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PARK ROAD DEVELOPMENT, LLC

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PROJECT NO. 23-1005

ISSUE DATE 2024.12.20

TAC RESUBMITTAL #2

SHEET NAME

AERIAL VIEW

SHEET NO.

A5-107

SHEET INDEX

		SUBMITTALS	SITE PLAN SUBMITTAL, AUGUST 14, 2024	SITE PLAN SUBMITTAL REV 1, DECEMBER 14, 2024

GENERAL SHEET

L0-0-01	SHEET INDEX	■	■
L0-1-02	KEY PLAN	■	■
L0-2-01	GENERAL NOTES	■	■

DEMOLITION

L1-0-01	DEMOLITION NOTES	■	■
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

L3-1-01	HARDSCAPE PLAN	■	■
L3-1-02	HARDSCAPE PLAN	■	■
L3-1-03	HARDSCAPE PLAN	■	■
L3-1-04	HARDSCAPE PLAN	■	■
L3-1-05	HARDSCAPE PLAN	■	■

PLANTING

L5-0-01	PLANTING NOTES	■	■
L5-1-01	TREE PLAN	■	■
L5-1-02	TREE PLAN	■	■
L5-1-03	TREE PLAN	■	■
L5-1-04	TREE PLAN	■	■
L5-1-05	TREE PLAN	■	■
L6-1-01	SHRUB PLAN	■	■
L6-1-02	SHRUB PLAN	■	■
L6-1-03	SHRUB PLAN	■	■
L6-1-04	SHRUB PLAN	■	■
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



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Key Plan

Rev	Date	Issued for
1	12/19/2024	Response to City Comments

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

Seal

Project Phase

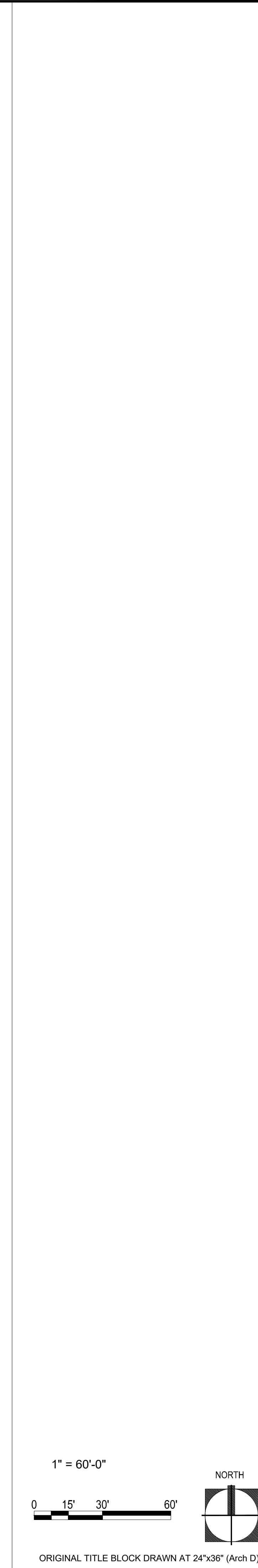
SITE PLAN SUBMITTAL

Sheet Title

SHEET INDEX

Sheet Number

L0-0-01



L0-1-02

GENERAL NOTES:

1. LOCATIONS, ELEVATIONS AND DIMENSIONS OF EXISTING UTILITIES, STRUCTURES AND OTHER FEATURES WERE PROVIDED TO EDSA AND ARE SHOWN ACCORDING TO THE BEST INFORMATION AVAILABLE AT THE TIME OF THE PREPARATION OF THESE CONTRACT DOCUMENTS. EDSA 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.
2. 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.
3. 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.
4. 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 PREFORMED BY THE CONTRACTOR CALLED FOR IN THE CONTRACT DOCUMENTS.
5. 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.
6. 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.
7. 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.
8. 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.
9. 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.
10. 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.
11. 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:

1. 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.
2. 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.
3. 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.
4. 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"
5. 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.
6. THE CONTRACTOR SHALL VERIFY ALL MEASUREMENTS AT THIS SITE AND BE RESPONSIBLE FOR THE ACCURACY AND CORRECTNESS OF SAME.
7. 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.
8. WRITTEN DIMENSIONS, COORDINATES AND/OR ELECTRONIC FILES PREVAIL OVER SCALED DIMENSIONS. DO NOT SCALE FROM THE CONTRACT DOCUMENTS.
9. REFER TO ARCHITECTURAL PLANS FOR ALL BUILDING DIMENSIONS.
10. REFER TO CIVIL PLANS FOR OVERALL SITE LAYOUT/DIMENSIONS.
11. 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.
12. PAVER DIMENSIONS ARE NOMINAL. VERIFY ACTUAL PAVER DIMENSIONS PRIOR TO LAYOUT OF PAVER FIELDS.
13. ALL REFERENCES TO "GRAY CONCRETE" SHALL MEAN NATURAL CONCRETE WITH NO COLOR ADDITIVE.
14. 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.
15. CROSS SLOPE ON HARDSCAPE PAVEMENT SHALL NOT EXCEED 2%. RUNNING SLOPE SHALL NOT EXCEED 5% UNLESS NOTED OTHERWISE. SEE LANDSCAPE GRADING FOR ADDITIONAL REQUIREMENTS.
16. 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.
17. 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.
18. 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 FOUNTAINPOOL ENGINEERS FOR ACTUAL CONSTRUCTION DOCUMENTATION.
19. 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:

1. 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.
2. 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.
3. 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.
4. 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.
5. 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.
6. 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.
7. PROTECT SITE FEATURES TO REMAIN, INCLUDING BUT NOT LIMITED TO BENCH MARKS, SURVEY CONTROL POINTS, EXISTING STRUCTURES AND PAVING FROM DAMAGE BY GRADING EQUIPMENT.
8. MATCH PROPOSED PAVEMENT GRADES WITH EXISTING CONDITIONS TO REMAIN TO PROVIDE FLUSH INTERFACES WITH ABUTTING SURFACES.
9. GRADES FOR SOD AREAS SHALL BE HELD ONE INCH (1") BELOW ADJACENT PAVEMENT GRADES TO ALLOW FOR INSTALLATION OF SOD.
10. 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.
11. 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.
12. FILL SHALL BE COMPACTED AS FOLLOWS:

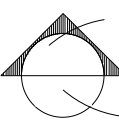
A. UNDER PEDESTRIAN PAVEMENT: AS RECOMMENDED BY CIVIL/GEOTECHNICAL ENGINEER.

B. 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.
13. 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.
14. ALL LANDSCAPE AREAS SHALL BE DRAGGED WITH A DRAG MAT TO BLEND IN SMALL IMPERFECTIONS AND ROUND OFF AND SHARP EDGES.
15. FINE GRADE TOLERANCES FOR LANDSCAPE AREAS...PLUS OR MINUS (+/-) 0.04 FOOT (").
16. FINE GRADE TOLERANCES FOR HARDSCAPE AREAS...PLUS OR MINUS (+/-) 0.02 FOOT (").
17. 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.

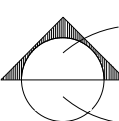
STANDARD ABBREVIATIONS:

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	GUAGE	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

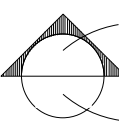
STANDARD DRAWING SYMBOLS:




VIEW NUMBER




SHEET NUMBER




VIEW NUMBER



SHEET NUMBER



DETAIL NUMBER



SHEET NUMBER

SECTION

ELEVATION

DETAIL CALLOUT

ENLARGEMENT PLAN

MATERIAL REFERENCE

PROPOSED ELEVATION

SLOPE PERCENTAGE & DIRECTION

COORDINATE

PROPERTY LINE

LIMIT OF WORK

MATCHLINE

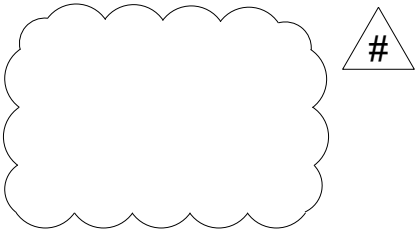
PLANT CODE

PLANT QUANTITY

DISCIPLINE:
L-LANDSCAPE

WORK TYPE
SHEET TYPE
SHEET NUMBER

LX-X-XX



SHEET NUMBERING SYSTEM:


REVISION CLOUD

Project Name

PARK ROAD
RESIDENTIAL
PARCEL

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PALMETTO BAY, FL 33157

Key Plan

Rev	Date	Issued for
1	12/19/2024	Response to City Comments

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") CALIPERSIXTY INCH (60") SPADE
 - C. TREES UP TO EIGHT INCH (8") CALIPER AND NON-SPECIMEN PALMSNINETY 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, RESETTNG 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



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URBAN DESIGN

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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

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 270A	25	REMOVE
2	Coconut Palm	<i>Cocos nucifera</i>	9	27CT 270A	24	REMOVE
3	Coconut Palm	<i>Cocos nucifera</i>	9	26CT 350A	24	REMOVE
4	Gumbo Limbo	<i>Bursera simaruba</i>	9	26	10	REMOVE
6	Sabal Palm	<i>Sabal palmetto</i>	10	10CT 160A	10	REMOVE
7	Sabal Palm	<i>Sabal palmetto</i>	10	9CT 150A	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>				INVASIVE/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 250A	10	REMOVE
101	Sabal Palm	<i>Sabal palmetto</i>	9	15CT200A	12	REMOVE
127	Sabal Palm	<i>Sabal palmetto</i>	14	17CT 260A	12	REMOVE
166	Coconut Palm	<i>Cocos nucifera</i>	10	15CT 260A	24	REMOVE
167	Royal Palm	<i>Roystonea regia</i>	18	24CT 350A	24	REMOVE
168	Royal Palm	<i>Roystonea regia</i>	18	33CT 550A	27	REMOVE
169	Dead					
170	Royal Palm	<i>Roystonea regia</i>	16	20CT 350A	24	REMOVE
171	Royal Palm	<i>Roystonea regia</i>	16	20CT 350A	24	REMOVE
172	Royal Palm	<i>Roystonea regia</i>	16	18CT 250A	27	REMOVE
173	Dead					
174	Royal Palm	<i>Roystonea regia</i>	18	33CT 550A	27	REMOVE
175	Royal Palm	<i>Roystonea regia</i>	20	33CT 550A	27	REMOVE
176	Royal Palm	<i>Roystonea regia</i>	18	33CT 550A	27	REMOVE
177	Royal Palm	<i>Roystonea regia</i>	18	33CT 550A	27	REMOVE
178	Royal Palm	<i>Roystonea regia</i>	18	33CT 550A	27	REMOVE
179	Coconut Palm	<i>Cocos nucifera</i>	10	20CT 350A	24	REMOVE
180	Coconut Palm	<i>Cocos nucifera</i>	10	20CT 350A	24	REMOVE
181	Royal Palm	<i>Roystonea regia</i>	18	33CT 550A	16	REMOVE
182	Royal Palm	<i>Roystonea regia</i>	8	18CT 230A	9	REMOVE
183	Royal Palm	<i>Roystonea regia</i>	18	33CT 550A	16	REMOVE
184	Dead					
185	Royal Palm	<i>Roystonea regia</i>	18	20CT 350A	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
244	Gumbo Limbo	<i>Bursera simaruba</i>	8	22	14	REMOVE
245	Gumbo Limbo	<i>Bursera simaruba</i>	10	34	15	REMOVE
246	Gumbo Limbo	<i>Bursera simaruba</i>	8	27	15	REMOVE
248	Gumbo Limbo	<i>Bursera simaruba</i>	15	33	28	REMOVE
249	Gumbo Limbo	<i>Bursera simaruba</i>	10	25	10	REMOVE
250	Gumbo Limbo	<i>Bursera simaruba</i>	7	20	10	REMOVE
277	Coconut Palm	<i>Cocos nucifera</i>	10	20CT 330A	24	REMOVE
278	Coconut Palm	<i>Cocos nucifera</i>	10	20CT 330A	24	REMOVE
279	Coconut Palm	<i>Cocos nucifera</i>	10	20CT 330A	24	REMOVE
280	Coconut Palm	<i>Cocos nucifera</i>	10	22CT 350A	24	REMOVE
281	Gumbo Limbo	<i>Bursera simaruba</i>	12	27	25	REMOVE

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

Tree and Palm Mitigation Chart - Residential					
TREE	QTY	Value (Inches / #)	PALM	QTY	Value (Inches / #)
Tree Removed	32	442	Palm Removed	30	60
Replacement (<i>Inch for Inch</i>) 12' HT. / 2" DBH (<i>4.5' above ground</i>)	248	522	Replacement Palms (<i>1:1 ratio</i>) Royal Palm, Phoenix sylvestris, Bismarkia,Foxtail, Coconut Palm	57	114
			Replacement Other Palms (3:1 ratio)	189	126
Estimated Contribution to Tree Canopy Trust Fund \$350 / Tree @12' HT. / 2" DBH		-\$56,000.00			

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
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edsa

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XD_DD

Drawn By

XD_DD

Approved / Checked By

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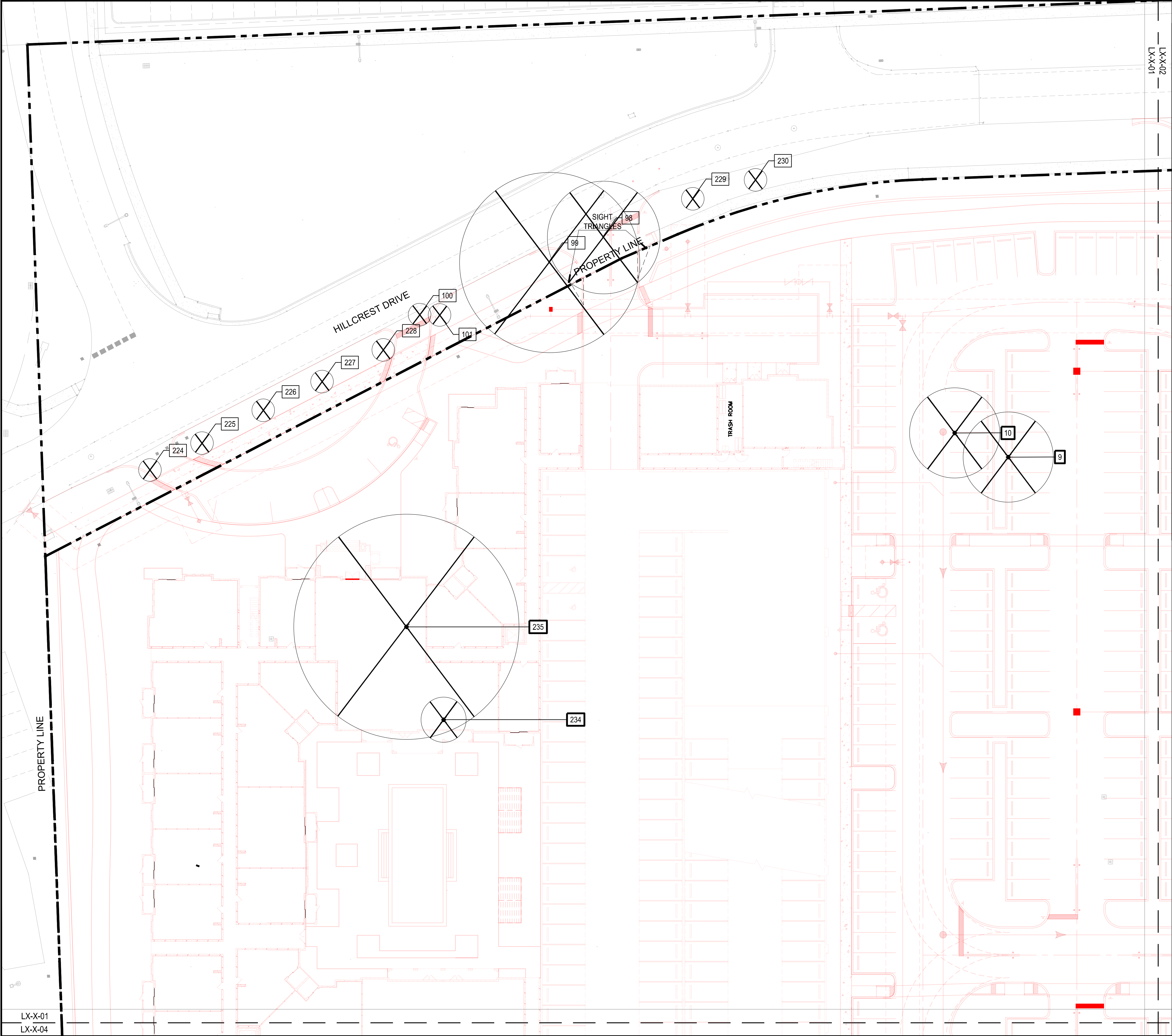
SITE PLAN SUBMITTAL

Sheet Title

TREE DISPOSITION
SCHEDULE

Sheet Number

L1-1-01



LEGEND	
TREES / PALMS	
SYMBOL	DESCRIPTION
	PALM / TREE TO BE REMOVED
	PALM / TREE TO REMAIN
	PALM / TREE TO BE RELOCATED
	TREE ID
	NEW CONSTRUCTION

NOTES:
1. REFER TO FULL SCHEDULE ON SHEET L1-1-01
2. TREE / PALMS OUTSIDE OF L.O.W. ARE NOT INCLUDED IN TREE DISPOSITION CHART

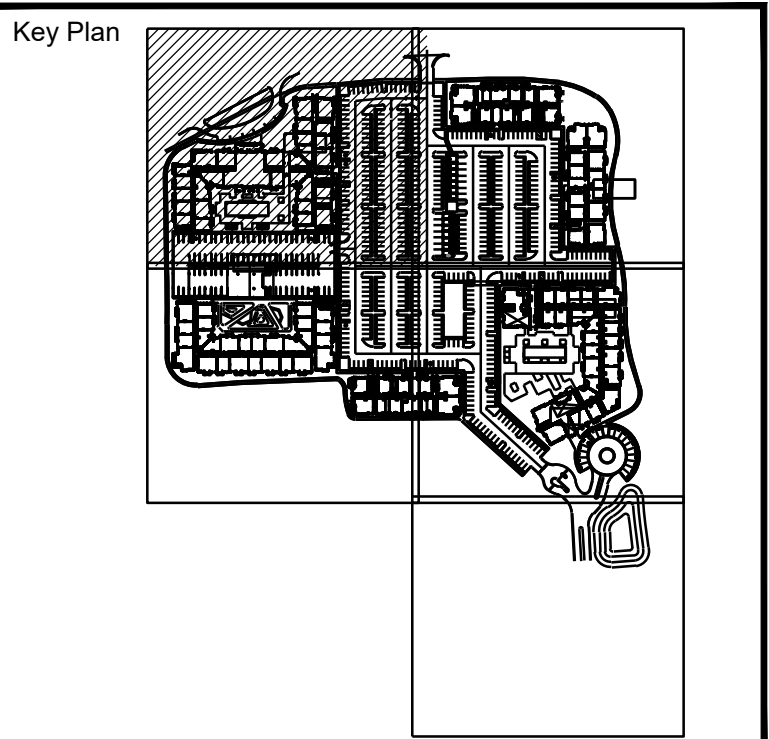
1" = 20'-0"
0 10' 20'
NORTH
ORIGINAL TITLE BLOCK DRAWN AT 24"x36" (Arch D)

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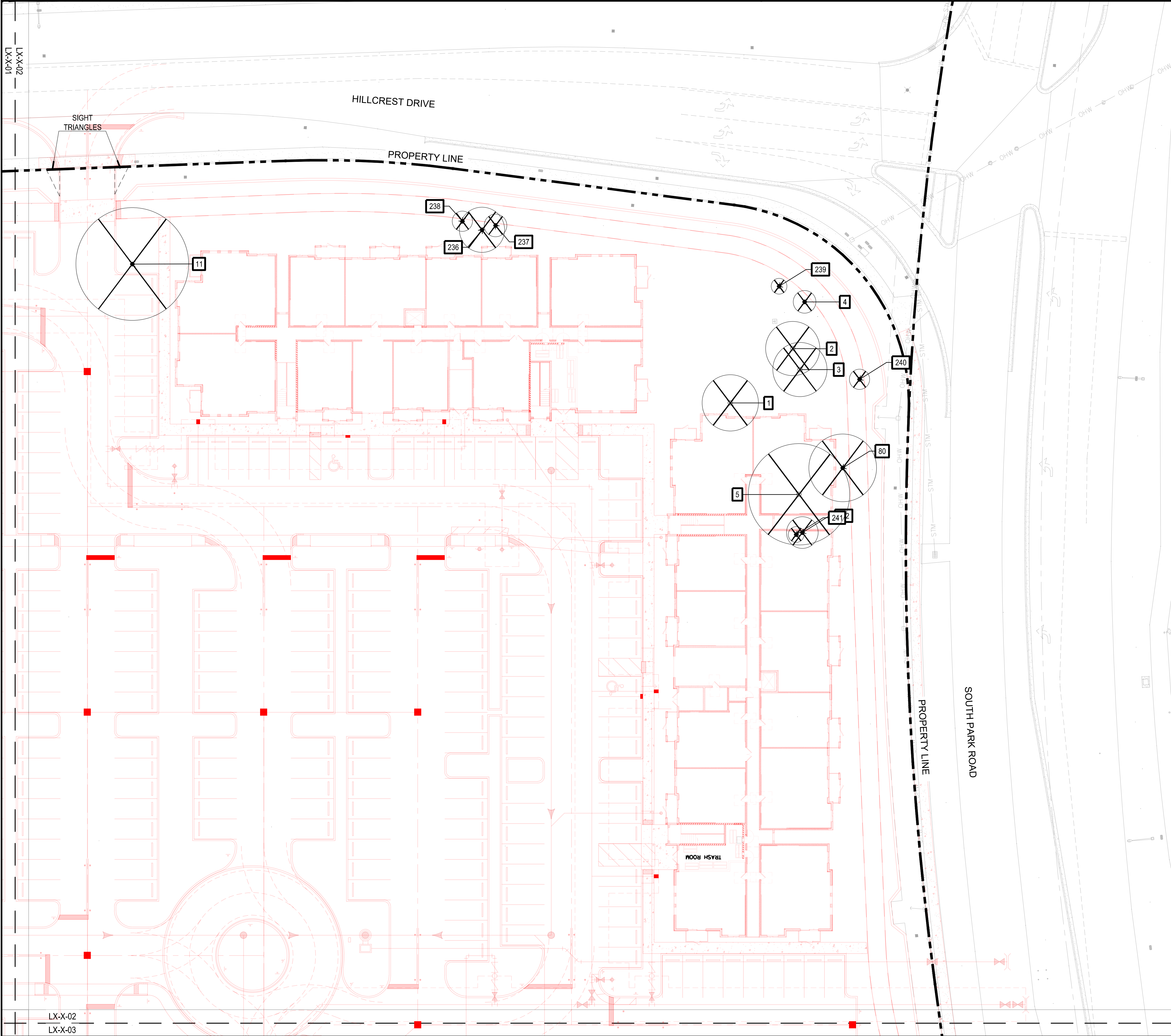
Date	07/09/2024
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Approved / Checked By	JS
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Project Phase
SITE PLAN SUBMITTAL

Sheet Title
TREE DISPOSITION PLAN

Sheet Number
L1-2-01



LEGEND

TREES / PALMS

SYMBOL	DESCRIPTION
	PALM / TREE TO BE REMOVED
	PALM / TREE TO REMAIN
	PALM / TREE TO BE RELOCATED
	TREE ID
	NEW CONSTRUCTION

NOTES:
1. REFER TO FULL SCHEDULE ON SHEET L1-1-01

1" = 20'-0"

010'20'

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

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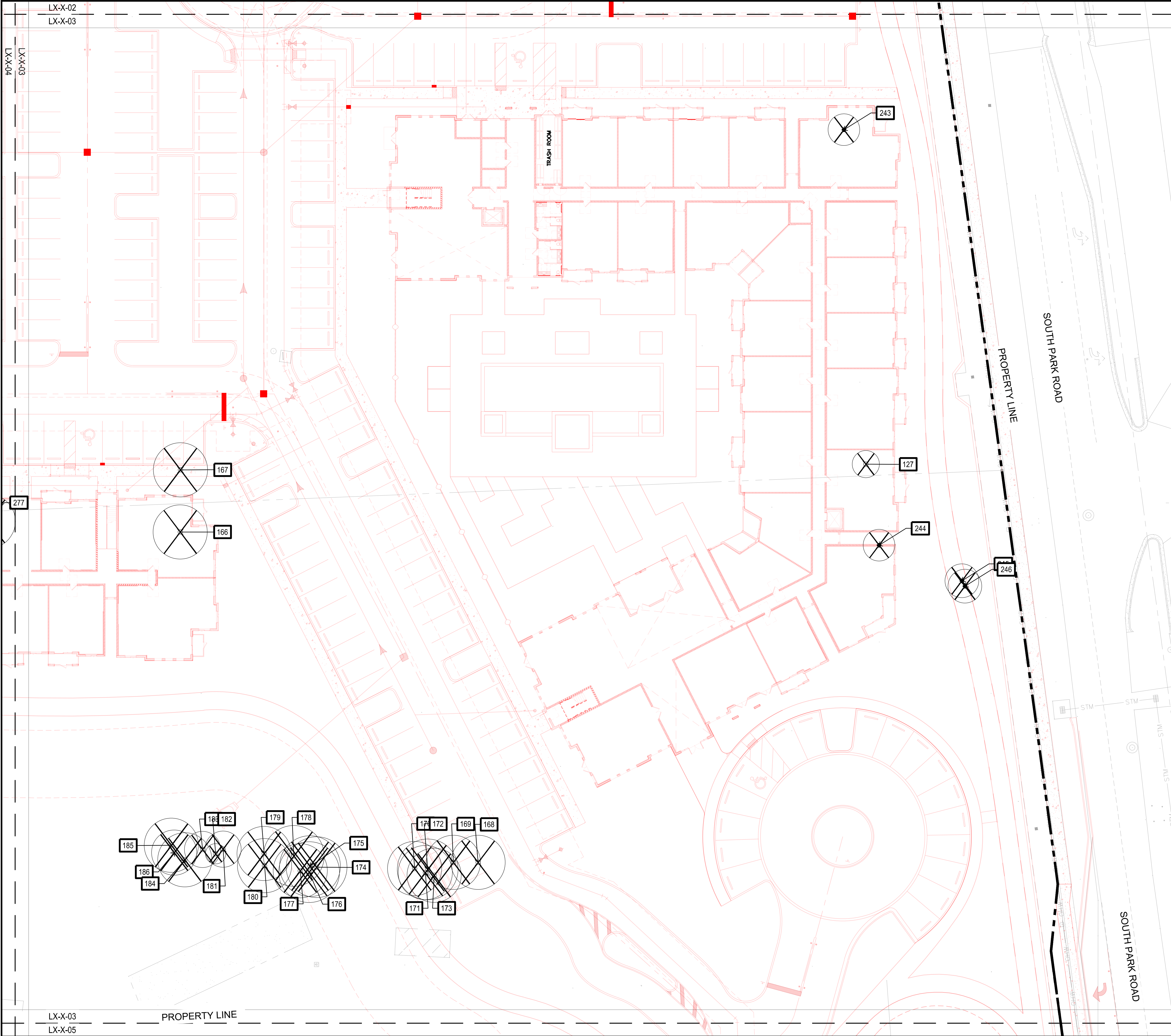
SITE PLAN SUBMITTAL

Sheet Title

TREE DISPOSITION PLAN

Sheet Number

L1-2-02



LEGEND

TREES / PALMS

SYMBOL	DESCRIPTION
	PALM / TREE TO BE REMOVED
	PALM / TREE TO REMAIN
	PALM / TREE TO BE RELOCATED
	TREE ID
	NEW CONSTRUCTION

NOTES:

1. REFER TO FULL SCHEDULE ON SHEET L1-1-01

1" = 20'-0"

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

Project Name

PARK ROAD RESIDENTIAL PARCEL

Client

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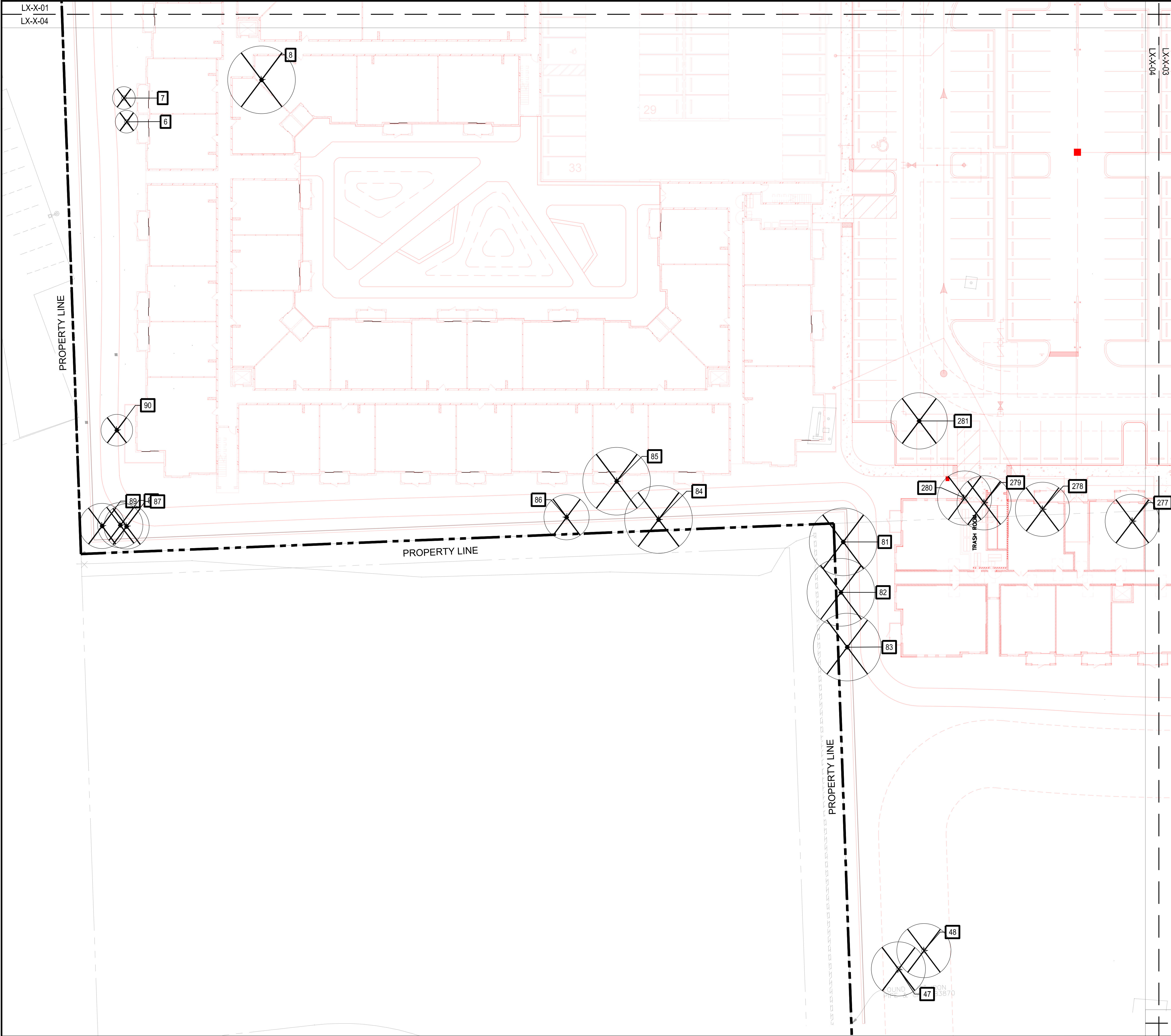
SITE PLAN SUBMITTAL

Sheet Title

TREE DISPOSITION PLAN

Sheet Number

L1-2-03



LEGEND	
TREES / PALMS	
SYMBOL	DESCRIPTION
	PALM / TREE TO BE REMOVED
	PALM / TREE TO REMAIN
	PALM / TREE TO BE RELOCATED
	TREE ID
	NEW CONSTRUCTION

NOTES:
1. REFER TO FULL SCHEDULE ON SHEET L1-1-01

1" = 20'-0"

010'20'

NORTH

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

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Seal

Project Phase

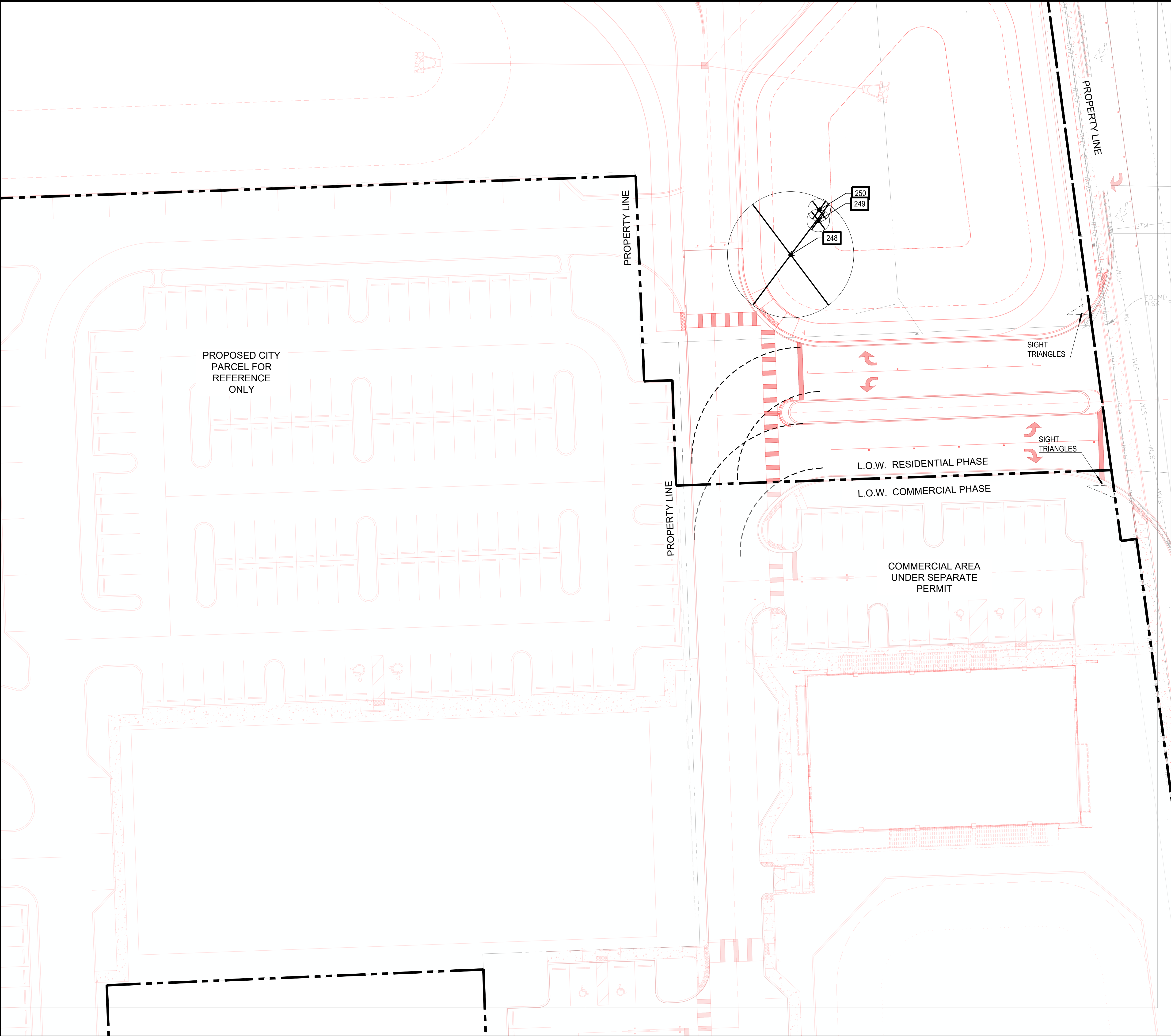
SITE PLAN SUBMITTAL

Sheet Title

TREE DISPOSITION PLAN

Sheet Number

L1-2-04



LEGEND	
TREES / PALMS	
SYMBOL	DESCRIPTION
	PALM / TREE TO BE REMOVED
	PALM / TREE TO BE RELOCATED
	TREE ID
	NEW CONSTRUCTION

NOTES:
1. REFER TO FULL SCHEDULE ON SHEET L1-1-01

1" = 20'-0"

010'20'

NORTH

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

Project Name

PARK ROAD RESIDENTIAL PARCEL

Client

PARK ROAD DEVELOPMENT, LLC

edsa

PLANNING LANDSCAPE ARCHITECTURE URBAN DESIGN

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

Key Plan

Rev	Date	Issued for

Date

07/09/2024

Designed By

EDSA

Drawn By

EDSA

Approved / Checked By

JS

Project Number

SE240042

Seal

Project Phase

SITE PLAN SUBMITTAL

Sheet Title

TREE DISPOSITION PLAN

Sheet Number

L1-2-05

GENERAL NOTES:

1. PRIOR TO PLANTING INSTALLATION, THE CONTRACTOR SHALL CONFIRM THE AVAILABILITY OF ALL THE SPECIFIED PLANT MATERIALS. THE CONTRACTOR SHALL SUBMIT DATED PHOTOGRAPHS OF ALL PLANT MATERIAL NOT TAGGED BY THE OWNERS REPRESENTATIVE TO THE OWNERS REPRESENTATIVE FOR REVIEW PRIOR TO DELIVERY OF MATERIALS TO THE PROJECT. ALL PHOTOGRAPHS OF TREES AND PALMS SHALL HAVE A MEASURING DEVICE AND PERSON IN THE PHOTO FOR SCALE. NURSERY SOURCE, HEIGHT, WIDTH AND CALIPER OF PLANT MATERIAL SHALL BE INCLUDED WITH THE PHOTOGRAPH.
2. THE PLANT MATERIAL QUANTITIES SHOWN IN THE CONTRACT DOCUMENTS ARE FOR THE CONVENIENCE OF THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PLANT MATERIAL QUANTITIES AND NOTIFYING THE OWNERS REPRESENTATIVE OF ANY DISCREPANCIES FOR CLARIFICATION PRIOR TO THE AWARD OF CONTRACT AND COMMENCEMENT OF WORK.
3. THE OWNERS REPRESENTATIVE SHALL HAVE THE RIGHT AT ANY STAGE OF THE OPERATION TO REJECT ANY PLANT MATERIALS THAT DO NOT COMPLY WITH THE REQUIREMENTS AS SPECIFIED HEREIN AND REQUIRE THE CONTRACTOR TO REPLACE THE REJECTED MATERIAL WITH MATERIAL MEETING THE SPECIFICATIONS. MAINTENANCE OF REPLACED MATERIAL SHALL CONTINUE UNTIL FINAL ACCEPTANCE.
4. THE OWNERS REPRESENTATIVE MAY ADJUST THE LOCATIONS OF THE PLANT MATERIAL SHOWN ON THE PLANS TO ACCOMMODATE UNFORESEEN FIELD CONDITIONS OR TO ACCOMPLISH DESIGN INTENT.
5. NO PLANT MATERIAL SUBSTITUTIONS SHALL BE MADE WITHOUT THE WRITTEN CONSENT OF THE OWNERS REPRESENTATIVE.
6. THE INSTALLATION OF ALL PLANT MATERIALS SHALL COMPLY WITH THE CODES, STANDARDS, REGULATIONS REQUIREMENTS AND ORDINANCES OF ANY GOVERNMENTAL AGENCY HAVING JURISDICTION OVER THE WORK.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR THIS WORK PRIOR TO THE START OF CONSTRUCTION.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR AND BEAR ALL COSTS RELATED TO THE TESTING OF EXISTING SOILS, PREPARED PLANTING MIXES AND AMENDMENTS.
9. THE CONTRACTOR SHALL PROTECT ALL PLANT MATERIAL TO REMAIN. THE CONTRACTOR SHALL INSTALL AND/OR MAINTAIN BARRICADES AS DETAILED ON THE DRAWINGS AND AS OUTLINED IN THE DEMOLITION/SITE CLEARING NOTES.
10. THE CONTRACTOR SHALL REFER TO THE GENERAL, FINE GRADING AND HARDSCAPE NOTES, SPECIFICATIONS AND THE CONTRACT DOCUMENTS PREPARED BY BUT NOT LIMITED TO ARCHITECTURAL, MEP, IRRIGATION, STRUCTURAL AND CIVIL ENGINEERING CONSULTANTS FOR ADDITIONAL REQUIREMENTS.
11. ALL PLANT MATERIAL SHALL MEET OR EXCEED THE FOLLOWING:

A. AMERICAN STANDARDS FOR NURSERY STOCK, ANSI Z60.1.

B. FLORIDA GRADE NO. 1, FLORIDA DEPARTMENT OF AGRICULTURE GRADES AND STANDARDS FOR NURSERY PLANTS LATEST ADDITION.
12. PLANTS SHALL BE SYMMETRICAL AS IS TYPICAL FOR THEIR VARIETY AND SPECIES. THEY SHALL BE FREE FROM PLANT DISEASE, INSECTS OR THEIR EGGS.
13. NURSERY GROWN STOCK SHALL BE GROWN UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT.
14. ALL PLANT MATERIAL SIZES SPECIFIED ARE MINIMUM SIZES. HEIGHT AND SPREAD TAKE PRECEDENCE OVER CALIPER AND CONTAINER SIZES.
15. CONTAINER PLANTS SHALL HAVE BEEN GROWN IN A RIGID CONTAINER FOR A MINIMUM TIME AS FOLLOWS:

A. TREES.....2 YEARS.

B. SHRUBS...1 YEAR.

C. GROUNDCOVERS...6 MONTHS.
16. ALL CONTAINER PLANTS SHALL HAVE ROOTS SUFFICIENTLY DEVELOPED TO HOLD THE SOIL TOGETHER WHEN REMOVED FROM ITS CONTAINER. NO PLANT MATERIAL SHALL BE BOUND TO THE CONTAINER NOR HAVE CIRCULAR ROOTS.
17. BALLED AND BURLAPPED PLANTS WILL NOT BE ACCEPTED WHEN THE ROOT BALL HAS BEEN CRACKED OR BROKEN.
18. PLANTS GROWN IN GROW BAGS ARE PROHIBITED.
19. SOD SHALL BE THE SPECIES AS CALLED FOR ON THE DRAWINGS. SOD SHALL BE WELL MATTED WITH HEAVY ROOT DEVELOPMENT AND FREE OF WEEDS, FUNGUS AND OTHER DISEASES.
20. SOD SHALL BE MACHINE CUT TO A COMMERCIAL SIZE WITH A UNIFORM THICKNESS OF 1-1/4 TO 1-1/2 INCH THICKNESS.

SOIL PREPARATION AND SOIL MIX NOTES:

1. PREPARED PLANTING MIX SHALL CONSIST OF THE FOLLOWING:

A. TREES/SHRUBS/GROUNDCOVER.....70% CLEAN BUILDERS SAND, 30% TOPSOIL/PEAT MIX.

B. PALMS.....90% CLEAN BUILDERS SAND, 10% TOPSOIL/PEAT MIX.

C. ANNUALS.....50% CLEAN BUILDERS SAND, 25% PEAT, 25% VERMICULITE.
2. PREPARED PLANTING MIX FOR LANDSCAPE ON STRUCTURE SHALL CONSIST OF THE FOLLOWING:

A. 20% CLEAN BUILDERS SAND, 30% PEAT, 30% RICE ROCK, 20% PERLITE.
3. THE COMPOSITION OF THE PREPARED PLANTING MIX MAY BE MODIFIED BASED ON RECOMMENDATIONS FROM THE SOIL TEST(S).
4. TOPSOIL SHALL BE NATURAL SURFACE SOIL, FERTILE, FRIABLE AGRICULTURAL SOIL FREE OF WEEDS WITH 4-6% ORGANIC MATTER, A PH OF 5.5 TO 6.5 AND CAPABLE OF SUSTAINING VIGOROUS PLANT GROWTH.
5. EXISTING SOIL MAY BE SUBSTITUTED FOR TOPSOIL AND/OR SAND BASED ON THE RESULTS OF THE SOIL TEST(S).
6. PEAT SHALL BE ORGANIC PEAT SUITABLE FOR HORTICULTURAL PURPOSES. PEAT SHALL BE SHREDDED WITH PIECES NO LARGER THAN ONE-HALF INCH (1/2") IN DIAMETER. PEAT SHALL HAVE A PH OF 4.5 TO 6.5 AND SHALL BE STERILIZED TO MAKE IT FREE OF WEEDS AND NEMATODES.
7. COMPOSTED ORGANICS SHALL BE WOOD SHAVINGS, PINE BARK, GREEN WASTES OR CLEAN AGRICULTURAL WASTES, WELL-ROTTED AND SCREENED THROUGH A ONE-HALF INCH (1/2") SCREEN.
8. COMPONENTS OF THE PREPARED PLANTING MIX SHALL BE BLENDED OUTSIDE OF THE PLANTING BEDS. THE CONTRACTOR SHALL SUBMIT A 2-GALLON SAMPLE TO A CERTIFIED SOILS TEST LABORATORY FOR ANALYSIS. BASED ON THE LABORATORY ANALYSIS THE CONTRACTOR SHALL APPLY SOIL AMENDMENTS AS NECESSARY TO ADJUST THE PREPARED PLANTING MIX TO MEET THE FOLLOWING REQUIREMENTS:

A. PH VALUE BETWEEN 5.5 AND 6.6.

B. ORGANIC MATTER CONTENT BETWEEN 5% AND 10% OF TOTAL DRY WEIGHT.

C. NITROGEN 5% AVERAGE OF OF ORGANIC MATTER.

D. PHOSPHORUS 0.05% AVERAGE OF TOTAL SOIL CONTENT.

E. POTASSIUM 1.2% AVERAGE OF TOTAL SOIL CONTENT.
9. FERTILIZER FOR PLANT MATERIALS SHALL BE AS FOLLOWS:

A. PALMS.....13-3-13 PLUS MINOR ELEMENTS-SLOW RELEASE. 1/2 LB. FERTILIZER PER 1/2 CALIPER INCH.

B. TREES..... 8-6-6 PLUS MINOR ELEMENTS-SLOW RELEASE. 1/2 LB. FERTILIZER PER 1/2 CALIPER INCH.

SOIL PREPARATION AND SOIL MIX NOTES: (cont.)

- C. SHRUBS/GROUNDCOVERS..... 8-10-10 PLUS MINOR ELEMENTS-SLOW RELEASE. 1/2 LB. FERTILIZER PER 100 SQ. FT.
- D. LAWNS.....16-4-8 PLUS MINOR ELEMENTS-SLOW RELEASE. 1LB. FERTILIZER PER 1,000 SQ. FT.
- E. ENDO AND ECTOMYCORRIZAL INOCULANTS.....DIE HARD OR OWNERS REPRESENTATIVE APPROVED EQUAL.
- F. ANTI-DESICCANT.....WILT-PRUF OR OWNERS REPRESENTATIVE APPROVED EQUAL.

10. ALL FERTILIZERS SHALL BE MANUFACTURED FROM QUALITY MATERIALS, FREE FROM IMPURITIES AND SHALL MEET RECOGNIZED STANDARDS FOR EFFECTIVENESS.

11. ALL FERTILIZERS SHALL BE FREE FLOWING AND SUITABLE FOR APPLICATION WITH APPROVED EQUIPMENT.

12. ALL FERTILIZER SHALL BE DELIVERED TO THE SITE IN CONTAINERS, EACH FULLY LABELED CONFORMING TO APPLICABLE STATE FERTILIZER LAWS AND BEARING THE GRADE AND TRADE NAME OF THE PRODUCER.

13. AFTER ROUGH GRADING HAS BEEN COMPLETED ONE SAMPLE OF EXISTING SOIL PER 5,000 SQ. FT. OF LANDSCAPE AREAS SHALL BE SUBMITTED TO A CERTIFIED SOILS TESTING LABORATORY FOR ANALYSIS AS TO THE SUITABILITY OF THE EXISTING SOIL TO MEET THE REQUIREMENT OF THE PREPARED PLANTING MIX.

14. SOIL SAMPLES SHALL BE TAKEN TO A DEPTH OF TWENTY-FOUR INCHES (24").

15. SHOULD TEST RESULTS INDICATE THAT THE EXISTING SOILS DO NOT FALL WITHIN THE REQUIREMENS FOR PREPARED PLANTING MIX THE CONTRACTOR SHALL:

A. SUBMIT TO THE OWNERS REPRESENTATIVE FOR APPROVAL AN AMENDED PLANTING MIX ALONG WITH RECOMMENDATION FOR ORGANIC MATERIALS. FERTILIZERS AND/OR OTHER MATERIALS FOUND NECESSARY TO ASSURE OPTIMUM PLANT GROWTH. PROPOSED REVISIONS SHALL INCLUDE METHODOLOGY FOR INCORPORATING THE AMENDMENTS TO A DEPTH OF TWENTY-FOUR INCHES (24"). ANY RECOMMENDED REVISIONS SHALL BE APPROVED BY THE OWNERS REPRESENTATIVE PRIOR TO INSTALLATION OF THE AMENDED PLANTING MIX.....OR

B. EXCAVATE LANDSCAPE BEDS CONTAINING NONCOMPLIANT EXISTING SOILS TO A DEPTH OF 24 INCHES (24") AND BACKFILL WITH PREPARED PLANTING MIX AS SPECIFIED. PREPARED PLANTING MIX SHALL BE PLACED AND COMPACTED TO 80% STANDARD PROCTOR IN TWELVE INCH (12") LIFTS.

16. EXISTING SOILS MAY BE USED IN EITHER THE PREPARED OR AMENDED PLANTING MIXES AS DETERMINED BY THE SOIL TEST RECOMMENDATIONS.

17. EXCAVATED SOIL MAY BE USED FOR ONSITE FILL IF IT COMPLIES WITH GEOTECHNICAL REQUIREMENTS.

18. SUBMITTALS:

A. RESULTS OF SOILS TESTS INCLUDING CONTENT/MIX ANALYSIS AND AMENDMENT RECOMMENDATIONS.

B. CERTIFICATION THAT PREPARED AND/OR AMENDED PLANTING MIX MEETS REQUIREMENTS.

C. LITERATURE AND PROPOSED APPLICATION RATES FOR SOIL AMENDMENTS, HERBICIDES AND STERILIZERS.

PLANTING NOTES: (cont.)

12. ALL PLANT PITS SHALL BE EXCAVATED TO A WIDTH AND DEPTH AS INDICATED ON THE DRAWINGS.
13. PLANT MATERIALS SHALL BE CENTERED IN THEIR PITS, FACED FOR BEST EFFECT AND SET PLUMB FOR BACKFILLING.
14. SHRUB/GROUNDCOVER PLANTINGS SHOWN IN MASS PLANTING BEDS SHALL BE PLACED ON A TRIANGULAR SPACING CONFIGURATION. SEE DRAWINGS FOR TRIANGULAR SPACING DETAIL AND PLANT MATERIAL LIST FOR ON-CENTER PLANT SPACING.
15. BALLED AND BURLAPPED PLANTS SHALL HAVE THE BURLAP, STRINGS, STRAPS AND WIRE CAGES REMOVED FROM THE TOP 1/3 OF THE ROOT BALL.
16. PLACE BACKFILL IN PLANT PITS IN LAYERS NOT TO EXCEED 1/3 THE DEPTH OF THE ROOT BALL AND TAMP FIRMLY IN PLACE. PRIOR TO PLACING THE FINAL LAYER, THE PIT SHALL BE FILLED WITH WATER AND THE SOIL ALLOWED TO SETTLE.
17. AFTER SETTLEMENT THE CROWN OF THE ROOT BALL SHALL BE ABOVE FINISHED GRADE AS INDICATED ON THE DRAWINGS. PLANTS WITH ROOT BALLS SET BELOW INDICATED HEIGHTS WILL BE REQUIRED TO BE REMOVED AND REPLANTED.
18. TREES/PALMS SHALL BE STAKED ACCORDING TO THE DETAILS ON THE DRAWINGS.
19. MULCH AS DESIGNATED ON THE DRAWINGS SHALL BE PLACED THROUGHOUT ALL PLANTING AREAS.
20. NO MULCH SHALL BE PLACED OVER SHRUB/GROUNDCOVER ROOT BALLS OR WITHIN 4' OF TREE OR PALM TRUNKS.
21. SOD SHALL BE PLACED WITH STAGGERED BUTT TIGHT JOINTS. THERE SHALL BE NO VOIDS OR OVERLAPPING OF EDGES BETWEEN SOD PIECES.
22. SOD SHALL BE ROLLED IMMEDIATELY AFTER BEING PLACED. CLEAN BUILDERS' SAND SHALL BE USED TO FILL ANY RESULTING VOIDS OR UNEVENNESS IN THE SOD SURFACE. ANY AREAS REQUIRING EXCESSIVE TOP-DRESSING SHALL HAVE THE SOD REMOVED, THE AREA REGRADED AND RE-SODDED.
23. THE CONTRACTOR SHALL REFER TO THE LANDSCAPE PLANTING DETAILS AND/OR SPECIFICATIONS FOR ADDITIONAL PLANTING INSTRUCTIONS.

PLANTING NOTES:

1. PRIOR TO THE INSTALLATION OF PLANT MATERIALS, THE CONTRACTOR SHALL CONFIRM IN WRITING TO THE OWNERS REPRESENTATIVE THAT THE FINISHED GRADES IN ALL AREAS WHERE PLANT MATERIALS ARE TO BE INSTALLED CONFORM TO THE PROPOSED GRADES NOTED ON THE GRADING PLANS.
2. PLANTING SHALL NOT COMMENCE UNTIL IRRIGATION HAS BEEN INSTALLED AND IS OPERATIONAL. TREES MAY BE INSTALLED PRIOR TO THE INSTALLATION OF IRRIGATION PROVIDED THAT A HAND WATERING SCHEDULE IS SUBMITTED TO AND APPROVED BY THE OWNERS REPRESENTATIVE.
3. THE CONTRACTOR SHALL SUBMIT WEED CONTROL PRODUCTS THAT DO NOT INCLUDE GLYPHOSATE. PROTECT EXISTING PLANTS TO REMAIN FROM OVERSPRAY. DO NOT APPLY WITHIN ROOT ZONES OF EXISTING PLANT MATERIAL TO REMAIN. CONTRACTOR TO ENSURE TOTAL WEED ERADICATION PRIOR TO INSTALLATION OF PLANT MATERIAL.
4. CONTRACTOR SHALL CONFIRM THAT ALL ORGANICS, SOD, WEEDS, ROOTS AND DEBRIS HAVE BEEN REMOVED TO A DEPTH OF 12 INCHES FROM ALL AREAS WHERE PLANT MATERIALS ARE TO BE INSTALLED. ALL PAVEMENT AND PAVEMENT BASE MATERIAL SHALL BE REMOVED COMPLETELY IN ALL AREAS WHERE PLANT MATERIALS ARE TO BE INSTALLED.
5. ANY DEPRESSIONS OR EXCAVATIONS BELOW THE APPROVED FINISHED GRADES CREATED FOR OR BY THE REMOVAL OF SUCH OBJECTS SHALL BE REFILLED WITH CLEAN COARSE SAND AND COMPACTED TO A DENSITY CONFORMING TO THE SURROUNDING GROUND.
6. THE CONTRACTOR SHALL PAINT THE OUTLINE OF EACH SHRUB AND GROUNDCOVER BED AND STAKE THE LOCATION OF ALL TREES/PALMS FOR APPROVAL OF THE OWNERS REPRESENTATIVE PRIOR TO INSTALLATION.
7. TREE/PALM PITS SHALL BE TESTED FOR VERTICAL DRAINAGE BY FILLING WITH WATER TWICE IN SUCCESSION. CONDITIONS PERMITTING THE RETENTION OF MORE THAN 6 INCHES OF WATER IN 1 HOUR SHALL BE BROUGHT TO THE ATTENTION OF THE OWNERS REPRESENTATIVE. THE CONTRACTOR SHALL SUBMIT A WRITTEN PROPOSAL FOR CORRECTION OF SUCH CONDITIONS BEFORE PROCEEDING WITH INSTALLATION.
8. UNIFORMLY APPLY REQUIRED AMENDMENTS TO AREAS TO RECEIVE SOD AND CULTIVATE BY MECHANICAL TILLING INTO THE TOP 6 INCHES OF SOIL.
9. AREAS TO RECEIVE SOD SHALL BE GRADED TO LEVEL OUT ALL UNDULATIONS OR IRREGULARITIES IN THE SURFACE RESULTING FROM TILLAGE, FERTILIZING OR OTHER OPERATIONS. THE RESULTING SURFACE SHALL BE ROLLED WITH THE RESULTING GRADE TO BE NO HIGHER THAN THE ADJACENT PAVING OR OTHER GRADE ELEMENTS AFTER SOD HAS BEEN INSTALLED.
10. PLANTING BEDS SHALL THEN BE FINE GRADED TO A SMOOTH AND EVEN SURFACE ASSURING POSITIVE DRAINAGE AWAY FROM STRUCTURES AND ELIMINATING ANY DEPRESSIONS WHICH MAY COLLECT WATER.
11. "SURFLAN" OR OWNER REPRESENTATIVE APPROVED EQUAL PRE-EMERGENT HERBICIDE SHALL BE APPLIED TO ALL PLANTING BEDS IN ACCORDANCE WITH THE MANUFACTURES RECOMMENDED RATE.

POST PLANTING NOTES :

1. MAINTENANCE:

A. DURING THE PROJECT WORK PERIOD PRIOR TO SUBSTANTIAL COMPLETION ACCEPTANCE, THE CONTRACTOR SHALL MAINTAIN ALL PLANT MATERIAL.

B. MAINTENANCE DURING THE WORK PERIOD PRIOR TO THE SUBSTANTIAL COMPLETION ACCEPTANCE SHALL CONSIST OF WATERING, CULTIVATING, WEEDING, MULCHING, REMOVAL OF DEAD MATERIAL, REPAIRING/TIGHTENING OF STAKES AND GUYS, RESETTING PLANTS TO PROPER GRADES AND UPRIGHT POSITION AND FURNISHING AND APPLYING SUCH SPRAYS AS NECESSARY TO KEEP PLANT MATERIAL REASONABLY FREE OF DAMAGING INSECTS AND DISEASE.

C. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HAND WATERING ALL PLANT MATERIAL AS REQUIRED TO SUPPLEMENT IRRIGATION AND RAINFALL IN ORDER TO ENSURE PLANT MATERIAL ESTABLISHMENT.
2. SUBSTANTIAL COMPLETION ACCEPTANCE:

A. UPON WRITTEN NOTICE FROM THE CONTRACTOR, THE OWNERS REPRESENTATIVE SHALL REVIEW THE WORK AND DETERMINE IF THE WORK IS SUBSTANTIALLY COMPLETE.

B. FOR THE PURPOSE OF ACCEPTANCE ALL PLANT MATERIAL SHALL BE HEALTHY, VIGOROUS, UNDAMAGED, FREE OF WEEDS AND DISEASE, AND EXHIBITING EVIDENCE OF ESTABLISHING NEW ROOTS. PLANT MATERIAL DEEMED UNACCEPTABLE SHALL BE REMOVED AND REPLACED.

C. THE DATE OF SUBSTANTIAL COMPLETION OF THE PLANTING SHALL BE THE DATE WHEN THE OWNERS REPRESENTATIVE ACCEPTS IN WRITING THAT ALL WORK RELATED TO PLANTING IS COMPLETE.
3. WARRANTY:

A. ALL PLANT MATERIAL SHALL BE WARRANTED IN WRITING BY THE CONTRACTOR FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF WRITTEN NOTIFICATION OF SUBSTANTIAL COMPLETION . REPLACEMENT OF PLANT MATERIAL DURING THE WARRANTY PERIOD SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL HAVE THE SAME WARRANTY PERIOD OF ONE (1) YEAR FROM DATE OF REPLACEMENT.

Project Name

PARK ROAD
RESIDENTIAL
PARCEL

Client

PARK ROAD
DEVELOPMENT, LLC



PLANNING
LANDSCAPE ARCHITECTURE
URBAN DESIGN

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Key Plan

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1	12/19/2024	Response to City Comments

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

Seal

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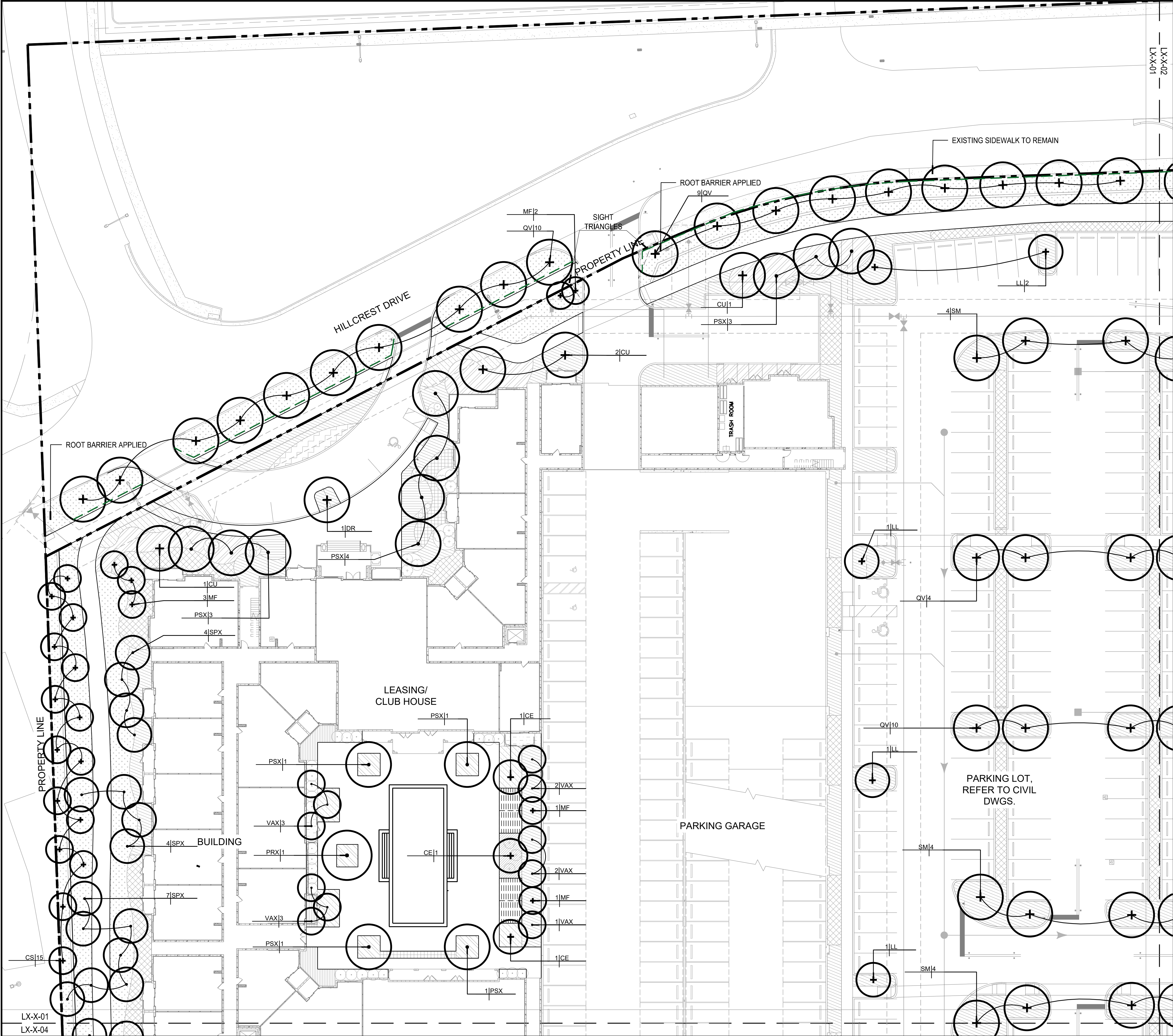
SITE PLAN SUBMITTAL

Sheet Title

PLANTING NOTES

Sheet Number

L3-0-01



PLANT SCHEDULE		
SYMBOL	CODE	BOTANICAL / COMMON NAME
LARGE CANOPY TREES		
	CU	Coccoloba uvifera Sea Grape
	DR	Delonix regia Royal Poinciana
	QV	Quercus virginiana Southern Live Oak
	SM	Swietenia mahagoni West Indian Mahogany
MEDIUM CANOPY TREES		
	BS	Bursera simaruba Gumbo Limbo
	CE	Conocarpus erectus Green Buttonwood
	CS	Conocarpus erectus var. Sericeus Silver Buttonwood
	LL	Lysiloma latisiliquum Wild Tamarind
PALMS		
	CNX	Cocos nucifera 'Green Malayan' Green Malayan Coconut Palm
	PRX	Phoenix reclinata Senegal Date Palm
	PSX	Phoenix sylvestris Sylvester Date Palm
	SPX-2	Sabal palmetto Cabbage Palm
	SPX	Sabal palmetto Cabbage Palm
	VAX	Veitchia arecina Montgomery Palm
	VMX	Veitchia merrillii Christmas Palm
SMALL CANOPY TREES		
	MF	Myrcianthes fragrans Simpson's Stopper

--- ROOT BARRIER

1" = 20'-0"

0 10' 20'

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

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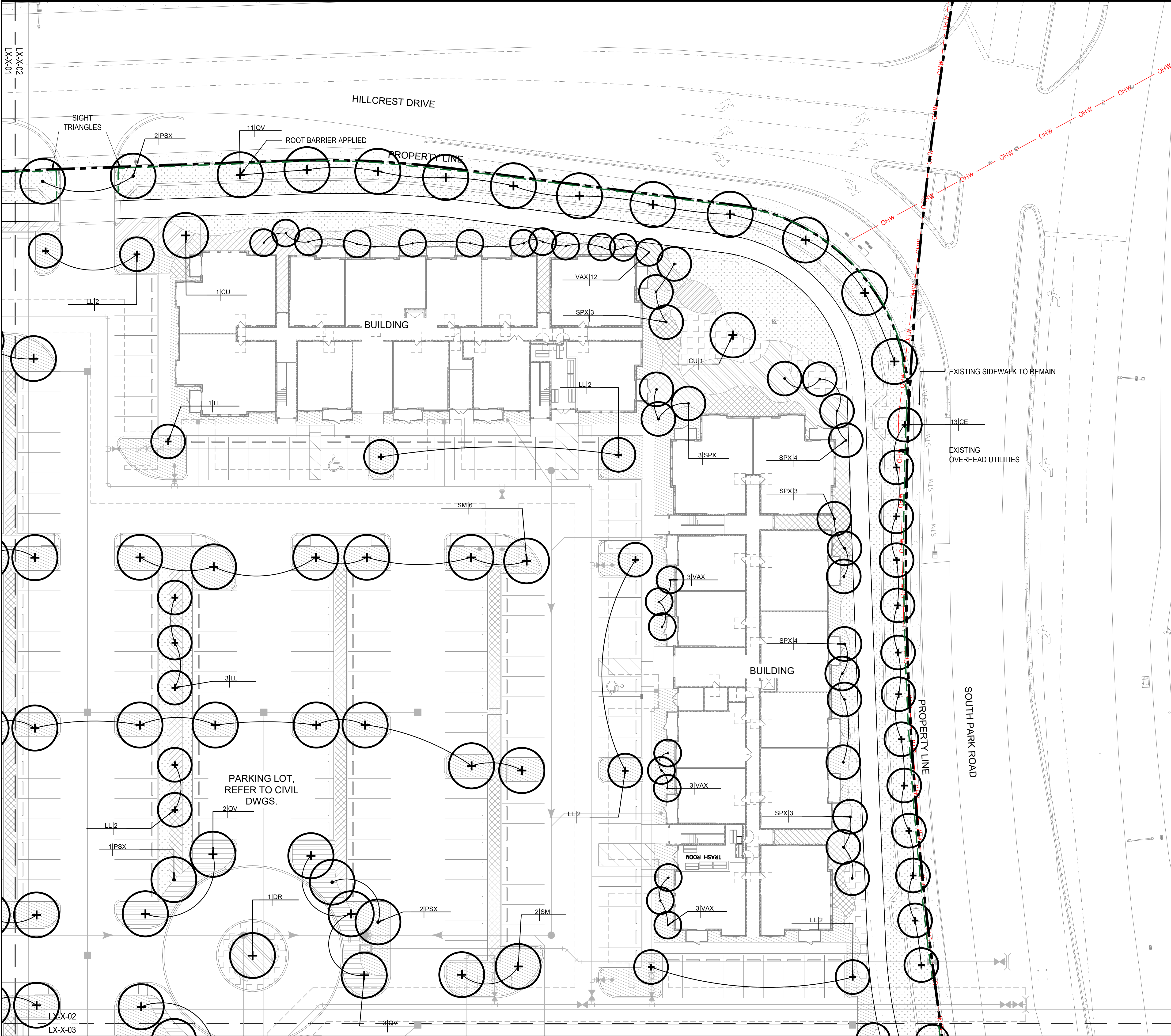
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Sheet Title

TREE PLAN

Sheet Number

L5-1-01



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PALMS		
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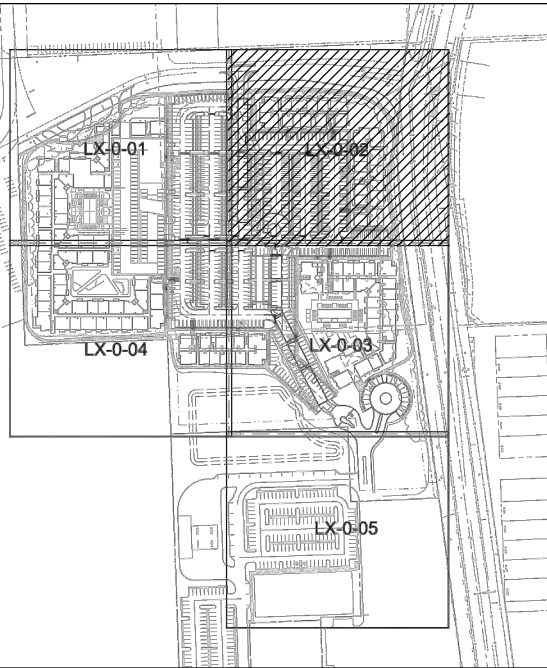
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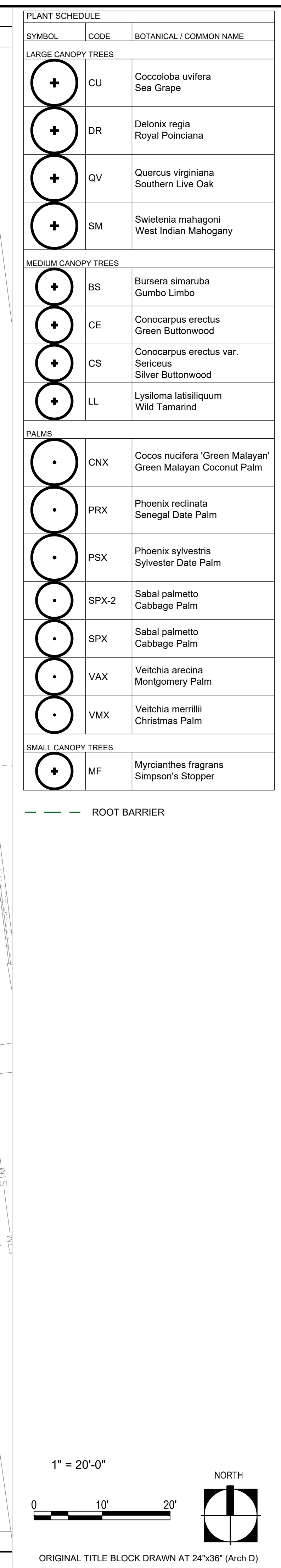
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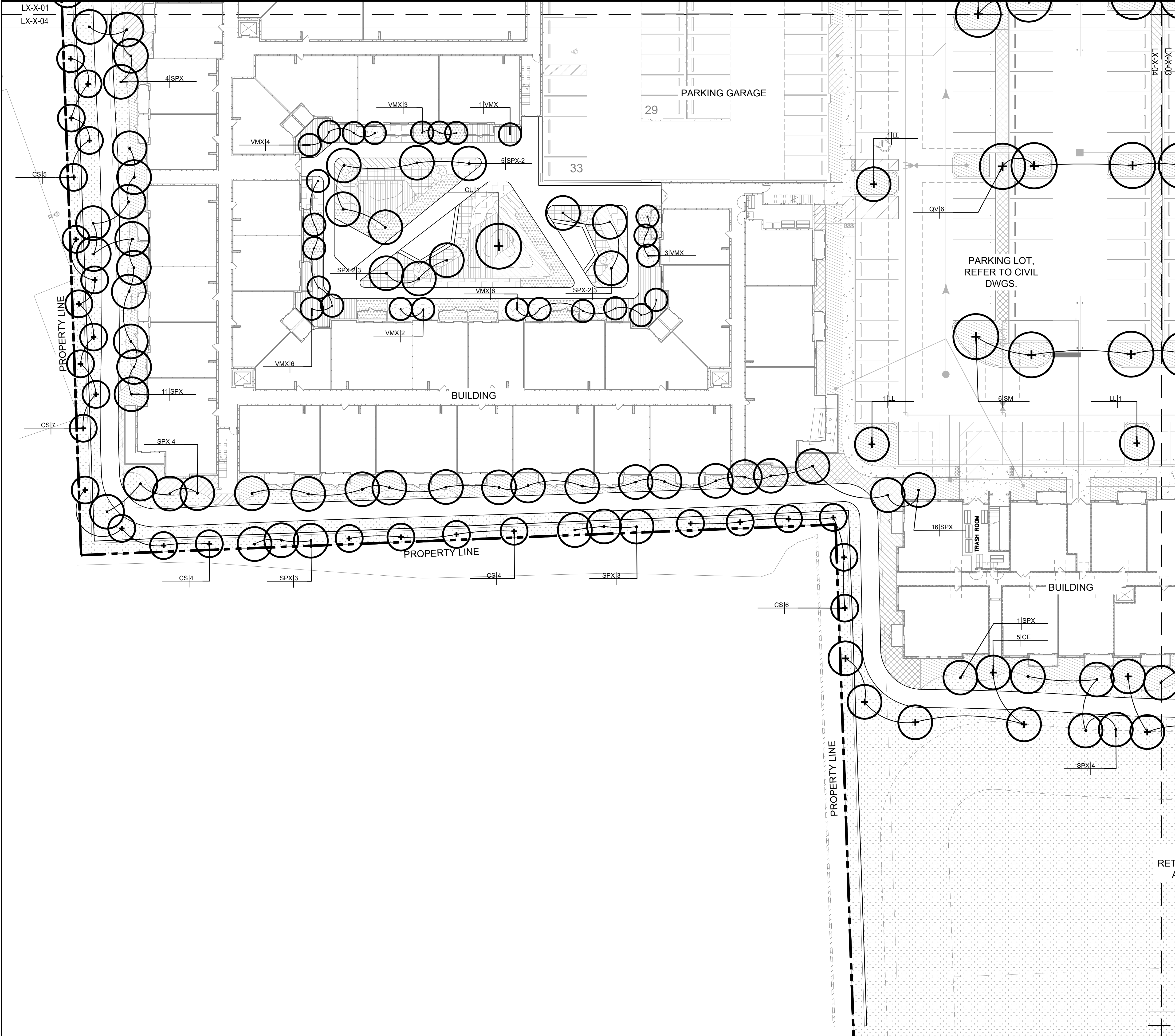
TREE PLAN

Sheet Number

L5-1-02



L5-1-03



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	SPX-2	Sabal palmetto Cabbage Palm
	SPX	Sabal palmetto Cabbage Palm
	VAX	Veitchia arecina Montgomery Palm
	VMX	Veitchia merrillii Christmas Palm
SMALL CANOPY TREES		
	MF	Myrcianthes fragrans Simpson's Stopper

--- ROOT BARRIER

1" = 20'-0"

0 10' 20'

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

Project Name

PARK ROAD
RESIDENTIAL
PARCEL

Client

PARK ROAD
DEVELOPMENT, LLC

edsa

PLANNING
LANDSCAPE ARCHITECTURE
URBAN DESIGN

1512 E. BROWARD BOULEVARD, SUITE 110
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TEL: 954.524.3330

Consultants

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

Key Plan

Rev	Date	Issued for
1	12/19/2024	Response to City Comments

Date

SEPTEMBER 17, 2024

Designed By

XD, DD

Drawn By

XD, DD

Approved / Checked By

JS

Project Number

240042

Seal

Project Phase

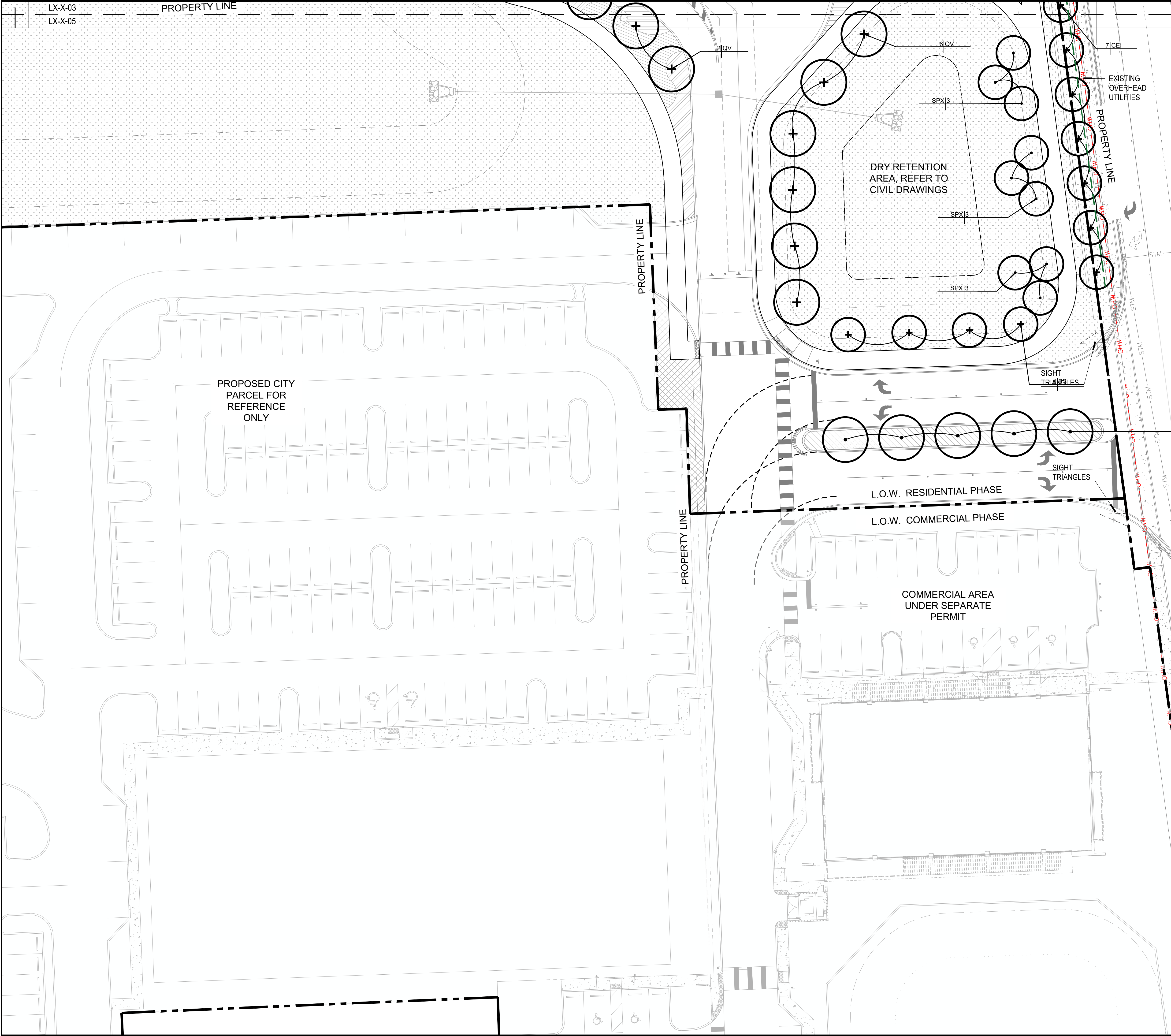
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Sheet Title

TREE PLAN

Sheet Number

L5-1-04



PLANT SCHEDULE		
SYMBOL	CODE	BOTANICAL / COMMON NAME
LARGE CANOPY TREES		
	CU	Coccoloba uvifera Sea Grape
	DR	Delonix regia Royal Poinciana
	QV	Quercus virginiana Southern Live Oak
	SM	Swietenia mahagoni West Indian Mahogany
MEDIUM CANOPY TREES		
	BS	Bursera simaruba Gumbo Limbo
	CE	Conocarpus erectus Green Buttonwood
	CS	Conocarpus erectus var. Sericeus Silver Buttonwood
	LL	Lysiloma latiliquum Wild Tamarind
PALMS		
	CNX	Cocos nucifera 'Green Malayan' Green Malayan Coconut Palm
	PRX	Phoenix reclinata Senegal Date Palm
	PSX	Phoenix sylvestris Sylvester Date Palm
	SPX-2	Sabal palmetto Cabbage Palm
	SPX	Sabal palmetto Cabbage Palm
	VAX	Veitchia arecina Montgomery Palm
	VMX	Veitchia merrillii Christmas Palm
SMALL CANOPY TREES		
	MF	Myrcianthes fragrans Simpson's Stopper

--- ROOT BARRIER

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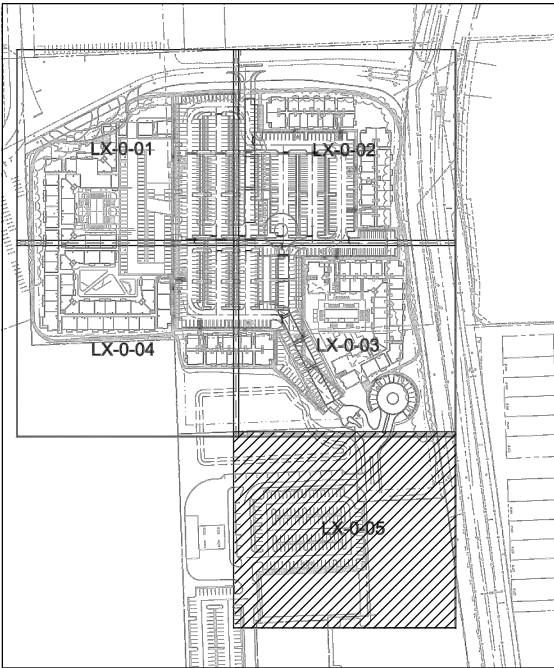
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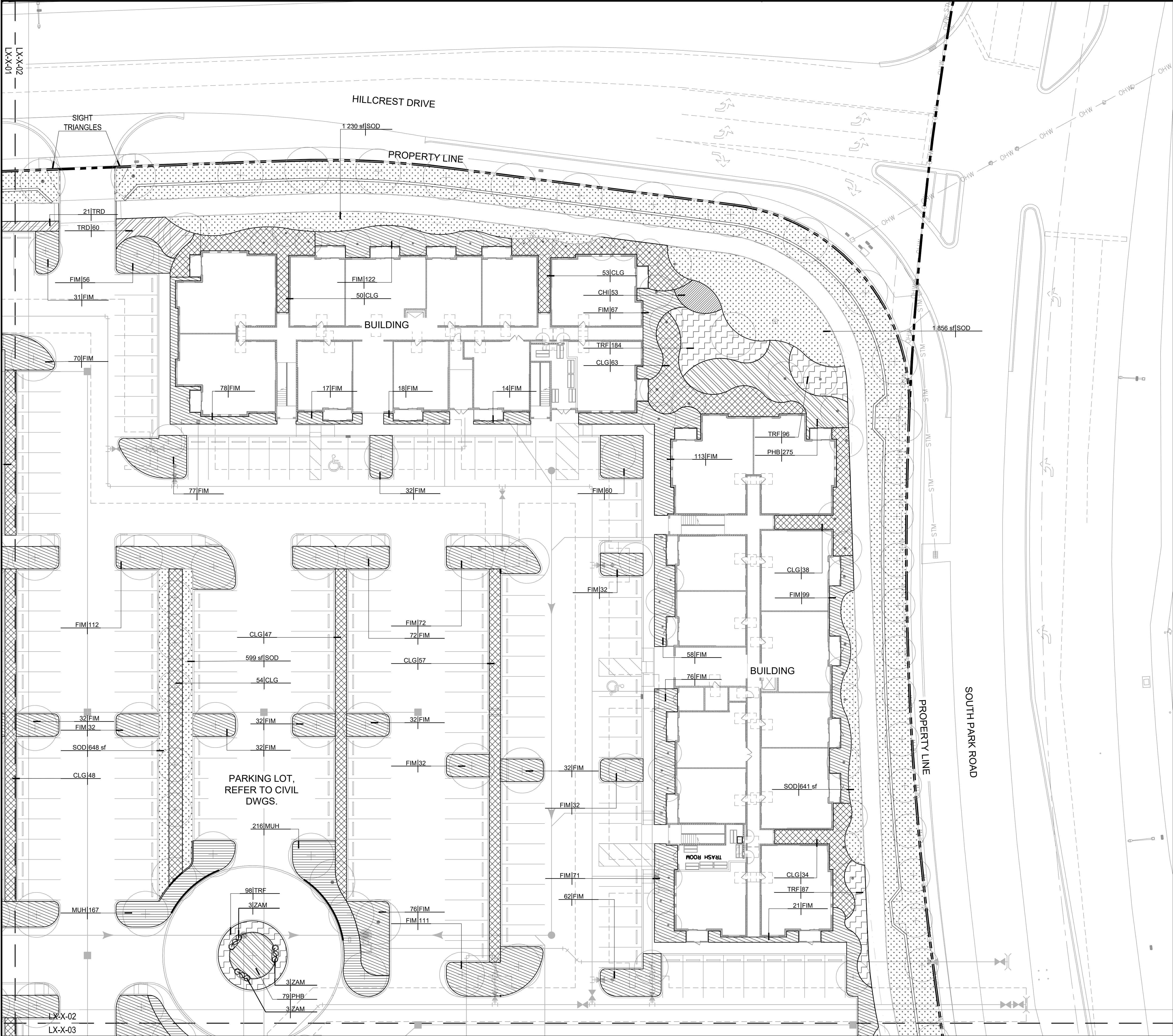
SITE PLAN SUBMITTAL

Sheet Title

TREE PLAN

Sheet Number

L5-1-05



PLANT SCHEDULE		
SYMBOL	CODE	BOTANICAL / COMMON NAME
SHRUBS		
	PHR	Philodendron x 'Rojo Congo' Rojo Congo Philodendron
	RHE	Rhipsalis excelsa Lady Palm
	STN	Strelitzia reginae Giant Bird of Paradise
	STR	Strelitzia reginae Bird Of Paradise
	ZAM	Zamia floridana Coontie
SHRUB AREAS		
	ASE	Aspidistra elatior Cast Iron Plant
	CLG	Clusia guttifera Small Leaf Clusia
	FIM	Ficus microcarpa green island Green Island Ficus
	MOD	Monstera deliciosa Split-leaf Philodendron
	MUH	Muhlenbergia capillaris Pink Muhly Grass
	PEN	Pennisetum setaceum Fountain Grass
	PHB	Philodendron x 'Burle Marx' Burle Marx Philodendron
	TRD	Tripsacum dactyloides Fakahatchee Grass
	TRF	Tripsacum floridanum Dwarf Fakahatchee Grass
	ZAP	Zamia pumila Coontie Cycad
GROUND COVERS		
	CHI	Chrysobalanus icaco 'Horizontalis' Horizontal Coco Plum
	MIS	Microsorium scolopendria Wart Fern
	NEE	Nephrolepis exaltata Boston Fern
	SOD	Stenotaphrum secundatum St. Augustine Grass

Project Name

PARK ROAD RESIDENTIAL PARCEL

Client

**PARK ROAD
DEVELOPMENT, LLC**

Consultants

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Key Plan

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Project Phase

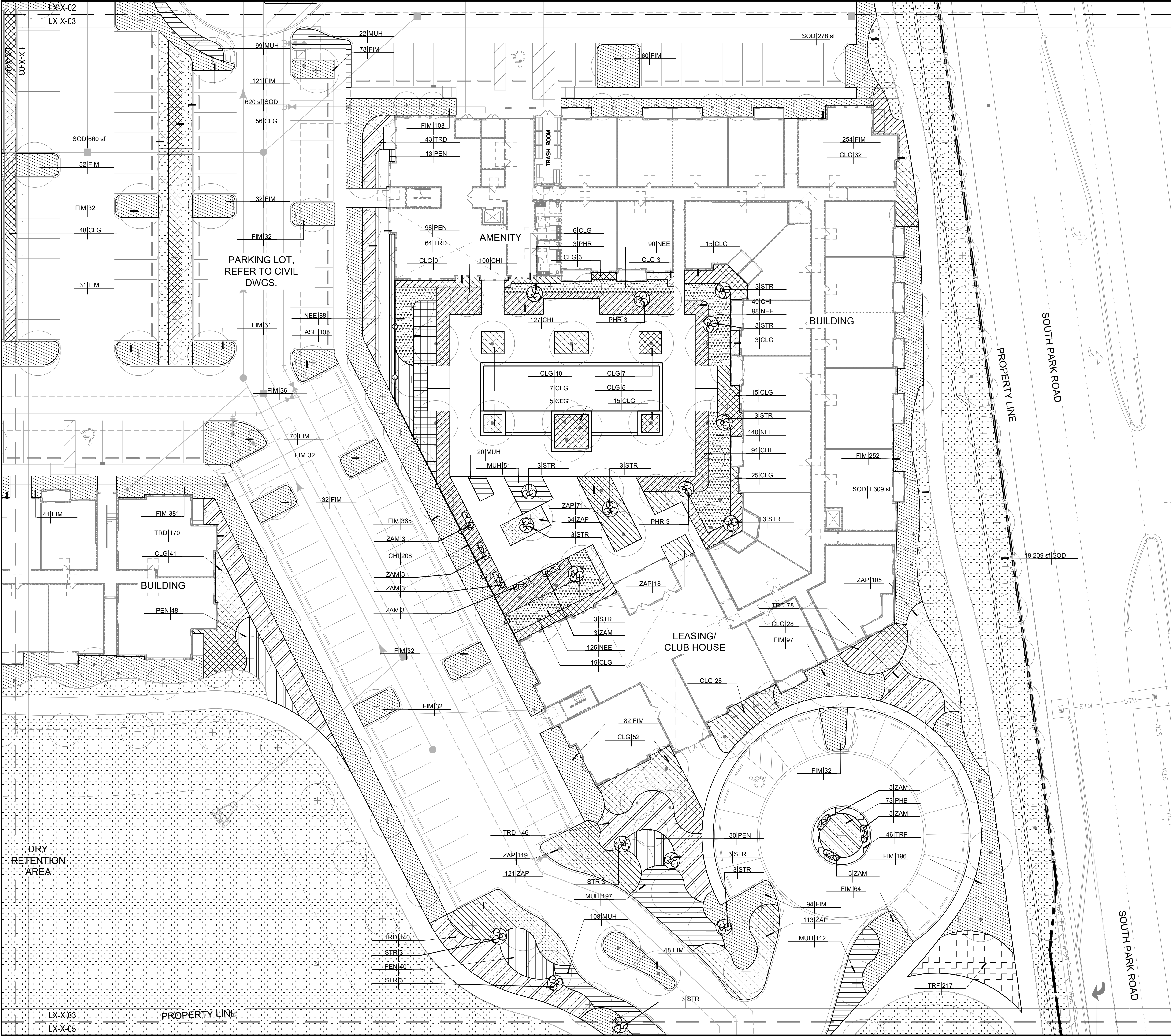
SITE PLAN SUBMITTAL

Sheet Title

SHRUB PLAN

Sheet Number

L6-1-02



PLANT SCHEDULE		
SYMBOL	CODE	BOTANICAL / COMMON NAME
SHRUBS		
	PHR	Philodendron x 'Rojo Congo' Rojo Congo Philodendron
	RHE	Rhipsalis excelsa Lady Palm
	STN	Strelitzia reginae Giant Bird of Paradise
	STR	Strelitzia reginae Bird Of Paradise
	ZAM	Zamia floridana Coontie
SHRUB AREAS		
	ASE	Aspidistra elatior Cast Iron Plant
	CLG	Clusia guttifera Small Leaf Clusia
	FIM	Ficus microcarpa green island Green Island Ficus
	MOD	Monstera deliciosa Split-leaf Philodendron
	MUH	Muhlenbergia capillaris Pink Muhly Grass
	PEN	Pennisetum setaceum Fountain Grass
	PHB	Philodendron x 'Burle Marx' Burle Marx Philodendron
	TRD	Tripsacum dactyloides Fakahatchee Grass
	TRF	Tripsacum floridanum Dwarf Fakahatchee Grass
	ZAP	Zamia pumila Coontie Cycad
GROUND COVERS		
	CHI	Chrysobalanus icaco 'Horizontalis' Horizontal Coco Plum
	MIS	Microsorium scolopendria Wart Fern
	NEE	Nephrolepis exaltata Boston Fern
	SOD	Stenotaphrum secundatum St. Augustine Grass

Project Name

PARK ROAD RESIDENTIAL PARCEL

Client

**PARK ROAD
DEVELOPMENT, LLC**

PLANNING
LANDSCAPE ARCHITECTURE
URBAN DESIGN

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Project Phase

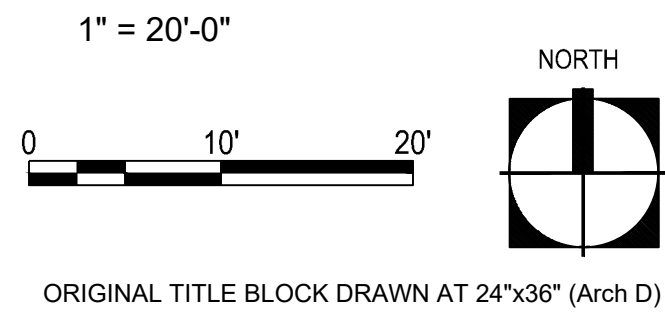
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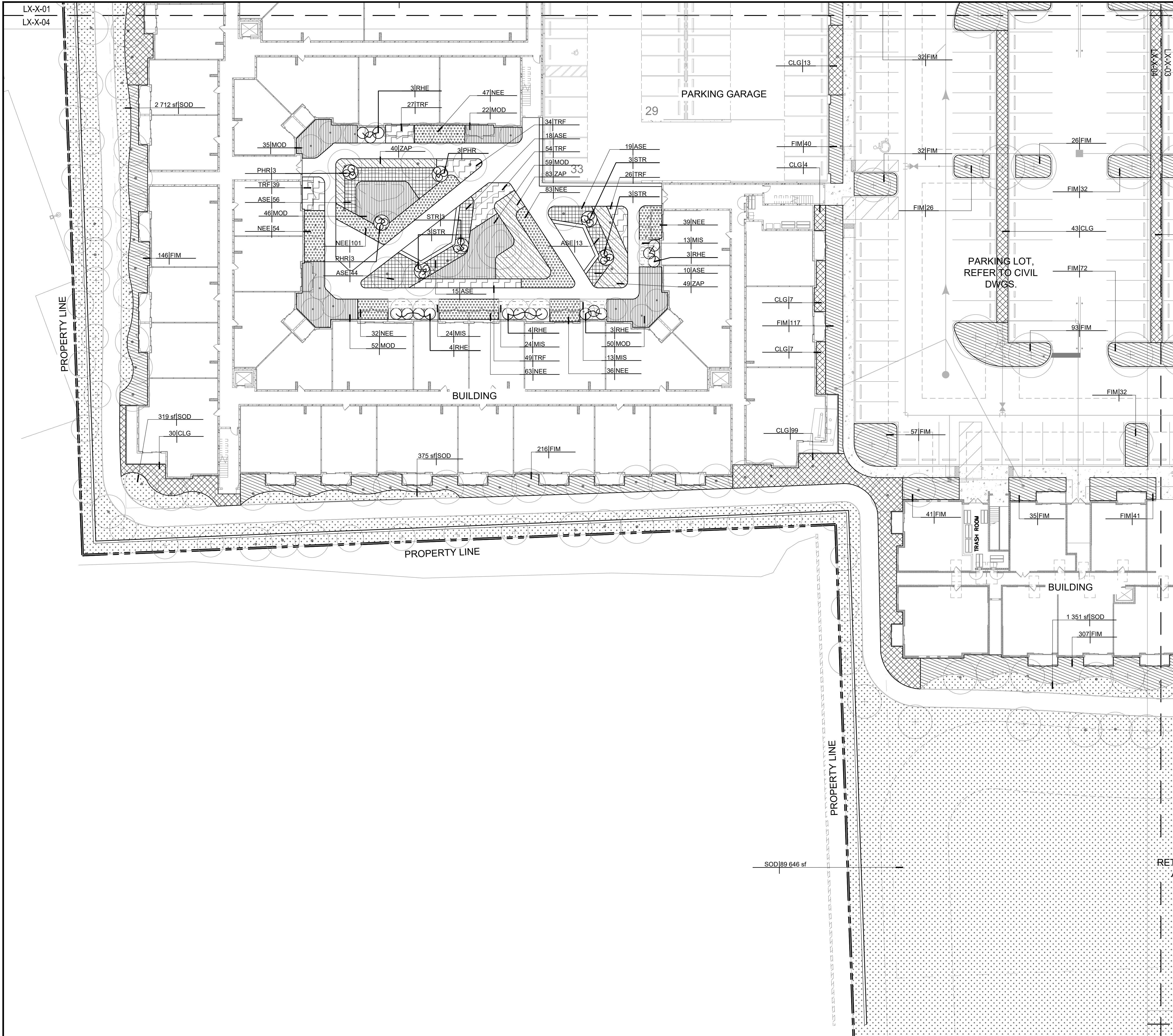
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SHRUB PLAN

Sheet Number

L6-1-03





PLANT SCHEDULE		
SYMBOL	CODE	BOTANICAL / COMMON NAME
SHRUBS		
	PHR	Philodendron x 'Rojo Congo' Rojo Congo Philodendron
	RHE	Rhipsalis excelsa Lady Palm
	STN	Strelitzia reginae Bird Of Paradise
	STR	Strelitzia reginae Bird Of Paradise
	ZAM	Zamia floridana Coontie
SHRUB AREAS		
	ASE	Aspidistra elatior Cast Iron Plant
	CLG	Clusia guttifera Small Leaf Clusia
	FIM	Ficus microcarpa Green Island Ficus
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	ZAP	Zamia pumila Coontie Cycad
GROUND COVERS		
	CHI	Chrysobalanus icaco 'Horizontalis' Horizontal Coco Plum
	MIS	Microsorium scolopendria Wart Fern
	NEE	Nephrolepis exaltata Boston Fern
	SOD	Stenotaphrum secundatum St. Augustine Grass

Project Name

PARK ROAD
RESIDENTIAL
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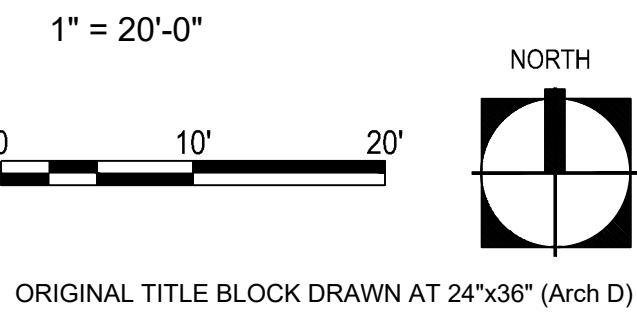
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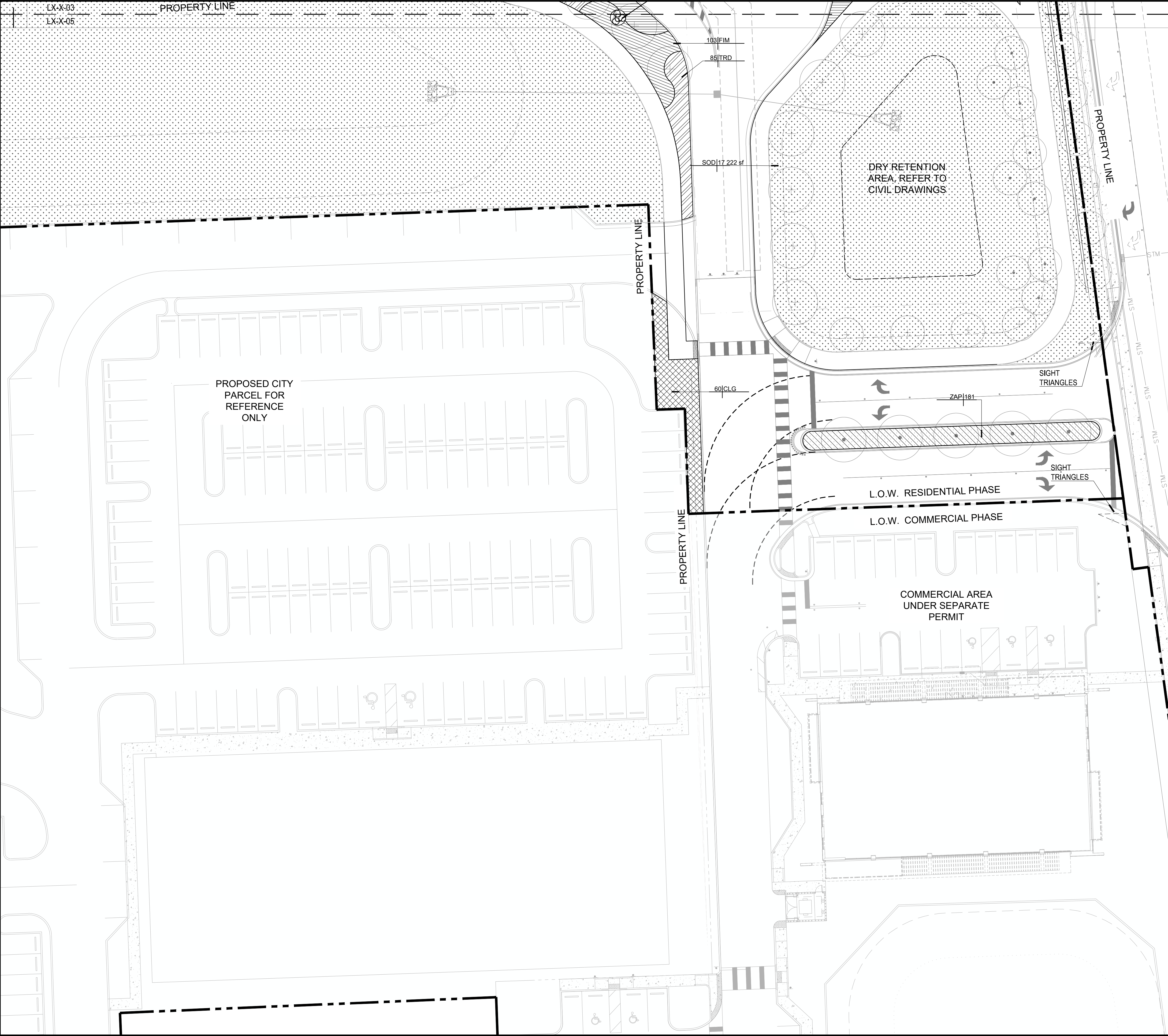
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SHRUB PLAN

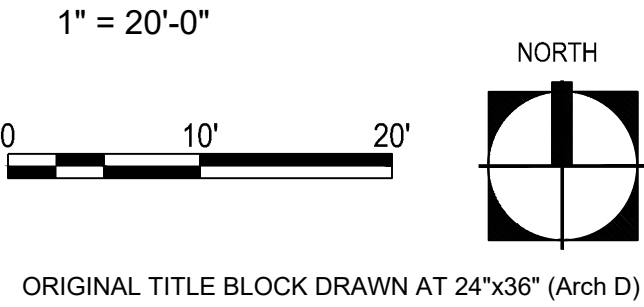
Sheet Number

L6-1-04





PLANT SCHEDULE		
SYMBOL	CODE	BOTANICAL / COMMON NAME
SHRUBS		
	PHR	Philodendron x 'Rojo Congo' Rojo Congo Philodendron
	RHE	Rhipsalis excelsa Lady Palm
	STN	Strelitzia reginae Bird Of Paradise
	STR	Strelitzia reginae Bird Of Paradise
	ZAM	Zamia floridana Coontie
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	ASE	Aspidistra elatior Cast Iron Plant
	CLG	Clusia guttifera Small Leaf Clusia
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	MIS	Microsorium scolopendria Wart Fern
	NEE	Nephrolepis exaltata Boston Fern
	SOD	Stenotaphrum secundatum St. Augustine Grass



Project Name

PARK ROAD RESIDENTIAL PARCEL

Client

**PARK ROAD
DEVELOPMENT, LLC**

edsa

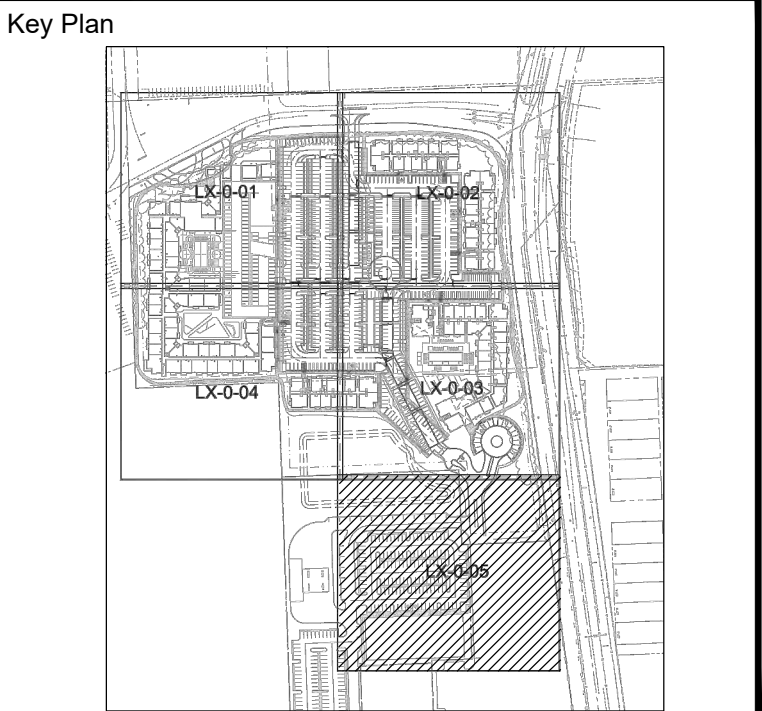
PLANNING
LANDSCAPE ARCHITECTURE
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Seal

Project Phase

SITE PLAN SUBMITTAL

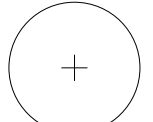
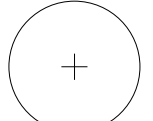
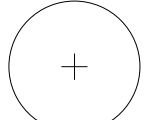
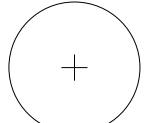
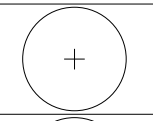
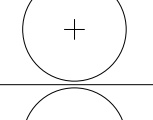
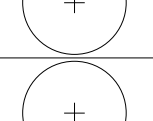
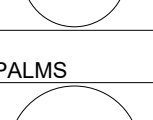
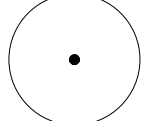
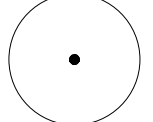
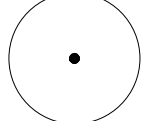
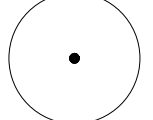
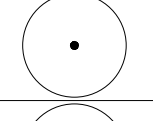
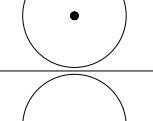
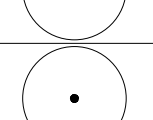

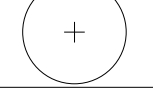
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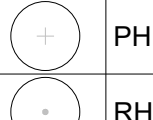
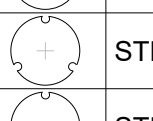
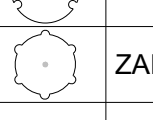
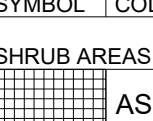

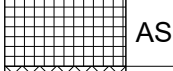






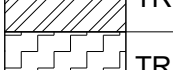
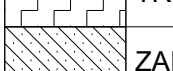


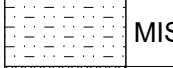
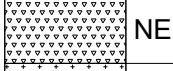

SHRUB PLAN

Sheet Number

L6-1-05

L6-2-01

PLANT SCHEDULE									
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	ORIGIN	DBH	REMARKS
LARGE CANOPY TREES									
	CU	9	Coccoloba uvifera	Sea Grape	FG	12' Ht. x 5' Spr.	Native	2"	
	DR	5	Delonix regia	Royal Poinciana	FG	12' Ht. x 5' Spr.	Non-Native	2"	
	QV	79	Quercus virginiana	Southern Live Oak	FG	12' Ht. x 5' Spr.	Native	2"	
	SM	26	Swietenia mahagoni	West Indian Mahogany	FG	14'-16' HT X 6' SPR	Native	3"	
MEDIUM CANOPY TREES									
	BS	28	Bursera simaruba	Gumbo Limbo	FG	12' Ht. x 5' Spr.	Native	2"	
	CE	69	Conocarpus erectus	Green Buttonwood	FG	12' Ht. x 5' Spr.	Native	2"	
	CS	41	Conocarpus erectus var. Sericeus	Silver Buttonwood	FG	10'-12' HT X 4' SPR	Native	1.5"	not counted towards tree mitigation
	LL	32	Lysiloma latisiliquum	Wild Tamarind	FG	12' Ht. x 5' Spr.	Native	2"	
PALMS									
	CNX	9	Cocos nucifera 'Green Malayan'	Green Malayan Coconut Palm	FG / MARL GROWN	8'-10' CW	Non-native		
	PRX	1	Phoenix reclinata	Senegal Date Palm	FG	Specimen	Non-Native		
	PSX	43	Phoenix sylvestris	Sylvester Date Palm	FG	12' CT	Non-Native		
	RRX	5	Roystonea regia	Royal Palm	FG	15' G.W.	Native		
	SPX-2	11	Sabal palmetto	Cabbage Palm	FG	10' - 18' CT, SEE PLANS	Native		Curved
	SPX	106	Sabal palmetto	Cabbage Palm	FG	10' - 18' CT, SEE PLANS	Native		
	VAX	46	Veitchia arecina	Montgomery Palm	FG	14'-16' OA / SINGLE	Non-native		
	VMX	25	Veitchia merrillii	Christmas Palm	45 Gal	12' OA / Triple	Non-native		
SMALL CANOPY TREES									
	MF	9	Myrcianthes fragrans	Simpson's Stopper	45 gal	10'-12' HT X 4' SPR	Native	1.5"	not counted towards tree mitigation

PLANT SCHEDULE									
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	SPACING	ORIGIN	REMARKS
SHRUBS									
	PHR	33	Philodendron x 'Rojo Congo'	Rojo Congo Philodendron	7 gal	3' O.A.	SEE PLAN	Non-Native	Medium Drought Tolerant Low Maintenance
	RHE	41	Rhapis excelsa	Lady Palm	7 gal	4' HT. / MULTI	SEE PLAN	Non-Native	Medium Drought Tolerant Low Maintenance
	STN	12	Streiltzia nicolai	Giant Bird of Paradise	15 gal	8' O.A.	SEE PLAN	Non-Native	Medium Drought Tolerant Low Maintenance
	STR	54	Streiltzia reginae	Bird Of Paradise	7 gal	30" OA	SEE PLAN	Non-Native	Medium Drought Tolerant Low Maintenance
	ZAM	37	Zamia floridana	Coontie	7 gal	24" OA	SEE PLAN	Native	High Drought Tolerant Low Maintenance
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT.	SIZE	SPACING	ORIGIN	REMARKS
SHRUB AREAS									
	ASE	349	Aspidistra elatior	Cast Iron Plant	3 Gal.	24" O.A.	30" O.C.	Non-Native	Medium Drought Tolerant. Low Maintenance
	CLG	1 436	Clusia guttifera	Small Leaf Clusia	3 Gal.	36" O.A.	36 " O.C.	Native	Medium Drought Tolerant. Low Maintenance
	FIM	7 636	Ficus microcarpa green island	Green Island Ficus	3 Gal.	30" OA	30" O.C.	Non-Native	Medium Drought Tolerant. Low Maintenance
	MOD	308	Monstera deliciosa	Split-leaf Philodendron	3 gal	30" OA	36" O.C.	Non-Native	Min 5 Mature Leaves
	MUH	1 107	Muhlenbergia capillaris	Pink Muhly Grass	3 Gal.	18" O.A.	24" O.C.	Native	High Drought Tolerant. Low Maintenance
	PEN	229	Pennisetum setaceum	Fountain Grass	3 Gal.	36" O.A.	36" O.C.	Native	High Drought Tolerant. High Maintenance
	PHB	556	Philodendron x 'Burle Marx'	Burle Marx Philodendron	3 gal	24" O.A.	24" O.C.	Native	Medium Drought Tolerant. Low Maintenance
	TRD	1 190	Tripsacum dactyloides	Fakahatchee Grass	3 gal	30" OA	30" O.C.	Native	Medium Drought Tolerant. Low Maintenance
	TRF	1 024	Tripsacum floridanum	Dwarf Fakahatchee Grass	3 Gal.	18" O.A.	24" O.C.	Native	Medium Drought Tolerant. Low Maintenance
	ZAP	1 164	Zamia pumila	Coontie Cycad	3 gal	18" O.A.	24" O.C.	Native	Medium Drought Tolerant. Low Maintenance
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	SPACING	ORIGIN	REMARKS
GROUND COVERS									
	CHI	680	Chrysobalanus icaco 'Horizontalis'	Horizontal Coco Plum	1 gal	18" O.A.	24" O.C.	Native	Medium Drought Tolerant. Low Maintenance
	MIS	117	Microsorium scolopendria	Wart Fern	1 gal	18" O.C.	24" O.C.	Non-Native	Medium Drought Tolerant. Low Maintenance
	NEE	996	Nephrolepis exaltata	Boston Fern	3 Gal.	24" O.A.	24" O.C.	Native	Medium Drought Tolerant. Low Maintenance
	SOD	145 345 sf	Stenotaphrum secundatum	St. Augustine Grass	sod				

- NOTE:
1. NO LANDSCAPE SUBSTITUTIONS SHALL BE MADE WITHOUT THE CITY OF HOLLYWOOD APPROVAL.
 2. ALL LANDSCAPING SHALL BE WARRANTED FOR 1 YEAR AFTER FINAL INSPECTION.
 3. NO CYPRESS MULCH IS TO BE USED ON SITE.
 4. IRRIGATION PLANS WITH 100% COVERAGE TO BE SUBMITTED AT BUILDING PERMIT.

CITY OF HOLLYWOOD									
DEVELOPMENT AREA LANDSCAPE CALCULATIONS									
Site Area (Gross)		Square Feet				Acres			
		727,215				16.69			
Terminal Islands		53							
Building Footprint Coverage		186,044				4			
		Sidewalks				2			
		Impervious Area (Pool decks, Walls, etc.)		17,019				0.39	
Vehicular Use Area		211,972				4.87			
Vehicular Use Area Landscape		25% Requirement		52,993		SF			
Open Space (Landscape + Lake Area)		262,163				6.02			
Impervious Area		482,071		66%					
Pervious Area		245,144		34%					
Total Area (Gross)		727,215							
SITE LANDSCAPE REQUIREMENTS									
		Required				Provided			
Site Landscape Requirement		67,682		SF		245,144		SF	
		Required				Provided			
Street Frontage (Trees)									
One 12' street tree per 50 linear feet or portion thereof, of street frontage of property wherein said improvements are proposed.		19		Trees		19		+ Trees	
One (1) street tree per 30 linear feet or portion thereof, of street frontage of property wherein said improvements are proposed		31		Trees		31		+ Trees	
		Required				Provided			
Open Space Requirement (Trees)		67,682		SF		262,163		SF	
All pervious areas shall be landscaped with grass, ground cover and/or shrubbery; or covered by another sustainable surface or material as permitted and determined by the City Manager or designee. Required landscape open space shall not be used for parking.		68		Trees		68		+ Trees	
A minimum of one (1) tree per 1,000 square feet of pervious area of property; this is in addition to tree requirement for parking lots and paved vehicular use areas.									
VUA LANDSCAPE AREA									
		Required				Provided			
VUA Landscape Requirement		52,993		SF		202,533		SF	
		Required				Provided			
Parking Lot Landscape Requirements (Trees)									
Terminal islands shall be installed at each end of all rows of parking spaces. Each island shall contain a minimum of 190 square feet of pervious area and shall measure the same length as the adjacent parking stall. Each island shall contain at least one tree.		53		Trees		53		+ Trees	
		Required				Provided			
VUA Perimeter Buffer (Trees)									
For at-grade parking lots, a perimeter landscape buffer must be included within the required setback area with one tree for every 20 linear feet of required buffer area.		EA		n/a		Trees		n/a	
		Required				Provided			
Interior Landscape for VUA (Shrubs/Landscape)		52,993		SF		52,993		+ SF	
Lots with a width of more than 50': 25% of the total square footage of the paved Vehicular Use Area shall be landscaped.		LS Area		25%				25%	
		Required				Provided			
Native Species Requirement		179		Trees		179		+ Trees	
Native Plant Requirement (as defined in the Hollywood Landscape Specifications Manual), excluding groundcover material, shall be a minimum of 60% trees and 50% Shrubs		8485		Shrubs		8485		+ Shrubs	

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

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CIVIL ENGINEER
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SUNRISE, FL 33351-4712

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

Key Plan

Rev	Date	Issued for
1	12/19/2024	Response to City Comments

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
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Sheet Title	PLANTING SCHEDULE
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Sheet Number	L6-3-01
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