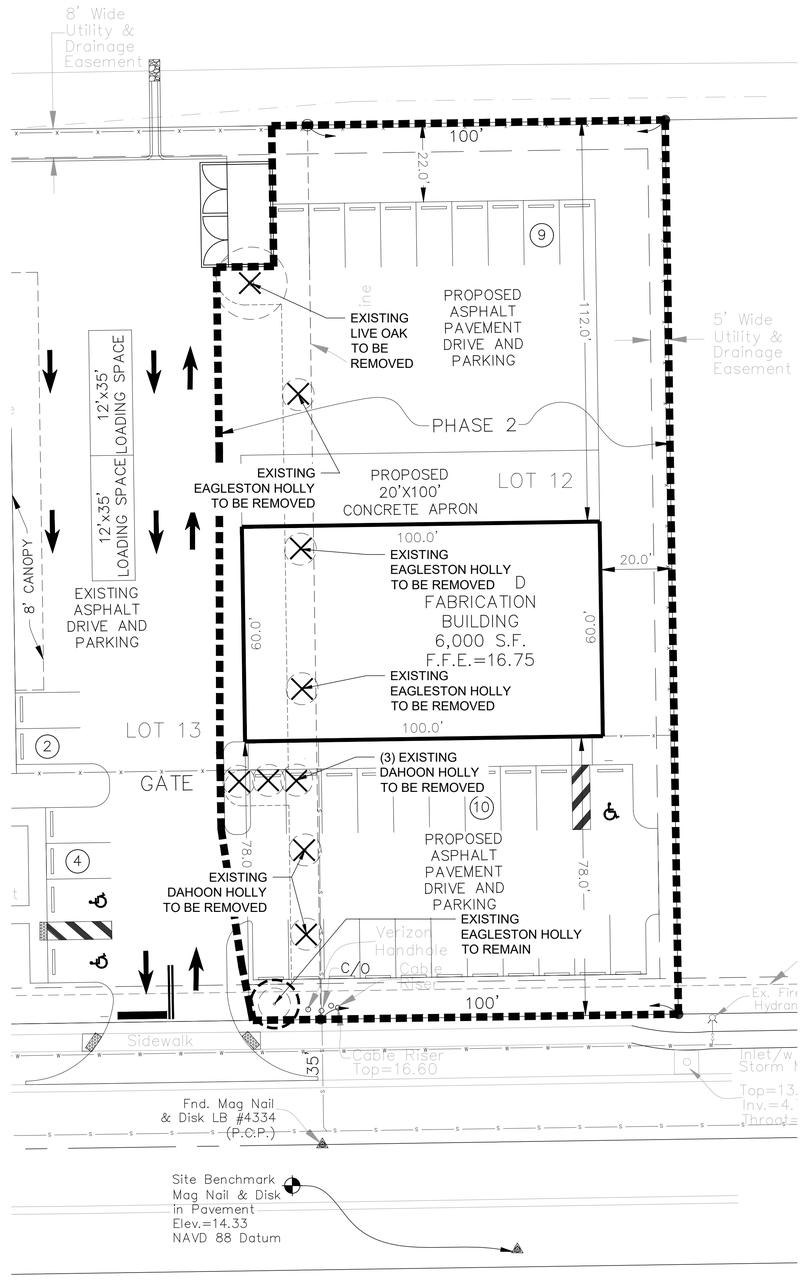


REPLACEMENT TREES FOR EAST BUFFER
OF ADJACENT PROPERTY PLACED
ALONG NORTH BUFFER OF ADJACENT PROPERTY AS SHOWN
ON PLANTING PLAN, SHEET L-02.
(5 DAHOON HOLLY, 3 EAGLESTON HOLLY, 1 LIVE OAK)

TREE PROTECTION - REMOVAL LEGEND

EXISTING TREE OR PALM TO BE REMOVED

EXISTING TREE OR PALM TO REMAIN WITH TREE BARRIER TYPICAL

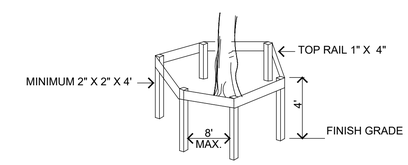
PROTECTIVE BARRIER REQUIREMENTS

1. PROTECT ALL ABOVE GROUND PORTIONS OF TREES FROM MECHANICAL DAMAGE.
2. PROTECT SOIL NEAR TREE FROM COMPACTION.
3. PROVIDE PHYSICAL AND MENTAL AWARENESS OF THE PRESENCE OF TREES ON THE SITE TO CONSTRUCTION PERSONNEL.
4. HEAVY EQUIPMENT NOT ALLOWED INSIDE BARRIER; ONLY HAND LABOR.
5. CONSTRUCTION MATERIAL OR TEMPORARY SOIL DEPOSITS NOT ALLOWED INSIDE BARRIER AREA.
6. BARRICADE MUST BE SET A MINIMUM 10' FROM TRUNK FOR ALL TREES EXCEPT HERITAGE TREES. THE DISTANCE FROM THE TRUNK FOR HERITAGE TREES IS A MINIMUM OF 20'.

PROTECTIVE BARRIER SPECIFICATIONS

1. UPRIGHTS SPACED AT 4'-5' INTERVALS OF NO LESS THAN 2" X 2" LUMBER WITH 1" X 4" TOP RAIL. BARRICADE MUST BE PLACED A MINIMUM OF 10' FOR NON-HERITAGE TREES OR AT HALF THE DRIP LINE FROM THE TRUNK, WHICH EVER IS GREATER.
2. BARRIERS TO BE ERECTED AROUND REMAINING TREES BEFORE CONSTRUCTION OR NEARBY TREES ARE REMOVED.
3. BARRIERS TO REMAIN IN PLACE UNTIL ALL PAVING, CONSTRUCTION AND HEAVY EQUIPMENT IS OUT OF AREA.
4. REMOVE ALL TURF IN BARRIER AND INSTALL 3" DEPTH OF RECYCLED MELALEUCA MULCH WITHIN BARRIER AREA.

TREE PROTECTIVE BARRIER



TREE BARRIER DETAIL

0 20 40

FULL SIZE (22"x34") SCALE : 1"=20'
HALF SIZE (11"x17") SCALE : 1"=40'

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811 Know what's below. Call before you dig.

SUNSHINE STATE ONE CALL OF FLORIDA, INC.

SITE DEVELOPMENT PLANS FOR:

Commercial Residential Aluminum

VENICE, FL

PROJECT NO.	2022-15
SCALE	AS SHOWN
DATE	02-08-2022
DRAWN BY	PJS
ISSUED	03-04-2022

REVISIONS

NO.	DESCRIPTION	INIT.	NO.	DESCRIPTION	INIT.

REGISTERED LANDSCAPE ARCHITECT PHILLIP J. SMITH 1096 STATE OF FLORIDA

Digitally signed by Phillip J Smith
DN: c=US, o=David W. Johnston Associates, ou=A01410C000001717E0E4090000038A, cn=Phillip J.Smith
Date: 2022.07.11 09:14:54 -04'00'

PHILLIP J. SMITH RLA #1096

dwja LANDSCAPE ARCHITECTS

DAVID W. JOHNSTON ASSOCIATES

630 S. ORANGE AVE. SUITE 202 • SARASOTA, FL 34236 • (941) 366-3159

TREE REMOVAL PLAN

L-01

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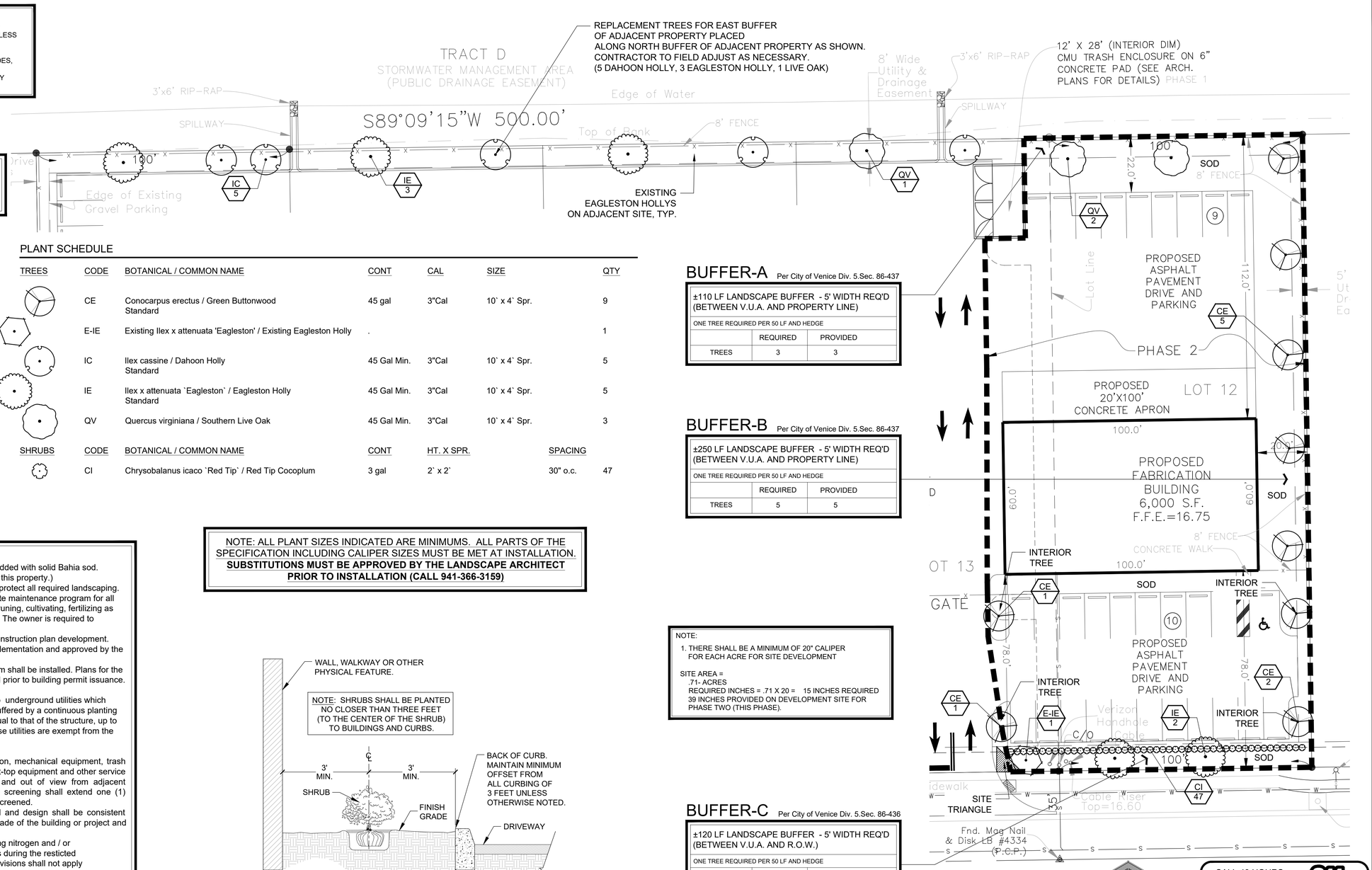
ACAD.DWG

NOTE:
1. THERE SHALL BE 3' MINIMUM CLEARANCE FROM LANDSCAPE PLANTS TO THE EDGE OF METERS LESS THAN 3", AND 10' FOR METERS 3" AND LARGER.
2. FOR ALL FIRE HYDRANTS THERE SHALL BE 7.5' MINIMUM CLEARANCE FROM FRONT AND SIDES, AND 4' FROM THE BACK.
3. NO TREES SHALL BE PLANTED WITHIN 10' OF ANY COUNTY MAINTAINED WATER OR SEWER MAIN.

NOTE:
A TREE PERMIT WILL BE REQUIRED PRIOR TO ANY CONSTRUCTION. NATIVE VEGETATION REMOVAL WITHIN THE DRIPLINE OF A TREE, AND / OR TREE REMOVAL.



PLANT SCHEDULE

TREES	CODE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
	CE	Conocarpus erectus / Green Buttonwood Standard	45 gal	3"Cal	10` x 4` Spr.	9
	E-IE	Existing Ilex x attenuata 'Eagleston' / Existing Eagleston Holly	.			1
	IC	Ilex cassine / Dahoon Holly Standard	45 Gal Min.	3"Cal	10` x 4` Spr.	5
	IE	Ilex x attenuata `Eagleston` / Eagleston Holly Standard	45 Gal Min.	3"Cal	10` x 4` Spr.	5
	QV	Quercus virginiana / Southern Live Oak	45 Gal Min.	3"Cal	10` x 4` Spr.	3

SHRUBS	CODE	BOTANICAL / COMMON NAME	CONT	HT. X SPR.	SPACING	QTY
	CI	Chrysobalanus icaco `Red Tip` / Red Tip Cocoplum	3 gal	2` x 2`	30" o.c.	47

BUFFER-A
Per City of Venice Div. 5.Sec. 86-437

±110 LF LANDSCAPE BUFFER - 5' WIDTH REQ'D (BETWEEN V.U.A. AND PROPERTY LINE)

ONE TREE REQUIRED PER 50 LF AND HEDGE

	REQUIRED	PROVIDED
TREES	3	3

BUFFER-B
Per City of Venice Div. 5.Sec. 86-437

±250 LF LANDSCAPE BUFFER - 5' WIDTH REQ'D (BETWEEN V.U.A. AND PROPERTY LINE)

ONE TREE REQUIRED PER 50 LF AND HEDGE

	REQUIRED	PROVIDED
TREES	5	5

NOTE: ALL PLANT SIZES INDICATED ARE MINIMUMS. ALL PARTS OF THE SPECIFICATION INCLUDING CALIPER SIZES MUST BE MET AT INSTALLATION. **SUBSTITUTIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION (CALL 941-366-3159)**

NOTE:
1. THERE SHALL BE A MINIMUM OF 20" CALIPER FOR EACH ACRE FOR SITE DEVELOPMENT

SITE AREA =
.71- ACRES
REQUIRED INCHES = .71 X 20 = 15 INCHES REQUIRED
39 INCHES PROVIDED ON DEVELOPMENT SITE FOR PHASE TWO (THIS PHASE).

BUFFER-C
Per City of Venice Div. 5.Sec. 86-436

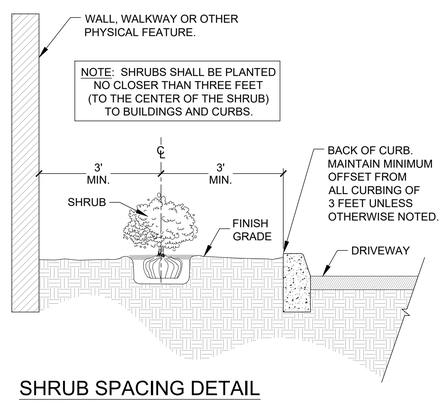
±120 LF LANDSCAPE BUFFER - 5' WIDTH REQ'D (BETWEEN V.U.A. AND R.O.W.)

ONE TREE REQUIRED PER 50 LF AND HEDGE

	REQUIRED	PROVIDED
TREES	3	*3
2' HEDGE, 3' O.C.	YES	YES

*(1) REQ'D TREE SATISFIED BY (1) EXISTING EAGLESTON

GENERAL NOTES:
1. All areas not planted or mulched shall be sodded with solid Bahia sod. (This includes the entire R.O.W. adjacent to this property.)
2. Concrete curbs 6" high shall be provided to protect all required landscaping.
3. The owner is required to provide an adequate maintenance program for all newly planted material by hand watering , pruning, cultivating, fertilizing as necessary for healthy growth establishment. The owner is required to maintain all plant material in perpetuity.
4. This plan may be modified based on final construction plan development. Modifications shall be submitted prior to implementation and approved by the City of Venice.
5. A 100% coverage automatic irrigation system shall be installed. Plans for the automatic irrigation system will be submitted prior to building permit issuance. Well water will be used for irrigation.
6. Above ground utilities and appurtenances to underground utilities which require above-ground installation shall be buffered by a continuous planting of shrubs with a minimum mature height equal to that of the structure, up to eight (8) feet. Required access ways to these utilities are exempt from the screening provisions.
7.
   a. Buffering and Screening: Refuse collection, mechanical equipment, trash compaction, loading areas, recycling, root-top equipment and other service function areas shall be fully screened and out of view from adjacent properties and public rights-of-way. The screening shall extend one (1) foot above the height of the object to be screened.
   b. Material and Design: Screening material and design shall be consistent with design treatments of the primary façade of the building or project and its landscape plan.
8. No Applicator shall apply fertilizers containing nitrogen and / or phosphorus to turf and / or landscape plants during the resticted season (June 1 - September 30.); these provisions shall not apply to newly established Turf and/or Landscape Plants for the first 60-day period after installation.
9. There may be deviations regarding tree species and locations due to field locations. These deviations must be minimal to address the issue at hand.
10. Contractor shall field adjust tree locations as necessary to avoid placing trees on the flow line of swales.



SHRUB SPACING DETAIL
NOT TO SCALE

0 20 40
FULL SIZE (22"x34") SCALE : 1"=20'
HALF SIZE (11"x17") SCALE : 1"=40'

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SITE DEVELOPMENT PLANS FOR:
Commercial Residential Aluminum
VENICE, FL

PROJECT NO.	2022-15
SCALE	AS SHOWN
DATE	02-08-2022
DRAWN BY	PJS
ISSUED	03-04-2022

REVISIONS

NO.	DESCRIPTION	INIT.	NO.	DESCRIPTION	INIT.
1	REV PER CITY COMMENTS 06-10-2022	JA			
2	REV PER CITY COMMENTS 07.11.2022	PJS			

REGISTERED LANDSCAPE ARCHITECT PHILLIP J. SMITH 1096 STATE OF FLORIDA
PHILLIP J. SMITH RLA #1096
Digitally signed by Phillip J Smith
DN: c=US, o=David W. Johnston Associates, ou=A01410C000001717D E0C4090000038A, cn=Phillip J Smith
Date: 2022.07.11 09:15:19 -04'00'

dwja LANDSCAPE ARCHITECTS
DAVID W. JOHNSTON ASSOCIATES
630 S. ORANGE AVE. SUITE 202 • SARASOTA, FL 34236 • (941) 366-3159

PLANTING PLAN
L-02

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ACAD DWG

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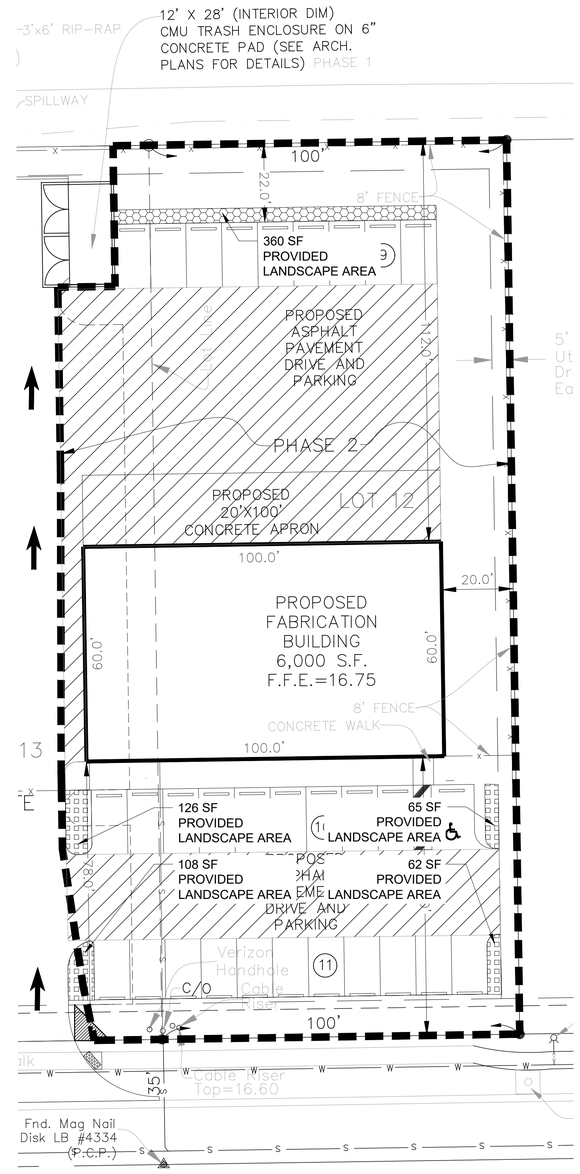

VEHICULAR USE AREA INTERIOR LANDSCAPE CALCULATION: Per City of Venice Div. 5.Sec. 86-438 (1-3)

	V.U.A. AREAS	REQUIRED	PROVIDED	LANDSCAPE AREA PROVIDED
10 sf of interior landscape area req'd for each parking space not abutting a perimeter buffer. (10 spaces)		100 S.F.+/-	361 S.F.+/-	
10 sf of landscape area req'd for each 500 sf of other vehicular use areas. (10,906/500 X10 S.F.) (Perimeter Buffer not included in calc.)		220 S.F.+/-	360 S.F.+/-	
INTERIOR TREES REQUIRED (1 tree per 100 sf of req'd landscape area) 100 + 220 = 320 / 100 = 4		320 S.F. total req'd landscape area	320 / 100 = 4 Total Interior 3" trees Req'd and 4 - 3" Cal. Interior Trees Provided	

0 20 40
FULL SIZE (22"x34") SCALE : 1"=20'
HALF SIZE (11"x17") SCALE : 1"=40'

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SITE DEVELOPMENT PLANS FOR:

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REGISTERED LANDSCAPE ARCHITECT PHILLIP J. SMITH 1096 STATE OF FLORIDA

Digitally signed by Phillip J.Smith
DN: c=US, o=David W. Johnston Associates, ou=A01410C00000171 7DE0C4090000038A, cn=Phillip J.Smith
Date: 2022.07.11 09:15:33 -04'00'

PHILLIP J. SMITH RLA #1096

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PLANTING PLAN
- VUA CALCULATIONS

L-03

ACAD DWG:

LANDSCAPE NOTES:

1. ALL NEW PLANT MATERIALS USED SHALL CONFORM TO THE STANDARDS FOR FLORIDA NO. 1 OR BETTER AS ESTABLISHED IN "GRADES AND STANDARDS FOR NURSERY PLANTS" PART I AND PART II STATE OF FLORIDA DEPARTMENT OF AGRICULTURE. ALL PLANT SIZES INDICATED ARE MINIMUMS. ALL PARTS OF THE SPECIFICATION INCLUDING CALIPER SIZES MUST BE MET AT INSTALLATION.
2. INSTALLATION OF WORK SHALL BE COORDINATED WITH OTHER CONTRACTORS IN SUCH A MANNER AS TO ALLOW FOR A SPEEDY AND ORDERLY COMPLETION OF ALL WORK ON THE SITE.
3. CONTRACTORS ARE ADVISED TO REFER TO THE SPECIFICATIONS, CONTRACT DOCUMENTS, AND PLAN SHEETS FOR A MORE DETAILED DISCLOSURE OF PERFORMANCE STANDARDS AND REQUIREMENTS.
4. THE CONTRACTOR IS CAUTIONED TO BE AWARE OF UNDERGROUND UTILITIES. PRIOR TO EXCAVATION, THE CONTRACTOR SHALL CHECK WITH THE JOB SITE SUPERINTENDENT, SUNSHINE ONE, AND THE CITY OF SARASOTA UTILITIES FOR LOCATION OF ALL UTILITIES A MINIMUM OF 48 HOURS BEFORE BEGINNING WORK.
5. ALL SOD SHALL BE ARGENTINE BAHIA UNLESS OTHERWISE NOTED ON PLANTING PLAN OR SOD PLAN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FINISH GRADING IN SOD AREAS. HAND RAKE PRIOR TO INSTALLING SOD. CONTRACTOR TO CUT AND MATCH IN ALL NEW SOD TO EXISTING SOD. STAGGER AND KICK ALL JOINTS TIGHT. ALL SOD TO BE ROLLED IMMEDIATELY AFTER INSTALLATION.
6. CONTRACTOR SHALL APPLY MINIMUM 2 APPLICATIONS OF ROUNDUP HERBICIDE (OR APPROVED EQUAL) ON EXISTING TURF WHERE IT IS REQUIRED TO BE REMOVED FOR PLANTING. ROUNDUP MUST BE SPRAYED PRIOR TO COMMENCING ANY GRADING OPERATIONS. CONTRACTOR SHALL REVIEW TURF KILL WITH LANDSCAPE ARCHITECT OR OWNER REPRESENTATIVE FOR APPROVAL. ALL HERBICIDES MUST BE APPLIED BY LICENSED APPLICATORS PER MANUFACTURERS RECOMMENDED RATES AND INSTRUCTIONS. POST ALL APPLICATIONS. PLANTING IN WEED INFESTED SOIL IS NOT ACCEPTABLE
7. ANY EXCESS SOIL OR DEBRIS FROM CONSTRUCTION SHALL BE REMOVED FROM THE SITE AND TAKEN TO THE COUNTY LAND FILL OR OTHER LOCATION AS APPROVED.
8. MULCH ALL NEW PLANTING WITH MIN. 3" (OR AS NOTED OTHERWISE ON PLAN) OF RECYCLED MELALEUCA MULCH.
9. THE LANDSCAPE CONTRACTOR SHALL HAND WATER ALL PLANT MATERIAL AS REQUIRED THE LANDSCAPE CONTRACTOR SHALL BE LIABLE FOR REPLACING TREES AND SHRUBS EXPERIENCING TRANSPLANT SHOCK DUE TO LACK OF WATER AT ANY TIME DURING THE COURSE OF LANDSCAPE INSTALLATION.
10. ALL TREES AND PALMS WITHIN SOD AREAS SHALL BE MULCHED WITH 4' MIN. DIAMETER RING 3" DEEP STAKES WHENEVER POSSIBLE SHALL BE WITHIN MULCH RINGS.
11. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF ALL EXISTING SOD, DEBRIS, WEEDS, AND HANDWORK UNDER EXISTING TREES IN PREPARATION FOR ANY PLANTING.
12. CONTRACTOR SHALL REPAIR ANY AREAS DISTURBED DURING THE COMPLETION OF WORK INCLUDING RESODDING OF IRRIGATION TRENCHES AND PLANTING PITS RESULTING FROM MATERIAL RELOCATIONS.
13. THE LANDSCAPE CONTRACTOR SHALL INCORPORATE TERRA-SORB INTO ALL PLANTING PITS AS PER MANUFACTURERS RECOMMENDATIONS. TERRA-SORB MANUFACTURED BY INDUSTRIAL SERVICES INTERNATIONAL, INC., BRADENTON, FLORIDA; (800) 227-6727
14. CONTRACTOR SHALL STAKE ALL TREES AS PER DETAILS.
15. ALL PLANT MATERIAL SHALL BE FERTILIZED ACCORDING TO THE FERTILIZATION CHART.
16. CONTRACTOR IS RESPONSIBLE FOR RESTORING ALL DISTURBED AREAS CREATED BY THE CONSTRUCTION. THIS SHALL INCLUDE ALL SOD AND HAND RAKING TO RESTORE A SMOOTH UNIFORM SURFACE. ALSO REMOVAL OF ANY DEBRIS ENCOUNTERED OR CREATED FROM CONSTRUCTION OPERATIONS. ANY MATERIAL REMOVED FROM THE SITE SHALL BE TAKEN TO A SANITARY LANDFILL OR OTHER APPROVED LOCATION.
17. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS PRIOR TO COMMENCING ANY WORK.
18. THE 90-DAY MAINTENANCE PERIOD SHALL BEGIN ONCE SUBSTANTIAL COMPLETION HAS BEEN MADE AND AGREED TO BY THE OWNER.
19. FINAL ACCEPTANCE WILL OCCUR AFTER THE OWNER HAS ACCEPTED THE JOB AFTER THE 90-DAY MAINTENANCE PERIOD.
20. AN AUTOMATIC IRRIGATION SYSTEM WILL BE INSTALLED TO PROVIDE 100% COVERAGE ON ALL NEW PLANT MATERIAL.
21. MYCOR-TREE AS MANUFACTURED BY PLANT HEALTH CARE, INC. (1-800-421-9501) SHALL BE MIXED INTO THE UPPER 10" OF BACKFILL OR SOIL MEDIA AT THE TIME OF PLANTING AND WATERED IN COMPLETELY AFTER USE. INSTALLATION SHALL BE AS FOLLOWS:
    INSTALL 1 - 3 OUNCE PAK PER INCH CALIPER FOR TREE OF PALM.
    INSTALL 1 - 1 OUNCE APPLICATION FOR ALL 3 GALLON CONTAINER MATERIAL.
    INSTALL 1 - 5 GRAM APPLICATION FOR ALL 1 GALLON MATERIAL.

MAINTENANCE PROGRAM:

UPON SUBSTANTIAL COMPLETION AS DEEMED TRUE BY THE OWNER, A MAINTENANCE PROGRAM FOR ALL PLANT MATERIAL AND IRRIGATION SHALL COMMENCE AND CONTINUE FOR NINETY (90) DAYS.

PLANTING:
A. THE CONTRACTOR SHALL MAINTAIN ALL NEWLY PLANTED MATERIALS BY WATERING, PRUNING, CULTIVATING, FERTILIZING, AND WEEDING AS REQUIRED FOR HEALTHY GROWTH AND WEED FREE PLANTING BEDS OR SAUCERS.
B. RESTORE PLANTING SAUCERS, TIGHTEN AND REPAIR STAKES, RESET TREES OR PALMS TO PROPER GRADE OR VERTICAL POSITION AS REQUIRED.
C. SPRAY MATERIAL AS REQUIRED TO KEEP FREE FROM INSECTS AND DISEASE.

IRRIGATION:
A. MAINTAIN THE INSTALLED IRRIGATION SYSTEM IN AN OPERABLE CONDITION AT ALL TIMES.
B. CHECK FOR LINE BREAKS AND CLEAN BUBBLERS OF DEBRIS SO THAT THEY PROVIDE UNIFORM WATER DISTRIBUTION AT ALL TIMES.

REPORTS:
A. PROVIDE BIWEEKLY REPORTS DETAILING MAINTENANCE WORK COMPLETED AND OTHER PERTINENT INFORMATION. REPORT SHALL BE SUBMITTED TO THE OWNER WITH COPIES TO THE LANDSCAPE ARCHITECT.

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ALL PLANTINGS SHALL BE FERTILIZED WITH AGRIFORM 20-10-15 PLANTING TABLETS AT THE TIME OF INSTALLATION AND PRIOR TO COMPLETION OF BACKFILLING. AGRIFORM PLANTING TABLETS SHALL BE PLACED UNIFORMLY AROUND THE ROOT MASS AT THE DEPTH THAT IS BETWEEN THE MIDDLE AND THE BOTTOM OF THE ROOT MASS.

21 GRAM TABLET						10 GRAM TABLET	10 GRAM TABLET
1 GALLON CAN PLANTS	3 GALLON CAN PLANTS	5 GALLON CAN PLANTS	7 GALLON CAN PLANTS	LARGE TREES OR B & B TREES	MATURE PALMS	WELL ROOTED LINERS	SMALL GROUNDCOVERS OR PERENNIALS
1 TABLET	2 TABLETS	3 TABLETS	4 TABLETS	TREES: 5 TABLETS/EA. 1/2" OF CALIPER SHRUBS: 1 TABLET FOR EA. 1' OF HEIGHT	10 TABLETS PER PALM	1 TO 2 TABLETS EACH	1 TABLET EACH

AGRIFORM 20-10-5 PLANTING TABLETS AS MANUFACTURED BY:
SIERRA CHEMICAL COMPANY
1001 YOSEMITE DRIVE
MILPITAS, CA 95035

NOTE: LANDSCAPE ARCHITECT MAY MAKE A RANDOM SAMPLING OF PLANT PITS TO DETERMINE THE UNIFORMITY OF APPLICATION.

FERTILIZATION - TREES, SHRUBS AND GROUNDCOVERS

NOT TO SCALE

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811 Know what's below. Call before you dig.

SUNSHINE STATE ONE CALL OF FLORIDA, INC.

NOTE:

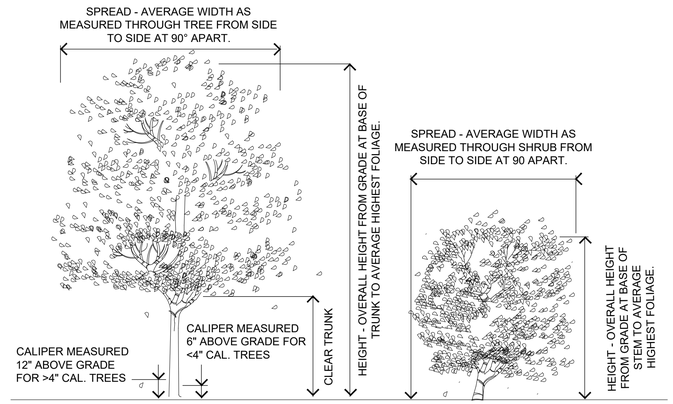
1. THIS CONTRACT IS SUBJECT TO THE RULES AND REGULATIONS OF GRADES AND STANDARDS FOR NURSERY PLANTS AS PUBLISHED BY THE DIVISION OF PLANT INDUSTRY, FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES.
2. ALL PLANTS NOT LISTED IN GRADES AND STANDARDS FOR NURSERY PLANTS, PUBLISHED BY THE DIVISION OF PLANT INDUSTRY, SHALL CONFORM TO A FLORIDA NO. 1 AS TO: 1. HEALTH AND VITALITY, 2. CONDITION OF FOLIAGE, 3. ROOT SYSTEM, 4. FREEDOM FROM PEST OR MECHANICAL DAMAGE, 5. HEAVILY BRANCHED AND DENSELY FOLIATED ACCORDING TO THE ACCEPTED NORMAL SHAPE OF THE SPECIES OR SPORT.
3. AT THE CONCLUSION OF THIS PLANTING, IF THE LANDSCAPE ARCHITECT OR OWNER HAS REASON TO BELIEVE THAT THE PLANTS ARE NOT OF THE SPECIFIED GRADE, HE WILL REQUEST A REGRADING INSPECTION BY THE DIVISION OF PLANT INDUSTRY, AND SUCH EVIDENCE WILL BE THE BASIS FOR REQUESTING REPLACEMENT OF PLANTS AND FOR LEGAL OR OTHER ACTION TAKEN BY THE DIVISION OF PLANT INDUSTRY ACCORDING TO LAW, SHOULD THIS BECOME NECESSARY.

IMPORTANT NOTE:

ALL TREES, PALMS AND B&B MATERIAL SHALL BE PLANTED AS FOLLOWS:

1. DIG HOLE.
2. SPRINKLE TERRASORB EVENLY OVER BACKFILL SOIL NEXT TO HOLE SO THAT TERRASORB WILL THOROUGHLY MIX WITH SOIL DURING BACKFILLING OPERATIONS.
3. BACKFILL WITH 4" OF SOIL AND PREPARE SHELF FOR ROOTBALL TO SET ONTO.
4. PLACE ROOTBALL IN HOLE AND STRAIGHTEN TREE.
5. BACKFILL 25% OF DEPTH. WATER AND TAMP IN WHILE MAINTAINING THE STRAIGHTENED TREE.
6. BACKFILL TO 50% DEPTH. WATER AND TAMP IN WHILE MAINTAINING THE STRAIGHTENED TREE.
7. BACKFILL TO 75% DEPTH. WATER AND TAMP IN WHILE MAINTAINING THE STRAIGHTENED TREE.
8. BACKFILL THE REST AND THOROUGHLY WATER IN TREE MAKING SURE THE TRUNK IS DIRECTLY PERPENDICULAR TO THE FINISHED GRADE.

NOTE:
ANY DEVIATION FROM THE ABOVE PROCESS WILL NOT BE CONSIDERED AS PER INDUSTRY STANDARDS AND WILL BE CAUSE FOR REJECTION OF THE WORK.

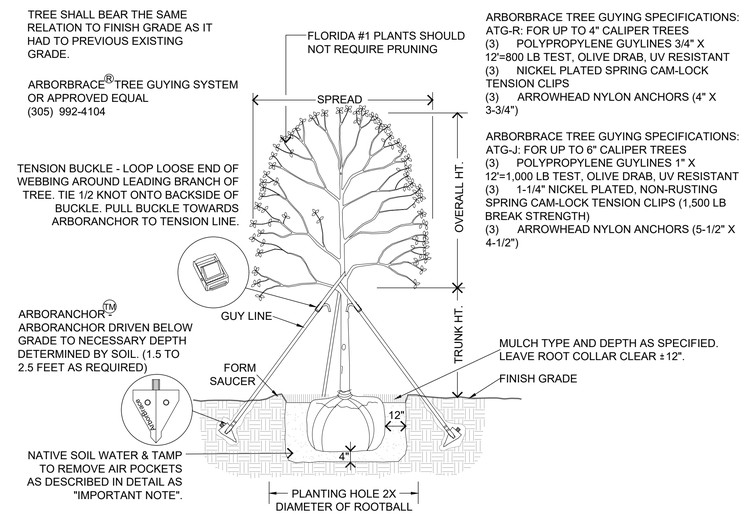


TREES WITH SHARP 'V' SHAPED BRANCHING AT THE TRUNK SHALL NOT BE ACCEPTED.

REFER TO SPECIFICATIONS FOR OTHER NOMENCLATURE, ABBREVIATIONS AND QUALITY REQUIREMENTS.
EXAMPLES:
HEIGHT x SPREAD
HEIGHT x SPREAD - CALIPER

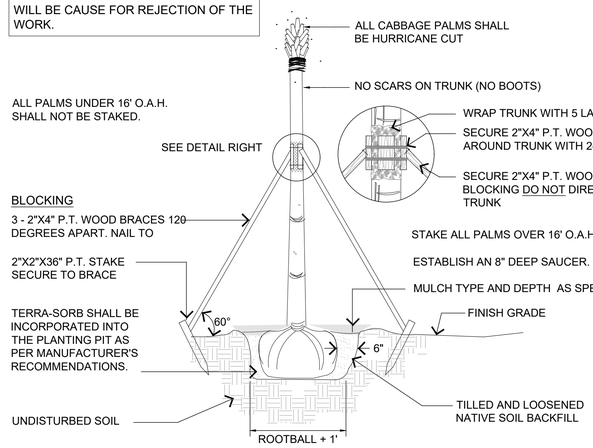
TREE AND SHRUB SIZING SPECIFICATION

NOT TO SCALE



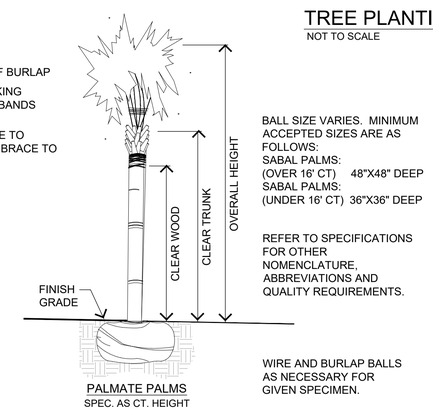
TREE PLANTING, STAKING AND PRUNING

NOT TO SCALE



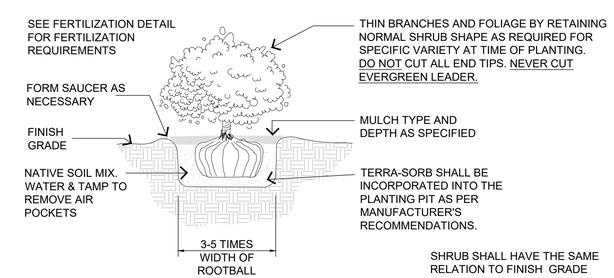
PALM PLANTING AND STAKING DETAIL

NOT TO SCALE



PALM SIZING SPECIFICATIONS

NOT TO SCALE



SHRUB SHALL HAVE THE SAME RELATION TO FINISH GRADE AS IT HAD TO PREVIOUS EXISTING GRADE.

SHRUB / GROUNDCOVER PLANTING

NOT TO SCALE

SITE DEVELOPMENT PLANS FOR:

Commercial Residential Aluminum

VENICE, FL

PROJECT NO.	2022-15
SCALE	AS SHOWN
DATE	02-08-2022
DRAWN BY	PJS
ISSUED	03-04-2022

REVISIONS

NO.	DESCRIPTION	INIT.	NO.	DESCRIPTION	INIT.

REGISTERED LANDSCAPE ARCHITECT PHILLIP J. SMITH 1096 STATE OF FLORIDA

Digitally signed by Phillip J Smith
DN: c=US, o=David W. Johnston Associates, ou=A01410C000001717DE0C4090000038A, cn=Phillip J Smith
Date: 2022.07.11 09:15:47 -04'00'

PHILLIP J. SMITH RLA #1096

dwja LANDSCAPE ARCHITECTS
DAVID W. JOHNSTON ASSOCIATES
630 S. ORANGE AVE. SUITE 202 • SARASOTA, FL 34236 • (941) 366-3159

PLANTING DETAILS

L-04

ACAD DWG

DIVISION 2 - SITE WORK
SECTION 0221
FINISH GRADING

I. GENERAL

1. SCOPE
   1. FURNISH ALL LABOR, MATERIAL, AND EQUIPMENT NECESSARY TO SHAPE, MOLD, AND FINISH GRADE ALL FEATURES OF THE PROJECT.
      A. INCLUDE ALL KILLING REMOVAL OF VEGETATIVE GROWTH AND HAND WORK NECESSARY TO ESTABLISH FINISH GRADE INCLUDING UNDER ANY EXISTING TREES.
      B. KILL AND ELIMINATE ANY AND ALL UNWANTED VEGETATIVE GROWTH FROM TOPSOIL AND SUBSOIL BY APPROVED MEANS, AND BEFORE PLANTING.
      C. CONSTRUCT BERMS TO ELEVATIONS SHOWN, AND PERFORM ALL GRADING, INCLUDING ROUGH GRADING (2" +/-) BEFORE IRRIGATION INSTALLATION, AND FINISHED GRADING PRIOR TO PLANTING.
      D. LIGHTLY SCARIFY TOPSOIL INTO SURFACE OF SUBGRADE. REMOVE EXTRANEOUS MATTER MEASURING ONE INCH (1") OR LARGER IN ANY DIMENSION.
   2. MATERIAL SHALL INCLUDE FILL AND TOPSOIL APPROPRIATELY THROUGHOUT THE PROJECT.

II. EXECUTION

1. BERMS AND GRADED AREAS
   1. ALL BERMS AND GRADED AREAS SHALL BE BUILT IN ACCORDANCE WITH THE SITE DEVELOPMENT PLANS AND DETAILS. FINISH GRADING OPERATIONS SHALL BRING ALL BERMS AND GRADED AREAS TO A FINAL GRADE POSITION SO AS NOT TO INHIBIT POSITIVE DRAINAGE.
   2. THE SITE DEVELOPMENT PLANS SHOW EARTH BERM LOCATIONS. THE CONTRACTOR SHALL SUPPLY SUFFICIENT SECOND CUT CLEAN FILL MATERIAL TO PROVIDE A FINISH GRADE AS REPRESENTED ON THE PLANS. QUANTITIES OF SOIL GIVEN REPRESENT APPROXIMATE FINISH VOLUMES COMPACTED IN PLACE.
   3. BERMS SHALL BE SO SHAPED THAT THEIR LINES AND SLOPES WILL BLEND WITH THE SURROUNDING CONTOURS. THE MOUNDS AND VALLEYS OF THE BERMS SHALL BE SCULPTURED INTO SMOOTH UNDULATING SHAPES WITHOUT 'BIRD-BATHS'.
   4. IN ORDER TO DEVELOP AESTHETICALLY PLEASING BERMS, THE ARCHITECT RESERVES THE RIGHT TO MAKE MINOR ADJUSTMENTS IN SHAPE AND CONTOURING AT ANY TIME DURING CONSTRUCTION.
   5. FINISH GRADING OF BERMS SHALL BE DONE BY A WHEEL TRACTOR AND SHALL INVOLVE THE PUSHING AND BACK-BLADING OF SMALL AMOUNTS OF MATERIAL IN A REPETITIVE OPERATION.
   6. UNIFORMLY FINE GRADE AREAS WITHIN GRADING LIMITS INCLUDING TRANSITION AREAS. SMOOTH FINISHED SURFACE WITHIN SPECIFIED TOLERANCE (MINIMUM 3% SLOPE), COMPACT WITH UNIFORM LEVELS OR SLOPES BETWEEN POINTS WHERE ELEVATIONS ARE SHOWN, OR BETWEEN SUCH POINTS AND EXISTING GRADES.
   7. OBTAIN APPROVAL OF FINISHED GRADES BEFORE PROCEEDING WITH IRRIGATION, GRASSING AND PLANTING OPERATIONS. ELIMINATE IRREGULARITIES AND PONDING. LEAVE GRADE 1 1/2" BELOW CURB OR WALK.
   8. IF PLANTING AND MULCHING IS NOT COMMENCED IMMEDIATELY, PROTECT STOCKPILED OR SPREAD TOPSOIL FROM EROSION BY FORCE OR WIND, WATER, OR OTHER FORCE, RE-ESTABLISH ERODED, RUTTED, OR SETTLED GRADES TO PROPER FINISHED GRADE.
   9. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR REPAIRING, RE-GRADING, AND RE-SEEDING ANY AREAS COMPLETED BY THE GENERAL CONTRACTOR WHICH ARE DISTURBED BY THE WORK OF THIS CONTRACT.
   10. THE TILLED AREAS SHALL BE SETTLED, FINE GRADED, AND RAKED TO MEET APPROVED FINISHED GRADE. COARSE SOIL LUMPS, ROCKS, ROOTS, WEEDS AND DEBRIS NOT PASSING THROUGH A HAND RAKE SHALL BE REMOVED FROM THE SURFACE. THE SURFACE SHALL BE SMOOTH, FIRM, AND OF FINE TEXTURE IMMEDIATELY BEFORE SODDING.

III. INSPECTION AND APPROVAL

1. INSPECTION
   1. ALL FINISH GRADING OPERATIONS SHALL BE SUBJECT TO REGULAR INSPECTIONS BY THE ARCHITECT. BECAUSE THE CONTOURING OF THE PROJECT IS ESSENTIAL TO AN AESTHETICALLY PLEASING DEVELOPMENT THE ARCHITECT MAY MAKE MINOR ALTERATIONS DURING THE FINISH GRADING OPERATIONS.
2. APPROVAL
   1. ALL FINISH GRADING OPERATIONS SHALL BE SUBJECT TO THE APPROVAL OF THE ARCHITECT PRIOR TO BEGINNING THE INSTALLATION OF THE IRRIGATION SYSTEM. POSITIVE DRAINAGE IS A FUNCTION OF FINISH GRADING AND WILL BE GUARANTEED BY THE CONTRACTOR. FOLLOWING THE INSTALLATION AND BACKFILLING OF THE IRRIGATION SYSTEM A DRAINAGE CHECK MAY BE CONDUCTED BY NATURAL OR MAN MADE CIRCUMSTANCES. ANY POSITIVE DRAINAGE FAULTS WILL BE CORRECTED AND A NEW FINISH GRADE ESTABLISHED.

END SECTION 2-0221

DIVISION 2 - SITE WORK
SECTION 0270
LANDSCAPE - GENERAL

I. SCOPE:
   1. THE WORK EMBRACED UNDER THIS CONTRACT INCLUDES SUPPLYING AND PLACING OF ALL MATERIALS AS LISTED IN THE SPECIFICATIONS AND ON THE PLANS IN ACCORDANCE WITH SOUND INDUSTRY PRACTICE. ALL LABOR, EQUIPMENT, TOOLS, PLANT MATERIAL AND MISCELLANEOUS ITEMS CALLED FOR HEREIN OR REQUIRED FOR SATISFACTORY COMPLETION OF THE WORK, SHALL BE FURNISHED AND INSTALLED BY THE CERTIFIED LANDSCAPE CONTRACTOR OR LICENSED IRRIGATION SUBCONTRACTOR.
   2. CONTRACTORS SHALL BE RESPONSIBLE FOR SECURING ALL NECESSARY LICENSES AND PERMITS, AND SHALL COMPLY IN ALL WAYS WITH FEDERAL, STATE AND LOCAL CODES.

II. INVESTIGATION OF SITE:
   1. ALL BIDDERS SHALL PERSONALLY EXAMINE THE SITE AND FULLY ACQUAINT THEMSELVES WITH ALL EXISTING CONDITIONS IN ORDER THAT NO MISUNDERSTANDING MAY ARISE AS TO THE CHARACTER OR AS TO THE EXTENT OF THE WORK TO BE DONE; AND LIKEWISE, IN ORDER TO ADVISE AND ACQUAINT THEMSELVES WITH ALL PRECAUTIONS TO BE TAKEN IN ORDER TO AVOID INJURY TO PERSONS AND PROPERTY.
   2. THE CONTRACTOR SHALL DETERMINE BY SITE INVESTIGATION ANY NECESSARY WORK NOT SPECIFICALLY CALLED FOR, BUT, NECESSARY TO SATISFACTORILY COMPLETE THE WORK. NO ADDITIONAL COMPENSATION WILL BE GRANTED BECAUSE OF ANY DIFFICULTIES WHICH MAY BE ENCOUNTERED ON THE SITE IN THE EXECUTION OR MAINTENANCE OF ANY PORTION OF THE WORK IF NOT IDENTIFIED AT THIS TIME.
   3. ANY DAMAGES TO UNDERGROUND OR ABOVE GROUND UTILITIES OR TO ANY PROPERTY OF THE OWNER OR OTHER CONTRACTOR SHALL BE REPAIRED OR REPLACED IMMEDIATELY AT THE RESPONSIBLE CONTRACTOR'S EXPENSE.
   4. ANY DAMAGE CAUSED TO UNDERGROUND INSTALLATIONS OF ANOTHER CONTRACTOR SHALL BE BACK CHARGED TO THAT CONTRACTOR IF SUCH INSTALLATIONS ARE NOT LOCATED IN ACCORDANCE WITH PLANS.

III. QUALIFICATIONS:
   1. ALL LANDSCAPE AND IRRIGATION CONTRACTORS WISHING TO BID THE PROJECT SHALL HAVE A MINIMUM OF FIVE YEARS EXPERIENCE SPECIALIZING IN THIS TYPE OF WORK IN THIS LOCATION AND HAVE ALL APPLICABLE LICENSES.
   2. INDIVIDUALS OR CORPORATIONS NOT ABLE TO MEET THIS REQUIREMENT MAY SUBMIT THEIR QUALIFICATIONS TO THE LANDSCAPE ARCHITECT DURING THE BIDDING PERIOD FOR REVIEW AND POSSIBLE QUALIFICATION.

IV. PERFORMANCE STANDARDS:
   1. ALL WORK SHALL BE PERFORMED BY COMPETENT AND SKILLED CRAFTSMEN. LABOR CREWS SHALL BE UNDER THE DIRECT CONTROL OF A SINGLE FOREMAN DESIGNATED AT THE BEGINNING OF THE WORK AND SKILLED IN READING BLUEPRINTS AND COORDINATION BETWEEN OFFICE AND JOB. WHILE LABOR CREWS MAY CHANGE, THE SAME FOREMAN WILL BE IN CHARGE THROUGHOUT THE JOB. CONTRACTOR SHALL REVIEW PLANS THROUGHOUT THE JOB. CONTRACTOR SHALL REVIEW PLANS AND SPECIFICATIONS WITH THE JOB FOREMAN TO INSURE COMPLETE UNDERSTANDING OF THE PROJECT.
   2. TOOLS SHALL NOT BE LEFT ON THE JOB SITE IN AN UNSAFE OR UNPROTECTED CONDITION.
   3. ALL OPEN EXCAVATIONS SHALL BE PROPERLY BARRICADED AND LIGHTED AT NIGHT.
   4. THE CONTRACTOR SHALL AT ALL TIMES KEEP THE PREMISES FREE FROM ACCUMULATION OF WASTE MATERIAL, SOIL, AND/OR RUBBISH CAUSED BY HIS EMPLOYEES OR WORK. THE CONTRACTOR SHALL CLEAN BEHIND HIS WORK IMMEDIATELY AND SHALL TAKE NECESSARY PRECAUTIONS TO KEEP CONCRETE, BRICK AND OTHER PAVING MATERIAL CLEAN OF SOIL. THIS SHALL INCLUDE THE USE OF DROP-CLOTHS, ETC. DAMAGE TO GRADES OR LAWNS SHALL BE REPAIRED IMMEDIATELY AND ALL DEBRIS AND EXCESS SOIL REMOVED BY RAKING.
   5. ALL STAKING AND LAYOUT OF PHYSICAL FEATURES SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT BEFORE CONSTRUCTION OR PLANTING IS STARTED. THE SAME SHALL APPLY TO THE ESTABLISHMENT OF PROPER GRADES AND LEVELS. ALL PLANTING BEDS SHALL BE ACCURATELY STAKED, SPRAYED OR FLAGGED IN ACCORDANCE WITH THE PLANS. CHANGES NECESSITATED BY BUILDING CHANGES, ETC., SHALL BE IN KEEPING WITH THE OVERALL CONCEPTS OF THE DESIGN. ANY BEDS DEVELOPED WITHOUT THE APPROVAL OF THE ARCHITECT SHALL, IF THEY DO NOT ACCURATELY REPRESENT THE PLAN AND/OR THE DESIGN CONCEPT, BE REDEVELOPED WITHOUT ADDITIONAL EXPENSE TO THE OWNER.
   6. MATERIAL SUCH AS GROUND COVERS, MULCH OR GRAVEL SHALL BE SPREAD IN THE SPECIFIED QUANTITY TO COVER THE AREA DESIGNED. NO ADDITIONAL MATERIALS SHALL BE USED IN SUCH AREAS WITHOUT THE APPROVAL OF THE ARCHITECT AND/OR OWNER.
   7. THE CONTRACTOR SHALL IN GOOD WORKMANLIKE MANNER, DO AND PERFORM ALL WORK AND FURNISH ALL SUPPLIES AND MATERIALS, MACHINERY, EQUIPMENT, FACILITIES AND MEANS, EXCEPT AS OTHERWISE EXPRESSLY SPECIFIED HEREIN, NECESSARY OR PROPER TO PERFORM AND COMPLETE ALL THE WORK REQUIRED BY THIS CONTRACT, WITHIN THE TIME SPECIFIED HEREIN, IN ACCORDANCE WITH THE PROVISIONS OF THIS CONTRACT AND SAID SPECIFICATIONS AND IN ACCORDANCE WITH THE PLANS, AND IN ACCORDANCE WITH THE DIRECTIONS OF THE ARCHITECT AS GIVEN FROM TIME TO TIME DURING THE PROGRESS OF THE WORK.

END OF SECTION 2-0270

DIVISION 2 - SITE WORK
SECTION 0280
LANDSCAPE DEVELOPMENT

I. GENERAL
   1. STAKING AND LAYOUT: ALL STAKING AND LAYOUT OF PHYSICAL FEATURES SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT BEFORE CONSTRUCTION OF PLANTING IS STARTED. THE SAME SHALL APPLY TO THE ESTABLISHMENT OF PROPER GRADES AND LEVELS. ALL PLANTING BEDS SHALL BE ACCURATELY STAKED, SPRAYED OR FLAGGED IN ACCORDANCE WITH THE PLANS. CHANGES NECESSITATED BY BUILDING CHANGES, ETC., SHALL BE IN KEEPING WITH THE OVERALL CONCEPTS OF THE DESIGN. ANY BEDS DEVELOPED WITHOUT THE APPROVAL OF THE LANDSCAPE ARCHITECT SHALL, IF THEY DO NOT ACCURATELY REPRESENT THE PLAN AND/OR THE DESIGN CONCEPT, BE RE-DEVELOPED WITHOUT ADDITIONAL EXPENSE TO THE OWNER.
   2. COMMENCEMENT OF WORK: WORK UNDER THIS CONTRACT SHALL COMMENCE NOT LESS THAN TEN (10) DAYS AFTER NOTICE TO PROCEED AND SHALL BE COMPLETE IN AN ORDERLY BUSINESS LIKE FASHION. ONCE WORK IS BEGUN IT SHALL CONTINUE ON CONSECUTIVE WORKING DAYS UNTIL WORK IS COMPLETED. SUNDAYS, SATURDAYS, HOLIDAYS AND STOPPAGES DUE TO FOUL WEATHER OR DELAYS CAUSED BY THE OWNER OR BUILDING CONTRACTOR SHALL BE EXCLUDED. UNNECESSARY DELAYS IN WORK MAY RESULT IN FORFEITURE OF PERFORMANCE BOND WHEN REQUIRED. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO IMMEDIATELY NOTIFY THE LANDSCAPE ARCHITECT IN WRITING, OF ANY STOPPAGES IN WORK DUE TO CIRCUMSTANCES BEYOND HIS CONTROL AND TO STATE THE TIME DURATION OF SUCH STOPPAGE.
   3. MAINTENANCE: THE CONTRACTOR IS ENTIRELY RESPONSIBLE FOR THE WORK UNTIL FINAL ACCEPTANCE. ONCE MATERIAL IS PLANTED, IT SHALL RECEIVE WATER EACH DAY FROM TIME OF PLANTING UNTIL FINAL INSPECTION - NOT TO INCLUDE SUNDAYS. WATERING SHALL BE DONE IN ACCORDANCE WITH SOUND NURSERY PRACTICE. WATER SHALL BE SUPPLIED BY THE OWNER, HOSES, ETC. BY THE CONTRACTOR, UNLESS OTHERWISE SPECIFIED FOR SPECIFIC JOB CONDITIONS. MAINTENANCE OF TURF AREAS SHALL ALSO INCLUDE MOWING TO MAINTAIN A HEALTHY CONDITION AND FOR AESTHETIC PURPOSES.
   4. COORDINATION OF WORK: THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETE COORDINATION OF PLANTING OPERATIONS WITH THE OTHER CONTRACTORS ON THE JOB. REPAIR OF DAMAGE TO PLANTS, GRADES, LAWNS, ETC., DURING INSTALLATION SHALL NOT BE CONSIDERED AS AN EXTRA, AND SHALL NOT BE CHARGEABLE TO THE OWNER. DAMAGE CAUSED BY OTHER CONTRACTORS WILL BE THE RESPONSIBILITY OF SAID CONTRACTORS.
   5. RIGHT TO REJECT: THE OWNER SHALL HAVE THE RIGHT, AT ANY STAGE OF THE WORK, TO REJECT ANY AND ALL WORK AND MATERIAL WHICH, IN HIS OPINION, MAY NOT MEET THE REQUIREMENTS OF THESE SPECIFICATIONS. REJECTED MATERIAL SHALL BE IMMEDIATELY REMOVED FROM THE SITE AND ACCEPTABLE MATERIAL SUBSTITUTED IN ITS PLACE.
   6. UNDERGROUND DEBRIS: SHOULD ANY OBJECTIONABLE MATERIAL SUCH AS CONCRETE, BRICKS, ROOTS OR OTHER DEBRIS BE ENCOUNTERED DURING LANDSCAPE INSTALLATION, THEY SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR. ALL OPEN EXCAVATIONS SHALL BE PROPERLY BARRICADED, AND LIGHTED AT NIGHT.
   7. ALL PLANT MATERIAL FURNISHED BY THE CONTRACTOR, UNLESS OTHERWISE SPECIFIED, SHALL BE FLORIDA #1 OR BETTER IN ACCORDANCE WITH GRADES AND STANDARDS FOR NURSERY PLANTS, STATE PLANT BOARD OF FLORIDA. THE LANDSCAPE ARCHITECT RESERVES ALL RIGHTS TO DETERMINE ACCEPTABILITY OF PLANT MATERIAL SUBMITTED FOR PLANTING.
   8. SUBSTITUTIONS: SUBSTITUTIONS WILL BE PERMITTED ONLY UPON SUBMISSION OF SUFFICIENT PROOF THAT ANY PLANT IS NOT OBTAINABLE AND UPON AUTHORIZATION OF THE LANDSCAPE ARCHITECT, UNDER NO CIRCUMSTANCES SHALL UNAUTHORIZED SUBSTITUTIONS BE INCLUDED IN THE BID PROPOSAL AND BREAKDOWN.
   9. CLEAN-UP: THE CONTRACTOR SHALL AT ALL TIMES KEEP THE PREMISES FREE FROM ACCUMULATION OF WASTE MATERIAL, SOIL, AND/OR RUBBISH CAUSED BY HIS EMPLOYEES OR WORK. CONTRACTOR SHALL CLEAN BEHIND HIS WORK IMMEDIATELY AND SHALL TAKE NECESSARY PRECAUTIONS TO KEEP CONCRETE, BRICK AND OTHER PAVING MATERIAL CLEAN OF SOIL. THIS SHALL INCLUDE THE USE OF DROP-CLOTHS, ETC. DAMAGE TO GRADES OR LAWNS SHALL BE REPAIRED IMMEDIATELY AND ALL DEBRIS AND EXCESS SOIL REMOVED. SHOULD THE CONTRACTOR FAIL TO KEEP THE PREMISES IN A CLEAN SATISFACTORY CONDITION, THE OWNER RESERVES THE RIGHT TO HIRE APPROPRIATE PERSONNEL TO PERFORM CLEAN-UP WORK AND BACK CHARGE THE CONTRACTOR FOR ALL COSTS INCURRED.
   10. ABBREVIATIONS:

c.w.	CLEAR WOOD
c.t.	CLEAR TRUNK
CL. (S)	CLUMP (S)
DBL.	DOUBLE
O.A.	OVER ALL (HEIGHT & WIDTH THE SAME)
O.A.H	OVER ALL HEIGHT
spr.	SPREAD
stms.	STEMS
STG. HTS.	STAGGERED HEIGHTS
HD. (S)	HEAD (S)
std.	STANDARD
f.o.w.	FAN ON WALL *
f.o.f.	FAN ON FENCE *
tks.	TRUNKS
esp.	ESPALIER
r.c.	ROOTED CUTTINGS
u.r.c.	UN-ROOTED CUTTINGS
o.c.	ON CENTER

   * NOTE:(F.O.W. & F.O.F.) FAN ON WALL AND FAN ON FENCE SHALL MEAN PROVIDING ALL NECESSARY HOOKS, MASONRY PLUGS, ETC., AND TYING AS REQUIRED TO BEGIN ESPALIER OF PLANTS SPECIFIED.
   11. COMPLETION AND ACCEPTANCE:
      1. COMPLETION OF THE WORK SHALL MEAN THE FULL AND EXACT COMPLIANCE AND CONFORMITY WITH THE PROVISIONS EXPRESSED OR IMPLIED IN THE DRAWINGS AND SPECIFICATIONS, AND ASSOCIATED CHANGE ORDER AS APPROVED BY THE LANDSCAPE ARCHITECT.
      2. FINAL INSPECTION SHALL BE MADE BY THE LANDSCAPE ARCHITECT AT THE REQUEST OF THE CONTRACTOR, AND SHALL BE PRIOR TO FINAL REQUEST FOR PAYMENT. ALL REQUIREMENTS OF THE SPECIFICATIONS SHALL APPLY UNTIL FINAL ACCEPTANCE OF THE WORK BY THE OWNER OR HIS REPRESENTATIVE. 3. THE ACCEPTABILITY OF ALL
      3. THE ACCEPTABILITY OF ALL MATERIAL, WORKMANSHIP, LABOR AND COMPLIANCE WITH THE SPECIFICATIONS, GRADES AND STANDARDS SHALL BE SOLELY DETERMINED BY THE LANDSCAPE ARCHITECT. LANDSCAPE ARCHITECT WILL PROVIDE WRITTEN NOTIFICATION TO THE CONTRACTOR AND OWNER OF ANY MATERIAL AND / OR WORKMANSHIP THAT IS BELIEVED TO BE AT A LEVEL OF QUALITY AND / OR PERFORMANCE BELOW THAT WHICH WAS SPECIFIED WITHIN THE CONTRACT DOCUMENTS.
   12. GENERAL GUARANTY: NEITHER THE FINAL CERTIFICATE OF PAYMENT NOR ANY PROVISION OF THE CONTRACT DOCUMENTS NOR PARTIAL OR ENTIRE OCCUPANCY OF THE PREMISES BY THE OWNER SHALL CONSTITUTE AN ACCEPTANCE OF WORK NOT DONE IN ACCORDANCE WITH THE CONTRACT DOCUMENTS OR RELIEVE THE CONTRACTOR OF LIABILITY IN RESPECT TO ANY EXPRESS WARRANTIES OR RESPONSIBILITY FOR FAULTY MATERIAL AND/OR WORKMANSHIP. THE CONTRACTOR SHALL REMEDY ANY DEFECTS IN THE WORK AND PAY FOR ANY DAMAGE TO OTHER WORK RESULTING THEREFROM which SHALL APPEAR WITHIN A PERIOD OF ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE OF THE WORK UNLESS A LONGER PERIOD IS SPECIFIED. THE GUARANTY PERIOD SHALL COMMENCE AT SUCH TIME AS THE LANDSCAPE ARCHITECT CERTIFIES THAT THE PROJECT HAS BEEN COMPLETED IN SUBSTANTIAL COMPLIANCE WITH THE CONTRACT DOCUMENTS. IN CERTAIN INSTANCES LIMITED, DEFINED AREAS OF THE PROJECT MAY BE RELEASED BY THE LANDSCAPE ARCHITECT FOR MAINTENANCE PURPOSES ONLY AND/OR FOR COMMENCEMENT OF THE GUARANTY PERIOD. SUCH PARTIAL RELEASES SHALL BE AT THE SOLE DISCRETION OF THE LANDSCAPE ARCHITECT.

RESPONSIBILITIES OF THE OWNER THROUGHOUT THE GUARANTY PERIOD SHALL BE AS FOLLOWS:
   1. MAINTAIN A REGULAR INSPECTION SCHEDULE OF ALL MATERIALS AND WORKMANSHIP INCLUDED WITHIN THE SCOPE OF THE CONTRACTED WORK.
   2. ESTABLISH NORMAL, REGULARLY SCHEDULED MAINTENANCE PROCEDURES FOR ALL AREAS OF WORK UNDERTAKEN BY THE CONTRACTOR. SUCH MAINTENANCE PROCEDURES AND FREQUENCY SHALL BE IN KEEPING WITH NORMAL INDUSTRY STANDARDS FOR THE SCOPE AND NATURE OF THE WORK INVOLVED.
   3. MAINTAIN A WRITTEN RECORD OF THE MAINTENANCE PROCEDURES UNDERTAKEN INCLUDING THE FREQUENCY OF ALL MAINTENANCE PERFORMED, RECORD OF PROBLEMS ENCOUNTERED AND SOLUTIONS.
   4. MONITOR ALL PLANT MATERIALS FOR PROPER SOIL MOISTURE CONTENT AND THE UNIFORMITY OF WATER APPLICATION OVER TIME, AS COMPENSATED FOR SEASONAL VARIATION AND LOCAL CLIMATE. APPLY LOCALIZED HAND WATERING AS NECESSARY TO ENSURE PROPER MOISTURE LEVELS FOR THE ESTABLISHMENT OF LARGER PLANT MATERIALS AND PLANTS IN UNIQUE MICRO-ENVIRONMENTS.
   5. PROVIDE WRITTEN NOTIFICATION TO THE CONTRACTOR AND THE LANDSCAPE ARCHITECT OF ANY MATERIAL AND/OR WORKMANSHIP THAT IS BELIEVED TO BE AT A LEVEL OF QUALITY AND/OR PERFORMANCE BELOW THAT WHICH WAS SPECIFIED WITHIN THE CONTRACT DOCUMENTS AND SUBJECT TO THE CONTRACTOR'S GUARANTY. SUCH NOTICE SHALL BE DELIVERED TO THE CONTRACTOR AND THE LANDSCAPE ARCHITECT VIA MAIL TO THEIR LAST KNOWN ADDRESS.

RESPONSIBILITIES OF THE CONTRACTOR THROUGHOUT THE GUARANTY PERIOD SHALL INCLUDE THE FOLLOWING:
   1. PRIOR TO FINAL ACCEPTANCE, THE CONTRACTOR SHALL PROVIDE THE OWNER WITH A WRITTEN MAINTENANCE SCHEDULE which ADDRESSES ALL ASPECTS OF THE WORK SCOPE AS COMPLETED UNDER THIS CONTRACT.
   2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MAINTENANCE OF ALL ITEMS WITHIN THE WORK SCOPE FOR THE ENTIRE COURSE OF THE CONTRACT UNLESS SPECIFICALLY NOTED OTHERWISE WITHIN THE CONTRACTOR DOCUMENTS.
   3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSPECTING THE PROJECT SITE AT REGULAR INTERVALS DURING THE GUARANTY PERIOD. THE FREQUENCY OF SUCH INSPECTIONS SHALL BE AT THE DISCRETION OF THE CONTRACTOR; HOWEVER, THE FREQUENCY SHALL BE SUCH THAT THE CONTRACTOR IS SATISFIED THAT HE CAN PERCEIVE POTENTIAL MAINTENANCE CONCERNS, NOTIFY THE OWNER AND PROTECT HIS INTERESTS IN THE GUARANTY OF MATERIALS AND WORKMANSHIP.
   4. FAILURE OF THE CONTRACTOR TO COMPLY WITH ANY OF THE ABOVE CONTRACTOR RESPONSIBILITIES SHALL BE CONSIDERED AS HIS ACCEPTANCE OF ALL MAINTENANCE SCHEDULES AND PROCEDURES AS BEING PERFORMED BY THE OWNER AND THE CONTRACTOR SHALL THEREBY FORFEIT HIS RIGHT TO DISPUTE ANY QUESTION ARISING AS TO GUARANTY OF SPECIFIC MATERIALS AND/OR WORKMANSHIP.
   5. ALL PLANT MATERIALS SHALL BE GUARANTEED TO BE ALIVE AND IN SATISFACTORY GROWTH, FLORIDA #1 GRADE OR BETTER, AS TO THEIR SPECIES, AT THE END OF THE GUARANTY PERIOD.
   6. GUARANTY PERIODS FOR PLANT MATERIALS SHALL BE AS FOLLOWS:
      GROUND COVERS & VINES - 12 MONTHS
      SHRUBS -12 MONTHS
      PALMS - 12 MONTHS
      TREES (INCLUDING MYRICA SPP.) - 12 MONTHS
   7. AT ANY TIME DURING THE GUARANTY PERIOD THE CONTRACTOR SHALL BE NOTIFIED IN WRITING AND REQUIRED TO REPLACE ALL PLANTS THAT ARE DEAD OR IN AN UNSATISFACTORY CONDITION OF GROWTH. ALL REPLACEMENTS AND RELATED REPLACEMENT COSTS SHALL BE AT THE CONTRACTOR'S EXPENSE, SHALL BE OF A LIKE SIZE AND KIND OF THE PLANTS AS ORIGINALLY SPECIFIED AND/OR REMOVED, AND, SHALL BE GUARANTEED FOR AN ADDITIONAL PERIOD OF TIME IN COMPLIANCE WITH THE ABOVE STATED GUARANTY PERIODS.
   13. ACTS OF GOD. ANY PLANT MATERIALS PROVIDED AND INSTALLED OR MATERIALS WHICH HAVE BEEN: PLANTED AND DAMAGED OR DESTROYED BY ANY PHENOMENA CONSIDERED AS AN ACT OF GOD, IE., HURRICANE WINDS, FIRE, FLOOD, FREEZE, RAIN, HAIL, ETC. SHALL, ACCORDING TO THE FLORIDA LAW, BELONG TO THE OWNER AND SHALL BE HIS RESPONSIBILITY. ANY MATERIALS WHICH HAVE BEEN PROVIDED AND INSTALLED OR PLANT MATERIALS WHICH HAVE BEEN PLANTED AND DAMAGED OR DESTROYED BY ACTS OF THEFT, VANDALISM OR TERRORISM SHALL BE REPLACED BY THE CONTRACTOR AT NO ADDITIONAL EXPENSE TO THE OWNER. MATERIALS STORED ON-SITE AS YET NOT PLANTED ARE NOT COVERED BY THIS CLAUSE AND ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

DIVISION 2 - SITE WORK
SECTION 0281
TOPSOIL AND FERTILIZERS

I. GENERAL

1. TOPSOIL TOPSOIL IS DEFINED AS 95% SAND WITH NOT MORE THAN 2% CLAY AND THE BALANCE LOAM MATERIAL. SAND IS DEFINED AS MATERIAL WHICH PASSES THROUGH NUMBER 270 AND NUMBER 10 SIEVE. TOPSOIL SHALL BE FREE FROM HARD CLODS, STIFF CLAY, HARDPAN, SODS, LARGE STONES, LIME, CEMENT, BRICKS, COAL ASHES, CINDERS, SLAG, CONCRETE, TAR OR ITS RESIDUE, TARRED PAPER, BOARDS, CLIPS, STICKS OR OTHER OBJECTIONABLE MATERIAL. TOPSOIL SHALL CONTAIN NO MORE THAN 5% LOAM OR SILT AND SHALL BE WEED FREE. THE CONTRACTOR IS RESPONSIBLE FOR PERFORMING PERCOLATION TO DETERMINE PERCOLATION RATES FOR AREAS OF THE SITE TO RECEIVE LANDSCAPING,IE., BEDS, HEDGE ROWS AND ALL TREE LOCATIONS LESS THAN 6" PER HOUR THE DRAINAGE CONTAINER SHALL INSTALL SUMPS TO PROVIDE DRAINAGE AT 6" PER HOUR SUMPS SHALL BE A MINIMUM OF 8" IN DIAMETER, SHALL BE 36" DEEP OR BREAK THROUGH CONFORMING LAYER WHICH EVER IS GREATER AND BACKFILLED WITH CLEAN BUILDERS SAND.
2. ROUGH GRADES TO BE FURNISHED BY OTHERS SHALL BE ASCERTAINED BY SITE INSPECTION PRIOR TO BIDDING.

II. MATERIALS

1. PEAT MOSS - PEAT MOSS SHALL CONSIST OF COARSE, PARTIALLY DECOMPOSED VEGETABLE MATTER OF NATURAL OCCURRENCE. IT SHALL BE MEDIUM BROWN IN COLOR, CLEAN, LOW IN CONTENT OF MINERAL AND WOODY MATERIAL, AND MILDLY ACID, AND SHALL BE SHREDDED AND FREE FROM ALL STONES AND TWIGS.
2. SAND - CLEAN, COARSE, UNGRADED, MEETING ASTM C33-55 REQUIREMENT FOR CONCRETE SAND.
3. BONEMEAL - COMMERCIAL BONEMEAL SHALL BE FINELY GROUND AND HAVE A MINIMUM ANALYSIS OF 4% NITROGEN AND 20% PHOSPHORIC ACID.
4. NATURAL ORGANIC FERTILIZER - SHALL BE A COMMERCIALLY NATURAL ORGANIC FERTILIZER 6-3-0 (ACTIVE SLUDGE), SUCH AS MILORGANITE. PRODUCED BY THE SEWERAGE COMMISSION, MILWAUKEE, WISCONSIN.
5. FERTILIZER AND LIME MATERIALS
   1. FERTILIZERS: ALL FERTILIZERS SHALL BE UNIFORM IN COMPOSITION FREE FLOWING AND SUITABLE FOR APPLICATION BY MECHANICAL SPREADER EQUIPMENT. FERTILIZERS SHALL BE DELIVERED TO THE SITE FULLY LABELED ACCORDING TO APPLICABLE STATE FERTILIZER LAWS. THE FOLLOWING INFORMATION SHALL BE SHOWN ON THE FERTILIZER BAG OR PACKAGE OR ON A TAG:

      1. NAME AND ADDRESS OF MANUFACTURER.
      2. NAME, BRAND OR TRADE MARK.
      3. NUMBER OF NET POUNDS OF READY MIXED MATERIAL IN THE PACKAGE.
      4. CHEMICAL COMPOSITION OR ANALYSIS.
      5. GUARANTEE OF ANALYSIS.

   IF A BRAND OR GRADE OF FERTILIZER IS DELIVERED IN THE BULK, A WRITTEN STATEMENT HAVING THE ABOVE LISTED INFORMATION MUST ACCOMPANY EACH LOAD.

   2. CUSTOM MIXED FERTILIZERS SHALL HAVE A WRITTEN STATEMENT CONTAINING THE FOLLOWING INFORMATION WITH EACH LOAD:
      1. WEIGHT OF EACH COMMERCIAL FERTILIZER USED IN THE CUSTOM MIXING.
      2. THE GUARANTEED ANALYSIS OF EACH COMMERCIAL FERTILIZER USED IN THE CUSTOM MIXING.
      3. TOTAL WEIGHT OF FERTILIZER DELIVERED IN EACH LOAD.
      4. THE MANUFACTURER OF EACH OF THE COMMERCIAL FERTILIZERS.
      5. GUARANTEED ANALYSIS OF EACH LOAD TO BE STATED AS FOLLOWS:
         1. % OF TOTAL NITROGEN.
         2. % OF TOTAL AVAILABLE PHOSPHORIC ACID.
         3. % OF TOTAL SOLUBLE POTASH.
      6. NAME AND ADDRESS OF THE PERSON SELLING THE FERTILIZER.
   3. FERTILIZER APPLICATION RATES SHALL BE DETERMINED BY SOIL TEST (UNDER UNUSUAL CIRCUMSTANCES WHERE THERE IS INSUFFICIENT TIME FOR A COMPLETE SOIL TEST, 30 POUNDS MILORGANITE FERTILIZER PER 1000 SQ. FT. CAN BE APPLIED.) SHALL BE DISTRIBUTED EVENLY OVER THE AREA TO BE SODDED.
   4. LIME: LIME MATERIAL SHALL BE GROUND LIMESTONE (HYDRATED OR BURNT LIME MAY BE SUBSTITUTED) WHICH CONTAINS AT LEAST 50% TOTAL OXIDES (CALCIUM OXIDE PLUS MAGNESIUM OXIDE). GROUND LIMESTONE SHALL BE GROUND TO SUCH FINENESS THAT AT LEAST 50% WILL PASS THROUGH A 100-MESH SIEVE AND 98% TO 100% WILL PASS THROUGH A MESH SIEVE.
      1. APPLICATION RATES FOR LIMING MATERIALS SHALL BE DETERMINED BY SOIL TESTS. (UNDER UNUSUAL CIRCUMSTANCES WHERE THERE IS INSUFFICIENT TIME FOR A COMPLETE SOIL TEST, LIME SHALL BE APPLIED AT A MINIMUM RATE OF 50 POUNDS OF GROUND LIMESTONE OF ITS EQUIVALENT PER 1000 SQ. FT.). LIME SHALL BE DISTRIBUTED UNIFORMLY OVER THE ENTIRE AREA TO BE SODDED.
   5. PH OF ALL TOPSOIL SHALL BE B

DIVISION 2 - SITE WORK
SECTION 0282
LAWNS - CONTINUED

3. SEEDING OPERATIONS:

1. IMMEDIATELY PRIOR TO SEEDING THE GROUND SHALL BE SCARIFIED AND RAKED TO PROVIDE A FRIABLE FINE TEXTURE.

2. SEED AREAS SHALL BE SEEDED WITH A MECHANICAL SPREADER AT THE RATE OF APPLICATION OF FIVE POUNDS PER ONE THOUSAND SQUARE FEET (10 LBS/1000 SQ. FT.) FOR BAHIA GRASSES. APPLICATION RATES FOR OTHER GRASSES SHALL BE SPECIFIED IN SUPPLEMENTAL SPECIFICATIONS.

3. AFTER SEEDING, ALL AREAS SHALL BE RAKED AND ROLLED TO SATISFAC~TORILY COVER SEED, AND THEN THOROUGHLY WATERED.

4. ALL SEED SHALL BE TILLED INTO SOIL TO A DEPTH OF 1/2" TO 1". THE PLANTED SEED BED SHALL BE ROLLED AND MULCHED WITH WEED FREE HAY OR STRAW AT A RATE OF 1 BALE/1000 SQ. FT. MIN.

5. MAINTAIN ALL SEEDED AREAS TO ESTABLISH A STAND OF BAHIA GRASS UNTIL FINAL ACCEPTANCE BY THE OWNER.

IV. GENERAL GUARANTY: NEITHER THE FINAL CERTIFICATE OF PAYMENT NOR ANY PROVISION OF THE CONTRACT DOCUMENTS NOR PARTIAL OR ENTIRE OCCUPANCY OF THE PREMISES BY THE OWNER SHALL CONSTITUTE AN ACCEPTANCE OF WORK NOT DONE IN ACCORDANCE WITH THE CONTRACT DOCUMENTS OR RELIEVE THE CONTRACTOR OF LIABILITY IN RESPECT TO ANY EXPRESS WARRANTIES OR RESPONSIBILITY FOR FAULTY MATERIAL AND/OR WORKMANSHIP. THE CONTRACTOR SHALL REMEDY ANY DEFECTS IN THE WORK AND PAY FOR ANY DAMAGE TO OTHER WORK RESULTING THEREFROM WHICH SHALL APPEAR WITHIN A PERIOD OF ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE OF THE WORK UNLESS A LONGER PERIOD IS SPECIFIED.

THE GUARANTY PERIOD SHALL COMMENCE AT SUCH TIME AS THE AR~CHITECT CERTIFIES THAT THE PROJECT HAS BEEN COMPLETED IN SUBSTANTIAL COMPLIANCE WITH THE CONTRACT DOCUMENTS. IN CERTAIN INSTANCES LIMITED, DEFINED AREAS OF THE PROJECT MAY BE RELEASED BY THE ARCHITECT FOR MAINTENANCE PURPOSES ONLY AND/OR FOR COMMENCEMENT OF THE GUARANTY PERIOD. SUCH PARTIAL RELEASES SHALL BE AT THE SOLE DISCRETION OF THE ARCHITECT.

RESPONSIBILITIES OF THE OWNER THROUGHOUT THE GUARANTY PERIOD SHALL BE AS FOLLOWS:

1. MAINTAIN A REGULAR INSPECTION SCHEDULE OF ALL MATERIALS AND WORKMANSHIP INCLUDED WITHIN THE SCOPE OF THE CONTRACTED WORK.

2. ESTABLISH NORMAL, REGULARLY SCHEDULED MAINTENANCE PROCEDURES FOR ALL AREAS OF WORK UNDERTAKEN BY THE CONTRACTOR. SUCH MAINTENANCE PROCEDURES AND FREQUENCY SHALL BE IN KEEPING WITH NORMAL INDUSTRY STANDARDS FOR THE SCOPE AND NATURE OF THE WORK INVOLVED.

3. MAINTAIN A WRITTEN RECORD OF THE MAINTENANCE PROCEDURES UNDERTAKEN INCLUDING THE FREQUENCY OF ALL MAINTENANCE PERFORMED, RECORD OF PROBLEMS ENCOUNTERED AND SOLUTIONS.

4. MONITOR ALL LAWN AREAS FOR PROPER SOIL MOISTURE CONTENT AND THE UNIFORMITY OF WATER APPLICATION OVER TIME, AS COMPENSATED FOR SEASONAL VARIATION AND LOCAL CLIMATE. APPLY LOCALIZED HAND WATERING AS NECESSARY TO ENSURE PROPER MOISTURE LEVELS FOR THE ESTABLISHMENT OF TURF IN UNIQUE MICRO-ENVIRONMENTS.

5. PROVIDE WRITTEN NOTIFICATION TO THE CONTRACTOR AND THE ARCHITECT OF ANY MATERIAL AND/OR WORKMANSHIP THAT IS BELIEVED TO BE AT A LEVEL OF QUALITY AND/OR PERFORMANCE BELOW THAT WHICH WAS SPECIFIED WITHIN THE CONTRACT DOCUMENTS AND SUBJECT TO THE CONTRACTOR'S GUARANTY. SUCH NOTICE SHALL BE DELIVERED TO THE CONTRACTOR AND THE ARCHITECT VIA MAIL TO THEIR LAST KNOWN ADDRESS.

RESPONSIBILITIES OF THE CONTRACTOR THROUGHOUT THE GUARANTY PERIOD SHALL INCLUDE THE FOLLOWING:

1. PRIOR TO FINAL ACCEPTANCE, THE CONTRACTOR SHALL PROVIDE THE OWNER WITH A WRITTEN MAINTENANCE SCHEDULE WHICH ADDRESSES ALL ASPECTS OF THE WORK SCOPE AS COMPLETED UNDER THIS CONTRACT.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MAINTENANCE OF ALL ITEMS WITHIN THE WORK SCOPE FOR THE ENTIRE COURSE OF THE CONTRACT UNLESS SPECIFICALLY NOTED OTHERWISE WITHIN THE CONTRACTOR DOCUMENTS.

3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSPECTING THE PROJECT SITE AT REGULAR INTERVALS DURING THE GUARANTY PERIOD. THE FREQUENCY OF SUCH INSPECTIONS SHALL BE AT THE DISCRETION OF THE CONTRACTOR; HOWEVER, THE FREQUENCY SHALL BE SUCH THAT THE CONTRACTOR IS SATISFIED THAT HE CAN PERCEIVE POTENTIAL MAINTENANCE CONCERNS, NOTIFY THE OWNER AND PROTECT HIS INTERESTS IN THE GUARANTY OF MATERIALS AND WORKMANSHIP.

4. FAILURE OF THE CONTRACTOR TO COMPLY WITH ANY OF THE ABOVE CONTRACTOR RESPONSIBILITIES SHALL BE CONSIDERED AS HIS ACCEPTANCE OF ALL MAINTENANCE SCHEDULES AND PROCEDURES AS BEING PERFORMED BY THE OWNER AND THE CONTRACTOR SHALL THEREBY FORFEIT HIS RIGHT TO DISPUTE ANY QUESTION ARISING AS TO GUARANTY OF SPECIFIC MATERIALS AND/OR WORKMANSHIP.

5. THE CONTRACTOR GUARANTEES ALL SOD AND/OR SEEDING TO BE ALIVE AND IN SATISFACTORY GROWTH AT THE END OF NINETY (90) DAYS, PROVIDING APPROPRIATE MAINTENANCE HAS BEEN PROVIDED BY THE OWNER. IF IMPROPER MAINTENANCE IS BEING PROVIDED THE CONTRACTOR SHALL NOTIFY THE OWNER IN WRITING, WITH A COPY TO THE ARCHITECT, AS TO WHAT STEPS ARE NECESSARY TO BE TAKEN.

6. ACCEPTANCE BY THE OWNER SHALL BE MADE AT SUCH TIME AS GRASSING OPERATIONS HAVE BEEN INSPECTED AND ACCEPTED BY THE ARCHITECT AND OWNER; SUBJECT TO IV. 1 ABOVE. ANY SEED AREAS OVER ONE FOOT SQUARE NOT COVERED BY TURF SHALL BE RE-SEEDED BY THE CONTRACTOR. ANY SODDED AREAS OVER ONE FOOT SQUARE THAT ARE DEAD OR DYING SHALL BE RE-SODDED BY THE CONTRACTOR. AT THE END OF THE NINETY (90) DAY GUARANTEE PERIOD A FINAL INSPECTION SHALL BE MADE BY THE ARCHITECT AS TO ACCEPTABILITY OF ALL LAWN AREAS.

END SECTION 2-0282

DIVISION 2 - SITE WORK
SECTION 0283
PLANTING

I. GENERAL

1. NOMENCLATURE: THE NAMES USED CONFORM TO THE NAMES GIVEN IN 'STANDARDIZED PLANT NAMES' EXCEPT IN CASES NOT COVERED BY THAT BOOK, IN WHICH CASE, THE NAMES CONFORM TO THE CUSTOMS OF THE TRADE.
2. SUMMARY OF MATERIALS LISTS: AN ITEMIZED LIST OF PLANTS IS SHOWN IN THE SPECIFICATIONS AND COMPLETE REQUIREMENTS FOR THESE PLANTS ARE A PART OF THIS SPECIFICATION.
3. ALL PLANT MATERIAL FURNISHED BY THE CONTRACTOR, UNLESS OTHERWISE SPECIFIED, SHALL BE FLORIDA NO. 1 OR BETTER, IN ACCORDANCE WITH GRADES AND STANDARDS FOR NURSERY PLANTS, STATE PLANT BOARD OF FLORIDA. THE LANDSCAPE ARCHITECT RESERVES ALL RIGHTS TO DETERMINE ACCEPTABILITY OF PLANT MATERIAL SUBMITTED FOR PLANTING. PALMS MUST MEET SPECIFICATIONS CONTAINED HEREIN, BUT NEED NOT NECESSARILY BE NURSERY GROWN STOCK.
4. ALL PLANT SIZES LISTED AND NOTED ON THE PLANS ARE 'MINIMUMS'. ALL PARTS OF THE PLANT SPECIFICATION INCLUDING CALIPER SIZES MUST BE MET AT THE TIME OF INSTALLATION.

II. MATERIALS

1. TREES AND PALMS: ALL TREES MUST HAVE A FULLY DEVELOPED FIBROUS ROOT SYSTEM, BE HEAVILY BRANCHED, OR IN THE CASE OF PALMS, HEAVILY FROND, FREE FROM ALL INSECTS, FUNGUS, AND OTHER DISEASES. ALL TREES AND PALMS SHALL BE BALLED AND BURLAPPED OR IN A CONTAINER, GROW BAG MATERIAL IS NOT ACCEPTABLE. ALL TREES AND PALMS SHALL HAVE A HABIT OF GROWTH THAT IS NORMAL FOR THE SPECIES. IN THE CASE OF TREES NAMED AS SPECIMEN ITEMS, THE LANDSCAPE ARCHITECT SHALL RETAIN THE RIGHT TO REJECT THEM WHEN THEY LACK PROPER LANDSCAPE ARCHITECTURAL CHARACTER, CALIPER, HEIGHT AND SPREAD AS CALLED FOR BY ITS USE ON THE PLAN. (THIS SHALL BE DETERMINED PRIOR TO PLANTING AT THE REQUEST OF THE LANDSCAPE CONTRACTOR.)
2. SHRUBS AND VINES: ALL SHRUBS AND VINES SHALL HAVE A FULLY DEVELOPED ROOT SYSTEM, AND SHALL FULFILL DIMENSIONAL REQUIREMENTS AND BE CONSIDERED NORMAL FOR THE SPECIES UNLESS STATED. SHRUBS AND VINES SHALL BE HEAVILY CANNED AND LEAFED FOLIAGE TO BASE AND SHALL BE FREE FROM INSECTS, DISEASES AND MUTILATIONS OF ANY NATURE. SELF-HEADING SHALL BE PLANTED IN WELL ROTTED MANURE IN PITS TWELVE INCHES (12") GREATER AT ALL DIMENSIONS THAN THE BALL OF THE PLANT. ALL ROOTED PLANTS SHALL BE PLANTED IN PITS TWELVE INCHES (12") GREATER THAN THE BALL OF THE PLANTS. DOMESTIC PEAT SHALL BE USED TO FILL THE CAVITY BETWEEN BALL AND PIT. SOIL AMENDMENTS SHALL BE ADDED TO INSURE PROPER ACIDIC REACTION OF SOIL. WHEN AZALEAS ARE PLANTED IN MASONRY PLANTERS OR PLANTING AREAS THE SIDES OF AREA SHALL BE LINED WITH .005 POLYETHYLENE TO PROTECT FROM ALKALINE NATURE OF MASONRY.
3. GROUNDCOVERS: ALL GROUNDCOVERS SHALL HAVE A STURDY FIBROUS ROOT SYSTEM, UNLESS UNROOTED CUTTINGS ARE CALLED FOR ON THE PLANS AND/OR SUMMARY OF MATERIALS, SHALL BE HEAVILY LEAFED AND MUST BE FREE OF ALL INSECTS, DISEASES AND INJURIES.

III. EXECUTION

1. DIGGING AND MOVING:
   1. B & B PLANTS: NO PLANT SHALL BE ACCEPTED WHEN THE BALL OF EARTH SURROUNDING ITS ROOTS HAS BEEN CRACKED OR BROKEN. THE DIAMETER OF THE BALL MUST BE SUFFICIENT TO ENCOMPASS THE FIBROUS AND FEEDING ROOT SYSTEM NECESSARY FOR THE MAXIMUM DEVELOPMENT OF THE PLANT.
   2. ONLY A MINIMUM OF FRONDS SHALL BE REMOVED FROM THE CROWN OF PALM TREES TO FACILITATE MOVING AND HANDLING. CLEAR TRUNK SHALL BE AS SPECIFIED AFTER THE MINIMUM OF FRONDS HAS BEEN REMOVED.
   3. PROTECTION AFTER DELIVERY: THE BALLS OF B & B PLANTS WHICH CANNOT BE PLANTED IMMEDIATELY ON DELIVERY SHALL BE COVERED WITH MOIST SOIL OR MULCH, OR EQUAL PROTECTION FROM DRYING WINDS OR SUN, AND KEPT MOIST.
   4. PROTECTION: TREES MOVED BY WINCH OR CRANE SHALL BE THOROUGHLY PROTECTED FROM CHAIN MARKS, GIRDLING OR BARK SLIPPAGE BY MEANS OF BURLAP, WOOD BATTENS OR OTHER APPROVED METHOD

2. PREPARATION OF GROUND PLANTING:
   1. NO PLANT PIT SHALL BE DUG OR PREPARED UNTIL THEIR LOCATIONS HAVE BEEN STAKED, SPRAYED OR FLAGGED ON THE GROUND AND APPROVED. ALL PLANT MATERIALS SHALL BE SUBJECT TO INSPECTION AT ANY TIME BY THE OWNER TO DETERMINE ADHERENCE TO QUALITY AND SIZE.
   2. CIRCULAR PITS WITH VERTICAL SIDES SHALL BE EXCAVATED FOR ALL PLANTS. DIAMETER OF PITS FOR TREES SHALL BE AT LEAST TWO FEET (2') GREATER THAN THE DIAMETER OF THE BALL. THE DEPTH OF PITS FOR TREES SHALL BE ENOUGH TO ACCOMMODATE THE BALL WHEN THE PLANT IS SET TO FINISH GRADE ALLOWING FOR SIX INCHES (6") COMPACTED PLANTING SOIL IN THE BOTTOM OF THE PIT.

3. PLANTING OPERATIONS:
   1. SETTING PLANTS: ALL PLANTS SHALL BE PLANTED IN PITS, CENTERED AND SET ON SIX INCHES (6") OF COMPACTED TOPSOIL TO SUCH A DEPTH THAT THE FINISH GRADE LEVEL AT THE PLANT AFTER SETTLEMENT WILL BE THE SAME AS THAT AT WHICH THE PLANT WAS GROWN. ALL PLANTING AREAS SHALL RECEIVE ADEQUATE FERTILIZATION WITH AGRIFORM TABLETS AS PER SCHEDULE IN PLANS. WATERING SHALL COMMENCE WITH BACKFILLING TO ELIMINATE ALL AIR POCKETS. NO BURLAP SHALL BE PULLED OUT FROM UNDER BALLS. ROOTS SHALL BE SPREAD IN THEIR NORMAL POSITION. ALL BROKEN OR FRAYED ROOTS SHALL BE CUT OFF CLEANLY. PLANTING SHALL BE SET SO THAT THE FINAL GRADE OF GROUND AROUND THE PLANTS SHALL CONFORM TO SURROUNDING GRADES.
   2. COORDINATION: THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETE COORDINATION OF PLANTING OPERATIONS WITH THE BUILDING CONTRACTOR AND ANY OTHER CONTRACTOR ON THE JOB. REPAIR OF DAMAGE TO PLANTS, GRADES, LAWNS, ETC., DURING INSTALLATION SHALL NOT BE CONSIDERED AS AN EXTRA, AND NOT CHARGEABLE TO THE OWNER. DAMAGE CAUSED BY OTHER CONTRACTORS WILL BE THE RESPONSIBILITY OF SAID CONTRACTOR.

4. PRUNING:
   1. THE AMOUNT OF PRUNING, UNLESS OTHERWISE DIRECTED BY THE LANDSCAPE ARCHITECT, 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 SHALL BE DONE IN SUCH A MANNER AS TO NOT CHANGE THE NATURAL HABIT OR SHAPE OF THE PLANT. ALL CUTS OVER ONE-HALF INCH (1/2") IN DIAMETER SHALL BE TREATED WITH AN APPROVED TREE PAINT.
   2. ALL TREES SHALL BE TRIMMED UP FOR CLEAR TRUNK, AS DIRECTED BY THE LANDSCAPE ARCHITECT. SUCH PRUNING IS FOR AESTHETIC CHARACTER AND SHALL BE DONE ONLY UNDER HIS DIRECTION.

5. WATERING:
   1. ALL PLANT MATERIAL SHALL BE WATERED IN AT THE TIME OF PLANTING, AND NOT LEFT TO DRY OUT UNTIL THE END OF THE DAY. THE AUTOMATIC IRRIGATION SYSTEM, IF SPECIFIED, DOES NOT REPLACE THE NEED FOR HANDWATERING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WATERING TO AVOID TRANSPLANT SHOCK.

6. CONTRACTORS RESPONSIBILITY FOR CONDITIONS OF PLANTINGS:
   1. THE CONTRACTOR'S SHALL ASSURE THAT THE PLANTS ARE KEPT ADEQUATELY WATERED, THAT THE GUY WIRES ARE KEPT TIGHT AND THE BRACES ADJUSTED AS NECESSARY, THAT ALL PLANTING AREAS AND BEDS ARE KEPT FREE OF WEEDS AND UNDESIRABLE PLANT GROWTH AND THAT THE PLANTS ARE FERTILIZED AS NECESSARY SO THAT THEY ARE HEALTHY, VIGOROUS AND UNDAMAGED AT THE TIME OF ACCEPTANCE. HIS RESPONSIBILITY FOR PROTECTION AGAINST MECHANICAL DAMAGE SHALL INCLUDE THE PROVIDING OF PROTECTION FROM VEHICLES, INCLUDING THE POSTING OF APPROVED WARNING SIGNS AND BARRICADES, AS MIGHT BE NECESSARY. HE SHALL REPAIR, RESTORE OR REPLACE ANY PLANTS OR PLANTING AREAS WHICH MIGHT BECOME DAMAGED AS A RESULT OF ANY NEGLIGENCE BY HIM IN COMPLYING WITH THESE REQUIREMENTS. AS A SPECIFIC REQUIREMENT OF THESE CONDITIONS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ASSURING THAT ALL PLANTS AT THE TIME OF FINAL INSPECTION, EXHIBIT THE CHARACTERISTICS AND QUALIFICATIONS REQUIRED FOR THE GRADE OF PLANT AS ORIGINALLY SPECIFIED.

END SECTION 2-0283

DIVISION 2 - SITE WORK
SECTION 0287
BEDDING PLANT SOIL PREPARATION

I. SCOPE: UNDER THIS ITEM, PERFORM ALL WORK NECESSARY FOR INSTALLING ANNUALS AS SHOWN ON THE DRAWINGS OR INFERABLE THEREFROM AND/OR AS SPECIFIED, IN ACCORDANCE WITH THE REQUIREMENTS OF THE CONTRACT DOCUMENTS.

II. MATERIALS: GENERAL - ADD OR SUBTRACT THE FOLLOWING MATERIALS FROM THE SOIL MIX PREPARATION AS SPECIAL SITE CONDITIONS MAY REQUIRE AND AS DETERMINED BY SOIL TESTS. SOIL SHALL HAVE A PH OF BETWEEN 5.0 AND 6.5.

10 LBS. DOLOMITE PER 100 SQ. FT. OF BEDDING AREA
5 LBS. MICROMAX PER 100 SQ. FT. OF BEDDING AREA
22 LBS. OSMOCOTE 14 14 14 PER 100 SQ. FT. OF BEDDING AREA
8 LBS. ELEMENTAL SULPHUR PER 1000 SQ. FT. OF BEDDING AREA
3" CANADIAN PEAT MOSS
MYCOR FLOWER BED INOCULANT BY PHC PRODUCTS, (ENDOMYCORRHIZAL).

III. EXECUTION: PRIOR TO PLANTING, THE SURFACE SHALL BE CLEARED OF ALL TRASH, DEBRIS, AND STONES LARGER THAN ONE INCH (1") IN DIAMETER, AND OF ALL ROOTS, BRUSH, WIRE, GRADE STAKES, AND OTHER OBJECTS, THAT WOULD INTERFERE WITH PLANTING OR MAINTENANCE OPERATIONS. APPLY CHEMICALS AND PEAT TO AREA. ROTOTIL CHEMICALS AND PEAT SIX INCHES (6") INTO SOIL. MULCH WITH CYPRESS MULCH AT TWO TO THREE INCHES (2" 3") DEEP.

PLANT ANNUALS; WATER TWO INCHES (2") PER DAY FOR THE FIRST TWO (2) WEEKS. SPRAY TWO (2) DAYS AFTER PLANTING AND TEN (10) DAYS AFTER WITH ORTHENE AND VIDATE. DO NOT APPLY ORTHENE OR VIDATE ON MUMS.

END SECTION 2-0287

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SITE DEVELOPMENT PLANS FOR:

Commercial Residential Aluminum

VENICE, FL

PROJECT NO.	2022-15
SCALE	AS SHOWN
DATE	02-08-2022
DRAWN BY	PJS
ISSUED	03-04-2022

REVISIONS

NO.	DESCRIPTION	INIT.	NO.	DESCRIPTION	INIT.

REGISTERED LANDSCAPE ARCHITECT PHILLIP J. SMITH 1096 STATE OF FLORIDA

Digitally signed by Phillip J Smith
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PLANTING SPECIFICATIONS

L-06

ACAD DWG