

TREVISO GRAND APARTMENTS

100% LANDSCAPE PLANS

Prepared For TRI of Treviso Grand LLC

November 7, 2017

⚠ Revised July 25, 2017

⚠ Revised September 11, 2017

PROPOSED CHANGES IN RED
ALL PROPOSED CHANGES ARE
INTERIOR LANDSCAPING.
NO CHANGES TO THE BUFFERS

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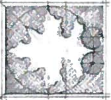
PLANNING & ZONING

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Date:	11/7/17
Drawn by:	JR
Reviewed by:	CH, JG
Job Number:	21741.3
Revision:	Date:
⚠	07.25.2017
⚠	09.11.2017

TREVISO GRAND APARTMENTS
City of Venice, Florida

TRI of Treviso Grand LLC
1000 Shorewood Drive, Suite 200



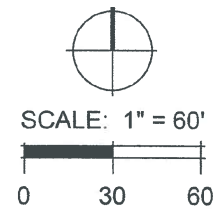
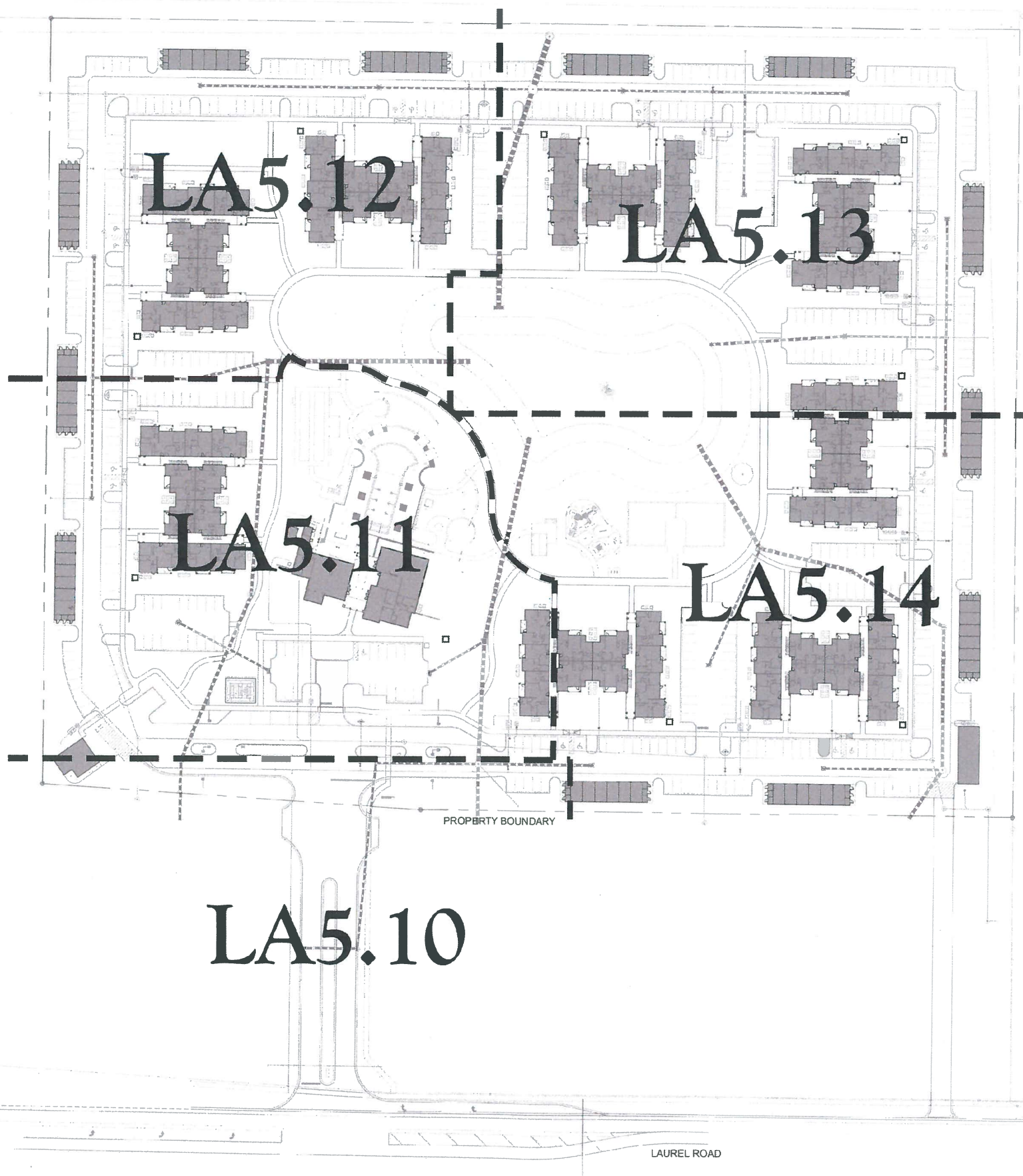
DIX-HITE
+ PARTNERS
150 W. JESSUP AVENUE
SUITE 407-667, 1177
TALLAHASSEE, FL 32301
TEL 904.887.1177
FAX 904.887.1179

100% LANDSCAPE PLANS

Cover Sheet

Sheet Number:
LA5.00

1/2" = 1'00'



Date:	11/7/17
Drawn by:	JR
Reviewed by:	GR, JR
Job Number:	217413
Revision:	Date:
1	07.25.2017

TREVISIO GRAND APARTMENTS
City of Venice, Florida
TRI of Treviso Grand LLC
1000 Shorewood Drive, Suite 200

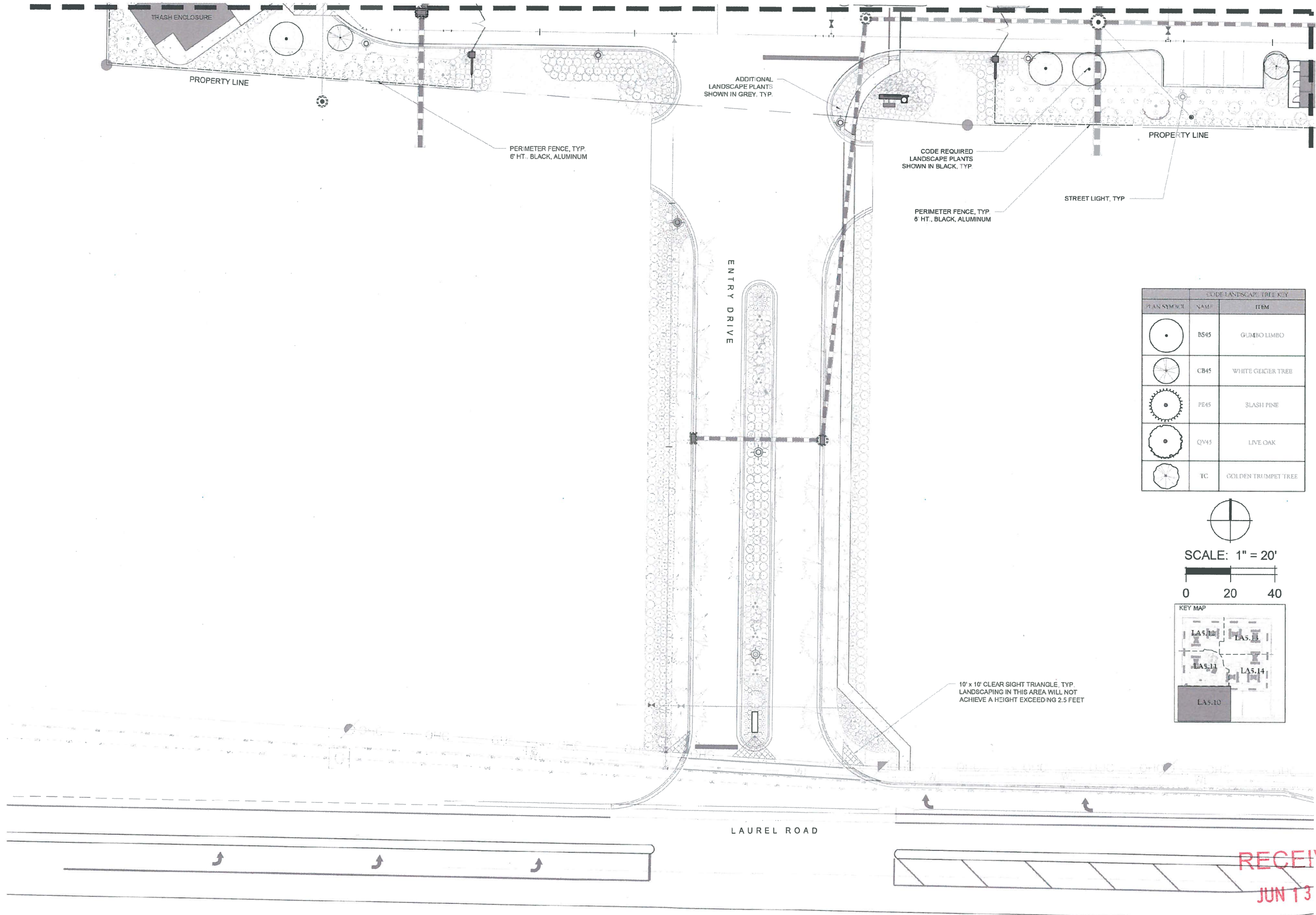
 **DIX HITE**
PARTNERS
430 W. JESSUP AVENUE
LOVELL, CO 80167-1777
TEL: 303.667.1777
FAX: 303.667.1779

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Code Landscape Key Sheet

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Sheet Number:
LA5.01

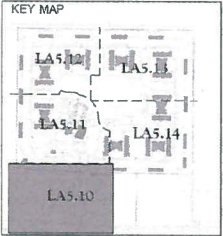
MATCHLINE: SEE SHEET LA5.11



CODE LANDSCAPE TREE KEY		
PLAN SYMBOL	NAME	ITEM
	BS45	GUMBO LIMBO
	CB45	WHITE GEIGER TREE
	PE45	SLASH PINE
	QV45	LIVE OAK
	TC	GOLDEN TRUMPET TREE



SCALE: 1" = 20'



MATCHLINE: SEE SHEET LA5.14

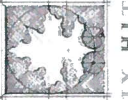
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City of Venice, Florida

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DIX HITE

1 PARTNERS
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Code Required Landscape

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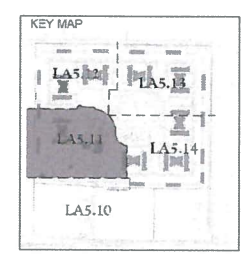
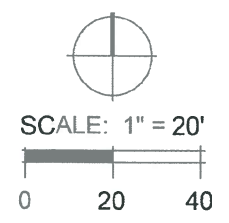
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Sheet Number:

LA5.10

Date:	11/7/17
Drawn by:	JR
Reviewed by:	CH, JG
Job Number:	217413
Revision:	Date:
1	07.25.2017
2	09.11.2017



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FAX 502.667.1774

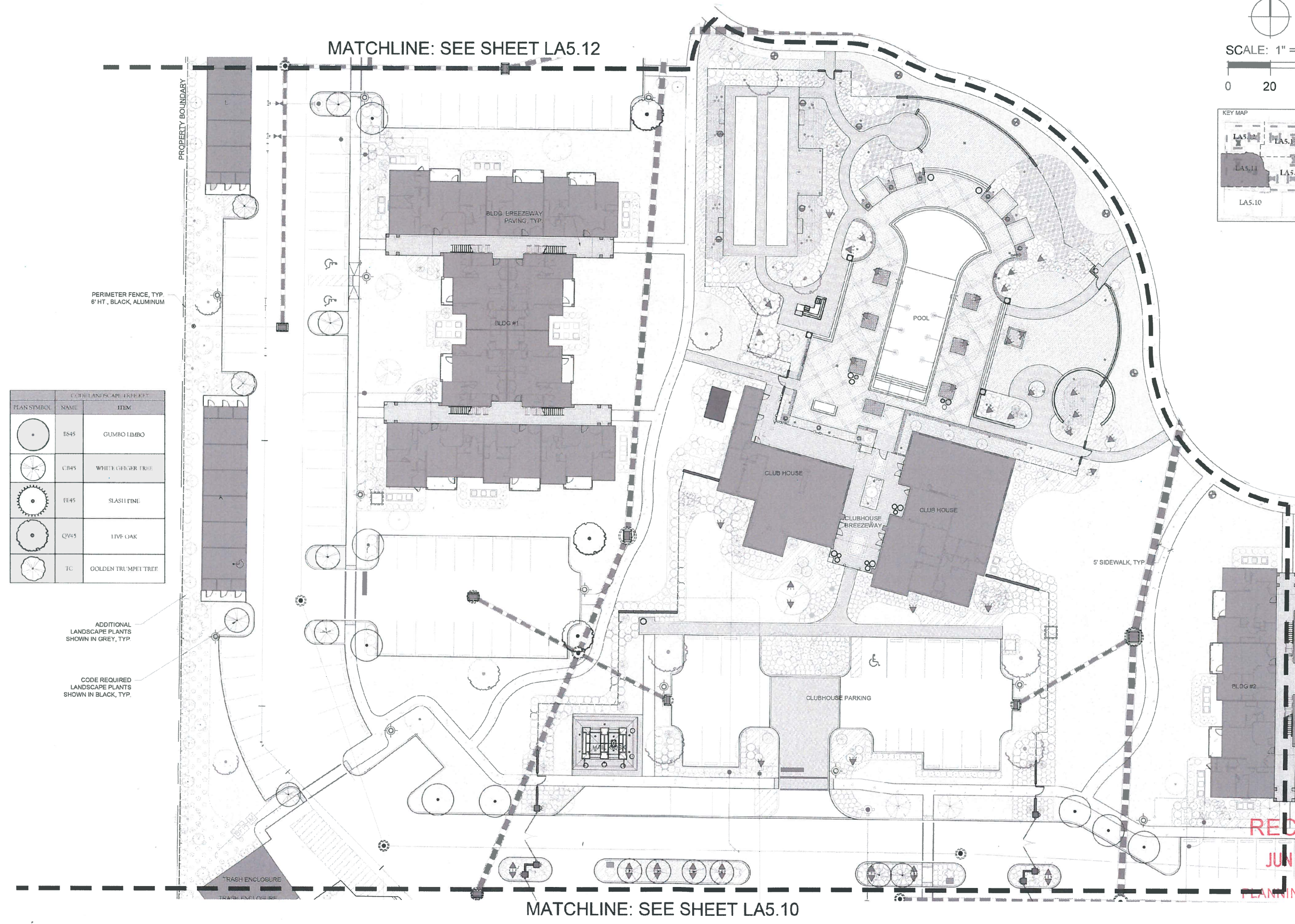
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Code Required Landscape

MATCHLINE: SEE SHEET LA5.14

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Sheet Number:
LA5.11



PLAN SYMBOL	NAME	ITEM
	BS45	GUMBO LIMBO
	CB45	WHITE GINGER TREE
	ET45	SLASH PINE
	QV45	LIVE OAK
	TC	GOLDEN TRUMPET TREE

PERIMETER FENCE, TYP.
6' HT. BLACK ALUMINUM

ADDITIONAL
LANDSCAPE PLANTS
SHOWN IN GREY, TYP.

CODE REQUIRED
LANDSCAPE PLANTS
SHOWN IN BLACK, TYP.

MATCHLINE: SEE SHEET LA5.10

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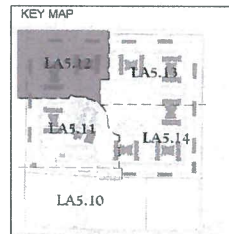
TREVISO GRAND APARTMENTS
City of Venice, Florida
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DIXIE PARTNERS
130 W. JESSUP AVENUE
LUTHER, AL 36267-1772
TEL: 205-667-1772
FAX: 205-667-1779

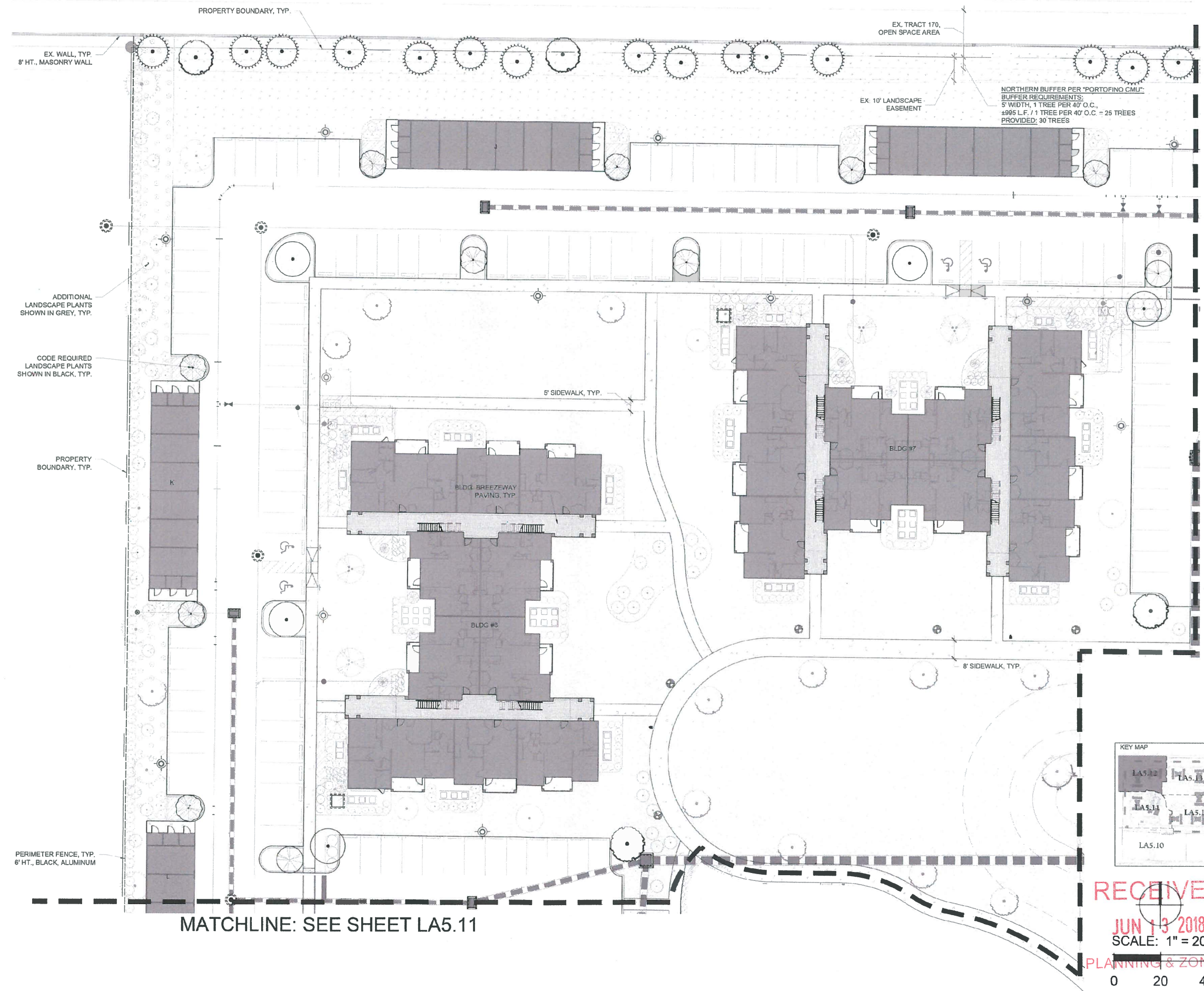
100% LANDSCAPE PLANS
Code Required Landscape

Sheet Number:
LA5.12

MATCHLINE: SEE SHEET LA5.13

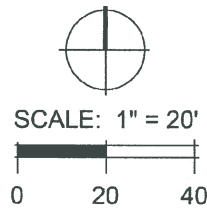
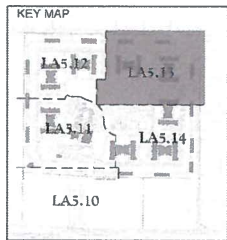


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SCALE: 1" = 20'
PLANNING & ZONING
0 20 40



MATCHLINE: SEE SHEET LA5.11

CODED LANDSCAPE TREE KEY		
PLAN SYMBOL	NAME	ITEM
	DS45	GUMBO LIMBO
	CB45	WHITE OHIA TREE
	PH45	SLASH PINE
	QV45	LIVE OAK
	LC	GOLDEN TRUMPET TREE



MATCHLINE: SEE SHEET LA5.12

CODED LANDSCAPE TREE KEY		
PLAN SYMBOL	NAME	ITEM
	RS45	GUMBO LIMBO
	CB45	WHITE GEIGER TREE
	PE45	SLASH PINE
	QV45	LIVE OAK
	TC	GOLDEN TRUMPET TREE

PROPOSED POND
BOTTOM = 2.00 (18,250 SF)
SLOPE BREAK = 8.00 (31,435 SF)
CWL = 10.00 (39,620 SF)
TOB = 14.00 (57,872 SF)

MATCHLINE: SEE SHEET LA5.14

Date:	11/7/17
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LA5.13

MATCHLINE: SEE SHEET LA5.13

PROPOSED POND
BOTTOM = 2.00 (18,250 SF)
SLOPE BREAK = 8.00 (31,435 SF)
CWL = 10.00 (39,620 SF)
TOB = 14.00 (57,872 SF)

8' SIDEWALK, TYP.
EX. 10' LIVE OAK
TREE TO REMAIN

EX. WALL, TYP.
8' HT., MASONRY WALL

BUFFER PER "PORTOFINO CMU":
BUFFER REQUIREMENTS:
5' WIDTH
PROVIDED: 5' WIDTH

BUFFER

PROPERTY BOUNDARY






EX. 15' LANDSCAPE
EASEMENT

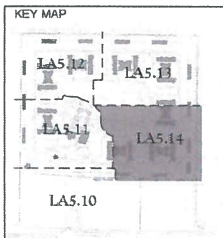
EX. 5' LANDSCAPE
EASEMENT

ADDITIONAL
LANDSCAPE PLANTS
SHOWN IN GREY, TYP.
CODE REQUIRED
LANDSCAPE PLANTS
SHOWN IN BLACK, TYP.

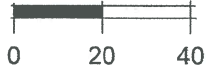
PERIMETER FENCE, TYP.
6' HT., BLACK ALUMINUM

PROPERTY BOUNDARY, TYP.

CODED LANDSCAPE TREE KEY		
PLAN SYMBOL	NAME	ITEM
	TS45	GUINLEA LIME
	CB45	WHEAT GRASS TREE
	PE45	SLASH PINE
	QV45	LIVE OAK
	TC	GOLDEN TRUMPET TREE



SCALE: 1" = 20'



MATCHLINE: SEE SHEET LA5.11

TREVISIO GRAND APARTMENTS
City of Venice, Florida

TRI of Treviso Grand LLC
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100% LANDSCAPE PLANS

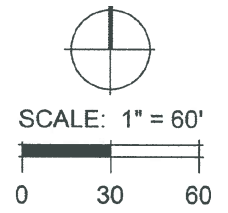
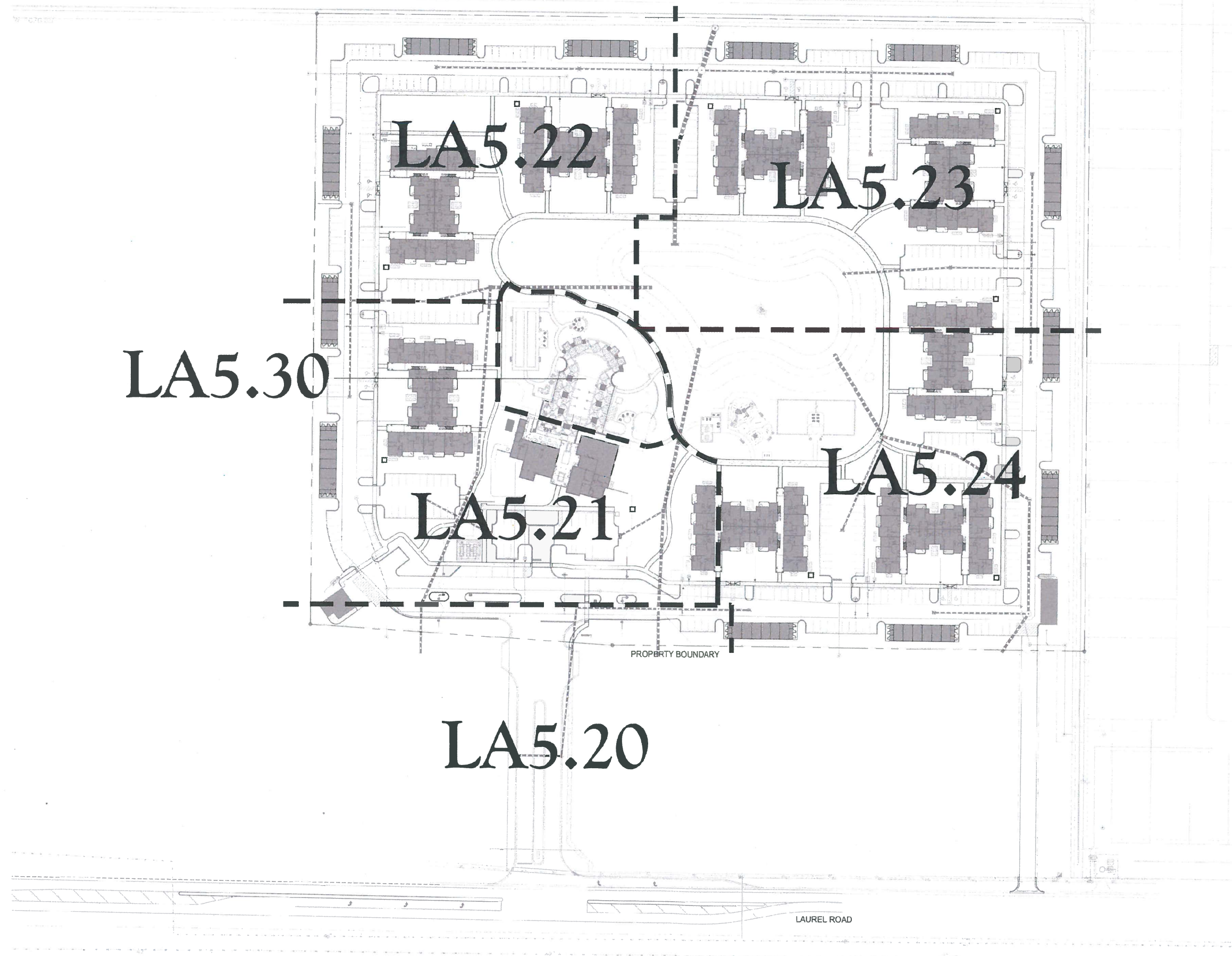
Code Required Landscape

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Sheet Number:

LA5.14



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Revision:	Date:
Δ	07.25.2017

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FAX: 407.667.1774

100% LANDSCAPE PLANS

Key Sheet

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LA5.02

MATCHLINE: SEE SHEET LA5.21

Date:	11/7/17
Drawn by:	JR
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PARTNERS
80 W. JEEBUP AVENUE
LAKE WORTH, FL 33464
TEL: 407.412.1727
FAX: 407.412.1779

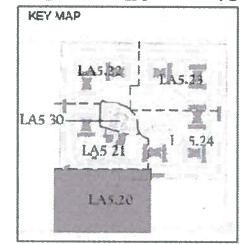
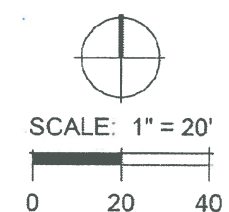
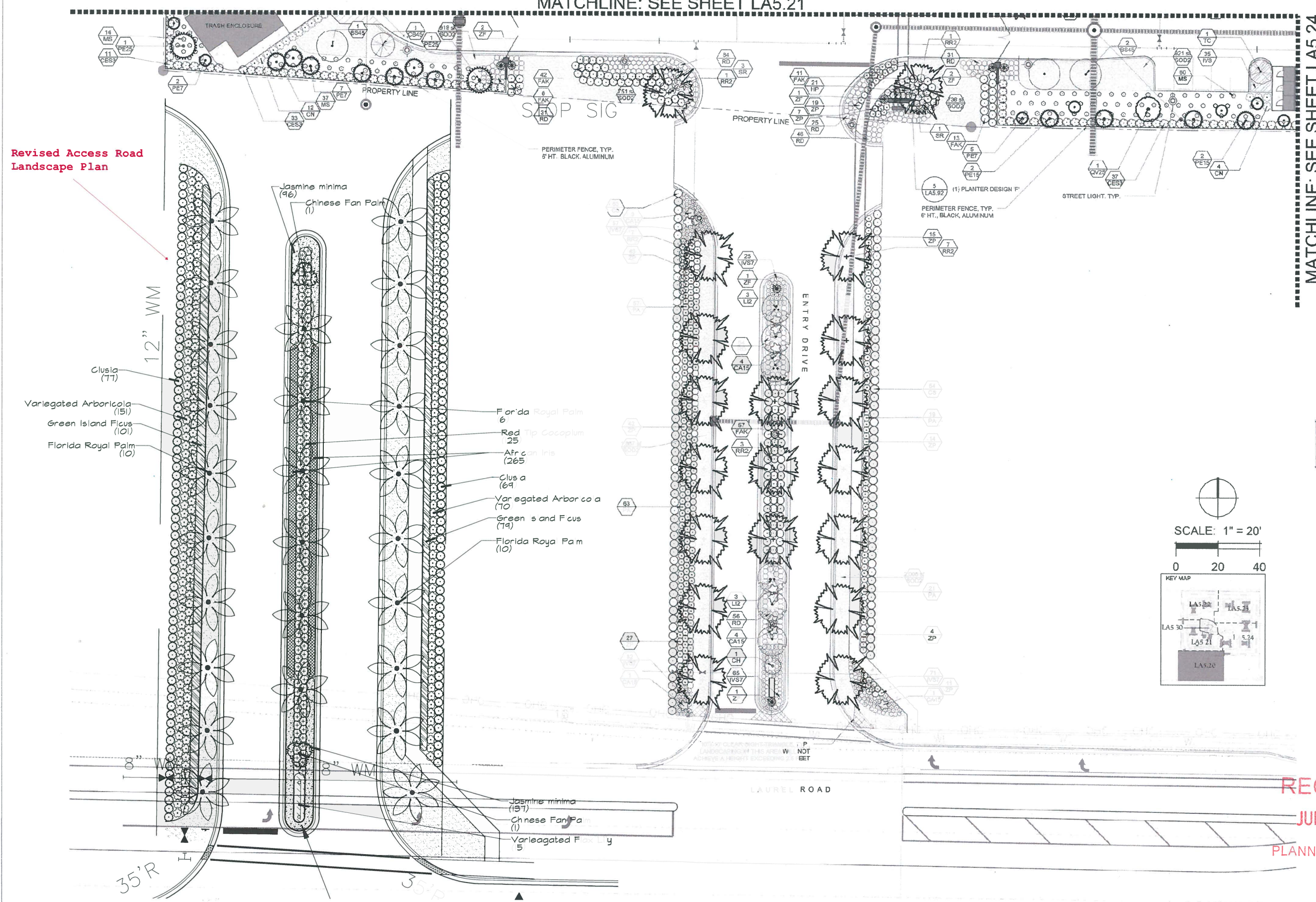
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Site Landscape Plans

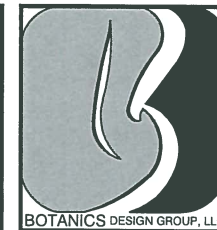
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Sheet Number:
LA5.20

Revised Access Road
Landscape Plan

MATCHLINE: SEE SHEET LA5.24

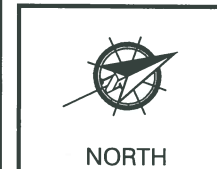




BOTANICS DESIGN GROUP, LLC
3027 Via San Marco Court
Fort Myers, FL 33905
BUS. LIC # LC26000503
WWW.BOTANICSDSIGNGROUP.COM
PH: 239-639-7151
EMAIL: JOSH@BOTANICSDSIGNGROUP.COM

SIGN AND SEALED BY:
REG. LA # 01750
JOSEPH KELLEY, RLA

REVISIONS	
DATE	DESCRIPTION
07.03.17	per client comments
01.10.18	per client comments



CLIENT NAME:
NAME: VANGUARD
CONTACT LOCATION:

PROJECT TITLE
TREVISO GRAND APARTMENTS
SARASOTA, FL
ENTRY LANDSCAPE DESIGN

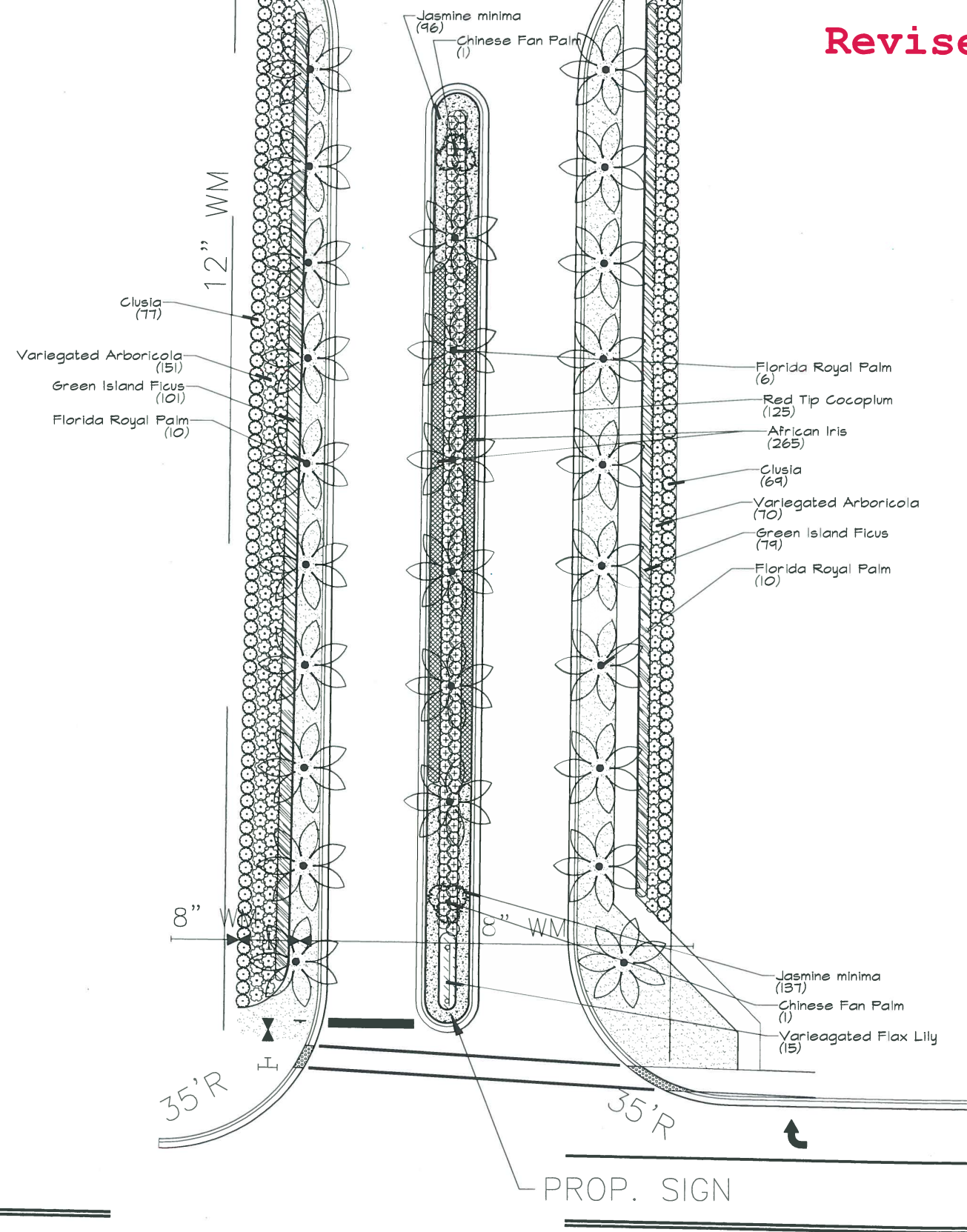
LA-1
DATE: 03/03/2017
DRAWN BY: BJM
SCALE: AS NOTED

PROP. STO
STOP SIGN

Revised Access Road Landscape Plans

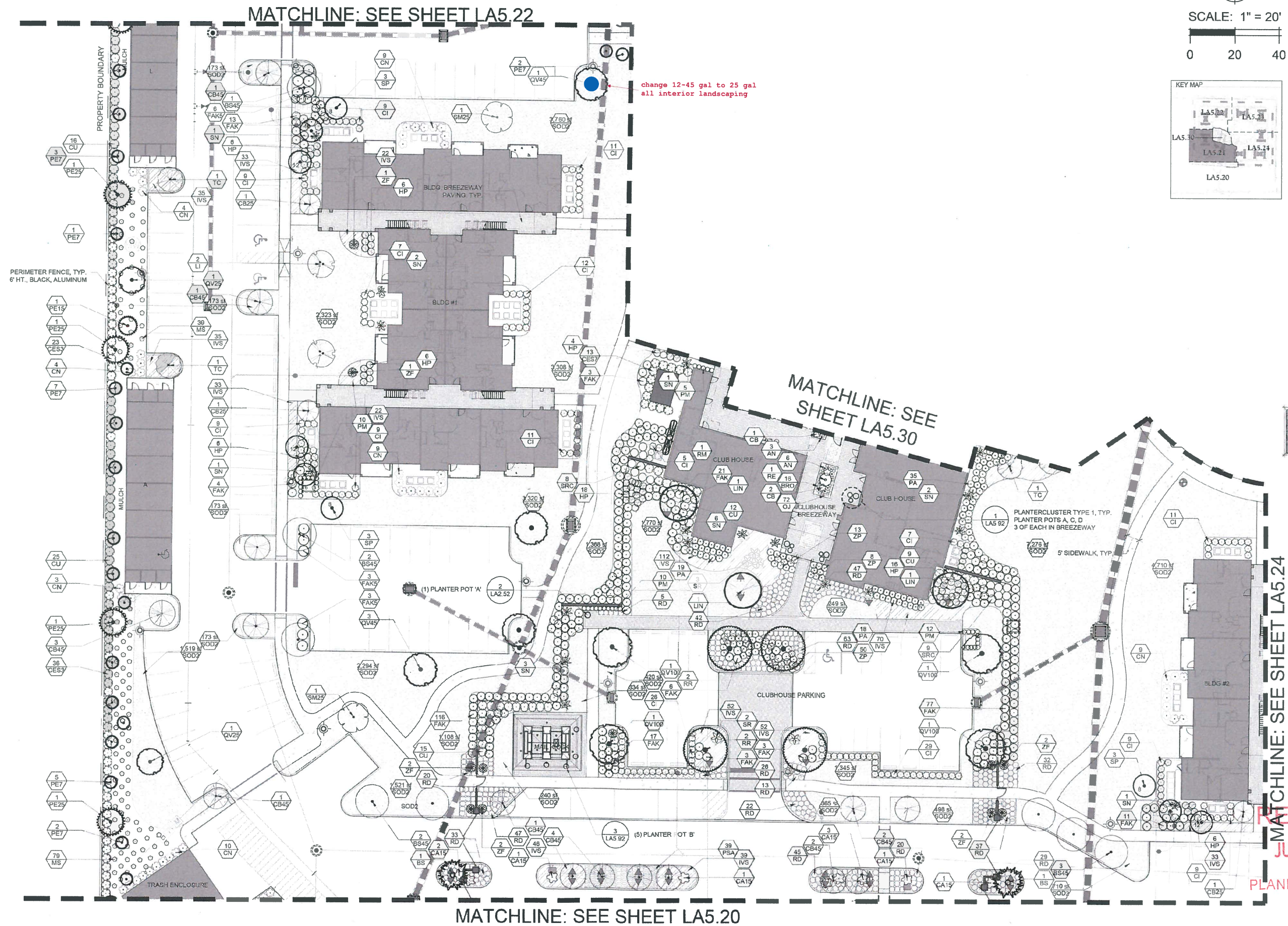
PLANT SCHEDULE

<u>PALM TREES</u>	<u>COMMON NAME</u>	<u>BOTANICAL NAME</u>	<u>CONT</u>	<u>SIZE</u>	
2	CHINESE FAN PALM	LIVISTONA CHINENSIS	10'-12' OA		
26	TRIPLE FLORIDA ROYAL PALM	ROYSTONEA ELATA	8' GW		
<u>SHRUBS</u>	<u>COMMON NAME</u>	<u>BOTANICAL NAME</u>	<u>CONT</u>	<u>NATIVE</u>	
125	RED TIP COCOPLUM	CHRYSOBALANUS ICACO 'RED TIP'	3 GAL	2'	
146	CLUSIA	CLUSIA GUTTIFERA	1 GAL		
221	VAREGATED ARBORICOLA	SCHEFFLERA ARBORICOLA TRINETTE	3 GAL		
<u>SHRUB AREAS</u>	<u>COMMON NAME</u>	<u>BOTANICAL NAME</u>	<u>CONT</u>	<u>NATIVE</u>	<u>SPACING</u>
15	VAREGATED FLAX LILY	DIANELLA TASMANICA 'VAREGATA'	1 GAL		30" O.C.
265	AFRICAN IRIS	DIETES VEGETA	1 GAL		18" O.C.
180	GREEN ISLAND FICUS	FICUS MICROCARPA GREEN ISLAND	3 GAL		30" O.C.
233	JASMINE MINIMA	TRACHELOSPERMUM ASIATICUM 'MINIMA'	1 GAL		18" O.C.
<u>GROUND COVERS</u>	<u>COMMON NAME</u>	<u>BOTANICAL NAME</u>	<u>UNITS</u>	<u>SPACING</u>	
4,250 SF	FLORITAM ST. AUGUSTINE SOD	STENOTAPHRUM SECUNDATUM 'FLORITAM'	SOD		
6,850 SF	MULCH - COCO BROWN				



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GRAPHIC SCALE
1"=12'-0"



TREVISO GRAND APARTMENTS
City of Venice, Florida

TRI of Treviso Grand LLC
1000 Shorewood Drive, Suite 200

DIX. WHITE


D.A. HARRIS & PARTNERS
350 W. JESSUP AVENUE
LONGWOOD, FLORIDA
TEL 407.667.1777
FAX 407.667.1779

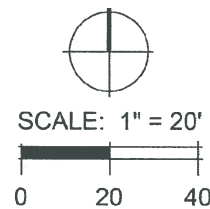
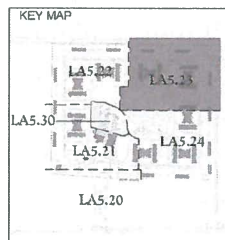
100% LANDSCAPE PLANS

Site Landscape Plans

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Sheet Number:
LA5.21

Date:	11/7/17
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Reviewed by:	CH, JG
Job Number	21741.3
Revision:	Date:
	07.25.2017



MATCHLINE: SEE SHEET LA5.22

PROPOSED POND
BOTTOM = 2.00 (15,250 SF)
SLOPE BREAK = 8.00 (31,435 SF)
CWL = 10.00 (39,620 SF)
TOB = 14.00 (57,872 SF)

MATCHLINE: SEE SHEET LA5.24

Date:	11/7/17
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DIX.HITE

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Site Landscape Plans

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Sheet Number:

LA5.23

MATCHLINE: SEE SHEET LA5.23

PROPOSED POND
BOTTOM = 2.00 (18,250 SF)
SLOPE BREAK = 8.00 (31,435 SF)
CWL = 10.00 (39,620 SF)
TOB = 14.00 (57,872 SF)

8' SIDEWALK, TYP.
EX. 10' LIVE OAK
TREE TO REMAIN

BUFFER PER "PORTOFINO CMU"
- BUFFER REQUIREMENTS:
5' WIDTH
PROVIDED 5' WIDTH

EX. WALL, TYP.
8' HT., MASONRY WALL

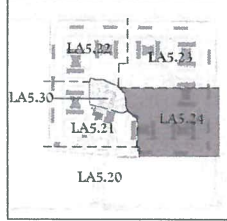
PROPERTY BOUNDARY

EX. 15' LANDSCAPE
EASEMENT

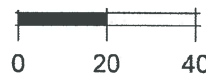
EX. 5' LANDSCAPE
EASEMENT

MATCHLINE: SEE SHEET LA5.30

KEY MAP



SCALE: 1" = 20'



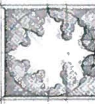
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100% LANDSCAPE PLANS

Site Landscape Plans

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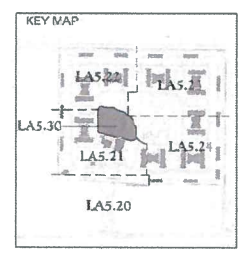
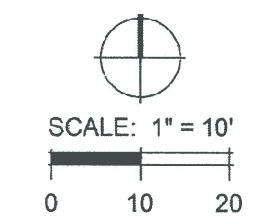
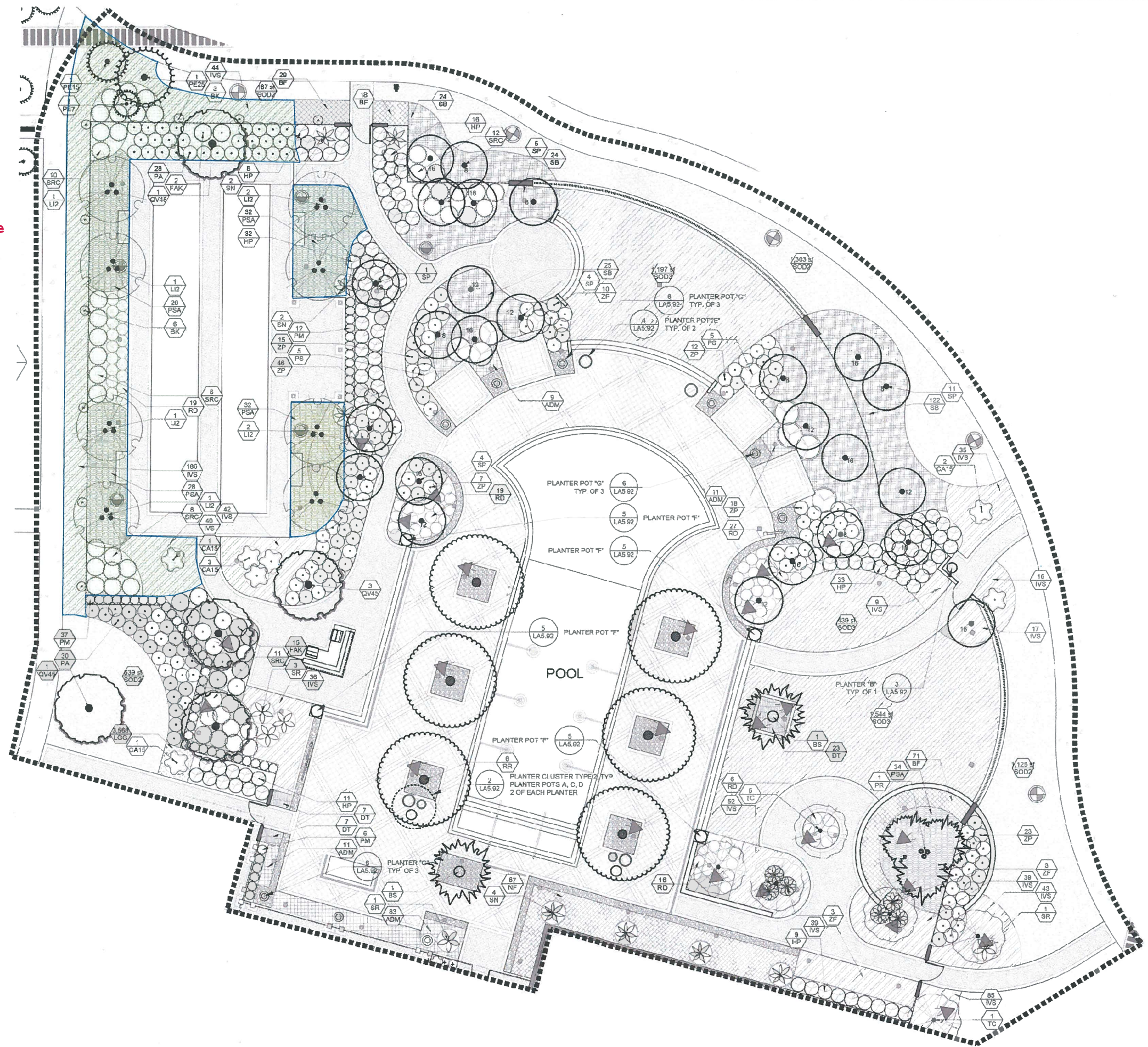
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Sheet Number:

LA5.24

Remove all plant material and replace with SOD2



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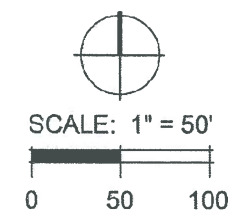
TREVISIO GRAND APARTMENTS
City of Venice, Florida
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1000 Shorewood Drive, Suite 200



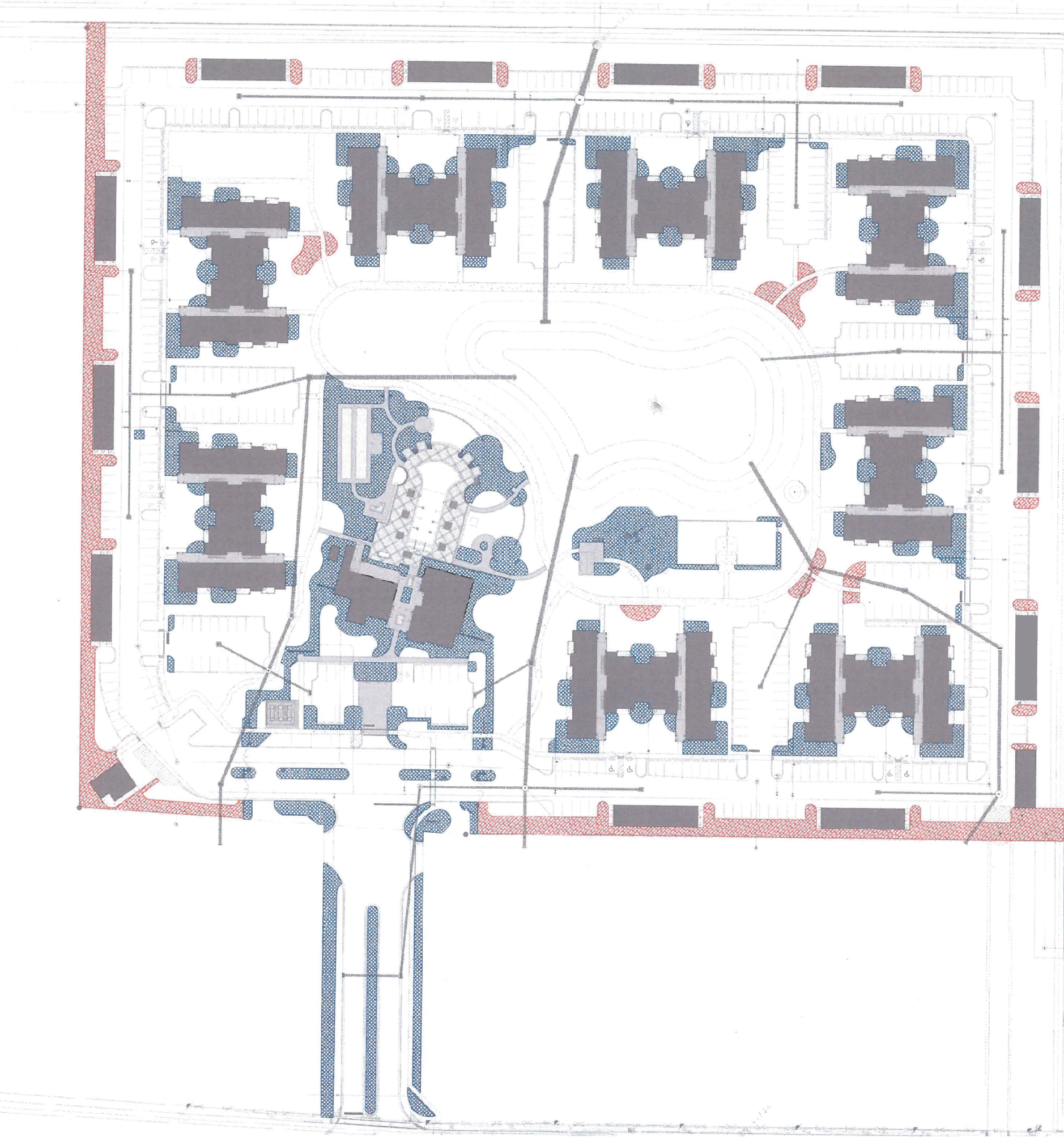
100% LANDSCAPE PLANS
Pool Area Landscape Plan

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Sheet Number:
LA5.30



MULCH KEY	
	PINE STRAW MULCH
	HARDWOOD MULCH



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100% LANDSCAPE PLANS
Mulch Plan

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Sheet Number:
LA5.40

PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	REMARKS
BS	4	Bismarckia nobilis 'Silver'	Silver Bismarck Palm	FG	FG, 16' Ht., 8' CT, Specimen, Full
BS25	4	Bursera simaruba	Gumbo Limbo	25 gal	2" Cal, 6' Ht. x 42" Spd., Full
BS45	29	Bursera simaruba	Gumbo Limbo	45 gal	3" Cal., 14' Ht. x 6' Spd., Full
CH	1	Chamaecrops humilis	European Fan Palm	FG	6-8' Ht., Triple, Specimen Quality, Full Plant + Healthy
CB25	16	Cordia boissieri	Texas White Geiger	25 gal	2" Cal., 10' Ht. x 4' Spd.
CB45	34	Cordia boissieri	Texas White Geiger	45 gal	3" Cal., 12' Ht. x 6' Spd.
LI	16	Lagerstroemia indica 'Natchez'	White Crape Myrtle Multi-Trunk	30 gal	Multi-trunk, 10' Ht., x 5' Spd., Full 3 Canes, Min
LI2	14	Lagerstroemia indica 'Natchez'	White Crape Myrtle Multi-Trunk	65 gal	Multi-trunk, 14' Ht., x 6' Spd., Full 5 Canes, Min
LIN	3	Lagerstroemia indica 'Natchez'	Natchez Crape Myrtle	FG/RPG (Marshall Tree Farm or Equal)	15' Ht. x 9" Spd., MLT, Full Plant + Healthy, Specimen Quality
PR	1	Phoenix reclinata	Senegal Date Palm	FG	Field Grown, 20'-25' Ht., Specimen Quality, Photo approval by L.A.
PE15	30	Pinus elliotii 'Densa'	Slash Pine	15 gal	1" Cal., 6' Ht. x 20" Spd., Full + Healthy
PE25	55	Pinus elliotii 'Densa'	Slash Pine	25 gal	2" Cal., 7' Ht. x 3' Spd., Full + Healthy
PE45	27	Pinus elliotii 'Densa'	Slash Pine	45 gal	3" Cal., 10' Ht. x 4' Spd., Full + Healthy
PE7	160	Pinus elliotii 'Densa'	Slash Pine	7 gal	3'-5' Ht. x 2'-3' Spd., Full + Healthy
QV100	4	Quercus virginiana	Southern Live Oak	100 gal	4" Cal., 18'-20' OA Ht., Cherry Lake or Certified Roots Plus Grower
QV25	59	Quercus virginiana	Southern Live Oak	25 gal	2" Cal., 10' O.A. Ht. x 4' Spd., Cherry Lake or Certified Roots Plus Grower
QV45	12	Quercus virginiana	Southern Live Oak	45 gal	3" Cal., 12' Ht. x 4' Spd., Full
RM	1	Ravenala madagascariensis	Traveler's Palm	B & B	10-12' Ht., Full + Healthy, No Scarring, Specimen Quality
RR	10	Roystonea regia	Royal Palm	FG	Grade #1, 8-10 ft GW, 14-18 ft HT
RR2	19	Roystonea regia	Royal Palm	FG	Grade #1, 12 ft GW, 24-30 ft HT
SP	73	Sabal palmetto	Cabbage Palm, Sabal Palm	FG	9'-10' GW same overall height Not Hurricane Cut, 5-7 Leaves Min. 12' - 20' C.T., See plans for sizes, Fully regrown root system and fully regrown head, min. 36" diameter root ball, Clean trunks, 15' Min. Dia. Trunk, Boots shaved to 2' below crown
SM25	7	Swietenia mahagoni	West Indian Mahogany	25 gal	2" Cal., 6' Ht. x 42" Spd., Full
TC	30	Tabebuia chrysotricha	Golden Trumpet Tree	45 gal	3" Cal., 10'-12' Ht. x 6" Spd., Full
TD	17	Taxodium distichum	Bald Cypress	30 gal	2" Cal., 10' Ht. x 5' Spd., Full Plant + Healthy, Straight Trunk

SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	REMARKS
AN	9	Asplenium nidus	Birds Nest Fern	3 gal	24" o.c.	Full + Healthy
BK	9	Bougainvillea x 'Barbara Karst'	Barbara Karst Bougainvillea	3 gal	As shown	18" Ht. x 18" Spd., Full + Healthy, Trained to Trellis
BRO	16	Bromeliad spp.	Bromeliad	1 gal	18" o.c.	Species to be selected by LA
CI	605	Chrysobalanus icaco var. polioarpus	Rod Tip Cocoplum	3 gal	36" o.c.	24" Ht. x 24" Spd., Full 16"-18" HT
CS	117	Clusia guttifera	Small-Leaf Clusia	7 gal	48" o.c.	36" Ht. x 24" Spd., Full and Low Branched, Full + Healthy 26"-28" HT
CN	267	Clusia rosea 'Nana'	Dwarf Pitch Apple	3 gal	48" o.c.	24" Ht., Full + Healthy 16"-18" HT EXCLUDING THE BUFFER
CU	168	Coccoloba uvifera	Sea Grape	3 gal	48" o.c.	18" Ht. x 14" Spd., Full
CES3	262	Conocarpus erectus 'Sericus'	Silver Buttonwood	3 gal	48" o.c.	18" Ht. x 14" Spd., Full + Healthy
CES7	13	Conocarpus erectus 'Sericus'	Silver Buttonwood	7 gal	48" o.c.	36" Ht. x 18" Spd., Full + Healthy 26"-30" HT
CB	3	Costus barbatus	Red Spiral Ginger	3 gal	36" o.c.	18" Ht., Full + Healthy
CA15	29	Crinum augustum	Crinum Lily	15 gal	60" o.c.	15 Gal., 3' Ht., 3' Spd., 9+ Perfect Leaves
HP	403	Hamelia patens 'Compacta'	Dwarf Fire Bush	3 gal	36" o.c.	24" Ht. x 18" Spd., Full 14"-18" HT
IVS7	250	Ilex vomitoria 'Stokes Dwarf'	Dwarf Yaupon Holly	7 gal	24" o.c.	20" Ht. min. x 22" Spd., Full Plant + Healthy 16"-18" HT
MS	546	Mimosa strigilosa	Sensitive Plant	1 gal	24" o.c.	3" Ht. x 6" Spd., Full to pot
MF7	15	Myrcianthes fragrans	Simpson's Skopper	7 gal	24" o.c.	34" Ht. x 18" Spd., Prune to consistent hedge, Full to ground 26"-30" HT
PS	10	Philodendron bipinnatifidum	Split-Leaf Philodendron	7 gal	60" o.c.	30" Ht., Min. 10 Leaves, Full + Healthy 26"-28" HT
PA	290	Plumbago auriculata	Blue Plumbago	3 gal	36" o.c.	18" Ht. x 18" Spd., Full + Healthy
PM	155	Podocarpus macrophyllus	Japanese Yew	7 gal	24" o.c.	4' Ht. x 18" Spd., Prune to consistent hedge 26"-28" HT
RE	1	Rhapis excelsa	Lady Palm	15 gal	72" o.c.	5' Ht. min., 3-4' Spd., Full Plant + Healthy
RD	365 771	Rosa x 'Drift'	Drift Rose	3 gal	36" o.c. 36"	18" Ht. x 18" Spd., Full + Healthy
SRC	67	Serenoa repens 'Cinera'	Silver Saw Palmetto	7 gal	48" o.c.	18"-24" Ht. Full + Healthy
SN	53	Strelitzia nicotai	Giant Bird of Paradise	15 gal	60" o.c.	5'-7' Ht., Multiple Leaves (5-6 Min.), Full, Healthy, Good Color
SR	14	Strelitzia reginae	Orange Bird Of Paradise	15 gal	60" o.c.	3' Ht., Multi, Sun Grown, Full
FAK	644 593	Tripsacum floridana	Dwarf Fakahatchee Grass	3 gal	48" o.c.	24" Ht. x 24" Spd., Full, Healthy 16"-18" HT
FAK5	60	Tripsacum floridana	Dwarf Fakahatchee Grass	3 gal	60" o.c.	24" Ht. x 24" Spd., Full, Healthy 16"-18" HT
ZF	38	Zamia furfuracea	Cardboard Palm	15 gal	48" o.c.	30" Ht. x 30" Spd., Full

PITCH APPLE IN THE BUFFER AREA TO REMAIN AS 24" IN HT

GP	384	Zamia pumila	Coontie	3 gal	36" o.c.	15" Ht. x 15" Spd., Full + Healthy
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	REMARKS
ADM	56	Asparagus densiflorus 'Myers'	Foxtail Fern	1 gal	18" o.c.	Full in Pot + Healthy
BF	118	Bulbine frutescens 'Hailmark'	Orange Bulbine	1 gal	18" o.c.	Full in Pot + Healthy
DT	37	Dianella tasmanica	Flax Lily	1 gal	18" o.c.	9" Ht. x 9" Spd., Full + Healthy
IVS	3,065 1,867	Ilex vomitoria 'Stokes Dwarf'	Dwarf Yaupon Holly	3 gal	24" o.c. 30"	7" Ht. x 18" Spd., Full
LGG	12	Liriope muscari 'Green Goddess'	Green Goddess Liriope	1 gal	18" o.c.	12" x 12"
NF	67	Nephrolepis falcata 'Macho'	Macho Fern	1 gal	30" o.c.	15" Ht., Sun Grown, Min. 10 perfect fronds, Full
OJ	72	Ophiopogon japonicus	Mondo Grass	1 gal	9" o.c.	Full in Pot + Healthy
PSA	191	Pennisetum setaceum 'Alba'	White Fountain Grass	3 gal	36" o.c.	24" Ht., Full + Healthy
SB	195	Spartina bakeri	Sand Cord Grass	3 gal	36" o.c.	30" Ht. x 24" Spd., Full + Healthy
SOD/SEED	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	REMARKS
SOD3	3,179 sf	Cynodon dactylon 'Celebration'	Celebration Bermuda Grass	Sod		Solid Sod, Disease and Weed Free
Change SOD3 to SOD2						
SOD1	63,590 sf	Paspalum notatum 'Argentine'	Bahia Grass	Sod		Solid Sod, Disease and Weed Free
SOD2	210,156 sf 213,335	Stenotaphrum secundatum	St. Augustine Grass	Sod		Solid Sod, Disease and Weed Free
PINE STRAW MULCH	32,530 SF					Pine Straw Mulch @ 6" Depth
COCOA BROWN HARDWOOD MULCH	68,833 SF					Cocoa Brown Shredded Hardwood Mulch @ 3" Depth

LANDSCAPE NOTES

- CONTRACTOR IS EXPECTED TO CARRY OUT ALL RESPONSIBILITIES SET FORTH IN THESE LANDSCAPE NOTES AND IN THE LANDSCAPE SPECIFICATIONS. THEY WILL BE STRICTLY ENFORCED BY THE OWNER/LA.
- NO CLEARING WITH HEAVY EQUIPMENT, FILLING, OR PLACEMENT OF IMPROVEMENTS OR UTILITY LINES SHALL OCCUR WITHIN THE PROTECTED ROOT ZONE OF ANY CANOPY TREE TO BE SAVED, PER SECTION 54-588 (1) (b) OF SARASOTA COUNTY CODE. THE PROTECTED ROOT ZONE IS DEFINED AS THE DRIPLINE OF THE TREE. ONLY HAND CLEARING OR MOWING IS PERMITTED WITHIN THE PROTECTED ROOT ZONE OF CANOPY TREES TO BE SAVED IF AUTHORIZED BY THE ADMINISTRATOR.
- A TREE PERMIT WILL BE REQUIRED PRIOR TO ANY CONSTRUCTION, NATIVE VEGETATIVE REMOVAL WITHIN THE DRIPLINE OF A TREE, AND/OR REMOVAL.
- ALL PLANT MATERIAL SHALL BE FLORIDA #1 OR BETTER ACCORDING TO THE CURRENT NURSERY GRADES AND STANDARDS.
- ALL PLANT BEDS SHALL BE DRESSED WITH 3" LAYER OF MULCH. ALL OTHER AREAS SHALL RECEIVE SOD (SEE PLAN FOR TYPE).
- CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES PRIOR TO INSTALLATION.
- ALL PLANTS SHALL MEET SIZE, CONTAINER, AND SPACING SPECIFICATIONS. ANY MATERIAL NOT MEETING SPECIFICATIONS SHALL BE REMOVED AND REPLACED AT THE CONTRACTOR'S EXPENSE.
- CONTRACTOR SHALL BE RESPONSIBLE TO RECEIVE THE LANDSCAPE ARCHITECT'S APPROVAL OF ALL PLANT BED LAYOUTS AND TREE LOCATIONS PRIOR TO INSTALLATION. IF PLANT MATERIAL IS INSTALLED PRIOR TO LANDSCAPE ARCHITECT'S APPROVAL, CONTRACTOR WILL BE SUBJECT TO RELOCATING THE MATERIAL AT THE LANDSCAPE ARCHITECT'S REQUEST AND THE CONTRACTOR'S OWN EXPENSE.
- ALL SHRUBS SHALL BE PLANTED 1-1/2" AND TREES 2-1/2" ABOVE GRADE. CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER PLANT HEALTH IN ON-SITE SOILS.
- CONTRACTOR SHALL PERFORM SOIL TESTING PRIOR TO CONSTRUCTION 1) TO DETERMINE NUTRIENT STATUS AND PH OF SOIL AND 2) TO DETERMINE THE SOIL TEXTURE IN THE TOP 6" - 12" OF SOIL, AND THEN AMEND THE SOIL BASED ON THE RESULTS OF THE TESTS. SEE THE LANDSCAPE SPECIFICATIONS FOR MORE INFORMATION.
- CONTRACTOR SHALL BE RESPONSIBLE FOR FINE GRADING. GRADING SHALL BE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT.
- REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
- CONTRACTOR SHALL SUBMIT UNIT PRICES FOR ALL BID ITEMS.
- SOIL SHALL BE FREE FROM LIME ROCK AND CONSTRUCTION DEBRIS.
- IN THE EVENT OF A CONFLICT BETWEEN QUANTITIES REPRESENTED ON THE PLAN VS. QUANTITIES SHOWN ON THE PLANT LIST, THE PLAN SHALL CONTROL.
- CONTRACTOR SHALL MAINTAIN TREES IN A STRAIGHT AND PLUMB POSITION FOR ONE YEAR. CONTRACTOR SHALL STAKE ALL TREES IF REQUIRED BY THE JURISDICTION.
- PRIOR TO REMOVAL OF ANY TREES, THE TREES TO BE RETAINED SHALL HAVE PROTECTIVE TREE BARRIERS.
- LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THEIR OWN TAKE OFFS AND QUANTITIES. THE QUANTITIES ON THE PLANT LIST SERVE ONLY AS A GUIDE TO THE OWNER AND L.A. THIS INCLUDES SOD AND MULCH QUANTITIES OF WHICH THE CONTRACTOR SHALL BE HELD TO BID QUANTITIES.
- SUCCESSFUL BIDDER SHALL LOCK UP ALL MATERIALS IMMEDIATELY AFTER CONTRACT ASSIGNMENT. PLANTS SHALL BE HELD DURING THE PERIOD FROM CONTRACT TO INSTALLATION TO ALLOW ADDITIONAL GROWTH. ALL PLANTS WILL BE REQUIRED TO BE FULL AND HEALTHY. CONTRACTOR SHALL ARRANGE FOR PLANT APPROVAL PRIOR TO DELIVERY, EITHER BY SAMPLES, PHOTOS, OR NURSERY VISITS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR WARRANTY OF HEALTH OF PLANTS IN ON-SITE SOILS. IF, DURING DIGGING CONTRACTOR DISCOVERS WATER-LOGGED, CLAYEY, COMPACTED OR SIMILARLY POORLY DRAINED SOILS, IT SHOULD BE BROUGHT TO THE ATTENTION OF OWNER/LANDSCAPE ARCHITECT FOR REMEDIAL ACTION.
- CONTRACTOR SHALL ANTICIPATE THE FIRST FIVE FEET AROUND BUILDING PERIMETER WILL BE COMPACTED AND FOUNDATION BEDS SHOULD BE TILLED AND IMPROVED TO SUSTAIN VIGOROUS, HEALTHY PLANT GROWTH.

Interior Landscaping Requirements (per City of Venice Code of Ordinances, Sec. 86-438)	
Total Parking Spaces	591
Total Other Vehicular Use Area (square feet)	132,121
Interior Landscape Requirements	
Required Interior Landscape Area per parking spaces (square feet) (10 sf of interior landscape area/parking space)	5,910
Required Interior Landscape Area per additional VUA (square feet) (10 sf of interior landscape area/500 sf of vehicular use area)	2,642
Total Required Interior Landscape	8,552
Required Interior Landscape Trees (1 tree/100 sf of interior landscape area)	85
Interior Landscape Provided	
Provided Interior Landscape Area (square feet)	8,552
Provided Interior Landscape Trees	85

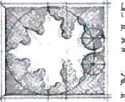
Buffering Requirements (per Portofino CMU)	
Northern Property Buffer Requirements (5 ft. buffer width; 1 canopy tree per 40 ft. o.c.)	
Northern Property Buffer Length (linear feet)	995
Required Canopy Trees	25
Northern Property Buffer Provided	
Provided Buffer Width (linear feet)	5
Provided Canopy Trees	30
Eastern Property Buffer Requirements (5 ft. buffer width)	
Eastern Property Buffer Length (linear feet)	803
Required Canopy Trees	0
Eastern Property Buffer Provided	
Provided Buffer Width (linear feet)	5
Provided Canopy Trees	0

Tree Requirements	
Required Trees Per Code of Ordinances of Sarasota County, Florida Article XVIII. - TREES, Sec. 54-589 (2)(c)/(2)(b) (Properties Greater than 1/2 Acre - A min. of 11 Trees shall be planted)	11
Required Trees Per Code of Ordinances of City of Venice, Florida Sec. 86-438 (2). - Interior Landscaping (1 Tree per 100 sf of Interior Landscape Area)	86
Required Tree Per Portofino CMU Northern Property Buffer Requirements (1 canopy tree per 40 ft. o.c.)	25
Total Trees Required	122
Total Trees Provided	127
Minimum number of species required on site	3
Number of species provided on site	34

Date:	11/7/17
Drawn by:	JR
Reviewed by:	CH, JC
Job Number:	21741.3
Revision:	Date:
Δ	07.25.2017
Δ	09.11.2017

TREVISO GRAND APARTMENTS
City of Venice, Florida

TRI of Treviso Grand LLC
1000 Shorewood Drive, Suite 200



DIX.HITE

4 PARTNERS
130 W. JESSUP AVENUE
CLEARING, FL 34607
TEL: 407.667.1777
FAX: 407.667.1774

100% LANDSCAPE PLANS

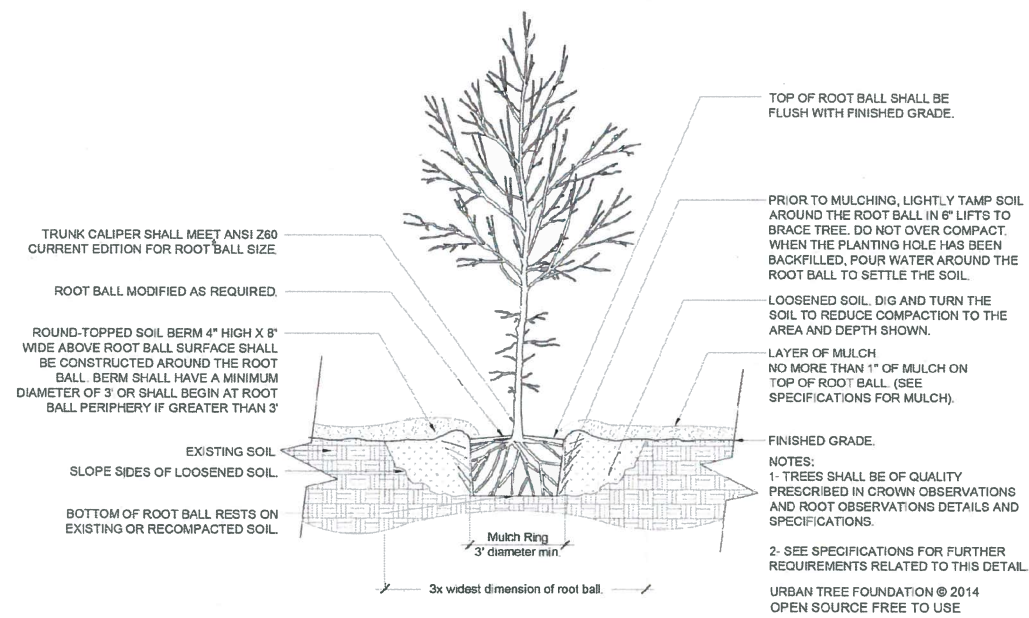
Landscape Notes, & Plant List

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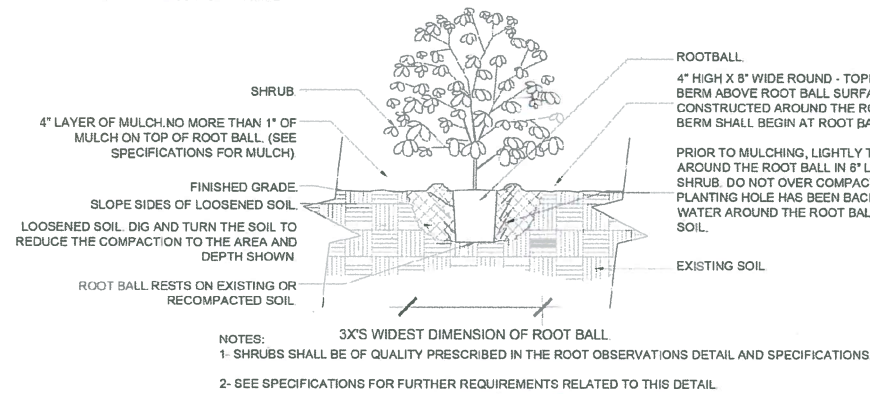
PLANNING & ZONING

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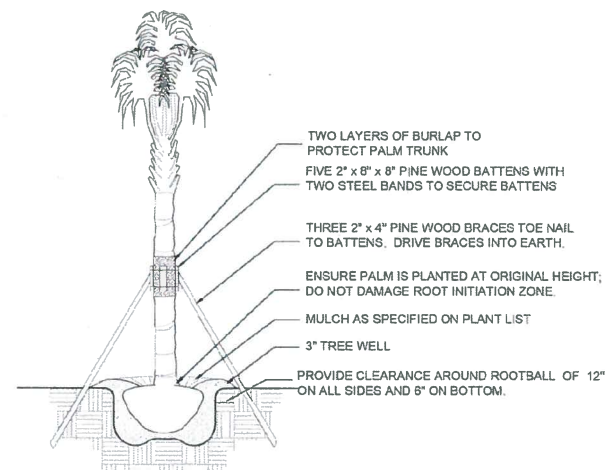
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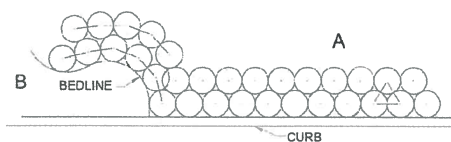
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CROSS SECTION - N.T.S.



TYPICAL SHRUB PLANTING
CROSS SECTION - N.T.S.

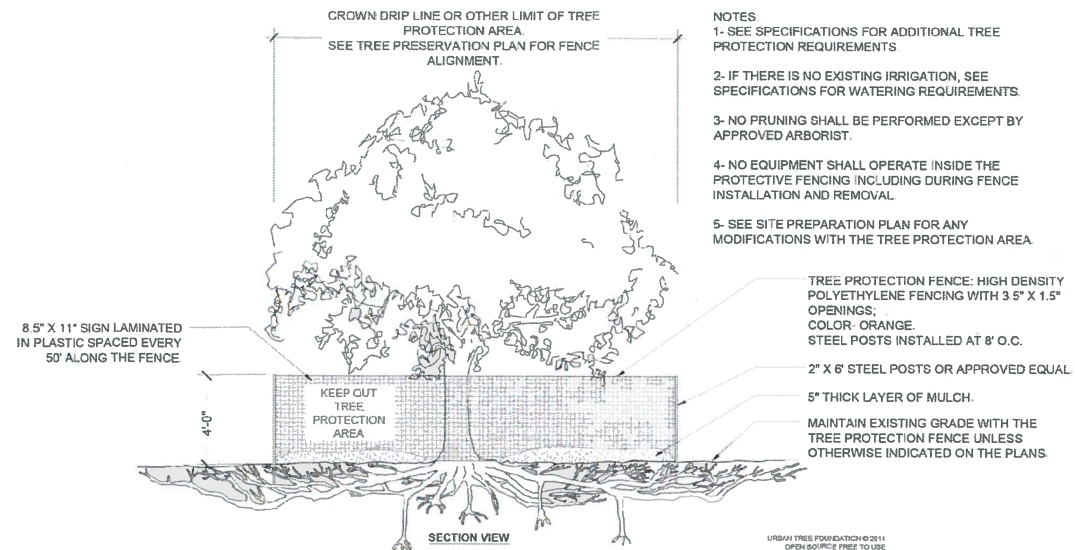


TYPICAL PALM PLANTING
CROSS SECTION - N.T.S.

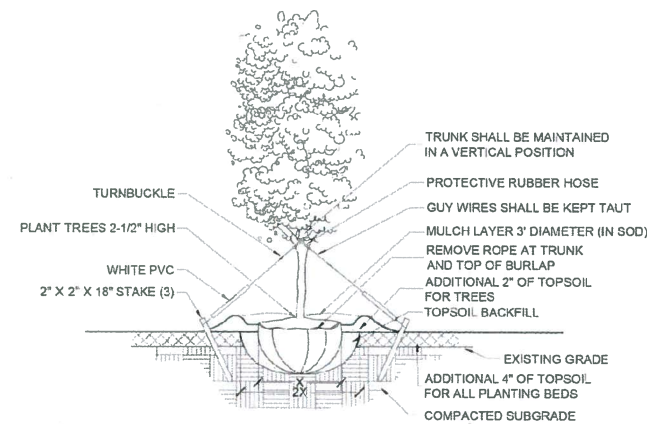


- A SHRUBS AND GROUNDCOVERS ADJACENT TO STRAIGHT EDGES SHALL BE TRIANGULAR - SPACED IN ROWS PARALLEL TO THE STRAIGHT EDGE.
- B SHRUBS AND GROUNDCOVERS ADJACENT TO CURVED EDGES SHALL BE PLANTED IN ROWS PARALLEL TO THE CURVED EDGE. CURVED EDGES TO BE VERY SMOOTH RADII.

TYPICAL SHRUB LAYOUT
PLAN - N.T.S.



TREE PROTECTION DETAIL
CROSS SECTION - N.T.S.



TYPICAL TREE STAKING
CROSS SECTION - N.T.S.

Date:	11/7/17
Drawn by:	JR
Reviewed by:	CH, RJ
Job Number:	21741.3
Revision:	Date:
1	07/25/2017

TREVISIO GRAND APARTMENTS

City of Venice, Florida

TRI of Treviso Grand LLC
1000 Shorewood Drive, Suite 200



DIX.HITE

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150 W. JESSUP AVENUE
LOS ANGELES, CA 90017
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100% LANDSCAPE PLANS

Landscape Details

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Sheet Number:

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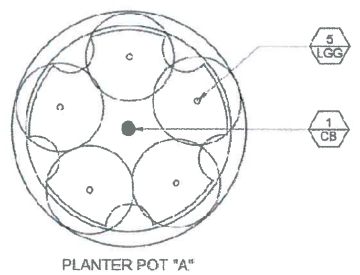
Date: 11/7/17
Drawn by: JR
Reviewed by: Crt, JG
Job Number: 217413
Revision: 1
Date: 07.25.2017

TREVISO GRAND APARTMENTS
City of Venice, Florida
TRI of Treviso Grand LLC
1000 Shorewood Drive, Suite 200

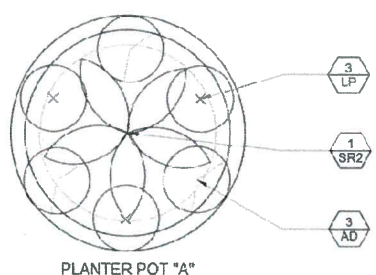
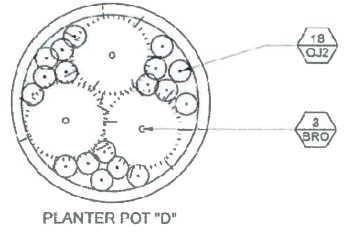
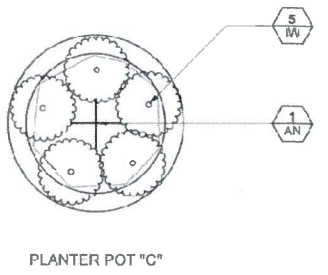
DIX, HITE
- PARTNERS
160 W. BEECHUP AVENUE
VENICE, FL 33596
TEL: 607-471-1777
FAX: 607-471-1774

100% LANDSCAPE PLANS
Planter Pot Details

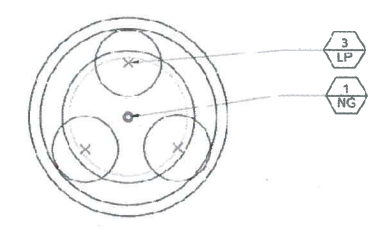
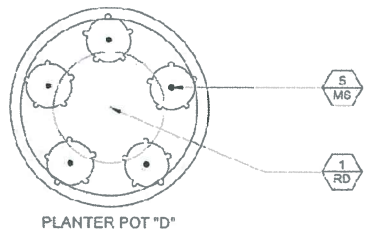
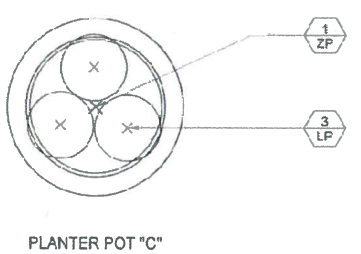
PLANT SCHEDULE - PLANTER POTS					
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	REMARKS
AD	6	Asparagus densiflorus 'Myers'	Myers Asparagus	1 gal	Full in pot + Healthy
AN	1	Asplenium nidus	Birds Nest Fern	3 gal	18" Ht. x 18" Spd., Full + Healthy
BRO	3	Bromeliad spp.	Bromeliad	1 gal	Species to be selected by LA
CB	1	Costus barbatus	Rec Spiral Ginger	3 gal	18" Ht., Full + Healthy
DT2	1	Dianella tasmanica	Flax Lily	1 gal	9" Ht. x 9" Spd., Full + Healthy
EB	3	Evolvulus glomeratus 'Blue Daze'	Blue Daze	1 gal	6" Ht. x 9" Spd., Full + Healthy
IW	5	Impatiens walleriana	Busy Lizzie	1 gal	Full to pot, Healthy
LP	16	Lantana montevidensis	Trailing Lantana	1 gal	9" Ht. x 15" Spd., Full + Healthy
LGG	5	Liriope muscari 'Green Goddess'	Green Goddess Liriope	1 gal	12" Ht. x 12" Spd., Full + Healthy
MS	5	Mimosa strigillosa	Sensitive Plant	1 gal	3" Ht. x 6" Spd., Full to pot
NG	2	Neomarica gracilis	Walking Iris	3 gal	18" Ht. x 15" Spd., Full + Healthy
OJ2	18	Ophiopogon japonicus	Mondo Grass	4" pot	Full in pot + Healthy
RD	1	Rosa x 'Drift'	Drift Rose	3 gal	18" Ht. x 18" Spd., Full + Healthy
SR2	2	Strelitzia reginae	Orange Bird Of Paradise	7 gal	2' Ht., Multi, Sun Grown, Full + Healthy
ZP	1	Zamia pumila	Coontie	3 gal	15" Ht. x 15" Spd., Full + Healthy
MULCH		Cocoa Brown Shredded Hardwood Mulch			



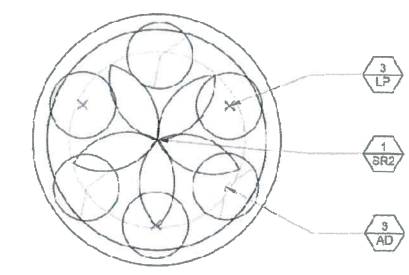
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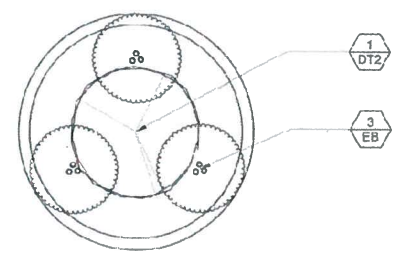
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PLANTER CLUSTER TYPE 2
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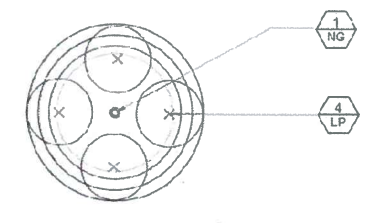
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PLANTER POT "B"
N.T.S.



4
LA5.92
PLANTER POT "E"
N.T.S.



5
LA5.92
PLANTER POT "F"
N.T.S.



6
LA5.92
PLANTER POT "G"
N.T.S.

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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 OR AS DISCUSSED WITH THE LANDSCAPE ARCHITECT.

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 WORK FOR A PERIOD OF SIX MONTHS AND ALL SOD FOR THREE MONTHS 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 OWNERS WITH A COPY TO THE LANDSCAPE ARCHITECT 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 LANDSCAPE ARCHITECT. 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 AND LANDSCAPE ARCHITECT 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 THAT ARE DEAD OR UNSATISFACTORY SHALL BE REPLACED WITHIN TWO WEEKS.

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 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 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 LANDSCAPE ARCHITECT FOR POSSIBLE CORRECTIVE ACTION OR PLANT MATERIAL SUBSTITUTIONS. THE OWNER/LANDSCAPE ARCHITECT RESERVES THE RIGHT TO MAKE CHANGES OR SUBSTITUTIONS IN PLANT TYPE OR QUANTITIES FOR THE PURPOSES OF INSURING PROPER PLANT GROWTH.

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 OF THE WORK.

1.05 QUALITY CONTROL

- A. THE LANDSCAPE ARCHITECT / OWNER SHALL HAVE THE RIGHT, AT ANY STAGE OF THE OPERATIONS, TO REJECT ANY AND ALL WORK AND MATERIAL THAT, IN HIS/HER OPINION, DO NOT MEET THE REQUIREMENTS OF THESE SPECIFICATIONS.

- 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. BAILEY, "HORTUS III" 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 LANDSCAPE ARCHITECT. 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 BURLAPPED 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 MAY 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: NO GROW-BAG PLANTS SHALL BE USED.

C. PLANTING MATERIALS:

1. TOPSOIL:

- a. SOIL CHARACTERISTICS:

TOPSOIL SHALL BE FRABLE SANDY LOAM, TYPICAL OF CULTIVATED TOPSOIL LOCALLY, CONTAINING AT LEAST 5 PERCENT OF DECAYED ORGANIC MATTER (HUMUS). IT SHALL BE AS CLOSE TO NATURAL TOPSOIL WITH GOOD CHARACTERISTICS OR BE TAKEN FROM A WELL DRAINED, ARABLE SITE. IT SHALL BE REASONABLY FREE OF WEEDS, SUBSOIL, STONES, CLODS, STICKS, ROOTS OR OTHER OBJECTIONABLE EXTRANEEOUS MATTER OR DEBRIS. IT SHALL NOT CONTAIN TOXIC MATERIALS AND SHALL HAVE ACIDITY RANGE OF PH 6.0 TO 7.0. TOPSOIL FROM NUT GRASS INFESTED AREAS WILL NOT BE ACCEPTABLE. CLAYEY SOIL FROM POND EXCAVATIONS WILL NOT BE ACCEPTABLE.

b. SOIL TESTING:

LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR PLANT HEALTH AND SURVIVAL IN ON-SITE SOILS. SEVERAL WEEKS PRIOR TO SCHEDULED LANDSCAPE INSTALLATION, LANDSCAPE CONTRACTOR SHALL COLLECT SOIL SAMPLES FROM THE SITE FOR SOIL PH AND FERTILITY TESTINGS. ALLOW ENOUGH TIME FOR TESTING FACILITY TO PERFORM THEIR TESTS, GENERATE THEIR RESULTS AND RECOMMENDATIONS, AND ENOUGH TIME TO AMEND THE SOIL, IF NECESSARY. BASED ON THE RECOMMENDATIONS OF THE TESTING FACILITY, ALSO PRIOR TO LANDSCAPE INSTALLATION, THE LANDSCAPE CONTRACTOR SHALL EVALUATE THE ON-SITE SOIL'S ABILITY TO DRAIN.

- 1.1. SOIL PH AND FERTILITY TESTING:

SOIL TESTING SHALL BE PERFORMED AND ANALYZED BY A STATE REGISTERED TESTING FACILITY (THE UNIVERSITY OF FLORIDA'S INSTITUTE OF FOOD AND AGRICULTURAL SCIENCES (IFAS) PROVIDES THIS TESTING SERVICE FOR A NOMINAL FEE). THE RESULTS OF THE TESTS SHALL BE FORWARDED TO THE OWNER/LA FOR REVIEW. THE RECOMMENDATIONS FROM THE TESTING FACILITY FOR FERTILIZER AND SOIL AMENDMENTS SHALL TAKE PRECEDENCE OVER THE FERTILIZER RATES AND ANALYSES IN THIS SECTION. SOIL TESTING IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR AND SHALL BE PERFORMED PRIOR TO LANDSCAPE INSTALLATION.

- 1.2. SOIL DRAINAGE EVALUATION:

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/LA. IF ANY EVIDENCE OF POORLY DRAINED SOILS ARE DISCOVERED:

- c. 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 80% (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 (0.037-0.075mm): 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).

- d. INFILTRATION OR PERCOLATION RATE OF SOIL: DESIRED LEVEL IS 2" PER HOUR.

- e. SOIL PREPARATION: PRIOR TO PLACING MIX AND BACKFILL, OR COMMENCING WITH PLANTING, ROTOTILL ANY OR ALL AREAS THAT HAVE BEEN PREVIOUSLY COMPACTED OVER 90 PERCENT FOR OTHER CONSTRUCTION PURPOSES.

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 LANDSCAPE ARCHITECT.

3. MULCH: SEE PLAN FOR MULCH TYPE. MULCH SHALL BE CLEAN, BRIGHT AND FREE OF WEEDS, MOSS, STICKS AND OTHER DEBRIS.

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 REQUIREMENTS OF PARAGRAPH 3.02.B HEREINAFTER.

PART 3 - EXECUTION

3.01 PREPARATION

A. UNDERGROUND OBSTRUCTIONS:

1. THE LANDSCAPE CONTRACTOR, PRIOR TO CONSTRUCTION, SHALL VERIFY ALL UTILITIES.

2. UPON REQUEST FROM THE LANDSCAPE CONTRACTOR, THE OWNER SHALL PROVIDE PLANS SHOWING LOCATIONS OF UNDERGROUND UTILITIES AND/OR WILL ASSIST THE LANDSCAPE CONTRACTOR IN SECURING UNDERGROUND LOCATIONS FROM OTHER PUBLIC UTILITY COMPANIES, SUCH AS TELEPHONE, ELECTRICITY, ETC.

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 LANDSCAPE ARCHITECT. WHERE LOCATIONS CANNOT BE CHANGED AND THE OBSTRUCTIONS MAY BE REMOVED, THE OBSTRUCTIONS SHALL BE REMOVED TO A DEPTH OF NOT LESS THAN 3-FEET BELOW GRADE AND NO LESS THAN 6-INCHES BELOW BOTTOM OF BALLS OR ROOTS WHEN PLANT IS PROPERLY SET AT THE REQUIRED GRADE.

B. EXCAVATION OF PLANTING BEDS AND/OR PLANT HOLES:

1. WHERE EXCAVATION ENCOUNTERS MATERIAL WHICH ARE 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 LOCATION AS SHOWN IN THE DRAWINGS. BOTTOMS OF THE HOLES SHALL BE UNDISTURBED NATURAL SUBGRADE PREVENTING THE TREE FROM SETTLING.

- C. 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.

- D. 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 TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT. NO PLANT MATERIAL SHALL BE PLANTED UNTIL FINAL GRADE HAS BEEN ESTABLISHED, ENSURING POSITIVE DRAINAGE, COMPACTED TO THE REQUIRED DEPTH, AND APPROVED BY THE LANDSCAPE ARCHITECT.

3.02 PLANTING

A. SETTING OF PLANTS:

1. WHEN LOWERING INTO THE HOLE, THE PLANT SHALL REST ON A PREPARED HOLE BOTTOM SUCH THAT THE ROOTS ARE LEVEL WITH, OR SLIGHTLY ABOVE, THE LEVEL OF THEIR PREVIOUS GROWTH 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 NORMAL.

2. THE BACKFILL SHALL BE MADE WITH NATIVE TOPSOIL, 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 BACKFILLED EARTH. PLANTS SHALL BE KEPT IN A MOISTENED, BUT NOT SATURATED, CONDITION FOR THE DURATION OF THE ESTABLISHMENT PERIOD.

- B. STAKING AND GUYING: IT IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO MAINTAIN ALL PLANTS IN A PLUMB, UPRIGHT POSITION UNTIL THE END OF THE GUARANTEE PERIOD. STAKING SHALL BE THE OPTION OF THE LANDSCAPE CONTRACTOR, ALTHOUGH ALL DAMAGED PLANTS RESULTING FROM THE LACK OF PROPER STAKING AND GUYING SHALL BE REPLACED BY THE LANDSCAPE CONTRACTOR AT NO EXPENSE TO THE OWNER. ALL THREE GUY WIRES SHALL BE FLAGGED WITH YELLOW SAFETY RIBBON.

C. PRUNING:

1. ALL BROKEN OR DAMAGED ROOTS SHALL BE CUT OFF SMOOTHLY AND THE TOPS OF ALL TREES SHALL BE PRUNED IN A MANNER COMPLYING WITH STANDARD HORTICULTURAL PRACTICE. AT THE TIME PRUNING IS COMPLETED, ALL REMAINING WOOD SHALL BE ALIVE. ALL CUT SURFACES OF 1-INCH OR MORE IN DIAMETER, ABOVE THE GROUND, SHALL BE TREATED WITH AN APPROVED COMMERCIAL TREE PAINT. FINE PRUNING FOR TREE SHAPE AND APPEARANCE SHALL BE DONE ONLY UNDER THE DIRECTION OF THE LANDSCAPE ARCHITECT.

2. AT THE END OF THE GUARANTEE PERIOD, AT LEAST 80 PERCENT OF THE WOOD REMAINING SHALL BE ALIVE.

- D. MULCHING: WITHIN ONE WEEK AFTER THE PLANTING, MULCH MATERIAL SHALL BE UNIFORMLY APPLIED TO A MINIMUM LOOSE THICKNESS OF 2 1/2-INCHES OVER THE ENTIRE AREA OF THE BACKFILLED HOLE OR BED. THE MULCH SHALL BE MAINTAINED CONTINUOUSLY IN PLACE UNTIL THE TIME OF FINAL INSPECTION.

- E. WATERING: THE LANDSCAPE CONTRACTOR SHALL CONTINUE WATERING FOR AS LONG AS IS NECESSARY TO PROPERLY ESTABLISH THE NEW PLANTINGS. CARE SHALL BE TAKEN TO PREVENT STAINING OF NEW CONSTRUCTION WHERE TEMPORARY WELL WATER IS USED.

- F. PEST CONTROL: PRIOR TO FINAL ACCEPTANCE, OCCURRENCE OF SCALE, BORERS, FOLIAR FEEDERS, APHIDS, MITES, LEAF-SPOT AND DIEBACK, NEMATODES AND CANKER-PRODUCING FUNGI, SHALL BE TREATED WITH APPROPRIATE PESTICIDE.

- G. 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 PERCENT 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 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 9 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. AFTER THE SOD IS LAID, A TOP DRESSING OF CLEAN SAND WILL BE EVENLY APPLIED OVER THE ENTIRE SURFACE AND THOROUGHLY WASHED IN, IF DETERMINED NECESSARY. REG 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 FINAL ACCEPTANCE:

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, PLANTING SAUCER RESTORED AND DEAD MATERIAL REMOVED. GUYS SHALL BE TIGHTENED AND REPAIRED.

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 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.

6. EXCEPT AS OTHERWISE SPECIFIED, THE LANDSCAPE CONTRACTOR'S WORK SHALL CONFORM TO ACCEPTED HORTICULTURAL PRACTICES AS USED IN THE TRADE.

B. 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 SHALL MARK THE BEGINNING OF THE GUARANTEE PERIOD.

- C. GUARANTEE REVIEW: AT THE END OF THE GUARANTEE PERIOD, REVIEW OF PLANTS WILL BE MADE BY THE LANDSCAPE ARCHITECT UPON WRITTEN NOTICE REQUESTING SUCH REVIEW, SUBMITTED BY THE LANDSCAPE CONTRACTOR AT LEAST TEN DAYS BEFORE THE ANTICIPATED WALK-THRU. 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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100% LANDSCAPE PLANS

Landscape Specifications

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