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PROJECT NAME

8400 NW 36 ST DORAL,FLORIDA

Permit Set: Landscape Architecture

December 10, 2025

PREPARED FOR:

modis architects

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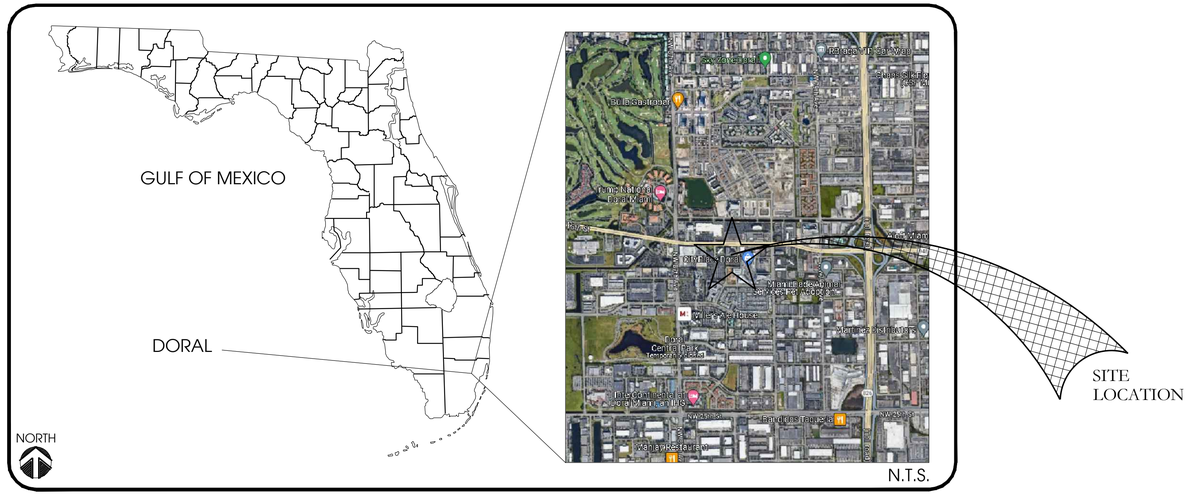
VICINITY MAP



REVISIONS		
REV	DATE	COMMENT
2	9/6/2024	SITE PLAN REVISION
3	12/10/2025	SITE PLAN REVISION

PREPARED BY:

REGISTERED LANDSCAPE ARCHITECT
MATTHEW E. McFADDEN
LA6666891
STATE OF FLORIDA

Digitally signed by Matthew E McFadden
Date: 2025.12.10 15:57:13 -05'00'

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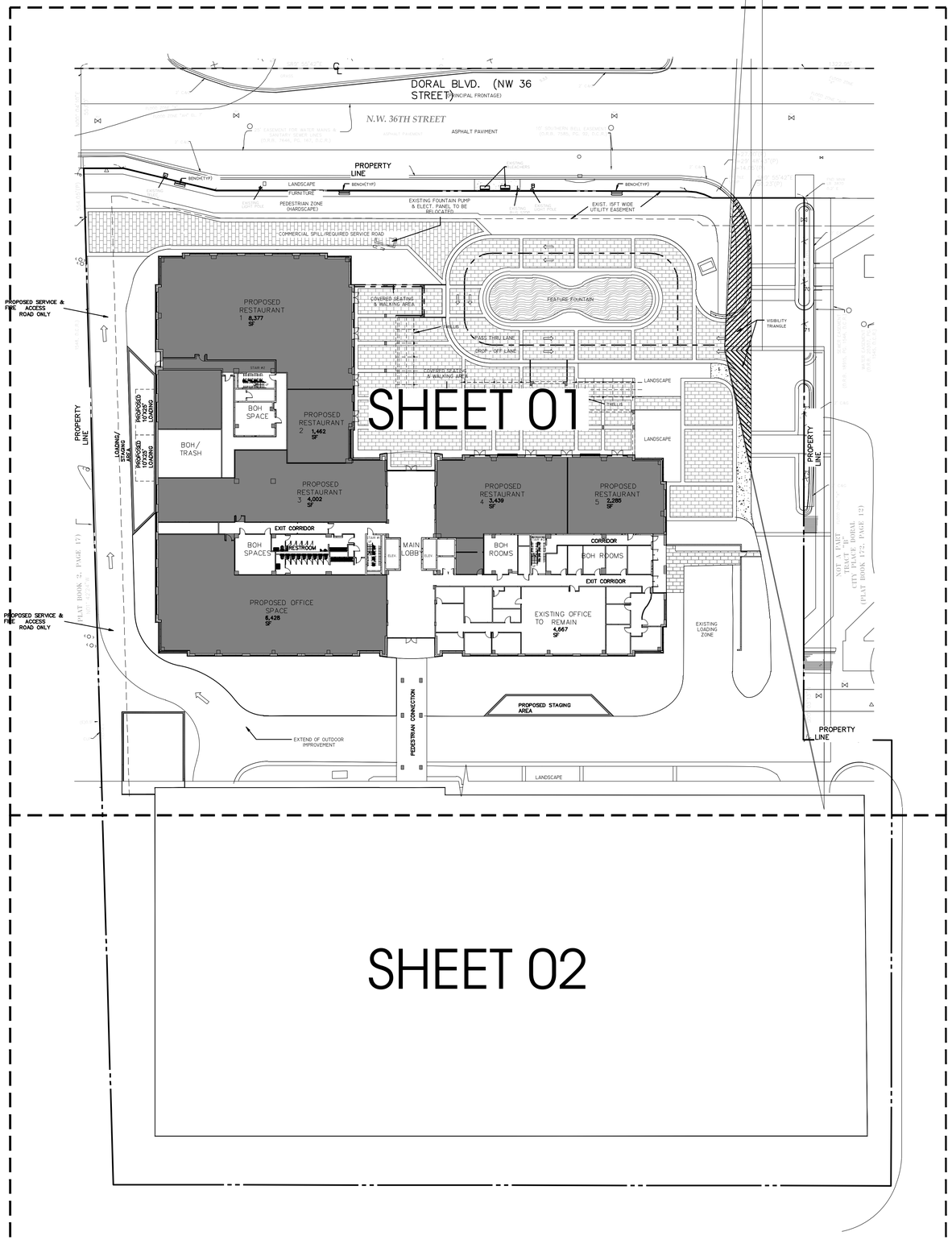
PRINT DATE: 10-Dec-25
DRAWING SIZE: 24" X 36"



SHEET 02

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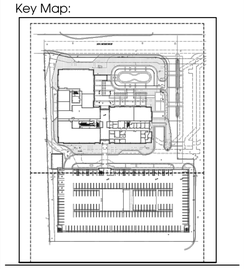
Key Map:



Owner:

modis architects

8400 NW 36 ST,DORAL,FLORIDA

PERMIT
KEY MAP

Rev:	Date:	Description:	By:
2	09/06/2024	BASE CHANGE	DF
3	12/10/2025	BASE CHANGE	FA

Date: 2024-03-12	Scale: SEE PLAN
Drawn By: BS	Designed By:BS
Approved By: MF	Project No: 24013
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Seal:

Sheet Number:

KM-00

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PRINT DATE: 10-Dec-25
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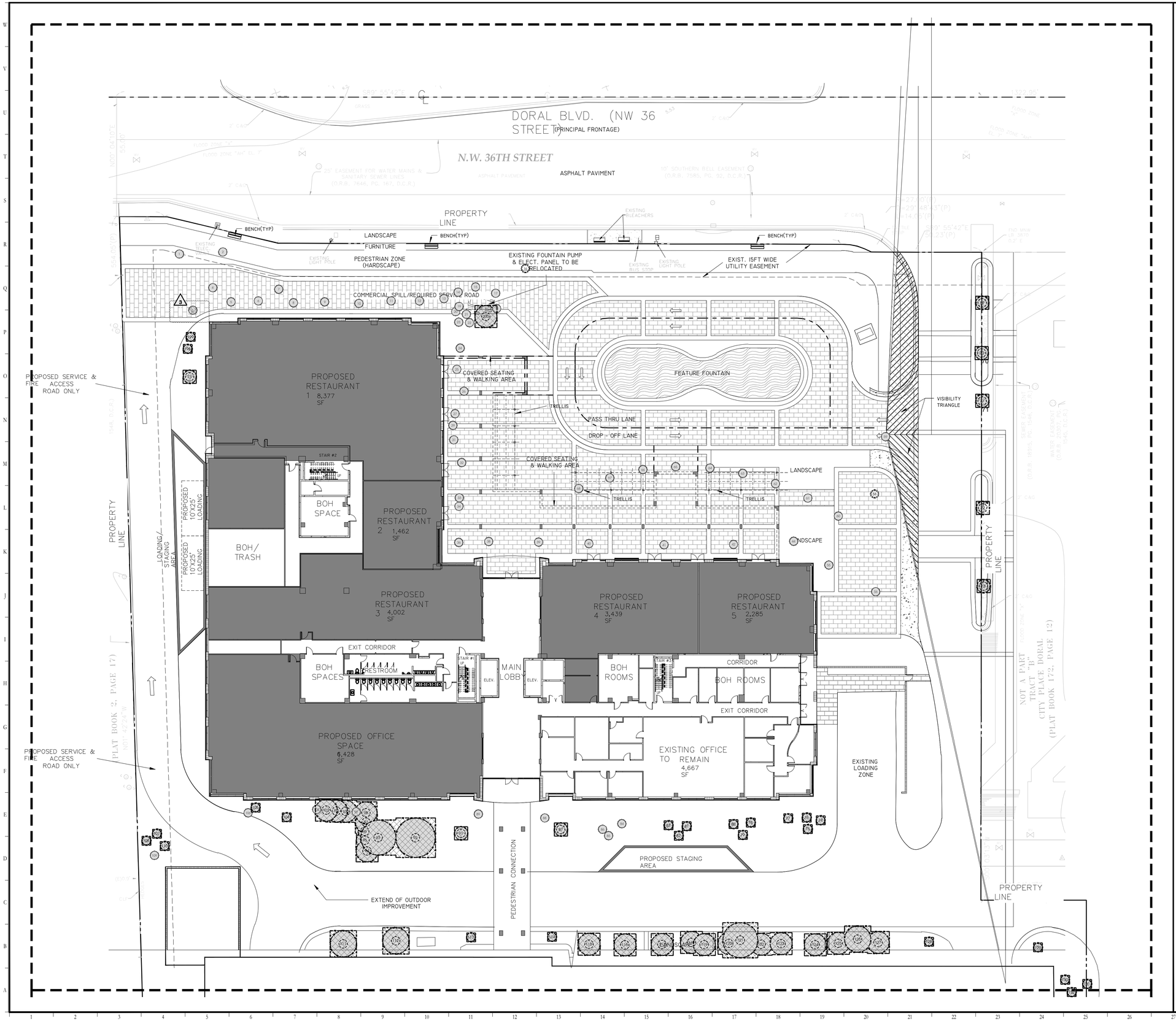
LANDSCAPE INSTALLATION NOTES :

1. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND BASE INFORMATION PRIOR TO INITIATING PLANTING INSTALLATION. ALL EXISTING PLANTING SHALL REMAIN INTACT AND UNDISTURBED UNLESS OTHERWISE NOTED ON THE PLANS.
2. CONTRACTOR SHALL NOTIFY ALL NECESSARY UTILITY COMPANIES 48 HOURS MINIMUM PRIOR TO DIGGING FOR VERIFICATION OF ALL UNDERGROUND UTILITIES, IRRIGATION AND ALL OTHER OBSTRUCTIONS AND COORDINATE WITH OWNER'S REPRESENTATIVE PRIOR TO INITIATING OPERATIONS. DRAWINGS ARE PREPARED ACCORDING TO THE BEST INFORMATION AVAILABLE AT THE TIME OF PREPARING THESE DOCUMENTS.
3. CONTRACTOR SHALL FAMILIARIZE HIMSELF/HERSELF WITH EXISTING SITE CONDITIONS PRIOR TO INITIATING PLANTING. ALL EXISTING SITE FURNISHINGS, PAVING, LANDSCAPE AND OTHER ELEMENTS TO REMAIN SHALL BE PROTECTED FROM ANY DAMAGE UNLESS OTHERWISE NOTED.
4. UNLESS OTHERWISE NOTED, THE LIMITS OF CONSTRUCTION ARE THE CLEARING LIMITS NOTED ON THE DRAWINGS. (REFER TO CIVIL ENGINEERING DRAWINGS).
5. REPORT ANY DISCREPANCIES BETWEEN THE CONSTRUCTION DRAWINGS AND FIELD CONDITIONS TO THE OWNER'S REPRESENTATIVE IMMEDIATELY.
6. LANDSCAPE CONTRACTOR SHALL COORDINATE ALL WORK WITH RELATED CONTRACTORS AND WITH THE GENERAL CONSTRUCTION OF THE PROJECT IN ORDER NOT TO IMPEDE THE PROGRESS OF THE WORK OF OTHERS OR THE CONTRACTOR'S OWN WORK.
7. CONTRACTOR SHALL BE RESPONSIBLE TO REMOVE EXISTING GROUND COVER FOR ALL PLANTING BEDS AS SPECIFIED PRIOR TO PLANTING INSTALLATION. CONTRACTOR SHALL BE RESPONSIBLE TO REPLACE ALL PORTIONS OF EXISTING LAWN AREAS DAMAGED WHILE COMPLETING PLANTING INSTALLATION WITH THE SAME GRASS SPECIES TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE.
8. THE CONTRACTOR SHALL BEAR ALL COSTS OF TESTING OF SOILS, AMENDMENTS, ETC. ASSOCIATED WITH THE WORK AND INCLUDED IN THE SPECIFICATIONS PRIOR TO COMMENCEMENT OF THE LANDSCAPE PLANTING WORK. THE CONTRACTOR SHALL PROVIDE COMPLETE SOIL TESTS FOR AT LEAST TWO ON-SITE AREAS ONE OF WHICH PLANTING AREA THAT HAS BEEN IMPACTED BY CONSTRUCTION ACTIVITIES.
9. ALL PLANT MATERIAL SHALL BE IN FULL AND STRICT ACCORDANCE WITH THE FLORIDA GRADES AND STANDARDS FOR NURSERY PLANTS AS PUBLISHED BY THE STATE OF FLORIDA DEPARTMENT OF AGRICULTURE. ALL PLANT MATERIAL SHALL MEET FLORIDA #1 OR BETTER.
10. ALL TREES SHALL HAVE SIX FEET (6') CLEAR TRUNK UNLESS OTHERWISE SPECIFIED.
11. ALL CONTAINER SIZES NOTED ON PLANT LIST ARE MINIMUM. INCREASE SIZE IF NECESSARY TO CONFORM TO PLANT SIZE AND SPECIFICATIONS.
12. ALL TREE CALIPER SIZES NOTED ON PLANT LIST ARE MINIMUM. INCREASE SIZE IF NECESSARY TO CONFORM TO PLANT SIZE AND SPECIFICATIONS.
13. ANY TREES WITH A TRUNK FORMED "V" SHAPE CROTCH WILL BE REJECTED.
14. EROSION CONTROL FABRIC SHALL BE INSTALLED IN ALL SHRUB AND GROUND COVER PLANTING AREAS AS PER SPECIFICATIONS FOR ALL SLOPES THAT EXCEED 3:1 . SEE GRADING PLANS FOR LOCATION OF SLOPES GREATER THAN 3:1 AND ADJACENT TO ANY WETLAND AREAS.
15. TYPICALLY, SHRUB AND GROUND COVER PLANTINGS ARE SHOWN AS MASS PLANTING BEDS. PLANTS SHALL BE PLACED ON A TRIANGULAR SPACING CONFIGURATION (STAGGERED SPACING). PLANT CENTER TO CENTER DIMENSIONS (O.C.) ARE LISTED UNDER "COMMENTS" ON THE DIMENSIONS (O.C.) ARE LISTED UNDER "COMMENTS" ON THE PLANT LIST.
16. LANDSCAPE CONTRACTOR SHALL FIELD STAKE THE LOCATION OF ALL PLANT MATERIAL PRIOR TO INITIATING INSTALLATION FOR THE REVIEW AND APPROVAL OF THE OWNER'S REPRESENTATIVE AND/OR LANDSCAPE ARCHITECT.
17. LANDSCAPE CONTRACTOR SHALL FIELD ADJUST LOCATION OF PLANT MATERIAL AS NECESSARY TO AVOID DAMAGE TO ALL EXISTING UNDERGROUND UTILITIES AND/OR EXISTING ABOVE GROUND ELEMENTS. ALL CHANGES REQUIRED SHALL BE COMPLETED AT THE CONTRACTOR'S EXPENSE AND SHALL BE COORDINATED WITH THE OWNER'S REPRESENTATIVE AND THE LANDSCAPE ARCHITECT.
18. CONTRACTOR SHALL MULCH ALL NEW PLANT MATERIAL THROUGHOUT AND COMPLETELY TO DEPTH SPECIFIED.
19. ANY SUBSTITUTIONS IN SIZE AND/OR PLANT MATERIAL MUST BE APPROVED BY LANDSCAPE ARCHITECT AND/OR OWNER'S REPRESENTATIVE BEFORE PLANTING CAN BEGIN.
20. CONTRACTOR SHALL REFER TO THE LANDSCAPE PLANTING DETAILS, PLANT LIST, GENERAL NOTES AND THE PROJECT MANUAL AND SPECIFICATIONS FOR FURTHER AND COMPLETE LANDSCAPE PLANTING INSTRUCTIONS.
21. LANDSCAPE CONTRACTOR SHALL COORDINATE ALL PLANTING WORK WITH IRRIGATION WORK. LANDSCAPE PLANTING WORK WITH IRRIGATION WORK. LANDSCAPE WATERING AS REQUIRED BY OWNER'S REPRESENTATIVE TO SUPPLEMENT IRRIGATION WATERING AND RAINFALL. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR HAND WATERING IN ALL PLANTING AREAS, REGARDLESS OF THE STATUS OF EXISTING OR PROPOSED IRRIGATION.
22. LANDSCAPE CONTRACTOR SHALL CLEAN THE WORK AREAS AT THE END OF EACH WORKING DAY. RUBBISH AND DEBRIS SHALL BE COLLECTED AND DEPOSITED OFF-SITE DAILY. ALL MATERIALS, PRODUCTS AND EQUIPMENT SHALL BE STORED IN AN ORGANIZED FASHION AS DIRECTED BY THE OWNER'S REPRESENTATIVE.
23. LANDSCAPE CONTRACTOR SHALL RE-GRADE ALL AREAS DISTURBED BY PLANT REMOVAL, RELOCATION AND/OR INSTALLATION WORK. LANDSCAPE CONTRACTOR SHALL REPLACE (BY EQUAL SIZE AND QUALITY) ANY AND ALL EXISTING PLANT MATERIAL DISTURBED OR DAMAGED BY PLANT REMOVAL, RELOCATION AND/OR INSTALLATION.
24. CONTRACTORS SHALL COMPLY WITH ALL NPDES REQUIREMENTS.
25. LANDSCAPE CONTRACTOR SHALL ENSURE THAT ALL PLANTING AREAS IMPACTED BY CONSTRUCTION ACTIVITIES ARE MADE SUITABLE FOR PLANTING AREAS. THIS INCLUDES BUT IS NOT LIMITED TO COMPACTED SOILS AND FILL MATERIALS, POORLY DRAINED SOILS AND SOILS WITH DEBRIS. OWNER'S REP AND LANDSCAPE ARCHITECT MUST BE CONSULTED WITH WHEN POOR PLANTING CONDITIONS ARE PRESENT PRIOR TO COMMENCEMENT OF WORK.
26. LANDSCAPE CONTRACTOR SHALL REMOVE OR SPRAY ANY INVASIVE PLANT MATERIALS FOUND ON SITE.
27. LANDSCAPE CONTRACTOR SHALL PROVIDE AN ALLOWANCE FOR TREE PRUNING. AND TREE LIMBS THOUGH TO ENDANGER LIFE OR PROPERTY SHALL BE PRUNED.

ID #	Common Name	Botanical Name	DBH (inches)	Canopy Area	Spread (feet)	Height (feet)	CRZ/TPZ (d.b.h. from trunk)	Native (Yes/No)	Condition	Disposition	DBH REMOVED	Visual Health / Notes
1	Live oak	Quercus virginiana	13.00	572.27	27	35	7	Y	Moderate	REMOVE	13.00	Large, deep old wound on South side of tree 15" above ground
2	Live oak	Quercus virginiana	13.00	346.19	21	30	7	Y	Fair	REMOVE	13.00	Thinner canopy, 2' wound on North side 8' high
3	Cabbage palm	Sabal Palmetto	9	78.50	10	42	2	Y	Good	REMAIN		
4	Cabbage palm	Sabal Palmetto	9.75	78.50	10	45	2	Y	Good	REMOVE	10.00	
5	Cabbage palm	Sabal Palmetto	10.25	78.50	10	45	2	Y	Good	REMOVE	11.00	
6	Japanese privet	Ligustrum japonicum	10.50	200.96	16	18	5	N	Moderate	REMOVE	11.00	2 leaders, leaning North
7	Live oak	Quercus virginiana	19.25	572.27	27	35	5	Y	Good	REMOVE	11.00	Good leader, upright form
8	Japanese privet	Ligustrum japonicum	11.00	176.63	15	15	5	N	Good	REMOVE	11.00	2 leaders, leaning North
9	Japanese privet	Ligustrum japonicum	18.00	254.34	18	18	5	N	Fair	REMOVE	36.00	4 leaders, leaning North
10	Japanese privet	Ligustrum japonicum	18.25	254.34	18	17	5	N	Fair	REMOVE	37	4 leaders, leaning North
11	Cabbage palm	Sabal Palmetto	8.50	78.50	10	39	2	Y	Good	REMOVE	9.00	
12	Cabbage palm	Sabal Palmetto	12.00	78.50	10	54	2	Y	Good	REMOVE	12.00	
13	Cabbage palm	Sabal Palmetto	10.75	78.50	10	48	2	Y	Good	REMOVE	11.00	
14	Areca Palm	Dypsis Lutescens	32.00	113.04	12	18	2	N	Good	REMOVE	32.00	15 Canes
15	Areca Palm	Dypsis Lutescens	30.00	113.04	12	18	2	N	Good	REMOVE	30.00	19 Canes
16	Senegal date palm	Phoenix reclinata	72.00	346.19	21	18	3	N	Good	RELOCATE		15 canes
17	Solitaire Palm	Ptychosperma elegans	24.00	78.50	10	15	2	N	Good	REMOVE	24.00	6 canes
18	Solitaire Palm	Ptychosperma elegans	30.00	153.86	14	18	2	N	Good	REMOVE	30.00	19 canes
19	Japanese privet	Ligustrum japonicum	5.25	113.04	12	17	5	N	Poor	REMOVE	6.00	No, only 1 trunk left, crowded out by surroundings
20	Japanese privet	Ligustrum japonicum	8.25	254.34	18	15	5	N	Poor	REMOVE	9.00	Several large branches have been removed and pruning areas are decaying
21	Japanese privet	Ligustrum japonicum	8.25	176.63	15	12	5	N	Moderate	REMOVE	9.00	2 leaders, crowded by surroundings, thin canopy
22	Japanese privet	Ligustrum japonicum	6.00	113.04	12	12	5	N	Moderate	REMOVE	6.00	2 leaders, leaning East, crowded by surroundings
23	Cabbage palm	Sabal Palmetto	13.50	78.50	10	52	2	Y	Good	REMOVE	14.00	
24	Cabbage palm	Sabal Palmetto	11.00	78.50	10	48	2	Y	Good	REMOVE	11.00	
25	Foxtail palm	Wodetia bifurcata	9.75	254.34	18	39	2	N	Poor	REMOVE	10.00	
26	Foxtail palm	Wodetia bifurcata	8.00	254.34	18	35	2	N	Poor	REMOVE	8.00	
27	Foxtail palm	Wodetia bifurcata	9.00	254.34	18	35	2	N	Poor	REMOVE	9.00	
28	SHARED ROOT									N/A		1 palm with 29
29	Solitaire Palm	Ptychosperma elegans	9.50	176.63	15	30	2	N	Good	REMOVE	10.00	3 canes
30	SHARED ROOT									N/A		1 palm with 20
31	Foxtail palm	Wodetia bifurcata	8.75	113.04	12	30	2	N	Poor	REMOVE	9.00	Weak spear frond, needs nutrition
32	Foxtail palm	Wodetia bifurcata	8.00	176.63	15	35	2	N	Poor	REMOVE	8.00	
33	Foxtail palm	Wodetia bifurcata	8.50	176.63	15	40	2	N	Poor	REMOVE	9.00	
34	Solitaire Palm	Ptychosperma elegans	10.50	176.63	15	38	2	N	Good	REMOVE	11.00	
35	SHARED ROOT									N/A		1 palm with 36
36	Solitaire Palm	Ptychosperma elegans	10.25	314.00	20	38	2	N	Good	REMOVE	11.00	
37	SHARED ROOT									N/A		1 palm with 36
38	Dragon Tree	Dracena draco	30.00	113.04	12	20	2	N	Moderate	REMOVE	60	Multiple canes, some decay, more of an overgrown shrub
39	Dragon Tree	Dracena draco	42.00	176.63	15	20	2	N	Moderate	REMOVE	84	Multiple canes, some decay, more of an overgrown shrub
40	Solitaire Palm	Ptychosperma elegans	4.00	50.24	8	33	2	N	Good	REMOVE	4.00	
41	Solitaire Palm	Ptychosperma elegans	7.00	176.63	15	30	2	N		REMOVE	7.00	2 canes
42	Solitaire Palm	Ptychosperma elegans	9.25	176.63	15	33	2	N		REMOVE	10.00	3 canes, needs nutrition
43	NO TREE FOUND									N/A		No trees/palm present
44	Solitaire Palm	Ptychosperma elegans	9.00	78.50	10	18	2	N	Moderate	REMOVE	9.00	3 canes, one very weak, needs nutrition
45	NOT CALLED OUT											
46	NOT CALLED OUT											
47	NOT CALLED OUT											
48	NOT CALLED OUT											
49	NOT CALLED OUT											
50	NOT CALLED OUT											
51	NOT CALLED OUT											
52	NOT CALLED OUT											
53	NOT CALLED OUT											
54	NOT CALLED OUT											
55	Solitaire Palm	Ptychosperma elegans	9.75	176.63	15	24	2	N	Good	REMOVE	10.00	
56	Senegal date palm	Phoenix reclinata	20.25	490.63	25	18	3	N	Moderate	REVOME	21.00	4 canes, old root ball, thin due to new canes not being allowed to grow
57	Bromeliads	Bromeliads	DOES NOT							N/A		Bromeliad in planter
58	Senegal date palm	Phoenix reclinata	30.00	490.63	25	15	3	N	Fair	RELOCATE		6 canes
59	Date Palm	Phoenix dactylifera	17.00	490.63	25	47	3	N	Good	REMOVE	17.00	
60	Bromeliads	Bromeliads	DOES NOT							N/A		Bromeliad in planter
61	Bromeliads	Bromeliads	DOES NOT							N/A		Bromeliad in planter
62	Bromeliads	Bromeliads	DOES NOT							N/A		Bromeliad in planter
63	Bromeliads	Bromeliads	DOES NOT							N/A		Bromeliad in planter
64	Bromeliads	Bromeliads	DOES NOT							N/A		Bromeliad in planter
65	Bromeliads	Bromeliads	DOES NOT							N/A		Bromeliad in planter
66	Bromeliads	Bromeliads	DOES NOT							N/A		Bromeliad in planter
67	Bromeliads	Bromeliads	DOES NOT							N/A		Bromeliad in planter
68	Bromeliads	Bromeliads	DOES NOT							N/A		Bromeliad in planter
69	Date Palm	Phoenix dactylifera	16	490.63	25	40	3	N	Good	REMAIN		
70	Date Palm	Phoenix dactylifera	17	490.63	25	42	3	N	Good	REMAIN		
71	Date Palm	Phoenix dactylifera	16	490.63	25	42	3	N	Good	REMAIN		
72	Date Palm	Phoenix dactylifera	17.5	490.63	25	45	3	N	Good	REMAIN		
73	Date Palm	Phoenix dactylifera	16	490.63	25	42	3	N	Good	REMAIN		
74	Cabbage palm	Sabal Palmetto	10	78.50	10	25	2	Y	Good	REMAIN		
75	Cabbage palm	Sabal Palmetto	12	78.50	10	25	2	Y	Good	REMAIN		
76	Cabbage palm	Sabal Palmetto	12	78.50	10	26	2	Y	Good	REMAIN		
77	Cabbage palm	Sabal Palmetto	8.5	78.50	10	21	2	Y	Good	REMAIN		
78	Cabbage palm	Sabal Palmetto	9.5	78.50	10	23	2	Y	Good	REMAIN		
79	Cabbage palm	Sabal Palmetto	11	78.50	10	27	2	Y	Good	REMAIN		
80	Cabbage palm	Sabal Palmetto	11	78.50	10	25	2	Y	Good	REMAIN		
81	Cabbage palm	Sabal Palmetto	10.5	78.50	10	31	2	Y	Good	REMAIN		
82	Cabbage palm	Sabal Palmetto	10.25	78.50	10	25	2	Y	Good	REMAIN		
83	Cabbage palm	Sabal Palmetto	10	78.50	10	30	2	Y	Good	REMAIN		
84	Japanese privet	Ligustrum japonicum	8.25	176.63	15	12	5	N	Fair	REMOVE	9.00	3 leaders, thin canopy
85	Japanese privet	Ligustrum japonicum	5.00	78.50	10	10	5	N	Fair	REMOVE	5.00	leaning South, thin canopy
86	Japanese privet	Ligustrum japonicum	11.00	176.63	15	12	5	N	Fair	REMOVE	11.00	3 leaders, thin canopy
87	Royal Palm	Roystonea Regia	13.5	490.63	25	60	3	Y		REMAIN		
88	Pygmy date palm	Phoenix Roebelenii	4.00	28.26	6	8	2	N	Fair	REMOVE	4.00	Single
89	Pygmy date palm	Phoenix Roebelenii	8.00	78.50	10	8	2	N	Fair	REMOVE	8.00	Double
90	SHARED ROOT									N/A		1 palm with 89
91	Royal Palm	Roystonea Regia	13	490.63	25	60	3	Y	Fair	REMAIN		
92	Live oak	Quercus virginiana	16.75	1256.00	40	50	9	Y	Good	REMAIN		
93	Live oak	Quercus virginiana	15	490.63	25	45	8	Y	Good	REMAIN		
94	Japanese privet	Ligustrum japonicum	6.5	176.63	15	12	5	N	Fair	REMAIN		3 leaders
95	Japanese privet	Ligustrum japonicum	3.75	153.86	14	10	4	N	Fair	REMAIN		Leaning South, shaded out by others
96	Japanese privet	Ligustrum japonicum	2.5	28.26	6	8	3	N	Fair	REMAIN		Leaning South, shaded out by others
97	Japanese privet	Ligustrum japonicum	7.5	78.50	10	12	5	N	Good	REMAIN		2 leaders
98	Japanese privet	Ligustrum japonicum	9	254.34	18	15	5	N	Good	REMAIN		3 leaders
99	Japanese privet	Ligustrum japonicum	4.50	113.04	12	12	5	N	Moderate	REMOVE	5.00	thin canopy
100	Japanese privet	Ligustrum japonicum	7.5	113.04	12	15	5	N	Good	REMAIN		2 leaders
101	Japanese privet	Ligustrum japonicum	7.5	113.04	12	15	5	N	Good	REMAIN		2 leaders, leaning South
102	Japanese privet	Ligustrum japonicum	8.25	78.50	10	15	5	N	Good	REMAIN		2 leaders
103	Japanese privet	Ligustrum japonicum	3.50	28.26	6	8	5	N	Moderate	REMOVE	4.00	shaded out by others
104	Cabbage palm	Sabal Palmetto	10	78.50	10	21	2	Y	Good	REMAIN		
105	Cabbage palm	Sabal Palmetto	12	78.50	10	25	2	Y	Good	REMAIN		
106	Cabbage palm	Sabal Palmetto	10.50	78.50	10	19	2	Y	Poor	REMOVE	11.00	Decay at the base on East side
107	Cabbage palm	Sabal Palmetto	12	78.50	10	25	2	Y	Good	REMAIN		
108	Cabbage palm	Sabal Palmetto	10	78.50	10	26	2	Y	Good	REMAIN		
109	Cabbage palm	Sabal Palmetto	10.00	78.50	10	25	2	Y	Moderate	REMOVE	10.00	Fresh damage to base on Southeast side
110	Cabbage palm	Sabal Palmetto	9.5	78.50	10	22	2	Y	Good	REMAIN		
111	Pink Trumpet Tree	Tabebuia heterophylla	11.5	490.63	25	48	6	N	Good	REMAIN		
112	Pink Trumpet Tree	Tabebuia heterophylla	11.25	346.19	21	44	7	N	Good	REMAIN		
113	Solitaire Palm	Ptychosperma elegans	11.00	113.04	12	30	2	N	Good	REMAIN		3 canes
114	Solitaire Palm	Ptychosperma elegans	11.50	176.63	15	30	2	N	Good	REMAIN		3 canes
115	Japanese privet	Ligustrum japonicum	7	176.63	15	20	5	N	Good	REMAIN		
116	Japanese privet	Ligustrum japonicum	15	572.27	27	18	5	N	Good	REMAIN		3 leaders
117	Japanese privet	Ligustrum japonicum	6.5	176.63	15	16	5	N	Fair	REMAIN		
118	Pink Trumpet Tree	Tabebuia heterophylla	9	314.00	20	36	5	N	Good	REMAIN		
119	Japanese privet	Ligustrum japonicum	6.5	176.63	15	15	5	N	Good	REMAIN		
120	Japanese privet	Ligustrum japonicum	4.5	78.50	10	8	5	N	Good	REMAIN		
121	Pink Trumpet Tree	Tabebuia heterophylla	14.5	283.39	19	42	8	N	Fair	REMAIN		
122	Japanese privet	Ligustrum japonicum	9.5	176.63	15	16	5	N	Good	REMAIN		2 leaders
123	Japanese privet	Ligustrum japonicum	12	176.63	15	15	5	N	Good	REMAIN		3 leaders
124	Japanese privet	Ligustrum japonicum	6	113.04	12	15	5	N	Good	REMAIN		
125	Japanese privet	Ligustrum japonicum	11.75	176.63	15	15	5	N	Good	REMAIN		4 leaders
126	Pink Trumpet Tree	Tabebuia heterophylla	10.5	379.94	22	40	8	N	Good	REMAIN		
127	Japanese privet	Ligustrum japonicum	8.75	200.96	16	12	5	N	Good	REMAIN		2 leaders, wound on NW leader but wound wood is healthy
128	Solitaire Palm	Ptychosperma elegans	11.50	200.96	16	32	2	N	Fair	REMAIN		3 canes
129	Solitaire Palm	Ptychosperma elegans	7.50	200.96	16	32	2	N	Good	REMAIN		2 canes
130	Cabbage palm	Sabal Palmetto	11.75	78.50	10	2	2	Y	Good	REMAIN		
131	Solitaire Palm	Ptychosperma elegans	4.25	113.04	12	25	2	N	Good	REMAIN		
132	SHARED ROOT		12	78.50	10	23	2	Y	Good	REMAIN		
133	Cabbage palm	Sabal Palmetto	12.5	78.50	10	28	2	Y	Good	REMAIN		
134	Solitaire Palm	Ptychosperma elegans	4.00	113.04	12	25	2	N	Good	REMAIN		
135	Solitaire Palm	Ptychosperma elegans	4.50	113.04	12	28	2	N	Good	REMAIN		
136	Cabbage palm	Sabal Palmetto	10.00	78.50	10	26	2	Y	Good	REMOVE	10.00	
137	Solitaire Palm	Ptychosperma elegans	4.75	113.04	12	30	2	N	Good	REMAIN		
138	Cabbage palm	Sabal Palmetto	12	78.50	10	26	2	Y	Good	REMAIN		
139	Cabbage palm	Sabal Palmetto	11.5	78.50	10	630	2	Y	Good	REMAIN		
140	Solitaire Palm	Ptychosperma elegans	4.75	113.04	12	27	2	N	Good	REMAIN		
141	Solitaire Palm	Ptychosperma elegans	4.00	113.04	12	25	2	N	Good	REMAIN		
142	Pink Trumpet Tree	Tabebuia heterophylla	15.25	706.50	30	50	8	N	Good	REMAIN		
143	Silver Buttonwood	Conocarpus erectus var. sericeus	8.5	490.63	25	30	5	Y	Good	REMAIN		DBH measured below co-doms
144	Cabbage palm	Sabal Palmetto	12	78.50	10	28	2	Y	Good	REMAIN		
145	Spanish Stopper	Eugenia foetida	3.25	78.50	10	14	2	Y	Good	REMAIN		
146	Cabbage palm	Sabal Palmetto	10.5	78.50	10	24	2	Y	Good	REMAIN		
147	Cabbage palm	Sabal Palmetto	11	78.50	10	26	2	Y	Good	REMAIN		
148	Spanish Stopper	Eugenia foetida	4	78.50	10	23	2	Y	Good	REMAIN		
149	Spanish Stopper	Eugenia foetida	3.5	63.59	9	23	2	Y	Good	REMAIN		
150	Spanish Stopper	Eugenia foetida	4.25	113.04	12	29	2	Y	Good	REMAIN		
151	Cabbage palm	Sabal Palmetto	10.25	78.50	10	26	2	Y	Good	REMAIN		
152	Spanish Stopper	Eugenia foetida	4.5	78.50	10	21	2	Y	Good	REMAIN		
153	Cabbage palm	Sabal Palmetto	10.75	78.50	10	26	2	Y	Good	REMAIN		
154	Cabbage palm	Sabal Palmetto	10	78.50	10	25	2	Y	Good	REMAIN		
155	Spanish Stopper	Eugenia foetida	4	63.59	9	23	2	Y	Fair	REMAIN		Some insects present on leaves
156	Spanish Stopper	Eugenia foetida	3.5	50.24	8	21	2	Y	Fair	REMAIN		Some insects present on leaves
157	Spanish Stopper	Eugenia foetida	4.25	78.50	10	20	2	Y	Fair	REMAIN		Some insects present on leaves
158	Royal Palm	Roystonea Regia	16.5	490.63	25	60	3	Y	Good	REMAIN		
159	Royal Palm	Roystonea Regia	15.75	490.63	25	60	3	Y	Good	REMAIN		
160	Weeping Fig	Ficus benjamina	17.25	490.63	25	30	5	N	Good	REMAIN		4 leaders, part of a hedge row along property line
161	NO TREE FOUND									N/A		No trees/palm present
162	Royal Palm	Roystonea Regia	13.25	490.63	25	52	3	Y	Good	REMAIN		
163	Live oak hybrid	Quercus spp.	15.25	706.50	30	40	8	Y	Good	REMAIN		larger TPZ due to alt roots being on surface
164	Live oak hybrid	Quercus spp.	38	1590.43	45	45	9	Y	Good	REMAIN		larger TPZ due to alt roots being on surface, has a birds nest in it
165	Cabbage palm	Sabal Palmetto	12.25	78.50	10	50	2	Y	Good	REMAIN		
166	Solitaire Palm	Ptychosperma elegans	3.5	113.04	12	24	2	N	Good	REMAIN		
167	Cabbage palm	Sabal Palmetto	13.25	78.50	10	60	2	Y	Good	REMAIN		
168	Solitaire Palm	Ptychosperma elegans	4.5	113.04	12	27	2	N	Good	REMAIN		
169	Cabbage palm	Sabal Palmetto	12.25	78.50	10	50	2	Y	Good	REMAIN		
170	Cabbage palm	Sabal Palmetto	10	78.50	10	16	2	Y	Good	REMAIN		
171	Pink Trumpet Tree	Tabebuia heterophylla	11.75	314.00	20	40	6	N	Good	REMAIN		
172	Pink Trumpet Tree	Tabebuia heterophylla	8.5	113.04	12	35	5	N	Poor	REMAIN		Yellow, declining leaves; structural issues halfway up the tree
173	Mango	Mangifera indica	8	314.00	20	30	8	N	Good	REMAIN		
174	Solitaire Palm	Ptychosperma elegans	3.5	113.04	12	20	2	N	Good	REMAIN		
175	NO TREE FOUND									N/A		No trees/palm present
176	Cabbage palm	Sabal Palmetto	13.5	78.50	10	60	2	Y	Good	REMAIN		
177	NO TREE FOUND									N/A		No trees/palm present
178	Gumbo limbo	Bursera simaruba	11.25	706.50	30	35	6	Y	Good	REMAIN		
179	NO TREE FOUND									N/A		No trees/palm present
180	Pink Trumpet Tree	Tabebuia heterophylla	13.25	572.27	27	40	7	N	Good	REMAIN		
181	Pink Trumpet Tree	Tabebuia heterophylla	21.25	1017.36	36	45	12	N	Moderate	REMOVE	43	Excessive surface roots
182	Cabbage palm	Sabal Palmetto	12.25	78.50	10	50	2	Y	Good	REMOVE	12.25	
183	Water Oak	Quercus nigra	10.75	226.87	17	18	6	Y	Poor	REMAIN		leader removed; dead branches at the top
184	Solitaire Palm	Ptychosperma elegans	4.5	113.04	12	28	2	N	Good	REMAIN		
185	Solitaire Palm	Ptychosperma elegans	3	113.04	12	18	2	N	Good	REMAIN		
186	Solitaire Palm	Ptychosperma elegans	3.75	113.04	12	26	2	N	Good	REMAIN		
187	Royal Palm	Roystonea Regia	13.5	490.63	25	50	3	Y	Good	REMAIN		
188	Royal Palm	Roystonea Regia	DECEASED							N/A		Dead, no top
189	Royal Palm	Roystonea Regia	18	490.63	25	50	3	Y	Good	REMAIN		3 canes, 1 in decline
190	Solitaire Palm	Ptychosperma elegans	26	254.34	18	25	2	N	Good	REMAIN		5' stump only
191	TREE STUMP									N/A		
192	Pink Trumpet Tree	Tabebuia heterophylla	19	1017.36	36



SYMBOL LEGEND

- Tree to Relocate
- Tree to Remove
- Tree to Remain
- CRITICAL ROOT ZONE
- TREE PROTECTION ZONE

Designed By:

INNOVATIONS DESIGN GROUP

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WWW.INNOVATIONS-DESIGN.COM ■ 407-440-3574

Key Map:

Owner:

modis architects

8400 NW 36 ST,DORAL,FLORIDA

PERMIT
TREE DISPOSITION PLAN

Rev:	Date:	Description:	By:
2	09/06/2024	BASE CHANGE	DF
3	12/10/2025	BASE CHANGE	FA

Date: 2024-03-12	Scale: SEE PLAN
Drawn By: BS	Designed By:BS
Approved By: MF	Project No: 24013
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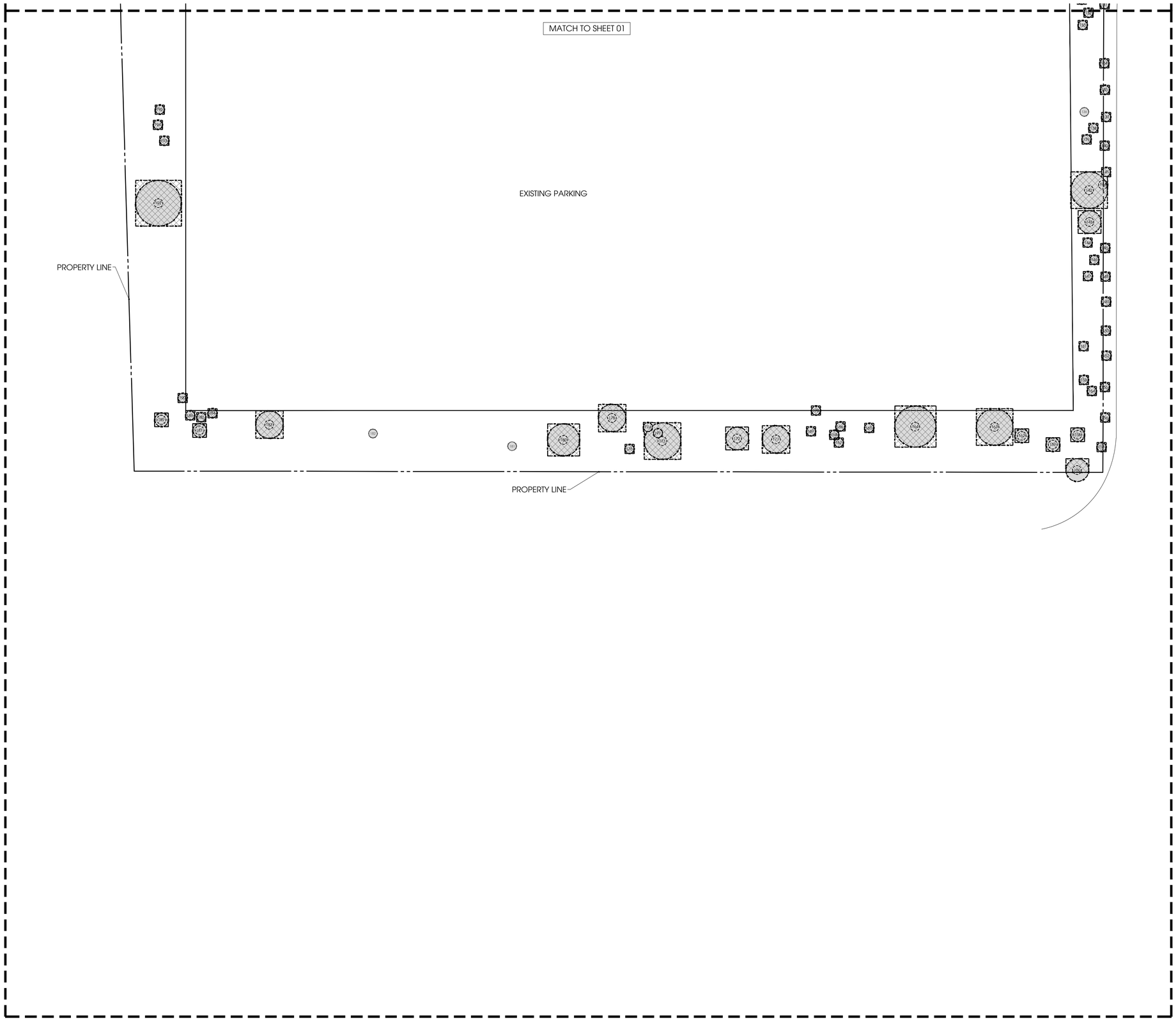
Seal:

Sheet Number:

TD-01

FILE: Z:\4 Studio\Projects\2024\24013 - 8400 NW 36 STREET\2 Autocad\5 Permit\Sheets\24013-01- Tree Disposition Plan.dwg
PRINT DATE: 10-Dec-25
DRAWING SIZE: 24" X 36"



SYMBOL LEGEND

- Tree to Relocate
- Tree to Remove
- Tree to Remain
- CRITICAL ROOT ZONE
- TREE PROTECTION ZONE

NORTH

0 10' 20' 40'

SCALE: 1" = 20'-0"

Designed By:

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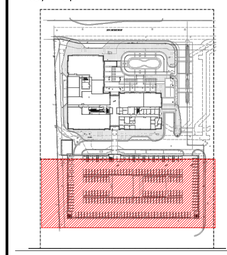
Key Map:



Owner:

modis architects

8400 NW 36 ST,DORAL,FLORIDA

PERMIT
TREE DISPOSITION PLAN

Rev:	Date:	Description:	By:
2	09/06/2024	BASE CHANGE	DF
3	12/10/2025	BASE CHANGE	FA

Date: 2024-03-12	Scale: SEE PLAN
Drawn By: BS	Designed By:BS
Approved By: MF	Project No: 24013

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Seal:

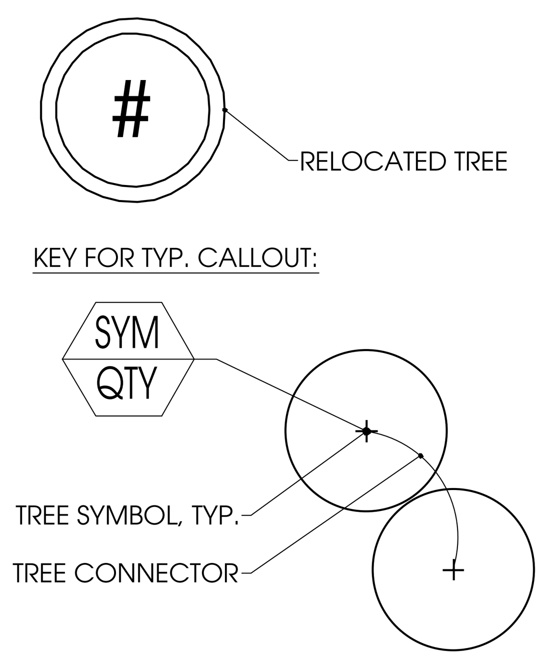
Sheet Number:

TD-02

FILE: Z:\4 Studio\Projects\2024\24013 - 8400 NW 36 STREET\2 Autocad\5 Permit\Sheets\24013-01 - Tree Disposition Plan.dwg
PRINT DATE: 10-Dec-25
DRAWING SIZE: 24" X 36"

Total number of trees to remain	**43**
Total number of Palm to remain	71

NOTE:
PLANT MATERIAL SHALL COMPLY WITH REQUIRED INSPECTIONS, GRADING STANDARDS AND PLANT REGULATIONS AS SET FORTH BY THE FLORIDA DEPARTMENT OF AGRICULTURE'S "GRADES AND STANDARDS OF NURSERY PLANTS, PART I", LATEST REVISIONS, AND "GRADES AND STANDARDS FOR NURSERY PLANTS, PART II FOR PALMS AND TREES", OR WITH SUPERSEDING STANDARDS CALLED FOR IN THESE SPECIFICATIONS. PLANTS SHALL CONFORM TO FLORIDA NO. 1 OR BETTER.



LANDSCAPE INSTALLATION NOTES :

1. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND BASE INFORMATION PRIOR TO INITIATING PLANTING INSTALLATION. ALL EXISTING PLANTING SHALL REMAIN INTACT AND UNDISTURBED UNLESS OTHERWISE NOTED ON THE PLANS.
2. CONTRACTOR SHALL NOTIFY ALL NECESSARY UTILITY COMPANIES 48 HOURS MINIMUM PRIOR TO DIGGING FOR VERIFICATION OF ALL UNDERGROUND UTILITIES, IRRIGATION AND ALL OTHER OBSTRUCTIONS AND COORDINATE WITH OWNER'S REPRESENTATIVE PRIOR TO INITIATING OPERATIONS. DRAWINGS ARE PREPARED ACCORDING TO THE BEST INFORMATION AVAILABLE AT THE TIME OF PREPARING THESE DOCUMENTS.
3. CONTRACTOR SHALL FAMILIARIZE HIMSELF/HERSELF WITH EXISTING SITE CONDITIONS PRIOR TO INITIATING PLANTING. ALL EXISTING SITE FURNISHINGS, PAVING, LANDSCAPE AND OTHER ELEMENTS TO REMAIN SHALL BE PROTECTED FROM ANY DAMAGE UNLESS OTHERWISE NOTED.
4. UNLESS OTHERWISE NOTED, THE LIMITS OF CONSTRUCTION ARE THE CLEARING LIMITS NOTED ON THE DRAWINGS. (REFER TO CIVIL ENGINEERING DRAWINGS).
5. REPORT ANY DISCREPANCIES BETWEEN THE CONSTRUCTION DRAWINGS AND FIELD CONDITIONS TO THE OWNER'S REPRESENTATIVE IMMEDIATELY.
6. LANDSCAPE CONTRACTOR SHALL COORDINATE ALL WORK WITH RELATED CONTRACTORS AND WITH THE GENERAL CONSTRUCTION OF THE PROJECT IN ORDER NOT TO IMPEDE THE PROGRESS OF THE WORK OF OTHERS OR THE CONTRACTOR'S OWN WORK.
7. CONTRACTOR SHALL BE RESPONSIBLE TO REMOVE EXISTING GROUND COVER FOR ALL PLANTING BEDS AS SPECIFIED PRIOR TO PLANTING INSTALLATION. CONTRACTOR SHALL BE RESPONSIBLE TO REPLACE ALL PORTIONS OF EXISTING LAWN AREAS DAMAGED WHILE COMPLETING PLANTING INSTALLATION WITH THE SAME GRASS SPECIES TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE.
8. CONTRACTOR SHALL PERFORM SOIL TESTING PRIOR TO INSTALLATION TO DETERMINE NUTRIENTS PRESENT IN SOIL, PH OF SOIL, AND SOIL TEXTURE OF TOP 12" OF SOIL. BASED ON THE RESULTS OF THE TESTS THE CONTRACT SHALL MAKE THE NECESSARY AMENDMENTS TO SUPPORT THE HEALTH OF THE NEWLY INSTALLED PLANTS.
9. ALL PLANT MATERIAL SHALL BE IN FULL AND STRICT ACCORDANCE WITH THE "AMERICAN STANDARD FOR NURSERY STOCK" AS PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN (AAN) AND THE PROJECT MANUAL AND SPECIFICATIONS. PLANT MATERIALS SHALL EXCEED IN SOME INSTANCES SOME SPECIFICATIONS IF NECESSARY TO MEET THE MINIMUM REQUIREMENTS OF OTHERS.
10. ALL PLANT MATERIAL SHALL BE IN FULL AND STRICT ACCORDANCE WITH THE FLORIDA GRADES AND STANDARDS FOR NURSERY PLANTS AS PUBLISHED BY THE STATE OF FLORIDA DEPARTMENT OF AGRICULTURE. ALL PLANT MATERIAL SHALL MEET FLORIDA #1 OR BETTER.
11. ALL TREES SHALL HAVE SIX FEET (6') CLEAR TRUNK UNLESS OTHERWISE SPECIFIED.
12. ALL CONTAINER SIZES NOTED ON PLANT LIST ARE MINIMUM. INCREASE SIZE IF NECESSARY TO CONFORM TO PLANT SIZE AND SPECIFICATIONS. ANY MATERIAL NOT MEETING THE SPECIFIED SIZE SHALL BE REMOVED AND REPLACED AT CONTRACTOR'S EXPENSE.
13. ALL TREE CALIPER SIZES NOTED ON PLANT LIST ARE MINIMUM. INCREASE SIZE IF NECESSARY TO CONFORM TO PLANT SIZE AND SPECIFICATIONS.ANY MATERIAL NOT MEETING THE SPECIFIED SIZE SHALL BE REMOVED AND REPLACED AT CONTRACTOR'S EXPENSE.
14. ANY TREES WITH A TRUNK FORMED "V" SHAPE CROTCH WILL BE REJECTED.
15. EROSION CONTROL FABRIC SHALL BE INSTALLED IN ALL SHRUB AND GROUND COVER PLANTING AREAS AS PER SPECIFICATIONS FOR ALL SLOPES THAT EXCEED 3:1 . SEE GRADING PLANS FOR LOCATION OF SLOPES GREATER THAN 3:1 AND ADJACENT TO ANY WETLAND AREAS.
16. TYPICALLY, SHRUB AND GROUND COVER PLANTINGS ARE SHOWN AS MASS PLANTING BEDS. PLANTS SHALL BE PLACED ON A TRIANGULAR SPACING CONFIGURATION (STAGGERED SPACING). PLANT CENTER TO CENTER DIMENSIONS (O.C.) ARE LISTED UNDER "SPACING" ON THE PLANT LIST.
17. LANDSCAPE CONTRACTOR SHALL FIELD STAKE THE LOCATION OF ALL PLANT MATERIAL PRIOR TO INITIATING INSTALLATION FOR THE REVIEW AND APPROVAL OF THE OWNER'S REPRESENTATIVE AND/OR LANDSCAPE ARCHITECT. ANY MATERIAL INSTALLED WITHOUT APPROVAL IS SUBJECT TO BEING RELOCATED AT THE CONTRACTOR'S EXPENSE.
18. LANDSCAPE CONTRACTOR SHALL FIELD ADJUST LOCATION OF PLANT MATERIAL AS NECESSARY TO AVOID DAMAGE TO ALL EXISTING UNDERGROUND UTILITIES AND/OR EXISTING ABOVE GROUND ELEMENTS. ALL CHANGES REQUIRED SHALL BE COMPLETED AT THE CONTRACTOR'S EXPENSE AND SHALL BE COORDINATED WITH THE OWNER'S REPRESENTATIVE AND THE LANDSCAPE ARCHITECT.
19. CONTRACTOR SHALL MULCH ALL NEW PLANT MATERIAL THROUGHOUT AND COMPLETELY TO DEPTH OF 3" UTILIZING HARDWOOD MULCH UNLESS OTHERWISE SPECIFIED.
20. ANY SUBSTITUTIONS IN SIZE AND/OR PLANT MATERIAL MUST BE APPROVED BY LANDSCAPE ARCHITECT AND/OR OWNER'S REPRESENTATIVE BEFORE PLANTING CAN BEGIN.
21. CONTRACTOR SHALL REFER TO THE LANDSCAPE PLANTING DETAILS, PLANT LIST, GENERAL NOTES AND THE PROJECT MANUAL (IF AVAILABLE) AND SPECIFICATIONS FOR FURTHER AND COMPLETE LANDSCAPE PLANTING INSTRUCTIONS.
22. LANDSCAPE CONTRACTOR SHALL COORDINATE ALL LANDSCAPE PLANTING WORK WITH IRRIGATION WORK. LANDSCAPE WATERING AS REQUIRED BY OWNER'S REPRESENTATIVE TO SUPPLEMENT IRRIGATION WATERING AND RAINFALL. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR HAND WATERING IN ALL PLANTING AREAS, REGARDLESS OF THE STATUS OF EXISTING OR PROPOSED IRRIGATION.
23. LANDSCAPE CONTRACTOR SHALL CLEAN THE WORK AREAS AT THE END OF EACH WORKING DAY. RUBBISH AND DEBRIS SHALL BE COLLECTED AND DEPOSITED OFF-SITE DAILY. ALL MATERIALS, PRODUCTS AND EQUIPMENT SHALL BE STORED IN AN ORGANIZED FASHION AS DIRECTED BY THE OWNER'S REPRESENTATIVE.
24. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR FINE GRADING OF ALL AREAS INCLUDING CREATING POSITIVE DRAINAGE AWAY FROM BUILDINGS.
25. LANDSCAPE CONTRACTOR SHALL RE-GRADE ALL AREAS DISTURBED BY PLANT REMOVAL, RELOCATION AND/OR INSTALLATION WORK. LANDSCAPE CONTRACTOR SHALL REPLACE (BY EQUAL SIZE AND QUALITY) ANY AND ALL EXISTING PLANT MATERIAL DISTURBED OR DAMAGED BY PLANT REMOVAL, RELOCATION AND/OR INSTALLATION.
26. CONTRACTORS SHALL COMPLY WITH ALL NPDES REQUIREMENTS.

MIAMI LANDSCAPE LEGEND

Information Required to be Permanently Affixed to Plans
Zoning District: T.O.D Lot Area 220,008 SQ.FT. Acres 5.00 ac.

	REQUIRED	PROVIDED
OPEN SPACE :		
A. Square feet of open space required by Chapter 33, as indicated on site plan:		
Net lot area = 220,008 square feet x 20% = 44,002 square feet	44,002	45,900
B. Square feet of parking lot open space required by Chapter 18A, as indicated on site plan:		
The number of parking spaces _______ x 10 square feet per parking space =		
C. Total square feet of landscaped open space required by Chapter 33 = A + B =	44,002	45,900
LAWN AREA CALCULATION:		
A. Total square feet of landscaped open space required by Chapter 33 = 44,002 square feet		
B. Maximum lawn area (St. Augustine sod) permitted = 50 % x44,002 SQ. FT.= 22,001 SQ.FT.	22,001	21,964
TREES:		
A. The number of trees required per net lot acre		
less the existing number of trees that meet minimum requirements		
28 Trees x 5 = 140	140	99*
B. 30% palm trees allowed (two palms = one tree) Palms provided =		
C. Percentage of native trees required = the number of trees provided 140 x 30% =	42	54
D. Street trees (max. average spacing of 35' o.c.): 351' linear feet along street ¸ 35 =	4	4
Palms as street trees (max. average spacing 25' o.c.): _______ linear feet along street ¸ 25 =	8	8
E. Street trees located directly beneath power lines (maximum average spacing of 25' o.c.):	N/A	N/A
linear feet along street ¸ 25 =		
F. Total number of trees provided =		99*
SHRUBS :		
A. The total number of trees required 140 x 10 = the number of shrubs required =	1,400	2,815
B. The number of shrubs required 1,400 x 30% = the number of native shrubs required =	420	1,470

IRRIGATION PLAN: Required by Chapter 33. Auto irrigation _________ or hose bib _______ provided.
TABLE containing information as indicated in sample:
SYMBOL USED
ON PLAN
PLANT NAME NATIVE
SPECIES
CALIPER HEIGHT CANOPY
DIAMETER QUANTITY
Symbol New Existing Scientific Common Yes No Installed Installed Estimated
at maturity*
Estimated at
maturity*
* Required for trees located underneath or adjacent to powerlines and palms used at 1:1 ratio
ADDITIONAL INFORMATION MAY BE REQUIRED BY CHAPTER 18A.

*Note: Includes (114) Existing and Relocated Trees on site. Refer to Disposition Plans for details.
**Note: All palms counted at 2:1 ratio.

PLANT SCHEDULE

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE/ SPECIFICATION	CANOPY	NATIVE	XERIC
TREES							
BS	6	Bursera simaruba	Gumbo Limbo	4" CAL., 14-16` HT., 6-8` SPD.		YES	HIGH
CG	4	Caesalpinia granadillo	Bridal Veil Tree	4" CAL., 14-16` HT., 6-8` SPD.		NO	HIGH
CS	8	Conocarpus erectus f. sericeus	Silver Buttonwood	2.5" CAL., 10'-12' HT.		YES	HIGH
PR	8	Pimenta racemosa	Bay Rum	2.5" CAL., 10'-12' HT.		NO	
LARGE TREES							
QV	18	Quercus virginiana	Southern Live Oak	3" Cal. 12`-14` Ht.		YES	
PALMS							
SP	20	Sabal palmetto	Cabbage Palmetto	FG, 10`-18` OA		YES	
RR	11	Royestonia regia	Royal Palm	10'-12' G.W., Heavy Trunk, Matched.		YES	
UNDERSTORY/ FLOWERING TREES							
LI	17	Lagerstroemia indica	Crape Myrtle	2.5" CAL., 10'-12' HT.		NO	
LJ	12	Ligustrum japonicum	Japanese Privet	2.5" CAL., 10'-12' HT.		NO	
CODE	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**SIZE/ SPECIFICATION**	**SPACING**		
SHRUBS							
CS3	135	Conocarpus erectus f. sericeus	Silver Buttonwood	36" HT , 30" SPD	48" o.c.	YES	
VO	92	Viburnum odoratissimum	Sweet Viburnum	7 GAL. 36" HT, 48" SPD	48" o.c.	NO	
SHRUB AREAS							
AG	250	Arachis glabrata 'Ecoturf'	Perennial Peanut	6" O.A. HT.	12" o.c.	NO	HIGH
CH	368	Chrysobalanus icaco 'Horizontalis'	Horizontal Coco Plum	36" O.A. HT.	24" o.c.	YES	HIGH
CV	301	Codiaeum variegatum 'Congo'	Croton 'Congo'	36" O.A. HT.	30" o.c.	NO	HIGH
FY	439	Ficus microcarpa 'Hawaii'	Hawaii Variegated Laurel Fig	36" O.A. HT.	24" o.c.	NO	MEDIUM
HP	473	Hamelia patens 'Compacta'	Dwarf Firebush	36" O.A. HT.	24" o.c.	YES	HIGH
MF	391	Myrcianthes fragrans	Simpson`s Stopper	36" O.A. HT.	36" o.c.	YES	HIGH
PB	224	Philodendron x 'Burle Marx'	Burle Marx Philodendron	36" O.A. HT.	36" o.c.	YES	HIGH
ST	141	Schefflera arboricola 'Trinette'	Trinette Variegated Schefflera	36" O.A. HT.	30" o.c.	NO	MEDIUM
GRASSES							
MC	254	Muhlenbergia capillaris	Pink Muhly Grass	1 Gal. 18" HT.	36" o.c.	YES	HIGH
GROUND COVERS							
LS	645	Liriope spicata 'Silver Dragon'	Creeping Lilyturf	1 GAL. FULL POT	18" o.c.	YES	MEDIUM
TURF							
SOD3	25,557 sf	Stenotaphrum secundatum	St. Augustine Grass	Sod			

Designed By:

INNOVATIONS DESIGN GROUP
122 W PINE ST.STE: 202 ORLANDO, FL 32801
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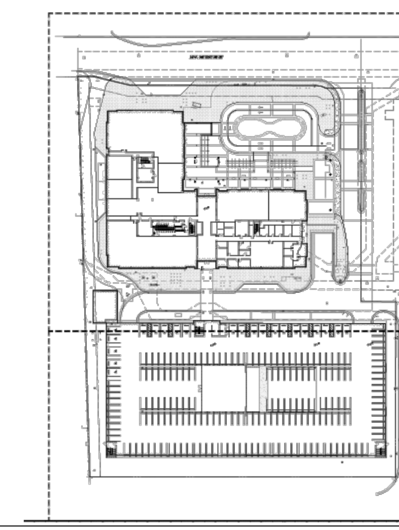
Key Map:



Owner:

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8400 NW 36 ST, DORAL, FLORIDA

PERMIT
TREE LANDSCAPE NOTES & SCHEDULE

Rev:	Date:	Description:	By:
2	09/06/2024	BASE CHANGE	DF
3	12/10/2025	BASE CHANGE	FA

Date: 2024-03-12	Scale: SEE PLAN
Drawn By: BS	Designed By:BS
Approved By: MF	Project No: 24013
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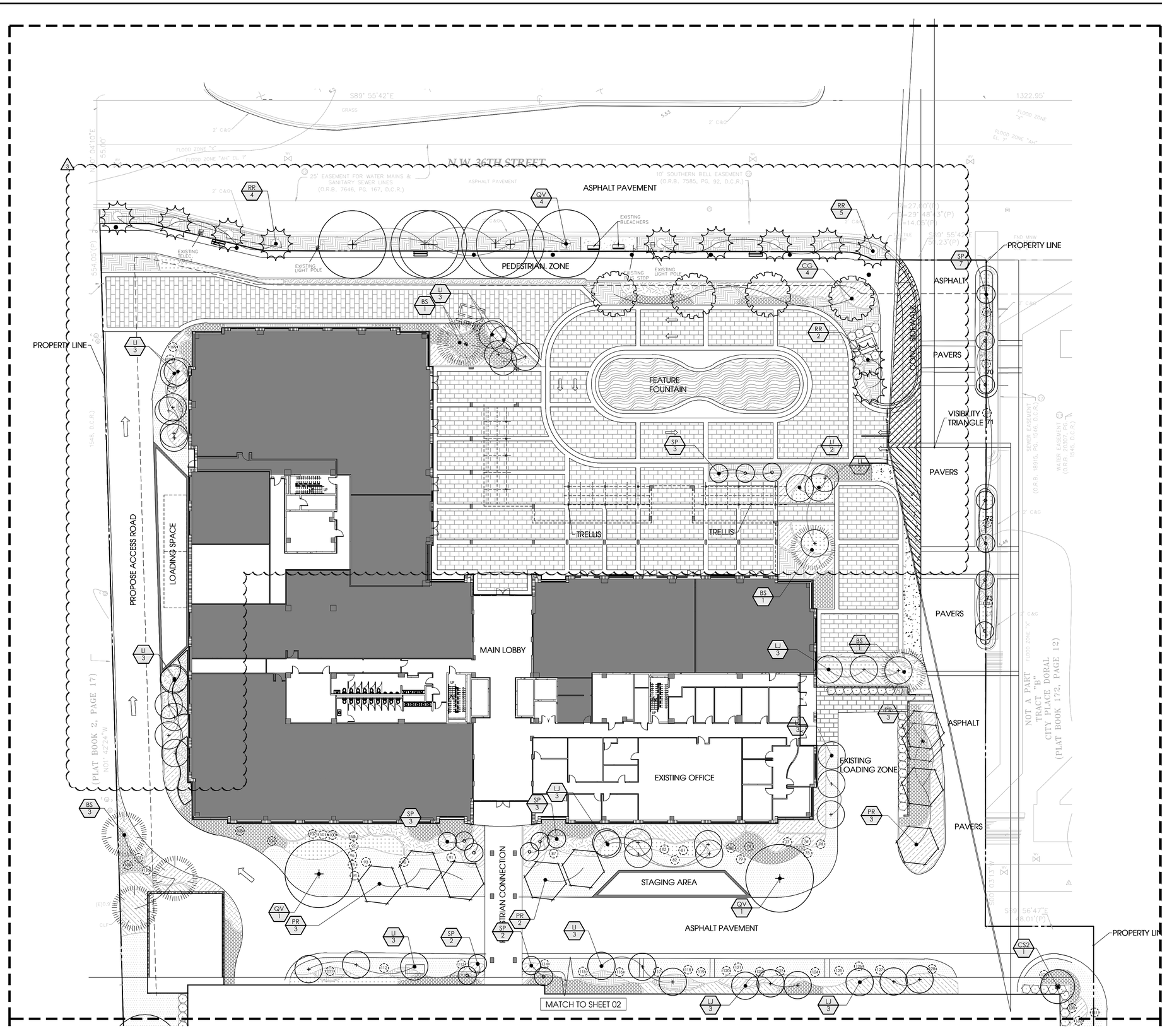
Seal:

Sheet Number: LT-00

FILE: Z:\4 Studio\Projects\2024\24013 - 8400 NW 36 STREET\2 Autocad\5 Permit\Sheets\24013-02- Tree Landscape Plan.dwg
PRINT DATE: 10-Dec-25
DRAWING SIZE: 24" X 36"



PLANT SCHEDULE

CODE	COMMON NAME
TREES	
BS	Gumbo Limbo
CG	Bridal Veil Tree
CS	Silver Buttonwood
PR	Bay Rum
LARGE TREES	
QV	Southern Live Oak
PALMS	
SP	Cabbage Palmetto
RR	Royal Palm
UNDERSTORY/ FLOWERING TREES	
LI	Crape Myrtle
LJ	Japanese Privet

Designed By:

INNOVATIONS DESIGN GROUP

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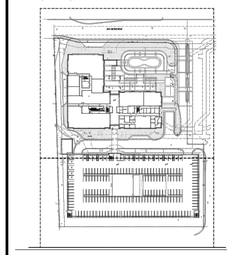
WWW.INNOVATIONS-DESIGN.COM ■ 407-440-3574

Key Map:



Owner:

modis architects

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PERMIT
TREE LANDSCAPE PLAN

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Seal:

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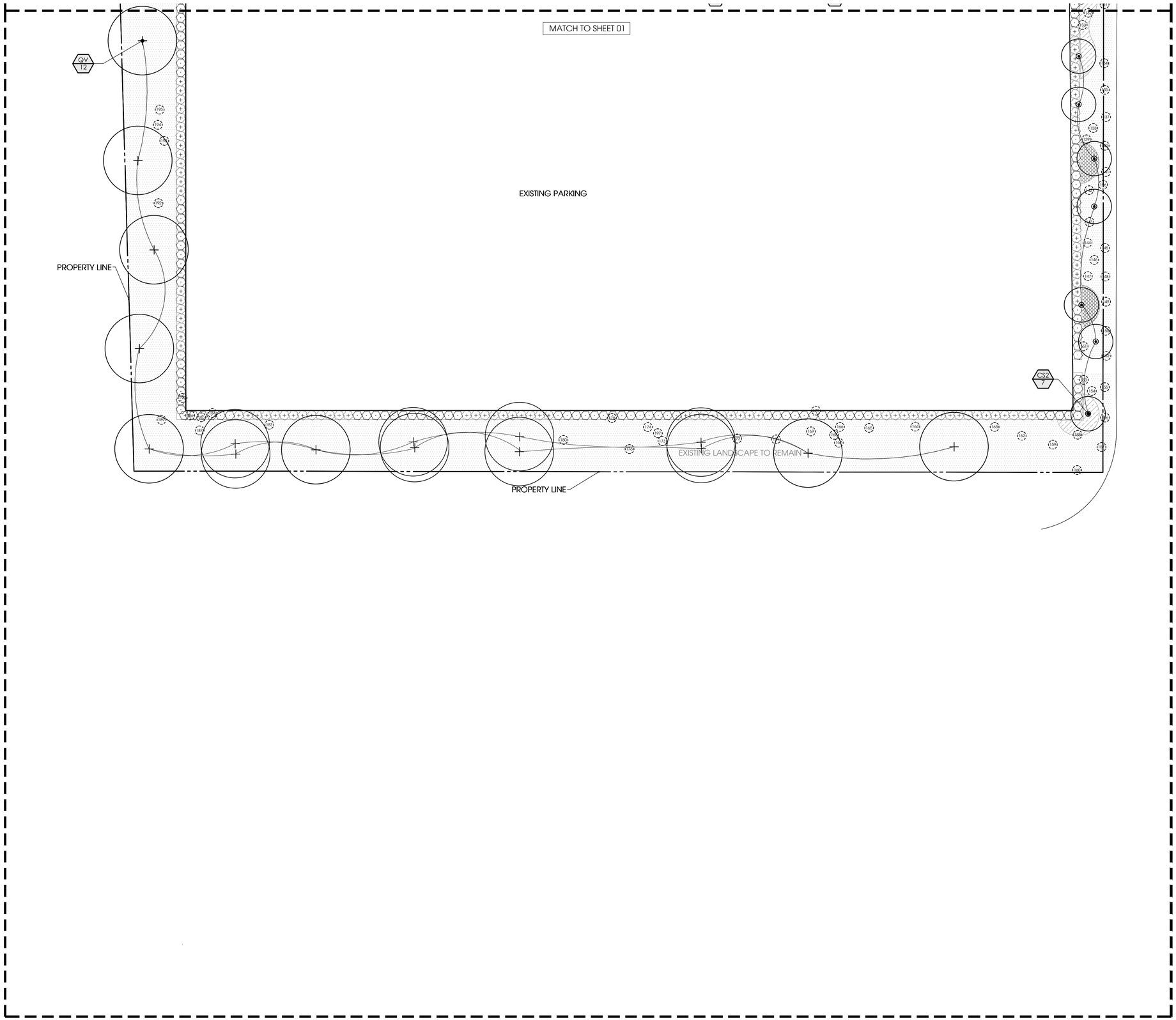

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QV	Southern Live Oak
PALMS	
SP	Cabbage Palmetto
RR	Royal Palm
UNDERSTORY/ FLOWERING TREES	
LI	Crape Myrtle
LJ	Japanese Privet

NORTH

0 10' 20' 40'

SCALE: 1" = 20'-0"

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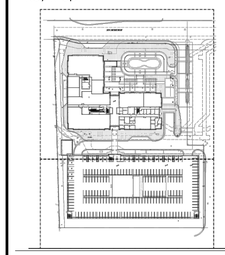

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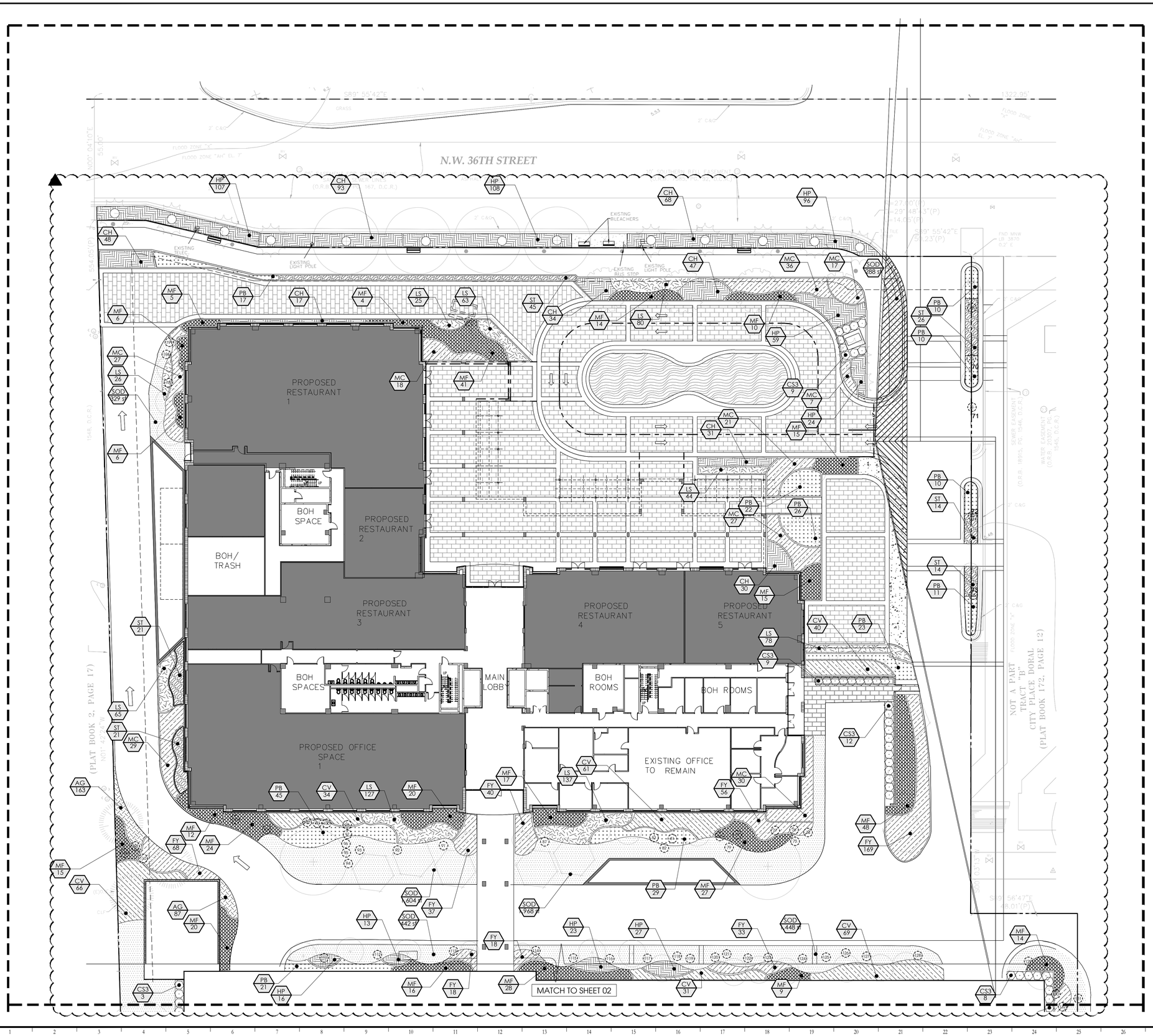

Plant Schedule

CODE	COMMON NAME
SHRUBS	
CS3	Silver Buttonwood
VO	Sweet Viburnum
SHRUB AREAS	
AG	Perennial Peanut
CH	Horizontal Coco Plum
CV	Croton 'Congo'
FY	Hawaii Variegated Laurel Fig
HP	Dwarf Firebush
MF	Simpson`s Stopper
PB	Burle Marx Philodendron
ST	Trinette Variegated Schefflera
GRASSES	
MC	Pink Muhly Grass
GROUND COVERS	
LS	Creeping Lilyturf
TURF	
SOD	St. Augustine Grass

Designed By:

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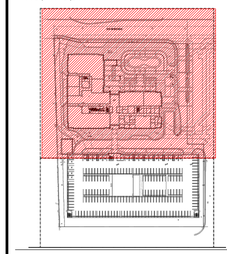
Key Map:



Owner:

modis architects

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PERMIT
SHRUB LANDSCAPE PLAN

Rev:	Date:	Description:	By:
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Drawn By: BS	Designed By:BS
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Seal:

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LS-01

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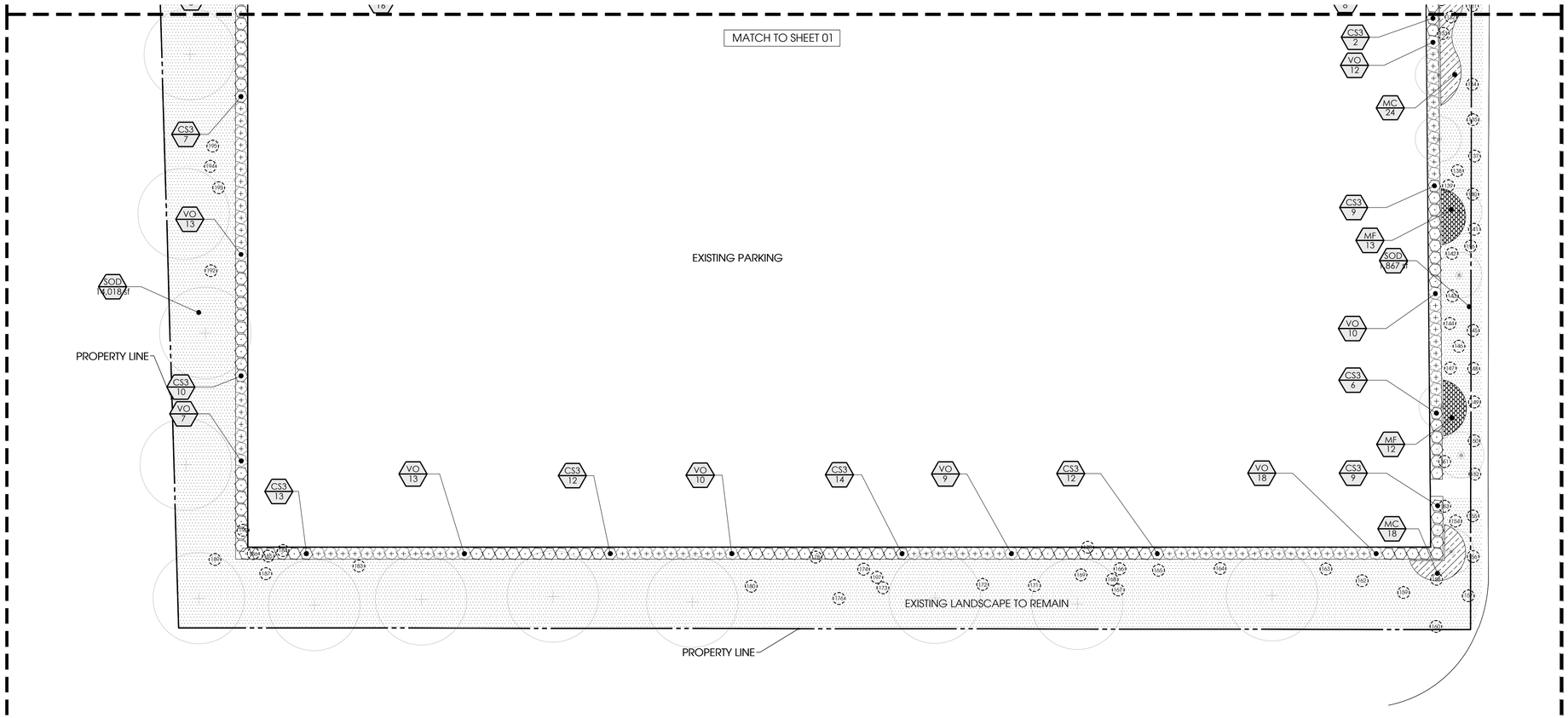

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GROUND COVERS	
LS	Creeping Lilyturf
TURF	
SOD	St. Augustine Grass

NORTH

0 10' 20' 40'

SCALE: 1" = 20'-0"

Designed By:

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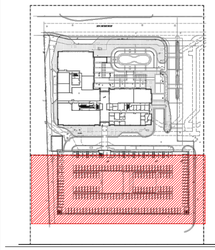

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modis architects

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SHRUB LANDSCAPE PLAN

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Sheet Number:

LS-02

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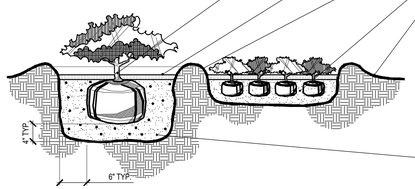
PRINT DATE: 10-Dec-25
DRAWING SIZE: 24" X 36"

NOTE:
CONTRACTOR SHALL
ASSURE PERCOLATION
OF ALL PLANTING PITS/BEDS
PRIOR TO INSTALLATION



PLANT MATERIAL SHALL BE PLANTED 2" HIGH IN HOLE W/ SOIL MOUNDING UP TO TOP OF ROOT BALL

3" LAYER OF MULCH; SEE PLANT LIST FOR TYPE

6" SOIL BERM TO HOLD WATER

12" MIN. DEPTH OF PLANTING SOIL FOR GROUNDCOVER BED

FINISH GRADE (SEE GRADING PLAN)

PREPARE PLANTING SOIL AS SPEC'D. WHEN GROUNDCOVER& SHRUBS ARE USED IN MASS, ENTIRE BED TO BE EXCAVATED TO RECEIVE PLANTING SOIL&PLANT MATERIAL EXCEPT AS SPEC'D; SEE PLANT LIST.

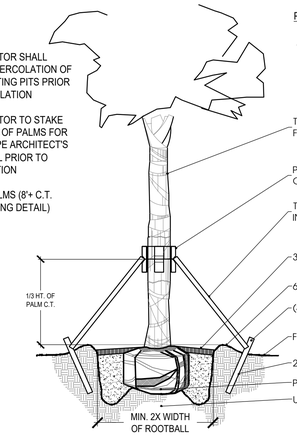
1 Shrub & Groundcover Planting

Scale: N.T.S.

NOTE:
CONTRACTOR SHALL
ASSURE PERCOLATION OF
ALL PLANTING PITS PRIOR
TO INSTALLATION

CONTRACTOR TO STAKE
LOCATION OF PALMS FOR
LANDSCAPE ARCHITECT'S
APPROVAL PRIOR TO
INSTALLATION

STAKE PALMS (8'+ C.T.
PER STAKING DETAIL)



PALM STAKING PLAN

NOTE:
PALM SAVER COMPONENTS AS
MANUF. BY STAKING SYSTEMS
INC. OR APPROVED EQUAL

TRUNKS SHALL BE STRAIGHT W/ UNIFORM TAPES W/O CURVES; FREE OF SCARS, BURNS, GOUGES, BOOTS, ETC.

PRE-ASSEMBLED PALM SAVER COLLAR BY STAKING SYSTEMS INC., OR APPROVED EQUAL.

TOE NAIL (3) 2" X4" P.T. WOOD BRACE TO BATTENS DO NOT NAIL INTO TRUNK OF PALM

3" MULCH LAYER; SEE PLANT LIST FOR TYPE

6" SOIL BERM TO HOLD WATER

(3) 2"X4"X3" WOOD STAKES

FINISH GRADE

2" X 4" X3" WOOD STAKES

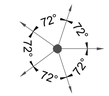
PREPARE PLANTING SOIL AS SPEC'D

UNDISTURBED SOIL

2 Sabal Palm Planting

Scale: N.T.S.

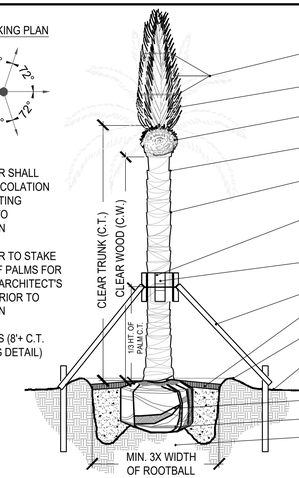
PALM STAKING PLAN



NOTE:
CONTRACTOR SHALL
ASSURE PERCOLATION
OF ALL PLANTING
PITS PRIOR TO
INSTALLATION

CONTRACTOR TO STAKE
LOCATION OF PALMS FOR
LANDSCAPE ARCHITECT'S
APPROVAL PRIOR TO
INSTALLATION

STAKE PALMS (8'+ C.T.
PER STAKING DETAIL)



TIE FRONDS W/ BIODEGRADABLE STRAP/ TWINE

DO NOT PRUNE FROND LENGTHS; REMOVE ONLY DEAD FRONDS

SPRAY BUD W/ APPROVED PRODUCTS PER SCHEDULE (SEE SPEC'S)

ALLOW MIN.3 WEEKS BEFORE OPENING FRONDS UNTIE AND CUT OFF ANY DEAD FRONDS

TRUNKS SHALL BE STRAIGHT W/ UNIFORM TAPER & WITHOUT CURVES; FREE OF SCARS, BURNS, GOUGES, BOOTS, ETC.

(3) LAYERS OF BURLAP TO PROTECT TRUNK

(5)2"X4"X18" WOOD BATTENS W/3/4" STEEL BANDS T&B TO SECURE TO TRUNK

(5)2"X4"WOOD BRACE; NAIL TO WOOD BATTENS

3" LAYER OF MULCH; SEE PLANT LIST FOR TYPE

6" SOIL BERM TO HOLD WATER

FINISH GRADE

2"X4"X36" WOOD STAKES

PREPARE PLANTING SOIL AS SPEC'D

UNDISTURBED SOIL

3 Phoenix Palm Planting

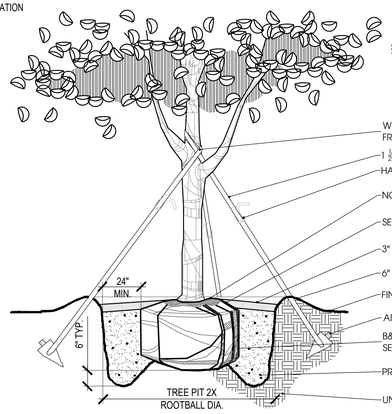
Scale: N.T.S.

NOTE:
CONTRACTOR SHALL
ASSURE PERCOLATION
OF ALL PLANTING
PITS PRIOR TO
INSTALLATION

STAKING PLAN (65-100 Gal. Trees)

NOTE:
ARBOR TIE STAKING
COMPONENTS AS MANUF.
BY STAKING SYSTEMS INC.
OR APPROVED EQUAL

STAKING PLAN (>100 Gal. Trees)



WRAP NYLON STRAPPING AT FIRST BRANCHES. MIN.4'-6' FROM GROUND

1 ½" MIN. NYLON STRAPPING

HAND TENSION BUCKLE

NO MULCH NEAR TRUNK

SET TOP OF ROOT BALL 2" ABOVE FIN.GR.

3" LAYER OF MULCH; SEE PLANT LIST FOR TYPE

6" SOIL BERM TO HOLD WATER

FINISH GRADE

ARROWHEAD ANCHOR

B&B OR CONTAINERIZED ROOTBALL SEE SPEC'S FOR ROOTBALL REQM'T

PREPARE PLANTING SOIL AS SPEC'D

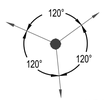
UNDISTURBED SOIL

4 Tree Planting (65-100 Gal.)

Scale: N.T.S.

NOTE:
CONTRACTOR SHALL
ASSURE PERCOLATION
OF ALL PLANTING
PITS PRIOR TO
INSTALLATION

STAKING PLAN



NOTE:
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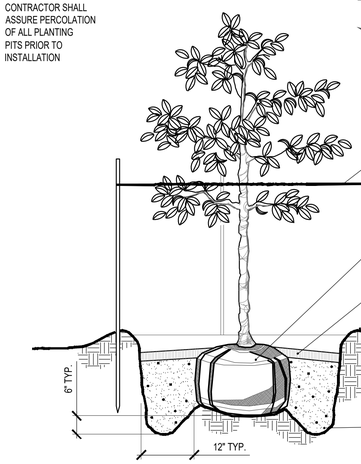
BY STAKING SYSTEMS INC.
OR APPROVED EQUAL



WRAP NYLON STRAPPING AT FIRST BRANCHES. MIN.3'-0' FROM GROUND

THREE 2"X4"X8' STAKES SPACE EVENLY AROUND THE TREE PAINTED BROWN

B&B OR CONTAINERIZED (SEE SPECIFICATIONS FOR ROOTBALL REQUIREMENTS)

3" MINIMUM OF MULCH

SOIL BERM TO HOLD WATER

FINISH GRADE

UNDISTURBED SOIL

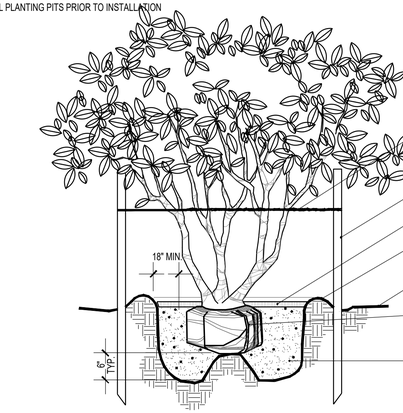
2" DIA. X 8' LODGE POLES EXTEND MIN. 2' INTO SOIL

PREPARED PLANTING SOIL AS SPECIFIED

5 Tree Planting (15-45 Gal.)

Scale: N.T.S.

NOTE:
1. FINAL TREE STAKING DETAILS AND
PLACEMENT TO BE APPROVED BY THE L.A.
2. CONTRACTOR SHALL ASSURE PERCOLATION
OF ALL PLANTING PITS PRIOR TO INSTALLATION



2" NYLON STRAPPING

THREE 2"X2"X8' STAKES

3" MULCH AS SPECIFIED

SOIL BERM TO HOLD WATER

FINISHED GRADE-SOD CONDITION

B&B OR CONTAINERIZED (SEE SPECIFICATIONS FORROOT BALL REQUIREMENTS)

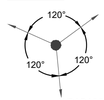
PREPARED PLANTING SOIL AS SPECIFIED

6 Multi-Trunk Tree Planting

Scale: N.T.S.

NOTE:
CONTRACTOR SHALL
ASSURE PERCOLATION
OF ALL PLANTING
PITS PRIOR TO
INSTALLATION

STAKING PLAN



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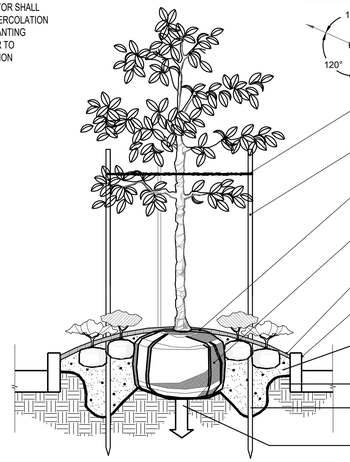


WRAP NYLON STRAPPING AT FIRST BRANCHES MIN.3'-0' FROM GROUND

THREE 2"X4"X8' LODGE POLES PAINTED BROWN; SPACE EVENLY AROUND THE TREE) 2 PER 30 GAL. TREE, 3 PER 65 GAL. TREE)

SOIL BERM 6" ABOVE TOP OF CURB

B&B OR CONTAINERIZED (SEE SPECIFICATIONS FOR ROOTBALL REQUIREMENTS)

3" MINIMUM OF MULCH (TYP.)

CURB

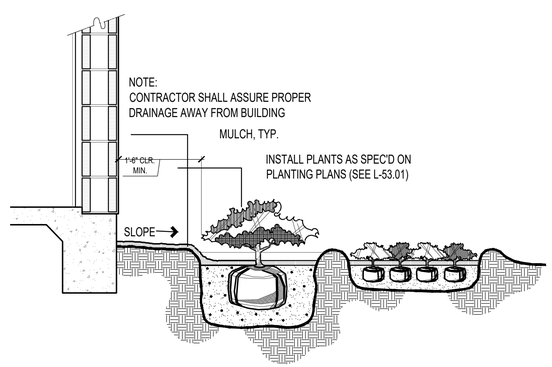
UNDISTURBED SOIL

LODGE POLES EXTEND MIN. 2' INTO UNDISTURBED SOIL

AUGER PER SPEC'S FOR PERCOLATION

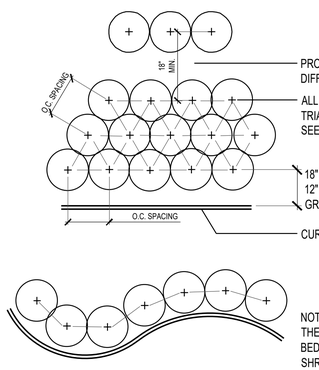
7 Curbed Island Plantings

Scale: N.T.S.



8 Foundation Planting

Scale: N.T.S.



PROVIDE 18" MIN. SPACING BETWEEN DIFFERENT PLANT TYPES

ALL SHRUBS & GROUNDCOVER TO USE TRIANGULAR SPACING EXCEPT WHERE NOTED; SEE PLANT LIST FOR (O.C.) SPACING

18" MIN. SETBACK FOR SHRUBS
12" MIN. SETBACK FOR
GROUNDCOVER & ANNUALS

CURB/EDGE OF PAVEMENT/BEDLINE

NOTE:
THE PERIMETER OF ALL CURVED PLANTING BEDS SHALL BE PLANTED WITH A ROW OF SHRUBS AS SHOWN IN THE PLANS AND AT THE SPACING SHOWN IN THE PLANT LIST. INTERIOR PORTIONS OF EACH BED SHALL BE PLANTED AT APPROPRIATE SPACING ACCORDING TO THIS PLANT SPACING DETAIL

9 Shrub and Groundcover Spacing

Scale: N.T.S.

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DESIGN GROUP

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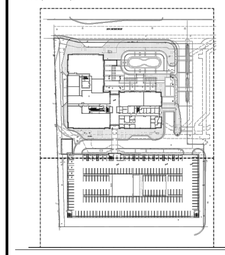
Key Map:



Owner:

modis architects

8400 NW 36 ST,DORAL,FLORIDA

PERMIT
LANDSCAPE DETAILS

Rev:	Date:	Description:	By:
2.	09/06/2024	BASE CHANGE	DF
3.	12/10/2025	BASE CHANGE	FA

Date: 2024-03-12	Scale: SEE PLAN
Drawn By: BS	Designed By:BS
Approved By: MF	Project No: 24013
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LS-03

IRRIGATION INSTALLATION GENERAL NOTES
SECTION 02810
PART ONE - GENERAL

1.0 SUMMARY
A. All portions of Division I - General Requirements are included with this section.
B. Furnish all transportation, materials, labor, equipment, and services to complete all work shown on the drawings and as specified.

1.1 RELATED SECTIONS: section 02900 landscape planting

1.2 TOLERANCE
A. Install sprinkler heads where indicated by symbol.
B. Drawings are schematic. Adjust pipe and locations to conform to site conditions and to avoid obstructions. Conceal components behind walls of shrubbery where possible. Verify questionable locations before installation.

1.3 SUBMITTAL
A. Submit two bound folders containing:
1. Written operating instructions for all components.
2. Complete parts list and manufacturer's data.
3. Copy of well completion report.
4. Written maintenance instructions.
5. Provide 2 sets as-built record drawings with the following items dimensioned to the nearest foot:
a. Sprinkler main lines
b. Water source
c. Control valves
d. Gate valve
e. Electric control wire path
(Red-line prints).
B. Products furnished but not installed:
1. 2 extra heads of each type and size
2. 2 extra nozzles of each type and size
3. 2 extra head wrenches for each type of head
4. 1 extra valve box with lid

1.4 COORDINATE WORK WITH OWNER AND OTHER TRADES
A. A Licensed electrician will install/provide power to the controller, pump, or fountain if utilized on project.

1.5 QUALITY ASSURANCE
A. Contractor is expected to participate in preconstruction meeting with Owner and landscape architect to coordinate schedule, clarify questions, and discuss acceptable performance criteria for payment.
B. Contractor is expected to participate in contract closeout meeting with Owner and landscape architect to verify proper completion of the work, establish "Date of Substantial Completion", and advise Owner as to system operation.

1.6. WARRANTIES
A. Contractor will be fully responsible for system operation until Date of Substantial Completion.
B. Contractor is fully responsible for all parts and workmanship for one year after Date of Substantial Completion of each specific phase or portion of the project.
C. See to the fulfillment of all manufacturer's warranties.

PART TWO - PRODUCTS
2.0 MATERIALS
Backfill shall be free from stone, trash, or other debris.

2.1 MANUFACTURED UNITS
A. Automatic electro-mechanical controller fully installed and operating.
B. Electric valve installed in valve box.
C. Valve box with lid manufactured by "Amtek" or "Brooks".
D. Connection for control wires manufactured by "Pentite" or "3M" installed as per manufacturer's directions, and above grade in valve boxes.
E. Gate valves shall be brass and installed in valve box.
F. Automatic drain valves shall be installed in 1 cubic foot gravel.

2.2 COMPONENTS
A. Control wire shall be direct burial # 14, type UF. Tape to underside of main every 10 feet. Install spare ground. wire + 5 extra wires.
B. Main line shall be class 200 PVC (ANSI/ASTM D2241).
C. Lateral lines shall be class 160 PVC minimum (ANSI/ASTM 02241).
D. Sleeve at all road and drive crossings shall be class 200 PVC.
E. All pipe, connectors and misc. fittings for the meter and check valve assembly will be galvanized.
F. all electrical work will conform to year construction N.E.C.

PART THREE - EXECUTION

3.0 EXAMINATION
Examine surfaces to which work will be applied and immediately notify landscape architect in writing if site is not in proper condition for Contractor to perform his duties under the terms of this contract.

3.1 PROTECTION
A. Locate identify, and mark all known utilities in area of the work. Take reasonable care to avoid damages or hazards.
B. Damage caused by Contractor's work will be repaired to Owner's satisfaction at Contractor's expense.
C. Document any damage to work caused by other trades. Immediately bring costs to Owner's attention and quickly repair at Owner's expense, as directed.

3.2 PREPARATION
A. Surface Preparation. Stake out each run of pipes, each head, and each valve.
B. Test control wire for continuity before unreeling for installation.

3.3 INSTALLATION
A. Keep pipe interior clean and dry at all times.
B. Ensure a square cut at all joints and ream ends to a smooth finish, inside and out.
C. Lay all runs greater than 100 feet from side to side on trench bottom in serpentine pattern.
D. Support all pipe with clean, compact soil.
E. Backfill and compact to original soil.
F. Set heads plumb and flush with top of sod or mulch.
G. For lateral lines flush all debris from lines. Open valve and screw on one head at a time, starting at valve and continuing to the end. Ensure that lines are watertight.

3.4 TOLERANCES
A. Main line and drive crossings shall have 18 inches minimum cover.
B. Lateral lines shall have 12 inches minimum cover.
C. All heads shall be 4 inches minimum from walks, drives, or curbs.
D. All pop-up heads and valve boxes shall be installed with top flush with grade.
E. All heads shall be installed plumb.

3.5
FIELD TESTS
Apply 100 psi hydrostatic pressure to main lines for 120 minutes. If a leak is found, repair and retest until satisfactory.

3.6 ADJUSTMENTS
A. Adjust sprinkler patterns and radius. Ensure uniform and sufficient coverage for optimum plant growth.
B. No heads shall be allowed to spray walls, fences, walks, or drives.
C. Set times to operate as appropriate for season, soil type, drainage, and plant requirements.

3.7 FIELD QUALITY CONTROL
A. Landscape architect or Owner may conduct periodic inspections to determine that the terms of this contract are fulfilled.
B. Contractor will be expected to participate with Owner in final inspection to review project for conformance to the contract. Items to be reviewed include, type, quantities, sizes, locations, dimensions, and quality of materials and workmanship.
C. The Contractor shall keep the premises free from accumulations of waste materials or rubbish caused by his employees or work at all times.

END OF SECTION

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
LCS SS RCS	Hunter MP Strip PROS-04-PRS30-CV Turf Rotator, 4in. pop-up with factory installed check valve, pressure regulated to 30 psi, MP Rotator nozzle on PRS30 body. LCS=Ivory left strip, SS=Brown side strip, RCS=Copper right strip.	8
1000	Hunter MP1000 PROS-04-PRS30-CV Turf Rotator, 4in. pop-up with check valve, pressure regulated to 30 psi, MP Rotator nozzle on PRS30 body. M=Maroon adj arc 90 to 210, L=Light Blue 210 to 270 arc, O=Olive 360 arc.	59
2000	Hunter MP2000 PROS-04-PRS30-CV Turf Rotator, 4in. pop-up with factory installed check valve, pressure regulated to 30 psi, MP Rotator nozzle on PRS30 body. K=Black adj arc 90-210, G=Green adj arc 210-270, R=Red 360 arc.	22
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Hunter ICZ-151-XL-40 1-1/2" Drip Control Zone Kit. 1-1/2in. ICV Globe Valve with 1in. HY100 filter system. Pressure Regulation: 40psi. Flow Range: 20 GPM to 60 GPM. 120 mesh stainless steel screen. 1-1/2in. inlet x single 2in. outlet	22
	Pipe Transition Point above grade Pipe transition point from PVC lateral to drip tubing with riser to above grade installation.	89
	Area to Receive Dripline Hunter HDL-09-12-R HDL-09-12-R: Hunter Dripline with 0.9 GPH flow. Light brown tubing with purple striping. Emitters at 12" O.C. Dripline laterals spaced at 12" apart, with emitters offset for triangular pattern. Install with Hunter PLD barbed or PLD-LOC fittings.	28,721 lf
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Hunter ICV-G 1-1/2" 1in., 1-1/2in., 2in., and 3in. Plastic Electric Remote Control Valves, Globe Configuration, with NPT Threaded Inlet/Outlet, for Commercial/Municipal Use.	4
	Hunter ICV-G 1" 1in., 1-1/2in., 2in., and 3in. Plastic Electric Remote Control Valves, Globe Configuration, with NPT Threaded Inlet/Outlet, for Commercial/Municipal Use.	2
BF	Watts LF909M1 1-1/2" Lead Free Reduced Pressure Backflow Preventer.	1
C	Hunter A2C-3000-M 30-Station controller with three (3) A2M-600 modules in an outdoor gray steel wall mount enclosure.	1
RS	Hunter MWS Weather Station with rain sensor, wind sensor, 120 VAC, 5 amp. 5 year warranty.	1
M	Water Meter 1-1/2"	1
	Irrigation Lateral Line: PVC Class 200 SDR 21 1/2"	1,902 lf
	Irrigation Lateral Line: PVC Class 200 SDR 21 3/4"	861.8 lf
	Irrigation Lateral Line: PVC Class 200 SDR 21 1"	670.1 lf
	Irrigation Lateral Line: PVC Class 200 SDR 21 1 1/4"	1,054 lf
	Irrigation Lateral Line: PVC Class 200 SDR 21 1 1/2"	234.2 lf
	Irrigation Lateral Line: PVC Class 200 SDR 21 2"	262.7 lf
	Irrigation Mainline: PVC Class 200 SDR 21 2"	2,399 lf
	Pipe Sleeve: PVC Schedule 40	383.1 lf

-NOTES-

-SPRAYS WITHIN BEDS SHALL BE 12" POP-UPS.
-SPRAYS IN LAWN LAWN AREAS SHALL BE 6" POP-UPS.
-ADJUST HEADS TO AVOID OVER SPRAY.
-FIELD ADJUST IRRIGATION PLAN TO ACCOMMODATE SITE CHANGES.
-VELOCITY SHALL NOT EXCEED 5' PER SEC. IN ALL PIPELINES
-ALL POTS SHALL BE IRRIGATED WITH DRIP BUBBLER AND ATTACHED TO LAND IRRIGATION ZONE

VALVE SCHEDULE

NUMBER	MODEL	SIZE	TYPE	GPM	WIRE	PSI	PRECIP
1	Hunter ICZ-151-XL-40	1-1/2"	Area for Dripline	26.19	288.8	19.5	1.97 in/h
2	Hunter ICZ-151-XL-40	1-1/2"	Area for Dripline	14.09	472.3	17.9	1.98 in/h
3	Hunter ICZ-151-XL-40	1-1/2"	Area for Dripline	14.09	575.8	19.1	1.96 in/h
4	Hunter ICZ-151-XL-40	1-1/2"	Area for Dripline	6.8	678.5	18.3	2.12 in/h
5	Hunter ICZ-151-XL-40	1-1/2"	Area for Dripline	33.5	440.1	19.5	2.16 in/h
6	Hunter ICZ-151-XL-40	1-1/2"	Area for Dripline	17.66	262.7	19.7	2.79 in/h
7	Hunter ICZ-151-XL-40	1-1/2"	Area for Dripline	29.64	212.1	20.4	2.52 in/h
8	Hunter ICV-G	1"	Turf Rotary	0.61	191.6	32.0	0.26 in/h
9	Hunter ICZ-151-XL-40	1-1/2"	Area for Dripline	16.2	227.0	19.6	2.27 in/h
10	Hunter ICV-G	1-1/2"	Turf Rotary	7.19	242.6	35.8	0.36 in/h
11	Hunter ICZ-151-XL-40	1-1/2"	Area for Dripline	23.93	339.4	18.3	2.32 in/h
12	Hunter ICV-G	1-1/2"	Turf Rotary	10.24	361.8	37.4	0.44 in/h
13	Hunter ICZ-151-XL-40	1-1/2"	Area for Dripline	16.49	406.4	19.0	2.13 in/h
14	Hunter ICZ-151-XL-40	1-1/2"	Area for Dripline	21.75	486.8	19.6	2.51 in/h
15	Hunter ICV-G	1"	Turf Rotary	1.33	528.2	32.2	0.65 in/h
16	Hunter ICZ-151-XL-40	1-1/2"	Area for Dripline	20.37	591.1	18.2	1.86 in/h
17	Hunter ICZ-151-XL-40	1-1/2"	Area for Dripline	13.64	604.4	18.3	2.2 in/h
18	Hunter ICZ-151-XL-40	1-1/2"	Area for Dripline	7.29	643.9	19.3	2.17 in/h
19	Hunter ICV-G	1-1/2"	Turf Rotary	4.1	816.2	33.7	0.5 in/h
20	Hunter ICV-G	1-1/2"	Turf Rotary	9.08	786.3	37.1	0.53 in/h
21	Hunter ICZ-151-XL-40	1-1/2"	Area for Dripline	32.18	615.0	20.3	2.05 in/h
22	Hunter ICZ-151-XL-40	1-1/2"	Area for Dripline	14.22	665.1	18.2	2.18 in/h
23	Hunter ICZ-151-XL-40	1-1/2"	Area for Dripline	14.04	734.2	18.6	2.1 in/h
24	Hunter ICZ-151-XL-40	1-1/2"	Area for Dripline	20.01	843.3	18.0	2.11 in/h
25	Hunter ICZ-151-XL-40	1-1/2"	Area for Dripline	20.66	1,026	18.8	2.18 in/h
26	Hunter ICZ-151-XL-40	1-1/2"	Area for Dripline	16.56	1,252	17.9	2.19 in/h
Unknown	Hunter ICZ-151-XL-40	1-1/2"	Area for Dripline	36.54		20.5	2.39 in/h
Unknown	Hunter ICZ-151-XL-40	1-1/2"	Area for Dripline	29.16		20.1	1.97 in/h
	Common Wire				2,399		

WATERING SCHEDULE

NUMBER	MODEL	TYPE	PRECIP	MIN./WEEK	GAL./WEEK	GAL./DAY
1	Hunter ICZ-151-XL-40	Area for Dripline	1.97 in/h	46	1,205	602
2	Hunter ICZ-151-XL-40	Area for Dripline	1.98 in/h	46	648	324
3	Hunter ICZ-151-XL-40	Area for Dripline	1.96 in/h	46	648	324
4	Hunter ICZ-151-XL-40	Area for Dripline	2.12 in/h	43	292	146
5	Hunter ICZ-151-XL-40	Area for Dripline	2.16 in/h	42	1,407	703
6	Hunter ICZ-151-XL-40	Area for Dripline	2.79 in/h	33	583	291
7	Hunter ICZ-151-XL-40	Area for Dripline	2.52 in/h	36	1,067	534
8	Hunter ICV-G	Turf Rotary	0.26 in/h	344	210	105
9	Hunter ICZ-151-XL-40	Area for Dripline	2.27 in/h	40	648	324
10	Hunter ICV-G	Turf Rotary	0.36 in/h	254	1,825	913
11	Hunter ICZ-151-XL-40	Area for Dripline	2.32 in/h	39	933	467
12	Hunter ICV-G	Turf Rotary	0.44 in/h	205	2,098	1,049
13	Hunter ICZ-151-XL-40	Area for Dripline	2.13 in/h	43	709	354
14	Hunter ICZ-151-XL-40	Area for Dripline	2.51 in/h	36	783	392
15	Hunter ICV-G	Turf Rotary	0.65 in/h	140	186	93.1
16	Hunter ICZ-151-XL-40	Area for Dripline	1.86 in/h	49	998	499
17	Hunter ICZ-151-XL-40	Area for Dripline	2.2 in/h	41	559	280
18	Hunter ICZ-151-XL-40	Area for Dripline	2.17 in/h	42	306	153
19	Hunter ICV-G	Turf Rotary	0.5 in/h	179	734	367
20	Hunter ICV-G	Turf Rotary	0.53 in/h	171	1,552	776
21	Hunter ICZ-151-XL-40	Area for Dripline	2.05 in/h	44	1,416	708
22	Hunter ICZ-151-XL-40	Area for Dripline	2.18 in/h	42	597	299
23	Hunter ICZ-151-XL-40	Area for Dripline	2.1 in/h	43	604	302
24	Hunter ICZ-151-XL-40	Area for Dripline	2.11 in/h	43	860	430
25	Hunter ICZ-151-XL-40	Area for Dripline	2.18 in/h	42	868	434
26	Hunter ICZ-151-XL-40	Area for Dripline	2.19 in/h	42	696	348
Unknown	Hunter ICZ-151-XL-40	Area for Dripline	2.39 in/h	38	1,389	694
Unknown	Hunter ICZ-151-XL-40	Area for Dripline	1.97 in/h	46	1,341	671
		TOTALS:		2,215	25,162	12,581

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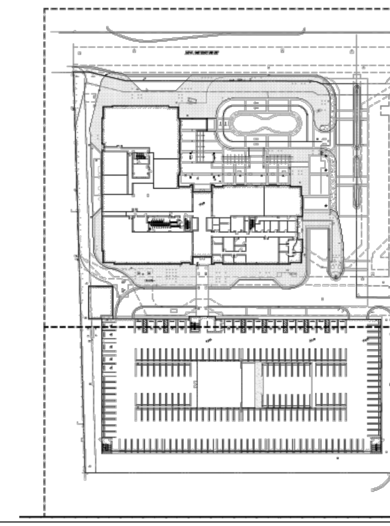
Key Map:



Owner:
modis architects

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PERMIT
IRRIGATION NOTES & SCHEDULE

Rev:	Date:	Description:	By:
2	09/06/2024	BASE CHANGE	DF
3	12/10/2025	BASE CHANGE	FA

Date: 2024-03-12	Scale: SEE PLAN
Drawn By: BS	Designed By:BS
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Sheet Number: IR-00

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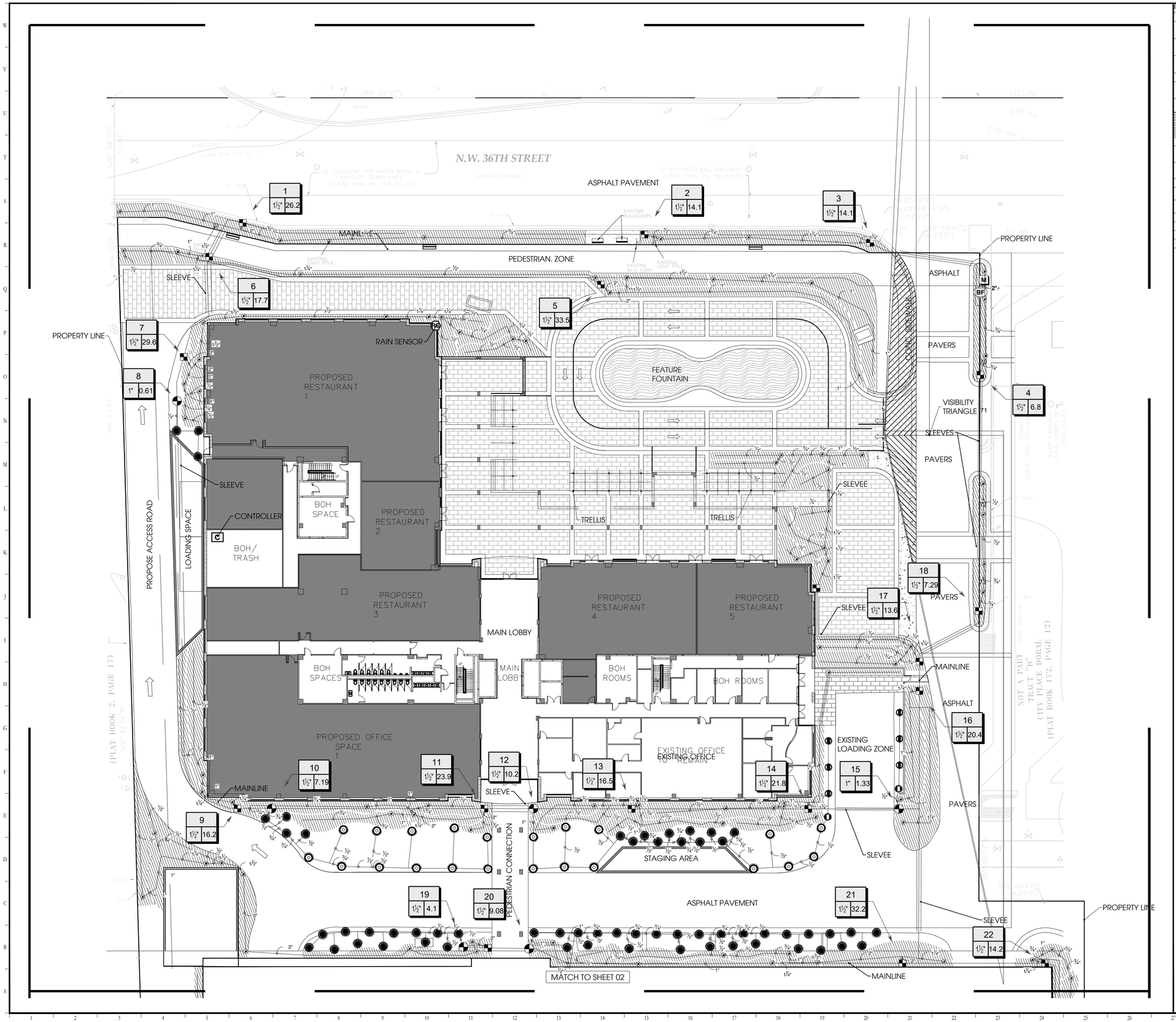

IRRIGATION SCHEDULE

SYMBOL	DESCRIPTION
I-25 SR-25 PRS	Hunter MP Strip PROS-04-PRS30-CV Turf Rotator, 4
MP800	Hunter MP1000 PROS-04-PRS30-CV Turf Rotator, 4in.
MP2000	Hunter MP2000 PROS-04-PRS30-CV Turf Rotator, 4in.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	Hunter ICZ-151-XL-40 1-1/2" Drip Control Zone Kit. 1-1/2in. ICV Globe Valve
	Pipe Transition Point
	Area to Receive Dripline Hunter HDL-09-12-R

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	Hunter ICV-G 1-1/2" 1in., 1-1/2in., 2in., and 3in. Plastic Electric Remote Control Valve
	Hunter ICV-G 1" 1in., 1-1/2in., 2in., and 3in. Plastic Electric Remote Control Valves
BF	Lead Free Reduced Pressure Backflow Preventer.
C	30-Station controller
WS	Hunter MWS Weather Station with rain sensor, wind sensor,
M	Water Meter 1-1/2"
	Irrigation Lateral Line: PVC Class 200 SDR 21
	Irrigation Mainline: PVC Class 200 SDR 21
	Pipe Sleeve: PVC Schedule 40

Valve Callout

Valve Number
Valve Flow
Valve Size

Designed By:

INNOVATIONS DESIGN GROUP

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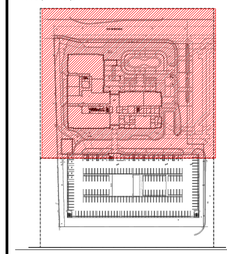
Key Map:



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PERMIT
IRRIGATION PLAN

Rev:	Date:	Description:	By:
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IR-01

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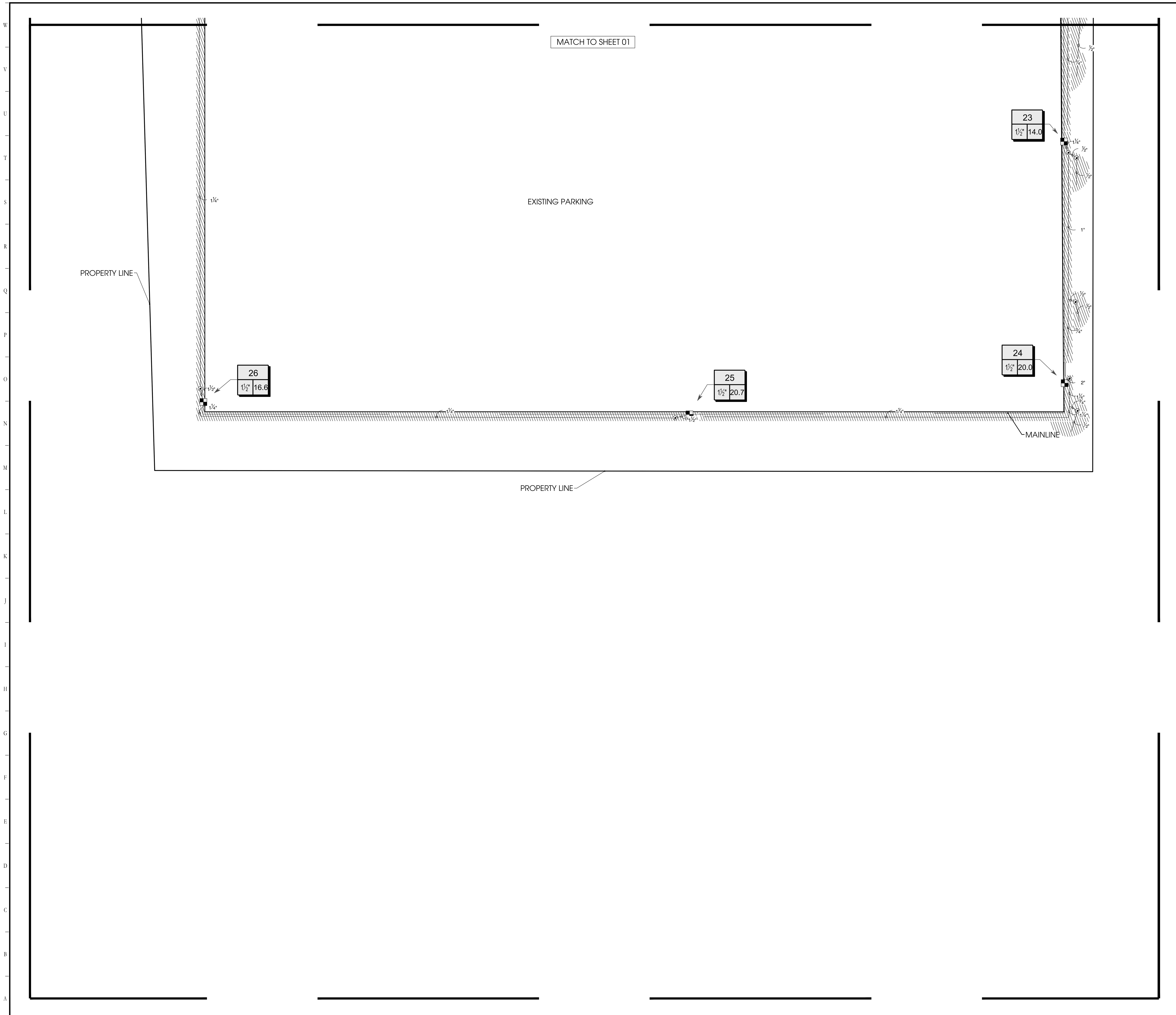
PRINT DATE: 10-Dec-25
DRAWING SIZE: 24" X 36"



IRRIGATION SCHEDULE

SYMBOL	DESCRIPTION
LCS SS RCS	Hunter MP Strip PROS-04-PRS30-CV Turf Rotator, 4
1000	Hunter MP1000 PROS-04-PRS30-CV Turf Rotator, 4in.
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SYMBOL	**MANUFACTURER/MODEL/DESCRIPTION**
	Hunter ICZ-151-XL-40 1-1/2" Drip Control Zone Kit. 1-1/2in. ICV Globe Valve
	Pipe Transition Point
	Area to Receive Dripline Hunter HDL-09-12-R
SYMBOL	**MANUFACTURER/MODEL/DESCRIPTION**
	Hunter ICV-G 1-1/2" 1in., 1-1/2in., 2in., and 3in. Plastic Electric Remote Control Valve
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	Irrigation Mainline: PVC Class 200 SDR 21
	Pipe Sleeve: PVC Schedule 40

Valve Callout
- Valve Number
- Valve Flow
- Valve Size

NORTH

0 10' 20' 40'

SCALE: 1" = 20'-0"

Designed By:

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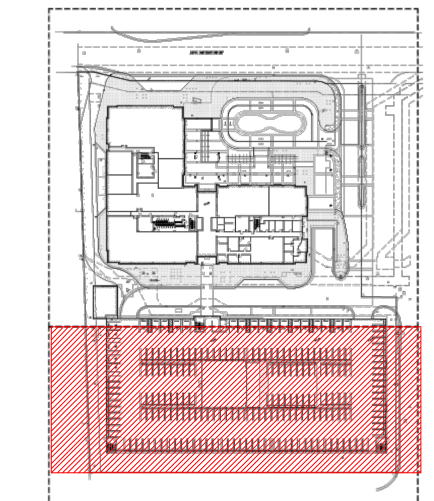

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PERMIT IRRIGATION PLAN

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Seal:

Sheet Number: IR-02

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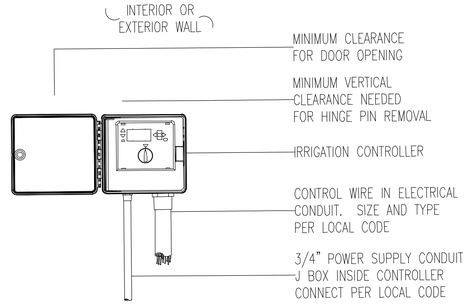
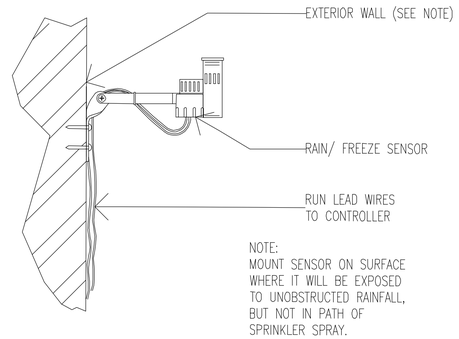
PRINT DATE: 10-Dec-25
DRAWING SIZE: 24" X 36"



MOUNT CONTROLLER WITH LCD SCREEN AT EYE LEVEL. CONTROLLER SHALL BE HARD-WIRED TO GROUNDED 110 or 220 VAC SOURCE.

1 Irrigation Controller

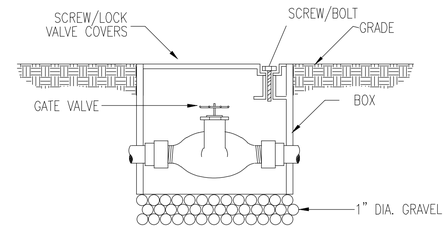
Scale: N.T.S.



NOTE:
MOUNT SENSOR ON SURFACE WHERE IT WILL BE EXPOSED TO UNOBSTRUCTED RAINFALL, BUT NOT IN PATH OF SPRINKLER SPRAY.

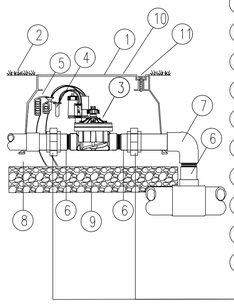
2 Rain and Freeze Sensor

Scale: N.T.S.



3 Gate Valve

Scale: N.T.S.

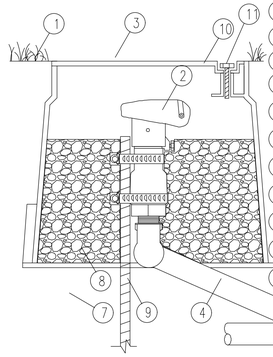


1. STANDARD VALVE BOX
2. FINISH GRADE
3. REMOTE CONTROL VALVE
4. WATERPROOF CONNECTORS (2)
5. 18-24" COILED WIRE
6. SCH 80 T.O.E. NIPPLE
7. MAIN LINE PIPE & FITTINGS
8. BRICK SUPPORTS (4)
9. 3/4" MINUS WASHED GRAVEL
10. SCREW/LOCK VALVE COVERS
11. SCREW/BOLT

PVC SLIP UNIONS

4 Remote Control Valve

Scale: N.T.S.



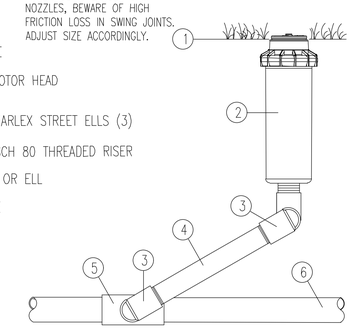
1. FINISH GRADE
2. QUICK COUPLER VALVE
3. 10" ROUND VALVE BOX
4. PREFABRICATED SWING JOINT
5. MAIN LINE TEE OR ELL
6. MAIN LINE PIPE
7. BRICK SUPPORT (3)
8. 3/4" MINUS GRAVEL
9. #4 REBAR W/SS HOSE CLAMPS
10. SCREW/LOCK VALVE COVERS
11. SCREW/BOLT

5 Quick Coupler Valve

Scale: N.T.S.

*WHEN USING LARGER GPM NOZZLES, BEWARE OF HIGH FRICTION LOSS IN SWING JOINTS. ADJUST SIZE ACCORDINGLY.

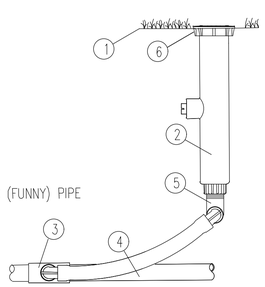
1. FINISH GRADE
2. ½" OR ¾" ROTOR HEAD
3. ½" OR ¾" MARLEX STREET ELLS (3)
4. ½" OR ¾" SCH 80 THREADED RISER
5. LATERAL TEE OR ELL
6. LATERAL PIPE



6 Rotor Head

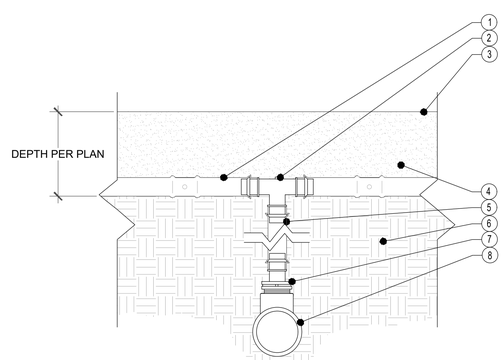
Scale: N.T.S.

1. FINISH GRADE
2. SPRAY HEAD
3. LATERAL TEE OR ELL
4. LATERAL PIPE
5. ½" STREET ELLS WITH FLEX (FUNNY) PIPE
6. NON-POTABLE CAP COVER (AS REQUIRED)



7 Spray Head

Scale: N.T.S.



LEGEND:

1. HUNTER DRIPLINE (HDL) PER PLAN
2. PLD OR PLD-LOC FITTING
3. FINISHED GRADE
4. MULCH (AS SPECIFIED)
5. HDL RISER - LENGTH AS REQUIRED
6. SOIL
7. PLD OR PLD-LOC FITTING
8. PVC SUPPLY HEADER - SIZE PER PLAN

8 Drip Line

Scale: N.T.S.

LEGEND:

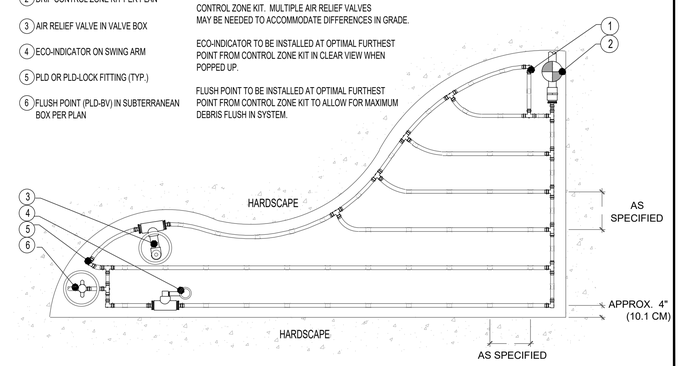
1. HUNTER DRIPLINE PER PLAN
2. DRIP CONTROL ZONE KIT PER PLAN
3. AIR RELIEF VALVE IN VALVE BOX
4. ECO-INDICATOR ON SWING ARM
5. PLD OR PLD-LOCK FITTING (TYP.)
6. FLUSH POINT (PLD-BV) IN SUBTERRANEAN BOX PER PLAN

NOTES

AIR RELIEF VALVE (PLD-AVR) INSTALLED IN VALVE BOX AT OPTIMAL HIGHEST POINT FROM CONTROL ZONE KIT. MULTIPLE AIR RELIEF VALVES MAY BE NEEDED TO ACCOMMODATE DIFFERENCES IN GRADE.

ECO-INDICATOR TO BE INSTALLED AT OPTIMAL FURTHEST POINT FROM CONTROL ZONE KIT IN CLEAR VIEW WHEN POPPED UP.

FLUSH POINT TO BE INSTALLED AT OPTIMAL FURTHEST POINT FROM CONTROL ZONE KIT TO ALLOW FOR MAXIMUM DEBRIS FLUSH IN SYSTEM.



9 Drip Line

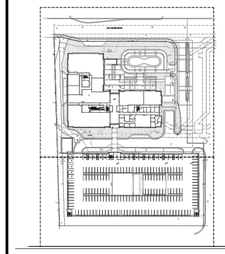
Scale: N.T.S.

Designed By:

INNOVATIONS
DESIGN GROUP

122 W PINE ST.STE. 202 ■ ORLANDO, FL ■ 32801
WWW.INNOVATIONS-DESIGN.COM ■ 407-440-3574

Key Map:



Owner:

modis architects

8400 NW 36 ST,DORAL,FLORIDA

PERMIT
IRRIGATION DETAILS

Rev:	Date:	Description:	By:
2	09/06/2024	BASE CHANGE	DF
3	12/10/2025	BASE CHANGE	FA

Date: 2024-03-12	Scale: SEE PLAN
Drawn By: BS	Designed By:BS
Approved By: MF	Project No: 24013

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Seal:

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IR-03

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