

CDN: 3172.75

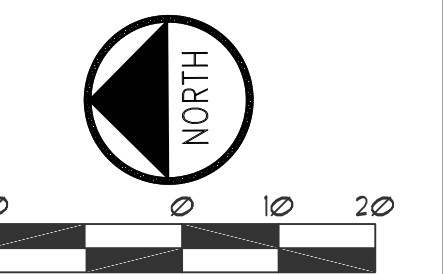
RCV: 3/12/2021 14:01



E-MAIL: AKLANDPLANING@COMCAST.NET
Kristoffer Reed TLLA
#LA6667112

IKN OFFICE BUILDING
4266 PABLO PROFESSIONAL CT
JACKSONVILLE, FLORIDA

REVISIONS :



DATE : February 24, 2021
PROJECT NO. : 2021.18
DESIGNED BY : KSR
DRAWN BY : KSR
CHECKED BY : KSR
SCALE : 1" = 20'

SHEET TITLE

TREE PROTECTION
PLAN

TR-1
SHEET

PROTECTED TREES REMOVED	CIVIL PLAN INCHES REMOVED	PERMIT INCHES REMOVED	MITIGATION RATIO	MITIGATION REQUIRED	CIVIL PAN TREE CREDITS	PERMIT TREE CREDITS (Non Protected Used for Credit)	CIVIL PLAN REPLACEMENT TREES	PERMIT REPLACEMENT TREES	NET MITIGATION
Hardwood Trees Removed < 11.5"		0	(1:3)	0				0	0
Hardwood Trees Removed 11.5 to 23.5"		22	(1:3)	7		0		38	-31
Hardwood Trees Removed 24" & Larger		0	(1:1)	0				0	0
Live Oaks Removed		0	(1:1)	0				0	0
Palm Trees Removed		0	(1:3)	0				0	0
Pine Trees Removed		0	(1:3)	0		0		0	0
Other (1:1)		0	(1:1)	0				0	0
Other (1:3)			(1:3)	0					0
Previously Planted Trees (Ord.)		0	(1:1)	0				0	0
	0	22	0	7	0	0	0	38	-31
Total									
Ordinance Trees %:		100%							
Ordinance Mitigation Due:		\$0.00							

Approved By: Ellyn Cavin
Stamp By: Kevin Robinson
Approved On: April 9, 2021

FINAL APPROVER

BENCHMARK #2
SET PK NAIL &
DISK
LB 1704
EL. 12.12 (NAVD 88)
N: 2157409.7639
E: 515789.4066

KEY:

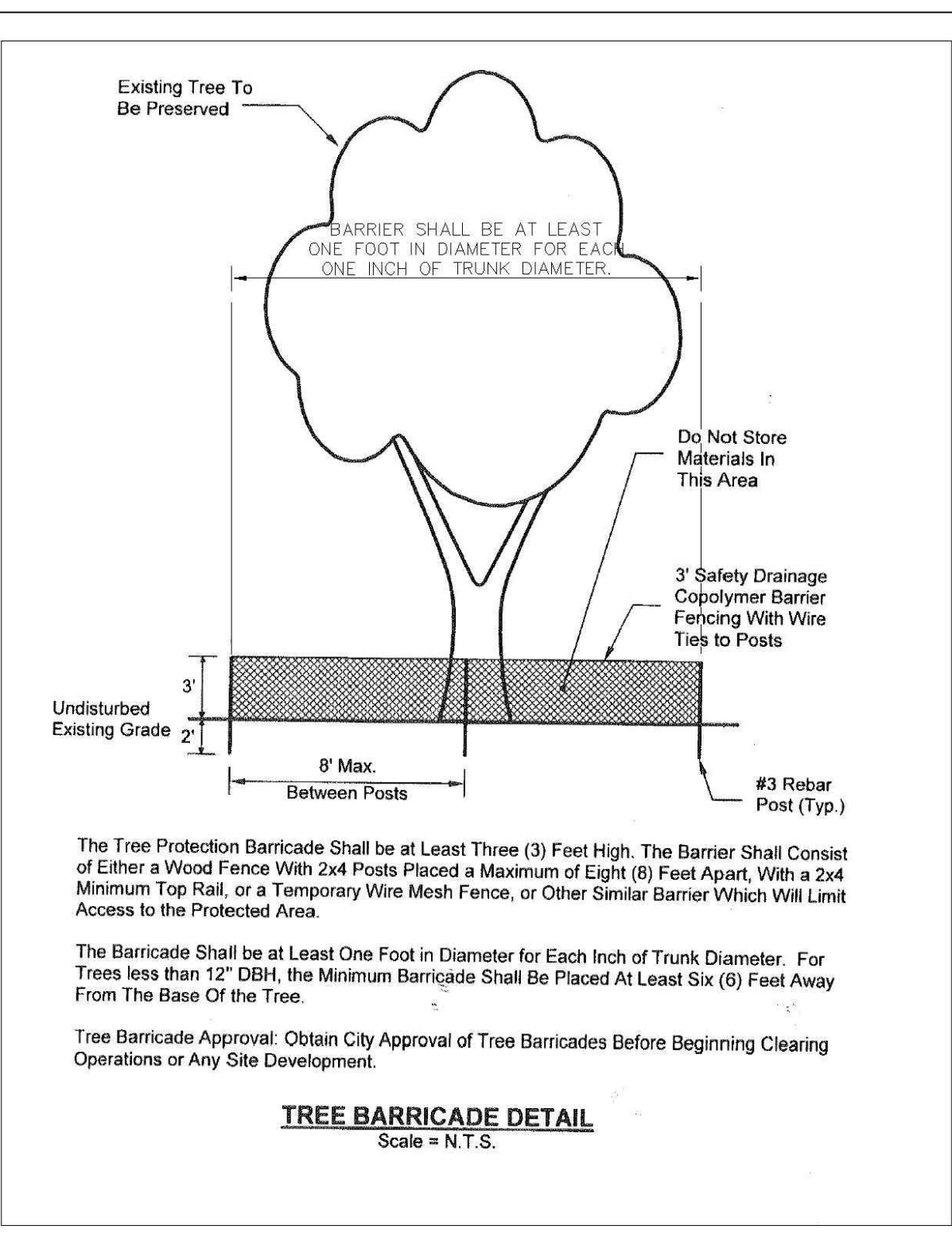
X^{44"LO} PROTECTED TREE TO BE REMOVED

 NON-PROTECTED TREE
TO BE REMOVED


 PROTECTED TREE TO REMAIN
 SEE TREE PROTECTION BARRIER
 18" LAU
 DETAIL THIS SHEET.

NOTE:

- ALL MATERIALS REMOVED FROM SITE TO BE DISPOSED OF PROPERLY OFF SITE.



Digitally
signed by
Kristoffer
Reed
Date:
2021.02.24
17:44:36
-05'00'

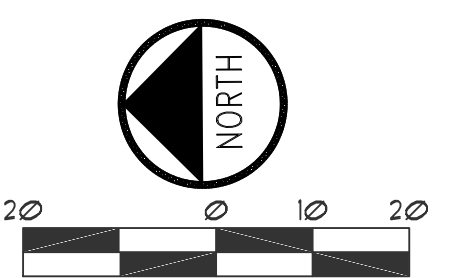


IKN OFFICE BUILDING
4266 PABLO PROFESSIONAL CT
JACKSONVILLE, FLORIDA

LANDSCAPE CALCULATIONS:	
TOTAL AREAS:	50,094 S.F.
ZONING:	Commercial
V.U.A. PUBLIC AREA:	10,616 S.F.
10% VUA REQ. LANDSCAPE AREA	1,062 S.F.
LANDSCAPE AREA PROVIDED:	2,353 S.F.
25% OF 10% VUA REQ. SHRUB AREA:	466 S.F.
SHRUB AREA PROVIDED:	477 S.F.
V.U.A. PRIVATE AREA:	0 S.F.
5% VUA REQ. LANDSCAPE AREA	0 S.F.
LANDSCAPE AREA PROVIDED:	0 S.F.
25% OF 5% VUA REQ. SHRUB AREA:	0 S.F.
SHRUB AREA PROVIDED:	0 S.F.
SECTION 656.1210 10% OPEN SPACE REQUIREMENT	
TOTAL AREA:	50,094 S.F.
10% AREA REQUIRED	5,009 S.F.
10% AREA PROVIDED	14,470+ S.F.
PERIMETER AREA REQUIREMENT BREAKDOWN	
PERIMETER AREA NORTH SIDE:	130 L.F.
5 S.F. / L.F. = 5' x 130 L.F.	
AREA REQUIRED:	690 S.F.
AREA PROVIDED:	2,070 S.F.
PERIMETER AREA SOUTH SIDE:	421 L.F.
5 S.F. / L.F. = 5' x 421 L.F.	
AREA REQUIRED:	2,105 S.F.
AREA PROVIDED:	6,315 S.F.
PERIMETER AREA EAST SIDE:	167 L.F.
10 S.F. / L.F. = 10' x 167 L.F.	
AREA REQUIRED:	1,671 S.F.
AREA PROVIDED:	1,671+ S.F.
PERIMETER AREA WEST SIDE:	430 L.F.
5 S.F. / L.F. = 5' x 430 L.F.	
AREA REQUIRED:	2,150 S.F.
AREA PROVIDED:	2,150 S.F.
PERIMETER AND INTERIOR TREE REQUIREMENT BREAKDOWN	
V.U.A. PUBLIC AREA:	
INTERNAL LANDSCAPE:	
1 TREE / 4,000 S.F. = 10,616 S.F. / 4,000 S.F.	
TREES REQUIRED:	5
TREES PROVIDED:	5
V.U.A. PRIVATE AREA:	
INTERNAL LANDSCAPE:	
1 TREE / 4,000 S.F. = 0 S.F. / 4,000 S.F.	
TREES REQUIRED:	0
TREES PROVIDED:	0
PERIMETER TREES NORTH SIDE:	43 L.F.
1 TREE / 50 L.F.	
TREES REQUIRED:	1
TREES PROVIDED:	1
PERIMETER TREES SOUTH SIDE:	380 L.F.
1 TREE / 50 L.F.	
TREES REQUIRED:	8
TREES PROVIDED:	8
PERIMETER TREES EAST SIDE:	10 L.F.
1 TREE / 50 L.F.	
TREES REQUIRED:	1
TREES PROVIDED:	1
PERIMETER TREES WEST SIDE:	262 L.F.
1 TREE / 50 L.F.	
TREES REQUIRED:	6
TREES PROVIDED:	6

HOSEBIB
HB ● HOSEBIB WITHIN 75' RADIUS
OF ALL PLANTING

REVISIONS :



DATE : February 24, 2021
PROJECT NO. : 2021.18
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SCALE : 1" = 20'

SHEET TITLE

LANDSCAPE
PLAN

L-1
S H E E T

General Notes and Specifications

- Prior to construction the landscape contractor shall be responsible for locating all underground utilities and shall avoid damage to all utilities during the course of the work. The landscape contractor is responsible for repairing any and all damage to utilities, structures, site appurtenances, etc., which occurs as a result of the landscape construction.
- When conditions detrimental to plant growth are encountered, such as rubble fill, adverse drainage conditions or obstructions, notify owner's representative before planting.
- All plants must be healthy, vigorous material, free of pests and disease.
- All trees, palms, and shrubs shall be grade "Florida #1" per Grades and Standards For Nursery Plants (parts one and two), available through Florida Dept. of Agriculture and Consumer Services.
- All plant material must be approved by the Landscape Architect before the plant material is installed.
- Any changes to the plant material (size, type, etc.), irrigation or any other deviations from the plans must be approved by the Landscape Architect prior to the change being implemented by the contractor. The contractor must provide written proof of authorization for any changes.
- All plants to be field grown or container grown as indicated on plant list. Store plants in shade and protect from weather. If plants cannot be planted immediately upon delivery, properly protect them with soil, wet peat moss, or in a manner acceptable to owner's rep. Do not remove container grown stock from containers until planting time. Protect roots of plant from drying or other possible injury. Keep plant ball moist at all times.
- All plants shall be triangular spaced.
- Obtain agronomic soils test for all planting areas and tree pits prior to excavation of tree pits. Tests shall be performed by an approved soils testing laboratory and shall include fertility and suitability analysis with written recommendations for soil amendments, fertilizer and chemical conditioner application rates for soil preparation, planting backfill mix, and post maintenance fertilization program. Submit a copy of soils report to owner's rep. and landscape architect.
- Add soil amendments as recommended by soil test in quantities necessary to bring soil mixture to pH rating of between 5.5 and 6.0. Minerals used for pH correction shall be commercially produced for this purpose.
- All plants and planting areas must be completely mulched as specified with three (3) inches of organic mulch. Provide 4" minimum clearance of mulch from all shrub trunks and 6" minimum clearance from all tree trunks.
- The landscape contractor is responsible for verifying all quantities shown on these plans, before pricing the work.
- The planting shall be done in accordance with acceptable horticultural practices. This is to include proper planting mix, plant and tree pit preparation, pruning, staking or guying, wrapping, spraying, fertilization, planting, and adequate maintenance throughout the required maintenance period.
- The landscape contractor is responsible for fully maintaining all planting (including but not limited to: pruning, watering, fertilizing, cultivating, weeding, mowing, mulching, tightening and repairing of guys, resetting plants to proper grade or upright position, restoration of plant saucer, and furnishing and applying such sprays as necessary to keep free of insects and diseases. The landscape contractor's responsibility for maintenance (exclusive of replacement within the guarantee period) shall terminate one year from the date of final acceptance by owner and landscape architect.
- All trees, palms, shrubs and plant material shall be warranted for a period of one year after date of completion and acceptance of the entire project. Final acceptance of all landscaping under this contract shall constitute the beginning of the guarantee period. Replace, in accordance with the drawings and specifications, all plants that are dead or, as determined by the owner's representative, are in an unhealthy or unsightly condition, and have lost their natural shape due to dead branches, or other causes due to the contractor's negligence. Furnish and plant replacements which comply with requirements shown and specified. Warrant all replacement plants for one year after installation. The cost of such replacement(s) is at the contractor's expense.
- All plants are subject to approval by the owner's representative. Prior to planting, all trees and palms must be approved by the owner or owner's rep.
- Standards set forth in "American Standard for Nursery Stock" represent guideline specifications only and shall constitute minimum quality requirements for plant material.
- At the conclusion of this planting, if the owner's rep. or owner has reason to believe that the plants are not of the specified grade, he will request a re-grading or inspection, and such evidence will be the basis for requesting replacement of plants and for legal or other action according to law, should this become necessary.
- All planting beds to be treated with pre-emergent weed control prior to planting.
- Contractor is to check the site weekly to insure all plant material is healthy and well watered.
- All disturbed areas to be sodded or seeded with Paspalum notatum as noted.

PLANT SCHEDULE				
TREES	QTY	COMMON / BOTANICAL NAME	SPACING	SPECIFICATIONS
LIN	2	Grape Myrtle / Lagerstroemia x 'Natchez'	AS SHOWN	10' - 12' Ht. x 5'-6' spd. Standard, 2" caliper, 5' c.t. minimum
QL	19	Laurel-leaved Oak / Quercus laurifolia	AS SHOWN	10' - 12' Ht. x 5'-6' spd., 2" caliper, 5' c.t. minimum
SHRUBS	QTY	COMMON / BOTANICAL NAME	SPACING	
MC	99	Pink Muhly / Muhlenbergia capillaris	36" o.c.	3 gallon, 18" ht. x 18" spd. minimum full 4 dense
VO	216	Dwarf Walter's Viburnum / Viburnum obovatum 'Dwarf Walter's'	36" o.c.	3 gallon, 18" ht. x 18" spd. minimum full 4 dense
				Not Native 477 s.f.
				Not Native 1944 s.f.
				Total s.f. = 2,421 s.f.
				Native s.f. = 2,421 s.f.
				Native % = 100%

NOTES:

- MULCH ALL PLANTING BEDS WITH 3" ORGANIC MULCH.
- ALL DISTURBED AREAS NOT OTHERWISE LANDSCAPED SHALL BE SODDED WITH BAHIA SOD.
- ALL PLANT MATERIAL TO BE FLORIDA NO. 1 QUALITY OR BETTER.
- ALL TREES AND PLANTS SHALL MEET MINIMUM SPECIFIED SIZES IN INCHES AND FEET, REGARDLESS OF CONTAINER SIZE INDICATED. WHERE DIFFERENCES OCCUR, THE LARGER SPECIFICATION SHALL PREVAIL.
- CONTRACTOR TO VERIFY ALL QUANTITIES
- CONTRACTOR TO PROVIDE FULLY AUTOMATED IRRIGATION SYSTEM WITH 100% HEAD TO HEAD IRRIGATION COVERAGE & RAIN SENSOR

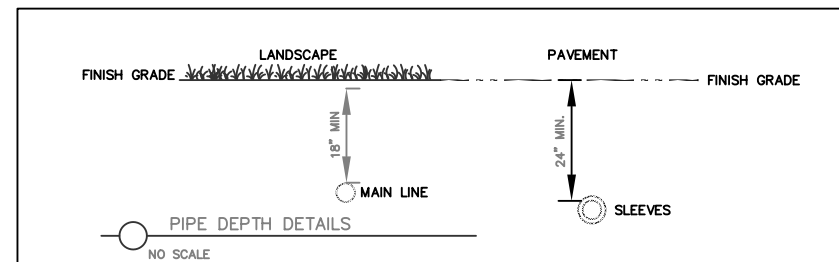
ORDINANCE CHAPTER 366 SCHEDULE AND IRRIGATION REQUIREMENTS:

MARCH-NOVEMBER (DAYLIGHT SAVING\$ TIME)

- NO WATERING FROM 10AM TO 4 PM
- ODD NUMBER ADDRESSES OR THOSE ENDING WITH N-Z OR NO ADDRESS MAY WATER ON WEDNESDAY AND SATURDAY
- EVEN NUMBER ADDRESSES OR THOSE ENDING WITH A-M MAY WATER ON THURS. AND SUNDAY
- NON-RESIDENTIAL ADDRESSES MAY WATER ON TUESDAY AND FRIDAY
- APPLY UP TO 1/2" INCH OR LESS OF WATER EACH CYCLE

NOVEMBER - MARCH (STANDARD TIME)

- NO WATERING FROM 10 AM TO 4 PM
- ODD NUMBER ADDRESSES OR THOSE ENDING WITH N-Z OR NO ADDRESS MAY WATER ON SATURDAY
- EVEN NUMBER ADDRESSES OR THOSE ENDING WITH A-M MAY WATER ON SUNDAY
- NON-RESIDENTIAL ADDRESSES MAY WATER ON ONLY ON TUESDAY
- APPLY UP TO 1/2" INCH OR LESS OF WATER ONE TIME PER WEEK

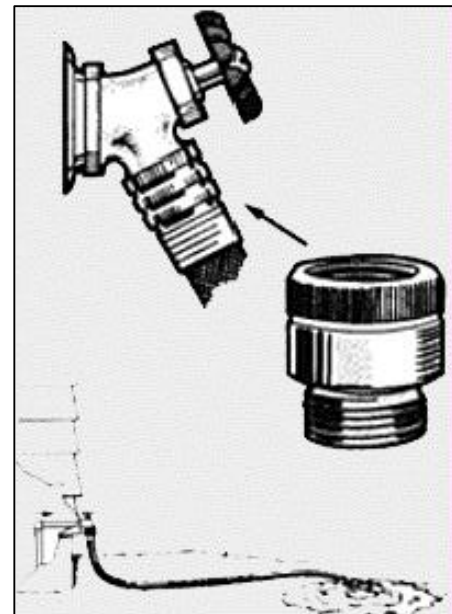


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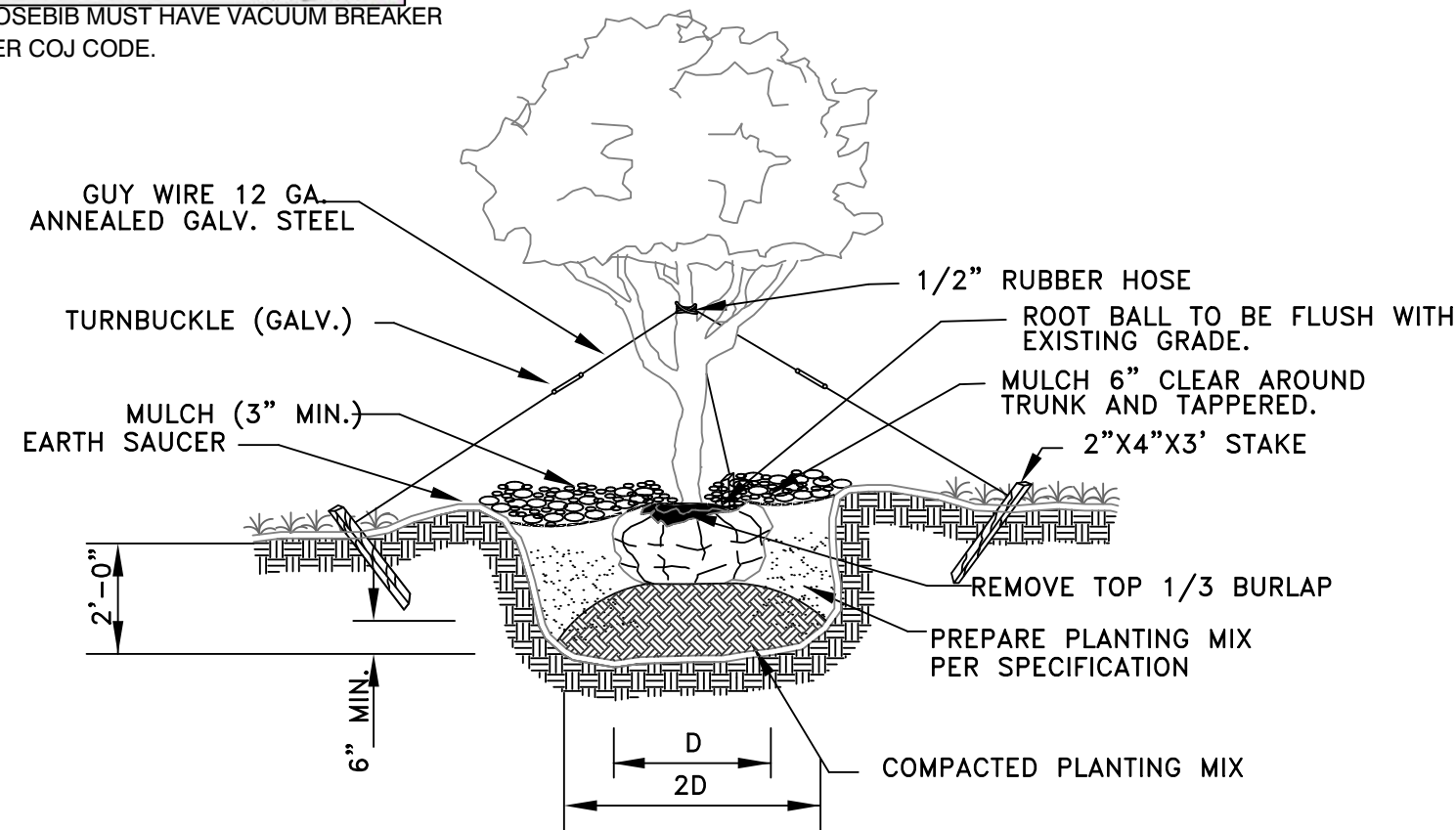
HOSEBIB

HB

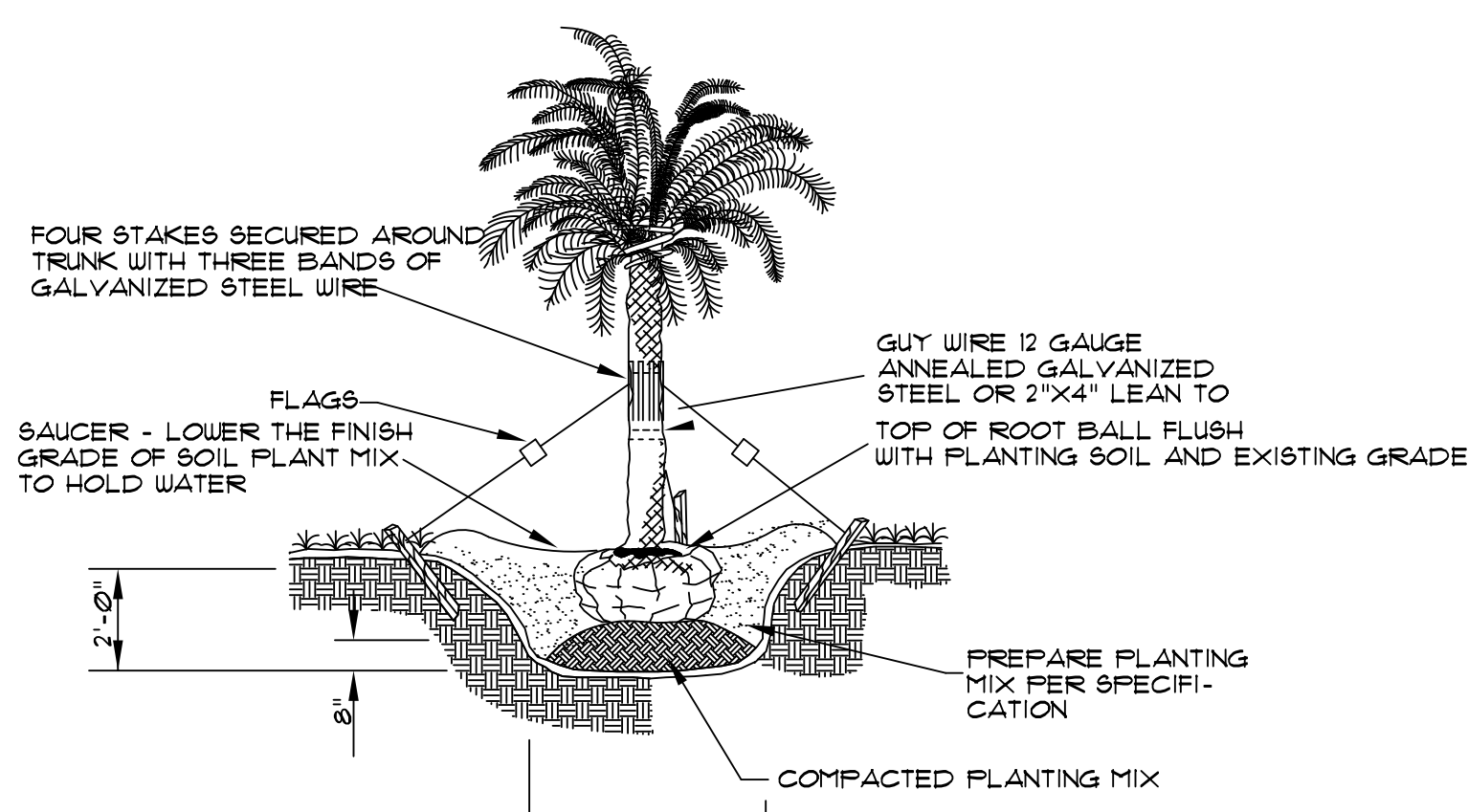
HOSEBIB WITHIN 75' RADIUS OF ALL PLANTING



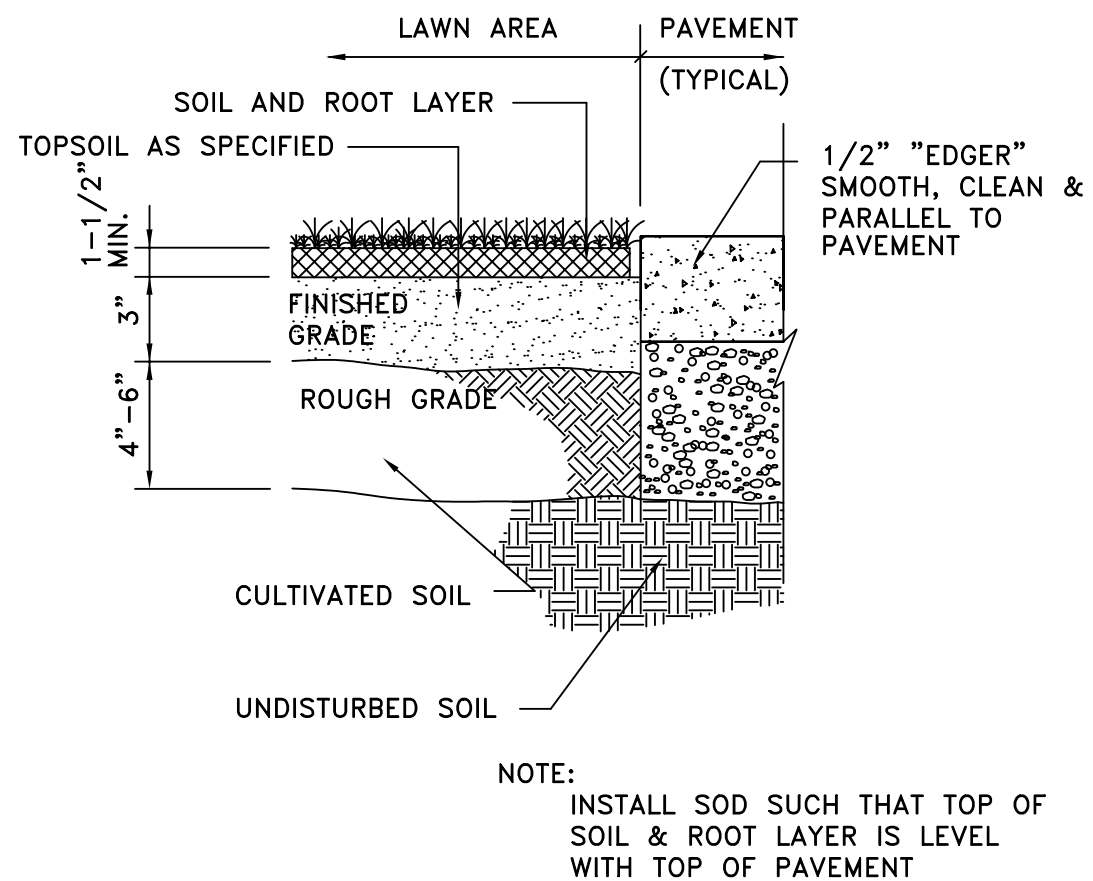
HOSEBIB MUST HAVE VACUUM BREAKER PER COU CODE.



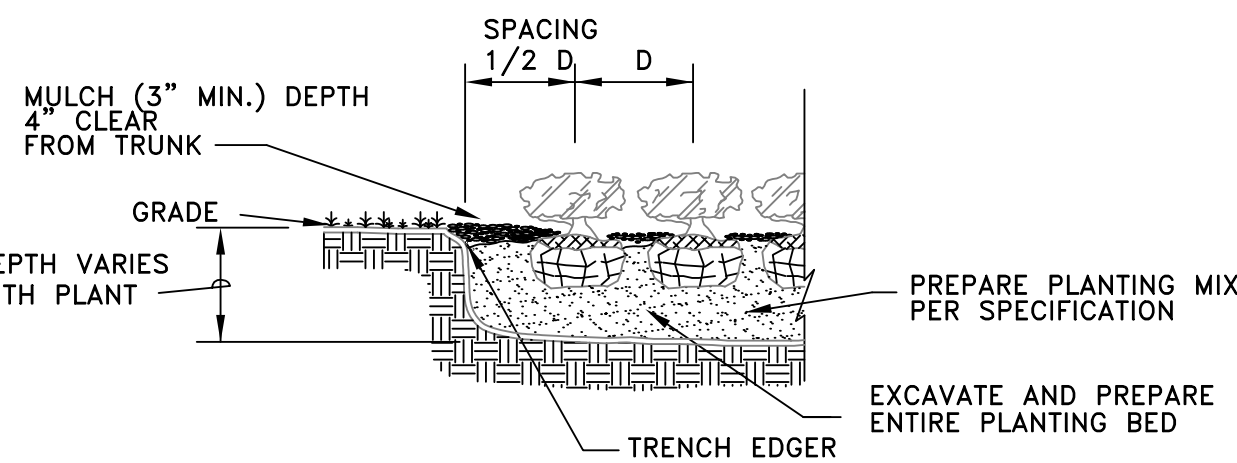
TREE PLANTING DETAIL



PALM TREE PLANTING DETAIL



SOD DETAIL



SHRUB & GROUNDCOVER PLANTING DETAIL

LANDSCAPE CALCULATIONS:

TOTAL AREAS:	50,044 S.F.
ZONING:	Commercial
V.U.A. PUBLIC AREA:	18,616 S.F.
10% V.U.A. REQ. LANDSCAPE AREA	1,862 S.F.
LANDSCAPE AREA PROVIDED:	2,353 S.F.
25% OF 10% V.U.A. REQ. SHRUB AREA:	466 S.F.
SHRUB AREA PROVIDED:	477 S.F.

V.U.A. PRIVATE AREA:	0 S.F.
5% V.U.A. REQ. LANDSCAPE AREA	0 S.F.
LANDSCAPE AREA PROVIDED:	0 S.F.
25% OF 5% V.U.A. REQ. SHRUB AREA:	0 S.F.
SHRUB AREA PROVIDED:	0 S.F.

SECTION 656.12(10) 10% OPEN SPACE REQUIREMENT	
TOTAL AREA:	50,044 S.F.
10% AREA REQUIRED	5,004 S.F.
10% AREA PROVIDED	19,478 S.F.

PERIMETER AREA REQUIREMENT BREAKDOWN

PERIMETER AREA NORTH SIDE:	138 L.F.
5 S.F. / L.F. = 5' x 138 L.F.	
AREA REQUIRED:	690 S.F.
AREA PROVIDED:	2,070 S.F.

PERIMETER AREA SOUTH SIDE:	421 L.F.
5 S.F. / L.F. = 5' x 421 L.F.	
AREA REQUIRED:	2,105 S.F.
AREA PROVIDED:	6,315 S.F.

PERIMETER AREA EAST SIDE:	167 L.F.
10 S.F. / L.F. = 10' x 167 L.F.	
AREA REQUIRED:	1,671 S.F.
AREA PROVIDED:	1,671 S.F.

PERIMETER AREA WEST SIDE:	430 L.F.
5 S.F. / L.F. = 5' x 430 L.F.	
AREA REQUIRED:	2,150 S.F.
AREA PROVIDED:	2,150 S.F.

PERIMETER AND INTERIOR TREE REQUIREMENT BREAKDOWN

V.U.A. PUBLIC AREA:	
INTERNAL LANDSCAPE:	
1 TREE / 4,000 S.F. = 18,616 S.F. / 4,000 S.F.	
TREES REQUIRED:	5
TREES PROVIDED:	5

V.U.A. PRIVATE AREA:	
INTERNAL LANDSCAPE:	
1 TREE / 4,000 S.F. = 0 S.F. / 4,000 S.F.	
TREES REQUIRED:	0
TREES PROVIDED:	0

PERIMETER TREES NORTH SIDE:	43 L.F.
1 TREE / 50 L.F.	
TREES REQUIRED:	1
TREES PROVIDED:	1

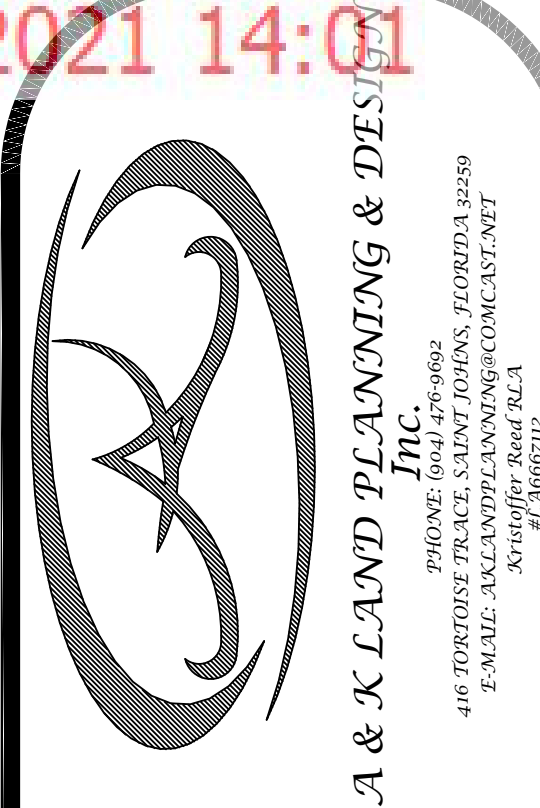
PERIMETER TREES SOUTH SIDE:	308 L.F.
1 TREE / 50 L.F.	
TREES REQUIRED:	6
TREES PROVIDED:	6

PERIMETER TREES EAST SIDE:	16 L.F.
1 TREE / 50 L.F.	
TREES REQUIRED:	1
TREES PROVIDED:	1

PERIMETER TREES WEST SIDE:	262 L.F.
1 TREE / 50 L.F.	
TREES REQUIRED:	6
TREES PROVIDED:	6

CDN: 3172.75

RCV: 3/12/2021 14:01



IKN OFFICE BUILDING
4266 PABLO PROFESSIONAL CT
JACKSONVILLE, FLORIDA

REVISIONS :

DATE : February 24, 2021

PROJECT NO. : 202118

DESIGNED BY : KSR

DRAWN BY : KSR

CHECKED BY : KSR

SCALE : N.T.S.

SHEET TITLE

LANDSCAPE
DETAILS

L-2
SHEET