

398 NE 6th Avenue

Landscape Plan

Delray Beach, Florida

NOTE: These Landscape Plans have been prepared to satisfy the City of Delray Beach zoning requirements and to conceptually reflect landscape requirements for the site. They are not to be utilized for construction drawings until final engineering and architectural plans are available. These drawings are not to be used for Building Permit application until these plans are finalized.

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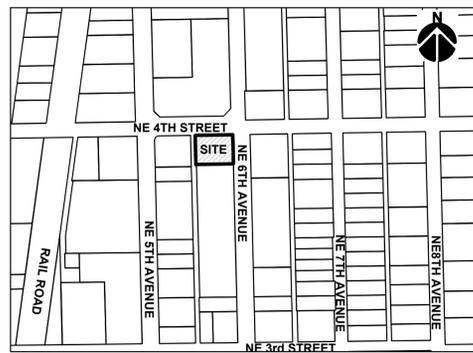
PLANT SCHEDULE

- 1) DROUGHT TOLERANT RATING BASED UPON SFWMD WATERWISE PUBLICATION - SOUTH FLORIDA EDITION.
- 2) ALL PLANT MATERIAL SPECIFICATIONS AND CONTAINER SIZES LISTED IN THE PROJECT PLANT SCHEDULE ARE REQUIRED MINIMUMS. CONTRACTOR MAY EXCEED THE REQUIRED MINIMUM SPECIFICATION AND CONTAINER SIZE BASED ON MATERIAL AVAILABILITY.
- 3) ALL PLANT MATERIAL SHALL MEET AND ADHERE TO LATEST EDITION OF FLORIDA GRADES AND STANDARDS FOR NURSERY PLANTS. ALL PLANT MATERIAL SHALL BE FLORIDA # 1 OR BETTER. THE LANDSCAPE ARCHITECT OR OWNER/OWNER'S REPRESENTATIVE HAVE THE RIGHT TO REJECT ANY PLANT MATERIAL NOT MEETING THESE STANDARDS.
- 4) QUANTITIES ON PLANT SCHEDULE ARE FOR CONVENIENCE ONLY. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ALL PLANTS SHOWN ON LANDSCAPE PLANS.

PLANT SCHEDULE					
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	NATIVE	DROUGHT TOLERANT
TREES					
	CS2	6	Conocarpus erectus f. sericeus / Silver Buttonwood 16' Ht. x 7' Spr., 8" C.T., 3" Cal. Single Straight Trunk, Full Canopy	Yes	Yes
	IC	2	Ilex x attenuata 'Eagleston' / Eagleston Holly 16' Ht. x 7' Spr., Single Straight Trunk, Full Canopy, 8" Clear Trunk	Yes	Yes
	QH	7	Quercus virginiana 'Highrise' / Highrise Live Oak 16' Ht. x 7' Spr., Single Straight Trunk, Full Canopy, 8" Clear Trunk	Yes	Yes
ACCENT PLANTS					
	TR	4	Thrinax radiata / Florida Thatch Palm Min. 10' Ht., Single Straight Trunk, Full Canopy	Yes	Yes
PALMS					
	PZ	2	Phoenix dactylifera 'Zahidi' / Zahidi Date Palm FG, Min. 18" O.A. Ht., Min. 10' C.T., Straight Scar Free Trunk, Classic Cut, Matched Specimen	No	Moderate
	SS	3	Sabal palmetto / Cabbage Palm Min. 16' Ht., Hurricane Cut, Straigh Trunk, No Scars	Yes	Yes

SHRUBS					
	CIR	88	Chrysobalanus icaco 'Red Tip' / Red Tip Coco Plum Min. 24" Ht. x 18" Spr., Full and Dense to Base, Planted at 24" O.C.	Yes	Yes
	CVS	4	Codiaeum variegatum 'Sloppy Painter' / Sloppy Painter Croton Min. 36" Ht. x 24" Spr., Full and Dense to Base	No	Yes
	FMG	80	Ficus microcarpa 'Green Island' / Green Island Indian Laurel Fig Min. 24" Ht. x 18" Spr., Max. 24" O.C., Full and Dense to Base	No	Moderate
	PDM	42	Podocarpus macrophyllus 'Maki' / Maki Yew Podocarpus Min. 48" Ht. x 18" Spr., Full and Dense to Base, Planted at 24" O.C.	No	Moderate
	STA	2	Strelitzia alba / White Bird of Paradise 8' O.A. Ht., Min. 5 Leaf Clump, Fully Rooted	No	Moderate
SHRUB AREAS					
	CIH	140	Chrysobalanus icaco 'Horizontalis' / Horizontal Coco Plum Min. 12" Ht. x 12" Spr., Full and Dense to Base, Planted at 18" O.C.	Yes	Yes
	IXA	24	Ixora coccinea 'Maui Red' / Maui Red Ixora Min. 18" Ht. x 18" Spr., Full and Dense to Base, Planted at 24" O.C.	No	Moderate
	TDF	13	Tripsacum dactyloides / Fakahatchee Grass Min. 24" Ht. x 18" Spr., Full and Dense to Base, Planted at 24" O.C.	Yes	Yes
	TFF	82	Tripsacum floridanum / Florida Gamagrass Min. 18" Ht. x 18" Spr., Full and Dense to Base, Planted at 24" O.C.	Yes	Yes
GROUND COVERS					
	LMB	202	Liriope muscari 'Big Blue' / Big Blue Lilyturf Min. 12" Ht. x 12" Spr., Clump, Full Pot, Planted at 12" O.C.	No	Yes

LOCATION MAP



SITE DATA

APPLICATION NAME: 398 NE 6TH AVENUE DEVELOPMENT
EXISTING ZONING: CENTRAL BUSINESS DISTRICT (CBD) / CENTRAL CORE SUB-DISTRICT
EXISTING LAND USE: COMMERCIAL CORE (CC)
PROPERTY CONTROL NUMBER: 12-43-46-16-05-105-0010
PROPOSED USE: MIXED USE(RESIDENTIAL / COMMERCIAL)
TOTAL GROSS SITE AREA: 0.3 AC (13,001 SF)

DEVELOPMENT TEAM

OWNER / APPLICANT: OHLA USA SE
 9657 NW 117 AVENUE
 MIAMI, FL 33178

SURVEYOR: PERIMETER SURVEYING & MAPPING
 947 CLINT MOORE ROAD
 BOCA RATON FLORIDA, 33487
 561.241.9988

LANDSCAPE ARCHITECT & PLANNER: URBAN DESIGN STUDIO
 610 CLEMATIS STREET, SUITE CU02
 WEST PALM BEACH, FL 33401
 (561) 366-1100

CIVIL ENGINEER: SIMMONS & WHITE
 2581 METROCENTRE BLVD W, STE 3
 WEST PALM BEACH, FL 33407
 561.478.7848

ARCHITECT: REG ARCHITECTS
 120 SOUTH OLIVE AVE. STE. 210
 WEST PALM BEACH, FL 33401
 561.659.2383

LANDSCAPE DATE

TOTAL PAVED AREA: 2,243 SF
 REQUIRED INTERIOR GREEN SPACE: 224 SF
 PROVIDED INTERIOR GREEN SPACE: 457 SF
 TOTAL INTERIOR TREES REQUIRED: 2 TREES
 (1 TREE PER 125 SF OF REQUIRED GREEN SPACE)
 TOTAL INTERIOR TREES PROVIDED: 5 TREES
 REQUIRED PERIMETER GREEN SPACE: 347 SF
 WEST (20.0 LF x 5' WIDTH) 100 SF
 SOUTH (49.4 LF x 5' WIDTH) 247 SF
 PROVIDED PERIMETER GREEN SPACE: 347 SF
 REQUIRE PERIMETER TREES: 3 TREES
 (1 TREE PER 30 LINEAL FEET @ 69.4 LF)
 PROVIDED PERIMETER TREES: 4 TREES

MAXIMUM TURF AREA: 171.3 SF
 (30% OF REQ. INTERIOR AND PERIMETER GREEN SPACE)
 PROVIDED TURF AREA: 0 SF

REQUIRED NATIVE SHRUBS AND GROUND COVER: 25%
 PROVIDED NATIVE SHRUBS AND GROUND COVER: 49.3%

REQUIRED NATIVE TREES: 50%
 PROVIDED NATIVE TREES: 81%

GENERAL NOTES

- 1) SEE ENGINEERING PLANS PREPARED BY OTHERS FOR CONFIGURATION, HEIGHT AND SLOPE OF BERMS.
- 2) DETAILING OF FOCAL POINTS AND HARDSCAPE ARE A SEPARATE DOCUMENT. SEE PLANS PREPARED BY OTHERS FOR THESE DETAILS.

LANDSCAPE NOTES

- 1) BASE INFORMATION OBTAINED FROM CIVIL PLANS PREPARED BY SIMMONS AND WHITE REVISION DATED 03/25/2025.
- 2) ALL INVASIVE SPECIES WILL BE ERADICATED FROM SITE AS REQUIRED BY CODE.
- 3) ALL LANDSCAPE MATERIAL SHALL CONFORM TO THE MOST RECENT STANDARDS AS OUTLINED BY THE "GRADES AND STANDARDS FOR NURSERY PLANTS" PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES. ALL PLANT MATERIAL SHALL BE FLORIDA #1 OR BETTER.
- 4) SIGHT TRIANGLES SHALL BE PROVIDED AND MAINTAINED BY OWNER CLEAR OF VEGETATION TO PROVIDE UNOBSTRUCTED VISIBILITY BETWEEN 30 INCHES AND 8 FEET ABOVE GRADE.
- 5) UTILITY EASEMENTS SHALL NOT ENCRUCH INTO LANDSCAPE BUFFERS MORE THAN 5 FEET OR AS PERMITTED BY CODE.
- 6) FDOT TYPE "D" OR "F" CURB OR WHEEL STOPS TO BE PROVIDED ALONG ALL LANDSCAPE AREAS, INCLUDING DRIVE AISLES AND PARKING SPACES.
- 7) ALL INSTALLATION WORK SHALL BE CARRIED OUT IN A PROFESSIONAL MANNER IN ACCORDANCE WITH STANDARD NURSERY AND INSTALLATION PRACTICES.
- 8) ALL LANDSCAPE AREAS SHALL BE SODDED, MULCHED OR OTHERWISE COVERED WITH GROUND COVER PER THESE PLANS AS LABELED.
- 9) TREES SHOWN ON THIS PLAN ARE GRAPHIC REPRESENTATION ONLY. TREE SPACING IS BASED ON DESIGN REQUIREMENTS AND TREES SHOWN ON THESE PLANS ATTEMPT TO ACCOMPLISH THAT SPACING WHILE MAINTAINING THE REQUIRED SETBACKS FROM UTILITIES. TREES MAY BE FIELD ADJUSTED TO AVOID CONFLICTS WITH DRIVEWAYS AND UNDERGROUND UTILITIES.
- 10) CONTRACTOR TO COORDINATE PLANTING OPERATIONS WITH ALL UNDERGROUND UTILITY PROVIDERS AND CALL "SUNSHINE DIG" / 811 TO FLAG UTILITY LOCATIONS PRIOR TO COMMENCING PLANTING OPERATIONS FOR ANY PORTION OF THE SITE. IF "SUNSHINE DIG" / 811 DOES NOT LOCATE ALL UNDERGROUND UTILITIES ON-SITE, THE CONTRACTOR IS RESPONSIBLE FOR SECURING THESE SERVICES FROM A PRIVATE PROVIDER.
- 11) LANDSCAPE CONTRACTOR TO HAND DIG PLANTING HOLES FOR TREES AND/OR SHRUBS WITHIN FIVE (5') OF ALL FP&L EASEMENTS.
- 12) GROUND MOUNTED MECHANICAL EQUIPMENT TO BE SCREENED PER THESE PLANS INCLUDING AS-BUILT EQUIPMENT LOCATIONS AT TIME OF LANDSCAPE INSTALLATION. CONTRACTOR TO NOTIFY OWNER / OWNER'S REPRESENTATIVE OF ADDITIONAL REQUIRED PLANT MATERIAL QUANTITIES AT TIME OF LANDSCAPE INSTALLATION FOR ADDITIONAL MECHANICAL EQUIPMENT OR RELOCATED EQUIPMENT THAT MAY REQUIRE ADDITIONAL LANDSCAPE SCREENING.
- 13) PLANTINGS ADJACENT TO OVERHEAD LINES TO COMPLY WITH FP&L's "RIGHT TREE IN THE RIGHT PLACE" GUIDELINES FOR MINIMUM SEPARATIONS TO OVERHEAD LINES.

UTILITY SETBACK NOTES

- 1) ALL SETBACK DIMENSIONS SHOWN ON THE PLANS ARE TO BE MET AT THE TIME OF INSTALLATION.
- 2) TREES ARE TO BE INSTALLED WITH A TEN FOOT (10') SEPARATION FROM ANY WATER OR SEWER MAIN AND/OR SERVICE, HYDRANTS, AND LIFT STATIONS, OR WITH A MINIMUM SEVEN FOOT (7') SETBACK IF INSTALLED WITH A ROOT BARRIER SYSTEM. REFER TO THE "ROOT BARRIER" DETAIL ON THE PLANTING DETAILS SHEET FOR INSTALLATION REQUIREMENTS. HOWEVER IN NO CASE SHALL A TREE ENCRUCH INTO A UE WITHOUT PRIOR UTILITY PROVIDER APPROVAL AND ONLY SOD CAN BE INSTALLED WITHIN 5' OF ANY WATER METER AND WITHIN 7.5' OF ANY FIRE HYDRANT UNLESS OTHERWISE APPROVED BY THE FIRE MARSHAL AND UTILITY PROVIDER.
- 3) TREES ARE TO BE INSTALLED WITH A TEN FOOT (10') SEPARATION FROM ANY DRAINAGE OR STORM SEWER INFRASTRUCTURE, OR WITH A MINIMUM SEVEN FOOT (7') SETBACK IF INSTALLED WITH A ROOT BARRIER SYSTEM. REFER TO THE "ROOT BARRIER" ON THE PLANTING DETAILS SHEET FOR INSTALLATION REQUIREMENTS.
- 4) WHERE REQUIRED, ROOT BARRIER TO BE INSTALLED WITH A MINIMUM 5' SEPARATION TO THE EDGE OF ALL UNDERGROUND UTILITIES AND INFRASTRUCTURE.
- 5) TREES SHALL BE PLANTED WITH A MIN. 2' SEPARATION BETWEEN ANY ROOT BARRIER (MEASURED FROM THE CENTER OF THE TREE).

LANDSCAPE EXCAVATION & BACKFILL NOTES

- 1) TREE AND SHRUB PLANTING BEDS WHICH FALL WITHIN OR NEAR ROADWAY AREAS SHALL BE COMPLETELY EXCAVATED AND BACK-FILLED WITH TOPSOIL. ALL SHELL, ROCK OR OTHER BASE MATERIALS, AND ALL SUBSOIL AND DEBRIS, SHALL BE COMPLETELY REMOVED FROM BENEATH SUCH PLANTING AREAS, TO A MINIMUM DEPTH OF 36". UPON COMPLETION OF EXCAVATION, LANDSCAPE ARCHITECT OR OWNER SHALL INSPECT THE EXCAVATED AREA PRIOR TO BACKFILLING WITH TOPSOIL.
- 2) ALL TREE AND/OR SHRUB PLANTING AREAS WITHIN 8' OF BUILDING FOUNDATIONS, AND ANY OTHER PLANTING AREAS WHERE SIGNIFICANT BURIED CONSTRUCTION DEBRIS IS ENCOUNTERED, SHALL BE COMPLETELY EXCAVATED TO A MINIMUM DEPTH OF 36". UPON COMPLETION OF EXCAVATION, LANDSCAPE ARCHITECT OR OWNER SHALL INSPECT THE EXCAVATED AREA PRIOR TO BACKFILLING WITH TOPSOIL.

MULCH NOTES

- 1) MULCH SHALL BE GRADE A PREMIUM NATURAL MULCH, OR APPROVED EQUAL, FREE OF FOREIGN MATERIALS AND WEED SEEDS. MINIMUM DEPTH AFTER SETTLING SHALL BE THREE (3") INCHES.



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398 NE 6th Avenue

Delray Beach, FL
 Cover Sheet & Plant Schedule

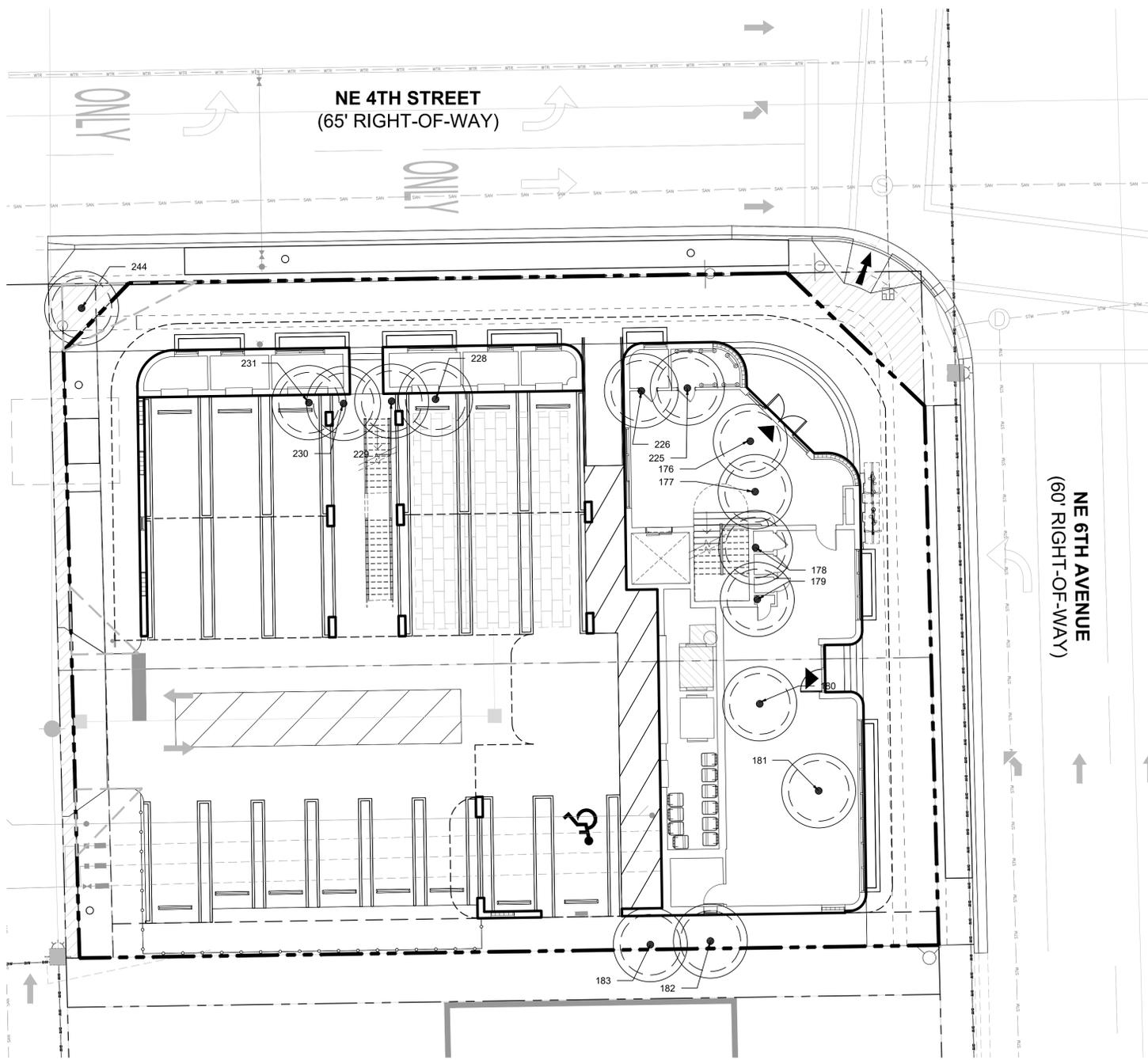
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Date: 10/03/2024
 Project No.: 23-023.000
 Designed By: RD
 Drawn By: RD/MR
 Checked By: RD/SM

Revision Dates:
 03/31/2025 RESUBMITTAL
 06/30/2025 RESUBMITTAL
 09/22/2025 RESUBMITTAL
 10/29/2025 RESUBMITTAL

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VEGETATION DISPOSITION TABLE

EXISTING TREE SPECIES, SIZE, AND CONDITION RATING PROVIDED BY JUSTIN ROGERS, WITH HORTICULTURAL ASPECTS - ISA CERTIFIED ARBORIST FL9547A

Tree Number	Common Name	Genus Species	DBH (Inches)	Tree Height (Feet)	Tree Canopy Spread (Feet)	Palm Height (Feet)	Condition Rating (Percentage)	Disposition	Notes
176	Foxtail palm	<i>Wodyetia bifurcata</i>	10"	19'	12'	12'	75%	Remove	
177	Foxtail palm	<i>Wodyetia bifurcata</i>	10"	18'	12'	11'	75%	Remove	
178	Foxtail palm	<i>Wodyetia bifurcata</i>	9"	18'	12'	11'	75%	Remove	
179	Foxtail palm	<i>Wodyetia bifurcata</i>	10"	18'	12'	11'	75%	Remove	
180	Foxtail palm	<i>Wodyetia bifurcata</i>	10"	18'	12'	11'	75%	Remove	
181	Gumbo limbo	<i>Bursera simaruba</i>	7"	20'	20'		70.0%	Remove	
182	Areca palm	<i>Dypsis lutescens</i>	24"	20'	10'	12'	70.0%	Remove	Clumping - 12 stems with 2" diameter each
183	Umbrella tree	<i>Schefflera actinophylla</i>	22"	30'	25'		Invasive Species	Remove	Invasive - multi-stem: 10' + 12'
225	Foxtail palm	<i>Wodyetia bifurcata</i>	11"	17'	12'	10'	70.0%	Remove	
226	Foxtail palm	<i>Wodyetia bifurcata</i>	11"	20'	12'	13'	80.0%	Remove	
228	Foxtail palm	<i>Wodyetia bifurcata</i>	8"	19'	8'	12'	25%	Remove	Chlorotic, trunk penciling, chronic nutrient deficiency
229	Foxtail palm	<i>Wodyetia bifurcata</i>	8"	19'	8'	12'	35%	Remove	Chlorotic, trunk penciling, chronic nutrient deficiency
230	Foxtail palm	<i>Wodyetia bifurcata</i>	7"	16'	8'	9'	25%	Remove	Chlorotic, trunk penciling, chronic nutrient deficiency
231	Foxtail palm	<i>Wodyetia bifurcata</i>	8"	19'	8'	12'	25%	Remove	Chlorotic, trunk penciling, chronic nutrient deficiency
244	Mahogany	<i>Swietenia mahagoni</i>	24"	25'	25'		30.0%	Remove	Previous topping cuts throughout canopy, co-dominant leaders with bark inclusion

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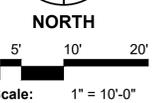
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398 NE 6th Avenue

Delray Beach, FL
Tree Disposition Plan



Date: 10/03/2024
Project No.: 23-023.000
Designed By: RD
Drawn By: RD/MR
Checked By: RD/SM

Revision Dates:
03/31/2025 RESUBMITTAL
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09/22/2025 RESUBMITTAL
10/29/2025 RESUBMITTAL

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Preserve							
Tree #	Common Name	Scientific Name	Height	Spread	DBH	Condition Rating	Comments
N/A							

Relocation							
Tree #	Common Name	Scientific Name	Height	Spread	DBH	Condition Rating	Comments
N/A							

Removal							
Tree #	Common Name	Scientific Name	Height	Spread	DBH	Condition Rating	Comments
N/A							

Tree #	Common Name	Scientific Name	Height	Spread	DBH	Condition Rating < 50%	Comments	In-Lieu Fee
183	Umbrella Tree	<i>Schefflera actinophylla</i>	30'	25'	22"		Non-Native, Invasive Previous topping cuts throughout, co-dominant leaders with bark inclusions	N/A
244	Mahogany	<i>Swietenia mahagoni</i>	25'	25'	24"	30%		Mitigated via planting
181	Gumbo Limbo	<i>Bursera simaruba</i>	20'	20'	7"	70%		Mitigated via planting

Trees with Condition Rating < 50% to be Removed: 1 Tree
Total DBHs of Trees with Condition Rating ≥ 50% to be Removed: 7 DBH inches / 1 of Tree

Palm #	Common Name	Scientific Name	Height	Spread	Clear Trunk	Condition Rating < 50%	Comments	In-Lieu Fee
228	Foxtail Palm	<i>Wodyetia bifurcata</i>	19'	8'	12'	25%	Chlorotic, trunk penciling	\$ 450.00
229	Foxtail Palm	<i>Wodyetia bifurcata</i>	19'	8'	12'	35%	Chlorotic, trunk penciling	\$ 450.00
230	Foxtail Palm	<i>Wodyetia bifurcata</i>	16'	9'	9'	25%	Chlorotic, trunk penciling	\$ 337.50
231	Foxtail Palm	<i>Wodyetia bifurcata</i>	19'	8'	12'	25%	Chlorotic, trunk penciling	\$ 450.00
176	Foxtail Palm	<i>Wodyetia bifurcata</i>	19'	12'	12'	75%		\$ 900.00
177	Foxtail Palm	<i>Wodyetia bifurcata</i>	18'	12'	11'	75%		\$ 825.00
178	Foxtail Palm	<i>Wodyetia bifurcata</i>	18'	12'	11'	75%		\$ 825.00
179	Foxtail Palm	<i>Wodyetia bifurcata</i>	18'	12'	11'	75%		\$ 825.00
180	Foxtail Palm	<i>Wodyetia bifurcata</i>	18'	12'	11'	75%		\$ 825.00
182	Areca Palm	<i>Dypsis lutescens</i>	20'	10'	12'	70%		\$ 900.00
225	Foxtail Palm	<i>Wodyetia bifurcata</i>	17'	12'	10'	70%		\$ 750.00
226	Foxtail Palm	<i>Wodyetia bifurcata</i>	20'	12'	13'	80%		\$ 975.00

Total Numbers of Palms with Condition Rating < 50% to be Removed: 4 Palms
Total Heights of Palms with Condition Rating ≥ 50% to be Removed: 148 feet in height / 8 of Palms

Total In-Lieu Payment \$ 8,512.50

Mitigation

Tree Replacement Calculations *		
New Trees	Caliper (CAL)	Calipers Provided
3 of Silver Buttonwood	3 X 3 inch CAL	9 inch
1 of Silver Buttonwood (Tree-for-Tree)		

Tree - for - Tree Basis: 1 NEW Trees
Total DBHs of Trees : 9" total CALS / 3 NEW Trees

Requirements of Vegetation Removal (Sec. 4.6.19 (E)(5))

* TREE
* Staff recommends at least 4" CAL trees for mitigation as required.
Trees with condition rating of ≥ 50%: Total DBHs of trees shall be replaced with equivalent # of CAL inches of replacement trees.
Trees with condition rating of < 50%: Required to be mitigated on a tree-for-tree basis (16' OH X 6' ST X 8' CT X 7' SPR for others & 12' OH for SF & Duplex)
** Palm
Palms with condition rating of ≥ 50%: Replaced with one palm of equal overall heights (OH) or 16 ft OH, whichever is greater
Palms with condition rating of < 50%: Required to be mitigated on a palm-for-palm basis (16' OH X 8 CT for others & 12' OH X 6 CT for SF & Duplex)

In Lieu Fee for TREE (Sec. 4.6.19.(E)(5)(d))

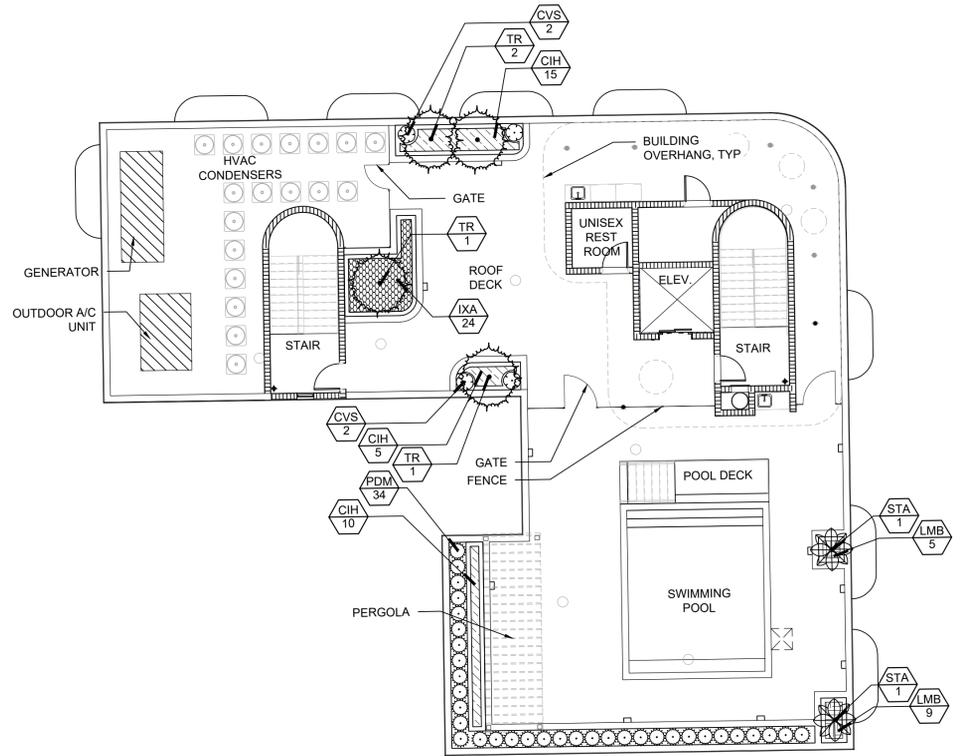
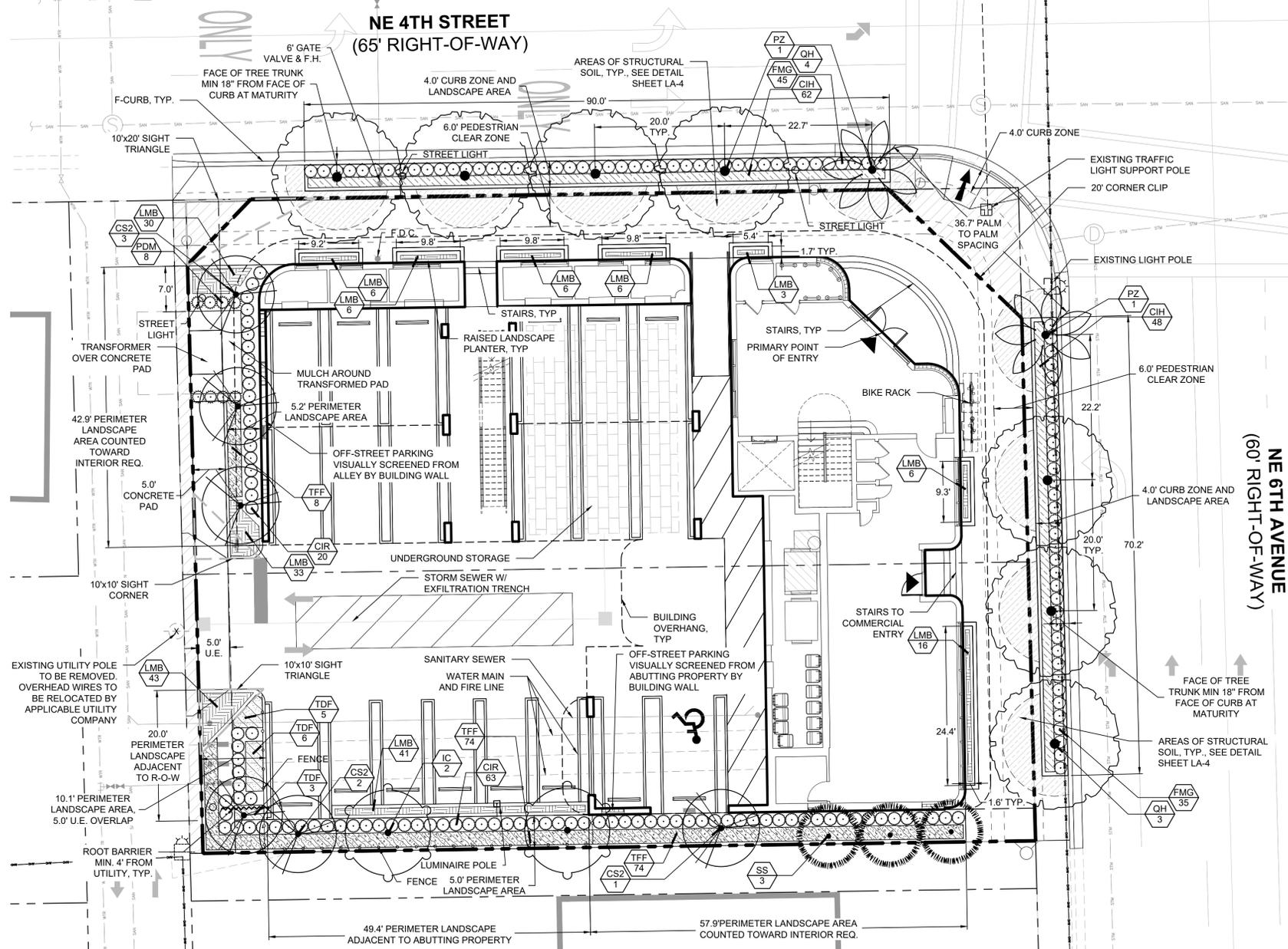
DBH 0 to 8"	\$450	8	\$3,600
DBH 9" to 12"	\$650	4	\$2,600
DBH 13" to 18"	\$850	4	\$3,400
DBH 19" and greater	\$1,000		\$9,600

example for 16 inch DBH

Example: In-lieu-fee for a 21" DBH tree: (\$450 × 8") + (\$650 × 4") + (\$850 × 6") + (\$1,000 × 3") = \$3,600 + \$2,600 + \$5,100 + \$3,000 = \$14,300

For trees with a condition rating of between 0 percent and 49 percent, the in-lieu fee shall be calculated at 50 percent of the above escalating scale.
Trees and palms with a condition < 50 % are exempt from DBH/caliper inch-for-inch replacement, but are required to be mitigated on a tree-for-tree or palm-for-palm basis.

In-lieu-fee for a palm: \$75 per one foot grey trunk or clear trunk, or \$37.5 for palms less than 50%



LANDSCAPE DATE

TOTAL ROOFTOP TERRACE AREA:	2,975 SF
REQUIRED LANDSCAPE AREA (10%):	294 SF
PROVIDED LANDSCAPE AREA:	350 SF

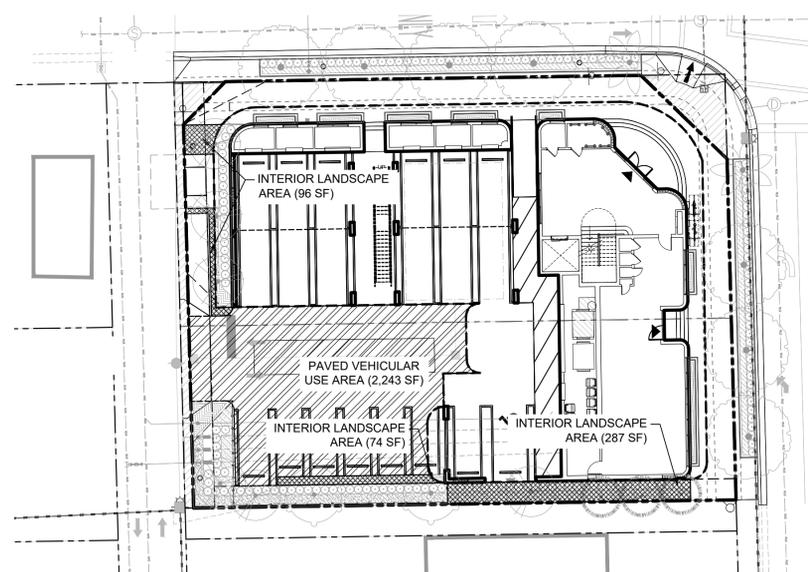
ROOF TOP LANDSCAPE PLAN

TOTAL VEHICULAR USE AREA:	2,243 SF
REQUIRED INTERIOR GREEN SPACE (10%):	224 SF
PROVIDED INTERIOR GREEN SPACE:	457 SF

LANDSCAPE DATE

TOTAL VEHICULAR USE AREA:	2,243 SF
REQUIRED INTERIOR GREEN SPACE (10%):	224 SF
PROVIDED INTERIOR GREEN SPACE:	457 SF

INTERIOR GREEN SPACE DIAGRAM



GROUND FLOOR LANDSCAPE PLAN

PLANT SCHEDULE			
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME
TREES			
	CS2	6	Conocarpus erectus f. sericeus / Silver Buttonwood 16' Ht. x 7' Spr., 8" C.T., 3" Cat. Single Straight Trunk, Full Canopy
	IC	2	Ilex x attenuata 'Eagleston' / Eagleston Holly 16' Ht. x 7' Spr., Single Straight Trunk, Full Canopy, 8' Clear Trunk
	QH	7	Quercus virginiana 'Highrise' / Highrise Live Oak 16' Ht. x 7' Spr., Single Straight Trunk, Full Canopy, 8' Clear Trunk
ACCENT PLANTS			
	TR	4	Thrinax radiata / Florida Thatch Palm Min. 10' Ht., Single Straight Trunk, Full Canopy
PALMS			
	PZ	2	Phoenix dactylifera 'Zahidi' / Zahidi Date Palm FG, Min. 18' O.A. Ht., Min. 10' C.T., Straight Scar Free Trunk, Classic Cut, Matched Specimen
	SS	3	Sabal palmetto / Cabbage Palm Min. 16' Ht., Hurricane Cut, Straight Trunk, No Scars

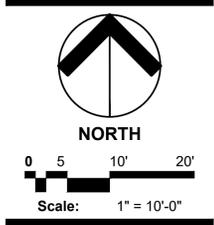
SHRUBS			
	CIR	88	Chrysobalanus icaco 'Red Tip' / Red Tip Coco Plum Min. 24" Ht. x 18" Spr., Full and Dense to Base, Planted at 24" O.C.
	CVS	4	Codiaeum variegatum 'Sloppy Painter' / Sloppy Painter Croton Min. 36" Ht. x 24" Spr., Full and Dense to Base
	FMG	80	Ficus microcarpa 'Green Island' / Green Island Indian Laurel Fig Min. 24" Ht. x 18" Spr., Max. 24" O.C., Full and Dense to Base
	PDM	42	Podocarpus macrophyllus 'Maki' / Maki Yew Podocarpus Min. 48" Ht. x 18" Spr., Full and Dense to Base, Planted at 24" O.C.
	STA	2	Strelitzia alba / White Bird of Paradise 8' O.A. Ht., Min. 5 Leaf Clump, Fully Rooted
SHRUB AREAS			
	CIH	140	Chrysobalanus icaco 'Horizontalis' / Horizontal Coco Plum Min. 12" Ht. x 12" Spr., Full and Dense to Base, Planted at 18" O.C.
	IXA	24	Ixora coccinea 'Maui Red' / Maui Red Ixora Min. 18" Ht. x 18" Spr., Full and Dense to Base, Planted at 24" O.C.
	TDF	13	Tripsacum dactyloides / Fakahatchee Grass Min. 24" Ht. x 18" Spr., Full and Dense to Base, Planted at 24" O.C.
	TFF	82	Tripsacum floridanum / Florida Gamagrass Min. 18" Ht. x 18" Spr., Full and Dense to Base, Planted at 24" O.C.
GROUND COVERS			
	LMB	202	Liriope muscari 'Big Blue' / Big Blue Lilyturf Min. 12" Ht. x 12" Spr., Clump, Full Pot, Planted at 12" O.C.

NOTES

- ANY TREES OR SHRUBS PLACED WITHIN WATER, SEWER, OR DRAINAGE EASEMENTS SHALL CONFORM TO THE CITY OF DELRAY BEACH STANDARD DETAILS: LD1.0 AND LD2.0.

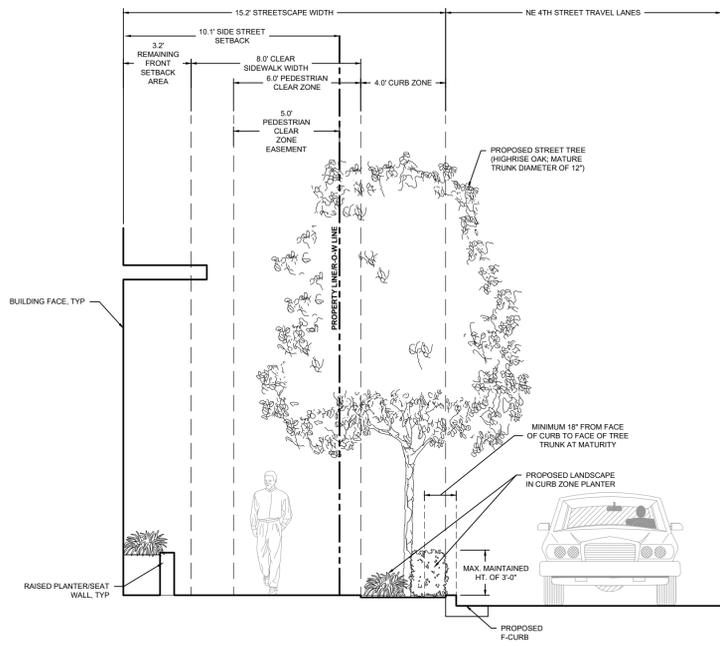
398 NE 6th Avenue

Delray Beach, FL Landscape Plan

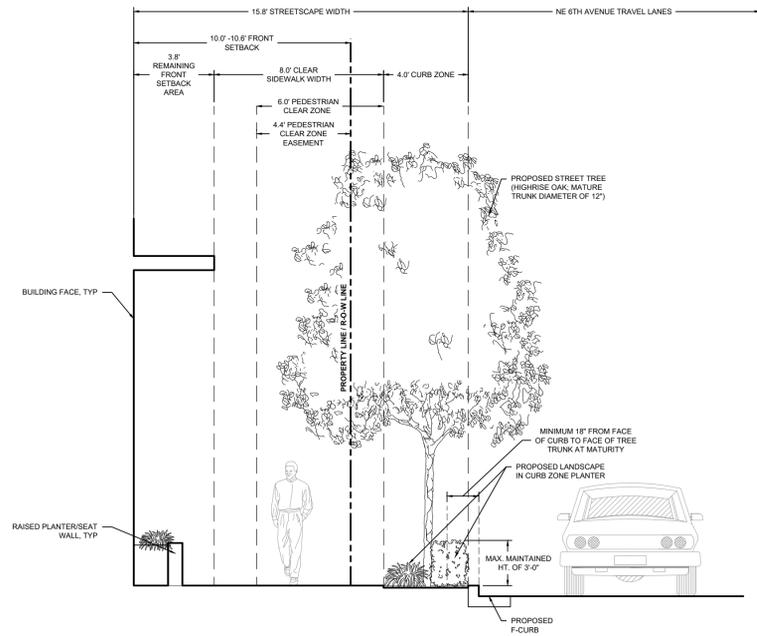
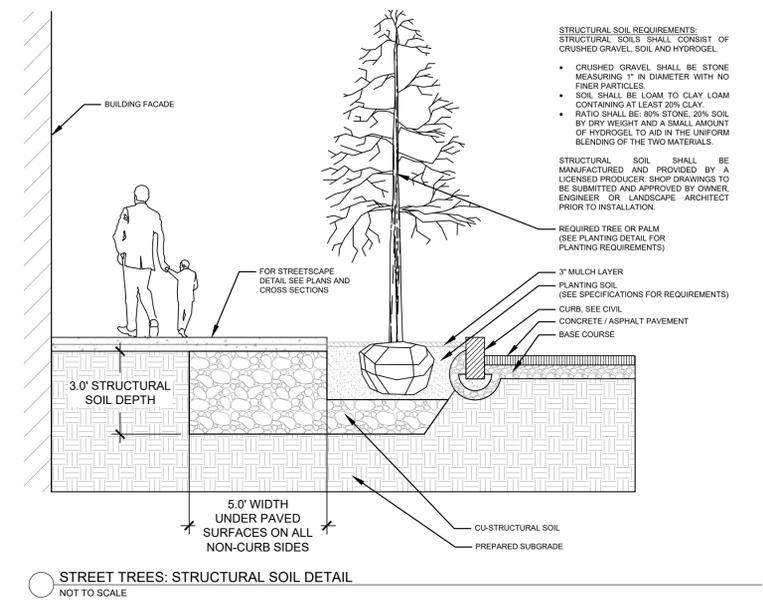


Date: 10/03/2024
Project No.: 23-023.000
Designed By: RD
Drawn By: RD/MR
Checked By: RD/SM

Revision Dates:	
03/31/2025	RESUBMITTAL
06/30/2025	RESUBMITTAL
09/22/2025	RESUBMITTAL
10/29/2025	RESUBMITTAL



N.E. 4TH ST. STREETScape CROSS SECTION



N.E. 6TH AVE. STREETScape CROSS SECTION

398 NE 6th Avenue

**Delray Beach, FL
Landscape Details**

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NORTH



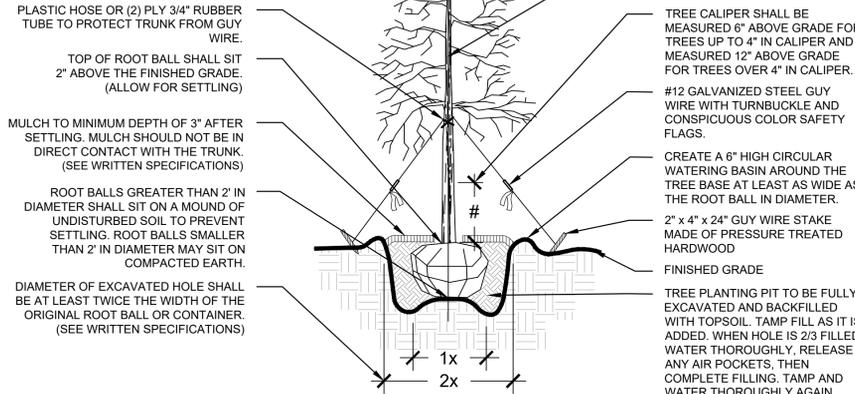
Scale: 1" = 10'-0"

Date: 10/03/2024
Project No.: 23-023.000
Designed By: RD
Drawn By: RD/MR
Checked By: RD/SM

Revision Dates:
03/31/2025 RESUBMITTAL
06/30/2025 RESUBMITTAL
09/22/2025 RESUBMITTAL
10/29/2025 RESUBMITTAL

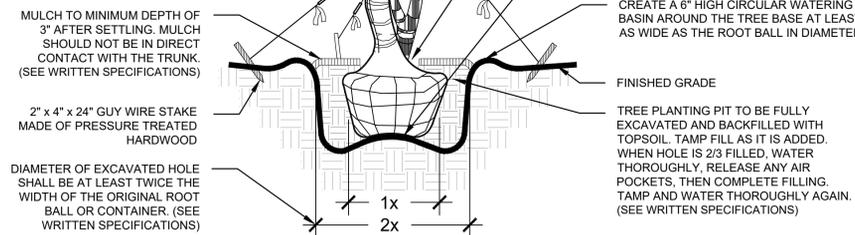


- NOTES:
1. ALL TREES SHALL MEET FLORIDA #1 OR BETTER STANDARDS.
 2. REMOVE ALL NON-ORGANIC BINDING AND SHIPPING MATERIAL FROM THE TREE AND ROOT BALL.
 3. ANY PRUNING SHALL BE COMPLETED AT THE DIRECTION OF THE OWNER OR LANDSCAPE ARCHITECT.
 4. NO NAILS SHALL BE DRIVEN INTO TREE AND TRUNK SHALL BE FREE OF ANY MAJOR SCARS.
 5. ADD FERTILIZER AS DIRECTED IN WRITTEN SPECIFICATIONS.



TREE PLANTING DETAIL
NOT TO SCALE

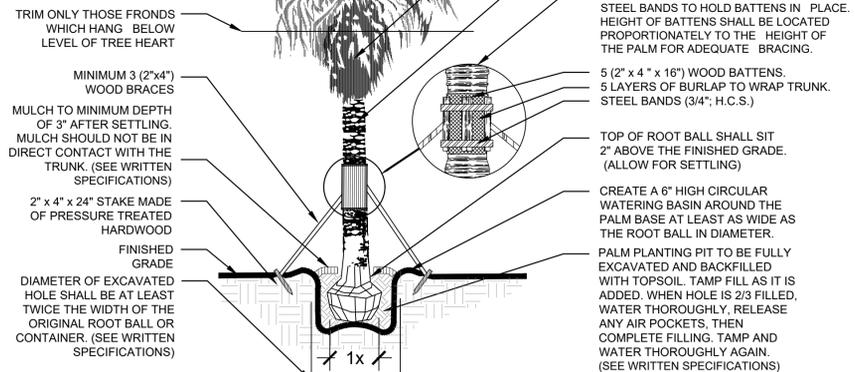
- NOTES:
1. ALL TREES SHALL MEET FLORIDA #1 OR BETTER STANDARDS.
 2. REMOVE ALL NON-ORGANIC BINDING AND SHIPPING MATERIAL FROM THE TREE AND ROOT BALL.
 3. ANY PRUNING SHALL BE COMPLETED AT THE DIRECTION OF THE OWNER OR LANDSCAPE ARCHITECT.
 4. NO NAILS SHALL BE DRIVEN INTO TREE AND TRUNK SHALL BE FREE OF ANY MAJOR SCARS.
 5. ADD FERTILIZER AS DIRECTED IN WRITTEN SPECIFICATIONS.



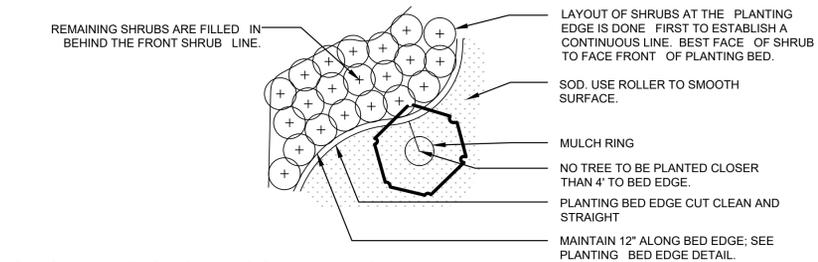
LARGE SHRUB PLANTING DETAIL
NOT TO SCALE

IRREGULAR & MULTI-STEM TREE PLANTING DETAIL
NOT TO SCALE

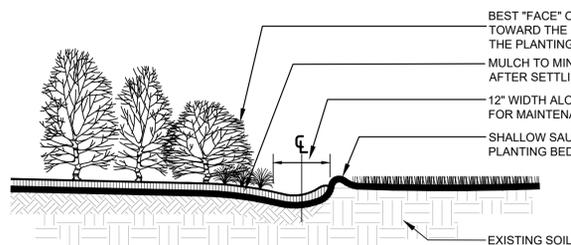
- NOTES:
1. ALL PALMS SHALL MEET FLORIDA #1 GRADE STANDARDS OR BETTER
 2. REMOVE ALL NON-ORGANIC BINDING AND SHIPPING MATERIAL FROM THE PALM AND ROOT BALL.
 3. NO NAILS SHALL BE DRIVEN INTO PALM AND TRUNK SHALL BE FREE OF ANY MAJOR SCARS.
 4. ADD FERTILIZER AS DIRECTED IN WRITTEN SPECIFICATIONS.



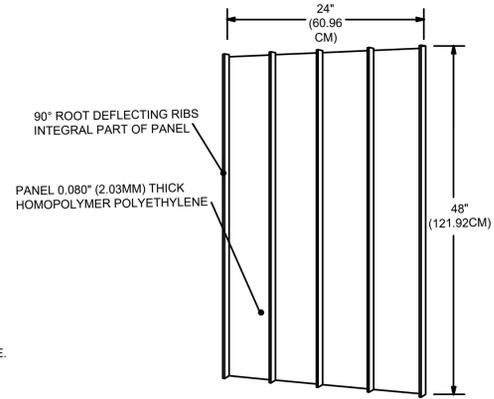
PALM PLANTING DETAIL
NOT TO SCALE



SHRUB & GROUNDCOVER LAYOUT DETAIL
NOT TO SCALE



PLANTING BED EDGE DETAIL
NOT TO SCALE



UB 48-2 SPECIFICATIONS
48" DEEPROOT TREE ROOT BARRIER

SPECIFIED TREE ROOT BARRIERS ARE A MECHANICAL BARRIER AND ROOT DEFLECTOR TO PREVENT TREE ROOTS FROM DAMAGING HARDSCAPES, AND LANDSCAPES. ASSEMBLED IN 2 FOOT (61 CM) LONG MODULES TO CREATE VARYING LENGTHS FOR LINEAR APPLICATION DIRECTLY BESIDE A HARDSCAPE ELEMENT, ADJACENT TO ONE SIDE OF A TREE, OR FOR LARGE PERIMETER SURROUND APPLICATIONS WITH A MINIMUM 8 FOOT (2.43 M) DIAMETER USING 12 PANELS.

A. MATERIALS

1. THE CONTRACTOR SHALL FURNISH AND INSTALL TREE ROOT BARRIERS AS SPECIFIED. THE TREE ROOT BARRIERS SHALL BE EITHER PRODUCT UB 48-2 AS MANUFACTURED BY DEEPROOT PARTNERS, L.P., 81 LANGTON STREET, SUITE 4, SAN FRANCISCO, CA 94103 (800.458.7668), OR APPROVED EQUAL. THE BARRIER SHALL BE BLACK, EXTRUDED PANELS, OF 0.80" (2.03MM) WALL THICKNESS IN MODULES 24" (61CM) LONG 48" (122 CM) DEEP. MANUFACTURED WITH HOMOPOLYMER POLYETHYLENE WITH ADDED ULTRAVIOLET INHIBITORS; RECYCLABLE. EACH 2 FOOT (61CM) SECTION SHALL HAVE:

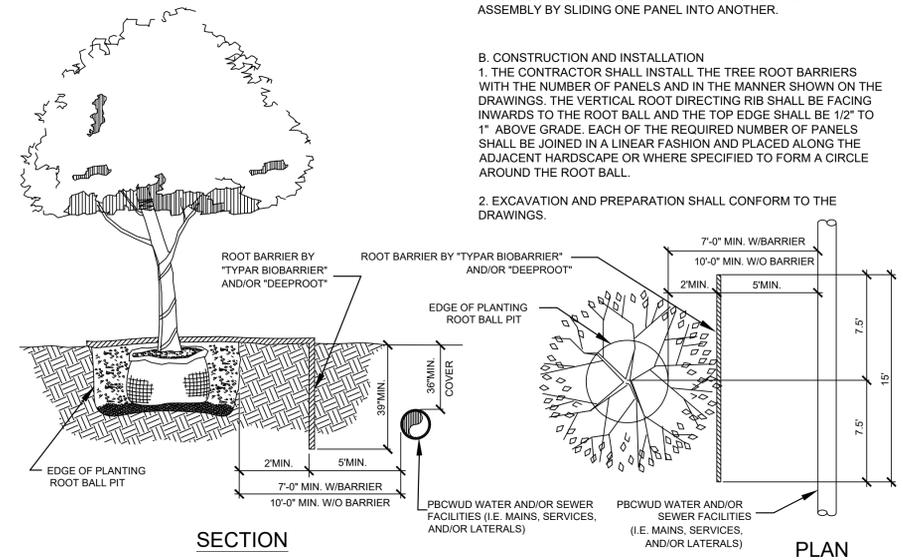
NOT LESS THAN 4 MOLDED INTEGRAL VERTICAL ROOT DIRECTING RIBS OF A MINIMUM 0.080" (2.03MM) THICKNESS PROTRUDING 1/2" (12.7MM) AT 90° FROM INTERIOR OF THE BARRIER PANEL, SPACED 6" (154 MM) APART. SEE PANEL DRAWING.

AN INTEGRATED JOINING SYSTEM PROVIDING FOR INSTANT ASSEMBLY BY SLIDING ONE PANEL INTO ANOTHER.

B. CONSTRUCTION AND INSTALLATION

1. THE CONTRACTOR SHALL INSTALL THE TREE ROOT BARRIERS WITH THE NUMBER OF PANELS AND IN THE MANNER SHOWN ON THE DRAWINGS. THE VERTICAL ROOT DIRECTING RIB SHALL BE FACING INWARDS TO THE ROOT BALL AND THE TOP EDGE SHALL BE 1/2" TO 1" ABOVE GRADE. EACH OF THE REQUIRED NUMBER OF PANELS SHALL BE JOINED IN A LINEAR FASHION AND PLACED ALONG THE ADJACENT HARDSCAPE OR WHERE SPECIFIED TO FORM A CIRCLE AROUND THE ROOT BALL.

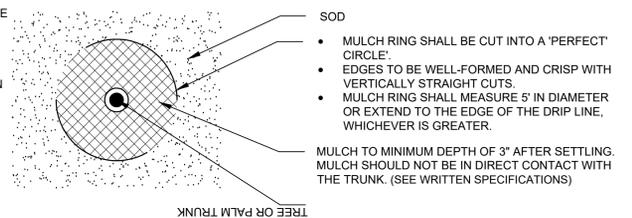
2. EXCAVATION AND PREPARATION SHALL CONFORM TO THE DRAWINGS.



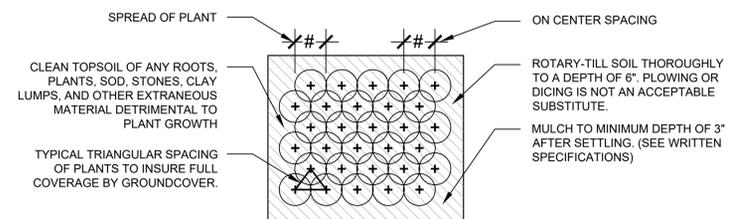
- NOTES:
1. TREES SHOWN ON THIS PLAN ARE FOR GRAPHIC REPRESENTATION ONLY. TREE SPACING IS BASED ON DESIGN REQUIREMENTS AND THE TREES SHOWN ON THESE PLANS ATTEMPT TO ACCOMPLISH THAT SPACING WHILE MAINTAINING THE REQUIRED SETBACKS FROM UTILITIES. TREES MAY BE FIELD ADJUSTED TO AVOID CONFLICTS WITH DRIVEWAYS AND UNDERGROUND UTILITIES. IN ANY CASE THE TREES SHALL BE LOCATED IN THE FIELD IN ACCORDANCE WITH THE PLANTING DETAILS SHOWN HEREON.
 2. TREES ARE TO BE INSTALLED WITH A TEN FOOT (10') SEPARATION FROM ANY WATER OR SEWER MAIN AND/OR SERVICE, HYDRANTS, AND LIFT STATIONS. IF A TEN FOOT (10') SEPARATION CANNOT BE ACHIEVED, THE TREE CAN BE INSTALLED WITH A ROOT BARRIER SYSTEM. HOWEVER, IN NO CASE SHALL A TREE ENCRUCH INTO A PBCUE WITHOUT PRIOR DEPARTMENT APPROVAL.
 3. ONLY SOD CAN BE INSTALLED WITHIN 7.5' MINIMUM OF A FIRE HYDRANT UNLESS OTHERWISE APPROVED BY THE FIRE MARSHAL AND THE DEPARTMENT
 4. SOD ONLY SHALL BE INSTALLED WITHIN 5.0' MINIMUM OF ANY DEPARTMENT WATER METER.
 5. WHEN INSTALLING A SOLID ROOT BARRIER PANEL SYSTEM THE PANEL RIBS MUST FACE THE TREE ROOT BALL.

ROOT BARRIER DETAIL
NOT TO SCALE

- NOTES:
1. MULCH RINGS SHALL BE PROVIDED FOR ALL TREES AND PALMS PLANTED IN SODDED AREAS OR AS OTHERWISE NOTED ON LANDSCAPE PLAN.



MULCH RING IN SOD DETAIL
NOT TO SCALE



GROUND COVERS & ROOTED CUTTING PLANTING DETAIL
NOT TO SCALE

Urban design studio

Urban Design
Land Planning
Landscape Architecture

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West Palm Beach, FL 33401
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www.udsforsia.com
#LA0001739

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398 NE 6th Avenue

Delray Beach, FL
Landscape Details

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Date: 10/03/2024
Project No.: 23-023.000
Designed By: RD
Drawn By: RD/MR
Checked By: RD/SM

Revision Dates:	
03/31/2025	RESUBMITTAL
06/30/2025	RESUBMITTAL
09/22/2025	RESUBMITTAL
10/29/2025	RESUBMITTAL

LA-5
of 6

**SECTION 02950
TREES, SHRUBS AND GROUND COVER**

PART I - GENERAL

By bidding on this project and/or signing a contract for landscape work, the Contractor acknowledges that he/she has read and understood these specifications in their entirety, that he/she has inspected the site and will abide by all plans, specifications, and conditions found herein. Any perceived conflicts or concerns within the specifications or on the plant list, including unavailability of materials, are to be brought to the attention of the Landscape Architect prior to bid submission.

1.01 WORK INCLUDED

- A. Contractor shall obtain or ensure that all necessary permits have been granted to the Owner for work on the Owner's properties or in any adjacent easements prior to commencement of work.
- B. All planting and construction work shall be executed as shown on the provided drawings, schedules, and specifications.
- C. Any additional work or materials required to install landscape elements as called for on the plans, specifications or plant list shall be provided and installed by the Contractor.
- D. Finish Grade Elevations: 2 inch below top of pathway edging.
- E. The Contractor shall be entirely responsible for all work until final acceptance by the Owner. The Contractor shall protect all materials and work against injury and shall provide and maintain all necessary guards for the protection of the public. He shall be held responsible for any negligence during the execution of the work.

1.02 QUALITY ASSURANCE

- A. All work specified herein shall be performed by a single firm specializing in landscape work. The Landscape Architect and the Owner retain the right to approve any proposed subcontractors prior to awarding the contract.
- B. Ship landscape materials with certificates of inspection required by governing authorities. Comply with all regulations applicable to landscape materials.
- C. Package standard products with manufacturers certified analysis. For other materials, provide analysis by recognized laboratory made in accordance with methods established by the Association of Official Agricultural Chemists, wherever applicable.
- D. Provide trees, palms, shrubs and groundcover grown in a recognized nursery in accordance with good horticultural practice. Materials must be healthy and vigorous, free of disease, insects, eggs, larvae, and defects such as decay, rot, knots, sun scald, injuries, abrasions, scuffing or unusual form. No collected material will be permitted unless specifically written approval is granted.
- E. Do not make substitutions. If specified landscape material is not available at time of planting, submit proof of non-availability and provide a list of proposed equivalent material. Once authorized, adjustments to the contract will be made. Owner is not financially responsible for unauthorized substitutions.
- F. Plant materials of larger size than specified may be used if acceptable to Landscape Architect and if sizes of root balls are increased proportionately. Installation of larger sizes will not increase contract amount unless specifically authorized by Owner.
- G. Owner and Landscape Architect reserve the right to inspect, approve or reject at any time plant materials to work either at the nursery or at the site which does not meet the condition in the plans, plant list or specifications.
- H. The Contractor shall be responsible for planting the landscape in complete accordance with all applicable codes, ordinances, and laws. Any modification made to conform with said codes, laws and ordinances, after the bid is awarded, shall be completed at the Contractor's expense at no additional cost to the Owner.

1.03 SUBMITTALS

- A. Certification: Submit certificates of inspections as required by governmental authorities, and manufacturer's or vendor's certified analysis for soil amendments and fertilizer materials. Submit other data substantiating that materials comply with specified requirements.
- B. Submit seed catalogs, seed mixture required, staking botanical and common name, percentage by weight, and percentage of purity, germination, and weed seed for each grass seed species.
- C. Planting Schedule: Submit planting schedule showing schedule dates for each type of planting in each area of site.
- D. Submit maintenance procedures: Submit typewritten procedures for maintenance of landscape work, through final acceptance.

1.04 DELIVERY, STORAGE AND HANDLING

- A. **Packaged Materials:** Deliver packaged materials in original containers showing manufacturer's guaranteed name of manufacturer. Protect materials from damage and deterioration during delivery and storage.
- B. Trees, shrubs, and ground covers: Provide freshly dug trees, palms, and shrubs. Do not prune prior to delivery. All plants shall be handled and stored so that they are adequately protected from drying out, from sun or wind burn, and from any other injury at all times. Any plant determined to be wilted or burned may be rejected at any time, whether in the ground or not. Plants shall be handled only by their containers or root balls, not by stems or trunks. Plants that are scraped or scarred during delivery, storage, or planting will be rejected. The on-site storage area shall be approved prior to the delivery of any plant materials. Do not bend or bind plants in such a manner as to damage bark, break branches, or destroy natural shape. Provide protective covering during delivery.
- C. Deliver plant materials in containers for planting are complete, and plant immediately. Roots or balls of all plants shall be adequately protected at all times from sun and/or wind. Balled and burlapped (B&B) plants that cannot be planted immediately upon delivery shall be set on the ground and protected by having soil, wet peat, or other acceptable material covering the roots or balls keeping them moist.
- D. Do not remove plants from containers until planting time.
- E. Label at least one tree, one palm and one shrub of each variety with a securely attached waterproof tag bearing legible designation of botanical and common name, if requested by Owner.
- F. Sod: Time delivery so that sod will be placed within 24 hours after stripping. Protect sod against drying and breaking of rolled strips.

1.05 JOB CONDITIONS

- A. Proceed with and complete landscape work as rapidly as portions of site become available.
- B. Utilities: Determine location of overhead and underground utilities and perform work in a manner which will avoid possible damage. Hand excavate, as required, forty eight (48) hours prior to digging, call the appropriate Utility Authority to have all utilities identified and marked in order to avoid conflicts.
- C. Protection of Existing Structures: All existing buildings, walks, walls, paving, piping, and other items of construction and planting already completed or established shall be protected from damage. All damage resulting from negligence shall be repaired or replaced, including but not limited to marks on pavers and cracks within existing walkways caused by the Contractor. The Owner may, at his discretion have any damage repaired by others and subsequently costs back-charged to the Contractor.
- D. Protection of Existing Plant Material: The Contractor shall be responsible for all unauthorized cutting or damage to existing trees or shrubs caused by careless operation of equipment, stockpiling of materials, etc. This shall include compaction by driving or parking inside the drip-line of any tree, or spilling of oil, gasoline, or other deleterious materials within the drip-line of any tree. No materials shall be burned.
- E. Excavation: When conditions detrimental to plant growth are encountered, such as rubble fill, adverse drainage conditions, or obstructions, notify Landscape Architect before planting.

PART II - PRODUCTS

2.01 TOPSOIL

- A. The Contractor is required to obtain a soil sample and perform a soil analysis test to determine the existing soil composition and conclude whether it complies with the composition criteria below.
- B. Where topsoil does not meet the specified limits within the project site, it shall be furnished. Throughout all parts of site where finish grades and contour lines differ from existing contour lines, bring to finish grade contours shown on "Grading Plan."
- C. Topsoil shall be friable, fertile soil with representative characteristics of local soils. It shall be free of heavy clay, marl, stone, extraneous lime, plant roots, refuse and/or solid waste, sticks, brush, construction demolition debris, and any other deleterious materials. There shall be no noxious weeds or weed seeds (i.e., nut grass, Bermuda grass and the like). In no case shall there be more than five percent (5%) by dry weight of clay lumps or stones larger than 1". It shall test in the pH range of 6.0 to 7.2 and shall contain no substance that will impede plant growth. The Contractor shall have topsoil laboratory tested at his expense and approved by Landscape Architect or Owner prior to material delivery.

Topsoil shall conform to the following specifications:

COMPONENTS	DRY WEIGHT MEASURE	PARTICLE SIZE
Organic Matter	2% - 7%	
Silt/Clay	2% - 10%	< 0.074 mm
Sand	85% - 98%	0.075 - 3.00 mm
Gravel	0% - 5%	4.75 mm - 1 inch

The analysis shall also show the following ranges:

Soluble salt	2 - 1.0mmhos/cm
Nitrogen	25-150 PPM
Phosphorus	26 - 39 PPM
Potassium	50 - 250 PPM
Calcium	500 - 2500 PPM
Magnesium	50 - 500 PPM
Iron	2.5 - 25 PPM
Manganese	2.5 - 25 PPM
Zinc	1.3 - 5 PPM
Copper	0.5 - 1.5 PPM
Boron	0.5 - 1.5 PPM
Sulphur	15 - 200 PPM
Chlorine	less than 100 PPM
Sodium	less than 10
Nematodes	none

2.02 SOIL AMENDMENTS AND FERTILIZERS

- A. Peat Moss: Peat moss shall be a commercial, baled sphagnum material, free of woody material, minerals, or foreign matter, with a pH range of 3.0 - 5.5.
- B. Sand: Sand shall be clean, sharp, and free of all deleterious material.
- C. Lime: Natural limestone (Dolomite) containing not less than 85% of total carbonates, ground so that not less than 90% passes a 10-mesh sieve and not less than 50% passes a 100-mesh sieve.
- D. Humus Soil Conditioner: Consisting of yard trimmings and bioisolds co-compost.
- E. Fertilizer: Fertilizer shall be a commercial grade, granular, slow release "pre-plant" type fertilizer.
 - 1. Fertilizer shall be delivered to the site in the original unopened container, bearing the manufacturer's guaranteed analysis. Any opened, caked, or damaged fertilizer will be rejected.
 - 2. Tree, palm, shrub and grass fertilizer shall be "UF (University of Florida) Formulated" product 8-2-12 or 8-2-13 with minor elements as an all-purpose fertilizer, or equal, and applied according to the manufacturer's direction.
 - 3. Application of fertilizers shall be consistent with the current recommendations of the Green Industries - Best Management Practices.
 - 4. Fertilizer shall be applied by an individual who has successfully completed the GI-BMP program and holds a current Urban Fertilizer License or as required by the State and Local Ordinances.

2.03 WATER

- A. All water necessary for planting and maintenance shall be of satisfactory quality to sustain adequate growth of plants and shall not contain harmful, natural or man-made elements detrimental to plants.

2.04 OTHER LANDSCAPE PRODUCTS

- A. Mulch: Mulch shall be shredded Melaleuca, Eucalyptus, Grade "A" Pine Bark Nuggets, or approved equal, free of foreign materials and weed seeds. Minimum depth after settling shall be 3".
- B. Guying and Bracing: Tree guying and bracing shall be the responsibility of the Contractor in accordance with the planting details to insure stability and maintain plants in an upright position.
- C. Anti-desiccant: Anti-desiccant shall be "Wiltrip" or equal, if specified on plans.
- D. Tree Wound Paint: Tree wound paint shall be an asphaltic base paint containing an antibiotic, epoxy, or specially prepared for tree surgery work.
- E. Super Absorbent Polymer: Terra Sorb™ or approved equal as packaged in 3 oz. Handy Pac composed of synthetic acrilamide copolymer, potassium, acrylate. Particle size of 1.0 mm to 3.0 mm and absorption rate of 300 times its weight in water, if specified on plans.

Apply dry, using the following amounts:

- 1. For trees and palms up to 36" diameter root ball, use one 3 oz. Handy Pac.
- 2. For trees and palms over 36" diameter root ball use two 3 oz.
- 3. Handy Pacs: Broadcast throughout planting hole and backfill as per manufacturers specifications.

For container grown plants:

Container Size	Application Rate
1 Gallon	1 Handy Pac / 9 Containers
3 Gallons	1 Handy Pac / 4 Containers
7-10 Gallons	1 Handy Pac / 2 Containers
20 Gallons	1 Handy Pac / 1 Container

2.05 PLANT MATERIAL

- A. Plant list is part of this specification section. The Contractor shall be responsible for furnishing and installing all plant materials shown on the drawings and plant list. In case of conflict between the two documents, the drawings shall rule.
- B. Quality: Trees, palms, shrubs, and other plants shall be Florida #1 or better as defined in the latest edition of Grades and Standards for Nursery Plants, Florida Department of Agriculture and Consumer Services. Multi-trunked trees will not be accepted unless they are specifically specified in the planting plans. All plants shall have a normal habit of growth and shall be sound, healthy, and vigorous. Trees shall have normal well-developed branching structures and vigorous root systems that are not rot or container bound.
 - 1. Balled and burlapped plants (BB or b&b) shall be dug with firm, natural balls of earth, of sufficient depth and diameter to include the fibrous and feeding roots. Plants with cracked, dry, or broken balls will not be accepted, nor will plants with root balls of insufficient size.
 - 2. All plants, other than those collected on site, shall be nursery grown in accordance with good horticultural practices and under climatic conditions similar to the site for at least two years. Transplanting or root pruning shall have taken place during growth.
- C. Size: Plant sizes shown in the plant list are minimums. When a plant size is given by height and spread or by container size, all specifications are minimums to be met or exceeded. All trees and shrubs shall be measured when their branches are in a normal position. Spread dimensions specified refer to the main body of the plant and not from extreme branch tip to tip. Height is measured from the ground line to the average height of the canopy. Measurement does not include any terminal growth; the container or root ball is also not included.

Unless otherwise specified, the determining measurement for trees shall be caliper, which shall be measured 6" above the ground for trees up to 4" in caliper, and 12" above the ground for trees over 4" caliper.

2.06 GRASS MATERIALS

- A. Types: Sod type shall be as specified on the provided landscape plan and associated plant schedule.
- B. Dimensions: The sod shall be taken up in commercial size rectangles, preferably 12-inch x 24-inch.
- C. Measurement: Sod shall be measured on the basis of square footage. Contractor shall be responsible for complete coverage based on the square footage shown on plans; therefore, Contractor shall factor in cutting and shrinkage of materials.
- D. The sod shall be sufficiently thick to provide a dense stand of live grass. The sod shall be live, manner which will avoid possible damage. Hand excavate, as required, forty eight (48) hours prior to digging, call the appropriate Utility Authority to have all utilities identified and marked in order to avoid conflicts.
- E. Protection of Existing Structures: All existing buildings, walks, walls, paving, piping, and other items of construction and planting already completed or established shall be protected from damage. All damage resulting from negligence shall be repaired or replaced, including but not limited to marks on pavers and cracks within existing walkways caused by the Contractor. The Owner may, at his discretion have any damage repaired by others and subsequently costs back-charged to the Contractor.
- F. Protection of Existing Plant Material: The Contractor shall be responsible for all unauthorized cutting or damage to existing trees or shrubs caused by careless operation of equipment, stockpiling of materials, etc. This shall include compaction by driving or parking inside the drip-line of any tree, or spilling of oil, gasoline, or other deleterious materials within the drip-line of any tree. No materials shall be burned.
- G. Excavation: When conditions detrimental to plant growth are encountered, such as rubble fill, adverse drainage conditions, or obstructions, notify Landscape Architect before planting.

2.07 REJECTION, SUBSTITUTION, AND RELOCATION

- A. All plants not conforming to the requirements herein specified shall be considered defective and such plants shall be marked as rejected and removed from the site whether in the ground or not, at the Contractor's expense. Such removal shall take place immediately and new plants shall be brought in as replacements. The plant materials must meet all applicable inspections required by law.
- B. The Owner or Landscape Architect also reserves the right to require that plants be relocated after installation if their initial installation does not conform to the plans or the intent of the plan, or if the original location poses an unforeseen threat to other facilities, human life, health, or safety, or to site utilities. Such relocation shall be at the Contractor's expense.

PART III - EXECUTION

3.01 GENERAL

- A. Proceed with and complete landscape work as rapidly as portions of the site become available.
- B. No planting shall be done until all operations in conjunction with the installation of the sprinkler system have been completed, final grades have been established, planting areas have been properly graded and prepared.
- C. Adverse Conditions: When conditions potentially detrimental to plant growth are encountered during work, such as refuse or refuse fill, adverse drainage conditions, or obstructions, notify Owner or Landscape Architect before planting.
- D. Work Scheduling: Work is to be scheduled to establish a logical sequence of steps for completion of each type and phase of landscape work, in such a way as to correspond with, and avoid damage and conflict with, other disciplines on site.
- E. Coordination with Sod/Lawn: Plant trees, palms, and shrubs only after final grades are established, and prior to sodding or lawn establishment. If such planting must be done after lawn work, protect lawn/sod areas during planting and promptly repair any resulting damage.
- F. Timing:
 - 1. Planting work shall not be started until the final subgrade has been established, berms have been constructed and fine finished grading completed.
 - 2. Under no conditions shall work be done if weather or soil conditions are not satisfactory.
- G. Clean-up:
 - 1. At all times during the construction and installation, the site shall be maintained in a clean, orderly and safe condition. Streets and pavements shall be kept clean. Materials and equipment for planting work shall be limited to the quantity required for the particular phase of work currently underway on the job site.
 - 2. Protect landscape work and materials from damage due to landscape installation and maintenance operations, operations by other contractors and trades, and trespassers. Maintain protection during installation, Maintenance and Establishment periods. Treat, repair or replace damaged landscape work as directed.

3.02 SOIL PREPARATION

- A. Grading and soil preparation work shall be performed only during periods when best results can be obtained. If the moisture content of the soil is high enough that work would damage soil structure, grading and tilling operations shall be suspended.
- B. Before mixing in soil amendments, clean topsoil of roots, plants, sods, stones, clay lumps, and other extraneous materials harmful or toxic to plant growth. Apply Herbicide for weed control as needed.
- C. Mix specified soil amendments and fertilizers with topsoil at rates specified. Delay mixing of fertilizer if planting will not follow placing of planting soil within a few days.

- D. For planting beds, mix planting soil either prior to planting or apply on surface of topsoil and mix thoroughly before planting.
 - 1. Mix lime with dry soil prior to mixing of fertilizer.
 - 2. Prevent lime from contacting roots of acid-loving plants.

- E. Unless drawings indicate otherwise, berms shall not exceed a 3:1 slope. Berms near buildings or in potentially troublesome drainage situations shall be checked for correct drainage by the project Engineer or Owner prior to planting.
- F. Tree and shrub planting beds which fall within or near parking lot areas shall be completely excavated and back-filled with topsoil. All shell-rock or other base materials, and all subsoil and debris, shall be completely removed from beneath such planting areas, to a minimum depth of 24".
- G. All tree and/or shrub planting areas within 36" of building foundations, and any other planting areas where significant buried construction debris is encountered, shall be excavated to a minimum depth of 24" and backfilled with topsoil as specified elsewhere in these specifications.

3.03 TILLING

- A. Before mixing, clean soil of roots, plants, clay lumps, stones in excess of 1" in diameter, and other extraneous or potentially harmful materials.
- B. After soil conditioning (and topsoil if called for on plans) has been spread at specified rates, the areas to be planted should be thoroughly rotary-tilled to a depth of six (6) inches. Plowing or dicing is not an acceptable substitute for rotary-tilling.
 - 1. If the sprinkler system is installed after grading and tilling is completed, the backfill shall be settled in the affected areas.
 - 2. When the subsoil, grading, topsoil addition, soil conditioning, and tilling have been accomplished, all areas so treated shall be compacted and settled by application of heavy irrigation to a minimum depth of twelve (12) inches. Erosion scars shall be repaired.

3.04 FINE FINISH GRADING

- A. When preliminary grading has been completed and the soil has dried sufficiently to be readily worked, all lawn and planting areas shall be graded to the elevations indicated on the Engineering Plans. The top four (4) inches shall be completely free of stones larger than one (1) inch. Grades and slopes indicated shall be uniform levels or slopes between points where elevations are given. Positive drainage away from buildings shall always be maintained. Surface drainage shall be directed as indicated on the drawings by remodeling surfaces to facilitate the natural run-off of water. All depressions where water will stand, all voids, erosion, settled trenches and excavations, and all ridges and rises shall be amended and/or removed leaving a smooth, even finish grade. If additional amended topsoil is required to accomplish the intent of this specification, it shall be according to the foregoing specifications for topsoil.
 - 1. All area shall be graded so that the final grades are 2" below adjacent paved areas, sidewalks, valve boxes, mowing strips, clean-outs, drains, etc., with appropriate adjustments for varying soil thicknesses. The intent is for water always to drain away from paving into lawns/wood areas.
 - 2. Eliminating all erosion scars prior to beginning planting.
 - 3. The Owner and/or his representative shall approve all final finish grades prior to planting.
- B. Prior to fine grading or the installation of plant material the Contractor shall obtain certification that the project area is at the grade levels proposed by the Civil Engineer or Landscape Architect from a licensed Surveyor. The Contractor shall fine grade the lawn and planting areas to bring the rough grade up to final finished grade allowing for thickness of sod and/or mulch depth.

3.05 PLANTING TREES AND PALMS

- A. Layout individual tree locations and areas for multiple plantings. Stake all locations and outline areas, then secure Landscape Architect's acceptance before the start of planting work.
- B. Prior to preparation of tree pits, ascertain the location of all electrical cables, all conduits, all utility lines, oil tanks and supply lines, so that proper precautions may be taken not to disturb or damage any existing conditions and protect existing utilities. Should such underground or overhead obstructions be encountered that interfere with planting, the Contractor will inform the Landscape Architect or Owner's representative and shall be consulted as to the adjustment of the location of plants to clear such obstruction or the relocation of the obstruction.
- C. Tree pit locations shall be staked by the Contractor and approved by the Owner or Landscape Architect before digging. Pits shall be excavated to the depth and width indicated and all subsoil removed.
- D. Protect all areas from excessive compaction by foot traffic or machinery when bringing trees to the planting area.
- E. All excavations shall have vertical sides with roughened surfaces and shall be of a size that is at least twice the width of the original plant container or ball. In all cases the holes shall be large enough to permit handling and planting without damage to the roots or roots and soil.
- F. Excess soil shall be removed or utilized as directed by Owner or the Owner's representative. If the excess soil will not be used, it is the responsibility of the Contractor to remove and dispose of the discarded soil off site in an acceptable manner.
- G. Tree pits shall be backfilled with a topsoil mixture as specified elsewhere in these specifications. Palm tree pits will be backfilled with a mixture of up to 95% sand and 5% organic material.
- H. Add fertilizer to tree pits as specified elsewhere in these specifications.
 - 1. Set balled and burlapped stock on a layer of 50% native soil and 50% topsoil compacted to a 6" depth. Loosen burials from top of sides of the ball but no burials shall be pulled from underneath. Remove non-organic binding material (if any) from tree ball. Immediately cut any damaged roots with clean shears. Using a plumb to assure that the tree is properly upright, begin filling the hole and tamping the fill material. When the hole is 2/3 filled, water thoroughly and probe with a stick to be sure that no air pockets remain. Re-plumb, compact filling the hole, re-temp, and water again.
 - 2. Set container-grown stock as above, taking care not to damage roots when removing the container
- K. During planting, do not cover the top of the root ball with the soil mixture. All rope, wires, burlap mesh, etc., shall be removed from the root ball. No synthetic burlap is allowed on any plants during planting. It shall be a soil mat of sufficient thickness, at least 2" thick, adhering firmly to the roots to withstand all necessary handling. It shall be free of weeds and other grasses. It shall be planted as soon as possible after being dug, and shall be shaded and kept moist from the time it is dug until it is planted. After approval, the area from which the sod is to be harvested shall be closely mowed and raked as necessary to remove excessive top growth and debris.

3.06 PLANTING SHRUBS, VINES, AND GROUND COVERS

- A. The location of all plants, bed outlines and all other areas to be planted shall be clearly marked with agricultural gypsum or landscape marking paint then approved by the Owner or Landscape Architect before any holes are dug.
- B. No planting shall be done until the area concerned has been satisfactorily prepared in accordance with these specifications.
- C. No more plants shall be distributed in the planting area on any work day than can be planted and watered in that day.
- D. Unless otherwise indicated, all plants shall be planted in pits, centered as called for on the plant list, and set in 24" depth of topsoil as specified elsewhere in these specifications to such depth that the soil line of the plants will match the surrounding grade after settling. Plants shall be planted in a vertical position and oriented to give the best possible appearance or relationship to adjacent structures or features. Remove all inorganic containers or binding. All damaged roots shall be cut away cleanly. Planting soil shall be placed and compacted carefully to fill all voids and avoid root injury. When the hole is 2/3 filled, water thoroughly. The hole shall then be filled to finish grade and a shallow saucer shall be formed around each bed. After settling, soil shall be added as needed to bring the hole to grade level.
- E. Coordination with Sod/Lawn: Plant trees, palms, and shrubs only after final grades are established, and prior to sodding or lawn establishment. If such planting must be done after lawn work, protect lawn/sod areas during planting and promptly repair any resulting damage.
- F. Timing:
 - 1. Planting work shall not be started until the final subgrade has been established, berms have been constructed and fine finished grading completed.
 - 2. Under no conditions shall work be done if weather or soil conditions are not satisfactory.
- G. Clean-up:
 - 1. At all times during the construction and installation, the site shall be maintained in a clean, orderly and safe condition. Streets and pavements shall be kept clean. Materials and equipment for planting work shall be limited to the quantity required for the particular phase of work currently underway on the job site.
 - 2. Protect landscape work and materials from damage due to landscape installation and maintenance operations, operations by other contractors and trades, and trespassers. Maintain protection during installation, Maintenance and Establishment periods. Treat, repair or replace damaged landscape work as directed.

3.07 ANNUAL AND SEASONAL COLOR BEDS

- A. Beds shall be mounded to a height 6" on top of the existing grade and composed of 50% topsoil and 50% compost.
- B. Soil shall be covered with 1/2" - 1" deep layer of Pine Fines Mulch or comparable product.

3.08 PRUNING

- A. All pruning shall be done in the presence of, and with the approval of, the Owner or

Landscape Architect. Only clean, sharp tools designed for the purpose shall be used. The goal of pruning is always to preserve and enhance the natural character of the plant. Pruning shall be done in proper modern horticultural practice (see National Arborist Standards, latest edition).

- B. Pruning shall be limited to the minimum necessary to remove injured twigs, branches, and stems to compensate for root loss suffered during digging and soil transplanting, and to thin and shape shrubs and trees. In no case shall more than 1/3 of the branching structure be removed. Damaged, scarred, frayed, split, or skinned twigs, branches, or limbs shall be pruned back to the next sound outside lateral bud, branch or limb. The terminal bud or leader shall never be removed.
- C. Pruned trees and shrubs to retain required height and spread. Remove the minimal amount of wood necessary on flowering trees and shrubs. Remove only dead or dying fronds from palms. Cuts over 3/4" in diameter shall be treated with tree wound paint; all exposed living tissue shall be covered.
- D. Existing Trees: If indicated on drawings, Contractor shall prune and thin existing trees on site. The use of climbing spurs is prohibited. All diseased, dead branches and those interfering with power lines shall be removed. Also, remove root suckers, low branches, and other others as directed by the Owner or Landscape Architect. Cuts shall be flush with the trunk or limb and shall be painted with tree paint. Remove any nails, wires, etc. fastened to the tree.

3.09 PLANTERS - DECORATIVE OR STRUCTURAL

- A. If specified, landscaping in planters shall be installed using the following method:
 - 1. Install 4" deep layer of fine crushed stone in bottom of planter.
 - 2. Install filter fabric over stone layer. Turn up edges of fabric all around.
 - 3. Install planting soil mix over filter fabric to within 3/32" of top for planter. Do not compact soil.
 - 4. Install plant material as specified elsewhere in these specifications.
 - 5. Install 3" of mulch over planting soil.

3.10 SODDING NEW LAWNS

- A. The Contractor shall sod all areas indicated and noted on the drawings. No sodding shall occur until areas to be sodded are cleared of any rough grass, weeds and debris, the ground brought to an even grade and specified amendments have been added. See details for specific amendments as per sod type.
- B. Whenever a suitable area has been graded and is ready for sodding the Contractor shall, when directed by the Landscape Architect, proceed at once with the sodding of the available areas. Sodding shall be incorporated into the project at the earliest practical time in the life of the contract. No sod which has been cut for more than seventy two (72) hours shall be used unless specifically authorized by the Landscape Architect or Owner after his careful inspection thereof. Any sod which is not planted within twenty four (24) hours after cutting shall be stacked in an approved manner and maintained properly moistened.
- C. The sod shall be placed on the prepared surface, with edges in close contact, and shall be firmly and smoothly embedded by light tamping with appropriate tools. Sod shall be rolled with 1,000 lbs. roller unless waived by the Landscape Architect or Owner.
- D. Where sodding is used in drainage ditches, sod panels shall be set in a staggered pattern, such as to avoid a continuous seam along the line of flow. Offsets of individual strips shall not exceed 1/2" at the side of the ditch.
- E. On areas where the sod may slide, due to height and slope, the Landscape Architect or Owner may direct that the sod be pegged, with pegs driven through the sod blocks into firm earth, at suitable intervals.
- F. Any pieces of sod which, after placing, show an appearance of extreme dryness shall be removed from the work.
- G. Where placement of new sod abuts existing sodded areas, new sod must be placed in such a manner as to produce an even transition to existing sodded areas.
- H. It shall be the responsibility of the Contractor to bring the sod edge in a neat, clean manner to the edge of all paving and shrub areas.

PART IV MAINTENANCE, ESTABLISHMENT AND WARRANTY PERIODS

4.01 MAINTENANCE AND ESTABLISHMENT PERIOD

- A. The Maintenance Period shall begin immediately after each plant is planted, and the Contractor shall continuously maintain all areas involved in this contract during the progress of the project.
- B. The Establishment Period shall begin on the first day after all planting and installation of all landscape elements is completed and initially accepted. The Contractor shall continuously maintain all areas from initial acceptance until final acceptance by the Owner. The Establishment Period shall continue for not less than ninety (90) continuous calendar days. Hereto, not less than ninety (90) continuous calendar days after the end of the Establishment period (180) continuous calendar days. The Establishment Period will end at the time the project is given final acceptance. An inspection shall be made by the Owner and the Landscape Architect to accept the completed work and issue a determination of substantial completion. Inspections may be performed on all or partially completed phased work under the Contract, as directed by the Owner.
- C. Maintenance of new plantings shall consist of, but not necessarily be limited to, pruning, watering, cultivating, weeding, mulching, tightening or replacing guys and stakes, resetting plants to proper grades or upright positions, furnishing and applying sprays as necessary to combat insects and disease, light control, rolling, fertilizing and replanting.
- D. Planting areas and plants shall be protected at all times against damage of any kind for the duration of the maintenance and establishment periods. If plants are injured or damaged, they shall be treated or replaced as directed by the Owner or Landscape Architect at no additional cost. The Contractor is responsible for acts of vandalism or theft during the maintenance and establishment period unless this responsibility is assumed in writing by another party.
- E. The Contractor shall be responsible for maintaining adequate protection of the site. Areas damaged by the Landscape Contractor's men or equipment, or the men or equipment of his subcontractors, shall be repaired at the Landscape Contractor's expense.
- F. The Contractor is responsible for keeping all plant materials adequately watered after installation even if the irrigation system is not operational. Plants shall receive a thorough watering immediately after planting. Afterwards, plants shall be watered during the maintenance and establishment periods per the requirements set forth in "Water Requirements" of the Maintenance and Establishment Periods. Fertilizer shall be applied at a rate to keep plant materials healthy. All fertilizer shall be done under the direction of a licensed fertilizer operator.
- G. The Contractor shall control disease and pest infestations in the planting area. Upon approval, the Contractor shall implement the control measures, exercising extreme caution in using hazardous materials and taking all necessary steps to protect others on and near the job site. All disease and pest control shall be done under the direction of a licensed disease and pest control operator.
- H. Herbicide Weed Control: All landscape areas shall be free of nut grass, torpedo grass, and other noxious weeds until final acceptance of work.
 - 1. "Round-up" shall be applied to all planting areas as needed and determined on-site by the Owner for weed control. Apply per manufacturers specifications.
 - 2. "Ronstar" pre-emergent or OWNER - approved equal, shall be applied 2 weeks before planting. Apply per manufacturers specifications.
 - 3. Apply "Fusilade" in all areas where torpedo grass has emerged. Apply per manufacturers specifications.
 - 4. Apply "Basagran" or "Maraqe" in all areas where nutgrass has emerged. Apply per manufacturers specifications.
- K. Mowing of turf will commence ten (10) days after installation. The height of cut will be 3". After mowing, the Contractor shall adjust the frequency of mowing so that at each operation no more than 1/3 of the grass blade is removed per cutting.
- L. If the lawn surface becomes uneven or develops any low spots or gaps in the sod at any time during the maintenance or establishment periods, contractor to provide clean sands to fill all low spots and gaps to level the lawn surface. Roll the lawn immediately afterwards with a 1,000 lb. roller. After leveling the lawn, required level the lawn again, using the same procedure until a uniform level lawn surface is provided. Between the 15th and 20th day of the Establishment Period, the Contractor shall re-sod all spots or areas within the lawn where normal turf growth is not evident. Turf must be well established and free of bare spots and weeds to the satisfaction of the OWNER or Landscape Architect prior to final acceptance. All plants and equipment for planting work shall be limited to the quantity required for the particular phase of work currently underway on the job site.
- M. Application of fertilizer to be done between the fourth (4) and fifth (5) day of the establishment period. Landscape Architect or Owner are to be notified a minimum of forty eight (48) hours in advance.
- N. Inproper maintenance or poor condition of any planting at the time of the termination of the scheduled Establishment Period may cause postponement of the final acceptance of the contract. Any material found to be dead, missing, or in poor condition during the establishment period shall be replaced immediately. Maintenance shall be continued by the Contractor until the work is acceptable.
- O. Inspection and Final Acceptance:
 - 1. In all cases the Landscape Architect will perform an initial and final inspection at the beginning and end of the Establishment Period, respectively. It is the responsibility of the Contractor to notify the Owner or Landscape Architect of the beginning and end of this period and to submit a written request for an inspection ten (10) days in advance.
 - 2. Following inspection(s), Landscape Architect will prepare a listing of outstanding items to be addressed prior to final acceptance. Final acceptance will be given once the outstanding items are completed, and the work performed to the satisfaction of the Landscape Architect and OWNER.
 - 3. Any material that is 25% or more dying shall be considered dead and must be replaced at no charge. A tree shall be considered dead when the main leader has died or when 25% of the crown is dead. A tree that has suffered significant leaf drop but shows signs

of life may be left for later re-inspection. Such trees shall be subject to removal and replacement at any time up to and including the first re-inspection, as requested by the Owner or Landscape Architect. The Warranty Period for such trees shall not begin until after the second re-inspection.

4.02 WARRANTY PERIOD

- A. Unless a different agreement is reached in writing between the Owner and the Contractor, all trees and other plant material, including ground covers, installed under this agreement shall be guaranteed to live and grow, and shall be warranted against defects, death and unsatisfactory growth for a period of one (1) year from the day of final acceptance of contract work.
- B. Non-planting landscape elements shall also carry a one (1) year guarantee on materials, labor, and workmanship.
- C. Material found to be dead or in poor condition within the Warranty Period shall be replaced by the Contractor within fifteen (15) days of written notification by the Owner's representative. The Owner or Landscape Architect shall be the sole judge as to the condition of the material.
- D. Materials and labor involved in the replacing of materials shall be supplied by the Contractor at no additional cost to the Owner.
- E. Soil Testing: Should plant materials show yellowing or other signs of soil and/or nutritional problems, the Owner or Landscape Architect may request soil testing and analysis. Such testing will be at the expense of the Contractor.
 - 1. Soil problems (as revealed by testing) shall be corrected by application of corrective chemicals and nutrients, removal and replacement of soil, or other measures as agreed upon by all parties. All such measures shall be at the Contractor's expense unless clear evidence establishes that the soil problem is not pre-existing and is caused by factors beyond the Contractor's control.
- F. Replacement and Conditions: