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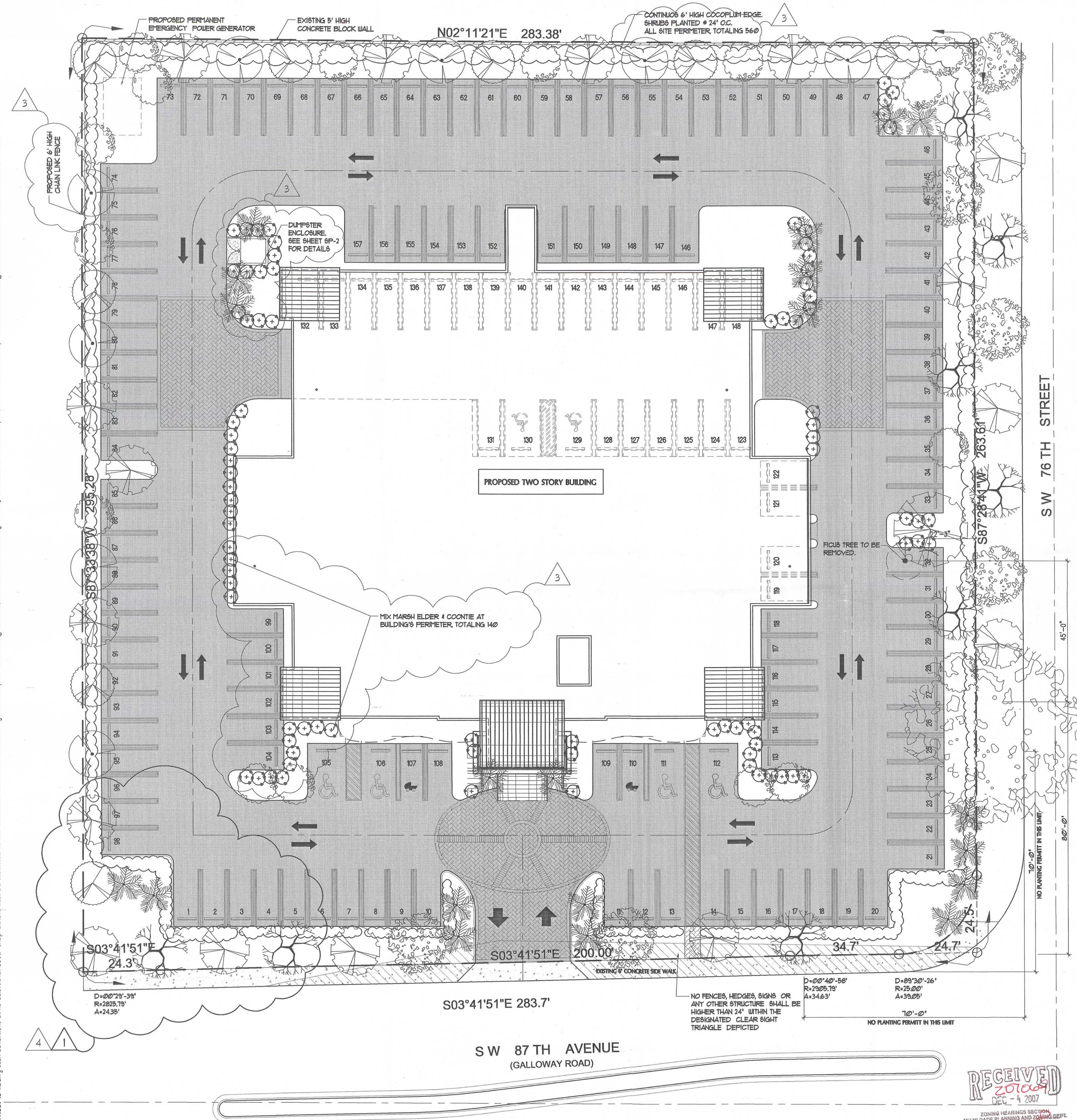


LANDSCAPE PLAN
SCALE: 1/16" = 1'-0"

RECEIVED
Z07-069
DEC - 4 2007
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY

LANDSCAPE LIST

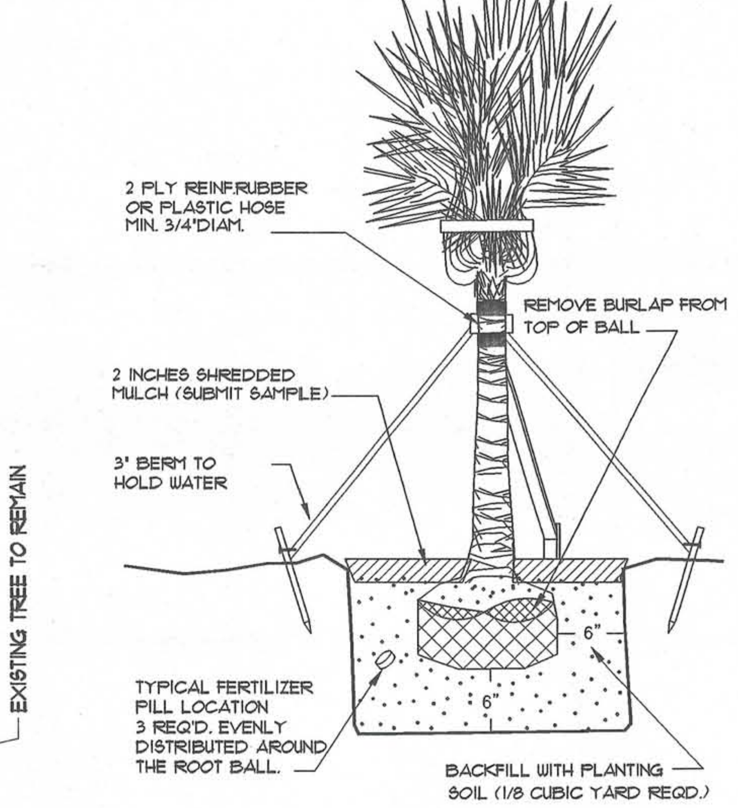
QUANTITY	KEY	BOTANICAL / COMMON NAME	DESCRIPTION
9		Conocarpus erectus GREEN BUTTONWOOD	Height = 35' To 50' Spread = 15' To 40' — Small Tree
18		Cordia sebestena GEIGER TREE	Height = 10' To 30' Spread = 10' To 15' — Small Tree
4		Quercus virginiana LIVE OAK	Height = 40' To 80' Spread = 60' To 130' — Large Tree
18		Bursera Simaruba GUMBO LIMBO	Height = 20' To 60' Spread = 20' To 50' — Medium Tree
3		Swietenia mahagoni MAHOGANY	Height = 30' To 70' Spread = 20' To 60' — Large Tree
8		Coccoloba Diversifolia PIGEON PLUM	Height = 30' To 60' Spread = 10' To 20' — Medium Tree
-		Sabal Palmetto CABBAGE PALM	Height = 20' To 60' Spread = 10' — Medium Palm
19/2 =9.5		Roystonea Regia ROYAL PALM	Height = 60' To 100' Spread = 20' To 30' — Large Palm
-		Coccothrinax Argentata. SILVER PALM	Height = 5' To 10' Spread = 5' — Small Palm
-		Chrysalidocarpus lutescens ARECA LUTECENNS	Height = 15' To 30' Spread = 5' — Small Palm
1		EXISITING TREE.	
80		TOTAL TREES	
560	CI	Chrysobalanus icaco Red Tip COCOPLUM	Height = 6' CONTINUOS HEDGE
-	BL	Brysonima Lucida LOCUSBERRY, KEY BRYSONIMA	Height = 12' To 15' Spread = 3' To 8' — Large Shrub
-	IG	Ilex Glabra GALLBERRY, INKBERRY	Height = 6' To 7' Spread = 3' To 5' — Medium Shrub
70	IF	Iva Frutescens, L. Imbricata. MARSH ELDER	Height = 4' To 7' Spread = 3' To 5' — Medium Shrub
-	LL	Lyonia Lucida SHINY LYONIA, FETTERBUSH	Height = 3' To 5' Spread = 2' To 3' — Small Shrub
70	ZP	Zamia Pumila COONTIE	Height = 2' To 3' Spread = 2' To 3' — Small Shrub
700		TOTAL SHRUBS	
4,116 SF	LAWN	Stenotaphrum secundatum ST. AUGUSTINE GRASS	Solid Even Sod

LANDSCAPE LEGEND
MIAMI-DADE COUNTY (APPROVED BY HEARING)

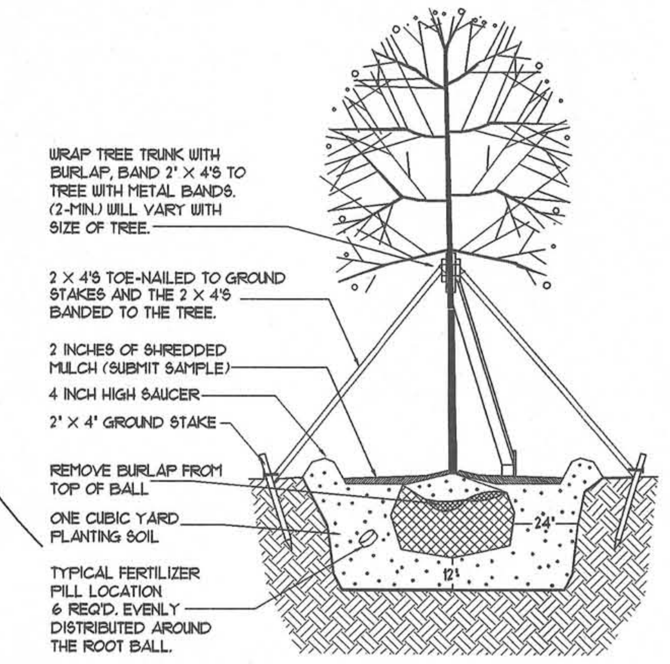
ZONE DISTRICT: RU-5A		1 ACRE = 43, 560 SQ. FT.			
SITE AREA: 82, 580 S.F. (1.896 ACRES)		Water Bodies:		NO	
	DESCRIPTION	REQUIRED		PROVIDED	
	LANDSCAPED OPEN SPACE				
1	(A) Open Space	20,645 s.f. ✓			
2	(B) Parking Lot Open Space (127 x 10s.f)	1,300 s.f.		1,300 s.f.	
3	(A) + (B)	21,945 s.f. ✓		22,732 s.f. ✓	
	LAWN AREA CALCULATION				
4	Maximum Lawn Area Permitted (Sod) 30% OF 22,732 s.f.	6,820 s.f. 6574.5		6,820 s.f. 6574.5	
5	Greenbelt width (if applicable)	N/A		N/A	
	TREES				
6	LOT TREES: 28 Trees per acre	53 ✓		53 ✓	
7	STREET TREES: (1Tree per 35 L.F.)	17 ✓		17 ✓	
	Street Trees : (572 L.F. / 35)				
	Note: 30% of required trees and or palms shall be native species.				
8	TOTAL NUMBER OF TREES (6 + 7)	70 ✓		70 ✓	
	SHRUBS				
9	SHRUBS: (10 shrubs for each tree req.)	700 ✓		700 ✓	
	30% shrubs/hedge shall be native species.				
	IRRIGATION SYSTEM				
10	IRRIGATION SYSTEM (See irrigation Plan)				

PLANTING NOTES

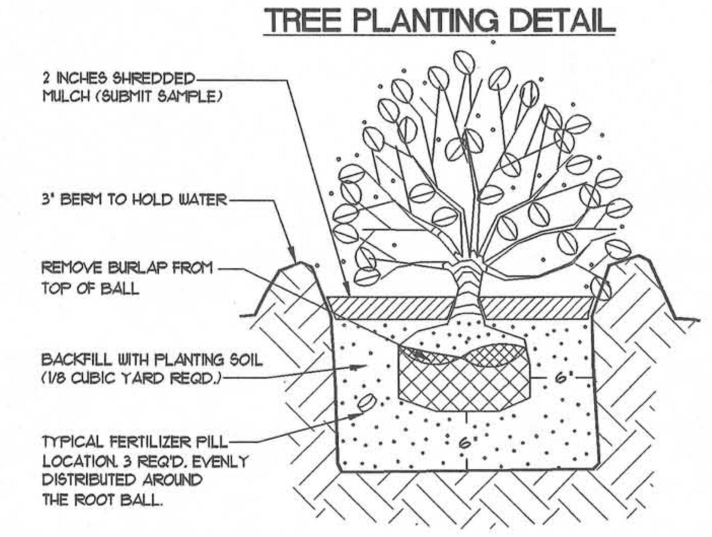
1.ALL PLANT MATERIAL IS TO BE FLORIDA No.1 OR BETTER PURSUANT TO THE FLORIDA DEPARTMENT OF AGRICULTURE'S GRADES AND STANDARDS FOR NURSERY PLANTS.
2.–SOD IS TO BE GRADE "A" WED FREE.
3.–ALL AREAS MARKED "LAWN" SHALL BE SOLID SODDED WITH ST. AUGUSTINE "FLORATAM" SOLID SOD. SEE LIMIT ON PLANS. ALL AREAS MARKED "BAHIA GRASS" SHALL BE SOLID SODDED WITH PASPALUM NOTATUM. ALL SOD IS TO BE LAID LEVEL, TIGHT, AND CUT EVEN ALONG PLANTING BEDS.
4.–ALL PLANTS ARE TO BE TOP DRESSED WITH A MINIMUM 3"LAYER OF MELALUCA MULCH, EUCALYPTUS MULCH OR EQUAL.
5.–PLANTING PLANS SHALL TAKE PRECEDENCE OVER PLANT LIST IN CASE OF DISCREPANCIES.
6.–NO CHANGES ARE TO BE MADE WITHOUT THE PRIOR CONSENT OF THE LANDSCAPE ARCHITECT AND OWNER. ADDITIONS AND/OR DELETIONS TO THE PLANT MATERIAL MUST BE APPROVED BY THE PROJECT ENGINEER.
7.–LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR PROVIDING THEIR OWN SQUARE FOOTAGE TAKEOFFS AND FIELD VERIFICATIONS FOR 100% SOD COVERAGE FOR ALL AREAS SPECIFIED.
8.–ALL LANDSCAPE AREAS ARE TO BE PROVIDED WITH AUTOMATIC SPRINKLER SYSTEM WHICH PROVIDE 100% COVERAGE, AND 50% OVERLAP.
9.–ALL TREES IN LAWN AREAS TO RECEIVE A 24' DIAMETER MULCHED SAUCER AT THE BASE OF THE TRUNK.
10.–ALL LAWN LOCATED IN PARKING ISLANDS IS TO BE SET FLUSH WITH TOP OF CURB. PROVIDE ADEQUATE SOIL WITHIN 3" OF TOP OF CURB.
11.–TREES ARE TO BE PLANTED WITHIN PARKING ISLANDS AFTER SOIL IS BROUGHT UP TO GRADE. DEEPLY SET ROOT BALLS ARE NOT ACCEPTABLE.
12.–PLANTING SOIL FOR TOPSOIL AND BLACKFILL SHALL BE 50/50 MIX, NEMATODE FREE BY MORRIS MAGIC SOIL, HIALEAH, FLORIDA.PLANTING SOIL FOR ANNUAL BEDS TO BE COMPRISED OF 50% CANADIAN PEAT MOSES, 25% SALT FREE COARSE SAND AND 25% AEROLITE.
13.–TREE AND SHRUB PITS WILL BE SUPPLEMENTED WITH "AGRIFORM PELLS", 21 GRAM SIZE WITH A 20-10-5 ANALYSIS, OR SUSBTITUTE APPLICATION.



PALM PLANTING DETAIL
USE SAME DETAIL FOR ALL TREES



TREE PLANTING DETAIL



SHRUB PLANTING DETAIL

LANDSCAPE NOTES

1.IRRIGATION SYSTEM. PROVIDE AN IRRIGATION SYSTEM TO BE OPERATED WITH A TIMER AND TO COVER ALL LANDSCAPED AREAS WITHIN PROPERTY LINE. IRRIGATION SYSTEM SHALL BE DESIGNED TO ALLOW DIFFERENTIAL OPERATION SCHEDULES FOR HIGH AND LOW WATER REQUIREMENT AREAS. PLUMBING CODE, 2001 EDITION.(APPENDIX F)

2.TREE SIZE. ALL TREES, EXCEPT STREET TREES, SHALL BE A MINIMUM OF TEN (10)FEET HIGH AND HAVE A MINIMUM DIAMETER AT BREAST HEIGHT(DBH) OF TWO (2) INCHES AT THE TIME OF PLANTING EXCEPT THAT THIRTY (30) PERCENT OF THE THREE REQUIREMENT MAY BE MET BY NATIVE SPECIES WITH A MINIMUM HEIGHT OF EIGHT (8) FEET AND A MINIMUM DBH OF ONE AND ONE-HALF (1 1/2) INCHES AT TIME OF PLANTING.

3.STREET TREE SIZE AND SPACING. STREET TREES SHALL HAVE A CLEAR TRUNK OF FOUR (4) FEET, AN OVERALL HEIGHT OF TWELVE (12) FEET AND A MINIMUM DBH OF TWO (2) INCHES AT TIME OF PLANTING AND SHALL BE PROVIDED ALONG ALL ROADWAYS AT A MAXIMUM AVERAGE SPACING OF THIRTY-FIVE (35) FEET O/C. WHERE TREES ARE PLANTED ON PRIVATE PROPERTY, THEY SHALL BE PLACED WITHIN SEVEN (7) FEET OF THE EDGE OF THE DEDICATED RIGHT-OF-WAY OR WITHIN SEVEN (7) FEET OF THE EDGE OF THE ROADWAY AND/OR INSIDE EDGE OF A SIDEWALK ON PRIVATE ROADS.

4.NATIVE SPECIES. THIRTY (30) PERCENT OF THE REQUIRED TREES AND /OR PALMS SHALL BE NATIVE SPECIES.

5.PALMETTO. NO MORE THAN TWENTY (20) PERCENT OF THE NATIVE TREE REQUIREMENTS SHALL BE SABAL PALMETTO (CABBAGE) PALM.

6.SHRUBS. SHALL BE A MINIMUM OF EIGHTEEN (18) INCHES IN HEIGHT WHEN MEASURED INMEDIATELY AFTER PLANTING HEDGES, WHERE REQUIRED, SHALL BE PAINTED AT A MAXIMUM SPACING OF THIRTY (30) INCHES O.C., AND MAINTAINED SO AS TO FORM A CONTINUOUS,UNBROKEN AND SOIL VISUAL SCREEN WITHING A MAXIMUM OF ONE (1) YEAR AFTER TIME OF PLANTING.

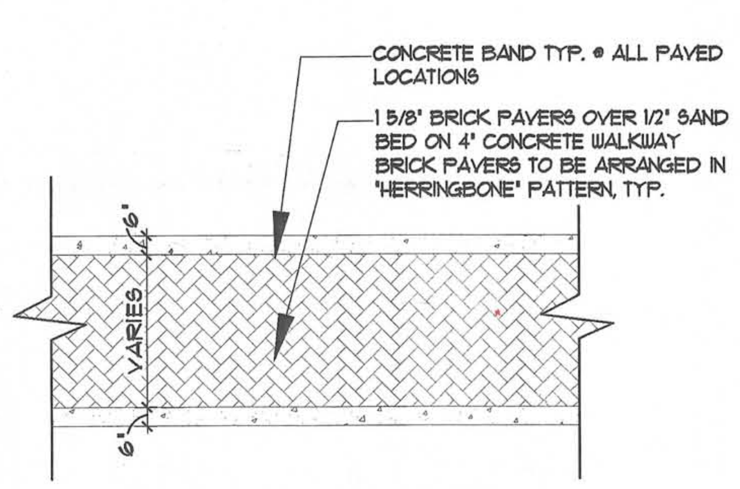
7.PLANT QUALITY: PLANTS INSTALLED PURSUANT TO THIS CODE SHALL CONFORM TO, OR EXCEED, THE MINIMUM STANDARD FOR FLORIDA NUMBER ONE AS PROVIDED IN THE MOST CURRENT EDITION OF "GRADES AND STANDARDS FOR NURSERY PLANTS PART 1 AND 11," PREPARED BY THE STATES OF FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICE.

8.–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.

9.–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.

10.–ALL UNATTENDED AND UNPLANTED TREES PITS ARE TO BE PROPERTY BARRICADED AND FLAGGED DURING INSTALLATION.

11.–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.



1 / LP-1 TYPICAL PAVING DETAIL
NTS

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GALLOWAY MEDICAL PAVILION
SW 76TH STREET, 87TH AVENUE
MIAMI-DADE COUNTY, FLORIDA

DATE: 05-15-06
DRAWN: A.V./C.B.
CHECKED: A.M.
PROJ. NO: 2005BM489

1. 05-07-2007 (HEARING)
2. 06-15-2007 (HEARING)
3. 11-06-2007 (HEARING)

BDC: BUILDING DEPT. COMMENTS
CC: COORDINATION CHANGES
AB: AS-BUILT
RAP: REVISION AFTER APPROVAL

4. 12-18-2007 (HEARING)

12.18.07

LEOPOLDO BELLON, AIA
AR-008737

ANGEL MILANES, AIA
AR-0015845

LANDSCAPING PLAN

LP-1
OF .