

OVERALL PLAN NORTH

Scale: 1" = 20'-0"

SHEET INDEX:

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GROUND FLOOR SITE FURNISHINGS

Symbol	Manufacturer	Style	Finish	Opening Size	Quantity	Notes
A	IRON SMITH	MEIRO	UNFINISHED ALUMINUM	18"	6 SQUARES	NOTE: SEE TREE GRATE DETAIL 'A' & DETAIL 'B' ON SHEET L-5
B	LANDSCAPE FORMS	STAY BACKLESS BENCH WITH CENTER ARMS		60" LENGTH x 20" WIDTH x 28" HEIGHT	2 BENCHES	
C	LANDSCAPE FORMS	PLEXUS LITTER SIDE OPENING		30 GAL. 20" DIAM. x 40" HEIGHT	2 LITTERS	
D	LANDSCAPE FORMS	RING BIKE RACK		15" DEPTH x 25" WIDTH x 27" HEIGHT	3 RACKS	

Note: Trees having over six (6) feet of clear trunk with limbs and foliage trimmed in such a manner as not to extend into the vision clearance area shall be permitted, provided they in no way create a traffic hazard.

LANDSCAPE LEGEND CITY OF NORTH MIAMI BEACH

ZONE DISTRICT: MU-IB  
 Lot Area: 83,869 S.F.  
 Open Space: 53,207 S.F.  
 Pervious Landscape Area (10% of Lot Area): 23,907 S.F.  
 Street Tree Distance: 914.06 linear feet

	REQ.	PROV.	EXISTING	TOTAL
<b>LAWN AREA CALCULATION</b>				
A. 50% maximum of pervious landscape area shall be grass 23,907 sq ft x 50% = 11,953 sq. ft. maximum	11,953 S.F. MAXIMUM	10,283 S.F.		
<b>TREES:</b>				
Perimeter Landscape	31	27	4	31*
A. Street trees (maximum spacing 30' o.c.) 914.06 linear feet along street / 30 lf = 31 trees				
C. Perimeter Trees abutting Residential District (maximum spacing 25' o.c.) 680 linear feet / 25 lf = 27 trees	27	23	4	27*
D. Parking Island Trees 1 Tree / Island = 8 trees	8	7	1	8*
E. Total Trees Required: A + B + C + D = 66 trees	66	85	23	108*
D. Percentage palms allowed Palms permitted count as 3 palms = 1 tree Maximum 25% of all required trees shall be of a palm species	16	10	5	15*
D. Total Shade Trees Provided		72	18	90*
F. Total Native Trees Provided		31	7	37*
<b>SHRUBS</b>				
A. Total Shrubs Provided (2' HT. Minimum):		980		
B. Total Native Shrubs Provided:		874		

\*18 Existing Trees and 5 Palms counted towards total requirements.

TREE MITIGATION

Canopy Credit	Quantity	Square Foot Total
Shade Tree Type 1 (12' Ht.)	19	9,500
Shade Tree Type 2 (8' Ht.)	50	15,000
Palm Tree Type 2 (3' C.T.)	30	3,000
Small Tree (6' Ht.)	6	1,200
<b>TOTAL CANOPY OBTAINED</b>		<b>28,700</b>
<b>TOTAL NATIVE CANOPY OBTAINED</b>		<b>10,100</b>
<b>TOTAL CANOPY REMOVED</b>		<b>2,993.21</b>

LANDSCAPE LIST

SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
(Symbol)	15	Calophyllum brasiliense	18" HT. X 8" SPR. X 5" DBH
		BRAZILIAN BEAUTYLEAF	F.G.
(Symbol)	22	*Conocarpus erectus 'sericeus'	18" HT. X 8" SPR. X 5" DBH
		SILVER BUTTONWOOD	F.G.
(Symbol)	6	Lagerstroemia indica 'Muskogee' **	12" HT. X 5" SPR. X 3" DBH
		MUSKOGEE CREEP MYRTLE	F.G.
(Symbol)	17	Tabebuia heterophylla	18" HT. X 8" SPR. X 5" DBH
		PINK TRUMPET TREE	F.G.
(Symbol)	5	*Coccoloba diversiflora **	12" HT. X 5" SPR. X 3" DBH
		PIGEON PLUM	F.G.
(Symbol)	6	Bulnesia arborea	18" HT. X 8" SPR. X 5" DBH
		VERAWOOD	F.G.
(Symbol)	4	*Conocarpus erectus **	12" HT. X 5" SPR. X 3" DBH
		GREEN BUTTONWOOD	F.G.
(Symbol)	12	Veitchia montgomeryana 'single'	25' O.A. HT., 10' C.W. MIN.
		SINGLE MONTGOMERY PALM	F.G.
(Symbol)	13	Veitchia montgomeryana 'double'	25' O.A. HT., 10' C.W. MIN.
		DOUBLE MONTGOMERY PALM	F.G., DOUBLE
(Symbol)	5	Veitchia montgomeryana 'double' **	16' O.A. HT., 6' C.W. MIN.
		DOUBLE MONTGOMERY PALM	F.G., DOUBLE
SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
AD	78	Asparagus densiflorus 'Myers'	18" HT. X 18" SPR. / 18" O.C.
		Foxtail fern	3 GAL.
CE	520	*Conocarpus erectus	24" HT. X 24" SPR. / 24" O.C.
		GREEN BUTTONWOOD	3 GAL.
CG	106	Clusia guttifera	24" HT. X 24" SPR. / 24" O.C.
		SMALL LEAF CLUSIA	3 GAL.
CI	214	*Chrysobalanus icaco 'Red Tip'	24" HT. X 24" SPR. / 24" O.C.
		RED TIP COCOPLUM	3 GAL.
DE	320	Duranta erecta 'Gold Mound'	18" HT. X 18" SPR. / 18" O.C.
		GOLD MOUND DURANTA	3 GAL.
FM	669	Ficus microcarpa 'Green Island'	15" HT. X 15" SPR. / 15" O.C.
		GREEN ISLAND FICUS	3 GAL.
HP	390	*Hamelia patens 'compact'	18" HT. X 18" SPR. / 18" O.C.
		DWARF FIREBUSH	3 GAL.
IT	197	Ixora taiwanese 'Dwarf'	18" HT. X 18" SPR. / 18" O.C.
		DWARF IXORA	3 GAL.
MC	39	*Muhlenbergia capillaris	24" HT. X 24" SPR. / 24" O.C.
		PINK MUHLY GRASS	3 GAL.
NE	50	*Nephrolepis exaltata	18" HT. X 18" SPR. / 18" O.C.
		BOSTON FERN	3 GAL. FULL
TF	101	*Tripsacum floridana	24" HT. X 24" SPR. / 24" O.C.
		DWARF FAKAHATCHEE GRASS	3 GAL.
LAWN	As Required	Stenotaphrum secundatum 'Floratum'	SOLID EVEN SOD
		ST. AUGUSTINE GRASS	

\*\* DENOTES NATIVE SPECIES  
 \*\* ABOVE CODE REQUIREMENTS. TREES REQUIRED BY CODE COMPLY WITH THREE-STORY HEIGHT REQUIREMENT

W H  
 P WITKIN HULTS + PARTNERS  
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Rev.	Date	Rev.	Date

YESHIVA TORAS CHAIM TORAS EMES  
 1099 NE 164th STREET  
 North Miami Beach, Florida 33162

Owner:  
 Name: Rabbi Harayl Askotzky  
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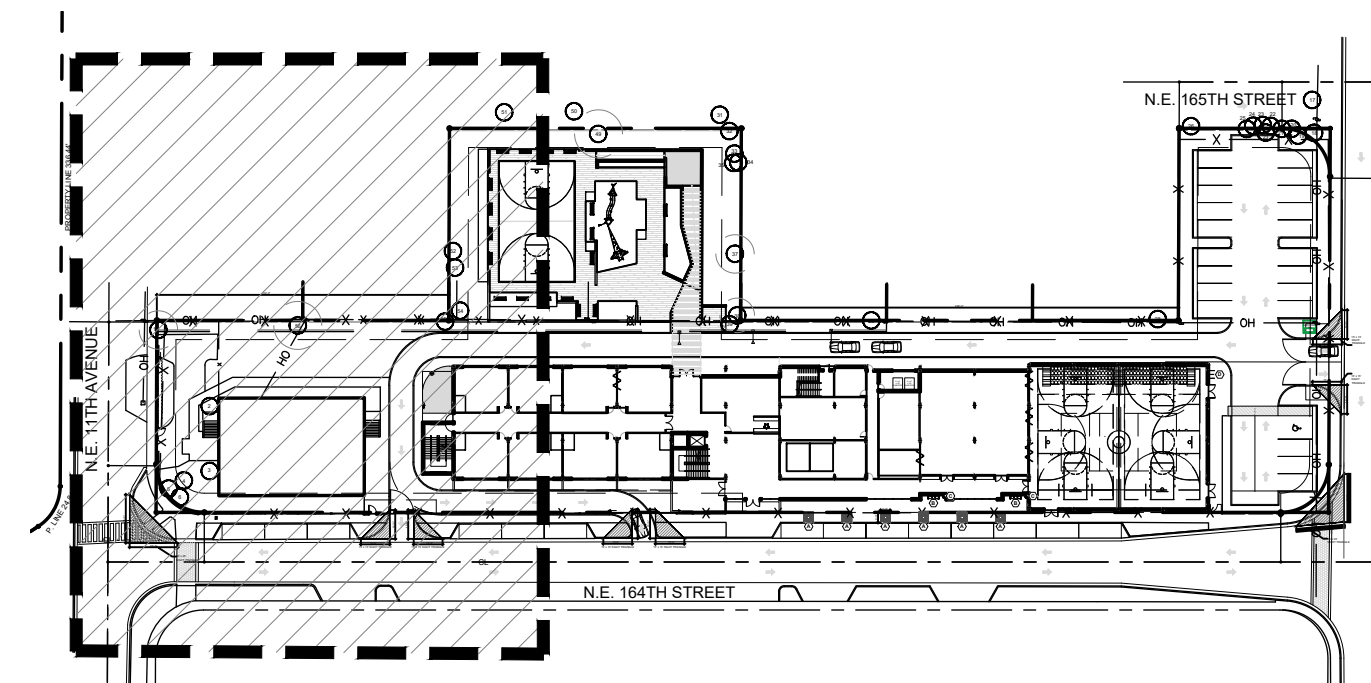
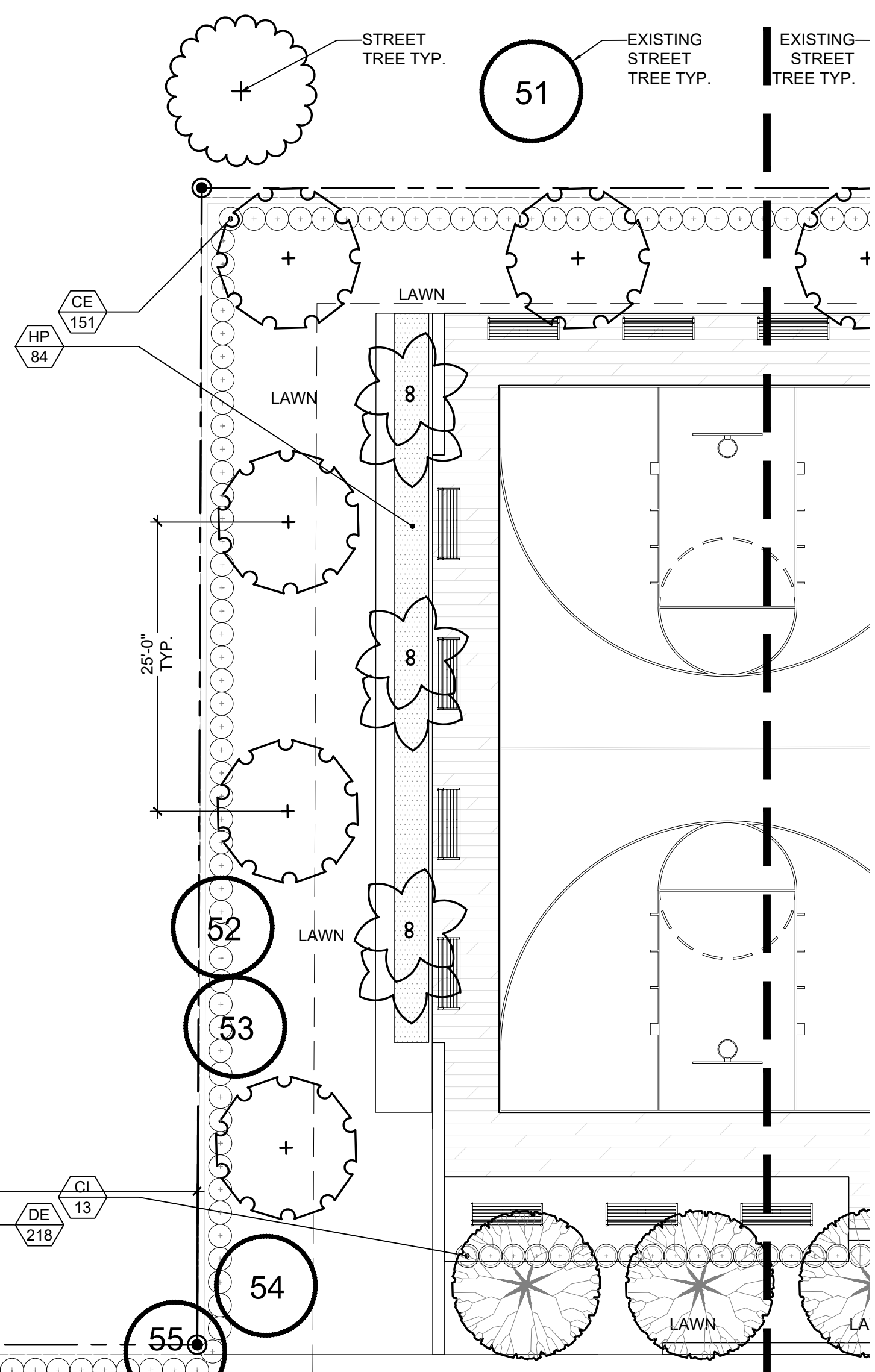
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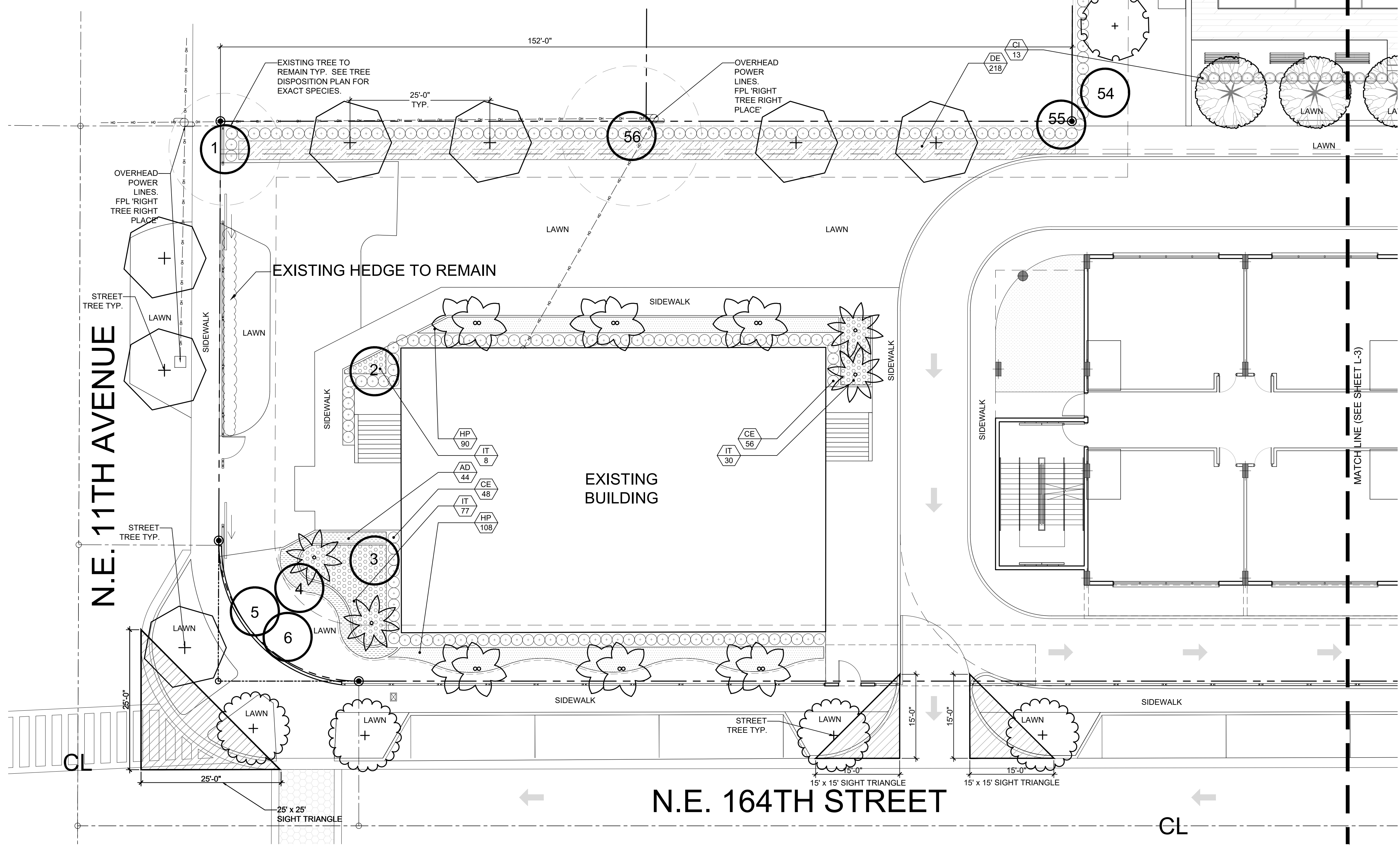
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TRAD SUBMISSION (REVISION 02 - OCTOBER 15, 2021)

N.E. 165TH STREET



KEY MAP NORTH  
Scale: 1"=100'-0"



GROUND FLOOR LANDSCAPE PLAN NORTH  
Scale: 1"=10'-0"

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SYMBOL	QUAN.	DESCRIPTION
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22	22	*Conocarpus erectus 'sericeus' SILVER BUTTONWOOD 18' HT. X 8' SPR. X 5" DBH F.G.
6	6	Lagerstroemia indica 'Muskegee' ** MUSKOGEE CREPE MYRTLE 12' HT. X 5' SPR. X 3" DBH F.G.
17	17	Tabebuia heterophylla PINK TRUMPET TREE 18' HT. X 8' SPR. X 5" DBH F.G.
5	5	*Coccoloba diversiflora ** PIGEON PLUM 12' HT. X 5' SPR. X 3" DBH F.G.
6	6	Bulnesia arborea VERAWOOD 18' HT. X 8' SPR. X 5" DBH F.G.
4	4	*Conocarpus erectus ** GREEN BUTTONWOOD 12' HT. X 5' SPR. X 3" DBH F.G.
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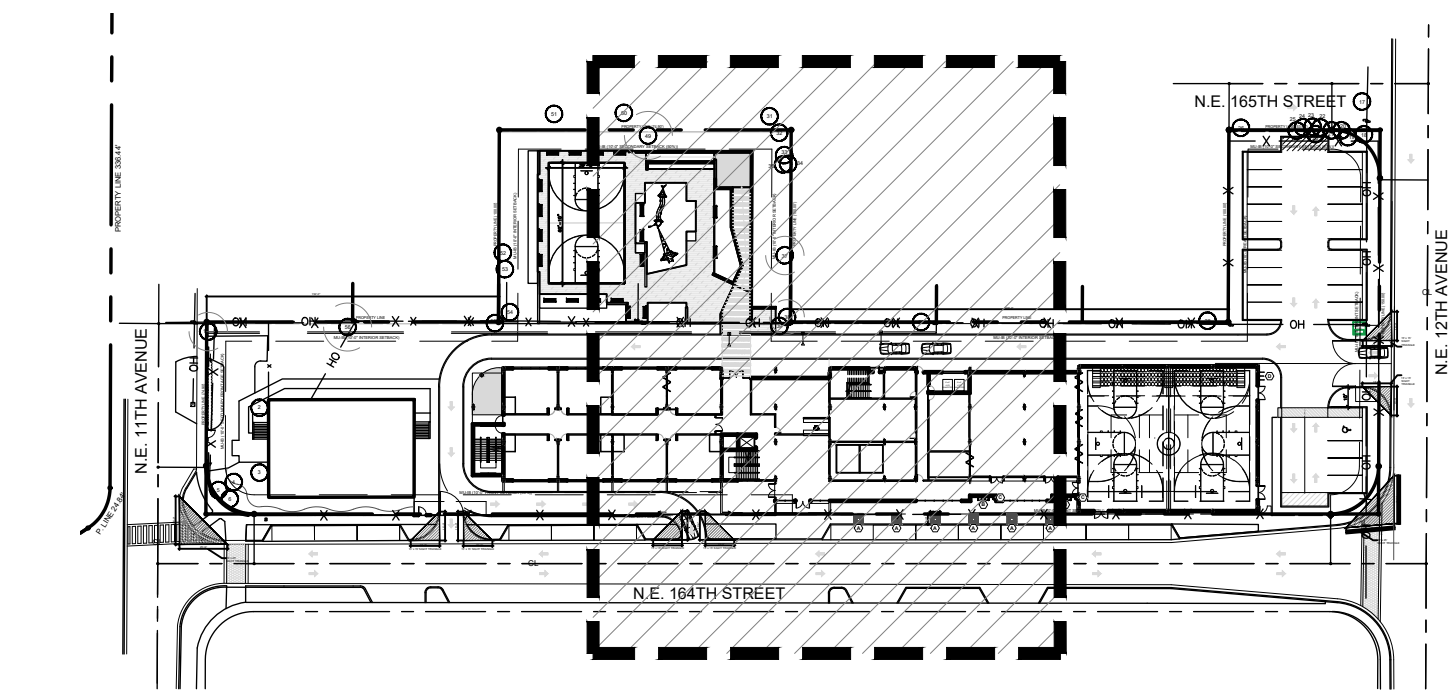
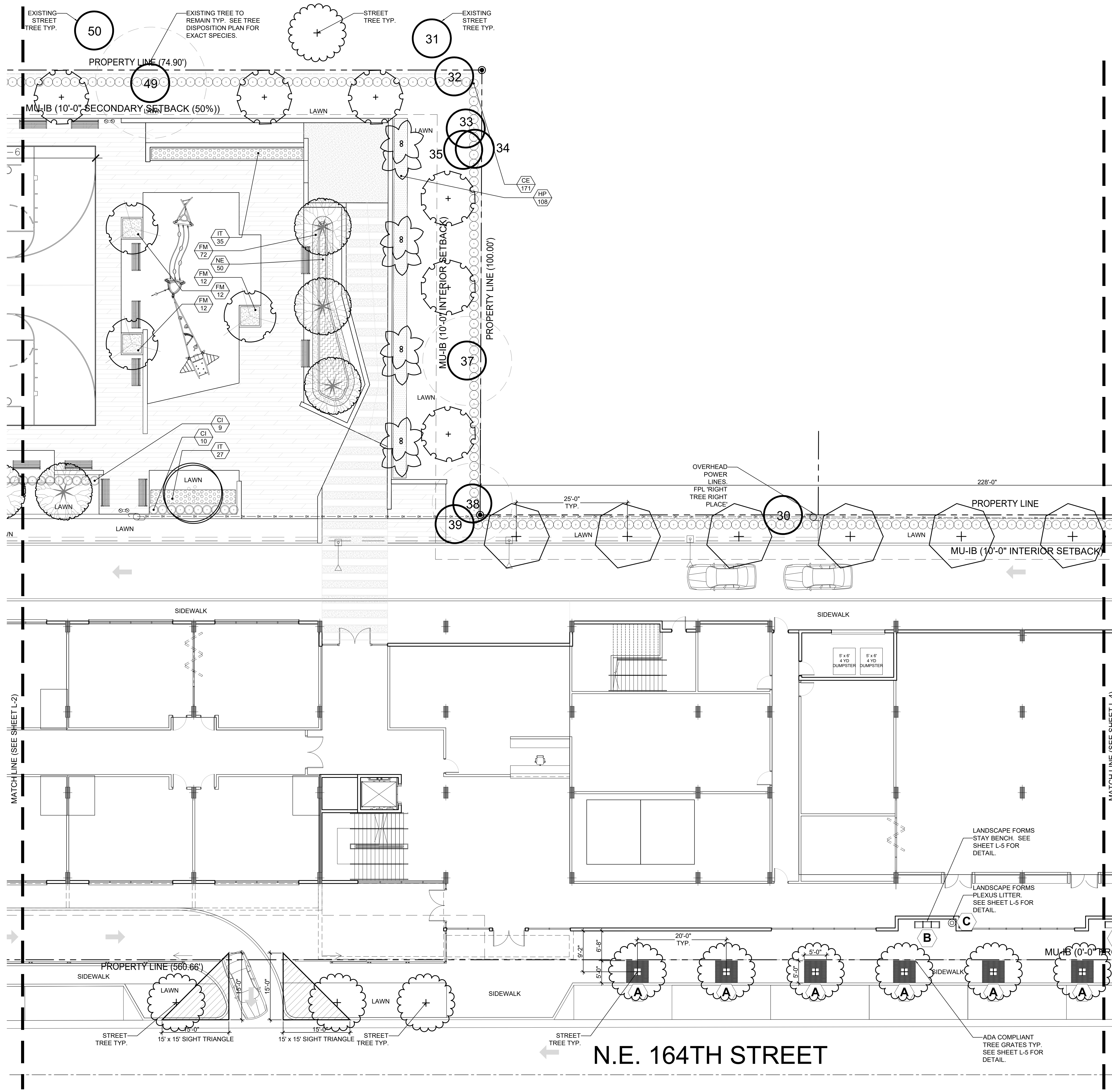
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**K O B I K A R P**

TRAD SUBMISSION (REVISION 02 - OCTOBER 15, 2021)

N.E. 165TH STREET



KEY MAP NORTH Scale: 1"=100'-0"

GROUND FLOOR LANDSCAPE PLAN NORTH Scale: 1"=10'-0"

LANDSCAPE LIST TREES and SHRUBS AND GROUNDCOVERS. Tables listing symbols, quantities, proposed materials, and descriptions for various plants.

WITKIN HULTS + PARTNERS logo and contact information: 307 south 21st avenue hollywood, florida phone: 954.923.9681

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Revision table with columns for Rev., Date, Rev., Date.

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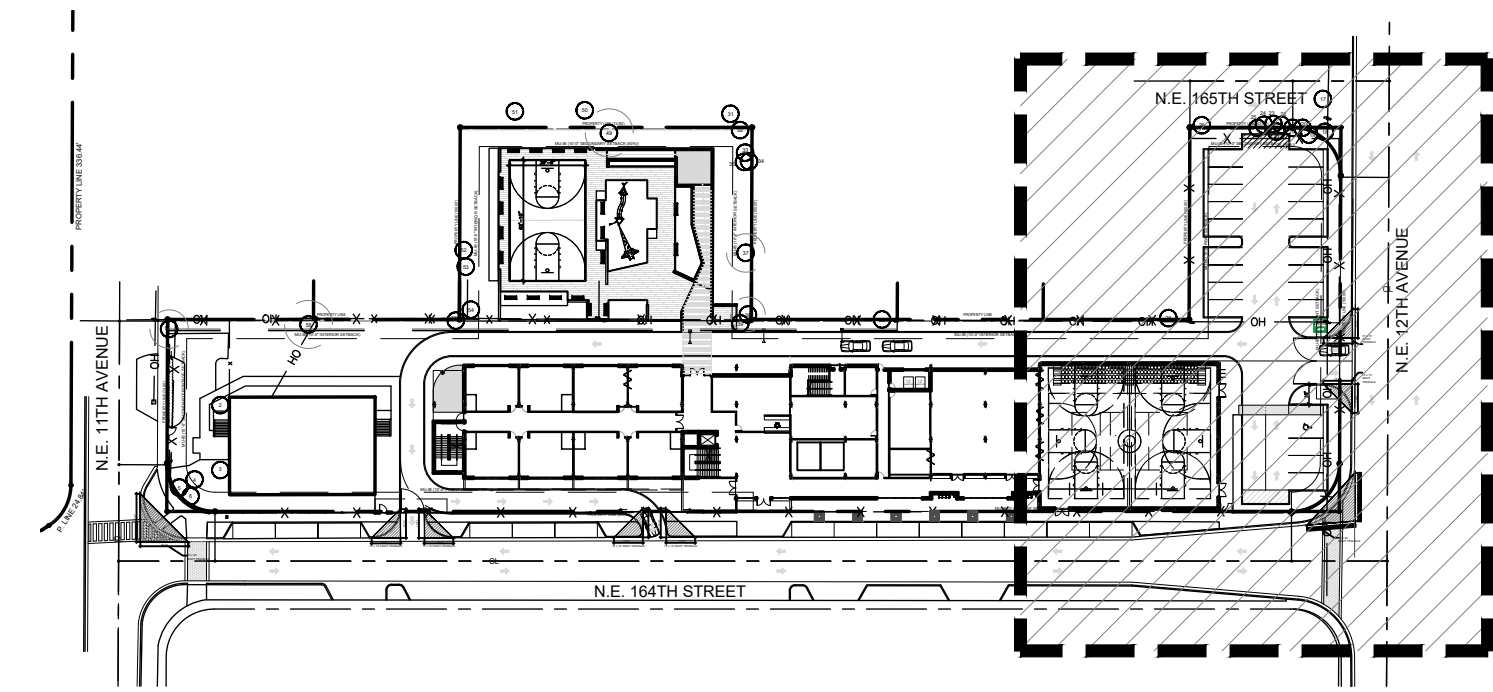
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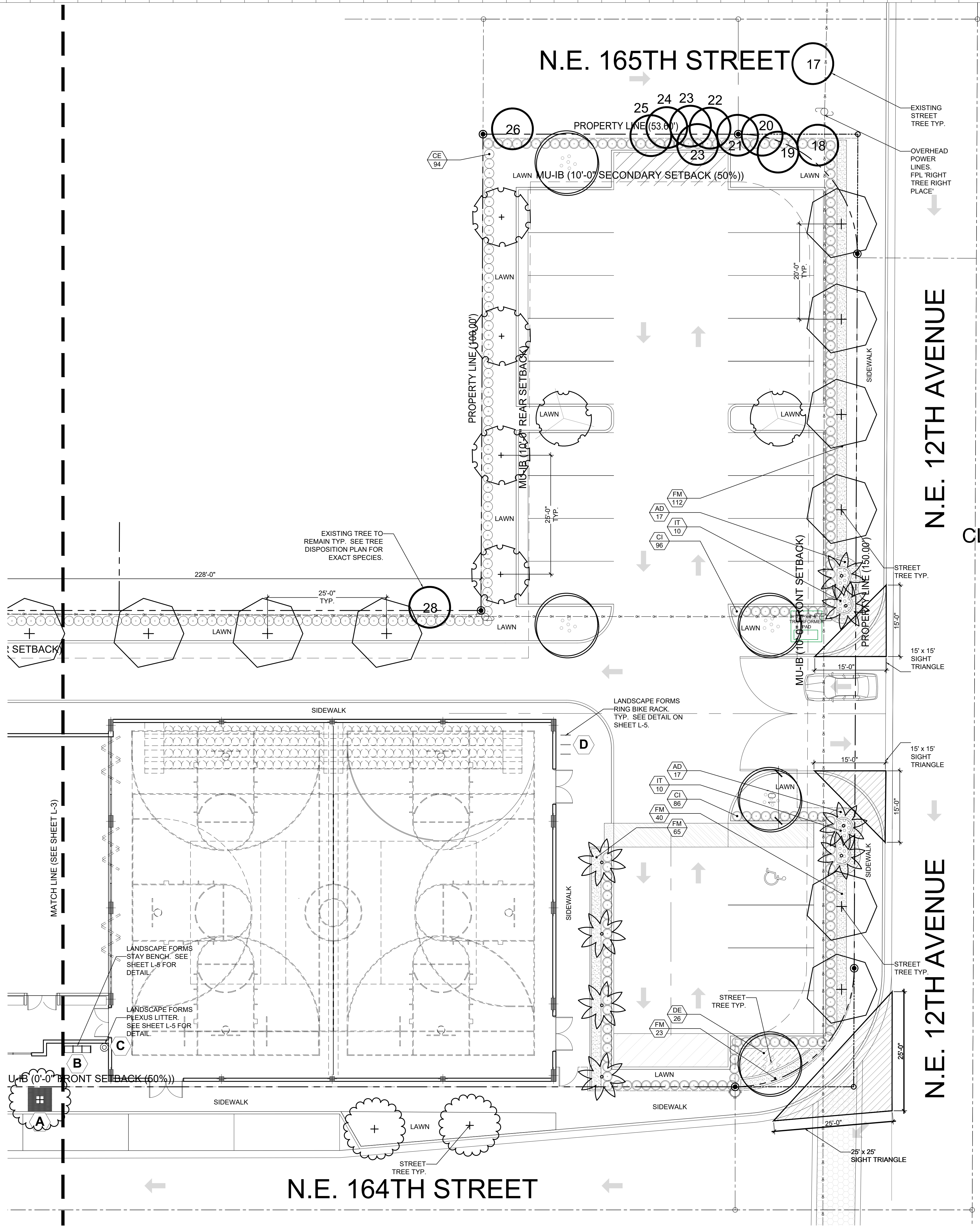
Professional seals for Andrew Witkin and Kobi Karp.

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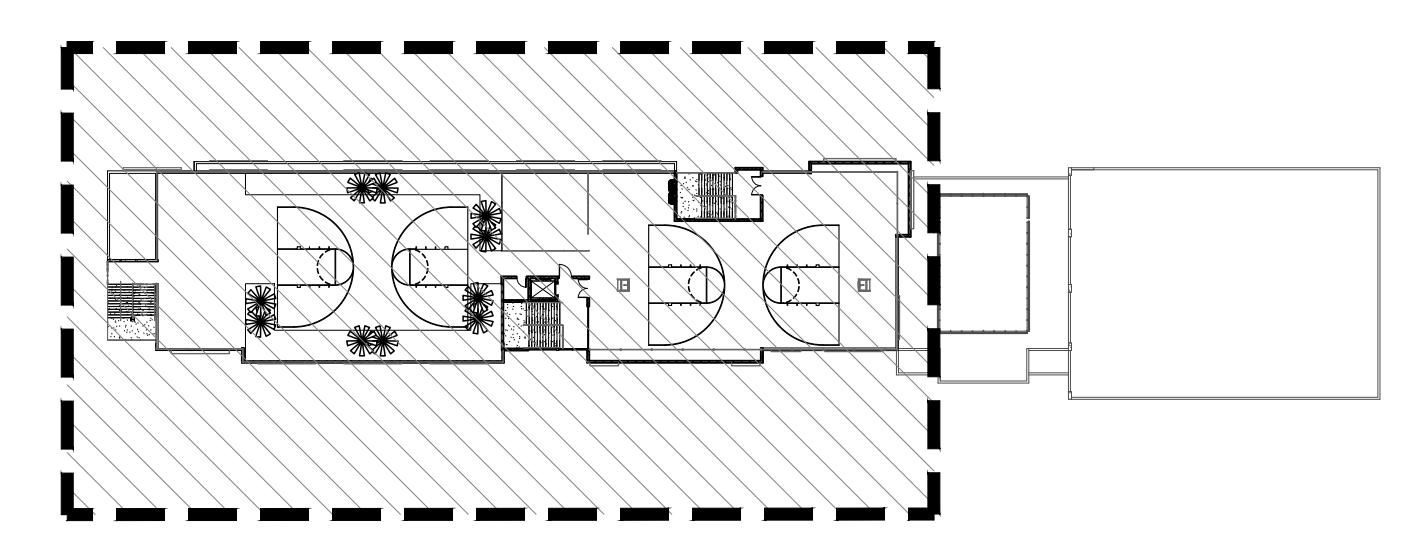


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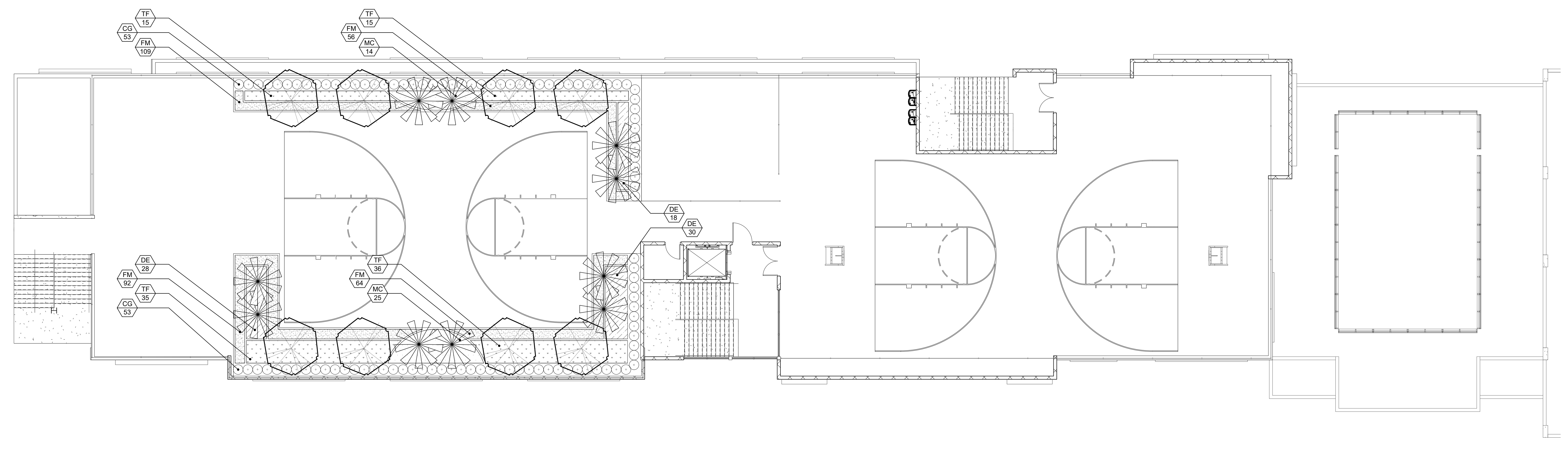
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**KEY MAP** NORTH  
Scale: N.T.S.



**ROOF LEVEL LANDSCAPE PLAN** NORTH  
Scale: 1"=10'-0"

LANDSCAPE LIST			
TREES			
SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
	15	Calophyllum brasiliense BRAZILIAN BEAUTYLEAF	18' HT. X 8' SPR. X 5" DBH F.G.
	22	*Conocarpus erectus 'sericeus' SILVER BUTTONWOOD	18' HT. X 8' SPR. X 5" DBH F.G.
	6	Lagerstroemia indica 'Muskogee' ** MUSKOGEE CREPE MYRTLE	12' HT. X 5' SPR. X 3" DBH F.G.
	17	Tabebuia heterophylla PINK TRUMPET TREE	18' HT. X 8' SPR. X 5" DBH F.G.
	5	*Coccoloba diversiflora ** PIGEON PLUM	12' HT. X 5' SPR. X 3" DBH F.G.
	6	Bulnesia arborea VERAWOOD	18' HT. X 8' SPR. X 5" DBH F.G.
	4	*Conocarpus erectus ** GREEN BUTTONWOOD	12' HT. X 5' SPR. X 3" DBH F.G.
	12	Vetchia montgomeryana 'single' SINGLE MONTGOMERY PALM	25' O.A. HT., 10' C.W. MIN. F.G.
	13	Vetchia montgomeryana 'double' DOUBLE MONTGOMERY PALM	25' O.A. HT., 10' C.W. MIN. F.G., DOUBLE
	5	Vetchia montgomeryana 'double' ** DOUBLE MONTGOMERY PALM	16' O.A. HT., 6' C.W. MIN. F.G., DOUBLE
SHRUBS AND GROUNDCOVERS			
SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
AD	78	Asparagus densiflorus 'Myer's' Foxtail fern	18" HT. X 18" SPR. / 18" O.C. 3 GAL.
CE	520	*Conocarpus erectus GREEN BUTTONWOOD	24" HT. X 24" SPR. / 24" O.C. 3 GAL.
CG	106	Clusia guttifera SMALL LEAF CLUSIA	24" HT. X 24" SPR. / 24" O.C. 3 GAL.
CI	214	*Chrysobalanus icaco 'Red Tip' RED TIP COCOPLUM	24" HT. X 24" SPR. / 24" O.C. 3 GAL.
DE	320	Duranta erecta 'Gold Mound' GOLD MOUND DURANTA	18" HT. X 18" SPR. / 18" O.C. 3 GAL.
FM	669	Ficus microcarpa 'Green Island' GREEN ISLAND FICUS	15" HT. X 15" SPR. / 15" O.C. 3 GAL.
HP	390	*Hamelia patens 'compact' DWARF FIREBUSH	18" HT. X 18" SPR. / 18" O.C. 3 GAL.
IT	197	Ixora taiwanese 'Dwarf' DWARF IXORA	18" HT. X 18" SPR. / 18" O.C. 3 GAL.
MC	39	*Muhlenbergia capillaris PINK MUHLY GRASS	24" HT. X 24" SPR. / 24" O.C. 3 GAL.
NE	50	*Nephrolepis exaltata BOSTON FERN	18" HT. X 18" SPR. / 18" O.C. 3 GAL. FULL
TF	101	*Tripsacum floridana DWARF FAKAHATCHEE GRASS	24" HT. X 24" SPR. / 24" O.C. 3 GAL.
LAWN	As Required	Stenotaphrum secundatum 'Floratum' ST. AUGUSTINE GRASS	SOLID EVEN SOD

\* DENOTES NATIVE SPECIES  
\*\* ABOVE CODE REQUIREMENTS. TREES REQUIRED BY CODE COMPLY WITH THREE-STORY HEIGHT REQUIREMENT

TRAD SUBMISSION (REVISION 02 - OCTOBER 15, 2021)

**YESHIVA TORAS CHAIM TORAS EMES**  
1099 NE 164th STREET  
North Miami Beach, Florida 33162

**Owner:**  
Name: Rabbi Harayl Askotzky  
Address: 1025 NE Miami Gardens Drive  
Address: North Miami Beach, Florida 33179  
Tel: Email:

**Civil:**  
Name: Ocean Engineering  
Address: 8101 Biscayne Boulevard Suite 508  
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Tel: (786) 518-2008  
Email: wlugo@oceanengineering.com

**Landscape:**  
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Rev.	Date	Rev.	Date

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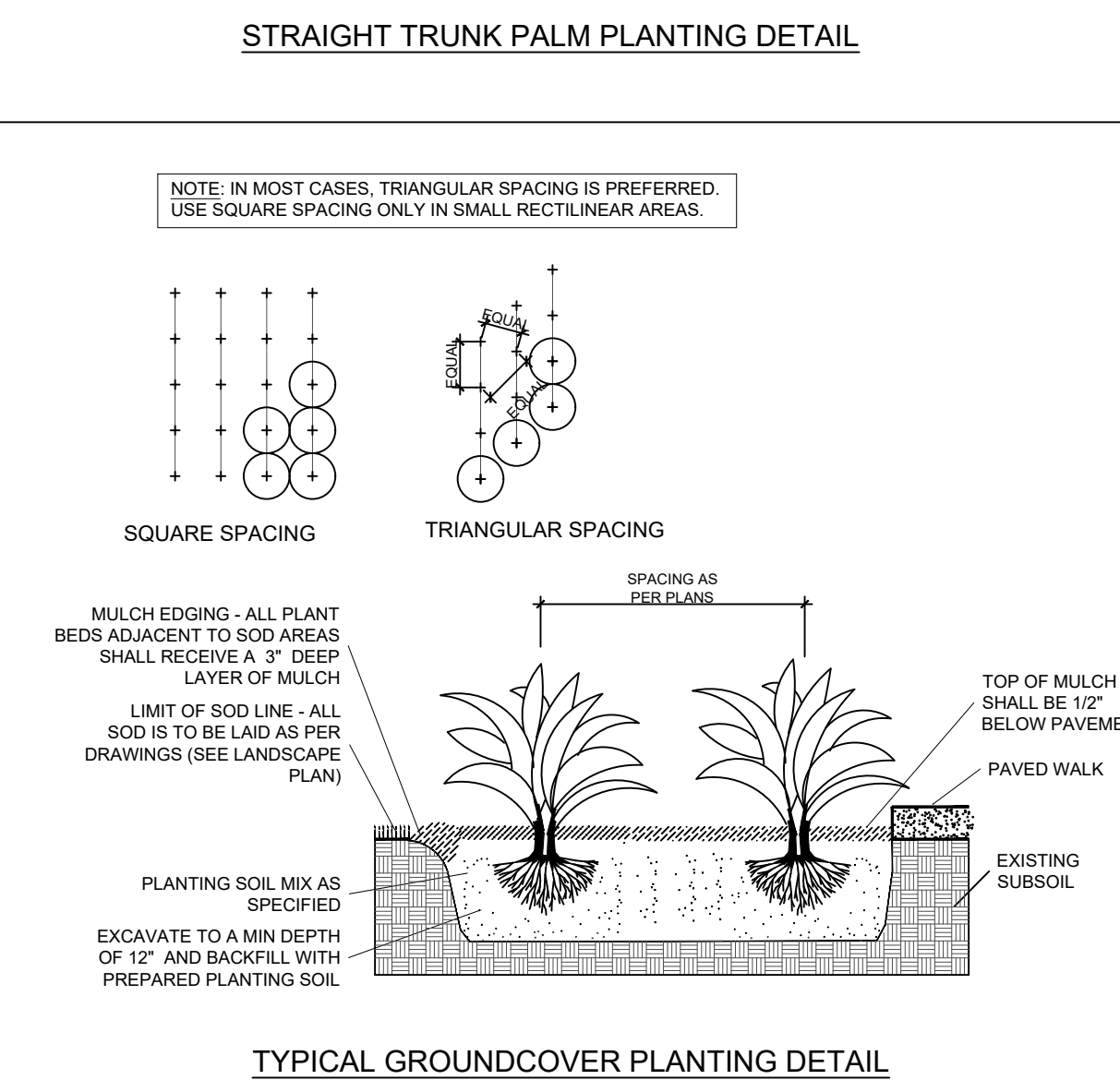
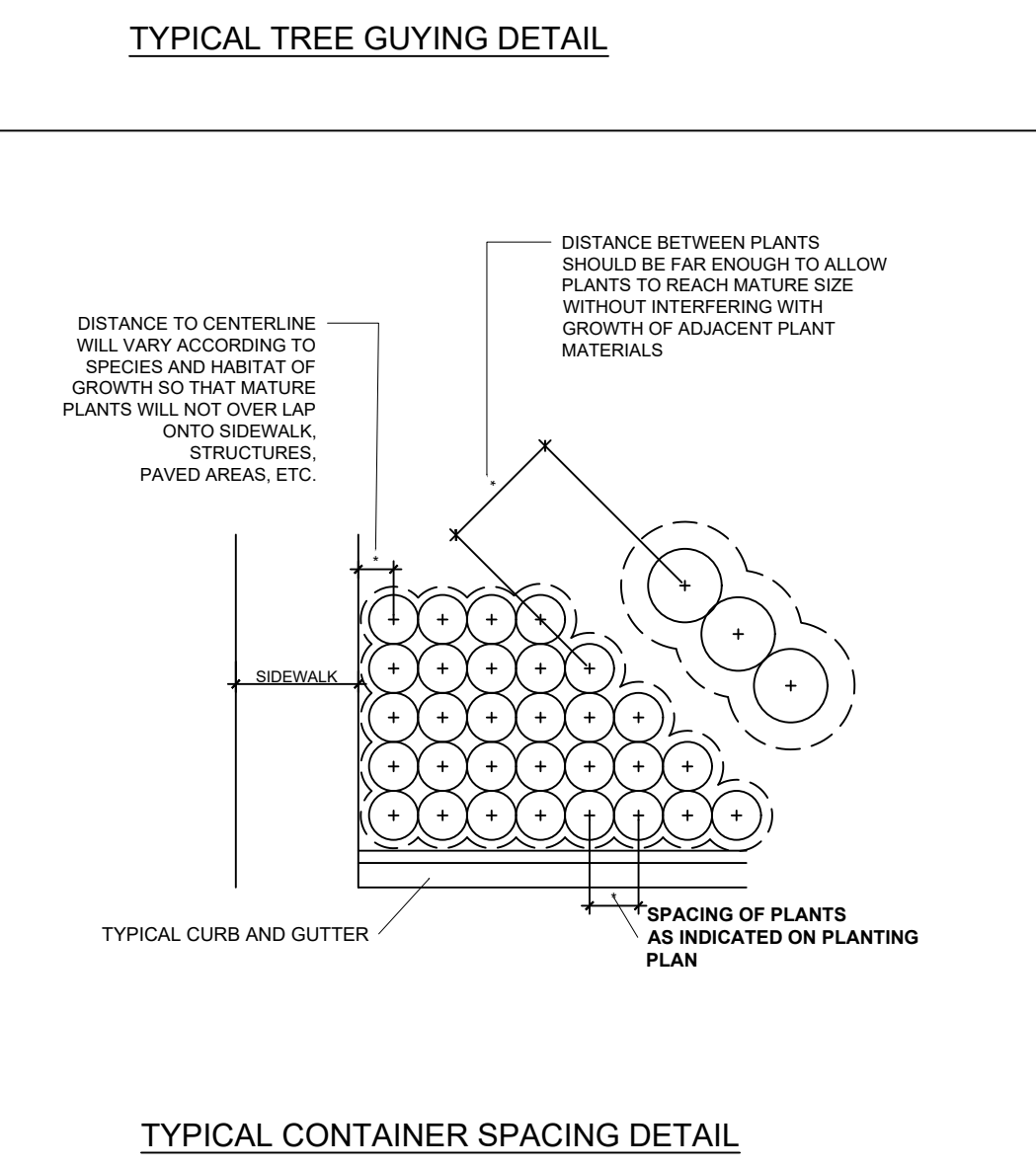
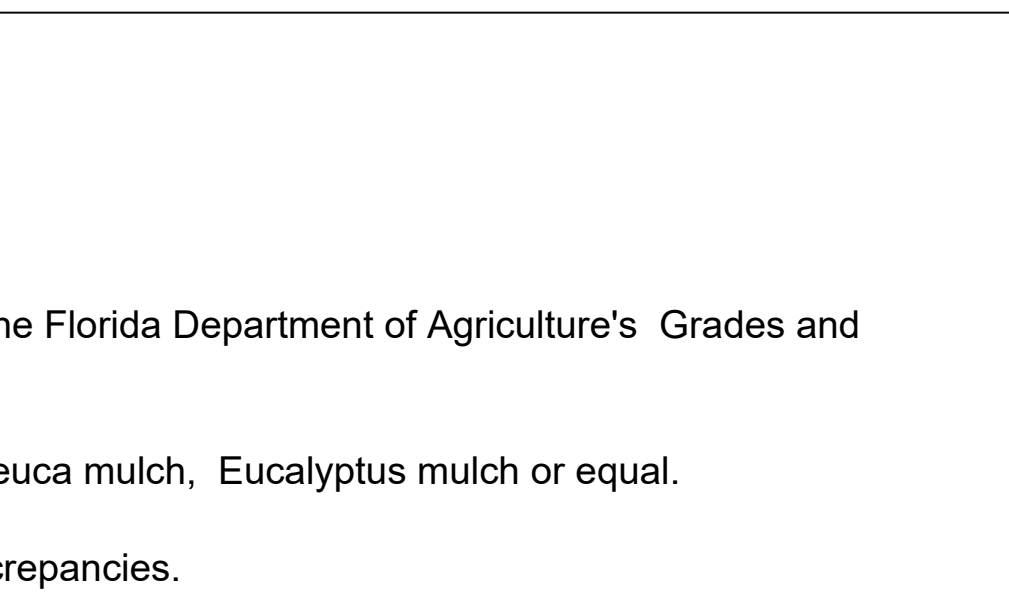
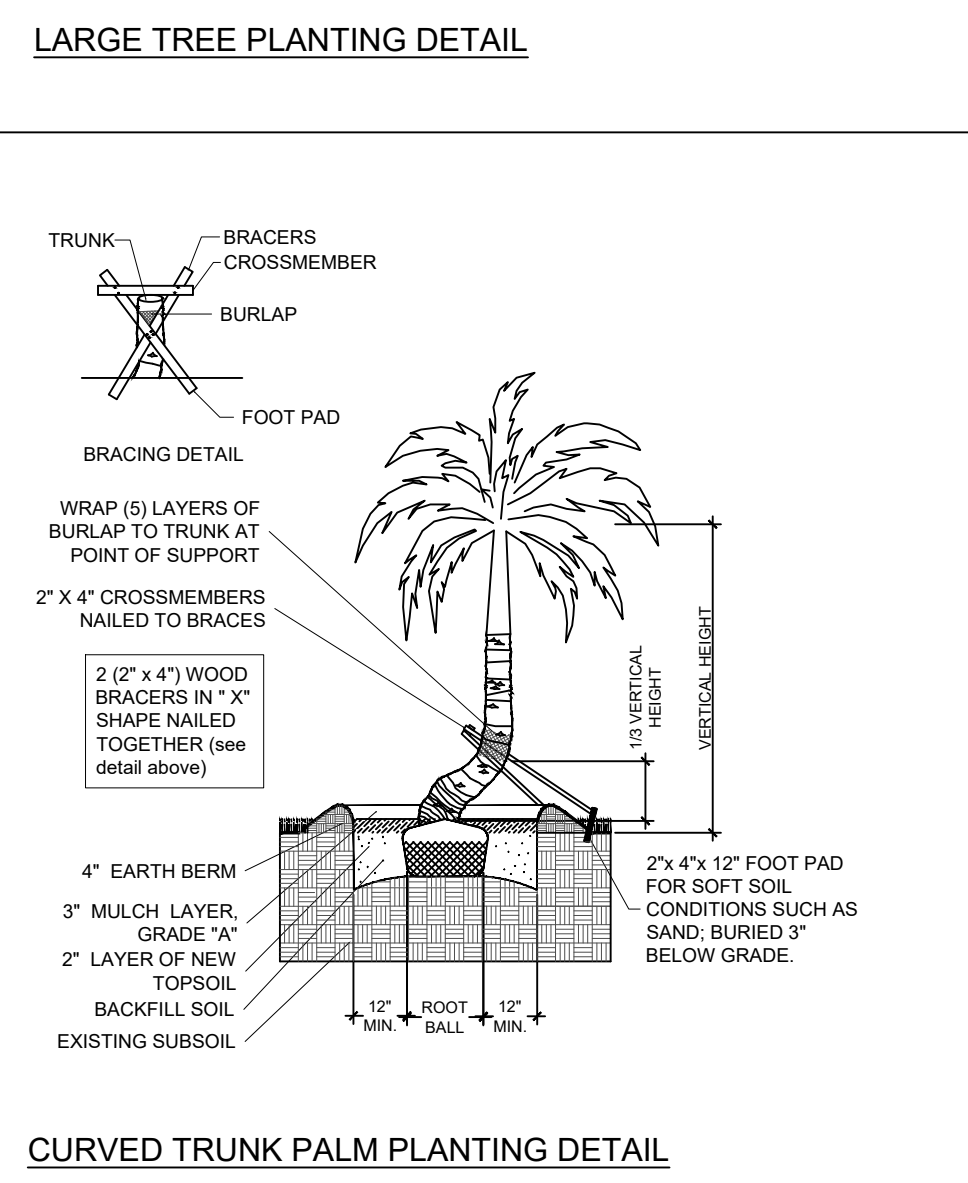
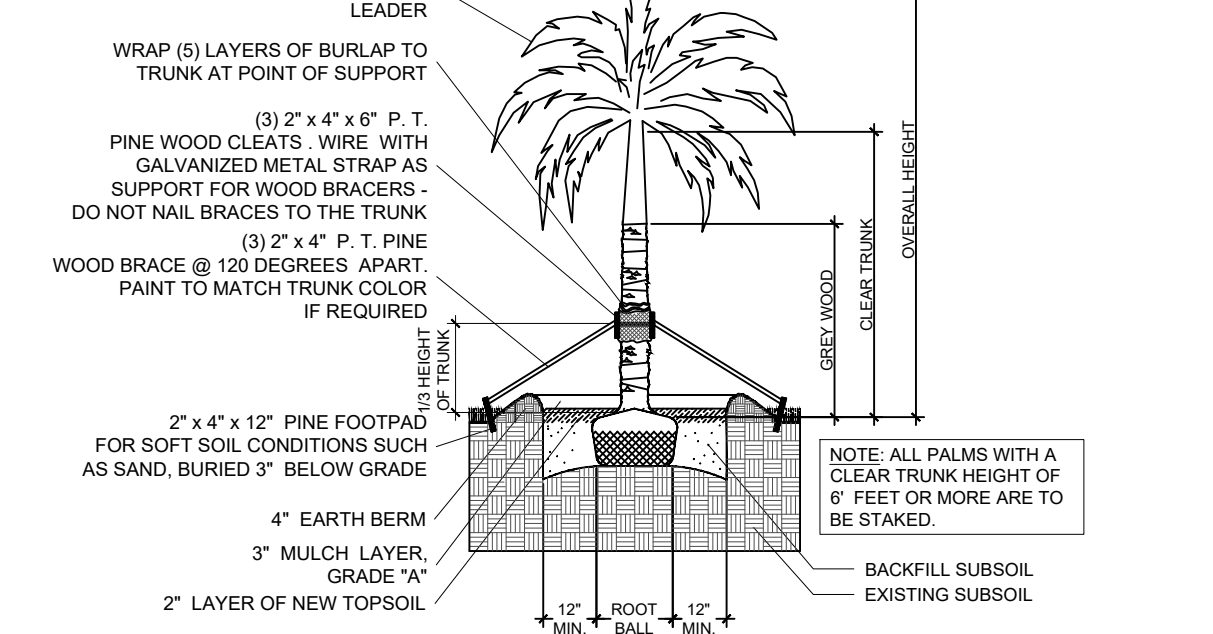
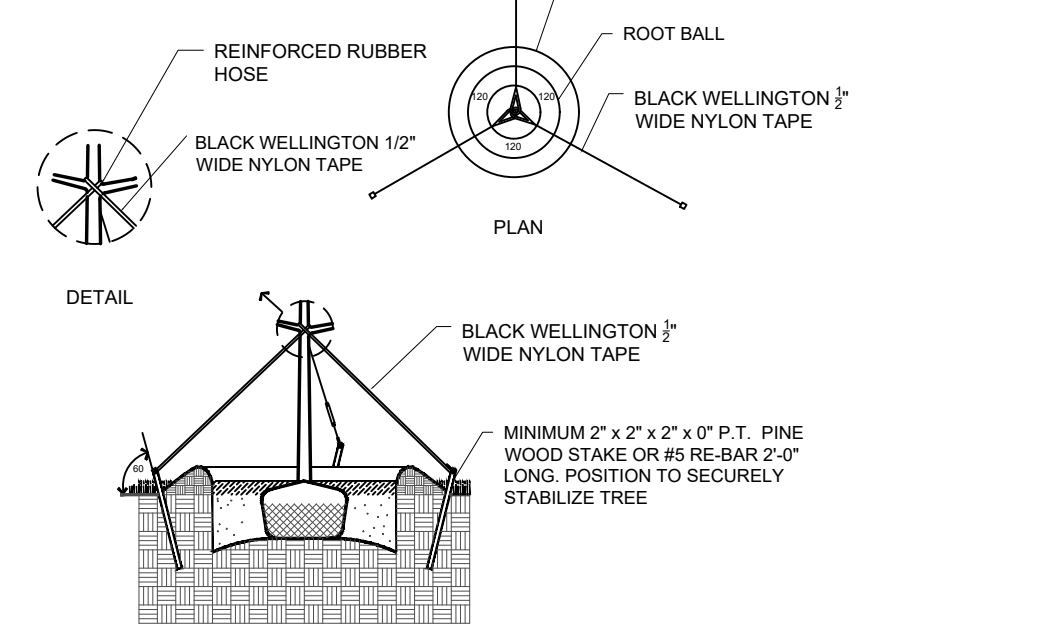
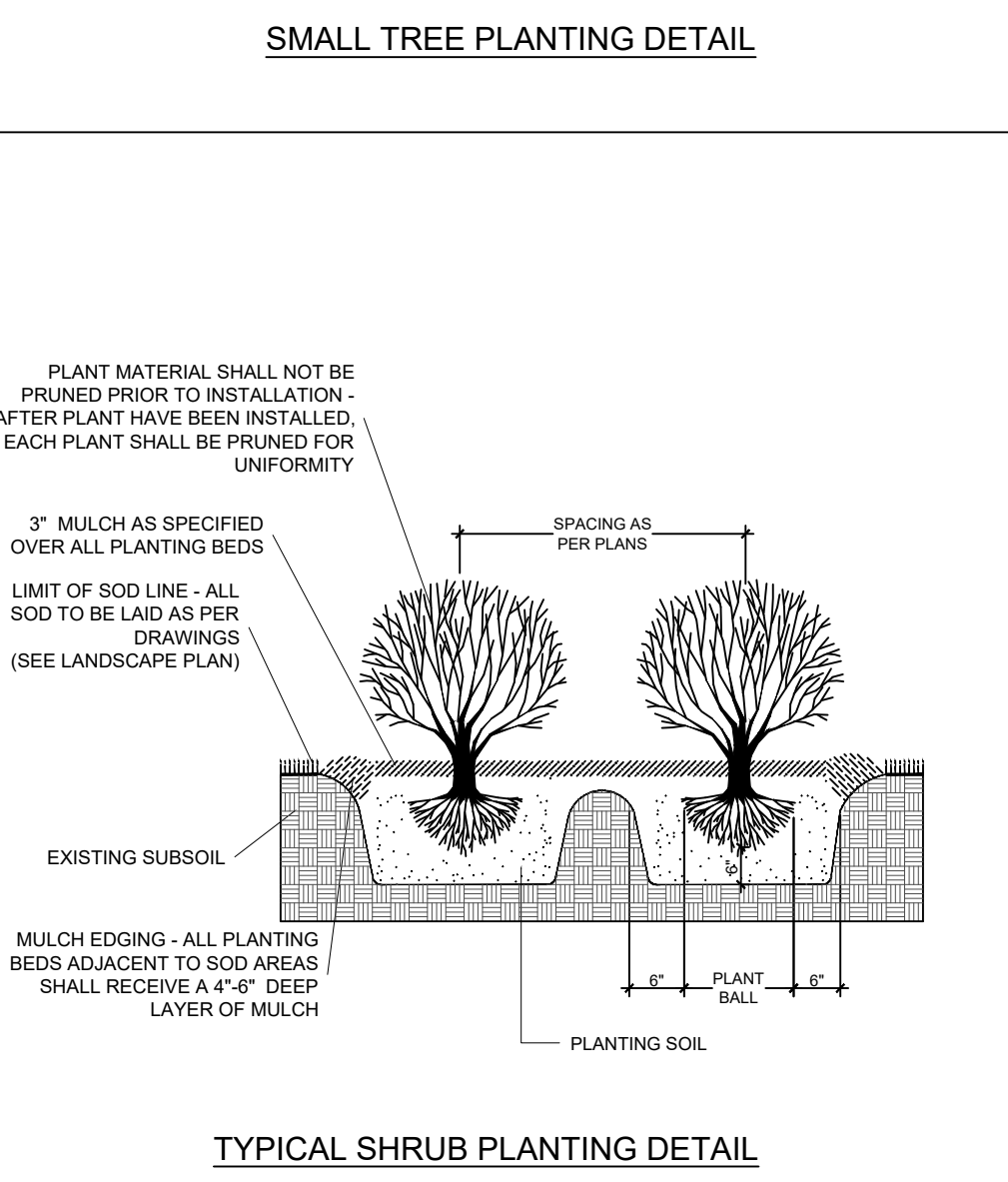
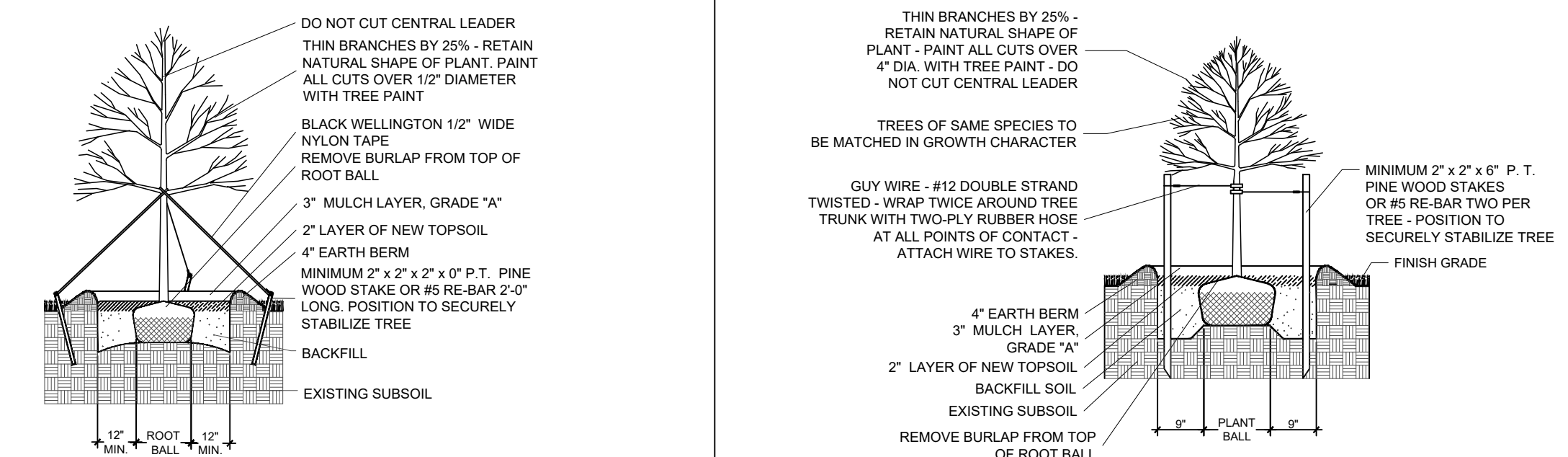
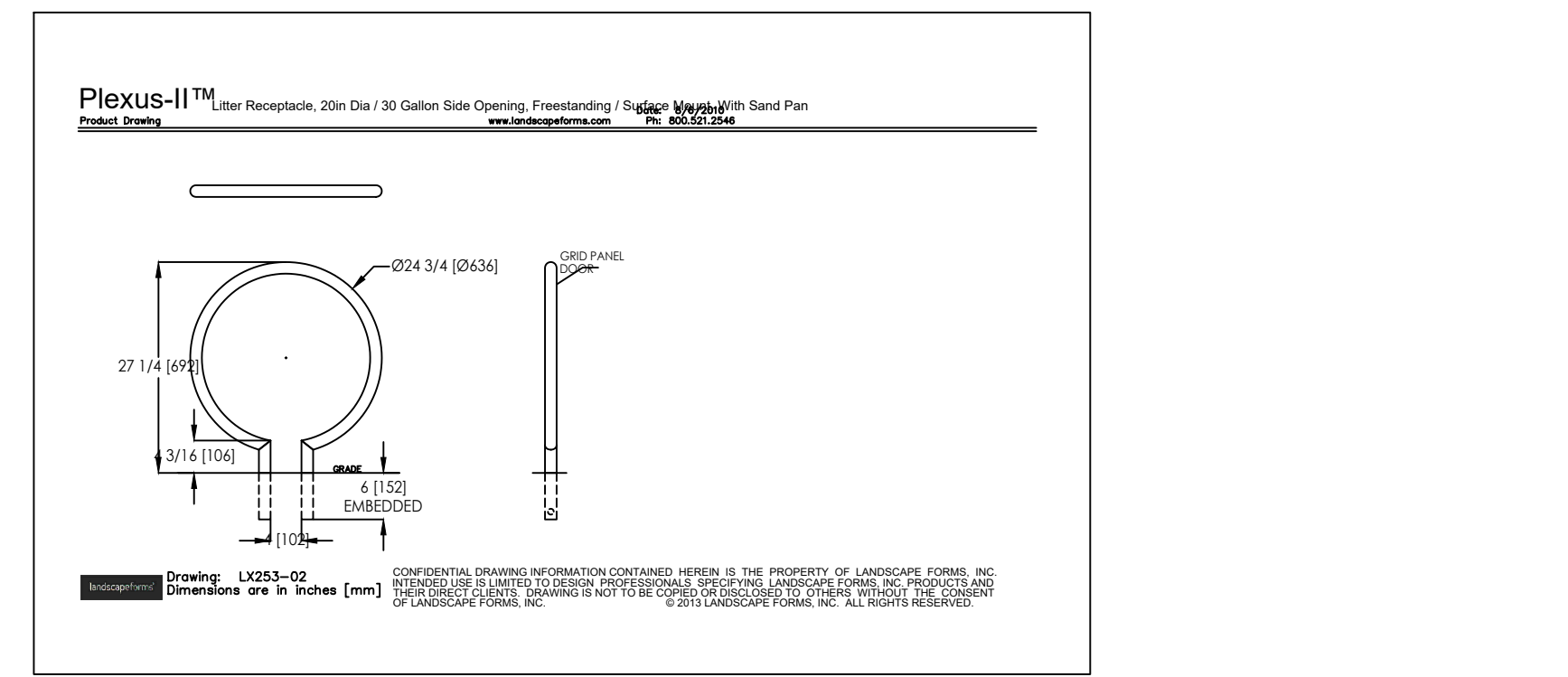
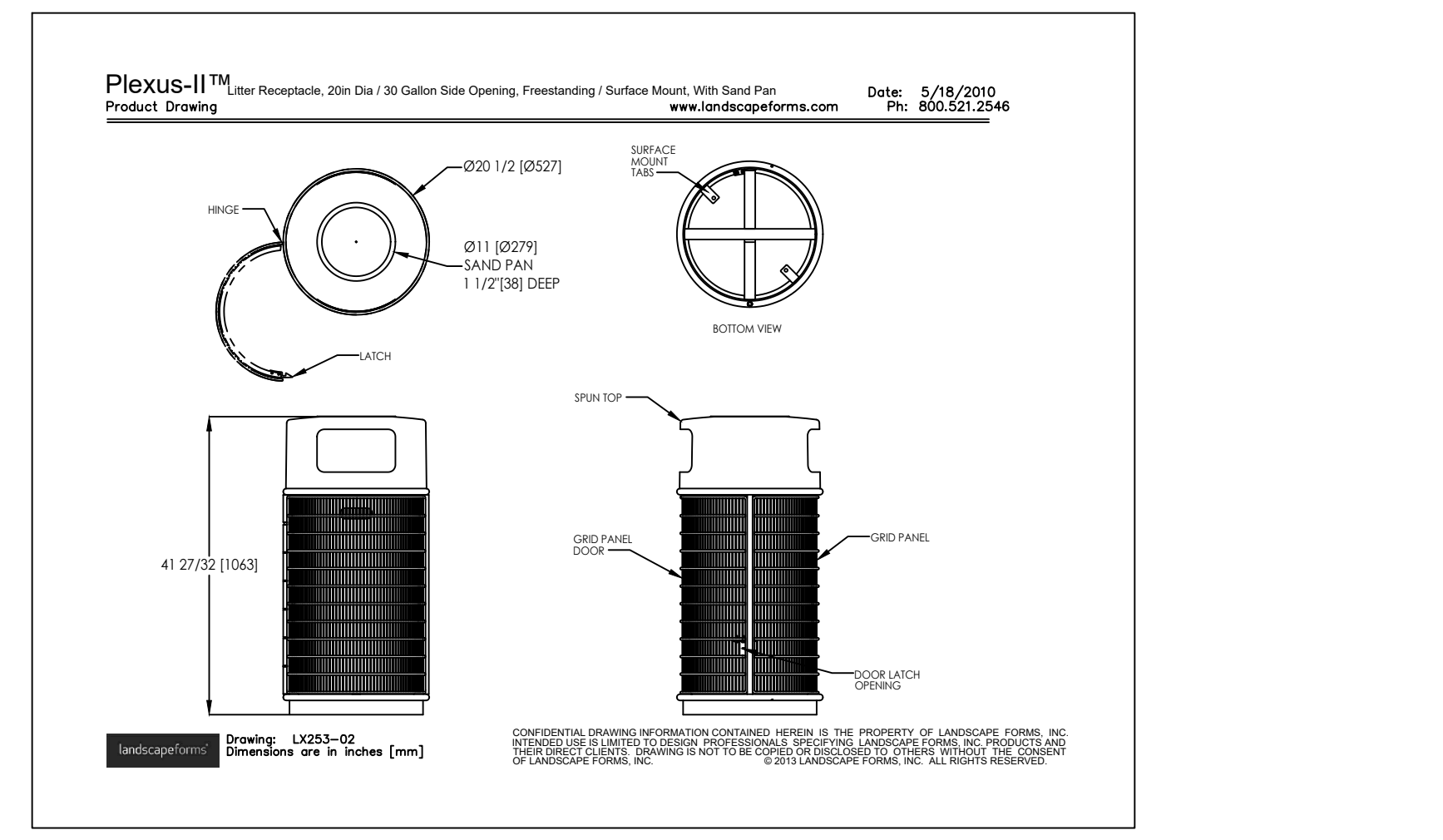
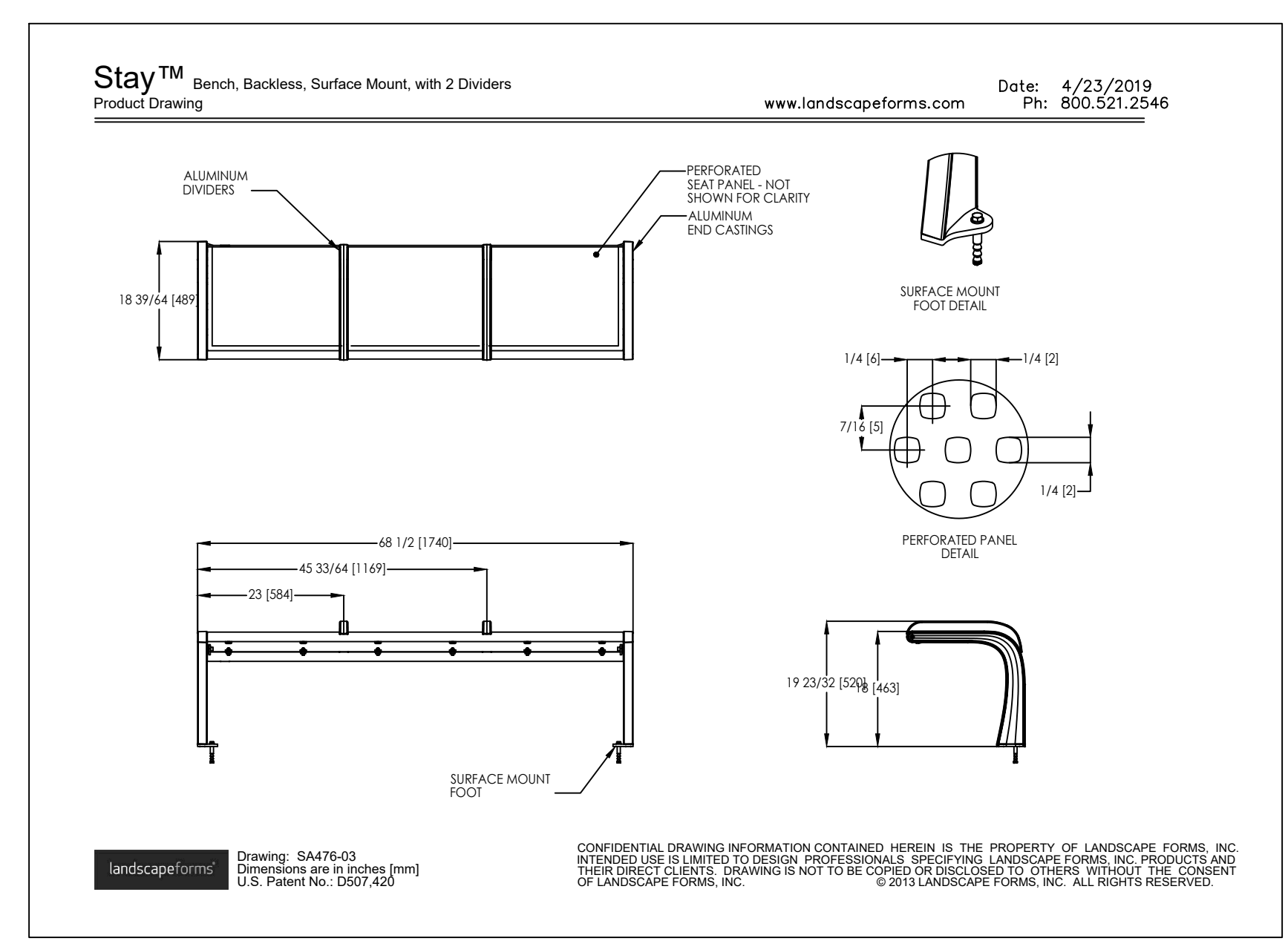
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**PLANTING NOTES:**

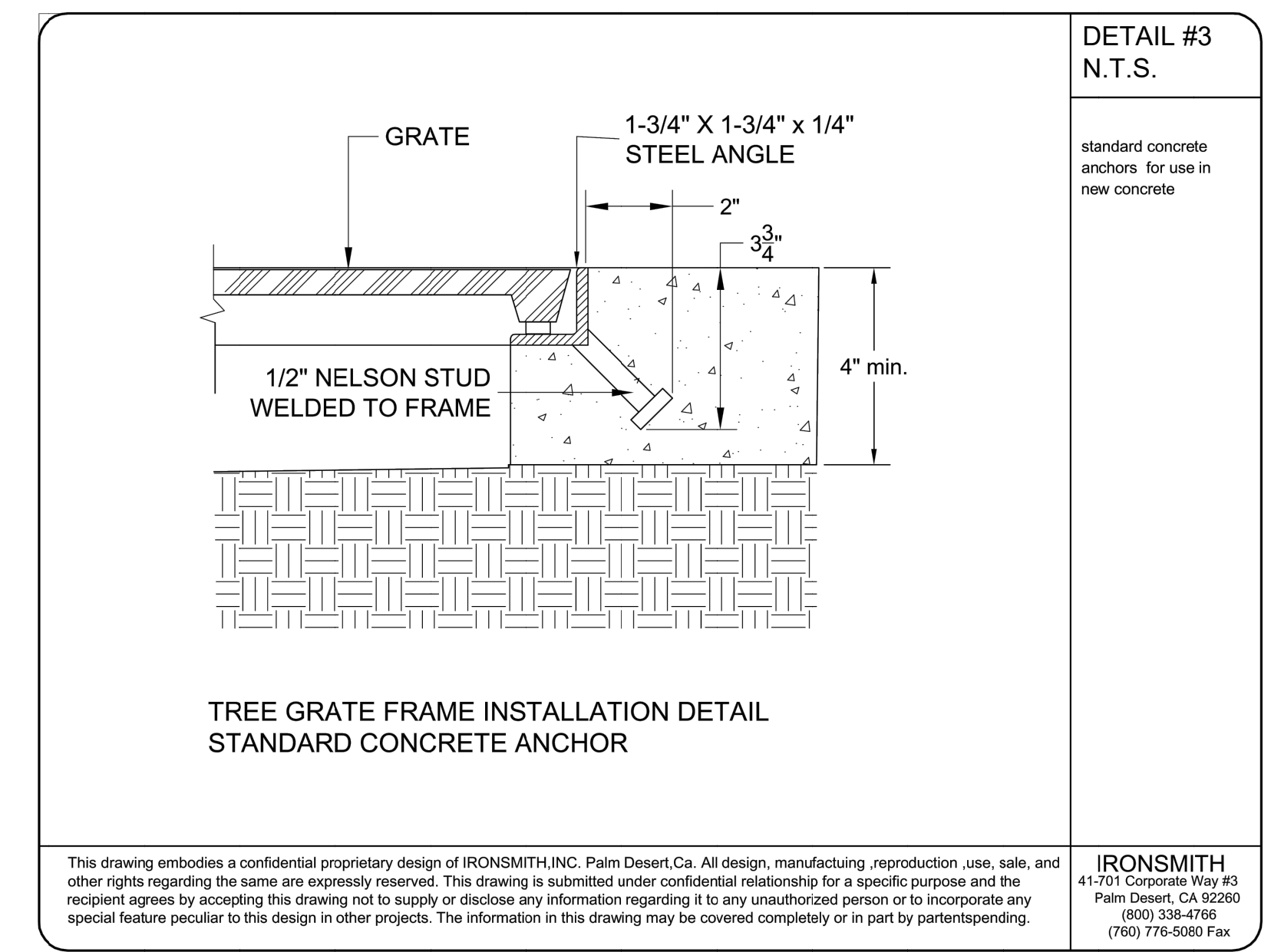
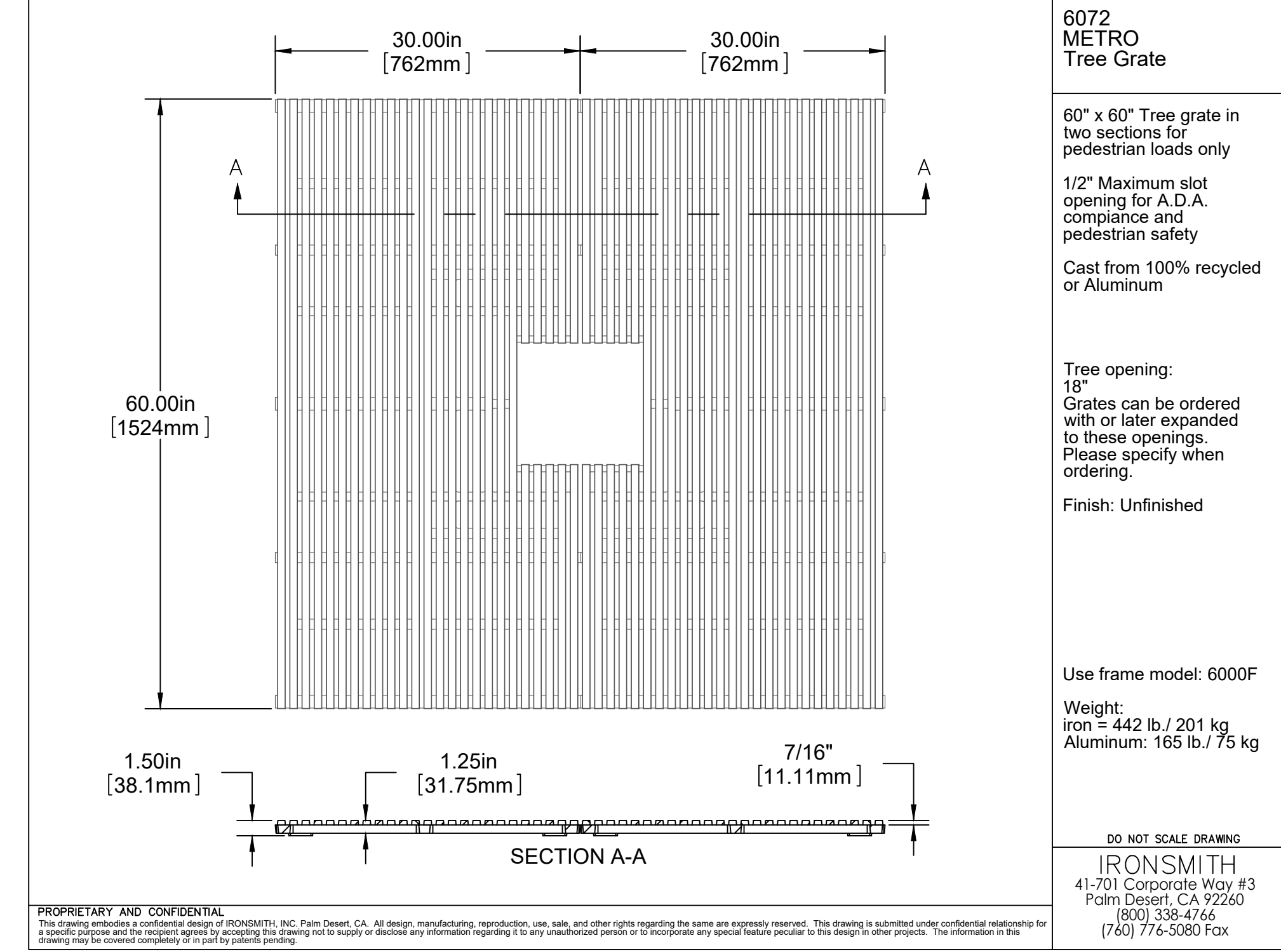
- All plant material is to be Florida Number 1 or better pursuant to the Florida Department of Agriculture's Grades and Standards for Nursery Plants.
- All plants are to be top dressed with a minimum 3" layer of Melaleuca mulch, Eucalyptus mulch or equal.
- Planting plans shall take precedence over plant list in case of discrepancies.
- No changes are to be made without the prior consent of the Landscape Architect and Owner. Additions and deletions to the plant material must be approved by the project engineer.
- Landscape Contractor is responsible for providing their own square footage takeoffs and field verification for 100% sod coverage for all areas specified.
- All landscape areas are to be provided with automatic sprinkler system which provide 100% coverage, and 50% overlap.
- All trees in lawn areas are to receive a 24" diameter mulched saucer at the base of the trunk.
- Trees are to be planted within parking islands after soil is brought up to grade. Deeply set root balls are not acceptable.
- Planting soil for topsoil and backfill shall be 50/50 mix, nematode free. Planting soil for annual beds to be comprised of 50% Canadian peat moss, 25% soil free coarse sand and 25% Aerolite.
- Tree and shrub pits will be supplemented with "Agriform Pellets", 21 gram size with a 20-10-5 analysis, or substitute application accepted by Landscape Architect. Deliver in manufacturer's standard containers showing weight, analysis and name of manufacturer.

**SOD NOTES:**

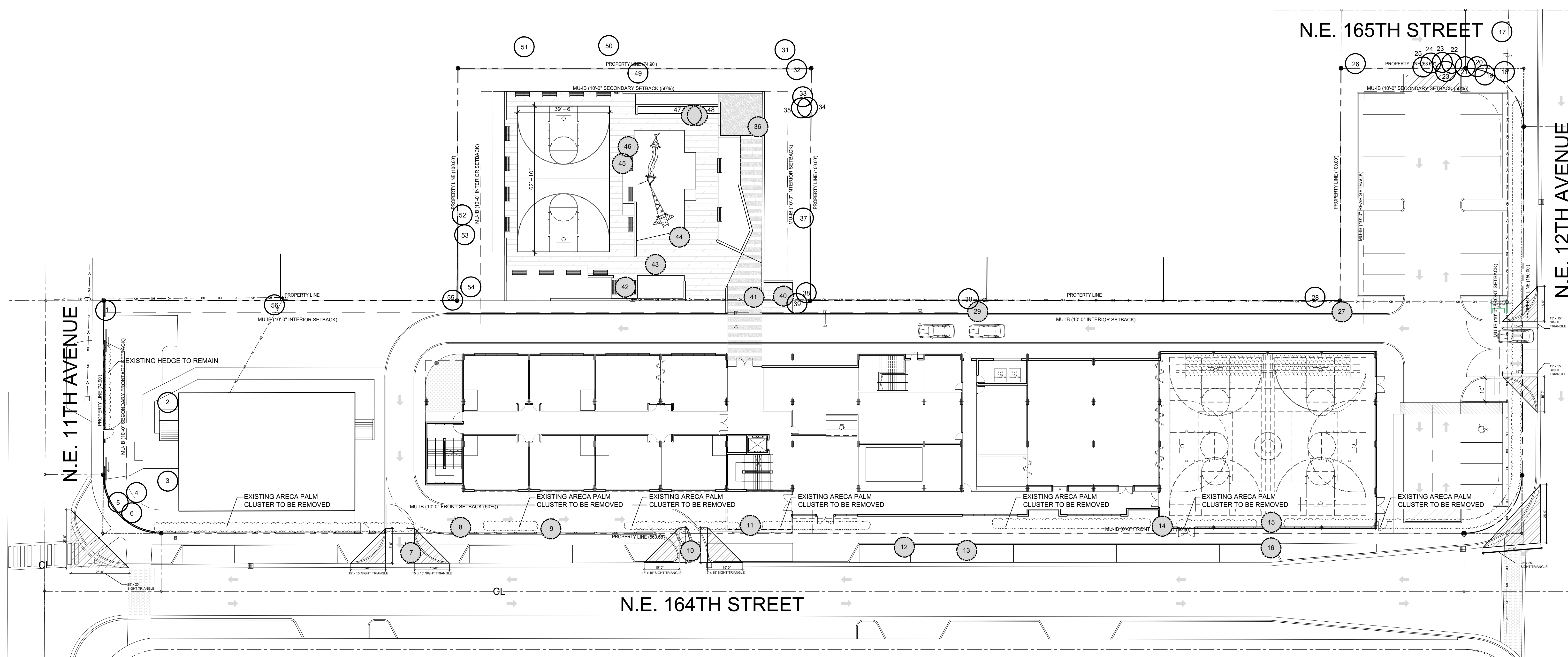
- Sod is to be grade "A" weed free.
- All areas marked "LAWN" shall be solid sodded with St. Augustine 'Floratum' solid sod. See limit on plan. All areas marked 'Bahia Grass' shall be solid sodded with Paspalum.
- Provide a 2" deep blanket of planting soil as described in planting notes this sheet. Prior to planting, remove stones, sticks, etc. from the sub soil surface. Excavate existing non-conforming soil as required so that the finish grade of sod is flush with adjacent pavement or top of curb as well as adjacent sod in the case of sod patching.
- Place sod on moistened soil, with edges tightly butted, in staggered rows at right angles to slopes.
- Keep edge of sod bed a minimum of 18" away from groundcover beds and 24" away from edge of shrub beds and 36" away from trees, measured from center of plant.
- Sod Shall be watered immediately after installation to uniformly wet the soil to at least 2" below the bottom of the sod strips.
- Excavate and remove excess soil so top of sod is flush with top of curb or adjacent pavement or adjacent existing sod.

**GENERAL NOTES:**

- The Landscape Contractor is to locate and verify all underground and overhead utilities prior to beginning work. Contact proper utility companies and / or General Contractor prior to digging for field verification. The Owner and the Landscape Architect shall not be responsible for any damages to utility or irrigation lines (see Roadway Plans for more utility notes).
- Landscape Contractor is to verify all current drawings and check for discrepancies and bring to the attention of the Landscape Architect prior to commencing with the work.
- All unattended and unplanted tree pits are to be properly barricaded and flagged during installation.
- All planting plans are issued as directives for site layout. Any deviations, site changes, etcetera are to be brought to the attention of the Landscape Architect for clarification prior to installation.



TRAD SUBMISSION (REVISION 02 - OCTOBER 15, 2021)



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**TREE DISPOSITION PLAN** NORTH

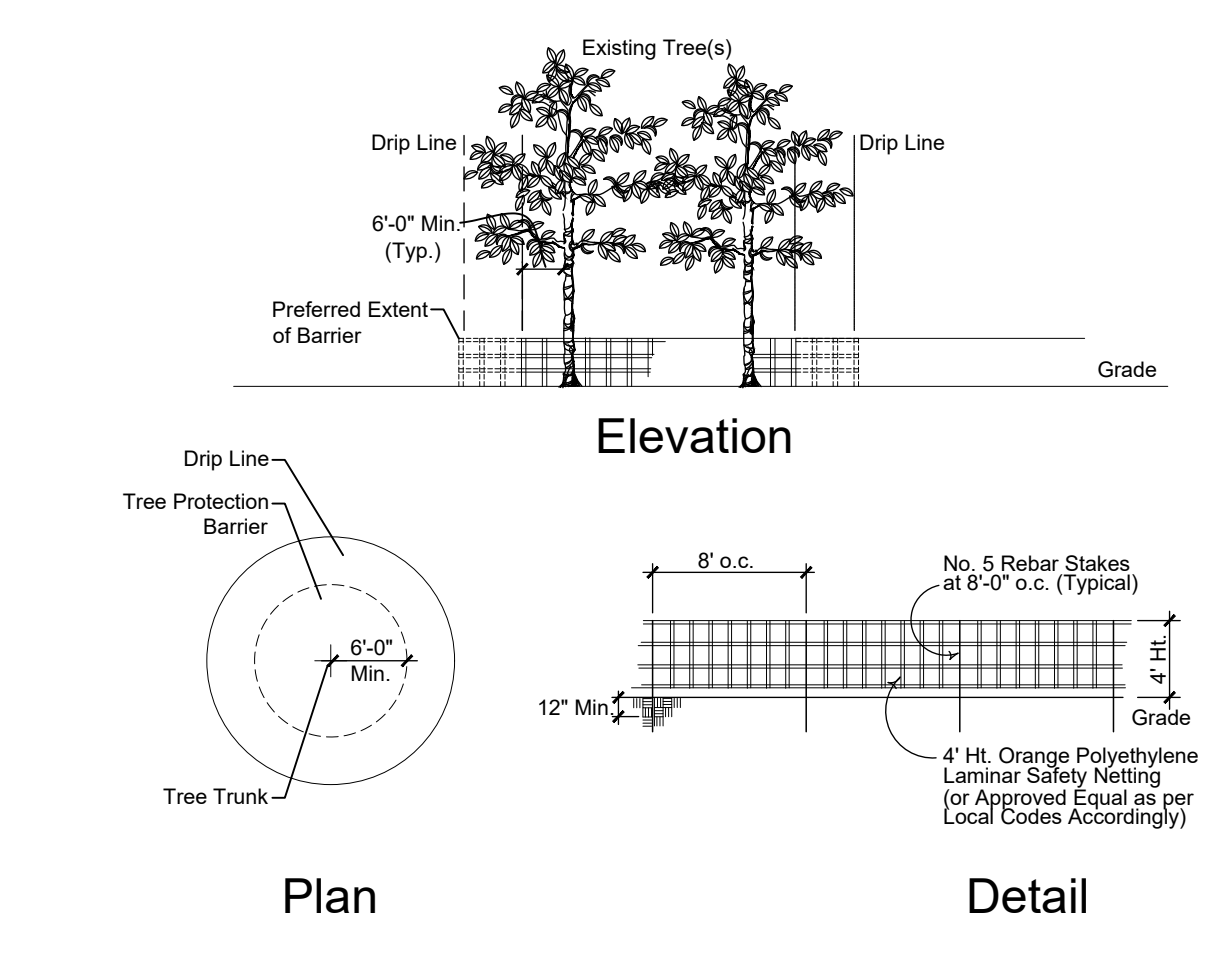
Scale: 1" = 20'-0"

TREE #	COMMON NAME	DBH (IN)	HEIGHT (FT)	SPREAD (FT)	DISPOSITION	CANOPY	NOTES
1	Mahogany Tree   Swietenia mahagoni	14	20	20	Remain		
2	Sabal palm   Sabal palmetto	12	25	8	Remain		
3	Areca Palm   Dypsis lutescens	Multi	20	12	Remain		
4	Sabal palm   Sabal palmetto	12	28	8	Remain		
5	Sabal palm   Sabal palmetto	12	28	8	Remain		
6	Sabal palm   Sabal palmetto	12	25	8	Remain		
7	Pink Trumpet Tree   Tabebuia impetiginosa	4	12	6	Remove	28.26	
8	Mahogany Tree   Swietenia mahagoni	16	25	22	Remove	379.94	
9	Mahogany Tree   Swietenia mahagoni	14	24	20	Remove	314	
10	Pink Trumpet Tree   Tabebuia impetiginosa	4	20	5	Remove	19.625	
11	Mahogany Tree   Swietenia mahagoni	19	22	20	Remove	314	
12	Pink Trumpet Tree   Tabebuia impetiginosa	4	10	5	Remove	19.625	
13	Pink Trumpet Tree   Tabebuia impetiginosa	7	20	8	Remove	50.24	
14	Small Leaf Clusia Tree   Clusia Guttifera	13	15	15	Remove	176.625	
15	Small Leaf Clusia Tree   Clusia Guttifera	10	15	15	Remove	176.625	
16	Pink Trumpet Tree   Tabebuia impetiginosa	8	20	8	Remove	50.24	
17	Pink Trumpet Tree   Tabebuia impetiginosa	13	25	8	Remain		
18	Pink Trumpet Tree   Tabebuia impetiginosa	8	25	6	Remain		
19	Pink Trumpet Tree   Tabebuia impetiginosa	8	25	6	Remain		
20	Pink Trumpet Tree   Tabebuia impetiginosa	8	25	6	Remain		
21	Pink Trumpet Tree   Tabebuia impetiginosa	8	25	6	Remain		
22	Pink Trumpet Tree   Tabebuia impetiginosa	8	25	6	Remain		
23	Pink Trumpet Tree   Tabebuia impetiginosa	4	25	8	Remain		
24	Sabal palm   Sabal palmetto	8	15	6	Remain		
25	Pink Trumpet Tree   Tabebuia impetiginosa	14	25	15	Remain		
26	Gumbo Limbo Tree   Bursera simaruba	21	25	8	Remain		
27	Japanese Fern Tree   Filicium decipiens	Multi	15	15	Remove	176.625	
28	Sabal palm   Sabal palmetto	9	12	6	Remain		
29	Mahogany Tree   Swietenia mahagoni	18	18	12	Remove	113.04	Damaged
30	Sabal palm   Sabal palmetto	13	12	4	Remain		
31	Pink Trumpet Tree   Tabebuia impetiginosa	8	20	12	Remain		
32	Ficus Tree   Ficus benjamina	8	20	8	Remain		
33	Sabal palm   Sabal palmetto	12	25	6	Remain		
34	Sabal palm   Sabal palmetto	12	25	6	Remain		
35	Sabal palm   Sabal palmetto	15	25	7	Remain		
36	Sabal palm   Sabal palmetto	13	14	8	Remove	50.24	
37	Gumbo Limbo Tree   Bursera simaruba	9	25	20	Remain		
38	Ficus Tree   Ficus benjamina	24	22	18	Remain		
39	Sabal palm   Sabal palmetto	12	12	5	Remain		
40	Ficus Tree   Ficus benjamina	24	22	18	Remove	254.34	
41	Sabal palm   Sabal palmetto	24	20	6	Remove	28.26	
42	Sabal palm   Sabal palmetto	18	20	6	Remove	28.26	
43	Avocado Tree   Persea americana	34	35	20	Remove	314	
44	Avocado Tree   Persea americana	30	25	20	Remove	314	
45	Sabal palm   Sabal palmetto	10	25	8	Remove	50.24	
46	Sabal palm   Sabal palmetto	10	8	6	Remove	28.26	
47	Coccoloba Palm   Coccoloba nutifera	7	20	6	Remove	28.26	
48	Royal Palm   Roystonea regia	12	25	10	Remove	78.50	
49	Tropical Almond Tree   Terminalia catappa	24	30	25	Remain		
50	Pink Trumpet Tree   Tabebuia impetiginosa	5	15	8	Remain		
51	Pink Trumpet Tree   Tabebuia impetiginosa	8	25	10	Remain		
52	Pink Trumpet Tree   Tabebuia impetiginosa	7	20	6	Remain		
53	Sabal palm   Sabal palmetto	20	20	6	Remain		
54	Sabal palm   Sabal palmetto	20	20	6	Remain		
55	Sabal palm   Sabal palmetto	12	18	5	Remain		
56	Ficus Tree   Ficus benjamina	32	24	25	Remain		
<b>Total Canopy Area Removed (SF):</b>	2,993.21						

**SYMBOL LEGEND**

- Tree to Remove
- Tree to Remain

**Note:** Protective barriers shall be placed around each tree, cluster of trees, or the edge of the preservation area no less than six (6) feet (in radius) from the trunk of any protected tree cluster or preservation area unless a lesser distance is specified by the Department. Protective barriers shall be a minimum of four (4) feet above ground level and shall be constructed of wood, plastic or metal, and shall remain in place until development is completed and the Department has authorized their removal. Protective barriers shall be in place prior to the start of any construction.



**Tree Protection Barrier Detail**

TRAD SUBMISSION (REVISION 02 - OCTOBER 15, 2021)