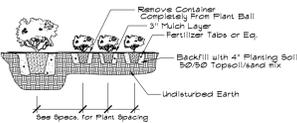
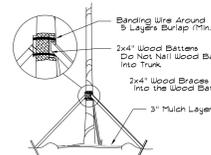


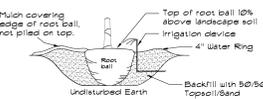
SOD INSTALLATION DETAIL
NTS



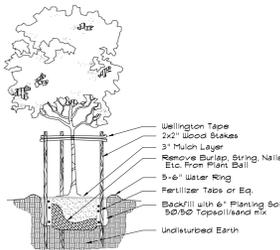
SHRUB PLANTING DETAIL
NTS



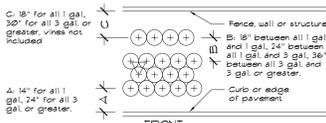
TREE/PALM BRACING DETAIL
NTS



TREE/PALM PLANTING DETAIL
NTS



SMALL TREE PLANTING DETAIL
NTS



TYPICAL PLANT SPACING DETAIL
NTS

NOTES:

GENERAL PLANTING REQUIREMENTS

All sizes shown for plant material on the plans are to be considered Minimum. All plant material must meet or exceed these minimum requirements for both height and spread. Any other requirements for specific shape or effect as noted on the plan(s) will also be required for final acceptance.

All plant material furnished by the landscape contractor shall be Florida #1 or better as established by "Grades and Standards for Florida Nursery Plants" and "Grades and Standards for Florida Nursery Trees". All material shall be installed as per CSI specifications.

All plant material as included herein shall be warranted by the landscape contractor for a minimum period as follows: All trees and palms for 12 months, all shrubs, vines, groundcovers and miscellaneous planting materials for 90 days, and all lawn areas for 60 days after final acceptance by the owner or owner's representative.

All plant material shall be planted in planting soil that is delivered to the site in a clean loose and friable condition. All soil shall have a well drained characteristic. Soil must be free of all rocks, sticks, and objectionable material including weeds and weed seeds as per CSI specifications.

Six inches (6") of planting soil 50/50 sand/topsoil mix is required around and beneath the root ball of all trees and palms, and 1 cubic yard per 50 bedding or groundcover plants.

All landscape areas shall be covered with Eucalyptus or sterilized seed free Meteluxa mulch to a minimum depth of three inches (3") of cover when settled. Cypress bark mulch shall not be used.

All plant material shall be thoroughly watered in at the time of planting; no dry planting permitted. All plant materials shall be planted such that the top of the plant ball is flush with the surrounding grade.

All landscape and lawn areas shall be irrigated by a fully automatic sprinkler system adjusted to provide 100% coverage of all landscape areas. All heads shall be adjusted to 100% overlap as per manufacturers specifications and performance standards utilizing a rust free water source. Each system shall be installed with a rain sensor. Water source shall non-potable.

It is the sole responsibility of the landscape contractor to insure that all new plantings receive adequate water during the installation and during all plant warranty periods. Deep watering of all new trees and palms and any supplemental watering that may be required to augment natural rainfall and site irrigation is mandatory to insure proper plant development and shall be provided as a part of this contract.

All plant material shall be installed with fertilizer, which shall be State approved as a complete fertilizer containing the required minimum of trace elements in addition to N-P-K, of which 50% of the nitrogen shall be derived from an organic source as per CSI specifications.

Contractors are responsible for coordinating with the owners and appropriate public agencies to assist in locating and verifying all underground utilities prior to excavation.

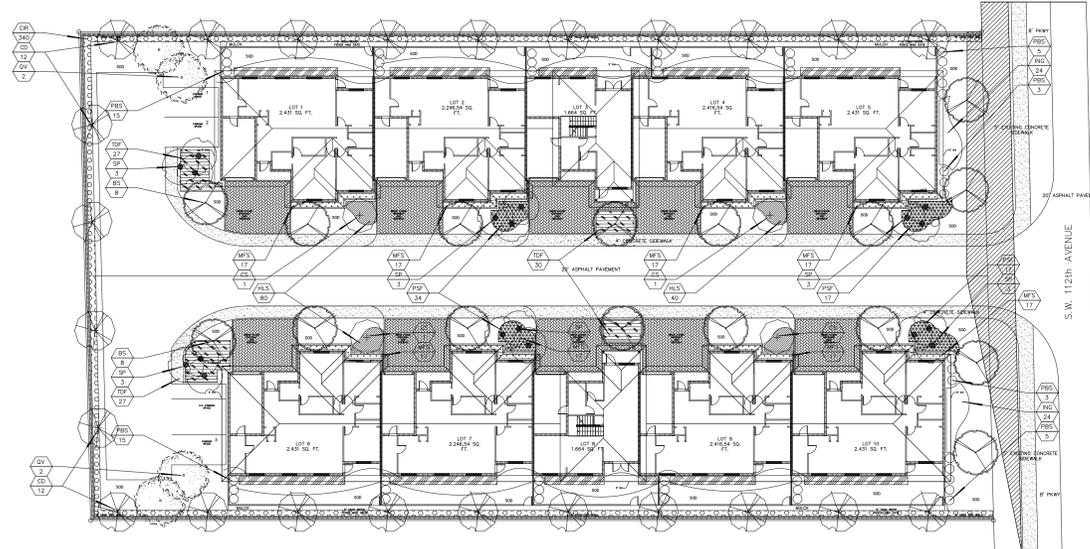
All ideas, designs and plans indicated or represented by this drawing are owned by and are the exclusive property of Thomas L. White, RLA.

The plan takes precedence over the plant list.

General site and berm grading to +/- 1/4 inch (1") shall be provided by the general contractor. All finished site grading and final decorative berm shaping shall be provided by the landscape contractor.

All sod areas as indicated on the planting plan shall receive *Stenotaphrum secundatum*, St. Augustine Floratam solid sod. It shall be the responsibility of the landscape contractor to include in the bid, the repair of any sod which may be damaged from the landscape installation operations.

All landscape areas shall be maintained to edge of pavement in right of way. All plant material damaged during construction shall be replaced prior to a Certificate of Occupancy being issued.



PLANT LIST

Code	Qty.	Drought Tolerance	Botanical Name / Common Name	Specifications
TREES / PALMS				
BS	(N)	V	<i>Bursaria sinuata</i> / Gumbo Limbo	B&B Field Grown, 10' x 4-5', 1.5-2' cal.
CD	(N)	V	<i>Coccoloba diversifolia</i> / Pigeon Plum	B&B Field Grown, 10' x 4-5', 1.5-2' cal.
CS	(N)	V	<i>Cardia sebestena</i> / Orange Gleditsia	B&B Field Grown, 10' x 4-5', 1.5-2' cal.
QV	(N)	V	<i>Quercus virginiana</i> / Live Oak	B&B Field Grown, 10' x 4-5', 1.5-2' cal.
SP	(N)	V	<i>Sabal palmetto</i> / Cabbage Palm	B&B Field Grown, 12-16-20' oa, staggered hts.
SHRUBS				
CIR	(N)	M	<i>Chrysobalanus icaco</i> 'f' / Red Tip Coccoloba	3 Gal., 18" min. oa HL, 2' o.c.
ING	(N)	V	<i>Inga vera</i> / Irons	3 Gal., 18" min. oa HL, 2' o.c.
MFS	(N)	V	<i>Myrsine fragrans</i> / Simpson Stopper	3 Gal., 24" min. oa HL, 2' o.c.
PBS	(N)	M	<i>Philodendron bipinnatifidum</i> var. <i>subulatum</i> / Split Leaf Philodendron	3 Gal., 24" min. oa HL, 30" o.c.
PSF	(N)	V	<i>Persea setacea</i> / White Fountain Grass	3 Gal., 24" min. oa HL, 30" o.c.
SAT	(N)	V	<i>Scaevola arborescens</i> / Variegated Arborescens	3 Gal., 18" min. oa HL, 2' o.c.
TDF	(N)	V	<i>Tillandsia dactyloides</i> / Fakahatchee Grass	3 Gal., 18-24" min. oa HL, 3-4' o.c.
GROUND COVERS				
HLS	(N)	V	<i>Hymenocallis latifolia</i> / Spider Lily	1 Gal., 12" oa, 18" o.c.

APPLICABLE DADE COUNTY CALCULATIONS

Required tree species: 30% of all tree species (Min. 10' oa hts. Used in the calculations) to be native.

Total Trees:	55	(2 Palms = 1 Tree)
Total native trees:	55	
% native trees:	100%	

Required palm percentage: max. of 15% of all tree species shall be palms (Min. 10' oa hts. Used in the calculations)

Total Trees / Palms:	55	(2 Palms = 1 Tree)
Total palms:	10	
% palms:	17%	

Required hedge species: a minimum of 30% of all hedges and shrubs (At a min. 18" o.a. ht.) to be native

Total shrubs:	898
Total native shrubs:	628
% native shrubs:	70%

Number of shrubs required = number of trees x 10

Total trees:	22
Total shrubs required:	220
Total shrubs provided:	898

DADE COUNTY LANDSCAPE REQUIREMENTS

Zoning District:	RU-TH	Net Lot Area:	1.13 Acres	49,050.00 s.f.	REQUIRED	PROVIDED
OPEN SPACE						
Townhouse District						
Square feet of open space required by Chapter 33, as indicated on site plan:						
Net lot area =	49,050.00 s.f.	x	30 % =	14,715.00	14,715.00	17,428.00
Square feet of parking lot open space required by Chapter 18A, as indicated on site plan:						
No. parking spaces	23	x	10 s.f. per parking space =	230.00	230.00	
Total s.f. of landscaped open space required by Chapter 33: A + B =						
				14,945.00	17,658.00	
LAWN AREA CALCULATION						
Total s.f. of landscaped open space required by Chapter 33						
Maximum lawn area (sod) permitted =	60 %	x	17,658.00 s.f. =	10,594.80	7,069.00	
TREES						
No. trees required per net lot acres				22	0	
less existing number of trees meeting minimum requirements				=	25	53
= # 22 trees x 1.13 acres =						
% palms allowed: No. trees provided / 2 x 30% =				15%	8	9
% palms permitted to count as street trees on 1:1 basis x 30%					N/A	N/A
% natives required: No. trees provided x 30% =				14%	7	55
Street trees (maximum average spacing of 35' o.c.): 143 linear feet along street / 35 =						
					4	4
Street trees located beneath power lines (maximum average spacing of 25' o.c.):						
					N/A	N/A
SHRUBS						
No. trees required x 10 = no. of shrubs allowed					248	898
No. shrubs allowed x 30% = no. of native shrubs required				30%	74	628
IRRIGATION PLAN						
					X	(No)

TABLE

SYMBOL USED ON PLAN	PLANT NAME	NATIVE SPECIES		CALIPER	HEIGHT	CANOPY DIAMETER		QTY.	
		Yes	No			Installed	Estimated at maturity*		
BS	Yes	No	<i>Bursaria sinuata</i> / Gumbo Limbo	X	2"	10'	40'	35'	16
CD	Yes	No	<i>Coccoloba diversifolia</i> / Pigeon Plum	X	2"	10'	35'	25'	24
CS	Yes	No	<i>Cardia sebestena</i> / Orange Gleditsia	X	1"	10'	15'	12'	4
QV	Yes	No	<i>Quercus virginiana</i> / Live Oak	X	2"	10'	50'	60'	4
SP	Yes	No	<i>Sabal palmetto</i> / Cabbage Palm	X	12"	12'-24'	35'	12'	18
CIR	Yes	No	<i>Chrysobalanus icaco</i> 'f' / Red Tip Coccoloba	X	N/A	18-24"	6'	N/A	340
HLS	Yes	No	<i>Hymenocallis latifolia</i> / Spider Lily	X	N/A	12"	2'	N/A	120
ING	Yes	No	<i>Inga vera</i> / Irons	X	N/A	18-24"	5'	N/A	48
MFS	Yes	No	<i>Myrsine fragrans</i> / Simpson Stopper	X	N/A	18-24"	6'	N/A	136
PBS	Yes	No	<i>Philodendron bipinnatifidum</i> var. <i>subulatum</i> / Split Leaf Philodendron	X	N/A	18-24"	6'	N/A	46
PSF	Yes	No	<i>Persea setacea</i> / White Fountain Grass	X	N/A	18-24"	3'	N/A	88
SAT	Yes	No	<i>Scaevola arborescens</i> / Variegated Arborescens	X	N/A	18-24"	5'	N/A	176
TDF	Yes	No	<i>Tillandsia dactyloides</i> / Fakahatchee Grass	X	N/A	18-24"	5'	N/A	84

SCALE: 1"=20'-0"

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THOMAS L. WHITE, RLA, F.L.A., I.S.A.
No. # 100

Revision Dates

Sheet Description
Landscape Plan

Release Date
10-03-06

Project Number

Drawing Number
SHEET 1 OF 1

Landscaping Plan
Eureka Townhouses
18050 SW 110 Avenue
Miami, Florida