

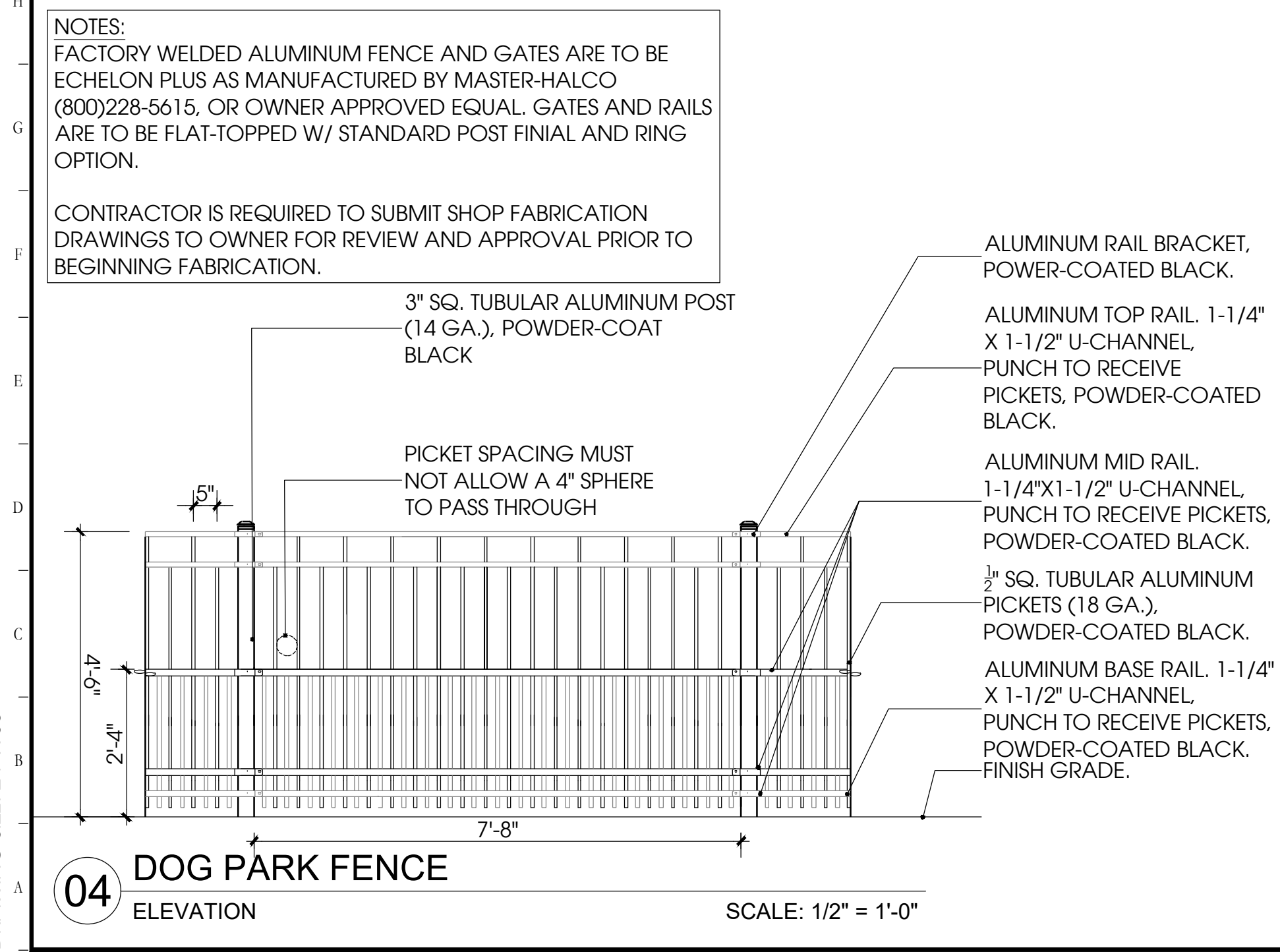
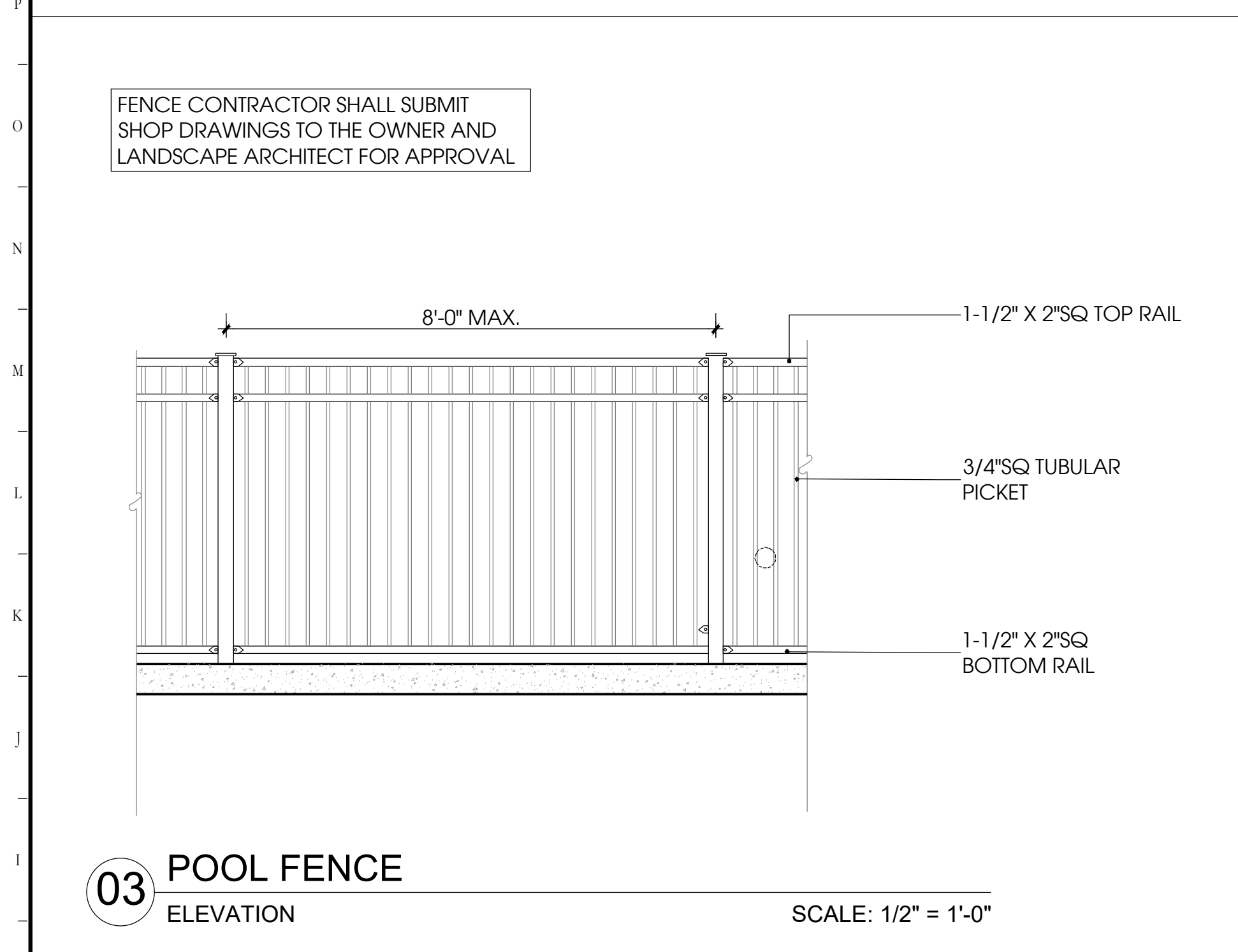
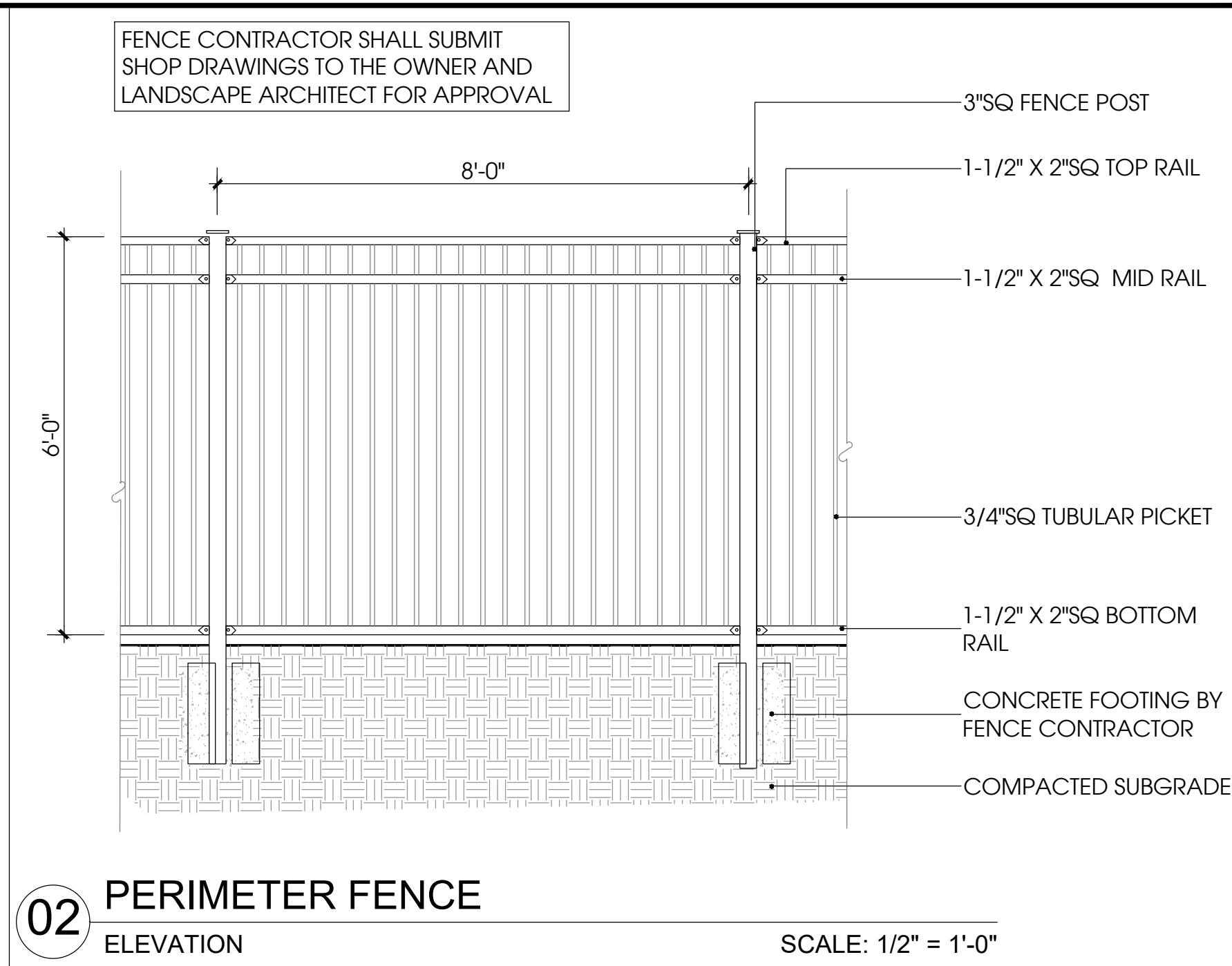
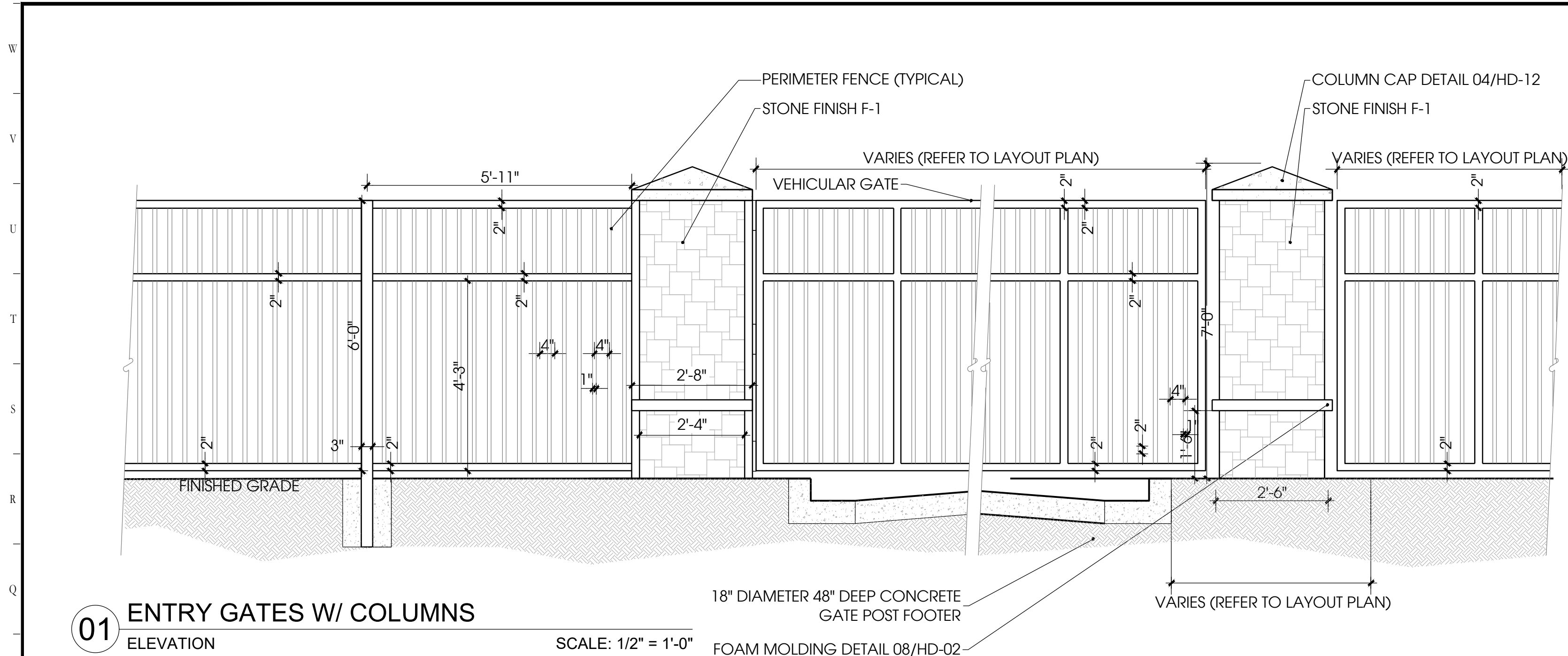




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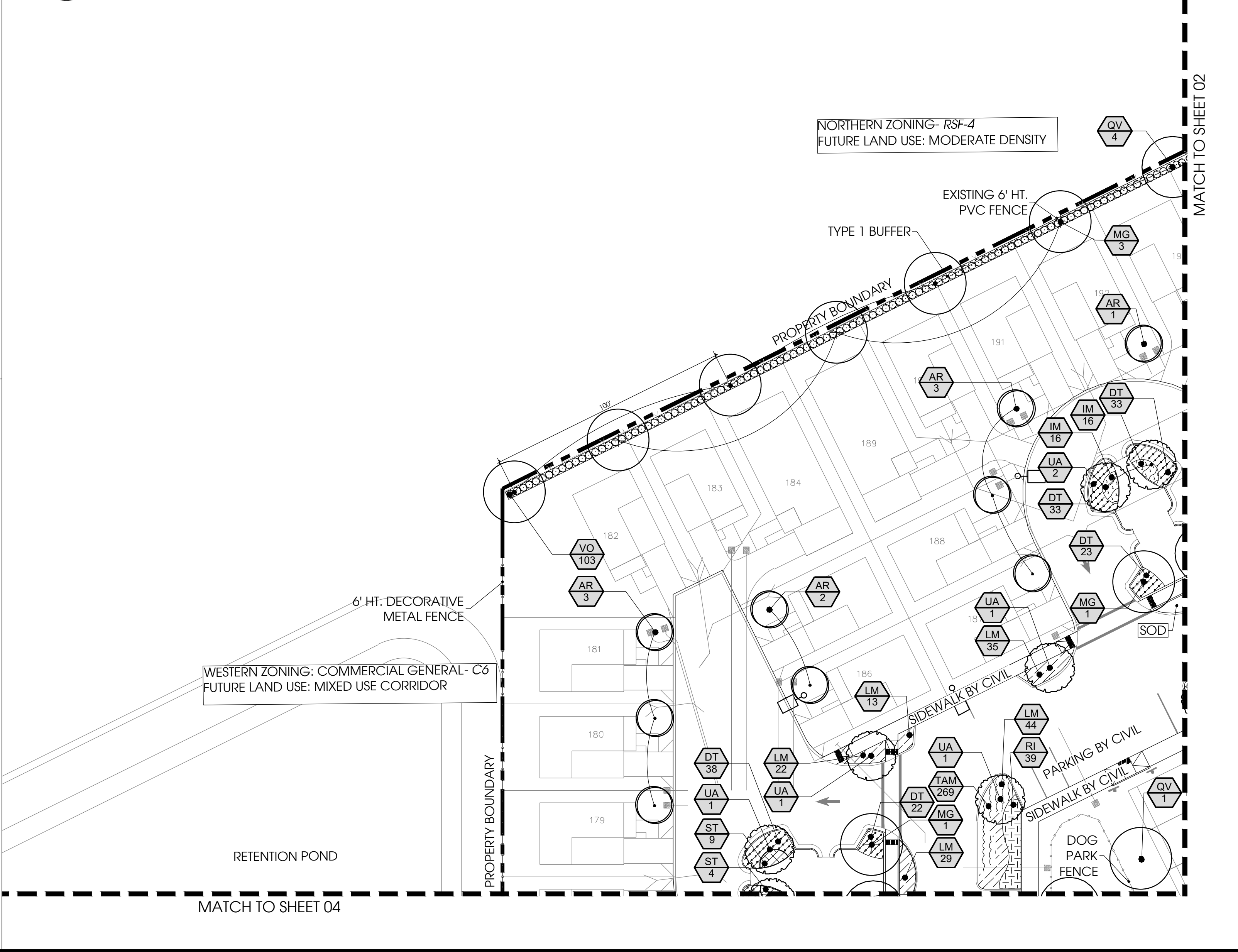
PRINT DATE: 21-May-24

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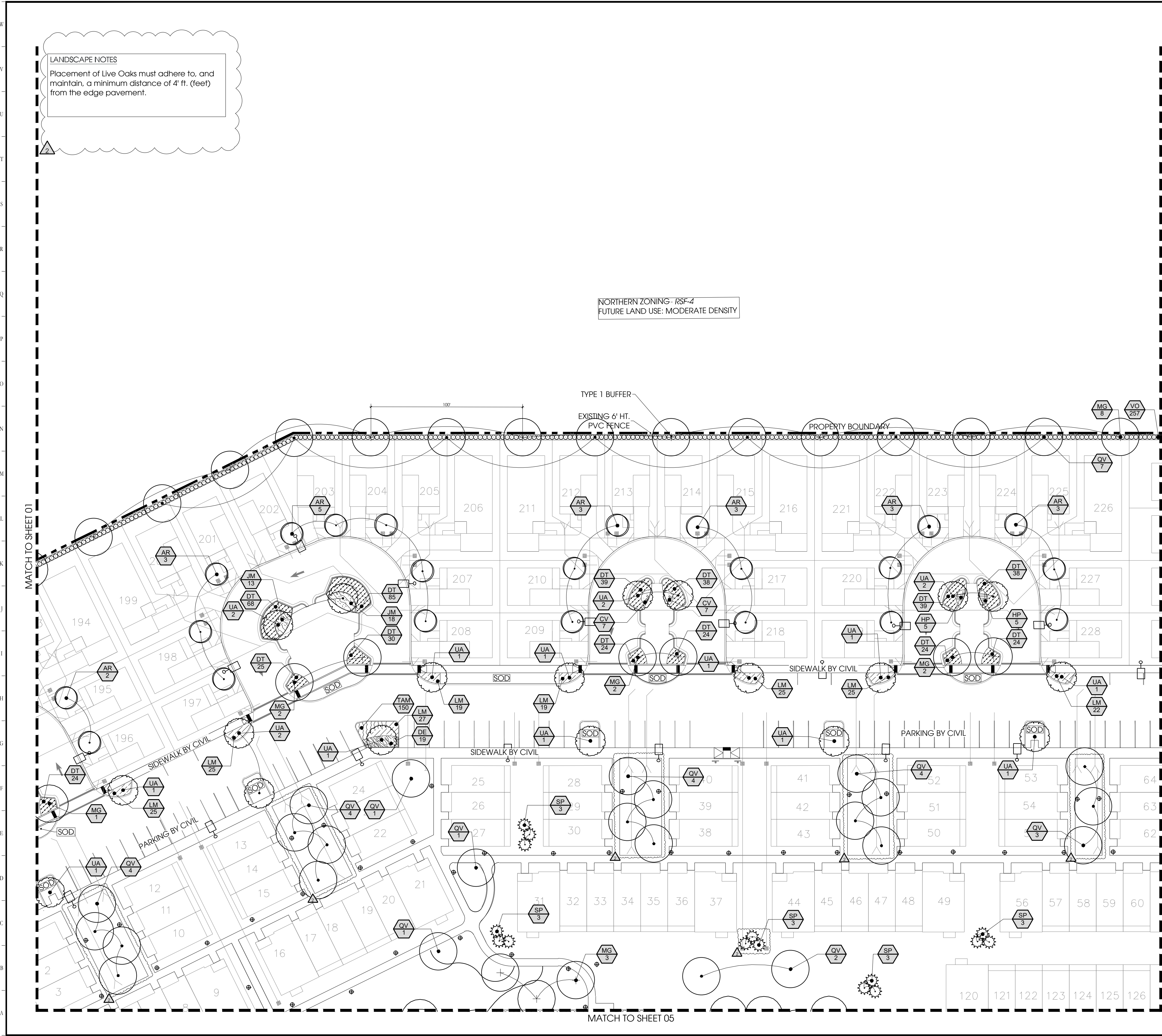


LANDSCAPE NOTES

Placement of Live Oaks must adhere to, and maintain, a minimum distance of 4' ft. (feet) from the edge pavement.







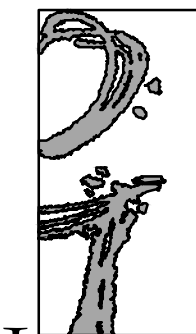
LANDSCAPE NOTES

Placement of Live Oaks must adhere to, and maintain, a minimum distance of 4' ft. (feet) from the edge pavement.

NORTHERN ZONING - RSF-4  
FUTURE LAND USE: MODERATE DENSITY

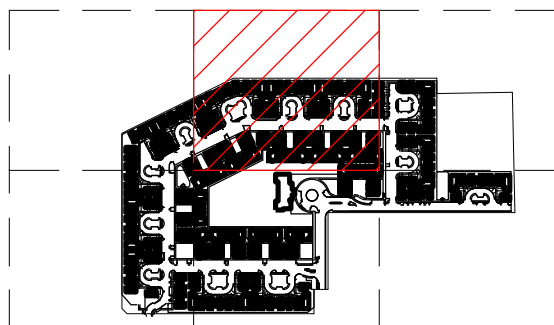
PLANT LEGEND	
KEY	COMMON NAME
TREES	
AR	Red Maple
MG	Southern Magnolia
QV	Southern Live Oak
UA	Winged Elm
PALMS	
SP	Sabal palmetto
SHRUBS	
VO	Sweet Viburnum
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SHRUB AREAS	
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RI	Indian Hawthorn
ST	Trinette Variegated Schefflera
GROUND COVERS	
AA	African Lily
DT	Variegated Flax Lily
LM	Emerald Goddess Lilyturf
TAM	Minima Jasmine
TJ	Confederate Jasmine
TURF	
SOD	Bahia
MULCH	
MULCH	Landscape mulch

Designed By:



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Key Map:



Owner:



VENICE AT HAMLET CROSSING  
VENICE, FLORIDA

PERMIT  
LANDSCAPE PLAN

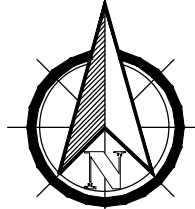
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1	2024-05-14	City Comments	DG
2	2024-05-21	City Comments	DG

Date: 2024-05-21	Scale: SEE PLAN
Drawn By: DG	Designed By:MM/AH
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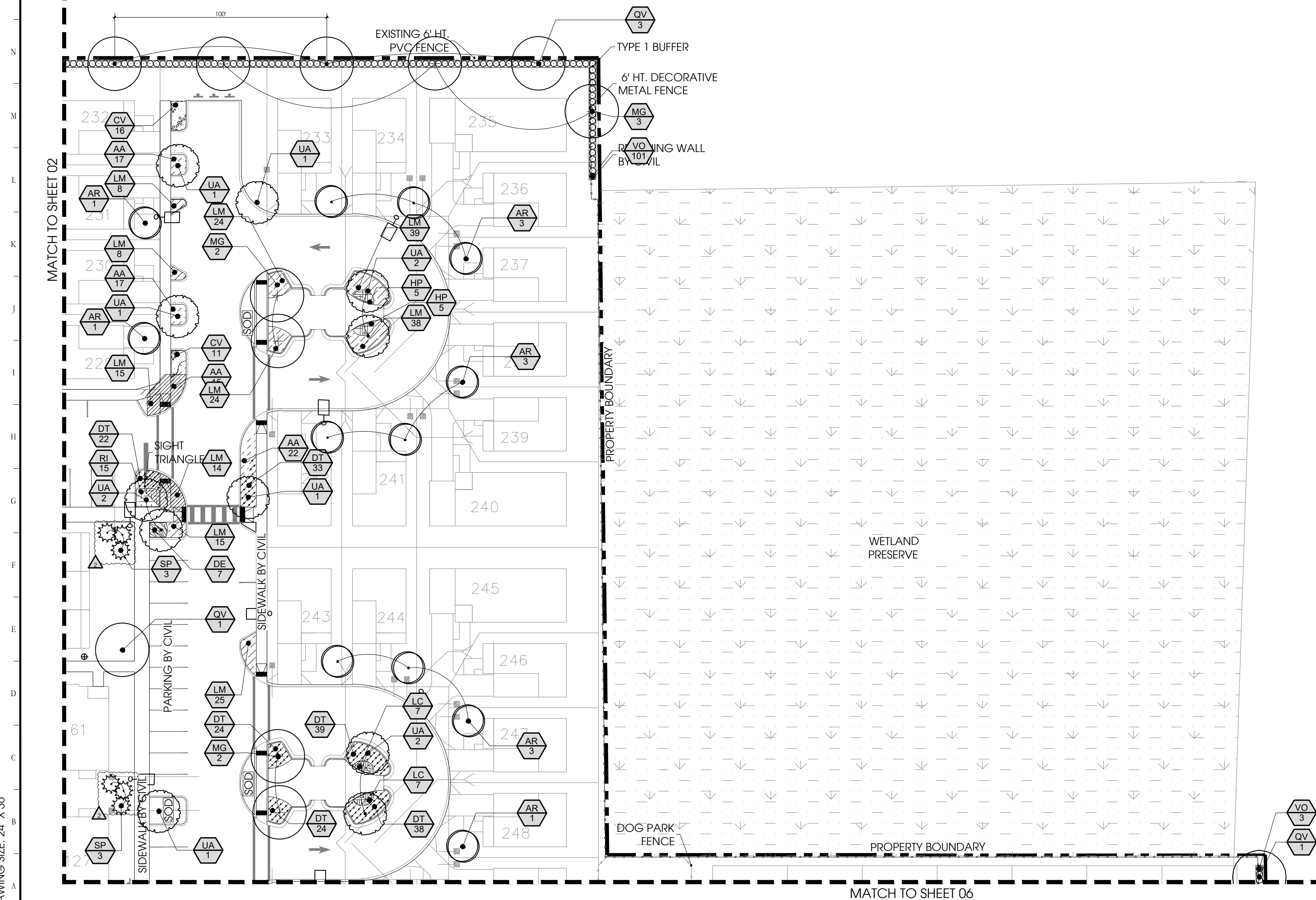
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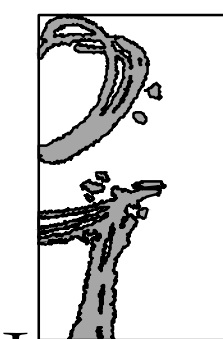
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EASTERN ZONING: COMMERCIAL CENTER- C6  
FUTURE LAND USE: MIXED USE CORRIDOR

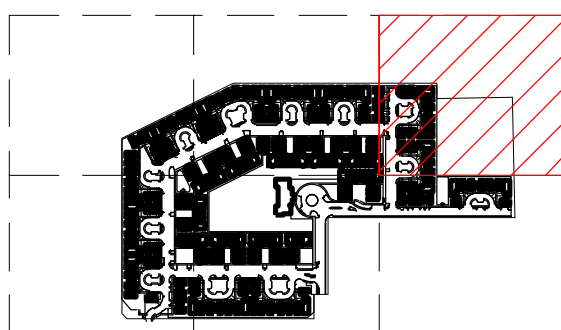
PLANT LEGEND	
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TURF	
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MULCH	
MULCH	Landscape mulch



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# PERMIT LANDSCAPE PLAN

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2	2024-05-21	City Comments	DG

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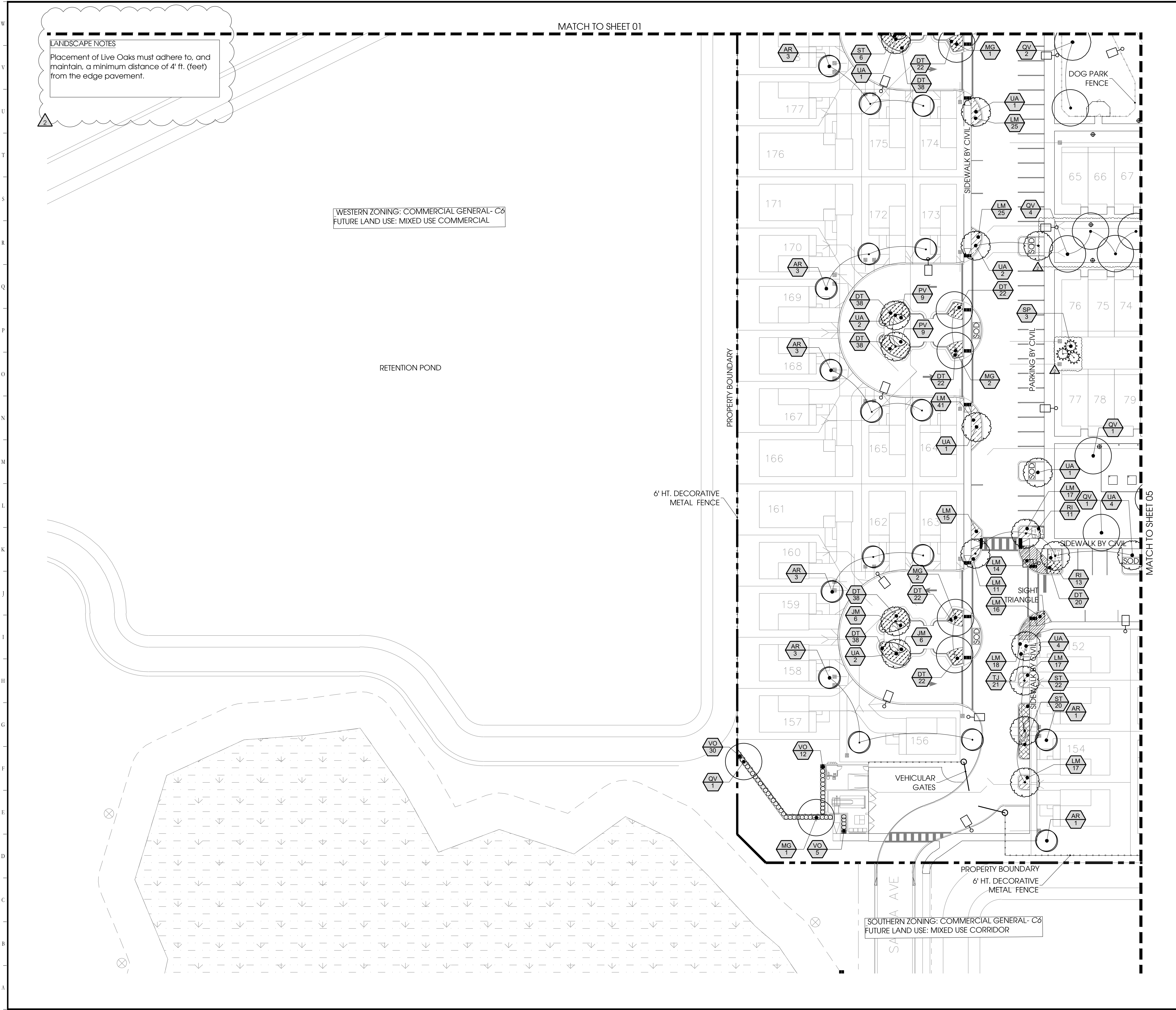
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PRINT DATE: 21-May-24  
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PLANT LEGEND

KEY	COMMON NAME
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TJ	Confederate Jasmine
TURF	
SOD	Bahia
MULCH	
MULCH	Landscape mulch

0 15' 30' 60'

SCALE: 1" = 30'-0"

NORTH

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Key Map:

Owner:

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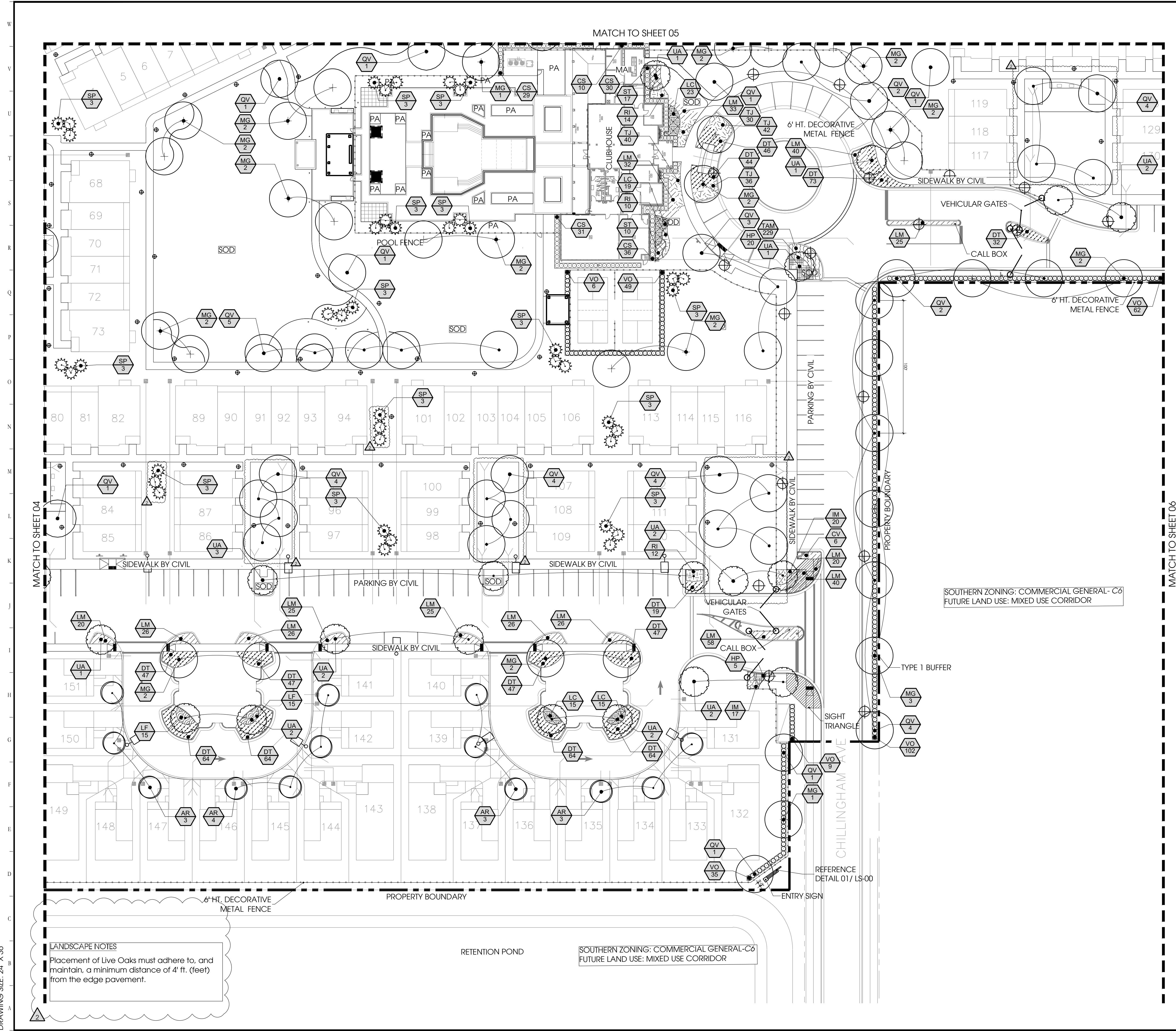
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PRINT DATE: 21-May-24  
DRAWING SIZE: 24" X 36"



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MULCH	
MULCH	Landscape mulch

VENICE AT HAMLET CROSSING VENICE, FLORIDA			
PERMIT LANDSCAPE PLAN			
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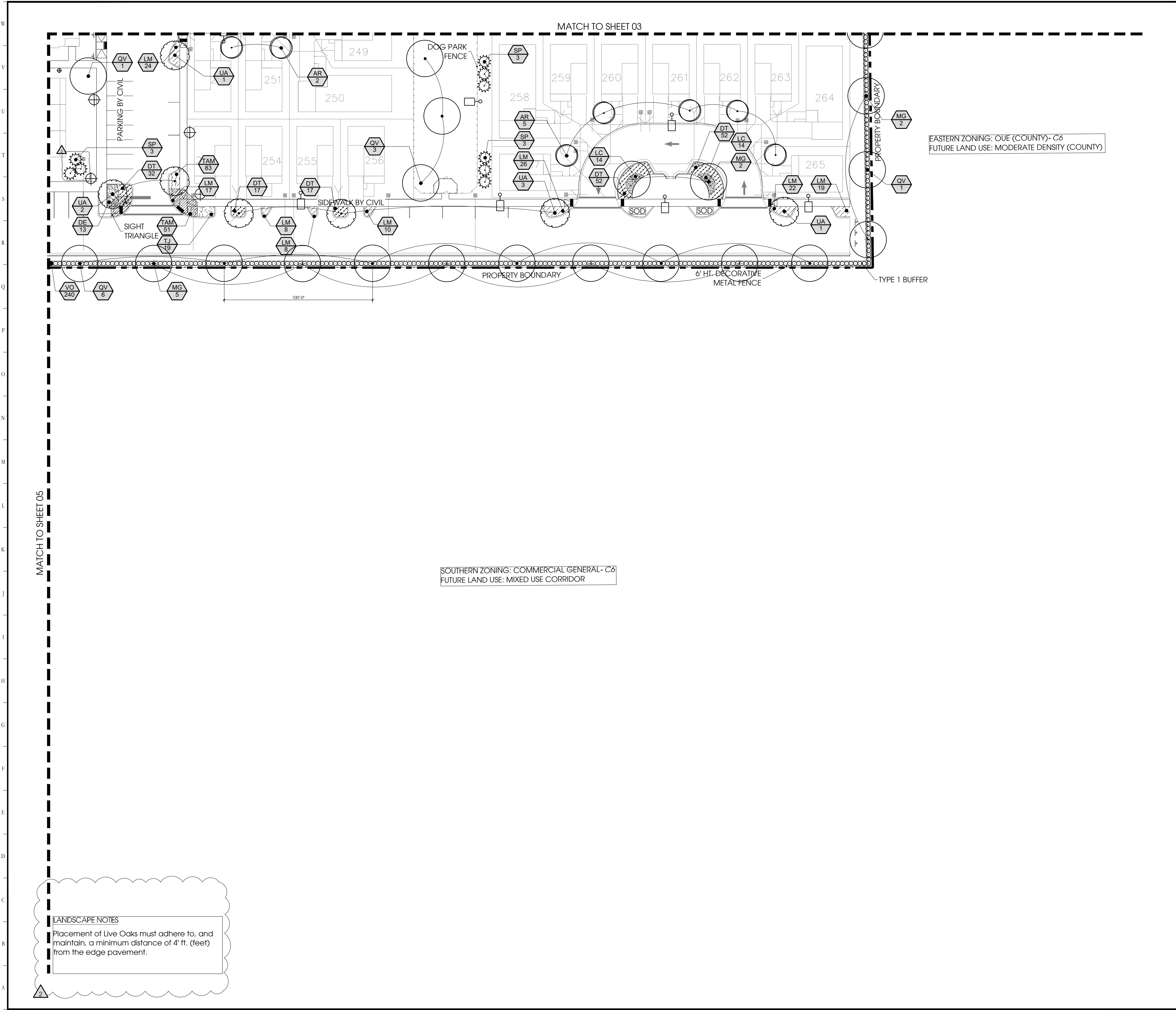
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NORTH

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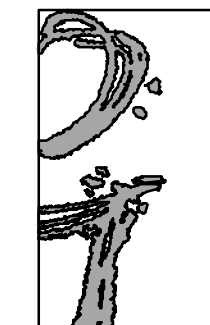
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MULCH	Landscape mulch

NORTH

0 15' 30' 60'

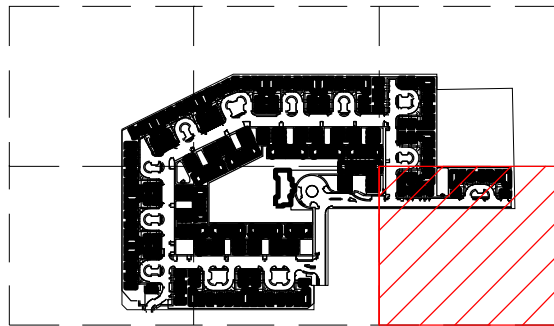
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Key Map:



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PRINT DATE: 21-May-24  
DRAWING SIZE: 24" X 36"

LANDSCAPE SPECIFICATIONS

PART 1 - GENERAL

- 1.01 WORK INCLUDED
- A. THE WORK INCLUDED IN THIS SECTION CONSISTS OF FURNISHING, PLANTING, WATERING, FERTILIZING AND MULCHING ALL PLANTS AND LAWN AREAS OF THE SPECIES, SIZE AND QUALITY IN THE LOCATIONS INDICATED ON THE DRAWINGS.
- 1.02 DELIVERY, STORAGE AND HANDLING
- A. TRANSPORTATION AND INSPECTION: PLANT TRANSPORTATION SHALL COMPLY WITH ALL FEDERAL AND STATE REGULATIONS
- 1.03 GUARANTEE
- A. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANTING AND SOD WORK FOR A PERIOD OF ONE YEAR AFTER THE DATE OF FINAL ACCEPTANCE. DURING THIS PERIOD, THE LANDSCAPE CONTRACTOR SHALL CONTINUE THE OBSERVATION OF PLANTS AND GUARANTEED WORK. THE LANDSCAPE CONTRACTOR SHALL SUBMIT MONTHLY OBSERVATION REPORTS TO THE OWNER DURING THE GUARANTEE PERIOD. THE PURPOSE OF THESE REPORTS IS TO STATE ANY MAINTENANCE DEFICIENCIES OBSERVED. IT IS THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO REPORT THESE TO PROTECT HIS GUARANTEE. FAILURE TO SUBMIT REPORTS ELIMINATES ANY CLAIMS THAT THE GUARANTEE IS NOT VALID DUE TO IMPROPER MAINTENANCE BY THE OWNER.
- B. REPLACEMENT OF DEFECTIVE PLANTS: ANY DEAD PLANTS OR PLANTS SHOWING INDICATION OF PROBABLE NO-SURVIVAL OR LACK OF HEALTH AND VIGOR, OR WHICH DO NOT EXHIBIT THE CHARACTERISTICS TO MEET SPECIFICATIONS, SHALL BE REPLACED WITHIN TWO WEEKS OF NOTICE FROM OWNER OR OWNER'S REP. ALL REPLACEMENT PLANTS SHALL BE FURNISHED & INSTALLED AT NO ADDITIONAL COST TO THE OWNER AND SHALL BE GUARANTEED FOR SIX MONTHS. ALL REPLACEMENTS SHALL MEET ORIGINAL SPECIFICATIONS.
- C. THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE OWNER TEN DAYS PRIOR TO THE END OF THE GUARANTEE PERIOD AND SUCH GUARANTEE SHALL BE EXTENDED UNTIL NOTIFICATION IS RECEIVED.
- D. AT THE END OF THE GUARANTEE PERIOD, ALL PLANTS AND TREES THAT ARE DEAD OR UNSATISFACTORY SHALL BE REPLACED WITHIN TWO WEEKS, WITH PLANTS OR TREES THAT MEET OR EXCEED THE ORIGINAL SPECIFICATION.
- 1.04 JOB CONDITIONS
- A. PROTECTION: THE LANDSCAPE CONTRACTOR SHALL PROTECT ALL MATERIALS AND WORK AGAINST INJURY FROM ANY CAUSES AND SHALL PROVIDE AND MAINTAIN ALL NECESSARY SAFEGUARDS FOR THE PROTECTION OF THE PUBLIC. HE SHALL BE HELD RESPONSIBLE FOR ANY DAMAGE OR INJURY TO PERSON OR PROPERTY THAT MAY OCCUR AS A RESULT OF THE NEGLIGENCE IN THE PROSECUTION OF THE WORK.
- B. EXISTING CONDITIONS:
1. THE LANDSCAPE CONTRACTOR AND THEIR SUBCONTRACTORS SHALL EXERCISE CARE IN DIGGING AND OTHER WORK SO AS NOT TO DAMAGE EXISTING WORK, INCLUDING UNDERGROUND PIPES AND CABLES, AND THE PIPES AND HYDRANTS OF WATERING SYSTEMS. SHOULD SUCH OVERHEAD OR UNDERGROUND OBSTRUCTIONS BE ENCOUNTERED WHICH INTERFERE WITH PLANTING, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE IMMEDIATE REPAIR OF ANY DAMAGE CAUSED BY HIS WORK. (SEE SECTION 3.01)
2. SHOULD ANY OBJECTIONABLE MATERIAL SUCH AS OLD CONCRETE, BRICKS OR OTHER DEBRIS BE ENCOUNTERED DURING PLANTING OPERATIONS, THEY SHALL BE REMOVED FROM THE SITE BY THE LANDSCAPE CONTRACTOR.
3. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER PLANT GROWTH IN EXISTING ON-SITE SOILS. PRIOR TO COMMITMENT OF PLANT SHIPMENTS, THE LANDSCAPE CONTRACTOR SHALL EXAMINE THE SOILS IN ALL AREAS OF WORK BY CONDUCTING SOIL TESTS AND FILLING TEST HOLES WITH WATER TO DETERMINE IF SOIL CHEMISTRY AND DRAINAGE ARE SATISFACTORY. ANY UNSATISFACTORY CONDITIONS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE OWNER OR OWNER'S REP. FOR POSSIBLE CORRECTIVE ACTION OR PLANT MATERIAL SUBSTITUTIONS. THE OWNER & OWNER'S REP. RESERVES THE RIGHT TO MAKE CHANGES OR SUBSTITUTIONS IN PLANT TYPE OR QUANTITIES FOR THE PURPOSES OF INSURING PROPER PLANT GROWTH, HEALTH AND VIGOR.
4. PRIOR TO WORK, LANDSCAPE CONTRACTOR SHALL BECOME FULLY FAMILIAR WITH THE SITE AND THE WORK OF ALL OTHER TRADES, INCLUDING HARDSCAPE AND GRADING, IN ORDER TO UNDERSTAND THE FULL EXTENT AND SCHEDULE OF THE WORK.
- 1.05 QUALITY CONTROL
- A. THE OWNER AND OWNER'S REP. SHALL HAVE THE RIGHT, AT ANY STAGE OF CONSTRUCTION, TO REJECT ANY AND ALL WORK AND MATERIAL THAT, IN HIS/HER OPINION, DO NOT MEET THE REQUIREMENTS OF THESE SPECIFICATIONS OR THE CONTRACT DRAWINGS.
- B. ALL PLANTING SHALL BE PERFORMED BY PERSONNEL FAMILIAR WITH PLANTING PROCEDURE AND UNDER THE SUPERVISION OF A QUALIFIED PLANTING FOREMAN.
- C. ALL WORK SHALL COMPLY WITH APPLICABLE CODES AND REGULATIONS.
- D. THE WORK SHALL BE COORDINATED WITH OTHER TRADES TO PREVENT CONFLICTS.
- 1.06 QUANTITIES
- A. IN THE EVENT OF A CONFLICT BETWEEN QUANTITIES SHOWN ON THE PLANT LIST AND PLANS, THE PLANS SHALL CONTROL.

PART 2 - PRODUCTS

- 2.01 MATERIALS
- A. GENERAL:
1. NOMENCLATURE: ALL TREES, SHRUBS AND PLANTS SHALL BE TRUE TO NAME AS ESTABLISHED BY THE AMERICAN JOINT COMMITTEE ON HORTICULTURAL NOMENCLATURE PUBLICATION "STANDARD PLANTS NAMES". THE DESIGNATED AUTHORITY FOR THE IDENTIFICATION OF ALL MATERIAL SHALL BE THE TWO PUBLICATIONS OF L.H. BALLY, "HORTUS II" AND "MANUAL OF CULTIVATED PLANTS", AND ALL SPECIMENS SHALL BE TRUE TO TYPE, NAME, ETC., AS DESCRIBED THEREIN.
2. GRADE STANDARDS AND QUALITY: ALL PLANTS SHALL BE NURSERY GROWN, AND SHALL COMPLY WITH ALL REQUIRED INSPECTION, GRADING STANDARDS AND PLANT REGULATIONS AS SET FORTH IN THE FLORIDA DEPARTMENT OF AGRICULTURE "GRADES AND STANDARDS FOR NURSERY PLANTS," PARTS 1 AND 2 INCLUDING REVISIONS.
- a. THE MINIMUM GRADE FOR ALL TREES AND SHRUBS SHALL BE FLORIDA NO. 1 UNLESS OTHERWISE INDICATED AND ALL PLANTS SHALL BE SOUND, HEALTHY AND VIGOROUS, WELL BRANCHED AND DENSELY FOLIATED WHEN IN LEAF. THEY SHALL HAVE HEALTHY, WELL-DEVELOPED ROOT SYSTEMS AND SHALL BE FREE OF DISEASE AND INSECT PESTS, EGGS OR LARVAE.
3. MEASUREMENTS: THE MINIMUM ACCEPTABLE SIZE OF PLANTS, MEASURED AFTER PRUNING, WITH BRANCHES IN NORMAL POSITIONS, SHALL CONFORM TO THE SPECIFIED SIZES AS SHOWN ON THE PLANS. SIZES SPECIFIED ARE MINIMUM STANDARDS. PLANTS SHALL BE EQUAL TO OR LARGER THAN ALL CATEGORIES (HEIGHT, SPREAD, CALIPER) OF SIZE SPECIFICATION. SUBSTANTIAL DEVIATIONS FROM THESE MEASUREMENTS MUST BE APPROVED BY THE OWNER OR OWNER'S REP. CALIPER OF TREE TRUNKS SHALL BE MEASURED ONE FOOT ABOVE ROOTBALL FOR TREES OVER 6 INCHES IN CALIPER, AND SHALL BE MEASURED 6 INCHES ABOVE THE ROOT BALL FOR TREES UNDER 6 INCHES IN CALIPER.
4. PLANT PROTECTION: PLANTS SHALL BE PROTECTED UPON ARRIVAL AT THE SITE, BY BEING THOROUGHLY WATERED, KEPT MOIST, AND PROPERLY MAINTAINED UNTIL PLANTED.
- B. PLANT MATERIALS: WITH REFERENCE TO METHOD OF CULTIVATION, ROOT SYSTEM STATUS, ETC., PLANTS FOR LANDSCAPING SHALL BE CLASSIFIED UNDER THE FOLLOWING DESIGNATIONS:
1. BALLED AND BURLAPPED: PLANTS SO CLASSIFIED SHALL BE DUG WITH FIRM NATURAL ROOT BALLS OF EARTH COMING FROM SINGULAR CLIMATIC AND SOIL CONDITIONS AS THOSE ON PROJECT SITE AND OF SUFFICIENT DIAMETER AND DEPTH TO INCLUDE MOST OF THE FIBROUS ROOTS. THE ROOT BALL OF THESE PLANTS SHALL BE PROPERLY WRAPPED WITH BURLAP SACK MATERIAL AND REMAIN PROTECTED AND WET UNTIL THEY ARE PLANTED. THE PLANTS SHALL BE HANDLED ONLY BY THE EARTH BALL AND NOT BY THE PLANT ITSELF. ALL BALLED AND BURPED PLANTS WHICH CANNOT BE PLANTED IMMEDIATELY UPON DELIVERY SHALL BE SET ON THE GROUND AND SHALL BE WELL PROTECTED WITH SOIL, WET SOIL, WET MOSS, OR OTHER ACCEPTABLE MATERIAL. THE PLANTS SHALL BE SET WITH THE BURLAP COVER INTACT AND WITH THE BURLAP SHOWING. UNTIL INSPECTION AT FINAL INSPECTION THE BURLAP SHALL BE CUT AWAY TO GROUND LEVEL AND THEN COMPLETELY COVERED WITH SOIL. BURLAP SHALL BE PURE BURLAP, ORGANIC FIBER WITH THE ABILITY TO DECOMPOSE.
2. CONTAINER-GROWN PLANTS:
- a. CONTAINER GROWN PLANTS SHALL HAVE BEEN GROWN IN CONTAINERS LARGE ENOUGH AND FOR SUFFICIENT TIME FOR THE ROOT SYSTEM TO HAVE DEVELOPED WELL ENOUGH TO HOLD ITS SOIL TOGETHER FIRM AND WHOLE. NO PLANTS SHALL BE LOOSE IN THE CONTAINER. PLANTS THAT HAVE BECOME ROOT BOUND OR FOR WHICH THE TOP SYSTEM IS TOO LARGE FOR THE SIZE OF THE CONTAINER, WILL NOT BE ACCEPTABLE.
- b. ALL CONTAINERS SHALL BE CUT AND OPENED FULLY, IN A MANNER SUCH AS WILL NOT DAMAGE THE ROOT SYSTEM. CONTAINER GROWN PLANTS SHALL NOT BE REMOVED FROM THE CONTAINER UNTIL IMMEDIATELY BEFORE PLANTING, WHEN ALL DUE CARE SHALL BE TAKEN TO PREVENT DAMAGE TO THE ROOT SYSTEM.
3. BARE ROOT PLANTS: NO BARE ROOT PLANTS SHALL BE USED, UNLESS SPECIFIED.
4. GROW BAG PLANTS: GROW-BAG PLANTS SHALL ONLY BE USED UPON RECEIVING APPROVAL FROM THE OWNER OR OWNER'S REP.
- C. PLANTING MATERIALS:
1. PLANTING SOIL:
- a. SOIL CHARACTERISTICS: THE PLANTING SOIL SHALL BE A READILY-AVAILABLE LOCAL "LANDSCAPE MIX" PRODUCT, COMPRISED OF ½ PINE BARK AND WOOD, ¼ PEAT, AND ½ COARSE SAND. IT SHALL BE FREE OF WEEDS, WED SEEDS, STONES, CLODS, STICKS, ROOTS OR OTHER OBJECTIONABLE EXTRANEIOUS MATTER OR DEBRIS. IT SHALL NOT CONTAIN TOXIC MATERIALS AND SHALL HAVE ACIDITY RANGE OF pH 6.0 TO 7.0.

- b. DESIRED PARTICLE SIZE DISTRIBUTION IN TOP 6"-12" OF SOIL:
- 1.1. COARSE SAND (0.5-2mm) (MEDIUM SAND (0.25-0.5mm): MINIMUM OF 60% (BY WEIGHT) OF PARTICLES SHALL FALL WITHIN THIS RANGE (#60 SIEVE).
- 1.2. FINE SAND (0.15-0.25mm): MAXIMUM OF 20% (BY WEIGHT) OF PARTICLES SHALL FALL WITHIN THIS RANGE (#100 SIEVE).
- 1.3. VERY FINE SAND (0.075-0.15mm): MAXIMUM OF 5% (BY WEIGHT) OF PARTICLES SHALL FALL WITHIN THIS RANGE (#200 SIEVE).
- 1.4. SILT (0.037-1.075mm): MAXIMUM OF 5% (BY WEIGHT) OF PARTICLES SHALL FALL WITHIN THIS RANGE (#400 SIEVE).
- 1.5. CLAY (LESS THAN 0.037mm): MAXIMUM 3% OF PARTICLES (BY WEIGHT) SHALL FALL WITHIN THIS RANGE (PAN).
- c. INFILTRATION OR PERCOLATION RATE OF SOIL: GENERALLY, THE DESIRED LEVEL OVER THE SITE IS 2" PER HOUR. HOWEVER PERCOLATION TESTS ARE REQUIRED FOR ONE OUT OF EVERY FIVE TREES PLANTED ON SITE. TREE PITS FROM EACH PLANTING AREA OF THE PROJECT SHALL BE TESTED FOR PERCOLATION. HOWEVER, IN AREAS WHERE OVER-EXCAVATION OF A BUILDING FOUNDATION HAS OCCURRED, OR ANY OTHER CONSTRUCTION PRACTICE TYPICALLY RESULTING IN EXTREMELY COMPACTED SUBSOIL CONDITIONS, ALL TREE PITS MUST BE TESTED FOR PERCOLATION. TREE PITS SHALL BE FILLED WITH WATER AND THE DRAINAGE RATE OBSERVED. PERCOLATION RATE SHALL BE A MINIMUM OF HALF THE DEPTH OF THE TREE PIT WITHIN 24 HOURS. THE TREE PIT MUST BE FULLY DRAINED WITHIN 36 HOURS. IF PERCOLATION RATE IS LESS THAN THAT, MITIGATION MEASURES SHALL BE IMPLEMENTED.
2. FERTILIZER: FERTILIZER SHALL BE A COMPLETE BALANCED BLEND FORMULA, OF WHICH PART OF THE ELEMENTS SHALL BE DERIVED FROM ORGANIC SOURCES. IT SHALL CONTAIN NITROGEN, PHOSPHORUS AND POTASSIUM AS WELL AS RECOMMENDED MICRONUTRIENTS SUCH AS MAGNESIUM, IRON, COPPER, ZINC, BORON, AND MANGANESE IN SULFATE FORM. NITROGEN SHALL BE APPLIED OVER ALL TURF, SHRUB AND TREE AREAS AT A RATE OF 1 1/2 POUNDS PER 1,000 SQUARE FEET. THE COMPLETE FERTILIZER ANALYSIS SHALL BE APPROVED BY THE OWNER OR OWNER'S REP.
3. MULCH: MULCH SHALL BE CLEAN, BRIGHT AND FREE OF WEEDS, MOSS, STICKS AND OTHER DEBRIS. SEE PLANT SCHEDULE FOR MULCH TYPE, LAYOUT AND DEPTH TO BE USED. ACCEPTABLE MULCH TYPES INCLUDE THE FOLLOWING:
- a. SHREDDED HARDWOOD WITH NO CYPRESS CONTENT, "ENVIROMULCH" FROM FLORIDA MULCH OR EQUAL
- b. PINE STRAW, FOR SLOPED AREAS ONLY
- c. PINE FINES, FOR SPREADING GROUND COVER AND ANNUAL BEDS
4. WATER: SUITABLE WATER FOR THE IRRIGATION OF THE NEW PLANTINGS DURING THE PROGRESS OF CONSTRUCTION SHALL BE PROVIDED AND PAID FOR BY THE LANDSCAPE CONTRACTOR, WHO SHALL ALSO FURNISH ADEQUATE WATERING EQUIPMENT.
5. STAKES AND TIES: STAKES AND TREE TIES SHALL BE PROVIDED IN ACCORDANCE WITH THE LANDSCAPE DETAILS.

PART 3 - EXECUTION

- 3.01 PREPARATION
- A. UNDERGROUND OBSTRUCTIONS:
1. PRIOR TO CONSTRUCTION, THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL PUBLIC AND PRIVATE UTILITIES.
2. THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE OWNER OF POTENTIAL CONFLICTS WITH UTILITIES PRIOR TO COMMENCING WORK, IN AN EFFORT TO COORDINATE ANY NECESSARY ADJUSTMENTS IN ADVANCE OF THE WORK BEING SCHEDULED.
3. IN THE EVENT THAT ROCK, UNDERGROUND CONSTRUCTION WORK, UTILITY LINES OR OBSTRUCTION OUT OF THE ORDINARY ARE ENCOUNTERED IN ANY PLANT PIT EXCAVATION, ALTERNATIVE LOCATIONS SHALL BE SELECTED BY THE OWNER'S REP. WHERE LOCATIONS CANNOT BE CHANGED AND THE OBSTRUCTIONS MAY BE REMOVED, THE OBSTRUCTIONS SHALL BE REMOVED TO A DEPTH OF NOT LESS THAN 3" BELOW GRADE AND NO LESS THAN 6" BELOW BOTTOM OF BALLS OR ROOTS WHEN PLANT IS PROPERLY SET AT THE REQUIRED GRADE.
- B. SOIL TESTING: LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR PLANT HEALTH AND SURVIVAL IN PLANTED CONDITION. LANDSCAPE CONTRACTOR SHALL COLLECT SOIL SAMPLES FROM THE SITE AND SUPPLY SAMPLES OF THE PLANTING SOIL PRODUCT BEING USED FOR pH, FERTILITY, AND PERCOLATION TESTING. ENGAGE A STATE-REGISTERED TESTING FACILITY TO TEST THE SOILS, GENERATE RESULTS, AND MAKE SOIL AMENDMENT AND/OR FERTILIZATION RECOMMENDATIONS.
1. SOIL pH AND FERTILITY TESTING: SOIL TESTING SHALL BE PERFORMED AND ANALYZED BY A STATE-REGISTERED TESTING FACILITY (e.g. THE UNIVERSITY OF FLORIDA'S INSTITUTE OF FOOD AND AGRICULTURAL SCIENCES, IFAS). THE RESULTS OF THE TESTS SHALL BE FORWARDED TO THE OWNER OR OWNER'S REP. FOR REVIEW. THE RECOMMENDATIONS FROM THE TESTING FACILITY FOR FERTILIZER AND SOIL AMENDMENTS SHALL TAKE PRECEDENCE OVER THE FERTILIZER RATES AND ANALYSES ELSEWHERE IN THE CONTRACT DOCUMENTS. SOIL TESTING IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR AND SHALL BE PERFORMED PRIOR TO LANDSCAPE INSTALLATION.
2. SOIL DRAINAGE EVALUATIONS: WELL-DRAINED SOILS ARE REQUIRED FOR NEW LANDSCAPES TO SURVIVE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO EVALUATE THE ON-SITE SOILS TO DETERMINE THE ABILITY TO DRAIN PROPERLY. SOILS WITH TOO MUCH CLAY HOLD WATER AND CAUSE PROBLEMS FOR PLANT SURVIVAL. CONTRACTOR SHALL VISUALLY INSPECT THE SITE FOR SIGNS OF POORLY DRAINED SOILS (STANDING WATER, SURFACE CRACKING, HARD TO THE TOUCH, ETC.) AND DIG TEST HOLES. CONTRACTOR SHALL WRITE A REPORT DEMONSTRATING THEIR FINDINGS AND ALERT THE OWNER OR OWNER'S REP. IF ANY EVIDENCE OF POORLY-DRAINED SOILS ARE DISCOVERED.
- C. SOIL PREPARATION: PRIOR TO PLACING PLANTING SOIL AND BACKFILL, OR COMMENCING WITH PLANTING, ROTOTILL ANY OR ALL AREAS THAT HAVE BEEN PREVIOUSLY COMPACTED OVER 90% FOR OTHER CONSTRUCTION PURPOSES.
- D. EXCAVATION OF PLANTING BEDS AND/OR PLANT HOLES:
1. WHERE EXCAVATION ENCOUNTERS MATERIAL WHICH IS SUITABLE FOR PLANT GROWTH, THE PLANT HOLE EXCAVATIONS SHALL BE ROUGHLY CYLINDRICAL IN SHAPE, WITH THE SIDES APPROXIMATELY VERTICAL. PLANTS SHALL BE CENTERED IN THE HOLE, WITH THE TRUNK AND ROOTBALL LOCATION AS SHOWN IN THE DRAWINGS. BOTTOMS OF THE HOLES SHALL BE UNDISTURBED NATURAL SUBGRADE PREVENTING THE TREE FROM SETTLING.
- E. PROTECTION OF EXISTING TREES: THE LANDSCAPE CONTRACTOR SHALL PROTECT EXISTING TREES FROM DAMAGE. WHERE DAMAGE DOES OCCUR, THE LANDSCAPE CONTRACTOR SHALL REMOVE THE DAMAGED TREE, THEN REPLACE IT IN KIND AND SIZE IN ACCORDANCE WITH THE INSTRUCTION OF THE LANDSCAPE ARCHITECT AND THE APPROPRIATE SPECIFICATIONS, ALL AT NO ADDITIONAL COST TO THE OWNER.
- F. GRADES: IT SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO FINISH (FINE) GRADE ALL LANDSCAPE AREAS ELIMINATING ALL SURFACE IRREGULARITIES, DEPRESSIONS, STICKS, STONES AND OTHER DEBRIS AS INDICATED IN THE DRAWINGS TO THE SATISFACTION OF THE OWNER OR OWNER'S REP. NO PLANT MATERIAL SHALL BE PLANTED UNTIL FINAL GRADE HAS BEEN ESTABLISHED, ENSURING POSITIVE DRAINAGE, COMPACTED TO THE REQUIRED DEPTH, AND APPROVED BY THE OWNER'S REP.
- 3.02 INSTALLATION
- A. GENERAL:
1. EXCEPT WHERE JURISDICTIONAL REQUIREMENTS APPLY, THE CONTRACTOR SHALL UTILIZE THE LAKE NONA STANDARD LANDSCAPE AND DETAILS.
- B. PLANTING MATERIALS:
1. WHEN LOWERING INTO THE HOLE, THE PLANT SHALL REST ON A PREPARED HOLE BOTTOM SUCH THAT THE TOP OF THE ROOTBALL IS SITUATED PER THE APPLICABLE LANDSCAPE DETAIL (TREE OR SHRUB AND GROUND COVER) AND SO ORIENTED SUCH AS TO PRESENT THE BEST APPEARANCE. THE LANDSCAPE CONTRACTOR, WHEN SETTING PLANTS IN HOLES, SHALL MAKE ALLOWANCES OF ANY ANTICIPATED SETTLING OF THE PLANTS. IF WET CONDITIONS ARE ANTICIPATED, PLANTS SHALL BE SET 2 INCHES TO 3 INCHES HIGHER THAN THE DETAIL INDICATES.
2. THE BACKFILL SHALL BE MADE WITH PLANTING SOIL AS DESCRIBED IN PART 2, AND SHALL BE FIRMLY RODDED AND WATERED-IN, SO THAT NO AIR POCKETS REMAIN. THE QUANTITY OF WATER APPLIED IMMEDIATELY UPON PLANTING SHALL BE SUFFICIENT TO THOROUGHLY MOISTEN ALL OF THE BACKFILL MATERIAL. PLANTS SHALL BE KEPT IN A MOISTENED, BUT NOT SATURATED, CONDITION FOR THE DURATION OF THE ESTABLISHMENT PERIOD.
- C. SECURING THE PLANT MATERIAL: IT IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO MAINTAIN ALL PLANTS IN A PLUMB, UPRIGHT POSITION UNTIL THE END OF THE GUARANTEE PERIOD. SECURING SHALL BE EXECUTED ACCORDING TO THE APPLICABLE LANDSCAPE DETAIL IN THE DRAWINGS. ALL DAMAGED PLANTS RESULTING FROM THE LACK OF PROPER SECURING SHALL BE REPLACED BY THE LANDSCAPE CONTRACTOR AT NO EXPENSE TO THE OWNER.
- D. PRUNING:
1. ALL BROKEN OR DAMAGED ROOTS SHALL BE CUT OFF SMOOTHLY IN A MANNER COMPLYING WITH STANDARD HORTICULTURAL PRACTICE. AT THE TIME PRUNING IS COMPLETED, ALL REMAINING WOOD SHALL BE ALIVE.
2. FINE PRUNING FOR TREE SHAPE AND APPEARANCE SHALL BE DONE ONLY AT THE DIRECTION OF THE OWNER'S REP. ON A PLANT-BY-PLANT BASIS, AND TYPICALLY SHALL NOT BE UNDERTAKEN UNTIL AFTER THE SUBSTANTIAL COMPLETION REVIEW.
3. AT THE END OF THE GUARANTEE PERIOD, AT LEAST 80% OF THE REMAINING WOOD SHALL BE ALIVE.
4. CRAPE MYRTLE PRUNING SHALL NOT INCLUDE THE REMOVAL OF ANY BRANCHING LARGER THAN PENCIL THICKNESS UNLESS DISEASED, DEAD OR DYING.
- E. MULCHING: WITHIN ONE WEEK AFTER THE PLANTING, MULCH MATERIAL SHALL BE UNIFORMLY APPLIED TO A LOOSE THICKNESS OF 3" OVER THE ENTIRE AREA OF THE BACKFILLED HOLE OR BED. THE MULCH SHALL BE MAINTAINED CONTINUOUSLY IN PLACE UNTIL THE TIME OF FINAL INSPECTION. ENSURE MULCH IS NOT PLACED AGAINST THE ROOT FLARE OF TREES AND SHRUBS.
- F. WATERING: THE LANDSCAPE CONTRACTOR SHALL CONTINUE WATERING FOR AS LONG AS IS NECESSARY TO PROPERLY ESTABLISH THE NEW PLANTINGS, WHILE ALSO ENSURING OVER-WATERING DOES NOT OCCUR. CARE SHALL BE TAKEN TO PREVENT STAINING OF NEW CONSTRUCTION WHERE TEMPORARY WELL WATER IS USED.
- G. PEST CONTROL: PRIOR TO FINAL ACCEPTANCE, OCCURRENCE OF SCALES, BORERS, FOLIAR FEEDERS, APHIDS, MITES, LEAF-SPOT AND DIEBACK, NEMATODES AND CANKER-PRODUCING FUNGI, SHALL BE TREATED WITH APPROPRIATE PESTICIDE.
- H. ALL PLANTS SHALL RECEIVE THE SPECIFIED FERTILIZER PRIOR TO FINAL ACCEPTANCE
- 3.03 BERMING
- A. FILL DIRT SHALL BE LOCALLY OBTAINED MATERIAL FROM NATURALLY DRAINED SOURCES, FREE FROM DRY, ORGANIC DEBRIS, STONES LARGER THAN 1-INCH DIAMETER AND OTHER MATERIALS HARMFUL TO SUCCESSFUL DRAINAGE AND PLANT GROWTH. SOIL SHALL BE WELL MIXED AND CONTAIN NO MORE THAN 25% MUCK.
- B. GRADE AREAS INDICATED WITH UNIFORM LEVELS OR SLOPES WITH NO MORE THAN 4:1 MAXIMUM SLOPE. BERMS SHALL BE GENTLY ROLLING AND PARABOLIC.
- C. REPAIR AND RE-ESTABLISH GRADES, PLANTING AND MULCH IN SETTLED, ERODED, RUTTED, OR OTHERWISE DAMAGED AREAS.
- 3.04 SODDING
- A. THE SOD SHALL BE OF FIRM, TOUGH TEXTURE HAVING A COMPACT GROWTH OF GRASS WITH GOOD ROOT DEVELOPMENT. IT SHALL CONTAIN NO BERMUDA GRASS, WEEDS OR ANY OTHER OBJECTIONABLE VEGETATION. THE SOIL EMBEDDED IN THE SOD SHALL BE GOOD CLEAN EARTH, FREE FROM STONES AND DEBRIS. THE SOD SHALL BE FREE FROM FUNGUS, VERMIN AND OTHER DISEASES. FINAL TURF SHALL HAVE NO AREA GREATER THAN 6 SQUARE INCHES OF UNSODDED AREA.
- B. SOLID SOD SHALL BE LAID WITH CLOSELY ABUTTING JOINTS WITH A ROLLED EVEN SURFACE. IT SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO BRING THE SOD EDGE IN A NEAT, CLEAN MANNER TO THE EDGE OF ALL PAVING AND SHRUB AREAS. TOP OF SOD SOIL SHALL BE LEVEL WITH ABUTTING HARDSCAPE PAVING SURFACES. AFTER THE SOD IS LAID, A TOP DRESSING OF CLEAN SAND WILL BE EVENLY APPLIED OVER THE ENTIRE SURFACE AND THOROUGHLY WASHED IN. PEG SOD ON SLOPES AS REQUIRED TO PREVENT SLIPPAGE. FERTILIZE ALL SOD: 1 POUND NITROGEN PER 1,000 SQUARE FEET.
- 3.05 FIELD QUALITY CONTROL
- A. MAINTENANCE PRIOR TO ACCEPTANCE OF WORK:
1. MAINTENANCE SHALL BEGIN IMMEDIATELY AFTER EACH PLANT IS PLANTED AND SHALL CONTINUE UNTIL FINAL ACCEPTANCE. PLANTS SHALL BE WATERED, MULCHED, WEEDED, PRUNED, SPRAYED, FERTILIZED, CULTIVATED AND OTHERWISE MAINTAINED AND PROTECTED FOR THE PERIOD OF TIME STATED ABOVE. SOD SHALL BE MOWED, IF REQUIRED.
2. SETTLED PLANTS SHALL BE RESET TO PROPER GRADE POSITION AND DEAD MATERIAL REMOVED. TREE ROOTBALL SECURING SYSTEMS SHALL BE TIGHTENED, OR REPAIRED IF NECESSARY.
3. DEFECTIVE WORK SHALL BE CORRECTED AS SOON AS POSSIBLE AFTER IT BECOMES APPARENT AND WEATHER AND SEASON PERMIT. UPON COMPLETION OF PLANTING, THE LANDSCAPE CONTRACTOR SHALL REMOVE FROM THE SITE EXCESS SOIL AND DEBRIS, AND REPAIR ANY DAMAGE TO STRUCTURES, ETC., RESULTING FROM PLANTING OPERATIONS.
4. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR PROTECTION AGAINST MECHANICAL DAMAGE. THIS SHALL INCLUDE PROVIDING PROTECTION FROM VEHICLES, INCLUDING THE POSTING OF APPROVED WARNING SIGNS AND BARRICADES, AS NEEDED. THE LANDSCAPE CONTRACTOR SHALL REPAIR, RESTORE OR REPLACE ANY PLANTS OR PLANTING AREAS WHICH MIGHT BECOME DAMAGED AS A RESULT OF ANY NEGLIGENCE BY THE LANDSCAPE CONTRACTOR OR THEIR SUBCONTRACTORS IN COMPLYING WITH THESE REQUIREMENTS. AS A SPECIFIC REQUIREMENT OF THESE CONDITIONS, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ASSURING THAT ALL PLANTS AT THE TIME OF FINAL ACCEPTANCE, EXHIBIT THE CHARACTERISTICS AND QUALIFICATIONS REQUIRED FOR THE GRADE OF PLANT AS ORIGINALLY SPECIFIED.
5. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ADDITIONAL WATERING REQUIRED IF IRRIGATION PROVES TO BE INADEQUATE FOR FRESHLY PLANTED MATERIAL, AS WELL AS PERMANENT RESOLUTION OF ANY SUCH INADEQUACIES. CONTRACTOR IS RESPONSIBLE FOR WATERING REGARDLESS OF STATUS OF IRRIGATION SYSTEM.
6. THE LANDSCAPE CONTRACTOR SHALL FOLLOW THE OWNER'S LANDSCAPE MAINTENANCE STANDARDS. EXCEPT AS OTHERWISE SPECIFIED THEREIN, MAINTENANCE WORK SHALL CONFORM TO ACCEPTED HORTICULTURAL PRACTICES USED IN THE TRADE.
- B. SUBSTANTIAL ACCEPTANCE:
1. UPON SUBSTANTIAL COMPLETION OF ALL WORK, THE LANDSCAPE CONTRACTOR SHALL ARRANGE FOR A SUBSTANTIAL COMPLETION REVIEW. THE LANDSCAPE WORK MAY NOT BE REVIEWED FOR PHASED SUBSTANTIAL ACCEPTANCE UNLESS APPROVED BY THE OWNER OR OWNER'S REP., AND IN SUCH CASES, ONLY WHEN THE WORK IS COMPRISED OF ONE FULL UNIT OR AREA OF SUBSTANTIAL SIZE.
- C. FINAL ACCEPTANCE:
1. UPON COMPLETION OF ALL WORK, INCLUDING MAINTENANCE, THE LANDSCAPE CONTRACTOR SHALL ARRANGE FOR A FINAL REVIEW. THE LANDSCAPE WORK MAY BE REVIEWED FOR ACCEPTANCE IN PARTS, PROVIDED THE WORK COMPRISES OF ONE FULL UNIT OR AREA OF SUBSTANTIAL SIZE.
2. DATE OF FINAL ACCEPTANCE DETERMINED BY THE OWNER OR OWNER'S REP. SHALL MARK THE BEGINNING OF THE GUARANTEE PERIOD.
- D. GUARANTEE PERIOD REVIEW: TWICE DURING THE GUARANTEE PERIOD, AT 5 AND 11 MONTHS, REVIEW OF PLANTS WILL BE MADE BY THE OWNER AND OWNER'S REP. UPON WRITTEN NOTICE REQUESTING SUCH REVIEW, SUBMITTED BY THE LANDSCAPE CONTRACTOR AT LEAST TEN DAYS PRIOR TO THE ANTICIPATED DATE OF REVIEW. ALL DEFECTS DISCOVERED SHALL BE REPAIRED OR REPLACED BY THE LANDSCAPE CONTRACTOR.
- 3.06 ADJUSTMENT AND CLEANING
- A. CLEANING UP THE SITE: UPON COMPLETION OF ANY LANDSCAPE PROJECT, THE LANDSCAPE CONTRACTOR MUST THOROUGHLY CLEAN UP THE PROJECT SITE, IN ADDITION TO REMOVING ALL EQUIPMENT, UNUSED MATERIALS, DELETERIOUS MATERIAL, AND SURPLUS EXCAVATED MATERIAL. THE LANDSCAPE CONTRACTOR SHALL FINE GRADE ALL DISTURBED AREAS AND THE AREAS ADJACENT TO THE NEW PLANTINGS TO PROVIDE A NEAT AND UNIFORM SITE. ALL DAMAGED OR ALTERED EXISTING STRUCTURES, AS A RESULT OF THE LANDSCAPE WORK, SHALL BE CORRECTED.

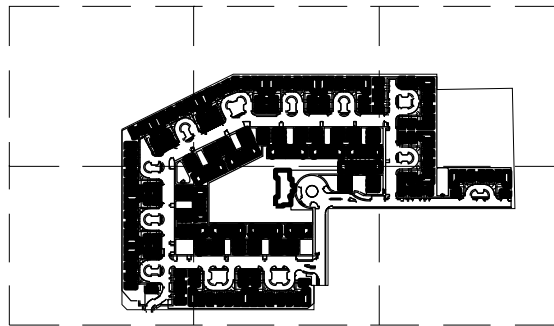
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