

PLANT SCHEDULE EXISTING

PALM TREES	BOTANICAL / COMMON NAME	CONT	QTY	REMARKS
SP-ADJ	Sabal palmetto / Cabbage Palmetto	N/A	1	ON ADJACENT PROPERTY

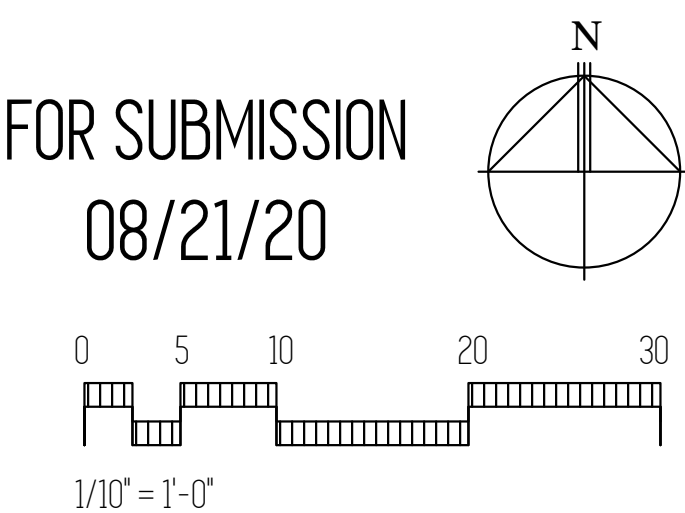
NOTE THE LANDSCAPE PLAN IS SUBJECT TO SITE PLAN REVIEW AND APPEARANCE BOARD APPROVAL AND MAY BE MODIFIED TO ADDRESS CONDITIONS OF APPROVAL PRIOR TO CITY COMMISSION APPROVAL OF THE LANDSCAPE MAINTENANCE AGREEMENT.

08/21/20	ISSUED FOR	11/19/19
1.	ISSUED	02/27/20
2.	SUBMISSION	08/21/20
3.	SUBMISSION	
4.		
5.		
6.		
7.		
8.		
9.		
10.		

New Building  
Lot 20 and 26 NW 6th Ave  
DeLray Beach, Florida

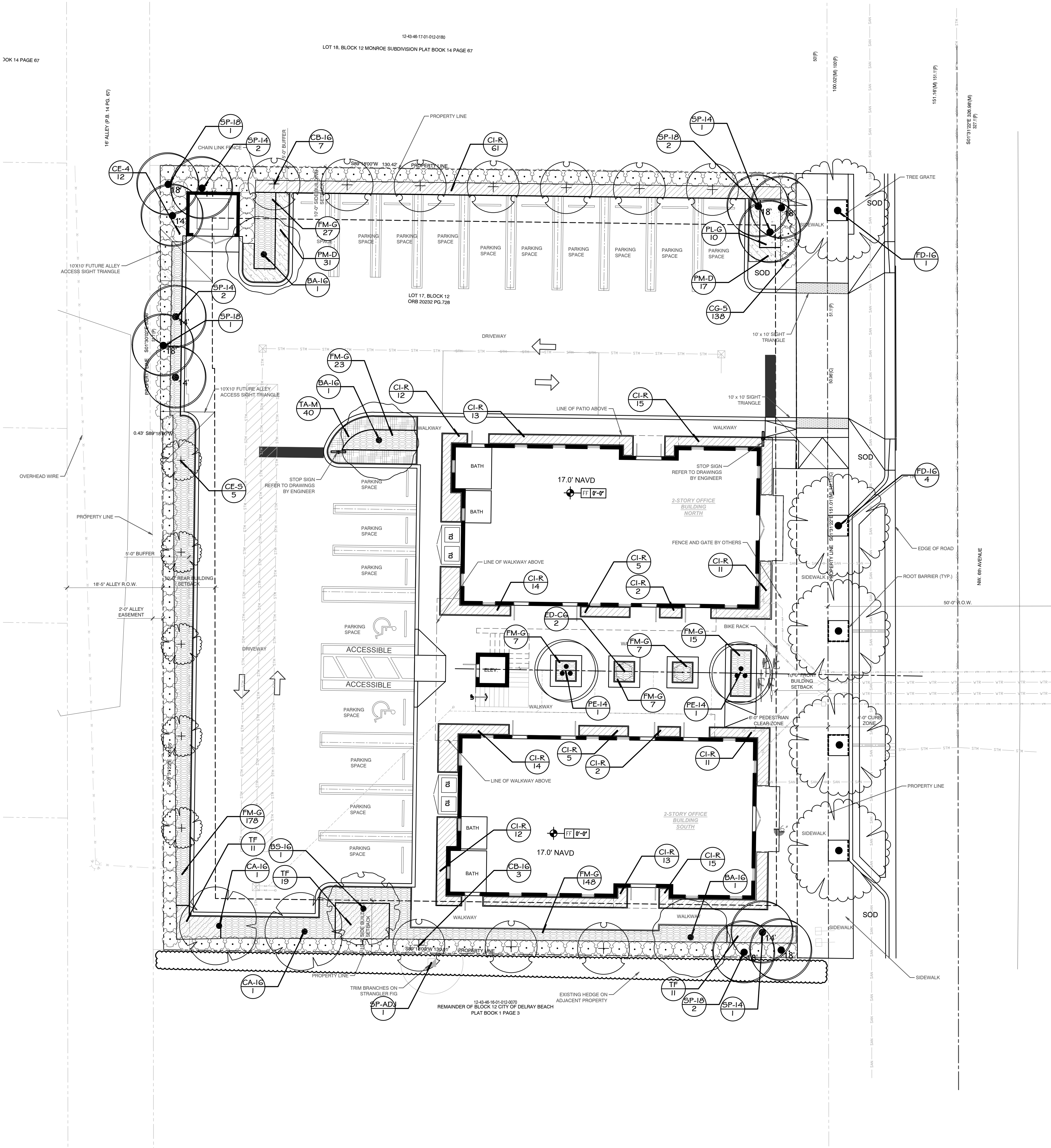
PLA DESIGN STUDIO, PLLC  
LANDSCAPE ARCHITECTURE  
2385 NW Executive Center Dr., Ste. 240  
Boca Raton, FL 33431  
c. 561-318-5256  
estudio@pladesignstudio.com

seal  
Stephanie Portus FL Reg LA 6667215  
Certificate of Authorization LC28000630  
project number  
19-057  
sheet name



LANDSCAPE  
DISPOSITION  
PLAN

sheet number  
[ - 1 ]



LANDSCAPE CHART	
REQUIRED	PROVIDED
STREET TREES- 14' HT MIN	
1 TREE PER 30 LINEAL FEET 151 LINEAL FEET = 5 TREES	5 TREES PROPOSED
NORTH BUFFER	
1 TREE PER 25 LINEAL FEET 130 LINEAL FEET = 6 TREES	8 TREES PROPOSED
SOUTH BUFFER	
1 TREE PER 25 LINEAL FEET 130 LINEAL FEET = 6 TREES	6 TREES PROPOSED
WEST BUFFER	
1 TREE PER 25 LINEAL FEET 151 LINEAL FEET = 6 TREES	6 TREES PROPOSED
INTERIOR	
10% SF OF PARKING/ACCESSWAYS 1 TREE PER 125 SF 8,565 SF * 10% = 856.5 SF 872.9 SF = 7 TREES	7 TREES PROVIDED

- PLEASE NOTE:
- ALL PLANT MATERIAL SHALL BE FLORIDA #1 GRADE OR BETTER
  - MULCH SHALL BE APPLIED TO A MINIMUM DEPT OF THREE (3) INCHES IN ALL PLANTING BEDS
  - ALL PROHIBITED PLANT SPECIES SHALL BE ERADICATED FROM THE SITE
  - ALL LANDSCAPE AREAS SHALL BE PROVIDED WITH AN IRRIGATION SYSTEM, AUTOMATICALLY OPERATED, TO PROVIDE COMPLETE COVERAGE TO ALL PLANT MATERIALS AND GRASS
  - THREE (3) PALMS ARE EQUIVALENT TO (1) SHADE TREE
  - SOD AND IRRIGATION SHALL BE PROVIDED WITHIN THE UNPAVED PORTION OF THE RIGHT OF WAY ADJACENT TO THE PROPERTY LINE
  - REINFORCED CONCRETE CURBING AT LEAST SIX INCHES IN HEIGHT SHALL BE PROVIDED AROUND ALL LANDSCAPE ISLANDS AND AS A SEPARATOR BETWEEN ALL LANDSCAPE AREAS THAT ARE ADJACENT TO VEHICULAR USE AREAS UNLESS SUCH CURBING WILL INTERFERE WITH THE DRAINAGE

NOTE: THE LANDSCAPE PLAN IS SUBJECT TO SITE PLAN REVIEW AND APPEARANCE BOARD APPROVAL AND MAY BE MODIFIED TO ADDRESS CONDITIONS OF APPROVAL PRIOR TO CITY COMMISSION APPROVAL OF THE LANDSCAPE MAINTENANCE AGREEMENT.

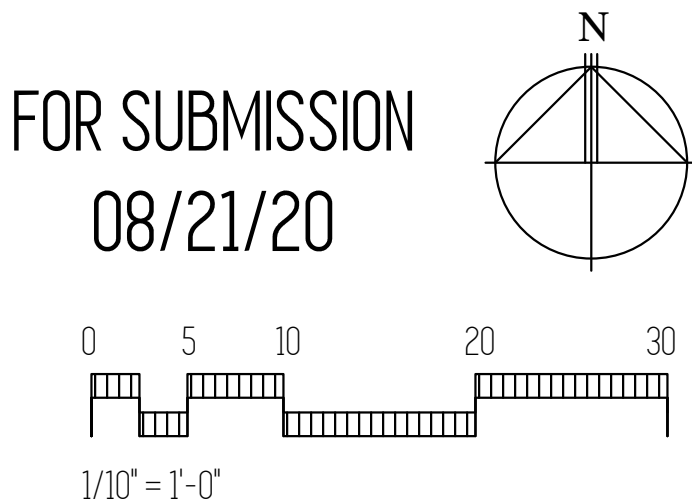
LANDSCAPE CHART			
A	TOTAL LOT AREA		19,653 SF
B	STRUCTURES, PARKING WALKWAYS, DRIVES, ETC		15,976 SF
C	TOTAL PERVIOUS LOT AREA	C= (A-B)	3,677 SF
D	AREA OF SHRUBS AND GROUND COVER REQ'D	D= (CX.30)	1,104 SF
E	AREA OF SHRUBS AND GROUND COVER PROVIDED		2,023 SF
F	NATIVE VEGETATION REQ'D	F= (D X.25)	276 SF
G	NATIVE VEGETATION PROVIDED		684 SF
H	TOTAL PAVED VEHICULAR USE AREA		8,565 SF
I	TOTAL INTERIOR LANDSCAPE AREA REQUIRED	I=(H X.10)	857 SF
J	TOTAL INTERIOR LANDSCAPE AREA PROVIDED		1,213 SF
K	TOTAL INTERIOR SHADE TREES REQUIRED	K=I/125 SF	7 TREES
L	TOTAL INTERIOR SHADE TREES PROVIDED		7 TREES
M	TOTAL LF SURROUNDING PARKING/VEHICULAR USE AREAS		167 LF
N	TOTAL NUMBER OF PERIMETER TREES REQUIRED	N= (M/30) N= (M/25) IF ADJACENT TO RESIDENTIAL USE	7 TREES
O	TOTAL NUMBER OF PERIMETER TREES PROVIDED		20 TREES
P	TOTAL NUMBER OF EXISTING TREES TO BE SAVED ON SITE		0 TREES
Q	TOTAL NUMBER OF NATIVE TREES REQUIRED	Q= [(K+N) X .50]	7 TREES
R	TOTAL NUMBER OF NATIVE TREES PROVIDED		7 TREES
S	TOTAL NUMBER TREES ON PLAN PROVIDED		27 TREES

08/21/20	ISSUED FOR	11/19/19
1.	ISSUED	02/27/20
2.	SUBMISSION	08/21/20
3.	SUBMISSION	
4.		
5.		
6.		
7.		
8.		
9.		
10.		

New Building  
Lot 20 and 26 NW 6th Ave  
Delray Beach, Florida

PLA DESIGN STUDIO, PLLC  
LANDSCAPE ARCHITECTURE  
2385 NW Executive Center Dr., Ste. 240  
Boca Raton, FL 33431  
c. 561-318-5236  
estudio@pladesignstudio.com

seal  
Stephanie Portus FL Reg LA 6667215  
Certificate of Authorization LC280006930  
project number  
19-057  
sheet name



LANDSCAPE PLAN

sheet number  
L-2

REES	BOTANICAL / COMMON NAME	CONT	CAL	HT	SPD	QTY	REMARKS
BA-16	Bulnesia arborea / Verawood	100G	3" CAL	16" HT	3'-4" SPD	3	GRADE #1, STRAIGHT TRUNK, SYMMETRICAL HEAD
BS-16	Bursera simaruba / Gumbo Limbo	30G	4" CAL	16" HT	7" SPD	1	GRADE #1, SINGLE LEADER, FULL DENSE SYMMETRICAL CANOPY
CB-16	Calophyllum brasiliense / Brazilian Beautyleaf	B&B	3" CAL	16" HT	6'-7" SPD	10	FLORIDA FANCY, SINGLE LEADER, FULL DENSE, SYMMETRICAL CANOPY. 8" CT. MATCHING-SUBMIT PHOTO TO LA FOR APPROVAL
CA-16	Cassia bakeriana / Apple Blossom Tree	B&B	2" CAL	16" HT	9" SPD	2	FULL, DENSE CANOPY, NO VOIDS. GOOD COLOR. STRAIGHT TRUNK
CE-S	Conocarpus erectus `Sericeus` / Silver Buttonwood	FIELD GROWN	2" CAL	16" HT	7" SPD	5	SINGLE LEADER, DENSE, SYMMETRICAL CANOPY. MATCHING, 8" CT
FD-16	Filicium decipiens / Japanese Fern Tree	FIELD GROWN	2" CAL	16" HT	7'-8" SPD	5	FULL, DENSE CANOPY, NO VOIDS. GOOD COLOR. STRAIGHT TRUNK, MATCHING
PALM TREES	BOTANICAL / COMMON NAME	CONT	CAL	HT	SPD	QTY	REMARKS
PE-14	Ptychosperma elegans / Alexander Palm	B&B		14' HT	10" SPD	2	TRIPLE, FULL HEAD, STRAIGHT, UNSCARRED TRUNK. MATCHING
SP-14	Sabal palmetto / Cabbage Palmetto	FIELD GROWN		14' CT		6	FLORIDA FANCY, SLICK-MATCHING. SUBMIT PHOTO TO LA FOR APPROVAL
SP-18	Sabal palmetto / Cabbage Palmetto	FIELD GROWN		18' CT		6	FLORIDA FANCY, SLICK-MATCHING. SUBMIT PHOTO TO LA FOR APPROVAL
SP-ADJ	Sabal palmetto / Cabbage Palmetto	N/A				1	ON ADJACENT PROPERTY
SHRUBS	BOTANICAL / COMMON NAME	CONT	HT	W		QTY	REMARKS
CG-5	Clusia guttifera / Small-Leaf Clusia	15G/17"	5' HT	36" W		138	FULL TO BASE, LOW BRANCHING, DENSE INTACT FOLIAGE, NO VOIDS
CE-4	Conocarpus erectus / Green Buttonwood	7G/14"	3'-4' HT	24" W		12	FULL TO BASE, LOW BRANCHING, DENSE INTACT FOLIAGE, NO VOIDS
ED-C6	Elaeocarpus decipiens TM / Japanese Blueberry Column	25G/21"	6' HT	36" W		2	COLUMN/BUSH FORM, LOW BRANCHING, DENSE FOLIAGE
SHRUB AREAS	BOTANICAL / COMMON NAME	CONT	HT	W	SPACING	QTY	REMARKS
CI-R	Chrysobalanus icaco `Red Tip` / Red Tip Cocoplum	3G/10"	18"	18"	24" O.C.	205	FULL, DENSE FOLIAGE TO BASE
FM-G	Ficus microcarpa `Green Island` / Green Island Ficus	3G/10"	16"	14"	18" O.C.	412	FULL, DENSE FOLIAGE, GOOD COLOR
PL-G	Pentas lanceolata `Graffiti Lipstick` / Graffiti Lipstick Pentas	1G/6"	12"	14"	24" O.C.	10	FULL, DENSE POTS, INTACT FOLIAGE
PM-D	Podocarpus macrophyllum `Dwarf Pringles` / Dwarf Podocarpus	3G/10"	16"	14"	18" O.C.	48	FULL, DENSE, FOLIAGE TO BASE
TA-M	Trachelospermum asiaticum `Minima` / Minima Jasmine	1G/6"	14"	14"	18" O.C.	40	FULL POT, DENSE FOLIAGE
TF	Tripsacum floridanum / Dwarf Fakahatchee Grass	3G/10"	24"	18"	24" O.C.	41	DENSE FULL POT, GOOD COLOR
MISC	BOTANICAL NAME / COMMON NAME	QTY	REMARKS				
BIO	Bio Barrier-`Typar` or equal	Verify LF in field	PROVIDE BIO BARRIER ROOT CONTROL AT ROOTBALLS AS REQUIRED BY UTILITIES				
GRAVEL	Selected by client	Verify quantity in field	PROVIDE MIN. 2" THICK APPLICATION PROVIDE OPTIONAL BLACK ALUMINUM EDGING ALONG LANDSCAPE BEDS-PERMALOC `CLEAN LINE` OR EQUAL				
MULCH	Grade B+ Cypress Mulch	Verify quantity in field	MINIMUM 3" DEPTH				
SOD	`Empire` Zoysia	Verify SF in field	MINIMUM 16"x24" PIECES, GRADED #1 OR BETTER, SEE LANDSCAPE SPECIFICATIONS SHEET				

Technical drawing of a tree cross-section. The tree has a thick, textured trunk and a dense canopy of leaves. Below the ground line, the root system is shown spreading out. A vertical line on the left indicates the ground level, with the text "2'-3' ABOVE EXISTING GRADE" written vertically. The ground is represented by a hatched pattern. A foundation or support structure is shown beneath the tree's base, with lines indicating its extent and depth. A small circle is visible in the bottom right corner.

MAINTAIN TIED-UP HEAD PER SUPPLIER'S RECOMMENDATION  
GENERALLY UNTIL NEW ROOTS HAVE GROWN 3"-4"

PLEASE NOTE:  
CONTRACTOR SHALL VERIFY PERCOLATION OF ALL TREE  
PITS PRIOR TO PLANTING.

SOIL IN WATER RING SHALL BE SUFFICIENT TO FILL WATER  
TROUGH WITHOUT ROOT BALL BURRY. ALL EXCESS SOIL  
SHALL BE REMOVED FROM PLANTING AREA.

TRUNK DIA.  
BAND LENGTH

PALM DIA.

	# OF BATTENS	BRACE SIZE	BAND LENGTH	WOOD SIZE
9"	4	4-2X4	48"	2X4 X 12"
12"-14"	4	4-2X4	60"	2X4 X 12"
16"-20"	8	4-4X4	70"-84"	2X8 X 16"
24"	8	4-4X4	100"	2X8 X 16"
>24 CT		4-4X4		2X8 X 16"

LEAN TRUNK  
ACCORDING TO  
DETAIL OR PLAN.

CT-CLEAR TRUNK

(4) MIN. 2"x4"x16" BATTENS (SEE SCHEDULE) Banded  
SECURELY TO TRUNK W/ (4) 9" GALVANIZED STEEL BANDS  
PROTECT TRUNK WITH (3) LAYERS OF BURLAP STAPLED TO  
BATTEN FACE

(4) 12" PT WOOD BRACES (SEE SCHEDULE)  
STRUCTURAL GRADE FREE FROM KNOTS, CRACKS OR  
OTHER STRUCTURAL DEFECTS  
NAIL TO BATTENS ONLY, NO NAILS SHALL Pierce  
TRUNK OF TREE

PROVIDE 4'-6" DEEP WATER TROUGH  
BUILD EARTH SAUCER WITH SOIL FROM TROUGH

12"

ROOT BALL

12"

12" PT WOOD FOOT  
SIZE TO MATCH BRACE  
TOE-NAIL, PROP TO FOOT

COMPACTED SOIL BELOW BRACE

BACKFILL PALMS W/ CLEAN SAND  
JET HOLE AND THOROUGHLY WASH BACKFILL  
INTO PIT TO ELIMINATE AIR POCKETS

TAMP BOTTOM OF PLANTING  
HOLE TO MINIMIZE SETTLING

Diagram illustrating the installation of a tree pit with the following steps and measurements:

- 1-2" ABOVE EXISTING GRADE
- REMOVE BURLAP FROM TOP HALF OF ROOT BALL
- MULCH AND PLANTING MIX AS SPECIFIED THOROUGHLY JET AND WASH BACKFILL TO ELIMINATE AIR POCKET
- SET ROOT COLLAR 1-2" ABOVE ELEVATION OF EXISTING GRADE PROVIDE 2" EARTH SAUCE
- TAMP BOTTOM OF PLANTING HOLE TO MINIMIZE SETTLING
- 6"

TRUNK DIA  
BAND LENGTH

TREE DIA	# OF BATTENS	BRACE SIZE	BAND LENGTH	WOOD FOOT
4"-8"	4	4-2X4	48"	2X4 X 12'
8"-12"	4	4-2X4	60"	2X4 X 12'
<16"	8	6-4X4	70"-84"	2X8 X 16'
<24"	8	8-4X4	100"	2X8 X 16'

BRACE ALL LARGER TREES 14' HT AND LARGER.  
ON TREES 20' HT AND LARGER - PROVIDE 5-2X4 BRACES.  
ON TREES 25' HT AND LARGER - PROVIDE 5 MIN-4X4 BRACES.

(4) 2"X4"X16" BATTENS (SEE SCHEDULE)  
BANDS SECURELY TO TRUNK W/ (2) 2" GALVANIZED STEEL BANDS  
PROTECT TRUNK WITH (3) LAYERS OF BURFLAP STAPLED TO BATTEN FACE

(4) PT WOOD BRACES (SEE SCHEDULE)  
STRUCTURAL GRADE FREE FROM KNOTS, CRACKS OR OTHER STRUCTURAL DEFECTS  
NAIL TO BATTENS ONLY, NO NAILS SHALL PIERCE TRUNK OF TREE

REMOVE BURFLAP FROM TOP HALF OF ROOT BALL

TOP OF ROOTBALL TO BE 2'-3" ABOVE EXISTING FINISHED GRADE

MULCH AND PLANTING MIX AS SPECIFIED  
JET HOLE AND THOROUGHLY WASH BACKFILL INTO TREE PIT TO ELIMINATE AIR POCKETS

12" 12' PT WOOD FOOT  
SIZE TO MATCH BRACE  
TOE-NAIL, PROP TO FOOT

COMPACTED SOIL BELOW BRACE

PROVIDE 4'-6" DEEP WATER TROUGH  
BUILD EARTH SAUCER WITH SOIL FROM TROUGH

TAMP BOTTOM OF PLANTING HOLE TO MINIMIZE SETTLING

PLEASE NOTE:  
CONTRACTOR SHALL VERIFY PERCOLATION OF ALL TREE TRIPS PRIOR TO PLANTING.

SOIL IN WATER RING SHALL BE SUFFICIENT TO FILL WATER TROUGH WITHIN 20 MINUTES

08/21/20	ISSUED FOR:	11/19/19
1. ISSUED	2. SUBMISSION	02/27/20
3. SUBMISSION		08/21/20
4.		
5.		
6.		
7.		
8.		
9.		
10.		

**LANDSCAPE  
ARCHITECTURE**

PLA DESIGN STUDIO, PLLC

2385 NW Executive Center Dr., Ste. 240  
Boca Raton, FL 33431  
o. 561-318-5256  
e. studio@pladesignstudio.com

# LANDSCAPE SCHEDULE + DETAILS

sheet number

L-3



1.0 GENERAL

1.1 DESCRIPTION OF WORK:

- A. Extent of landscape development work is shown on the Drawings and in the related Schedules.
- B. The work consists of furnishing all plants, materials, equipment, necessary specialties and labor required for the installation of plant and other materials as shown on the Drawings and/or in the Specifications.
- C. Excavation, filling and grading required to establish elevations shown on the Drawings are not specified in this Section. Refer to earthwork Section.

1.2 REFERENCE PUBLICATIONS:

The following standards form a part of the Specifications:

- A. Florida Department of Agriculture "Grades and Standards for Nursery Plants", most recent edition.
- B. American Joint Committee on Horticultural Nomenclature "Standardized Plant Names Dictionary".
- C. The American Standard for Nursery Stock" (2004 edition).
- D. American National Standards Institute-ANSI: ANSI A300 and ANSI Z60.1 -most recent edition.
- E. Florida Friendly Best Management Practices for Protection of Water Resources by Green Industries, Florida Dept of Environmental Protection, Rev Dec 2008
- F. IFAS -Institute of Food and Agricultural Sciences, University of Florida. <http://hort.ufl.edu/woody/index.html>

1.3 INSTALLER - CONTRACTOR QUALIFICATIONS:

- A. The "Contractor" shall be State licensed and regularly engaged in the installation of living plant material. Labor crews shall be controlled and directed by a landscape foreman professionally trained and well versed in landscape installation, plant materials, reading blueprints and coordination between the job and nursery and shall be able to communicate with the Owner and the Landscape Architect.
- B. The Contractor shall be licensed and shall carry any necessary insurance and shall protect the Landscape Architect and Owner against all liabilities, claims or demands for injuries or damage to any person or property growing out of the performance of the work under this contract. All workers shall be covered by Workmen's Compensation Insurance.

1.4 SUBMITTALS: Refer to schedule of submittals.

1.5 COORDINATION:

- A. Coordinate and cooperate with other trades and contractors to enable the work to proceed as rapidly and efficiently as possible.
- B. Irrigation work shall normally precede plant installation Install trees, large B+B material, shrubs and ground cover plants before lawns are installed.
- C. Commencement of Work: Landscape Contractor shall notify Landscape Architect at least 7 days in advance of scheduled commencement of work. Landscape Contractor shall review plans and/or field layouts with Landscape Architect at least 2 days prior to installation or on the site as needed

1.6 INSPECTION OF SITE: Prior to the award of the contract, the Contractor shall acquaint himself with all site conditions. Should utilities or other improvements not shown on the Drawings be found during excavations, Contractor shall promptly notify the Landscape Architect or Owner for instructions as to further action. Failure to do so will make Contractor liable for any and all damage arising from his operations subsequent to discovery of such utilities not shown on Drawings.

1.7 PROTECTION OF EXISTING PLANTS AND SITE CONDITIONS:

- A. The Contractor shall provide, install and maintain the of necessary precautions to protect all persons and property, including the general public from harm or injury due to the work.
- B. The Contractor shall take precautions to protect existing site conditions. Should damage be incurred, the Contractor shall repair the damage to return the object or area to its original condition or no additional charge.
- C. Utility Locates - Regardless of utilities that may or may not be shown on the drawings, the Contractor shall be responsible to have utilities located in the area of work before the work commences. The Contractor shall also verify and comply with any requirements or clearances to plant materials that may be required of any Utility company.

1.8 CHANGES IN THE WORK: The Owner reserves the right to substitute, add or delete any material or work as the work progresses. Adjustment to the Contract Sum shall be approved by the Owner by a written Change Order, prior to execution. The Owner shall be given (2) week notice for the opportunity to review and approve all plant materials delivered to the job site prior to installation. When unit prices have been established, they shall prevail for all Contract Additions. For Contract Reductions, the Owner shall receive full credit, based on unit pricing, if changes are implemented prior to delivery of plant materials. If Owner changes are made prior to installation, Owner shall receive a credit for labor to install plants, less costs associated with purchase and delivery. The Landscape Architect assumes no financial or material responsibility for any changes made by, or on behalf of the the Owner.

1.9 OWNERS OBSERVATION:

- A. The Landscape Architect or Owner assumes no responsibility for the Contractor's means and methods in the execution of this contract beyond the observation to ensure, to the Owner's satisfaction, that the Design Intent of the Drawings and Specifications are being properly interpreted. The Owner's observation and checking will not relieve the Contractor of any responsibility for the performance of his work in accordance with the Drawings and the Specifications (including proper planting practices or other material or performance deficiencies).
- B. The Landscape Architect and Owner reserve the right to reject any portion of the work, material or workmanship which does not conform to the Contract Documents and Standard set forth herein. . Rejected work shall be removed and/or corrected by the Contractor, at his own expense, at the earliest possible time and prior to final payment.

1.10 PROJECT CONDITIONS:

- A. Familiarization with Overall Project Requirements: The Contractor shall review and become familiar with the Design and Overall intent of the proposed Work related to the Contractor's Work including but not limited to: Civil engineering and Drainage Plans, Architectural layout, project area access, contractor equipment access, existing and proposed utility locations, Irrigation Plans, Outdoor Lighting Plans, Paving Plans, Project Sequence and Timing plans, Town/HOA neighborhood requirements, etc.
- B. Obstructions: The Contractor shall exercise care in digging and other work so as not to damage existing work, including underground pipes, sprinklers, control cables and hydrants of watering systems. Should such overhead or underground obstruction be encountered which interferes with planting, the Landscape Architect shall be consulted for consideration for alternate locations of plants to clear such obstructions. The Contractor shall be responsible for the immediate repair of any damage caused by his work.
- C. After notice to proceed, the Contractor shall complete landscape work in a timely manner, as portions of site become available. Actual planting shall be performed only when weather and soil conditions are suitable in accordance with locally accepted practice.
- D. Contractor shall coordinate landscape and planting work with other trades, such as, the irrigation (sprinkler) installer, electrician, lighting installer, paving installer, and sod installer; Landscape installer shall coordinate to ensure that no plantings will interfere with the proper functioning of the sprinkler system. The Contractor shall point out to the Irrigation installer situations where minor adjustment or relocation or addition of sprinkler heads may be most beneficial for the planting as a whole. The Location of specimen plant materials, trees, palms and large shrubs shall prevail over irrigation head placement.

1.11 ACCEPTANCE:

- A. At the discretion of the Owner, early acceptance of the work may be obtained for progress payment of approved phases; or when the time between commencement of the work and substantial completion exceeds 90 days (at no fault of the contractor). Early acceptance shall be contingent upon a satisfactory inspection of the completed landscape work by the Landscape Architect and/or the Owner.
- B. Substantial Completion of the Work is the point in construction when the Work is sufficiently complete; in accordance with the Contract Documents; all related clean-up has been performed; and the Landscape Architect's provide an opinion that the Owner can utilize the work as intended.

- C. Final Completion is the completion of all work included in the Contract Documents except the Contractors responsibility to correct the work to the satisfaction of the Owner and the Landscape Architect. The Warranty Period and Maintenance period shall commence upon Final Acceptance.
- D. Final Completion is the completion of all work included in the Contract Documents except the Contractors responsibility to correct the work to the satisfaction of the Owner and the Landscape Architect. The Warranty Period and Maintenance period shall commence upon Final Acceptance.

1.12 WARRANTY PERIOD AND CORRECTION OF THE WORK:

- A. For a period of twelve months from the date of acceptance, all new plant materials except grass shall be alive and healthy, upright and in satisfactory growth for each specific kind and of plant. There shall be no dieback, diseases or insect infestation.
- B. Plants which are rejected shall be replaced or corrected within two weeks of rejection. Replacement material shall be the same species, size and quality as called for in the Contract. A new correction of the work period of twelve (12) months shall begin upon replacement and acceptance by the Landscape Architect of all replacement plants, this includes plants which are discovered at any time to have been planted at an improper depth.
- C. The installer shall repair damage to other plants or lawns that occurs during the plant replacement process at no cost to the Owner.
- D. Plants which have been approved and subsequently die or are damaged by washout, wind storm, traffic, vandalism, or demonstrable failure of the Owner to maintain after Substantial Completion of the Work is not covered in this correction of the work provision

2.0 PRODUCTS

2.1 MATERIALS LIST:

- A. Plant species and size shall conform with the Plant List and information noted on the Drawings.
- B. The quantities given in the Plant List are intended for the convenience and as a guide for the bidder and does not relieve the bidder of his responsibility to do a comprehensive plant take off from the Drawings. Information on the drawings control.
- 2.2 PLANT MATERIALS:
  - A. All plant material shall be nursery grown unless otherwise noted. Plants shall be graded Florida No. 1 or better and shall be sized as outlined under Grades & Standards for Nursery Plants, State Plant Board of Florida. Coconut Palms shall be grown from certified seed.
  - B. Collected material when specified or approved shall be in good health, free from disease, insect or weed infestation. Testing may be required at the discretion of the Landscape Architect and/or the Owner and shall be provided at no additional cost.
  - C. Plants materials must equal or exceed the measurements specified in the plant list, which are the minimum acceptable sizes. Those plants specified as specimens are to be approved by the Landscape Architect before being brought to the site. Unless otherwise noted on the drawings, these plants shall be Florida Fancy.
  - D. Height of plant materials shall be measured from the top of the ball to the top of the plant with branches (or fronds) in normal position. Their width shall be measured across the normal spread of the branches (or fronds). In cluster type palms the main trunk shall meet the height requirement and all other trunks shall be 3/4 or more of the required height unless otherwise noted on the drawings. Where symmetry is required, match plants used as nearly as possible to the satisfaction of the Landscape Architect.
  - E. Plants that meet the height requirements, specified, but do not have the normal balance of height and spread typical for the respective plant, shall not be accepted.
  - F. Abbreviations on the Drawings are as follows:
    - B+B - field grown plant "balled and burlapped".
    - Cal - caliper/diameter measured 6" (152.4 mm) above soil line. For trunks larger than 4" (88.4 mm) diameter, the caliper measurement shall be determined at 12" above soil line.
    - CT - clear trunk measurement from top of ball to first branching.
    - CW - clear wood, in palms the distance from soil line to lowest living frond leaf base.
    - DBH - caliper or diameter measured 4 feet (1.22 meters) above soil line
    - GW - Greywood, in palms, mature trunk from ground to base of the green crown shaft.
    - OA - overall height from top of ball to top of current season's growth or last open frond in normal position in palms.
    - Spd - spread or average distance across the average diameter of plant branching structure.
    - G - Root packaging and Containers: Plant materials in containers shall have a well established root system and shall be rooted in soil. All plant materials not in containers shall be balled and burlapped and dug with a firm natural ball of earth. Balls shall be firmly wrapped with burlap or similar biodegradable materials and bound with twine, cord or wire mesh. The minimum ball sizes will be in accordance with "Grades & Standards for Nursery Plants". No plant shall be accepted if the root ball has been cracked or broken. All containers and root balls shall be kept moist at all times. All plants which cannot be planted immediately on delivery shall be kept moist and protected from drying winds and sun.
    - H. Container Grown Plants: Plants grown in containers will be accepted as "B+B", providing that all other specified requirements are met. Container grown plants shall meet plant sizes as specified on the plant list and on the Drawings, and shall not be governed by container sizes. Minimum root balls of container grown material shall be no more than 25% less proportionately than that stated in latest edition of Florida "Grades & Standards" for nursery plants. Plants shall have been grown in the container for a max. of 2 years prior to installation and shall exhibit a fully developed root system throughout when removed from container. There shall be no girdling or circling roots exceeding 50% of the pot circumference.
    - I. Substitution: Plant substitution by the Contractor will be considered by Landscape Architect only upon submission of proof that the plant is not obtainable in the type and size specified. Should the specified plant indeed not be available, the Landscape Architect shall determine the nearest equivalent replacement in an obtainable size and variety. The unit price of the substitute item shall not exceed the bid item replaced, without owner approval.
    - 2.3 PLANTING SOIL: Planting soil shall be free draining, sandy loam and shall contain a 5% minimum and a 15% maximum amount of decomposed organic matter. Planting soil shall be free of clay, stones, plants, roots, and other foreign materials which might be a hindrance to planting operations or be detrimental to good plant growth. It shall have a pH between 6.0 and 7.0. Soil shall be delivered in a loose friable condition and applied in accordance with the planting specifications.
    - 2.4 PEAT: Horticultural peat composed of not less than 60% decomposed organic matter by weight, or an oven dned basis. Peat shall be delivered to the site in a workable condition free from lumps.
    - 2.5 WATER:

- A. Clean Water for planting will be available at the site and shall be provided by the Owner unless special provision is determined in the Contract Documents.
- B. Contractor shall determine the source and suitability of the Owner's water. In the event the water source is not suitable, the Owner shall be given written notice of such at least two weeks prior to the commencement of Work.
- 2.6 SOIL TESTING:
  - A. Landscape Contractor shall provide testing of existing soils on Site for all soil types, including imported soils, in the planting area. Less than 10 representative samples shall be submitted to and tested by an independent professional testing lab for analysis and fertility recommendations.
  - B. Soil Testing Lab - Call for info, testing services, fees and Import permit: Micro-Macro International P 706-548-4557 F 706-548-4891 Web: [www.mmlabs.com](http://www.mmlabs.com) 183 Paradise Blvd, Suite 10B, Athens, Georgia, 30607
  - 2.7 COMMERCIAL FERTILIZER AND PLANTING AMENDMENTS:
    - A. Fertilizer and fertilization rates for the project shall be provided and applied based on the results of the soils test. Follow all Manufacturer's Label Rates and application recommendations.
    - B. Commercial fertilizer shall be slow-release organic formulation containing nitrogen, phosphorus and potassium, not to exceed an analysis of G-G-G. Nitrogen shall be not less than 50% water insoluble, inorganic nitrogen and shall not be derived from the sodium form of nitrate. Iron shall be in the chelated form, not be less than 2% and magnesium shall not be less than 2%. Fertilizers shall be delivered to the site unopened in original containers, each bearing the manufacturer's ingredients and guaranteed analysis. Submit a copy of the Manufacturer's guaranteed analysis and proof of delivery to the Landscape Architect. Any fertilizer that becomes caked or otherwise damaged is unacceptable.
  - C. Soil amendments: Fine Bark Nuggets - Jumbo size, Pine Straw
  - D. Gravel Mulch: Provide samples of all gravels to Landscape Architect for approval prior to ordering. Gravel shall be used only where specifically indicated on the plans of the size and type shown. Unless otherwise specified it shall be water-worn, hard, durable gravel, washed free of loam, sand, clay and other foreign substances. It shall be a minimum of 2" (44.2 mm) deep and shall be contained with gravel stops. It shall be a maximum of 1-1/2" (38.1 mm), a minimum of 3/4" (19 mm) and of a readily-available natural gravel color range.
  - E. Braces, Battens and Stakes-Provide braces, battens, stakes and deadman of sound new pressure-treated lumber, free of knot holes and other defects. Braces shall be pressure-treated 2x lumber (4x lumber with appropriate) and shall be secured to battens and stakes with a min of (2) -1 GD 1/4" hd galv. forming nails. Battens shall be 2x4 pressure treated lumber and padded with burlap. Battens shall be secured to tree trunks with 3/4" Stainless steel or galvanized banding. Stakes shall be pressure-treated 2x lumber and shall be driven to within 2" of the surrounding grade. All exposed ground-stakes shall be painted with a high-visibility, contrasting, fluorescent paint until substantial completion. Braces and stakes shall be repainted a dark walnut brown stain unless otherwise noted. Stakes and braces shall be painted within mulch beads and oriented away from walking areas.
  - D. Guys and Anchors: Provide one of the following: 1) wire guys shall be two- strand, twisted, pliable galvanized wire no lighter than 1/4" diameter. Provide new hose cut to required lengths to protect tree trunks from damage by wire. Hose shall be not less than 1/2" (12.7 mm) dia.; 2) Woven Polyethylene Webbing -shall be min 2" wide. Trunks and stems shall be wrapped at least twice and secured with adjustable knots. Stakes per Sec C. above.
  - E. Soil Mix for Annual or seasonal color beds: 2 parts top soil, 1 part fine pine bark mulch (1/2" (12.7 mm) pieces), 1 part coarse sand and 50 pounds (1,866g kg) composted cow manure per cubic yard (.76455 cubic meters). Mix in Osmocote fertilizer and micro-organisms at label rates, see 2.7C.
  - F. Planter Soil Mixture: a loose friable blend consisting of: 5 parts coarse sand, 2 parts peat humus or bagged topsoil and 3 parts pinebark; Mix in Osmocote fertilizer and microorganisms at label rates, see 2.7C.

3.0 EXECUTION

3.1 PREPARATION, SITE WORK AND COORDINATION:

- A. Grading: Contractor shall inspect the site to verify that finish grades (accurate within 2" (51 mm), have been established in accordance with Civil Engineer's Drainage Plan and the Landscape Architect's shaping and grading Plan or other job requirements prior to beginning any planting operations. Coordinate with Landscape Architect and General Contractor for release of areas before planting operations begin.
- B. Rough Grading and Shaping - Rough grading and bulk filling of site shall be the general responsibility of the General Contractor, unless otherwise noted. Rough grade shall include placement and distribution of bulk fill material sufficient to generally be within -4" of final grade for landscape and within -2" of final grade for sod areas. Rough grades shall conform with the general intent of the drainage and grading plans. Rough grades may be field adjusted to allow for fill as generated by planting activities.
- C. Finish Grading - Finish and final grading shall be reviewed, approved and released by Landscape Architect or authorized Project Manager. Landscape Contractor shall notify LA/ Project Manager, in writing, 3 days before planting work in a given area is expected to commence. Finish Grades are the responsibility of the Landscape Contractor -including box blading and leveling of open sod areas.
- D. Finish grades of all planting areas shall be at 2" below pavement, after planting unless otherwise noted. Finish grades shall include any top soil and soil amendments as specified. If at any time the sub-grades are determined to be inadequate for proper design, the Project Manager should be given notification in writing.
- D. Top soils -The supply, placement and grading of Top soils shall be the responsibility of the Landscape Contractor unless other determined in the Construction Documents.
- E. Irrigation-The Landscape Contractor shall closely coordinate with the Irrigation installer. The irrigation system shall be installed in accordance with the Specifications and with any necessary field adjustments to complement the Landscaping Plans. Spray zones for sod and planted areas as described shall have 105% head to head coverage, matched precipitation rates and uniform water distribution with equipment as outlined. Dnp emitters shall be installed per schedule. Dnp and spray irrigation shall be fully operational and accepted before any mulch, stone, short ground covers or sod are installed. Irrigation zones shall be operating and accepted by Landscape Architect and/or irrigation designer before areas will be released for finish planting and/ or mulching as noted above. In the event of conflicts with landscaping and irrigation pipes or emitters, the location of trees, palms, large shrubs and specimens shall prevail. Fuses and emitters shall be relocated/adjusted to eliminate conflict and allow for the proper function of equipment.
- F. Landscape Lighting - The Landscape Contractor shall closely coordinate with the Lighting installer. Outdoor and site lighting system shall be installed according to the Lighting Plans and Specifications with any necessary field adjustments to complement the Landscaping Plans. Landscape lighting conduit shall be coordinated and installed in conjunction with irrigation trenching where ever suitable. Lighting conduit shall be installed and/or adjust AFTER major trees and palms are installed and before shrubs/ground covers are installed. In-ground fixtures or other work requiring excavation, must be installed before sod, stone mulch and landscape mulch is installed. Lighting sub-ups/placements shall be reviewed approved and released by Landscape Architect before mulch, stone, ground covers or sod are installed.
- G. Mulch, Edging and Stone Mulch-Before mulch of any kind is installed, Finish Grading, Operational Irrigation, Lighting conduit, in-ground fixtures and metal edging shall be in place and accepted and released by either Landscape Architect or General Contractor.
- H. Sod - Before sod of any kind will be installed, Finish Grading, Operational Irrigation, Lighting conduit, in-ground fixtures, metal edging and mulch shall be in place and accepted and accepted by Landscape Architect. As noted above, landscape contractor is responsible for all fine grading subject to review and acceptance by Landscape Architect, before sod is installed.
- I. Removal of Debris: Any objectionable materials, such as stumps/construction debris, be encountered during planting operations, they shall be promptly removed from the site by the landscape installer.

3.2 PROTECTION OF PLANTS:

- A. Root Protection: All field grown trees, palms and plants shall be hand dug with sharp shovels or approved tree-spade. Backhoe-dug trees shall not be accepted. Roots shall be cleanly cut with sharp instruments. Balled and burlapped plants: plants designated "B+B" shall be dug with firm, moist earth of sufficient diameter and depth to encompass the fibrous and feeding root system,necessary for full recovery of plant.Balls shall be firmly wrapped with burlap or similar materials and bound with twine,cord or wire mesh. Container plants shall be "B+B". Trees, palms and plants shall not be dug during periods of excessive heat or drought unless supplemental water is applied for at least 5-7 days in advance.
- B. Handling -contained plants shall be handled by their container w/ proper support given to all parts of plant to prevent damage.Trees and palms shall only be handled w/ padded slings rated for 10x the weight of carried load.Trunks shall be wrapped min.2X prior to cinch loop.No chain,rope or unpadding webbing shall be used to handle trees and palms.
- C. Protection During Transporting: All plant material shall be protected from possible injury or breakage of branches. Provide all necessary splints, stakes, kraft paper wrapping and sleeves to secure and protect roots, stems and foliage of plant materials during shipment. All plants transported by open trucks or semi-trailers shall be adequately covered to prevent windburn, drying or damage to plants.
- D. Protection After Delivery: Plants which cannot be planted immediately on delivery to the site shall be kept moist at all times and provided protection from the drying of wind and sun. All plants shall be kept moist as necessary until planted. Storage period shall not exceed 72 hours. In plants cannot be installed within 48 hours, they shall be "heeled-in" earth trench rows and maintained in healthy, moist condition until final installation.
- E. Protection of Palms: A minimum number of fronds shall be removed from the crown of palm trees to facilitate moving/handling. Fronds shall be tied and braced to the crown.
- F. Protection During Planting: Trees moved by winch or crane shall be thoroughly protected from chain marks, girdling or bark slippage by means of burlap, padding, wood battens or other approved methods.
- G. Plants that show symptoms of bark compression, girdling or bark slippage or other damage are unacceptable.
- H. Special Treatment and Handling: Sabal Palms (Cabbage Palms) shall be "hurricane cut" in the field prior to transport. Clear trunk shall be as specified after the minimum nubef of fronds have been removed. Sabal Palms shall be taken from moist, "black" growing areas. All burn marks on Sabal trunks shall be removed. Collected or Field Dug Cabbage Palms (all field dug palms, (except Adonidia,Cocos,Phoenix,Washingtonia,Ftychosperma,Hypochaeris sp.) palms shall be root pruned for 2 months in advance of being lifted and moved. All palms shall be watered for 1 week prior to digging in the field. Heads shall have the lower 50% of fronds removed or as otherwise determined by Supplier. Heads shall be securely tied and secured before transporting. Heads shall remain tied-up until new root growth is visible or as otherwise determined by Supplier. All Palms shall have heads tied and braced during shipping & handling. Canary Date Palms shall have heads securely stabilized with 4x4 bud splints.

3.3 PLANTING OPERATIONS:

- A. The location of all plants and outlines of areas to be planted are indicated on the Drawings. All plant locations shall be laid out,painted/flagged in field by the Contractor, to the satisfaction of the Landscape Architect before planting operations commence.In general,all trees,palms and accent plants shall be laid out, planted and approved by the Landscape Architect prior to the layout of shrubs/ground covers.Notify Landscape Architect and Owner for directions if site conditions requires the addition of soil over existing roots or where construction or utilities below ground or overhead are encountered, or where changes have been made in the construction - DO NOT PROCEED - Any necessary adjustments will be directed by the Landscape Architect.
- B. Clearances: Shrub/hedge material shall be planted a min. of 30" (0.75 m) away from wall or other obstructions (including parking stops). Groundcover (1 gal or less) material (except sod) shall be planted 16" (10.41 m) away from pavement or edging unless otherwise noted. Vines shall be attached with copper wire to brass screws in lead anchors to walls. Make minor adjustments as may be required.
- C. All planting holes shall have straight,vertical sides and flat horizontal bottoms.The diameter of a hole shall not be less than twice the diameter of the root ball or 24 inches (609.6 mm) greater than the root ball,whichever is smaller.The depth of a hole shall not be deeper than the root ball. The bottoms of planting holes shall be tamped to minimize settling.
- D. The Contractor shall confirm that all planting holes are free of debris and ground water.If hardpan,compacted soils,clay or rock are encountered,immediately notify Landscape Architect to determine remedial measures.
- E. Backfill and Soil Amendments-Backfill shall be clean,fine,granular loamy soil unless otherwise noted. All palms shall be backfilled w/ clean, washed, salt-free sand. Clumpy or rocky soils shall be screened or replaced w/ appropriate material prior to backfilling. Refer to soil report recommendation for fertilizer type/rates. Additionally, Mycorrhizae and soil bacteria shall be added at the manufacturer's recommended rates (see 2.7C). The following minimum rates of soil mix apply: 1/2 cubic yard per tree and 1 cubic yard per 50 shrubs.
- F. All plants shall be handled and installed in accordance with the Construction Documents and best appropriate horticultural practice. Trees and shrubs, except as otherwise specified, shall be set in the proper size of planting pit so that the top surface of the Root Collar/pit shall be 1"-2" above the final grade. Verify adequate percolation of the planting hole. Set plants straight and plumb unless otherwise noted. Select trees, palms and accents shall be leaned, oriented or faced as determined by Landscape Architect or as shown on the drawings.
- G. B+B plants are set with bottom 1/3 of planting pit backfilled w/ existing site soil. Remove burlap,rope,wires,etc. from any trunk and top surface of balls. Do not remove burlap from underneath.All remaining wrapping material shall be biodegradable. No material shall encircle the trunk. Complete backfilling and watering shall or separate soil mix. Do not attempt to remove voids. After planting has been completed,form a trough around each plant extending to the limits of the pit. Some wire wrapping and bundling may remain to maintain the integrity of the root ball. Review removal requirements in advance with the Landscape Architect.
- H. Container Grown Plants: Shall, when delivered, have sufficient root growth to hold earth intact when removed from container and shall not be root bound. Plant pits for container materials shall be formed flat on the bottom to avoid air pockets at the bottom of root balls. Containers shall be removed carefully to prevent damage to plant or root system.

3.0 EXECUTION CONT.

- I. Remediation of Root defects - The Contractor shall inspect all plant material for root defects including but not limited to: root-bound containers, circling roots, girdling roots, sub grade embedded root collars; adventitious roots; etc. All Root Collars shall be exposed and visible at the time of planting. Plants with two (2) or more girdling roots; plants from root-bound containers; or plants with circling roots greater than 75% of the pot circumference shall be rejected and replaced at the Contractor's expense. Plants with minor root defects shall be trimmed with clean, sanitized, sharp tools according to proper horticultural practice prior to planting. Plants shall be well watered prior to, and after, root trimming procedures. Plants that die as a result of root pruning are considered excessively defective and shall be replaced at Contractor's expense.
- External Circling Roots - shear off outer 1"-2" of rootball circumference
- Internal Circling Roots - radial cuts to interrupt circle, remove 2" min. section of root.
- Girdling Roots-cut and remove the 2" min section of the girdling root at the surface.
- Root Knots - trim or remove.For more information- refer to University of Florida- IFAS Website <http://hort.ufl.edu/woody/index.html>
- For Root management -Refer to <http://hort.ufl.edu/woody/roots.html>
- J. Setting Trees and Shrubs: Unless otherwise specified, all trees and shrubs shall be planted in pits, centered to such depths that the finished grade level of the Root Collar, after settlement, shall be the same as, or slightly above, that at which the plant was originally grown. They shall be planted upright and faced to give the best appearance or relationship to adjacent structures. The Contractor shall be responsible to raise and re-set all plant materials where root collars are found below finish grade at their own expense.
- Along slopes, a soil terrace shall be formed so that the top of the Root Collar is level with existing grade on the up-slope side. No burlap shall be pulled out from under the balls. Tree boxes, platforms, wire, lifting loops and surplus binding from top and sides of the balls, shall be removed. Some wire or binding may remain if tight and necessary for rootball integrity. Any broken and frayed roots shall be cut off cleanly. Backfill soil shall be placed and tamped thoroughly and shall be settled by watering. No filling around trunks or on top of root balls will be permitted. After the balls are settled, additional soil shall be filled in to the level of the finished grade allowing for 2" (44.1 mm) of mulch. Form a shallow saucer around each plant by digging a trough of soil along the edge of the plant pit. This trough shall be 3'-4" (75 mm) deep. Specimen trees and Palms shall be equipped with supplemental irrigation (bubblers).
- K. Setting Palms: All palms shall be planted in sand thoroughly washed in during planting operations and with a shallow saucer depression left at the soil line for future watering.
- L. Backfilling: When the plant pit has been excavated as specified above and the plant has been set, the pit shall be backfilled with clean soil mix. All backfill shall be watered thoroughly to settle and consolidate soil and eliminate voids. Provide a soil trough around the outside of the rootball for water retention. All roots shall be driven through the root ball and embed 1 2" min. into sub-grade. Attach tree trunk to the stake with 3/4" width elastic pruning tape. Double wrap trunk to avoid chaffing. Tie firmly, but not tightly to the stake. Stake shall be cut off at least 1 2" below the top of the plant. Trees 1 1/2" (38.1 mm) in caliper and greater but less than 1 2" OA shall be guyed in 3 directions with double strands of No.12 galvanized wire (or rated woven polyethylene webbing) attached to approved stakes or anchors driven flush with grade. When securing wires to trees, cover all wires which may come in contact with any part of tree with new rubber hose. Place guys and braces not less than 1/3 of the height of tree above finished grade and above substantial limbs 1 inch (25.4 mm) in diameter or more. Ground Stakes shall be clearly marked with high contrast fluorescent paint. Trees over 1 2" OA shall be braced with new lumber using a staking detail. Provide stained where noted. Ground Stakes shall be clearly marked with high contrast fluorescent paint.
- O. Staking and Bracing: When staking palms and broadleaf trees, no nails or fasteners shall directly penetrate the trunks. Wood battens: 1 2" -1 6" min(304-406 mm min. length; separated from trunk by burlap; attached to the trunk of the trees with galvanized or stainless steel metal banding. Stakes and braces shall be clearly marked and can only be nailed to the wooden battens. Alternate methods of guying or staking may be employed with the prior approval by Landscape Architect. Ground Stakes shall be clearly marked w/ high contrast fluorescent paint.
- P. Anchoring: Anchor trees and palms into mulch immediately after installation and acceptance of the planting bed by the Landscape Architect. Mulch shall be applied to a 3' (76.2 mm) depth, with a mulch as specified. Prevent wind displacement of mulch by thoroughly watering down. Do not apply any mulch against stems and trunks of plants.
- Q. Annual/Seasonal color beds: Remove 8" to 10" (254 mm) of soil and replace with planting soil mixture consisting of Annual Planting Soil Mix per Section 2.8.E. Install annuals in fresh mix.
- R. Planters:Includes free-standing pots and built-in architectural planters. Verify waterproofing and drainage to suitable outfall. Place filtration/ separation fabric over 4" drain gravel in the bottom of the pot. Add planting soil mix per Section 2.8.F. Place soil around plant materials in slightly compacted layers to achieve a minimum of 2 inches (50.8 mm) below top of planters allowing for normal settlement. Recommend 6"-8" min depth of soil below rootball.
- S. Disposal of Excess Excavated Soil: Excess soil, raked debris and rocks shall be removed and disposed by the Contractor to a suitable and legal disposal location off-site, at no additional expense to the Owner.
- T. Relocation of Existing Material: Landscape contractor shall root prune trees which are to be relocated in accordance with approved horticultural practices. The relocated plant shall have foliage reduced and be provided with supplemental irrigation to the remaining leaf surface. Coordinate with Landscape Architect for relocation requirements.
- 3.4 SOD:
  - A. Sod shall be as spec'd on Dwg's. Sodded area shall be all areas not otherwise noted and include adjacent public yards beyond the property line to edge of pavement and/or edge of water.
  - B. Fine Grading & Drainage: The Contractor shall verify drainage surface drainage flows and shaping in accordance with the Civil Drawings and the Grading plans. Contractor shall be responsible for providing and maintaining positive drainage flows away from all building and pavements to the appropriate discharge or collection points.
  - C. Topsoil shall be leveled and spread to a depth of 3'-4" min. No sod shall be laid until the topsoil has been properly prepared. Grade shall be adjusted to create a smooth transition between new and existing sod areas.
  - D. All sod areas shall be fine graded and raked,eliminating bumps, depressions,sticks,stones and other debris greater than 1/2" dia., to the satisfaction of the Landscape Architect, prior to the installation of sod.
  - E. Sod Quantities: Any quantities shown on the Drawings or given in the Plant List are intended for the convenience and as a guide for the bidder and does not relieve the bidder of his responsibility to do a comprehensive quantity take off (measurement) from the Drawings or in the field. Contractor shall be responsible for sodding all areas as noted on drawings. Contractor shall verify all final sod quantities in the field prior to ordering, including any necessary adjustments for shrinkage/coverage variations.
  - F. Sod Quality: Sod shall be graded #1 or better. Sod shall be loam-grown w/ a firm, full texture and good root development. Sod shall be thick, healthy and free from defects and debris including, but not limited to dead thatch, insects, fungus,diseases and contamination by weeds,other grass varieties or objectionable plant material.
  - G. Sod pieces shall be 16' x 24' min. size in unbroken, cohesive sections or furnished in an otherwise approved manner.
  - H. Before being cut and lifted,sod shall have been regularly watered and mown at least 3 times w/ a lawn mower, w/ final mowing not more than 7 days before sod is out.
  - I. Sod shall be delivered and installed in green, healthy, viable condition. Yellow, Brown or excessively dry sod shall not be accepted.
  - J. Sod shall be laid widely abutting joints w/ a tamped or rolled, even surface.The Contractor shall bring the sod edge in a neat, clean manner to edge of all paving and shrub areas. Clear circular areas shall be provided around all free-standing trees in open sodded areas.If, in the opinion of the Landscape Architect, top-dressing is necessary after rolling, clean sand will be evenly applied over entire surface and thoroughly washed in w/lo additl charge.
  - K. Sod along slopes shall be pegged to hold sod in place along slopes/banks. A wood peg acceptable to the Landscape Architect shall be used at no additl cost to Owner.
- 3.5 CLEAN UP:
  - A. Sweep and wash all walls and paved surfaces.
  - B. Remove planting debris from project site daily. Ensure all plant material is free of damaged branches, flagging tape and other temporary materials.
  - C. Lawn areas damaged by planting operations shall be resodded to original condition.
  - D. Walks, drainage pipes or other structures damaged by this Contractor shall be repaired to original condition.
  - E. Remove soil ndges around watering basins prior to end of maintenance period.
- 3.6 MAINTENANCE DURING CONTRACT PERIOD:
  - A. The Contractor's maintenance shall include watering, pruning, spraying, weeding, mowing, insect control, disease treatment, micro organisms applications and other necessary maintenance operations to create a healthy, vigorous landscape.
  - B. The Contractor assumes responsibility for all maintenance during the construction period, beginning immediately after each item is planted and to continue until final inspection and acceptance. Areas completed under "Early Acceptance" of the work or approved phases of the work shall be maintained for an additl 90 days or until final acceptance of work,which ever occurs first.
  - C. The Contractor shall replace unhealthy, damaged or dead plants promptly. Contractor shall be responsible for costs to provide access to unacceptable plants identified during the Contract period.
  - D. The Contractor shall inspect plants at least once a week and perform maintenance promptly. Keep planting saucers and beds free of weeds, grass, and other undesirable vegetation growth.

08/21/20	11/19/19
ISSUED	2. SUBMISSION
02/27/20	3. SUBMISSION
06/21/20	4. SUBMISSION
	5.
	6.
	7.
	8.
	9.
	10.

NOTE: THE LANDSCAPE PLAN IS SUBJECT TO SITE PLANNING REVIEW AND AFFIDAVIT BOARD APPROVAL AND MAY BE MODIFIED TO ADDRESS CONDITIONS OF APPROVAL PRIOR TO CITY CONSIDERATION. APPROVAL OF THE LANDSCAPE MAINTENANCE AGREEMENT.

New Building  
Lot 20 and 26 NW 6th Ave  
DeRay Beach, Florida

PLA DESIGN STUDIO, PLLC  
2485 NW Executive Center Dr., Ste. 240  
Local Ration #13491  
c.561-336-5256  
estudio@pladesigstudio.com  
LANDSCAPE ARCHITECTURE

seal
Stephanie Portus FL Reg LA 6607215 Certificate of Authorization LC26003630
project number
19-057
sheet name

LANDSCAPE SPECIFICATIONS

sheet number

L-4