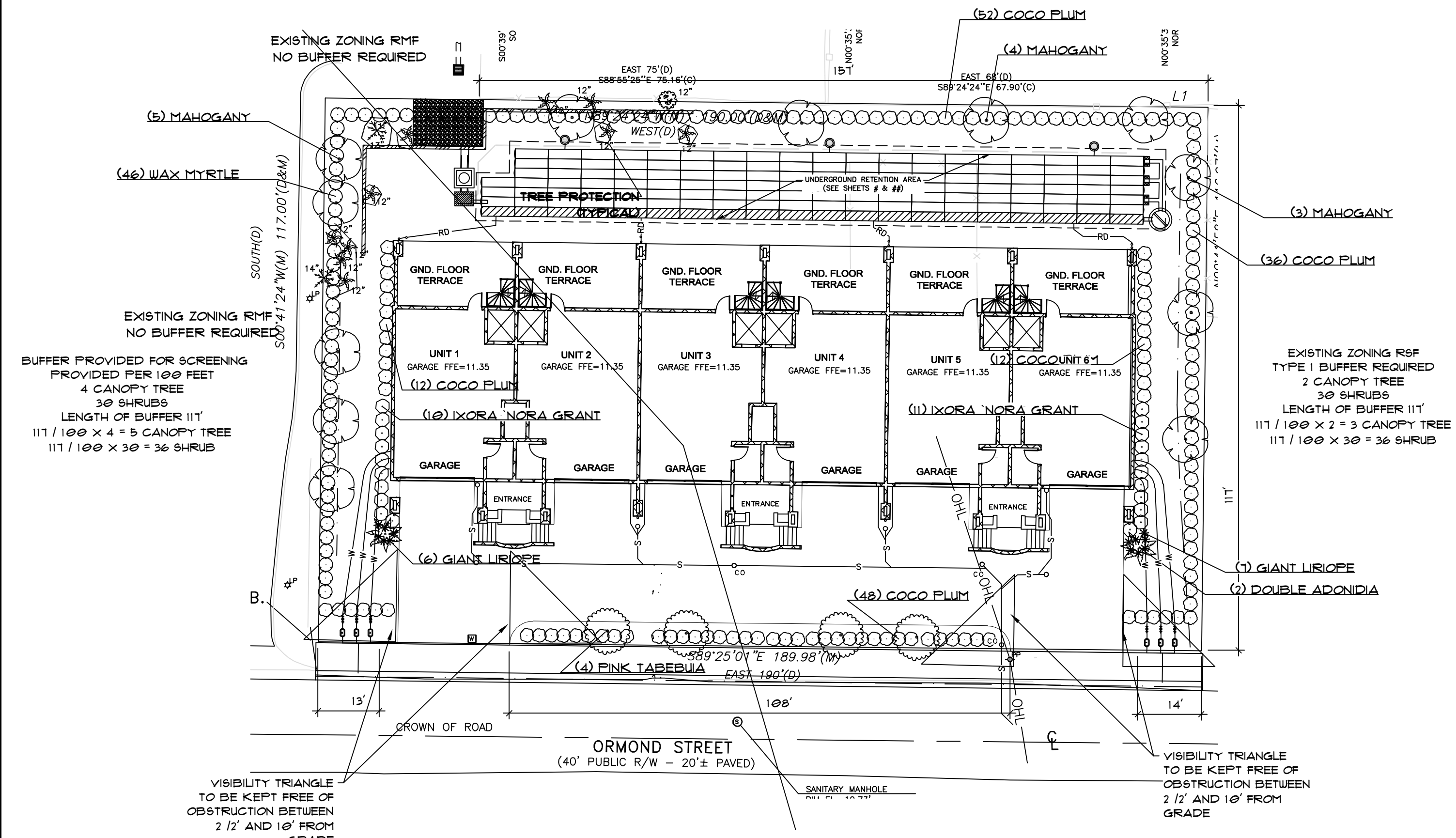


EXISTING ZONING RSF  
TYPE 1 BUFFER REQUIRED  
2 CANOPY TREE  
30 SHRUBS  
LENGTH OF BUFFER 151'  
151 / 100 X 2 = 4 CANOPY TREE  
151 / 100 X 30 = 48 SHRUB



PLANTING PLAN

ROW BUFFER REQUIRED  
1 TREE PER 35'  
24" SHRUBS 36" O.C.  
LENGTH OF BUFFER 135'  
135 / 35 = 4 TREE  
46 SHRUBS

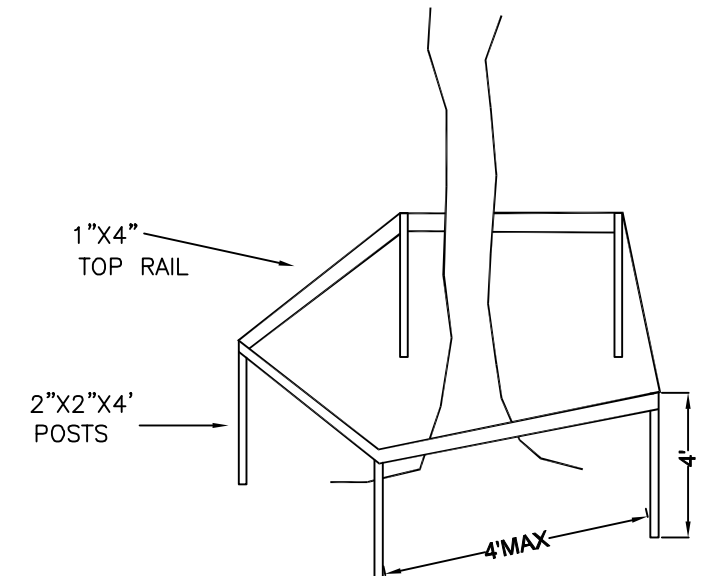
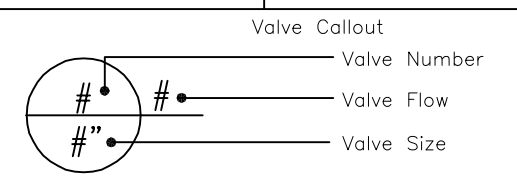
SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE	
<b>TREES</b>					
	2	VEITCHIA MERRILLI	DOUBLE ADONIDIA	8' TO 10'	FLORIDA FRIENDLY
	12	SUETENIA MAHAGONI	MAHOGANY	2.5" CAL, MIN. 8'	NATIVE
	4	TABEBUIA HETEROPHYLLA	PINK TABEBUIA	2.5" CAL, MIN. 8'	FLORIDA FRIENDLY
<b>SHRUBS</b>					
	21	IXORA X 'NORA GRANT'	IXORA 'NORA GRANT'	3 GAL	FLORIDA FRIENDLY
	159	CHRYSOBALANUS ICACO	COCO PLUM	3 GAL	NATIVE
	13	LIRIOPE MUSCARI 'EMERALD GODDESS'	GIANT LIRIOPE	1 GAL	FLORIDA FRIENDLY
	46	MYRICA CERIFERA	WAX MYRTLE	4" HT.	NATIVE



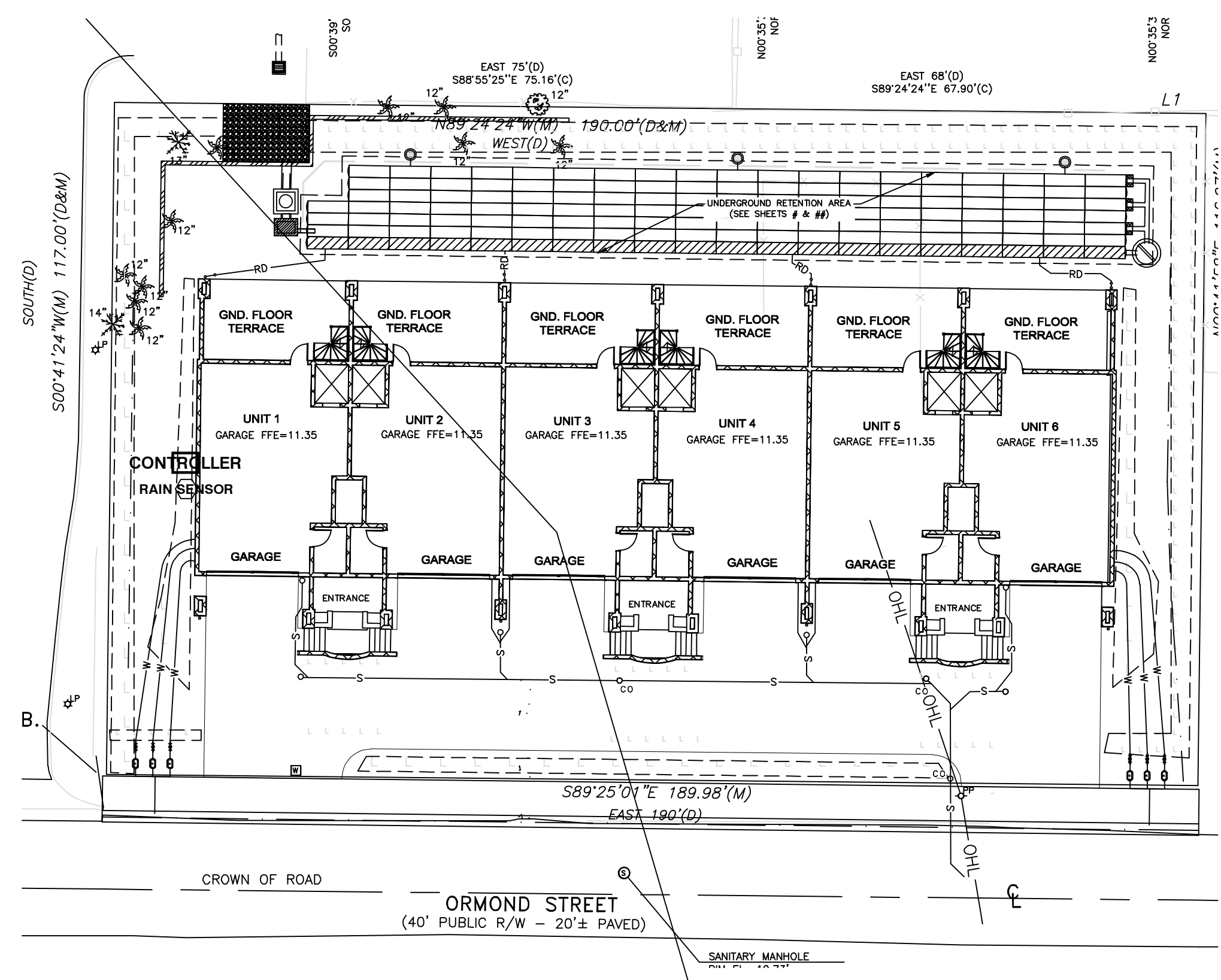
CITY OF VENICE TREE PROTECTION REQUIREMENTS  
40 TREE INCHES REQUIRED PER ACRE OF AREA OF CONSTRUCTION  
TOTAL AREA OF CONSTRUCTION .51 ACRE  
.51 X 40 = 21 TREE INCHES REQUIRED  
25 TREE INCHES PROPOSED

NO HERITAGE TREES ARE TO BE REMOVED

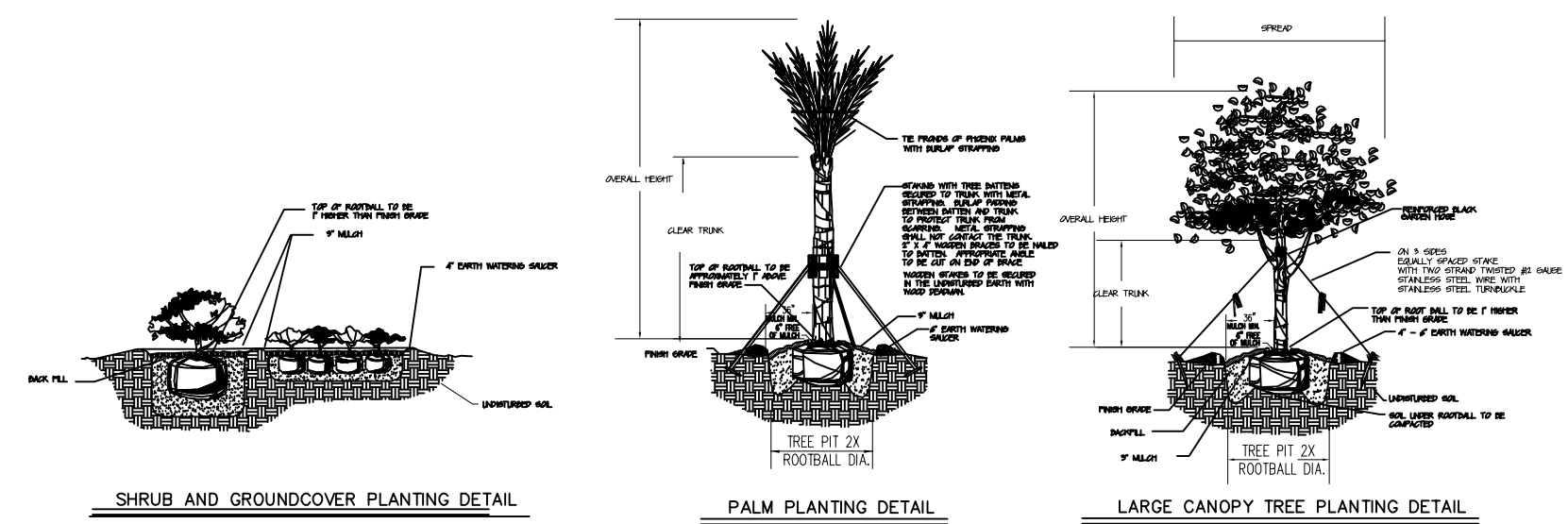
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
	AREA TO RECEIVE DRIP EMITTERS MAXIJET MAX-14 STREAM 360X14 360" X 14 MEDIUM-ANGLE DISTANCE STREAMS	2,664 SF	30
	MANUFACTURER/MODEL/DESCRIPTION HUNTER HCC-800-S5 8 STATION OUTDOOR WI-FI ENABLED, FULL-FUNCTIONING CONTROLLER WITH TOUCHSCREEN, COMMERCIAL USE STAINLESS STEEL CABINET.	1	
	MANUFACTURER/MODEL/DESCRIPTION HUNTER MINI-CLIK RAIN SENSOR, MOUNT AS NOTED	1	



Prior to commencing work and throughout the duration of the authorized activity, the owner, developer, contractor or agent shall clearly mark with red flagging all trees proposed to be removed and shall erect barricades around all trees to be protected. The barricades must remain in place and be in good condition for the duration of the authorized activity. Protective barricades for protected trees shall be installed no closer than the outer edge of the designated TFZ of the tree. Barricades shall be placed no closer than three feet from the trunk of palms. Barricades shall be constructed in a post and rail configuration or with orange batten fencing and be no less than four feet in height. The upright posts shall be a minimum of a two by two-inch wooden stake. Posts shall be implanted deep enough into the ground to be stable and extend a minimum height of four feet above the ground. A minimum of a one four-inch by one inch by eight feet in length wooden board shall be used to connect the upright posts. The maximum distance allowed between upright posts is eight feet. Silt barriers, hay or straw bales, or similarly effective erosion control barriers may be substituted and required in any area where erosion or siltation may cause damage to TFZ upon approval by the city arborist. Barricades that result in greater protection may be substituted with the approval of the city arborist. In all cases, the barriers must remain in place until the final finish grade is established at the end of the project or project phase. Damage to protection barriers and encroachments into the TFZ will be subject to subsection 118-5(c), and article VII 5.9ns, shall be posted at 50-foot intervals for single trees or tree clusters of 20 trees or less and 100-foot intervals for areas of more than 20 trees that clearly state potential fines and "Tree Protection Area, Keep Out".



IRRIGATION PLAN



REVISIONS	11.10.2025
	12.11.2025
	02.19.2026

TERRESCAPE INC.  
TYONNE R. HALL ASLA  
LANDSCAPE ARCHITECT  
FL REG NO LA000153 PH 941-728-1483  
7286 GROVE STREET SARASOTA, FLORIDA 34239

816 ORMONDS STREET  
CITY OF VENICE FLORIDA

SCALE	1" = 20'
DATE	05.22.2025
JOB NUMBER	
SHEET	

Always call 811 two full business days before you dig to have underground utilities located and marked.  
**Sunshine811.com**

REVISIONS
11.10.2025
12.11.2025
07.19.2026

**TERRESCAPE INC.**  
 TYONE R. HALL ASLA  
 LANDSCAPE ARCHITECT  
 FL REG. NO. LA00091373  
 2206 GROVE STREET, SARASOTA, FLORIDA 34235  
 PH: 941-228-1483

816 ORMONDS STREET  
 CITY OF VENICE FLORIDA

SCALE
1" = 20'
DATE
05.22.2025
JOB NUMBER
SHEET
LA-2
OF 2

- ### GENERAL NOTES
1. ALL PLANT MATERIALS SHALL BE FLORIDA NO. 1 OR BETTER PER "FLORIDA GRADES & STANDARDS FOR NURSERY PLANTS" PER FLORIDA DEPARTMENT OF CONSUMER SERVICES. PLANTS SHALL BE FREE OF DISEASE, INSECTS, DEFECTS, AND/OR INJURIES.
  2. ALL PLANTING AREAS SHALL HAVE A 2" TO 3" LAYER OF SHREDDED ORGANIC MULCH. MULCH SHALL NOT BE IN CONTACT WITH THE BARK OF TREES OR SHRUBS. MULCH MATERIAL SHALL BE CONSISTENT WITH FLORIDA FRIENDLY LANDSCAPING. RECOMMENDATIONS, NON-POROUS MATERIALS SHALL NOT BE USED AS MULCH. MULCH SHALL NOT BE PLACED WITHIN SIX (6) INCHES OF THE TRUNKS OF TREES. MULCH SHALL BE PLACED TO A MINIMUM DEPTH OF TWO (2) INCHES AND A MAXIMUM DEPTH OF FOUR (4) INCHES. INDIVIDUAL TREES SHALL BE MULCHED CONSISTENT WITH REQUIREMENTS OF CHAPTER 89, SECTION 3 OF CITY OF VENICE CODE.
  3. WORK SHALL PROGRESS IN A WORKMANLIKE MANNER ACCORDING TO STANDARDS OF THE INDUSTRY.
  4. AN AUTOMATIC IRRIGATION SYSTEM SHALL BE PROVIDED FOR THE PURPOSE OF ESTABLISHING AND MAINTAINING ALL PLANT MATERIALS. AN IRRIGATION WELL SHALL BE THE WATER SOURCE.
  5. ALL DISTURBED AREAS WITHIN LANDSCAPE BUFFERS AND IN LANDSCAPE ISLANDS IN THE PARKING LOT SHALL BE SODDED WITH ST. AUGUSTINE "FLORITAM" SOD. SOD SHALL BE OF GOOD QUALITY AND INSTALLED WITH PIECES FIRMLY TOGETHER SO AS TO FORM A CONTINUOUS SURFACE. ACTUAL QUANTITY OF SOD REQUIRED TO COVER DISTURBED AREAS MAY VARY AND SHALL BE DETERMINED AT THE COMPLETION OF CONSTRUCTION.
  6. ALL PLANTED TREES SHALL BE PLANTED BEYOND THE TOP OF SLOPE OF DRAINAGE SWALES OR DITCHES. TREES SHALL NOT BE PLANTED ON THE SIDE SLOPES OR THE BOTTOM OF SWALES, DITCHES OR RETENTION AREAS WITH THE EXCEPTION OF SABAL PALMS.
  7. ALL NOXIOUS TREES AND PLANTS SHALL BE REMOVED FROM SITE AT THE TIME OF DEVELOPMENT. THIS INCLUDES BUT SHALL NOT BE LIMITED TO BRAZILIAN PEPPER (SCHINUS TEREBINTHIFOLIUS), AUSTRALIAN PINE (CASUARINA SPP.), MELALEUCA (MELALEUCA SPP.) AND CARROTWOOD (GUPANIOSIS ANACARDIODES).
  8. LANDSCAPING SHALL BE MAINTAINED IN PERPETUITY IN A MANNER TO MEET CITY CODES AND IN A NEAT (FREE OF LITTER AND DEBRIS) AND HEALTHY CONDITION.
  9. ALL TREES AND SHRUBS SHALL BE INSTALLED AND ESTABLISHED FOLLOWING THE GUIDELINES IN "TREE AND SHRUB PLANTING AND ESTABLISHMENT" AVAILABLE THROUGH SARASOTA COUNTY EXTENSION.
  10. A TREE REMOVAL AND PROTECTION PERMIT SHALL BE OBTAINED PRIOR TO ANY CONSTRUCTION, CLEARING OR TREE REMOVAL FOR THE PROPOSED PROTECTION IN ACCORDANCE WITH CITY OF VENICE CODE.
  11. ALL WORK SHALL BE IN COMPLIANCE WITH THE TREE PROTECTION PROGRAM. 12 SPECIFICATIONS ARE MINIMUM REQUIRED BY CODE. ALL ALTERATIONS TO SPECIFICATIONS AND SPECIES PRIOR REQUIRE PERMISSION FROM THE LANDSCAPE ARCHITECT.
  13. THE APPROVED LANDSCAPE PLANS AND SPECIFICATIONS MUST BE FOLLOWED CLOSELY. PLANT MATERIAL QUALITY AND SIZE, MULCH AND SOIL SPECIFICATIONS, AND THE SPECIFICATIONS OF THE PLANS OVERALL, WILL BE STRICTLY ENFORCED BY THE CITY. IF THE NEED FOR PLANT MATERIAL SUBSTITUTIONS OR OTHER SUBSTANTIAL CHANGES TO THE APPROVED PLANS ARISE DURING THE CONSTRUCTION PHASE, THESE CHANGES MUST BE REVIEWED BY THE CITY PRIOR TO INSTALLATION. COMMUNICATING CHANGES TO THE CITY DURING THE CONSTRUCTION PHASE COULD AVOID DELAYS WITH FINAL PROJECT APPROVALS. MINOR ALTERATIONS TO ACCOMMODATE CONSTRUCTION ARE UNDERSTOOD BUT MUST BE REVIEWED BEFORE ANY SUCH ALTERATIONS ARE MADE.

- ### IRRIGATION NOTES
1. THE IRRIGATION LAYOUT IS DIAGRAMMATIC. CHANGES MADE TO SITE FIELD CONDITION SHALL FOLLOW ALL STANDARD HEREIN.
  2. THE IRRIGATION CONTRACTOR IS RESPONSIBLE FOR VERIFYING AND ADJUSTING INSTALLATION TO MEET REQUIREMENTS OF THE SCHEMATIC INTENT OF IRRIGATION PLAN PRIOR TO SUBMITTING PROPOSAL INCLUDING BUT NOT LIMITED TO AVAILABLE FLOW AND PRESSURE, CONNECTOR ASSEMBLY, EMITTERS, LATERALS AND VALVES ARE NOT SHOWN ON PLAN.
  3. ZONING BE ACCORDING TO RESUSCITATION RATE TYPE OF IRRIGATION.
  4. LOW VOLUME AND HIGH VOLUME WATER USE AREAS SHALL BE SERRATED BY IRRIGATION ZONE.
  5. IRRIGATION CONTRACTOR TO PROVIDE AS BUILT MARK UP DRAWING TO INDICATE ACTUAL INSTALLATION.
  6. ANY PERMITS TP BE SECURED PRIOR TO COMMENCEMENT.
  7. COLOR CODED METAL DETECTABLE MARKING TAPE SHALL BE INSTALLED THE FULL LENGTH OF THE MAINLINE.
  8. ALL REQUIRED LANDSCAPING AND BUFFERS SHALL BE SERVED BY AN AUTOMATIC IRRIGATION SYSTEM THAT MEETS OR EXCEEDS ALL REQUIREMENTS OF COUNTY CODE.
  9. VERIFY THE LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO INSTALLATION OF SYSTEM.
  10. ALL PRESSURIZED MAIN LINES UNDER DRIVEWAYS OR ASPHALT SHALL BE WITHIN SLEEVES.
  11. ALL WORK SHALL BE PERFORMED IN A WORKMANLIKE MANNER WITH PROFESSIONAL COOPERATION WITH ANY OTHER TRADES THAT MAY BE PRESENT AT TIME OF CONSTRUCTION.
  12. TRENCHES SHALL BE BACKFILLED AND FULLY COMPACTED TO AVOID DITCHING AT A LATER TIME DUE TO SETTLING.
  13. PIPE SIZES ON EITHER SIDE OF AN ELECTRONIC VALVE SHALL BE ONE SIZE LARGER THAN THE VALVE SIZE.
  14. PIPE SHALL BE SCHEDULE 40 OR BETTER THROUGHOUT THE INSTALLATION. ANY EQUIPMENT INSTALLED SHALL BE OF EQUIVALENT QUALITY TO THOSE SPECIFIED.
  15. SYSTEM SHALL BE INSTALLED INCLUDING AN AUTOMATIC RAIN SENSOR AND A SOIL MOISTURE SENSOR. ALL WATERING SHALL BE PER REGULATION OF LOCAL WATER MANAGEMENT DISTRICT OR LOCAL AUTHORITY, WHICHEVER IS STRICTER.
  16. DRIP OR MICROJET IRRIGATION SHALL BE USED WHERE POSSIBLE. LOW TRAJECTORY NOZZLES ARE ENCOURAGED. ABOVE GROUND IMPACT HEADS ARE NOT PERMITTED.
  17. IRRIGATION SYSTEMS SHALL USE THE LOWEST QUALITY WATER AVAILABLE WHICH WILL ADEQUATELY AND SAFELY MEET THE WATER NEEDS OF THE LANDSCAPING.
  18. IRRIGATION SYSTEM TO BE MAINTAINED IN PROPER WORKING ORDER. DAMAGE TO ANY PART SHALL BE REPLACED WITHIN NINETY DAYS.
  19. IRRIGATION SYSTEMS MUST BE PROPERLY MAINTAINED AND OPERATED IN A MANNER CONSISTENT WITH WATERING RESTRICTIONS ESTABLISHED BY THE APPLICABLE WATER MANAGEMENT DISTRICT OR LOCAL AUTHORITY WHICHEVER ARE STRICTER.
  20. PLANTED DETENTION AREAS AND UNDISTURBED NATURAL AREAS DO NOT REQUIRE IRRIGATION SYSTEMS, PROVIDED HOWEVER THAT THE PROPERTY OWNER IS RESPONSIBLE FOR PROVIDING IRRIGATION FOR SUPPLEMENTAL PLANTS WITHIN NATURAL AREAS AND PLANTS WITHIN DETENTION AREAS.
  21. WHEN REUSE WATER IS THE SUPPLY SOURCE, ALL IRRIGATION COMPONENTS SHALL BE APPROPRIATELY TAGGED AND COLORED PURPLE TO INDICATE THE USE OF REUSE WATER SOURCE.
  22. WATER SOURCE FOR IRRIGATION WILL BE AVAILABLE REUSE.
  23. IRRIGATION CONTRACTOR IS RESPONSIBLE FOR INVESTIGATING EXISTING IRRIGATION FOR POSSIBLE INCORPORATION INTO PROPOSED SYSTEM.

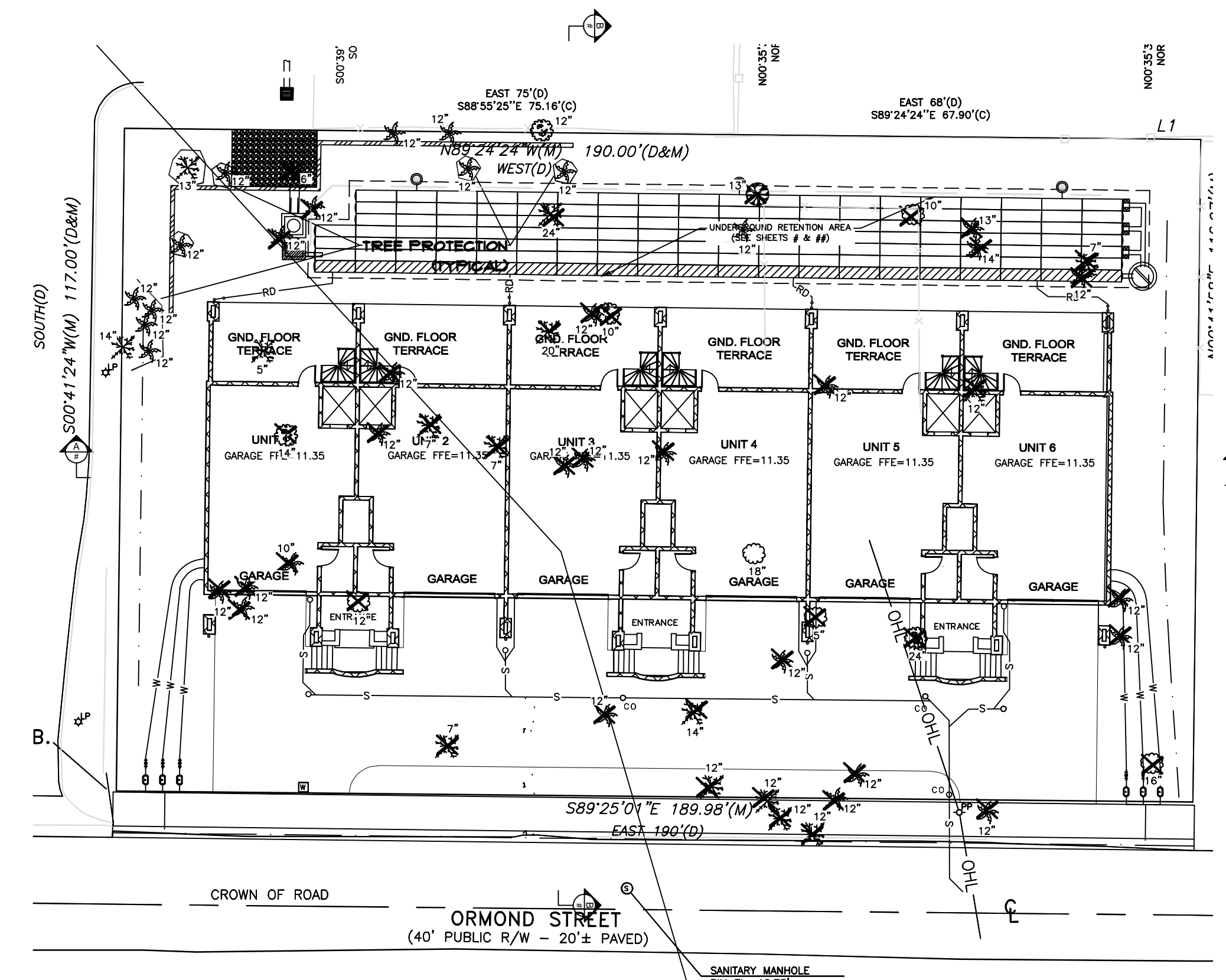
### TREES TO BE REMOVED

OAK	5"	1
	7"	4
	12"	5
	14"	1
PALM	6"	1
	10"	1
	12"	19
ORNAMENTAL	10"	1
	12"	1
	13"	1
	14"	1
	16"	1
	24"	1

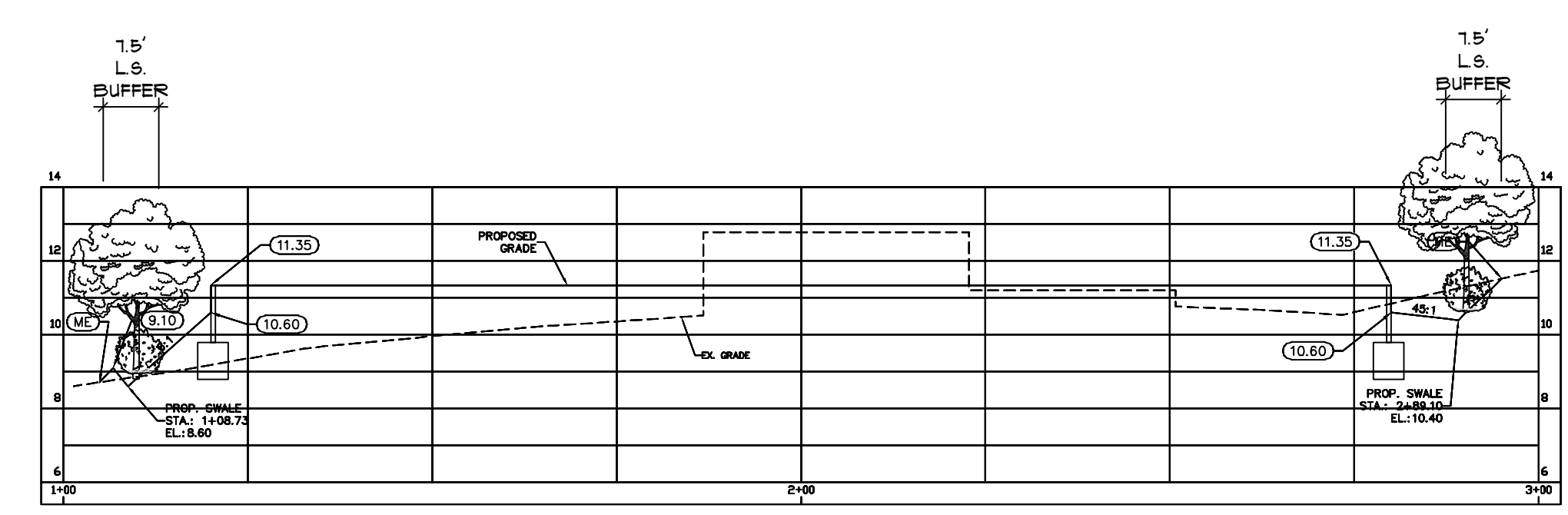
### TREES TO BE PRESERVED

OAK	11"	1
	13"	1
	14"	1
	24"	1
PALM	12"	10
	13"	1
	14"	1
PINE	13"	1

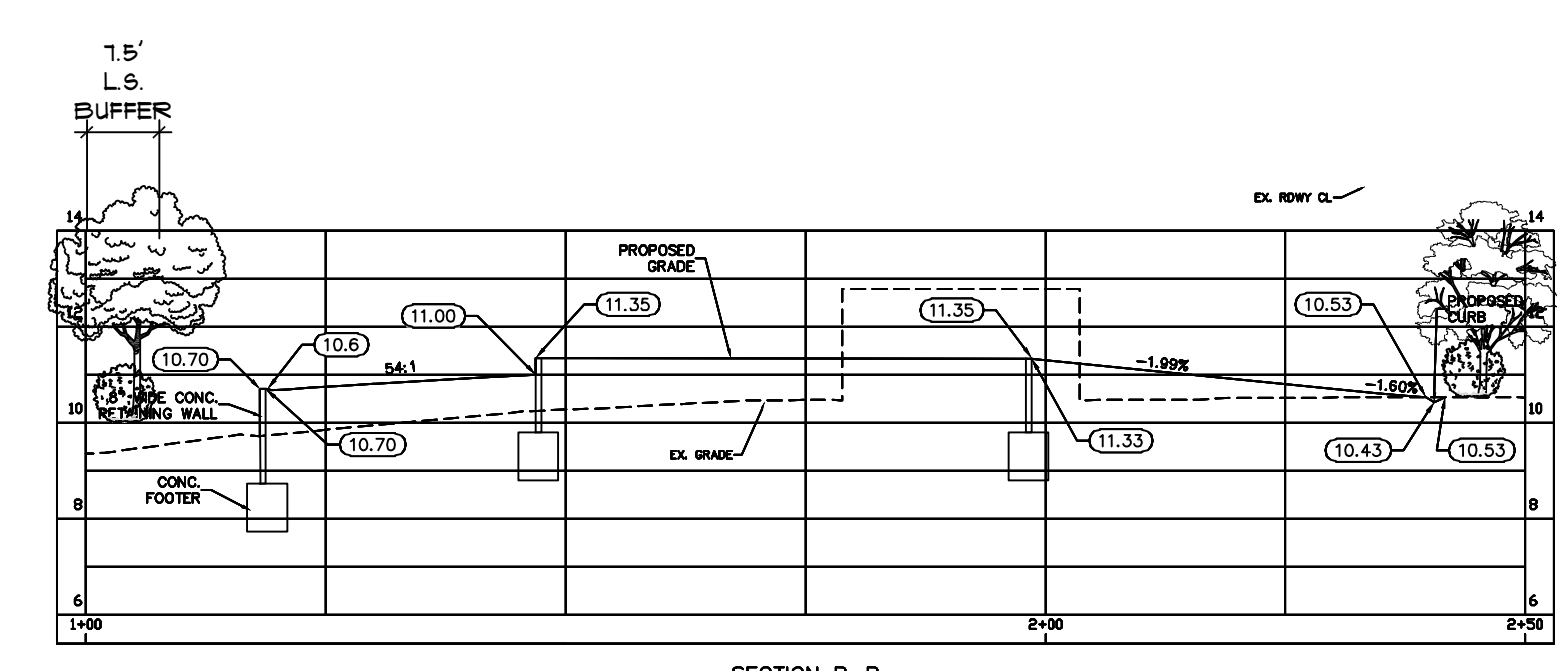
(B) PRIOR TO COMMENCING WORK AND THROUGHOUT THE DURATION OF THE AUTHORIZED ACTIVITY, THE OWNER, DEVELOPER, CONTRACTOR OR AGENT SHALL CLEARLY MARK WITH RED FLAGGING ALL TREES PROPOSED TO BE REMOVED AND SHALL ERECT BARRICADES AROUND ALL TREES TO BE PROTECTED. THE BARRICADES MUST REMAIN IN PLACE AND BE IN GOOD CONDITION FOR THE DURATION OF THE AUTHORIZED ACTIVITY. PROTECTIVE BARRICADES FOR PROTECTED TREES SHALL BE INSTALLED NO CLOSER THAN THE OUTER EDGE OF THE DESIGNATED TPZ OF THE TREE. BARRICADES SHALL BE PLACED NO CLOSER THAN THREE FEET FROM THE TRUNK OF PALMS. BARRICADES SHALL BE CONSTRUCTED IN A POST AND RAIL CONFIGURATION OR WITH ORANGE BARRIER FENCING AND BE NO LESS THAN FOUR FEET IN HEIGHT. THE UPRIGHT POSTS SHALL BE A MINIMUM OF A TWO BY TWO INCH WOODEN STAKE POSTS SHALL BE IMPLANTED DEEP ENOUGH INTO THE GROUND TO BE STABLE AND EXTEND A MINIMUM HEIGHT OF FOUR FEET ABOVE THE GROUND. A MINIMUM OF A ONE FOUR INCH BY ONE INCH BY EIGHT FEET IN LENGTH WOODEN BOARD SHALL BE USED TO CONNECT THE UPRIGHT POSTS. THE MAXIMUM DISTANCE ALLOWED BETWEEN UPRIGHT POSTS IS EIGHT FEET. SILT BARRIERS, HAY OR STRAW BALES, OR SIMILARLY EFFECTIVE EROSION CONTROL BARRIERS MAY BE SUBSTITUTED AND REQUIRED IN ANY AREA WHERE EROSION OR SILTATION MAY CAUSE DAMAGE TO TPZ UPON APPROVAL BY THE CITY ARBORIST. BARRICADES THAT RESULT IN GREATER PROTECTION MAY BE SUBSTITUTED WITH THE APPROVAL OF THE CITY ARBORIST. IN ALL CASES, THE BARRIERS MUST REMAIN IN PLACE UNTIL THE FINAL FINISH GRADE IS ESTABLISHED AT THE END OF THE PROJECT OR PROJECT PHASE. DAMAGE TO PROTECTION BARRIERS AND ENCROACHMENTS INTO THE TPZ WILL BE SUBJECT TO SUBSECTION 110-5(C), AND ARTICLE VI. SIGNS, SHALL BE POSTED AT 50-FOOT INTERVALS FOR SINGLE TREES OR TREE CLUSTERS OF 20 TREES OR LESS AND 100-FOOT INTERVALS FOR AREAS OF MORE THAN 20 TREES THAT CLEARLY STATE POTENTIAL FINES AND "TREE PROTECTION AREA, KEEP OUT".



TREE REMOVAL PLAN



SECTION A-A  
 SCALE: H:1"=10'; V:1"=2'



SECTION B-B  
 SCALE: H:1"=10'; V:1"=2'

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