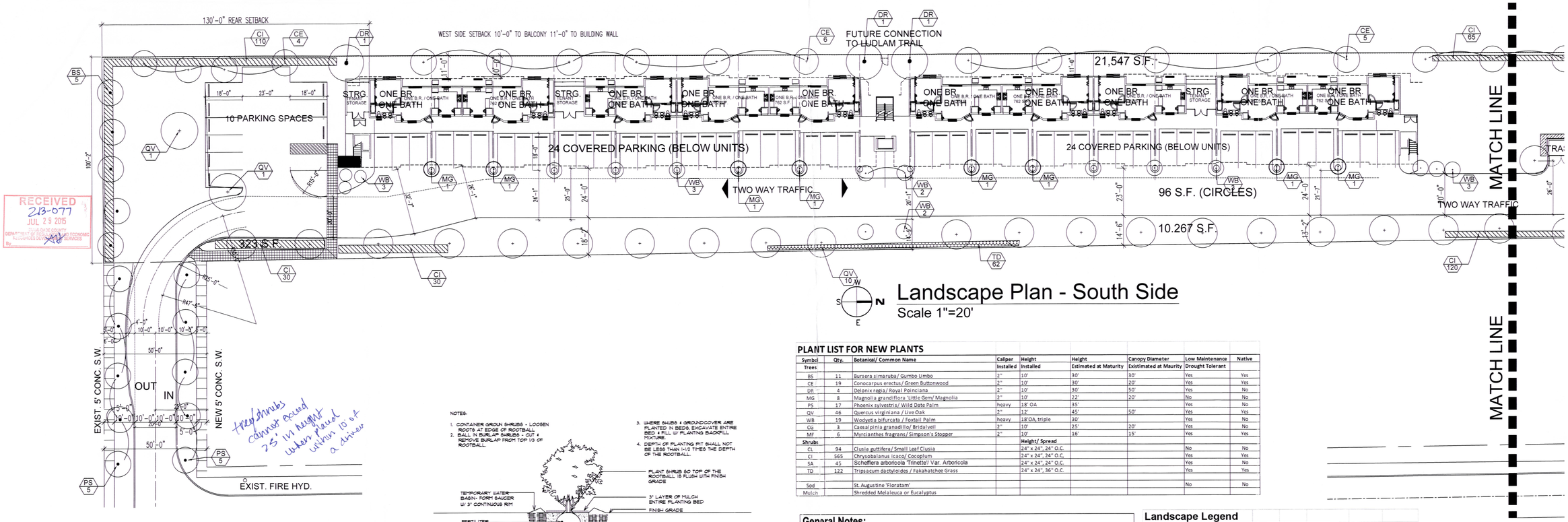
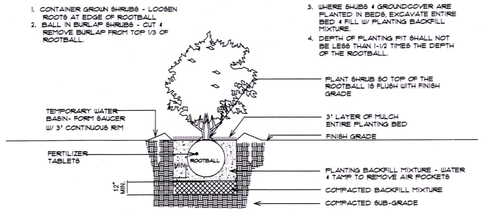


Landscape Plan - South Side

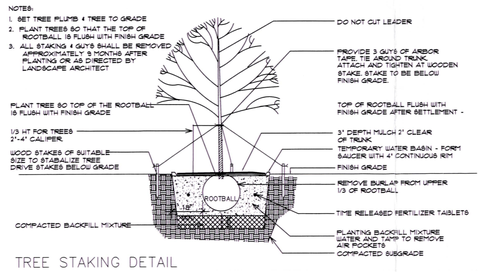
Scale 1"=20'

PLANT LIST FOR NEW PLANTS

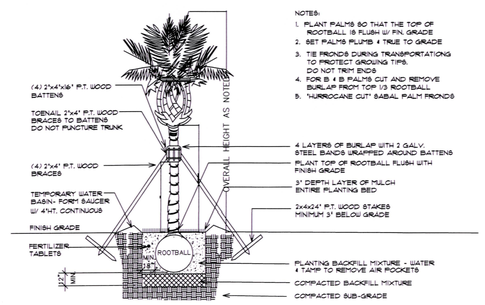
Symbol	Qty.	Botanical/ Common Name	Caliper	Height	Height	Canopy Diameter	Low Maintenance	Native
Trees			Installed	Installed	Estimated at Maturity	Existimated at Maurity	Drought Tolerant	
BS	11	Bursera simaruba/ Gumbo Limbo	2"	10'	30'	30'	Yes	Yes
CE	19	Conocarpus erectus/ Green Buttonwood	2"	10'	30'	20'	Yes	Yes
DR	4	Delonix regia/ Royal Poinciana	2"	10'	30'	50'	Yes	No
MG	8	Magnolia grandiflora 'Little Gem/ Magnolia	2"	10'	22'	20'	No	No
PS	17	Phoenix sylvestris/ Wild Date Palm	heavy	18' OA	35'		Yes	No
QV	46	Quercus virginiana / Live Oak	2"	12'	45'	50'	Yes	Yes
WB	19	Wodyetia bifurcata / Foxtail Palm	heavy	18'OA, triple	30'		Yes	No
CG	3	Caesalpinia granadillo/ Bridalveil	2"	10'	25'	20'	Yes	No
MF	6	Myrcianthes fragrans/ Simpson's Stopper	2"	10'	16'	15'	Yes	Yes
Shrubs				Height/ Spread				
CL	94	Clusia guttifera/ Small Leaf Clusia		24" x 24", 24" O.C.			No	No
CI	565	Chrysobalanus icaco/ Cocoplum		24" x 24", 24" O.C.			Yes	Yes
SA	45	Schefflera arboricola 'Trinette'/ Var. Arboricola		24" x 24", 24" O.C.			Yes	No
TD	122	Tripsacum dactyloides / Fakahatchee Grass		24" x 24", 36" O.C.			Yes	Yes
Sod		St. Augustine 'Floratam'					No	No
Mulch		Shredded Melaleuca or Eucalyptus						



SHRUB PLANTING DETAIL



TREE STAKING DETAIL



PALM PLANTING DETAIL

General Notes:

1. All plant material shall be Florida No. 1 or better as given in the current Grades and Standards for Nursery Plants, 2nd Edition, February 1998, Florida Department of Agriculture and Consumer Services, Division of Plant Industry.
2. All plant materials shall be subject to inspection and approval by the Landscape Architect at place of growth and upon delivery for confirmity to specification.
3. All plants shall be true to species and variety and shall conform to measurements specified. All substitutions shall be submitted to the City and Landscape Architect for final approval.
4. All plants shall be exceptionally heavy, symmetrical, tight knit and so trained in appearance as to be superior to form, branching and symmetry.
5. Contractor shall notify S.U.N.S.H.I.N.E. (1-800-432-4770) for locations of existing utility lines 48 hours prior to beginning work. Contractor shall verify location of all utility lines and easements prior to commencing any work. Excavation in the vicinity of underground utilities shall be undertaken with care and by hand, if necessary. The Contractor bears full responsibility for this work and disruption or damage to utilities shall be repaired immediately at no expense to Owner.
6. Grade B+, shredded sterilized Melaleuca or Eucalyptus mulch shall be used in all mass planting beds and for individual tree pits. All mulch shall be arsenic free. All trees shall have a mulch ring with a depth of 3" and a diameter of 3'- 4' around their base. All mulch shall be kept 4" from base of all plant material. Mulch beds shall be a minimum of 12" wider than plants measured from outside edge of foliage.
7. Sod shall be St. Augustine 'Floratam' solid and free of weeds, insects, fungus and disease, laid with alternating and abutting joints.
8. All trees and shrubs shall be backfilled with a suitable planting soil consisting of 50 percent sand and 50 percent approved compost. All plant materials shall be planted with a minimum of 6 to 18 inches of this planting soil around the root ball. Refer to planting details. Planting soil to be backfilled into plant pits by washing in. Planting beds shall be free from road, pea, egg or colored rock, building materials, debris, weeds, noxious pests and disease.
9. All trees shall be warranted by the Contractor and will be healthy and in flourishing condition of active growth one year from date of final acceptance.
10. All shrubs, groundcovers, vines and sod shall be fully warranted for one year under same condition as above.
11. All synthetic burlap, synthetic string or cords or wire baskets shall be removed before any trees are planted. All synthetic tape shall be removed from trunks, branches, etc before inspection. The top 1/3 of any natural burlap shall be removed or tucked into the planting hole before trees are backfilled. Planting soil to be backfilled into pits by washing in.
12. All trees, palms and other plants shall be planted with the top of their rootballs no deeper than the final grade surrounding the planting area.
13. All guys and stakes on trees shall be removed after final inspection or at time of plant establishment.
14. In areas where paved surfaces abut sod or mulch, the final level of both surfaces should be even.
15. All planting shall be installed with fertilizer at time of planting. Fertilizer shall be a complete fertilizer with a N-P-K ratio of 10-3-15.
16. All planting shall be installed in a sound, workmanlike manner and according to good planting procedures. Installation shall include watering, weeding, fertilizing, mulching, selective pruning and removal of refuse and debris on a regular basis so as to present a neat and well kept appearance at all times.
17. All landscape and sod areas shall have an automatic irrigation system installed. Coverage should be 100% with 50% minimum overlap using rust free water to all landscape and sod areas. Spray upon public sidewalks, streets and adjacent properties should be minimized. Sodded areas and shrub/ groundcover beds should be on separate irrigation zones for a more efficient system. Irrigation system shall be installed with a rainswitch device.
18. All ground equipment including ac equipment, mechanical boxes, pumps, etc shall be screened with appropriate plant material to the height of element being screened.
19. All landscape and irrigation shall be installed in compliance with all local codes.
20. The plan shall take precedence over the plant list, should there be any discrepancy between the two.
21. A pre-construction landscape meeting shall take place with the City landscape inspector prior to installation of any landscaping.

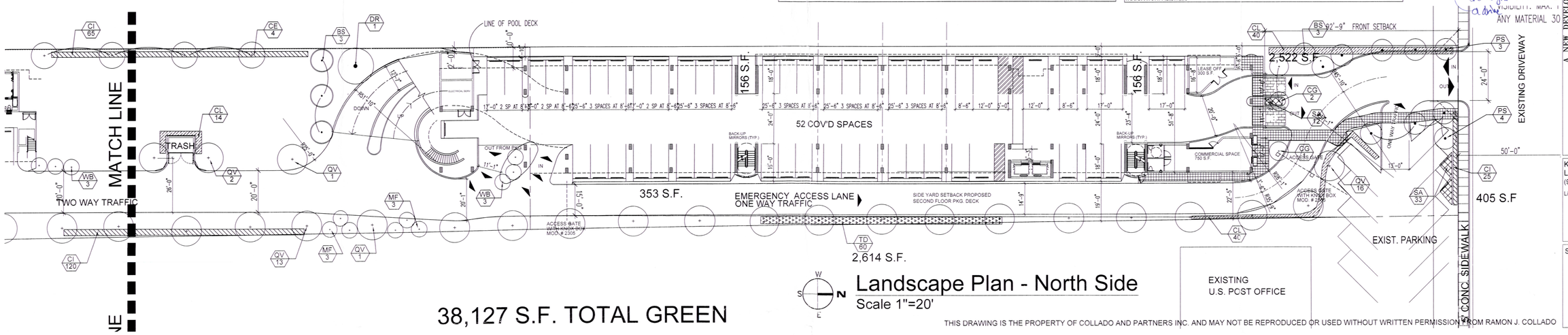
Landscape Legend

ZONING DISTRICT: ~~RU-1, RU-4M, RU-3M~~ RUAM
NET LOT AREA: ~~2.9 AC (126,324 sf)~~ 28 AC (122,339)

	Required	Provided
OPEN SPACE		
A. Square feet of open space required by Chapter 33, as indicated on site plan: Net lot area = ~~126,324~~ 122,339 sf x .30	~~37,997~~ 36,701 sf	38, 027 sf ✓
B. Square feet of parking lot open space required by Chap 18A, as indicated on site plan: Number of parking spaces 10 x 10 sf per parking space =	100 sf	100 sf
C. Total square feet of landscaped open space required by Chapter 33: A+B=	~~37,997~~ 36,801 sf	38, 127 sf ✓
LAWN AREA CALCULATION		
A. Total square feet of landscaped open space required by Chapter 33=	36,801 ~~37,997~~ sf	38,127 sf ✓
B. Maximum lawn area (St Augustine sod) permitted = .40 x ~~37,997~~ 36,801	~~15,199~~ 14,720 sf ✓	~~15,199~~ sf ✓ 14,720 max permitted
LOT TREES		
A. Number of trees required per net lot acre less existing number of trees meeting minimum requirements =28 x 2.9 AC =	82	113
B. Percentage palm trees allowed (2 palms = 1 tree) 82 x .30 =	25	16
C. Percentage of native trees required 82 x .30 =	25	82
D. Percentage drought tolerant and low maintenance: 82 x .50	41	82
STREET TREES		
E. Street trees (maximum average spacing of 35' OC.) 80 linear feet along street/ 35= Palms to count towards street trees at 25' O.C. on 1:1 basis 30%	5 ✓ 1	(2) 5 req 2
F. Street trees located directly beneath power lines (maximum average spacing of 25' O.C.) 0 lf/ 25	NA	NA
G. Total number of trees	81 ~~82~~	115
SHRUBS		
A. Number of shrubs required: Number of trees required x 10 = 82 x 10	870 ~~820~~	834 ← 870 req
B. Percentage of native shrubs required: 820 x .30	246	740
C. Percentage drought tolerant and low maintenance required: 246 x .50 =	1213	740

IRRIGATION: Automatic

trees/shrubs cannot exceed 25' in height within 10' of a driver



Landscape Plan - North Side

Scale 1"=20'

38,127 S.F. TOTAL GREEN

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NO.	DATE	REVISION TYPE / COUNTY COMMENTS
1	7-27-15	

JOB NO. 1505-01
DATE: 6-28-15
SCALE:
ISSUED FOR CONST.
CHECKED:

COLLADO AND PARTNERS INC.
ARCHITECTURE PLANNING INTERIORS
300 ARAGON AVENUE 205 - CORAL GABLES, FLORIDA 33134 - TELEPHONE: (305) 569-9911 FAX: (305) 569-9365
LIC. AA 26000897

A NEW DEVELOPMENT
CENTRAL PARK
Manuel J. Menendez as Trustee (owner)
6950 S.W. 40TH St. Miami, Florida 33155

DRAWING TITTLE: SITE AND FLOOR PLANS

Kimberly Moyer, RLA
Landscape Architecture
(954) 492-9609
Lic. No. #LA0000952

SHEET NO.: L-1