

**SPECIFICATIONS**

**I. GENERAL**

- A. REFERENCES - BEDROCK'S REFERENCE GUIDE TO FLORIDA LANDSCAPE PLANTS; BROSC-HAT AND MEEROW, 1994.
- B. LANDSCAPE ARCHITECT - THE LANDSCAPE ARCHITECT SHALL DECIDE ALL QUESTIONS WHICH MAY ARISE AS TO THE QUANTITY, QUALITY, ACCEPTABILITY, OR FITNESS OF MATERIALS TO BE FURNISHED AND SHALL DECIDE ALL QUESTIONS.
- C. ALL LANDSCAPING SHALL COMPLY WITH MIAMI-DADE ORDINANCE NO. 18A-98-13.

**II. SCOPE**

- A. SCOPE OF WORK - WORK UNDER THIS CONTRACT CONSIST OF FURNISHING AND INSTALLING ALL MATERIALS AS SPECIFIED ON THESE PLANS DATED 03/18/99 INCLUDING THE PLANT LIST, DETAILS, AND THESE SPECIFICATIONS. SCOPE INCLUDES A 90 DAY GUARANTEE ON ALL WORK. GUARANTEE SHALL INCLUDE ALL NECESSARY MAINTENANCE TO ENABLE NEW PLANT MATERIALS TO THRIVE SUCH AS INITIAL DEEP WATERING FOR PLANT ESTABLISHMENT, MOWING OF GRASS AND WATERING AFTER THE FIRST TWO WEEKS IS NOT INCLUDED.
- B. CITY AND COUNTY ORDINANCES - ALL WORK UNDER THIS CONTRACT IS TO BE DONE IN FULL ACCORD WITH THE BUILDING CODE AS ESTABLISHED BY THE CITY OR COUNTY IN WHICH THE WORK IS TO BE DONE.
- C. CHANGES IN WORK - THE OWNER WITHOUT INVALIDATION OF THE CONTRACT MAY ORDER EXTRA WORK OR MAKE CHANGES TO THE WORK BY WRITTEN AGREEMENT BETWEEN OWNER AND CONTRACTOR.
- D. DURATION - WORK SHALL BE COMPLETED WITHIN 30 DAYS FROM NOTICE TO PROCEED ISSUED IN WRITING BY THE OWNER.
- E. IRRIGATION SYSTEM - AN AUTOMATIC IRRIGATION SYSTEM SHALL BE PROVIDED WITH 100% COVERAGE OF ALL SODDED AREAS. IRRIGATION SYSTEM SHALL BE DESIGNED & INSTALLED TO MEET ALL APPLICABLE CODES, REGULATIONS AND / OR STANDARDS.
- F. NO LANDSCAPING SHALL BE DONE ON RIGHT-OF-WAY. (SEE SITE PLAN).

**III. MATERIAL**

- A. PLANT MATERIAL - ALL PLANT MATERIAL SHALL BE FLORIDA NO. 1 OR BETTER AS SPECIFIED IN THE FLORIDA DEPARTMENT OF AGRICULTURE'S STANDARDS FOR NURSERY PLANTS IN FLORIDA.

**IV. PLANTING PROCEDURES**

- A. LAYOUT - ALL PLANT MATERIAL WILL BE LAID OUT ACCORDING TO THESE PLANS.
- B. TREE AND SHRUB PLANTING - DIG HOLES FOR TREES 6" DEEPER AND 12" WIDER ON EACH SIDE OF THE ROOT BALL PLANT TREES SO THAT THE TOP OF THE ROOT BALL IS AT LEAST 2" ABOVE EXISTING GRADE AFTER SETTLING.
- C. SHRUB PLANTING - DIG HOLES FOR SHRUBS 3" DEEPER AND 6" WIDER ON EACH SIDE OF THE ROOT BALL PLANT SHRUBS SO THAT THE TOP OF THE ROOT BALL IS AT LEAST 1" ABOVE EXISTING GRADE.
- D. GROUND COVER PLANTING - ADD 2" OF NEW PLANTING SOIL (50% MUCK AND 50% SAND) TO GROUND COVER BEDS AND TILL INTO TOP 4" OF EXISTING SOIL. MIX IN A BALANCED SLOW RELEASE FERTILIZER NOT TO EXCEED MANUFACTURER'S SPECIFICATIONS. PLANT GROUND COVER MATERIAL ABOVE EXISTING GRADE BUT NOT TO EXCEED 1".
- E. BACKFILL - BACKFILL PLANTING HOLES FOR TREES, PALMS, AND SHRUBS WITH 50% NEW PLANTING SOIL AND 50% EXISTING SOIL. NEW SOIL SHALL BE 50% MUCK AND 50% SAND. BACKFILL SHALL INCLUDE AGRIFORM FERTILIZER TABLETS NOT TO EXCEED MANUFACTURER'S RECOMMENDATIONS. FERTILIZERS FROM ATLANTIC FERTILIZER ARE ALSO ACCEPTABLE AS LONG AS SELECTED FERTILIZER IS APPROPRIATE TO THE PLANT MATERIAL.
- F. MULCH - APPLY A 3" LAYER OF CYPRESS MULCH IN ALL PLANTING AREAS AND AS SHOWN ON THE DETAILS.

ZONING DISTRICT BU-1  
LAND AREA= 4.40 ACRES

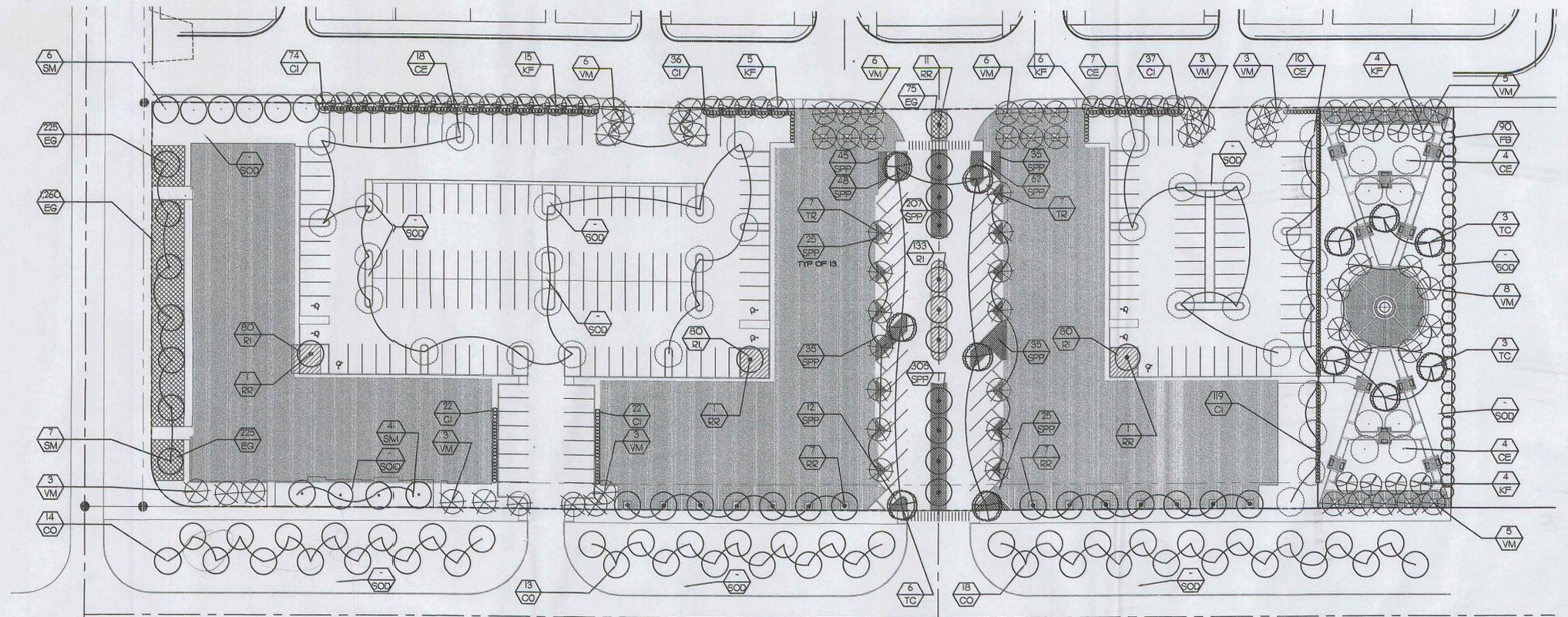
REQUIRED TREES PER ACRE= 22

TOTAL TREES REQUIRED 97  
TREES PROVIDED 153

TOTAL PALMS ALLOWED TO COUNT AS TREES 30 % OF REQUIRED TREES= 29  
TOTAL PALMS COUNTED AS TREES 0

TOTAL TREES PROVIDED 153

MIN. SHRUBS REQUIRED 7 PER TREE REQUIRED 7X97 = 679  
TOTAL SHRUBS PROVIDED 773



**PLANTING PLAN**

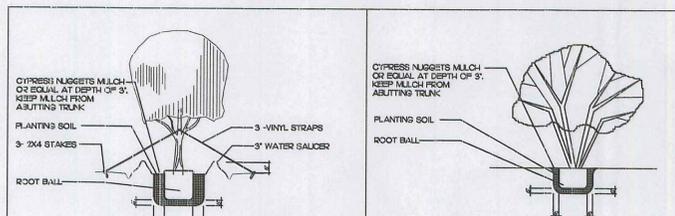
SCALE: 1" = 40'-0"

**PLANT SCHEDULE**

SYMBOL USED ON PLAN		PLANT NAME		NATIVE SPECIES		CALIPER	HEIGHT		CANOPY	ROOT	REMARKS		
KEY	QUANTITY	NEW	EXIST.	SCIENTIFIC NAME	COMMON NAME	YES	NO	INSTALLED	INSTALLED	ESTIMATED Maturity	INSTALLED		
RB	28	YES		ROYSTONEA REGIA	ROYAL PALM		●		18'-20'	60'	20'	B&B- F.G	SPECIMENS, 8" MIN DIA. BREAST HT.
TR	14	YES		THRINAX RADIATA	FLORIDA TATCH PALM	●			6'-0"	20'-0"	10'-0"	25 GAL	SPECIMENS
VM	43	YES		VEITCHIA MONTGOMERIANA	MONTGOMERY PALM		●		16'-18'-0"	25'-0"	10'-0"	B&B- F.G	SPECIMENS, 4" MIN DIA. BREAST HT.
KF	36	YES		KRUGIUDENDRON FERRUM	BLACK IRONWOOD	●		3'	8'-10'	20'-25'	20'-0"	B&B- F.G	SPECIMENS, 3" MIN DIA. BREAST HT.
SM	17	YES		SWIETENIA MAHOGANY	MAHOGANY	●		4'	8'-10'	25'-0"	50'-0"	B&B- F.G	SPECIMENS, 4" MIN DIA. BREAST HT.
CO	45	YES		CHRYSOFILUM OLIVIFORME	SATIN LEAF	●		4'	8'-10'	20'-25'	20'-0"	B&B- F.G	SPECIMENS, 4" MIN DIA. BREAST HT.
TC	12	YES		TABEBOJA CARAIBA	YELLOW TABEBOJA		●	4'	8'-10'	20'-25'	20'-0"	B&B- F.G	SPECIMENS, 4" MIN DIA. BREAST HT.
CE	43	YES		CONOCARPUS ERECTUS	GREEN BUTTWOOD HOJA GRANDE	●		3'	8'-10'	20'-25'	8'-10"	B&B- F.G	SPECIMENS, 4" MIN DIA. BREAST HT.
CI	310	YES		CHRYSOBALANUS ICACO	COCOPLUM RED TIPS	●			3'-0"	6'-0"		7 GAL.	PLANT • 30" O.C MAX.
RI	373	YES		RAPIHOLEPIS INDICA	INDIAN HAWTHORN	●			2'-0"	4'-0"		3 GAL.	PLANT • 24" O.C MAX.
FB	90	YES		FICUS BINJAMINA	FICUS		●		3'-0"	20'-0"		7 GAL.	PLANT • 30" O.C MAX.
EG	1710	YES		EVERGREEN GIANT	LIRIOPE-GREEN		●		1'-0"	3'		GAL.	PLANT • 18" O.C MAX.
SPP	824	YES		SPATHOGLOTTIS PPLICATA	GROUND ORCHID		●		12"	24"		3 GAL.	PLANT • 18" O.C MAX.
MLG	*			CYPRESS MULCH									3" THICK LAYER AT ALL PLANTED AREAS.
SOD	**	YES		STENOTAPHRUM SECUNDATUM	ST. AUGUSTINE GRASS		●						

\* COVER ALL AREAS NOT RECEIVING PLANTING MATERIAL

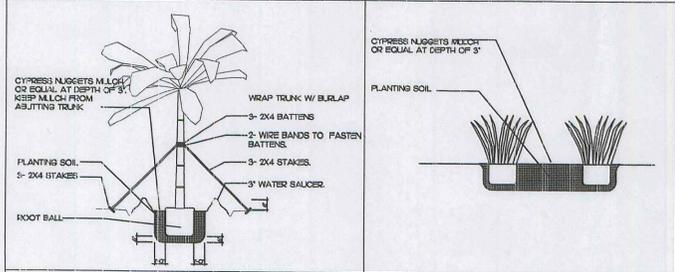
\*\* COVER ALL AREAS INDICATED ON PLANS



(1) TREE PLANTING NTS



(3) SHRUB PLANTING NTS



(2) PALM PLANTING NTS

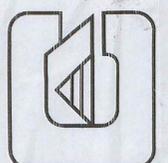


(4) GROUND COVER PLANTING NTS

SEAL

PROJECT NAME:  
**SUMMERVILLE TOWN CENTER**  
MIAMI DADE COUNTY, FLORIDA

**CORWILL ARCHITECTS, INC.**  
ED & DIXIE HIGHWAY SUITE #870 - COBAL GABLES, FL 3346  
LICENSE NO. AA-C00261 TELEPHONE (305) 448-7282



PHASE
SITE PLAN APPROVAL
REVISIONS

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DATE	08/20/2004
JOB NO.	2004-04
DRAWN BY	EL
APPR BY	AMC
FILE	
2004-04	

PLANTING PLAN  
SCHEDULE AND DETAILS