c: \Users\stofte\VHB\gp eng & vhb (usa) — general\66781.00 drb group—park lake th\05\_Work\cad\Id\Planset\LA\Code Min\66781.00—Code Min Landscape Note.dwg

| oject Address: 821 High  | te Townhomes<br>hland Avenue, Orlando   | FL 32803                                     | re                                 | ermit Applica                           | оп п.  |                |
|--|---|--|------------------------------------|---|--|----------------|
| Directions  (1) Fill in shaded boxes only.   |   |  | Minimum                            | Required Landsc                         | velopment Fac<br>ape Score (MR<br>: Landscape Sc | RLS): 37,00    |
| 2) Development Type will de  | termine the Development   | Factor below:                                |                                    |   |  |                |
| Development Type -Office, Commercial, or Mixed-Use*  | Floor Area Ratio Do   | welling Unit per Acre<br>N/A                 | <u>Dev</u>                         | velopment Factor<br>0.4                 |  |                |
| -Office, Commercial, or<br>Mixed Use*  | 0.75 or more  | N/A  |                                    | 0.3                                     |  |                |
| -Multifamily -Multifamily -Industrial  | N/A<br>N/A<br>All   | Less than 24 du/a<br>24 du/acre or mo<br>N/A |                                    | 0.4<br>0.3<br>0.3                       |  |                |
| -Planned Development (PD)  |   |  | :                                  | Add 0.05 to applic<br>score noted above |  |                |
| 3) Minimum Required Landso<br>4) Input the follow <u>ing Site Inf</u>  |   | a x Development Fac                          | ctor                               |   |  |                |
| Total Site Area** 92,506  Impervious Area On Site 61,483   | sq ft   |  | Gross Floor Area*  Dwelling Units* | 29,600 Sq. F<br>37 Dwel                 | t.<br>ling Units                                 |                |
| Calculated ISR 0.65  |   |  | evelopment Type Mu                 | ultifamily  Yes  Y/N                    |  |                |
| * Only Multifamily developments a  | re based on Dwelling Units per A  |  |                                    |   |  |                |
| ** Do not include public rights-of-v<br>towards the score.   |   | itions; however, new lan                     | dscaping in the adjacent f         | ROW may be coun                         | ted  |                |
| General Requirement  |   | lled.  | Met/Unmet                          |   |  |                |
| ) All landscape plants shall be Flori  | da #1 or better.  |  | Met                                |   |  |                |
| ) Cypress mulch and rubberized m<br>) Landscape plans shall show all ur  |   | es and                                       | Met Met                            |   |  |                |
| A Florida-registered Landscape A   | 5 ft. ht. at maturity shall not be p<br>rchitect shall sign and seal lands                                  |  | Met                                |   |  |                |
| greater than 1/2-acre.  Landscape Point Cates  | gories  |  |                                    |   |  |                |
| ) Irrigation  Requirement: All requirements of   | f City Code Chapter 60, Part 2-I s  | hall be met.                                 | Met                                |   |  |                |
|  | gation System Controller; or Low<br>for 75% of the irrigated area.  | -Volume                                      | Met                                |   | add: 4%  | % 1480         |
| b. At least one Soil-Moisture  | Sensor is provided micro-climate  |  | N/A                                | 3 10                                    | add: 3%  | % 0            |
| c. Kainwater Harvesting Syste  | m from retention ponds, cisterns  | s, or rain-parreis.                          | N/A Irrigation Required Ra         |   | add  | o/             |
|  | rigation System w/ landscaping;<br>approval and provision for establ  |  | N/A                                | illiwater                               | up to: 10 <sup>0</sup>                           |                |
| ) Existing Tree Canopy - <i>(inc</i>   | clude trees in right-of-way,  | )  | Met/Unmet                          | DBH Sq Ft                               | Fact   | tor Total      |
| Requirement: Show tree protection Requirement: Certify that present Category Lor II Invasive Specie              |   | •  | N/A<br>N/A                         |   |  |                |
| Preservation of trees - calculated a. Enter the total number of diam   | d at 40 sq ft per inch  |  |                                    | <b>107</b> 4,280                        | 1,:  | 5 6420         |
| preserved trees greater than 6" d  |   | uded.  |                                    |   |  |                |
| New Tree Canopy - (includance) Requirement: All street trees sha (see Fig. 12, Approved Plant Li                 | Il have moderate or better wind-  | -resistance.                                 | Met/Unmet # o                      | f Trees Sq Ft                           | Fact   | tor Total      |
| Requirement: Newly installed tre   | •   |  | Met                                |   |  |                |
| •  | t.) or Palm Trees (min. 8' clear tr   |  |                                    | 176 35,200                              | 0  | 4 14080        |
| Canopy Trees - calculated at 800 s<br>b. 2" - 3.5" caliper (2" dbh is th   | sq ft per tree<br>e minimum size to qualify for po  | pints)                                       |                                    | 40 32,000                               | 0  | 5 16000        |
| c. Greater than 3.5" caliper  Trees calculated above may also  |   |  |                                    | 0                                       | - 0.:  |                |
| e. All new canopy trees install  | out trees - calculated at 200 sq. ft<br>ed have moderate or better wind                                     |  | Met                                | 216 43,200                              | 0.<br>add: 19                                    |                |
| •  | on site, including both preserved   | and installed trees.                         |                                    | of Species 6                            | add: 0.5   | % 1110         |
| <ul> <li>Turfgrass and Ground Cov<br/>Requirement: Turfgrass shall not<br/>stormwater management area</li> </ul> | exceed 60% of the landscaped a  | reas, excluding                              | Met/Unmet<br>Met                   | Sq Ft                                   |  |                |
| a. Argentine Bahiagrass     b. Other turfgrass   | ,   |  |                                    | 0<br>14300                              | 0.<br>0.0  |                |
| c. Ground Cover Plants (see Fi   |   |  |                                    | 0                                       | 0.   | 4 0            |
| <ul> <li>Shrubs (see Fig. 12, Approved</li> <li>a. Small Shrubs - calculated at</li> </ul>                       | ,   |  | _                                  | # of Sq Ft Plants 9,525                 | Fact   |                |
| b. Medium and Large Shrubs   | - calculated at 16 sq ft per plant.   |  | =                                  | 1270 20,320                             |  |                |
|  | ated above may also utilize cate<br>Plants - calculated at 10 sq ft po<br>It or Native Plants (do not count | er plant.                                    |                                    | <b>1475 14,750</b>                      | 0.   | 3 4425         |
| d. Enter # of Flowering Plants<br>-calculated at 10 sq ft per  | and Butterfly/Hummingbird Plan<br>plant.  | nts  |                                    | 2408 24,080                             | 0.   | 1 2408         |
| e. Plant Diversity Enter # species of groundcove vines, and aquatic plants.                                      | er, small shrubs, medium shrubs,  | large shrubs, grasses,                       |                                    | 10                                      | add: 0.25  | 5% 925         |
| ) Green Roofs - potted plants v  | will not be considered a green ro<br>Iter than 4". Qualifying plantings                                     |  | nts in (3) - (6) above             | Sq Ft                                   | Fact   |                |
| ) Vegetative Screens and W   | <b>Valls</b> - measured in vertical   | area   |                                    | 0                                       | 0.   | 5 0            |
| Landscaping of Water Bod   | lies and Storm Water Man  | agement Ponds                                | Met/Unmet                          | Sq Ft                                   | Fact   | tor Total      |
| 25 ft. in width along 75% of th  | ea of non-turf grass landscaping<br>le length of a natural water body                                       |  | N/A                                |   | add: 29  | % 0            |
|  | detention ponds. on-turfgrass planted along bases   | s or banks (not to excee                     |                                    | of Pond<br>er ponds                     | 0.0  | 3 0            |
|  | detention ponds, meet Florida Co  |  | Met                                |   |  | / Tab          |
|  | pe at least 75% of the linear wet and trees (min. 6' width band).   | detention edge                               | Met                                |   | 29   | % <u>740</u>   |
| e. Provide at least 75% of storr   | mwater management undergrou<br>:ention/retention storage in offsi   |  | N/A N/A                            |   | add: 5%  |                |
| Rain gardens<br>g. Provide depressions to colle  | ct and store stormwater, and lar  | ndscaped                                     |                                    |   | 7  |                |
| with appropriate plantings (do  D) Hardscape   | o not calculate stormwater pond   | s).  | Area of Bioretent                  | ion zone -<br>Sq Ft                     | O.:  |                |
| a. Provide <b>permeable paveme</b>   | ent that allows percolation to the  | e soil below.                                | Total Pervious Paved               | Surface 0                               | 0.   | 6 0            |
| Provide dedicated areas for fo   |   | 3)-(6) above)                                |                                    | Sq Ft                                   | Fact   |                |
|  |   |  |                                    |   | Project S  | core 64931.300 |

## LEGEND

| TREES                    | COMMON NAME / BOTANICAL NAME   | CONT                     | CAL                                  | SIZE  | QT                  |
|--------------------------|--|--------------------------|--------------------------------------|---|---------------------|
| + USE (L)                | STREET TREES - CATEGORY 'A' Southern Live Oak / Quercus virginiana   | B&B                      | 3" Cal                               | 14` Ht., 7` Spd. 5'   | CT. 16              |
| TREES WATER              | COMMON NAME / BOTANICAL NAME   | CONT                     | CAL                                  | SIZE  | QT                  |
| (L)<br>(L)<br>(L)<br>(L) | LARGE TREES - CATEGORY 'A' Southern Live Oak / Quercus virginiana Shumard Oak / Quercus schumardii Allee Elm / Ulmus parvifolia 'Allee' Southern Magnolia / Magnolia grandiflora | B&B<br>B&B<br>B&B<br>B&B | 3" Cal<br>3" Cal<br>3" Cal<br>3" Cal | 14` Ht., 7` Spd. 5'<br>14` Ht., 7` Spd. 5'<br>13` Ht., 7` Spd. 5'<br>13` Ht., 7` Spd. 5'  | CT.<br>CT.          |
| TREES WATER              | COMMON NAME / BOTANICAL NAME   | CONT                     | CAL                                  | SIZE  | QT                  |
| (M)<br>(M)<br>(M)<br>(M) | UNDERSTORY TREES - CATEGORY 'C' Muskogee Crape Myrtle / Lagerstroemia indica 'Muskogee' Eagleston Holly / Ilex x attenuata 'Eagleston' Dahoon Holly / Ilex x cassine             | B&B<br>B&B<br>B&B        | 2.5" Cal                             | 9` Ht., 5` Spd.<br>9` Ht., 5` Spd.<br>9` Ht., 5` Spd.   | 47                  |
| TREES WATER              | COMMON NAME / BOTANICAL NAME   | CONT                     | CAL                                  | SIZE  | QT                  |
| (L) (L)                  | UNDERSTORY TREES - CATEGORY 'C' Italian Cypress / Cupressus Sempervirens Japanese Blueberry / Elaeocarpus decipiens  | B&B<br>B&B               | 2" Cal<br>2" Cal                     | 14` Ht., 1.5` Spd.<br>9` Ht., 5` Spd.   | 129                 |
| HRUBS / GROUNDCOVER      | COMMON NAME / BOTANICAL NAME   | CONT                     | CAL                                  | SPACING   | QT                  |
| INODO / GINOCINDOOVEI    | (L) Walter`s Viburnum / Viburnum obovatum  | 7 gal                    | 36" Ht 2                             | 4" Sp 30" o.c.  |                     |
|                          | <ul> <li>(L) Walter`s Viburnum / Viburnum obovatum</li> <li>(M) Sweet Viburnum / Viburnum odoratissiumum</li> <li>(L) Podocarpus / Podocarpus macrophyllus</li> </ul>            | 7 gal<br>7 gal<br>7 gal  |                                      | 4" Sp 30" o.c.<br>4" Spd., 30" o.c.<br>4" Spd., 30" o.c.  | 933                 |
|                          | (M) Sweet Viburnum / Viburnum odoratissiumum   | 7 gal                    | 36" Ht., 2                           | 4" Spd., 30" o.c. 4" Spd., 30" o.c. 8" Spd. 30" o.c. 8" Spd. 24" o.c. 8" Spd. 30" o.c. ers 24" o.c. 15" Spd. 30" oc 4" Spd. 30" oc 4" Spd. 30" oc 24" Spd. 30" oc 24" Spd. 30" oc 24" Spd. 30" oc 24" Spd. 30" oc 30" oc 24" Spd. 30" oc 30" oc 30" oc 18" Spd. 30" oc 4" Spd. 30" oc 18" Spd. 30" oc 18" Spd. 30" oc 18" Spd. 30" oc | 933<br>+/-9,900 S.F |

## GENERAL LANDSCAPE NOTES

- 1. ALL ON-SITE EXISTING CONDITIONS INCLUDING SURFACE AND SUBSURFACE UTILITIES, GRADES, DIMENSIONS AND SOIL CONDITIONS SHALL BE VERIFIED BY THE CONTRACTOR BEFORE CONSTRUCTION BEGINS. THE CONTRACTOR SHALL BECOME FAMILIAR WITH ALL PLANS PREPARED BY OTHERS THAT AFFECT THE LANDSCAPE AND IRRIGATION WORK. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.
- 2. EVERY POSSIBLE SAFEGUARD SHALL BE TAKEN TO PROTECT BUILDING SURFACES, EQUIPMENT, FURNISHINGS AND EXISTING PLANTING AREAS TO REMAIN INCLUDING LAWN. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE OR INJURY TO PERSON OR PROPERTY THAT MAY OCCUR AS A RESULT OF NEGLIGENCE IN THE EXECUTION OF THE CONTRACTOR'S WORK. 3. THE CONTRACTOR SHALL INTERFACE WITH OTHER WORK BEING PERFORMED BY OTHER CONTRACTORS. IT WILL BE NECESSARY FOR THE CONTRACTOR
- TO COORDINATE AND SCHEDULE ACTIVITIES, WHERE NECESSARY, WITH OTHER CONTRACTORS AND THEIR SUBCONTRACTORS. THE LANDSCAPE CONTRACTOR SHALL INSURE THAT THEIR WORK DOES NOT IMPACT ESTABLISHED OR PROJECTED DRAINAGE PATTERNS. 4. PRIOR TO PLANTING INSTALLATION, THE CONTRACTOR SHALL CONFIRM THE AVAILABILITY OF ALL THE SPECIFIED PLANT MATERIALS AND MAKE
- ARRANGEMENTS WITH THE LANDSCAPE ARCHITECT AND OWNER'S REPRESENTATIVE TO REVIEW AND MUTUALLY FIELD TAG AGREED UPON PLANT MATERIALS AT LEAST ONE (1) WEEK PRIOR TO DELIVERY TO SITE. 5. ALL PLANT MATERIAL SIZES SPECIFIED ARE MINIMUM SIZES. ALL CON'T AND TREE CALIPER SIZES ARE MINIMUM. CON'T OR CALIPER SIZE MAY BE
- INCREASED IF NECESSARY TO PROVIDE OVERALL PLANT SIZE SPECIFIED. 6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING EXISTING VEGETATION AS REQUIRED AND PREPARING PLANTING AREAS PRIOR TO
- INSTALLATION OF PLANT MATERIALS. 7. THE LANDSCAPE CONTRACTOR SHALL TEST PROJECT SOILS TO VERIFY THAT THE SOILS ON-SITE ARE ACCEPTABLE FOR PROPER GROWTH OF PLANT MATERIALS AND ADEQUATE DRAINAGE IN PLANT BEDS AND PLANTERS. THE LANDSCAPE CONTRACTOR SHALL COORDINATE THE LOCATION, AND PROCUREMENT OF EXISTING ON-SITE SOIL SAMPLES WITH THE LANDSCAPE ARCHITECT. REPRESENTATIVE SAMPLES SHALL BE SUBMITTED TO A CERTIFIED TESTING LABORATORY FOR ANALYSIS. THE FINDINGS, TOGETHER WITH RECOMMENDATIONS FOR AMENDING THE SOILS SHALL BE REVIEWED AND APPROVED BY THE OWNER, LANDSCAPE ARCHITECT, AND OWNER'S REPRESENTATIVE PRIOR TO DELIVERY AND INSTALLATION OF PLANT MATERIALS AT THE JOB.
- 8. THE LANDSCAPE CONTRACTOR SHALL INSURE ADEQUATE VERTICAL SOIL DEPTH AND DRAINAGE IN ALL PLANT BEDS AND PLANTERS. EXCAVATION OF COMPACTED FILL SHALL BE ACCOMPLISHED TO INSURE PROPER SOIL DEPTH AND DRAINAGE. 9. ALL PLANTING BEDS SHALL BE STAKED IN ACCORDANCE WITH THE PLANS AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO PLANTING. THE
- LANDSCAPE CONTRACTOR SHALL PROVIDE STAKES OR IRRIGATION FLAGS TO LOCATE THE EDGES OF ALL SHRUB AND GROUNDCOVER PLANT BEDS AND INDIVIDUAL TREES AND PALMS. IF EXISTING CONDITIONS DO NOT ALLOW THE DESIGN TO BE LAID OUT AS SHOWN, NOTIFY THE LANDSCAPE
- 10. ALL PROPOSED TREES SHALL BE INSTALLED EITHER ENTIRELY IN OR ENTIRELY OUT OF PLANTING BEDS. PLANTING BED OUTLINES SHALL NOT BE OBSTRUCTED AND SHALL BE SMOOTH AND FLOWING. IF TREES ARE LOCATED OUTSIDE PLANTING BEDS IN GRASS AREAS, MAINTAIN A MINIMUM THREE FEET 3' WIDE OFFSET TO ALLOW FOR MOWERS TO MANEUVER. 11. THE PLANT QUANTITIES SHOWN ON THE LANDSCAPE CONTRACT DOCUMENTS ARE FOR THE CONVENIENCE OF THE LANDSCAPE CONTRACTOR. THE
- LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES AND REPORTING ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT FOR CLARIFICATION PRIOR TO CONTRACT AWARD AND COMMENCEMENT OF WORK. 12. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE EXTENT OF GRASSING WORK IN THE FIELD. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING GRASS IN THE AREAS SHOWN ON THE PLAN IN SUFFICIENT QUANTITY TO PROVIDE FULL COVERAGE. ADDITIONAL GRASS REQUIRED WILL BE ADJUSTED BASED ON A SQUARE FOOTAGE UNIT PRICE. AREAS TO BE GRASSED SHALL BE AMENDED PER SOLIS REPORT TO PROVIDE REQUIRED
- NUTRIENTS AND SOIL PH OF BETWEEN 6.0 AND 7.0. 13. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING PLANTS, SPACED AS SPECIFIED ON THE PLANT LIST. WHEN INSTALLING SHRUBS IN PLANTING BEDS, SPACING OF MATERIAL SHALL TAKE PRECEDENCE OVER QUANTITY OF MATERIALS INDICATED FOR PLANTING AREAS. NOTIFY LANDSCAPE ARCHITECT IMMEDIATELY IF SUCH SITUATIONS ARISE. SHRUB AND GROUNDCOVER SPACING IS GENERALLY INDICATED ON THE PLANT LIST FOR ALL 'MASS PLANTINGS'. ACCENT SHRUBS AND TREES THAT ARE NOT PART OF MASS PLANTINGS SHALL BE SPACED AS SHOWN ON THE PLANS.
- 14. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE STABILITY AND PLUMB CONDITION OF ALL INSTALLED PLANT MATERIALS. THE CONTRACTOR SHALL REMOVE ALL STAKING MATERIALS THE END OF THE GROW-IN PERIOD AND DISPOSE OFFSITE.
- 15. ALL PLANTING BEDS SHALL BE TOP-DRESSED WITH A 3" LAYER OF MULCH AS SPECIFIED. ALL TREES SHALL HAVE A 3" THICK MULCH RING PLACED AROUND THE BASE OF THE TRUNK. THE LANDSCAPE SCOPE OF WORK INCLUDES MULCHING AS AN INTEGRAL PART THE PROJECT. 16. ALL PLANT MATERIALS SHALL RECEIVE ADEQUATE WATERING BY THE LANDSCAPE CONTRACTOR AS REQUIRED UNTIL THE LANDSCAPE IRRIGATION
- SYSTEM IS FULLY OPERATIONAL AND UNTIL FINAL ACCEPTANCE BY OWNER. 17. ALL EXISTING PLANT BEDS TO REMAIN WITHIN THE CONSTRUCTION LIMIT LINE SHALL BE LEFT UNDISTURBED. EXISTING TREES TO REMAIN, AS NOTED ON THE DRAWINGS, SHALL BE LEFT UNDISTURBED AND PROTECTED BY WOODEN BARRICADES ERECTED AT THE PERIMETER OF THE TREE DRIP-LINE (S). NO VEHICLE SHALL TRAVERSE THIS AREA NOR SHALL ANY STORAGE OF MATERIALS OR EQUIPMENT BE PERMITTED WITHIN THE AREA OF THE TREE DRIP-LINE(S). ANY EXISTING PLANT BEDS OR TREES DAMAGED BY CONSTRUCTION ACTIVITY SHALL BE REPLACED BY THE RESPONSIBLE PARTY AT THEIR
- 18. NO TREES SHALL BE PLANTED WITHIN DESIGNATED UTILITY CORRIDORS, PUBLIC RIGHT OF WAY NOR ANY PLANTS LOCATED WITHIN FOUR FEET (4') OF ANY SWALE CENTERLINE IDENTIFIED ON THE DRAWINGS. FIELD ADJUST AS NECESSARY AND REVIEW ADJUSTMENTS WITH THE LANDSCAPE ARCHITECT
- PRIOR TO INSTALLATION. 19. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF ALL DEBRIS AND EXCAVATED BACKFILL OFF-SITE ON A DAILY BASIS AT NO ADDITIONAL COST TO THE OWNER.



225 E. Robinson Street Suite 300 Orlando, FL 32801 407.839.4006 Certificate of Authorization Number FL #3932

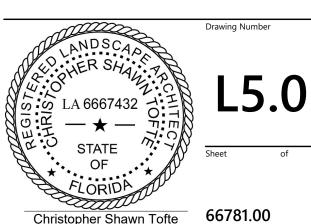
## **Park Lake Apartments**

## City of Orlando, Florida

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| Issued for  |      |         | Date   |     |

Vertical Datum NAVD 88

**Landscape Notes** and Plant List



Christopher Shawn Tofte LA 6667432 DATE: Aug. 25, 2025