

C.M.B. FINAL DRB SUBMITTAL - 05.08.23

NEW RESIDENCE | 1830 DAYTONIA | MIAMI BEACH, FLORIDA



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CLIENT / PROPERTY INFORMATION	
PROPERTY ADDRESS	
1830 DAYTONIA ROAD,	
MIAMI BEACH, FLORIDA 33141	

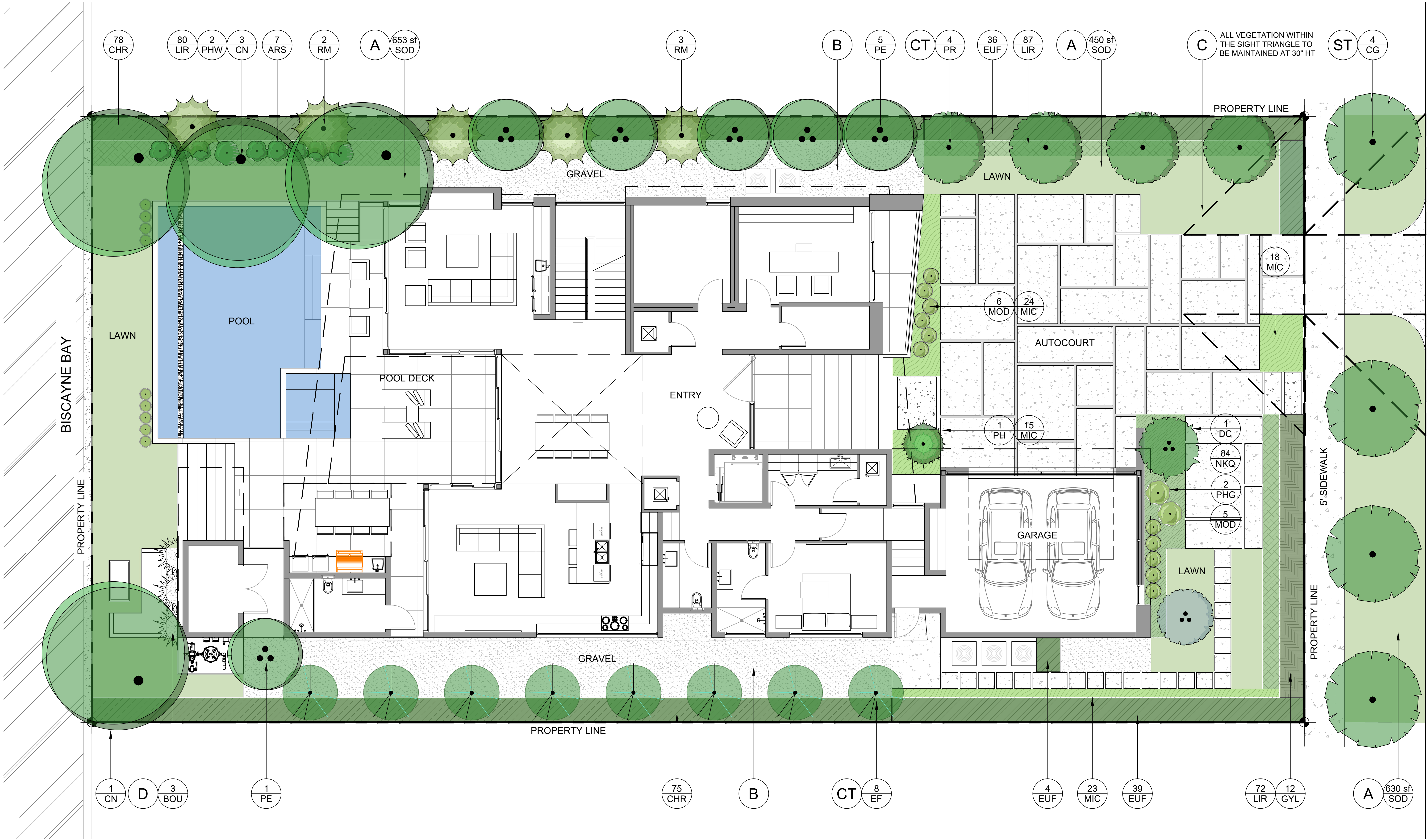
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date:
04/10/2023

revised:



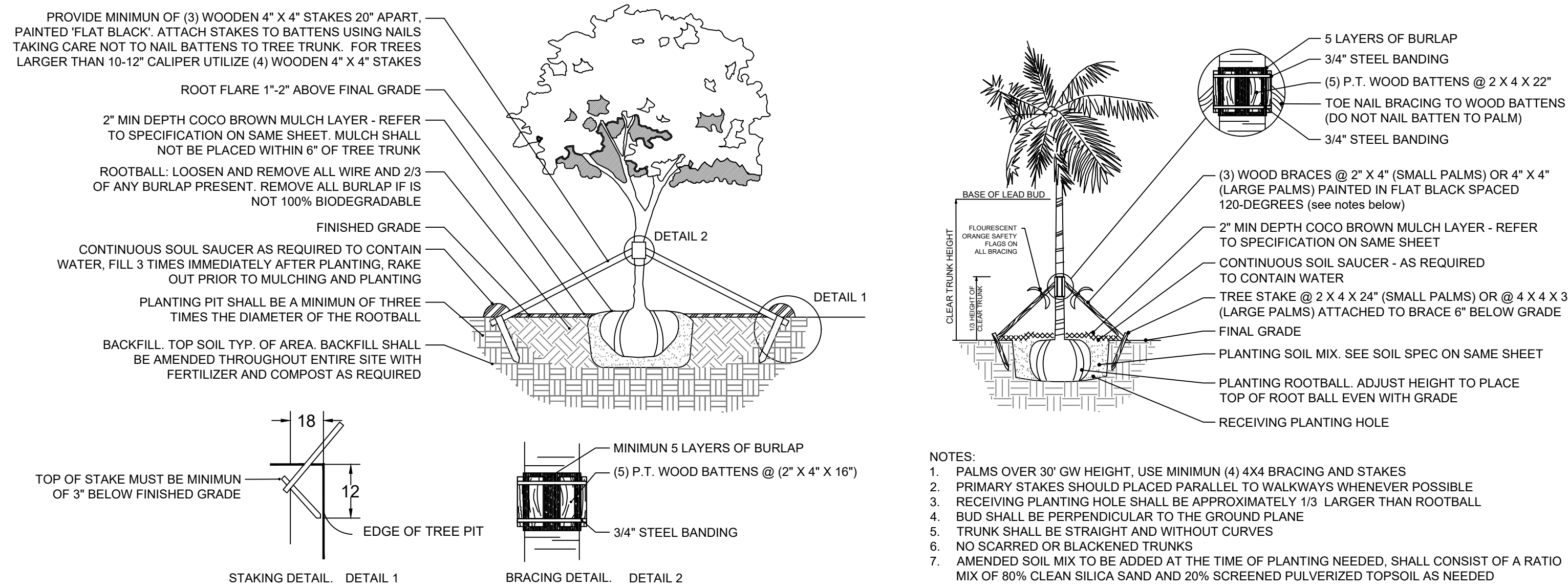
LANDSCAPE LEGEND

- | | |
|--|--|
| A LAWN 'EMPIRE ZOYSIA' - OVER 2" TOPSOIL BED, SEE PLANTING SPECS | D JACOBS WIRE TRELLIS ALONG CABANA/OUTDOOR STORAGE STRUCTURE |
| B 3/8" GREY DECOMPOSED GRANITE AGGREGATE OVER FILTER FABRIC | ST STREET TREE |
| C 15' VISIBILITY SIGHT TRIANGLE AS PER C.M.B. REGULATIONS | CT CODE TREE |

FIRST FLOOR LANDSCAPE PLAN

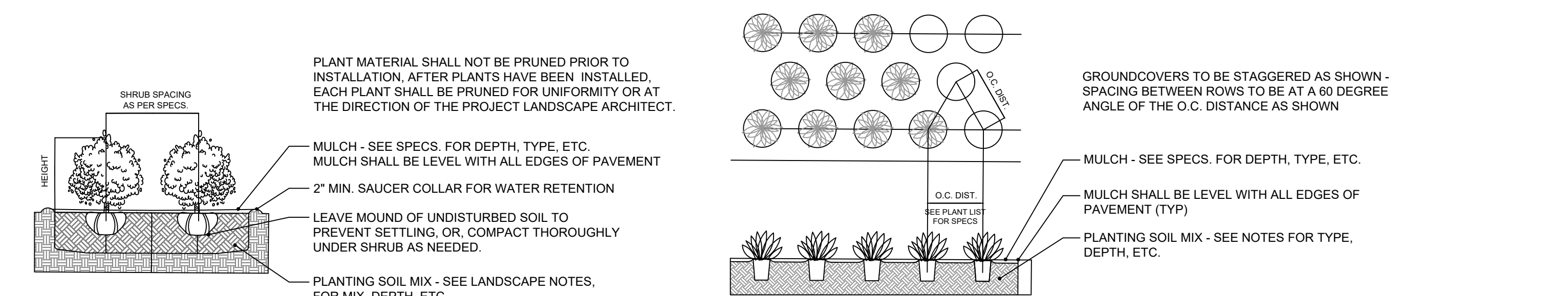






1 LARGE TREE PLANTING DETAIL 3/16" = 1'-0" CD-PL-01

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-3	LOT SIZE: 11,250 SF	ACRES: .258
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: 11,250 SF - 6,000 SF 5 TREES REQ + (5,250 SF / 1,000) = 11 TREES REQ	12 TOTAL TREES PROVIDED
MIN 30% OF REQUIRED TREES SHALL BE NATIVE SPECIES	30% x 11 = 4 TREES OF NATIVE SPECIES	8 TOTAL NATIVE TREES PROVIDED
MIN 50% OF REQUIRED TREES SHALL BE LOW MAINTENANCE AND DROUGHT TOLERANT SPECIES	50% x 11 = 6 TREES OF LOW MAINTENANCE AND DROUGHT TOLERANT SPECIES	12 TOTAL LOW MAINTENANCE TREES PROVIDED
DIVERSITY OF 11 - 15 TOTAL TREES REQUIRED : 4 TREE SPECIES	4 TREE SPECIES	4 TREE SPECIES PROVIDED
STREET TREES		
AVERAGE STREET TREE SPACING 20' ON CENTER	75 LINEAR FEET / 20 = 4 STREET TREES REQ	4 STREET TREES PROVIDED
SHRUBS		
12 SHRUBS PER THE NUMBER OF REQUIRED LOT AND STREET TREES	12 x (TOTAL LOT + STREET TREES) = 180 TOTAL SHRUBS REQUIRED	253 TOTAL SHRUBS PROVIDED
MIN 50% OF REQUIRED SHRUBS SHALL BE NATIVE SPECIES	50% x 180 = 90 SHRUBS OF NATIVE SPECIES	253 TOTAL NATIVE SHRUBS PROVIDED
MIN 10% OF REQUIRED SHRUBS SHALL BE LARGE SHRUBS or SMALL TREES	10% x 180 = 18 TOTAL LARGE SHRUBS	244 TOTAL LARGE SHRUBS PROVIDED
MIN 50% OF REQUIRED LARGE SHRUBS SHALL BE NATIVE SPECIES	50% x 18 = 9 LARGE SHRUBS OF NATIVE SPECIES	244 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						
TREES	CODE	QTY	COMMON NAME	BOTANICAL NAME	NATIVE	SPECIFICATIONS
	CG	4	BRIDAL VEIL	CAESALPINIA GRANADILLO	NO	200 GAL, 16' HT MIN, 8-10' SP, 5-6" DBH MIN
	CS	1	SILVER BUTTONWOOD	CONOCARPUS ERECTUS SERICEUS	YES	14-16' HT, 8" SP, 6" DBH, MULTI-TRUNK
	EF	8	SPANISH STOPPER	EUGENIA FOETIDA	YES	16' HT MIN, 8" SP, 4" DBH, STANDARD
	PR	4	BAY RUM	PIMENTA RACEMOSA	NO	100 GAL, 16' HT MIN, 8-9" SP, 4" DBH
PALMS	CODE	QTY	COMMON NAME	BOTANICAL NAME	NATIVE	SPECIFICATIONS
	CN	4	COCONUT PALM	COCOS NUCIFERA	NO	14-16' HT, LEANING CHARACTER TRUNK, FLORIDA FANCY
	DC	1	CABADA PALM	DYPSIS CABADAE	NO	14'-16' HT OA, 8" SP, FULL TO BASE
	PH	1	PYGMY DATE PALM	PHOENIX ROEBELENI	NO	5-6' HT, DOUBLE, FLORIDA FANCY
	PE	6	ALEXANDER PALM	PTYCHOSPERMA ELEGANS	NO	16-18' HT, #2 SLENDER TRUNKS, DOUBLES OR TRIPLES, FLORIDA FANCY
	RM	5	TRAVELER'S PALM	RAVENALA MADAGASCARIENSIS	NO	12-14' HT, FLORIDA FANCY, FULL
	RX	2	LADY PALM	RHAPIS EXCELSA	NO	7 G, 3-4' HT, 3" SP, 30" ON CENTER, FULL
ACCENTS	CODE	QTY	COMMON NAME	BOTANICAL NAME	NATIVE	SPECIFICATIONS
	ARS	7	ALOCASIA 'REGAL SHIELD'	ALOCASIA X 'REGAL SHIELDS'	NO	3 GAL, 2' HT, 18" SP, 24" O.C.
	BOU	3	BOUGAINVILLEA	BOUGAINVILLEA X 'NEW RIVER'	NO	15 GAL, 6' HT TRELLIS, FULL, TRAINED TO TRELLIS
	MOD	13	SWISS CHEESE PLANT	MONSTERA DELICIOSA	NO	3 GAL, 2' HT, 2" SP, 20" O.C.
	PHG	2	GIANT PHILODENDRON	PHILODENDRON GIGANTEUM	NO	7 GAL, 4' HT, 3" SP, 36" O.C.
	PHW	2	PHILODENDRON 'WILSONII'	PHILODENDRON WILSONII	NO	7 GAL, 4-5' HT, FULL, TRAINED TO PALMS
GRASSES	CODE	QTY	COMMON NAME	BOTANICAL NAME	NATIVE	SPECIFICATIONS
	TRF	9	DWARF FAKAHATCHEE	TRIPSACUM FLORIDANA	YES	3 GAL, 2' HT, 2" SP, 20" O.C.
SHRUB AREAS	CODE	QTY	COMMON NAME	BOTANICAL NAME	NATIVE	SPECIFICATIONS
	CHR	153	COCOPLUM 'RED TIP'	CHRYSOBALANUS ICACO 'RED TIP'	YES	15 GAL, 5' HT MIN, 3" SP MIN, 30" ON CENTER, FULL TO BASE
	EUF	79	SPANISH STOPPER SHRUB	EUGENIA FOETIDA	YES	25 GALLON, 5 - 6' HT, FULL TO BASE
	GYL	12	CRABWOOD	GYMNANTHES LUCIDA	YES	
	PSL	9	DWARF BAHAMA COFFEE	PSYCHOTRIA LIGUSTRIFOLIA	YES	7 GALLON, 2-3' HT, 18"-24" OC
GROUND COVERS	CODE	QTY	COMMON NAME	BOTANICAL NAME	NATIVE	SPECIFICATIONS
	LIR	239	LILYTURF 'BIG BLUE'	LIRIOPE MUSCARI 'BIG BLUE'	NO	1 GAL, 12" O.C., FULL
	MIC	80	WART FERN	MICROSORUM SCOLOPENDRIA	NO	3 GAL, 12" O.C., FULL
	NKO	84	KIMBERLEY QUEEN FERN	NEPHROLEPIS OBLITERATA 'KIMBERLY QUEEN'	NO	3 GAL, 12" O.C., FULL
	TRJ	21	CONFEDERATE JASMINE	TRACHELOSPERMUM JASMINOIDES 'CONFEDERATE'	NO	3 GAL, 12" O.C., FULL
	SOD	1,732 SF	EMPIRE ZOYSIA	ZOYSIA X 'EMPIRE'	NO	

- 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.