



C.M.B. FINAL DESIGN REVIEW BOARD SUBMITTAL 07.06.20
NEW RESIDENCE | 297 NORTH COCONUT LANE | MIAMI BEACH, FLORIDA

CLIENT / PROPERTY INFORMATION

PROPERTY ADDRESS
 297 NORTH COCONUT LANE
 MIAMI BEACH, FL 33139

EXISTING VEGETATION SUMMARY

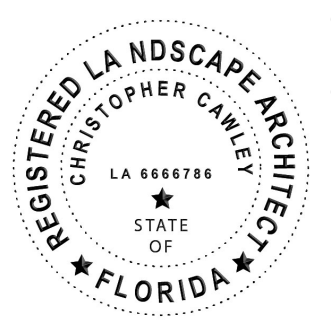
The existing vegetation located on the property is composed of only palms. Please note that the landscape architect is proposing to remove all the vegetation on site. Please note that the landscape architect intends to provide an improved landscape design that shall mitigate for the palm loss by introducing new native trees to the site and meet all landscape requirements set forth by C.M.B. Chapter 126.

SCOPE OF WORK

- New landscape + irrigation design to complement new contemporary Residence designed by Choeff Levy Fischman

INDEX OF SHEETS

- L-0.0 Landscape Cover Page + Sheet Index
- L-1.0 Existing Tree Survey + Disposition Plan
- L-1.1 Existing Tree Chart, Mitigation Summary, Notes + Details
- L-2.0 Landscape Plan
- L-3.0 Plant List, Landscape Code, Notes + Details



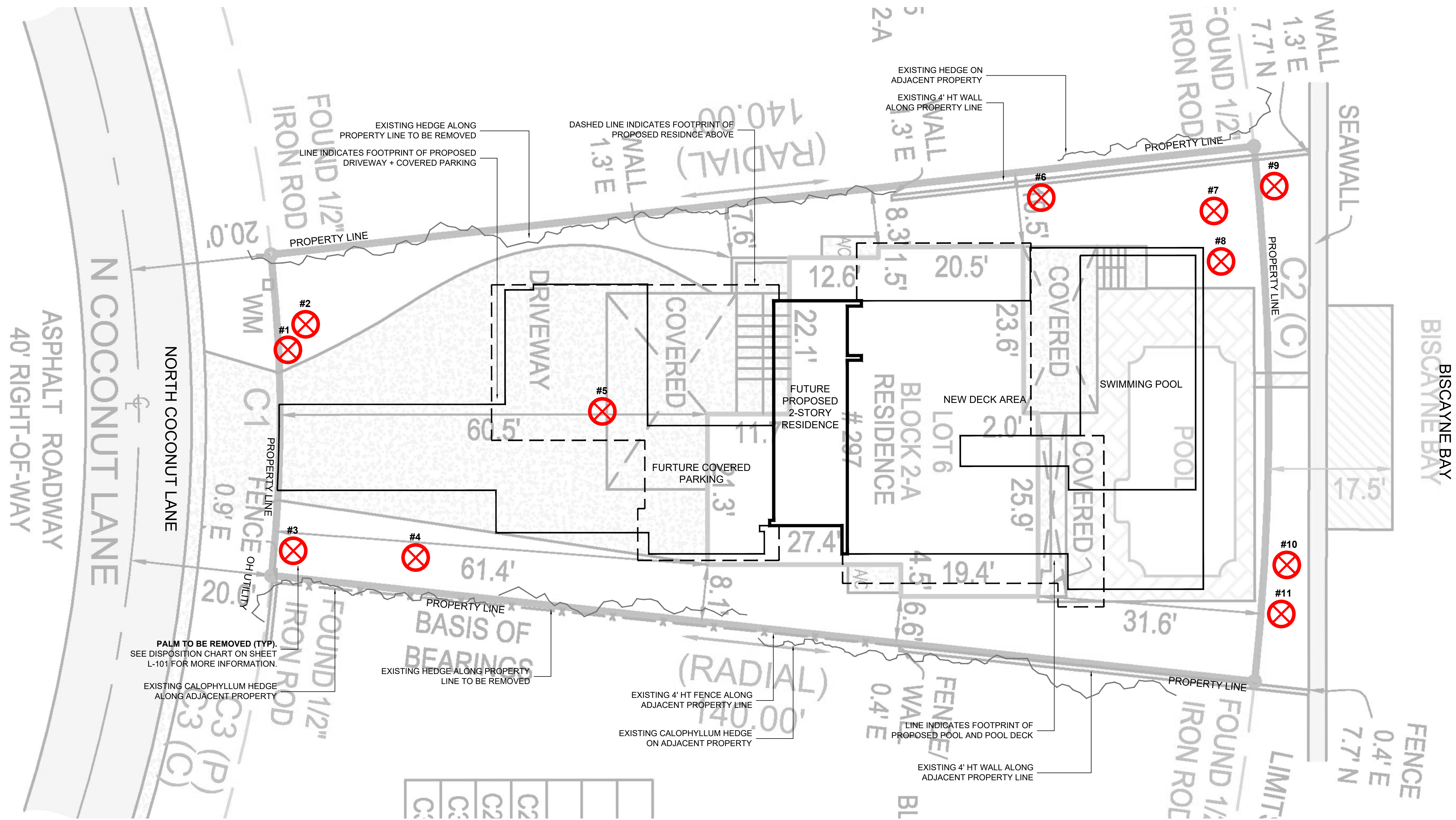
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 06/15/2020

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C.M.B. EXISTING TREE SURVEY LEGEND

⊗ TREE or PALM TO BE REMOVED. SEE CHART L-1.1.

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

1. THIS 'EXISTING TREE INVENTORY + DISPOSITION PLAN' HAS BEEN PREPARED IN ACCORDANCE WITH THE CITY OF MIAMI BEACH, CHAPTER 46 - ENVIRONMENT, DIVISION 2, TREE PRESERVATION and PROTECTION ORDINANCE.
2. EXISTING TREE, PALM, AND VEGETATION INFORMATION AS INDICATED HAS BEEN PREPARED AS AN OVERLAY ON THE SURVEY PREPARED BY NEXGEN SURVEYING, LLC. DATED 01.01.20
3. THE INFORMATION AS PRESENTED HEREIN HAS BEEN FIELD VERIFIED BY THE LANDSCAPE ARCHITECT ON 06.10.20
4. MIAMI BEACH P+Z MUST APPROVE LANDSCAPE PLANS PRIOR TO REMOVING ANY TREES OR PALMS WITH A DBH BETWEEN 6" AND 12" INCHES. A WRITTEN TREE REMOVAL PERMIT IS REQUIRED FROM CITY OF MIAMI BEACH GREENSPACE MANAGEMENT / P.W FOR THE REMOVAL OF TREES / PALMS WITH A DBH GREATER THAN 12" INCHES OR IN THE R.O.W.
5. 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.
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.

C.M.B. EXISTING TREE INVENTORY + DISPOSITION CHART - 297 NORTH COCONUT LANE

NUMBER	COMMON NAME	BOTANICAL NAME	SPECIMEN	D.B.H. (IN)	HEIGHT (FT)	SPREAD (FT)	CONDITION	DISPOSITION	MITIGATION	COMMENTS
#1	Christmas Palm	Veitchia merrillii	NO	19"	30'	28'	GOOD	REMOVE	1 REP. TREE	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED
#2	Christmas Palm	Veitchia merrillii	NO	19"	30'	28'	GOOD	REMOVE	1 REP. TREE	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED
#3	Royal Palm	Roystonea regia	NO	19"	30'	28'	GOOD	REMOVE	1 REP. TREE	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED
#4	Royal Palm	Roystonea regia	NO	19"	30'	28'	GOOD	REMOVE	1 REP. TREE	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED
#5	American Oil Palm	Attalea	NO	18"	16'	28'	GOOD	REMOVE	1 REP. TREE	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED
#6	Montgomery Palm	Veitchia montgomeryana	NO	6"	25'	25'	GOOD	REMOVE	1 REP. TREE	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED
#7	Bismarck Palm	Bismarckia nobilis	NO	18"	20'	20'	GOOD	REMOVE	1 REP. TREE	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED
#8	Bismarck Palm	Bismarckia nobilis	NO	19"	30'	28'	GOOD	REMOVE	1 REP. TREE	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED
#9	Christmas Palm	Veitchia merrillii	NO	19"	30'	28'	GOOD	REMOVE	1 REP. TREE	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED
#10	Coconut Palm	Cocos nucifera	NO	21"	55'	26'	GOOD	REMOVE	1 REP. TREE	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED
#11	Coconut Palm	Cocos nucifera	NO	6"	9'	12'	GOOD	REMOVE	1 REP. TREE	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED

TOTAL TREE DBH LOSS: THE REMOVAL OF (11) PALMS *
PALM MITIGATION REQUIRED: (11) REPLACEMENT TREES @ 12'HT x 2" DBH X 6' SPREAD

CH. 46 TREE PRESERVATION + PROTECTION / TREE + PALM MITIGATION SUMMARY

TOTAL PALMS REMOVED: 11 PALMS
REPLACEMENT TREES REQUIRED:
 (11) REPLACEMENT TREES REQUIRED @ 12' HEIGHT + 2" DBH + 6' SPREAD or (6) REPLACEMENT TREES REQUIRED @ 16' HT + 4" DBH + 8' SPREAD
REPLACEMENT TREES PROVIDED: 24 REPLACEMENT TREES PROVIDED @ 12'HT + 2" DBH + 6' SPREAD
BREAKDOWN:
 - (6) NATIVE GUMBO LIMBO TREES @ 16' HEIGHT + 4" DBH + 8' SPREAD = 12 REPLACEMENT TREES
 - (1) NATIVE SEA GRAPE TREES @ 12' HEIGHT + 2" DBH + 8' SPREAD = 1 REPLACEMENT TREES
 - (9) BAY RUM TREES @ 12' HEIGHT + 2" DBH + 6' SPREAD = 9 REPLACEMENT TREES
 - (2) NATIVE SIMPSON STOPPER TREES @ 12' HEIGHT + 2" DBH + 6' SPREAD = 2 REPLACEMENT TREES

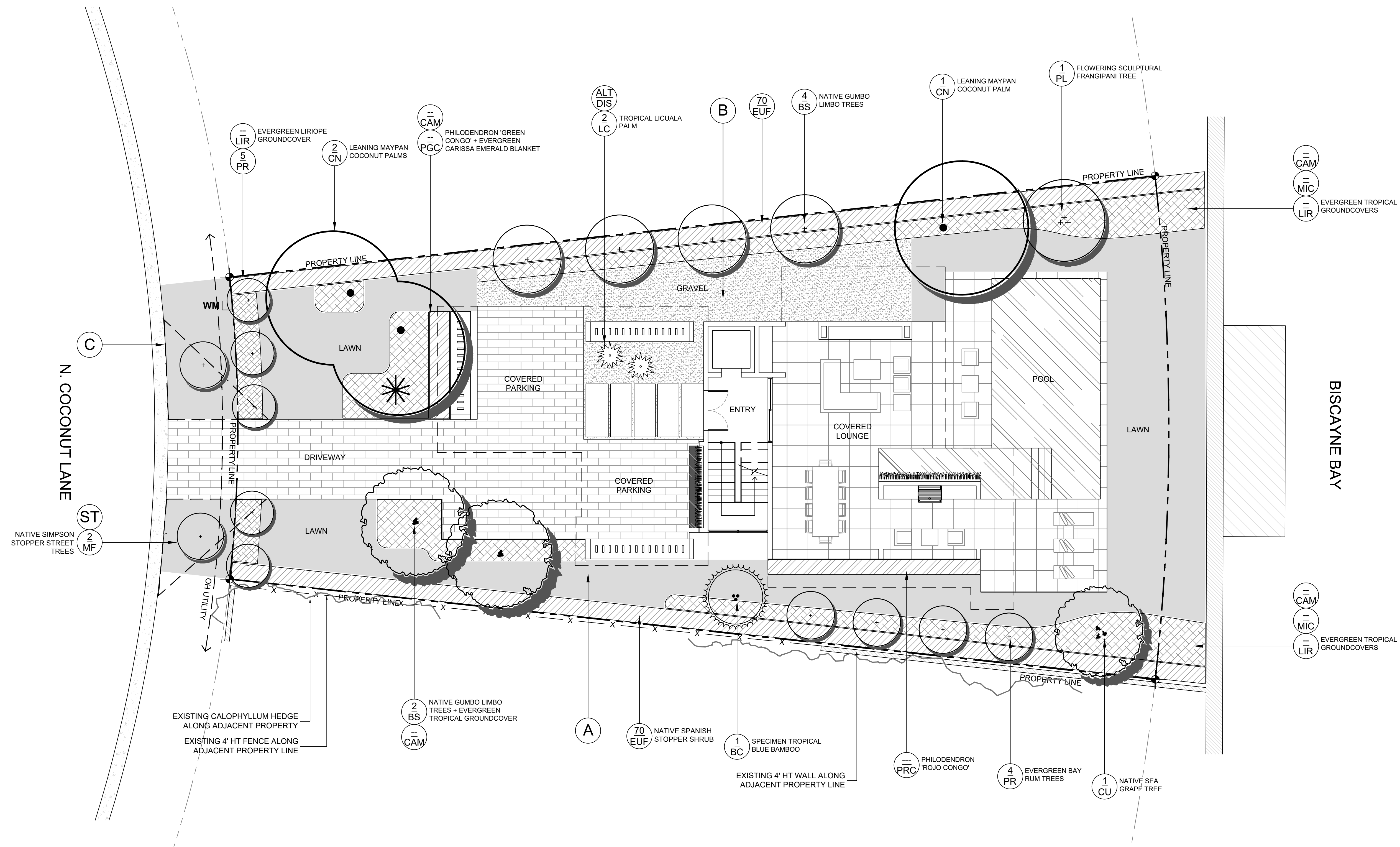
C.M.B. PUBLIC WORKS / EROSION + SEDIMENT CONTROL NOTES

1. PROPER EROSION AND SEDIMENT CONTROLS MUST BE INSTALLED BEFORE ANY SOIL DISTURBING ACTIVITIES CAN BEGIN.
2. THE STRUCTURES SHALL BE INSPECTED AFTER EACH RAIN AND REPAIRS MADE AS NEEDED. SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH RAINFALL. THEY MUST BE REMOVED WHEN THE LEVEL OF DEPOSITION REACHES APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER.
3. THE SITE CONTRACTOR IS RESPONSIBLE FOR REMOVING THE TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES AFTER COMPLETION OF CONSTRUCTION AND ONLY WHEN AREAS HAVE BEEN STABILIZED.

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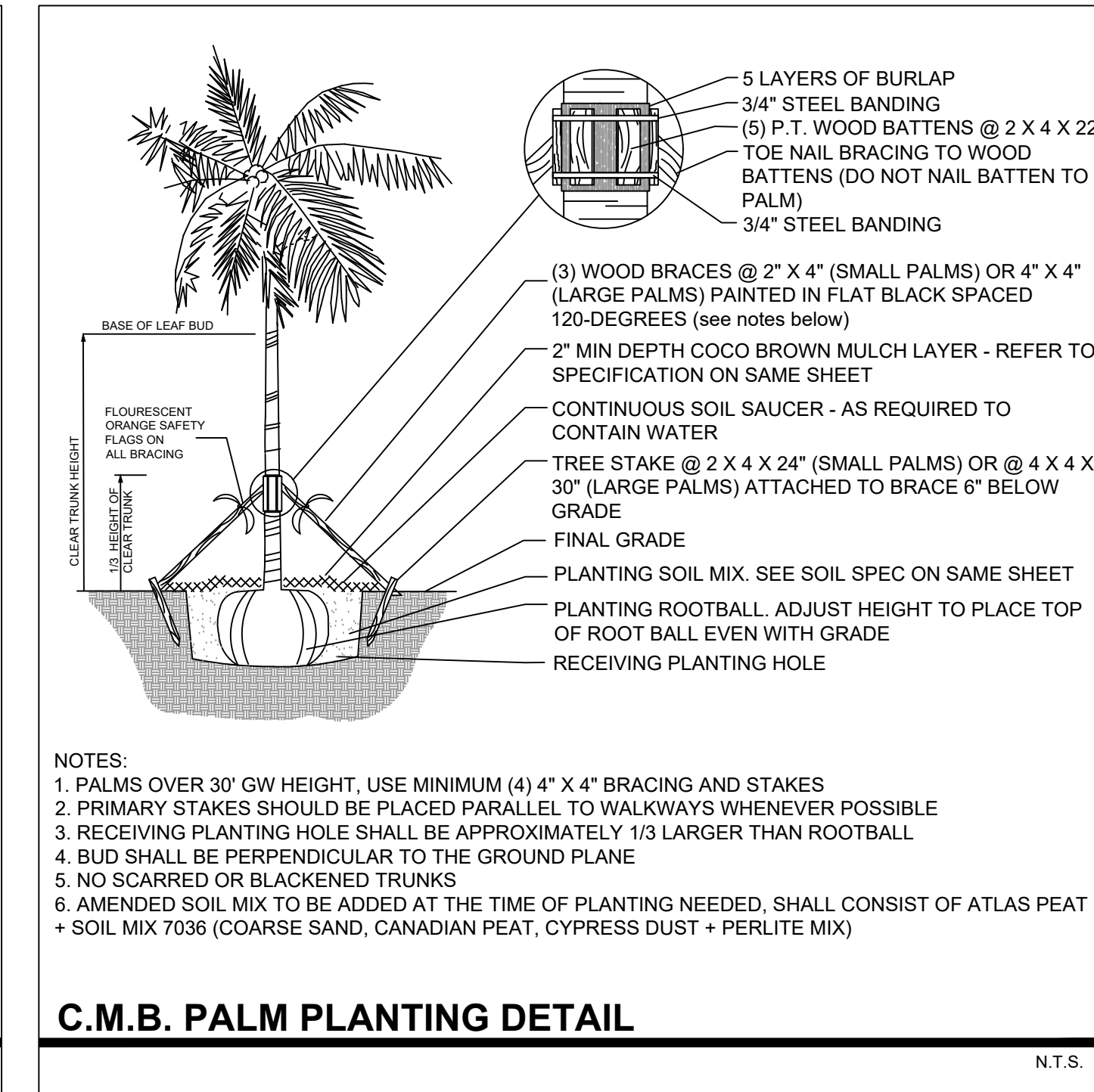
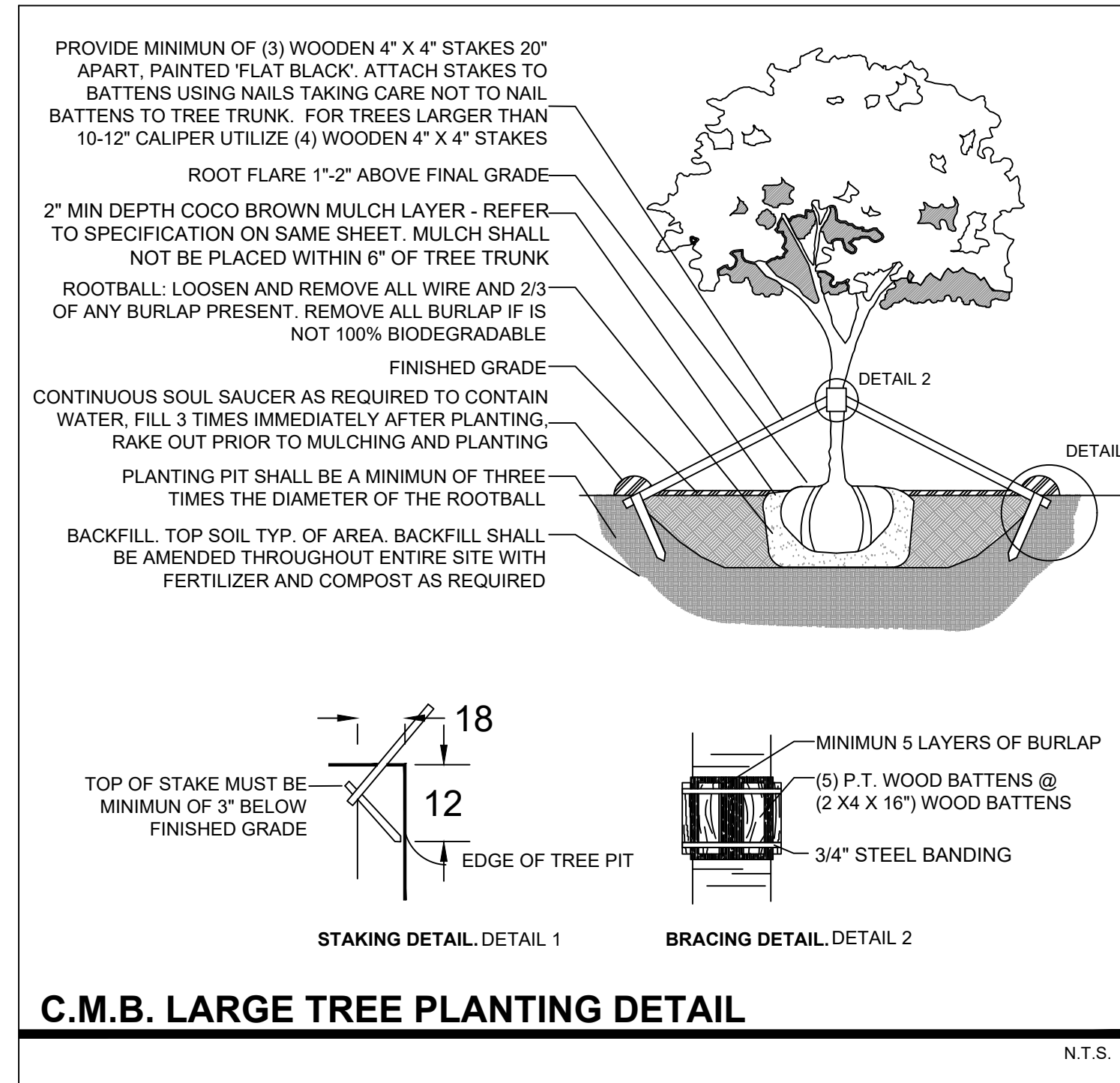
LANDSCAPE PLAN LEGEND

- (A) NATIVE SEA SHORE PASPALUM LAWN - OVER 2" TOPSOIL BED, SEE PLANTING SPECS
- (B) 3/8" GREY DECOMPOSED GRANITE AGGREGATE OVER FILTER FABRIC
- (C) 15' VISIBILITY SITE TRIANGLE AS PER C.M.B. REGULATIONS
- (ST) STREET TREE

LANDSCAPE PLAN
1/8" = 1'-0"

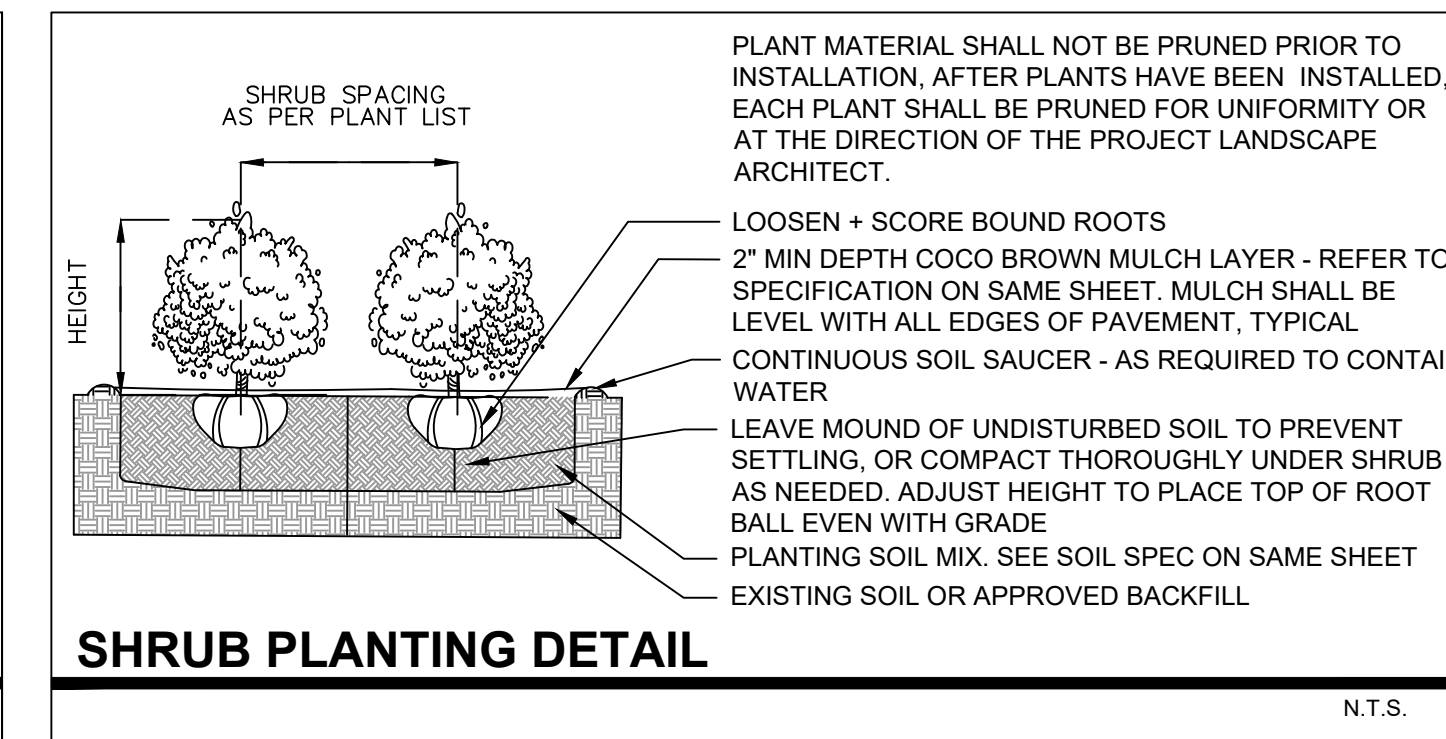
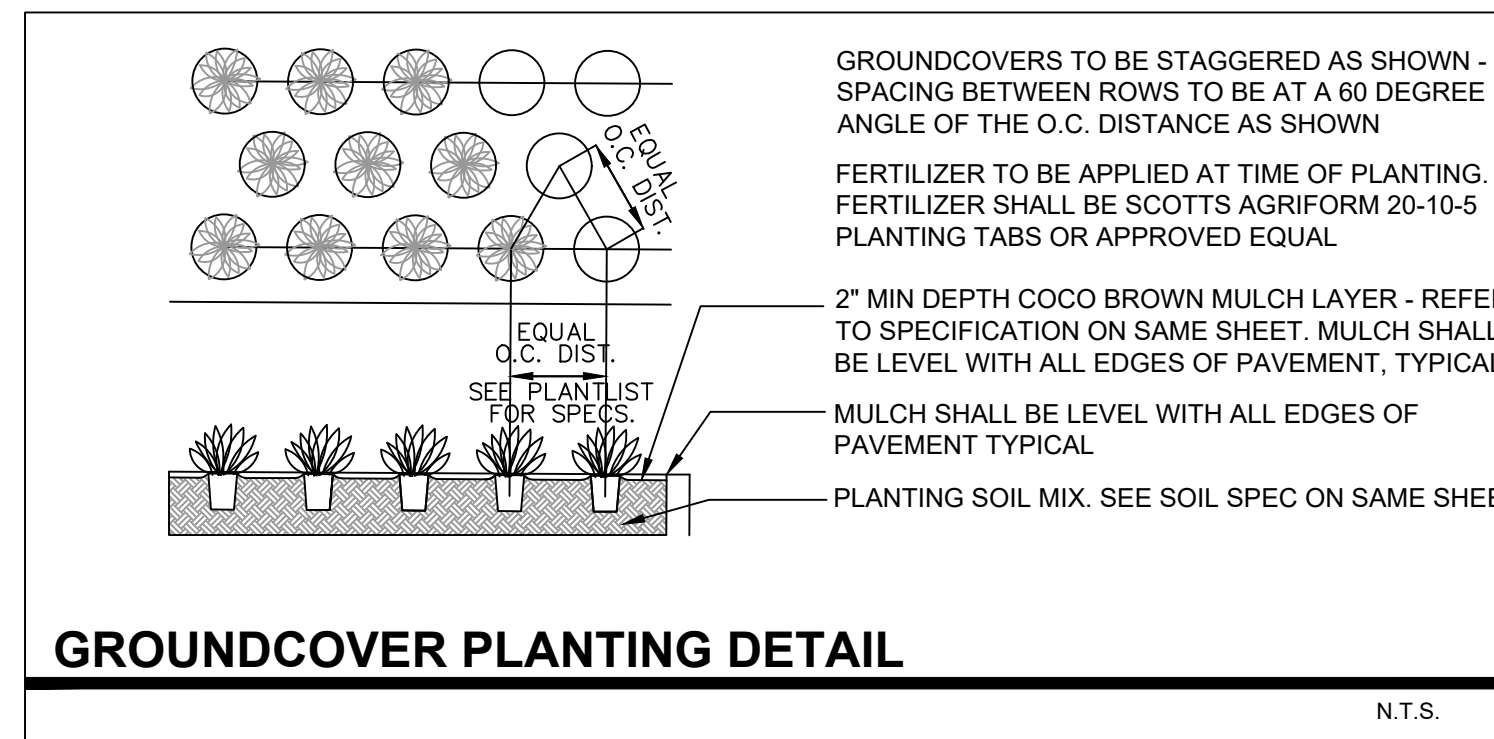
LANDSCAPE NOTES

- 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.
CARE SHALL BE TAKEN TO AVOID PLACEMENT OF CONSTRUCTION FILL, GRAVEL, AND OR DEBRIS OVER THE ROOTBALLS OF INSTALLED OR EXISTING TREES AND OR PALMS ON SITE.
- GROUNDCOVER PLANTING BEDS:
6" DEPTH PLANTING SOIL SPREAD IN PLACE- THROUGHOUT.
SHRUB AND HEDGE PLANTING AREAS:
12" DEPTH PLANTING SOIL SPREAD IN PLACE- THROUGHOUT.
TREES, PALMS, SPECIMEN PLANT MATERIAL LOCATIONS:
REMOVE ALL LIMBEROCK PRESENT TO A DEPTH OF AT LEAST 30" BEFORE PLACING NEW PLANTING SOIL. APPLY NEW CLEAN PLANTING SOIL IN PLANTING AREA AS REQUIRED
- 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.
- THE LANDSCAPE CONTRACTOR SHALL CALCULATE AND SUBMIT AN ITEMIZED PRICE FOR THE 2" APPLICATION OF 50:50 MIX FOR ALL SOD AREAS AS A REFERENCE IN THE CASE THAT THERE WOULD BE A DISCREPANCY BETWEEN SITE AND LANDSCAPE CONTRACTORS AND NOTIFY THE SITE CONTRACTOR OR PROJECT SUPERINTENDENT AS TO THIS DISCREPANCY. IT WILL THEN BE DETERMINED WHICH PARTY WILL PROVIDE THIS 2" TOPSOIL-SAND APPLICATION AND SUBSEQUENT PAYMENT. OTHER PLANTING SOIL MIXES TO BE ADDED, I.E. FOR TREES, PALMS, SPECIMEN PLANTS, SHRUBS AND GROUNDCOVERS SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR AND BE INCLUSIVE WITH THE LANDSCAPE BID.
- ALL EXISTING TREE + PALM INFORMATION THAT HAS BEEN PROVIDED ON THIS PLAN FOLLOWS THE CITY OF MIAMI BEACH TREE PERMITTING GUIDELINES. ANY TREES OR PALMS CONSIDERED INVASIVE OR THAT FALLS UNDER THE TREE PERMIT EXEMPTION / PROHIBITED SPECIES LIST 24-94 (4) MAY NOT BE SHOWN FOR CLARITY PURPOSES. ANY DISCREPANCIES IF NOTED UPON FURTHER FIELD INSPECTION SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE LANDSCAPE ARCHITECT.
- 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 CONTRACTOR SHALL COORDINATE WITH THE IRRIGATION CONTRACTOR AND LEAVE PROVISIONS FOR ALL SLEEVING AND PIPE ROUTING. ALL UNDERGROUND UTILITIES TO BE LOCATED BY DIALING 811 AS REQUIRED BY LAW.
- ALL PLANTING BEDS SHALL BE MULCHED TO A DEPTH OF 2" WITH APPROVED NATURAL SHREDDED COCO BROWN MULCH FREE FROM WEEDS AND PESTS. NO 'NUGGETS', 'CYRESS MULCH OR RED DYED MULCH' TO BE ACCEPTED. KEEP MULCH 6" AWAY FROM TREE OR PALM TRUNKS AS PER INDUSTRY RECOMMENDATIONS.
- ALL TREES, PALMS, SHRUBS AND GROUNDCOVERS, AND SOD / LAWN SHALL CARRY A ONE-YEAR WARRANTY FROM THE DATE OF FINAL ACCEPTANCE.
- ALL TREES AND PALMS SHALL BE STAKED PER ACCEPTED STANDARDS BY THE FLORIDA NURSERYMEN & GROWERS LANDSCAPE ASSOCIATION (FNGLA) AND ANSI A-300 (PART 6)-2012 TREE, SHRUB, AND OTHER WOODY PLANT MANAGEMENT STANDARD PRACTICES (PLANTING AND TRANSPLANTING). CONTRACTOR SHALL ENSURE THAT THE PLANS, DETAILS, SPECIFICATIONS AND NOTES HAVE BEEN ADHERED TO AND THAT THE LANDSCAPE AND IRRIGATION INSTALLATION IS COMPLIANT TO ALL ITEMS AS DIRECTED ON THE PLANS PRIOR TO SCHEDULING OF THE FINAL INSPECTION.**
CONTRACTOR SHALL REMOVE ALL STAKES, POLES, WELLINGTON TAPE AND OR BRACING MATERIALS FROM ALL PALMS, TREES AND SHRUBS WITHIN 1 YEAR OF INSTALLATION.
- 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.
- IF NECESSARY, CONTRACTOR SHALL PROVIDE A WATER TRUCK DURING PLANTING TO ENSURE PROPER WATERING-DURING INSTALLATION AND CONTRACTOR WILL BE RESPONSIBLE FOR CONTINUAL WATERING UNTIL FINAL ACCEPTANCE BY THE OWNER.
A MINIMUM OF 6 MONTHS OF SUPPLEMENTAL HAND OR AUTOMATIC IRRIGATION SYSTEM WATERING SHALL BE REQUIRED TO AID IN NEW TREE OR PALM ESTABLISHMENT.
- FERTILIZATION: ONE COMPLETE APPLICATION OF GRANULAR FERTILIZER SHALL BE APPLIED PRIOR TO FINAL ACCEPTANCE AND APPROVAL BY THE LANDSCAPE ARCHITECT. FERTILIZER SHALL BE SCOTT'S AGRIFORM 20-10-5 PLANTING TABS OR APPROVED EQUAL AS RECOMMENDED BY LANDSCAPE CONTRACTOR
- SHOULD ANY TREES OR PALMS BE DAMAGED THEY SHALL BE EVALUATED BY THE CITY URBAN FORESTER TO DETERMINE CORRECTIVE ACTIONS THAT MAY INCLUDE REMOVAL, CORRECTIVE PRUNING AND OR REPLACEMENT. ANY CORRECTIVE ACTION REQUIRED SHALL BE PERFORMED IN ACCORDANCE WITH A CITY OF MIAMI BEACH CODE, ANSI-A 300 PRUNING STANDARDS AND OR AN ISSUED ERM TREE PERMIT OR ENVIRONMENTAL PERMIT. ANY CORRECTIVE PRUNING REQUIRED SHALL BE PERFORMED BY AN ISA CERTIFIED ARBORIST OR ASCA CONSULTING ARBORIST AND THE CITY URBAN FORESTER SHALL BE CONSULTED.**
- ALL TREES + PALMS TO REMAIN OR BE RELOCATED ON SITE IN THE VICINITY OF CONSTRUCTION ACTIVITIES, SHALL BE PROTECTED THROUGH THE USE OF TREE PROTECTION BARRICADES INSTALLED AT THE TREE OR PALM DRIP LINE. A TREE PROTECTION FENCE SHALL BE CONSTRUCTED PRIOR TO ANY CONSTRUCTION ACTIVITY INCLUDING GRUBBING AND SHALL REMAIN IN PLACE UNTIL ON SITE CONSTRUCTION HAS BEEN COMPLETED.**
- MULCH SHALL NOT BE APPLIED WITHIN 6" OF ANY TREE OR PALM TRUNK THAT IS INSTALLED OR INCORPORATED INTO THE PROJECT. FOR ROW TREES + PALMS, ALL MULCH SHALL BE AMERIGROW 'PREMIUM PINEBARK BROWN' SHREDDED MULCH OR A CITY APPROVED ALTERNATIVE.**



PLANT LIST - 297 NORTH COCONUT LANE

KEY	QTY.	NATIVE	COMMON NAME	BOTANICAL NAME	HEIGHT, SPECIFICATION, & NOTES
TREES					
BA	ALT	YES	VERAWOOD TREE	Bulnesia arborea	16' ht min, 8-10' spread min, 4" dbh, standard trunk, equal to Treeworld Wholesale
BS	6	YES	GUMBO LIMBO TREE	Bursera simaruba	16-18' ht min, 8-10' spread min, 4-6" dbh, standard trunk, equal to Treeworld Wholesale
CU	1	YES	SEA GRAPE	Coccoloba uvifera	12-14' ht min, 8' spread min, 2" dbh, multi trunk, tree form
PL	1	NO	FRANGIPANI	Plumeria	Field grown, 12-14' height, multi trunk
MF	2	YES	SIMPSON STOPPER TREE	Myrcianthes fragrans	12' ht min, 6' spread min, 2" dbh, standard trunk, equal to Treeworld Wholesale
PR	9	NO	BAY RUM TREE	Pimenta racemosa	12' ht min, 6' spread min, 2" dbh, standard trunk, equal to Treeworld Wholesale
PALMS					
BC	1	NO	TROPICAL BLUE BAMBOO	Bambusa chungii	Specimen, 20-24' height, full
CN	3	NO	'MAYPAN' COCONUT PALM	Cocos nucifera 'Maypan'	12-18" gray wood, leaning, Florida Fancy
LC	AS REQ	NO	LICUALA PALM	Licuala grandis	15 gallon, 3'- 4' height, Florida Fancy
SHRUBS					
EUF	140	YES	SPANISH STOPPER SHRUBS	Eugenia foetida	15 gallon, 5-6' height, 3' spread
GROUNDCOVERS					
DIS	AS REQ	NO	DIOON	Dioon spp.	7 gallon, 18" on center, full
CAM	AS REQ	NO	CARISSA 'EMERALD BLANKET'	Carissa macrocarpa	3 gallon, 12" on center, full
LIR	AS REQ	NO	LILY TURF	Liriope muscari	1 gallon, 12" on center, full
MIC	AS REQ	NO	WART FERN	Microsorium scolopendrium	1 gallon, 12" on center, full
MOD	AS REQ	NO	SWISS CHEESE PLANT	Monstera deliciosa	3 gallon, 24" on center, full
PGC	AS REQ	NO	PHILODENDRON 'GREEN CONGO'	Same	3 gallon, 12" on center, full
PRC	AS REQ	NO	PHILODENDRON 'ROJO CONGO'	Same	3 gallon, 12" on center, full
SOD, AGGREGATE & MULCH					
MLC	AMERIGROW 'PREMIUM PINEBARK BROWN' SHREDDED MULCH				
SOD	NATIVE SEA SHORE PASPALUM LAWN - 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				



LANDSCAPE LEGEND

MIAMI BEACH LANDSCAPE ORDINANCE CHAPTER 26 (RS1 - RS4 Single Family Home Residential)

ZONING: RS4 LOT SIZE: 8,493 SF ACRES: .19

TREES
FRONT YARD - 2 TREES REQUIRED / 6 TREES PROVIDED
REAR YARD - 3 TREES REQUIRED / 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.

8,493 - 6,000 = 2,493 SF = 8 TOTAL TREES REQUIRED / 17 TREES PROVIDED.
(6 NATIVE GUMBO LIMBO TREES + 1 NATIVE SEA GRAPE TREE + 9 BAY RUM TREES + 1 FRANGIPANI TREE PROVIDED)

DIVERSITY REQUIREMENT
11-15 REQUIRED TREES = 3 TREE SPECIES / 4 SPECIES PROVIDED

NATIVE TREES
30% OF REQUIRED TREES OR 30 X 8 = 3 NATIVE TREES REQUIRED / 7 NATIVE TREES PROVIDED (6 NATIVE GUMBO LIMBO TREES + 1 NATIVE SEA GRAPE TREE PROVIDED)

LOW MAINTENANCE TREES
50% OF REQUIRED TREES OR 50 X 8 = 4 LOW MAINTENANCE REQUIRED / 16 LM TREES PROVIDED (6 NATIVE GUMBO LIMBO TREES + 1 NATIVE SEA GRAPE TREE + 9 BAY RUM TREES PROVIDED)

STREET TREE REQUIREMENT
AVERAGE STREET TREE SPACING 20' ON CENTER
NORTH COCONUT LANE: 45 LF / 20 = 2 STREET TREES REQUIRED / 2 STREET TREES PROVIDED (2 NATIVE SIMPSON STOPPER TREES PROVIDED)

SHRUBS
12 SHRUBS (OR VINES) REQUIRED FOR EACH REQUIRED LOT AND STREET TREE OR 12 X (10) = 140 SHRUBS REQUIRED / 140 SHRUBS PROVIDED (140 NATIVE SPANISH STOPPER SHRUBS PROVIDED)

NATIVE SHRUBS
50% OF TOTAL SHRUBS REQUIRED MUST BE NATIVE OR 50 X 120 = 60 NATIVE SHRUBS REQUIRED / 140 NATIVE SHRUBS PROVIDED (140 NATIVE SPANISH STOPPER SHRUBS PROVIDED)

LARGE SHRUBS / SMALL TREES
10% OF TOTAL SHRUBS REQUIRED MUST BE LARGE SHRUBS OR SMALL TREES OR 10 X 120 = 140 LARGE SHRUBS REQUIRED / 90 LARGE SHRUBS / SMALL TREES PROVIDED (140 NATIVE SPANISH STOPPER SHRUBS PROVIDED)

NATIVE LARGE SHRUBS / SMALL TREES
50% OF TOTAL LARGE SHRUBS REQUIRED MUST BE NATIVE OR 50 X 12 = 140 NATIVE LARGE SHRUBS REQUIRED / 90 NATIVE LARGE SHRUBS PROVIDED (140 NATIVE SPANISH STOPPER 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 CMB REQUIREMENTS SET IN CHAPTER 126

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