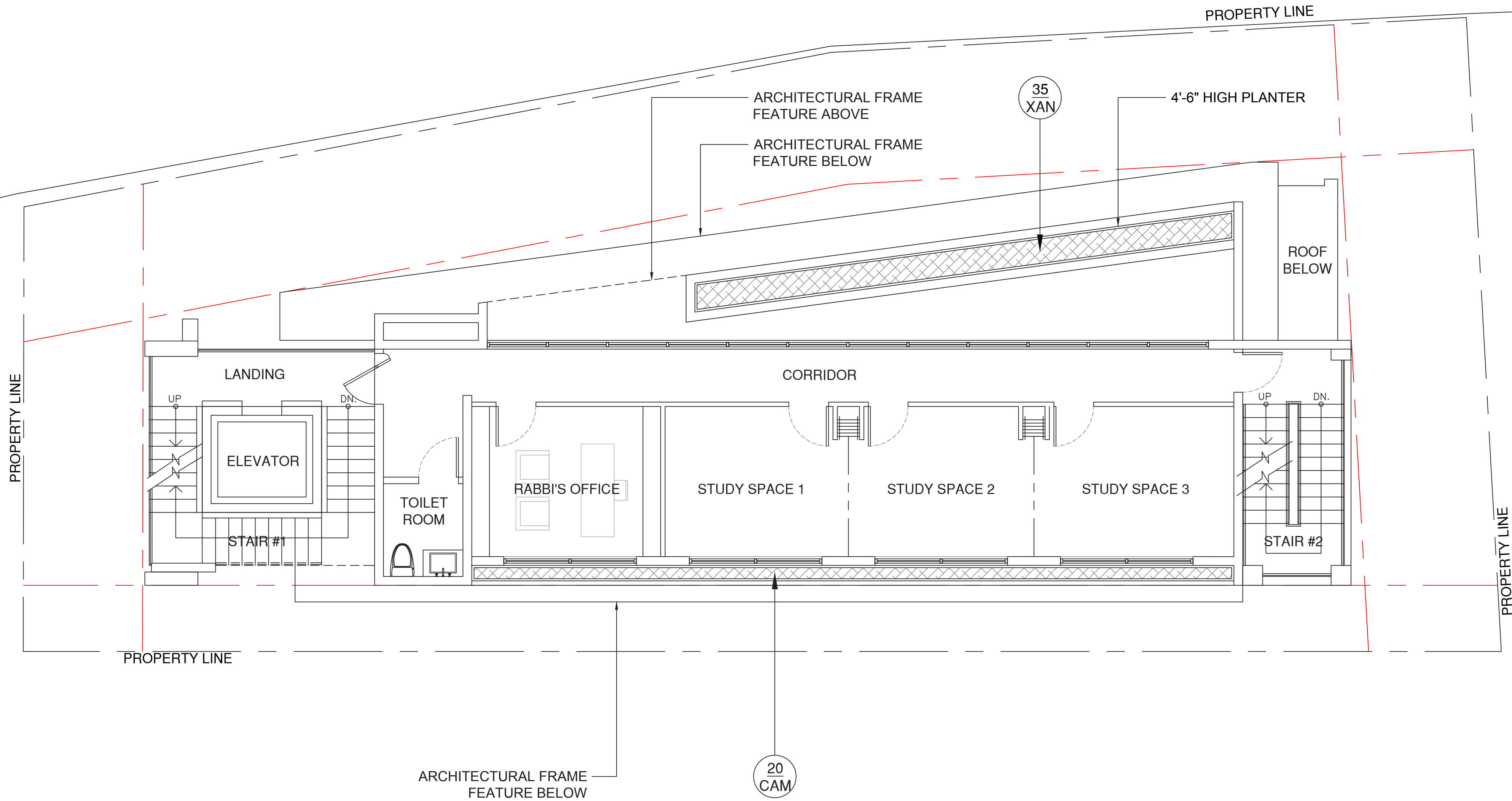
- THIS 'EXISTING TREE INVENTORY + DISPOSITION PLAN' HAS BEEN PREPARED IN ACCORDANCE WITH THE CITY OF MIAMI BEACH, CHAPTER 46 - ENVIRONMENT, DIVISION 2, TREE PRESERVATION and PROTECTION ORDINANCE.
- EXISTING TREE, PALM, AND VEGETATION INFORMATION AS INDICATED HAS BEEN PREPARED AS AN OVERLAY ON THE SURVEY PREPARED BY BLANCO SURVEYORS. DATED 11.08.18
- THE INFORMATION AS PRESENTED HEREIN HAS BEEN FIELD VERIFIED BY THE LANDSCAPE ARCHITECT ON 11.17.18
- 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.
- ARBORIST REPORT BY ALEXIS ALVEY HAS BEEN PROVIDE





ISLAND AVENUE

FARREY LANE



THIRD LEVEL PLANT LIST - 14 FARREY LANE					
KEY	QTY.	NATIVE	COMMON NAME	BOTANICAL NAME	HEIGHT, SPECIFICATION, & NOTES
TROPICALS, GROUNDCOVERS, + ACCENTS					
CAM	20	NO	CARISSA 'EMERALD BLANKET'	Carissa macrocarpa 'Emerald Blanket'	3 gallon, 18" height, full, space 18" on center
XAN	35	NO	XANADU	Philodendron 'Xanadu'	3 gallon, 18" height, full, space 18" on center

THIRD FLOOR LANDSCAPE PLAN



sheet no.

L-2.1

comm no.

1606

date:

01/07/2019

revised:

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03.08.19 DRB Final Submittal
06.04.19 DRB
07.08.19 DRB FINAL
SUBMITTAL FOR SEPT. 3RD
AGENDA

2/14/2019

seal

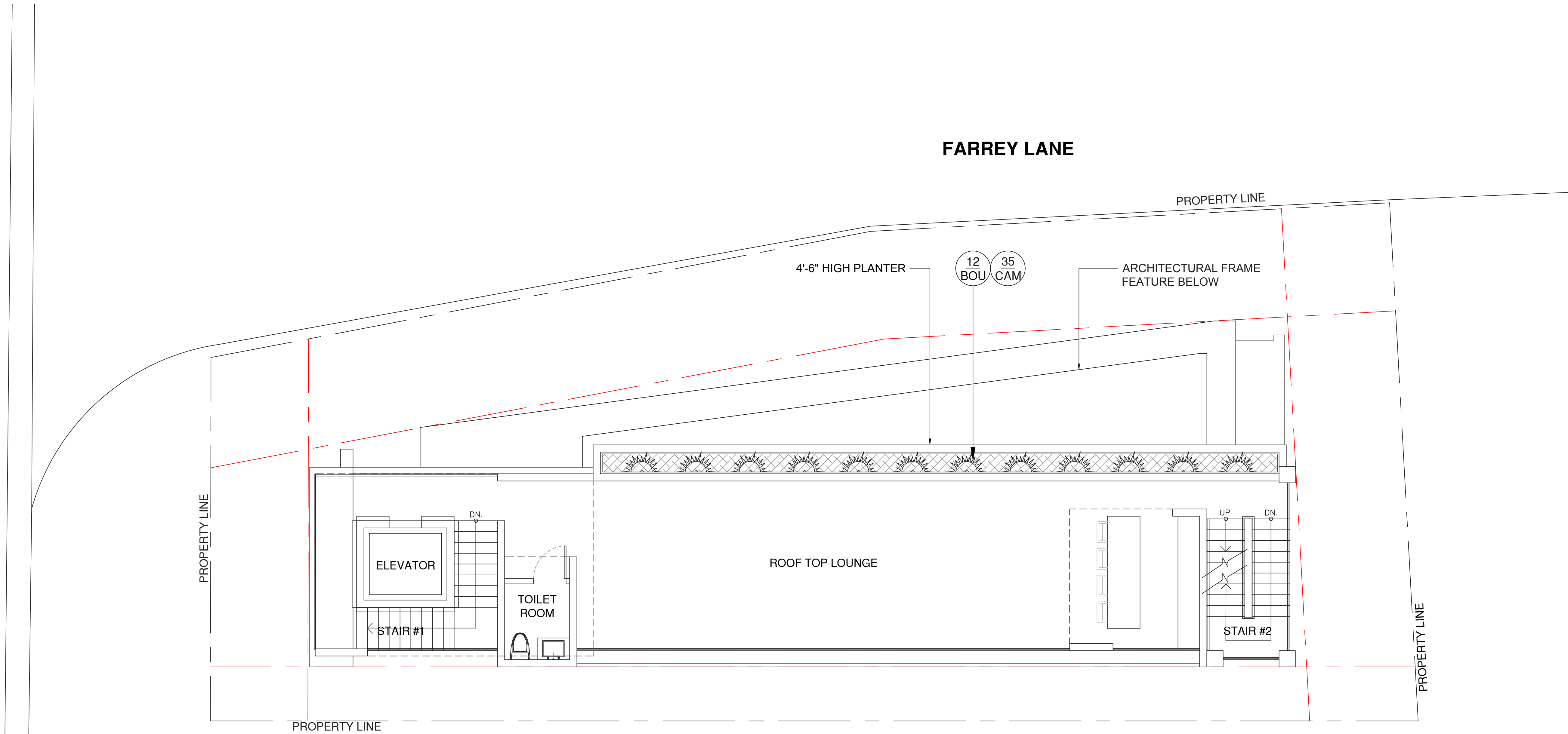
NEW CHABAD SYNAGOGUE
14 FARREY LANE
MIAMI BEACH, FLORIDA 33139

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ISLAND AVENUE



FOURTH LEVEL PLANT LIST - 14 FARREY LANE					
KEY	QTY.	NATIVE	COMMON NAME	BOTANICAL NAME	HEIGHT, SPECIFICATION, & NOTES
TROPICALS, GROUNDCOVERS, + ACCENTS					
BOU	12	NO	RED BOUGAINVILLEA	Bougainvillea 'Barbara Karst'	15 gallon, full
CAM	35	NO	CARISSA 'EMERALD BLANKET'	Carissa macrocarpa 'Emerald Blanket'	3 gallon, 18" height, full, space 18" on center

FOURTH FLOOR LANDSCAPE PLAN



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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.

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.

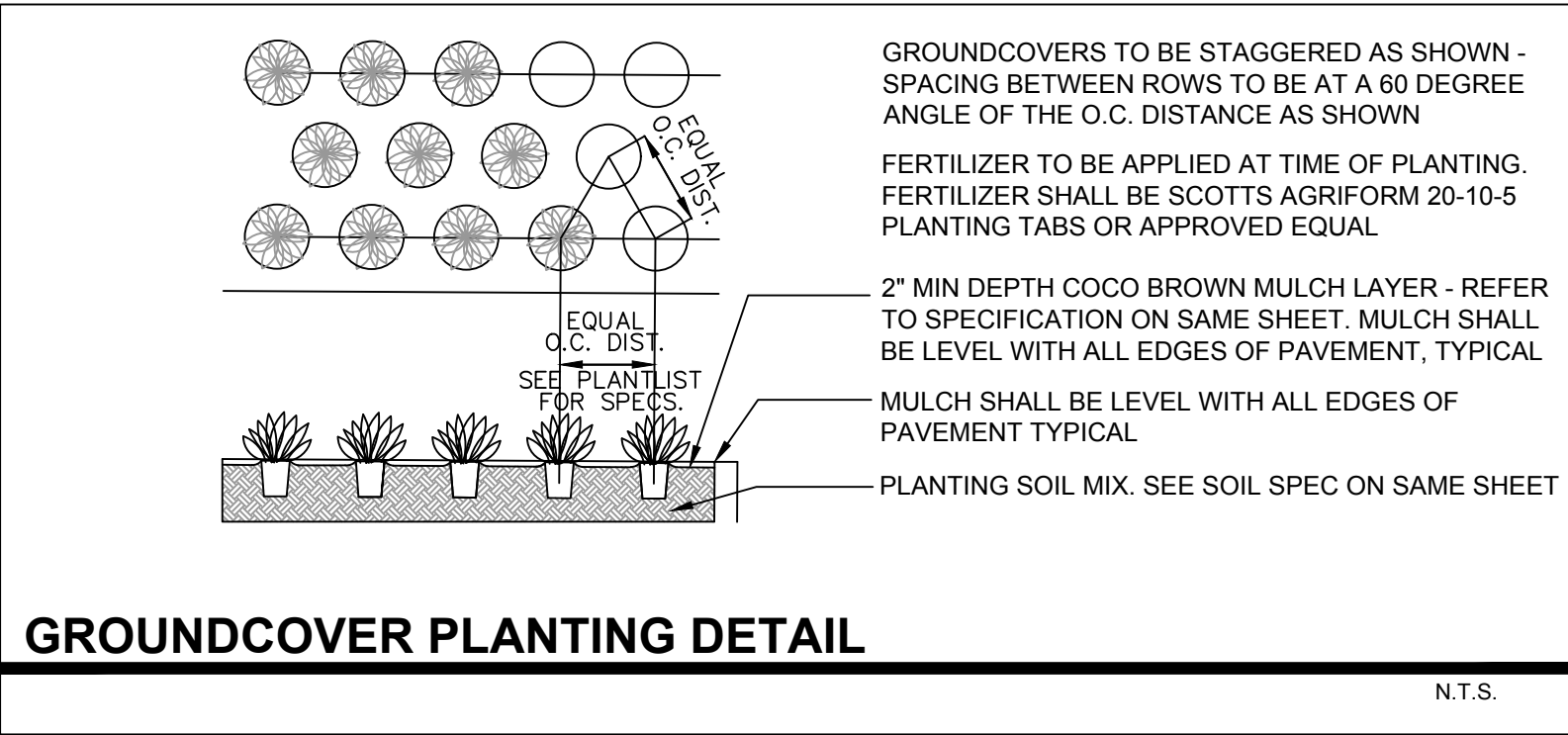
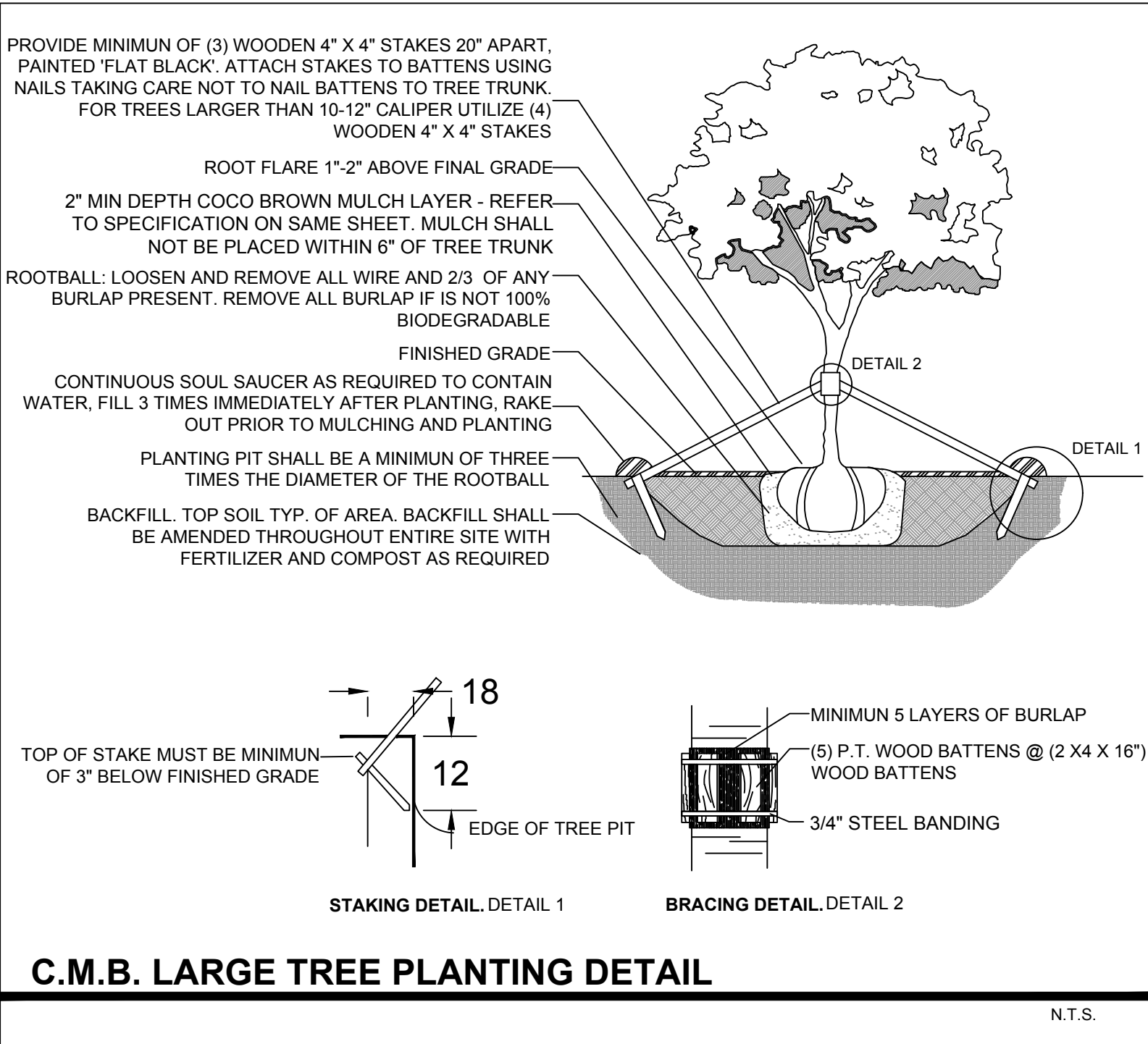
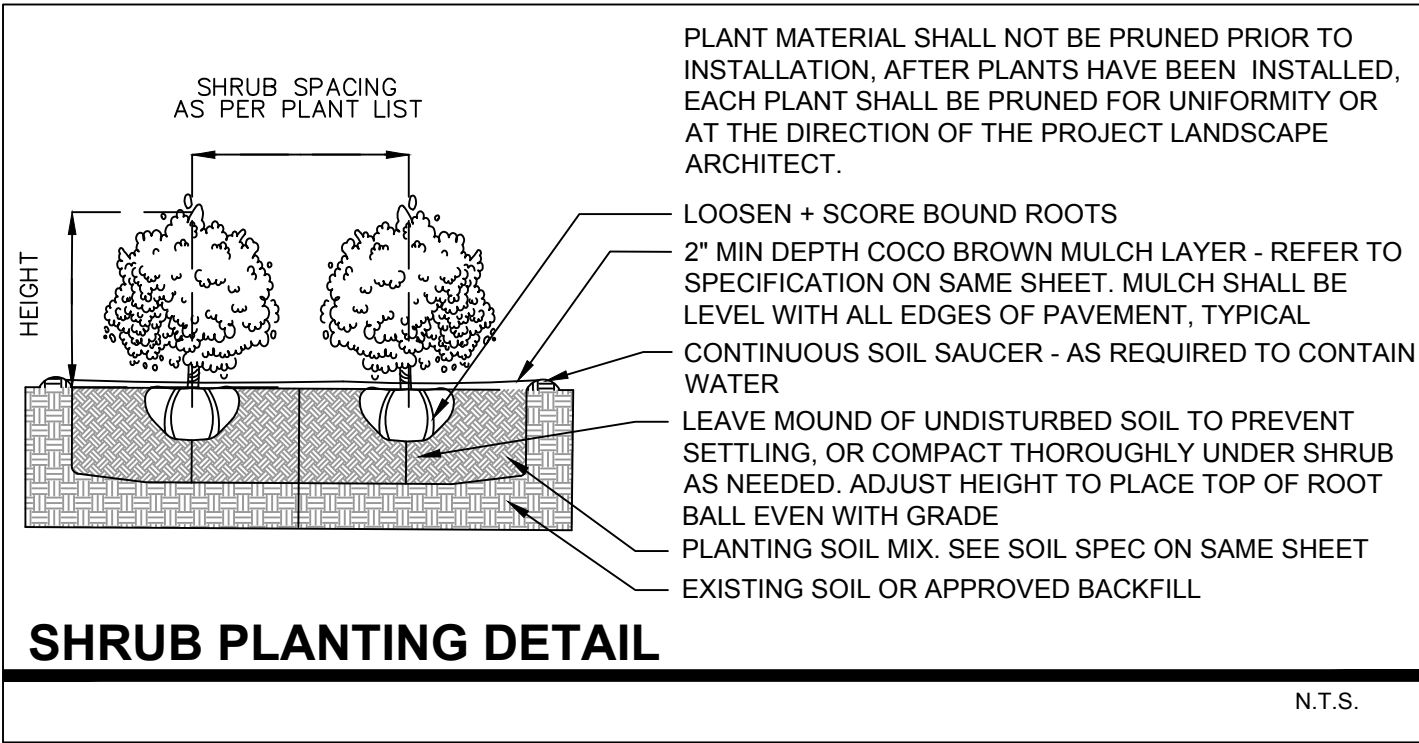
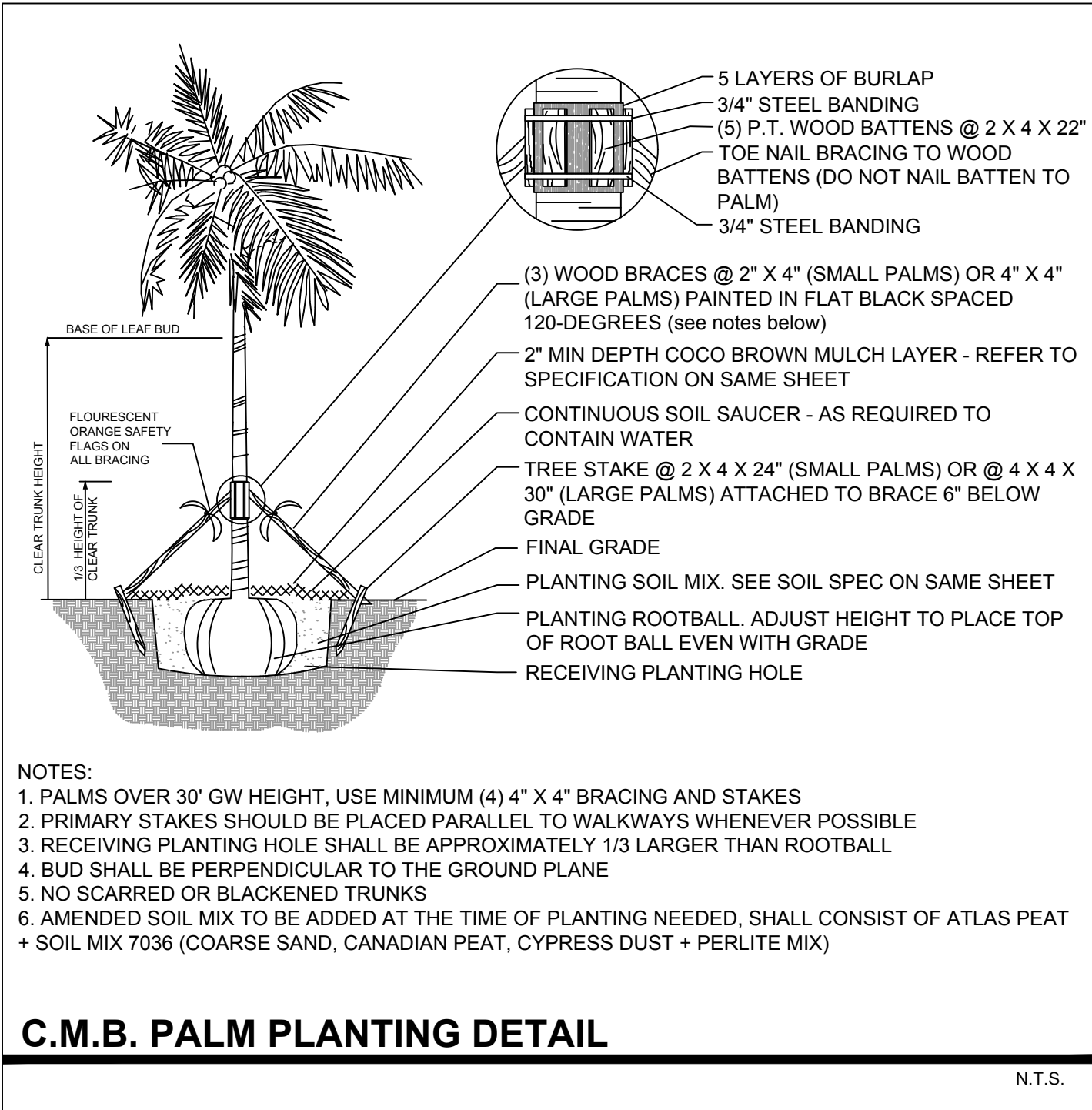
5. THE SITE CONTRACTOR SHALL BE RESPONSIBLE TO BRING ALL GRADES TO WITHIN 2" OF FINAL GRADES. THIS SHALL INCLUDE A 2" APPLICATION OF 50:50 TOPSOIL:SAND MIX FOR ALL LANDSCAPE AND AREAS TO BE SODDED.

6. 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.
7. 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.

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

9. 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.

GROUND LEVEL PLANT LIST - 14 FARREY LANE					
KEY	QTY.	NATIVE	COMMON NAME	BOTANICAL NAME	HEIGHT, SPECIFICATION, & NOTES
TREES					
BS	1	YES	GUMBO LIMBO	Bursera simarubra	100 gal, 16' ht, 8-10' spread min, 6-8" dbh min, standard, equal to Treeworld
MF	2	YES	SIMPSONS STOPPER TREE	Myrcianthes fragrens	12' ht min, 6' spread min, multi
CR	1	YES	PITCH APPLE TREE	Clusia rosea	50 gal, 12' height min, 6' spread min, 3" dbh, multi, equal to Treeworld Wholesale
PR	8	NO	BAY RUM TREE	Pimenta racemosa	50 gal, 10' height min, 5-6' spread min, standard, equal to Treeworld Wholesale
PALMS					
RX	3	NO	LADY PALM	Rhapis excelsa	15 gallon, 4' height, full
SP	3	YES	CABBAGE PALM	Sabal palmetto	Field Grown, 22-26' overall height, staggered, character slick trunk, leaning
TR	8	YES	THATCH PALM	Thrinax radiata	Field Grown, 6'-14" ct, staggered, exact quantities and size to be determined
SHRUBS					
EUF	64	YES	SPANISH STOPPER SHRUB	Eugenia foetida	25 gal, 7' height min, 5' spread min, full to base
TROPICALS, GROUNDCOVERS, + ACCENTS					
DIS	1	NO	DIOON	Dioon sp.	7 gallon, full, 24" on center
FIP	20	NO	CREEPING FIG VINE	Ficus pumila	3 gallon, full, 18" on center
MIC	308	NO	WART FERN	Microsorium scolopendrium	1 gallon, full, 18" on center
TRF	22	YES	DWARF FAKAHATCHEE GRASS	Tripsacum floridana	3 gallon, full, 18" on center
SOD, AGGREGATE & MULCH					
MLC	AMERIGROW 'PREMIUM PINEBARK BROWN' SHREDDDED MULCH				
SOD	'EMPIRE TURF' ZOYSIA GRASS - OVER 2" TOPSOIL BED, SEE PLANTING SPECS				
DGA	3/8" DECOMPOSED GRANITE AGGREGATE OR STONE TO BE SELECTED, INSTALLED OVER FILTER FABRIC AND WEED BARRIER MATERIAL / OLIMAR, 2" MIN. DEPTH				
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 SUBMITTING A BID FOR THE PROJECT. THE LANDSCAPE CONTRACTOR IS TO PROVIDE AN ADDITIONAL ALLOWANCE OF \$5,000 DOLLARS FOR POTTED PLANTS + MISCELLANEOUS VEGETATION TO BE SELECTED DURING THE INSTALLATION OF THE PROJECT					



LANDSCAPE LEGEND		
MIAMI BEACH LANDSCAPE ORDINANCE CHAPTER 26 (INSTITUTIONAL)		
ZONING: INSTITUTIONAL	LOT SIZE: 4,689 SF	ACRES: .11
TREES		
22 TREES REQUIRED PER ACRE / LOT SIZE: 4,689 SF / .11 ACRES		
22 x .11 = 2.42 TREES = 3 TREES REQUIRED. 10 TREES PROVIDED		
(1 NATIVE GUMBO LIMBO TREE + 1 NATIVE CLUSIA ROSEA + 8 BAY RUM TREES PROVIDED)		
DIVERSITY REQUIREMENT		
1 - 5 REQUIRED TREES = 2 TREE SPECIES REQUIRED / 3 SPECIES PROVIDED		
NATIVE TREES		
30% OF REQUIRED TREES OR .30 X 3 = .9 NATIVE TREES REQUIRED / 2 NATIVE TREES PROVIDED		
(1 NATIVE GUMBO LIMBO TREE + 1 NATIVE CLUSIA ROSEA PROVIDED)		
LOW MAINTENANCE TREES		
50% OF REQUIRED TREES OR .50 X 3 = 1.5 NATIVE TREES REQUIRED / 2 NATIVE TREES PROVIDED		
(1 NATIVE GUMBO LIMBO TREE + 1 NATIVE CLUSIA ROSEA PROVIDED)		
STREET TREE REQUIREMENT		
AVERAGE STREET TREE SPACING 20' ON CENTER		
FARREY LANE: 110 LF / 20 = 5 STREET TREES REQUIRED / 5 BAYRUMS COUNT TOWARD STREET TREES		
ISLAND AVENUE: 34 LF / 20 = 2 STREET TREES REQUIRED / 2 STREET TREES PROVIDED		
SHRUBS		
12 SHRUBS REQUIRED FOR EACH REQUIRED LOT AND STREET TREE OR 12 X (3) = 36 REQUIRED / 64 SHRUBS PROVIDED		
(64 NATIVE SPANISH STOPPER SHRUBS PROVIDED)		
NATIVE SHRUBS		
50% OF TOTAL SHRUBS REQUIRED MUST BE NATIVE OR .50 X 36 = 18 / 64 SHRUBS PROVIDED		
(64 NATIVE SPANISH STOPPER SHRUBS PROVIDED)		
LAWN AREA		
20% MAXIMUM OF LANDSCAPE AREA: NEW LAWN AREAS ARE LESS THAN 20% OF LANDSCAPE AREA		
IRRIGATION SYSTEM		
100% COVERAGE PROVIDED PURSUANT TO CMB CODE		

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PR | BAY RUM TREE



MF | SIMPSON'S STOPPER TREE



CR | PITCH APPLE TREE



BS | GUMBO LIMBO



SP | CABBAGE PALM



EUF | SPANISH STOPPER SHRUB



FIP | CREEPING FIG VINE



RX | LADY PALM



MIC | WART FERN



DIS | DIOON