

Planning, Zoning and Building Department

BOARD ACTION REPORT - APPEALABLE ITEM

Project Name: 219 SE 7th AVENUE Project Location: 219 SE 7th AVENUE

Request: Waiver, Certificate of Appropriateness & Site Plan and Landscape Plan

Board: Historic Preservation Board

Meeting Date: May 3, 2017

Board Action:

Approved the Waiver, Certificate of Appropriateness & Site Plan and Landscape Plan, on a 7 to 0 vote, subject to conditions.

Project Description:

The subject property is located on the east side of SE 7th Avenue between SE 2nd Street and SE 3rd Street, adjacent to the Intracoastal Waterway. The property is classified as contributing to the Marina Historic District, both on the Local and National Register of Historic Places. The Florida Master Site File form explains that "this residence represents the architecture of the 1930s and illustrates the development history of the area." It is believed that Samuel Ogren, Sr.; the Father of Delray Beach architecture, designed the original structures for Mr. and Mrs. Louis Voorheis who constructed the home in 1935. A previous property owner was Mr. Rod Laver, an accomplished local tennis player who founded Laver's International Tennis Resort in Delray Beach.

At its meeting of April 1, 2015, the Board approved a COA request for the on-site relocation of the existing one and two-story, Monterey style home. The relocation reoriented the structure from its centrally located position within the lot and facing north, to the front of the property and facing west, adjacent to SE 7th Avenue. A non-contributing guest cottage was also approved for relocation from the rear to the center of the property. The COA included one and two-story additions to the rear of the historic structure consisting of approximately 5,140 square feet under air plus covered porches, a 3-car garage addition, a new swimming pool and cabana bath and associated site improvements with the overall redevelopment of the property.

The subject requests involve the following proposed improvements on the west side of the property adjacent to SE 7th Avenue:

- 14 six-foot high brick columns with stucco bases and concrete tops;
- Four decorative light fixtures on the face of four columns flanking the pedestrian & vehicular entrances;
- Approximately 80 feet of 5'2" high, black aluminum rail and lattice style fence;
- A 3'7" wide by 5'2" tall pedestrian gate; and,
- An 18' wide by 7'4" tall double vehicular gate.

Staff supported the Waiver, Certificate of Appropriateness & Site Plan and Landscape Plan, subject to four (4) conditions of approval.

Board Comments:

The Board was supportive of staff's recommendation to allow a 4' fence height and felt that it is appropriate for the historic structure and meets the intent of the LDRs. At the meeting the applicant

Appealable Item Report 219 SE 7th Avenue - COA

requested the pedestrian gate to be 5'2" high for security purposes. The Board agreed and included this in the conditions of approval.

Public Comments:

No members of the public spoke for or against the project.

Associated Actions: All required actions were taken.

Next Action: HPB action is final.

HISTORIC PRESERVATION BOARD CITY OF DELRAY BEACH STAFF REPORT

MEETING DATE: May 3, 2017

ITEM: 219 SE 7th Avenue, Marina Historic District-Certificate of Appropriateness,

(2017-125) Class II Site Plan Modification and Waivers for a new fence and

column system.

RECOMMENDATION: Approve the COA and Class II

Site Plan Modification with

Conditions

GENERAL DATA:

Owner:..... Jim and Lisa Hellmuth

Agent:..... Dave Bodker

Location: 219 SE 7th Avenue

Current Zoning:..... R-1-AA (Single Family Residential)

Adjacent Zoning:....

North: R-1-AA South: R-1-AA East: R-1-AA West: R-1-AA

Existing Future Land LD – Low Density Residential –

Use Designation:.... 0-5 DU/Acre

Water Service:..... On site

Sewer Service:..... On site



BEFORE THE BOARD

The item before the Board is the consideration of Certificate of Appropriateness (COA) 2017-125 associated with a Class II Site Plan Modification and Waiver requests for a new fence, gates and columns for property located at 219 SE 7th Avenue, **Marina Historic District**, pursuant to Land Development Regulations (LDR) Section 2.4.6(H) and 2.4.7(B).

BACKGROUND/PROJECT DESCRIPTION

The subject property is located on the east side of SE 7th Avenue between SE 2nd Street and SE 3rd Street, adjacent to the Intracoastal Waterway. The property is classified as contributing to the Marina Historic District, both on the Local and National Register of Historic Places. The Florida Master Site File form explains that "this residence represents the architecture of the 1930s and illustrates the development history of the area." A previous property owner was Mr. Rod Laver, a local tennis player who founded Laver's International Tennis Resort in Delray Beach.

It is believed that Samuel Ogren, Sr.; the Father of Delray Beach architecture, designed the original structures for Mr. and Mrs. Louis Voorheis in 1935. Research of the City files indicates that the original two-story structure was completed in 1935, and remodeled in 1944; additions were constructed in 1949, 1951, 1953, and 1967. A swimming pool was installed in 1981, and a utility building was built in 1984. The Sanborn Insurance Maps, which help to provide insight into the developmental evolution of a property, do include this property.

At its meeting of April 1, 2015, the Board approved a COA request for the on-site relocation of the circa 1935 two-story, Monterey style building, including the one-story 1936 addition, and one-story 1949 addition. The relocation reoriented the structure from its centrally located position within the lot and facing north, to the front of the property and facing west, adjacent to SE 7th Avenue. The guest cottage (non-contributing) was also approved for relocation from the rear to the center of the property. The COA included one and two-story additions to the rear of the historic structure consisting of approximately 5,140 square feet under air plus covered porches, a 3-car garage addition, a new swimming pool and cabana bath and associated site improvements with the overall redevelopment of the property.

The applicant is proposing the following improvements on the west side of the property adjacent to SE 7th Avenue:

- 14 six-foot high brick columns with stucco bases and concrete tops;
- Decorative light fixtures on the face of four columns which flank the pedestrian and vehicular entrances;
- Approximately 80 feet of 5'2" high, black aluminum rail and lattice style fence;
- A 3'7" wide by 5'2" tall pedestrian gate; and,
- An 18' wide by 7'4" tall double vehicular gate.

ANALYSIS

Pursuant to LDR Section 2.4.6(H)(5), Prior to approval, a finding must be made that any Certificate of Appropriateness to be approved is consistent with Historic Preservation purposes pursuant to Objective A-4 of the Land Use Element of the Comprehensive Plan and specifically with provisions of Section 4.5.1, and the Secretary of the Interior's Standards for Rehabilitation.

The subject request has been reviewed accordingly.

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Pursuant to LDR Section 4.5.1(E), Development Standards, all new development or exterior improvements on individually designated historic properties and/or properties located within historic districts shall, comply with the goals, objectives, and policies of the Comprehensive Plan, the Delray Beach Historic Preservation Design Guidelines, the Secretary of the Interior's Standards for Rehabilitation, and the Development Standards of this Section. Relief from Subsections (1) through (9) below may be granted by seeking a waiver approvable by the Historic Preservation Board, unless otherwise stated.

The applicable Development Standards are specified below and analyzed accordingly.

Pursuant to LDR Section 4.5.1(E)(4), Alterations, in considering proposals for alterations to the exterior of historic buildings and structures and in applying development and preservation standards, the documented, original design of the building may be considered, among other factors.

The design and details of the original structure have been considered for the change to the fence and column structures, as indicated further in this report.

Pursuant to LDR Section 4.5.1(E)(5), Standards and Guidelines, a historic site, building, structure, improvement, or appurtenance within a historic district shall only be altered, restored, preserved, repaired, relocated, demolished, or otherwise changed in accordance with the Secretary of the Interior's Standards for Rehabilitation, and the Delray Beach Historic Preservation Design Guidelines, as amended from time to time.

The applicable Standards are noted below:

Standard 2

The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

The owner of the property preserved four pallets of the original brick from the historic house and two gateposts prior to start of the recent construction with the intent to utilize the bricks in the reconstruction of new gateposts/columns. This is exactly the type of reconstruction the historic district needs to maintain its integrity. Additionally, the owner proposes to construct additional columns (14 in total) as well as a 5' 2" high aluminum picket fence. The original fence was approved in 2005 as a 4' high, black aluminum rail fence. Per LDR Section 4.5.1(E)(3), the maximum height of a fence in the front setback is 4 feet. Construction of a new fence that doesn't meet the requirements of the code does not preserve the historic character of the property; therefore, it is recommended that the aluminum fence be no taller than 4'.

A review of the applicable code sections has been completed and the proposal can be found to be compliant with the purposes of Objective A-4 of the Land Use Element of the Comprehensive Plan and with the provisions of Land Development Regulation Section 2.4.6(H)(5), 4.5.1 as well as the Secretary of the Interior's Standards for Rehabilitation.

WAIVER REVIEW AND ANALYSIS

Pursuant to LDR Section 2.4.7(B)(5), Procedures for Obtaining Relief From Compliance With Portions of the Land Development Regulations, Waivers, prior to granting a waiver, the approving body shall make a finding that the granting of the waiver:

- (a) Shall not adversely affect the neighboring area;
- (b) Shall not significantly diminish the provision of public facilities;
- (c) Shall not create an unsafe situation; and,

(d) Does not result in the grant of a special privilege in that the same waiver would be granted under similar circumstances on other property for another applicant or owner.

Pursuant to LDR Section 4.5.1 (E)(3)(a)(1), Fences and Walls, Fences and walls over four feet (4') shall not be allowed in front or side street setbacks.

In consideration of the criteria, the provision of a new fence, vehicular gate and columns greater than four feet in height within the front yard setback is not permitted within the subject historic district. The applicant is proposing the following on the west side of the property adjacent to SE 7th Avenue:

- Fourteen six-foot high brick columns with stucco bases and concrete tops;
- Decorative light fixtures on the face of four columns which flank the pedestrian and vehicular entrances:
- Approximately 80 feet of 5'2" high, black aluminum rail and lattice style fence;
- A 3'7" wide by 5'2" tall pedestrian gate; and,
- An 18' wide by 7'4" tall double vehicular gate.

Previously a 4' high, black aluminum rail fence, two existing 6' high brick gateposts and 6' high drive gate existed along the west side of the subject property. The 2 brick gateposts that originally flanked the driveway had decorative light fixtures on top and a hedge was planted on the interior side of the 4' tall aluminum rail fence. The 4' aluminum rail fence was installed in 2005 and the gateposts appear to have been constructed at the time the house was constructed in 1935. The applicant has noted that "Prior to the start of construction, the owner preserved four pallets of the original brick from the historic house and gateposts that were located on site to be used in the construction of the new columns".

The applicant has stated that the taller fence and column system would be more appropriate to the site given the increased 9.0' finished floor elevation of the relocated residence.

Historically, the original gateposts and vehicular gate exceeded the maximum 4' height limitation although the fence did not as it was later installed in 2005. It is staff's recommendation that in order to not adversely affect the neighboring area and to maintain the integrity of the historic district, the additional twelve 6' tall columns and vehicular gate be permitted to exceed the maximum height limitation while the proposed 5'2" high aluminum rail and lattice fence be reduced to 4' in height.

It is noted that the request does not diminish the provision of public facilities nor does it create an unsafe situation. However, approval of the increased fence height would result in the granting of a special privilege in that the same waiver would not be granted under similar circumstances on other property for another applicant or owner. It is noted that the applicant has provided documentation of other properties within the Marina Historic District which have fences or walls taller than the 4' maximum limitation; however, such improvements cannot be substantiated nor documented that they were approved under the existence of the current Land Development Regulation requirements.

LANDSCAPE ANALYSIS

Pursuant to LDR Section 2.4.5(H)(5), at the time of action on a landscape plan, the approving body shall make finding with respect to the proposed plan's relationship to the Objectives of landscaping regulations Section 4.6.16 and site and landscape design standards pursuant to Section 4.6.16. An overall determination of consistency with respect to the above items is required in order for a landscaping plan to be approved.

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The proposed landscaping improvements have been reviewed and determined that they are in compliance with LDR Section 4.6.16 – Landscape Regulations. There is one item that needs to be addressed with the resubmittal of plans for certification relating to the requirement for a tabular data requirement for single family residences. This item is attached as a condition of approval.

The proposed aluminum rail fence is to be planted with a Confederate Jasmine vine. Should the Board decide to approve staff's recommendation of reducing the height of the fence from 5'2" to 4' then the applicant may wish to plan a hedge on the interior side of the fence. The height of the hedge can exceed the 4' requirement for the fence. As compliance with the requirements has been made, positive findings can be made to approve the proposed Landscape Plan.

ALTERNATIVE ACTIONS

- A. Continue with direction
- B. Move approval of the Certificate of Appropriateness, Class II Site Plan Modification, Landscape Plan and Waiver Request (2017-125) for **219 SE 7**th **Avenue, Marina Historic District Historic District**, by adopting the findings of fact and law contained in the staff report, and finding that the request and approval thereof meets the criteria set forth in the Land Development Regulations Sections 2.4.5(F)-(Modifications to Site and Development Plans), 2.4.5(H)(5)-(Landscape Plan Findings), 2.4.6(H)(5)-(COA Findings) and 2.4.7(B)(5)-(Waiver Findings).
- C. Move denial of the Certificate of Appropriateness, Class II Site Plan Modification, Landscape Plan and Waiver Request (2017-125) for **219 SE 7**th **Avenue, Marina Historic District Historic District**, based upon a failure to make positive findings with respect to Land Development Regulations Sections 2.4.5(F)-(Modifications to Site and Development Plans), 2.4.5(H)(5)-(Landscape Plan Findings), 2.4.6(H)(5)-(COA Findings) and 2.4.7(B)(5)-(Waiver Findings).

RECOMMENDATION

By separate motions:

Waiver

Approve the waiver request to LDR Section 4.5.1 (E)(3)(a)(1), to allow the 6' columns and 7'4" vehicular gates to exceed the maximum 4' height limitation, based upon positive findings with respect to LDR Section 2.4.7(B)(5).

COA and Site Plan

Approve the Certificate of Appropriateness and Class II Site Plan Modification (2017-125) for **219 SE 7**th **Avenue, Marina Historic District**, by adopting the findings of fact and law contained in the staff report, and finding that the request and approval thereof is consistent with the Comprehensive Plan and meets the criteria set forth in LDR Sections 2.4.5(F) and 2.4.6(H)(5), subject to the following condition:

1. That the proposed aluminum picket fence and pedestrian gate do not exceed 4' in height and the notations on the plans be revised accordingly prior to certification of the Site Plan.

Landscape Plan

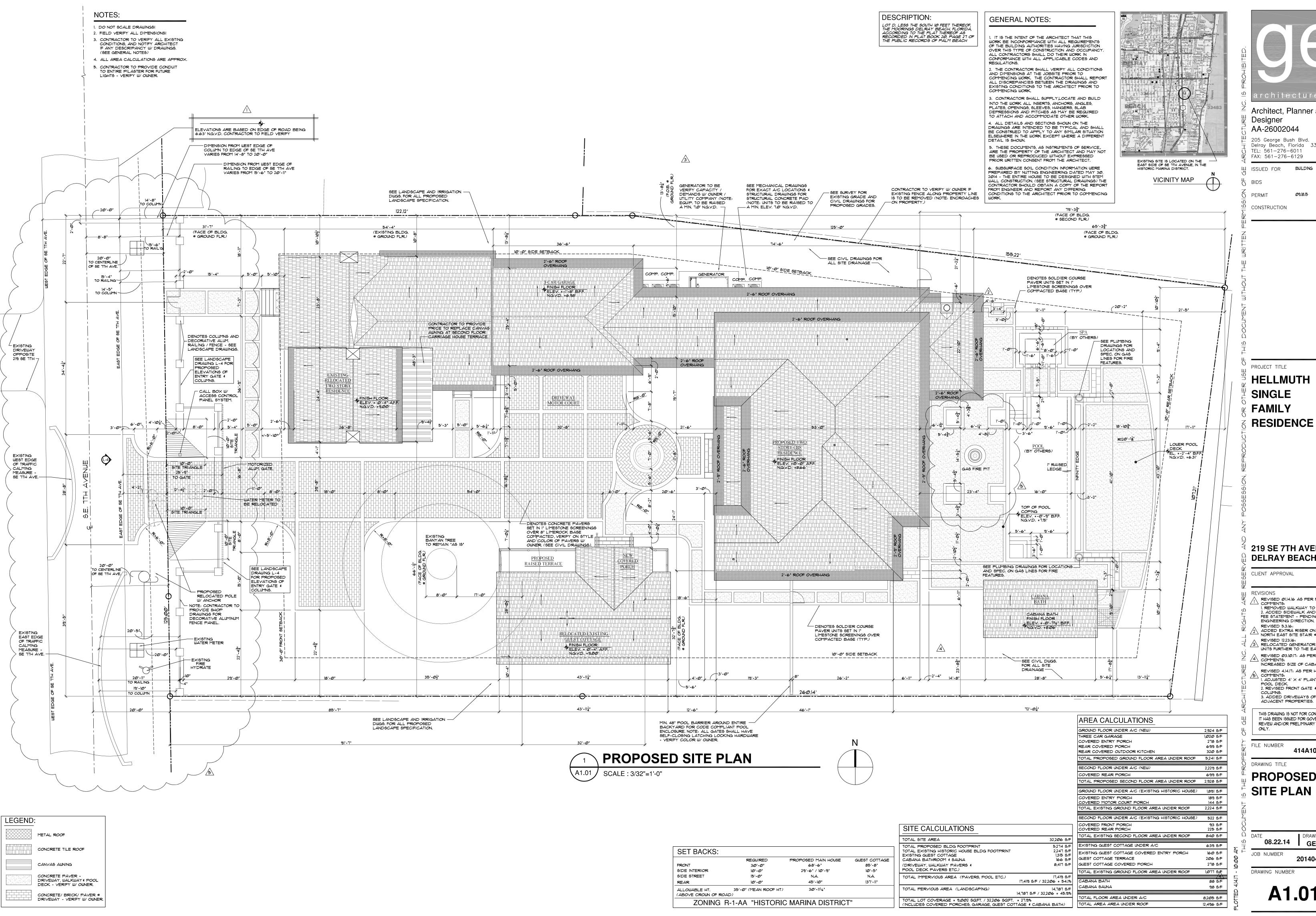
Approve the Landscape Plan associated with COA 2017-125 for **219 SE** 7th Avenue, Marina Historic District, by adopting the findings of fact and law contained in the staff report, and finding that the request and approval thereof is consistent with the Comprehensive Plan and meets the criteria set forth in LDR Section 2.4.5(H)(5) and 4.6.16, subject to the following condition:

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1. That the single family landscape calculations residences be provided on the Landscape Plan sheet or as a separate exhibit prior to certification of the Site Plan..

Attachments: Site Plan Landscape Plan Survey

Prepared by: Michelle Hoyland, Historic Preservation Planner





Architect, Planner and Designer AA-26002044

205 George Bush Blvd. Delray Beach, Florida 33444 TEL: 561-276-6011 FAX: 561-276-6129

ISSUED FOR BUILDING

PERMIT Ø9.18.15

CONSTRUCTION

PROJECT TITLE HELLMUTH SINGLE

219 SE 7TH AVENUE **DELRAY BEACH, FL**

CLIENT APPROVAL

REVISIONS REVISED Ø1.14.16 AS PER P\$Z

COMMENTS:

1. REMOVED WALKWAY TO STREET.

2. ADDED SIDEWALK AND IN LIEU FEE STATEMENT - PENDING ENGINEERING DIRECTION.

REVISED 5.3.16: ADDED EXTRA RISER ON NORTH EAST SITE STAIR @ POOL DECK. REVISED 1223.16: RELOCATED GENERATOR AND A/C UNITS FURTHER TO THE EAST. REVISED Ø3.1Ø.17: AS PER OWNER

REVISED 4.14.17: AS PER HPB COMMENTS:

1. ADJUSTED 4' X 4' PLANTERS IN POOL DECK.

2. REVISED FRONT GATE &
COLUMNS. 3. ADDED DRIVEWAYS OF

INCREASED SIZE OF CABANA +2'-0'.

ADJACENT PROPERTIES. THIS DRAWING IS NOT FOR CONSTRUCTION, IT HAS BEEN ISSUED FOR GOVERNMENTAL

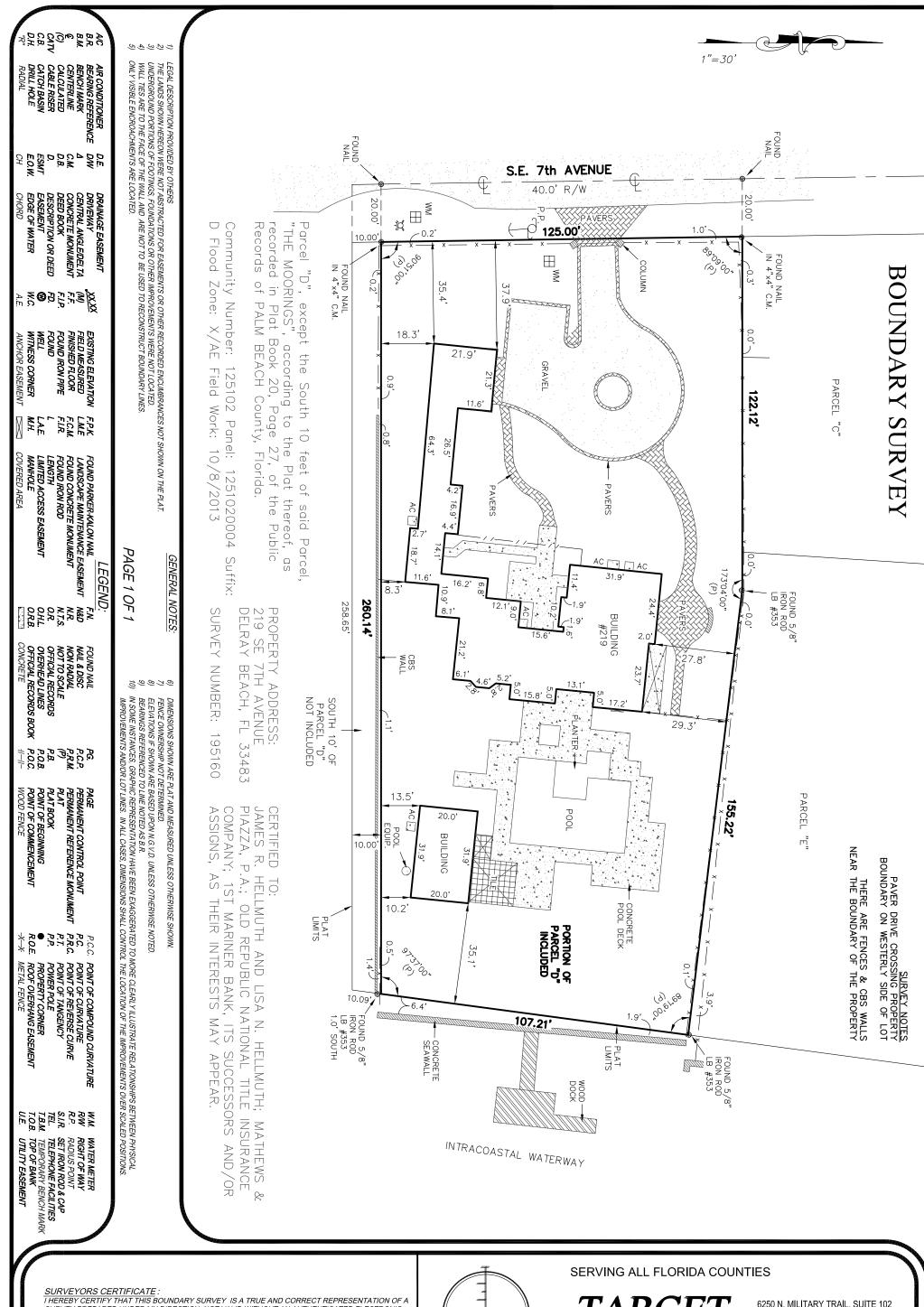
REVIEW AND/OR PRELIMINARY PRICING

FILE NUMBER 414A101

DRAWING TITLE **PROPOSED**

SITE PLAN

08.22.14 GE/JC JOB NUMBER 20140414



I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION. NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL, OR A RAISED EMBOSSED SEAL AND SIGNATURE

(SIGNED)

CLYDE O. McNEAL, PROFESSIONAL SURVEYOR AND MAPPER #2883





6250 N. MILITARY TRAIL, SUITE 102 WEST PALM BEACH, FL 33407 L.B. 7893

PHONE: (561) 640-4800 FACSIMILE :(561) 640-0576 STATEWIDE NUMBERS PHONE (800) 226-4807 FACSIMILE (800) 741-0576



project: hellmuth residence

219 se 7th ave. delray beach florida

dave bodker landscape architecture/planning inc.

601 n. congress ave., suite 105—a delray beach, florida 33445 561—276—6311

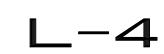
sheet title:

#LA0000999

elevation

project number: 10113 date: 11-13-15 scale: n.t.s. jae drawn by:

> revisions: <u></u> 2−14−17 <u></u> 3−9−17



sheet:





dave bodker landscape architecture/planning inc.

601 n. congress ave., suite 105—a delray beach, florida 33445 561—276—6311

#LA0000999

sheet title:

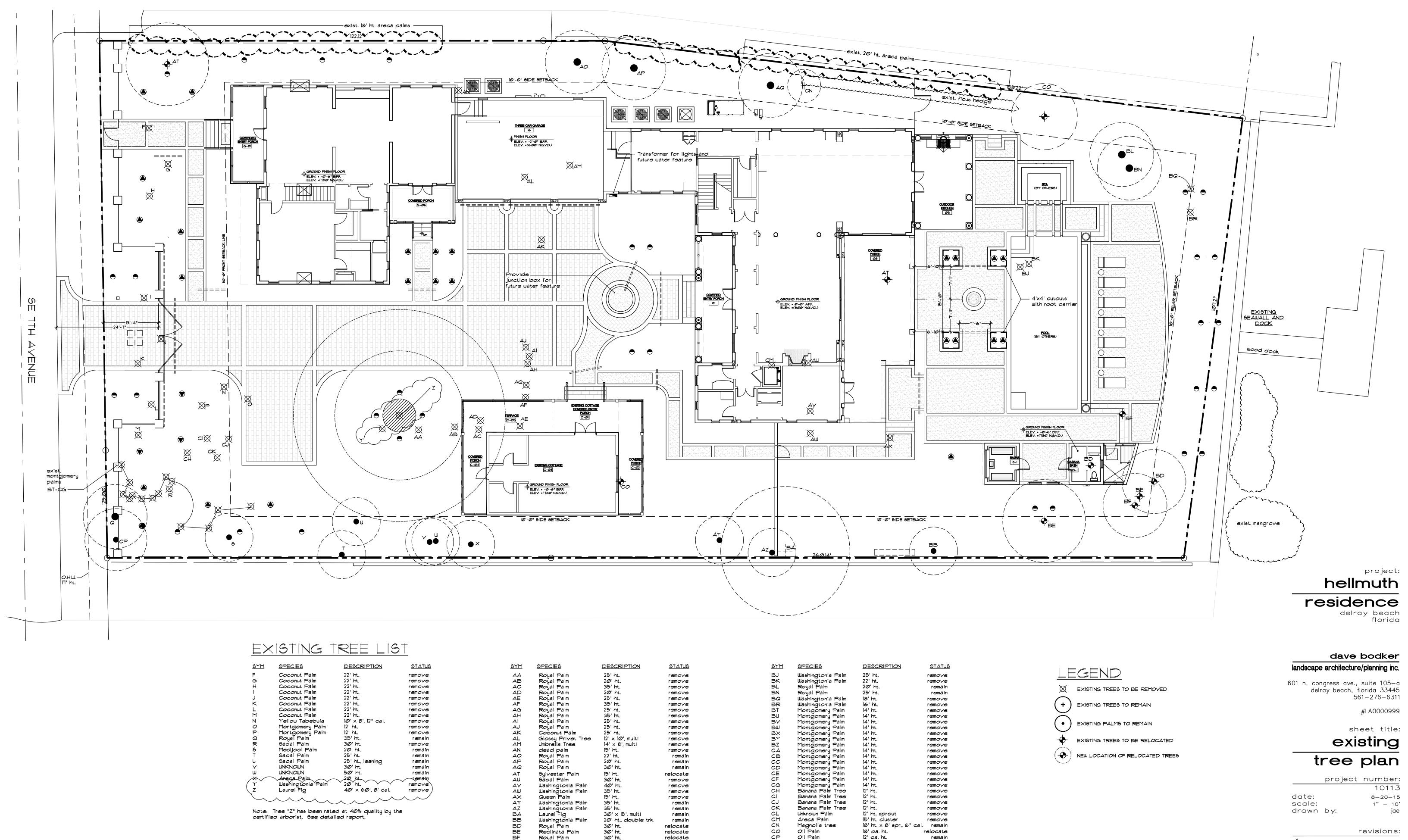
elevation plan

	project	number:
	1 3	10113
date:		11-13-15
scale:		n.t.s.
drawn	by:	jae

re	visions
 ≜ 2-14-17 ♠ 3-9-17 △ △ △ △ 	



sheet:



remove

30' x 15', multi

30' ht. 30' ht.

20' ht., double trk

remain remain

remain

remain

relocate

relocate

relocate

Banana Palm Tree

Banana Palm Tree

Banana Palm Tree

Unknown Palm

Magnolia tree Oil Palm Oil Palm

Areca Palm

12' ht.

12' ht. sprout

15' ht. cluster

18' oa. ht.

12' oa. ht.

18' ht. \times 8' spr., 6" cal. remain

remove remove

remove

relocate

remain

remove

Note: Tree "Z" has been rated at 40% quality by the

certified arborist. See detailed report.

Queen Palm

Laurel Fig

Royal Palm

Royal Palm

Washingtonia Palm

Washingtonia Palm

Washingtonia Palm

Reclinata Palm



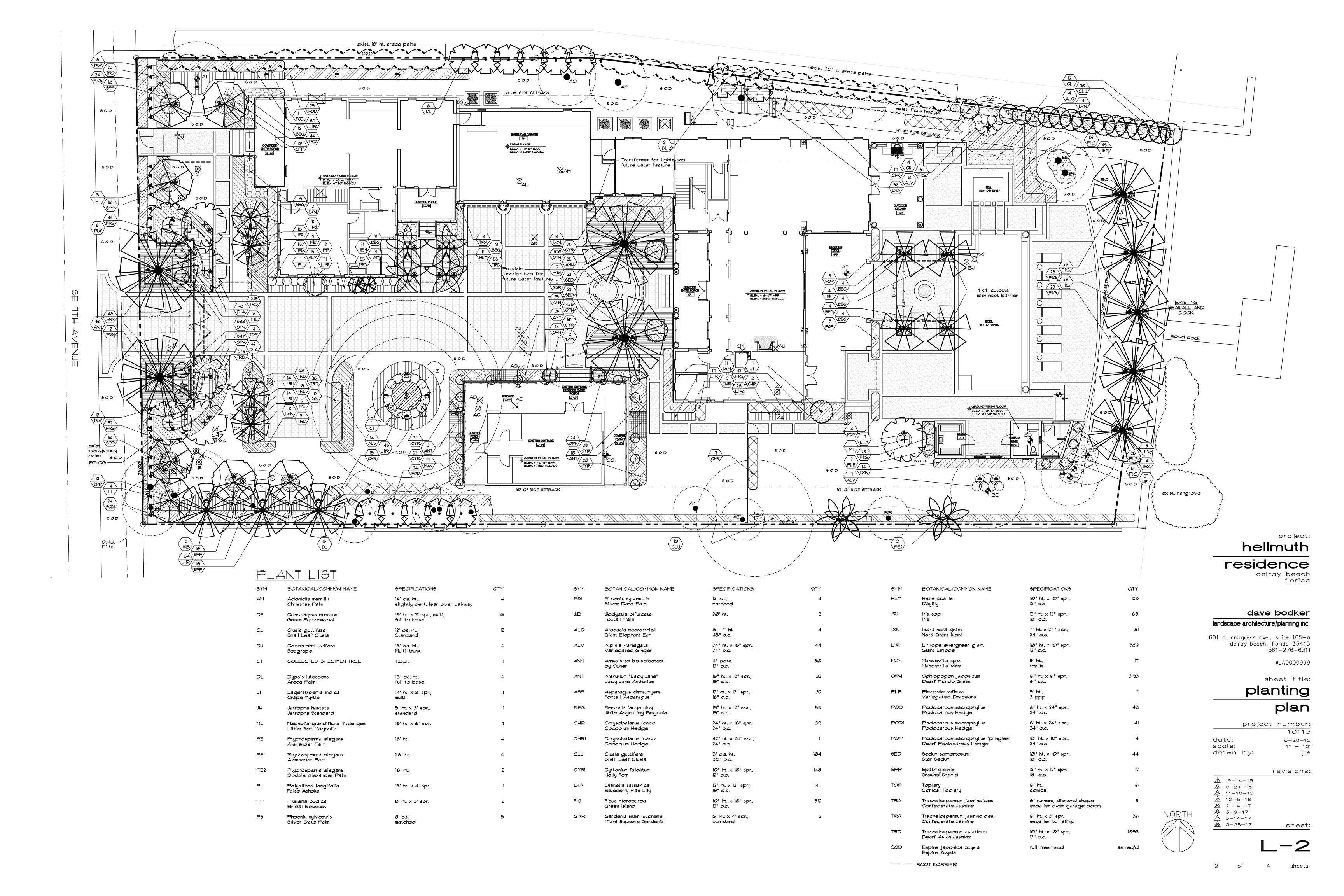
10113

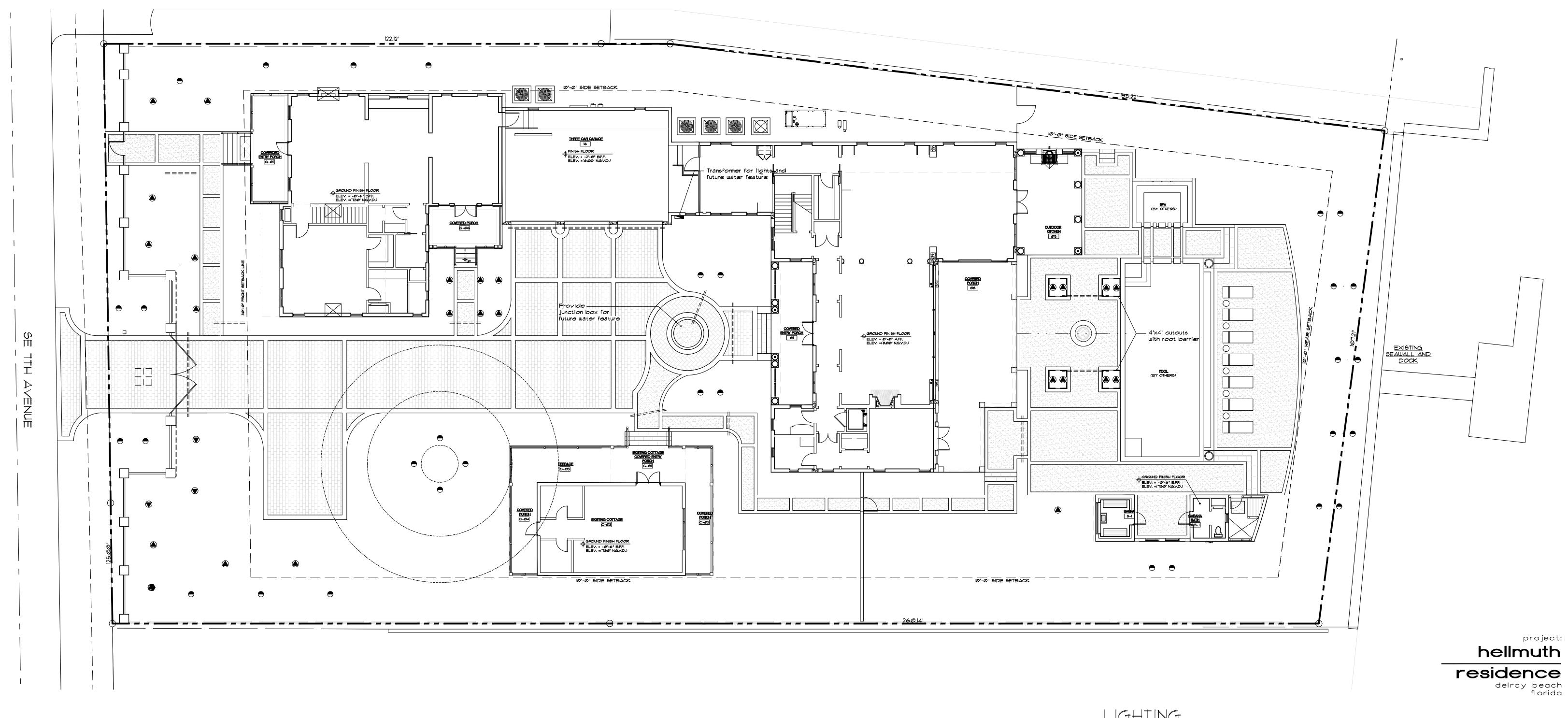
date: 8-20-15 1" = 10' scale: drawn by:

revisions: <u></u> 9−24−15 ₫ 11-10-15

<u>A</u> 12-5-16 <u></u> 2−14−17 <u></u> 3−1−17

sheet:





LIGHTING LEGEND

- 12 VOLT KISHLER 16010 BBR 30 ON 15276 BKT
- 12 VOLT KISHLER 16013 BBR 30 ON 15276 BKT

==== 3" schedule 40 pvc sleeves to facilitate conduit for landscape uplights. all other sleeving/conduit to be provided and located, (prior to paving construction), by electrician to facilitate switching, other lights, outlets, and all other exterior electrical circuits required.

Outdoor lighting switches by Owner.

dave bodker landscape architecture/planning inc.

601 n. congress ave., suite 105—a delray beach, florida 33445 561—276—6311

#LA0000999

sheet title: lighting

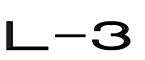
plan pject number:

	project	number
		10113
date:		8-20-1
scale:		1" = 10
drawn	by:	ja

revisions:

♠ 9-14-15
 ♠ 11-10-15
 ♠ 12-5-16
 ♠ 2-14-17
 ♠ 3-9-17

<u>A</u> 3-28-17 sheet:





Applicable Documents

A. These Specifications and the requirements hereinafter will govern this project during the installation, guarantee and

- A. The work specified by this Section of the Specifications and on the Plans consists of furnishing all labor, machinery, tools, apparatus, means of transportation, supplies, equipment, materials, services and incidentals necessary to complete the work as indicated on the Plans and in the Specifications, as well as all other related responsibilities, including all change and repairs incident
- B. The work shall include, but not be limited to, furnishing material, root pruning where required, layout, protection to
- C. Quantities and Location: The Landscape Architect reserves the right to adjust the numbers and locations of the designated types and species to be used at any of the which might be necessary

fertilizing, mulching, staking and guying where required,

cleanup, maintenance and quarantee.

watering, pruning where required, sod installation, weeding,

- D. Investigation of Subsurface Condition: The Contractor shall be responsible for making site subsurface investigations and examination as he or she chooses in order to become familiar with the character of the existing material and the construction conditions under which he or she will work These subsurface investigations and examinations shall be included in the bid. The Contractor shall not receive
- E. The Landscape Contractor shall be paid for only those units that are installed at the time of request for paument. The contractor's unit prices shall be the basis for said payment The final amount of payment may or may not be the total sum of the contract depending on the number of units installed

separate, additional compensation for this.

- F. Ten percent (10%) of the total contract price will be held as retainer for 90 days after final written acceptance.
- G. The Landscape Contractor will coordinate his work with all other trades at the job site.

(2) Palm frond tying shall be as set forth in the latest edition of the Florida Department of Agriculture's "Grades and Standards for Nursery Plants". tying paims shall be at the option of the Contractor. The Landscape Architect may direct the Landscape Contractor to untie Palm fronds to accommodate an owners "grand opening The Contractor may retie the palm after the event. This untying will not affect the guarantee or represent an additional cost to the owner.

(3) To reduce head volume, Palm fronds may be taper trimmed by not more than one-third.

(4) Palms with mechanical damage, such as from cables, chains, equipment and nails, shall be rejected.

- I. Chlorosis: The allowable level of Chlorosis in foliage shall be set forth in the latest edition of the Florida Department of Agriculture's "Grades and Standards for Nursery Plants
- J. Plant material shall not be accepted when the ball of earth surrounding its roots has been cracked, broken or otherwise
- K. Root pruning of plant material, when necessary, shall be done a minimum of 4 weeks, or for a period as determined by the Landscape Architect, prior to planting at the project.

A. Sod shall be solid sod and shall be standard quality grade Note: Quality grade shall be based on the standards of sod quality grades (premium, standard or commercial) as established by the Turf grass Producers Association of Florida inc. The sod shall be well matted with roots and of firm tough texture having a compact top growth and heavy root development. Sod shall be free of objectionable grassy and broad leaf weeds. Sod shall not accepted if it contains Bermuda Grass. Sod sections shall be strong enough to support when auapended vertically from a firm grasp on the upper 10% of the section. Sod shall not be harvested or transplanted when moisture content (excessively dry or wet) may adversely affect its survival. Sod shall be relatively free of thatch, up to one half inch allowable (uncompressed). the soil embedded in the sod shall be a clean earth free of stones and debris. The sod shall have been mowed at least

uninjured at the time of placement. It shall be planted within 48 hours after being cut and shall be shaded and kept moist from the time it is cut until it is planted.

The Landscape Architect may inspect trees, shrubs, and groundcover either at the place of growth or at the site before planting for compliance with the requirements fo name, variety, size, and quality. The Landscape Architect retains the right to further inspect trees and shrubs for size and condition of balls and root system, insects, injuries, and latent defects, and try to reject unsatisfactory defective material at any time during the progress of work The Landscape Contractor shall remove rejected trees or shrubs within 7 days from the project site.

. Responsibility for Assuring Quality Work: (1) The Contractor's Superintendent shall speak English and be well versed in Florida plant material, plant operations, Plan and Specification interpretation

coordination with other contracts or service in the

project area and coordination between the nursery and

(2) All employees shall be competent and highly skilled in their particular job in order to properly perform the work assigned to them. The Contractor shall be responsible for maintaining the quality of the material

(3) The Contractor will comply with applicable Federal, State, County and local requirements governing landscape

(1) Plant material shall be Florida #1 or better as set forth in the latest edition of the Florida Department of Agriculture's Grades and Standards for Nursery Plants.

(2) All plant material will be subject to the approval of the Landscape Architect for quality, size and color. Plants lacking the compactness or proper proportions plants which are weak or thin, and plants injured by close planting in nursery rows will not be accepted. Plant materials which have been cut back from larger grades to meet certain specification requirements will be

(3) Plant material shall have normal, well developed branches and shall be vigorous plants, free from defects, decay, burns disfiguring roots, sun-scald pest eggs, barers, and all forms of infestations or objectionable disfigurements.

A. All plant material, unless indicated otherwise, shall be installed with a planting soil composed of sandy loam (50% sand, and 50% muck) typical of the locality. The soil must be taken from around that has never been stripped, with a slight acid reaction (5.5 to 6.5 ph) and without an excess of calcium or carbonate. Soil shall be delivered in a loose

A. Potable, from municipal water supplies or other sources which are approved by a public health department.

A. Mulch shall be:

(1) "Floramulch"

Fertilize with 8-2-12 palm fertilizer with micronutrients per manufacturer's recommendations.

B. New and existing Shrubs, and Groundcover: Fertilize with 8-2-12 palm fertilizer with micronutrients at a rate of 1/2 lb. per 1000 SF of area.

C. Annuals: Fertilize with Osmocote - Sierra blend 14-14-14 or approved equal.

D. Composition and Quality: All fertilizer shall be uniform in composition and dry. Granular fertilizer shall be free flowing and delivered in unopened bags. All bags containers or boxes shall be fully labeled with the manufacturer's

E. All fertilizer shall comply with the State of Florida fertilizer laws.

Delivery, Handling and Storage:

A. Delivery and Handling: (1) Movement of nursery stock shall comply with all Federal, State, and local laws, regulations, ordinances, codes, etc.

(2) Protect during delivery to prevent damage to root ball or desiccation of leaves. Remove unacceptable plant materials immediately from the job site. Maintain and protect while stored at the site.

(3) Transport materials on vehicles large enough to allow plants not to be crowded and damaged. Plats shall be covered to prevent wind damage during transit.

Staking and Guying:

EXECUTION

(1) Deliver sod on pallets with root system protected from exposure to wind and sun. Deliver sod in quantities capable of being installed within 48 hours of cutting.

A. Written request for approval to substitute a plant species or a plants designation (B&B, WB&B, CG etc.), type, grade, quality, size, quantity, etc. due to the non-availability of Landscape Architect before the material is delivered and installed on the project. The Contractor must provide

written proof that the specified plant material is B. Any request for the approval of an equal shall be in writing.

C. Submit three prints of shop drawings for any special conditions not covered in the details indicated. This shall be for approval by the Landscape Architect before they are implemented in the project.

Approval shall be given by the Landscape Architect before the

D. if requested by the Owner or Landscape Architect submit a schedule of all specimen plant material and collected plant material indicating the sources or suppliers of these materials and their locations for approval by the Landscape Architect before they are delivered and installed on the project. Also, two color photographs of each different item showing different side views of the item shall be submitted with the schedule. Additional color photographs shall be submitted, if requested.

A. Staking and guying shall be the responsibility of the

Landscape Contractors. Staking and guying shall not be

battens used in staking and guying shall not be attached to

receive approval from the Landscape Architect prior to their

to allow the plunging, burying, or planting of trees or palms so that the top of the grade, in order to eliminate the need or

installation. Under no circumstances will approval be given

B. The Contractor is responsible for performing all staking and

(1) The work area may have existing utilities, such as, but

not limited to, irrigation, phone, electrical and storm

sewer. The location of some of these existing utilities

guying in accordance with all applicable regulations, ordinances and code requirements from the appropriate local

attached directly to the plant material with nails. Also,

the plant material with nails. Any method of staking and

guying other than those indicated in the details, shall

requirement of staking or guying.

jurisdiction the project is located in.

A. Utilities (Above Ground and Underground)

have been indicated on the Plans.

E. if requested by the Owner or Landscape Architect, submit a letter indicating the sources or suppliers of all sod and the grade to be supplied for approval by the Landscape Architect before it is delivered and installed on the project.

F. If requested by the Owner or Landscape Architect, submit a sample and analysis of all planting soil types for approval

by the Landscape Architect before the material is delivered and installed on the project. sample and analysis of the mulch for approval by the Landscape

If requested by the Owner or Landscape Architect, submit a Architect before the material is delivered and installed on

Submit three prints of shop drawing for all staking and guying methods to be used if the ones indicated in these specifications and on the Plans are not to be implemented. staking and guying methods before they are implemented in the The Landscape Architect will approve all shop drawings of

Submit in writing any hindrance to the owners routine maintenance or lack of, that may affect installed plant materials growth, or survival, that would affect the quarantee of plant material.

K. Submit in writing any hindrance to the timely completion of Submit and Certificate of inspection of plant material as may

be required by, State , local or Federal Authorities.

A. When the specifies plant designation (B&B, WB&B, CG etc.), type, grade, quality, size, quantity, etc. of a material is not available, the Contractor shall submit a written request. to the Landscape Architect, for a substitution along with uritten, documented proof that the plant designation (B&E WB&B, CG, etc.), type grade, quality, size, quantity, etc. of material is not available. The Landscape Architect shall approve all substitutions before they are delivered and installed. Do not deliver and install any material, which is anticipated to be a substitute, before it has been submitted in writing and approved as a substitute by the Landscape Architect. Also, ant changes, if any, to the contract amount because of an approved substitute, shall be established in uriting between the Owner and the Contractor before the

material substitute is delivered and installed on the

However, no guarantee is implied that the Plans are

the Contractor to verify the location of all such

accurate or complete. It shall be the responsibility of

utilities, structures, etc., by hand excavation or other

could result in damage or injury to persons, utilities,

structures or property. The Contractor shall make a

norough search of the site for utilities, structures

etc., before work is commenced in any particular

?) The Contractor shall take immediate steps to repair

other facilities which are disrupted due to his or her

prosecute repairs on a continuous "around the clock

additional outside services which may be necessary to

basis until services are restored. He or she shall also

costs involved in the repairs and restoring disrupted

service resulting from negligence on the part of the

she shall be fully responsible for any and all claims

(3) Should utilities, structures, etc., be encountered which

interfere with the work, the Landscape Architect shall

be consulted immediately in order for a decision to be

made on the relocation of the work so it will clear the

disconnect any type of utility whatsoever without first

uriting and received by the Landscape Architect at least

12 hours prior to the time of the requested interruption.

conforms to surrounding grades and is at the proper elevation

Architect. Requests for disconnection must be in

A. Its shall be the responsibility of the Contractor to provide

with relation to walks, paving, drain structures and other

site conditions, unless indicated otherwise on the plans

payement areas, such as, but not limited to, curbs, roads,

drives, walks, terraces, decks and slabs shall be set so that

the TOP OF THE MULCH IS ! INCH BELOW THE TOP OF THE

PAVEMENT AREA or as indicated otherwise on the plans.

B. Plant Area Next to Pavement: All planting areas next to

A. Staking Plant Locations: Stake or mark plant material

(8) Spraying and Dusting: Contractor shall do all seasonal

spraying and/or dusting of all planting, as needed, for

and methods shall be in accordance with the highest

complete control of pests and diseases. The materials

locations prior to plant hole excavation, based on

the final grading so the final level for planting areas

obstruction, if the obstruction cannot be relocated

(4) The Contractor shall not purposefully disrupt or

resulting from the damage.

Contractor shall be borne by the Contractor and he or

provide and operate any supplemental temporary services

replace, or restore all services to any utilities or

to maintain uninterrupted use of the facilities. A

appropriate measures before performing any work that

 $\it A.$ The guarantee shall not begin until the day final written acceptance is given.

B. All plant material, except sod,, trees and palms, shall be guaranteed for a minimum of I year from the time of final acceptance. All sod shall be guaranteed for a minimum of 60 days from the time of final acceptance. All trees and palms are to be guaranteed for one year from the time of final

C. The quarantee shall be null and void for plant material which is damaged or dies as a result of "Acts of God" limited to hail, freeze, lightning, and winds which exceed hurricane force, providing the plant was in a healthy growing condition

D. At the option of the Owner, and inspections may be made at the end of the guarantee period, but prior to the last day of the

A. The guaranteeing of a plant material shall be construes to mean the complete and immediate replacement of plant material within 3 calendar days if it is: (1) Not in a healthy growing condition and thus renders it

(2) There is a question to its ability to survive after the end of the quarantee period that would render it below the minimum quality indicated in the Specifications.

B. Spacing of Groundcover & Shrubs: The location of a

C. The rootballs of B\$B plants which cannot be planted

D. Subsurface Conditions: Some or all work areas may be

be maintained as necessary until planting.

F. Excavation of Plant Holes:

Landscape Architect.

Installation:

planting bed (shrub or groundcover) next to another bed

without growing into the other bed, walkway, structure, etc

immediately shall be covered with moist soil or mulch to

insure protection from drying winds and sun. All plants shall

compacted and/or contain existing material such as limerock

which may interfere with adequate vertical drainage and/or

proper plant survival and growth and therefore removal of

this material is part of the scope of work for the project.

The Contractor shall be responsible for insuring adequate

material, as required, by such means as auguring, drilling or rototilling. If necessary, excavate to a depth beyond the

required excavation depth for the plant hole, in order to

insure proper vertical drainage necessary for plant survival

E. Remove undesirable existing vegetation present on the project by use of chemicals and/or mechanical means which are

acceptable to the Landscape Architect. Apply chemicals as

misuse of the chemicals which will cause detrimental residual

a. Excavation of plant holes shall be roughly

cylindrical in shape with the sides approximately

b. The excavated material from the plant holes shall

not be used to backfill around the plant material.

Such material shall be disposed of either on the

project site or off the site, as directed by the

locations for the plants and outlines of areas to be planted

and obtain approval of the Landscape Architect before

excavation is begun. The Landscape Architect may adjust

the location of specifies plant materials prior to planting.

A. General: The Contractor shall lay out on the ground the

and the location of the plant in the hole to

compensate for unanticipated structures o

unanticipated factors which are a conflict

vertical. The Landscape Architect reserves the

right to adjust the size and shape of the plant hole

conditions. Care shall also be used so that any final grades

recommended by the manufacturer. Exercise care to avoid any

drainage in these areas and shall remove this existing

walkway, structure, etc., shall have the plants along the

below the minimum quality indicted in the

. The 3 calendar days may be extended due to seasonal conditions, availability, preparation time such as root pruning, etc., only if approved by the Landscape Architect in advance. The extended time shall be negotiated between all parties concerned, but must receive final approval by the

C. Size, Quality, and Grade:

(1) Replacement plant material shall be one of the same species quality and grade as that of the plant to be replaced. The size of the replacement shall not necessarily be the same size as the original specified plant at its initial plant to be replaced at the time it has been determined that it must be replaced.

However, if for some reason, the plant to be replaced is smaller than the size originally specifies, the replacement shall be at least equal to the originally specifies size.

(2) Replacements shall be guaranteed for a period equal to the originally specifies guarantee. This guarantee period shall begin at time of acceptable replacement.

A. On the Plans, figured dimensions shall govern over scaled

(3) Final payment to the Contractor shall not relieve he or she of the guarantee obligations.

Plan and Specification Interpretation:

dimensions. If any error or discrepancy is found in the Plans and Specifications, the Contractor shall refer the same to the Landscape Architect for an interpretation and decision. In resolving conflicts between the Plans and Specifications THE PLANS SHALL GOVERN over the Specifications. The Landscape Architect shall have the right to correct apparent errors or omissions in the Plans and Specifications and to make such interpretations as he or she may deem necessary for the proper fulfillment of the intent of the

A. The Contractor shall procure all necessary permits to

B. The Contractor is responsible for performing all work in

accordance with all applicable regulations, ordinances and code requirements from the appropriate city, county, state and/or Federal jurisdiction the project is located in.

Changes and Additional Works

accomplish all of the work

Permits and Codes:

A. The Contractor shall not start on any changes or additional work in the project until a written agreement setting forth the adjusted contract amount has been executed by the Owner and the Contractor. Any work performed on any changes or additional work prior to the execution of a written agreement may or may not be compensated for

"Job Site, "Project Site Etc.": The words "job site", "project site", "job", "project" and

"site" shall be synonymous with one another when used in these documents.

Safety On and Off the Job Site:

A. In performing the scope of work all safety on of off the job site shall be the sole responsibility of the Contractor. The Landscape Architect shall not be responsible for safety on or

(1) All plants shall be set at the proper level so that between the crown of the plant and the surrounding ground surface exists. The plants shall be set vertically. After excavation of planting pits and prio to placement of the plant material, fill the planting pits with water. The plant hole shall be backfilled with topsoil mixture placed in layers around the roots or ball. Each layer shall be carefully tapped in place. be filled with water and the soil allowed to settle around the roots the ball ties shall be cut and at the burlap peel down 1/3 from the top of the rootball and cut or adjusted to prevent the formation of air pocket the plant hole shall be filled with topsoil mixture and tapped to grade. Subsoil removed from tree pit shall not be mixed or used in any way with the topsoil

horoughly washed in during the planting operation.

(3) Water Saucer: A 4-inch high water saucer shall be formed around the rim of each individual tree or palm pit and maintained in place.

(4) Plant material of the shrub category and smaller must be handled by the ball only. Plant material too large for hand handling, if moved by winch or crane, must be thoroughly protected from chain, rope, or cable marks. Girdling, bark slippage, limb breakage and any other damage that might occur by improper handling or

Trunks shall be thoroughly protected. (6) Container grown plant material shall be carefully

removed from the container so as not to disturb the root system.

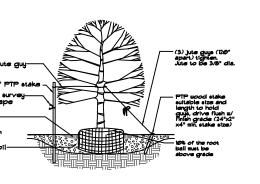
prepare the soil in the following manner:

a. Uniformly apply formula 8-8-8 fertilizer over the area at a rate of 25 pounds per 1,000 square feet. b. Remove stones and foreign matter over two inches in

c. Grade the sod areas so that the top of the sod will



Groundcovers



NOTE: Stake all trees up to 2" cal. • 2 per tree. Guy all trees larger than 2" cal.
All plastic nursery tape / flagging must be removed from all plants.

PROTECTION BARRIER DETAIL

B. Setting of Plants:

before applying the water. After the water has been absorbed

(2) All sabal and queen palms shall be backfilled with clean

(5) All trees and paims shall be handled by both the trunk and rootball at the same time and not by the trunk only.

(1) Soil Preparation: Within 24 hours prior to placing sod,

diameter from the top two inches of soil.

be at finished grade after rolling and tamping.

(2) Placing Sod:

Plant Material

tamped or rolled to an even surface to the required finished arade. Avoid continuous seams along lines of water flow in swales. Place sod in rows at right b. Water sod every day for a period of three weeks.

a. Place sod with staggered joints closely butted,

The Landscape Architect's on site observations or inspections

A. The Contractor shall make requests for on site observations

or inspections 48 hours in advance and they shall be in

acceptance, the request shall be made in writing 48 hours in

C. An inspections at the growing site does not preclude the right of rejection at the project site.

D. The fact that the Landscape Architect has not made an early

on site observation or inspections to discover faulty work of

work omitted, or work performed which is not in accordance

with the contract requirements, shall not bar the Landscape

Architect from subsequently rejecting such work at a later

E. The Landscape Architect's on site observations or inspection

Architect's on site observations or inspections are nor

intended to take charge, direct, run or manage the

A. Plant material shall be nursery grown except:

(1) Where specified as collected material

from sources such as residences.

implementation of the Plans and Specifications or take

the scope of work indicated in these Specifications.

shall be only for the purpose of verifying that the Plans and

charge, organize or manage the Contractor while performing

(2) Where approved by the Landscape Architect for such plan

plant material to remain or to be relocated shall be excluded

material which is only available as a collected item

B. Except where another grade is specifically called for in the

Plans, all plant material, including collected material if

the time of installation and final acceptance. Existing

C. Habit of Growth: All plant material shall have a habit of

growth that is normal for that species and shall be sound,

healthy, vigorous and free from insects, plant diseases and

specified shall be no less than Florida #1, or better, at

Specifications are being implemented properly. The Landscape

writing, if directed by the Landscape Architect.

B. If an inspection is related to completion and final

safety on or off the job site.

On Site Observations and Inspections:

shall be only for the purpose of verifying that the Plans and

Architect's on site observations or inspections are not for

Specifications are being implemented properly. The Landscape

c. Fertilize sod three weeks after planting with 12 pounds of 8-8-8 formula fertilizer per 1,000 square feet of lawn.

d. No sod shall be used which is not certified as being free of the imported fire ant. Before any sod is brought to the site, furnish a written certification of clearance from pest control officials of either State or Federal Department of Agriculture.

a. It shall be the responsibility of the Contractor to replace any areas of sod that are not in healthy

growing condition.

b. The Contractor shall completely maintain the sod until final acceptance by mowing or spraying as necessary.

(1) Spread six inches of topsoil mixture uniformly over the entire planting area.

(2) Spread 50% organic fertilizer at a rate of 4 pounds per 1,000 square feet uniformly over the groundcover area (3) Rotor mix, or by other approved method, to a depth of

(4) Fine grade to remove all trash, rocks, and debris to

(5) Regrade to finish grade before adding two inches mulch. (6) Thoroughly water and firm the plants into the soil mixture.

(1) Areas to be mulched shall have existing weeds and vegetation removed, including root systems, before applying mulch.

(2) Grades are to be uniform. Grade areas which are rough and uneven. Fill in voids and holes with planting soil or other approved fill material.

a. Rootball: Requirements for the measurement of minimum rootball diameter and depth shall comply with the Florida Department of Agriculture's "Grades and Standards for Nursery Plants, Part 1 and Part 2" as follows:

D. Measurement of Trees, Palms, Shrubs, and Groundcover:

(1) Trees, Shrubs, and Groundcove

ALIPER	MIN. BALL DIA.	MIN. BALL DEPTH
- 1.5" 5 - 1.75" 15 - 2" - 2.5" 5 - 3.5" 5 - 4.5" 5 - 5.5" - 5.5" 5 - 5.5"	16" 20" 22" 24" 26" 28" 30" 32" 34" Increase in	75% of dia. 65% of dia. 60% of dia. 60% of dia. 60% of dia. 60% of dia.
	proportion	up to 48", then decrease in proportion for large

 b. Height: The height of plant material shall be measured from finish grade and continue up to where the main mass of the plant uniformly ends. The neight shall not include any singular or isolated parts of the plant, such as leaves, shoots branches, limbs or fronds, which extend out beyond the main mass of the plant.

E. Die-Back and Leaf Drop: plant material showing signs of dieback of leaf-drop will not be accepted and must be removed from the project immediately if so directed by the Landscape Architect. Therefore, any plant material with tendencies toward leaf-drop or die-back must be root pruned early enough to provide a sound network of hair roots prior to relocation

F. Mechanical Destruction of Foliage: Mechanical destruction of foliage resulting from root pruning shall not effect more than 10% of the total foliage prior to planting on the project. Loss of foliage caused by seasonal change will be

Spanish Moss: If Spanish Moss (Tillandsia usneoides) exists on plant material, it shall be completely removed prior to planting on the project

(1) Remove a minimum of fronds from the crown of the palms to facilitate transporting and handling.

(3) The mulch shall be uniformly applied to a depth of approximately 3 inches, or other depth as indicated otherwise, over all shrub and groundcover areas, around trees and palms in sod areas and any other areas as indicated on the plans.

(1) Initially, water the plant material to develop uniform coverage and deep water penetration to the full depth of the root zone. Avoid erosion, puddling, and washing soil away from the roots.

(2) Provide continuous watering of plant material after planting in order to achieve optimum growth conditions to establish plants. Water shall be applied as necessary and the amount of water and frequency of watering shall be based on the specific needs of each plant type, the time of year, amount of rainfall and other environmental conditions it is exposed to. This watering shall begin after the plant is planted and continue until final acceptance. All trees and palms shall be watered, only during this period. Do not re on the irrigation system, if there is one, to achieve this task it cannot deliver the volume of water required, without flooding areas beyond where water is needed and/or over watering other landscape material. shrubs, aroundcover and sod may be watered by using the irrigation system, if there is one hand water

(3) If there is no source for water available at the project, such as a hose bib (s) or fire hydrant (s) if responsible for supplying water for watering, by such means as a water truck or tank

G. Pruning and Thinning:

(1) The amount of general pruning and thinning shall be limited to the minimum necessary to remove dead or injured twigs and branches and to compensate for the loss of roots as a result of transplanting operations Pruning and thinning shall be done in such a manner as

not to change the natural habit or shape of a plant. (2) The Landscape Architect shall be contacted prior to performing any major pruning and thinning. The Landscape Architect may elect to be present during any pruning and thinning.

(1) in the event that weeds or other undesirable vegetation becomes prevalent to such an extent that they threaten plant material, they shall be removed as directed by the Landscape Architect. This condition shall apply until final acceptance.

project: hellmuth residence

GENERAL NOTES

I. ALL PLANTS TO BE FLORIDA NO. I OR BETTER

NO SUBSTITUTIONS WILL BE ACCEPTED WITHOUT PRIOR WRITTEN APPROVAL BY THE LANDSCAPE ARCHITECT.

4. QUANTITIES ON PLANT MATERIALS ARE FOR CONVENIENCE ONLY. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ALL PLANTS SHOW ON PLANTING PLANS, WHEN DISCREPANCIES OCCUR BETWEEN PLANT LIST AND PLANTING PLANS, THE PLANS ARE TO OVERRIDE THE PLANT LIST IN ALL CASES. SOD QUANTITY IS TO BE DETERMINED BY CONTRACTOR PRIOR TO BIDDING

IN AUTOMATIC, UNDERGROUND SPRINKLER SYSTEM EQUIPPED WITH A

5. CONTRACTOR 19 RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES TO AVOID DAMAGE. 6. CONTRACTOR IS RESPONSIBLE FOR FURNISHING ALL MATERIALS

TOOLS, EQUIPMENT, LABOR, AND PLANTS NECESSARY FOR THE PROPER PLANTING OF ALL TREES, SHRUBS GROUNDCOVERS, AND GRASS AS SHOWN ON LANDSCAPE ARCHITECT'S PLANTING PLANS 7. ALL GROUNDCOVER BEDS TO ABUT PARKING, BUILDING, SIDEWALKS, ETC., IN A PERPENDICULAR LINE.

9. ALL PLANTED AREAS ARE TO BE MULCHED WITH "FLORAMULCH", 10. ALL PLANT MATERIAL TO BE BACKFILLED WITH 50% CLEAN MUCK AND 50% SAND AND BE FERTILE, AND FRIABLE. II. GROUNDCOVER AND SHRUBS TO BE LAID OUT IN A UNIFORM AND

8. ALL TREES AND PALMS TO BE STAKED AND GUYED.

THE PLANTS AND OUTLINES OF AREAS TO BE PLANTED. THE CONTRACTOR SHALL OBTAIN APPROVAL FROM THE LANDSCAPE ARCHITECT BEFORE EXCAVATION BEGINS. THE LANDSCAPE ARCHITECT MAY ADJUST THE LOCATION OF SPECIFIED PLANT MATERIALS PRIOR TO PLANTING. AND GROUNDCOVERS TO BE GUARANTEED FOR NINETY (90) DAYS AFTER FINAL WRITTEN ACCEPTANCE IS GIVEN BY OWNER OR LANDSCAPE ARCHITECT. CONTRACTOR IS RESPONSIBLE FOR PLANT MAINTENANCE

15. ALL PROHIBITED PLANT SPECIES (AS IDENTIFIED BY THE CITY COUNTY, STATE) SHALL BE ERADICATED FROM THE SITE. THIS INCLUDES BUT IS NOT LIMITED TO MELALEUCA, BRAZILIAN PEPPER

1. ALL EXISTING AND NEWLY CREATED PLANTING BEDS TO BE CLEANED AND FREE OF WEEDS AND DEBRIS AND EXCAVATED AS REQUIRED TO FULFILL PLANTING SOIL REQUIREMENTS OF THE PLANTING DETAILS. 18. FILL HOLES WHERE EXISTING TREES OR PLANT MATERIAL HAVE BEEN

20. ALL PLANTING ISLANDS WITHIN THE PARKING LOT AREA MUST HAVE A MINIMUM 3' DEPTH OF SOIL EITHER FROM EXISTING SOIL PRESENT, IF OF GOOD QUALITY, TO PROMOTE PLANT GROUTH, OR OF REPLACEMENT SOIL (50% MUCK, 50% SAND), NO ROAD ROCK, SHELL ROCK, LIMESTONE, OR OTHER ROAD BASE MATERIAL SHALL BE PRESENT WITHIN PLANTING ISLANDS.

dave bodker andscape architecture/planning inc

n. congress ave., suite 105—a delray beach, florida 33445 561-276-6311

sheet title:

specifications details, notes

project number drawn by:

three times with a lawn mower with final mowing not more than seven days prior to the sod being cut for placement. The sod shall be provided in commercial bad sizes measuring not less than 12 inches by 24 inches and shall be live, fresh and

I. Removal of Plant Material: (1) All plant material to be removed shall be removed completely, including the rootball, from the job or as directed by the Landscape Architect. The remaining hole shall be filled with suitable material or planting soi

(1) All existing plant material to be relocated shall be

as directed by the Landscape Architect. J. Existing Plant Material to be Relocated:

(2) Rootball: Requirements for the measurement of minimum rootball diameter and depth shall comply with requirements as set forth in the latest edition of Standards for Nursery Plants, Part 1 and Part 2", as

root pruned a minimum of 4 weeks or for a period as

determined by the Landscape Architect prior to

CALIPER MIN. BALL DIA. MIN. BALL DEPTH 75% of dia 1.5 - 1.75" 65% of dia. 2 - 2.5" 65% of dia 2.5 - 3.5" 65% of dia. 65% of dia. 4 - 45" 60% of dia. 45 - 5" 60% of dia. 5 - 55" 60% of dia. 5.5" or more Increase in 60% of dia. up to 48", then decrease in proportion for larger

(3) Root pruning shall be accomplished by digging a trench completely around the plant about 18 inches deep. All exposed roots shall be cut off smoothly

(4) A mixture of good organic fertilizer and planting soil

shall be used to refill the trench. (5) Plant material which is in soil of a loose texture, which does not readily adhere to the root system, especially in the case of large plants or trees, shall have the rootball wrapped in burlap and then wire, if directed by the Landscape Architect. For wire, hog wire shall be used and it shall be placed around the rootball before before the plant is removed from the hole for relocation. The wire shall be looped and tensioned until the burlapped ball is substantially packaged by the tightened wire netting formed by the hog wire, so a

to prevent disturbance of the loose soil around the

roots during handling.

A. Disposal of Trash: All debris and other objectionable material created through planting operation and landscape construction shall be removed completely on a daily basis from the job or as directed by the Landscape Architect. And paved areas including curbs and sidewalks which have been strewn with soil, sod waste, fertilizer or other debris shall

B. Excess Fill: All excess fill which results from the installation of the project shall remain the property of the Owner and remain on the project at the option of the Owner. All excess fill which the Owner does not want shall be removed and disposed of from the project at no additiona cost. No excess fill shall be removed or disposed of from the site until approved by the Owner or Landscape Architect. Excess fill shall be disposed of as directed.

A. Responsibility for Protection and Restoration of Property: The Contractor shall be responsible for all damage or injury

Protection Against Mechanical Damage: The Contractor's responsibility for protection against mechanical damage shall nclude providing protection from vehicles and providing warning signs and barricades as might be necessary and he or she shall repair, restore and replace all property which becomes damaged as a result of any negligence of the Contractor or his or her employees in complying with these Completion and Final Acceptance

A. Upon written notice from the Contractor of the presumptive completion as defined below, of the entire project, the Landscape Architect, along with other appropriate parties will make an inspection within 48 hours after the written notice. If all construction provided for and compensated b the contract is found to be completed in accordance with the contract Plans and Specifications, such inspection shall constitute the final inspection. The Contractor shall be

final inspection.

B. If, however, the inspection mentioned in paragraph A, above, discloses any work, in whole or in part, as being unsatisfactory, final acceptance shall not be given and the Owner and/or Landscape Architect will give the Contractor the necessary instructions or "punch lists". Upon correction of work another inspection will be made which shall constitute the final inspection, provided the work has been satisfactorily completed. In such event, the Owner or their representative shall make the final acceptance and notify the Contractor in writing of this final acceptance as of the sate on this final inspection.

notified in writing of final acceptance as of the date of the

C. Completion of the work shall mean the full and exact compliance and conformity with the provisions expressed (imblied in the Plans and Specifications including any and all "punch lists" which may be issued outlining certain items of

provided for and contemplated by the contract is inspected and found to be completed in accordance with contract Plans and Specifications

writing by the Owner or their representative.

Maintenance Prior to Final Acceptance:

The guarantee shall not begin until the day final acceptance Certain responsibilities prior to Final Acceptance: The following is a partial list of certain responsibilities. It is not a

to written acceptance. The Contractor is responsible for safety on and off the job

The Contractor is responsible for the entire project prior

complete list, but only a summary of certain responsibilities

(1) Maintenance shall begin immediately after each plant is planted and continue until final acceptance. (2) Plant maintenance shall include watering, mowing edging, pruning, weeding, cultivating, repair of erosion, mulching, tightening and repairing of guys, stakes, braces, etc., replacement of sick or dead plants, replacement of sod areas which do not become established, resetting plants to proper grades or upright position, maintenance of the watering saucer itter removal, and all other care needed for proper

growth of the plants. (3) Immediately after planting, each plant shall be watered and the watering period shall continue until final acceptance. Refer to the heading "Watering", which is in Part 3 of these Specifications, for additional

(4) All plant material shall be weeded once a week in the event that weeds or other undesirable vegetation becomes prevalent to such as extent that they threaten plant material, the weeds shall be removed as directed by the Landscape Architect. If necessary, the plant material, mulch, sand and/or planting soil shall be replaced as needed to eliminate weeds or undesirable vegetation at the expense of the Contractor

(5) Edge and mow sod once a week (6) Edge and weed all shrubs, groundcover and flower beds

work which were found unsatisfactory or required completion of . Final acceptance shall not be given until all construction

standard horticultural practices and as recommended by the County Agent, and approved by the Landscape Final acceptance shall not be official until acknowledged in Architect, prior to implementation. (9) Sod: After the sod has been laid, tamped and top dressed, all areas and parts of area which fail to show miform growth and health, shall be resodded, repeatedl

Preparation:

once a week

information from the plans.

(7) Remove all litter once a week

safequards and protection.

final acceptance.

jullies, washouts, or other causes shall be repaired by filling with topsoil, tamping, refertilizing, and ' resodding by the Contractor at his or her expense. (10) Protection: Plant material shall be protected against trespassing and damage. If any plants become damaged or injured, they shall be treated or replaced as directed and in compliance with the Specifications at no additional cost. No work shall be done within or over

if necessary, until all sodded areas are covered with a

satisfactory lawn. Damage resulting from erosion,

(11) Keep sidewalks, curbs and gutters, driveways, parking areas, streets, terraces, decks, and pavers free of plant cuttings, debris and stains. D. Material rejected during the course of construction shall be removed within 3 working days and replaced before an inspection for completion will be scheduled.

planting areas or adjacent to plants without proper

all landscape items from the time a landscape item is Replacement: Replacement of plant material shall be the responsibility of the Contractor including the possible replacement of plant material resulting from removal by theft or vandalism or acts of negligence on the part of others. All plant material shall be alive and in good growing condition for each specific kind of plant at the time of

Rating: The rating of plant material according to Florida

for on the Plans and in these Specifications at the time of

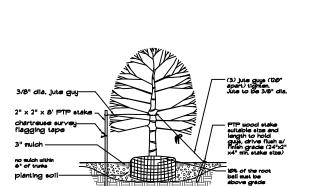
Grades and Standards shall be equal to or better than called

E. Survival and Conditions: The Contractor shall be responsible

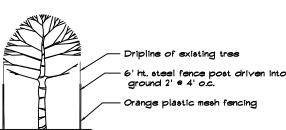
for the proper maintenance and the survival and condition of

PLANTING DETAILS

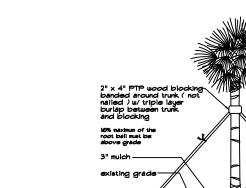




EXISTING TREE



3" mulch

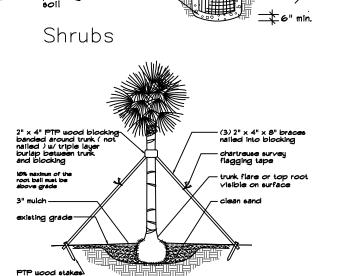


Straight Trunk Palms

Shrubs

PTP wood stakes suitable size and length to hold braces (24" x 2" x 4" min.) drive flush w/ finish grade, stake nalled to brace

3. ALL LANDSCAPED AREAS TO RECEIVE 150% IRRIGATION COVERAGE BY



12. THE CONTRACTOR SHALL LAY OUT ON THE GROUND THE LOCATIONS FOR 3. TREES AND PALMS TO BE GUARANTEED FOR ONE (1) YEAR, SHRUBS

ANDSCAPING IN SAFE DISTANCE TRIANGLES SHALL BE MAINTAINED TO PROVIDE UNOBSTRUCTED VISIBILITY AT A LEVEL BETWEEN 2' AND 8'

AND AUSTRALIAN PINE.

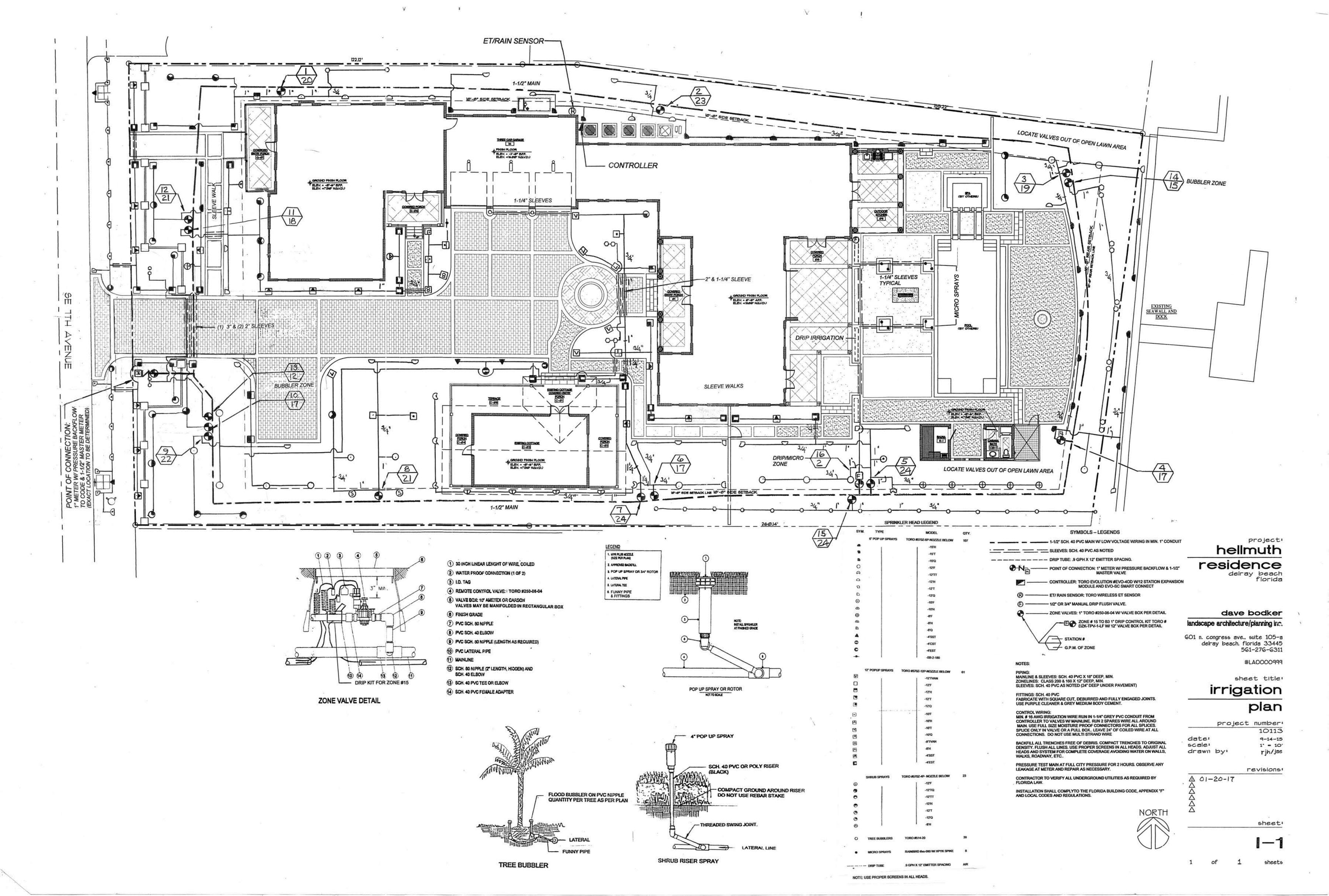
REMOVED TO PROVIDE LEVEL SURFACE WITH SURROUNDING AREA AND SOD OVER IF NEW PLANT BEDS ARE NOT TO BE INSTALLED. 19. ALL PLANTING BEDS THAT ARE ADJACENT TO PAYING ARE TO BE LOWER THAN THE ADJACENT PAYING, SO THAT RUNOFF (MULCH, SOIL) FROM THE BED DOES NOT RUN ONTO THE ADJACENT PAYING.

#LA0000999

10113 8-20-15 n.t.s.

sheet:

revisions:











paving



Governor® Carriage Lantern on Bracket Mount



Standard Lantern Sizes

	Height	Width	Depth
*	17"	8.25"	7"
	24"	11.5"	10"

•

OC-38

acadia white

stucco color