



DESIGN REVIEW BOARD FINAL SUBMITTAL - 11.09.20
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 tree, brazilian beauty leaf 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 for new multi-level Chabad Synagogue

INDEX OF SHEETS

- L-0.0 Cover Page + Sheet Index
- L-1.0 Existing Tree Survey + Disposition Plan
- L-2.0 First Floor Landscape Plan
- L-2.1 Second Floor Landscape Plan
- L-2.2 Third Floor Landscape Plan
- L-2.3 Fourth Floor Landscape Plan
- L-3.0 Plant Lists, Landscape Code, + Details
- L-4.0 Front Elevation Rendering

seal



CHRISTOPHER CAWLEY, RLA
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comm no.

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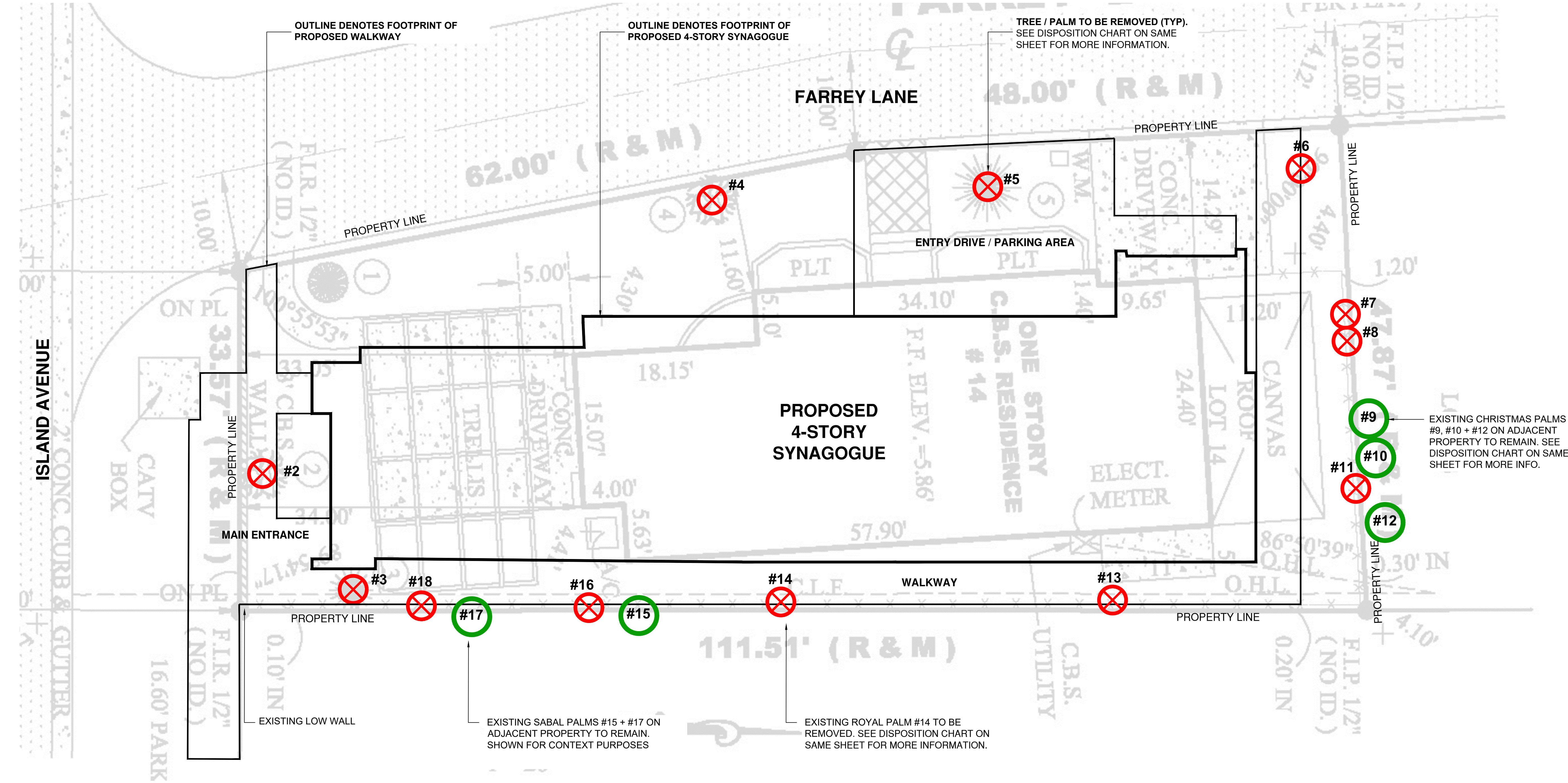
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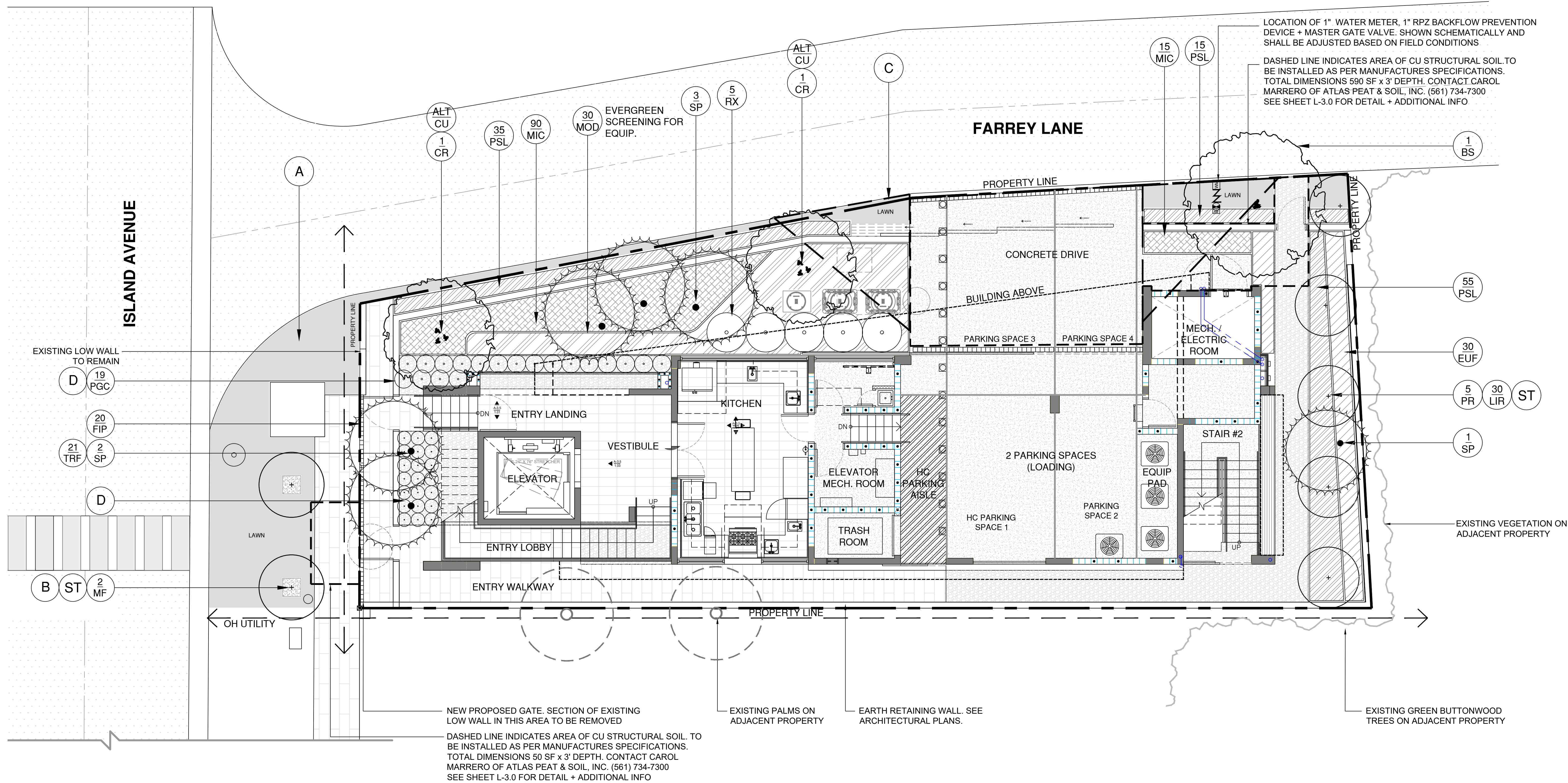


CHAPTER 46 TREE PRESERVATION + PROTECTION/TREE PALM MITIGATION SUMMARY
TOTAL TREE DBH LOSS: 96"
REPLACEMENT TREES REQUIRED
(32) REPLACEMENT TREES REQUIRED @ 12' HT + 6" SPREAD + 2" DBH or (16) @ 16' HT + 8" SPREAD + 4" DBH
REPLACEMENT TREES PROVIDED: (19) REPLACEMENT TREES PROVIDED @ 12' HT + 6" SPREAD + 2" DBH
BREAKDOWN:
(-1) NATIVE GUMBO LIMBO TREE @ 18' HT + 10' SPREAD + 6" DBH = (3) REPLACEMENT TREES @ 12' HT + 6" SPREAD + 2" DBH
(-2) NATIVE CLUSIA ROSEA TREES @ 16' HT + 8" SPREAD + 4" DBH = (4) REPLACEMENT TREES @ 12' HT + 6" SPREAD + 2" DBH
(-5) BAY RUM TREES 16' HT + 8" SPREAD + 4" DBH = (10) REPLACEMENT TREES @ 12' HT + 6" SPREAD + 2" DBH
(-2) NATIVE SIMPSON STOPPER TREES = (2) REPLACEMENT TREES @ 12' HT + 6" SPREAD + 2" DBH
TOTAL PALMS REMOVED: 4 PALMS
REPLACEMENT TREES REQUIRED
(4) REPLACEMENT TREES REQUIRED @ 2" DBH X 6' SPREAD X 12' HT or (1) @ 4" DBH X 6' SPREAD X 16' HT
REPLACEMENT TREES PROVIDED: 0 REPLACEMENT TREES PROVIDED

CURRENT SHORTFALL OF 17 REPLACEMENT TREES

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	MITIGATION	COMMENTS
#1	Areca Palm	Dypsis lutescens	NO	+/- 0"	+/- 0'	+/- 0'	N/A	REMOVE	N/A	SURVEYOR ERROR; TREE DOES NOT EXIST
#2	Brazilian Beauty Leaf	Calophyllum brasiliense	YES	+/- 38"	+/- 35'	+/- 65'	POOR	REMOVE	+/- 38"	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED
#3	Washington Palm	Washingtonia robusta	YES	+/- 13"	+/- 28'	+/- 16'	POOR	REMOVE	1 REP. TREE	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED
#4	Mahogany Tree	Swietenia mahagoni	YES	+/- 21"	+/- 40'	+/- 40'	POOR	REMOVE	+/- 21"	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED
#5	Coconut Palm	Cocos nucifera	NO	+/- 9"	+/- 35'	+/- 20'	GOOD	REMOVE	1 REP. TREE	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED
#6	Coconut Palm	Cocos nucifera	NO	+/- 8"	+/- 28'	+/- 20'	FAIR	REMOVE	1 REP. TREE	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED
#7	Christmas Palm	Veitchia merrillii	NO	+/- 3.5"	+/- 20'	+/- 8'	GOOD	REMOVE	N/A	SMALL PALM. NO MITIGATION REQUIRED
#8	Gumbo Limbo Tree	Bursera simaruba	NO	+/- 13 + 8"	+/- 30'	+/- 15'	FAIR	REMOVE	+/- 21"	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED
#9	Christmas Palm	Veitchia merrillii	NO	+/- 4"	+/- 18'	+/- 8'	GOOD	REMAIN	N/A	OFF SITE
#10	Christmas Palm	Veitchia merrillii	NO	+/- 4"	+/- 20'	+/- 5'	GOOD	REMAIN	N/A	OFF SITE
#11	Gumbo Limbo Tree	Bursera simaruba	YES	+/- 12"	+/- 30'	+/- 15'	POOR	REMOVE	+/- 12"	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED
#12	Christmas Palm	Veitchia merrillii	NO	+/- 4"	+/- 16'	+/- 8'	GOOD	REMAIN	N/A	OFF SITE
#13	Brazilian Pepper	Schinus terebinthifolius	NO	+/- 18"	+/- 7'	+/- 10'	POOR	REMOVE	N/A	INVASIVE. NO MITIGATION REQUIRED
#14	Royal Palm	Roystonea regia	YES	+/- 15"	+/- 40'	+/- 25'	FAIR	REMOVE	1 REP. TREE	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED
#15	Sabal Palm	Sabal palmetto	NO	+/- 0"	+/- 5'	+/- 8'	GOOD	REMAIN	N/A	OFF SITE
#16	Mahogany Tree	Swietenia mahagoni	NO	+/- 4"	+/- 13'	+/- 6'	POOR	REMOVE	+/- 4"	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED
#17	Sabal Palm	Sabal palmetto	YES	+/- 13"	+/- 16'	+/- 15'	GOOD	REMAIN	N/A	OFF SITE
#18	Brazilian Pepper	Schinus terebinthifolius	NO	+/- 8"	+/- 16'	+/- 6'	POOR	REMOVE	N/A	INVASIVE. NO MITIGATION REQUIRED
TOTAL TREE DBH LOSS: 96" + THE REMOVAL OF (4) PALMS										
TREE MITIGATION REQUIRED: (32) REPLACEMENT TREES @ 2" DBH X 6' SPREAD X 12' HT										
PALM MITIGATION REQUIRED: (4) REPLACEMENT TREES @ 2" DBH X 6' SPREAD X 12' HT										

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 BLANCO SURVEYORS. DATED 11.08.18
3. THE INFORMATION AS PRESENTED HEREIN HAS BEEN FIELD VERIFIED BY THE LANDSCAPE ARCHITECT ON 11.17.18
4. 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.
5. AN ARBORIST REPORT HAS BEEN PREPARED BY EARTH ADVISORS, INC. DATED 07.14.20

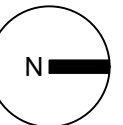


A ROW PERMIT SHALL BE OBTAINED FROM THE CMB PW FOR ALL LANDSCAPE + IRRIGATION IMPROVEMENTS WITHIN THE ROW. ALL REQUIRED STREET TREES + ROW IRRIGATION SHALL BE REVIEWED AND APPROVED BY CMB PUBLIC WORKS + URBAN FORESTRY

LANDSCAPE PLAN LEGEND

- A CERTIFIED 'SEASHORE PASPALUM' - OVER 2" TOPSOIL BED, SEE PLANTING SPECS
- B AMERIGROW 'PREMIUM PINEBARK BROWN' SHREDDED MULCH
- C 15' SITE VISIBILITY TRIANGLES AS PER C.M.B. REGULATIONS
- D 3/8" GREY DECOMPOSED GRANITE AGGREGATE OVER FILTER FABRIC

FIRST FLOOR LANDSCAPE PLAN



sheet no.

L-2.0

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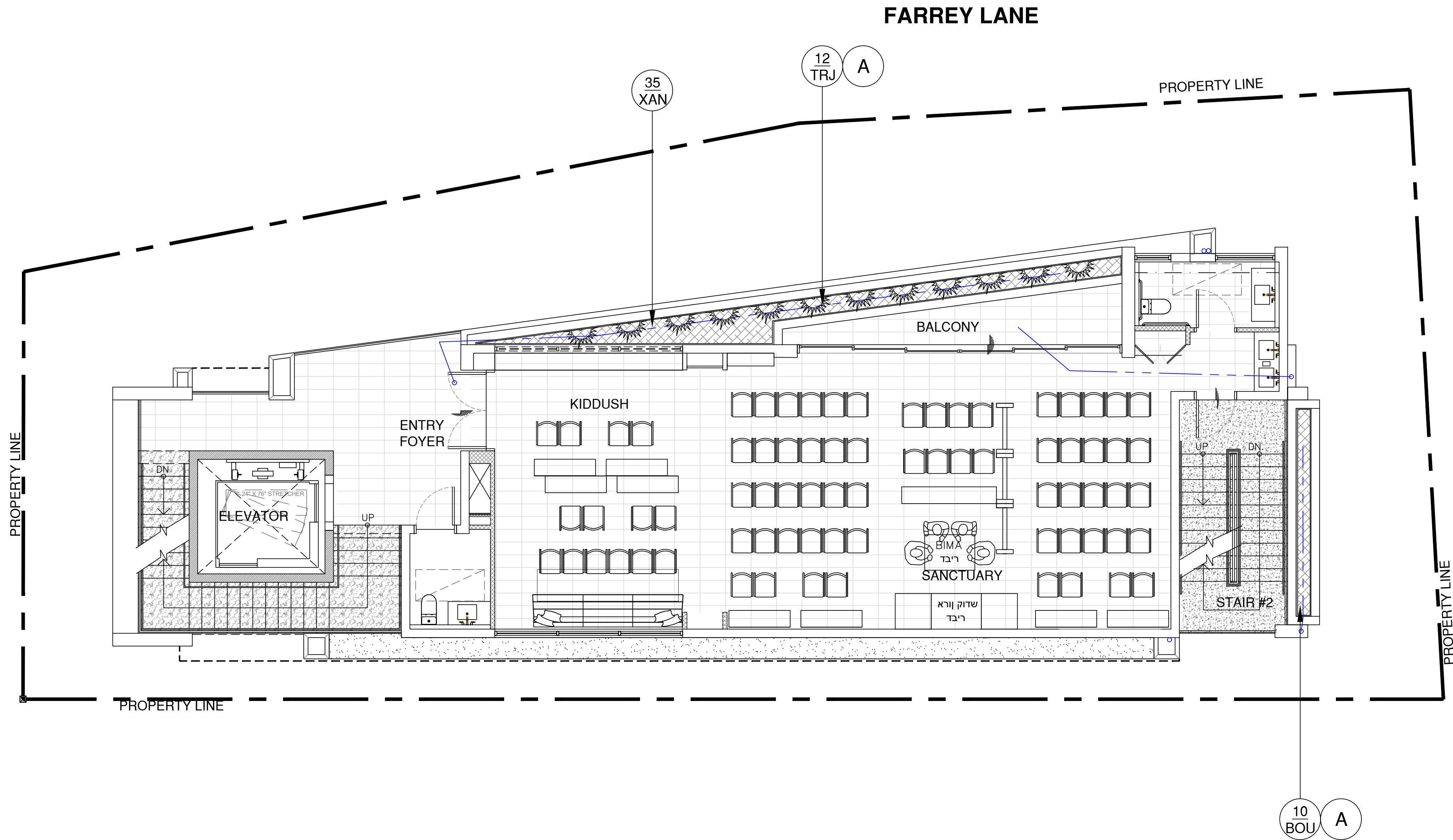
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ISLAND AVENUE



LANDSCAPE PLAN LEGEND

A UPPER LEVEL PLANTER, REFER TO ARCHITECTURE

SECOND LEVEL PLANT LIST - 14 FARREY LANE					
KEY	QTY.	NATIVE	COMMON NAME	BOTANICAL NAME	HEIGHT, SPECIFICATION, & NOTES
TROPICALS, GROUNDCOVERS, + ACCENTS					
BOU	10	NO	RED BOUGAINVILLEA	Bougainvillea 'Barbara Karst'	15 gallon, full
TRJ	12	NO	CONFEDERATE JASMINE	Trachelospermum jasminoides	7 gallon, trellis
XAN	34	NO	XANADU	Philodendron 'Xanadu'	3 gallon, 18" height, full, space 18" on center

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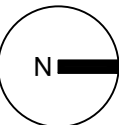
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SECOND FLOOR LANDSCAPE PLAN



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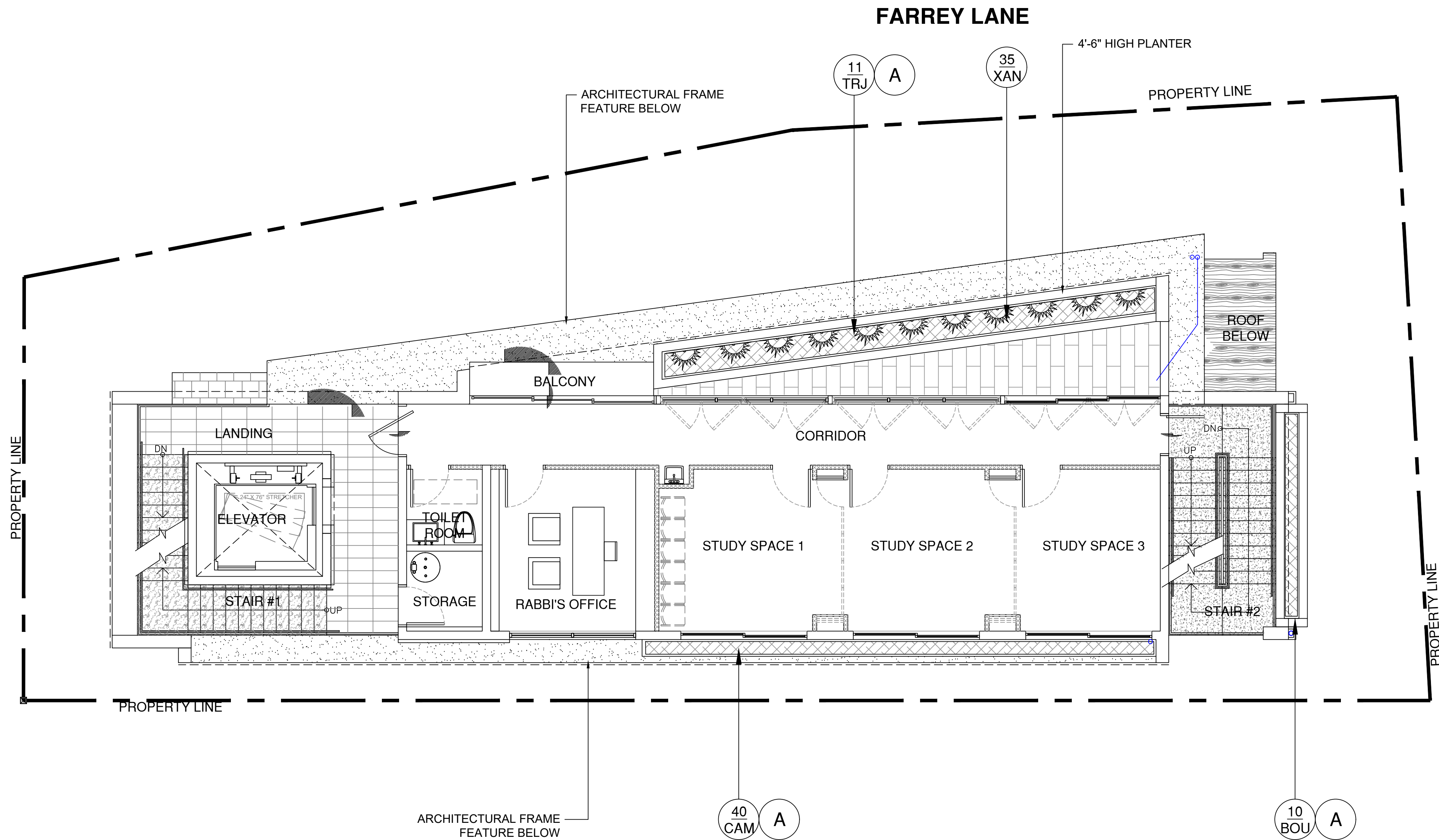
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ISLAND AVENUE

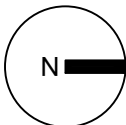


LANDSCAPE PLAN LEGEND

(A) UPPER LEVEL PLANTER, REFER TO ARCHITECTURE

THIRD LEVEL PLANT LIST - 14 FARREY LANE					
KEY	QTY.	NATIVE	COMMON NAME	BOTANICAL NAME	HEIGHT, SPECIFICATION, & NOTES
TROPICALS, GROUNDCOVERS, + ACCENTS					
BOU	10	NO	RED BOUGAINVILLEA	Bougainvillea 'Barbara Karst'	15 gallon, full
CAM	40	NO	CARISSA 'EMERALD BLANKET'	Carissa macrocarpa 'Emerald Blanket'	3 gallon, 18" height, full, space 18" on center
TRJ	11	NO	CONFEDERATE JASMINE	Trachelospermum jasminoides	7 gallon, trellis
XAN	35	NO	XANADU	Philodendron 'Xanadu'	3 gallon, 18" height, full, space 18" on center

THIRD FLOOR LANDSCAPE PLAN



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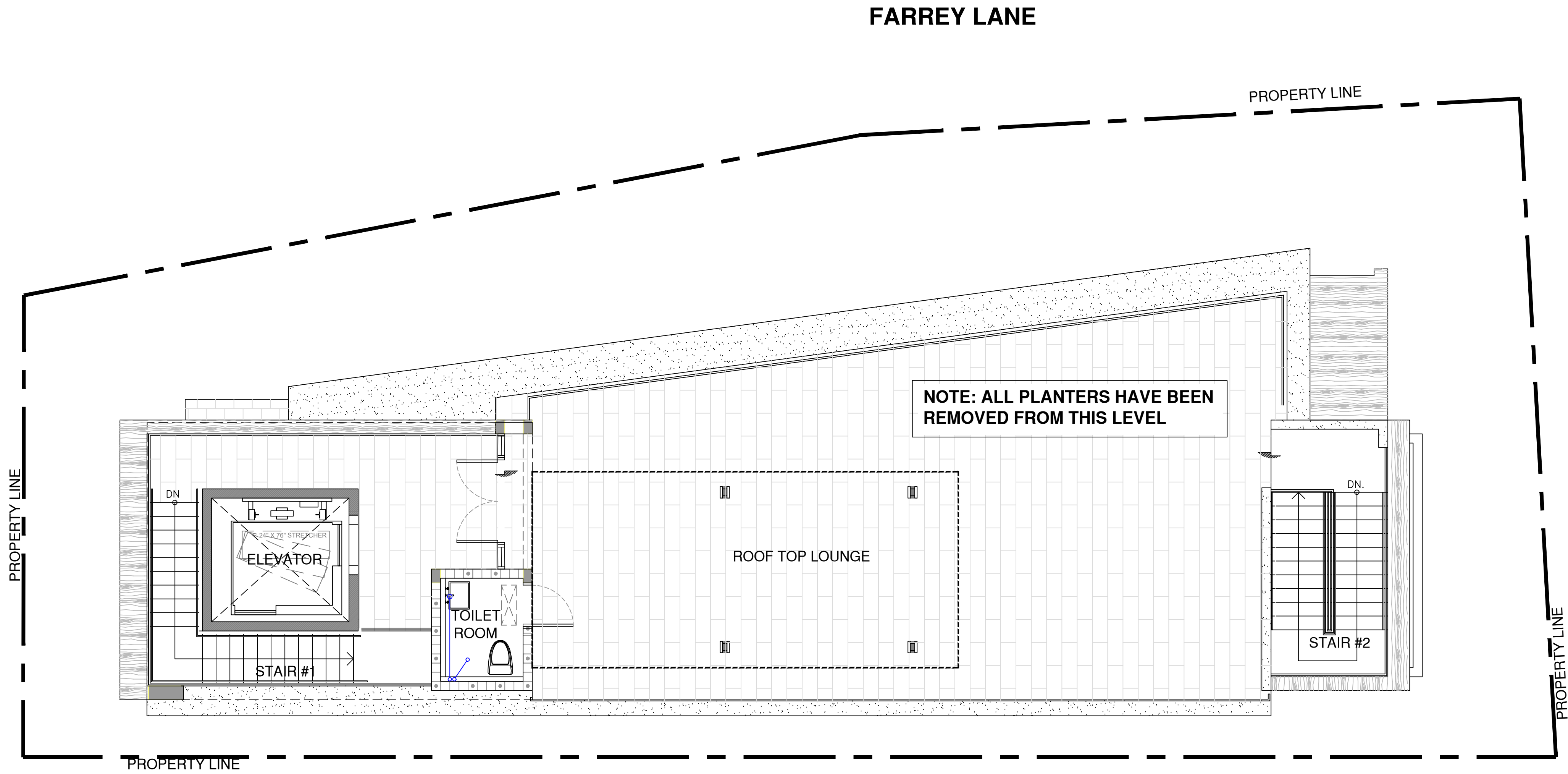
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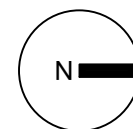
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FOURTH FLOOR LANDSCAPE PLAN



5 LAYERS OF BURLAP
3/4" STEEL BANDING
(5) P.T. WOOD BATTENS @ 2 X 4 X 22"
TOE NAIL BRACING TO WOOD BATTENS (DO NOT NAIL BATTEN TO PALM)
3/4" STEEL BANDING

(3) WOOD BRACES @ 2" X 4" (SMALL PALMS) OR 4" X 4" (LARGE PALMS) PAINTED IN FLAT BLACK SPACED 120-DEGREES (see notes below)

2" MIN DEPTH COCO BROWN MULCH LAYER - REFER TO SPECIFICATION ON SAME SHEET

CONTINUOUS SOIL SAUCER - AS REQUIRED TO CONTAIN WATER

TREE STAKE @ 2 X 4 X 24" (SMALL PALMS) OR @ 4 X 4 X 30" (LARGE PALMS) ATTACHED TO GRADE 6" BELOW GRADE

FINAL GRADE

PLANTING SOIL MIX. SEE SOIL SPEC ON SAME SHEET

PLANTING ROOTBALL. ADJUST HEIGHT TO PLACE TOP OF ROOT BALL EVEN WITH GRADE

RECEIVING PLANTING HOLE

NOTES:
1. PALMS OVER 30' GW HEIGHT, USE MINIMUM (4) 4" X 4" BRACING AND STAKES
2. PRIMARY STAKES SHOULD BE PLACED PARALLEL TO WALKWAYS WHENEVER POSSIBLE
3. RECEIVING PLANTING HOLE SHALL BE APPROXIMATELY 1/3 LARGER THAN ROOTBALL
4. BUD SHALL BE PERPENDICULAR TO THE GROUND PLANE
5. NO SCARRED OR BLACKENED TRUNKS
6. AMENDED SOIL MIX TO BE ADDED AT THE TIME OF PLANTING NEEDED, SHALL CONSIST OF ATLAS PEAT + SOIL MIX 7036 (COARSE SAND, CANADIAN PEAT, CYPRESS DUST + PERLITE MIX)

C.M.B. PALM PLANTING DETAIL

N.T.S.

SHRUB SPACING AS PER PLANT UST

HEIGHT

PLANT MATERIAL SHALL NOT BE PRUNED PRIOR TO INSTALLATION, AFTER PLANTS HAVE BEEN INSTALLED, EACH PLANT SHALL BE PRUNED FOR UNIFORMITY OR AT THE DIRECTION OF THE PROJECT LANDSCAPE ARCHITECT.

LOOSEN + SCORE BOUND ROOTS

2" MIN DEPTH COCO BROWN MULCH LAYER - REFER TO SPECIFICATION ON SAME SHEET. MULCH SHALL BE LEVEL WITH ALL EDGES OF PAVEMENT, TYPICAL

CONTINUOUS SOIL SAUCER - AS REQUIRED TO CONTAIN WATER

LEAVE MOUND OF UNDISTURBED SOIL TO PREVENT SETTLING, OR COMPACT THOROUGHLY UNDER SHRUB AS NEEDED. ADJUST HEIGHT TO PLACE TOP OF ROOT BALL EVEN WITH GRADE

PLANTING SOIL MIX. SEE SOIL SPEC ON SAME SHEET

EXISTING SOIL OR APPROVED BACKFILL

SHRUB PLANTING DETAIL

N.T.S.

PROVIDE MINIMUM OF (3) WOODEN 4" X 4" STAKES 20" APART, PAINTED 'FLAT BLACK'. ATTACH STAKES TO BATTENS USING NAILS TAKING CARE NOT TO NAIL BATTENS TO TREE TRUNK. FOR TREES LARGER THAN 10-12" CALIPER UTILIZE (4) WOODEN 4" X 4" STAKES

ROOT FLARE 1"-2" ABOVE FINAL GRADE

2" MIN DEPTH COCO BROWN MULCH LAYER - REFER TO SPECIFICATION ON SAME SHEET. MULCH SHALL NOT BE PLACED WITHIN 6" OF TREE TRUNK

ROOTBALL: LOOSEN AND REMOVE ALL WIRE AND 2/3 OF ANY BURLAP PRESENT. REMOVE ALL BURLAP IF IS NOT 100% BIODEGRADABLE

FINISHED GRADE

CONTINUOUS SOIL SAUCER AS REQUIRED TO CONTAIN WATER, FILL 3 TIMES IMMEDIATELY AFTER PLANTING, RAKE OUT PRIOR TO MULCHING AND PLANTING

PLANTING PIT SHALL BE A MINIMUM OF THREE TIMES THE DIAMETER OF THE ROOTBALL

BACKFILL. TOP SOIL TYP. OF AREA. BACKFILL SHALL BE AMENDED THROUGHOUT ENTIRE SITE WITH FERTILIZER AND COMPOST AS REQUIRED

DETAIL 1

DETAIL 2

TOP OF STAKE MUST BE MINIMUM OF 3" BELOW FINISHED GRADE

EDGE OF TREE PIT

MINIMUM 5 LAYERS OF BURLAP

(5) P.T. WOOD BATTENS @ (2 X4 X 16") WOOD BATTENS

3/4" STEEL BANDING

C.M.B. LARGE TREE PLANTING DETAIL

N.T.S.

GROUNDCOVERS TO BE STAGGERED AS SHOWN - SPACING BETWEEN ROWS TO BE AT A 60 DEGREE ANGLE OF THE O.C. DISTANCE AS SHOWN

FERTILIZER TO BE APPLIED AT TIME OF PLANTING. FERTILIZER SHALL BE SCOTT'S AGRIFORM 20-10-5 PLANTING TABS OR APPROVED EQUAL

2" MIN DEPTH COCO BROWN MULCH LAYER - REFER TO SPECIFICATION ON SAME SHEET. MULCH SHALL BE LEVEL WITH ALL EDGES OF PAVEMENT, TYPICAL

MULCH SHALL BE LEVEL WITH ALL EDGES OF PAVEMENT TYPICAL

PLANTING SOIL MIX. SEE SOIL SPEC ON SAME SHEET

GROUNDCOVER PLANTING DETAIL

N.T.S.

NARROW TREE LAWN 3.5'-6'

3" BARK MULCH

EXISTING TREE LAWN SOIL

CURB

STREET

CONCRETE PAVEMENT SIDEWALK

FRONT YARD

VARIABLES 36"

CU-STRUCTURAL SOIL

PREPARED SUBGRADE

NOTES:
BREAK-OUT ZONES SHOULD BE CONSIDERED WHEN TREE LAWN IS LESS THAN 6" WIDE.
FOR EACH TREE, TWO 5'x5' SIDEWALK SLABS ARE TO BE REMOVED AND RECONSTRUCTED WITH A BASE OF 24" MIN (36" PRE-1) CU-STRUCTURAL SOIL* TO ALLOW TREE ROOTS TO SAFELY GROW UNDER SIDEWALK AND INTO ADJACENT PROPERTY WITHOUT HEAVING SIDEWALK.

C.U-STRUCTURAL SOIL

FOR MORE INFORMATION MANUFACTURE'S SPECS ON CU-STRUCTURAL SOIL, CONTACT CAROL MARRERO OF ATLAS PEAT & SOIL, INC. 561-734-7300 / CAROL@ATLASPEATANDSOIL.COM

LANDSCAPE CONTRACTOR TO PROVIDE CUT SHEETS OR IMAGES TO LANDSCAPE ARCHITECT FOR REVIEW & APPROVAL PRIOR TO INSTALLATION

C.U-STRUCTURAL SOIL BREAK-OUT ZONE

SCALE = 1/8"

FIRST FLOOR 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, 18' ht, 10' spread min, 6" dbh min, standard, equal to Treeworld
MF	2	YES	SIMPSONS STOPPER TREE	Myrcianthes fragrens	100 gal, 12' ht min, 6" spread, 2" dbh, standard, 5' clear trunk, equal to Treewold
CR	2	YES	PITCH APPLE TREE	Clusia rosea	200 gal, 16' ht min, 8' spread, multi trunk tree, sculptural form
CU	2	ALT	SEA GRAPE	Coccoloba uvifera	200 gal, 16' ht min, 8' spread min, multi trunk tree, sculptural form, to be selected
PR	5	NO	BAY RUM TREE	Pimenta racemosa	100 gal, 16' ht min, 8' spread min, 4" dbh, standard, equal to Treeworld Wholesale
PALMS					
SP	6	YES	CABBAGE PALM	Sabal palmetto	(2) @24' oah, (2) @ 20' oah, (2) @ 14' oah, staggered, character slick trunk, leaning
RX	5	NO	LADY PALM	Rhapsis excelsa	15 gallon, 4' height, full
SHRUBS					
EUF	30	YES	SPANISH STOPPER SHRUB	Eugenia foetida	15 gal, 7' height min, 5' spread min, full to base, 24" on center
PSL	105	YES	DWARF BAHAMA COFFEE	Psychotria ligustrifolia	3 gallon, full, 18" on center
TROPICALS, GROUNDCOVERS, + VINES					
FIP	20	NO	CREeping FIG	Ficus pumila	1 gallon, full, 18" on center
LIR	30	NO	LILYTURF	Liriope muscari	3 gallon, full, 18" on center
MOD	30	NO	SWISS CHEESE PLANT	Monstera deliciosa	7 gallon, full, 30" on center
MIC	105	NO	WART FERN	Microsorium scolopendrium	3 gallon, full, 18" on center
PGC	20	NO	PHILODENDRON GREEN CONGO	Same	3 gallon, full, 24" on center
TRF	21	YES	DWARF FAKAHATCHEE GRASS	Tripsacum floridana	3 gallon, 18" on center, full
SOD, AGGREGATE & MULCH					
MLC			AMERIGROW PREMIUM PINEBARK BROWN SHREDDED 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:** 4,694 SF **ACRES:** .11

TREES
22 TREES REQUIRED PER ACRE / LOT SIZE: 4,694 SF / .11 ACRES
22 x .11 = 2.42 TREES = 3 TREES REQUIRED / 3 TREES PROVIDED
(1 NATIVE GUMBO LIMBO TREE + 2 NATIVE CLUSIA ROSEA TREE PROVIDED)

DIVERSITY REQUIREMENT
1 - 5 REQUIRED TREES = 2 TREE SPECIES REQUIRED / 2 SPECIES PROVIDED

NATIVE TREES
30% OF REQUIRED TREES OR .30 X 3 = .9 NATIVE TREES REQUIRED / 3 NATIVE TREES PROVIDED
(1 NATIVE GUMBO LIMBO TREE + 2 NATIVE CLUSIA ROSEA TREE PROVIDED)

LOW MAINTENANCE TREES
50% OF REQUIRED TREES OR .50 X 3 = 1.5 LOW MAINTENANCE TREES REQUIRED / 3 LOW MAINTENANCE TREES PROVIDED
(1 NATIVE GUMBO LIMBO TREE + 2 NATIVE CLUSIA ROSEA TREE PROVIDED)

STREET TREE REQUIREMENT
AVERAGE STREET TREE SPACING 20' ON CENTER
FARREY LANE: 110 LF / 20 = 5 STREET TREES REQUIRED / 5 BAY RUMS TO COUNT TOWARD STREET TREES
ISLAND AVENUE: 34 LF / 20 = 2 STREET TREES REQUIRED / 2 SIMPSON'S STOPPER STREET TREES PROVIDED

SHRUBS
12 SHRUBS REQUIRED FOR EACH REQUIRED LOT AND STREET TREE OR 12 X (10) = 120 REQUIRED SHRUBS / 135 SHRUBS PROVIDED (30 NATIVE SPANISH STOPPER + 105 NATIVE DWARF BAHAMA COFFEE SHRUBS PROVIDED)

NATIVE SHRUBS
50% OF TOTAL SHRUBS REQUIRED MUST BE NATIVE OR .50 X 120 = 60 NATIVE SHRUBS REQUIRED / 135 NATIVE SHRUBS PROVIDED (30 NATIVE SPANISH STOPPER + 105 NATIVE DWARF BAHAMA COFFEE 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

LANDSCAPE NOTES

- ALL PLANT MATERIAL SHALL BE FLORIDA GRADE NO. 1 OR BETTER.
- CONTRACTOR SHALL BECOME FAMILIAR WITH THE LOCATION OF, AVOID, AND PROTECT ALL UTILITY LINES, BURIED CABLES, AND OTHER UTILITIES.
- TREE, PALM, ACCENT AND BED LINES ARE TO BE LOCATED IN THE FIELD AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- ALL PLANTING SOIL SHALL BE 50:50 TOPSOIL:SAND MIX, FREE OF CLAY, STONES, ROCKS, OR OTHER FOREIGN MATTER. THIS SPECIFICATION INCLUDES ALL BACKFILL FOR BERMS AND OTHER LANDSCAPE AREAS.
- THE SITE CONTRACTOR SHALL BE RESPONSIBLE TO BRING ALL GRADES TO WITHIN 2" OF FINAL GRADES. THIS SHALL INCLUDE A 2" APPLICATION OF 50:50 TOPSOIL:SAND MIX FOR ALL LANDSCAPE AREAS AND AREAS TO BE SODDED.
- ALL PLANTING BEDS SHALL BE MULCHED TO A DEPTH OF 2" WITH A SMALL GRAY GRANITE AGGREGATE FREE FROM WEEDS AND PESTS. NO 'CYPRESS MULCH' OR 'RED DYED MULCH' TO BE ACCEPTED. KEEP MULCH 3" AWAY FROM TREE OR PALM TRUNKS AS PER INDUSTRY RECOMMENDATIONS.
- SOD SHALL BE 'EMPIRE TURF' ZOYSIA GRASS IN ALL LAWN AREAS AS SHOWN ON THE PLANS. SOD SHALL BE STRONGLY ROOTED, FREE FROM WEED, FUNGUS, INSECTS AND DISEASE. CONTRACTOR SHALL SOD ALL AREAS AS INDICATED ON THE PLANS OR AS DIRECTED. PAYMENT SHALL BE DETERMINED BY THE TOTAL MEASURED SODDED AREAS X THE UNIT PRICE SUBMITTED AND FIELD VERIFIED. SOD SHALL CARRY A 5-MONTH WARRANTY.
- ALL TREES, PALMS, SHRUBS AND GROUNDCOVERS, AND SOD / LAWN SHALL CARRY A ONE-YEAR WARRANTY FROM THE DATE OF FINAL ACCEPTANCE.
- IRRIGATION SHALL PROVIDE FOR A 100% COVERAGE WITH 50% OVERLAP MINIMUM AND BE PROVIDED BY A FULLY AUTOMATIC IRRIGATION SYSTEM W/ RAIN MOISTURE SENSOR ATTACHED TO CONTROLLER. ALL FLORIDA BUILDING CODE APPENDIX "F" IRRIGATION REQUIREMENTS SHALL BE STRICTLY ADHERED TO FOR INSTALLATION AND PREVAILING WATER MANAGEMENT DISTRICT RESTRICTIONS AND REGULATIONS SHALL BE IN COMPLIANCE FOR POST-INSTALLATION WATERING SCHEDULES.

CHRISTOPHER CAWLEY, RLA
Florida License LA 6666786

comm no.
1606
date:
11/09/2020
revised:
D.R.B. FIRST SUBMITTAL
10.19.20

sheet no.



FRONT ELEVATION (WEST SIDE)

SCALE 3/16" = 1'-0"

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FRONT ELEVATION RENDERING

L-4.0

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