

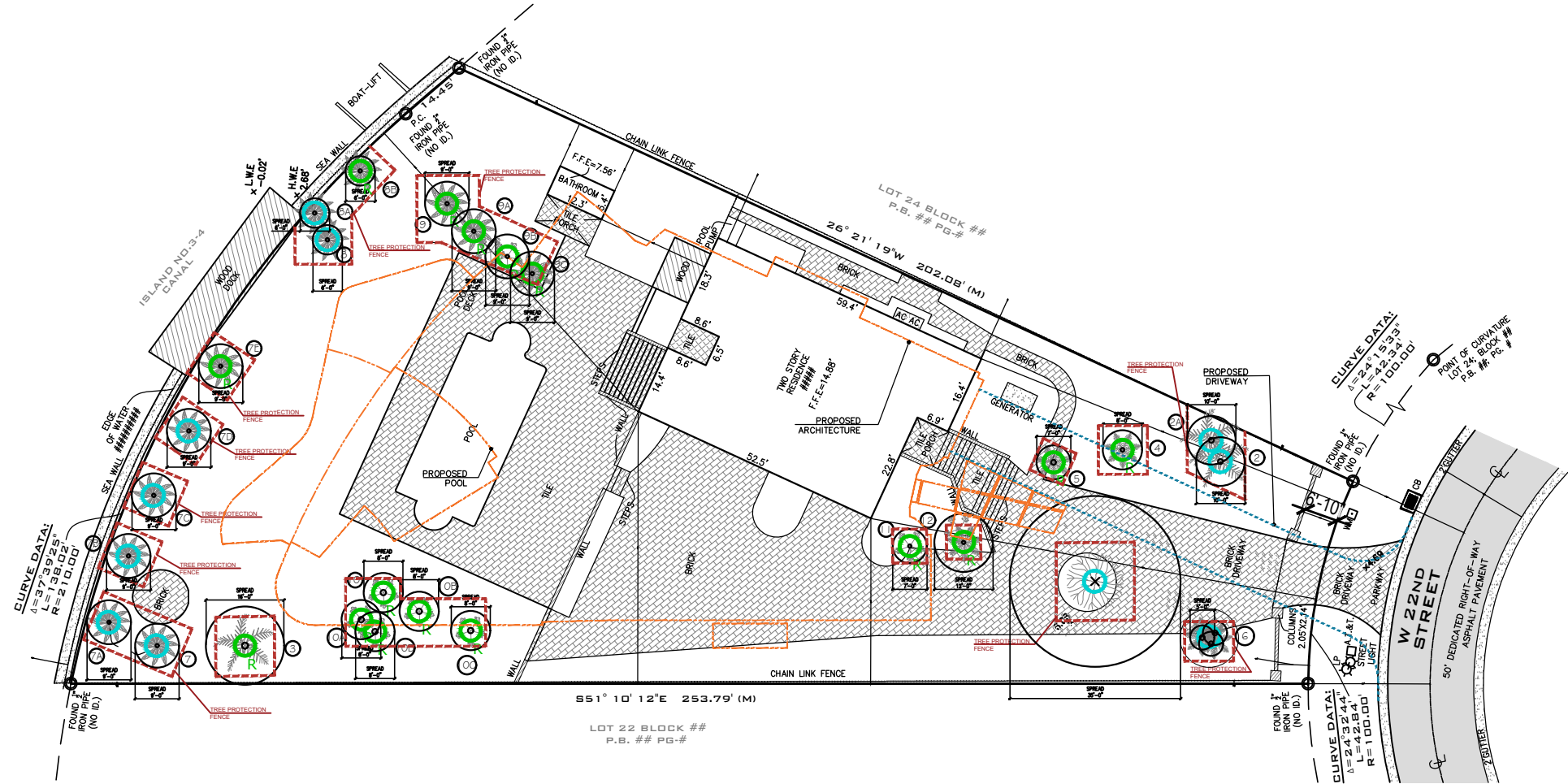
1 SURVEY PLAN
SCALE: 1/32" = 1'-0"



EXISTING TREE SURVEY LEYEND



TREE INVENTORY + DISPOSITION PLAN NOTES.
1-EXISTING SITE CONDITIONS HAVE BEEN FIELD VERIFIED BY THE LANDSCAPE ARCHITECT. ANY DISCREPANCIES ARE TO BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE LANDSCAPE ARCHITECT.



EXISTING PLANT LIST								
#	COMMON NAME	BOTANICAL NAME	DBH	HEIGHT	SPREAD	DISPOSITION	TRZ & TPZ	NOTES
1	Madhras thorn	<i>Pithecellobium dulce</i>	5'	60'	35'	Remain	08' 08'	
2	Royal palm	<i>Roystonea regia</i>	2'	35'	10'	Remain	08' 08'	
2A	Royal palm	<i>Roystonea regia</i>	2'	35'	10'	Remain	08' 08'	
3	Royal palm	<i>Roystonea regia</i>	1.5'	40'	16'	Relocate	08' 08'	
4	Alexander palm	<i>Ptychosperma elegans</i>	0.7'	25'	8'	Relocate	06' 06'	
5	Alexander palm	<i>Ptychosperma elegans</i>	0.7'	15'	7'	Relocate	06' 06'	
6	Alexander palm	<i>Ptychosperma elegans</i>	0.6'	5'	5'	Remain	06' 06'	
7	Coconut palm	<i>Cocos nucifera</i>	0.9'	20'	9'	Remain	06' 06'	
7A	Coconut palm	<i>Cocos nucifera</i>	0.9'	20'	9'	Remain	06' 06'	
7B	Coconut palm	<i>Cocos nucifera</i>	0.9'	20'	9'	Remain	06' 06'	
7C	Coconut palm	<i>Cocos nucifera</i>	0.9'	20'	9'	Remain	06' 06'	
7D	Coconut palm	<i>Cocos nucifera</i>	0.9'	20'	9'	Remain	06' 06'	
7E	Coconut palm	<i>Cocos nucifera</i>	0.9'	20'	9'	Relocate	06' 06'	
8	Coconut palm	<i>Cocos nucifera</i>	1'	25'	6'	Relocate	06' 06'	
8A	Coconut palm	<i>Cocos nucifera</i>	1'	25'	6'	Remain	06' 06'	
8B	Coconut palm	<i>Cocos nucifera</i>	1'	25'	6'	Remain	06' 06'	
9	Coconut palm	<i>Cocos nucifera</i>	1'	20'	9'	Relocate	06' 06'	
9A	Coconut palm	<i>Cocos nucifera</i>	1'	20'	9'	Relocate	06' 06'	
9B	Chinese fan palm	<i>Livistona chinensis</i>	1'	20'	9'	Relocate	06' 06'	
9C	Chinese fan palm	<i>Livistona chinensis</i>	1'	20'	9'	Relocate	06' 06'	
10	Chinese fan palm	<i>Livistona chinensis</i>	1'	20'	8'	Relocate	06' 06'	
10A	Chinese fan palm	<i>Livistona chinensis</i>	1'	20'	8'	Relocate	06' 06'	
10B	Chinese fan palm	<i>Livistona chinensis</i>	1'	20'	8'	Relocate	06' 06'	
11	Sabal palm	<i>Sabal palmetto</i>	1.2'	15'	7'	Relocate	06' 06'	
12	Sabal palm	<i>Sabal palmetto</i>	0.9'	22'	5'	Relocate	06' 06'	

DESIGN ARCHITECT:



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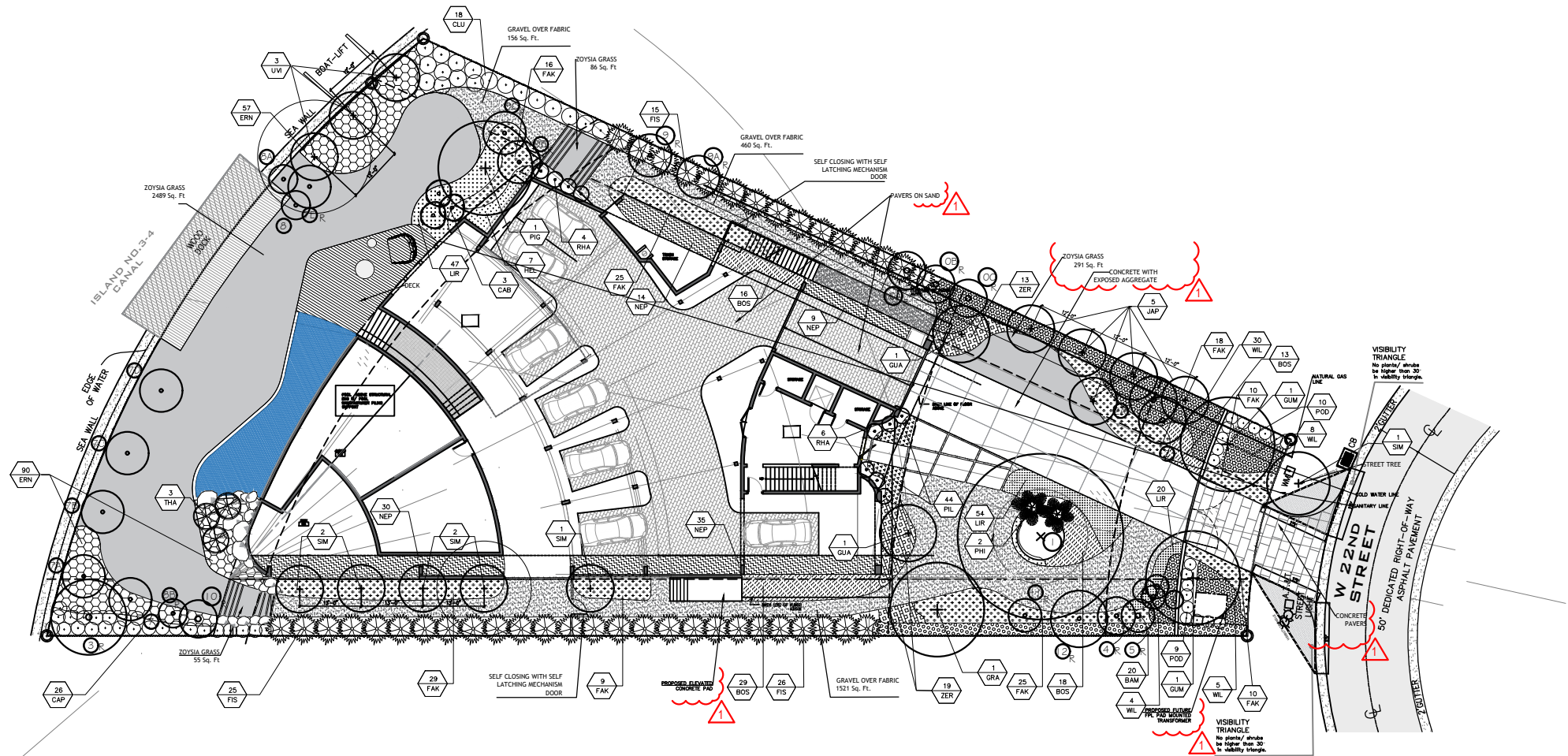
New 2 story residence at:

1649 W 22nd St
Miami Beach, FL 33140

Date: 02/01/2024

LO

1 LANDSCAPE GROUND FLOOR PLAN
SCALE: 1/32" = 1'-0"



EXISTING PLANT LIST							
#	COMMON NAME	BOTANICAL NAME	DBH	HEIGHT	SPREAD	DISPOSITION	TRZ & TPZ
1	Madhras thorn	<i>Pithecellobium dulce</i>	5'	60'	35'	Remain	08' 08'
2	Royal palm	<i>Roystonea regia</i>	2'	35'	10'	Remain	08' 08'
2A	Royal palm	<i>Roystonea regia</i>	2'	35'	10'	Remain	08' 08'
3	Royal palm	<i>Roystonea regia</i>	1.5'	40'	16'	Relocate	08' 08'
4	Alexander palm	<i>Ptychosperma elegans</i>	0.7'	25'	8'	Relocate	06' 06'
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7	Coconut palm	<i>Cocos nucifera</i>	0.9'	20'	9'	Remain	06' 06'
7A	Coconut palm	<i>Cocos nucifera</i>	0.9'	20'	9'	Remain	06' 06'
7B	Coconut palm	<i>Cocos nucifera</i>	0.9'	20'	9'	Remain	06' 06'
7C	Coconut palm	<i>Cocos nucifera</i>	0.9'	20'	9'	Remain	06' 06'
7D	Coconut palm	<i>Cocos nucifera</i>	0.9'	20'	9'	Remain	06' 06'
7E	Coconut palm	<i>Cocos nucifera</i>	0.9'	20'	9'	Relocate	06' 06'
8	Coconut palm	<i>Cocos nucifera</i>	1'	25'	6'	Relocate	06' 06'
8A	Coconut palm	<i>Cocos nucifera</i>	1'	25'	6'	Remain	06' 06'
8B	Coconut palm	<i>Cocos nucifera</i>	1'	25'	6'	Remain	06' 06'
9	Coconut palm	<i>Cocos nucifera</i>	1'	20'	9'	Relocate	06' 06'
9A	Coconut palm	<i>Cocos nucifera</i>	1'	20'	9'	Relocate	06' 06'
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12	Sabal palm	<i>Sabal palmetto</i>	0.9'	22'	5'	Relocate	06' 06'

PLANT LIST							
SYM	KEY	NATIVE	Scientific name	Common name	QTY	AREA (sq ft)	Gal/Height
TURF							
		NO	Zoysia empire	Empire turf		2,921	
GROUND COVER							
	LIR	NO	Liriope	Monkey grass	121		1 G
	FAK	YES	Tripsacum dactyloides	Fakahatchee grass	141		3 G
	PIL	YES	Pilea microphylla	Artillery Fern	44		1 G
	NEP	NO	Nephrolepis biserrata	Giant Sword Fern	88		3 G
SHRUBS							
	ERN	YES	Ernodea littoralis	Golden Beach Creeper	215		3 G
	ZER	NO	Alpineia zerumbet	Shell Ginger	33		7 G
	WIL	YES	Psychotria nervosa	Wild Coffee	47		7 G
	POD	NO	Podocarpus macrophyllus	Japanese yew	19		4' OAH
	BOS	YES	Nephrolepis exaltata	Boston fern	76		3G
	CLU	NO	Clusia guttifera	Small Leaf Clusia	18		7G
	HEL	NO	Heliconia caribaea	Brazilian Bomber	24		7 G
	CAP	YES	Capparis cynophallophora	Jamaican Caper	26		6' OAH
	BAM	NO	Bambusa textilis Gracilis	Graceful Bamboo	20		15G / 5' OAH
ACCENTS							
	RHA	NO	Rhaphis excelsa	Lady palm	10		7 G / 4' OAH
	PHI	NO	Philodendron giganteum	Philodendron giganteum	2		7 G
PALMS							
	CAB	NO	Dypsis cabadae	Cabada Palm	3		10' OAH
	FIS	NO	Caryota mitis multicaule	Fish tail palm	40		10' OAH

TREE DISPOSITION CHART							
SYM	KEY	NATIVE	Scientific name	Common name	QTY	DBH	Gal/Height
TREES							
+	PIG	YES	Coccoloba diversifolia	Pigeon Plum	1	3"	14' OAH
+	UVI	YES	Coccoloba uvifera	Seagrape	3	2"	12' OAH
+	SIM	YES	Myrcianthes fragans	Simpson stopper	5	2"	12' OAH
+	GUM	YES	Bursera simaruba	Gumbo limbo	2	3"	14' OAH
+	JAP	NO	Japanese Blueberry	Blueberry	5	2"	12' OAH
+	GUA	NO	Psidium Littorale	Cattley Guava	2	2"	12' OAH
+	GRA	NO	Caesalpinia granadillo	Brudaveil Tree	1	2"	12' OAH
STREET TREES							
+	SIM	YES	Myrcianthes fragans	Simpson stopper	1 (*)	3"	14' OAH

(*) Restrictions for utility lines

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New 2 story residence at:

1649 W 22nd St
Miami Beach, FL 33140

Date: 02/01/2024

1 LANDSCAPE COLOR PLAN GROUND FLOOR
N/S



Date: 02/01/2024

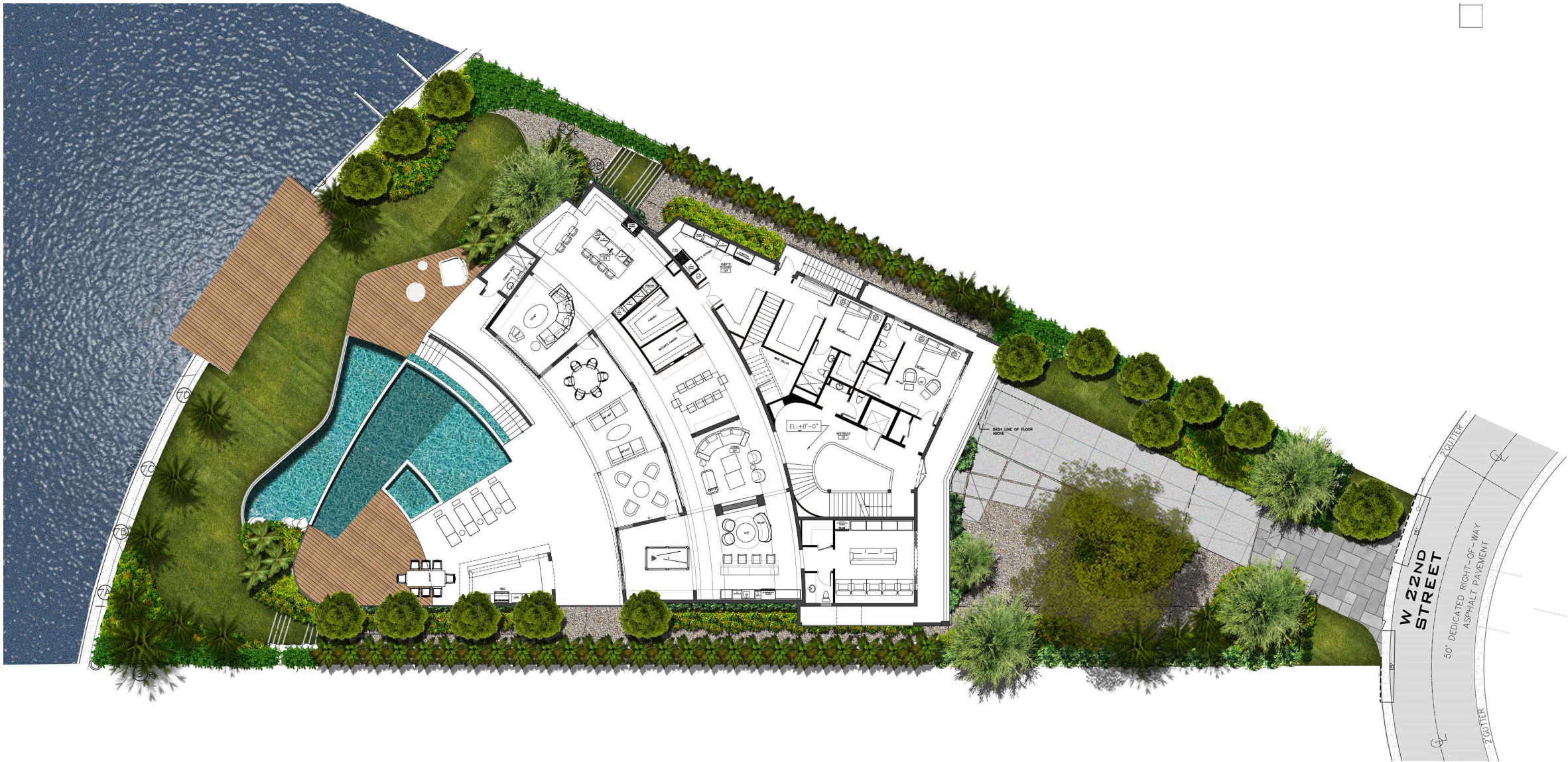
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L1-1

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1 LANDSCAPE COLOR PLAN FIRST FLOOR
N/S



Date:02/01/2024

New 2 story residence at:
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L1-2

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LANDSCAPE NOTES

1. ALL PLANT MATERIAL SHALL BE FLORIDA GRADE NO. 1 OR BETTER.
2. CONTRACTOR SHALL BECOME FAMILIAR WITH THE LOCATION OF, AVOID, AND PROTECT ALL UTILITY LINES, BURIED CABLES, AND OTHER UTILITIES.
3. TREE, PALM, ACCENT AND BED LINES ARE TO BE LOCATED IN THE FIELD AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
4. **ANY CHANGES TO R.O.W. (RIGHT OF WAY) MATERIAL IN REGARDS TO PLACEMENT OF SPECIES SHALL REQUIRE THE APPROVAL AND CONSULTATION OF THE CITY URBAN FORESTER AND OR CITY STAFF.**
5. ALL PLANTING SOIL SHALL BE 50:50 TOPSOIL:SAND MIX, FREE OF CLAY, STONES, ROCKS, OR OTHER FOREIGN MATTER. THIS SPECIFICATION INCLUDES ALL BACKFILL FOR BERMS AND OTHER LANDSCAPE AREAS.
6. **CARE SHALL BE TAKEN TO AVOID PLACEMENT OF CONSTRUCTION FILL, GRAVEL, AND OR DEBRIS OVER THE ROOTBALLS OF INSTALLED OR EXISTING TREES AND OR PALMS ON SITE.**

SODDED-LAWN AREAS
2" DEPTH PLANTING SOIL SPREAD IN PLACE- THROUGHOUT.

GROUNDCOVER PLANTING BEDS:
6" DEPTH PLANTING SOIL SPREAD IN PLACE- THROUGHOUT.

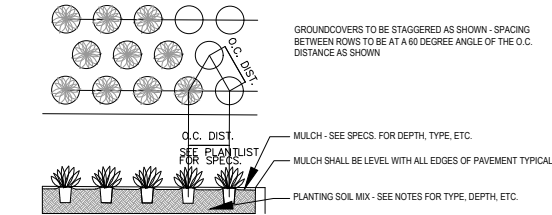
SHRUB AND HEDGE PLANTING AREAS:
12" DEPTH PLANTING SOIL SPREAD IN PLACE- THROUGHOUT.

TREES, PALMS, SPECIMEN PLANT MATERIAL LOCATIONS:
REMOVE ALL LIMEROCK PRESENT TO A DEPTH OF AT LEAST 30" BEFORE PLACING NEW PLANTING SOIL. APPLY NEW CLEAN PLANTING SOIL IN PLANTING AREA AS REQUIRED

LANDSCAPE ISLANDS AND BUILDING FOUNDATIONS:
EXCAVATE AND REMOVE ALL LIMEROCK, ROCKS, DEBRIS, ETC. TO A DEPTH OF 12" AND BACKFILL W/ 50:50 TOPSOIL:SAND MIX. BUILDING FOUNDATIONS SHALL BE THE SAME DEPTH TO A WIDTH OF 36" FROM THE BUILDING BASE.

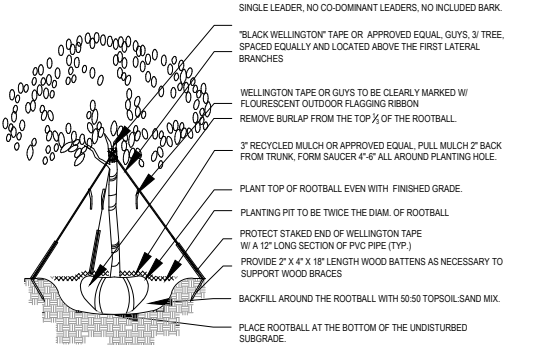
7. THE SITE CONTRACTOR SHALL BE RESPONSIBLE TO BRING ALL GRADES TO WITHIN 2" OF FINAL GRADES. THIS SHALL INCLUDE A 2" APPLICATION OF 50:50 TOPSOIL:SAND MIX FOR ALL LANDSCAPE AND AREAS TO BE SODDED.
8. THE LANDSCAPE CONTRACTOR SHALL CALCULATE AND SUBMIT AN ITEMIZED PRICE FOR THE 2" APPLICATION OF 50:50 MIX FOR ALL SOD AREAS AS A REFERENCE IN THE CASE THAT THERE WOULD BE A DISCREPANCY BETWEEN SITE AND LANDSCAPE CONTRACTORS AND NOTIFY THE SITE CONTRACTOR OR PROJECT SUPERINTENDENT AS TO THIS DISCREPANCY. IT WILL THEN BE DETERMINED WHICH PARTY WILL PROVIDE THIS 2" TOPSOIL:SAND MIX. SUBSEQUENT PAYMENT OTHER PLANTING SOIL MIXES TO BE ADDED, I.E. FOR TREES, PALMS, SPECIMEN PLANTS, SHRUBS AND GROUNDCOVERS SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR AND BE INCLUSIVE WITH THE LANDSCAPE BID.
9. ALL EXISTING TREE + PALM INFORMATION THAT HAS BEEN PROVIDED ON THIS PLAN FOLLOWS THE MIAMI BEACH COUNTY E.R.M. TREE PERMITTING GUIDELINES. ANY TREES or PALMS CONSIDERED INVASIVE OR THAT FALLS UNDER THE TREE PERMIT EXEMPTION / PROHIBITED SPECIES LIST 24-94 (4) MAY NOT BE SHOWN FOR CLARITY PURPOSES. ANY DISCREPANCIES IF NOTED UPON FURTHER FIELD INSPECTION SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE LANDSCAPE ARCHITECT.
10. IRRIGATION SHALL PROVIDE FOR A 100% COVERAGE WITH 50% OVERLAP MINIMUM AND BE PROVIDED BY A FULLY AUTOMATIC IRRIGATION SYSTEM W/ RAIN MOISTURE SENSOR ATTACHED TO CONTROLLER. ALL FLORIDA BUILDING CODE APPENDIX "F" IRRIGATION REQUIREMENTS SHALL BE STRICTLY ADHERED TO FOR INSTALLATION AND PREVAILING WATER MANAGEMENT DISTRICT RESTRICTIONS AND REGULATIONS SHALL BE IN COMPLIANCE FOR POST-INSTALLATION WATERING SCHEDULES. CONTRACTOR SHALL COORDINATE WITH THE IRRIGATION CONTRACTOR AND LEAVE PROVISIONS FOR ALL SLEEVING AND PIPE ROUTING. ALL UNDERGROUND UTILITIES TO BE LOCATED BY DIALING 811 AS REQUIRED BY LAW.

11. ALL EXISTING TREE + PALM INFORMATION THAT HAS BEEN PROVIDED ON THIS PLAN FOLLOWS THE MIAMI BEACH COUNTY E.R.M. TREE PERMITTING GUIDELINES. ANY TREES or PALMS CONSIDERED INVASIVE OR THAT FALLS UNDER THE TREE PERMIT EXEMPTION / PROHIBITED SPECIES LIST 24-94 (4) MAY NOT BE SHOWN FOR CLARITY PURPOSES. ANY DISCREPANCIES IF NOTED UPON FURTHER FIELD INSPECTION SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE LANDSCAPE ARCHITECT.
12. ALL PLANTING BEDS SHALL BE MULCHED TO A DEPTH OF 2" WITH A SMALL GRAY GRANITE AGGREGATE or APPROVED ORGANIC MULCH FREE FROM WEED, FUNGUS, INSECTS AND DISEASE. CONTRACTOR SHALL SOD ALL AREAS AS INDICATED ON THE PLANS OR AS DIRECTED. PAYMENT SHALL BE DETERMINED BY THE TOTAL MEASURED SODDED AREAS X THE UNIT PRICE SUBMITTED AND FIELD VERIFIED. SOD SHALL CARRY A 5-MONTH WARRANTY.
13. SOD SHALL BE "EMPIRE TURF" ZOYSIA GRASS IN ALL LAWN AREAS AS SHOWN ON THE PLANS. SOD SHALL BE STRONGLY ROOTED, FREE FROM WEED, FUNGUS, INSECTS AND DISEASE. CONTRACTOR SHALL SOD ALL AREAS AS INDICATED ON THE PLANS OR AS DIRECTED. PAYMENT SHALL BE DETERMINED BY THE TOTAL MEASURED SODDED AREAS X THE UNIT PRICE SUBMITTED AND FIELD VERIFIED. SOD SHALL CARRY A 5-MONTH WARRANTY.
14. ALL TREES, PALMS, SHRUBS AND GROUNDCOVERS, AND SOD / LAWN SHALL CARRY A ONE-YEAR WARRANTY FROM THE DATE OF FINAL ACCEPTANCE.
- 14A. MAINTENANCE: ALL NEWLY INSTALLED PLANTING MATERIAL WILL BE MAINTAINED IN A CONDITION THAT MEETS OR EXCEEDS FLORIDA GRADE #01 AND HAS A (01) YEAR REPLACEMENT GUARANTEE
15. ALL TREES AND PALMS SHALL BE STAKED PER ACCEPTED STANDARDS BY THE FLORIDA NURSERYMEN & GROWERS LANDSCAPE ASSOCIATION (FNGLA) AND ANSI A-300 (PART 6)-2012 TREE, SHRUB, AND OTHER WOODY PLANT MANAGEMENT STANDARD PRACTICES (PLANTING AND TRANSPLANTING). CONTRACTOR SHALL ENSURE THAT THE PLANS, DETAILS, SPECIFICATIONS AND NOTES HAVE BEEN ADHERED TO AND THAT THE LANDSCAPE AND IRRIGATION INSTALLATION IS COMPLIANT TO ALL ITEMS AS DIRECTED ON THE PLANS PRIOR TO SCHEDULING OF THE FINAL INSPECTION.
- CONTRACTOR SHALL REMOVE ALL STAKES, POLES, WELLINGTON TAPE OR OR BRACING MATERIALS FROM ALL PALMS, TREES AND SHRUBS WITHIN 1 YEAR OF INSTALLATION.
16. THE PLANT LIST IS INTENDED ONLY AS AN AID TO BIDDING. ANY DISCREPANCIES FOUND BETWEEN THE QUANTITIES ON THE PLAN AND PLANT LIST, THE QUANTITIES ON THE PLAN SHALL BE HELD VALID.
17. IF NECESSARY, CONTRACTOR SHALL PROVIDE A WATER TRUCK DURING PLANTING TO ENSURE PROPER WATERING-IN DURING INSTALLATION AND CONTRACTOR WILL BE RESPONSIBLE FOR CONTINUAL WATERING UNTIL FINAL ACCEPTANCE BY THE OWNER.
- A MINIMUM OF 6 MONTHS OF SUPPLEMENTAL HAND OR AUTOMATIC IRRIGATION SYSTEM WATERING SHALL BE REQUIRED TO AID IN NEW TREE OR PALM ESTABLISHMENT.
18. FERTILIZATION: ONE COMPLETE APPLICATION OF GRANULAR FERTILIZER SHALL BE APPLIED PRIOR TO FINAL ACCEPTANCE AND APPROVAL BY THE LANDSCAPE ARCHITECT. FERTILIZER SHALL BE OSMACOTTE OR APPROVAL EQUAL.
19. SHOULD ANY TREES OR PALMS BE DAMAGED THEY SHALL BE EVALUATED BY THE CITY STAFF TO DETERMINE CORRECTIVE ACTIONS THAT MAY INCLUDE REMOVAL, CORRECTIVE PRUNING AND OR REPLACEMENT. ANY CORRECTIVE ACTION REQUIRED SHALL BE PERFORMED IN ACCORDANCE WITH A MIAMI BEACH COUNTY CODE, ANSI-A 300 PRUNING STANDARDS AND OR AN ISSUED ERM TREE PERMIT OR ENVIRONMENTAL PERMIT. ANY CORRECTIVE PRUNING REQUIRED SHALL BE PERFORMED BY AN ISA CERTIFIED ARBORIST OR ASCA CONSULTING ARBORIST
20. ALL TREES + PALMS TO REMAIN OR BE RELOCATED ON SITE IN THE VICINITY OF CONSTRUCTION ACTIVITIES, SHALL BE PROTECTED THROUGH THE USE OF TREE PROTECTION BARRICADES INSTALLED AT THE TREE OR PALM DRIP LINE. A TREE PROTECTION FENCE SHALL BE CONSTRUCTED PRIOR TO ANY CONSTRUCTION ACTIVITY INCLUDING GRUBBING AND SHALL REMAIN IN PLACE UNTIL ON SITE CONSTRUCTION HAS BEEN COMPLETED.



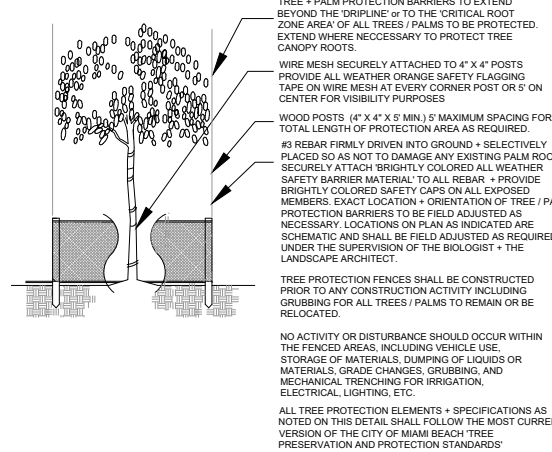
GROUNDCOVER PLANTING DETAIL

N.T.S.



TREE PLANTING DETAIL

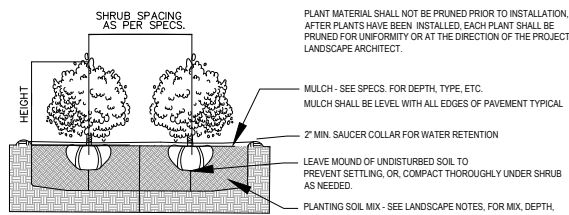
N.T.S.



PROTECTION DETAIL NOTE
CONTRACTOR TO INSTALL PROTECTIVE FENCE BARRIER AROUND ALL EXISTING TREES OR PALMS TO REMAIN AT THE START OF THE PROJECT. FENCE TO REMAIN IN PLACE THROUGHOUT THE DURATION OF THE PROJECT AND SHOULD NOT BE REMOVED OR DROPPED FOR ANY REASON WITHOUT AUTHORIZATION FROM THE CITY OF MIAMI BEACH COUNTY URBAN FORESTER.

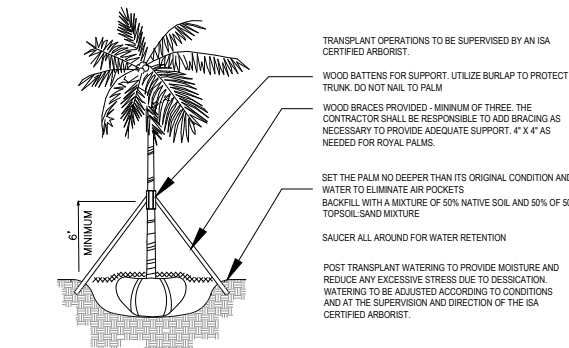
TREE / PALM PROTECTION DETAIL

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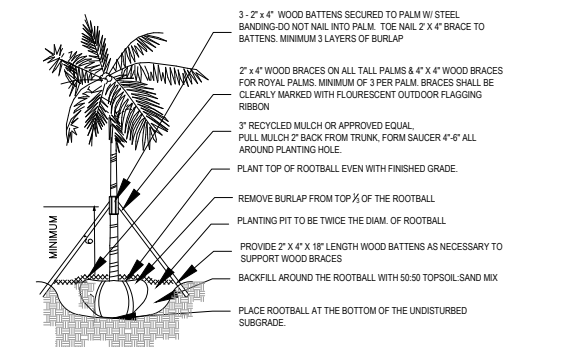
SHRUB PLANTING DETAIL

N.T.S.



PALM TRANSPLANT DETAIL

N.T.S.



PALM PLANTING DETAIL

N.T.S.

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Date: 06/12/2023

L2

CITY OF MIAMI BEACH

LANDSCAPE LEGEND - 1649 W ND MIAMI BEACH

INFORMATION REQUIRED TO BE PERMANENTLY AFFIXED TO PLANS

Zoning District RS-3 Lot Area 21,497 SF Acres 0.49

OPEN SPACE

	REQUIRED/ ALLOWED	PROVIDED
A. Square feet of required Open Space as indicated on site plan: Lot Area = <u>21,497 SF</u> s.f.x <u>50</u> % = <u>10,748.5</u> s.f.	<u>10,748.5 Sq Ft</u>	<u>12,355 Sq Ft</u>
B. Square feet of parking lot open space required as indicated on site plan: Number of parking spaces <u> </u> x 10 s.f. parking space =	<u> </u>	<u> </u>
C. Total square feet of landscaped open space required: A+B=	<u> </u>	<u> </u>

LAWN AREA CALCULATION

A. Square feet of landscaped open space required		
B. Maximum lawn area (sod) permitted= <u>50</u> % x 10,748.5 s.f.	<u>5,374.25 Sq Ft</u>	<u>2,630 Sq Ft</u>

TREES

A. Number of trees required per lot or net lot acre, less existing number of trees meeting minimum requirements=		
20 trees x net lot acres - number of existing trees=	<u>5 + 15</u>	<u>19 Provided</u>
B. % Natives required: Number of trees provided x 30% =	<u>6</u>	<u>11</u>
C. % Low maintenance / drought and salt tolerant required: Number of trees provided x 50%=	<u>10</u>	<u>19 Provided</u>
D. Street Trees (maximum average spacing of 20' o.c.) linear feet along street divided by 20'=	<u> </u>	<u> </u>
E. Street tree species allowed directly beneath power lines: (maximum average spacing of 20' o.c.): <u>42'-10'</u> linear feet along street divided by 20'=	<u>2</u>	<u>1 (*)</u>

SHRUBS

A. Number of shrubs required: Sum of lot and street trees required x 12=	<u>264</u>	<u>478</u>
B. % Native shrubs required: Number of shrubs provided x 50%=	<u>239</u>	<u>364</u>

LARGE SHRUBS OR SMALL TREES

A. Number of large shrubs or small trees required: Number of required shrubs x 10%=	<u>26</u>	<u>26</u>
B. % Native large shrubs or small trees required: Number of large shrubs or small trees provided x 50%=	<u>13</u>	<u>26</u>

(*) Restrictions for utility lines