

TURNBULL DRIVE

TURNBULL DRIVE

LIMIT OF WORK

LIMIT OF WORK

LEGEND

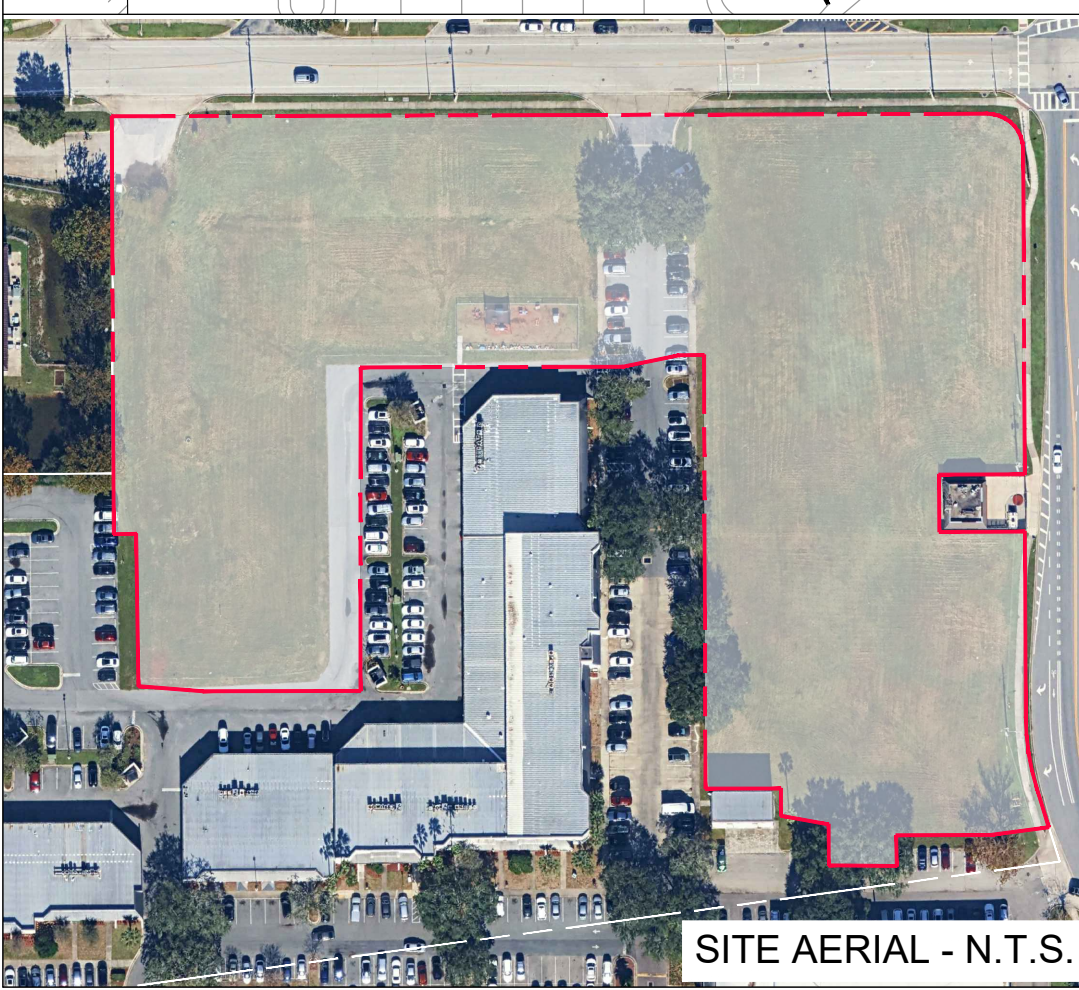
- NEW LARGE SHADE TREE
- NEW MEDIUM SHADE TREE
- NEW DECORATIVE SMALL TREE
- NEW LARGE PALM
- NEW SMALL PALM
- NUMBER OF EXISTING TREE & PALM
- HEDGES
- SHRUBS & GROUNDCOVERS
- SOD
- A BUILDING 1
- B BUILDING 2
- C POOL AREA
- D BARBECUE AREA
- E PICKEBALL COURTS
- F RESTROOMS
- G DOG PARK
- H DUMSTER
- I MONUMENT SIGN
- J LOADING AREA
- K MOTOCYCLE PARKING
- L PARKING LOT

GRAPHIC SCALE
NORTH 0' 30' 60' 90'

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Sheet Title:
**ILLUSTRATIVE
LANDSCAPE
SITE PLAN**

Project Name:
**HOFFNER COMMONS
APARTMENTS**
5449 S. SEMORAN BLVD.
ORLANDO, FL 32822

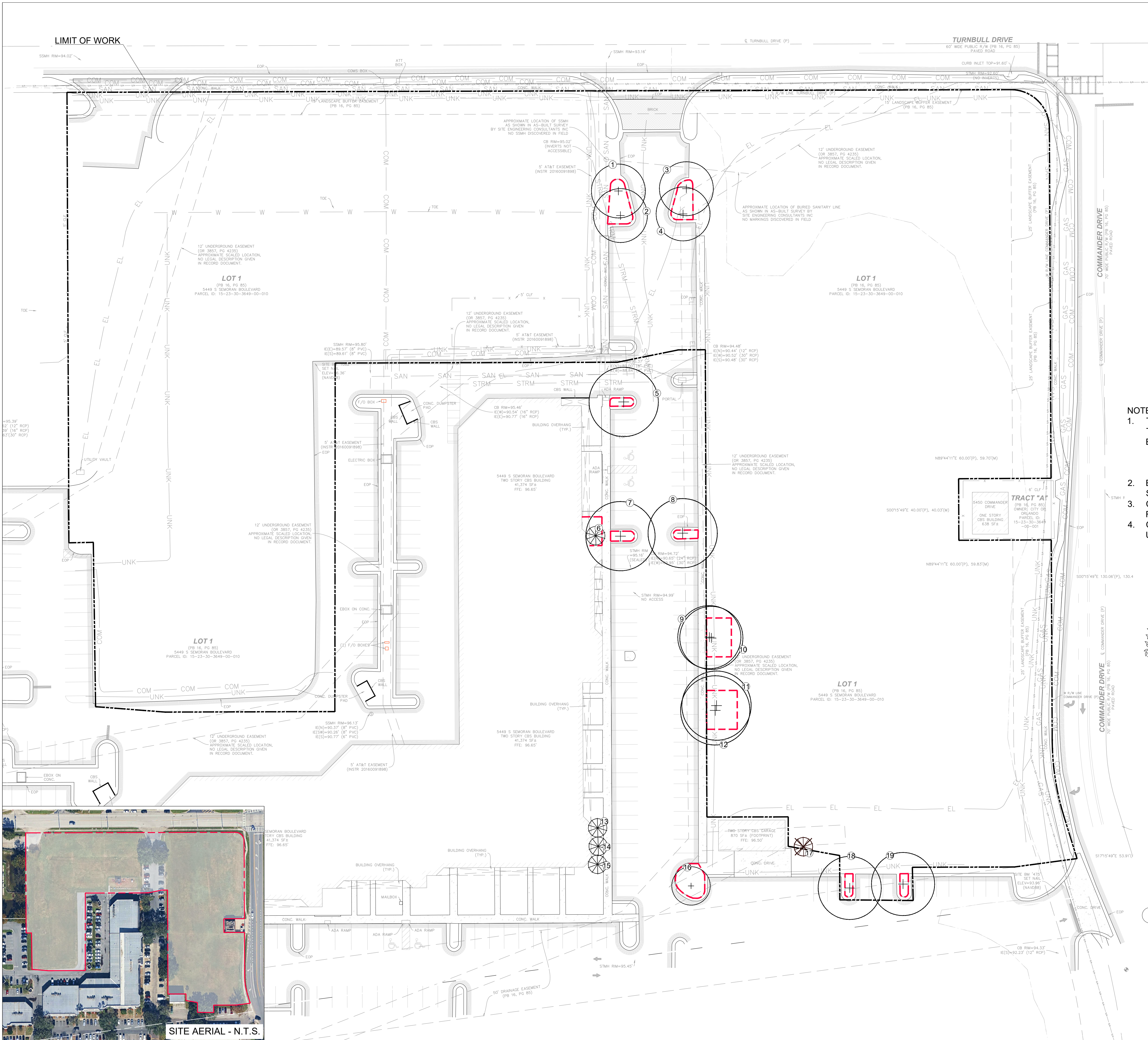
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Date: APRIL 17, 2025
Scale: 1" = 30'-0"
Drawn By: AEM/MEP
Approved By: AEM
Project No: 202416

Sheet Number:
L-01

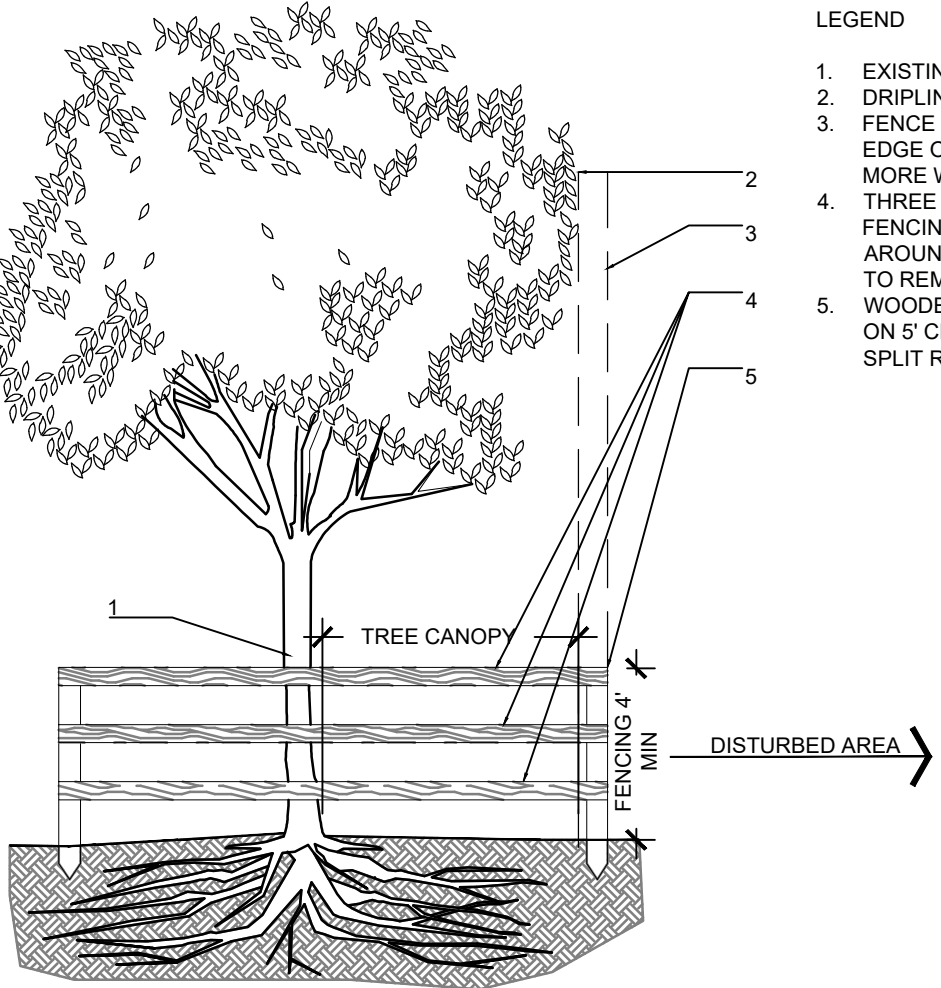
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TREE DISPOSITION TABLE				
TREE #	BOTANICAL NAME	COMMON NAME	STATUS	COMMENTS
1		Oak tree	REMAIN	
2		Oak tree	REMAIN	
3		Oak tree	REMAIN	
4		Oak tree	REMAIN	
5		Oak tree	REMAIN	Outside project limit
6		Palm	REMAIN	Outside project limit
7		Oak tree	REMAIN	Outside project limit
8		Oak tree	REMAIN	Outside project limit
9		Oak tree	REMAIN	Outside project limit
10		Oak tree	REMAIN	
11		Oak tree	REMAIN	
12		Oak tree	REMAIN	
13		Palm	REMAIN	Outside project limit
14		Palm	REMAIN	Outside project limit
15		Palm	REMAIN	Outside project limit
16		Oak tree	REMAIN	Outside project limit
17		Palm	REMOVE	
18		Oak tree	REMAIN	
19		Oak tree	REMAIN	

- LEGEND
- TREE PROTECTION FENCE
 - X TREE NUMBER
 - + EXISTING TREE TO REMAIN
 - EXISTING PALM TO REMAIN
 - EXISTING PALM TO BE REMOVED

- NOTE:
- THE APPROXIMATE LOCATION, SIZE AND CONDITIONS OF THE EXISTING TREES WITHIN THE PROJECT LIMITS HAS BEEN COLLECTED FROM THE EXISTING TREE SURVEY PREPARED BY: LANDTEC SURVEYING. 700 W. HILLSBORO BLVD. SUITE 4-100. DEERFIELD BEACH, FL 33441 Ph:561.367.3587
 - EXISTING TREES TO REMAIN TO BE PROTECTED DURING CONSTRUCTION - SEE EXISTING TREE PROTECTION FENCE DETAIL #1- SHEET L-01
 - CONTRACTOR SHALL OBTAIN A TREE REMOVAL PERMIT PRIOR TO THE REMOVAL OF TREES/PALMS PROPOSED TO BE REMOVED.
 - CONTRACTOR TO REMOVE ALL EXISTING SHRUBS AND GROUNDCOVERS UNLESS NOTED IN LANDSCAPE PLAN AS EXISTING TO REMAIN.



- NOTES:
- ALL EXPOSED ROOTS WITHIN ROOT PROTECTION ZONE SHALL BE HAND PRUNED TO HAVE A SMOOTH, CLEAN CUT WITHOUT TEARING OR SPLITTING.
 - BARRIER TO FORM A CONTINUOUS CIRCLE AROUND THE TREE OR GROUP OF TREES.
 - CONTRACTOR TO INSTALL PROTECTIVE FENCE BARRIER AROUND ALL EXISTING TREES TO REMAIN - AT THE START OF THE PROJECT - FENCE TO REMAIN IN PLACE THROUGHOUT THE DURATION OF THE PROJECT.
 - CONTRACTOR SHALL TAKE EXTRA CARE DURING EARTHWORK AND UTILITY OPERATIONS TO PROTECT ALL EXISTING TREES - AND SHALL BE RESPONSIBLE TO REPLACE ANY TREES DAMAGED DURING CONSTRUCTION.

1 EXISTING TREE PROTECTION FENCE SECTION

d-Protection fence 1.dwg
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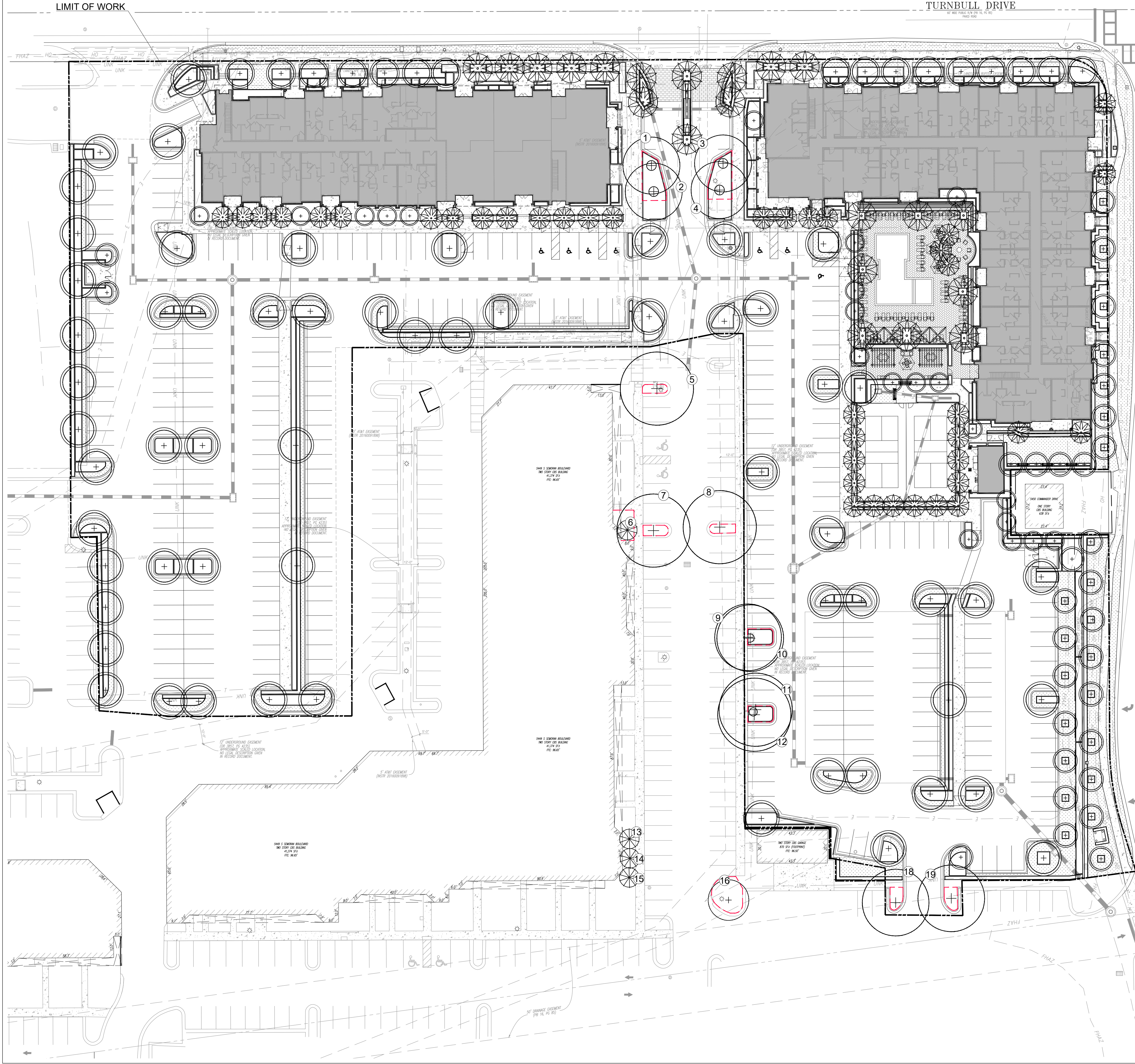
Sheet Title:
PROPERTY SURVEY &
TREE DISPOSITION
PLAN

Project Name:
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ANDRES MONTERO P.L.A. ASLA
STATE OF FLORIDA
REGISTRATION #AB068973

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Plant List									
Qty	code	species	common name	drought tolerance	native	specifications	container size	spacing	
TREES									
AR		Acer rubrum 'Summer Red'	Summer Red Maple	High	yes	12' Ht, 4" Spd, 2.5" DBH	65 Gal.	As shown	
CV		Callistemon viminalis	Weeping Bottlebrush	High	no	12' Ht, 6" Spd, 2.5" DBH	FG	as shown	
FS		Ficus sellowiana	Pineapple Guava	High	no	8' Ht, 6" Spd, Multi-trunk	FG	as shown	
IL		Ilex x attenuata 'East Palatka'	East Palatka Holly	High	yes	10' Ht, 6" Spd, 3" DBH	45 Gal.	as shown	
LA		Lagerstroemia laurifolia 'Natchez'	Crape Myrtle 'Natchez'	High	no	14' Ht, 5" Spd, 3" DBH, 6" CT, Std.	FG	as shown	
LJ		Liquidambar styraciflua 'Resurrection'	Reurrection Tree Liquidum	High	no	6.5' Ht, 4" W/W Multi-trunk	25 Gal.	as shown	
ML		Magnolia grandiflora 'Little Gem'	Little Gem Southern Magnolia	High	no	9' Ht, 5" W/ 3" DBH	45 Gal.	as shown	
MY		Myrica cerifera	Wax Myrtle	High	yes	8' Hgt, x 6" Spd, Multi-trunk	FG	as shown	
QV		Quercus virginiana	Live Oak	High	yes	16' Ht, 6" Spd, 4" DBH, 6" CT, Std.	FG	as shown	
TA		Taxodium distichum	Bald Cypress	High	yes	14' Ht, 6" Spd, 4" DBH, 4" CT, Std.	65 gal.	as shown	
PALEMS									
ADP		Adonis amurensis	Christmas Palm	Medium	no	16" O.A./Single - Full head	FG	as shown	
BIX		Bismarckia nobilis	Bismarck palm	High	no	16" O.A./Single - Full head	FG	as shown	
PHX		Phoenix dactylifera 'Majoor'	Majoor Date Palm	High	no	7" C.T.H. O.A.-7 heavy/sprag	FG	as shown	
SPX		Sabal palmetto	Sabal Palm	High	yes	14" CT, 16" O.A. Min.	FG	as shown	
SHRUBS									
ALP		Alphitoea zerumbet	Shell Ginger	Low	no	30" O.A.	7 Gal.	30" O.C.	
ALP		Alphitoea zerumbet 'Variegata'	Variegated Shell Ginger	Medium	no	24" O.A.	3 Gal.	30" O.C.	
CLE		Cleyera japonica	Bronze Beauty Cleyera	High	no	24" O.A.	3 Gal.	30" O.C.	
CMG		Carissa macrocarpa 'Emerald Blanka'	Emerald Blanka Natal Plum	High	no	24" O.A.	3 Gal.	24" O.C.	
COJ		Conocarpus erectus 'Serotus'	Silver Buttonwood	High	yes	30" O.A.	7 Gal.	30" O.C.	
DWR		Duranta repens	Golden Dewdrop	High	no	24" O.A.	3 Gal.	24" O.C.	
HAM		Hamelia nodosa	Dwarf Firebush	Medium	yes	24" Ht x 24" spr.	3 Gal.	36" O.C.	
ILX		Ilex vomitoria 'Scullings Dwarf'	Dwarf Yaupon Holly	High	yes	18" Ht x 18" spr.	3 Gal.	24" O.C.	
LAD		Lantana depressa	Florida Lantana	High	yes	12" Ht x 15" spr.	1 Gal.	18" O.C.	
LOC		Loropetalum chinense 'Purple Diamond'	Compact Loropetalum Purple Diamond	Medium	no	24" O.A.	3 Gal.	24" O.C.	
MYR		Myrciaria fragrans	Simpson's Stopper	High	yes	42" Ht	7 Gal.	42" O.C.	
OSF		Osmantinus x fortunei 'Fruitland'	Tea Olive - Fragrant Olive	High	no	36" Ht	7 Gal.	36" O.C.	
POD		Podocarpus macrophyllus	Podocarpus	High	yes	48" Ht x 24" spr.	3 Gal.	30" O.C.	
PSY		Psychotria nervosa	Wild Coffee	Medium	yes	24" O.A.	3 Gal.	24" O.C.	
RHA		Rhaphiophloeos indica 'Alba'	White Indian Hawthorn	Medium	no	18" O.A.	3 Gal.	24" O.C.	
RHE		Rhapis excelsa	Lady Palm	Medium	no	30" O.A./ Full Clump	7 Gal.	36" O.C.	
SEK		Sesuvia repens	Saw Palmetto	High	yes	24" O.A./ Full Clump	7 Gal.	42" O.C.	
STR		Streitzia reginae	Bird of Paradise	High	no	30" O.A.	7 Gal.	30" O.C.	
VIT		Viburnum tinus 'Spring Bouquet'	Spring Bouquet Viburnum	Medium	no	24" O.A.	3 Gal.	24" O.C.	
ZAF		Zamia furcata	Cardinal Palm	Medium	no	30" O.A./ Full Clump	3 Gal.	36" O.C.	
ZAP		Zamia pumila	Coastal	High	yes	24" O.A./ Full Clump	3 Gal.	30" O.C.	
GROUNDCOVERS & ORNAMENTAL GRASSES									
ASE		Aspidistra elatior	Cast Iron Plant	High	no	18" O.A./ Full Clump	3 Gal.	24" O.C.	
CYE		Cyrtanthus falcatum	Holly Fern	Medium	no	18" O.A./ Full Clump	3 Gal.	24" O.C.	
DIA		Dianella tasmanica 'Variegata'	Variegata Flax Lily	Medium	no	15" O.A./ Full Clump	3 Gal.	24" O.C.	
DIF		Dieris laticulata	African Iris	Medium	no	18" O.A./ Full Clump	1 Gal.	24" O.C.	
LIM		Liriope muscari 'Super Blue'	Super Blue Lily Turf	High	no	12" O.A./ Full Clump	1 Gal.	18" O.C.	
MUH		Muhlenbergia capillaris	Pink Muhly Grass	High	yes	30" O.A./ Full Clump	3 Gal.	30" O.C.	
TRA		Trachelospermum asiaticum	Asiatic Jasmine	High	no	12" O.A. Full	1 Gal.	18" O.C.	
TRF		Trifolium pratense	Dwarf Fakahatchee Grass	Medium	yes	24" O.A./ Full Clump	3 Gal.	30" O.C.	
SOD									
SOD		Stenotaphrum secundatum	St. Augustine Grass		yes	Staggered Panels			

LEGEND

- TREE PROTECTION FENCE
- (X) TREE NUMBER
- + EXISTING TREE TO REMAIN
- (wheel) EXISTING PALM TO REMAIN
- + NEW TREE
- (wheel) NEW PALM

NOTES:

- ROOT BARRIERS SHALL BE INSTALLED AT ALL TREES/PALMS THAT ARE PLANTED WITHIN FIVE (5) FEET OF UNDERGROUND UTILITIES OR UTILITY EASEMENT. SEE DETAIL #9 ON SHEET L-03.
- TREE PROTECTION FENCE MIGHT BE TEMPORARILY ADJUSTED AT TREES TO REMAIN TO ALLOW FOR THE CONSTRUCTION OF THE WALKWAYS AND THE BUILDING.
- ALL LANDSCAPE AREAS SHALL BE PROVIDED WITH A FULLY AUTOMATICALLY OPERATED IRRIGATION SYSTEM. IRRIGATION SYSTEM SHALL PROVIDE COMPLETE COVERAGE OF ALL PLANT MATERIALS. THIS SYSTEM SHOULD HAVE RAIN SENSOR AND SHOULD AUTOMATICALLY SHUT OFF WHEN RAINING.

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Sheet Title:
**OVERALL PRELIMINARY
LANDSCAPE PLAN**

Project Name:
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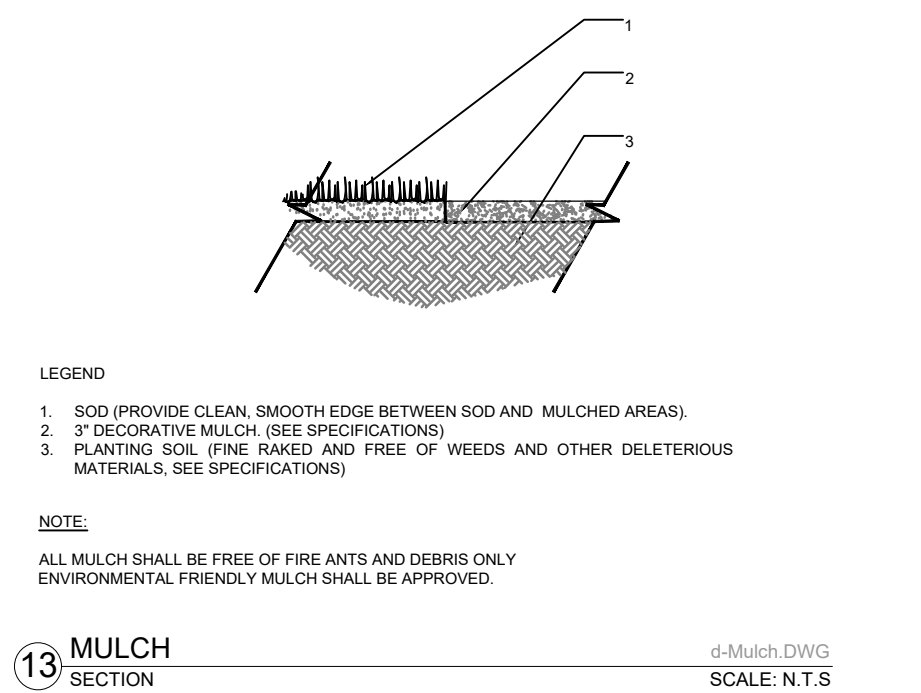
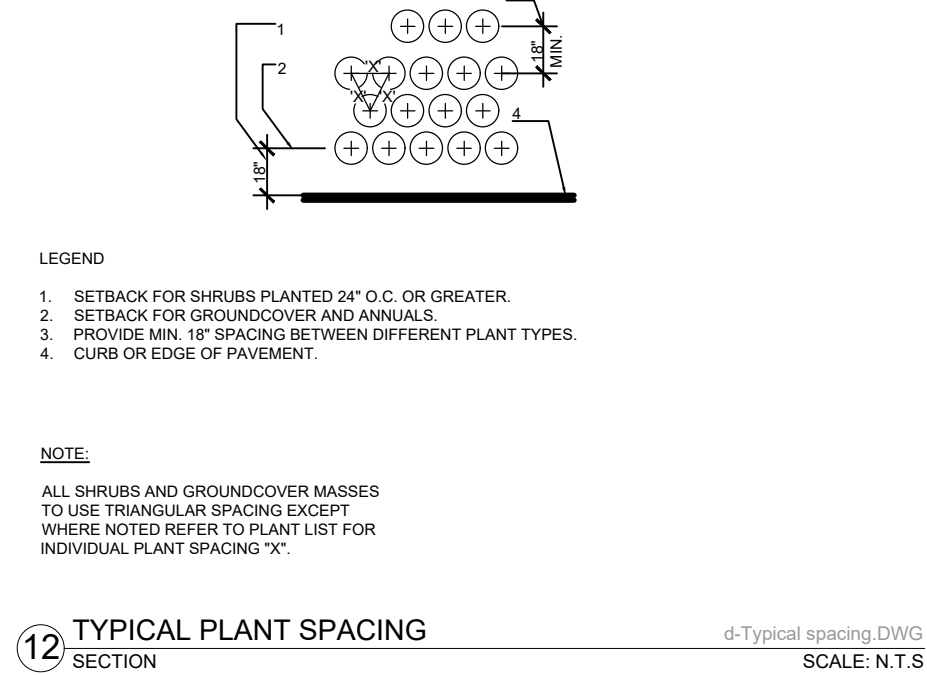
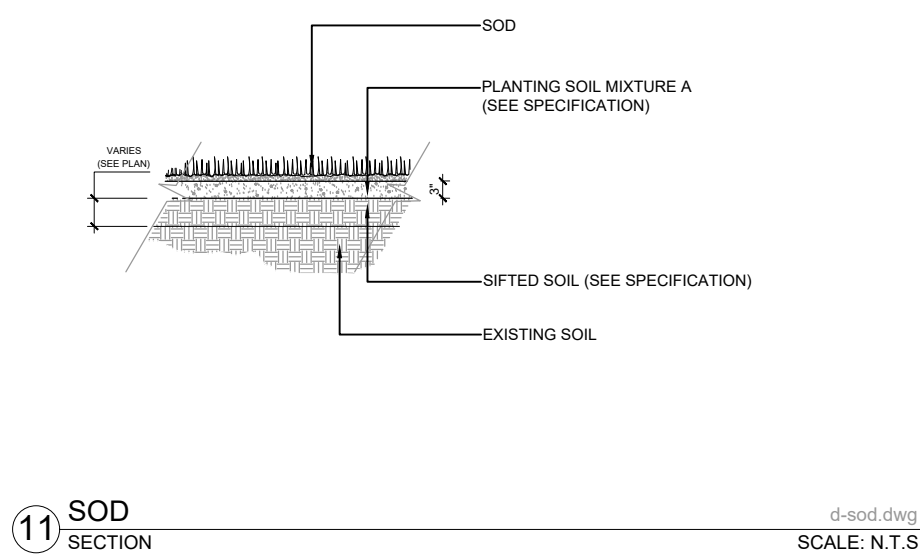
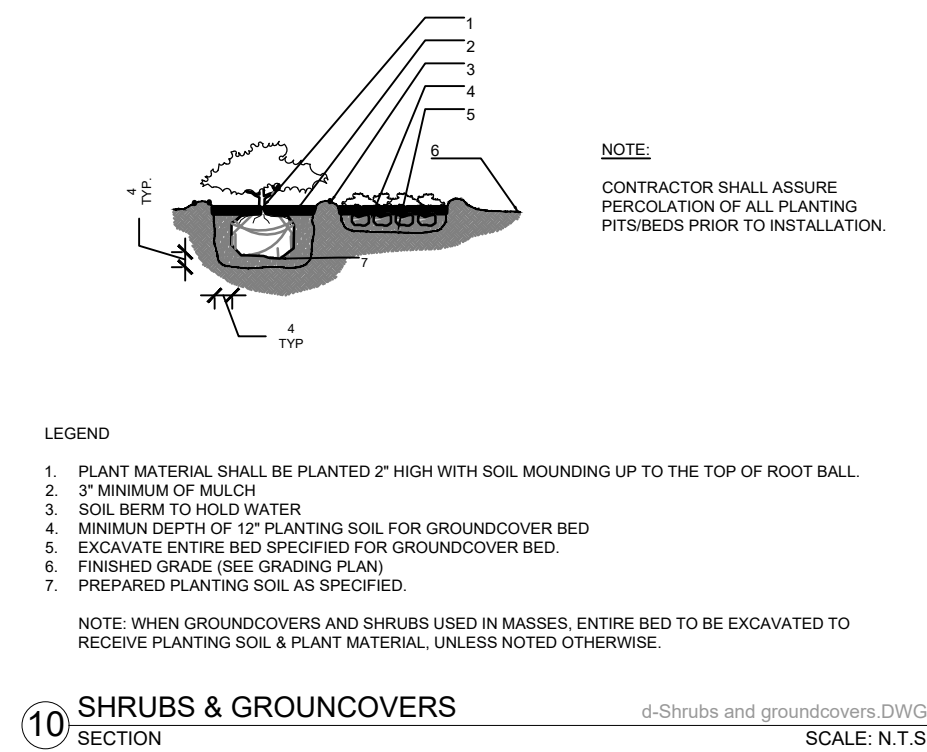
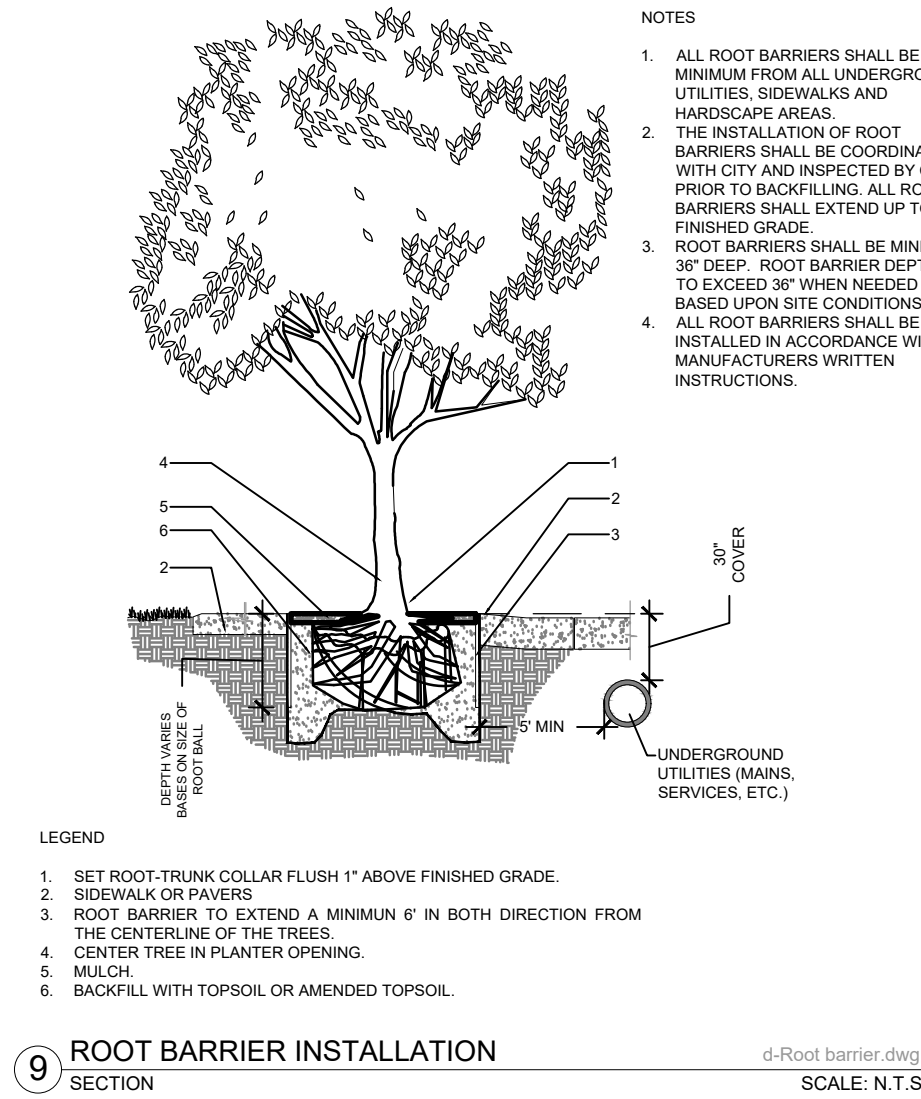
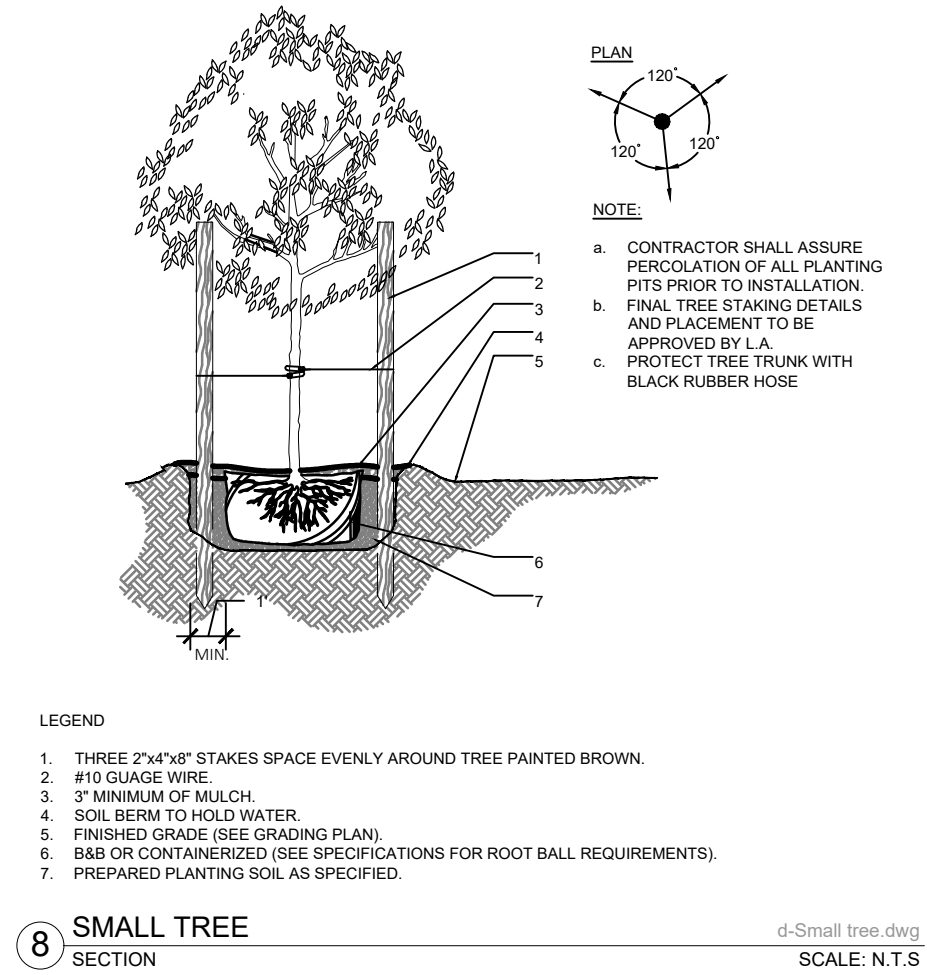
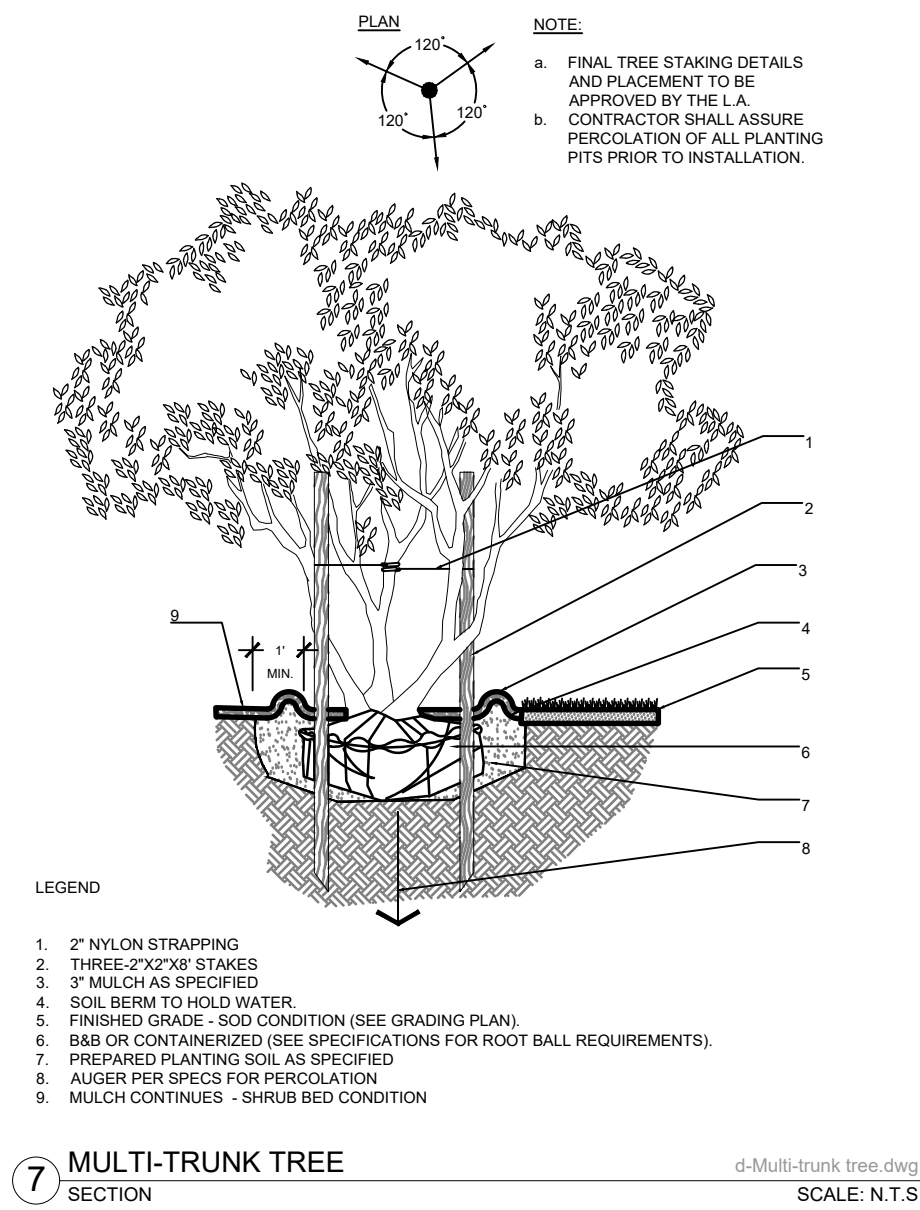
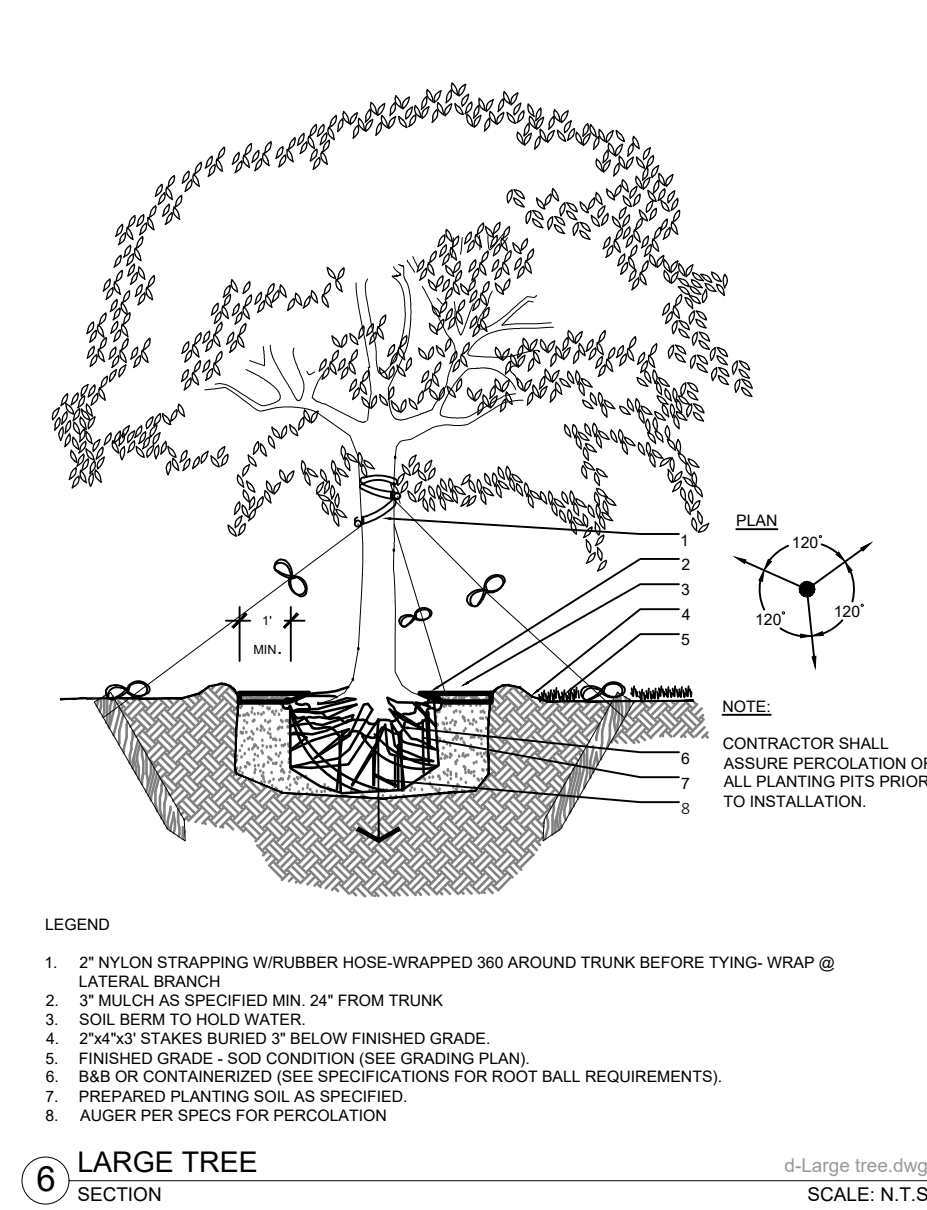
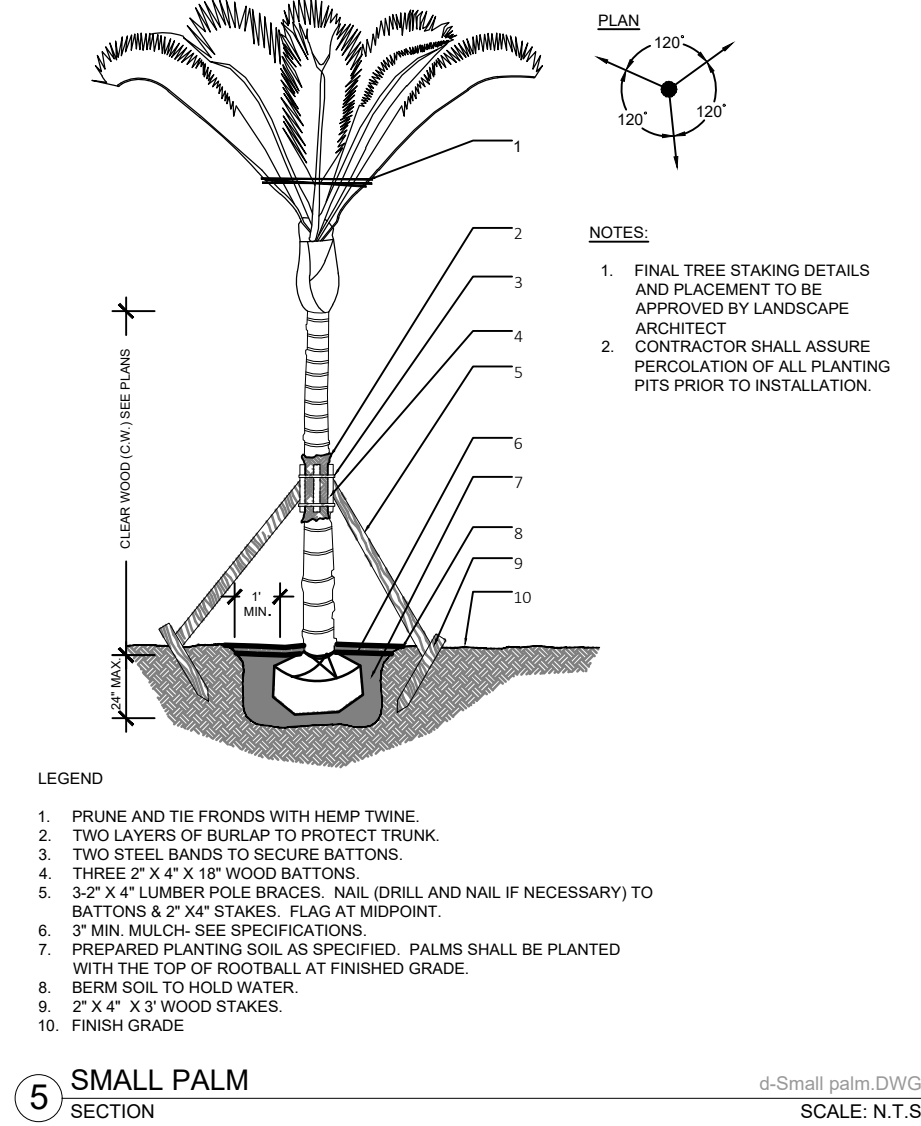
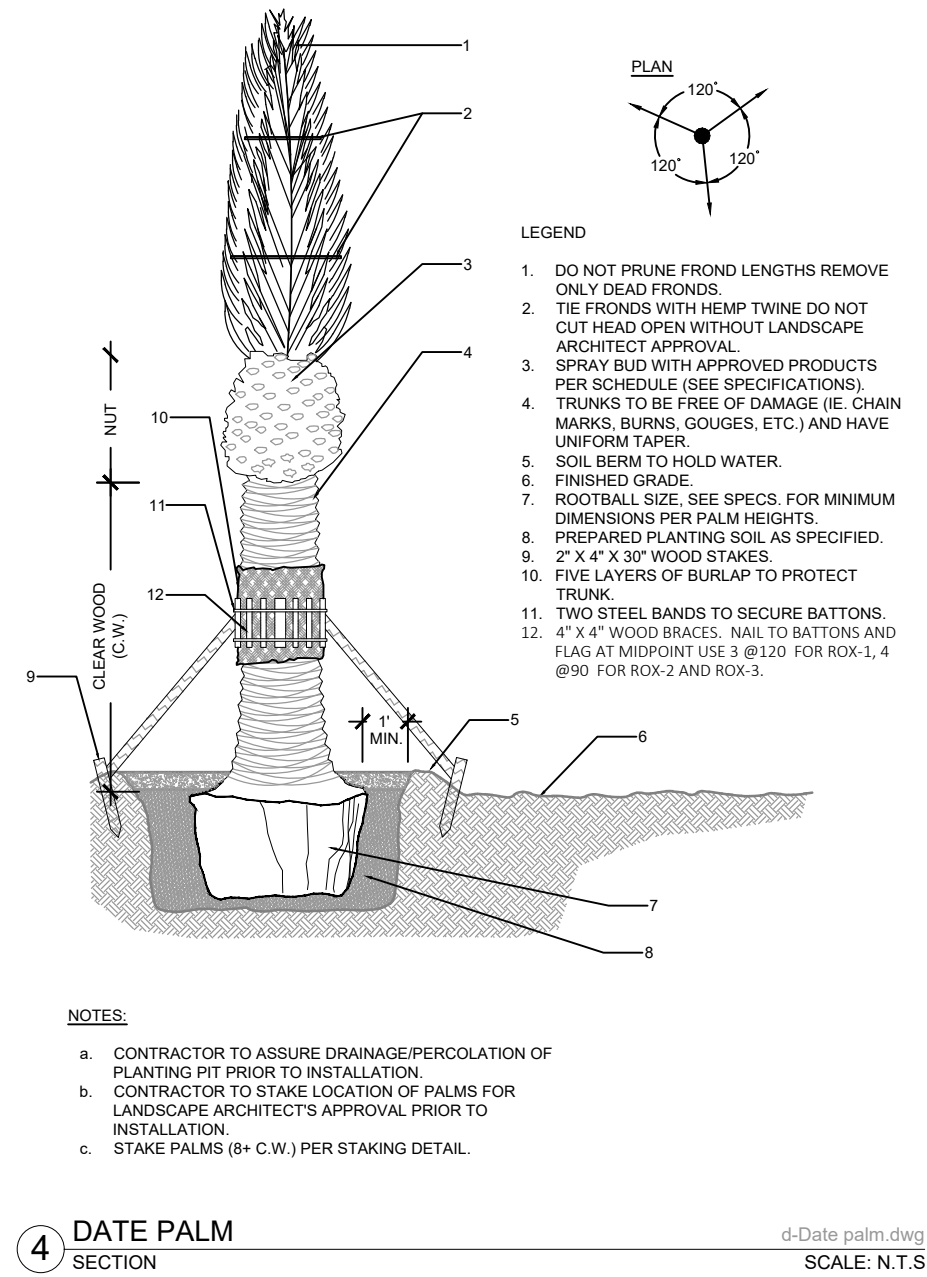
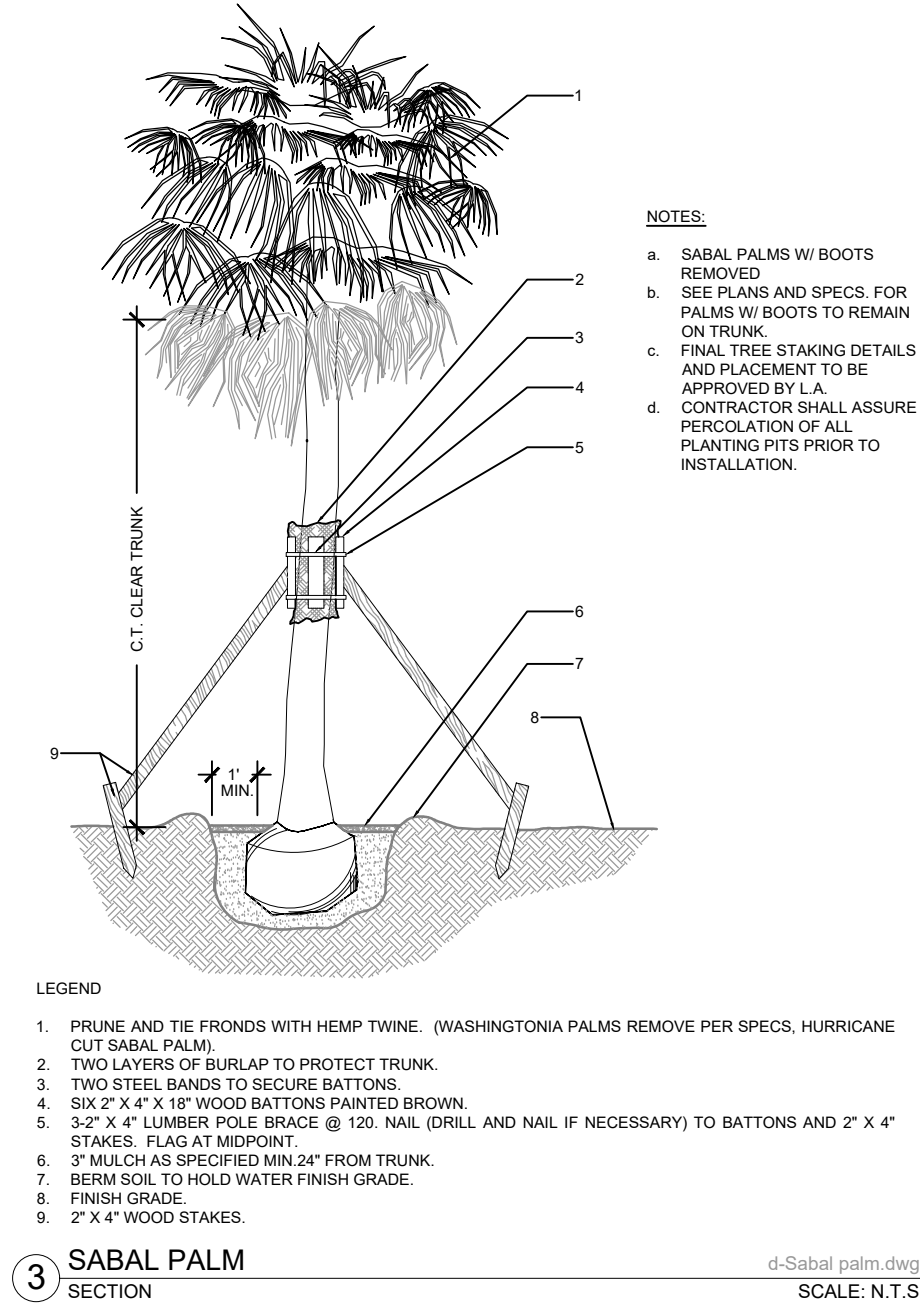
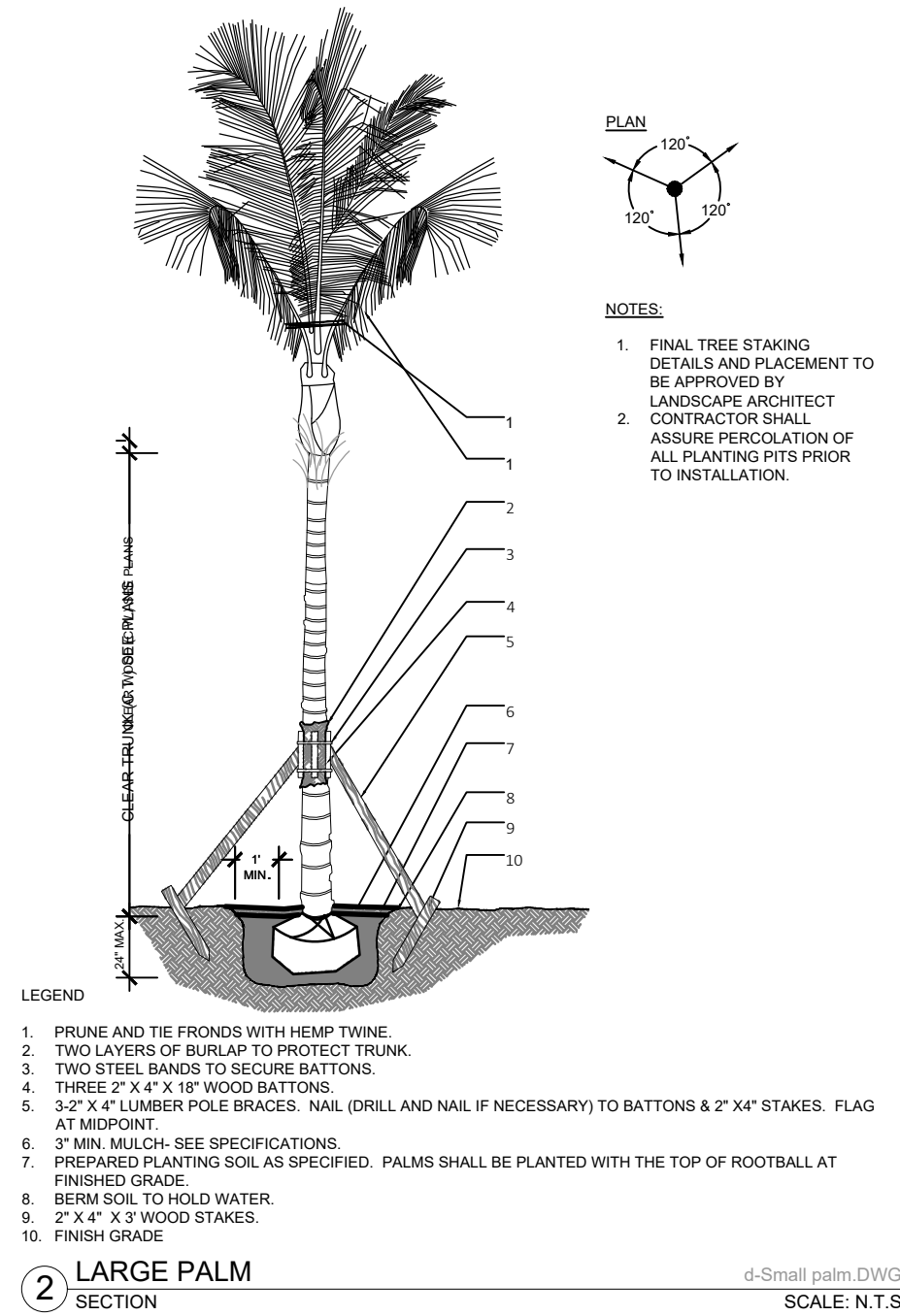
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Project No: 202416

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L-03

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GENERAL NOTES:

- Before construction begins, the Landscape Contractor is responsible for locating all underground utilities and must avoid damaging any services during construction. If any damage occurs by the fault of the Contractor, the necessary repairs must take place at the Landscape Contractor's expense and under the supervision of the Owner's representative.
- The Landscape Contractor shall be responsible for securing all necessary applicable permits and licenses to perform the work set forth in this plan set and the specifications.
- The Landscape Contractor shall be responsible for examining fully both the site and bid documents. Discrepancies in the documents or the actual site conditions shall be reported to the Landscape Architect in writing at the time of bidding or discovery. No account shall be made after contract completion for failure by the Landscape Contractor to report such condition or for errors on the part of the Landscape Contractor at the time of bidding.
- All dimensions to be field checked by the Landscape Contractor prior to landscape material installation. Discrepancies shall be reported immediately to the Landscape Architect.
- Contractor shall be responsible for removing all existing and imported limerock and limerock sub-base from all landscape planting areas to a minimum depth of 36" or to native soil. Contractor is responsible to backfill these planting areas to rough finished grade with clean topsoil from an on-site source or an imported source.
- All planting beds shall be excavated to a minimum size and depth as shown in the planting details for trees, shrubs, and groundcovers, and backfilled with suitable soil unless specified otherwise. All plant material shall be planted in planting soil that is delivered to the site in a loose, clean, and friable condition. The planting soil shall be of the approximate proportions as follows: 50% sand and 50% organic material consisting of native peat, well-decomposed sawdust, leaf mold and topsoil. It shall provide a good, pliable, and thoroughly mixed medium with adequate aeration, drainage, and water-holding capacity. It shall also be free of all extraneous debris, such as roots, stones, weeds, etc.
- Contractor to test all tree pits with water before planting to assure proper drainage percolation is available.
- All proposed trees and plant materials shall be graded as Nursery Grade Florida No. 1 or better as outlined by the Florida Department of Agriculture and Consumer Services, Division of Plant Industry "Grades and standards for Nursery Plants", most current edition. All planting shall be done in accordance with the Florida Nurserymen's and Grower's Association approved practices.
- All trees/palms and shrubs shall be fertilized with "Agriform" 20-10-5 planting tablets as per the manufacturer's specifications at the time of installation and prior completion of pit backfilling also in conjunction with note #5. Tablets to be placed uniformly around the root mass at a depth that is between the middle and bottom of root mass at an application rate of: One (1) - 21 gram tablet for 1 gal container, two (2)- tablets for 3 gal container, three (3)- tablets for 5 gal container, four (4)-tablets for 7 gal container, three (3)-tablets for each 1/2 inch of tree caliper, and seven (7) tablets for palms. Ground Cover areas shall receive fertilization with "Ozmocote" time release fertilizer as per manufacturer's specification.
- All plant beds shall receive a 3" layer of organic mulch, which is to be watered-in after installation. Mulch should be at least six (6) inches away from any portion of a structure or tree trunk and three (3) inches away from the base of shrubs. The use of Cypress mulch is discouraged.
- All plant material shall be thoroughly watered in at the time of planting and until landscape material is established. No dry material shall be permitted.
- The plant material schedule is presented for the convenience of the Landscape Contractor. In the event of a discrepancy between the plan and the plant list quantities, the contractor shall notify the owner's representative/Landscape Architect prior to bidding or installation of the project.
- Plants shall meet size, container, and spacing specifications. Any material not meeting specifications shall be removed and replaced at the contractor's expense.
- All tree and shrub locations shall be approved by Landscape Architect prior to planting.
- Plant material shall be bid as specified unless unavailable, at which time the Landscape Architect shall be notified in writing of intended changes.
- All questions concerning the plan set and/or specifications shall be directed to the Landscape Architect.
- All materials must be as specified on the landscape plan. If materials or labor do not adhere to specifications, they will be rejected by the Landscape Architect with proper installation carried out by the Landscape Contractor at no additional cost.
- There shall be no additions, deletions, or substitutions without written approval of the Landscape Architect.
- All screening hedges shall be planted and maintained in a way that they form a continuous visual screen. Screening hedges at VUA to be maintained at a minimum height of thirty (30) inches unless specified otherwise to meet local codes.
- The Landscape Contractor shall guarantee, in writing, plant survivability. Trees and palms for twelve (12) months, shrubs, and groundcovers for ninety (90) days and sod for sixty (60) days from final acceptance by the Owner or Owner's representative.
- Existing sod shall be removed as necessary to accommodate new plantings.
- All existing trees on site shall be protected from damage during construction - See existing tree protection fence detail.
- Any existing landscape and hardscape areas that are unnecessarily disturbed during the landscape installation shall be restored to their original conditions by the Landscape Contractor.
- The Landscape Contractor will be responsible for the collection, removal, and proper disposal of all debris generated during the installation of this project.
- The Landscape contractor shall fine grade all lawn and planting areas prior to plant material installation. Fine grading shall consist of final finished grading of lawn and planting areas that have been rough graded by others.
- The Landscape Contractor shall grade planting beds, as required, to provide positive drainage and promote optimum plant growth.
- Prior to sod installation, the Landscape Contractor shall clear the area of debris, weeds and remove any bumps and depressions within the area to be sodded.
- All landscape areas to have a positive drainage away from buildings and structures. Finished grade of landscape areas to be at or below the grade of adjacent sidewalks, slabs, or VUA
- All shade and medium trees installed within 5' of a public infrastructure shall utilize a root barrier system unless specified otherwise.
- In addition to these requirements the Landscape Contractor shall comply with all local landscape codes and requirements as part of this base bid and contract in order to satisfy the review and approval of the governing agency.



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Sheet Title:
**LANDSCAPE PLAN
DETAILS &
GENERAL NOTES**

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