



XERISCAPE REQUIREMENTS SECTION 94-442 (G)

Design Options:	Points
1. Utilization of moisture sensing controller other than rainswitch.	5
2. Plan submitted with low, moderate, and high water usage zones indicated.	5
3. Grass:	5
a. 25-50% of the grass areas are made up of drought tolerant grass species from the list*.	5
b. 51% or more of the grass area are made up of drought tolerant grass species from the list*.	10
4. Shrubs:	5
a. 25-50% of the required shrubs are made up of drought tolerant species from the list*.	5
b. 51% or more of the required shrubs are made up of drought tolerant species from the list*.	10
5. Trees:	5
a. 25-50% of the required trees are made up of drought tolerant species from the list*.	5
b. 51% or more of the required trees are made up of drought tolerant species from the list*.	10
6. Extra Shade Trees in Vehicular Use Areas:	5
a. 25% more than the required shade trees planted in the vehicular use areas.	5
b. 50% more than the required shade trees planted in the vehicular use areas.	10
7. Sod area less than 50% of landscape areas.	10
8. Utilization of compacted mulched planting beds at least three (3) inches in depth in all planted areas except ground covers.	10

*The list of drought tolerant grass, shrubs, and tree species is contained in Xeriscape Plant Guide II published by the South Florida Water Management District, as may be amended. These species should however, not include invasive species.

LANDSCAPE REQUIREMENTS

SINGLE FAMILY RESIDENTIAL TYPE 2 ALTERNATE- CITY OF WEST PALM BEACH, FL	
TOTAL LOT AREA	3942.5 SF .09AC (100%)
BUILDING COVERAGE	1890 SF (.47,94%)
OPEN SPACE	2052.5 SF (52.06%)
TOTAL TREES REQUIRED (2053 SF/ 1200 SF)	2 TREES
TOTAL TREES PROVIDED	3 TREES/PALM
(100% OF REQUIRED TREES/PALMS ARE DROUGHT TOLERANT SPECIES)	
TOTAL SHRUBS REQUIRED (2053 SF/ 500 SF)	5 SHRUBS
TOTAL SHRUBS PROVIDED	50+ SHRUBS
(100% OF REQUIRED SHRUBS ARE DROUGHT TOLERANT SPECIES)	

PLANT LIST TYPE 2 ALTERNATE

TREES AND PALMS	
*QV 1	Quercus VirginianaLive Oak
*CL 1	Calophyllum Antillarum Beauty Leaf
MP 1	Velichia MontgomeryanaMontgomery Palm
ACCENTS, SHRUBS, AND GROUNDCOVERS	
*CI 17	Chrysobalanus IcacoCocoplum
*CL 11	Clusia GutierreziiSmall Leaf Clusia
PP 24	Podocarpus PringleiDwarf Podocarpus
IXN 19	Ixora Nona GrandPink Ixora
SOD As Req'd	Stenotaphrum Secundatum FloratamSt. Augustine Sod SQ. FT.
NOTES	
* Indicates native plant species.	

GENERAL LANDSCAPE NOTES

- All planting notes to be Florida #1 grade or better as stated in "Grades and Standards for nursery plants" part I and part II (2015, State of Florida, Department of Agriculture, Tallahassee.
- All prohibited plant species shall be eradicated from the site by licensed arborist.
- All plant material to be handled and planted in accordance with standard nursery practices.
- All plant material to be guaranteed for a period of ninety (90) days from date of installation.
- All planting beds to receive three (3) inches compacted recycled bark or other mulch, type "B", or better. (no cypress mulch)
- All planting areas must be irrigated to provide (100% coverage & 100% overlap) by an automatic irrigation w/ water sensor controller other than rainswitch installed by certified irrigation contractor.
- Any damage to existing landscape or irrigation on site or ROW during construction shall be contractors responsibility for replacement and repair.
- Sod and Irrigation will be provided within all the unpaved areas including the R.O.W.
- All mechanical equipment that is 5' above grade must be screened on three sides w/a hedge, solid fence or wall to a height minimum 3' above the item.
- All underground utilities should be located prior to commencement of landscape construction.
- The general contractor is responsible for rough grade within two-three (2-3) inches of final grade.
- In case of discrepancies, the landscape plan takes precedence over the plant list.
- A minimum distance of 15 ft. separates all trees from pole lights and overhead utility lines.
- Within all site triangles there shall be unobstructed visibility within 2.5' and 6' above pavement level.
- All trees, palms except shrubs and sod must be a min. 5' from all utilities (ie. mains, meters, hydrants, service lines, etc) and must incorporate a tree barrier. Where overhead wires exist, use FPL approved understory trees.
- All details, notes, specifications are per City of West Palm Beach Standards.

1 LANDSCAPE PLAN

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

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LOUIS ILIAS VLAHOS
LANDSCAPE ARCHITECT
CONSULTANT
LA #6666677
LC #26000319

MAJESTIC VIEWS

Landscape Architecture - Construction Management

4711 Cypress Drive South, Boynton Beach, FL 33436
Phone (561) 752-9835 Fax (561) 752-4110

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MERRY PLACE ESTATES
SINGLE FAMILY HOMES
WEST PALM BEACH, FL

LANDSCAPE PLAN-TYPE 2 ALT.
425 HOGAN'S STREET.

DAVID LAWRENCE
ARCHITECTURE INC.
205 NORTH AVE.
SUITE 301 C
PALM BEACH, FL 33480
PH. 561.588.5070
FX. 561.588.5074
LIC. NO. AR 0616590
CERT. OF AUTH. NO. JA-20000134
WWW.DAVIDLAWRENCEARCHITECT.COM

TO THE BEST OF THE KNOWLEDGE OF OUR ENGINEERS, THE INFORMATION CONTAINED HEREIN COMPLY WITH THE SPECIFICATIONS AND THE BUILDING CODES AND THE APPLICABLE FIRE-SAFETY STANDARDS AS DETERMINED IN ACCORDANCE WITH THIS SECTION AND CHAPTER 633, F.S.

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DAVID LAWRENCE
ARCHITECTURE INC.

REV. NO.	DATE	DESCRIPTION

JOB NO: 1605

DRAWN BY: LIV

DATE: 08.28.18

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

FILE:

SHEET NO.

LP-1