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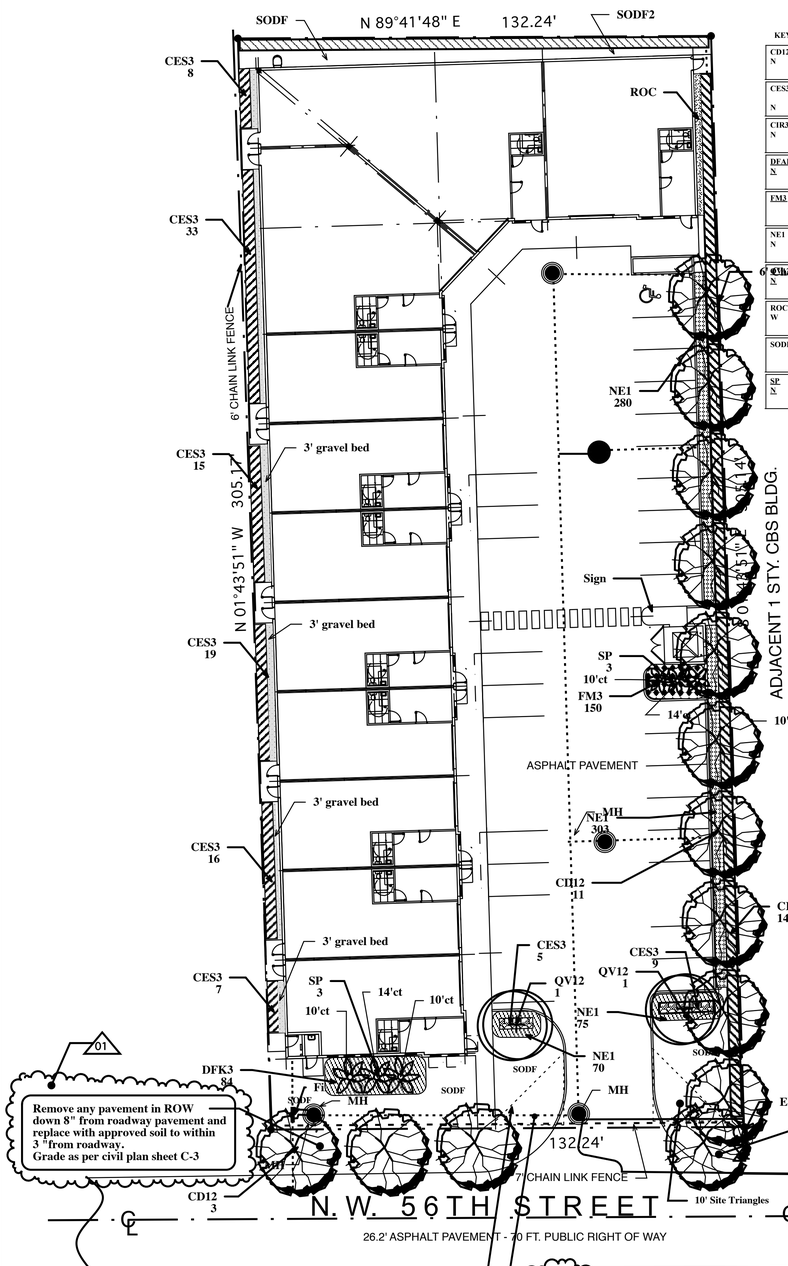
By puglias at 3:42 pm, Jun 23, 2025

NEW SHRUBS AND GROUNDCOVERS

N = Native Plant material Plant List 7-15-24

"N" = Native

KEY	PLANT NAME	SPECIFICATION	QUANTITY	TYPE
CD12 N	COCCOLOBA DIVERSIFOLIA PIGEON PLUM TREE Native	12' X 5' SPR. 2 1/2" DBH. B&B	14	Trees
CES3 N	CONOCARPUS ERECTUS SERICEUS SILVER BUTTONWOOD	36" X 24" SPR. 2' O. C. 3 gal. FULL TO GROUND Shrub	109	Shrubs
CIR3 N	CHRYSOBALANUS ICACO RED TIP COCO PLUM	30" SPR. 3 GAL. FULLPOT, 2' O.C	30	Shrubs
DEAK3 N	TRIPSACUM FLORIDANA DWARF FLORIDA GAMA GRASS	24" X 24" 2' O.C. 3 GALLON FULL TO POT , SHRUB	84	Shrubs
FM3	FICUS MICROCARPA GREEN ISLAND FICUS	18"X24" SPR. 3 GAL. 24" O.C.	150	Shrubs
NE1 N	NEPHROLEPIS EXALTATA BOSTON FERN	12" OA FULL TO POT 12" O.C. GC	584	Groundcover
QV12 N	QUERCUS VIRGINIANA SOUTHERN LIVE OAK	12' MIN X 6' SPR 3" DBH B&B 5' C.T.	2	Trees
ROCK W	WHITE RIVER ROCK,	3" egg rock, 3-4" layer. place on green, thick sheeting of uv resistant landscape filter fabric.	400	ROCK
SODF	ST. AUGUSTINE FLORATAM	SOLID SOD in Sq.Ft	6,429	Groundcover
SP N	SABAL PALMETTO CABBAGE PALM	C.T. SIZE AS SHOWN ON PLANS PALM TREE	6	Palm



PARCEL 2
FOLIO #35-3022-000-0480

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL EXISTING LANDSCAPE MATERIAL AND ROOTS WITHIN THE SCOPE AREA.

ROOT BARRIER WILL BE PLACED ALONG ANY PAVEMENT WITHIN 5' OF ANY NEWLY SUPPLIED OR TRANSPLANTED TREE OR PALM, AS SHOWN ON THIS SHEET.

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

Existing Landscape Note

There are no existing trees on the site so there is no tree diposition plan or arborist's report.

Off site trees are shown and identified here on sheet L-1

LANDSCAPE LEGEND

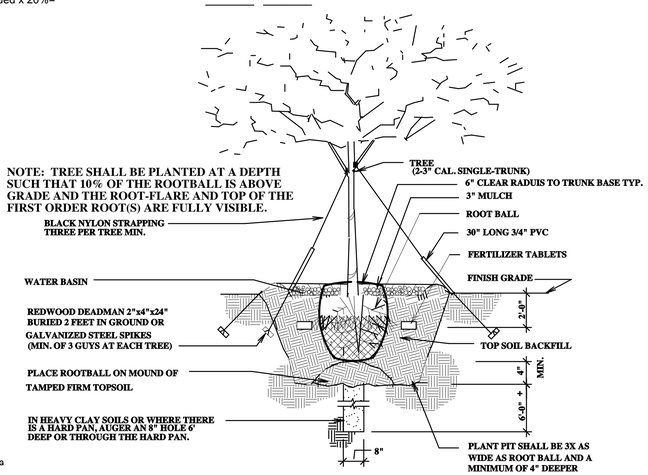
INFORMATION REQUIRED TO BE PERMANENTLY AFFIXED TO PLANS

Transect Zone: I Lot Area 40,341 SF Acres 0.926 ACRES

	REQUIRED/ ALLOWED	PROVIDED
OPEN SPACE		
A. Square feet of required Open Space, as indicated on site plan: Lot Area = 40,341 s.f. x 15 % = 6,051 s.f.	6,051	6,403
B. Square feet of parking lot open space required by Article 9, as indicated on site plan: Number of parking spaces 24 x 10 s.f. per parking space=	240	240
C. Total square feet of landscaped open space required: A+B=	6,291	6,643
LAWN AREA CALCULATION		
A. Square feet of landscaped open space required by Miami21:	6,291	6,643
B. Maximum lawn area (sod) permitted = 20 % x 6,643 s.f.	1,328	6,429
TREES		
A. Number of trees required per net lot acre, less existing number of trees meeting minimum requirements = 15 trees x .926 net lot acres – number of existing trees =	14	14
B. % Palms allowed: Number of trees provided x 30% =	4	6
C. % Natives required: Number of trees provided x 30% =	4	4
D. % Drought tolerant and low maintenance: Number of trees provided x 20% =	3	4
E. Street Trees (maximum average spacing of 30' o.c.): 132 linear feet along street / 30 =	4	4
% Palms permitted to count towards street trees on 1:1 basis x 30%:	2	0
F. Street trees located directly beneath power lines: (maximum average spacing of 25' o.c.): NA linear feet along street / 25 =	NA	NA
SHRUBS		
A. Number of shrubs required: Number of trees required x 10 =	40	223
B. % Native shrubs required: Number of shrubs provided x 30% =	13	73
C. % Drought tolerant and low maintenance required: Number of shrubs provided x 20%=	10	223

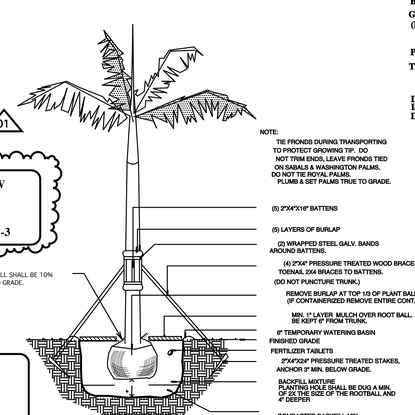
LANDSCAPE BID CONDITIONS

1. The quantities on the plant list are for the convenience of the contractor only and not to be considered as the final quantitiy for installation. The callouts and entities drawn on thze plans take precedence over the plant list.
2. The contractor shall be responsable for his own takeoffs of the plantings drawn.
3. 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 questions concerning conditions are to be brought to the owners attention prior to bid.
4. 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 found prior to bid will become a condition of the bid after the award of the contract.
5. 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.
6. 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 contractors responsability to make himself and his subcontractors aware of any other such conditions.
7. Trees shall be guaranteed for a period of 1 year after acceptance and shrubs for 90 days.



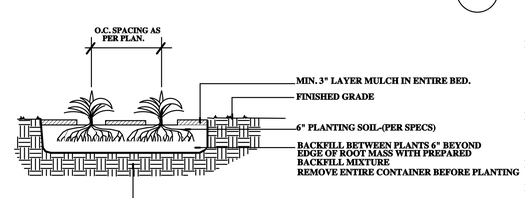
SINGLE TRUNK GUYING AND PLANTING DETAIL (B)

NOT TO SCALE



PALM PLANTING DETAIL (A)

NOT TO SCALE



GROUNDCOVER/ANNUALS PLANTING DETAIL (C)

NOT TO SCALE

Planting Notes

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 AND GROUND COVER PLANTING BEDS SHALL BE EXCAVATED TO A DEPTH OF 30" TO REMOVE ALL OBJECTIONABLE MATERIALS, SUCH AS ROADROCK, 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. PLANTING MIX BACKFILL SHALL BE PROVIDED TO A MINIMUM DEPTH OF 30" IN ALL SHRUB HOLES AND GROUNDCOVER PLANTING AREAS.
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 NOT COVERED BY SOD SHALL BE COVERED WITH MALELUCA MULCH, TO A MINIMUM DEPTH OF THREE (3) INCHES OF COVER WHEN SETTLED. MULCH SHALL BE EUCALYPTUS OR STERILIZED MELALEUCA ONLY.
10. SOD SHALL BE (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. SOD SHALL BE PLACED ON A BED OF TOP SOIL 2" IN DEPTH. SOD SHALL BE ST. AUGUSTINE FLORATAM UNLESS NOTED OTHERWISE IN PLANTING NOTES OR ON THE PLANTING PLAN. RETENTION AREAS MAY REQUIRE BAHIA SOD.
11. ALL LANDSCAPE AREAS 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. IRRIGATION WATER SHALL COME FROM A RUST FREE SOURCE.THERE AN AUTOMATIC SHUTOFF/RAIN SENSOR ATTACHED TO THE SYSTEM.
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 ISLANDS ADJACENT TO EXISTING PAVEMENT SHALL BE EXCAVATED DOWN TO 24" DEPTH BELOW PAVEMENT. AND BACKFILLED WITH APPROVED SOIL.
15. PLANTING PLAN TAKES PRECEDENT OVER PLANT LIST.
16. MULCH SHALL BE STERILIZED MELALEUCA MUCLH.

NO.	DATE	REVISION	BY
01.	5-20-25	Comments from 5-20-20	BY

NO.	DATE	REVISION	BY

PROJECT 213598
SCALE 1' = 20'
Drawn: 7-16-24
Checked: JS

j a m e s s a n t i a g o
landscape architecture and design
612 NE 14th Ave. Unit A, Fort Lauderdale, Fl. 33304
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Email, Jsantiagolainc@Gmail.com

Landscape Plan

8301 56th St

Miami, Fl.

SHEET L-1 of 1

James Santiago
Digitally signed by James Santiago
Date: 2025.05.21 05:46:25 -04'00'

SEAL #795