UNITED AGAINST POVERTY, ORLANDO

SPECIFIC SITE MASTER PLAN

DESCRIPTION

A PARCEL OF LAND LYING IN SECTION 2, TOWNSHIP 23 SOUTH, RANGE 29 EAST, BEING ORANGE COUNTY TAX PARCELS 02-23-29-3156-00-094 AND 02-23-29-3156-00-101 AND 02-23-29-1184-01-002, TOGETHER WITH THAT PORTION OF W. ILLIANA STREET, LYING EAST OF THE EAST LINE OF THE RAILROAD RIGHT OF WAY SOUTH OF PARCEL 02-23-29-1184-01-002 NORTH OF PARCEL 02-23-29-3156-00-101 AND WEST OF THE WEST RIGHT OF WAY LINE OF JOSEPH STREET AND TOGETHER WITH A PORTION OF ILLIANA COURT. 2.53 ACRES

PROJECT TEAM:

OWNER

UNITED AGAINST POVERTY INC. 1400 27TH ST. VERO BEACH, FL 32960 (772) 564-9365

DEVELOPMENT

RED HORSE VENTURES INC. JOHN A. PACCIONE, PRESIDENT 1513 HUNTERS MILL PLACE OVIEDO, FL 32765-8452 407-619-1099



WALLACE DEVELOPMENT PARTNERS, LLC
REGINALD WALLACE
5840 RED BUD LAKE RD, SUITE 1601
WINTER SPRINGS, FLORIDA 32708
404-663-2305

ARCHITECT

STRATUS 250 S. PARK AVENUE, SUITE 510 WINTER PARK, FL 32789 (407) 674-1959 WWW.STRATUSTEAM.COM



LANDSCAPE ARCHITECT

HANNAH PLATE
DIX-HITE
150 WEST JESSUP AVE.
LINGWOOD, FL 32750
(407) 667-1777
WWW.DIXHITE.COM



CIVIL ENGINEER

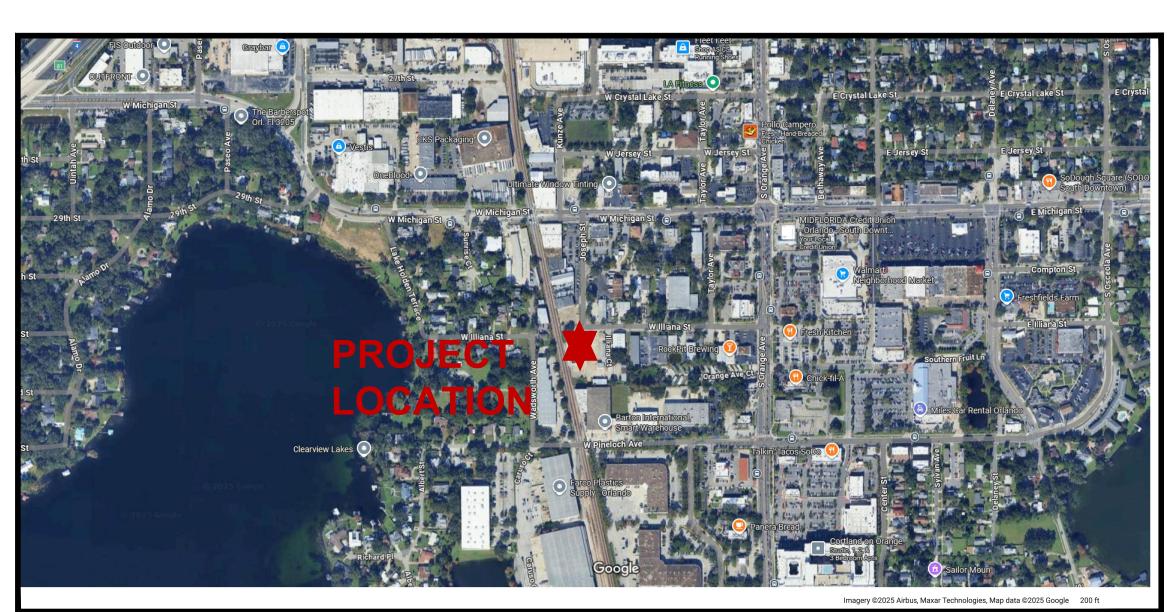
RICK V. BALDOCCHI AVCON, INC. 5555 EAST MICHIGAN STREET, SUITE 200 ORLANDO, FL 32822 (407) 599-1122 RBALDOCCHI@AVCONINC.COM

SURVEYOR

VEYOR
AMERICAN SURVEYING & MAPPING, INC.
E. GLENN TURNER
221 CIRCLE DRIVE
MAITLAND, FLORIDA 32751
(407) 426-7979

PARCEL ID# 02-23-29-1184-01-002, 02-23-29-3156-00-101 & 02-23-29-3156-00-094 ORLANDO, FL

AUGUST 21, 2025



LOCATION MAP

C000	Cover Sheet		
C010	Land Use Maps		
V100	Existing Conditions		
C300	Site Plan		
C301	AutoTurn Plan Semi Truck		
C302	AutoTurn Plan Semi Truck		
C303	AutoTurn Plan Garbage Truck		
C304	AutoTurn Plan Fire Truck		
C400	Grading & Drainage Plan		
C500	Utility Plan		
LC002	Overall Site Plan		
LC003	General Notes		
LC004	Tree Disposition Plan		
LC510	Code Landscape Plan		
LC600	Code Landscape Details		
LC700	Code Plant Materials Schedule		
A001	Elevations		

Sheet List Table

Sheet Title

Sheet Number

SCOPE

CONSTRUCTION OF ONE COMMERCIAL BUILDING WITH ASSOCIATED PARKING AREAS, UTILITIES AND STORMWATER CONVEYANCE SYSTEMS

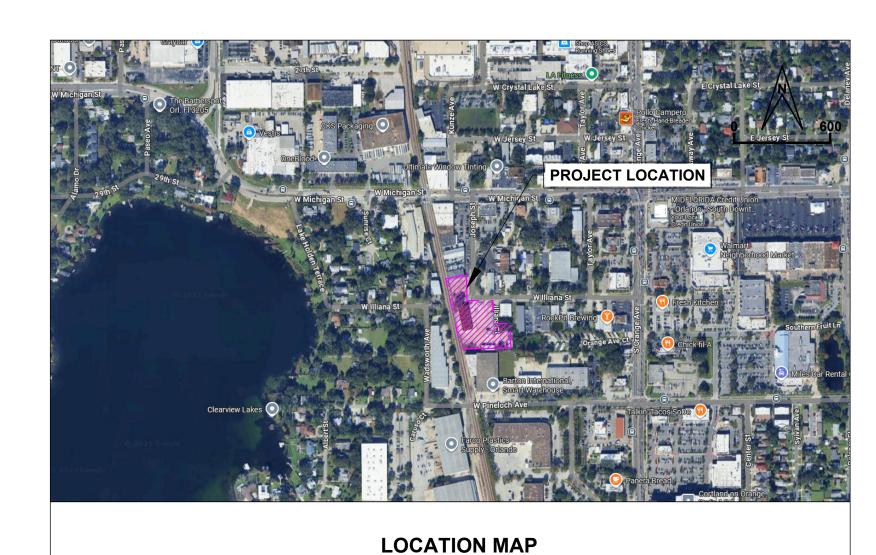
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CORPORATE CERTIFICATE OF AUTHORIZATION NO. 5057
WWW.AVCONINC.COM

ENGINEER OF RECORD:

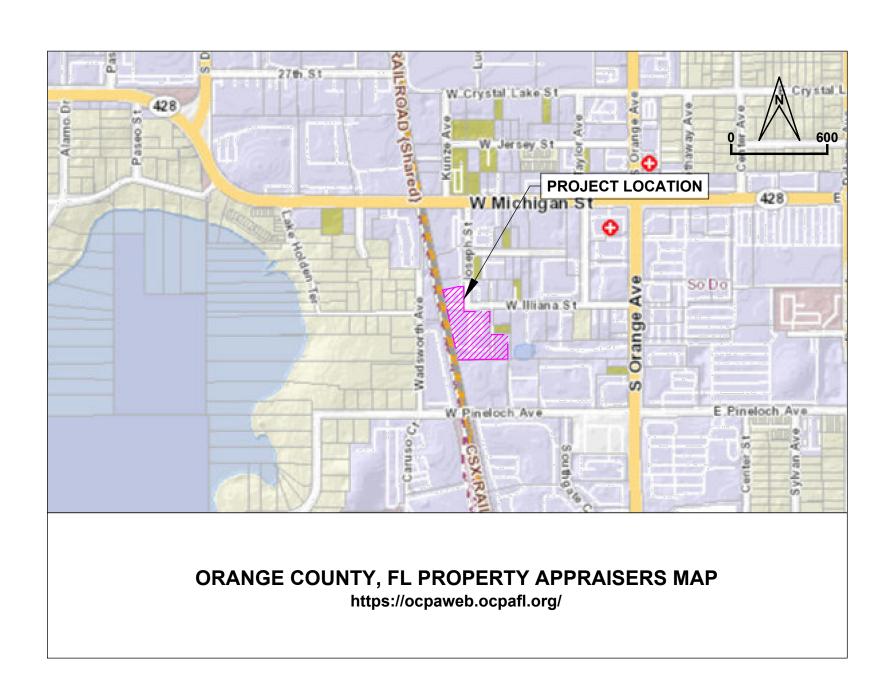
RICK V. BALDOCCHI, PE FL PE #38092

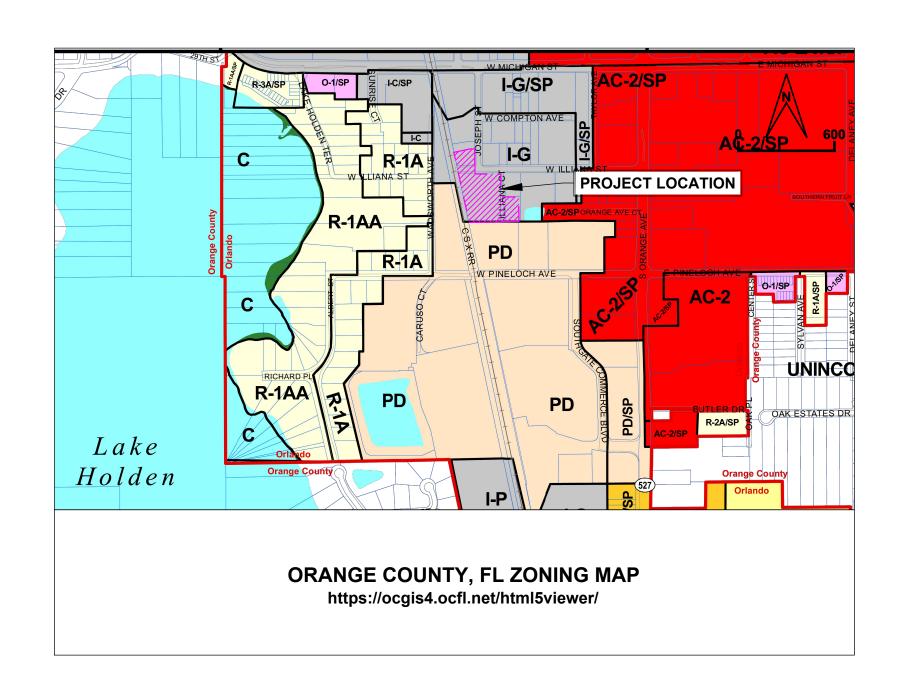
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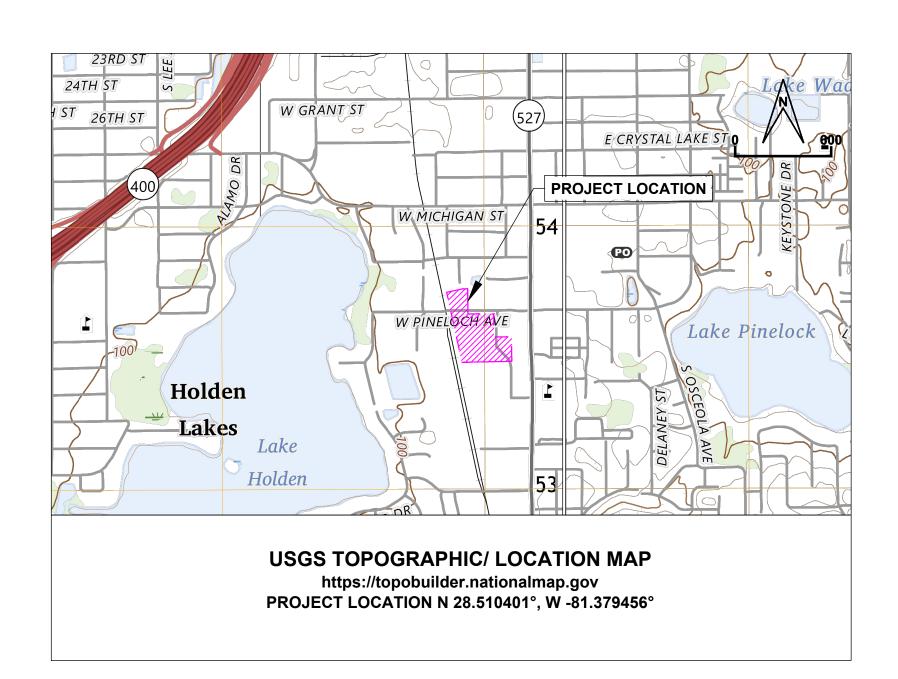


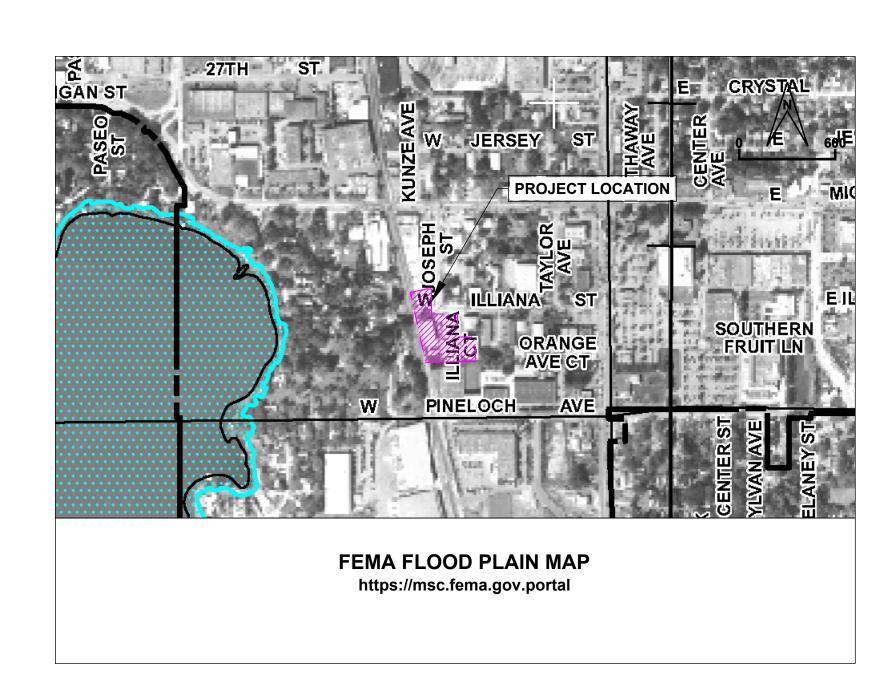
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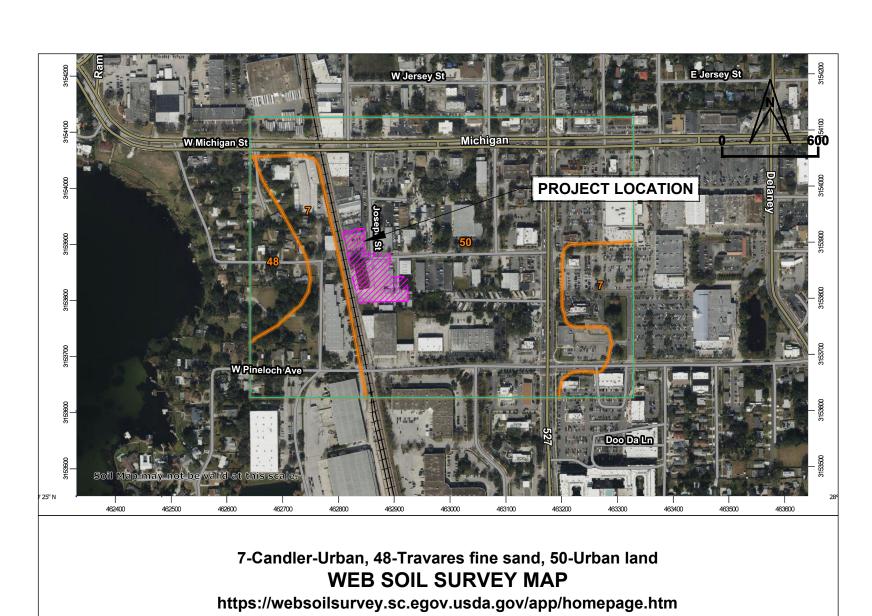


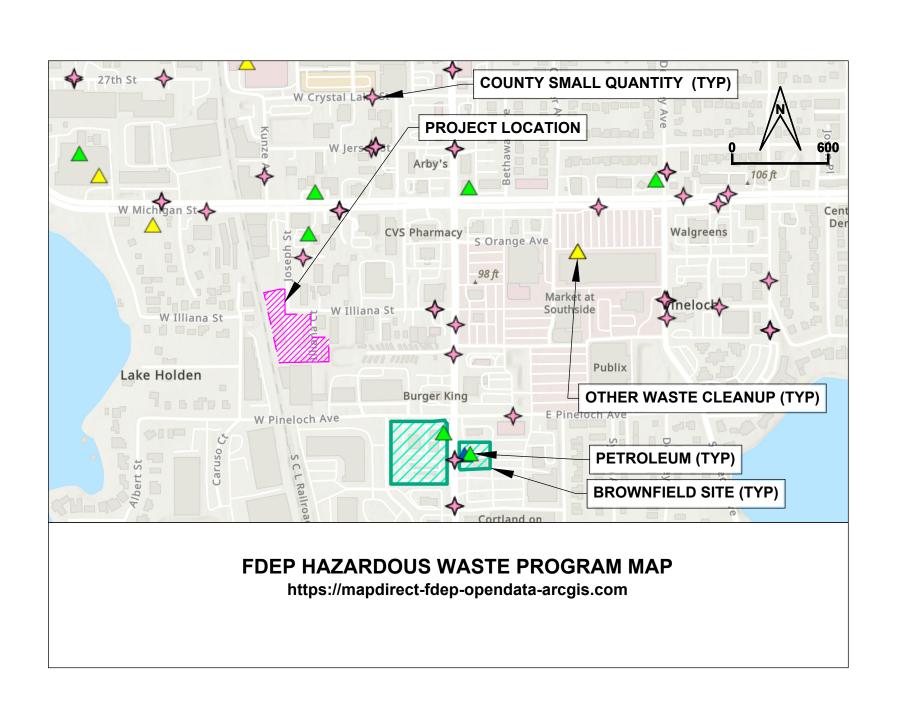


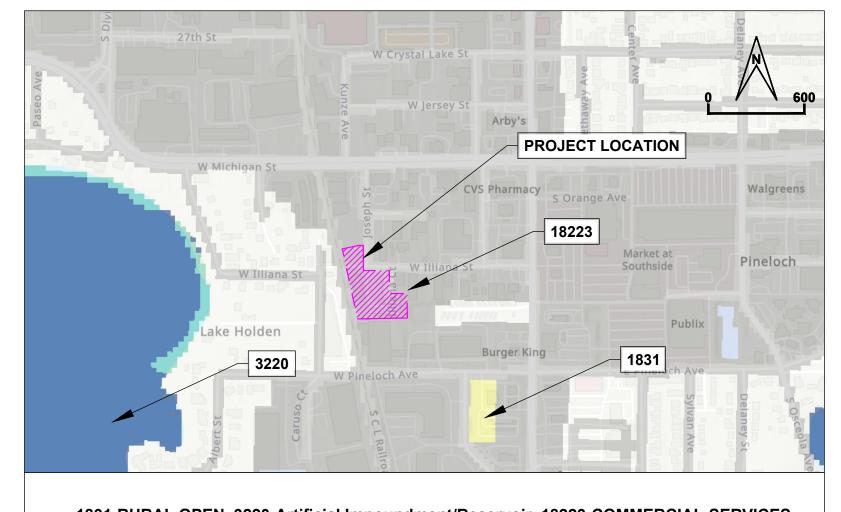










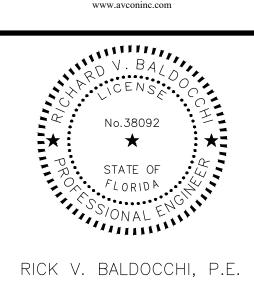


1831-RURAL OPEN, 3220-Artificial Impoundment/Reservoir, 18223-COMMERCIAL-SERVICES FLORIDA LAND USE CLASSIFICATION SYSTEM MAP https://geodata.dep.state.fl.us





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FL P.E. # 38092

UNITED AGAINST POVERTY, ORLANDO

SPECIFIC SITE

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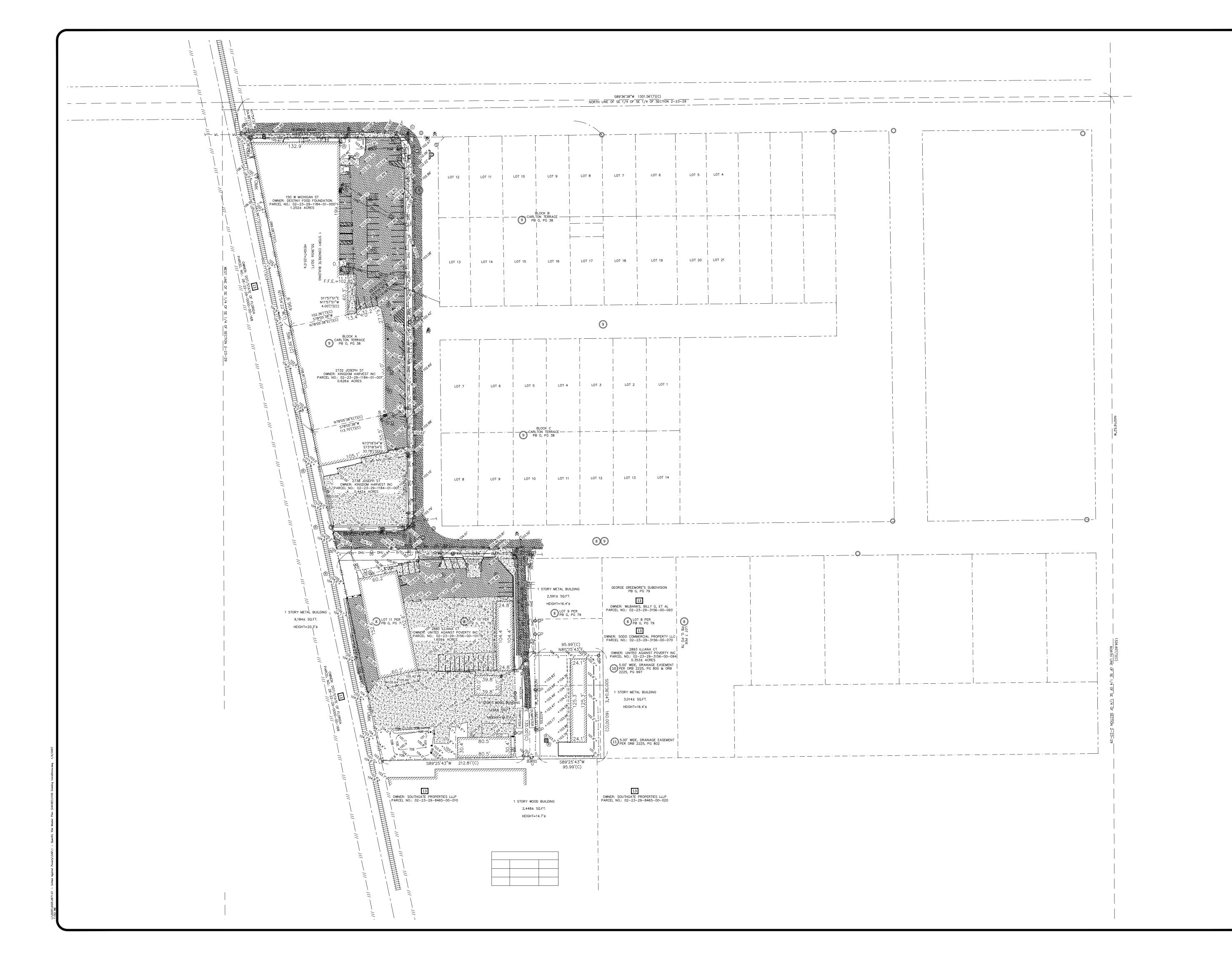
APPROVED BY:

DATE:

RVB

RVB

08/15/2025



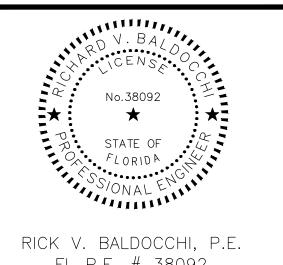




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EXISTING CONDITIONS

SPECIFIC SITE MASTER PLAN

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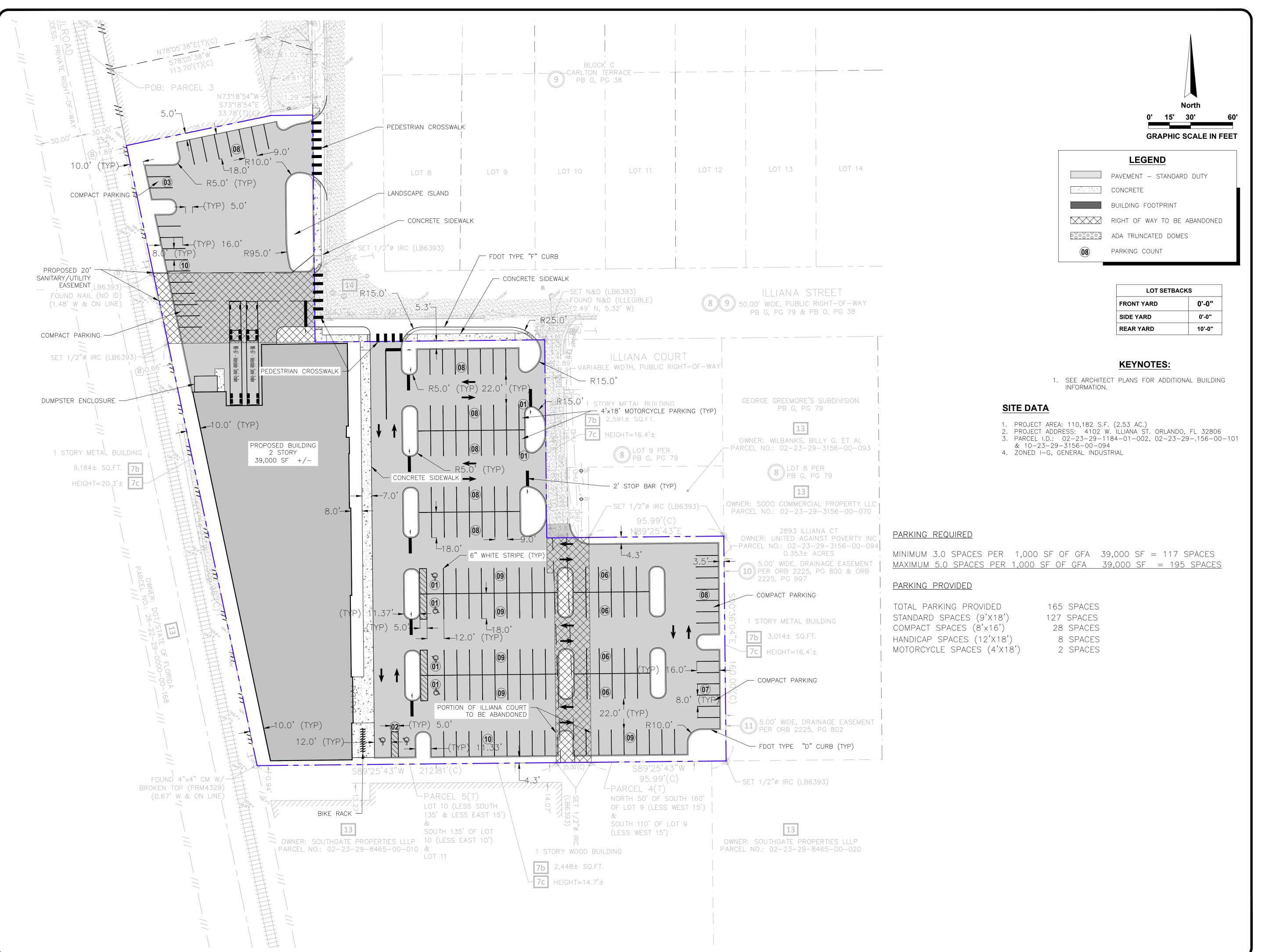
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APPROVED BY:

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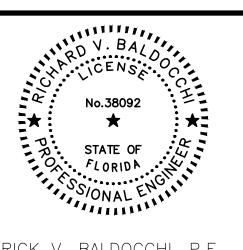
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OFFICE: (407) 599-1122 - FAX: (407) 599-1133
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UNITED AGAINST POVERTY, ORLANDO

SITE PLAN

SPECIFIC SITE MASTER PLAN

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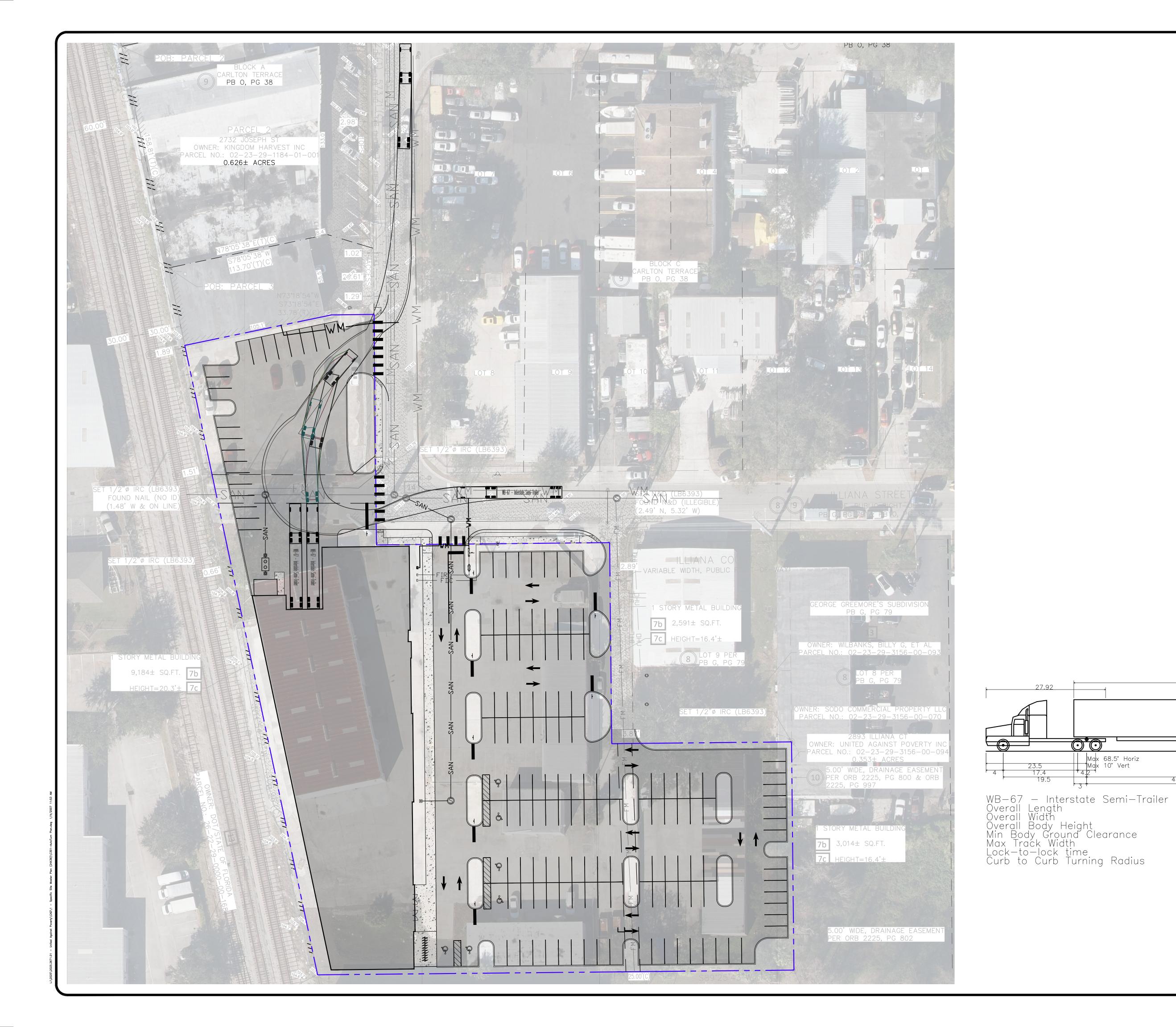
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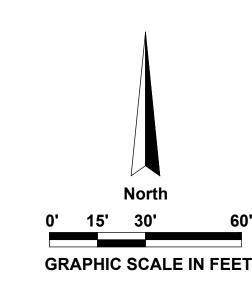
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RICK V. BALDOCCHI, P.E. FL P.E. # 38092

CORPORATE CERTIFICATE OF AUTHORIZATION NUMBER: 5057

UNITED AGAINST POVERTY, ORLANDO

AUTOTURN PLAN SEMI TRUCK

SPECIFIC SITE MASTER PLAN

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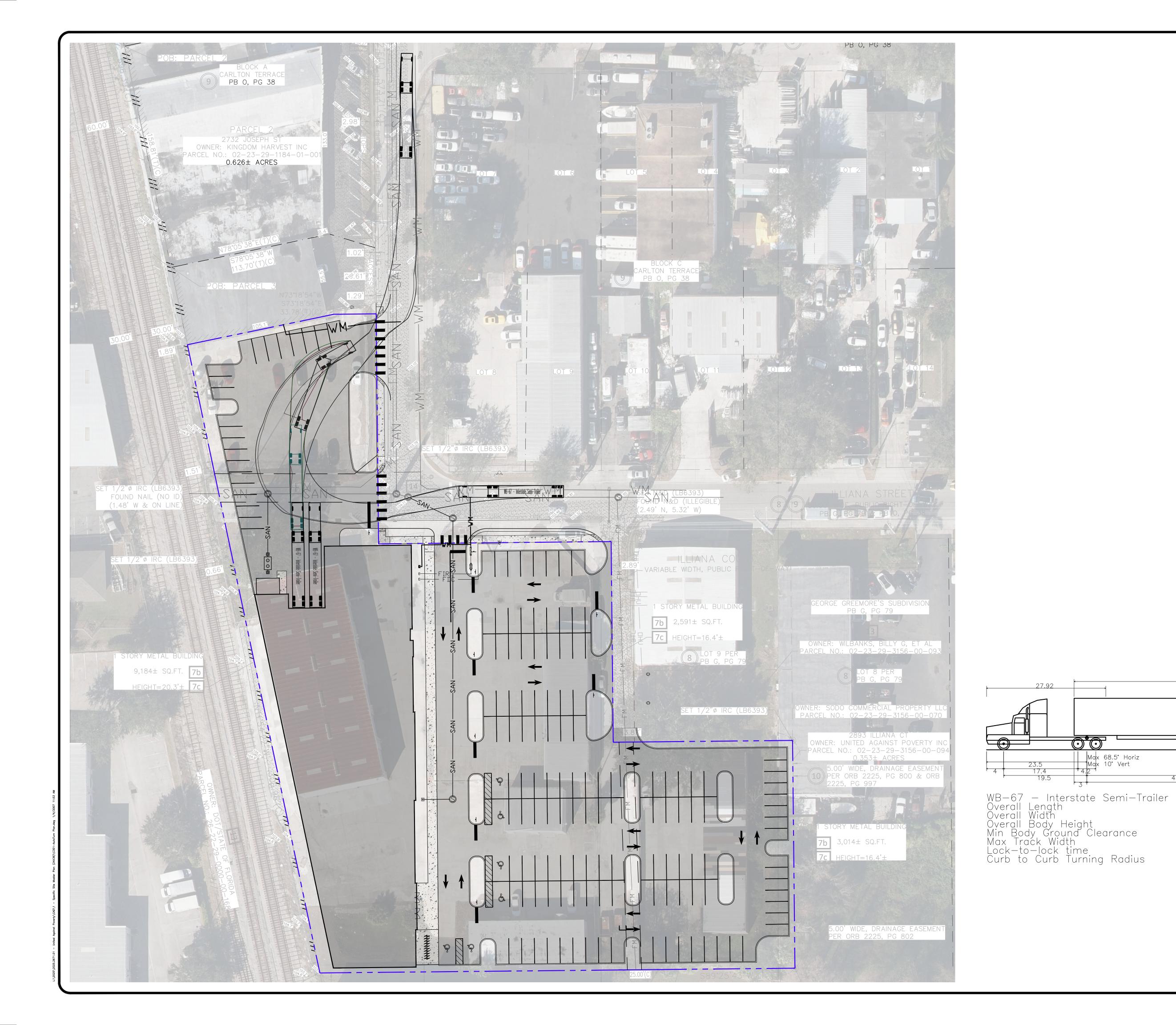
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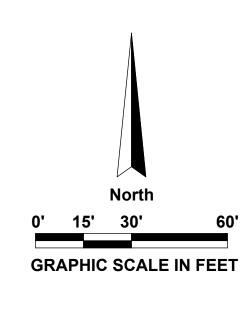
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DESIGNED BY: RVB **DRAWN BY: CHECKED BY: APPROVED BY:** RVB DATE: 08/15/2025

PROJECT NO. 2025.0366.01

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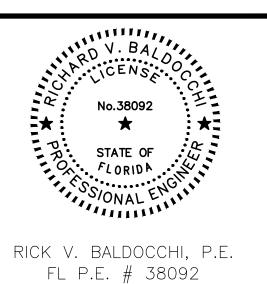
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UNITED AGAINST POVERTY, ORLANDO

AUTOTURN PLAN SEMI TRUCK

SPECIFIC SITE MASTER PLAN

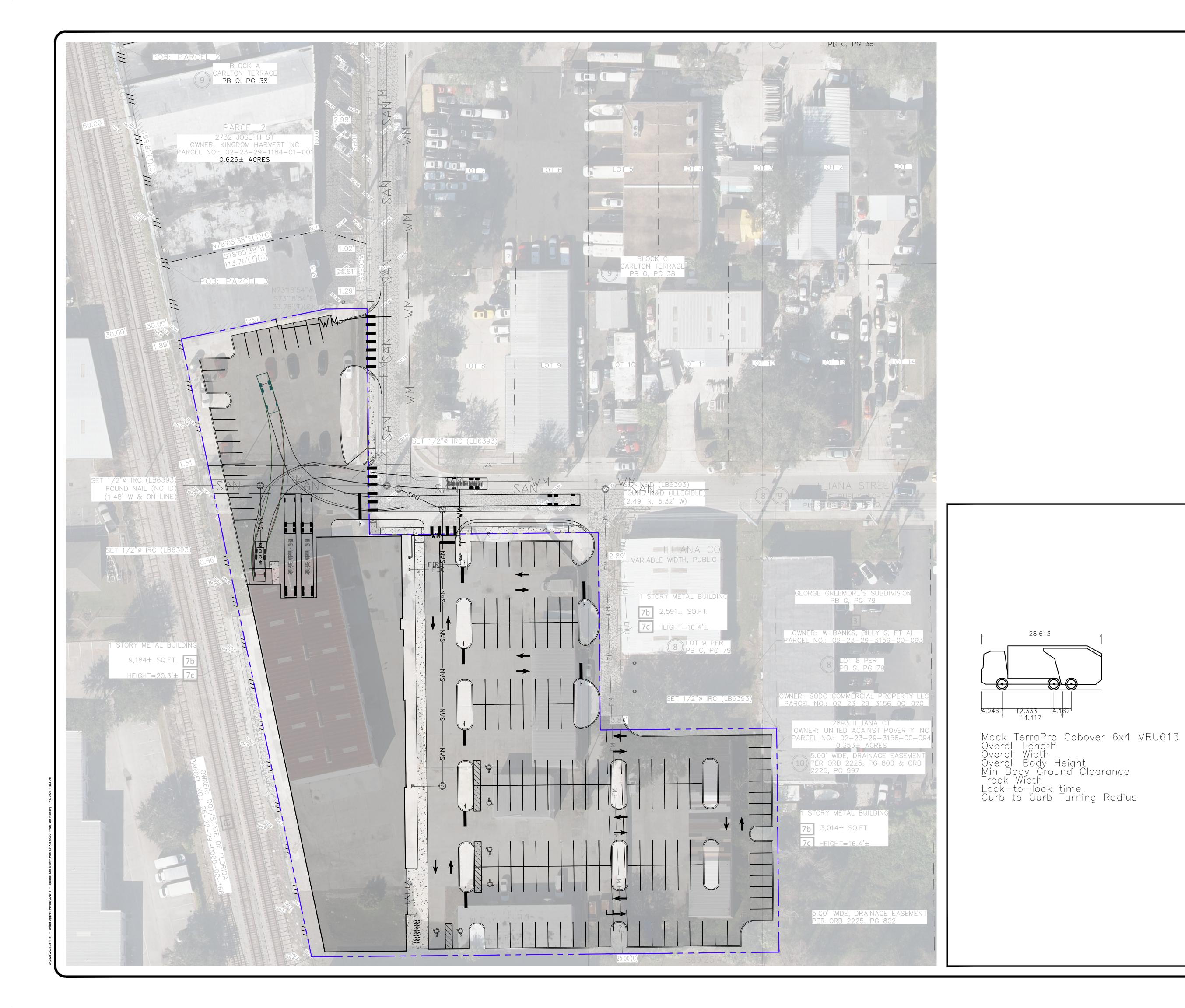
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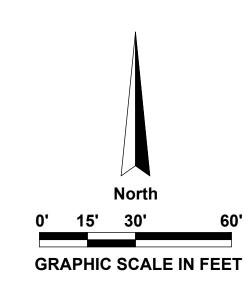
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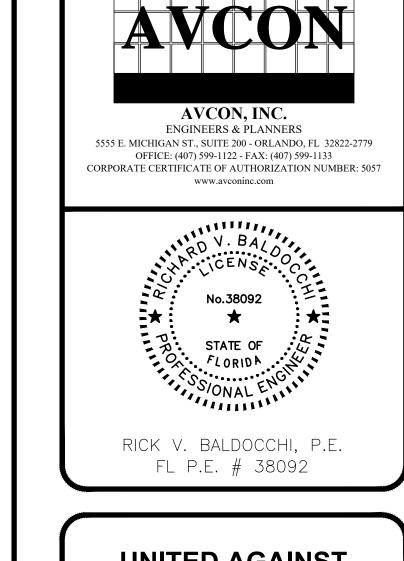
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UNITED AGAINST POVERTY, ORLANDO

AUTOTURN PLAN GARBAGE TRUCK

SPECIFIC SITE MASTER PLAN

ATTENTION:

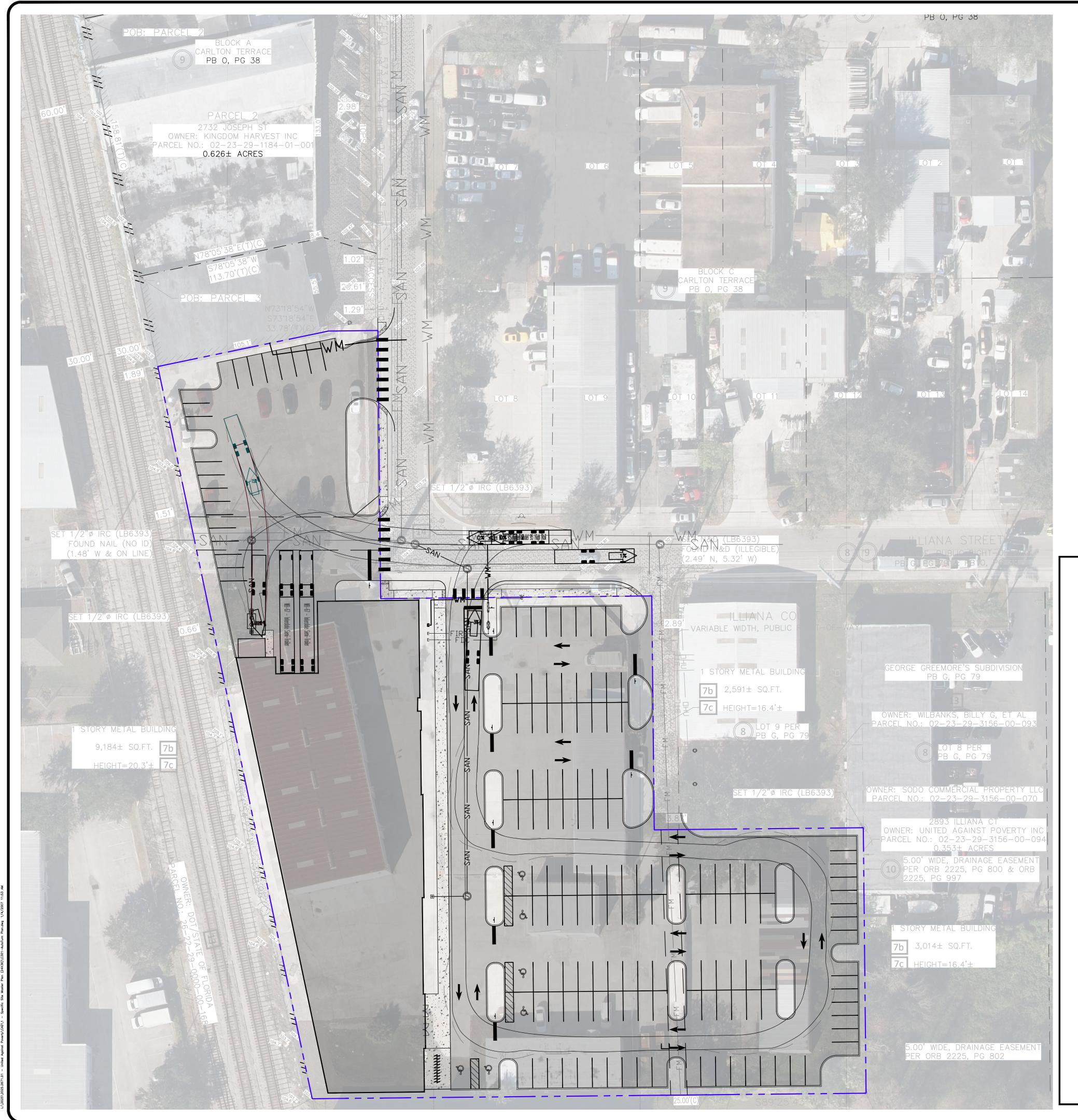
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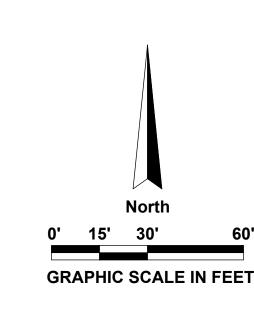
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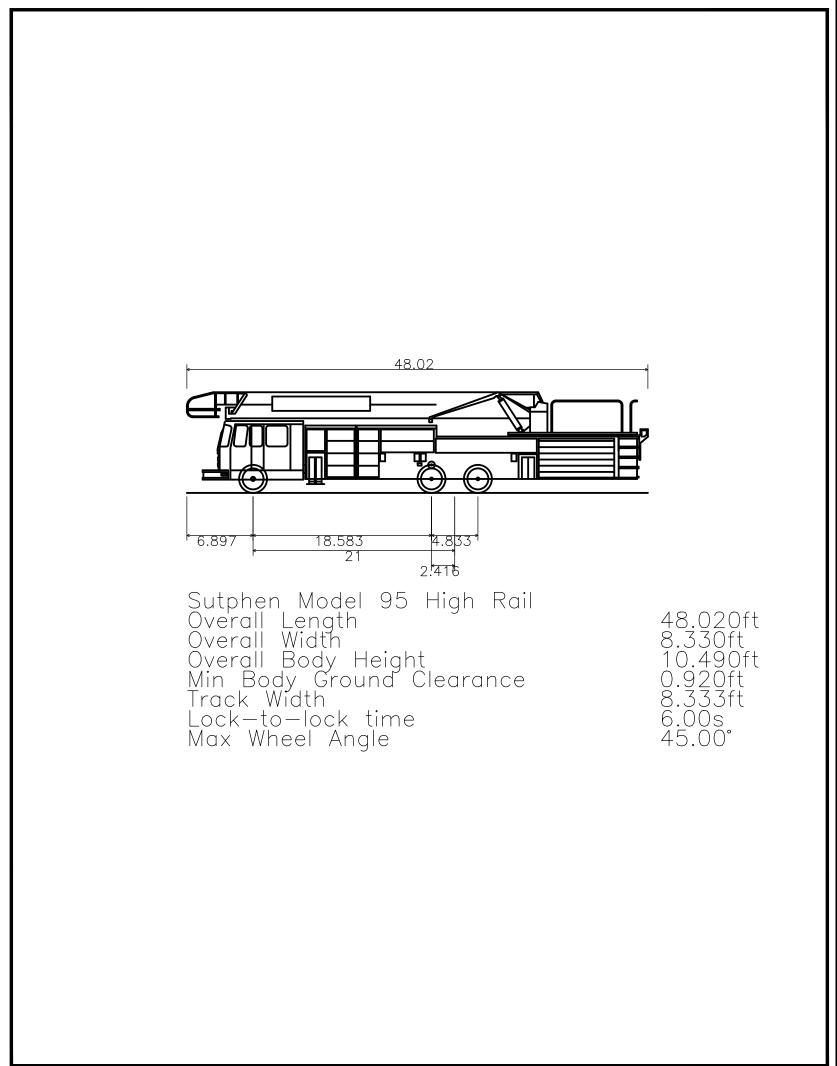
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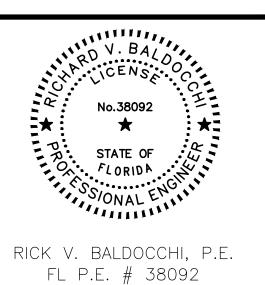








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AUTOTURN PLAN FIRE TRUCK

SPECIFIC SITE MASTER PLAN

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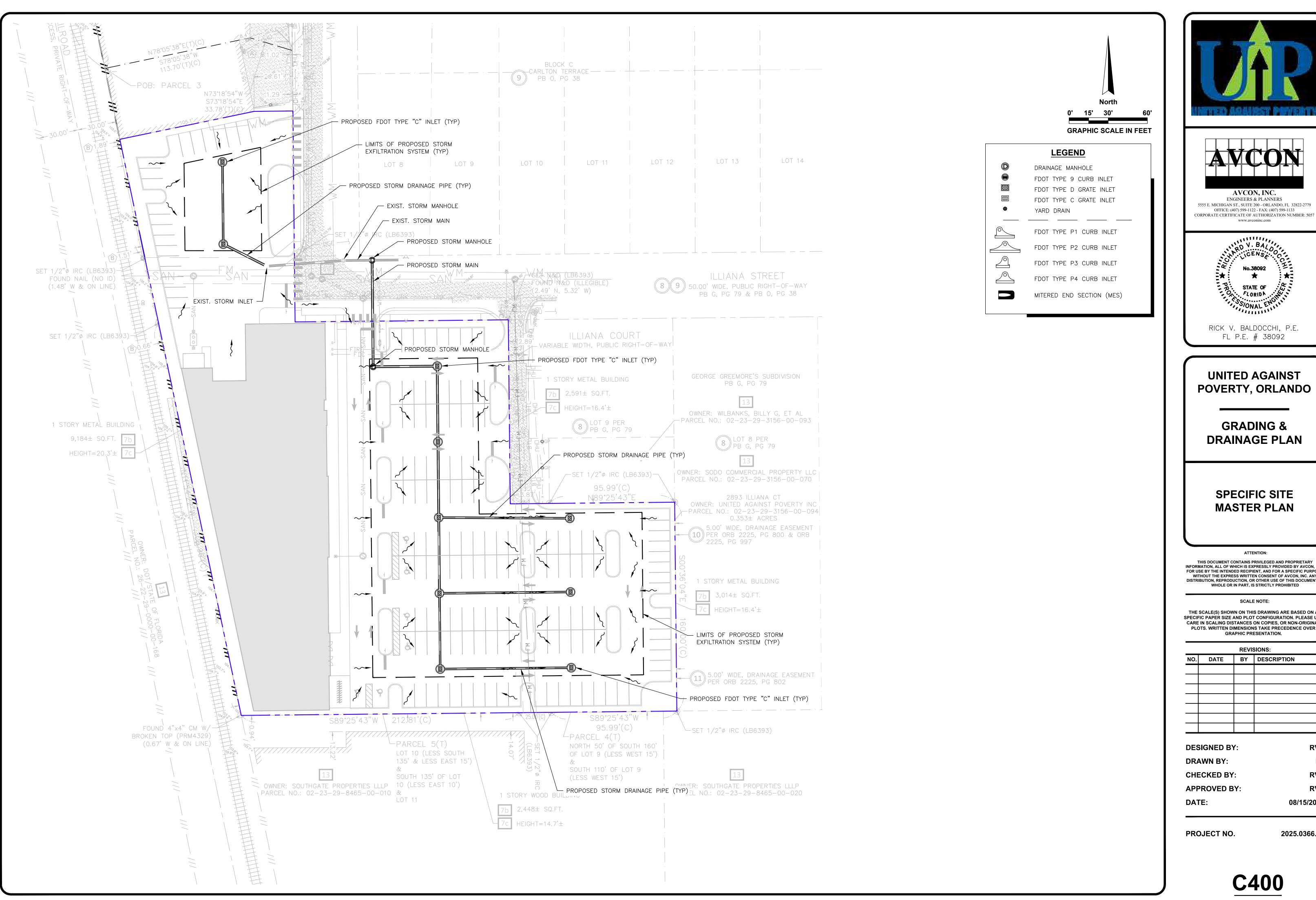
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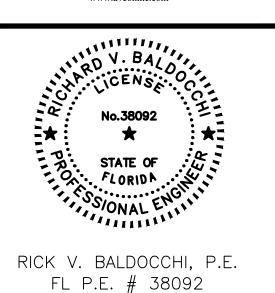
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UNITED AGAINST POVERTY, ORLANDO

GRADING & DRAINAGE PLAN

SPECIFIC SITE MASTER PLAN

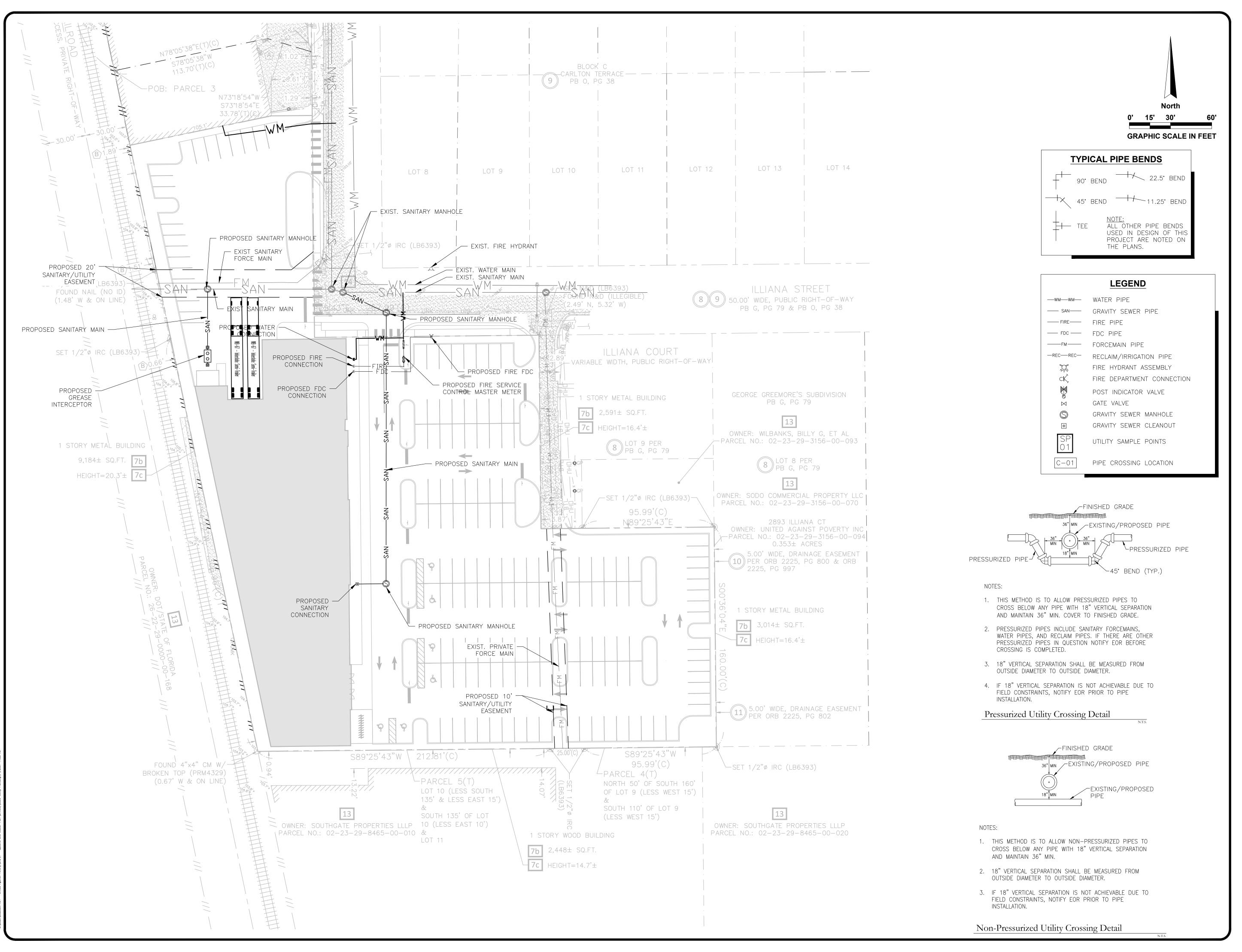
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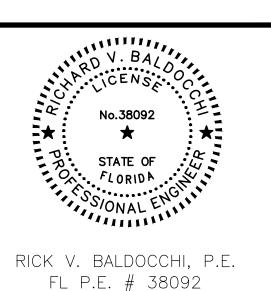






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UNITED AGAINST

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UTILITY PLAN

SPECIFIC SITE MASTER PLAN

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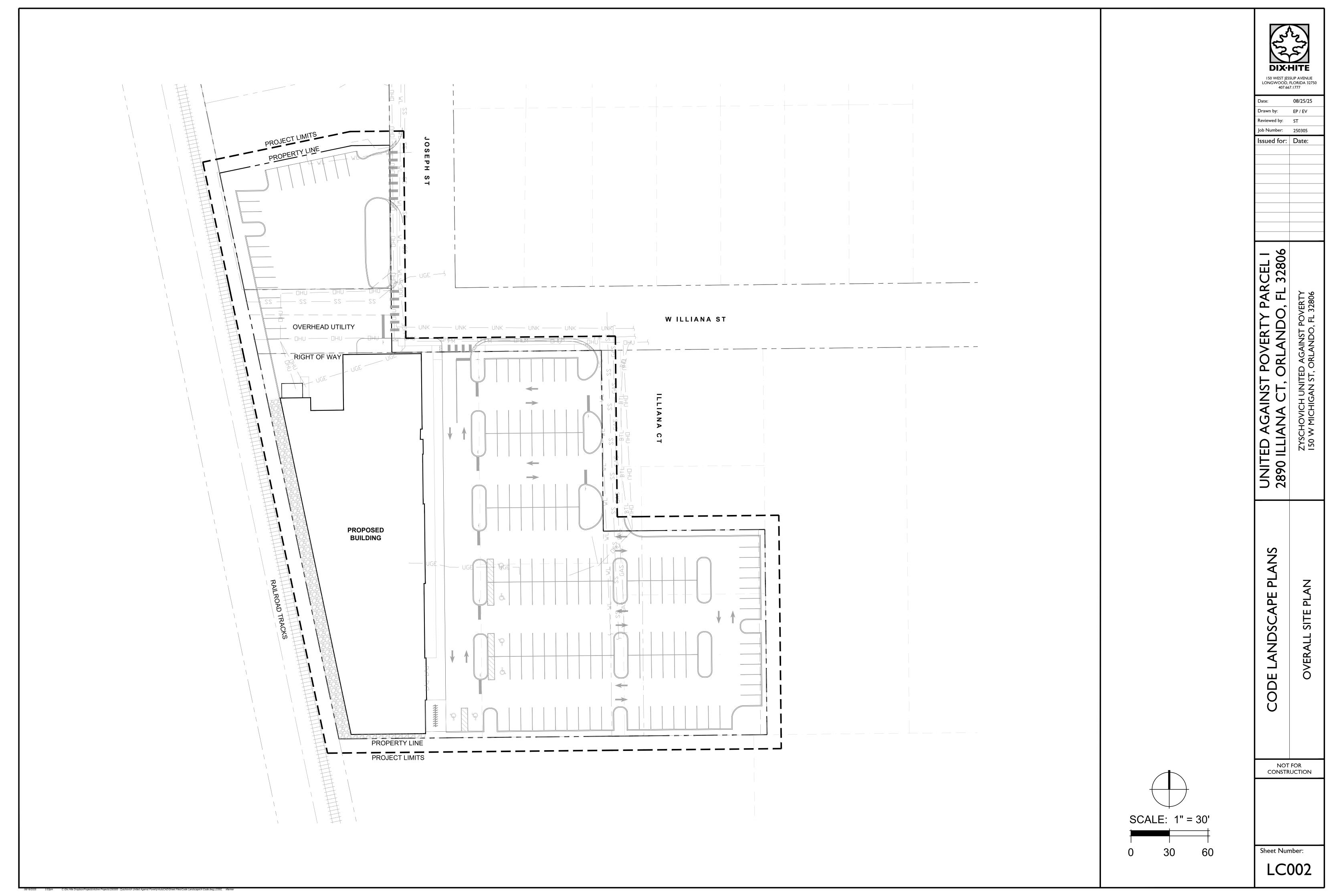
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RVB

08/15/2025

PROJECT NO. 2025.0366.01

C500



GENERAL

- I. AS REFERRED TO HEREIN, "CONTRACTOR" IS THE BIDDER OR SELECTED CONTRACTOR RESPONSIBLE FOR INSTALLATION OF WORK REFLECTED IN
- DIX.HITE + PARTNERS, INC. (HEREIN AFTER REFERRED TO AS "LANDSCAPE ARCHITECT") CONTRACT DOCUMENTS. 2. IF THE OWNER HAS DESIGNATED AN OWNER'S REPRESENTATIVE OTHER THAN LANDSCAPE ARCHITECT, THEN THE OWNER'S REPRESENTATIVE WILL
- 3. CONTRACTOR IS EXPECTED TO CARRY OUT ALL RESPONSIBILITIES SET FORTH IN THESE NOTES AND IN THE CONTRACT DOCUMENTS WHICH WILL BE STRICTLY ENFORCED BY LANDSCAPE ARCHITECT.
- 4. IN THE EVENT OF A CONFLICT BETWEEN QUANTITIES REPRESENTED ON THE PLAN VS. QUANTITIES SHOWN ON ANY LIST, THE PLAN SHALL

ASSUME THE RESPONSIBILITIES OF LANDSCAPE ARCHITECT AS DESCRIBED IN THESE NOTES.

- 5. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR THIS WORK PRIOR TO THE START OF CONSTRUCTION. CONTRACTOR SHALL PROVIDE THE DRAWINGS AND OTHER INFORMATION NECESSARY TO OBTAIN ALL REQUIRED PERMITS AND SCHEDULE ALL INSPECTIONS AND TESTING ACCORDING TO THE REQUIREMENTS OF SAID AGENCIES AND THE CONTRACT DOCUMENTS. LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR SECURING CONSTRUCTION PERMITS.
- 6. ALL WORK PERFORMED BY CONTRACTOR AND BY THOSE FOR WHOM CONTRACTOR IS RESPONSIBLE SHALL COMPLY WITH APPLICABLE CODES,
- STANDARDS, REGULATIONS, REQUIREMENTS, AND ORDINANCES OF ANY AGENCY HAVING JURISDICTION OVER THE WORK. 7. CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF THE PUBLIC AND ALL PERSONNEL ASSOCIATED WITH THE WORK FOR WHICH CONTRACTOR IS RESPONSIBLE. ALL SAFETY REGULATIONS REQUIRED BY APPLICABLE CODES, REGULATIONS AND RECOGNIZED LOCAL PRACTICES SHALL BE ENFORCED BY CONTRACTOR DURING THE CONSTRUCTION AND/OR MAINTENANCE OF CONTRACTOR'S WORK ON THIS PROJECT.
- 8. CONTRACTOR SHALL COORDINATE WORK WITH RELATED CONTRACTORS AND WITH THE GENERAL CONSTRUCTION OF THE PROJECT SO AS NOT TO IMPEDE THE ORDERLY PROGRESS OF THE WORK.
- 9. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES REQUIRED FOR THE SAFE EXECUTION AND TIMELY COMPLETION OF THE WORK.
- 10. CONTRACTOR SHALL EMPLOY, AS REQUIRED BY THE CONSTRUCTION DOCUMENTS AND/OR GOVERNING AUTHORITIES, A QUALIFIED TESTING LABORATORY APPROVED BY LANDSCAPE ARCHITECT TO CONDUCT ALL TESTS NECESSARY TO ENSURE COMPLIANCE WITH THE CONTRACT DOCUMENTS, APPLICABLE STANDARDS, AND CODES.
- II. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, CONTRACTOR SHALL VERIFY THE CONDITION AND COMPLETENESS OF RELATED WORK PERFORMED BY OTHERS WORKING ON THIS PROJECT. WITHIN 48 HOURS OF DISCOVERY, CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT IN WRITING OF ANY POTENTIAL DEVIATIONS AFFECTING CONTRACTOR'S SCOPE OF WORK. LANDSCAPE ARCHITECT SHALL NOT BE LIABLE FOR ANY ERROR OR OMISSION THAT MAY RESULT FROM CONTRACTOR'S FAILURE TO SO NOTIFY LANDSCAPE ARCHITECT.
- 12. CONTRACTOR SHALL IMMEDIATELY NOTIFY LANDSCAPE ARCHITECT UPON DISCOVERY OF ANY POTENTIAL ERROR OR OMISSION IN THE CONTRACT DOCUMENTS. LANDSCAPE ARCHITECT WILL PROVIDE AMENDMENT, INTERPRETATION, OR CORRECTION OF THE CONTRACT DOCUMENTS.
- 13. IN ADDITION TO LANDSCAPE ARCHITECT'S CONTRACT DOCUMENTS, CONTRACTOR SHALL REFER TO THE CONTRACT DOCUMENTS PREPARED BY OTHERS FOR ADDITIONAL REQUIREMENTS. REFERENCE TO "OTHERS" THROUGHOUT THESE NOTES SHALL INCLUDE BUT IS NOT LIMITED TO ARCHITECT, MECHANICAL / ELECTRICAL / PLUMBING / POOL ENGINEER, IRRIGATION, STRUCTURAL AND CIVIL ENGINEER.
- 14. CONTRACTOR SHALL VERIFY ALL MEASUREMENTS AT THE SITE AND BE RESPONSIBLE FOR THE ACCURACY AND CORRECTNESS OF SAME.
- 15. WRITTEN DIMENSIONS, COORDINATES, AND/OR ELECTRONIC FILES PREVAIL OVER SCALED DIMENSIONS. DO NOT SCALE FROM THE CONTRACT
- 16. LANDSCAPE ARCHITECT SHALL HAVE THE RIGHT AT ANY STAGE OF CONSTRUCTION TO REJECT ALL WORK OR MATERIALS WHICH IN THEIR OPINION DOES NOT MEET WITH THE REQUIREMENTS OF THE CONTRACT DOCUMENTS.
- 17. REFER TO MANUFACTURERS' RECOMMENDATIONS AND INSTALLATION GUIDELINES / INSTRUCTIONS. IF THERE IS A DISCREPANCY BETWEEN THE MANUFACTURER'S INSTRUCTIONS AND THE CONTRACT DOCUMENTS CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT IN WRITING WITHIN 48 HOURS OF DISCOVERY. LANDSCAPE ARCHITECT SHALL NOT BE LIABLE FOR ANY ERROR OR OMISSION THAT MAY RESULT FROM CONTRACTOR'S FAILURE TO SO NOTIFY LANDSCAPE ARCHITECT.

SITE PROTECTION

- I. THE CONTRACT DOCUMENTS WERE PREPARED USING INFORMATION READILY AVAILABLE OR PROVIDED TO LANDSCAPE ARCHITECT REGARDING EXISTING CONDITIONS, INCLUDING LOCATIONS, ELEVATIONS AND DIMENSIONS OF UTILITIES, STRUCTURES, AND OTHER FEATURES. LANDSCAPE ARCHITECT AND THEIR CONSULTANTS ARE NOT LIABLE FOR THE ACCURACY AND/OR COMPLETENESS OF EXISTING CONDITIONS INFORMATION SHOWN HEREIN OR ANY RESULTING ERRORS OR OMISSIONS.
- 2. CONTRACTOR SHALL FIELD LOCATE, VERIFY, AND IDENTIFY THE LOCATION, ELEVATIONS AND DIMENSIONS OF ALL WORK CONTAINED IN THE CONTRACT DOCUMENTS PRIOR TO THE START OF EACH PHASE OF CONSTRUCTION. DISCREPANCIES, CONFLICTS, OR POTENTIAL DEVIATIONS SHALL BE BROUGHT TO THE ATTENTION OF LANDSCAPE ARCHITECT IN WRITING WITHIN 48 HOURS OF DISCOVERY. LANDSCAPE ARCHITECT SHALL NOT BE LIABLE FOR ANY ERROR OR OMISSION THAT MAY RESULT FROM CONTRACTOR'S FAILURE TO COMPLY WITH NOTIFICATION REQUIREMENTS.
- 3. ALL EXISTING SITE FEATURES TO REMAIN SHALL BE PROTECTED FROM DAMAGE OR DESTRUCTION THROUGHOUT ALL CONSTRUCTION PHASES. IF FEATURES ARE DAMAGED OR DESTROYED BECAUSE OF ACTION OR INACTION BY CONTRACTOR, CONTRACTOR SHALL REMEDY THE DAMAGE, INCLUDING BUT NOT LIMITED TO REPAIR OR REPLACEMENT AT THE OWNER'S SOLE DISCRETION.
- 4. ALL REQUIRED TREE PROTECTION, 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.
- 5. PRIOR TO CLEARING TREES, CONTRACTOR SHALL INSTALL REQUIRED TREE PROTECTION MEASURES AND REVIEW WITH LANDSCAPE ARCHITECT CONTRACTOR IS RESPONSIBLE FOR PROTECTING TREES TO BE SAVED FROM DAMAGE OR REMOVAL AND WILL REPLACE ALL TREES DAMAGED OR REMOVED THAT ARE DESIGNATED TO BE PROTECTED.
- 6. CONTRACTOR SHALL PROTECT ALL PLANT MATERIAL TO REMAIN. CONTRACTOR SHALL INSTALL AND/OR MAINTAIN BARRICADES AS DETAILED ON THE DRAWINGS AND AS OUTLINED IN THE CONTRACT DOCUMENTS.

FINE GRADING

- 1. REFER TO THE CIVIL ENGINEERING CONTRACT DOCUMENTS FOR COMPREHENSIVE GRADING OF THE SITE, INCLUDING BUT NOT LIMITED TO, GRADING FOR ALL VEHICULAR AREAS, BUILDINGS, DRAINAGE, AND UTILITY STRUCTURES. REFER TO THE LANDSCAPE CONTRACT DOCUMENTS FOR FINE GRADING OF PEDESTRIAN HARDSCAPE AREAS AND PLANTING AREAS. FINE GRADING OF THESE AREAS SHOULD BE FINISHED AND COORDINATED WITH CIVIL ENGINEER'S GRADING PLANS TO ELIMINATE GAPS / DISCREPANCIES.
- 2. CONTRACTOR SHALL NOT SUBSTANTIALLY VARY FINE GRADING FROM THE FINE GRADING PLAN WITHOUT APPROVAL FROM LANDSCAPE ARCHITECT. LANDSCAPE ARCHITECT MAY ADJUST FINE GRADING SHOWN ON THE PLANS DURING CONSTRUCTION TO ACCOMMODATE UNFORESEEN CONDITIONS OR TO ACCOMPLISH DESIGN INTENT.
- 3. PRIOR TO INITIATING FINE GRADING, CONTRACTOR SHALL INSPECT THE SITE TO CONFIRM THAT ROUGH GRADING AND DRAINAGE STRUCTURES HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CIVIL ENGINEER'S CONTRACT DOCUMENTS. CONTRACTOR SHALL SUBMIT IN WRITING DISCREPANCIES BETWEEN THE CONTRACT DOCUMENTS AND FIELD CONDITIONS TO LANDSCAPE ARCHITECT. LANDSCAPE ARCHITECT WILL PROVIDE DIRECTION REGARDING AMENDMENT, CORRECTION, OR INTERPRETATION NECESSARY TO RESOLVE SUCH DISCREPANCIES.
- 4. PROTECT SITE FEATURES TO REMAIN FROM DAMAGE BY FINE GRADING OPERATIONS. THESE FEATURES MAY INCLUDE, BUT ARE NOT LIMITED TO BENCHMARKS, SURVEY CONTROL POINTS, EXISTING STRUCTURES, UTILITIES, AND PAVING.
- 5. UNDERGROUND UTILITIES, CONDUITS, SLEEVES, AND UTILITY STRUCTURES MAY HAVE BEEN INSTALLED PRIOR TO CONTRACTOR'S START OF WORK. CONTRACTOR SHALL CONDUCT FINE GRADING TO AVOID DAMAGE TO UNDERGROUND ELEMENTS.
- 6. WHERE NEW CONSTRUCTION ABUTS EXISTING PAVEMENT TO REMAIN, MATCH PAVEMENT GRADES WITH EXISTING PAVEMENT SURFACE GRADES TO
- PROVIDE FLUSH TRANSITIONS WITH ABUTTING SURFACES.
- 7. SPOT ELEVATIONS REPRESENT FINISHED PAVEMENT OR GROUND SURFACE GRADES UNLESS OTHERWISE NOTED.
- 8. SUBGRADE ELEVATIONS SHALL MAKE ALLOWANCE FOR THE THICKNESS OF PAVEMENT OR PREPARED PLANTING MEDIUM (E.G., SOIL, MULCH) AS
- 9. CONTRACTOR SHALL RELIEVE OVER COMPACTION OF THE SOILS IN DESIGNATED PLANTING AREAS AS NEEDED TO MEET REQUIREMENTS FOR
- MAXIMUM COMPACTION IN PLANTING AREAS AS OUTLINED WITHIN THE CONTRACT DOCUMENTS. 10. FINE GRADE PEDESTRIAN AND LANDSCAPE AREAS TO MAINTAIN POSITIVE FLOW TO DRAINAGE STRUCTURES.
- 11. FINE GRADING TOLERANCES:
- a. FOR PEDESTRIAN HARDSCAPE AREAS ARE PLUS OR MINUS (+/-) 0.02 FOOT (1/4 INCH)
- b. FOR LANDSCAPE AREAS ARE PLUS OR MINUS (+/-) 0.04 FOOT (1/2 INCH).
- 12. CROSS SLOPE ON HARDSCAPE PAVING SHALL NOT EXCEED 2%. RUNNING SLOPE SHALL NOT EXCEED 5% UNLESS NOTED OTHERWISE IN THE CONTRACT DOCUMENTS. SEE HARDSCAPE GRADING PLANS FOR ADDITIONAL REQUIREMENTS.
- 13. FINE GRADE PEDESTRIAN PAVEMENT AND LANDSCAPE AREAS TO ACHIEVE POSITIVE FLOW AWAY FROM VERTICAL ELEMENTS, INCLUDING BUT NOT LIMITED TO, BUILDINGS, WALLS, AND COLUMNS.
- 14. FINE GRADE LANDSCAPE AREAS SMOOTHLY, AVOIDING UNINTENTIONAL DEPRESSIONS AND MAKING MATERIAL TRANSITIONS THAT ALLOW RUNOFF
- TO ENTER LANDSCAPE AREAS. 15. CONTOURS FOR LANDSCAPE AREAS, INCLUDING BUT NOT LIMITED TO BERMS, MOUNDS AND SWALES SHALL BE SMOOTH CONTINUOUS ARCS VOID OF SURFACE IRREGULARITIES AND SHALL BLEND INTO SURROUNDING TERRAIN IN A NATURAL MANNER. BLEND IN SMALL IMPERFECTIONS AND

ROUND OFF ANY SHARP EDGES ON ALL LANDSCAPE AREAS. THESE AREAS MAY BE DRAGGED WITH A DRAG MAT TO ACHIEVE A SMOOTH SURFACE.

16. CONTRACTOR SHALL MAINTAIN A SMOOTH SURFACE ON ALL LANDSCAPE AREAS UNTIL FINAL ACCEPTANCE. AT NO ADDITIONAL COST TO THE OWNER, CONTRACTOR SHALL REPAIR AND CLEAN UP AREAS WHERE SETTLEMENT, WASHOUTS, EROSION, OR OTHER GRADE CHANGES OCCUR TO MAINTAIN A SMOOTH SURFACE.

HARDSCAPE

- 1. CONTRACTOR SHALL SURVEY, LAYOUT AND STAKE THE LOCATION OF ALL FOOTINGS, PIERS, WALLS, COLUMNS, AND PAVEMENT FOR REVIEW BY LANDSCAPE ARCHITECT PRIOR TO COMMENCEMENT OF HARDSCAPE CONSTRUCTION. CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY AND LIABILITY FOR ANY RECONSTRUCTION OF HARDSCAPE RESULTING FROM CONSTRUCTION THAT IS UNDERTAKEN PRIOR TO THE APPROVAL BY LANDSCAPE ARCHITECT.
- 2. CONTRACTOR SHALL PROVIDE SHOP DRAWINGS AND/OR FIELD MOCKUPS FOR ALL ITEMS LISTED ON THE CONTRACT DOCUMENTS UNLESS SPECIFICALLY NOTED OTHERWISE. MOCKUPS SHALL BE SET UP IN A SECURED LOCATION ON THE SITE FOR REFERENCE AS DIRECTED BY LANDSCAPE ARCHITECT. MOCKUPS WILL REMAIN ON SITE UNTIL FINAL ACCEPTANCE OF HARDSCAPE CONSTRUCTION

- 3. INFORMATION ON STRUCTURAL REINFORCEMENT, ANCHORS, FASTENERS, FOUNDATIONS, OR OTHER STRUCTURAL ELEMENTS IN LANDSCAPE ARCHITECT'S CONTRACT DOCUMENTS RELATED TO HARDSCAPE ELEMENTS SUCH AS WALLS, SLABS, STRUCTURES AND CAST IN PLACE CONCRETE IS SHOWN FOR MATERIALS RELATIONSHIPS ONLY. REFER TO CONTRACT DOCUMENTS PREPARED BY OTHERS FOR RELEVANT INFORMATION.
- 4. REFERENCES IN THE CONTRACT DOCUMENTS TO BRANDED PRODUCTS, PROCEDURES OR PATENTED PROCESSES IS ASSUMED TO CARRY AN IMPLIED STATEMENT OF "OR APPROVED EQUAL" UNLESS SPECIFICALLY NOTED OTHERWISE WITH "NO SUBSTITUTIONS PERMITTED". APPROVAL OF SUBSTITUTIONS SHALL BE MADE BY LANDSCAPE ARCHITECT.
- 5. REFER TO ARCHITECTURAL PLANS FOR THE DIMENSIONS OF ALL BUILDINGS.
- REFER TO CIVIL ENGINEERING PLANS FOR OVERALL SITE LAYOUT/DIMENSIONS.
- 7. 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. 8. PAVER DIMENSIONS ARE NOMINAL. VERIFY ACTUAL PAVER DIMENSIONS PRIOR TO LAYOUT OF PAVER FIELDS
- 9. ALL REFERENCES TO "GRAY CONCRETE" SHALL MEAN NATURAL CONCRETE WITH NO COLOR ADDITIVE.

HARDSCAPE ON-STRUCTURE

- 1. SITE HARDSCAPE ELEMENTS FOR PODIUM, ROOF LEVEL AND OTHER BUILDING SURFACES ARE SHOWN FOR MATERIAL RELATIONSHIPS ONLY. REFER TO CONTRACT DOCUMENTS PREPARED BY OTHERS FOR CONSTRUCTION DETAILS.
- 2. CONSTRUCTION DOCUMENTS FOR ITEMS RELATED TO HARDSCAPE ON STRUCTURE THAT HAVE BEEN PREPARED BY OTHERS INCLUDE, BUT ARE NOT LIMITED TO ANCHORS, REINFORCING, WATERPROOFING, DRAINAGE, MATERIAL ATTACHMENTS, SETTING METHODS AND SLAB PENETRATIONS.

I. REFER TO CONTRACT DOCUMENTS FOR SHOP DRAWING/FIELD MOCK-UP/SUBMITTAL REQUIREMENTS

- 2. SHADE STRUCTURES: DRAWINGS OF SHADE STRUCTURES IN LANDSCAPE ARCHITECT'S PLANS ARE PROVIDED TO ESTABLISH THE BASIS OF DESIGN FOR CONTRACT DOCUMENTS PREPARED BY OTHERS. SHADE STRUCTURES MAY INCLUDE ARBORS, PERGOLAS, AND/OR CABANAS.
- 3. SITE WALLS: DRAWINGS OF SITE WALLS IN LANDSCAPE ARCHITECT'S PLANS ARE PROVIDED TO ESTABLISH THE BASIS OF DESIGN FOR CONTRACT
- DOCUMENTS PREPARED BY OTHERS. 4. DECKS AND WOOD CONSTRUCTION: DRAWINGS OF WOOD CONSTRUCTION IN LANDSCAPE ARCHITECT'S PLANS ARE PROVIDED TO ESTABLISH
- THE BASIS OF DESIGN FOR CONTRACT DOCUMENTS PREPARED BY OTHERS 5. SITE FURNISHINGS: SHALL BE INSTALLED AS DETAILED IN THE CONSTRUCTION DOCUMENTS UNLESS NOTED OTHERWISE. CONTRACTOR SHALL BE
- RESPONSIBLE FOR DETERMINING ANCHORING DETAILS WITH THE ITEM'S MANUFACTURER PRIOR TO PURCHASE/ INSTALLATION. 6. WATER FEATURES: DRAWINGS OF WATER FEATURES / POOLS / SPAS / FOUNTAINS IN LANDSCAPE ARCHITECT'S PLANS ARE PROVIDED TO ESTABLISH THE BASIS OF DESIGN FOR CONTRACT DOCUMENTS PREPARED BY OTHERS.
- 7. LIGHT FIXTURES: DRAWINGS OF LIGHT FIXTURES IN LANDSCAPE ARCHITECT'S PLANS ARE PROVIDED TO ESTABLISH THE BASIS OF DESIGN FOR CONTRACT DOCUMENTS PREPARED BY OTHERS.
- 8. SIGNAGE: DRAWINGS OF SIGNAGE/WAYFINDING IN LANDSCAPE ARCHITECT'S PLANS ARE PROVIDED TO ESTABLISH THE BASIS OF DESIGN FOR CONTRACT DOCUMENTS PREPARED BY OTHERS.

LANDSCAPE

SOIL PREPARATION AND SOIL MIX

- I. CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER PLANT HEALTH IN ON-SITE SOILS AND SITE CONDITIONS. COMMENCEMENT OF PLANTING ACTIVITY IS AN ACKNOWLEDGEMENT OF CONTRACTOR'S ACCEPTANCE OF SOILS AND CONDITIONS. IF, DURING DIGGING, CONTRACTOR DISCOVERS SOIL THAT IS WATER-LOGGED, CLAY-LIKE, COMPACTED, POORLY DRAINED, OR OTHER HIDDEN CONDITIONS DETRIMENTAL TO PLANT HEALTH, IMMEDIATELY NOTIFY LANDSCAPE ARCHITECT.
- 2. CONTRACTOR SHALL CLEAN SUBGRADE SOIL IN PLANTING AREAS OF LIME ROCK AND CONSTRUCTION DEBRIS TO THE SATISFACTION OF
- 3. CONTRACTOR SHALL TEST THE SOILS TO BE USED FOR PLANTING IN ACCORDANCE WITH STATE AND LOCAL RECOMMENDATIONS AND LAWS.
- TESTING SHALL BE PERFORMED BY A STATE ACCREDITED LABORATORY FOR AGRICULTURAL SOIL TESTING. 4. CONTRACTOR SHALL OBTAIN 5 SAMPLES OF EXISTING SOILS TO BE USED IN PLANTING AREAS FROM STOCKPILES AND FROM THE SITE AFTER ROUGH GRADING HAS BEEN COMPLETED. PROPOSED LOCATION OF SAMPLES SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR
- 5. PRIOR TO AMENDING SOIL, CONTRACTOR SHALL SUBMIT A COMPLETE SOIL TEST REPORT OF THE CHEMICAL ANALYSIS PROVING NUTRIENT COMPOSITION AND PH AND THE PHYSICAL ANALYSIS PROVING THE SOIL TEXTURE TO DETERMINE THE REQUIRED AMENDMENTS OF THE TESTED SOIL TO MEET THE PLANTING MIX SPECIFICATIONS. SUBMIT AN AMENDED PLANTING MIX SAMPLE ALONG WITH SPECIFICATIONS, MATERIAL DATA SHEETS AND TEST RESULTS FOR ORGANIC MATERIAL, FERTILIZER AND/OR OTHER AMENDMENTS NECESSARY TO MEET PLANTING MIX SPECIFICATIONS. THE COMPOSITION OF THE PREPARED PLANTING MIX MAY BE MODIFIED BY LANDSCAPE ARCHITECT BASED ON
- RECOMMENDATIONS RESULTING FROM SOILS TEST RESULTS. CONTRACTOR SHALL AMEND THE SOIL BASED ON THE RECOMMENDATION OF THE SOIL TESTS AND LANDSCAPE ARCHITECT'S APPROVAL OF THE SAMPLE AND AMENDMENT PLAN. IT SHOULD BE ASSUMED THAT A SOIL AMENDMENT WILL BE NECESSARY TO MEETING PLANTING MIX SPECIFICATIONS. REFERENCE THE BID FORM FOR LINE ITEMS REGARDING SOIL AMENDMENTS. COMPONENTS OF THE PREPARED PLANTING MIX SHALL BE BLENDED OUTSIDE OF THE PLANTING BEDS. IN PLANTING AREAS TO BE SODDED, UNIFORMLY APPLY REQUIRED AMENDMENTS TO EXISTING SOIL
- AND CULTIVATE BY MECHANICAL TILLING TO THE SPECIFIED DEPTH OF PLANTING MIX. 7. MANUFACTURED PLANTING MIX SHALL CONFORM TO THE CONTRACT DOCUMENTS.
- 8. TOPSOIL, SAND, ORGANIC MATERIAL, PEAT, FERTILIZER, AND OTHER AMENDMENTS FOR PLANTING MIX SHALL CONFORM TO THE CONTRACT
- 9. IF APPROVED BY LANDSCAPE ARCHITECT, ON-SITE SOIL MAY BE SUBSTITUTED FOR TOPSOIL AND/OR SAND BASED ON A SOILS TEST REPORT INDICATING ACCEPTABLE CHARACTERISTICS. ACCEPTED ON-SITE SOIL MAY BE USED IN EITHER THE PREPARED OR AMENDED PLANTING MIXES. REFER TO GEOTECHNICAL REPORT AND CIVIL ENGINEER'S PLANS FOR USE OF ON-SITE SOILS IN OTHER APPLICATIONS.
- 10. SOIL TESTING FOR CONTAMINATION OR HAZARDOUS MATERIALS IS NOT THE PURPOSE OF THESE TESTS AND IS BEYOND THE SCOPE OF LANDSCAPE ARCHITECT'S RESPONSIBILITY.

- I. PRIOR TO PLANT INSTALLATION, CONTRACTOR SHALL CONFIRM THE AVAILABILITY OF ALL THE SPECIFIED PLANT MATERIALS. CONTRACTOR SHALL SUBMIT DATED PHOTOGRAPHS OF ALL THE PLANT MATERIAL NOT TAGGED BY LANDSCAPE ARCHITECT TO LANDSCAPE ARCHITECT 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. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PLANT MATERIAL QUANTITIES AND NOTIFYING LANDSCAPE ARCHITECT OF ANY DISCREPANCIES FOR CLARIFICATION PRIOR TO THE AWARD OF CONTRACT AND/OR COMMENCEMENT OF WORK.
- 3. LANDSCAPE ARCHITECT SHALL HAVE THE RIGHT AT ANY STAGE OF THE OPERATION TO REJECT ANY PLANT MATERIAL THAT DOES NOT COMPLY WITH THE REQUIREMENTS AS SPECIFIED IN THE CONTRACT DOCUMENTS AND WILL REQUIRE CONTRACTOR TO REPLACE THE REJECTED MATERIAL WITH MATERIAL MEETING THE REQUIREMENTS. MAINTENANCE OF ALL MATERIAL SHALL CONTINUE UNTIL FINAL ACCEPTANCE.
- 4. LANDSCAPE ARCHITECT MAY ADJUST THE LOCATION 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 LANDSCAPE ARCHITECT
- 6. THE INSTALLATION OF ALL PLANT MATERIAL SHALL COMPLY WITH THE CODES, STANDARDS, REGULATIONS, REQUIREMENTS, AND ORDINANCES OF ANY GOVERNMENTAL AGENCY HAVING JURISDICTION OVER THE WORK.
- 7. ALL AREAS DISTURBED ON THE SITE BY CONSTRUCTION ACTIVITY, NOT COVERED ON THE HARDSCAPE PLANS, SHALL RECEIVE PERMANENT VEGETATIVE GROUND COVER. NOTIFY LANDSCAPE ARCHITECT OF ANY DIFFICULTY INTERPRETING THE PLANS.
- 8. ALL PLANT MATERIAL SHALL MEET OR EXCEED THE FOLLOWING REQUIREMENTS:
- a. AMERICAN STANDARDS FOR NURSERY STOCK, ANSI Z60.1 b. FLORIDA GRADE NO. I (SOURCE: FLORIDA DEPARTMENT OF AGRICULTURE GRADES AND STANDARDS FOR NURSERY PLANTS LATEST EDITION).
- 9. PLANTS SHALL BE SYMMETRICAL AS IS TYPICAL FOR THEIR VARIETY AND SPECIES. THEY SHALL BE FREE FROM DISEASE AND INSECTS OR THEIR EGGS. 10. NURSERY GROWN STOCK SHALL BE GROWN UNDER CLIMATE CONDITIONS LIKE THOSE IN THE LOCALITY OF THE PROJECT.
- II. ALL SPECIFIED PLANT MATERIAL SIZES ARE MINIMUM SIZES. ANY MATERIAL NOT MEETING THE REQUIREMENTS OF THE CONTRACT DOCUMENTS SHALL BE REMOVED AND REPLACED AT NO ADDITIONAL COST TO THE OWNER.
- 12. CONTAINER PLANTS SHALL HAVE BEEN GROWN IN A RIGID CONTAINER FOR A MINIMUM TIME AS FOLLOWS: - TREES: 2 YEARS, SHRUBS: I YEAR, GROUNDCOVER: 6 MONTHS
- 13. ALL CONTAINER PLANTS SHALL HAVE ROOTS SUFFICIENTLY DEVELOPED TO HOLD TOGETHER THE SOIL WHEN THE PLANT IS REMOVED FROM ITS CONTAINER. NO PLANT MATERIAL SHALL BE BOUND TO THE CONTAINER NOR HAVE CIRCULAR ROOTS.
- 14. BALLED AND BURLAPPED PLANTS WILL NOT BE ACCEPTED WHEN THE ROOT BALL HAS BEEN CRACKED OR BROKEN.
- 15. PLANTS GROWN IN GROW BAGS ARE PROHIBITED.
- 16. 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.
- 17. SOD SHALL BE MACHINE CUT TO A COMMERCIAL SIZE WITH A UNIFORM THICKNESS.
- 18. PRIOR TO THE INSTALLATION OF PLANT MATERIAL, CONTRACTOR SHALL CONFIRM IN WRITING TO LANDSCAPE ARCHITECT THAT THE SOIL CONDITIONS AND SUBGRADE ELEVATIONS IN ALL PLANTING AREAS ARE ACCEPTABLE BY CONTRACTOR AND CONFORM TO THE PROPOSED GRADES NOTED ON THE FINE GRADING PLANS. COMMENCEMENT OF PLANTING OPERATIONS CONFIRMS CONTRACTOR'S ACCEPTANCE OF THE SITE CONDITIONS.
- 19. 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 APPROVED BY LANDSCAPE ARCHITECT.
- 20. CONTRACTOR SHALL ENSURE TOTAL WEED ERADICATION PRIOR TO INSTALLATION OF PLANT MATERIAL. CONTRACTOR SHALL SUBMIT WEED CONTROL SOLUTIONS THAT CONFORM TO STATE AND LOCAL CODES. PROTECT EXISTING PLANTS TO REMAIN FROM OVERSPRAY. DO NOT APPLY WITHIN ROOT ZONES OF EXISTING PLANT MATERIAL TO REMAIN.

- 21. CONTRACTOR SHALL CONFIRM THAT ALL ORGANICS, SOD, WEEDS, ROOTS AND DEBRIS HAVE BEEN REMOVED 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 MATERIAL IS TO BE INSTALLED. ANY DEPRESSIONS OR EXCAVATIONS BELOW THE APPROVED FINISHED GRADES CREATED FOR OR BY THE REMOVAL OF SUCH OBJECTS SHALL BE FILLED WITH APPROVED PLANTING MIX AND COMPACTED TO A DENSITY CONFORMING TO THE SURROUNDING
- 22. CONTRACTOR SHALL OUTLINE EACH SHRUB AND GROUNDCOVER BED AND STAKE THE LOCATION OF ALL TREES / PALMS FOR APPROVAL OF LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. IF PLANT MATERIAL IS INSTALLED PRIOR TO APPROVAL, CONTRACTOR WILL REPLANT THE MATERIAL TO THE SATISFACTION OF LANDSCAPE ARCHITECT AT NO COST TO THE OWNER.
- 23. ALL SHRUBS AND TREES SHALL BE PLANTED ABOVE SURROUNDING FINISH GRADE. REFER TO PLANTING DETAILS FOR TOLERANCES.
- 24. CONTRACTOR SHALL MAINTAIN TREES IN A STRAIGHT AND PLUMB POSITION FOR ONE YEAR. IF CONTRACTOR CHOOSES TO STAKE TREES CONTRACTOR SHALL SUBMIT A STAKING PLAN / PROCEDURE / DETAIL TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL
- 25. TREE / PALM PITS SHALL BE TESTED FOR DRAINAGE BY FILLING WITH WATER TWICE IN SUCCESSION. CONDITIONS PERMITTING THE RETENTION OF MORE THAN 6 INCHES (6") OF WATER IN ONE (I) HOUR SHALL BE BROUGHT TO THE ATTENTION OF LANDSCAPE ARCHITECT. CONTRACTOR SHALL SUBMIT A WRITTEN PROPOSAL FOR CORRECTION OF SUCH CONDITIONS AND RECEIVE APPROVAL FROM LANDSCAPE ARCHITECT BEFORE PROCEEDING WITH INSTALLATION.
- 26. 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.
- 27. PLANTING BEDS SHALL BE FINE GRADED TO A SMOOTH AND EVEN SURFACE ASSURING POSITIVE DRAINAGE AWAY FROM STRUCTURES AND ELIMINATING ANY DEPRESSIONS WHICH MAY COLLECT WATER.
- 28. APPLY APPROVED PRE-EMERGENT HERBICIDE TO ALL PLANTING BEDS ACCORDING TO THE MANUFACTURER'S RECOMMENDED RATE.

MAINTENANCE AND CLEANING

f. REMOVING DEAD PLANT MATERIALS.

- I. MAINTENANCE SHALL BEGIN IMMEDIATELY AFTER EACH PLANT IS INSTALLED AND SHALL CONTINUE UNTIL FINAL ACCEPTANCE. THIS WORK AND MATERIALS REQUIRED ARE INCLUDED IN THE CONTRACT SCOPE OF WORK.
- 2. MAINTENANCE SHALL INCLUDE THE FOLLOWING ACTIVITIES AND NECESSARY LABOR, EQUIPMENT, AND MATERIALS FOR:
- a. PROTECTING, WATERING, IRRIGATING, MOWING, PRUNING AND/OR TRIMMING, FERTILIZING, AND PEST CONTROL FOR EACH PLANT INSTALLED AS REQUIRED TO WARRANTY THE PLANT'S HEALTH AND CONDITION AT FINAL ACCEPTANCE.
- b. WEED CONTROL IN LAWNS, BEDS, AND NATURAL AREAS WITHIN THE PROJECT LIMITS.
- c. SUPPLEMENTAL APPLICATIONS OF MULCH TO PROVIDE THE SPECIFIED DEPTH AND CONDITION AT FINAL ACCEPTANCE.
- d. RESETTING AND/OR STRAIGHTENING PLANTS THAT HAVE FALLEN, SETTLED, LEANED, OR OTHERWISE CHANGED FROM THE ACCEPTED INSTALLED
- e. CLEAN UP OF MATERIALS AND DEBRIS FROM LANDSCAPES AND HARDSCAPES WITHIN THE PROJECT LIMITS.
- 3. MAINTENANCE WORK SHALL CONFORM TO GOVERNING LAWS AND ACCEPTED HORTICULTURAL PRACTICES. CONTRACTOR SHALL FOLLOW OWNER'S LANDSCAPE MAINTENANCE STANDARDS, SPECIFICATIONS, AND INSTRUCTIONS.
- 4. CONTRACTOR SHALL MONITOR THE WATERING NEEDS OF PLANT MATERIAL THROUGHOUT OPERATIONS AND UNTIL FINAL ACCEPTANCE. CONTRACTOR IS RESPONSIBLE FOR SUPPLEMENTAL WATERING AS REQUIRED TO AUGMENT THE IRRIGATION SYSTEM, INCLUDING HAND WATERING, TEMPORARY IRRIGATION, OR OTHER MEANS ACCEPTABLE TO LANDSCAPE ARCHITECT.
- 5. CONTRACTOR SHALL, DAILY, MAINTAIN A CLEAN WORK AREA BY REMOVING TRASH, DEBRIS, UNUSED, DELETERIOUS, OR SURPLUS MATERIAL FROM THE SITE, KEEPING EQUIPMENT IN DESIGNATED AREAS, AND WASHING PAVED SURFACES OF MUD AND DIRT IN ACCORDANCE WITH THE EROSION CONTROL PLAN.
- 6. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT FOR DIRECTION REGARDING DISPOSITION OF SURPLUS MATERIALS RESULTING FROM CONTRACTORS WORK.
- 7. ALL STRUCTURES DAMAGED OR DEFACED BECAUSE OF CONTRACTOR'S OPERATIONS SHALL BE CORRECTED BY CONTRACTOR TO THE OWNER'S SATISFACTION AND ACCEPTANCE AT NO COST TO OWNER.
- 8. CONTRACTOR SHALL PROTECT FINISHED WORK FROM DAMAGE AND IS RESPONSIBLE FOR REPAIRING DAMAGED OR DEFACED WORK AT NO COST TO THE OWNER. CONTRACTOR SHALL REPAIR RUTS AND/OR COMPACTED AREAS, RESET OR REPLACE PLANT MATERIALS, RESEED, RESOD, MULCH, OR OTHERWISE RESTORE THE WORK TO SPECIFIED AND ACCEPTABLE FINISHED CONDITION.

ACCEPTANCE

- I. CONTRACTOR SHALL CORRECT DEFECTIVE AND/OR REJECTED WORK IMMEDIATELY UPON NOTIFICATION OF THE REJECTION OF THE WORK.
- 2. ACCEPTED MATERIALS SHALL, AT MINIMUM, EXHIBIT THE CHARACTERISTICS SPECIFIED IN THE CONTRACT DOCUMENTS AT THE TIME OF INSTALLATION AND SHALL CONTINUE TO EXHIBIT THOSE CHARACTERISTICS AT MINIMUM THROUGH FINAL ACCEPTANCE AND THE DURATION OF THE WARRANTY PERIOD.
- 3. UPON COMPLETION OF ALL INSTALLATION WORK, CONTRACTOR MAY REQUEST REVIEW FOR ESTABLISHING THE DATE OF SUBSTANTIAL COMPLETION OF THE WORK. THE DATE OF SUBSTANTIAL COMPLETION SHALL MARK THE BEGINNING OF PUNCH LIST WORK WHICH MAY INCLUDE
- 4. UPON COMPLETION OF ALL WORK, INCLUDING CLEANING, MAINTENANCE AND REMEDIAL WORK, CONTRACTOR MAY REQUEST FINAL ACCEPTANCE OF THE WORK. THE DATE OF FINAL ACCEPTANCE SHALL MARK THE BEGINNING OF THE WARRANTY PERIOD. IF THE WORK IS ACCEPTED IN PHASES, THERE MAY BE MULTIPLE WARRANTY PERIODS.
- 5. DURING THE WARRANTY PERIOD, THE OWNER MAY INSPECT THE WORK AT ANY TIME FOR DEFECTS. CONTRACTOR SHALL IMMEDIATELY REPAIR ALL DEFECTS IN WARRANTIED MATERIAL, CONDITIONS, AND WORKMANSHIP.

WARRANTY PERIOD

I. ALL PLANT MATERIAL SHALL BE WARRANTED BY THE CONTRACTOR FOR A PERIOD OF (I) YEAR FROM THE DATE OF FINAL COMPLETION. THE CONTRACTOR SHALL PROVIDE THIS WARRANTY IN WRITING TO THE OWNER. AS A CONDITION OF THE WARRANTY, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WORK AND MATERIALS REQUIRED TO REPLACE THE PLANT MATERIAL DURING THE WARRANTY PERIOD. THE WARRANTY ON REPLACEMENT PLANT MATERIAL SHALL EXPIRE ON THE ORIGINAL WARRANTY PERIOD EXPIRATION DATE.

ROW - RIGHT OF WAY

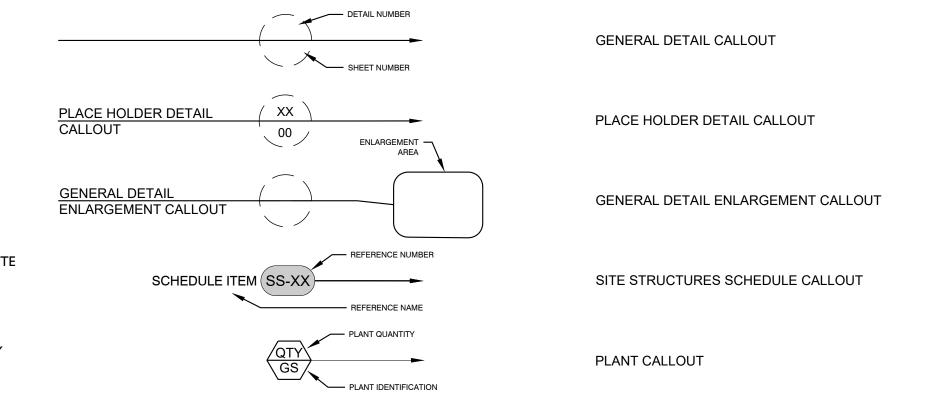
STANDARD ABBREVIATIONS

BS -BOTTOM OF STEP CY -CUBIC YARD LP -LOW POINT SF -SQUARE FEET **BW -BOTTOM OF WALL** NTS -NOT TO SCALE DI -DRAIN INLET SS - STAINLESS STEEL CF -CUBIC FEET NWL - NORMAL WATER LINE DIA -DIAMETER SYM - SIMILAR CIP - CAST IN PLACE **DIM - DIMENSION** TC -TOP OF CURB OC - ON CENTER CL -CENTER LINE FFL -FINISH FLOOR PA -PLANTING AREA TS -TOP OF STEP CMU -CONCRETE BLOCK GA - GAUGE PT - PRESSURE TREATED TW -TOP OF WALL CONT - CONTINUOUS **HP-HIGH POINT** R -RADIUS

LF -LINEAR FEET

CALLOUT LEGEND

CT - CLEAR TRUNK





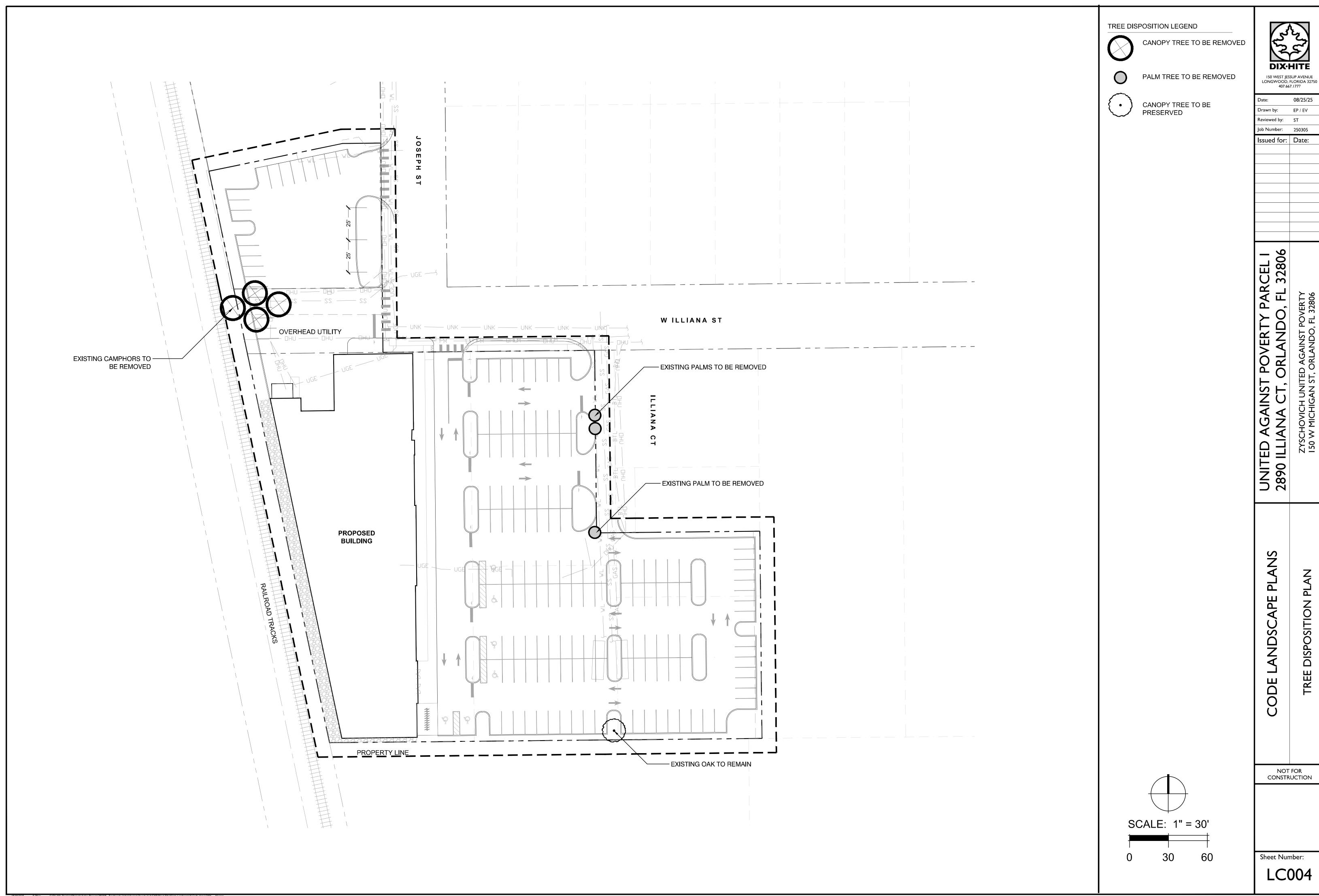
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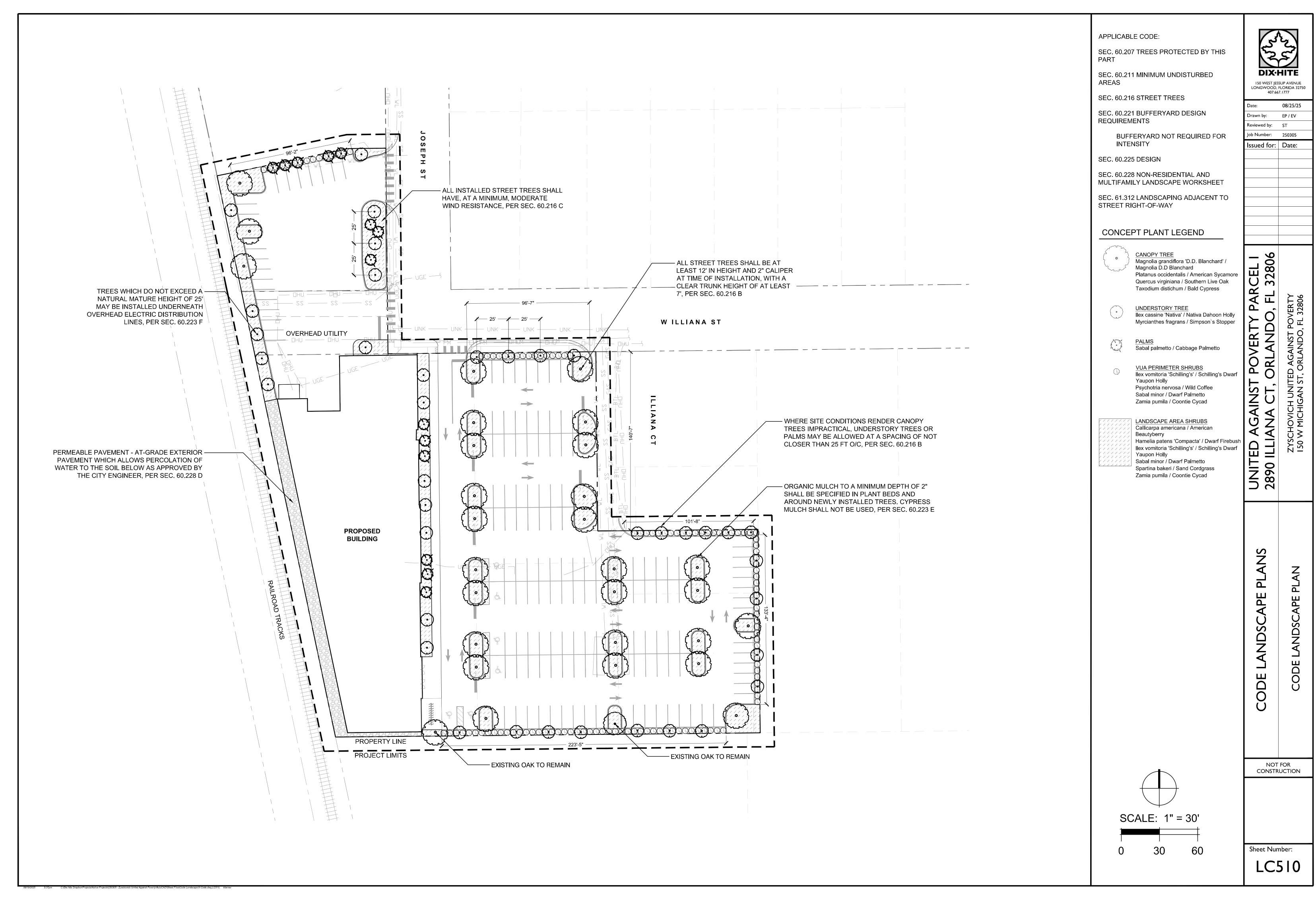
LONGWOOD, FLORIDA 32750 viewed by:

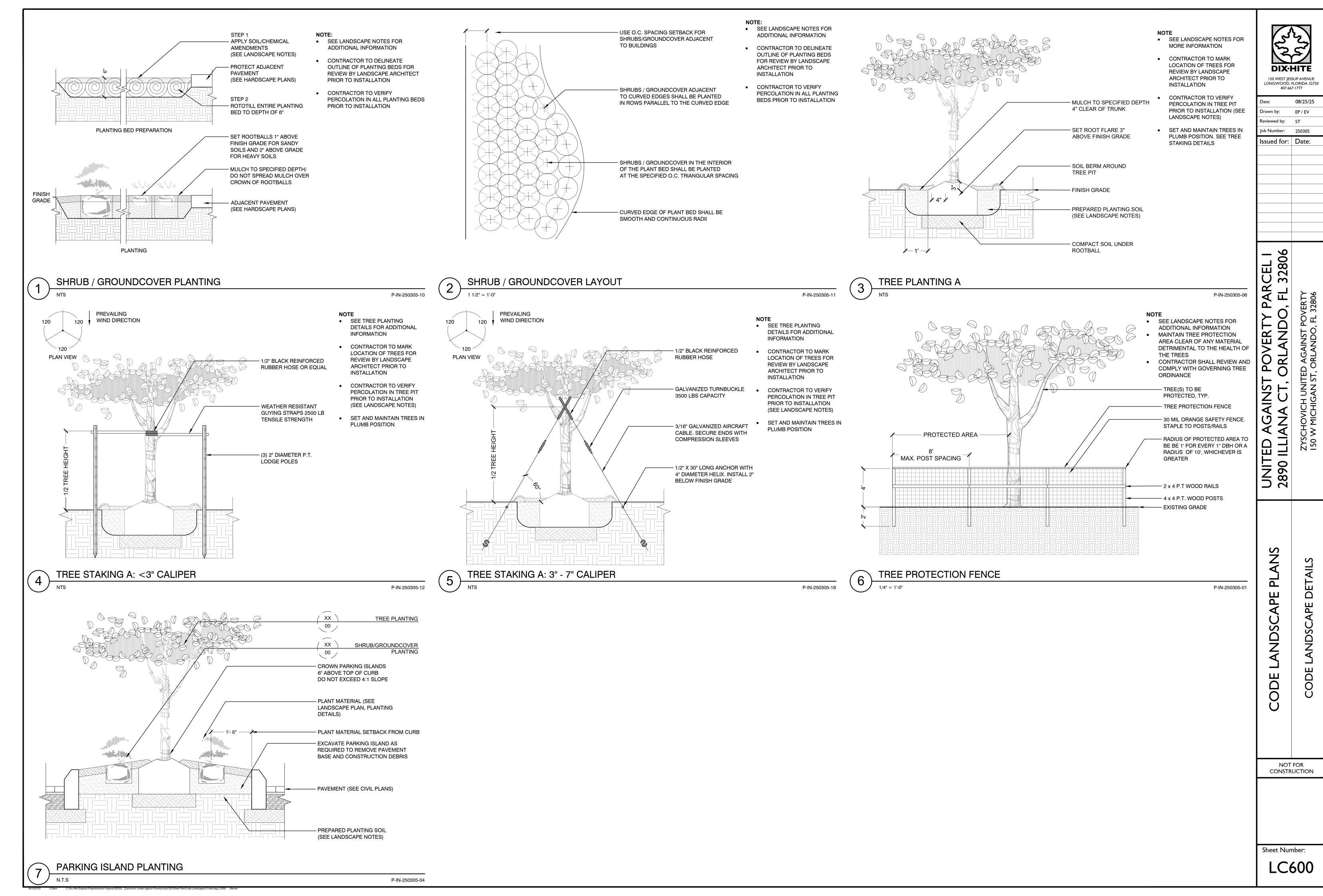
ob Number: 250305 ssued for: | Date:

CONSTRUCTION

Sheet Number:







roject Name: roject Address:	Zyschovich 2890 Illian	United Against P	overty		Permit Application	#:	
A. Directions	E000 IIIIaili				Required Develop	ment Factor:	0.30
(1) Fill in shaded b	oxes only.			Minir	num Required Landscape S		33,054 33,301
(2) Development T	ype will deterr	nine the Developme	ent Factor below:		1105 4 2000 23100		
Development Type	M.C.	Floor Area Ratio	Dwelling Unit per Acre		Development Factor		
-Office, Commercia Mixed-Use*	, or	Less than 0.75	N/A		0.4		
-Office, Commercia Mixed Use*	, or	0.75 or more	N/A		0.3		
-Multifamily		N/A	Less than 24 du/acr	e	0.4		
-Multifamily		N/A	24 du/acre or more	2	0.3		
-Industrial	ont (BD)	All	N/A		0.3 Add 0.05 to applicable		
-Planned Developm	ent (PD)			:. *	score noted above		
(3) Minimum Requ	ired Landscape	Score = Total Site A	rea x Development Fa	ctor			
(4) Input the follow		A CONTRACTOR OF THE PROPERTY O		a a	Total Control		
Total Site Area*		sq ft		Gross Floor Area*	24,313 Sq. Ft.		
Impervious Area On Si	93,276	sq ft		Dwelling Units*	0 Dwelling Ur	nits	
Calculated ISR	0.85			Development Type	Industrial		
			Planned	Development Zoning	Y/N		
* Only Multifamily de	velopments are b	ased on Dwelling Units p	er Acre. For all other devel	opment types, includin	g Mixed-use		
		loor Area of the building	78 H 21				
		in the Total Site Area cal on 60.228 for the definition	culations; however, landsc on of "Site Area."	aping in the ROW may l	be counted		
. General Requ	uirements			Met/Unmo	et		
(1) No Category I Inva	sive Species (as lis	ted by FLEPPC) shall be in	nstalled.	Met			
(2) All landscape plant	s shall be Florida #	‡1 or better.		Met			
		-substitute are prohibite					
		ground and overhead ut nd local requirements fo			e e		
(5) A registered Lands	cape Architect sha	ill sign and seal landscape	We have the second seco				
greater than 1/2-		2					
. Landscape Po	oint Catego	ries					
(1) Irrigation Requirement: All re	quirements of Cit	y Code Chapter 60, Part 2	2 I shall be met.		¥.		
	The second secon	l include at least one of the System Controller or Lo		-	ac	id: 4%	0
Irrigation Sy	stem used for 100	0% of the irrigated area. or is provided microclima		-	ac	ld: 3%	0
		m retention ponds, ciste	0 1	Unmet	Gallons		
	• 1	***************************************		Irrigation Re	equirements ad		10
d. No Permanent	In-Ground Irrigat	ion System w/ landscapir	ng	Available Capture	d Rainwater up	to: 10%	
	Official approval.				- Carrier	ld: 10%	0
(2) Existing Tree C	anopy - (includ	de trees saved in Rig	nt-of-Way)	Met/Unmet	DBH Sq Ft	Factor	Total
Requirement: Show	tree protection p	olan in the landscape plar	1.	Met	l		
		trees for which points are		N/A			
Preservation of tree			on description of the second o				
a. Enter the total nu	imber of diameter	at breast height (dbh) ir Relocated trees may be i			•	1.5	0
(3) New Tree Can	opy - (include i	trees in Right-of-Wa	(v)	Met/Unmet	# of Trees Sq Ft	Factor	Total
Requirement: All st	reet trees shall ha	ve moderate or better w		Met	70403		
(see Fig. 12, Appr Requirement: New	2	f 2" caliper or greater sha	all be anchored to	Met			
	78783 78	position for at least one y Palm Trees (min. 8' clear			52 10,400	0.4 Г	4160
	200 sq ft per tree		//-			- Model L	ES
b. 2" - 3.5" caliper	(2" dbh is the mi	nimum size to qualify for	points)		5 4,000	0.5	2000
c. Greater than 3	120 19	4 55			24 19,200	0.9	17280
		ize categories d - e below ees - calculated at 200 sc			28 5,600	0.1	560
e. All new canopy	trees installed ha	ave moderate or better w	vind-resistance.	Met	ad	d: 1%	331
(4) Tree Diversity	ree snecies on sit	e, including both preserv	and and installed trees		# of Species 7 ad	d: 0.5%	1157
Enter number of	rec species on sie	e, including both preserv	eu anu installeu trees.				
Enter number of	see species on sie	e, meddaig bodii preserv	ed and instaned trees.				11.
Enter number of	see species on sie	e, meldung both preserv	ed and installed trees.			_	

12) Food Cultivation - (calculate plantings in Sections (3)-(6) above) a. Provide dedicated areas for food production	Sq Ft	Factor Total 0.1 0
 1.0) Hardscape a. Provide permeable pavement that allows percolation to the soil below. 	Sq Ft Total Pervious Paved Surface 2,902	0.6 1741
g. Provide depressions to collect and store stormwater, and landscaped with appropriate plantings (do not calculate stormwater ponds).	Area of Bioretention zone	0.5 0
Rain gardens	ac ac	Ju. 276 U
e. Provide at least 75% of stormwater management volume underground. f. Meet stormwater requirements in an offsite common retention area.		id: 5% 0
Underground Stormwater Management	106	
d. For existing ponds, landscape at least 75% of the linear wet detention edge with multiple types of native aquatic plants and trees.	N/A	2% 0
Wet Detention Ponds c. Requirement: For new wet detention ponds, meet Florida Code 40C-42.	N/A	
Area of non-Turf Grass planted along bases or banks (not to excee	d 3:1 slope) of stormwater ponds	0.3 0
b. Provide landscaping of dry detention ponds.	Area of Pond -	
25' in width along 75% of the length of a natural water body.	LN/A de	2/0
a. Provide an upland buffer area of non-turf grass landscaping that is a minimum	Met/Unmet Sq Ft	Factor Total
Vegetative Screens and Walls - measured in vertical area Landscaping of Water Bodies and Storm Water Management Ponds	0	0.5 0
-requires growth medium deeper than 4." Qualifying plantings may also qualify for point		0.8 0
7) Green Roofs - potted plants will not be considered a green roof	Sq Ft	Factor Total
Enter # species of groundcover, small shrubs, medium shrubs, large shrubs, grasses, vines, and aquatic plants.	7 ac	id: 0.25% 578
-calculated at 10 sq ft per plant. e. Plant Diversity	441 4,410	0.1 441
d. Enter # of Flowering Plants and Butterfly/Hummingbird Plants	1014	
c. Drought-Tolerant or Native Plants - calculated at 10 sq ft per plant. Enter # of Drought-Tolerant or Native Plants (do not count trees).	1014 10,140	0.3 3042
b. Medium and Large Shrubs - calculated at 16 sq ft per plant. Ground covers and shrubs calculated above may also utilize categories d - f below	112 1,792	0.4 716.8
a. Small Shrubs - calculated at 5 sq ft per plant.	647 3,235	0.4 1294
Shrubs (see Fig. 12, Approved Plant List)	# of Plants	Factor Total
c. Ground Cover Plants (see Fig. 12, Approved Plant List)	0	0.4 0
b. Other turfgrass	0	0.05 0
a. Argentine Bahiagrass	0	0.1 0
Requirement: Turfgrass shall not exceed 60% of the landscaped areas, excluding stormwater management areas, ball fields, and park space.	Met	

CITY OF ORLANDO PLANT	PLANT SCHEDULE									
REQUIREMENTS	SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT		REMARKS		
	TREES		29	CANOPY TREE						
		MG	9	Magnolia grandiflora 'D.D. Blanchard'	Magnolia D.D Blanchard	_		3.5" Cal., 12' Ht., 6' C.T., FL No. 1., Full, Healthy, Roots Plus Growers		
		РО	9	Platanus occidentalis	American Sycamore	_		3.5" Cal., 12' Ht., 6' C.T., FL No. 1., Full, Healthy, Roots Plus Growers		
		QV	5	Quercus virginiana	Southern Live Oak	_		3" Cal., 12' Ht., 6' C.T., FL No. 1., Full, Healthy, Roots Plus Growers		
		TD	6	Taxodium distichum	Bald Cypress	_		3.5" Cal., 12' Ht., 6' C.T., FL No. 1., Full, Healthy, Roots Plus Growers		
			38	UNDERSTORY TREE						
		ICN1	17	llex cassine 'Nativa'	Nativa Dahoon Holly	_		8' Ht., FL No. 1., Full, Healthy, Roots Plus Growers		
	Norma /	MF	21	Myrcianthes fragrans	Simpson's Stopper	100 gal		8' Ht., FL No. 1., Full, Healthy, Roots Plus Growers		
	The state of the s		14	PALMS						
		SP	14	Sabal palmetto	Cabbage Palmetto	FG		8' C.T., FL No. 1., Full, Healthy, Boots Saved Just Below Crown, Fully Regenerated Head With 5-7 Fronds		
	SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	REMARKS		
	SHRUBS			I	I	T				
			124	VUA PERIMETER SHRUBS						
		IVS	31	llex vomitoria 'Schilling's'	Schilling's Dwarf Yaupon Holly	3 gal	25% @ 60" o.c.	8"-12" Ht. x 8"-12" Spd., Full, Healthy		
		PN	31	Psychotria nervosa	Wild Coffee	3 gal	25% @ 60" o.c.	18" Ht. x 12" Spd., Full, Healthy 30"-36" Ht. x 30"-36" Spd., Full,		
		SM	31	Sabal minor	Dwarf Palmetto	25 gal	25% @ 60" o.c.	Healthy		
		ZP	31	Zamia pumila	Coontie Cycad	3 gal	25% @ 60" o.c.	18"-20" Ht. x 18"-20" Spd., Full, Healthy		
	SHRUB AREAS									
	//////////////////////////////////////		11,351 sf	LANDSCAPE AREA SHRUBS						
		CA	45	Callicarpa americana	American Beautyberry	3 gal	10% @ 60" o.c.	24"-30" Ht. x 18"-24" Spd., Full, Healthy		
		HP	182	Hamelia patens 'Compacta'	Dwarf Firebush	3 gal	25% @ 48" o.c.	24"-30" Ht. x 18"-24" Spd., Full, Healthy		
		IVS	259	llex vomitoria 'Schilling's'	Schilling's Dwarf Yaupon Holly	3 gal	20% @ 36" o.c.	8"-12" Ht. x 8"-12" Spd., Full, Healthy		
		SM	5	Sabal minor	Dwarf Palmetto	25 gal	5% @ 96" o.c.	30"-36" Ht. x 30"-36" Spd., Full, Healthy		
		SB	255	Spartina bakeri	Sand Cordgrass	1 gal	20% @ 36" o.c.	18"-24" Ht. x 12"-18" Spd., Full, Healthy		
		ZP	144	Zamia pumila	Coontie Cycad	3 gal	20% @ 48" o.c.	18"-20" Ht. x 18"-20" Spd., Full, Healthy		

LANDSCAPE NOTES

- 1. CONTRACTOR IS EXPECTED TO CARRY OUT ALL RESPONSIBILITIES SET FORTH IN THESE LANDSCAPE NOTES AND IN THE LANDSCAPE SPECIFICATIONS. THEY WILL BE STRICTLY ENFORCED BY THE OWNER/L.A.
- 2. ALL PLANT MATERIAL SHALL BE FLORIDA #1 OR BETTER ACCORDING TO THE CURRENT NURSERY GRADES AND STANDARDS.
- 3. ALL PLANT BEDS SHALL BE DRESSED WITH 3" LAYER OF MULCH. ALL OTHER AREAS SHALL RECEIVE SOD (SEE PLAN
- 4. CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES PRIOR TO INSTALLATION.
- 5. ALL PLANTS SHALL MEET SIZE, CONTAINER, AND SPACING SPECIFICATIONS. ANY MATERIAL NOT MEETING SPECIFICATIONS SHALL BE REMOVED AND REPLACED AT THE CONTRACTOR'S EXPENSE.
- 6. CONTRACTOR SHALL BE RESPONSIBLE TO RECEIVE THE LANDSCAPE ARCHITECT'S APPROVAL OF ALL PLANT BED LAYOUTS AND TREE LOCATIONS PRIOR TO INSTALLATION. IF PLANT MATERIAL IS INSTALLED PRIOR TO LANDSCAPE ARCHITECT'S APPROVAL, CONTRACTOR WILL BE SUBJECT TO RELOCATING THE MATERIAL AT THE LANDSCAPE ARCHITECT'S REQUEST AND THE CONTRACTOR'S OWN EXPENSE.
- 7. ALL SHRUBS SHALL BE PLANTED 1-1/2" AND TREES 2-1/2" ABOVE GRADE. CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER PLANT HEALTH IN ON-SITE SOILS.
- 8. CONTRACTOR SHALL PERFORM SOIL TESTING PRIOR TO CONSTRUCTION!) TO DETERMINE NUTRIENT STATUS AND PH OF SOIL AND 2) TO DETERMINE THE SOIL TEXTURE IN THE TOP 6" - 12" OF SOIL, AND THEN AMEND THE SOIL BASED ON THE RESULTS OF THE TESTS. SEE THE LANDSCAPE SPECIFICATIONS FOR MORE INFORMATION..
- 9. CONTRACTOR SHALL BE RESPONSIBLE FOR FINE GRADING. GRADING SHALL BE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT.
- 10. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
- 11. CONTRACTOR SHALL SUBMIT UNIT PRICES FOR ALL BID ITEMS
- 12. SOIL SHALL BE FREE FROM LIME ROCK AND CONSTRUCTION DEBRIS.
- 13. IN THE EVENT OF A CONFLICT BETWEEN QUANTITIES REPRESENTED ON THE PLAN VS. QUANTITIES SHOWN ON THE PLANT LIST, THE PLAN SHALL CONTROL.
- 14. CONTRACTOR SHALL MAINTAIN TREES IN A STRAIGHT AND PLUMB POSITION FOR ONE YEAR. CONTRACTOR SHALL STAKE ALL TREES IF REQUIRED BY THE JURISDICTION.
- 15. PRIOR TO REMOVAL OF ANY TREES, THE TREES TO BE RETAINED SHALL HAVE PROTECTIVE TREE BARRIERS.
- 16. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THEIR OWN TAKE OFFS AND QUANTITIES. THE QUANTITIES ON THE PLANT LIST SERVE ONLY AS A GUIDE TO THE OWNER AND L.A. THIS INCLUDES SOD AND MULCH QUANTITIES OF WHICH THE CONTRACTOR SHALL BE HELD TO BID QUANTITIES.
- 17. SUCCESSFUL BIDDER SHALL LOCK UP ALL MATERIALS IMMEDIATELY AFTER CONTRACT ASSIGNMENT. PLANTS SHALL BE HELD DURING THE PERIOD FROM CONTRACT TO INSTALLATION TO ALLOW ADDITIONAL GROWTH. ALL PLANTS WILL BE REQUIRED TO BE FULL AND HEALTHY. CONTRACTOR SHALL ARRANGE FOR PLANT APPROVAL PRIOR TO DELIVERY, EITHER BY SAMPLES. PHOTOS, OR NURSERY VISITS.
- 18. CONTRACTOR SHALL BE RESPONSIBLE FOR WARRANTY OF HEALTH OF PLANTS IN ON-SITE SOILS. IF, DURING DIGGING, CONTRACTOR DISCOVERS WATER-LOGGED, CLAYEY, COMPACTED OR SIMILARLY POORLY DRAINED SOILS, IT SHOULD BE BROUGHT TO THE ATTENTION OF OWNER/LANDSCAPE ARCHITECT FOR REMEDIAL ACTION.
- 19. CONTRACTOR SHALL ANTICIPATE THE FIRST FIVE FEET AROUND BUILDING PERIMETER WILL BE COMPACTED AND FOUNDATION BEDS SHOULD BE TILLED AND IMPROVED TO SUSTAIN VIGOROUS, HEALTHY PLANT GROWTH.

<u>LEGEND</u>

NATIVE

MODERATE-HIGH WIND RESISTANCE

FLOWERING

EVERGREEN



LONGWOOD, FLORIDA 32750

08/25/25 Drawn by: EP / EV leviewed by: Job Number: 250305 Issued for: Date:

ZYSCHOVICH UNITED AGAINST POVERTY I50 W MICHIGAN ST, ORLANDO, FL 32806 AINS A CT,

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SCHEDULE CODE

NOT FOR CONSTRUCTION

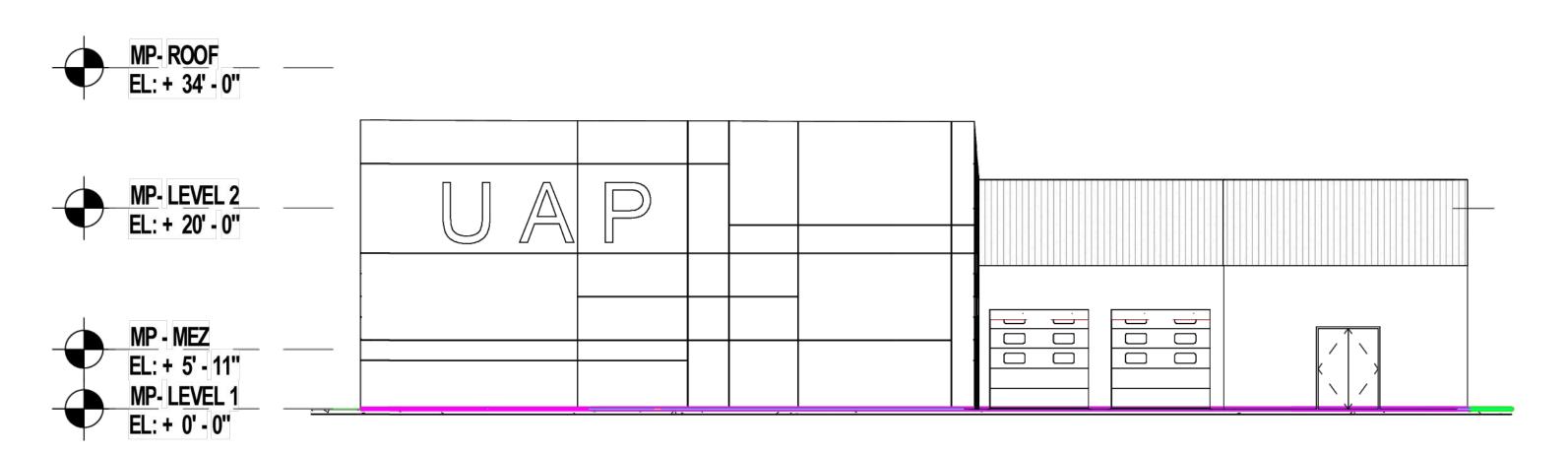
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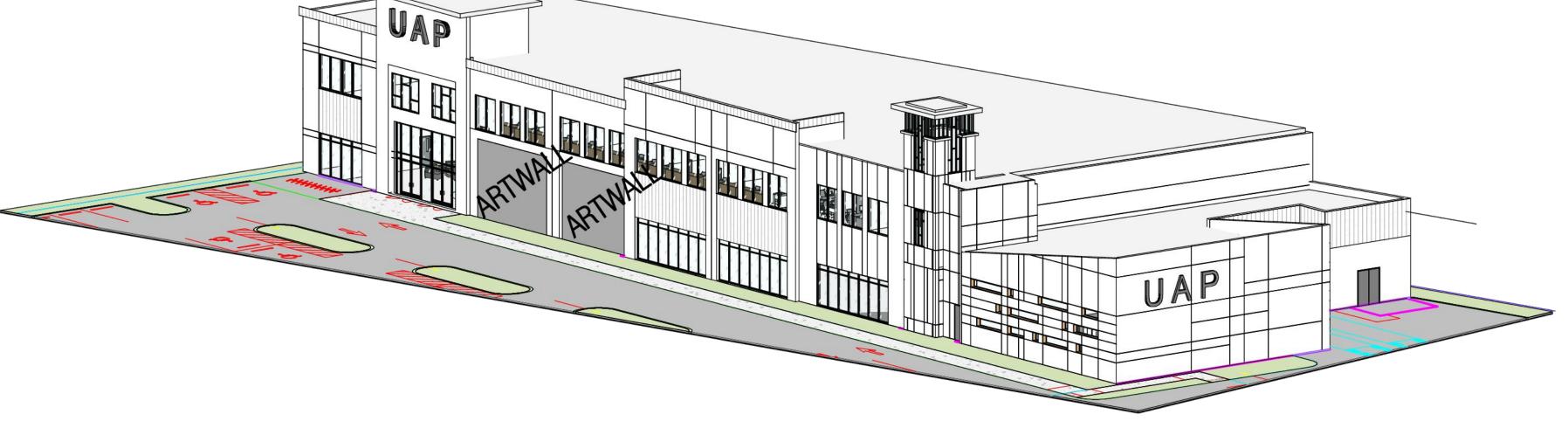
LC700



MARKETPLACE - FRONT ELEVATION

Scale: 1'' = 20'-0''





MARKETPLACE - SIDE ELEVATION

Scale: 1'' = 20'-0''

3D ELEVATION VIEW Scale:

2024-0326.P00 ORLANDO HOUSING RESOURCE, LLC. - UNITED AGAINST POVERTY

MARKETPLACE - ELEVATIONS Copy 1

1'' = 20'-0''

08/27/2024

ZYSCOVICH
A Stratus Team Company

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