



C.M.B. LANDSCAPE DRB FINAL SUBMITTAL - 12.12.22

# NEW RESIDENCE | 1400 WEST 23RD STREET | MIAMI BEACH, FLORIDA

## CLIENT / PROPERTY INFORMATION

PROPERTY ADDRESS 1400 W. 23RD STREET MIAMI BEACH, FL 33140

### EXISTING VEGETATION SUMMARY

The existing vegetation located on the property is composed mostly of royal palms and two trees. The landscape architect is requesting 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 + tree mitigation by introducing new native trees to the site and meet all landscape requirements set forth by C.M.B. Chapter 126.

### INDEX OF SHEETS

- L-0.0 Landscape Cover + Sheet Index L-0.1 General, Landscape + Irrigation Notes

- L-1.0 Existing Tree Survey + Disposition Plan
  L-1.1 Existing Tree Chart + Mitigation Summary
  L-2.0 First Floor Landscape Plan
  L-2.1 Second Floor Landscape Plan
  L-3.0 Plant List, Landscape Code + Details

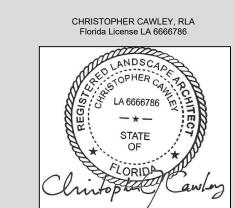
CHRISTOPHER CAWLEY LANDSCAPE **ARCHITECTURE** 



THE HALL GROUP LLC.



ARCHITECT OF RECORD DANIEL C. HALL, AIA, NOMA AR. 0013563



Plot Date: 2022-12-14

Project: 2206-22

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AI2 DESIGN CORF (305) 520-9242
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THE HALL GROUP LLC.

ARCHITECT OF RECORD DANIEL C. HALL, AIA, NOMA AR. 0013563

CHRISTOPHER CAWLEY, RLA Florida License LA 6666786



Plot Date:

2022-12-14

**GENERAL NOTES** 

- 1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL UNDERGROUND UTILITIES PRIOR TO DIGGING IN ANY AREA. THE CONTRACTOR SHALL NOTIFY ALL NECESSARY UTILITY COMPANIES 48 HOURS MINIMUM PRIOR TO DIGGING FOR VERIFICATION OF ALL UNDERGROUND UTILITIES, IRRIGATION AND ALL OTHER OBSTRUCTIONS AND COORDINATE WITH OWNER'S REPRESENTATIVE PRIOR TO INITIATING OPERATIONS. DRAWINGS ARE PREPARED ACCORDING TO THE BEST INFORMATION AVAILABLE AT THE TIME OF PREPARING
- 2. THE CONTRACTOR IS RESPONSIBLE TO ENSURE PROPER WATERING AND MAINTENANCE OF NEW AND RELOCATED PLANT MATERIALS DURING THE ONE YEAR WARRANTY PERIOD.
- 3. CONTRACTOR IS TO REPORT ANY DISCREPANCIES BETWEEN THE CONSTRUCTION DRAWINGS AND FIELD CONDITIONS TO THE OWNER'S REPRESENTATIVE IMMEDIATELY.
- 4. LANDSCAPE CONTRACTOR SHALL COORDINATE ALL WORK WITH RELATED CONTRACTORS AND WITH THE GENERAL CONSTRUCTION OF THE PROJECT IN ORDER NOT TO IMPEDE THE PROGRESS OF THE WORK OF OTHERS OR THE CONTRACTOR'S OWN WORK.
- 5. ALL IMPROVEMENTS ARE TO BE CONSTRUCTED AND/OR INSTALLED WITHIN THE EXISTING STATE AND/OR LOCAL RIGHT OF WAY.

FERTILIZATION IF NECESSARY DURING CONSTRUCTION, WHILE BEING HELD IN LANDSCAPE HOLDING AREAS.

- 6. ALL SITE IMPROVEMENTS INCLUDING GRADING AND DRAINAGE TO BE BY OTHERS. REFER TO ARCHITECTURE AND ENGINEERING PLANS
- 7. THE LOCATION OF THE LANDSCAPE HOLDING AREA WILL BE IDENTIFIED BY THE OWNER OR OWNER'S REPRESENTATIVE. THE CONTRACTOR SHALL ADHERE TO THE ACCESS ROUTES TO AND FROM THE HOLDING AREA WITHOUT DISRUPTING OR IMPEDING ACCESS TO THE SITE BY OTHERS. CONTRACTOR IS RESPONSIBLE FOR THE MAINTENANCE OF ALL PLANT MATERIALS, INCLUDING TEMPORARY IRRIGATION AND
- 8. THE CONTRACTOR SHALL BEAR ALL COSTS OF TESTING OF SOILS, AMENDMENTS, ETC, ASSOCIATED WITH THE WORK AND INCLUDED IN THE SPECIFICATIONS. PRIOR TO COMMENCEMENT OF THE LANDSCAPE PLANTING WORK THE CONTRACTOR SHALL PROVIDE COMPLETE SOIL TESTS WITH RECOMMENDATIONS FOR SOIL TREATMENT IN THE CONSTRUCTION AREA.
- 9. LANDSCAPE CONTRACTOR SHALL FIELD STAKE THE LOCATION OF ALL PLANT MATERIAL OR FIELD STAKE THE PLANTS PRIOR TO INITIATING INSTALLATION FOR THE REVIEW AND APPROVAL OF THE OWNER'S REPRESENTATIVE AND/OR LANDSCAPE ARCHITECT. NOTE: NO PLANTING SHALL COMMENCE UNTIL THERE IS A FUNCTIONAL IRRIGATION SYSTEM IN THE AREA TO BE PLANTED. NO TREES SHALL BE PLANTED ON TOP OF IRRIGATION LINES.
- 10. LANDSCAPE CONTRACTOR SHALL FIELD ADJUST LOCATION OF PLANT MATERIAL AS NECESSARY TO AVOID DAMAGE TO ALL EXISTING UNDERGROUND UTILITIES AND/ OR EXISTING ABOVE GROUND ELEMENTS. ALL CHANGES REQUIRED SHALL BE COMPLETED AT THE CONTRACTOR'S EXPENSE AND SHALL BE COORDINATED WITH OWNER'S REPRESENTATIVE AND THE LANDSCAPE ARCHITECT.
- 11. ANY SUBSTITUTIONS IN SIZE AND/OR PLANT SPECIES MUST BE APPROVED BY THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE PRIOR TO MODIFICATION OF THE CONTRACT, PURCHASING AND DELIVERY OF PLANTS. ALL PLANTS WILL BE SUBJECT TO APPROVAL BY LANDSCAPE ARCHITECT AND/OR OWNER'S REPRESENTATIVE BEFORE PLANTING CAN BEGIN. ALL PLANT MATERIALS WILL NOT INCLUDE ANY PLANTS CONSIDERED TO BE INVASIVE BY THE CITY OF MIAMI BEACH.
- 12. A CITY OF MIAMI BEACH ROW PERMIT SHALL BE OBTAINED FROM PUBLIC WORKS FOR ALL LANDSCAPE + IRRIGATION IMPROVEMENTS WITHIN THE ROW. ALL REQUIRED STREET TREES + ROW LANDSCAPE + IRRIGATION SHALL BE REVIEWED AND APPROVED BY CMB PUBLIC WORKS + URBAN FORESTRY
- 13. CONTRACTOR SHALL REFER TO THE LANDSCAPE PLANTING DETAILS, GENERAL NOTES AND THE PROJECT MANUAL AND/OR SPECIFICATIONS FOR FURTHER AND COMPLETE LANDSCAPE PLANTING INSTRUCTIONS.
- 14. CONTRACTOR + LANDSCAPE ARCHITECT TO MEET ON SITE PRIOR TO COMMENCEMENT OF LANDSCAPE INSTALLATIONS. CONTRACTOR TO PROVIDE IMAGES OF ALL PROPOSED TREES TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR PURCHASING AND INSTALLATION.
- 15. LANDSCAPE CONTRACTOR SHALL COORDINATE ALL PLANTING WORK WITH PERMANENT OR TEMPORARY IRRIGATION WORK. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL HAND WATERING AS REQUIRED BY OWNER'S REPRESENTATIVE TO SUPPLEMENT IRRIGATION WATERING AND RAINFALL. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR HAND WATERING IN ALL PLANTING AREAS, REGARDLESS OF THE STATUS OF EXISTING OR PROPOSED IRRIGATION.
- 16. LANDSCAPE CONTRACTOR SHALL CLEAN THE WORK AREAS AT THE END OF EACH WORKING DAY. RUBBISH AND DEBRIS SHALL BE COLLECTED AND DEPOSITED OFF-SITE OR IN AN APPROVED DISPOSAL AREA DAILY. ALL MATERIALS, PRODUCTS AND EQUIPMENT SHALL BE STORED IN AN ORGANIZED FASHION AS DIRECTED BY THE OWNER'S REPRESENTATIVE.
- 17. SITE DISTANCE CONCERNS MUST BE MAINTAINED FOR CLEAR SITE VISIBILITY FROM THIRTY (30) INCHES TO SEVENTY-TWO (72) INCHES, TREE TRUNKS ARE EXCLUDED AS SPECIFIED IN APPROPRIATE MUNICIPAL CODES.
- 18. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE GUARANTEE OF ALL PLANT MATERIAL FOR A PERIOD OF TWELVE (12) MONTHS FROM THE DATE OF SUBSTANTIAL COMPLETION. SUBSTANTIAL COMPLETION CONSTITUTES THE BEGINNING OF GUARANTEE PERIOD.
- 19. THE LOCATIONS OF PLANTS, AS SHOWN IN THESE PLANS, ARE APPROXIMATE. THE FINAL LOCATIONS MAY BE ADJUSTED TO ACCOMMODATE DIRECTED BY OR APPROVED BY THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE

### 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
- 3. TREE, PALM, ACCENT AND BED LINES ARE TO BE LOCATED IN THE FIELD AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO
- 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.
- 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.
- <u>GROUNDCOVER PLANTING BEDS:</u> 6" DEPTH PLANTING SOIL SPREAD IN PLACE- THROUGHOUT.
- 12" DEPTH PLANTING SOIL SPREAD IN PLACE- THROUGHOUT
- REMOVE ALL LIMEROCK PRESENT TO A DEPTH OF AT LEAST 30"BEFORE PLACING NEW PLANTING SOIL. APPLY NEW CLEAN PLANTING SOIL IN PLANTING AREA AS REQUIRED
- 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. 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.
- 7. 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.
- 8. 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
- 9. ALL PLANTING BEDS SHALL BE MULCHED TO A DEPTH OF 2" with 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.
- 10. ALL TREES, PALMS, SHRUBS AND GROUNDCOVERS, AND SOD / LAWN SHALL CARRY A ONE-YEAR WARRANTY FROM THE DATE OF FINAL
- 11. NURSERY SUPPORT POLES SHALL BE REMOVED AT THE NURSERY, PRIOR TO DELIVERY, AND TREES DELIVERED WITH NURSERY POLES WILL NOT BE ACCEPTED; AND THEREFORE REJECTED, w/ THE EXCEPTION TREE SPECIES: CLUSIA ROSEA + SILVER BUTTONWOOD TREES
- 12. 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 BRACING MATERIALS FROM ALL PALMS, TREES AND SHRUBS WITHIN 1 YEAR OF INSTALLATION.
- 13. 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.
- 14.IF NECESSARY, CONTRACTOR SHALL PROVIDE A WATER TRUCK DURING PLANTING TO ENSURE PROPER WATERING-IN 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.
- 15. FERTILIZATION: ONE COMPLETE APPLICATION OF GRANULAR FERTILIZER SHALL BE APPLIED PRIOR TO FINAL ACCEPTANCE AND APPROVAL BY THE LANDSCAPE ARCHITECT. FERTILIZER SHALL BE SCOTTS AGRIFORM 20-10-5 PLANTING TABS OR APPROVED EQUAL AS RECOMMENDED BY LANDSCAPE CONTRACTOR
- 16. 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.
- 17. 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.
- 18. 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
- 19.PLANTING SOIL SPECIFICATION FOR UPPER LEVEL PLANTERS A MIX OF COARSE SAND, FLORIDA PEAT AND PINE BARK. THE APPROXIMATE RATIO SHALL BE COARSE SAND 50%

FLORIDA PEAT 40%

FINAL TESTED ORGANIC MATTER BETWEEN 1.5 AND 2.0% (BY DRY WEIGHT) THE FINAL MIX SHALL BE TESTED TO HAVE A SATURATED WEIGHT OF NO MORE 115 POUNDS PER CUBIC FOOT WHEN COMPACTED TO 85% STANDARDS PROCTOR PLANTING SOIL SHALL BE THOROUGHLY MIXED PRIOR TO DELIVERY AND INSTALLATION ADD NUTRICOTE FERTILIZER TO THE PLANTING MIX AT THE TIME MIXING AND BLENDING AT A RATE OF 3 POUNDS PER CUBIC YARD PLANTING SOIL SHALL BE SUPPLIED BY ATLAS PEAT AND SOIL INC BOYTON BEACH FLORIDA 561-734-7300 PROVIDE A TWO GALLON SAMPLE WITH TESTING DATA THAT INDICATES THE MATERIAL MEETS REQUIREMENTS OF THIS SPECIFICATION INCLUDING RECOMMENDATIONS FOR CHEMICAL ADDITIVES FOR THE TYPES OF

PLANTS TO BE GROWN. SAMPLES AND TESTING DATA SHALL BE SUBMITTED AT THE SAME TIME

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2022-12-14 Plot Date:

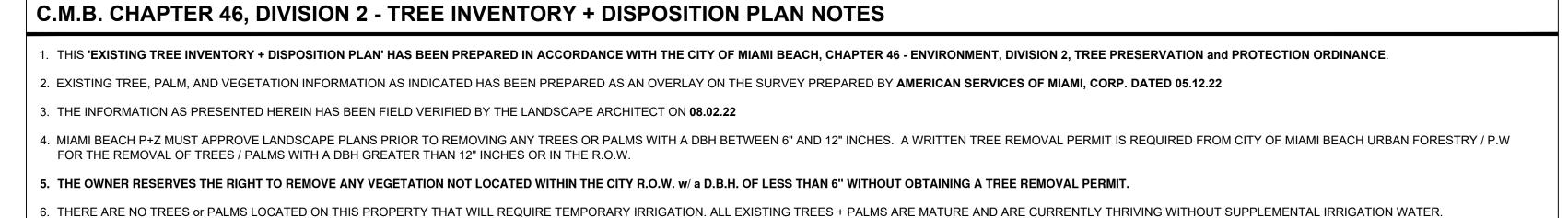
EXISTING TREE SURVEY + DISPOSITION PLAN

PROPOSED **AUTO COURT** 

LINE DENOTES DENSE VEGETATION ON ADJACENT PROPERTY (TYP.)

EXISTING 6' HT WOOD FENCE ALONG WEST PROPERTY LINE TO REMAIN

14.90



PROPERTY LINE

\_ EXISTING 6' HT CHAINLINK FENCE ALONG NORTH + EAST PROPERTY LINE

Lot 6, Blk 3

(PB 40-Pg 23)

\_ **TREE / PALM TO BE REMOVED (TYP).** SEE DISPOSITION CHART ON SHEET L-1.1 FOR MORE INFORMATION.

08.53

TREE / PALM TO BE REMOVED (TYP). SEE DISPOSITION

CHART ON SHEET L-1.1 FOR MORE INFORMATION.

14.8

Conc. (5'x2,8')

PROPERTY LINE

23.30

FUTURE PROPOSED 2-STORY RESIDENCE

39.35

29.05

LINE DENOTES FOOTPRINT

ON ADJACENT PROPERTY

LINE DENOTES DENSE VEGETATION

OF PROPOSED BUILDING

10.70

C.M.B. EXISTING TREE SURVEY LEGEND TREE or PALM TO BE REMOVED. SEE CHART L-1.1.

LINE DENOTES FOOTPRINT OF

PROPOSED AUTOCOURT

CHRISTOPHER CAWLEY LANDSCAPE **ARCHITECTURE** 

23RD ST

EXISTING OVERGROWN ARECA HEDGE WITHIN ROW TO REMAIN

2206-22

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2022-12-14

Plot Date:

CHRISTOPHER CAWLEY EXISTING TREE CHART + MITIGATION SUMMARY LANDSCAPE ARCHITECTURE 780 NE 69th Street, Suite 200 Miami, Florida 33138

O | 786.536.2961 | M | 305.979.1585

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C.M.B. EXISTING TREE INVENTORY + DISPOSITION CHART - 1400 W 23RD ST NUMBER | COMMON NAME SPECIMEN D.B.H. (IN) HEIGHT (FT) | SPREAD (FT) | TPZ RADIUS (FT) | CONDITION | DISPOSITION | MITIGATION | COMMENTS #1 ROYAL PALM YES +/- 22" +/- 60' Roystonea elata +/- 14' FAIR REMOVE 1 REP. TREE IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED #2 ROYAL PALM YES +/- 22" +/- 60' +/- 20' 1 REP. TREE IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED +/- 14' FAIR **REMOVE** Roystonea elata #3 ROYAL PALM YES +/- 22" +/- 60' Roystonea elata +/- 20' +/- 14' FAIR **REMOVE** 1 REP. TREE IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED #4 ROYAL PALM YES +/- 18" +/- 25' 1 REP. TREE IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED +/- 12' FAIR Roystonea elata REMOVE #5 RUBBER PLANT NO +/- 11" +/- 20' 11" DBH IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED Ficus elastica +/- 8' FAIR #6 ROYAL PALM Roystonea elata YES +/- 20" +/- 45' +/- 15' +/- 24' FAIR **REMOVE** 1 REP. TREE IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED #7 SAPODILLA TREE +/- 30' 20" DBH IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED Manilkara zapota YES +/- 20" +/- 40' +/- 24' FAIR **REMOVE** TOTAL TREE DBH LOSS: 31" + THE REMOVAL OF (5) PALMS \* TREE MITIGATION REQUIRED: (12) REPLACEMENT TREES @ 12'HT x 2" DBH X 6' SPREAD PALM MITIGATION REQUIRED: (5) REPLACEMENT TREES @ 12'HT x 2" DBH X 6' SPREAD

TREES		
REMOVED (TOTAL DBH OF TREES)	REPLACEMENT TREES REQUIRED	REPLACEMENT TREES PROVIDED
<b>31</b> " OF DBH	12 @ 12' HEIGHT + 2" DBH + 6' SPREAD  OR  6 @ 16' HEIGHT + 4" DBH + 8' SPREAD	13 REPLACEMENT TREES PROVIDED @ 12' HEIGHT + 2" DBH + 6' SPREAD  BREAKDOWN:  (1) NATIVE GUMBO LIMBO TREE @ 20' HEIGHT + 6" DBH + 10' SPREAD = 3 REPLACEMENT TREES  (5) NATIVE SPANISH STOPPER TREES @ 16' HEIGHT + 4" DBH + 8' SPREAD = 10 REPLACEMENT TREES
PALMS		
REMOVED (TOTAL PALMS)	REPLACEMENT TREES REQUIRED	REPLACEMENT TREES PROVIDED
5	5 @ 12' HEIGHT + 2" DBH + 6' SPREAD  OR  3 @ 16' HEIGHT + 4" DBH + 8' SPREAD	6 REPLACEMENT TREES PROVIDED @ 12' HEIGHT + 2" DBH + 6' SPREAD  BREAKDOWN:  (2) NATIVE SPANISH STOPPER TREES @ 16' HEIGHT + 4" DBH + 8' SPREAD = 4 REPLACEMENT TREES  (1) NATIVE BAY RUM TREES @ 16' HEIGHT + 4" DBH + 6' SPREAD = 2 REPLACEMENT TREES

TREE DISPOSITION SUMMARY				
	TOTAL	REMAIN	REMOVE	RELOCATE
TREES	2	0	2	0
PALMS	5	0	5	0

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2 & 30 \\
DC & MOD
\end{array}$ 

ALL GROUNDCOVERS
WITHIN SIGHT TRIANGLE T
BE MAINTAINED 18" HT

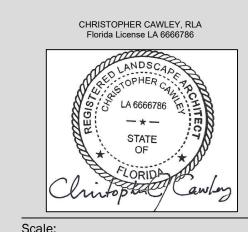
ALL GROUNDCOVERS
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L-2.0

2022-12-14

FIRST FLOOR LANDSCAPE PLAN

ALL GROUNDCOVERS
WITHIN SIGHT TRIANGLE TO
BE MAINTAINED 18" HT



PROPERTY LINE

C 15' VISIBILITY SITE TRIANGLE AS PER C.M.B. REGULATIONS

COVERED TERRACE

OPEN LAWN AREA

OPEN TO ABOVE

35 PSL 35 XAN 30 CAM

 $\begin{pmatrix} \frac{4}{RX} \end{pmatrix} \begin{pmatrix} \frac{3}{RM} \end{pmatrix}$ 

SUNSET

(22)XAN

 $\left(\frac{3}{RX}\right)$ 

AUTOCOURT

ORANGE LINE DENOTES LOCATION OF CIVIL EX-FILTRATION TRENCHES, LINES AND DRAINS

 $\begin{pmatrix} \frac{7}{RX} \end{pmatrix}$ 

CHRISTOPHER

**ARCHITECTURE** 

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LANDSCAPE

CAWLEY

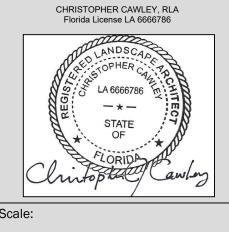


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Scale:

L-2.1

Plot Date: 2022-12-14

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AR. 0013563

2206-22

Project:

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.

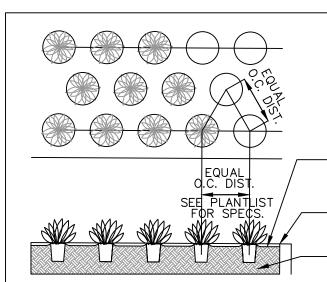
### - LOOSEN + SCORE BOUND ROOTS

- 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

### SHRUB 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 SCOTTS AGRIFORM 20-10-5 PLANTING TABS OR APPROVED EQUAL

2" MIN DEPTH COCO BROWN MULCH LAYER - REFER

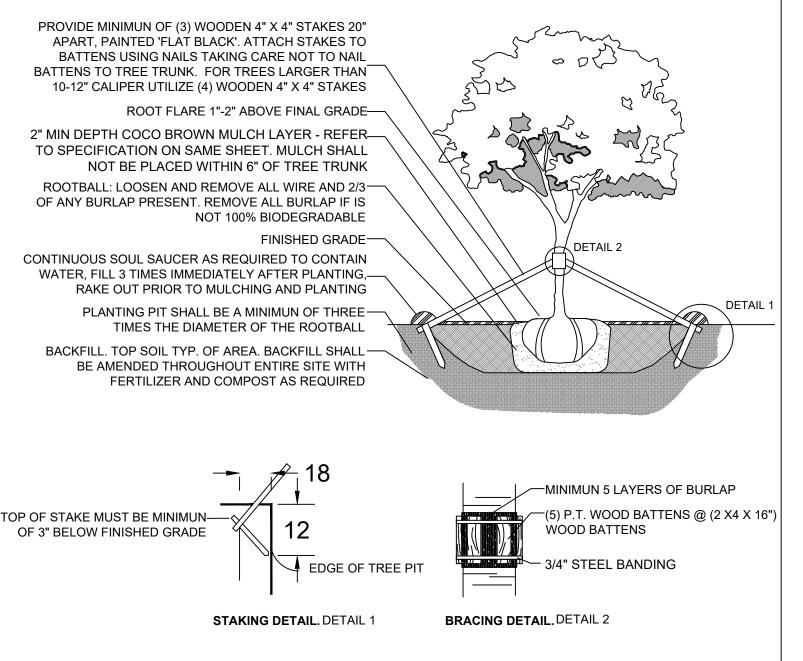
TO SPECIFICATION ON SAME SHEET. MULCH SHALL

BE LEVEL WITH ALL EDGES OF PAVEMENT, TYPICAL MULCH SHALL BE LEVEL WITH ALL EDGES OF PAVEMENT TYPICAL

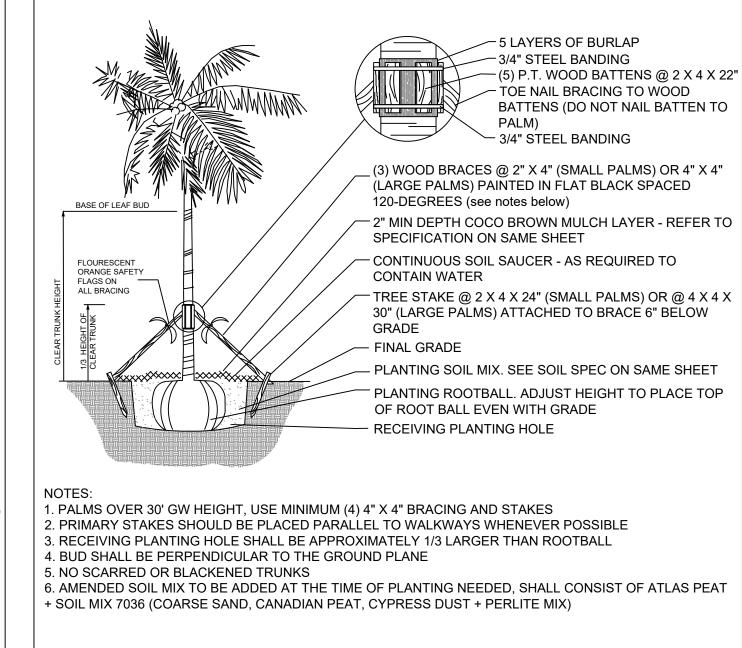
PLANTING SOIL MIX. SEE SOIL SPEC ON SAME SHEET

### **GROUNDCOVER PLANTING DETAIL**

N.T.S.



**C.M.B. LARGE TREE PLANTING DETAIL** 



C.M.B. PALM PLANTING DETAIL

N.T.S.

N.T.S.

KEY	QTY.	NATIVE	COMMON NAME	BOTANICAL NAME	HEIGHT, SPECIFICATION, & NOTES
TREES					
BS	1	YES	GUMBO LIMBO TREE	Bursera simaruba	20' ht min, 10' spread min, 6" dbh, standard trunk
cs	3	YES	SILVER BUTTONWOOD TREE	Conocarpus erectus 'Sericeus'	14' ht min, 8' spread min, 4" dbh, multi trunk
EF	7	YES	SPANISH STOPPER TREE	Eugenia foetida	16' ht min, 8' spread min, 4" dbh, standard
MF	4	YES	SIMPSON STOPPER TREE	Myrcianthes fragrans	12' ht min, 6' spread min, 2" dbh, 5' clear trunk standard
PR	4	NO	BAYRUM TREE	Pimenta racemosa	16' ht min, 8' spread min, 4" dbh, 5' clear trunk, standard trunk
PALMS					
CN	4	NO	COCONUT PALM	Cocos nucifera 'Maypan'	10-12' gray wood, Florida Fancy, character leaning trunk
DC	6	NO	CABADA PALM	Dypsis cabadae	8-10' ht, clump, multi-trunk
RM	3	NO	TRAVELERS PALM	Ravenala madagascariensis	12' OA ht, Heavy, Florida Fancy, Full
RX	14	NO	LADY PALM	Rhapis excelsa	7 gallon, 4' x 4', full + shade grown
SHRUB	S				
CAM	392	NO	CARISSA 'EMERALD BLANKET'	Carissa macrocarpa 'Emerald Blanket'	3 gallon, 18" on center, full
CHI	60	YES	COCOPLUM 'HORIZONTAL' SHRUB	Chrysobalanus icaco 'Horizontal'	15 gallon, 5' height, 2' spread, 30" on center
CLG	6	NO	SMALL LEAF CLUSIA	Clusia guttifera	15 gallon, 5' height, 2' spread, 30" on center
POD	25	NO	PLUM PINE	Podocarpus	15 gallon, 5' height, 2' spread, 24" on center
PSL	70	YES	DWARF BAHAMA COFFEE	Psychotria ligustrifolia	7 gallon, 2' height, 2' spread, 24" on center
GROUN	DCOVERS	3			
AGV	8	NO	SOFT TIP AGAVE	Agave attenuata	7 gallon, 2' ht x 2' spread, 24" on center, full
ALO	26	NO	ALOCASIA 'ELEPHANT EAR'	Alocasia 'Elephant Ear'	7 gallon, 24" on center, full
APP	5	NO	RED GINGER	Alpinia purpurata	7 gallon, 20" on center, full, low branch
ERL	136	YES	GOLDEN BEACH CREEPER	Ernodea littoralis	3 gallon, 12" on center, full
FIP	12	NO	CREEPING FIG	Ficus pumila	1 gallon, 12" on center, full
LIR	128	NO	LILYTURF	Liriope muscari	3 gallon, 12" on center, full
MOD	72	NO	SWISS CHEESE PLANT	Monstera deliciosa	3 gallon, 24" on center, full
PBM	122	NO	PHILODENDRON 'BURLE MARX'	Same	3 gallon, 18" on center, full
TRF	3	YES	DWARF FAKAHATCHEE GRASS	Tripsacum floridana	3 gallon, 24" on center, full
TRJ	100	NO	CONFEDERATE JASMINE	Trachelospermum jasminoides	3 gallon, 12" on center, full
XAN	150	NO	PHILODENDRON 'XANADU'	Same	3 gallon, 18" on center, full
SOD, A	GGREGAT	E & MULC	CH		
SOD	+/- 5,3	330 SF	NATIVE SEA SHORE PASPALUM LAWN	- OVER 2" TOPSOIL BED, SEE PLANTING SI	PECS
DGA	+/- 6	652 SF	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 \$15,000 DOLLARS FOR POTTED PLANTS + MISCELLANEOUS VEGETATION TO BE SELECTED DURING THE **INSTALLATION OF THE PROJECT** 

<b>ZONING:</b> RS3 <b>LOT SIZE:</b> 13,157 SF <b>ACRES:</b> .302		
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	TOTAL LOT AREA: 13,157 SF - 6,000 SF 5 TREES REQ + (7,157 / 1,000) = <b>13 TREES REQUIRED</b>	15 TOTAL TREES PROVIDED
OF LOT AREA.  MIN 30% OF REQUIRED TREES SHALL BE NATIVE SPECIES	30% x 13 = 4 TREES OF NATIVE SPECIES REQUIRED	11 TOTAL NATIVE TREES PROVIDED
MIN 50% OF REQUIRED TREES SHALL BE LOW MAINTENANCE AND DROUGHT TOLERANT SPECIES	50% x 13 = 7 TREES OF LOW MAINTENANCE + DROUGHT TOLERANT SPECIES REQUIRED	15 TOTAL LOW MAINTENANCE TREES PROV
DIVERSITY OF 11 - 15 TOTAL TREES REQUIRED : 4 TREE SPECIES	4 TREE SPECIES REQUIRED	5 TREE SPECIES PROVIDED
STREET TREES		
AVERAGE STREET TREE SPACING 20' ON CENTER	76 LINEAR FEET / 20 = 4 STREET TREES REQUIRED	4 STREET TREES PROVIDED
SHRUBS		
12 SHRUBS PER THE NUMBER OF REQUIRED LOT AND STREET TREES	12 x (TOTAL LOT + STREET TREES) = 204 TOTAL SHRUBS REQUIRED	553 TOTAL SHRUBS PROVIDED
MIN 50% OF REQUIRED SHRUBS SHALL BE NATIVE SPECIES	50% x 204 = 102 SHRUBS OF NATIVE SPECIES REQUIRED	130 TOTAL NATIVE SHRUBS PROVIDED
MIN 10% OF REQUIRED SHRUBS SHALL BE LARGE SHRUBS or SMALL TREES	10% x 204 = 21 TOTAL LARGE SHRUBS REQUIRED	91 TOTAL LARGE SHRUBS PROVIDED
MIN 50% OF REQUIRED LARGE SHRUBS SHALL BE NATIVE SPECIES	50% x 21 = 11 LARGE SHRUBS OF NATIVE SPECIES	60 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		

PLANT LIST, LANDSCAPE CODE + DETAILS



Plot Date: 2022-12-14