



REVISIONS

NO.	Description	Date

PARK ROAD
 HOLLYWOOD, FLORIDA
 PARK ROAD DEVELOPMENT, LLC

BEATRIZ HERNANDEZ
 AR0094576

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PROJECT NO. 23-1009
 SCALE 1/16" = 1'-0"
 DATE 2024.08.23

TAC RESUBMITTAL #1

SHEET NAME
**BUILDING TYPE IV
 FLOOR PLAN -
 LEVEL 5**

SHEET NO.
A2-405

1 FLOOR PLAN - LEVEL 5
 1/16" = 1'-0"

NOTE: GREEN BUILDING CERTIFICATION TO BE ACHIEVED.

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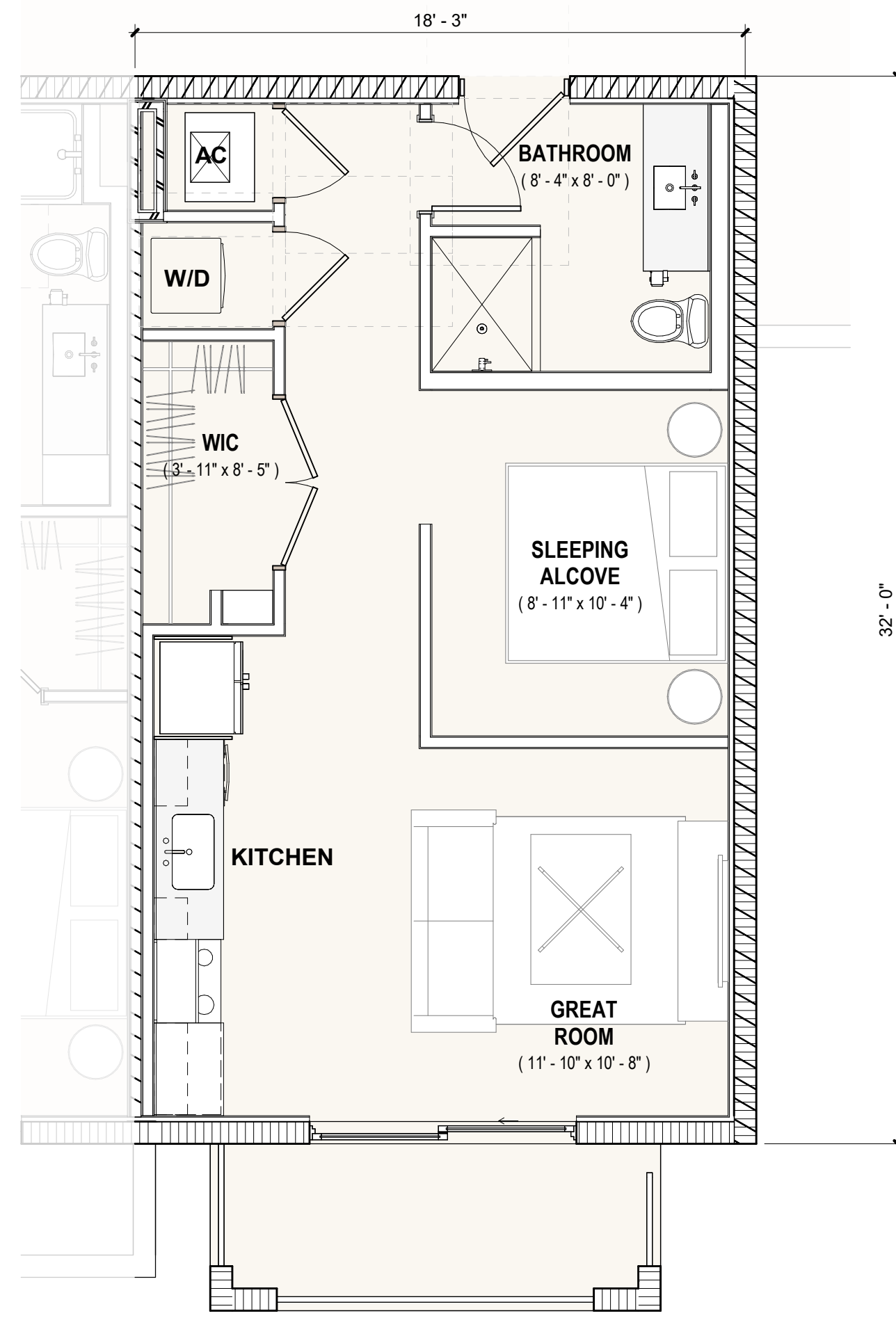
PROJECT NO. 23-1009
 SCALE 1/4" = 1'-0"
 DATE 2024.08.23

TAC RESUBMITTAL #1

SHEET NAME

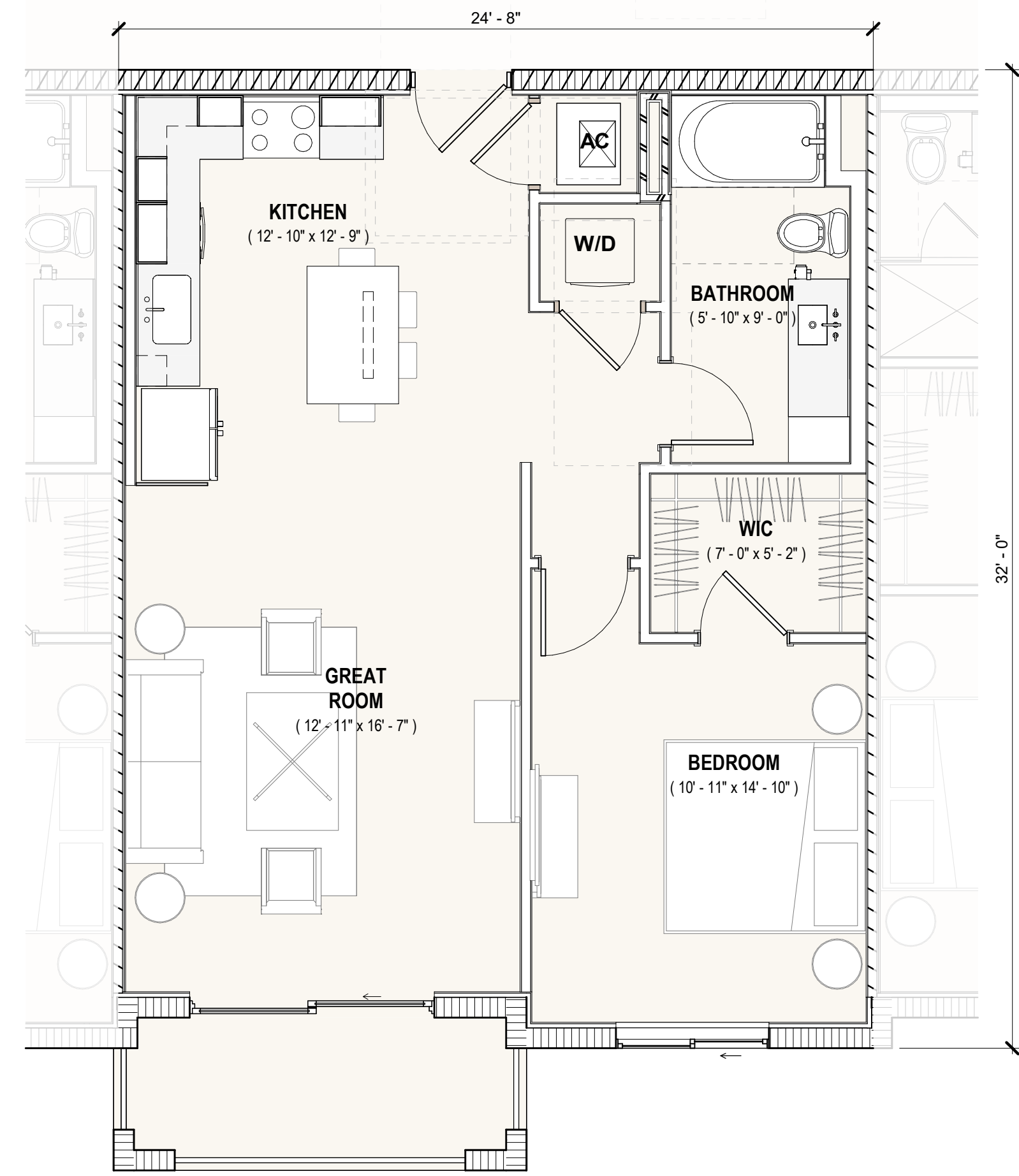
UNIT PLANS

SHEET NO.
A3-101



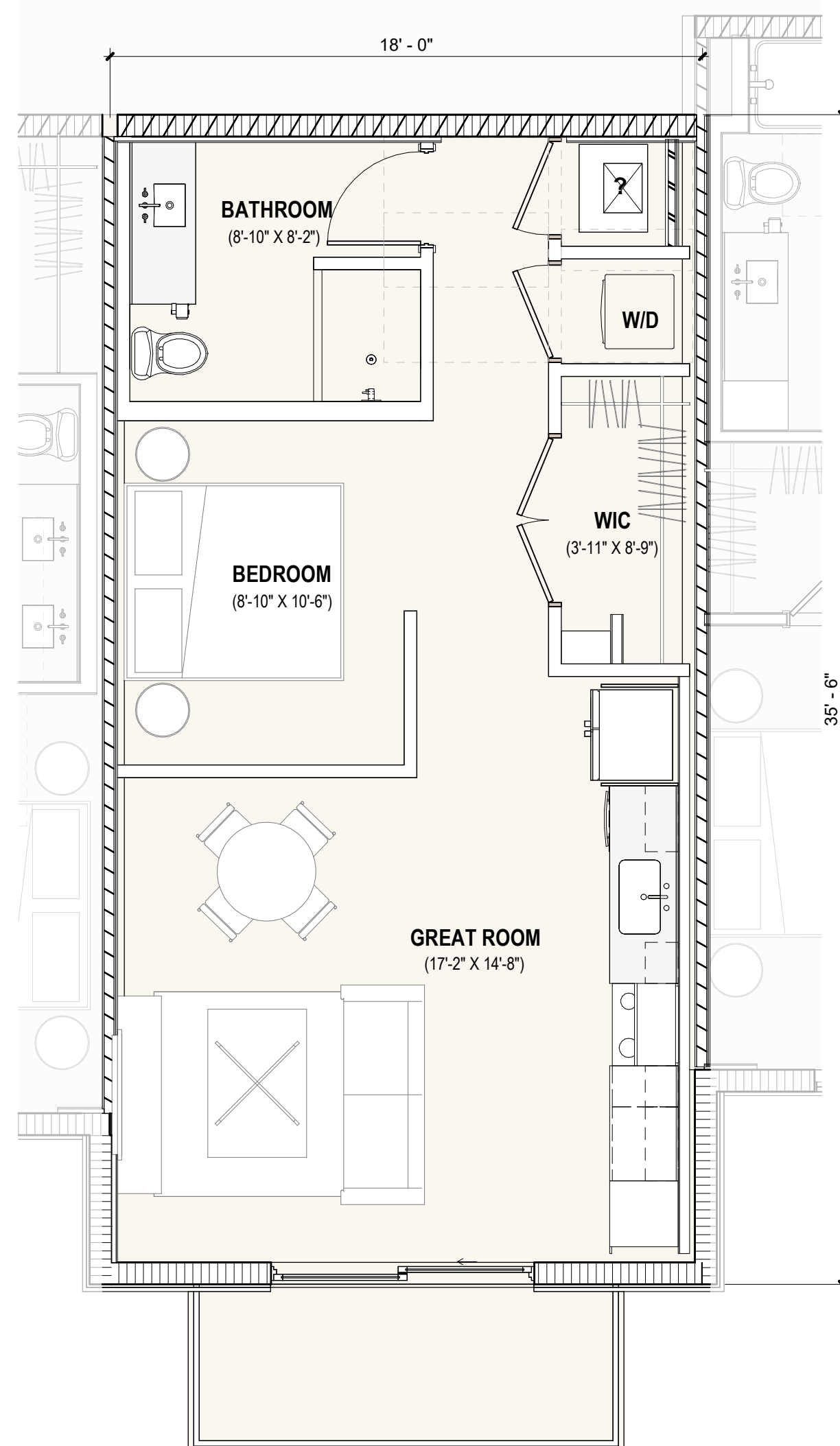
1 UNIT ST
 1/4" = 1'-0"

UNIT ST INFORMATION				
NO. BED	NO. BATH	AC AREA	Unit Count	
1	1	586 SF	18	



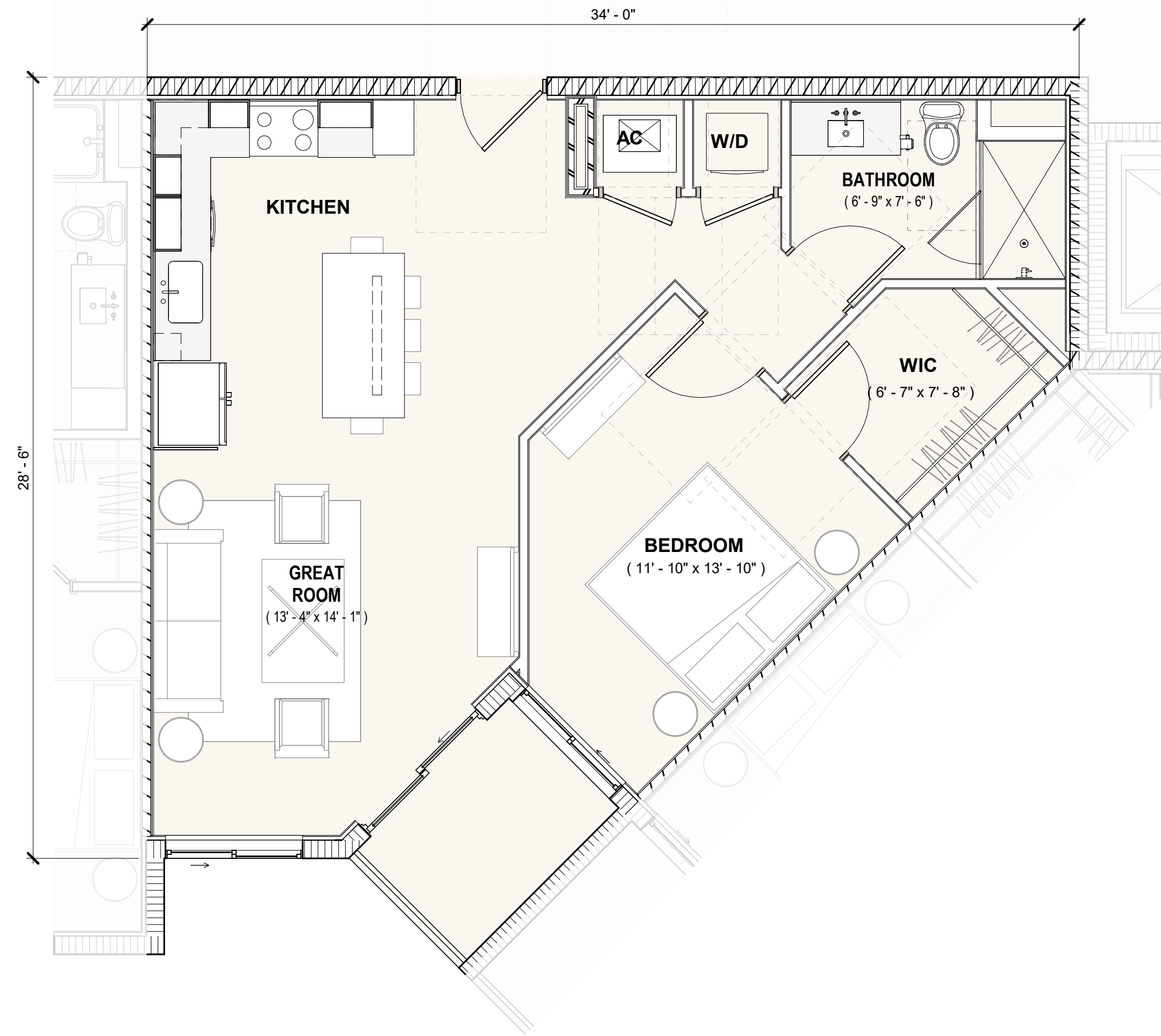
3 UNIT A1
 1/4" = 1'-0"

UNIT A1 INFORMATION				
NO. BED	NO. BATH	AC AREA	Unit Count	
1	1	777 SF	224	



2 UNIT STM
 1/4" = 1'-0"

UNIT STM INFORMATION				
NO. BED	NO. BATH	AC AREA	Unit Count	
1	1	646 SF	3	



4 UNIT A2
 1/4" = 1'-0"

UNIT A2 INFORMATION				
NO. BED	NO. BATH	AC AREA	Unit Count	
1	1	776 SF	32	

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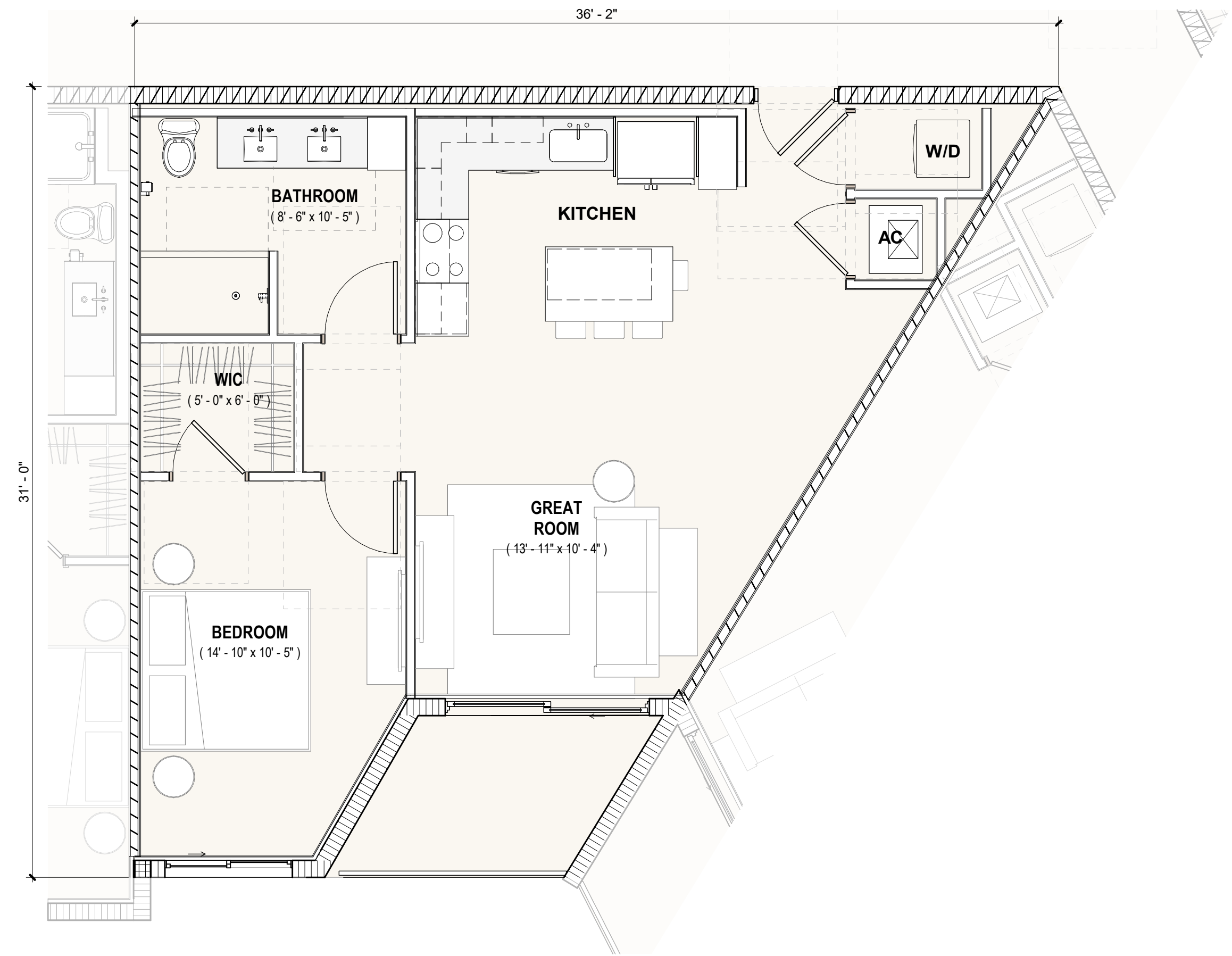
TAC RESUBMITTAL #1

SHEET NAME

UNIT PLANS

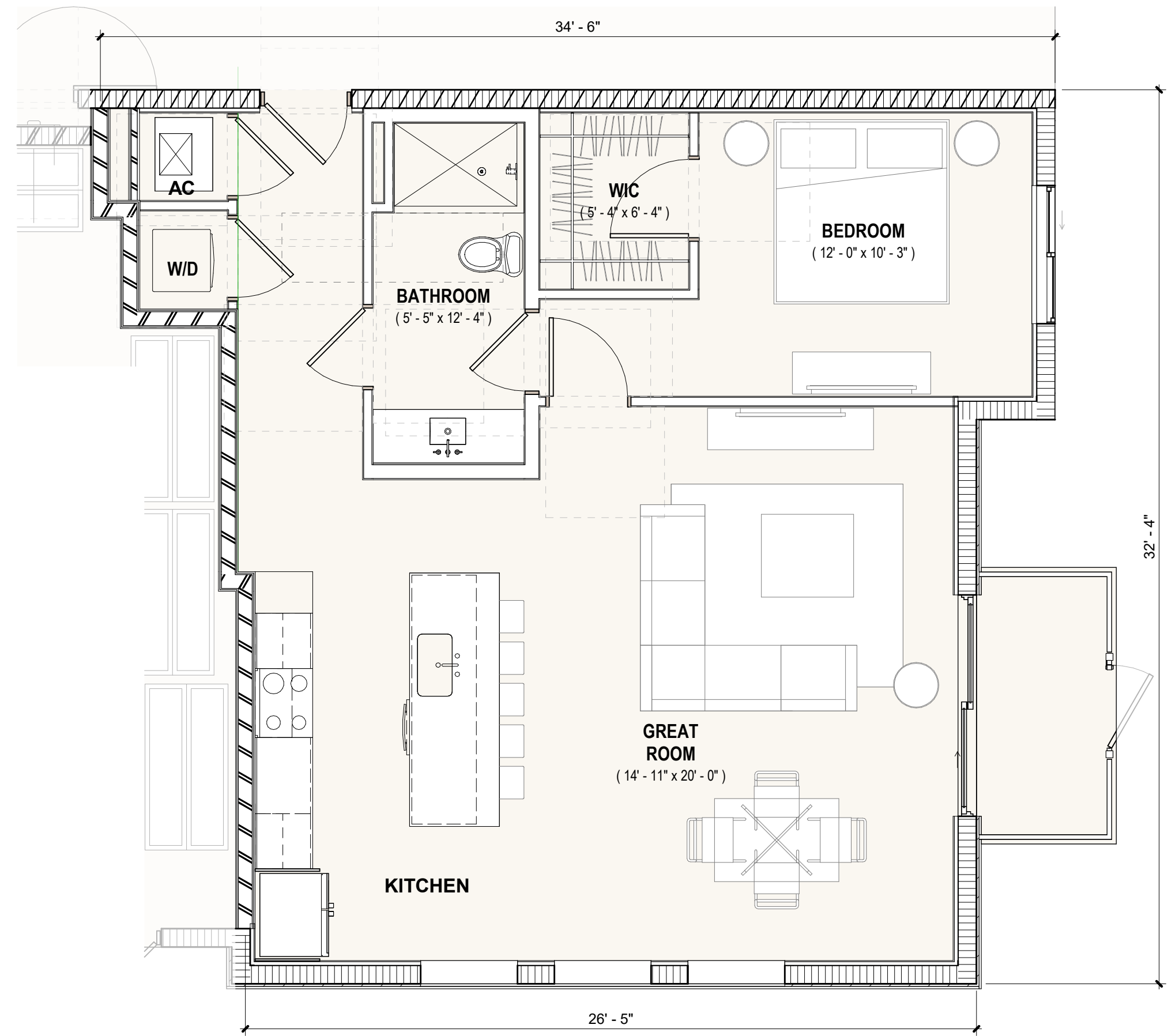
SHEET NO.

A3-102



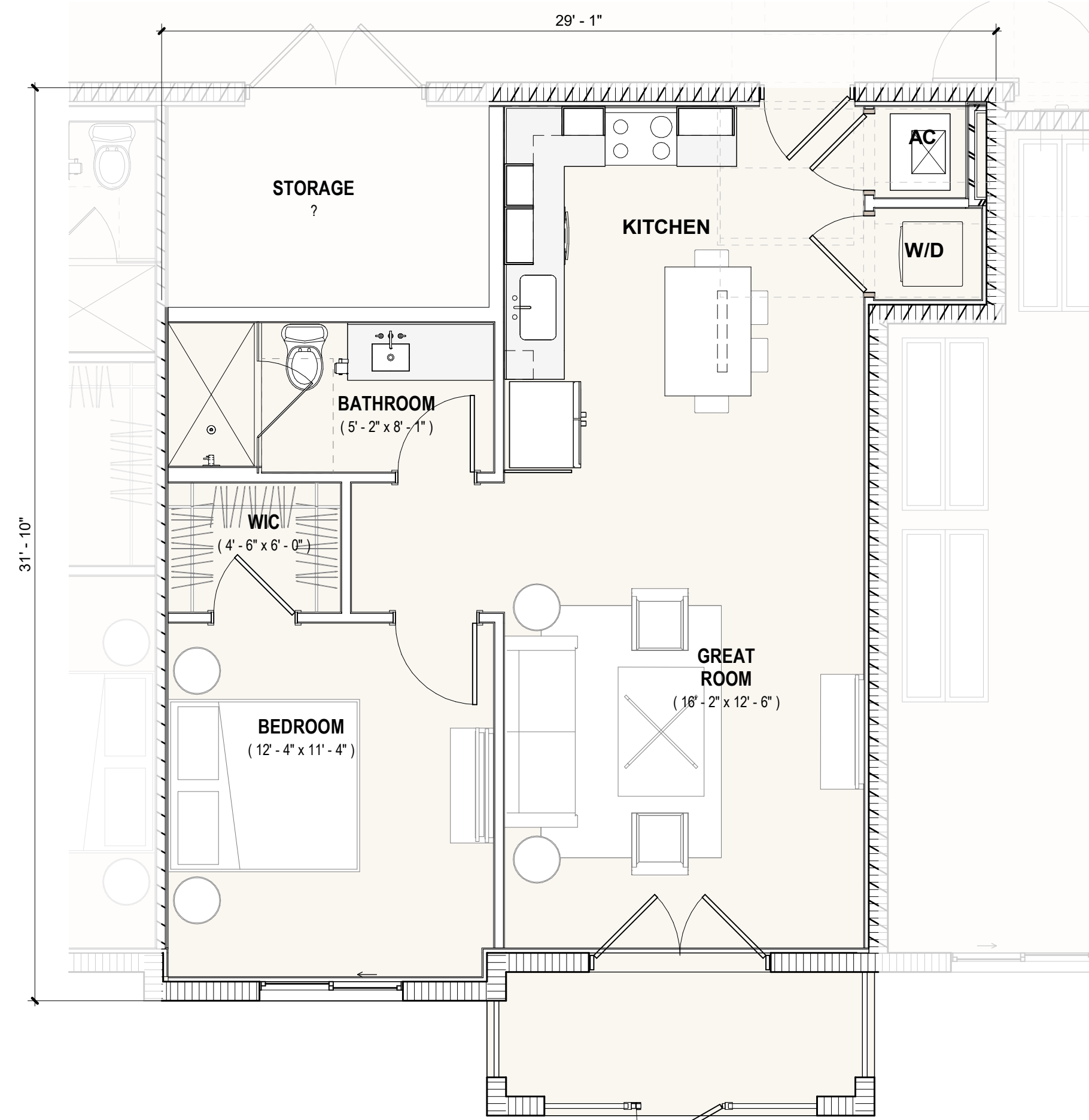
1 UNIT A3
 1/4" = 1'-0"

UNIT A3 INFORMATION			
NO. BED	NO. BATH	AC AREA	Unit Count
1	1	786 SF	10



2 UNIT A6 (B3 MOD)
 1/4" = 1'-0"

UNIT A6 INFORMATION			
NO. BED	NO. BATH	AC AREA	Unit Count
1	1	927 SF	2



3 UNIT A5 (B2 MOD)
 1/4" = 1'-0"

UNIT A5 INFORMATION			
NO. BED	NO. BATH	AC AREA	Unit Count
1	1	831 SF	3

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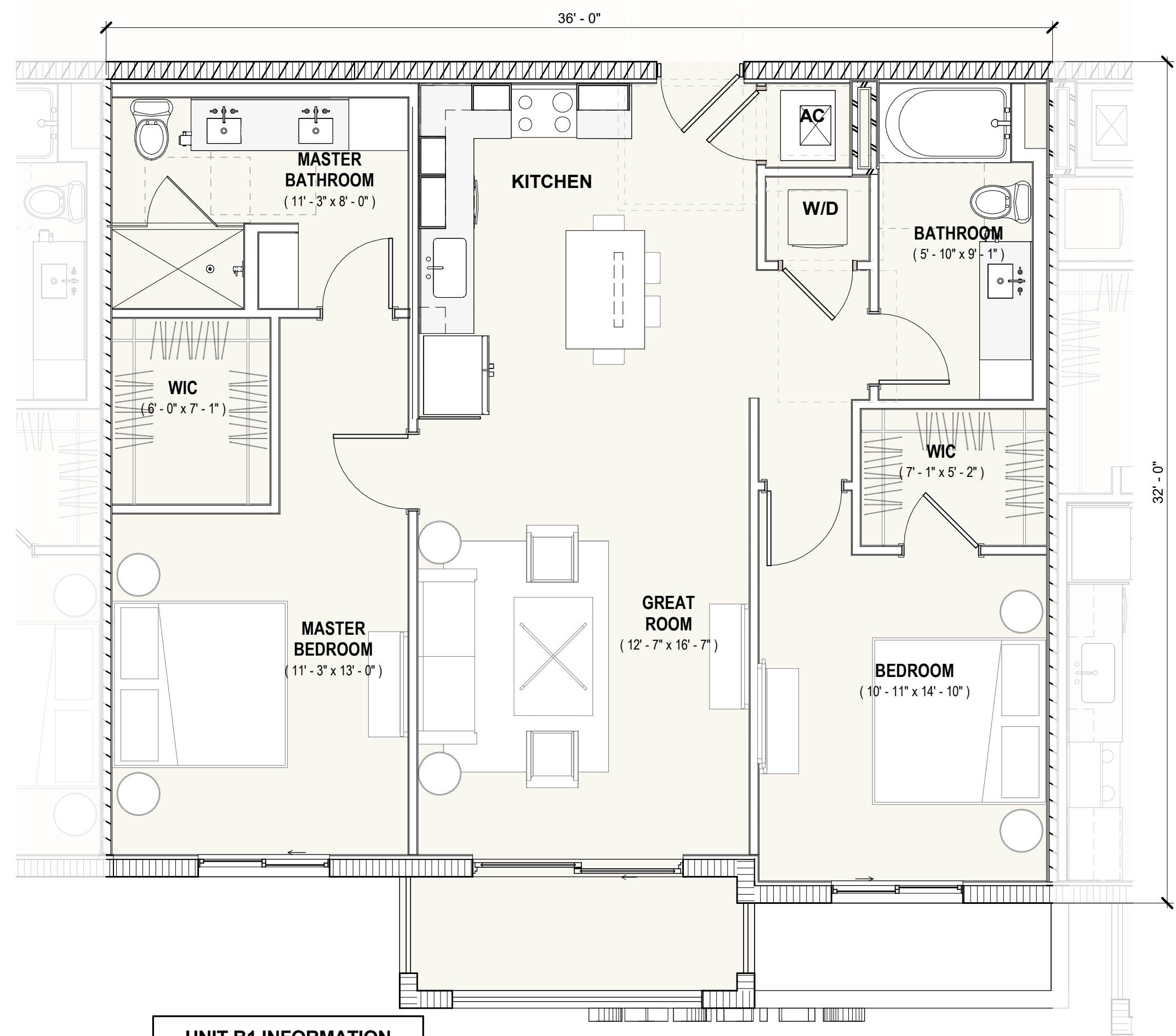
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TAC RESUBMITTAL #1
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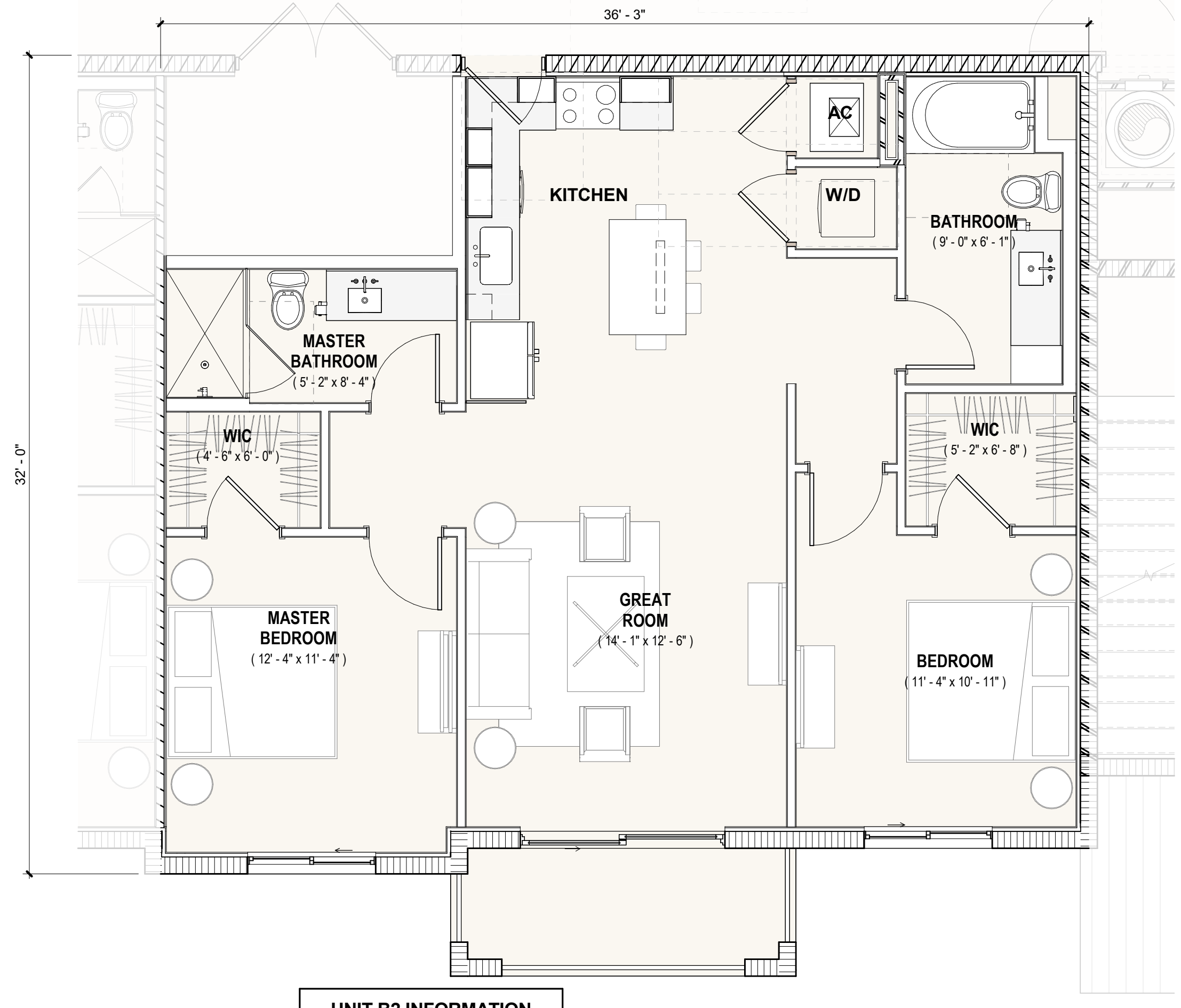
UNIT PLANS

SHEET NO.
A3-103



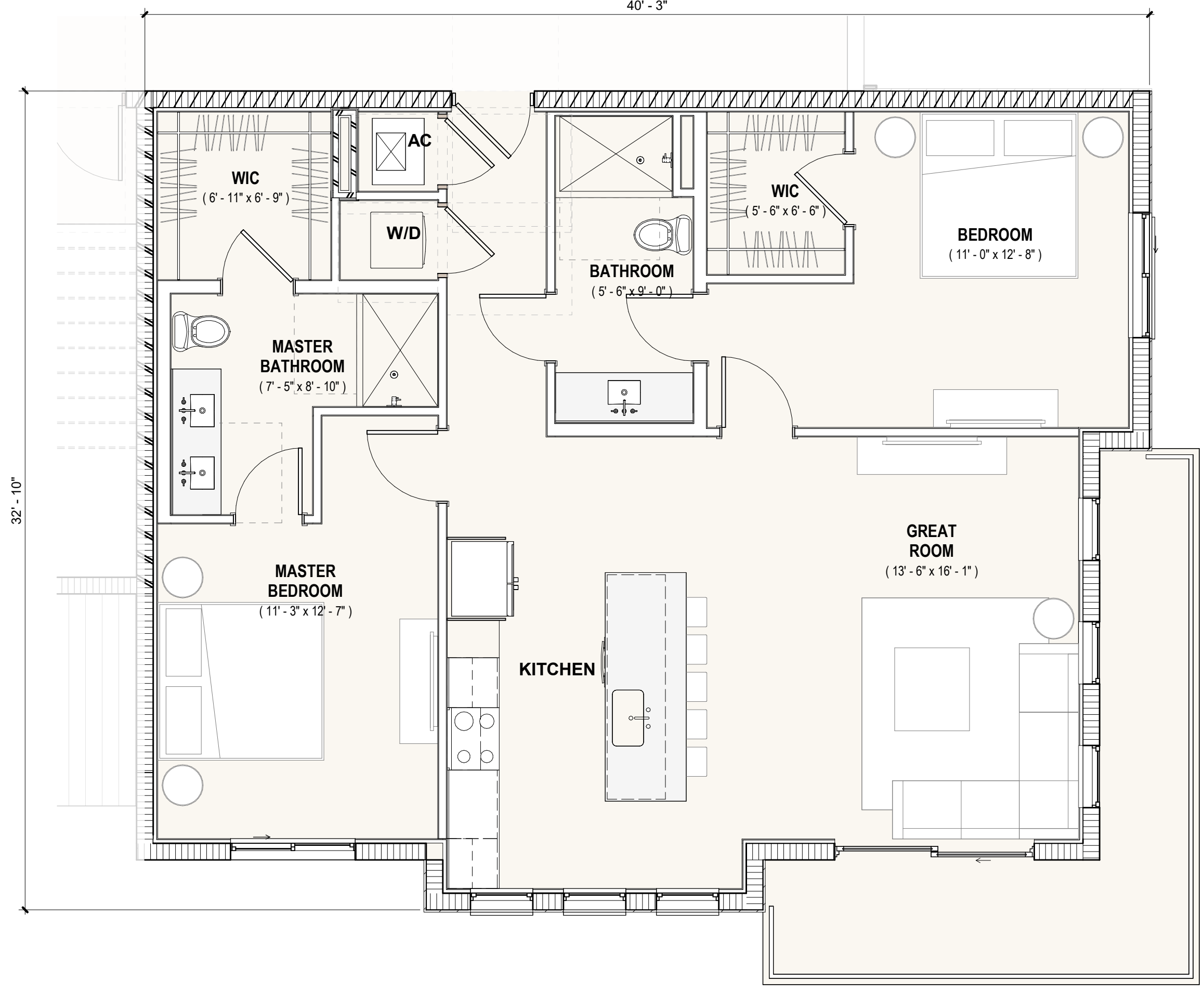
1 UNIT B1
 1/4" = 1'-0"

UNIT B1 INFORMATION			
NO. BED	NO. BATH	AC AREA	Unit Count
2	2	1136 SF	107



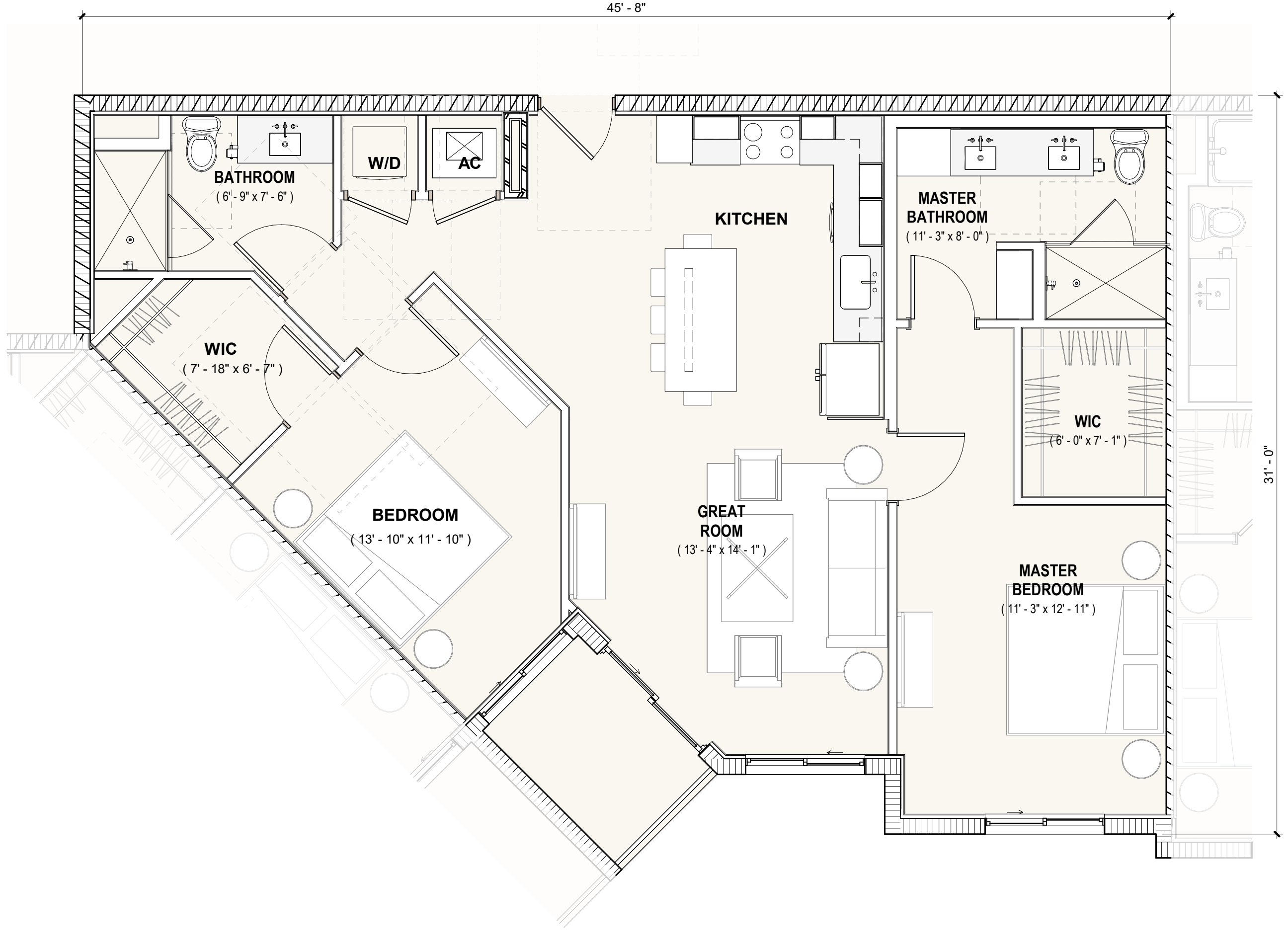
5 UNIT B2
 1/4" = 1'-0"

UNIT B2 INFORMATION			
NO. BED	NO. BATH	AC AREA	Unit Count
2	2	1127 SF	35



2 UNIT B3
 1/4" = 1'-0"

UNIT B3 INFORMATION			
NO. BED	NO. BATH	AC AREA	Unit Count
2	2	1232 SF	47



4 UNIT B4
 1/4" = 1'-0"

UNIT B4 INFORMATION			
NO. BED	NO. BATH	AC AREA	Unit Count
2	2	1138 SF	38

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 SCALE 1/4" = 1'-0"
 DATE 2024.08.23

TAC RESUBMITTAL #1

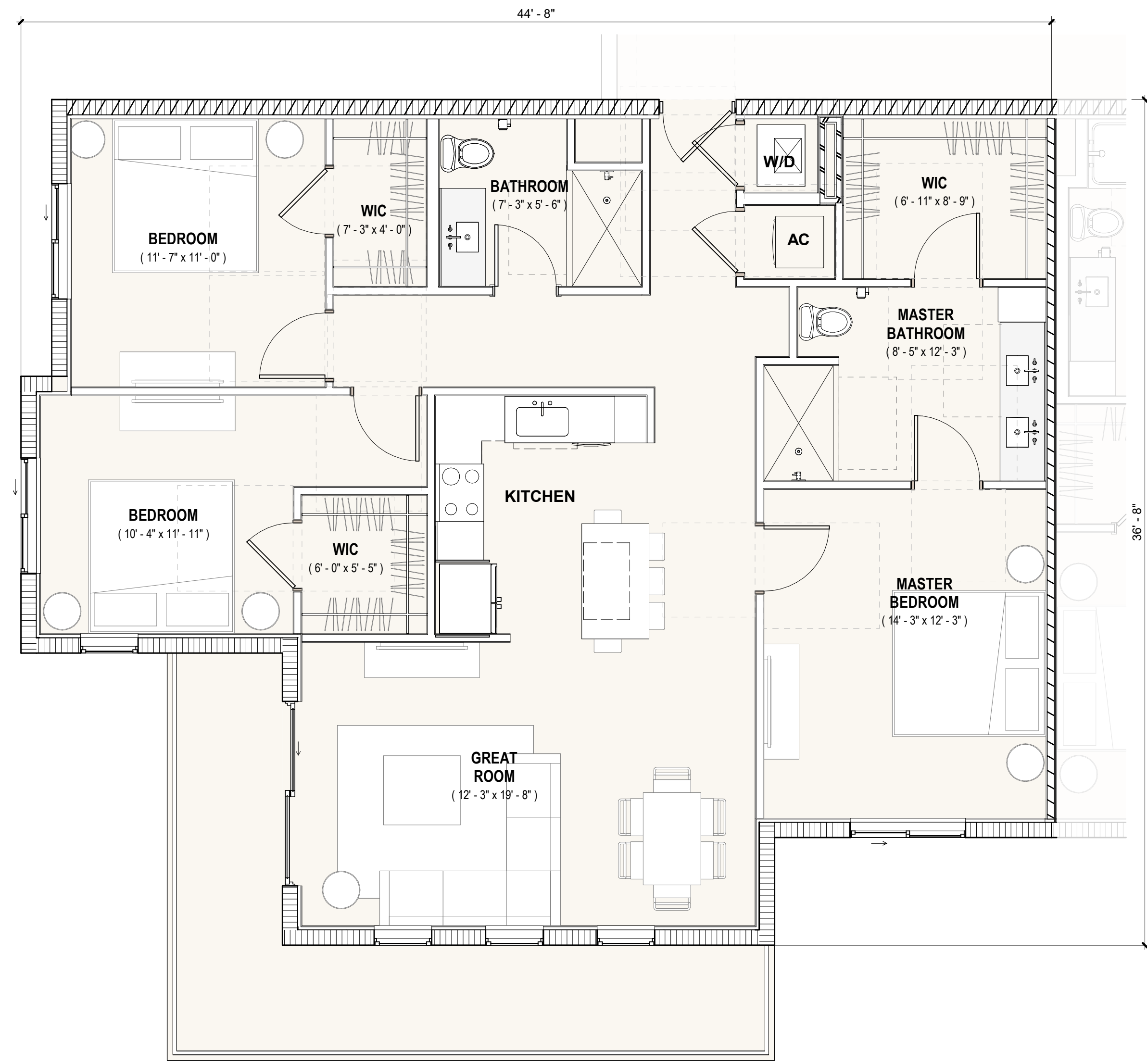
SHEET NAME

7/31/2024 12:03:08 PM



3 UNIT B5
 1/4" = 1'-0"

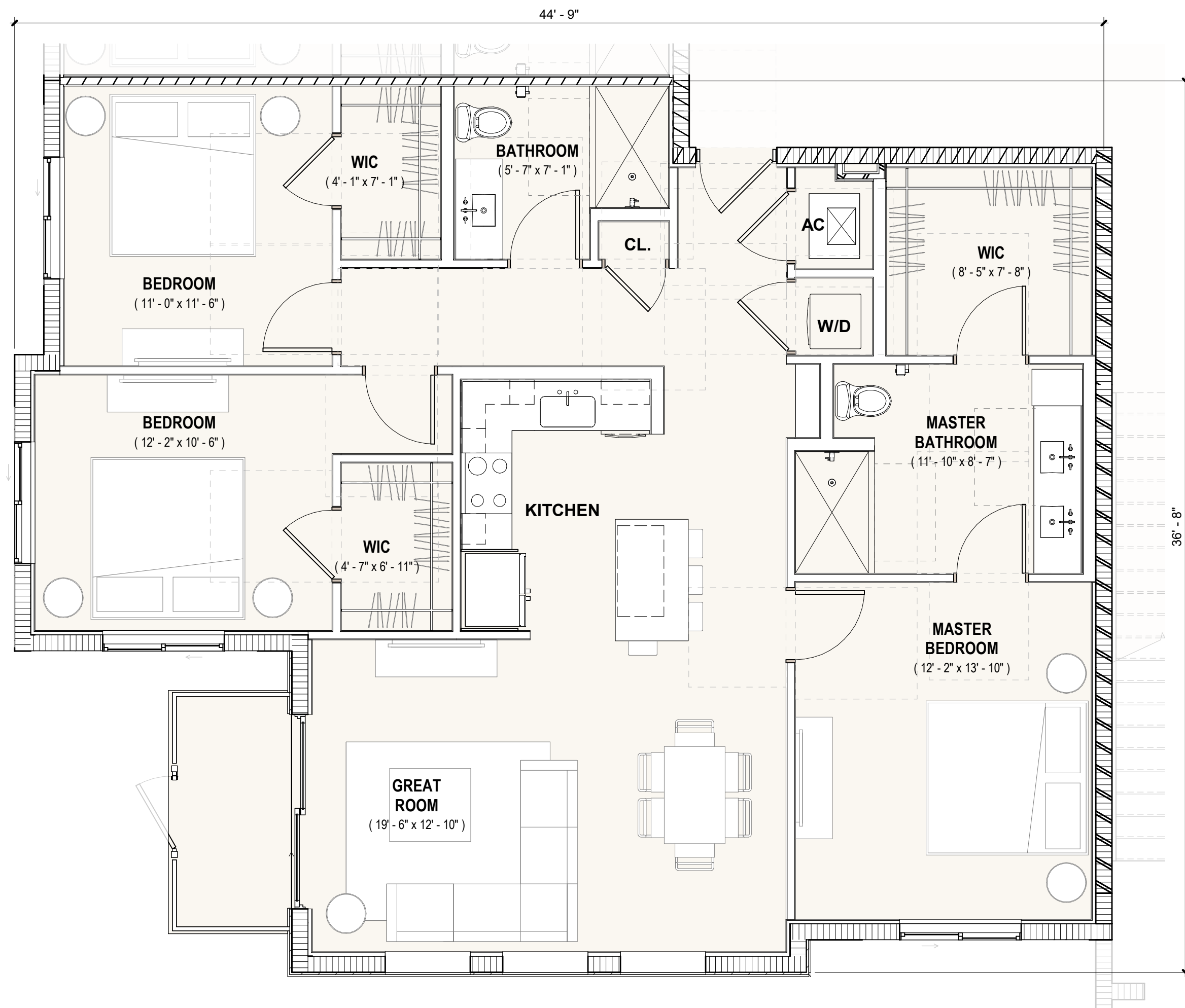
UNIT B5 INFORMATION				
NO. BED	NO. BATH	AC AREA	Unit Count	
2	2	1206 SF	5	



5 UNIT C1
 1/4" = 1'-0"

UNIT C1 INFORMATION				
NO. BED	NO. BATH	AC AREA	Unit Count	
3	2	1422 SF	15	

REVISIONS		
NO.	Description	Date



1 UNIT C3
1/4" = 1'-0"

UNIT C3 INFORMATION			
NO. BED	NO. BATH	AC AREA	Unit Count
3	2	1425 SF	20

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PROJECT NO. 23-1009

SCALE 1/4" = 1'-0"

DATE 2024.08.23

TAC RESUBMITTAL #1

SHEET NAME

UNIT PLANS

SHEET NO.
A3-105

REVISIONS

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PROJECT NO. 23-1009
 SCALE As indicated
 DATE 2024.08.03

TAC RESUBMITTAL #1
 SHEET NAME

**BUILDING I
 ELEVATIONS**

SHEET NO.
A4-101



1 Elevation West - Building I
 3/32" = 1'-0"



2 Elevation East - Building I
 3/32" = 1'-0"

COLOR/FINISH LEGEND

- PAINT:**
 MANUFACTURER: SHERWIN WILLIAMS
- 1** SW 7757 - HIGH REFLECTIVE WHITE (WALLS AND STUCCO BANDS)
 - 2** SW 0055 - LIGHT FRENCH GRAY
 - 3** SW 7674 - PEPPERCORN (STUCCO BANDS AND ROOFS)
- WINDOWS/DOORS/RAILINGS:**
- 4** BRONZE ESP FINISH (ELECTRO STATIC PAINT)
- EXTERIOR SIDING:**
 MANUFACTURER: TBD
- 5** BRICK CLADDING: SW 6192 COASTAL PLAIN
 - 6** BRICK CLADDING: SW 0055 - LIGHT GRAY
 - 7** BRICK CLADDING: SW 6359 - SOCIABLE

NOTE: GREEN BUILDING CERTIFICATION TO BE ACHIEVED.

REVISIONS		
NO.	Description	Date



2 Elevation North - Building I
 3/32" = 1'-0"



1 Elevation South - Building I
 3/32" = 1'-0"

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PROJECT NO. 23-1009

SCALE As indicated

DATE 2024.08.03

TAC RESUBMITTAL #1

SHEET NAME

**BUILDING I
 ELEVATIONS**

SHEET NO.

A4-102

COLOR/FINISH LEGEND

PAINT:
 MANUFACTURER: SHERWIN WILLIAMS

1 SW 7757 - HIGH REFLECTIVE WHITE (WALLS AND STUCCO BANDS)

2 SW 0055 - LIGHT FRENCH GRAY

3 SW 7674 - PEPPERCORN (STUCCO BANDS AND ROOFS)

WINDOWS/DOORS/RAILINGS:

4 BRONZE ESP FINISH (ELECTRO STATIC PAINT)

EXTERIOR SIDING:
 MANUFACTURER: TBD

5 BRICK CLADDING: SW 6192 COASTAL PLAIN

6 BRICK CLADDING: SW 0055 - LIGHT GRAY

7 BRICK CLADDING: SW 6359 - SOCIABLE

NOTE: GREEN BUILDING CERTIFICATION TO BE ACHIEVED.



1 Elevation South - Building II
 3/32" = 1'-0"



2 Elevation North - Building II
 3/32" = 1'-0"

COLOR/FINISH LEGEND

- PAINT:**
 MANUFACTURER: SHERWIN WILLIAMS
- 1** SW 7757 - HIGH REFLECTIVE WHITE (WALLS AND STUCCO BANDS)
 - 2** SW 0055 - LIGHT FRENCH GRAY
 - 3** SW 7674 - PEPPERCORN (STUCCO BANDS AND ROOFS)
- WINDOWS/DOORS/RAILINGS:**
- 4** BRONZE ESP FINISH (ELECTRO STATIC PAINT)
 - 5** BRICK CLADDING: SW 6192 COASTAL PLAIN
 - 6** BRICK CLADDING: SW 0055 - LIGHT GRAY
 - 7** BRICK CLADDING: SW 6359 - SOCIABLE
- EXTERIOR SIDING:**
 MANUFACTURER: TBD

NOTE: GREEN BUILDING CERTIFICATION TO BE ACHIEVED.

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PROJECT NO. 23-1009
 SCALE As indicated
 DATE 2024.08.03

TAC RESUBMITTAL #1

**BUILDING II
 ELEVATIONS**

SHEET NO.
A4-201

REVISIONS

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PROJECT NO. 23-1009
 SCALE As indicated
 DATE 2024.08.03

TAC RESUBMITTAL #1

SHEET NAME

BUILDING II ELEVATIONS

SHEET NO.

A4-202



2 Elevation East - Building II
 3/32" = 1'-0"



1 Elevation West - Building II
 3/32" = 1'-0"

COLOR/FINISH LEGEND

PAINT:
 MANUFACTURER: SHERWIN WILLIAMS

1 SW 7757 - HIGH REFLECTIVE WHITE (WALLS AND STUCCO BANDS)

2 SW 0055 - LIGHT FRENCH GRAY

3 SW 7674 - PEPPERCORN (STUCCO BANDS AND ROOFS)

WINDOWS/DOORS/RAILINGS:

4 BRONZE ESP FINISH (ELECTRO STATIC PAINT)

EXTERIOR SIDING:
 MANUFACTURER: TBD

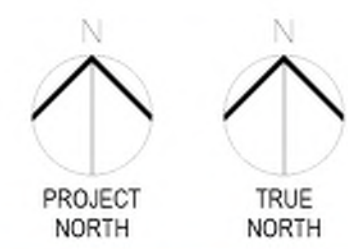
5 BRICK CLADDING: SW 6192 COASTAL PLAIN

6 BRICK CLADDING: SW 0055 - LIGHT GRAY

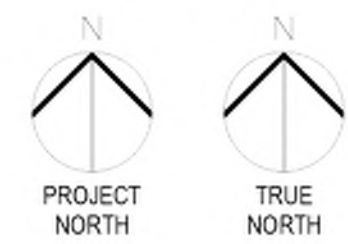
7 BRICK CLADDING: SW 6359 - SOCIABLE

NOTE: GREEN BUILDING CERTIFICATION TO BE ACHIEVED.

REVISIONS		
NO.	Description	Date



1 NORTH ELEVATION - SECTOR A
3/32" = 1'-0"



2 NORTH ELEVATION - SECTOR B
3/32" = 1'-0"

COLOR/FINISH LEGEND

PAINT:
MANUFACTURER: SHERWIN WILLIAMS

1 SW 7757 - HIGH REFLECTIVE WHITE
(WALLS AND STUCCO BANDS)

2 SW 7004 - SNOWBOUND

3 SW 6189 - OPALINE

4 SW 9165 - GOSSAMER VEIL

5 SW 7674 - PEPPERCORN (STUCCO
BANDS AND MANSARD ROOFS)

WINDOWS/DOORS/RAILINGS:
6 ALUMINUM ANODIZED - LIGHT

EXTERIOR SIDING:
MANUFACTURER: TBD
7 BRICK CLADDING: WHITE

NOTE: GREEN BUILDING CERTIFICATION TO BE ACHIEVED.

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HOLLYWOOD, FL
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PROJECT NO. 23-1009

SCALE As indicated

ISSUE DATE 2024.08.23

TAC RESUBMITTAL #1

SHEET NAME

**BUILDING III
ELEVATIONS**

SHEET NO.

A4-301

REVISIONS

NO.	Description	Date



1 SOUTH ELEVATION - SECTOR A
3/32" = 1'-0"

PROJECT NORTH TRUE NORTH



2 SOUTH ELEVATION - SECTOR B
3/32" = 1'-0"

PROJECT NORTH TRUE NORTH

COLOR/FINISH LEGEND

- PAINT:
MANUFACTURER: SHERWIN WILLIAMS
- 1** SW 7757 - HIGH REFLECTIVE WHITE (WALLS AND STUCCO BANDS)
 - 2** SW 7004 - SNOWBOUND
 - 3** SW 6189 - OPALINE
 - 4** SW 9165 - GOSSAMER VEIL
 - 5** SW 7674 - PEPPERCORN (STUCCO BANDS AND MANSARD ROOFS)
- WINDOWS/DOORS/RAILINGS:
6 ALUMINUM ANODIZED - LIGHT
- EXTERIOR SIDING:
MANUFACTURER: TBD
7 BRICK CLADDING: WHITE

NOTE: GREEN BUILDING CERTIFICATION TO BE ACHIEVED.

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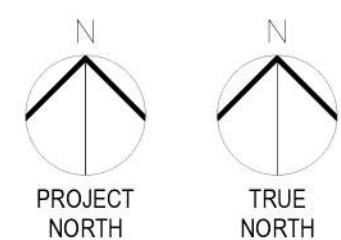
TAC RESUBMITTAL #1

SHEET NAME

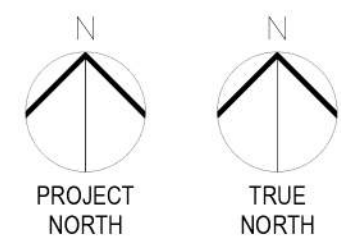
BUILDING III ELEVATIONS

SHEET NO.
A4-302

REVISIONS		
NO.	Description	Date



1 EAST ELEVATION - SECTOR A
3/32" = 1'-0"



2 EAST ELEVATION - SECTOR B
3/32" = 1'-0"

COLOR/FINISH LEGEND

PAINT:

MANUFACTURER: SHERWIN WILLIAMS

1 SW 7757 - HIGH REFLECTIVE WHITE (WALLS AND STUCCO BANDS)

2 SW 7004 - SNOWBOUND

3 SW 6189 - OPALINE

4 SW 9165 - GOSSAMER VEIL

5 SW 7674 - PEPPERCORN (STUCCO BANDS AND MANSARD ROOFS)

WINDOWS/DOORS/RAILINGS:

6 ALUMINUM ANODIZED - LIGHT

EXTERIOR SIDING:
MANUFACTURER: TBD

7 BRICK CLADDING: WHITE

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TAC RESUBMITTAL #1

SHEET NAME

**BUILDING III
ELEVATIONS**

SHEET NO.

A4-303

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PROJECT NO. 23-1009
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ISSUE DATE 2024.08.23

TAC RESUBMITTAL #1

SHEET NAME

BUILDING III ELEVATIONS

SHEET NO.

A4-304



1 WEST ELEVATION - SECTOR A
3/32" = 1'-0"
PROJECT NORTH, TRUE NORTH



2 WEST ELEVATION - SECTOR B
3/32" = 1'-0"
PROJECT NORTH, TRUE NORTH

COLOR/FINISH LEGEND

PAINT:
MANUFACTURER: SHERWIN WILLIAMS

1 SW 7757 - HIGH REFLECTIVE WHITE (WALLS AND STUCCO BANDS)

2 SW 7004 - SNOWBOUND

3 SW 6189 - OPALINE

4 SW 9165 - GOSSAMER VEIL

5 SW 7674 - PEPPERCORN (STUCCO BANDS AND MANSARD ROOFS)

WINDOWS/DOORS/RAILINGS:
6 ALUMINUM ANODIZED - LIGHT

EXTERIOR SIDING:
MANUFACTURER: TBD
7 BRICK CLADDING: WHITE

NOTE: GREEN BUILDING CERTIFICATION TO BE ACHIEVED.



1 Elevation North - Building IV
 3/32" = 1'-0"



2 Elevation South-East Building IV
 3/32" = 1'-0"

COLOR/FINISH LEGEND

- PAINT:
 MANUFACTURER: SHERWIN WILLIAMS
- 1** SW 7757 - HIGH REFLECTIVE WHITE (WALLS AND STUCCO BANDS)
 - 2** SW 0055 - LIGHT FRENCH GRAY
 - 3** SW 7674 - PEPPERCORN (STUCCO BANDS AND ROOFS)
- WINDOWS/DOORS/RAILINGS:
- 4** BRONZE ESP FINISH (ELECTRO STATIC PAINT)
- EXTERIOR SIDING:
 MANUFACTURER: TBD
- 5** BRICK CLADDING: SW 6192 COASTAL PLAIN
 - 6** BRICK CLADDING: SW 0055 - LIGHT GRAY
 - 7** BRICK CLADDING: LIMESTONE

NOTE: GREEN BUILDING CERTIFICATION TO BE ACHIEVED.

REVISIONS

NO.	Description	Date

PARK ROAD
 HOLLYWOOD, FLORIDA
 PARK ROAD DEVELOPMENT, LLC

BEATRIZ HERNANDEZ
 AR0094576

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PROJECT NO. 23-1009
 SCALE As indicated
 DATE 2024.08.23
 TAC RESUBMITTAL #1

BUILDING IV ELEVATIONS

SHEET NO.
A4-401



1 Elevation West - Building IV
3/32" = 1'-0"



2 Elevation South-West - Building IV
3/32" = 1'-0"



3 Elevation East - Building IV
3/32" = 1'-0"

COLOR/FINISH LEGEND

- PAINT:
MANUFACTURER: SHERWIN WILLIAMS
- 1** SW 7757 - HIGH REFLECTIVE WHITE (WALLS AND STUCCO BANDS)
 - 2** SW 0055 - LIGHT FRENCH GRAY
 - 3** SW 7674 - PEPPERCORN (STUCCO BANDS AND ROOFS)
- WINDOWS/DOORS/RAILINGS:
- 4** BRONZE ESP FINISH (ELECTRO STATIC PAINT)
- EXTERIOR SIDING:
MANUFACTURER: TBD
- 5** BRICK CLADDING: SW 6192 COASTAL PLAIN
 - 6** BRICK CLADDING: SW 0055 - LIGHT GRAY
 - 7** BRICK CLADDING: LIMESTONE

NOTE: GREEN BUILDING CERTIFICATION TO BE ACHIEVED.

REVISIONS		
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HOLLYWOOD, FLORIDA
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PROJECT NO. 23-1009

SCALE As indicated

DATE 2024.08.23

TAC RESUBMITTAL #1

SHEET NAME

**BUILDING IV
ELEVATIONS**

SHEET NO.

A4-402

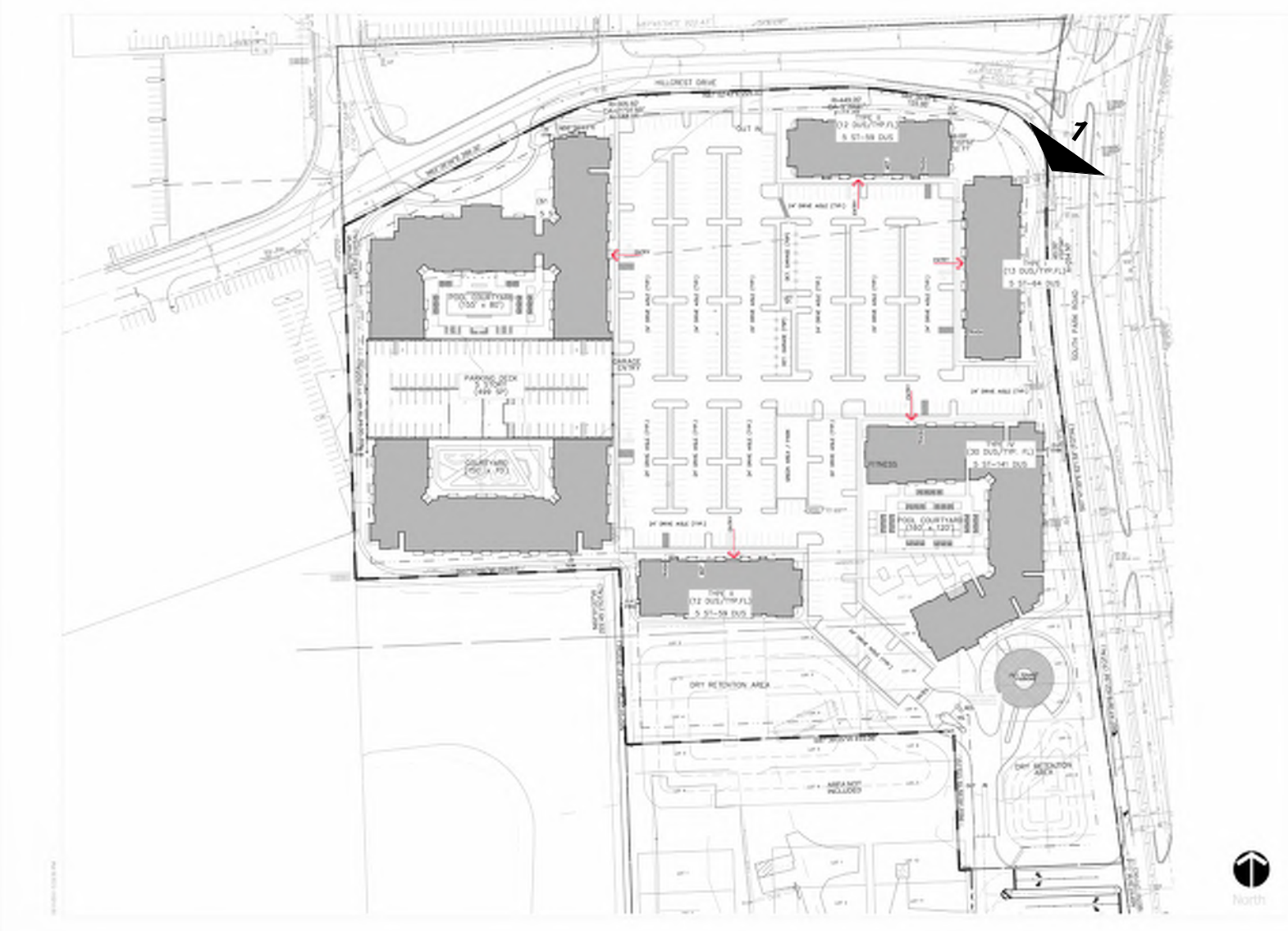


VIEW FROM SOUTH PARK ROAD

REVISIONS

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HOLLYWOOD, FLORIDA
PARK ROAD DEVELOPMENT, LLC



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PROJECT NO. 23-1009
SCALE
DATE 2024.08.23
TAC RESUBMITTAL #1
SHEET NAME

RENDERINGS

SHEET NO.
A5-101



INTERNAL VIEW-MAIN BUILDING

REVISIONS

NO.	Description	Date

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PROJECT NO. 23-1009
 SCALE
 DATE 2024.08.23
 TAC RESUBMITTAL #1
 SHEET NAME

RENDERINGS

SHEET NO.
A5-102



VIEW FROM HILLCREST DRIVE AND SOUTH PARK ROAD INTERSECTION

REVISIONS		
NO.	Description	Date

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 HOLLYWOOD, FLORIDA
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PROJECT NO. 23-1009
 SCALE
 DATE 2024.08.23
 TAC RESUBMITTAL #1
 SHEET NAME

RENDERINGS

SHEET NO.
A5-103



VIEW FROM HILLCREST DRIVE

REVISIONS

NO.	Description	Date

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PROJECT NO. 23-1009
 SCALE
 DATE 2024.08.23
 TAC RESUBMITTAL #1
 SHEET NAME

RENDERINGS

SHEET NO.
A5-104



REVISIONS		
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PROJECT NO. 23-1009
 SCALE
 DATE 2024.08.23
 TAC RESUBMITTAL #1

SHEET NAME
AERIAL VIEW

SHEET NO.
A5-105



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PROJECT NO. 23-1009

SCALE

DATE 2024.08.23

TAC RESUBMITTAL #1

SHEET NAME

AERIAL VIEW

SHEET NO.

A5-106



REVISIONS		
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PROJECT NO. 23-1009
 SCALE
 DATE 2024.08.23
 TAC RESUBMITTAL #1
 SHEET NAME

AERIAL VIEW

SHEET NO.
A5-107

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SHEET INDEX

SUBMITTALS
SITE PLAN SUBMITTAL,
SEPTEMBER 17, 2024

GENERAL SHEET

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L0-2-01	GENERAL NOTES	■

DEMOLITION

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L1-1-01	TREE DEPOSITION SCHEDULE	■
L1-2-01	TREE DISPOSITION PLAN	■
L1-2-02	TREE DISPOSITION PLAN	■
L1-2-03	TREE DISPOSITION PLAN	■
L1-2-04	TREE DISPOSITION PLAN	■
L1-2-05	TREE DISPOSITION PLAN	■

HARDSCAPE

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L6-1-05	SHRUB PLAN	■
L6-2-01	PLANTING DETAILS	■
L6-3-01	PLANTING SCHEDULE	■

Project Name

**PARK ROAD
RESIDENTIAL
PARCEL**

Client

**PARK ROAD
DEVELOPMENT, LLC**



PLANNING
LANDSCAPE ARCHITECTURE
URBAN DESIGN
1512 E. BROWARD BOULEVARD, SUITE 110
FORT LAUDERDALE, FLORIDA 33301 USA
TEL: 954.524.3330

Consultants

SUN TECH
CIVIL ENGINEER
4577 N. NOB HILL ROAD SUITE 102
SUNRISE, FL 33351-4712

BIZI ARQ
ARCHITECTURE
17225 S. DIXIE HIGHWAY #203
PALMETTO BAY, FL 33157

Key Plan

Rev	Date	Issued for

Date	SEPTEMBER 17, 2024
Designed By	XD, DD
Drawn By	XD, DD
Approved / Checked By	JS
Project Number	240042



Project Phase
SITE PLAN SUBMITTAL

Sheet Title
SHEET INDEX

Sheet Number
L0-0-01



Project Name

PARK ROAD RESIDENTIAL PARCEL

Client

**PARK ROAD
DEVELOPMENT, LLC**



PLANNING
LANDSCAPE ARCHITECTURE
URBAN DESIGN
1512 E. BROWARD BOULEVARD, SUITE 110
FORT LAUDERDALE, FLORIDA 33301 USA
TEL: 954.524.3330

Consultants

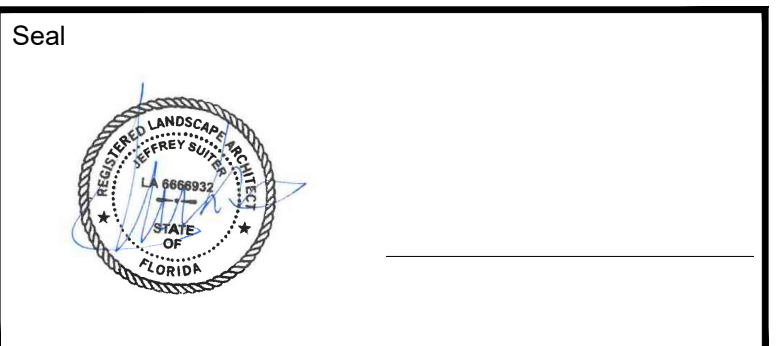
SUN TECH
CIVIL ENGINEER
4577 N. NOB HILL ROAD SUITE 102
SUNRISE, FL 33351-4712

BIZI ARQ
ARCHITECTURE
17225 S. DIXIE HIGHWAY #203
PALMETTO BAY, FL 33157

Key Plan

Rev	Date	Issued for

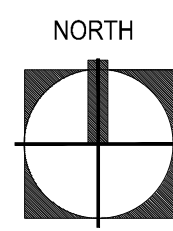
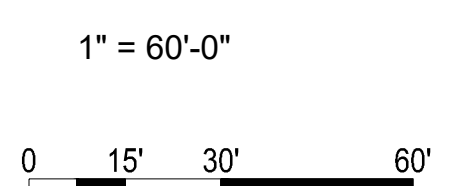
Date	SEPTEMBER 17, 2024
Designed By	XD, DD
Drawn By	XD, DD
Approved / Checked By	JS
Project Number	240042



Project Phase
SITE PLAN SUBMITTAL

Sheet Title
KEY PLAN

Sheet Number
L0-1-02



ORIGINAL TITLE BLOCK DRAWN AT 24"x36" (Arch D)

GENERAL NOTES:

- LOCATIONS, ELEVATIONS AND DIMENSIONS OF EXISTING UTILITIES, STRUCTURES AND OTHER FEATURES WERE PROVIDED TO ED SA AND ARE SHOWN ACCORDING TO THE BEST INFORMATION AVAILABLE AT THE TIME OF THE PREPARATION OF THESE CONTRACT DOCUMENTS. ED SA AND ANY OF THEIR CONSULTANTS SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND/OR COMPLETENESS OF THAT INFORMATION SHOWN HEREIN OR ANY ERRORS OR OMISSIONS RESULTING FROM SUCH.
- THE CONTRACTOR SHALL FIELD LOCATE, VERIFY AND FURTHER IDENTIFY THE LOCATIONS, ELEVATIONS AND DIMENSIONS OF ALL EXISTING UTILITIES, STRUCTURES AND OTHER FEATURES ABOVE AND BELOW GRADE AFFECTING ANY COMPONENT OF THE WORK CONTAINED IN THE CONTRACT DOCUMENTS PRIOR TO THE START OF ANY PHASE OF CONSTRUCTION. DISCREPANCIES, CONFLICTS, OR POTENTIAL DEVIATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNERS REPRESENTATIVE IN WRITING WITHIN 48 HOURS OF DISCOVERY. NO CLAIM FOR EXPENSES INCURRED BY THE CONTRACTOR DUE TO SUCH CONDITIONS WILL BE AWARDED IF WRITTEN NOTIFICATION IS NOT PROVIDED PRIOR TO THE START OF ANY PHASE OF CONSTRUCTION.
- DO NOT TAKE ADVANTAGE OF ANY APPARENT ERROR OR OMISSION DISCOVERED IN THE CONTRACT DOCUMENTS. IMMEDIATELY NOTIFY THE OWNERS REPRESENTATIVE OF ANY SUCH DISCOVERY. THE OWNERS REPRESENTATIVE WILL PROVIDE DIRECTION REGARDING ANY CORRECTION OR INTERPRETATION NECESSARY TO REFLECT THE DESIGN INTENT OF THE CONTRACT DOCUMENTS.
- ALL EXISTING SITE FACILITIES TO REMAIN SHALL BE PROTECTED FROM ANY DAMAGE THROUGHOUT ALL CONSTRUCTION PHASES. THE CONTRACTOR SHALL REPAIR ANY DAMAGE TO SAID FACILITIES THAT OCCURS DUE TO WORK PERFORMED BY THE CONTRACTOR CALLED FOR IN THE CONTRACT DOCUMENTS.
- ALL WORK SHALL COMPLY WITH THE CODES, STANDARDS, REGULATIONS, REQUIREMENTS AND ORDINANCES OF ANY GOVERNMENTAL AGENCY HAVING JURISDICTION OVER THE WORK. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO THE START OF CONSTRUCTION AND SCHEDULE ALL INSPECTIONS AND TESTING ACCORDING TO THE REQUIREMENTS OF SAID AGENCIES AND THE CONTRACT DOCUMENTS.
- THE CONTRACTOR SHALL COORDINATE ALL WORK WITH RELATED CONTRACTORS AND WITH THE GENERAL CONSTRUCTION OF THE PROJECT SO AS NOT TO IMPEDE THE PROGRESS OF THE WORK OF OTHERS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF THE PUBLIC AND ALL PERSONNEL ASSOCIATED WITH THE CONSTRUCTION OF THIS PROJECT. ALL SAFETY REGULATIONS REQUIRED BY APPLICABLE CODES, REGULATIONS AND RECOGNIZED LOCAL PRACTICES SHALL BE ENFORCED DURING THE CONSTRUCTION AND/OR MAINTENANCE OF THIS PROJECT.
- THE OWNERS REPRESENTATIVE SHALL HAVE THE RIGHT AT ANY STAGE OF THE OPERATION TO REJECT ALL WORK OR MATERIALS WHICH IN THEIR OPINION DO NOT MEET THE WITH THE REQUIREMENTS OF THE CONTRACT DOCUMENTS.
- ALL REQUIRED SEDIMENT AND EROSION CONTROL MEASURES INSTALLED AS PART OF THIS PROJECT SHALL REMAIN IN PLACE AND SHALL BE MAINTAINED IN GOOD CONDITION UNTIL CONSTRUCTION IS COMPLETE. SEE THE CIVIL ENGINEERING CONTRACT DOCUMENTS FOR ADDITIONAL REQUIREMENTS.
- EXISTING TREES DESIGNATED TO REMAIN SHALL BE PROTECTED BY BARRICADES ERECTED PRIOR TO COMMENCEMENT OF ANY SITE DEMOLITION, CLEARING, OR GRADING. SEE DEMOLITION/SITE CLEARING NOTES FOR ADDITIONAL REQUIREMENTS.
- THE CONTRACTOR SHALL REFER TO THE LANDSCAPE NOTES, SPECIFICATIONS AND THE CONTRACT DOCUMENTS PREPARED BY BUT NOT LIMITED TO ARCHITECTURAL, MEP, IRRIGATION, STRUCTURAL AND CIVIL ENGINEERING CONSULTANTS FOR ADDITIONAL REQUIREMENTS.

HARDSCAPE NOTES:

- PRIOR TO THE COMMENCEMENT OF HARDSCAPE CONSTRUCTION, THE CONTRACTOR SHALL VERIFY THE CONDITION AND COMPLETENESS OF ALL WORK PERFORMED BY OTHER CONTRACTORS WORKING ON THIS PROJECT IN RELATION TO THE WORK RESPONSIBILITIES DEPICTED IN THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL NOTIFY THE OWNERS REPRESENTATIVE IN WRITING OF ANY POTENTIAL DEVIATIONS WITHIN 48 HRS OF DISCOVERY. NO CLAIM FOR EXPENSES INCURRED BY THE CONTRACTOR DUE TO SUCH CONDITIONS WILL BE AWARDED IF WRITTEN NOTIFICATION IS NOT PROVIDED PRIOR TO THE START OF HARDSCAPE CONSTRUCTION.
- THE CONTRACTOR SHALL SURVEY, LAYOUT AND STAKE THE LOCATION OF ALL FOOTINGS, PIERS, WALLS, COLUMNS AND PAVEMENT FOR REVIEW BY THE OWNERS REPRESENTATIVE PRIOR TO COMMENCEMENT OF HARDSCAPE CONSTRUCTION. THE CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR ANY RECONSTRUCTION OF HARDSCAPE CONSTRUCTION RESULTING FROM UNAUTHORIZED CONSTRUCTION.
- THE CONTRACTOR SHALL PROVIDE SHOP DRAWINGS AND/OR FIELD MOCKUPS FOR ALL ITEMS LISTED ON THE FINISH SCHEDULE UNLESS SPECIFICALLY NOTED OTHERWISE. MOCKUPS SHALL BE SET UP IN A SECURED LOCATION ON THE SITE FOR REFERENCE AS DIRECTED BY THE OWNERS REPRESENTATIVE. MOCKUPS WILL REMAIN ON SITE UNTIL THE COMPLETION OF HARDSCAPE CONSTRUCTION.
- ANY REFERENCE IN THE HARDSCAPE CONSTRUCTION DOCUMENTS TO BRANDED PRODUCTS, PROCEDURES OR PATENTED PROCESSES ARE ASSUMED TO CARRY AN IMPLIED STATEMENT OF "OR APPROVED EQUAL" UNLESS SPECIFICALLY NOTED OTHERWISE WITH "NO SUBSTITUTIONS PERMITTED"
- THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES REQUIRED FOR THE SAFE EXECUTION AND COMPLETION OF THE WORK.
- THE CONTRACTOR SHALL VERIFY ALL MEASUREMENTS AT THIS SITE AND BE RESPONSIBLE FOR THE ACCURACY AND CORRECTNESS OF SAME.
- THE CONTRACTOR SHALL EMPLOY AS REQUIRED BY THE CONSTRUCTION DOCUMENTS AND/OR GOVERNING AUTHORITIES, A TESTING LABORATORY APPROVED BY THE OWNERS REPRESENTATIVE TO CONDUCT ALL TESTS NECESSARY TO ENSURE COMPLIANCE WITH THE CONTRACT DOCUMENTS, APPLICABLE STANDARDS AND CODES.
- WRITTEN DIMENSIONS, COORDINATES AND/OR ELECTRONIC FILES PREVAIL OVER SCALED DIMENSIONS. DO NOT SCALE FROM THE CONTRACT DOCUMENTS.
- REFER TO ARCHITECTURAL PLANS FOR ALL BUILDING DIMENSIONS.
- REFER TO CIVIL PLANS FOR OVERALL SITE LAYOUT/DIMENSIONS.
- HARDSCAPE DIMENSIONS ARE FROM THE FACE AND/OR CENTERLINE OF THE OBJECT AT 90 DEGREE ANGLES UNLESS NOTED OTHERWISE. ALL RADII AND CURVES ARE TO HAVE SMOOTH AND CONTINUOUS TRANSITIONS WITHOUT ABRUPT CHANGES OR BENDS.
- PAVER DIMENSIONS ARE NOMINAL. VERIFY ACTUAL PAVER DIMENSIONS PRIOR TO LAYOUT OF PAVER FIELDS.
- ALL REFERENCES TO "GRAY CONCRETE" SHALL MEAN NATURAL CONCRETE WITH NO COLOR ADDITIVE.
- INFORMATION ON STRUCTURAL REINFORCEMENT, ANCHORS, FASTENERS, FOUNDATIONS OR OTHER STRUCTURAL ELEMENTS SHOWN ON THE SITE HARDSCAPE DOCUMENTS RELATED TO WALLS, SLABS, STRUCTURES AND ALL CAST IN PLACE CONCRETE IS SHOWN FOR MATERIAL RELATIONSHIPS ONLY. REFER TO CONTRACT DOCUMENTS PREPARED BY BUT NOT LIMITED TO ARCHITECTURAL, MEP, STRUCTURAL AND CIVIL ENGINEERING CONSULTANTS FOR ACTUAL CONSTRUCTION DOCUMENTATION.
- CROSS SLOPE ON HARDSCAPE PAVEMENT SHALL NOT EXCEED 2%. RUNNING SLOPE SHALL NOT EXCEED 5% UNLESS NOTED OTHERWISE. SEE LANDSCAPE GRADING FOR ADDITIONAL REQUIREMENTS.
- SITE FURNISHINGS SHALL BE INSTALLED AS DETAILED IN THE CONSTRUCTION DOCUMENTS UNLESS NOTED OTHERWISE. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ANCHORING DETAILS WITH THE ITEM'S MANUFACTURER PRIOR TO PURCHASE/INSTALLATION.
- HARDSCAPE ON-STRUCTURE: SITE HARDSCAPE ELEMENTS FOR ALL PODIUM, ROOF LEVEL AND BUILDING RELATED SURFACES ARE SHOWN FOR MATERIAL RELATIONSHIP ONLY. REFER TO CONTRACT DOCUMENTS PREPARED BY BUT NOT LIMITED TO ARCHITECTURAL, MEP AND STRUCTURAL ENGINEERING CONSULTANTS FOR ACTUAL CONSTRUCTION DOCUMENTATION FOR ALL

HARDSCAPE NOTES:(cont.)

- ANCHORS, REINFORCING, WATERPROOFING, DRAINAGE FIXTURES, MATERIAL ATTACHMENTS, SETTING METHODS AND SLAB PENETRATIONS FOR PAVING, IRRIGATION, DRAINAGE AND ELECTRICAL FIXTURES.
- WATER FEATURES: SITE HARDSCAPE ELEMENTS SHOWN FOR FOUNTAINS, POOLS, SPA WATERFALLS AND OTHER WATER FEATURES ARE SHOWN FOR MATERIAL RELATIONSHIP ONLY. REFER TO CONTRACT DOCUMENTS PREPARED BY BUT NOT LIMITED TO ARCHITECTURAL, MEP, STRUCTURAL AND FOUNTAIN/POOL ENGINEERS FOR ACTUAL CONSTRUCTION DOCUMENTATION.
 - LIGHT FIXTURES: LIGHT FIXTURES ARE SHOWN FOR MATERIAL RELATIONSHIP AND ORIENTATION WITH HARDSCAPE/LANDSCAPE ELEMENTS ONLY. REFER TO CONTRACT DOCUMENTS PREPARED BY BUT NOT LIMITED TO ELECTRICAL ENGINEER FOR ACTUAL CONSTRUCTION DOCUMENTATION.

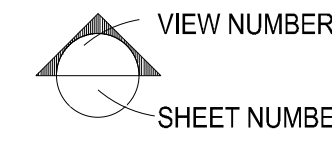
LANDSCAPE GRADING NOTES:

- LANDSCAPE GRADES ARE COMPLEMENTARY. REFER TO THE CIVIL ENGINEERING CONTRACT DOCUMENTS FOR ROUGH GRADING OF THE SITE, FINISH GRADES FOR ALL VEHICULAR PAVEMENT, BUILDINGS, DRAINAGE AND UTILITY STRUCTURES.
- PRIOR TO INITIATING LANDSCAPE GRADING THE CONTRACTOR SHALL INSPECT THE SITE TO CONFIRM THAT ROUGH GRADING AND DRAINAGE STRUCTURES HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CIVIL ENGINEERING CONTRACT DOCUMENTS. THE CONTRACTOR SHALL SUBMIT IN WRITING TO THE OWNERS REPRESENTATIVE ANY DISCREPANCIES BETWEEN THE CONTRACT DOCUMENTS AND FIELD CONDITIONS. THE OWNERS REPRESENTATIVE WILL PROVIDE DIRECTION REGARDING ANY CORRECTION OR INTERPRETATION NECESSARY TO RESOLVE ANY DISCREPANCIES.
- NUMEROUS UNDERGROUND UTILITIES, CONDUITS, SLEEVES AND UTILITY STRUCTURES ABOVE AND BELOW GRADE HAVE BEEN PREVIOUSLY INSTALLED. THE CONTRACTOR SHALL CONDUCT FINE GRADING TO AVOID DAMAGE TO THESE ELEMENTS.
- ALL PEDESTRIAN PAVEMENT AND LANDSCAPE AREAS SHALL BE GRADED TO POSITIVELY DRAIN AWAY FROM VERTICAL ELEMENTS INCLUDING BUT NOT LIMITED TO BUILDINGS, WALLS AND COLUMNS TOWARD AND INTO DRAINAGE STRUCTURES. LANDSCAPE AREAS SHALL BE SMOOTH AND EVEN IN TRANSITION AND VOID OF WATER HOLDING DEPRESSIONS.
- PROPOSED SPOT ELEVATIONS REPRESENT FINISHED PAVEMENT OR GROUND SURFACE GRADES UNLESS OTHERWISE NOTED. MAKE ALLOWANCES FOR PAVEMENT THICKNESS AND THE DEPTH OF PREPARED PLANTING SOIL WHERE APPLICABLE.
- THE CONTRACTOR SHALL NOT SUBSTANTIALLY VARY FINE GRADING FROM THE GRADING PLAN WITHOUT APPROVAL FROM THE OWNERS REPRESENTATIVE. THE OWNERS REPRESENTATIVE MAY ADJUST FINE GRADING SHOWN ON THE PLANS TO ACCOMMODATE UNFORESEEN FIELD CONDITIONS OR TO ACCOMPLISH DESIGN INTENT.
- PROTECT SITE FEATURES TO REMAIN, INCLUDING BUT NOT LIMITED TO BENCH MARKS, SURVEY CONTROL POINTS, EXISTING STRUCTURES AND PAVING FROM DAMAGE BY GRADING EQUIPMENT.
- MATCH PROPOSED PAVEMENT GRADES WITH EXISTING CONDITIONS TO REMAIN TO PROVIDE FLUSH INTERFACES WITH ABUTTING SURFACES.
- GRADES FOR SOD AREAS SHALL BE HELD ONE INCH (1") BELOW ADJACENT PAVEMENT GRADES TO ALLOW FOR INSTALLATION OF SOD.
- GRADES FOR PLANTING AREAS SHALL BE HELD TWO INCHES (2") BELOW ADJACENT PAVEMENT TO ALLOW FOR THE INSTALLATION OF PREPARED PLANTING SOIL, MULCH AND PLANT MATERIAL.
- FILL REQUIRED TO BRING THE SITE TO THE REQUIRED LINES AND FINISHED GRADES CONTAINED IN THE CONTRACT DOCUMENTS SHALL BE AS RECOMMENDED BY THE GEOTECHNICAL ENGINEER.
- FILL SHALL BE COMPACTED AS FOLLOWS:
 - UNDER PEDESTRIAN PAVEMENT: AS RECOMMENDED BY CIVIL/GEOTECHNICAL ENGINEER.
 - LANDSCAPE AREAS: COMPACT TOP TWELVE INCHES (12") BELOW SUBGRADE AND EACH LAYER OF BACKFILL OR FILL MATERIAL TO 80% MAXIMUM DRY DENSITY ACCORDING TO ASTM D698.
- CONTOURS FOR LANDSCAPE BERMS, MOUNDS AND SWALES SHALL BE SMOOTH CONTINUOUS ARCS VOID OF SURFACE IRREGULARITIES AND SHALL BLEND INTO SURROUNDING TERRAIN IN A NATURAL MANOR.
- ALL LANDSCAPE AREAS SHALL BE DRAGGED WITH A DRAG MAT TO BLEND IN SMALL IMPERFECTIONS AND ROUND OFF AND SHARP EDGES.
- FINE GRADE TOLERANCES FOR LANDSCAPE AREAS...PLUS OR MINUS (+/-) 0.04 FOOT (!).
- FINE GRADE TOLERANCES FOR HARDSCAPE AREAS...PLUS OR MINUS (+/-) 0.02 FOOT(!).
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR STABILIZING GRADES AND TO REPAIR AND CLEAN UP AREAS WHERE SETTLEMENT, WASHOUTS, EROSION OR OTHER GRADE CHANGES OCCUR UNTIL FINAL ACCEPTANCE.

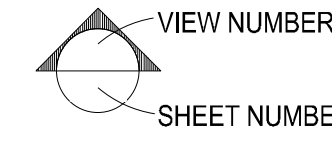
STANDARD ABBREVIATIONS:

ADA	AMERICANS WITH DISABILITIES ACT	ESMT	EASEMENT	NTS	NOT TO SCALE
B&B	BALLED AND BURLAPPED	EW	EACH WAY	OC	ON CENTER
BFP	BACKFLOW PREVENTER	FFE	FINISHED FLOOR ELEVATION	PL	PROPERTY LINE
CIP	CAST-IN-PLACE	GALV	GALVANIZED	PT	PAINT
CJ	CONSTRUCTION JOINT	GA	GAUGE	R	RADIUS
CL	CENTER LINE	HP	HIGH POINT	REBAR	REINFORCING STEEL BARS
CMU	CONCRETE MASONRY UNIT	HWL	HIGH WATER LINE	RIM	RIM ELEVATION
COORD	COORDINATE	INV	INVERT ELEVATION	ROW	RIGHT-OF-WAY
CONT	CONTINUOUS	LF	LINEAR FEET (FOOT)	SIM	SIMILAR
DEMO	DEMOLITION	LP	LOW POINT	SST	STAINLESS STEEL
DIA	DIAMETER	MAX	MAXIMUM	TOC	TOP OF COLUMN
DI	DRAIN INLET	MHW	MEAN HIGH WATER	T.W.	TOP OF WALL
EA	EACH	MIN.	MINIMUM	T.S.	TOP OF STEP
EJ	EXPANSION JOINT	NWL	NATURAL WATER LINE	T.C.	TOP OF CURB
EQ	EQUAL	NIC	NOT IN CONTRACT	WWF	WELDED WIRE FABRIC
				YD	YARD DRAIN

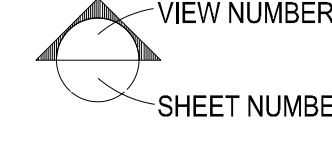
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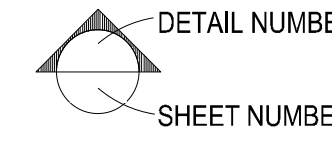
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SECTION



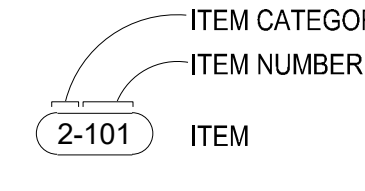
VIEW NUMBER
ELEVATION



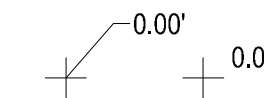
VIEW NUMBER
DETAIL CALLOUT



DETAIL NUMBER
ENLARGEMENT PLAN



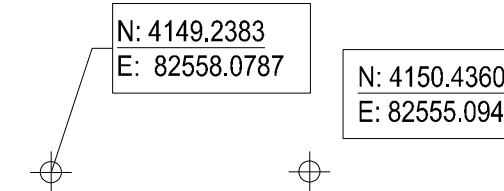
ITEM CATEGORY
ITEM NUMBER
ITEM
MATERIAL REFERENCE



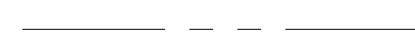
PROPOSED ELEVATION



SLOPE PERCENTAGE & DIRECTION



COORDINATE



PROPERTY LINE



LIMIT OF WORK

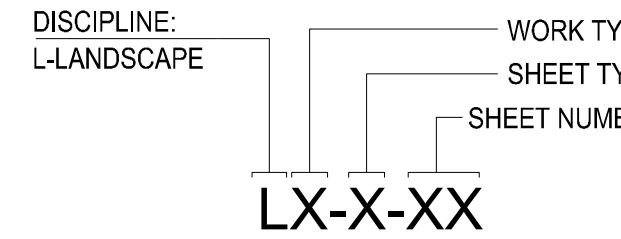


MATCHLINE

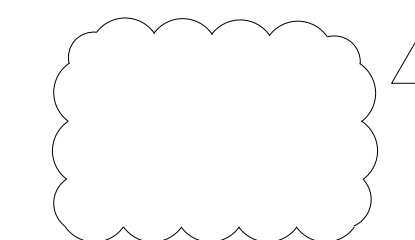


PLANT CODE

PLANT QUANTITY



SHEET NUMBERING SYSTEM:



REVISION CLOUD

Project Name

PARK ROAD RESIDENTIAL PARCEL

Client

PARK ROAD DEVELOPMENT, LLC

edsa

PLANNING
LANDSCAPE ARCHITECTURE
URBAN DESIGN

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Key Plan

Rev	Date	Issued for

Date: SEPTEMBER 17, 2024

Designed By: XD_DD

Drawn By: XD_DD

Approved / Checked By: JS

Project Number: 240042

Seal

Project Phase

SITE PLAN SUBMITTAL

Sheet Title

GENERAL NOTES

Sheet Number

L0-2-01

DEMOLITION / SITE CLEARING

GENERAL NOTES:

1. PRIOR TO INITIATING DEMOLITION AND/OR SITE CLEARING THE CONTRACTOR SHALL PROVIDE FOR THE FOLLOWING:
 - A. ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL BE INSTALLED AND FULLY OPERATIONAL. SEE CIVIL ENGINEERING CONTRACT DOCUMENTS FOR REQUIREMENTS AND DETAILS.
 - B. ERECT BARRICADES TO PROTECT EXISTING TREES INDICATED TO REMAIN. SEE TREE PROTECTION REQUIREMENTS FOR ADDITIONAL REQUIREMENTS AND DETAILS.
 - C. COORDINATE WITH ALL UTILITY COMPANIES THAT MAY HAVE UTILITY SERVICES ON THIS SITE TO OBTAIN ALL PERMITS AS APPLICABLE. CONTRACTOR SHALL MAKE ALL ARRANGEMENTS AS REQUIRED TAKE SUCH UTILITY SYSTEMS OUT OF SERVICE IF REQUIRED.
 - D. UTILITIES OUTSIDE OF HE LIMITS OF CONSTRUCTION ARE TO BE MAINTAINED AND OPERATIONAL THROUGHOUT ALL PHASES OF CONSTRUCTION.
 - E. OWNER RESERVES THE RIGHT TO SALVAGE ANY MATERIAL, FIXTURES OR EQUIPMENT FROM THE SITE PRIOR TO DEMOLITION.
 - F. ALL EXISTING SITE FACILITIES TO REMAIN SHALL BE PROTECTED FROM ANY DAMAGE THROUGHOUT ALL PHASES OF CONSTRUCTION. THE CONTRACTOR SHALL REPAIR ANY DAMAGE TO SAID FACILITIES THAT OCCURS DUE TO WORK PERFORMED BY THE CONTRACTOR CALLED FOR IN THE CONTRACT DOCUMENTS.

DEMOLITION / SITE CLEARING NOTES:

1. THE CONTRACTOR SHALL PROVIDE AT LEAST 48-HOUR NOTICE TO ALL UTILITY COMPANIES PRIOR TO INITIATING DEMOLITION AND/OR SITE CLEARING TO PROVIDE FIELD LOCATES OF EXISTING UTILITIES.
2. REMOVE IN THEIR ENTIRETY ALL BUILDINGS, PAVEMENTS, STRUCTURES, RUBBISH, DEBRIS, UTILITIES AND ALL OTHER APPURTENANCES WHICH ARE NECESSARY TO PERMIT THE PROPOSED CONSTRUCTION AS DESIGNATED ION THE CONSTRUCTION DOCUMENTS.
3. ALL VEGETATIVE GROWTH, TIMER AND BRUSH SHALL BE REMOVED TO A DEPTH OF 18 INCHES BELOW NATURAL GROUND OR DESIGN GRADE WHICHEVER IS LOWER.
4. PAVEMENTS TO BE REMOVED SHALL BE SAW CUT TO ENSURE A CLEAN EDGE. CONCRETE PAVEMENT SHALL BE REMOVED TO THE NEAREST CONTROL JOINT WHERE APPLICABLE.
5. ALL DELETERIOUS SUBSURFACE MATERIAL (I.E. MUCK, PEAT, BURIED DEBRIS) IS TO BE EXCAVATED AND REMOVED. EXCAVATED AREAS SHALL BE BACKFILLED WITH CLEAN BUILDERS SAND AND RETURNED TO NATURAL GROUND OR DESIGN GRADE.
6. AFTER DEMOLITION / SITE CLEARING TILL/DISK ALL SURFACES TO A DEPTH OF SIX INCHES (6") AND REMOVE ANY REMAINING DELETERIOUS MATERIAL GREATER THAN 1 INCH (1") IN DIAMETER.
7. SHOULD ANY HAZARDOUS MATERIALS BE ENCOUNTERED DURING DEMOLITION AND/OR SITE CLEARING THE CONTRACTOR SHALL CEASE WORK IMMEDIATELY IN THE AFFECTED AREA AND NOTIFY THE OWNERS REPRESENTATIVE FOR DIRECTION ON HOW TO PROCEED.
8. ALL DEBRIS AND WASTE MATERIALS GENERATED BY DEMOLITION AND/OR SITE CLEARING ACTIVITIES SHALL BE DISPOSED OFF-SITE IN A LEGAL MANNER AT AN APPROVED DISPOSAL FACILITY. THE CONTRACTOR SHALL OBTAIN ALL PERMITS REQUIRED FOR THE HAULING AND DISPOSAL OF WASTE MATERIAL.

TREE/PALM PROTECTION NOTES:

1. THE CONTRACTOR SHALL CALL FOR AND ATTEND AN INSPECTION OF EXISTING TREES/PALMS TO REMAIN WITH THE OWNERS REPRESENTATIVE PRIOR TO COMMENCING DEMOLITION AND/OR SITE CLEARING.
2. ALL TREE/PALM PROTECTION SHALL COMPLY WITH ANSI A-300 STANDARDS FOR TREE CARE. ALL TREE CARE ACTIVITIES INCLUDING BUT NOT LIMITED TO CROWN PRUNING, FERTILIZING AND ROOT PRUNING SHALL BE CONDUCTED BY OR PREFORMED UNDER SUPERVISION OF AN ISA CERTIFIED ARBORIST. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND SHALL BEAR THE COST OF THE ARBORIST.
3. ERECT TREE/PALM PROTECTION BARRICADES AS DETAILED IN THE CONTRACT DOCUMENTS. ALL BARRICADES SHALL BE PLACED A MINIMUM OF TEN FEET (10') CLEAR DISTANCE FROM THE FACE OF ANY PROTECTED TREE/PALM OR AS INDICATED BY EXISTING CODE OR ORDINANCES WHICHEVER IS GREATER. BARRICADES SHALL FULLY ENCLOSE ALL TREES/PALMS TO REMAIN.
4. NOTHING SHALL BE PLACED INSIDE THE BARRICADES INCLUDING BUT NOT LIMITED TO CONSTRUCTION MATERIAL, MACHINERY, CHEMICALS, VEHICLES, OR SOIL DEPOSITS. ANY ACTIVITY THAT INVOLVES DISTURBING SOIL WITHIN THE BARRICADES SHALL BE DONE BY HAND OR LIGHT RUBBER WHEELED EQUIPMENT THAT WILL NOT COMPACT THE SOIL OR DAMAGE THE TREE/PALM ROOTS.
5. ALL TREES SUBJECT TO ENCROACHMENT INTO THE DRIP LINE DUE TO PROPOSED CONSTRUCTION SHALL BE ROOT PRUNED EIGHTEEN INCHES (18") FROM THE EDGE OF SAID CONSTRUCTION.
 - A. ROOT PRUNING SHALL CONSIST OF DIGGING A TRENCH FORTY-EIGHT INCHES (48") DEEP BY SIX INCHES (6") WIDE EITHER BY HAND OR WITH A TRENCHING MACHINE DESIGNED FOR THIS PURPOSE. ALL ROOTS SHALL BE CLEAN CUT WITH NO SPLITS OR TEARS.
 - B. TRENCH SHALL BE FILLED WITH TOPSOIL (SEE LANDSCAPE NOTES) PLACED IN TWELVE INCH (12") LIFTS. EACH LIFT SHALL BE WATERED IN TO PREVENT AIR POCKETS.
6. BARRICADES SHALL REMAIN IN PLACE FOR THE DURATION OF CONSTRUCTION OR AS DIRECTED BY THE OWNERS REPRESENTATIVE.
7. PROTECTED TREES/PALMS DEEMED UNACCEPTABLE BY THE OWNERS REPRESENTATIVE AT THE PROJECT COMPLETION DUE TO DAMAGE, LACK OF PROTECTION OR NEGLIGENCE ON THE PART OF THE CONTRACTOR SHALL BE REMOVED IN THEIR ENTIRETY AND REPLACED WITH A COMPARABLE SPECIMEN AT NO ADDITIONAL COST TO THE OWNER.

PROTECT COORDINATION NOTES:

1. THE CONTRACTOR SHALL COORDINATE AND SCHEDULE ALL WORK TO INTERFACE SMOOTHLY WITH OTHER WORK BEING PREFORMED ON OR ADJACENT TO THE SITE BY OTHER CONTRACTORS AND UTILITY COMPANIES.
2. CONTRACTOR SHALL REFER TO THE HARDSCAPE NOTES, LANDSCAPE NOTES, SPECIFICATIONS AND THE CONTRACT DOCUMENTS PREPARED BY BUT NOT LIMITED TO ARCHITECTURAL, MEP, IRRIGATION, STRUCTURAL AND CIVIL ENGINEERING CONSULTANTS FOR ADDITIONAL REQUIREMENTS.

TREE / PALM RELOCATION

GENERAL NOTES:

1. TREES/PALMS TO BE RELOCATED ARE DESIGNATED ON THE DRAWINGS OR AS IDENTIFIED BY THE OWNERS REPRESENTATIVE.
2. THE CONTRACTOR SHALL CALL FOR AND ATTEND AN INSPECTION OF THE EXISTING CONDITIONS WITH THE OWNERS REPRESENTATIVE AT BOTH THE CURRENT AND PROPOSED LOCATIONS OF RELOCATIONS PRIOR TO COMMENCING WORK. THE CONTRACTOR SHALL SUBMIT A WRITTEN REPORT DOCUMENTING THE EXISTING CONDITIONS INCLUDING BUT NOT LIMITED TO PHOTOGRAPHS IDENTIFYING TREES/PALMS TO BE RELOCATED, POTENTIAL OBSTRUCTIONS AND IDENTIFICATION OF A PROPOSED MOVING ROUTE THAT AVOIDS AND PROTECTS OVERHEAD AND UNDERGROUND UTILITIES. THE REPORT WILL SERVE AS A REFERENCE POINT FOR MONITORING THE EXISTING CONDITIONS WHICH WILL BECOME THE RESPONSIBILITY OF THE CONTRACTOR TO KEEP INTACT.
3. ALL TREE/PALM RELOCATIONS SHALL COMPLY WITH ANSI A-300 STANDARDS FOR TREE RELOCATIONS. ALL RELOCATION ACTIVITIES SHALL BE CONDUCTED BY OR PREFORMED UNDER THE SUPERVISION OF AN ISA CERTIFIED ARBORIST. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND SHALL BEAR THE COST OF THE ARBORIST.
4. THE CONTRACTOR SHALL NOTIFY THE OWNERS REPRESENTATIVE 24 HOURS IN ADVANCE OF EACH RELOCATION TO ALLOW FOR OBSERVATION OF THE PROCEDURES.
5. TREES/PALMS SHALL ONLY BE MOVED ONCE, WITHIN 24 HOURS OF THE PLANTS EXCAVATION. NO NURSERY OR HOLDING ARE MAY BE USED.

PREPARATION NOTES:

1. TREES SIX INCH (6") CALIPER OR LESS AND PALMS OTHER THAN THOSE LISTED AS SPECIMEN PALMS MAY BE RELOCATED BY MECHANICAL MACHINERY AND DO NOT REQUIRE ROOT PRUNING. (SEE MECHANICAL RELOCATION)
2. TREES/PALMS REQUIRING ROOT PRUNING SHALL HAVE THIS PREFORMED ACCORDING TO THE FOLLOWING SCHEDULE:
 - A. TREES FOURTEEN INCH (14") CALIPER AND LESS AND SPECIMEN PALMS3 MONTHS PRIOR TO RELOCATING.
 - B. TREES FIFTEEN INCH (15") TO TWENTY-EIGHT INCH (28") CALIPER6 MONTHS PRIOR TO RELOCATING.
 - C. TREES OVER TWENTY-EIGHT INCH (28") CALIPER9 MONTHS PRIOR TO RELOCATING.
3. EQUIPMENT USED FOR ROOT PRUNING SHALL BE DESIGNED FOR THIS TASK AND SHALL PRODUCE CLEAN CUTS OF ROOTS WITHOUT DAMAGE TO THE RESULTING ROOT BALL.
4. TREES SHALL HAVE A MINIMUM ROOT BALL SIZE OF TEN INCHES (10") PER ONE INCH (1") OF CALIPER. ROOT BALLS ARE TO BE FORMED SQUARE WITH EQUAL DISTANCE FROM THE TRUNK.
5. SPECIMEN PALMS SHALL HAVE A MINIMUM ROOT BALL OF THIRTY-SIX INCHES (36") AND SHALL BE FORMED SQUARE WITH EQUAL DISTANCE FROM THE TRUNK.
6. ROOT BALLS FOR TREES/PALMS SHALL BE FORMED BY DIGGING A TRENCH FORTY-EIGHT INCHES (48") DEEP AND SIX INCHES (6") WIDE EITHER BY HAND OR BY A TRENCHING MACHINE DESIGNED FOR THE PURPOSE.
7. IF ROOT PRUNING HAS BEEN PERFORMED OUTSIDE OF THE SCOPE OF THIS CONTRACT THE CONTRACTOR SHALL CONFIRM IN WRITING WITH THE OWNERS REPRESENTATIVE THAT ROOT PRUNING HAS BEEN ACCOMPLISHED AS DESCRIBED ABOVE.

HAND DIGGING / RELOCATION NOTES:

1. TREES/PALMS SHALL BE PRUNED AS DIRECTED BY THE ARBORIST PRIOR TO DIGGING.
2. ALL ROOT BALLS SHALL BE THOROUGHLY SOAKED FOR SEVEN (7) DAYS PRIOR TO DIGGING.
3. EXCAVATE TWELVE INCHES (12") OUTSIDE OF PREVIOUS ROOT PRUNING TO A DEPTH OF FORTY-EIGHT INCHES (48").
4. ROOT BALLS SHALL BE UNDERCUT PRIOR TO LIFTING. DO NOT FORCE TREE/PALM FROM GROUND.
5. TREES/PALMS SHALL BE LIFTED AND TRANSPORTED IN SUCH A MANNER AS TO AVOID DAMAGE TO BARK, LIMBS, TRUNKS OR FRONDS. SUPPORT CHAINS, STRAPS AND/OR CABLES SHALL BE PADDED AS REQUIRED. OWNERS REPRESENTATIVE RESERVES THE RIGHT TO REQUIRE DOWELING IN LIEU OF LIFTING BY STRAPS.
6. EXCAVATE NEW PLANT PIT TWENTY-FOUR INCHES (24") WIDER THAN ROOT BALL AND TO A DEPTH THAT ALLOWS NEW ROOT BALL TO BE SITUATED THREE INCHES (3") ABOVE PROPOSED GRADE.
7. ROTATE TREE/PALM PRIOR TO SETTING TO ACHIEVE BEST POSITIONING AS DIRECTED BY THE OWNERS REPRESENTATIVE.
8. BACKFILL PLANTING PIT WITH PREPARED PLANTING SOIL. (SEE LANDSCAPE NOTES/SPECIFICATIONS) IN TWELVE INCH (12") LIFTS THOROUGHLY DRENCHING EACH LIFT WITH WATER TO PREVENT AIR POCKETS.
9. APPLY FERTILIZER, TRANSPLANT INOCULANTS AND ROOT STIMULANTS AS DIRECTED BY THE ARBORIST.
10. TREES/PALMS SHALL BE STAKED AND MULCHED ACCORDING TO THE LANDSCAPE DETAILS.

MECHANICAL DIGGING / RELOCATION NOTES:

1. TREES/PALMS SHALL BE PRUNED AS DIRECTED BY THE ARBORIST PRIOR TO DIGGING.
2. TREE SPADES SHALL BE LARGE ENOUGH TO ENCOMPASS THE FIBROUS FEEDER ROOTS OF EACH PLANT. TREE SPADES USED TO RELOCATE TREES/ NON-SPECIMEN PALMS SHALL MEET THE FOLLOWING CRITERIA:
 - A. TREES UP TO THREE INCH (3") CALIPERFORTY-FOUR INCH (44") SPADE
 - B. TREES THREE INCH (3") TO FIVE INCH (5") CALIPER.....SIXTY INCH (60") SPADE
 - C. TREES UP TO EIGHT INCH (8") CALIPER AND NON-SPECIMEN PALMS.....NINETY INCH (90") SPADE
3. USE SAME MACHINE TO DIG RECEIVING HOLE AND TO DIG TREE/PALM FOR TRANSPLANTING.
4. TREE SPADES SHALL HAVE A MAXIMUM TOLERANCE OF TWO INCHES (2") BETWEEN BLADES AND SHALL BE MOUNTED TO A STABLE MACHINE CAPABLE OF SUPPORTING THE WEIGHT OF ALL RELOCATED MATERIAL.
5. CENTER TREE/PALM IN THE SPADE WHEN DIGGING. CLEAN CUT ANY ROOTS PROTRUDING FROM THE DIGGING SPADE FLUSH WITH THE ROOT BALL BEFORE PLANTING.
6. AFTER PLACING TREE/PALM IN RECEIVING HOLE IMMEDIATELY FILL ALL CREVICES/VOIDS WITH PREPARED PLANTING SOIL. (SEE LANDSCAPE NOTES/SPECIFICATIONS) THOROUGHLY DRENCH WITH WATER TO PREVENT AIR POCKETS.
7. APPLY FERTILIZER, TRANSPLANT INOCULANTS AND ROOT STIMULANTS AS DIRECTED BY THE ARBORIST.
8. TREES/PALMS TO BE STAKED AND MULCHED ACCORDING TO THE LANDSCAPE DETAILS.

TREE / PALM RELOCATION

POST PLANTING MAINTENANCE NOTES:

1. DURING THE PROJECT WORK PERIOD PRIOR TO SUBSTANTIAL COMPLETION ACCEPTANCE, THE CONTRACTOR SHALL MAINTAIN ALL TRANSPLANTED TREES/PALMS.
2. MAINTENANCE DURING THE PERIOD PRIOR TO SUBSTANTIAL COMPLETION ACCEPTANCE SHALL CONSIST OF WATERING, REMOVAL OF DEAD MATERIAL, REPAIRING AND/OR REPLACING STAKING, RESETTING PLANTS TO PROPER GRADES AND UPRIGHT POSITIONS AND APPLYING SUCH SPRAYS AS DIRECTED BY THE ARBORIST AS NECESSARY TO KEEP PLANT MATERIAL REASONABLY FREE OF DAMAGING INSECTS AND DISEASE.
3. ALL RELOCATED TREES/PALMS SHALL BE IRRIGATED BY HAND OR TEMPORARY AUTOMATIC IRRIGATION SYSTEM UNTIL A PERMANENT IRRIGATION SYSTEM IS OPERATIONAL.
4. IRRIGATION FOR TREES SHALL INCLUDE MIST HEADS AS DIRECTED BY ARBORIST.

SUBSTANTIAL COMPLETION ACCEPTANCE NOTES:

1. UPON WRITTEN NOTICE FROM THE CONTRACTOR, THE OWNERS REPRESENTATIVE SHALL REVIEW THE WORK AND DETERMINE IF THE WORK IS SUBSTANTIALLY COMPLETE.
2. FOR THE PURPOSE OF ACCEPTANCE, THE RELOCATED TREES/PALMS TO BE HEALTHY, VIGOROUS, UNDAMAGED AND EXHIBIT EVIDENCE OF ESTABLISHING NEW ROOTS.
3. THE MINIMUM ALLOWABLE RATE OF SURVIVAL OF ALL RELOCATED MATERIAL SHALL BE 90%. DETERMINATION OF SURVIVABILITY SHALL BE MADE BY THE OWNERS REPRESENTATIVE AT THE COMPLETION.
4. ANY TREE/PALM THAT IS DEEMED UNACCEPTABLE AS A PRODUCT OF NEGLIGENCE BY THE CONTRACTOR SHALL BE REPLACED WITH A COMPARABLE SPECIMEN AT NO ADDITIONAL COST TO THE OWNER.
5. THE DATE OF SUBSTANTIAL COMPLETION SHALL BE THE DATE WHEN THE OWNERS REPRESENTATIVE ACCEPTS THAT ALL WORK RELATED TO THE TREE/PALM TRANSPLANTING IS COMPLETE.
6. ALL TRANSPLANTED TREES/PALMS SHALL BE WARRANTED FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF WRITTEN NOTIFICATION OF SUBSTANTIAL COMPLETION FROM THE OWNERS REPRESENTATIVE. THE DATE OF SUBSTANTIAL COMPLETION MAY VARY FROM THE DATE OF SUBSTANTIAL COMPLETION FOR OTHER PORTION OF THE PROJECT.

Project Name

PARK ROAD RESIDENTIAL PARCEL

Client

PARK ROAD DEVELOPMENT, LLC



PLANNING
LANDSCAPE ARCHITECTURE
URBAN DESIGN

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Consultants

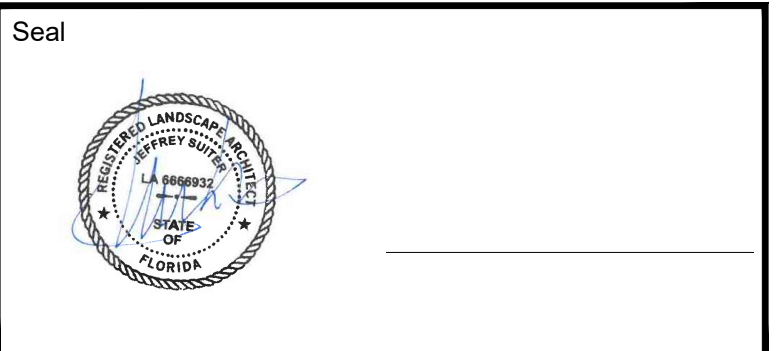
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PALMETTO BAY, FL 33157

Key Plan

Rev	Date	Issued for

Date	SEPTEMBER 17, 2024
Designed By	XD_DD
Drawn By	XD_DD
Approved / Checked By	JS
Project Number	240042



Project Phase

SITE PLAN SUBMITTAL

Sheet Title

DEMOLITION NOTES

Sheet Number

L1-0-01

Tree #	Common Name	Botanical Name	DBH (inches)	Height (feet)*	Diameter Canopy (feet)	Disposition
1	Coconut Palm	<i>Cocos nucifera</i>	10	27CT 27OA	25	REMOVE
2	Coconut Palm	<i>Cocos nucifera</i>	9	27CT 27OA	24	REMOVE
3	Coconut Palm	<i>Cocos nucifera</i>	9	26CT 35OA	24	REMOVE
4	Gumbo Limbo	<i>Bursera simaruba</i>	9	26	10	REMOVE
6	Sabal Palm	<i>Sabal palmetto</i>	10	10CT 16OA	10	REMOVE
7	Sabal Palm	<i>Sabal palmetto</i>	10	9CT 15OA	10	REMOVE
8	Australian Pine	<i>Casuarina equisetifolia</i>	30	50	30	INVASIVE /REMOVE
9	Royal Poinciana	<i>Delonix regia</i>	16	22	40	REMOVE
10	Royal Poinciana	<i>Delonix regia</i>	19	28	40	REMOVE
11	Gumbo Limbo	<i>Bursera simaruba</i>	18	28	50	REMOVE
69	Live Oak	<i>Quercus virginiana</i>	27	30	45	REMOVE
80	Gumbo Limbo	<i>Bursera simaruba</i>	15	25	30	REMOVE
84	Australian Pine	<i>Casuarina equisetifolia</i>	36	50	30	INVASIVE /REMOVE
85	Gumbo Limbo	<i>Bursera simaruba</i>	12	20	30	REMOVE
86	Australian Pine	<i>Casuarina equisetifolia</i>	18	40	20	INVASIVE /REMOVE
87	Australian Pine	<i>Casuarina equisetifolia</i>	12	40	20	INVASIVE /REMOVE
88	Australian Pine	<i>Casuarina equisetifolia</i>	24	40	20	INVASIVE /REMOVE
89	Australian Pine	<i>Casuarina equisetifolia</i>	18	40	20	INVASIVE /REMOVE
90	Carrotwood	<i>Cupaniopsis anacardioides</i>				REMOVE
98	Live Oak	<i>Quercus virginiana</i>	19	37	50	REMOVE
99	Live Oak	<i>Quercus virginiana</i>	31	50	80	REMOVE
100	Sabal Palm	<i>Sabal palmetto</i>	9	19CT 25OA	10	REMOVE
101	Sabal Palm	<i>Sabal palmetto</i>	9	15CT 20OA	12	REMOVE
127	Sabal Palm	<i>Sabal palmetto</i>	14	17CT 26OA	12	REMOVE
166	Coconut Palm	<i>Cocos nucifera</i>	10	15CT 26OA	24	REMOVE
167	Royal Palm	<i>Roystonea regia</i>	18	24CT 35OA	24	REMOVE
168	Royal Palm	<i>Roystonea regia</i>	18	33CT 55OA	27	REMOVE
169	Dead					
170	Royal Palm	<i>Roystonea regia</i>	16	20CT 35OA	24	REMOVE
171	Royal Palm	<i>Roystonea regia</i>	16	20CT 35OA	24	REMOVE
172	Royal Palm	<i>Roystonea regia</i>	16	18CT 25OA	27	REMOVE
173	Dead					
174	Royal Palm	<i>Roystonea regia</i>	18	33CT 55OA	27	REMOVE
175	Royal Palm	<i>Roystonea regia</i>	20	33CT 55OA	27	REMOVE
176	Royal Palm	<i>Roystonea regia</i>	18	33CT 55OA	27	REMOVE
177	Royal Palm	<i>Roystonea regia</i>	18	33CT 55OA	27	REMOVE
178	Royal Palm	<i>Roystonea regia</i>	18	33CT 55OA	27	REMOVE
179	Coconut Palm	<i>Cocos nucifera</i>	10	20CT 35OA	24	REMOVE
180	Coconut Palm	<i>Cocos nucifera</i>	10	20CT 35OA	24	REMOVE
181	Royal Palm	<i>Roystonea regia</i>	18	33CT 55OA	16	REMOVE
182	Royal Palm	<i>Roystonea regia</i>	8	18CT 23OA	9	REMOVE
183	Royal Palm	<i>Roystonea regia</i>	18	33CT 55OA	16	REMOVE
184	Dead					
185	Royal Palm	<i>Roystonea regia</i>	18	20CT 35OA	24	REMOVE
224	Live Oak	<i>Quercus virginiana</i>	4	18	10	REMOVE
225	Live Oak	<i>Quercus virginiana</i>	5	18	10	REMOVE
226	Live Oak	<i>Quercus virginiana</i>	5	18	9	REMOVE
227	Live Oak	<i>Quercus virginiana</i>	4	18	9	REMOVE
228	Live Oak	<i>Quercus virginiana</i>	4	21	10	REMOVE
229	Live Oak	<i>Quercus virginiana</i>	4	21	10	REMOVE
230	Live Oak	<i>Quercus virginiana</i>	4	21	10	REMOVE
234	Gumbo Limbo	<i>Bursera simaruba</i>	10	25	20	REMOVE
235	Green Buttonwood	<i>Conocarpus erectus</i>	120	30	100	REMOVE
236	Gumbo Limbo	<i>Bursera simaruba</i>	10	20	20	REMOVE
237	Gumbo Limbo	<i>Bursera simaruba</i>	5	16	10	REMOVE
238	Gumbo Limbo	<i>Bursera simaruba</i>	5	26	9	REMOVE
239	Gumbo Limbo	<i>Bursera simaruba</i>	5	20	7	REMOVE
240	Gumbo Limbo	<i>Bursera simaruba</i>	5	14	9	REMOVE
241	Gumbo Limbo	<i>Bursera simaruba</i>	9	22	14	REMOVE
242	Phoenix spp.	<i>Phoenix spp.</i>	4	8CT 15CT	7	REMOVE
243	Gumbo Limbo	<i>Bursera simaruba</i>	7	28	14	REMOVE

Tree and Palm Mitigation Chart - Residential			
TREE		PALM	
Trees Removed	23	Palm Removed	28
Caliper Inches Removed	362		
Replacement (Inch for Inch) 12' HT. / 2" DBH (4.5' above ground)	510	Replacement Palms (1:1 ratio) Royal Palm, Phoenix sylvestris, Bismarkia, Foxtail, Coconut Palm	54
		Replacement Other Palms (3:1 ratio)	146
\$350 / Tree @12' HT. / 2" DBH		\$ -52,010.00	

NOTE:
ALL TREE/PALM INFORMATION WAS PROVIDED TO EDSA BY ARBORIST. EDSA IS NOT LIABLE OR RESPONSIBLE FOR ANY DISCREPANT INFORMATION REGARDING THE SPECIES, SIZE, LOCATION, AND/OR BUT NOT LIMITED TO THE HEALTH CONDITION OF THE PLANT MATERIAL PROVIDED BY THE REPORT

Project Name

PARK ROAD RESIDENTIAL PARCEL

Client

PARK ROAD
DEVELOPMENT, LLC



PLANNING
LANDSCAPE ARCHITECTURE
URBAN DESIGN
1512 E. BROWARD BOULEVARD, SUITE 110
FORT LAUDERDALE, FLORIDA 33301 USA
TEL: 954.524.3330

Consultants

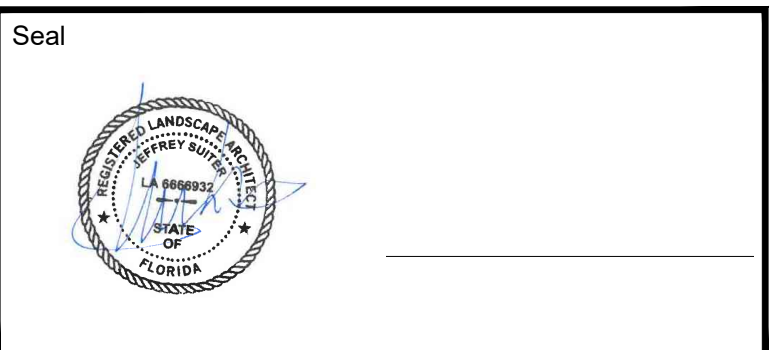
SUN TECH
CIVIL ENGINEER
4577 N. NOB HILL ROAD SUITE 102
SUNRISE, FL 33351-4712

BIZI ARQ
ARCHITECTURE
17225 S. DIXIE HIGHWAY #203
PALMETTO BAY, FL 33157

Key Plan

Rev	Date	Issued for

Date	SEPTEMBER 17, 2024
Designed By	XD_DD
Drawn By	XD_DD
Approved / Checked By	JS
Project Number	240042



Project Phase
SITE PLAN SUBMITTAL

Sheet Title
TREE DISPOSITION
SCHEDULE

Sheet Number
L1-1-01

NOTE: NO TREE REMOVAL OR PLANTING ALLOWED UNTIL SUBPERMITS ARE FULLY APPROVED BY CITY.