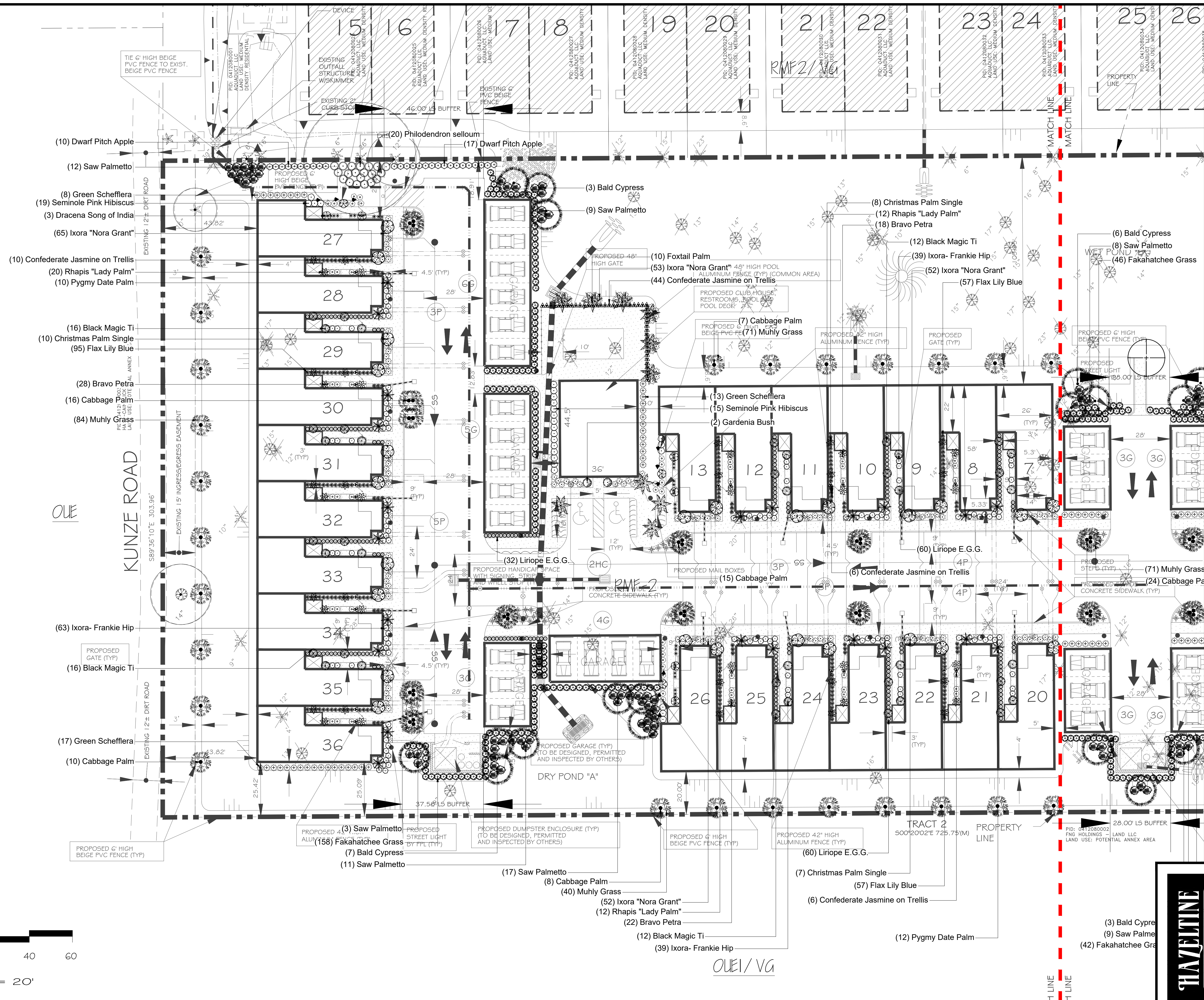
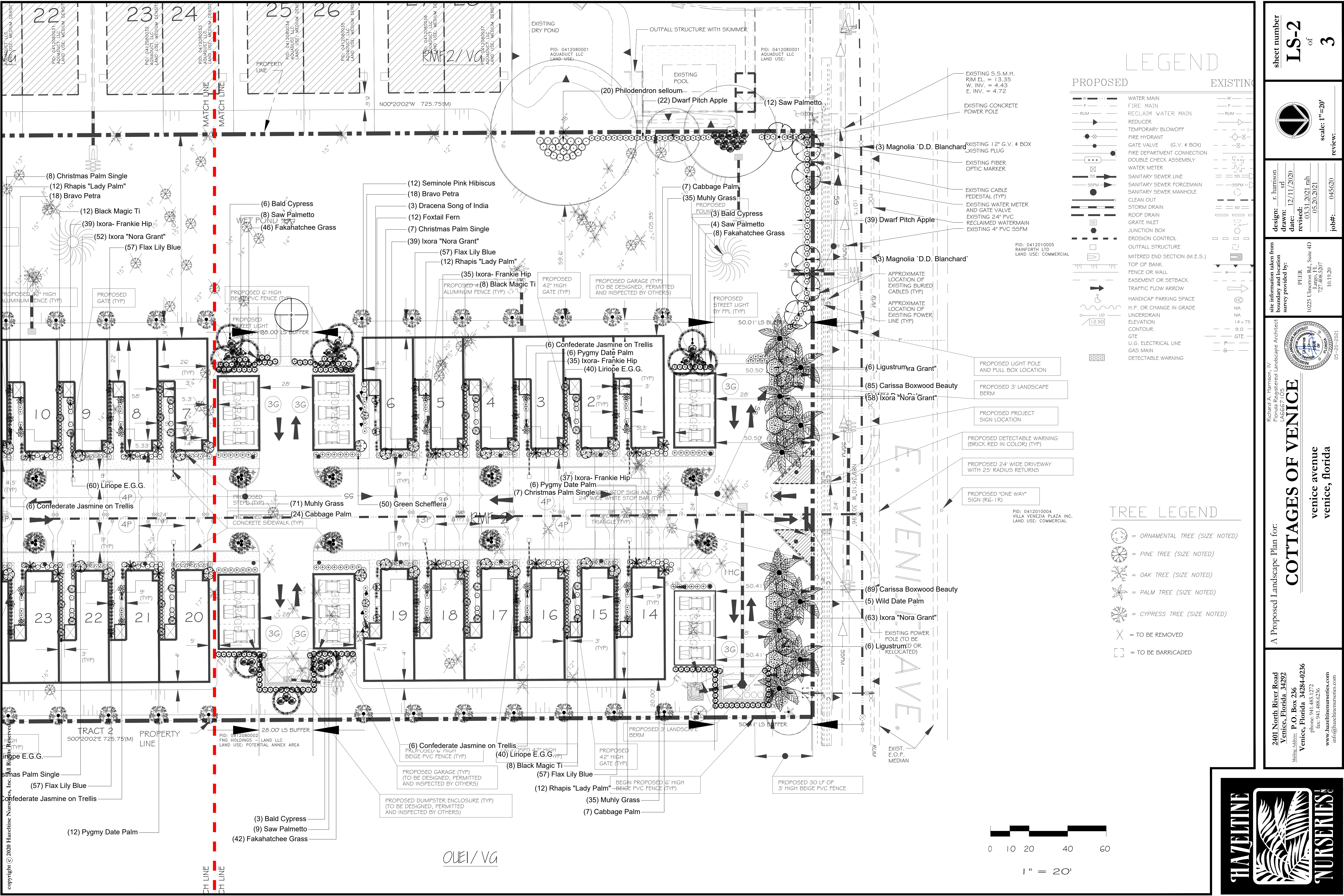
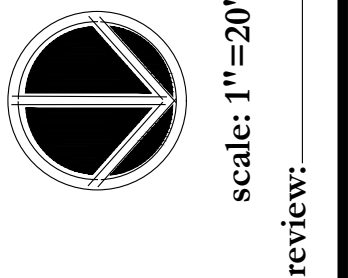




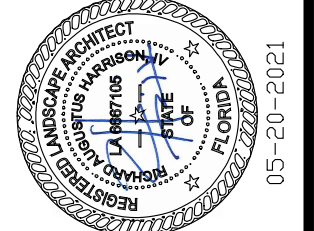


sheet number
LS-2
of
3



design: r. harrison
drawn: 12/11/2020
date: 12/11/2020
revised: 03/31/2021 rnh
05/20/2021
job#: 045020

Site information taken from
any survey information
survey provided by:
PEIR
10225 Ulferton Rd., Suite 4D
727 488 5207
10.19.2021

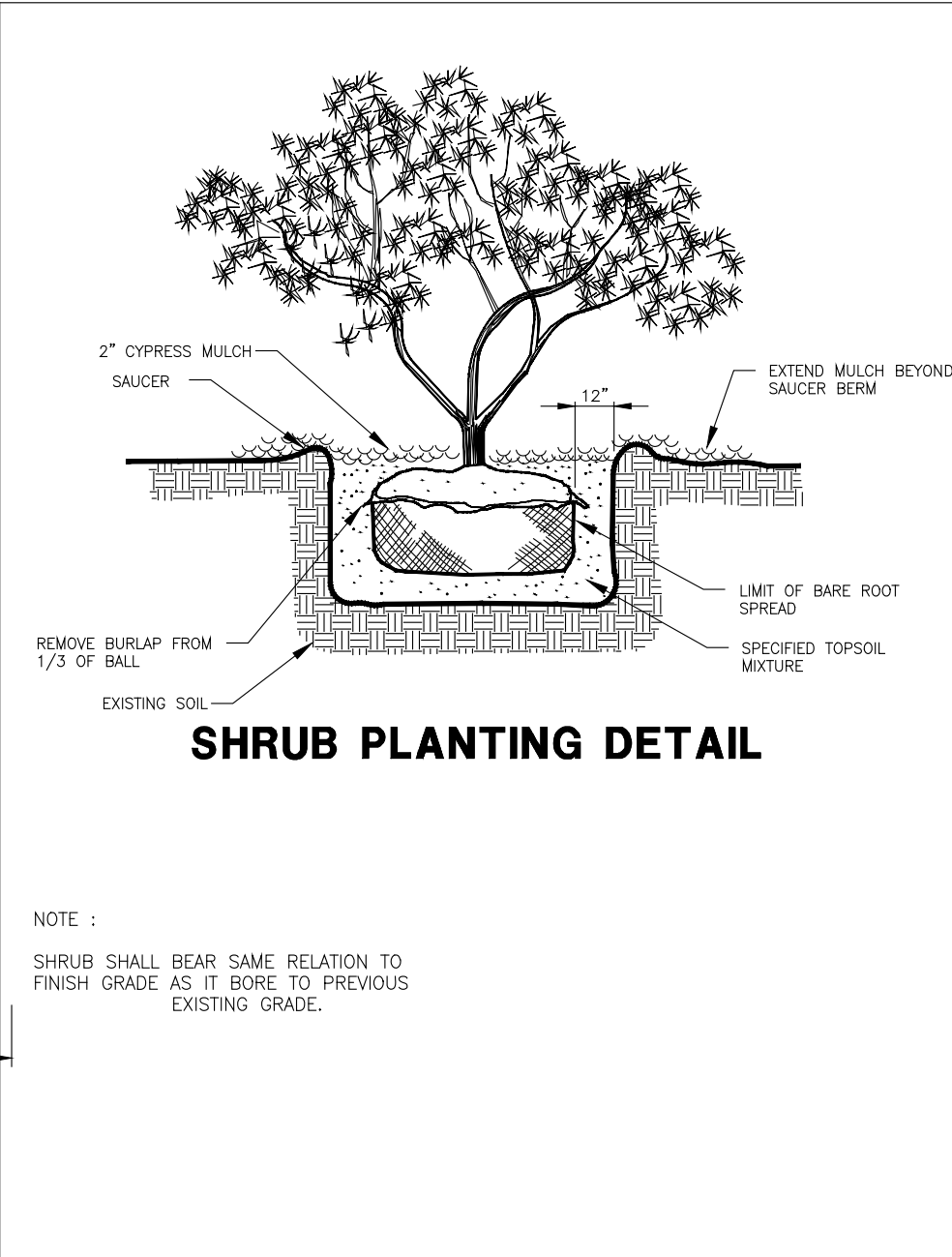
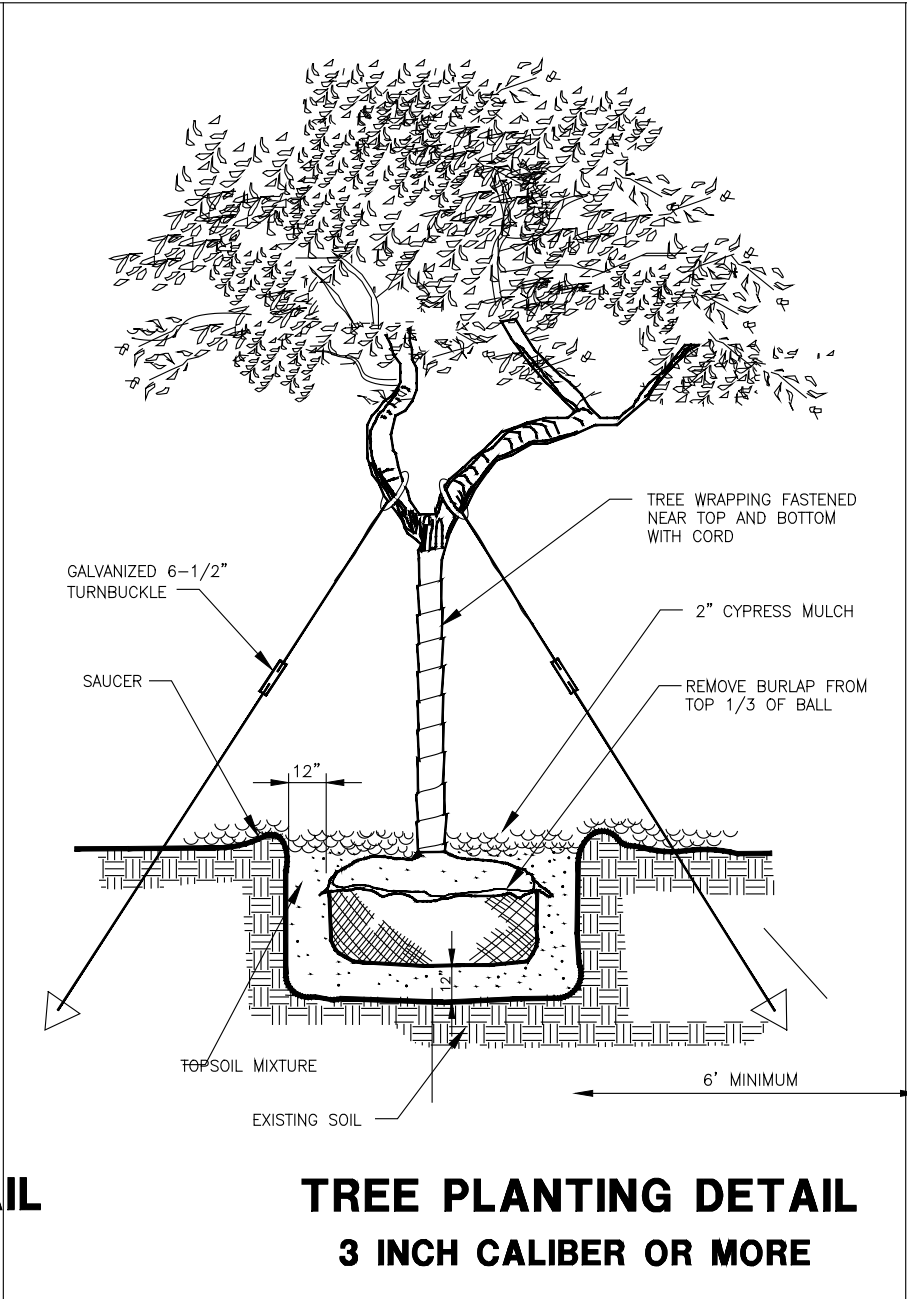
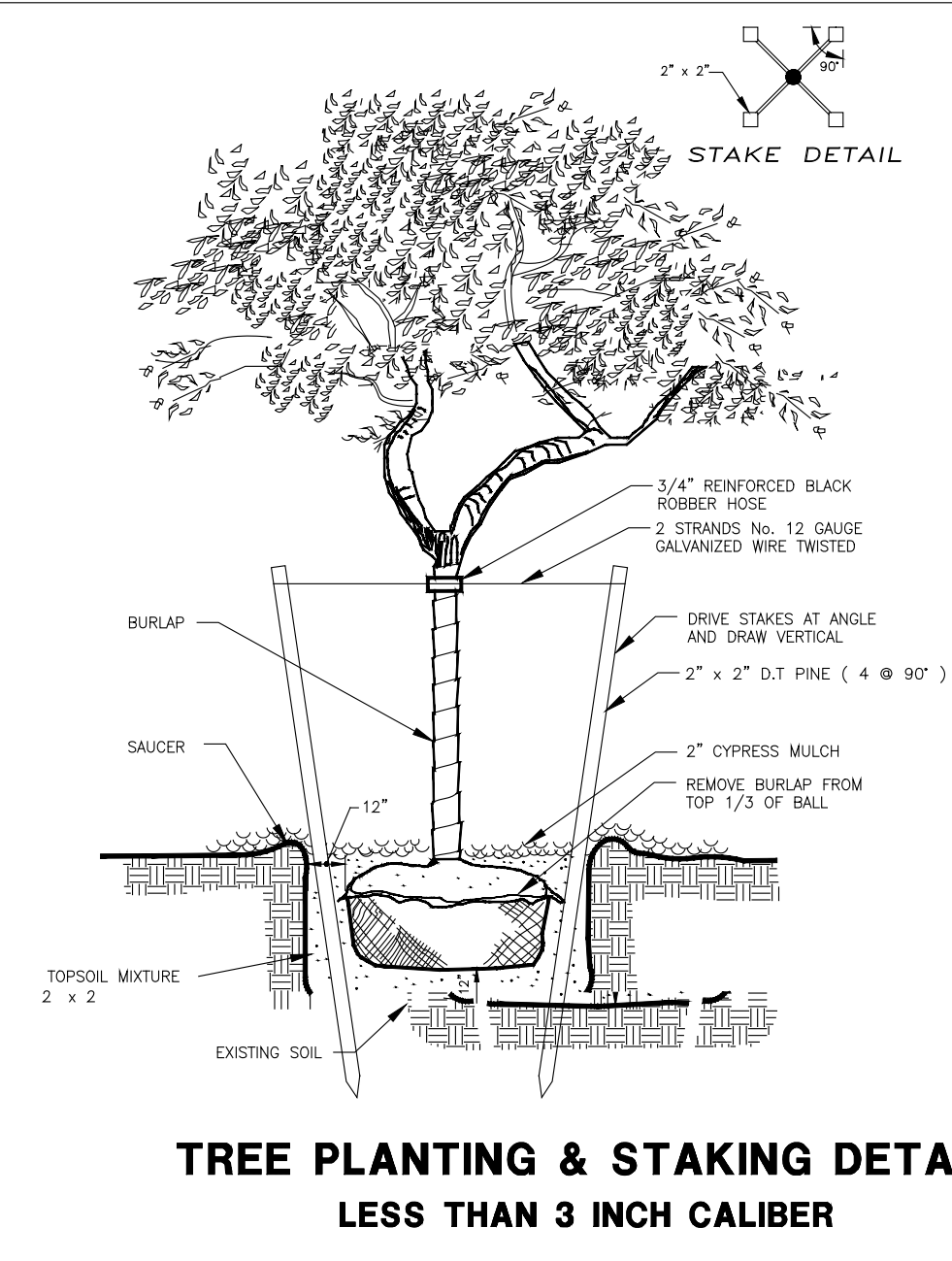
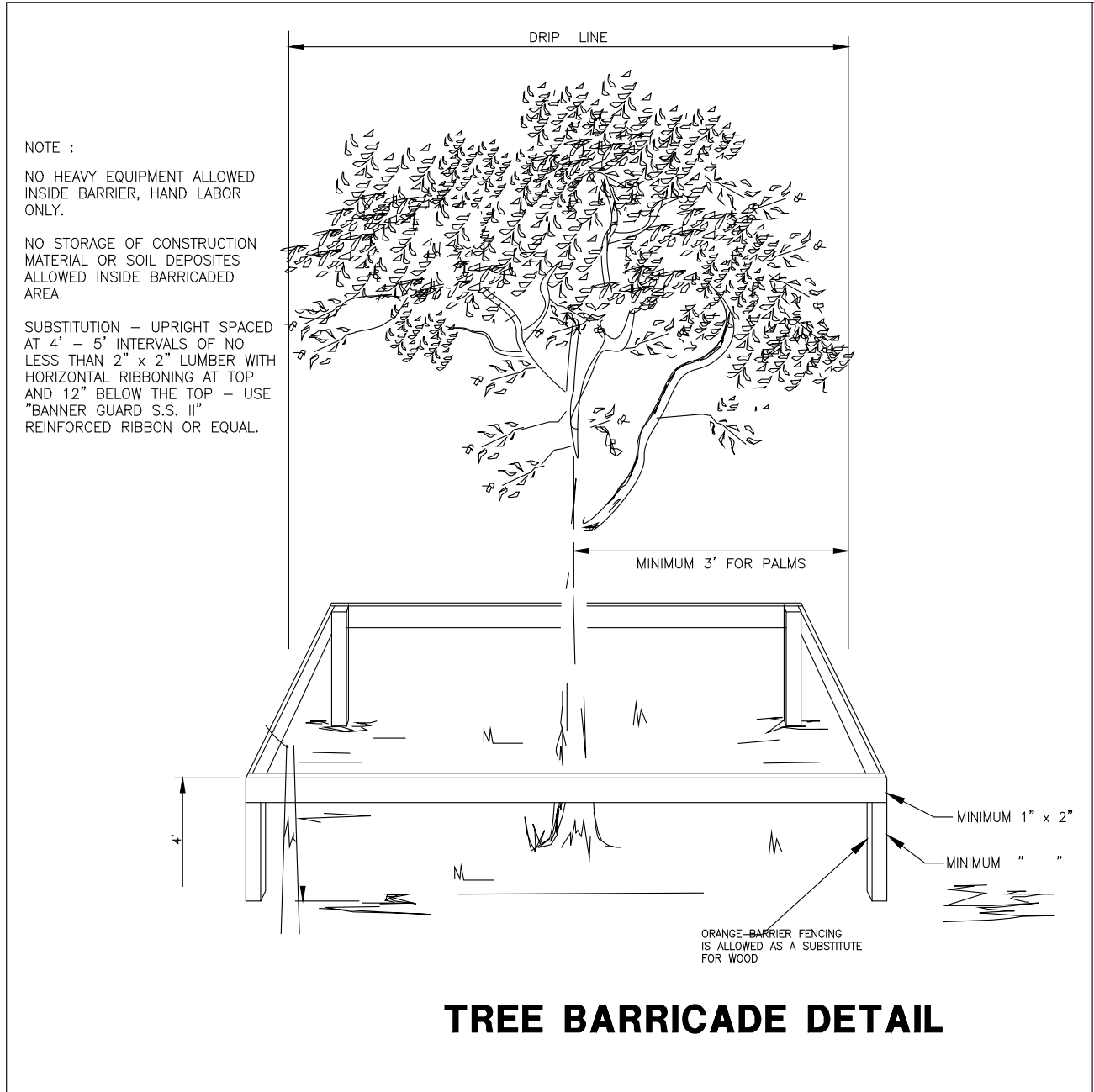


A Proposed Landscape Plan for:
COTTAGES OF VENICE
venice avenue
venice, florida

A Proposed Landscape Plan for:

2401 North River Road
Venice, Florida 34292
P.O. Box 236
Venice, Florida 34284-0236
phone: 941.485.1272
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PLANT SCHEDULE				
TREES	QTY	COMMON NAME	BOTANICAL NAME	SIZE
	12	LIGUSTRUM	LIGUSTRUM JAPONICUM	200 GAL.
	6	MAGNOLIA "D.D. BLANCHARD"	MAGNOLIA GRANDIFLORA "D.D. BLANCHARD"	65 GAL.
CONIFERS	QTY	COMMON NAME	BOTANICAL NAME	SIZE
	22	BALD CYPRESS	TAXODIUM DISTICHUM "PEVE YELLOW"	65 GAL.
PALM TREES	QTY	COMMON NAME	BOTANICAL NAME	SIZE
	91	CABBAGE PALM	SABAL PALMETTO	10" GW
	39	CHRISTMAS PALM SINGLE	ADONIDIA MERRILLII	6"-8" OAH
	10	FOXTAIL PALM	WODYETIA BIFURCATA	12"-14" O.A.
	10	WILD DATE PALM	PHOENIX SYLVESTRIS	8" CT
SHRUBS	QTY	COMMON NAME	BOTANICAL NAME	SIZE
	56	BLACK MAGIC TI	CORDYLINE FRUTICOSA "BLACK MAGIC"	7 GAL.
	106	BRAVO PETRA	CODIAEUM VARIEGATUM "PETRA"	3 GAL.
	181	CARISSA BOXWOOD BEAUTY	CARISSA MACROCARPA	3 GAL.
	15	DRACENA SONG OF INDIA	DRACAENA REFLEXA "VARIEGATA"	7 GAL.
	88	DWARF PITCH APPLE	CLUSIA GUTTIFERA NANA	3 GAL.
	288	FAKAHATCHEE GRASS	TRIPSACUM DACTYLOIDES	3 GAL.
	323	FLAX LILY BLUE	DIANELIA ATRAXIS	3 GAL.
	2	GARDENIA BUSH	GARDENIA AUGUSTA	7 GAL.
	88	GREEN SCHEFFLERA	SCHEFFLERA ARBORICOLA "EMERALD GREEN"	3 GAL.
	421	IXORA "IXORA GRANT"	IXORA CHINENSIS	3 GAL.
	213	IXORA- FRANKIE HIP	IXORA SIAMENSIS	3 GAL.
	312	LIRIOPE E.G.G.	LIRIOPE MUSCARI "EVERGREEN GIANT"	3 GAL.
	358	MUHLY GRASS	MUHLENBERGIA FILIPES	3 GAL.
	40	PHILODENDRON SELLOUM	PHILODENDRON SELLOUM "XANADU"	3 GAL.
	85	SAW PALMETTO	SABAL SERRULATA	7 GAL.
	82	SEMINOLE PINK HIBISCUS	HIBISCUS ROSA-SINENSIS "SEMINOLE PINK"	3 GAL.
FERNS	QTY	COMMON NAME	BOTANICAL NAME	SIZE
	60	FOXTAIL FERN	ASPARAGUS AETHIOPICUS	3 GAL.
TROPICAL	QTY	COMMON NAME	BOTANICAL NAME	SIZE
	34	PYGMY DATE PALM	PHOENIX ROEBELII	4"-6" OAH
	68	RHAPIS "LADY PALM"	RHAPIS EXCELSA	7 GAL.
VINES/PAUER	QTY	COMMON NAME	BOTANICAL NAME	SIZE
	15	BOUGAINVILLEA	BOUGAINVILLEA	7 GAL.
	78	CONFEDERATE JASMINE ON TRELLIS	JASMINUM LAURIFOLIUM NITIDUM	7 GAL.
GROUND COVERS	QTY	COMMON NAME	BOTANICAL NAME	SIZE
	174	ANNUALS	IMPATIENS OMEIANA	---
	305	ASIATIC JASMINE	TRACHELOSPERMUM ASIATICUM "ASIATIC"	---

GENERAL LANDSCAPE REQUIREMENTS

- A MINIMUM OF 40 TREE INCHES PER ACRE OF APPROVED TREES ARE REQUIRED.

- SITE DEVELOPMENT SIZE:

- * 5.07 ACRES X 40 = 202.80 TREE INCHES REQUIRED.

- HERITAGE TREE REMOVALS TO BE REPLACED ON AN INCH PER INCH BASIS.

- * 1 - 30" CYPRESS ON NORTH SIDE OF PROPERTY.
- * 1 - 30" OAK TREE ON SOUTHWEST SIDE OF PROPERTY.
- * TOTAL HERITAGE TREE REPLACEMENT INCHES REQUIRED = 60 INCHES.

- TOTAL REQUIRED TREE INCHES = 262.80 TREE INCHES.

- TOTAL PRESERVED TREE INCHES = 212.00

- * 4" OAK TREE - 4 X 1.0" = 4.0 TREE INCHES.
- * 14" PINE TREE - 14 X 1.0" = 14.0 TREE INCHES.
- * 6" OAK TREE - 6 X 1.0" = 6.0 TREE INCHES.
- * 26" OAK TREE - 26 X 2.0" = 52.0 TREE INCHES.
- * 12" OAK TREE - 12 X 1.0" = 12.0 TREE INCHES.
- * 38" OAK TREE - 38 X 2.0" = 76.0 TREE INCHES.
- * 24" ORNAMENTAL TREE - 24 X 2.0" = 48.0 TREE INCHES.

- TOTAL REQUIRED TREE INCHES AFTER TREE PRESERVATION = 50.80

- TOTAL PROVIDED NEW TREE INCHES = 175.83

- 6 - MAGNOLIA TREES, 2.5" CALIPER MINIMUM - 6 X 2.5" = 15.0 TREE INCHES.
- 22 - BALD CYPRESS TREES, 2.5" CALIPER MINIMUM - 22 X 2.5" = 55.0 TREE INCHES.
- 12 - LIGUSTRUM TREES, 2.5" CALIPER MINIMUM - 12 X 2.5" = 30.0 TREE INCHES.
- 91 - SABAL PALMS, 10" GREY WOOD - (91 X 2.5") / 3 = 75.83 TREE INCHES.
- SABAL PALM REPLACEMENTS CALCULATED AT 3 TO 1 RATIO.

- ALL REPLACEMENT CANOPY TREES SHALL BE A MINIMUM OF TWO AND ONE-HALF INCHES CALIPER MEASURED NO CLOSER THAN SIX INCHES FROM THE GROUND.

- ALL REPLACEMENT UNDERSTORY TREES SHALL BE A MINIMUM OF ONE AND ONE-HALF INCHES CALIPER MEASURED NO CLOSER THAN SIX INCHES FROM THE GROUND AND BE A MINIMUM EIGHT FOOT IN HEIGHT FROM GRADE.

- SABAL PALMETTO MAY BE PLANTED AT A RATE EQUIVALENT TO THREE PALMS TO ONE REQUIRED TREE TWO AND ONE-HALF TREE INCHES). PALMS SHALL NOT CONSTITUTE MORE THAN TWENTY-FIVE PERCENT OF THE REQUIRED TREE INCHES.

- REPLACEMENT TREES SHALL BE FLORIDA NO. 1 OR GREATER.

VENETIAN GATEWAY PLANTING YARD REQUIREMENTS

- PER SEC. 86-120 (G) LANDSCAPING FOR VG VENETIAN GATEWAY DISTRICT THE PLANTING YARD REQUIREMENT IS 60 LANDSCAPE POINTS PER ACRE.

- 304.2 - REQUIRED LANDSCAPE POINTS = 5.07 ACRES OF PROPERTY X 60

- 1,422.0 TOTAL LANDSCAPE POINTS PROVIDED FROM EXISTING AND PROPOSED TREES.

- 278.0 - LANDSCAPE POINTS PROVIDED FROM EXISTING TREES.

- 1 - EXISTING OAK @ 2.0" - 4.0" X 14 POINTS = 14 POINTS.
- 1 - EXISTING OAK @ 4.1" - 6.0" X 16 POINTS = 16 POINTS.
- 1 - EXISTING OAK @ 10.1" - 12" X 28 POINTS = 28 POINTS.
- 1 - EXISTING PINE @ 12.1" - 14" X 34 POINTS = 34 POINTS.
- 3 - EXISTING OAK @ 18.1" AND > X 58 POINTS = 174 POINTS.
- 3 - EXISTING PALM @ 4" AND > X 4 POINTS = 12 POINTS.

- 1,144 LANDSCAPE POINTS PROVIDED FROM PROPOSED TREES.

- 6 - MAGNOLIA X 12 = 72 POINTS.
- 22 - BALD CYPRESS X 12 = 264 POINTS.
- 12 - LIGUSTRUM X 6 = 72 POINTS.
- 91 - SABAL PALM X 4 = 364 POINTS.
- 10 - WILD DATE PALM X 4 = 40 POINTS.
- 10 - FOXTAIL PALM X 4 = 40 POINTS.
- 39 - CHRISTMAS PALM X 4 = 156 POINTS.
- 34 - PYGMY DATE PALM X 4 = 136 POINTS.

INTERIOR LANDSCAPE REQUIREMENTS

- PER SEC. 86-120 (G) LANDSCAPING FOR VG VENETIAN GATEWAY DISTRICT PARKING AREAS REQUIRE 20 SF. OF LANDSCAPE FOR EVERY PARKING SPACE.

- 760 SF. - REQUIRED LANDSCAPE. 38 PARKING SPACES X 20 SF.

- 91.2 - REQUIRED LANDSCAPE POINTS. 760 SF. X 0.12

- 208 - PROVIDED LANDSCAPE POINTS

- * 208 - LANDSCAPE POINTS PROVIDED FROM PALM TREES.
- 92 - SABAL PALMS X 4

- 38 - TOTAL NUMBER OF INTERIOR PARKING SPACES NOT ADJACENT TO PERIMETER LANDSCAPE BUFFERS.

- 10 SQUARE FEET OF INTERIOR LANDSCAPE REQUIRED PER PARKING SPACE.

- 380 SQUARE FEET OF INTERIOR LANDSCAPE REQUIRED FOR PARKING SPACES.

- 29,702.97 - TOTAL SQUARE FEET OF OTHER VEHICLE USE AREAS.

- 10 SQUARE FEET OF INTERIOR LANDSCAPE REQUIRED PER 500 SQUARE FEET OF OTHER VEHICULAR USE AREAS.

- 994.06 SQUARE FEET OF INTERIOR LANDSCAPE REQUIRED FOR OTHER VEHICULAR USE AREAS.

- 974.06 TOTAL SQUARE FEET OF INTERIOR LANDSCAPE REQUIRED FOR PARKING AND OTHER VEHICULAR USE AREAS.

- 1,989.92 TOTAL SQUARE FEET OF INTERIOR LANDSCAPE PROVIDED.

- 1 TREE PER 50 LINEAR FEET OF ADJUTING TIERS OF PARKING REQUIRED.

- 0 LINEAR FEET OF ADJUTING TIERS OF PARKING PROPOSED.

- 0 TREES REQUIRED FOR ADJUTING TIERS OF PARKING.

- 0 TREES PROVIDED FOR ADJUTING TIERS OF PARKING.

- 1 TREE PER 100 SQUARE FEET OF REQUIRED INTERIOR SPACE IS REQUIRED.

- 19.84 TREES REQUIRED FOR INTERIOR LANDSCAPE.

- 29.35 TREES PROVIDED FOR INTERIOR LANDSCAPE.

- * 12 - LIGUSTRUM TREES, 200 GALLON.
- * 92 - SABAL PALM, 10" GREY WOOD, CALCULATED AT 3:1.

- MINIMUM TREE SIZE REQUIREMENTS:

- * 10" OVERALL HEIGHT.
- * 4" SPREAD.
- * 5" CALIPER AT 6" ABOVE GRADE.

- MINIMUM SHRUB SIZE REQUIREMENTS:

- * 24" HEIGHT AT PLANTING.
- * 36" ON CENTER SPACING.

- PER SECTION 86-437 AND SECTIONS 86-460 THROUGH 86-464 OF THE VENICE FLORIDA CODE OF ORDINANCES.

- ALL TREES, SHRUBS AND GROUNDCOVER TO BE WATERED BY AN AUTOMATED IRRIGATION SYSTEM.

- NO TREES OR SHRUBS TO BE PLANTED WITHIN 6' OF UNDERGROUND UTILITY APPURTENANCES.

- PER SECTION 86-120(a)(2) OF THE VENICE FLORIDA CODE OF ORDINANCES, ALL CANOPY TREES WILL HAVE A MINIMUM 9" WIDE AND 160 SQUARE FEET PLANTING AREA.

EAST PROPERTY LANDSCAPE BUFFER

- PER SEC. 86-120 (G) LANDSCAPING FOR VG VENETIAN GATEWAY DISTRICT THE SOUTH PROPERTY LINE IS REQUIRED TO HAVE A TYPE "A" LANDSCAPE BUFFER. THIS BUFFER TYPE IS TO BE MINIMUM 7' WIDE WITH NO REQUIREMENT FOR LANDSCAPE POINTS PER LINEAR FOOT. THE LANDSCAPE PLAN PROVIDES A 18.1' WIDE LANDSCAPE BUFFER ALONG WITH THE FOLLOWING LANDSCAPE MATERIAL.

- 115.99' OF OFF-STREET PARKING AND VEHICULAR ACCESS TO BE BUFFERED.

- 1 TREE PER 50 LINEAR FEET REQUIRED.

- 232 CANOPY TREES REQUIRED AND 3 PROVIDED.

- 1 - TOTAL TREES TO REMAIN.

- 1 - OAK TREE TO REMAIN.
- * 2 - BALD CYPRESS TREES PROVIDED.
- MINIMUM TREE SIZE REQUIREMENTS:
- * 10' OVERALL HEIGHT.
- * 3' SPREAD.
- * 5" CALIPER AT 6" ABOVE GRADE.

- MINIMUM 10' WIDE LANDSCAPE BUFFER CONTAINING A CONTINUOUS HEDGE.

- * 115.99' OF OFF-STREET PARKING AND VEHICULAR ACCESS TO BE BUFFERED.
- * 38.66 - SHRUBS REQUIRED AND 41 PROVIDED.
- * 35 - FAKAHATCHEE GRASS PROVIDED.
- * 5 - SAW PALMETTO PROVIDED.
- * 5 - IXORA NORA GRANT PROVIDED.

- MINIMUM SHRUB SIZE REQUIREMENTS:

- * 24" HEIGHT AT PLANTING.
- * 36" ON CENTER SPACING.

- NO TREES OR SHRUBS TO BE PLANTED WITHIN 6' OF UNDERGROUND UTILITY APPURTENANCES.

- PER SECTION 86-437 AND SECTIONS 86-460 THROUGH 86-464 OF THE VENICE FLORIDA CODE OF ORDINANCES.

WEST PROPERTY LANDSCAPE BUFFER

- PER SEC. 86-120 (G) LANDSCAPING FOR VG VENETIAN GATEWAY DISTRICT THE SOUTH PROPERTY LINE IS NOT REQUIRED TO HAVE A TYPE "A" LANDSCAPE BUFFER. HOWEVER EAST VENICE AVENUE IS REQUIRED TO HAVE 0.25 LANDSCAPE POINTS PER LINEAR FEET OF FRONTAGE. THE LANDSCAPE PLAN PROVIDES A 8.7' WIDE LANDSCAPE BUFFER ALONG WITH THE FOLLOWING LANDSCAPE MATERIAL.

- 124.01' OF OFF-STREET PARKING AND VEHICULAR ACCESS TO BE BUFFERED.

- 1 TREE PER 50 LINEAR FEET REQUIRED.

- 248 CANOPY TREES REQUIRED AND 5 PROVIDED.

- 2 - TOTAL TREES TO REMAIN.

- 2 - CANOPY TREES TO REMAIN.
- * 2 - BALD CYPRESS TREES PROVIDED.
- * 1 - MAGNOLIA TREE PROVIDED.
- MINIMUM TREE SIZE REQUIREMENTS:
- * 10' OVERALL HEIGHT.
- * 3' SPREAD.
- * 5" CALIPER AT 6" ABOVE GRADE.

- MINIMUM 10' WIDE LANDSCAPE BUFFER CONTAINING A CONTINUOUS HEDGE.

- * 124.01' OF FRONTAGE.
- * 41.34 - SHRUBS REQUIRED AND 47 PROVIDED.
- * 26 - PITCH APPLE PROVIDED.
- * 12 - SAW PALMETTO PROVIDED.
- * 9 - FAKAHATCHEE GRASS PROVIDED.

- MINIMUM SHRUB SIZE REQUIREMENTS:

- * 24" HEIGHT AT PLANTING.
- * 36" ON CENTER SPACING.

- NO TREES OR SHRUBS TO BE PLANTED WITHIN 6' OF UNDERGROUND UTILITY APPURTENANCES.

- PER SECTION 86-437 AND SECTIONS 86-460 THROUGH 86-464 OF THE VENICE FLORIDA CODE OF ORDINANCES.

SOUTH PROPERTY LANDSCAPE BUFFER

- PER SEC. 86-120 (G) LANDSCAPING FOR VG VENETIAN GATEWAY DISTRICT THE SOUTH PROPERTY LINE IS REQUIRED TO HAVE A TYPE "A" LANDSCAPE BUFFER. THIS BUFFER TYPE IS TO BE MINIMUM 7' WIDE WITH NO REQUIREMENT FOR LANDSCAPE POINTS PER LINEAR FOOT. THE LANDSCAPE PLAN PROVIDES A 43.8' WIDE LANDSCAPE BUFFER ALONG WITH THE FOLLOWING LANDSCAPE MATERIAL.

- 303.96' OF FRONTAGE.

- NO LANDSCAPE BUFFER REQUIRED BECAUSE THERE IS NO OFF STREET PARKING OR VEHICULAR ACCESS ADJACENT TO THIS PROPERTY LINE.

- 0.0 CANOPY TREES REQUIRED.

- 2.0 - TOTAL TREES TO REMAIN.

- 1 - PINE TREE TO REMAIN.
- 1 - PALM TREE TO REMAIN.
- * 10 - SABAL PALM TREES PROVIDED.
- MINIMUM TREE SIZE REQUIREMENTS:
- * 10' OVERALL HEIGHT.
- * 3' SPREAD.
- * 5" CALIPER AT 6" ABOVE GRADE.

* 303.96' OF FRONTAGE.

- * 0.0 - SHRUBS REQUIRED.
- * 50 - MUHLY GRASS PROVIDED.

- MINIMUM SHRUB SIZE REQUIREMENTS:

- * 24" HEIGHT AT PLANTING.
- * 36" ON CENTER SPACING.

- NO TREES OR SHRUBS TO BE PLANTED WITHIN 6' OF UNDERGROUND UTILITY APPURTENANCES.

- PER SECTION 86-437 AND SECTIONS 86-460 THROUGH 86-464 OF THE VENICE FLORIDA CODE OF ORDINANCES.

NORTH PROPERTY LANDSCAPE BUFFER

- PER SEC. 86-120 (G) LANDSCAPING FOR VG VENETIAN GATEWAY DISTRICT THE NORTH PROPERTY LINE IS NOT REQUIRED TO HAVE A LANDSCAPE BUFFER. HOWEVER EAST VENICE AVENUE IS REQUIRED TO HAVE 0.25 LANDSCAPE POINTS PER LINEAR FEET OF FRONTAGE.

- 75.99 - REQUIRED LANDSCAPE POINTS - 303.96' OF PROPERTY LINE X 0.25

- 184 - LANDSCAPE POINTS PROVIDED FROM EXISTING AND PROPOSED TREES.

- * 130 - LANDSCAPE POINTS FROM CANOPY TREES.
- 1 - EXISTING CANOPY TREE 24" X 58 = 58 POINTS.
- 6 - MAGNOLIA TREES X 12 = 72 POINTS.
- * 4 - LANDSCAPE POINTS FROM PALM TREES.
- 1 - EXISTING SABAL PALMS X 4 = 4 POINTS.

- 303.96' OF FRONTAGE.

- 1 TREE PER 50 LINEAR FEET REQUIRED.

- 6.08 CANOPY TREES REQUIRED.

- 7.0 - TOTAL TREES TO REMAIN OR BE PROVIDED.

- 1.0 - CANOPY TREE TO REMAIN.

- 6 - MAGNOLIA TREES PROPOSED.

- MINIMUM TREE SIZE REQUIREMENTS:

- * 10' OVERALL HEIGHT.
- * 5' SPREAD.
- * 5" CALIPER AT 6" ABOVE GRADE.

- MINIMUM 10' WIDE LANDSCAPE BUFFER CONTAINING A CONTINUOUS HEDGE.

- * 303.96' OF FRONTAGE WITH CONTINUOUS HEDGE PROVIDED.

- MINIMUM SHRUB SIZE REQUIREMENTS:

- * 24" HEIGHT AT PLANTING.
- * 36" ON CENTER SPACING.

- NO TREES OR SHRUBS TO BE PLANTED WITHIN 6' OF UNDERGROUND UTILITY APPURTENANCES.

- PER SECTION 86-437 AND SECTIONS 86-460 THROUGH 86-464 OF THE VENICE FLORIDA CODE OF ORDINANCES.

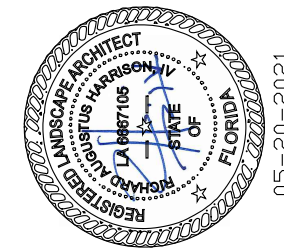
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Richard A. Harrison, IV
Florida Registered Landscape Architect
LAC667105



05-28-2021

Site information taken from
boundary and location
survey provided by:

PEIR
10225 Unionton Rd., Suite 4D
727.488.5207
10.19.20

design: r. harrison
drawn: srl
date: 12/11/2020
revised: 03/31/2021, rnh
(05/20/2021)

job#:

045020

review:

sheet number
LS-3
of
3