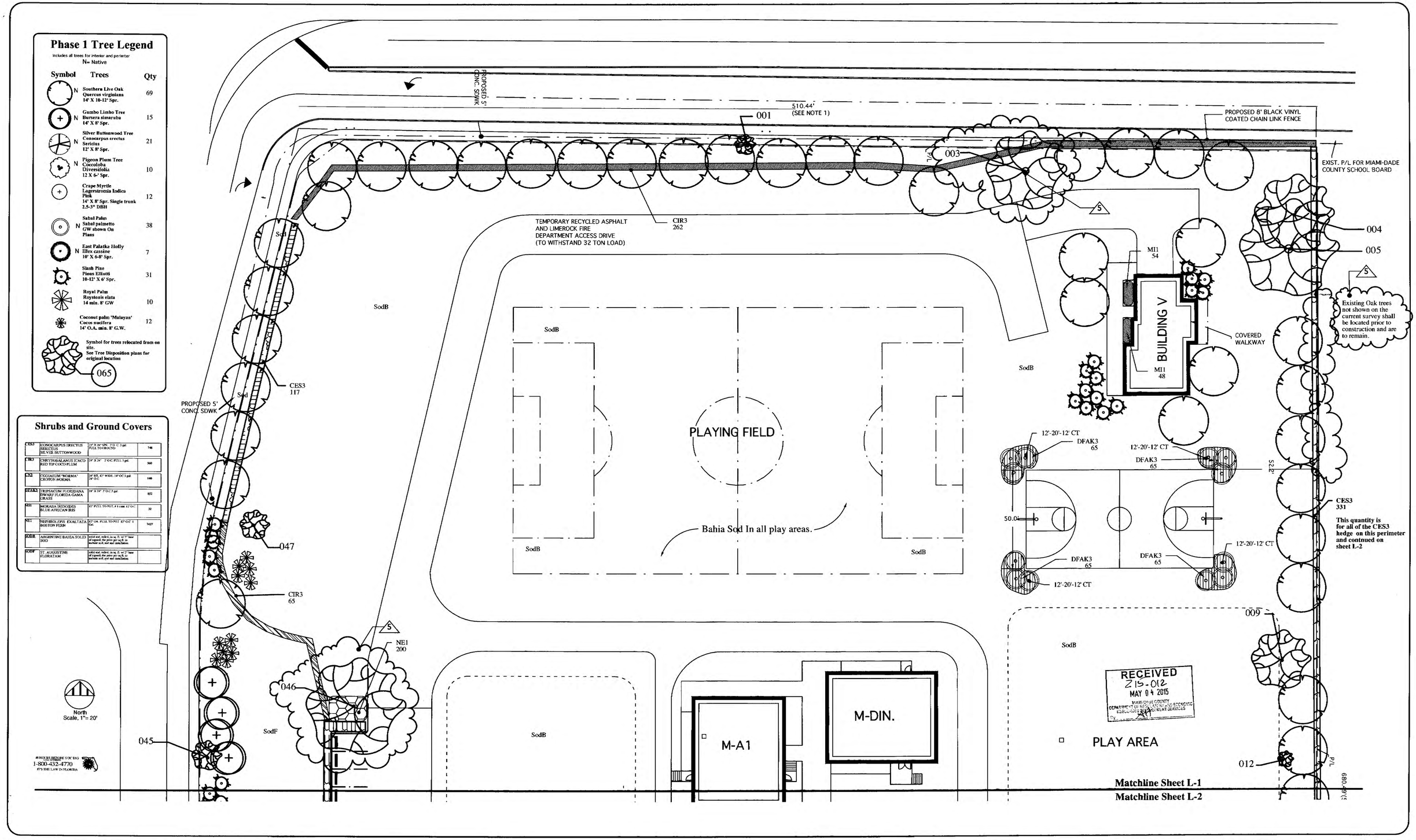

NO.	DATE	REVISION	BY
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4	4-22-15	BUILDING PERMIT SUBMISSION	JS
3	3-24-15	PHASE 1 &2 TD CHANGES	JS
2	3-5-15	PHASE 1 TD CHANGES	JS
1	2-28-15	SITE PLAN SUBMISSION REVISION	JS

Designed: 1-14-15 JS

SCALE 1"= 20'

FILE NO. 213054

ISSUE

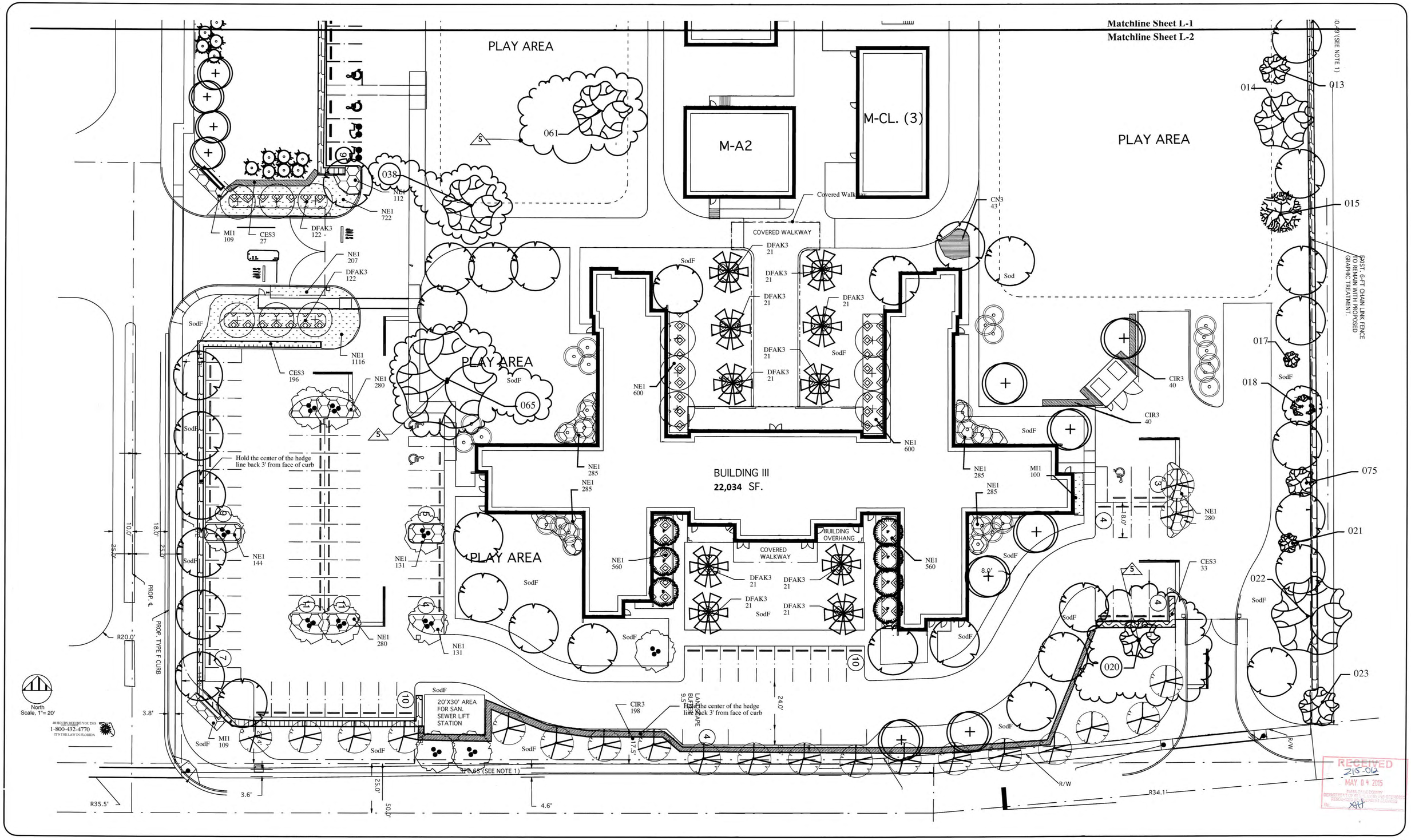
James Santiago Landscape Architect

SEED School of Miami
Year 1 Campus - Kendall Cottages
The SEED Foundation
11025 SW 84th St. Miami, FL 33173

Phase 1 Landscape Plan

SHEET L-1

SEAL #795, DATE



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1	2-28-15	SITE PLAN SUBMISSION REVISION	JS

Designed: 1-14-15 JS

SCALE 1"= 20'

FILE NO. 213054

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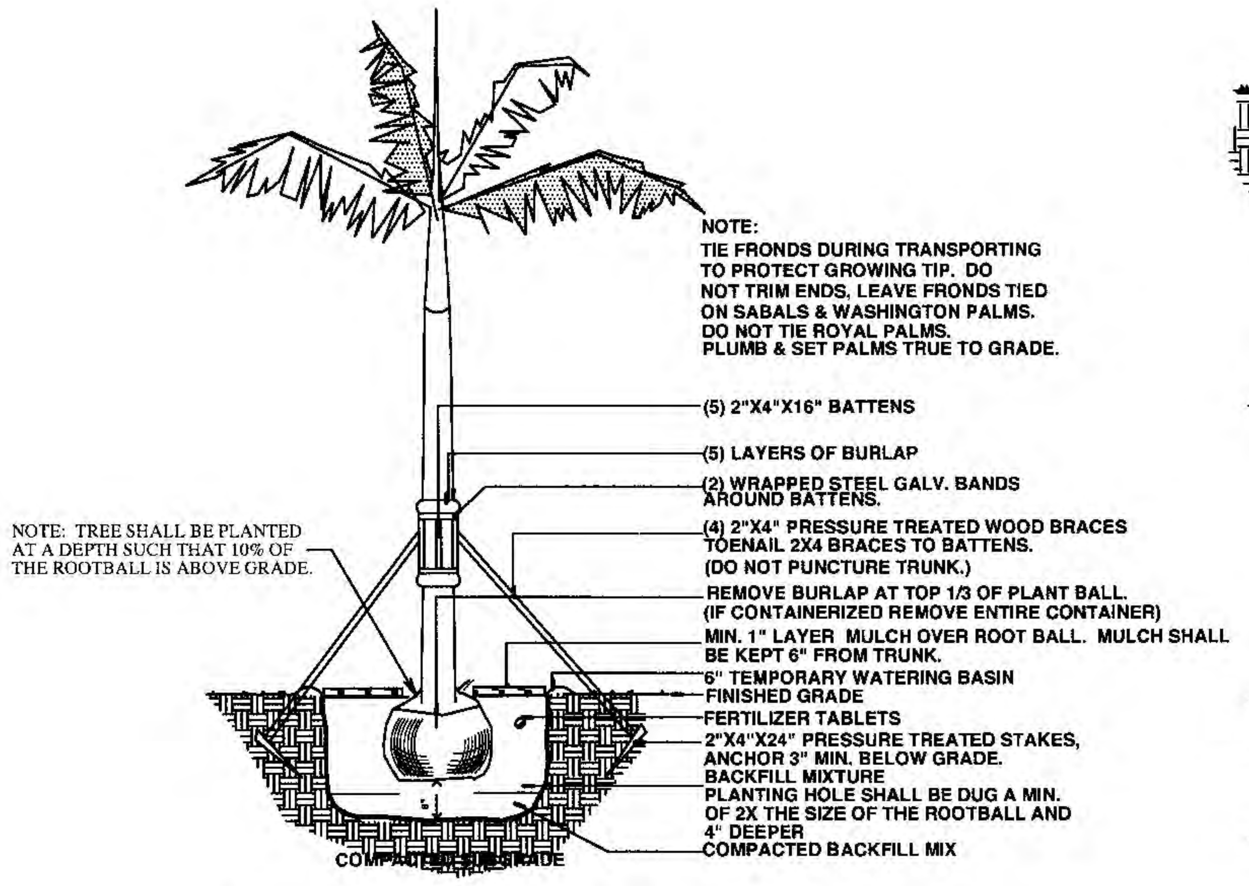
Phase 1 Landscape Plan

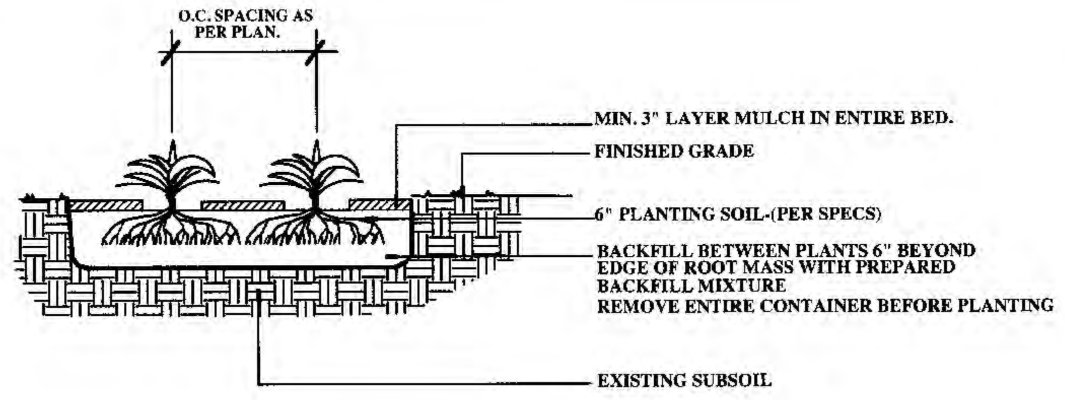
SHEET L-2

SEAL #7925, DATE



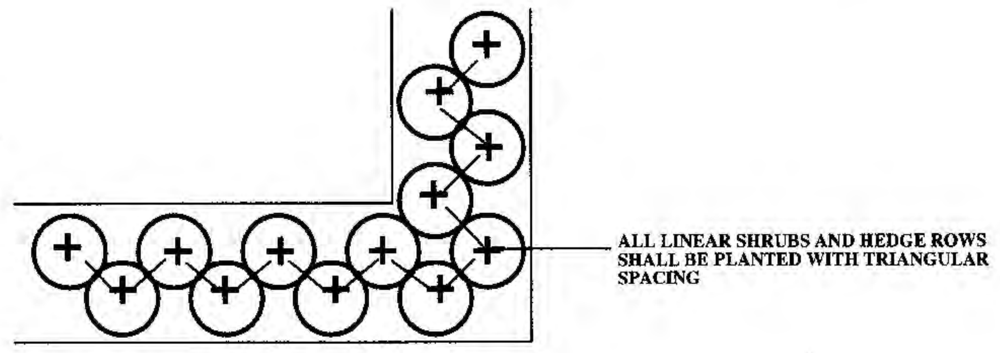
PALM PLANTING DETAIL (A)

NOT TO SCALE



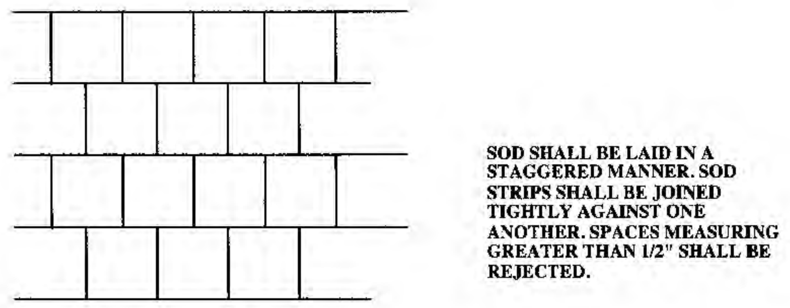
GROUNDCOVER/ANNUALS PLANTING DETAIL (D)

NOT TO SCALE



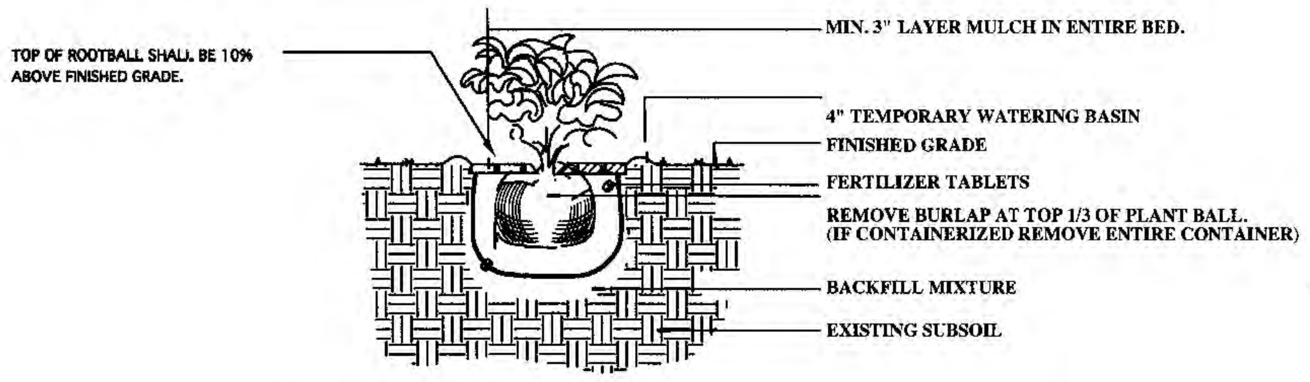
PLANTING SPACE DETAIL (E)

NOT TO SCALE



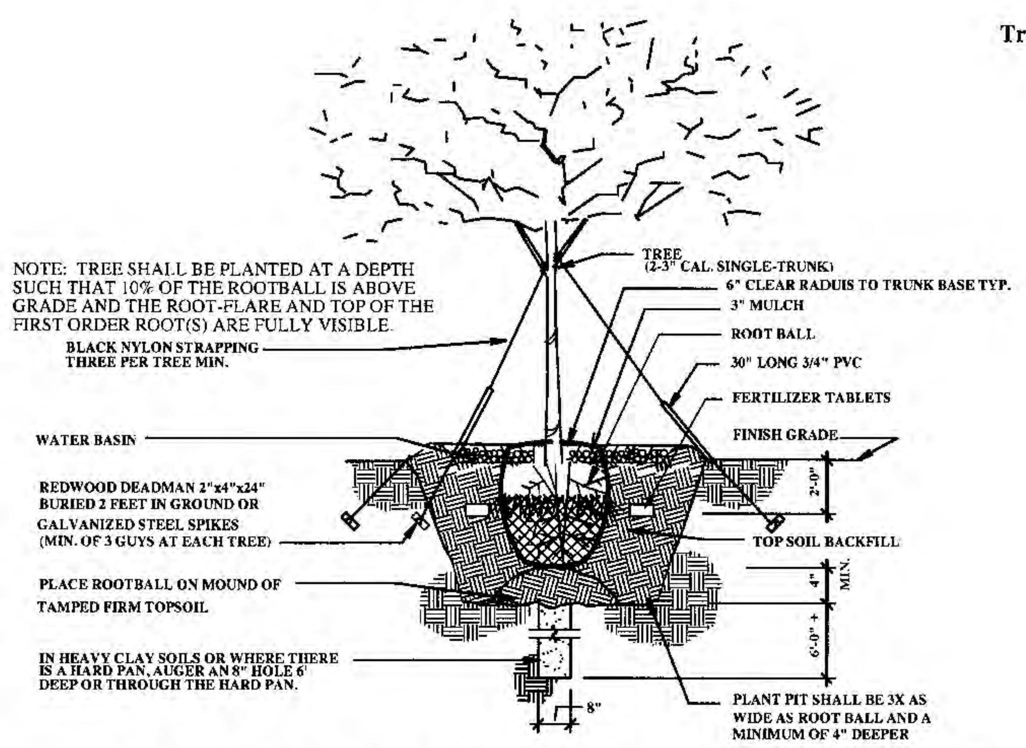
SOD PLANTING DETAIL (F)

NOT TO SCALE



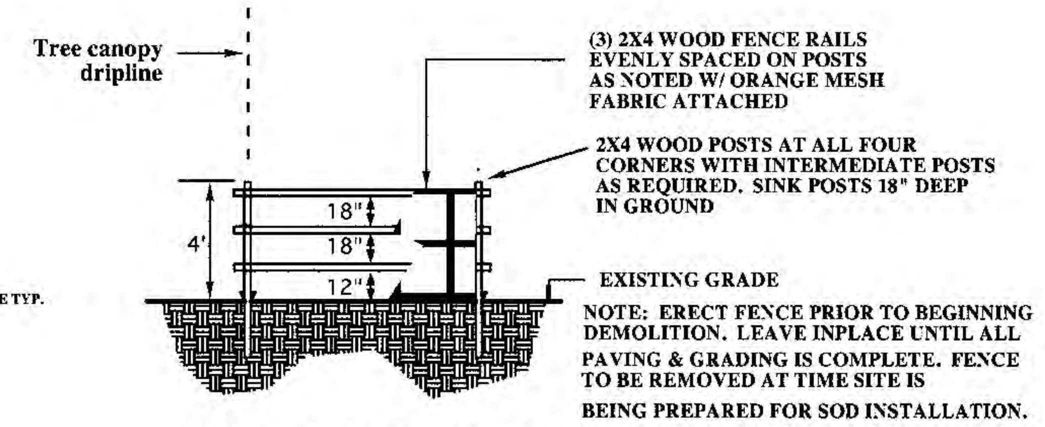
SHRUB PLANTING DETAIL (B)

NOT TO SCALE



SINGLE TRUNK GUYING AND PLANTING DETAIL (C)

NOT TO SCALE



TREE PROTECTION/TEMPORARY BARRIER DETAIL (B)

NOT TO SCALE

Landscape Calculation Sheet and Note

The chart below for Phase 1 includes all calculations for Phase 2 since all trees will eventually be provided for completion of the project and include mistigation for trees removed.

LANDSCAPE LEGEND (This information is required to be permanently affixed to the plan.)

Zoning District: RU 4L   Net Lot Area: 8.94 acres   389,426 square feet

	REQUIRED	PROVIDED
OPEN SPACE		
A. Square feet of open space required by Chapter 33, as indicated on site plan: Net lot area = 389,426square feet x ~~10~~ 25% % = ~~38,942~~ square feet	97,356 ~~38,942~~	97,062
B. Square feet of parking lot open space required by Chapter 18A, as indicated on site plan: The number of parking spaces 90 x 10 square feet per parking space =	900	3,564
C. Total square feet of landscaped open space required by Chapter 33 = A + B =	~~39,842~~ 98,256	100,626 ✓
LAWN AREA CALCULATION		
A. Total square feet of landscaped open space required by Chapter 33 = 98,256	~~40,472~~	
B. Maximum lawn area (St. Augustine sod) permitted = 40 % x ~~97,062~~ square feet =	~~58,237~~ 39,302	58,237 ← 39,302 max permitted
TREES		
A. The number of trees required per net lot acre	✓ 251	229 ← 251 req
less the existing number of trees that meet minimum requirements (minus)	-17	
= 28 trees x net lot acreage = 251 - 17	234	
B. 30% palm trees allowed (two palms = one tree) Palms provided = 66	56	60
C. Percentage of native trees required = the number of trees provided x 30% =	56	145
D. Street trees (max. average spacing of 35' o.c.): 1190 linear feet along street ÷ 35 =	✓ 34	(64)
Palms as street trees (max. average spacing 25' o.c.): ______ linear feet along street ÷ 25 =	na	na
E. Street trees located directly beneath power lines (maximum average spacing of 25' o.c.): 594 linear feet along street ÷ 25 = 24	✓ 24	24
F. Total number of trees provided =	~~277~~ 309	(293) ← 309 req
SHRUBS		
A. The total number of trees required x 10 = the number of shrubs required	3,090 ~~2770~~	10,379 ✓
B. The number of shrubs required x 30% = the number of native shrubs required	831	9,875

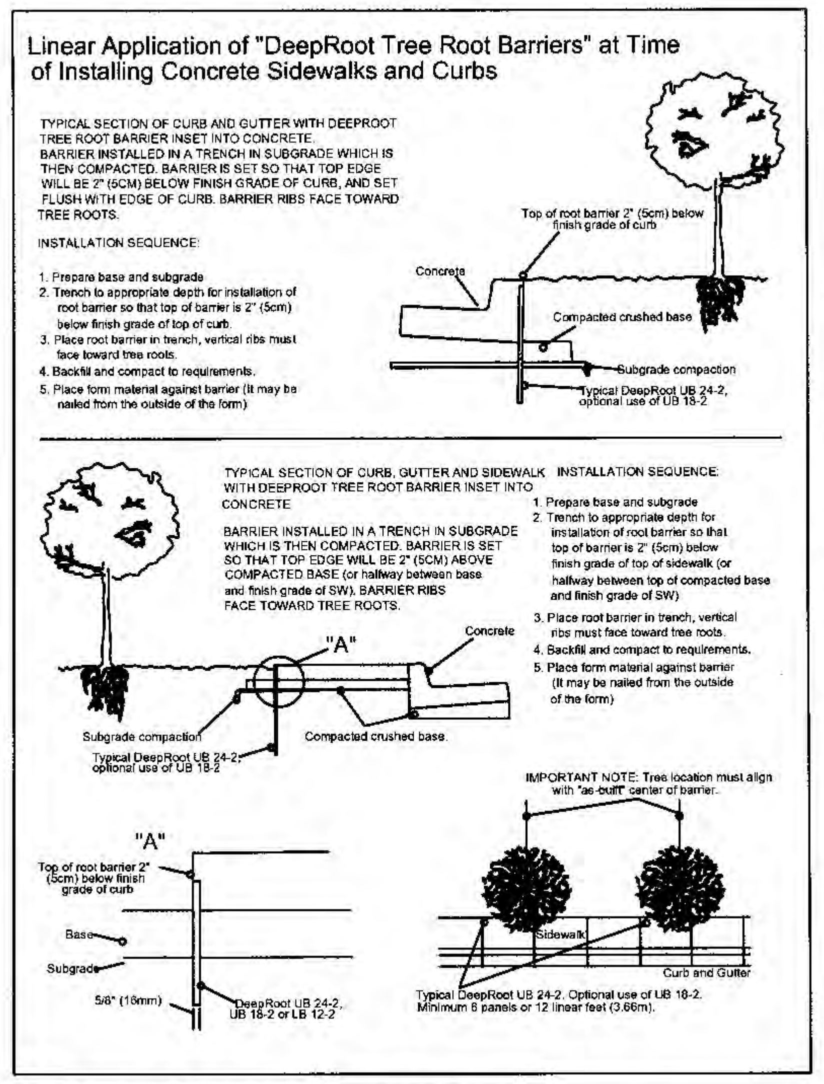
IRRIGATION PLAN: Required by Chapter 33. Auto irrigation __X__ or hose bib ______ provided.

TABLE containing information as indicated in sample:

SYMBOL USED ON PLAN			PLANT NAME		NATIVE SPECIES		CALIPER	HEIGHT		CANOPY DIAMETER	QUANTITY
Symbol	New	Existing	Scientific	Common	Yes	No	Installed	Installed	Estimated at maturity*	Estimated at maturity*	

* Required for trees located underneath or adjacent to powerlines and palms used at 1:1 ratio
ADDITIONAL INFORMATION MAY BE REQUIRED BY CHAPTER 18A.

New Conoccarpus erectus sericeus Silver Buttonwood Tree	Native	3" DBH	12'	24	24
Coccoloba diversifolia Pigeon Plumb tree	Native	3" dbh	12'	24	2



Tree Protection Detail (C)

NOT TO SCALE

Note
Rootbarrier shall be installed whenever a tree is less than 10' from any foundation, sidewalk or curb.

Bid Notes

1. The contractor shall be expected to visit the site prior to bid. The contractor shall have an understanding of the on site conditions to prepare his bid. Any discrepensies concerning the materials or conditions of the site that shall inhibit the installation as drawn shall be brought to the attention of the owners representatives. Issues existing prior to bid will become a condition of the bid after the award of the contract.
2. After the award of the contract, any discrepancies in the plans or additional materials and costs because of pre-existing conditions at the site shall not be a reason for any additional charges to the owners.
3. These bid conditions are not to be considered all inclusive. There may be additional conditions included in other documents of the construction agreement. It is the contractor's responsability to make himself and his subcontractors aware of any other such conditions.
4. The quantities on the plant list are for the convenience of the contractor only and not to be considered as the final quantitiy for bid and installation. The callouts and entities drawn on the plans take precedence over the plant list.
5. The contractor shall be responsable for his own takeoffs of the plantings as drawn.

48 HOURS BEFORE YOU DIG CALL SUNSHINE
1-800-432-4770
IT'S THE LAW IN FLORIDA

P L A N T I N G   N O T E S:

1. ALL SIZES SHOWN FOR PLANT MATERIAL ON PLAN ARE TO BE CONSIDERED AS MINIMUMS. 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 WILL ALSO BE REQUIRED FOR FINAL ACCEPTANCE.
2. ALL PLANT MATERIAL FURNISHED BY THE LANDSCAPE CONTRACTOR UNLESS OTHERWISE SPECIFIED SHALL BE FLORIDA NO.1 OR BETTER, AND SHALL BE INSTALLED AS SPECIFIED IN GRADES AND STANDARDS FOR NURSERY PLANTS, PART I & II, STATE PLANT BOARD OF FLORIDA. LATEST EDITION
3. IN ADDITION TO THESE REQUIREMENTS ALL LOCAL LANDSCAPE CODES AND REQUIREMENTS SHALL BE MET IN ORDER TO SATISFY THE REVIEW AND APPROVAL OF THE GOVERNING MUNICIPALITY.
4. ALL LANDSCAPING SCHEDULED TO OCCUR IN VEHICULAR USE AREAS SHALL BE PROTECTED FROM VEHICULAR ENCROACHMENT BY CURBING OR OTHER DURABLE BARRIERS.
5. ALL PLANTING HOLES SHALL BE A MINIMUM OF 2 1/2 TIMES THE DIAMETER OF THE PLANT BALL. ALL PLANTING HOLES SHALL BE EXCAVATED TO REMOVE ALL OBJECTIONABLE MATERIALS, SUCH AS ASPHALT, SUB-BASE, CONCRETE, ROCK, CAUSTIC MATERIALS WITH AN EXCESSIVE SOIL Ph, OR SIMILAR MATERIALS NOT SUITED FOR LANDSCAPE PLANTING.
6. ALL PLANT MATERIALS 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, OBJECTIONABLE DEBRIS INCLUDING WEEDS AND WEED SEED.
7. ALL PLANT MATERIALS SHALL BE THOROUGHLY WATERED IN AT THE TIME OF PLANTING. NO DRY PLANTING SHALL BE PERMITTED. ALL PLANT MATERIALS SHALL BE PLANTED SUCH THAT THE TOP OF THE PLANT BALL IS FLUSH WITH THE SURROUNDING GRADE.
8. ALL PLANT MATERIALS SHALL BE INSTALLED WITH FERTILIZER WHICH SHALL BE STATE APPROVED AS A COMPLETE FERTILIZER CONTAINING THE REQUIRED MINIMUM OF TRACE MINOR ELEMENTS IN ADDITION TO N-P-K, OF WHICH 50% 0F THE NITROGEN SHALL BE DERIVED FROM AN ORGANIC SOURCE.
9. ALL LANDSCAPE AREAS NOT COVERED BY SHRUBS OR GROUND COVERED SHALL BE COVERED BY SOD AND ALL AREAS NOR COVERED BY SOD SHALL BE COVERED WITH EUCALYPTUS MULCH, TO A MINIMUM DEPTH OF THREE (3) INCHES OF COVER WHEN SETTLED.
10. SOD (AS NOTED), SOLID SOD , AND SHALL BE LAID ON A SMOOTH PLANTING BASE WHICH HAS BEEN GRADED TO MEET THE DRAINAGE CHARACTERISTICS OF THE SITE. ALL SOD SHALL BE LAID WITH CLOSELY FITTED JOINTS, AND SHALL BE IN A GREEN AND HEALTHY GROWING CONDITION AT PLANTING.
11. ALL LANDSCAPE AREA SHALL BE IRRIGATED BY A FULLY AUTOMATIC SYSTEM ADJUSTED TO PROVIDE 150% COVERAGE OF ALL LANDSCAPE AREAS. ALL HEADS SHALL BE ADJUSTED TO MIN. 50% OVERLAP. INSTALLED WITH A MINI-CLIK RAIN SENSOR, (SEE IRRIGATION PLANS).
12. ANY SUBSTITUTIONS TO PLANT MATERIALS FOR AREAS AND ITEMS ADDRESSED BY LOCAL CODES SHALL BE APPROVED BY THE GOVERNING MUNICIPALITY PRIOR TO WORK PERFORMED.
13. ALL LANDSCAPE AREAS SHALL BE FINISH GRADED SUCH THAT THEY ARE FLUSH AND LEVEL WITH SURROUNDING PAVED SURFACES AS NOT TO IMPEDE THE FLOW OF DRAINAGE INTO LANDSCAPE AREAS AND TO PREVENT THE BACKWASH OF MULCH AND DEBRIS INTO PAVED AREAS.
14. ALL NEW LANDSCAPED AREAS ADJECENT TO EXISTING PAVE MENT SHALL BE EXCAVATED OF ALL ROAD ROCK DOWN TO A DEPTH 8" DEPTH BELOW PAVEMENT.
15. PLANTING PLAN TAKES PRECEDENT OVER PLANT LIST.
16. TREE REMOVAL PERMITS ARE REQUIRED PRIOR TO ANY TREE REMOVAL, TO BE OBTAINED FROM THE BUILDING DEPARTMENT. MITIGATION IS REQUIRED UNDER THE TREE PRESERVATION SECTION (98-81) OF THE LAND DEVELOPMENT CODE.
17. LANDSCAPE PERMITS ARE REQUIRED BEFORE ANY PLANTING OCCURS. PERMITS ARE OBTAINED FROM THE BUILDING DEPARTMENT.
18. LANDSCAPE ORDINANCE SPECIFICATIONS ON IRRIGATION AND INSTALLATIONS SUPERSEDE ANY NOTES ON THE PLAN.
19. IT IS REQUIRED THAT THE LANDSCAPE CONTRACTOR SCHEDULE AN ON-SITE PRE-CONSTRUCTION MEETING WITH THE CITY LANDSCAPER.
20. THE COMPLETE INSTALLATION SHALL BE CERTIFIED BY THE FIRM PROVIDING THE DESIGN, PER SECTION (98-80) (t). THE CONTRACTOR WILL PROVIDE 2 SETS OF SIGNED & SEALED AS BUILT PLANS TO THE OWNER

GU/EU-2 (EU3)
60% max sod - 389,426 x 60%
233,655 max permitted

RECEIVED
215-012
MAY 04 2015

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1	2-28-15	SITE PLAN SUBMISSION REVISION	JS

Designed: 1-14-15 JS

SCALE 1"= 20'

FILE NO. 213054

ISSUE

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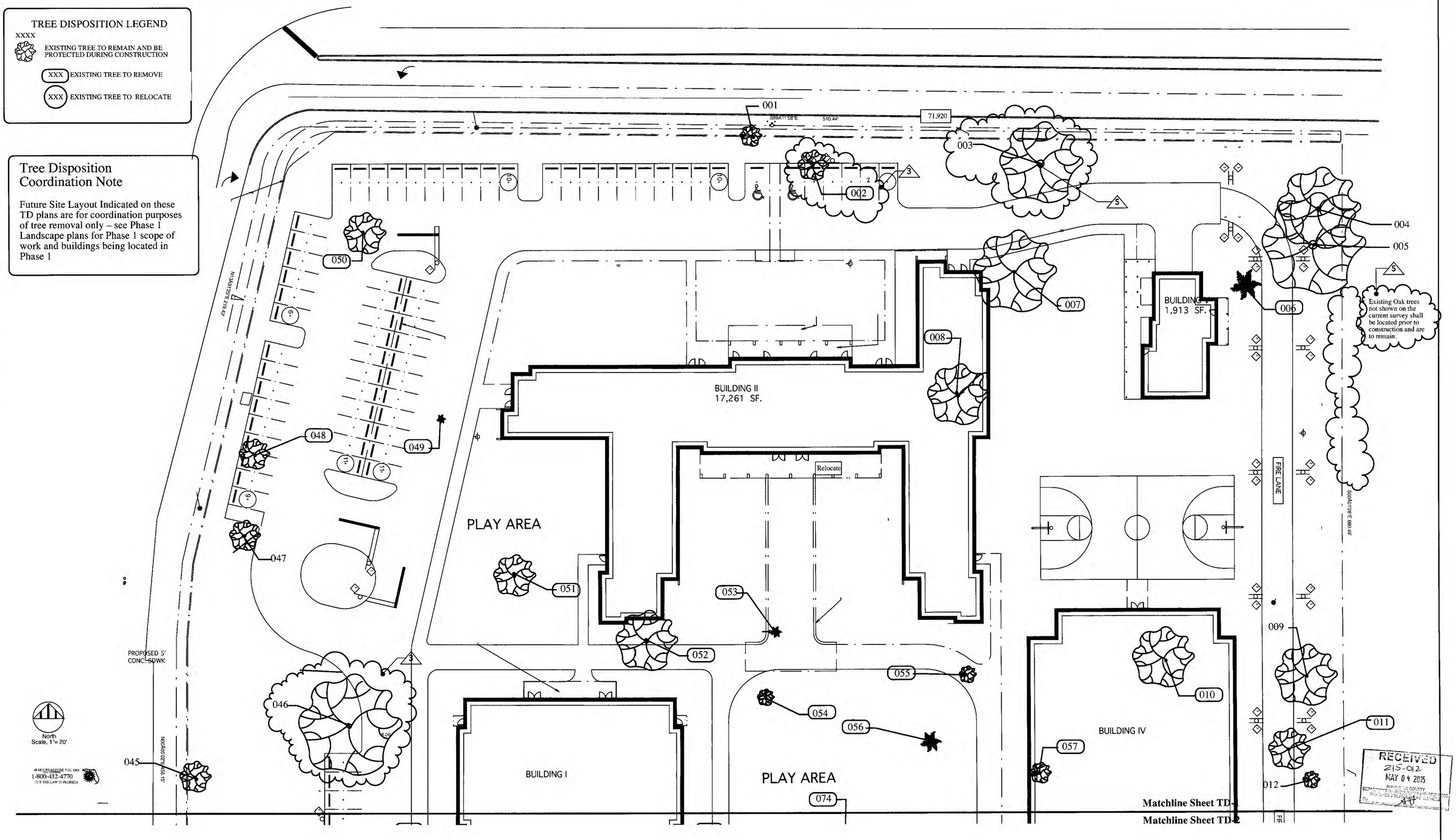
Phase 1 Landscape Details

SHEET L-3

SEAL #795. DATE 8.4.15



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Designed: 1-14-15 JS

SCALE 1"= 20'

FILE NO. 213054

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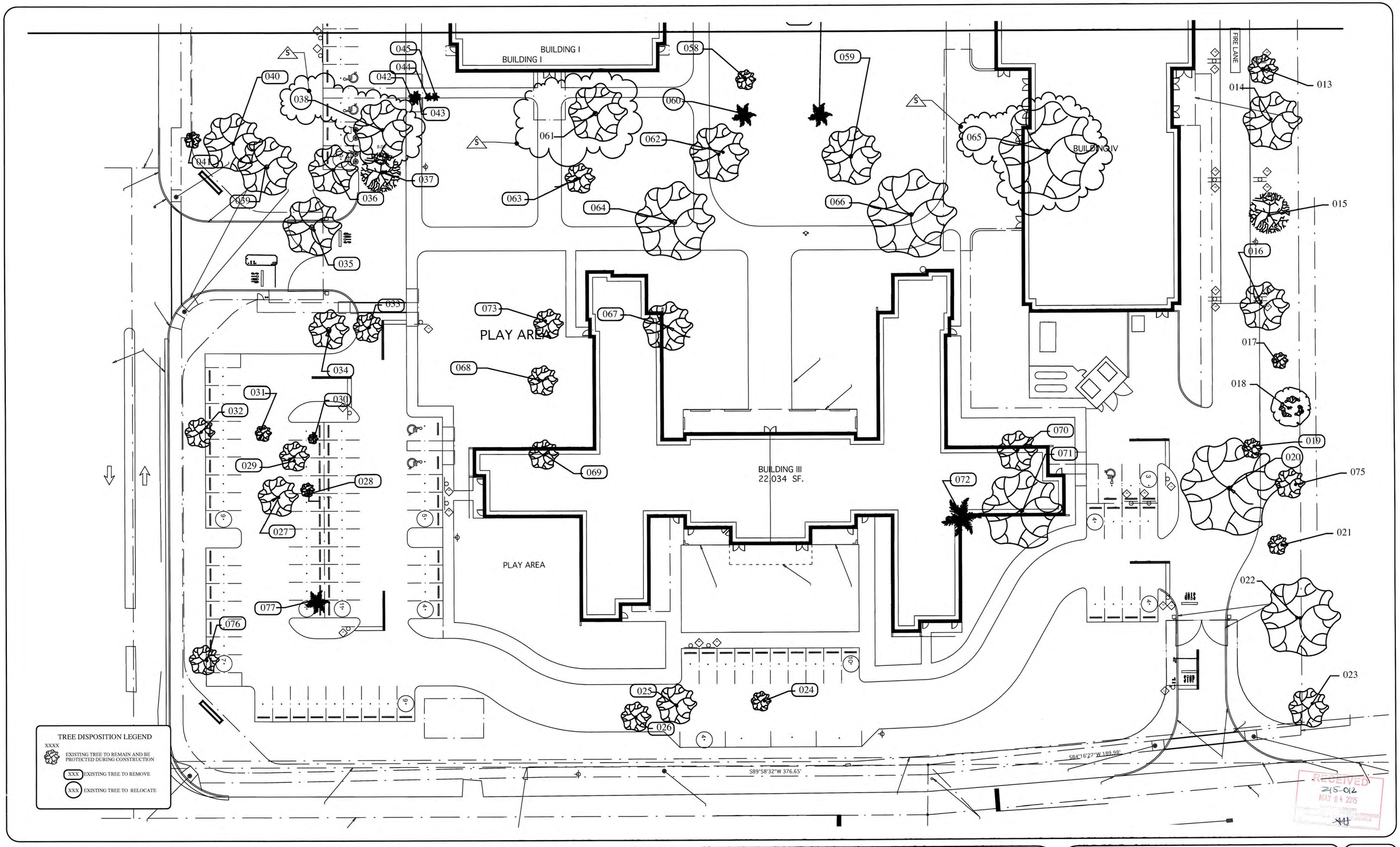
PHASE 1
TREE DISPOSITION PLAN

SHEET TD-1

SEAL #795, DATE



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PHASE 1 TREE DISPOSITION PLAN

SHEET TD-2

SIGN. #795, DATE