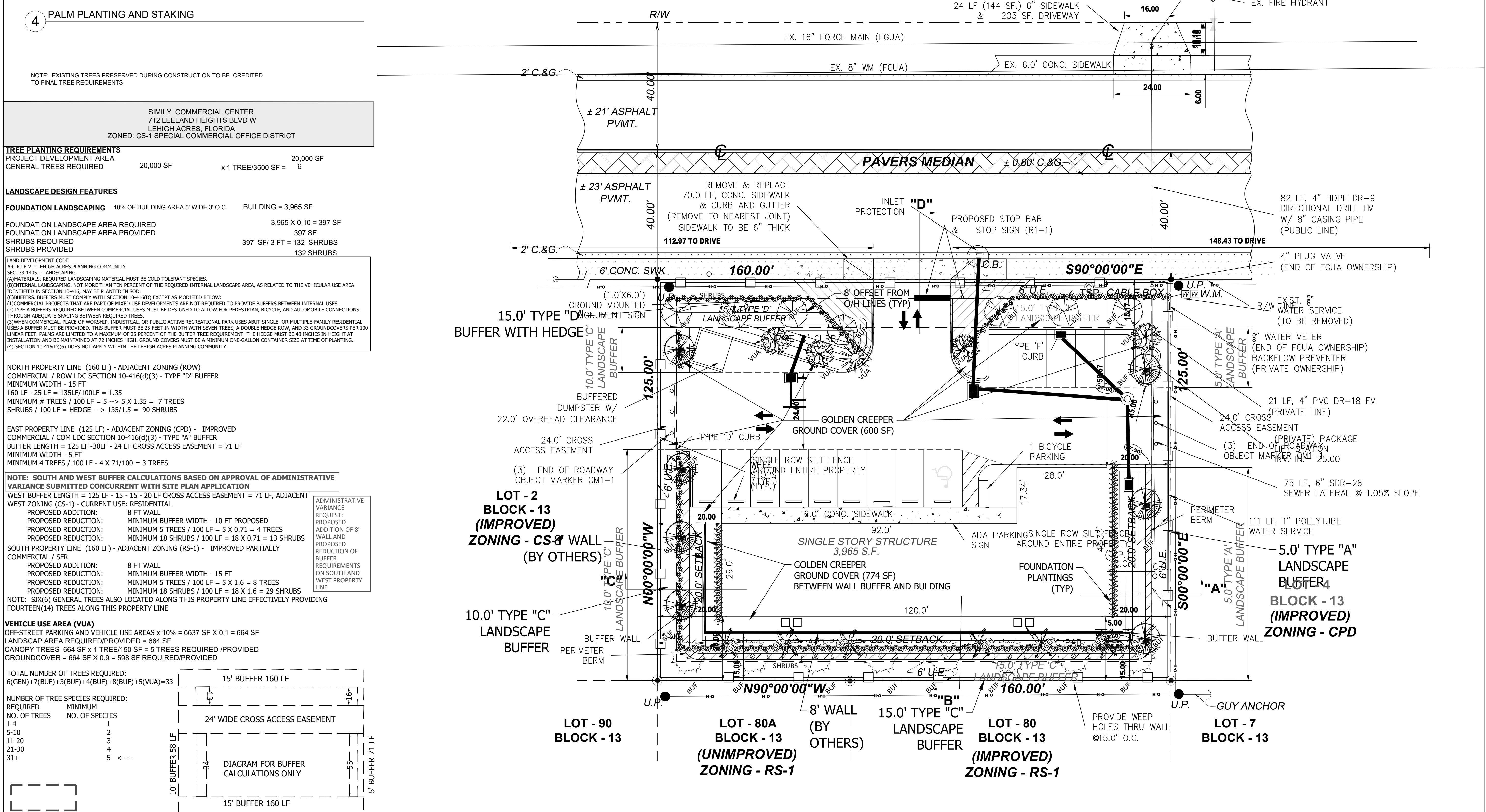
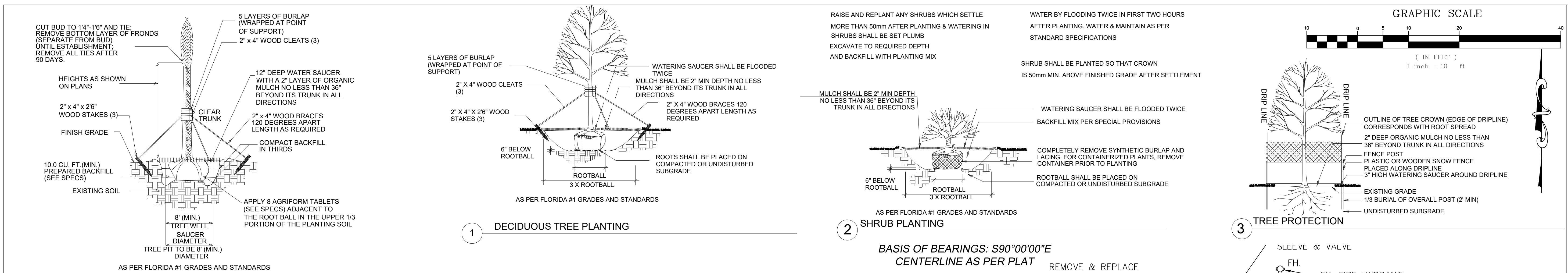




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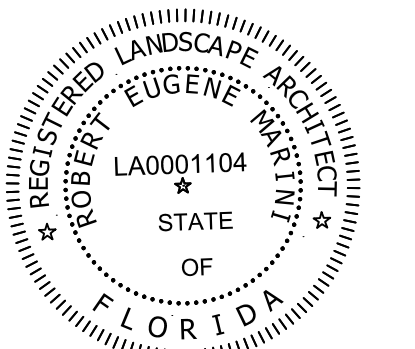
712 LEE LAND HGTS BLVD W
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Parcel ID: 10390930

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O:	DATE:	DESCRIPTION:
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2	6/6/2024	PER COMMENTS
3	2/26/2025	PER COMMENTS
4	5/19/2025	PER COMMENTS

DRAWING TITLE:
LANDSCAPE PLANS

DRAWN BY:
CG/MLP

CHECKED BY:
REM

SCALE:
AS NOTED

DATE:
5/19/2025

PROJECT NO.:

DRAWING NO.:

L-1

PROJECT LOCATION:

- CANOPY TREE NOTES:
- MINIMUM OF 10 FT HEIGHT
 - MINIMUM OF 2 INCH CALIPERS MEASURED 12 INCHES ABOVE THE GROUND
- PALM TREE NOTES:
- MINIMUM SIZE OF 16 FT UNLESS WITHIN 10 FT OF WALKWAYS, THEN 10 FT CLEAR TRUNK HEIGHT MINIMUM
- ACCENT TREE NOTES:
- MINIMUM OF 8 FT HEIGHT
 - MINIMUM OF 1 ½ INCH CALIPERS MEASURED 6 INCHES FROM THE GROUND
- SHRUB NOTES:
- MINIMUM OF 24 INCH HEIGHT
 - MINIMUM OF 32 INCH HEIGHT IF USED FOR BUFFER YARD PLANTING
 - MUST BE AT LEAST 7-GALLONS IN VOLUME AT TIME OF PLANTING
 - UP TO 20% MAY BE SUBSTITUTED FOR ORNAMENTAL GRASSES
 - SAW PALMETTOS AND COONTIES MAY BE USED TO SUBSTITUTE SHRUBS IF THEY ARE 12 INCHES IN HEIGHT AT TIME OF PLANTING
- GROUNDCOVER/SOD NOTES:
- SOD MUST BE PLANTED WITH NO GAPS OR OVERLAPS
 - GROUNDCOVERS MUST BE PLANTED NO MORE THAN 24 INCHES APART FOR ONE GALLON POTS OR 12 INCHES APART FOR 4 INCH POTS

- NOTES:
1. A MINIMUM OF 50% REQUIRED CANOPY TREES AND ACCENT TREES AS WELL AS 30% OF REQUIRED SHRUBS AND GROUNDCOVERS MUST BE FLORIDA NATIVE
 2. THE INSTALLED TREES WILL HAVE A MINIMUM 4-FOOT SPREAD PER SEC 10-420(c)(1)
 3. PRIOR TO ANY SITE WORK, A VEGETATION REMOVAL PERMIT MUST BE OBTAINED.
 4. PER LDC 10-421(a)(5) NO CODE REQUIRED TREES OR SHRUBS MAY BE LOCATED IN ANY UTILITY OR DRAINAGE EASEMENT.

IRRIGATION NOTES: THE LANDSCAPED AREAS OF THE ENTIRE PROJECT SHALL BE IRRIGATED WITH AN AUTOMATIC IRRIGATION SYSTEM WITH A CONTROLLER SET TO CONSERVE WATER. A MOISTURE DETECTION DEVICE SHALL BE INSTALLED TO OVERRIDE THE SPRINKLER ACTIVATION MECHANISM DURING PERIODS OF INCREASED RAINFALL. THE RAIN SENSOR SHALL BE POSITIONED SO THAT IT WILL RECEIVE DIRECT RAINFALL AND NOT BE IMPEDED BY ANY OTHER OBJECTS. ALL REQUIRED IRRIGATION SYSTEMS SHALL BE LAID OUT SO THAT WATER IS NOT APPLIED TO IMPERVIOUS SURFACES; INCLUDING ROADS, DRIVES AND OTHER VEHICULAR USE AREAS. REQUIRED IRRIGATION SHALL BE DESIGNED TO AVOID DAMAGE TO EXISTING NATIVE VEGETATION FROM OVER WATERING OR FROM PHYSICAL CONFLICTS WITH PLANT ROOTS. "RAINBIRD" IRRIGATION SUPPLIES OR EQUAL SHALL BE UTILIZED, ALL LANDSCAPED AREAS WILL BE ADEQUATELY SLEEVED FOR IRRIGATION.

THE IRRIGATION SYSTEM SHALL BE PROPERLY MAINTAINED AND OPERATED CONSISTENT WITH WATERING SCHEDULES ESTABLISHED -BY THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT, OR THE CITY OF CAPE CORAL, WHICHEVER IS MORE RESTRICTIVE. EXISTING NATIVE PLANTS ARE EXEMPT FROM THIS REQUIREMENT. AUTOMATIC CONTROL SYSTEMS SHALL BE EQUIPPED WITH AN OPERABLE RAIN SENSOR OR OTHER DEVICES, SUCH AS SOIL MOISTURE SENSORS, TO PREVENT UNNECESSARY IRRIGATION. IRRIGATION SYSTEM TO BE INSTALLED TO PROVIDE 100% COVERAGE (HEAD TO HEAD) TO CODE REQUIRED PLANTINGS. IRRIGATION CONNECTION SHALL BE DETERMINED BY OWNER. DRY RETENTION AREAS SHALL BE IRRIGATED FROM THE TOP OF BANK TO THE BOTTOM OF THE SLOPE ONLY. PARKING ISLANDS AND BUILDING PERIMETER PLANTINGS SHALL HAVE SPRAY TYPE HEADS OR FLOOD BUBBLER TYPE IRRIGATION. CONTRACTOR TO DETERMINE IRRIGATION ZONE DELINEATION AND PIPE SIZING TO ENSURE WATER VELOCITY SHALL NOT EXCEED 5 FEET PER SECOND THROUGH ANY PIPING OR IRRIGATION COMPONENT. ALL IRRIGATION PIPING INSTALLED UNDER PAVEMENT SHALL BE INSTALLED IN SLEEVES EITHER EXISTING OR ADDED AS PART OF THE RENOVATION.

OPEN SPACE CALCULATION LDC 10-415

OPEN SPACE REQUIREMENT: COMMERCIAL SMALL DEVELOPMENT 20%

SITE AREA = 20,000 SF
BLDG AREA = 3965 SF
PAVEMENT & CONCRETE = 7626 SF
OPEN SPACE AREA = 8409 SF (42.04%)

REQUIRED (20%) = 4,000 SF PROVIDED (42.049%) 8,409 SF

SITE AREA = 20,000 SF
PAVEMENT & CONCRETE 7626 SF

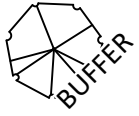
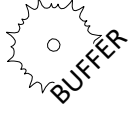
BLDG. AREA = 3,965 SF

OPEN SPACE AREA = 8,409 SF (42.04 %)

NOT TO SCALE

PROHIBITED INVASIVE EXOTICS	
COMMON NAME	SCIENTIFIC NAME
EARLEAF ACACIA	ACACIA AURICULIFORMIS
WOMAN'S TONGUE	ALBIZIA LEBBECK
BISHOPWOOD	BISCHOFIA JAVAICA
AUSTRALIAN PINES	ALL CASUARINA SPECIES
CARROTWOOD	CUPIANOPSIS ANACARDIOIDE
ROSEWOOD	DALBERGIA SISSOO
AIR POTATO	DIOSCOREA ALATA
MURRAY RED GUM	EUCALYPTUS CAMALDULERSIS
CUBAN LAUREL FIG	FICUS MICROCARPA
JAPANESE CLIMBING FERN	LYGODIUM JAPONICUM
OLD WORLD CLIMBING FERN	LYGODIUM MICROPHYLLUM
MELALEUCA, PAPER TREE	MELALEUCA QUINQUENERVIA
DOWNY ROSE MYRTLE	RHODOMYRTUS TOMENTOSUS
CHINESE TALLOW	SAPIUM CEBIFERUM
BRAZILLIAN PEPPER, FLORIDA HOLLY	SCHIRUS TEREBINTHIFOLIUS
TROPICAL SODA APPLE	SOLANUM VIARUM
JAVA PLUM	SYZYGIUM VIARUM
ROSE APPLE	SYZYGIUM JAMBOS
CORK TREE	THESPESIA POPULNEA
WEDELIA	WEDELIA TRIOBARA
WEeping FIG	FICUS BENJAMINA

PROHIBITED SUBSTITUTIONS FOR CANOPY TREES	
COMMON NAME	BOTANICAL NAME
ARECA PALM	CHRYSLIDOCARPUS LUTECENS
BAMBOO PALM	CHEMEDOREA SPP.
CHRISTMAS PALM	ADONIDIA MERRILLII
DWARF PALMETTO	SABAL MINOR
EUROPEAN FAN PALM	CHAMAEROPS HUMILIS
LADY PALM	RHAPIS EXCELSA
MAJESTY PALM	RAVENEA GLAUCA
NEEDLE PALM	RHAPIDOPHYLIUM HYSTRIX
PYGMY PALM	PHOENIX ROEBELLINI
SAW PALMETTO	SERENOA REPENS
SILVER PALM	COCCOTHRINAX ARGENTATA
THATCH PALM	THRINAX SPP.

LANDSCAPE PLANT LIST							
SYMBOL	QTY.	COMMON NAME	SCIENTIFIC NAME	SIZE AND SPECIFICATIONS	MINIMUM CALIPER (12" ABOVE GROUND)	CATEGORY	NATIVE
	7	PIGEON PLUM (CANOPY)	COCCOLOBA DIVERSIFILIA	MIN. 10' HEIGHT	2" MIN.	BUFFER (ADJACENT TO POWER LINES ALONG FRONT P/L)	YES
	1	GOLDEN SHOWER (CANOPY)	CASSIA FISTULA	MIN.10' HEIGHT	2" MIN	VEHICLE USE AREAL	NO
	8	LAUREL OAK (CANOPY)	QUERCUS LAURIFOLIA	MIN 10' HEIGHT	2" MIN	BUFFER	YES
	4	RED MAPLE (CANOPY)	ACER RUBRUM	MIN 10' HEIGHT	2" MIN	VEHICLE USE AREA	YES
	6	POND CYPRESS (CANOPY)	TAXODIUM ASCENDENS	MIN 10' HEIGHT	2" MIN	GENERAL	YES
	7	SHADY LADY (CANOPY)	BUCID BUCERAS	MIN 10' HEIGHT	2" MIN	BUFFER	NO
TOTAL CANOPY TREES	33					NATIVE % 25/32 = 78%	
	132	WILD COFFEE	PSYCHOTRIA NERVOSA	7 GAL CONTAINER MIN 24" HT AT PLANTING		FOUNDATION PLANTINGS	YES
	132	SIMPSON STOPPER	MYRCIANTHES FRAGRANS	7 GAL CONTAINER MIN 24" HT AT PLANTING		R/W BUFFER SHRUBS	YES
	600 SF	GOLDEN CREEPER	ERNODEA LITTORALIS			GROUNDCOVER	YES
	774 SF	GOLDEN CREEPER	ERNODEA LITTORALIS	LOCATED BETWEEN THE WALL BUFFER AND BUILDING		GROUNDCOVER	YES
	9229 SF	BAHIA SOD GRASS		INSTALL W/ NO GAPS OR OVERLAPS		ADJACENT TO ROAD, PERIMETER OF PROPERTY	NO

MULCHING NOTE: EXCEPT FOR PLANTINGS IN OR NEAR SURFACE WATER MANAGEMENT AREAS, A TWO-INCH MINIMUM LAYER OF ORGANIC MULCH, MEASURED AFTER WATERING-IN, SHALL BE PLACED AND MAINTAINED AROUND ALL NEWLY INSTALLED CANOPY TREES, ACCENT TREES, PALM TREES AND SHRUBS. EACH TREE SHALL HAVE ORGANIC MULCH NO LESS THAN 36 INCHES BEYOND ITS TRUNK IN ALL DIRECTIONS. ALL MULCH SHALL BE KEPT AWAY FROM THE TRUNKS AND STEMS OF PLANTS SO AS TO AVOID CONDITIONS THAT MAY BE CONDUCTIVE TO COLLAR ROT. BASAL CANKER OR OTHER FUNGI.

GENERAL NOTES: NONE OF THE EXISTING TREES ONSITE SHALL BE CUT DOWN DURING CONSTRUCTION EXCEPT FOR THOSE WITHIN THE CONSTRUCTION ZONE LIMIT OF WORK, THAT ARE NOT INDICATED TO BE SAVED. THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED TO INSPECT THE SITE FOR TREE PROTECTION MEASURES PRIOR TO CLEARING AND AFTER STAKEOUT HAS OCCURRED.

GENERAL NOTE: THE EXTENT OF DEVELOPMENT SHOWN ON THIS PLAN MAY BE EFFECTED BYANALYSES OF THE PRESENCE OF WETLAND AREAS AND PROTECTED WILDLIFE HABITAT. THIS LEVEL OF ANALYSIS IS REQUIRED BY FEDERAL, STATE AND/OR LOCAL DEVELOPMENT REGULATIONS, AND HAS NOT BEEN PERFORMED BY NATIVE LANDSCAPES. WE THEREFORE TAKE NO RESPONSIBILITY FOR THE DEPICTION OF THIS LEVEL OF INFORMATION.

(PCT) PROTECTED CREDIT TREE NOTE: IF THE PCT'S DIE WITHIN THREE YEARS FROM THE DEVELOPMENT ORDER CERTIFICATE OF COMPLIANCE, THEY MUST BE REPLACED BY THE NUMBER OF CREDIT TREES TAKEN. CREDITS WILL APPLY WHERE THE PRESERVED TREE IS IN A BARRICADED AREA THE FULL CROWN SPREAD OF THE TREE FOR PINES. SEE DETAIL 3 FOR BARRICADE INFORMATION. SEE PCT LABELS FOR CALIPER OF PROTECTED CREDIT TREES. EXISTING GRADE TO REMAIN AROUND EXISTING PCT's, TREE WELLS TO BE PROVIDED WHERE NECESSARY.

SITE PREPARATION: ALL EXOTIC VEGETATION AS DEFINED BY THE LAND DEVELOPMENT CODE SHALL BE REMOVED FROM THE SITE AND SUBSEQUENT ANNUAL EXOTIC REMOVAL IN PERPETUITY SHALL BE THE RESPONSIBLTY OF THE PROPERTY OWNER. ALL VEGETATION TO REMAIN SHALL BE PROTECTED WITH APPROVED BARRICADING (DETAIL SHOWN) AND BARRICADING WILL REMAIN IN PLACE UNTIL COMPLETION OF CONSTRUCTION. BARRICADING SHALL BE LOCATED AS SHOWN ON THE DETAIL OR SITE CLEARING PLAN. HERITAGE TREE REPLACEMENT: WHERE HERITAGE TREES LIE OUTSIDE OF THE INDIGENOUS PRESERVE AREA THEY SHALL BE PROTECTED TO THE EXTENT OF THEIR DRIP LINE AS DEPICTED IN THE TREE PROTECTION DETAIL.

COMPONENT SPECIFICATIONS:

CONTROLLER
RAIN SENSOR
SOLENOID VALVES
PERFORMANCE SPECIFICATIONS
ROTOR TYPE IRRIGATION HEADS
PERFORMANCE SPECIFICATIONS
SPRAY TYPE IRRIGATION HEADS
PERFORMANCE SPECIFICATIONS
FLOOD BUBBLER TYPE IRRIGATION HEADS

RAIN BIRD ESP SERIES 4 STATION
OUTDOOR CONTROLLER MINI-CLICK II
RAIN BIRD PEB SERIES VALVES 1" TO 2"
SIZE 20-200 PSI, 25-200 GPM
RAIN BIRD T-BIRD SERIES
RADIUS 16'-50'
2.5-65 PSI, 63-9.1 GPM
RAIN BIRD UNI-SPRAY SERIES 6" POP-UP
RADIUS 7'-18'
15-70PSI, 48-5.32 GPM RAIN BIRD
UNI-SPRAY SERIES 6" POP-UP

(OR APPROVED EQUAL)

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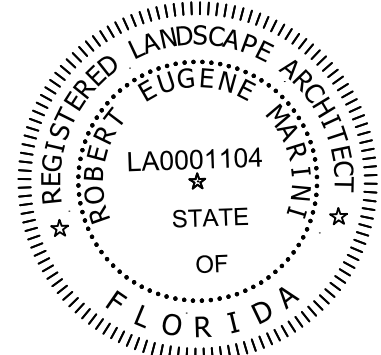


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CG/MP

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REM

SCALE:
AS NOTED

DATE:
5/19/2025

PROJECT NO.:
N/A

DRAWING NO.:

L-2

PROJECT LOCATION: