

Section 155.19: Awnings and canopies

Staff response: The applicant shall comply with sub-sections (A)1-9.

Section 155.20: Signage

Staff response: The applicant shall comply with sub-sections (A)1-13 and other requirements of Sign Regulations in Chapter 152.

Section 155.21: Streetscape environment

Staff response: The applicant shall be required to comply with sub-sections A and B(a.-h.). A specific focus shall be on the public baywalk area.

Section 155.22: Lighting

Staff response: The applicant shall comply with (A)1-8.

Section 155.23: Neon

Staff response: The applicant has not proposed any neon and shall comply with sub-sections A.-I.

Section 155.24: Access, public rights-of-way and utilities

Staff response: The applicant shall comply with sub-sections (A)1-5.

Section 155.25: Outdoor dining and sidewalk cafes

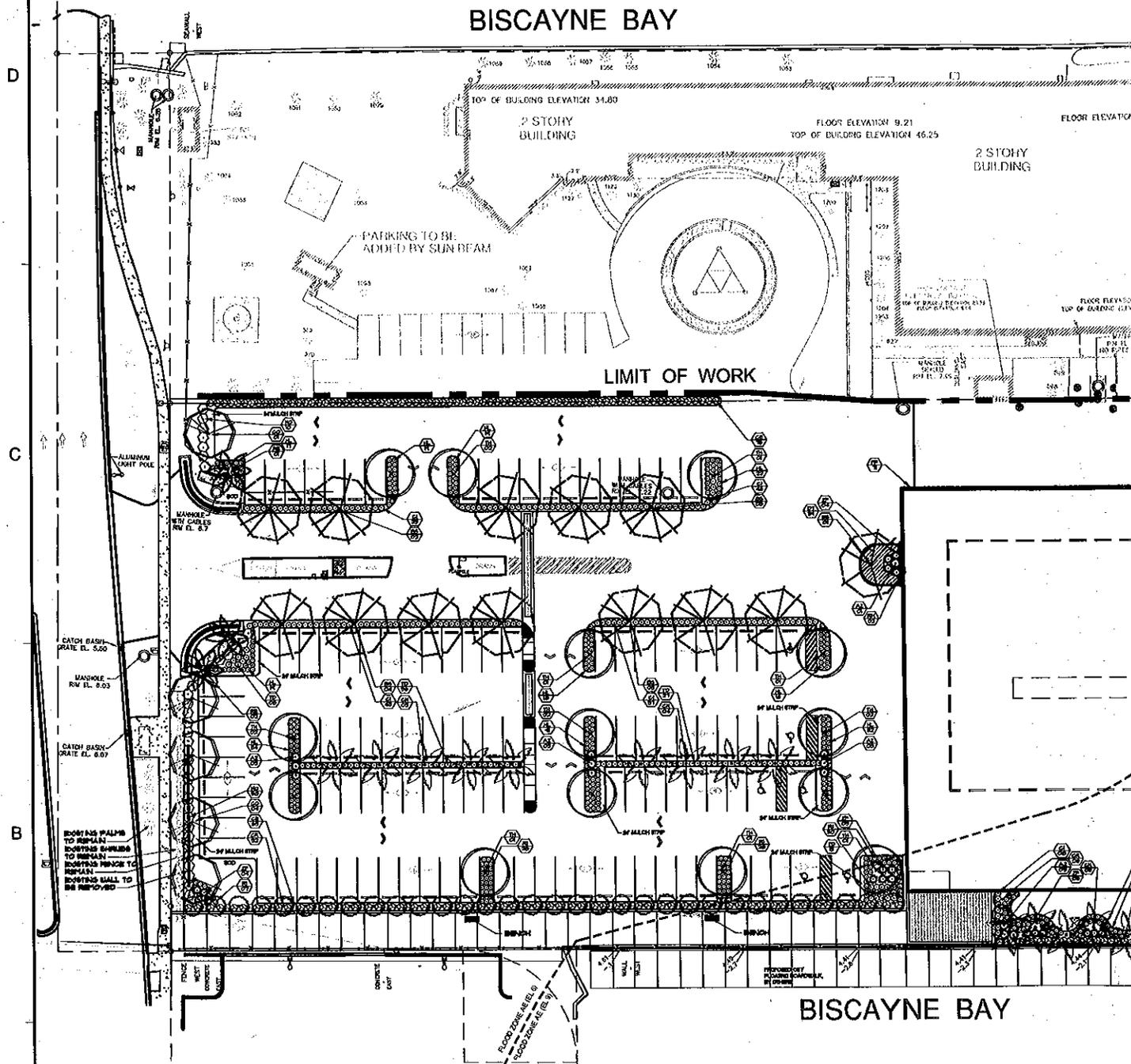
Staff response: The applicant shall comply with sub-section (B)1-8, as applicable.

Section 155.26: Crime Prevention Through Environmental Design (CPTED)

Staff response: The applicant shall comply with the recommendation of (A)1-7 and with other principles of CPTED.

Revisions to Landscape Sheet L1.01

1. Revise zoning district to CG
2. Revise (C) under TREES on Landscape Plan to reflect correct number (not 00).

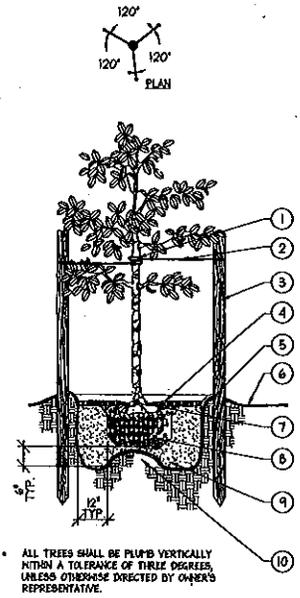


A

PLANT MATERIAL		QTY.	BOTANICAL NAME	COMMON NAME	SALT TOLERANCE	LIGHT REQUIREMENTS*	FOLIAGE**	MATURE HT/SPREAD	SIZE/REMARKS AT TIME OF PLANTING	SHRUBS AND GROUNDCOVERS				
SYML	TR									SYML	QTY.	BOTANICAL NAME		
N ^o	BS	13	Bursaria sinuata	Gumbo Limbo	HIGH	FS-PS	SEV	40' HT/40' SPR	FG., 16' OA. Ht., 4' Col., 8' CT	AZ	13	Alpinia zerumbet 'Variegata'		
	CN	27	Cocos nucifera 'Green Malay'	Coccol Palm	HIGH	FS	E	50' HT/25' SPR	FG., Min. 8' GM., Match.	N ^o	CE	140	Conocarpus erectus	
	N ^o	CR	50	Clusia rosea	Pitch Apple	HIGH	FS-DS	E	35' HT/35' SPR	25 Gal., 10' O.A. height, 36 CT, Match.	N ^o	CI	221	Chrysobalanus icaco
	N ^o	CU	02	Coccoloba uvifera	Sea Grape	MODERATE	FS-PS	E	30' HT/30' SPR	FG., min. 18' STD, 4' Col., 6' CT., Match	DT	59	Dianella tasmanica 'Variegata'	
	RE	03	Royaltonia elata	Florida Royal Palm	MODERATE	FS-PS	E	70' HT/25' SPR	FG., 12 CT min., min. 20' OA HT, Min. 7 fronds, min. Cal 8', match.	FP	45	Pilus plumia		
	RM	02	Ravenala madagascariensis	Traveler Tree	MODERATE	FS-PS	E		25 Gal. 8' OA min.	HL	239	Hymenocallis latifolia		
	N ^o	CO	05	Chrysophyllum oliviforme	Satin Leaf	MODERATE	FS-PS	E	30' HT/20' SPR	FG., 16' OA. Ht., 4' DBH, 8' CT	NO	40	Nerium oleander	
	TH	14	Tabebuia heterophylla	Pink Trumpet Tree	MODERATE	FS-PS	E	30' HT/25' SPR	FG., curve & stagger heights, 12' CT, 16' CT, & 20' CT	RI	230	Rhipidolepis indica		
									45 Gal., min. 12' O.A. height, min. 2' col., Match.	N ^o	BC	59	Scaevola plumieri	
										N ^o	SB	227	Spartina bakeri	
										TD	74	Tripsacum dactyloides		
										ZF	35	Zamia furfuracea		

All Trees and Palms shall be selected by Landscape Architect, and purchased 6 months in advance.

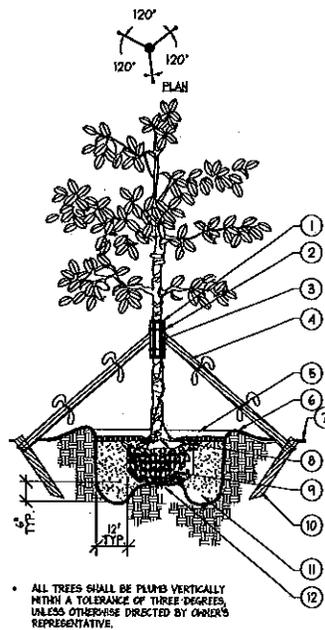
D



1. PROTECT TREE TRUNK WITH BLACK RUBBER HOSE.
 2. #10 GAUGE WIRE (NOTE FOR MULTI-TRUNK TREES, USE SEPARATE GUY TO STRONGEST TRUNKS AT CENTER OF EACH).
 3. THREE 2" X 8" LODGE POLES SPACE EVENLY AROUND TREE.
 4. 3" MINIMUM OF MULCH AS SPECIFIED. WHERE TREES ARE PLACED IN SOIL, MULCH RING FOR TREES SHALL BE 8" DIAMETER (MIN.) OR AS DIRECTED BY OWNER'S REPRESENTATIVE.
 5. SOIL BERTY TO HOLD WATER.
 6. FINISHED GRADE (SEE GRADING PLAN).
 7. TOP OF ROOTBALL MIN. 1" ABOVE FINISHED GRADE.
 8. 8 I B OR CONTAINERIZED (SEE SPECIFICATIONS FOR ROOT BALL REQUIREMENTS).
 9. PREPARED PLANTING SOIL AS SPECIFIED. (SEE LANDSCAPE NOTES).
 10. ROOTBALLS GREATER THAN 24" DIAMETER SHALL BE PLACED ON MOUND OF UNDISTURBED SOIL TO PREVENT SETTLING. ROOTBALLS SMALLER THAN 24" IN DIA. MAY SIT ON COMPACTED EARTH.
- NOTES:
- A. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.
 - B. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER.
 - C. "TREE SAVERS" ANCHORING SYSTEMS MAY BE SUBSTITUTED FOR MOUND STAKING SYSTEM UPON APPROVAL BY OWNER OR OWNER'S REPRESENTATIVE.

Small Tree Planting
SECTION (Less Than 14") NTS

C

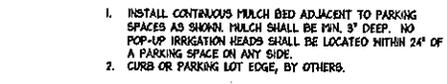


1. FIVE (5) LAYERS OF BURLAP TO PROTECT TRUNK.
 2. TWO STEEL BANDS TO SECURE BATTENS.
 3. FIVE 2" X 4" X 8" HOOD BATTENS.
 4. 3-2" X 8" LODGE POLES, NAIL (DRILL AND NAIL IF NECESSARY) TO BATTENS 2" X 4" STAKES, FLAG AT MIDPOINT AND AT BASE.
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 6. SOIL BERTY TO HOLD WATER.
 7. FINISHED GRADE (SEE GRADING PLAN).
 8. TOP OF ROOTBALL MIN. 1" ABOVE FINISHED GRADE.
 9. 8IB OR CONTAINERIZED (SEE SPECIFICATIONS FOR ROOT BALL REQUIREMENTS).
 10. 2" X 4" X 8" (MIN.) P.T. HOOD STAKES BURIED 1" BELOW FINISHED GRADE, OR OWNER APPROVED STAKING METHOD.
 11. PREPARED PLANTING SOIL AS SPECIFIED. (SEE LANDSCAPE NOTES).
 12. ROOTBALLS GREATER THAN 24" DIAMETER SHALL BE PLACED ON MOUND OF UNDISTURBED SOIL TO PREVENT SETTLING.
- NOTES:
- A. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.
 - B. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER.
 - C. "TREE SAVERS" ANCHORING SYSTEMS MAY BE SUBSTITUTED FOR HOOD STAKING SYSTEM UPON APPROVAL BY OWNER OR OWNER'S REPRESENTATIVE.

Large Tree Planting
SECTION (14" or Larger) NTS

A. WASHINGTONIA PA
SIMILAR W/ BOOT
INACT.
B. SEE PLANS AND
SPEC. FOR PALM
W/ BOOTS TO
BEHIND ON TRUNK
C. FINAL TREE STAK
DETAILS AND
PLACEMENT TO B
APPROVED BY
OWNER.
D. CONTRACTOR SH
ASSURE PERCOLA
OF ALL PLANTING
PITS PRIOR TO
INSTALLATION -
REFER TO POOL
DRAINAGE CONDIT
DETAIL.

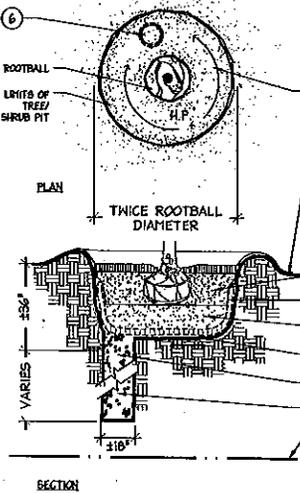
GA - OVERBALL PA
HEIGHT (MEASUR
TO TOP OF BU
CI - CLEAR TRU
HEIGHT (MEASUR
BOTTOM
LEAF SHEATH
ON - GRAY W/
HEIGHT TO Y
OF HARDED
TRUNK



1. INSTALL CONTINUOUS MULCH BED ADJACENT TO PARKING SPACES AS SHOWN. MULCH SHALL BE MIN. 3" DEEP. NO POP-UP IRRIGATION HEADS SHALL BE LOCATED WITHIN 24" OF A PARKING SPACE ON ANY SIDE.
2. CURB OR PARKING LOT EDGE, BY OTHERS.

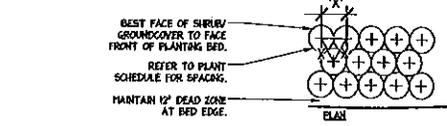
Parking Space/Curb Planting
SECTION NTS

B



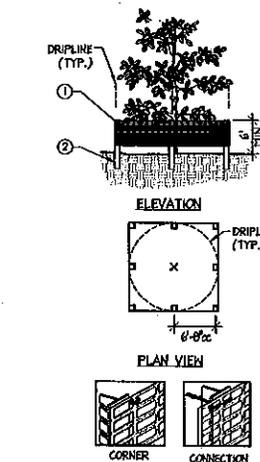
1. FRESH GRADE (SEE GRADING PLAN).
 2. BACKFILL WITH PREPARED PLANTING SOIL MIX AS SPECIFIED.
 3. FILTER CLOTH, MINAMI 500X OR BETTER.
 4. 12" CLEAN SAND, COMPACTED. ADJUST LAYER THICKNESS SO TOP OF ROOTBALL IS AT LEAST 1" ABOVE FINISHED GRADE.
 5. SCOPE BOTTOM TO DRAIN.
 6. ACCURED HOLES # 1/4" PERFORATE THROUGH OCCUDING LATER TO WATER TABLE OR TO A DEPTH OF 7' TO ASSURE PROPER PERCOLATION.
 7. BACKFILL WITH 1/2" - 3/4" GRAVEL. DEPTH TO MEET EXISTING SAND LAYER FOR PERCOLATION.
 8. WATER TABLE. (DEPTH VARIES)
- NOTE:
- A. FOR A PARKING ISLAND PLANTING SITUATION, CONTRACTOR TO BACKFILL ENTIRE LENGTH OF PLANTING AREA TO WITHIN 6" OF BACK OF CURB OR EDGE OF PAVEMENT.

Poor Drainage Condition
PLAN/SECTION NTS



1. TOP OF SHRUB ROOTBALLS TO BE PLANTED 1" - 2" HIGH WITH SOIL MOUNDING UP TO THE TOP OF ROOTBALL.
 2. PRUNE ALL SHRUBS TO ACHIEVE A UNIFORM MASSHEIGHT.
 3. 3" MINIMUM MULCH AS SPECIFIED.
 4. EXCAVATE ENTIRE BED SPECIFIED FOR UNDER COOPER BED.
 5. FINISHED GRADE (SEE GRADING PLAN).
 6. PREPARED PLANTING SOIL AS SPECIFIED. (SEE LANDSCAPE NOTES) NOTE: WHEN GROUND-COVERS AND SHRUBS USED IN MASSSES, ENTIRE BED TO BE ASPENDED WITH PLANTING SOIL MIX AS SPECIFIED.
 7. SCARIFY ROOTBALL SIDES AND BOTTOM.
- NOTES:
- A. ALL SHRUBS AND GROUNDCOVERS SHALL BE PLUMB VERTICALLY, UNLESS OTHERWISE DIRECTED BY OWNER'S REPRESENTATIVE.

Shrub/Groundcover Planting
PLAN/SECTION NTS



1. 6M PERIMETER PLUS CONSTRUCTION FENCE BY CORNED PLASTICS OR OWNER'S REPRESENTATIVE APPROVED EQUAL SUBMIT PRODUCT INFORMATION FOR APPROVAL PRIOR TO INSTALLATION.
 2. 8" TALL METAL 1" POSTS OR 2" X 2" X 8" PRESSURE TREATED WOOD POSTS WITH 24" BURIAL BELOW GRADE.
- INSTALLATION NOTES:
- A. POST SELECTION SHOULD BE BASED ON EXPECTED STRENGTH WEDS AND THE LENGTH OF THE FENCE WILL BE IN PLACE. FLEXIBLE FIBERGLASS ROD POSTS ARE RECOMMENDED FOR PARKS, ATHLETIC EVENTS AND CROND CONTROL INSTALLATIONS. METAL 1" POSTS OR TREATED WOOD POSTS ARE TYPICALLY USED FOR CONSTRUCTION AND OTHER APPLICATIONS.
 - B. POSTS SHOULD BE DRIVEN INTO THE GROUND TO A DEPTH OF 1/3 OF THE HEIGHT OF THE POST. FOR EXAMPLE, A 8' POST SHOULD BE SET AT LEAST 2' INTO THE GROUND.
 - C. SPACE POSTS EVERY 8' (MAX.) TO 8' (MAX.).
 - D. SECURE FENCING TO POST WITH NYLON CABLE TIES (AVAILABLE FROM CORNED PLASTICS). WOOD STRIPS MAY BE ALSO BE USED TO PROVIDE ADDITIONAL SUPPORT AND PROTECTION BETWEEN TIES AND POSTS.

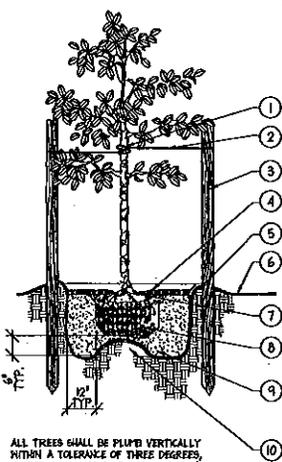
Tree/Shrub Protector
Barrier Detail NTS

NOTE: IF WIRE TIES ARE USED, AVOID DIRECT CONTACT WITH FENCE. WIRE MAY DAMAGE FENCE OVER TIME.

Palm Pl
SECTION

EXISTING GRADE (DASHED)

ALL SHRUBS A
UNLESS OTHER
Shrub/Grn
SECTION

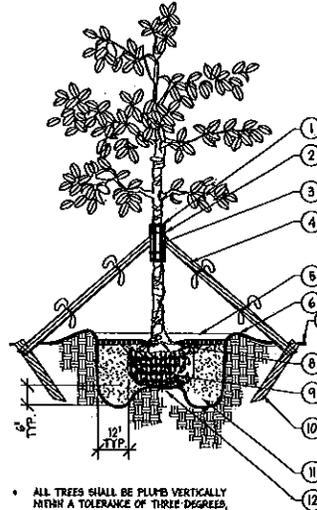


Small Tree Planting

SECTION (Less Than 14") NTS

1. PROTECT TREE TRUNK WITH BLACK RUBBER HOSE.
 2. #10 GAUGE WIRE (NOTE FOR MULTI-TRUNK TREES, USE SEPARATE GAUGES TO STRONGEST TRUNKS AT CENTER OF EACH).
 3. THREE 2" X 4" LODGE POLES SPACE EQUALLY AROUND TREE.
 4. 3" MINIMUM OF MULCH AS SPECIFIED. WHERE TREES ARE PLACED IN SOIL, MULCH RING FOR TREES SHALL BE 4" DIAMETER (MIN.) OR AS DIRECTED BY OWNER'S REPRESENTATIVE.
 5. SOIL BERM TO HOLD WATER.
 6. FINISHED GRADE (SEE GRADING PLAN).
 7. TOP OF ROOTBALL MIN. 1" ABOVE FINISHED GRADE.
 8. 8" B OR CONTAINERIZED (SEE SPECIFICATIONS FOR ROOT BALL REQUIREMENTS).
 9. PREPARED PLANTING SOIL AS SPECIFIED. (SEE LANDSCAPE NOTES)
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 - C. "TREE SAVERS" ANCHORING SYSTEM MAY BE SUBSTITUTED FOR HOOD STAKING SYSTEM UPON APPROVAL BY OWNER OR OWNER'S REPRESENTATIVE.

• ALL TREES SHALL BE PLUMB VERTICALLY WITHIN A TOLERANCE OF THREE DEGREES, UNLESS OTHERWISE DIRECTED BY OWNER'S REPRESENTATIVE.



Large Tree Planting

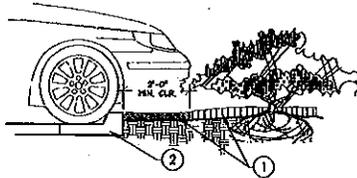
SECTION (14" or Larger) NTS

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• ALL TREES SHALL BE PLUMB VERTICALLY WITHIN A TOLERANCE OF THREE DEGREES, UNLESS OTHERWISE DIRECTED BY OWNER'S REPRESENTATIVE.

- A. WASHINGTON PALM - DETAIL BY BOOTS INTACT.
- B. SEE PLANS AND SPEC. FOR PALMS IN BOOTS TO REMAIN ON TRUNK.
- C. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER.
- D. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION - REFER TO POOR DRAINAGE CONDITION DETAIL.

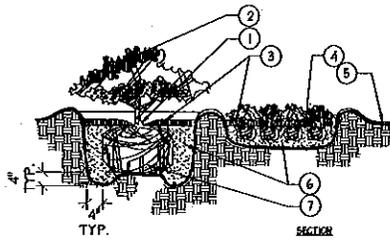
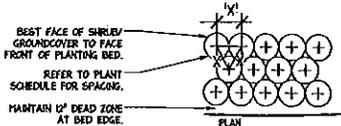
OA - OVERALL PALM HEIGHT (MEASURED TO TOP OF BUD)
 CI - CLEAR TRUNK (MEASURED TO BOTTOM OF LEAF SHEATH)
 GH - GRAY HOOD (MEASURED TO TOP OF HARDENED TRUNK)



1. INSTALL CONTINUOUS MULCH BED ADJACENT TO PARKING SPACES AS SHOWN. MULCH SHALL BE MIN. 3" DEEP. NO POP-UP IRRIGATION HEADS SHALL BE LOCATED WITHIN 24" OF A PARKING SPACE ON ANY SIDE.
2. CURB OR PARKING LOT EDGE, BY OTHERS.

Parking Space/Curb Planting

SECTION NTS

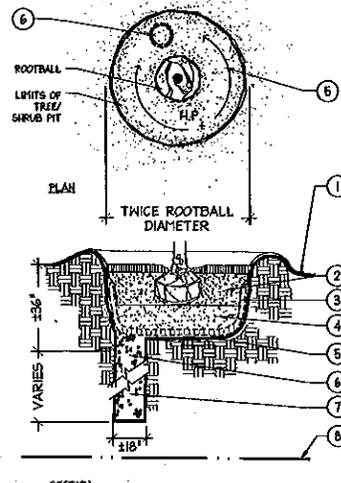


• ALL SHRUBS AND GROUNDCOVERS SHALL BE PLUMB VERTICALLY, UNLESS OTHERWISE DIRECTED BY OWNER'S REPRESENTATIVE.

Shrub/Groundcover Planting

PLAN/SECTION NTS

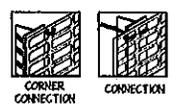
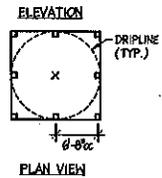
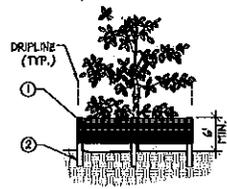
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 3. 3" MINIMUM MULCH AS SPECIFIED.
 4. EXCAVATE ENTIRE BED SPECIFIED FOR GROUNDCOVER BED.
 5. FINISHED GRADE (SEE GRADING PLAN).
 6. PREPARED PLANTING SOIL AS SPECIFIED. (SEE LANDSCAPE NOTES) NOTE WHEN GROUNDCOVERS AND SHRUBS USED IN MASSES, ENTIRE BED TO BE AMENDED WITH PLANTING SOIL MIX AS SPECIFIED.
 7. SCAFFIFY ROOTBALL SIDES AND BOTTOM.



1. FINISH GRADE (SEE GRADING PLANS).
 2. BACKFILL WITH PREPARED PLANTING SOIL MIX AS SPECIFIED.
 3. FILTER CLOTH, MIRAFI 500X OR BETTER.
 4. 12" CLEAN SAND, COMPACTED. ADJUST LAYER THICKNESS SO TOP OF ROOTBALL IS AT LEAST 1" ABOVE FINISHED GRADE.
 5. SLOPE BOTTOM TO DRAIN.
 6. AUGURED HOLE # 18" PENETRATE THROUGH OCCULUSING LAYER TO WATER TABLE OR TO A DEPTH OF 7' TO ASSURE PROPER PERCOLATION.
 7. BACKFILL WITH 1/2" - 3/4" GRAVEL. DEPTH TO MEET EXISTING SAND LAYER FOR PERCOLATION.
 8. WATER TABLE. (DEPTH VARIES)
- NOTE:
- A. FOR A PARKING ISLAND PLANTING SITUATION, CONTRACTOR TO BACKFILL ENTIRE LENGTH OF PLANTING AREA TO WITHIN 6" OF BACK OF CURB OR EDGE OF PAVEMENT.

Poor Drainage Condition

PLAN/SECTION NTS



Tree/Shrub Protector

Barrier Detail NTS

1. 6" PERIMETER PLUS/ CONSTRUCTION FENCE BY CONED PLASTIC OR OWNER'S REPRESENTATIVE APPROVED EQUAL. SUBMIT PRODUCT INFORMATION FOR APPROVAL PRIOR TO INSTALLATION.
 2. 8" TALL METAL 1" POSTS OR 2" X 2" X 8' PRESSURE TREATED HOOD POSTS WITH 24" BURIAL BELOW GRADE.
- INSTALLATION NOTES:
- A. POST SELECTION SHOULD BE BASED ON EXPECTED STRENGTH NEEDS AND THE LENGTH OF THE FENCE WILL BE IN PLACE. FLEXIBLE FIBERGLASS ROD POSTS ARE RECOMMENDED FOR PARKS, ATHLETIC EVENTS AND CROWD CONTROL INSTALLATIONS. METAL 1" POSTS OR TREATED HOOD POSTS ARE TYPICALLY USED FOR CONSTRUCTION AND OTHER APPLICATIONS.
 - B. POSTS SHOULD BE DRIVEN INTO THE GROUND TO A DEPTH OF 1/3 OF THE HEIGHT OF THE POST. FOR EXAMPLE, A 6' POST SHOULD BE SET AT LEAST 2' INTO THE GROUND.
 - C. SPACE POSTS EVERY 6' (MIN.) TO 8' (MAX.).
 - D. SECURE FENCING TO POST WITH NYLON CABLE TIES (AVAILABLE FROM CONED PLASTIC). HOOD STRIPS MAY BE ALSO USED TO PROVIDE ADDITIONAL SUPPORT AND PROTECTION BETWEEN TIES AND POSTS.

NOTE: IF WIRE TIES ARE USED, AVOID DIRECT CONTACT WITH FENCE. WIRE MAY DAMAGE FENCE OVER TIME.

Palm Plan

SECTION



• ALL SHRUBS AND GROUNDCOVERS SHALL BE PLUMB VERTICALLY, UNLESS OTHERWISE DIRECTED BY OWNER'S REPRESENTATIVE.

Shrub/Gro

SECTION

1 2 3

GENERAL LANDSCAPE SPECIFICATIONS AND NOTES

A. SCOPE OF WORK

1. THE WORK CONSISTS OF FURNISHING ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, TRANSPORTATION, AND ANY OTHER APPURTENANCES NECESSARY FOR THE COMPLETION OF THIS PROJECT AS SHOWN ON THE DRAWINGS, AS INCLUDED IN THE PLANT LIST, AND AS HEREIN SPECIFIED.
2. WORK SHALL INCLUDE MAINTENANCE AND WATERING OF ALL CONTRACT PLANTING AREAS UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER.

B. PROTECTION OF EXISTING STRUCTURES

ALL EXISTING BUILDINGS, WALKS, HALLS, PAVING, PIPING, OTHER SITE CONSTRUCTION ITEMS, AND PLANTING ALREADY COMPLETED OR ESTABLISHED SHALL BE PROTECTED FROM DAMAGE BY THE CONTRACTOR UNLESS OTHERWISE SPECIFIED. ALL DAMAGE RESULTING FROM NEGLIGENCE SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER, AT NO COST TO THE OWNER.

C. PROTECTION OF EXISTING PLANT MATERIALS OUTSIDE LIMIT OF WORK

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UNAUTHORIZED CUTTING OR DAMAGE TO TREES AND SHRUBS EXISTING OR OTHERWISE CAUSED BY CARELESS EQUIPMENT OPERATION, MATERIAL STOCKPILING, ETC. THIS SHALL INCLUDE COMPACTION BY DRIVING OR PARKING INSIDE THE DRIP-LINE AND SPILLING OIL, GASOLINE, OR OTHER DELETERIOUS MATERIALS WITHIN THE DRIP-LINE. NO MATERIALS SHALL BE BURNED WHERE HEAT WILL DAMAGE ANY PLANT. EXISTING TREES KILLED OR DAMAGED SO THAT THEY ARE MISSHAPEN AND/OR UNSIGHTLY SHALL BE REPLACED AT THE COST TO THE CONTRACTOR OF ONE HUNDRED DOLLARS (\$100) PER CALIPER INCH ON AN ESCALATING SCALE WHICH ADDS AN ADDITIONAL TWENTY (20) PERCENT PER INCH OVER FOUR (4) INCHES CALIPER AS FIXED AND AGREED LIQUIDATED DAMAGES. CALIPER SHALL BE MEASURED SIX (6) INCHES ABOVE GROUND LEVEL FOR TREES UP TO AND INCLUDING FOUR (4) INCHES IN CALIPER AND TWELVE (12) INCHES ABOVE GROUND LEVEL FOR TREES OVER FOUR (4) INCHES IN CALIPER.

D. MATERIALS

1. GENERAL

MATERIALS LISTED BELOW SHALL BE SUBMITTED FOR APPROVAL. UPON SUBMITTALS' APPROVAL, DELIVERY OF MATERIALS MAY COMMENCE.

MATERIAL	SUBMITTAL
MULCH	PRODUCT DATA
TOPSOIL MIX	AMENDMENT MIX/ PRODUCT DATA/ TEST RESULTS
PLANTS	PHOTOGRAPHS OF ONE (1) OF EACH SPECIES (OR TAGGED IN NURSERY) INDICATE SIZES (HEIGHT/WIDTH) AND QUALITY PER SPEC. CLIENT-REQUESTED TAGGING MAY SUBSTITUTE PHOTOS.
FERTILIZER	PRODUCT DATA
INNOCULANT	PRODUCT DATA
HERBICIDE	PRODUCT DATA

2. PLANT MATERIALS

A. PLANT SPECIES AND SIZE SHALL CONFORM TO THOSE INDICATED ON THE DRAWINGS. NOMENCLATURE SHALL CONFORM TO STANDARDIZED PLANT NAMES, 1942 EDITION. ALL NURSERY STOCK SHALL BE IN ACCORDANCE WITH GRADES AND STANDARDS FOR NURSERY PLANTS, LATEST EDITION, PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES. ALL PLANTS SHALL BE FLORIDA GRADE NO. 1 OR BETTER AS DETERMINED BY THE FLORIDA DIVISION OF PLANT INDUSTRY. ALL PLANTS SHALL BE HEALTHY, VIGOROUS, SOUND, WELL-BRANCHED, AND FREE OF DISEASE AND INSECTS, INSECT EGGS AND LARVAE AND SHALL HAVE ADEQUATE ROOT SYSTEMS. TREES FOR PLANTING IN ROWS SHALL BE UNIFORM IN SIZE AND SHAPE. ALL MATERIALS SHALL BE SUBJECT TO APPROVAL BY THE OWNER. WHERE ANY REQUIREMENTS ARE OMITTED FROM THE PLANT LIST, THE PLANTS FURNISHED SHALL BE NORMAL FOR THE VARIETY. PLANTS SHALL BE PRUNED PRIOR TO DELIVERY ONLY WITH APPROVAL FROM OWNER OR OWNER'S REPRESENTATIVE. NO SUBSTITUTIONS SHALL BE MADE WITHOUT WRITTEN PERMISSION FROM THE OWNER'S REPRESENTATIVE.

B. MEASUREMENTS: THE HEIGHT AND/OR WIDTH OF TREES SHALL BE MEASURED FROM THE GROUND OR ACROSS THE NORMAL SPREAD OF BRANCHES WITH THE PLANTS IN THEIR NORMAL POSITION. THIS MEASUREMENT SHALL NOT INCLUDE THE IMMEDIATE TERMINAL GROWTH. PLANTS LARGER IN SIZE THAN THOSE SPECIFIED IN THE PLANT LIST MAY BE USED IF APPROVED BY THE OWNER. IF THE USE OF LARGER PLANTS IS APPROVED, THE BALL OF EARTH OR SPREAD OF ROOTS SHALL BE INCREASED IN PROPORTION TO THE SIZE OF THE PLANT.

C. INSPECTION: PLANTS SHALL BE SUBJECT TO INSPECTION AND APPROVAL AT THE PLACE OF GROWTH, OR UPON DELIVERY TO THE SITE, AS DETERMINED BY THE OWNER, FOR QUALITY, SIZE, AND VARIETY; SUCH APPROVAL SHALL NOT IMPAIR THE RIGHT OF INSPECTION AND REJECTION AT THE SITE DURING PROGRESS OF THE WORK OR AFTER COMPLETION FOR SIZE AND CONDITION OF ROOT BALLS OR ROOTS, LATENT DEFECTS OR INJURIES. REJECTED PLANTS SHALL BE REMOVED IMMEDIATELY FROM THE SITE. NOTICE REQUESTING INSPECTION SHALL BE SUBMITTED IN WRITING BY THE CONTRACTOR AT LEAST ONE (1) WEEK PRIOR TO ANTICIPATED DATE.

E. SOIL MIXTURE (PLANTING MEDIUM, PLANTING MIX, TOPSOIL MIX)

1. SOIL MIXTURE (PLANTING MEDIUM FOR PLANT PITS) SHALL CONSIST OF TWO PARTS OF TOPSOIL AND ONE PART SAND, AS DESCRIBED BELOW.
2. TOPSOIL FOR USE IN PREPARING SOIL MIXTURE FOR BACKFILLING PLANT PITS SHALL BE FERTILE, FRIABLE, AND OF A LOAMY CHARACTER; REASONABLY FREE OF SUBSOIL, CLAY LUMPS, BRUSH WEEDS AND OTHER LITTER; FREE OF ROOTS, STUMPS, STONES LARGER THAN 2" IN ANY DIRECTION, AND OTHER EXTRANEOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH. IT SHALL CONTAIN THREE (3) TO FIVE (5) PERCENT DECOMPOSED ORGANIC MATTER AND A PH BETWEEN 5.5 AND 7.0 - SUBMIT SAMPLE AND PH TESTING RESULTS FOR APPROVAL.
3. SAND SHALL BE COARSE, CLEAN, WELL-DRAINING, NATIVE SAND. CONTRACTOR SHALL SUBMIT RESULTS OF SOIL TESTS FOR TOPSOIL AND SAND PROPOSED FOR USE UNDER THIS CONTRACT FOR APPROVAL BY THE OWNER.
4. TREES SHALL BE PLANTED IN THE EXISTING NATIVE SOIL ON SITE, UNLESS DETERMINED TO BE UNSUITABLE - AT WHICH POINT THE CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT TO DISCUSS ALTERNATE RECOMMENDATION PRIOR TO PLANTING.
5. CONTRACTOR TO SUBMIT SAMPLES OF SOIL MIXTURE FOR OWNER'S REPRESENTATIVE APPROVAL PRIOR TO PLANT INSTALLATION OPERATIONS COMMENCE.

F. WATER

WATER NECESSARY FOR PLANTING AND MAINTENANCE SHALL BE OF SATISFACTORY QUALITY TO SUSTAIN AN ADEQUATE PLANT GROWTH AND SHALL NOT CONTAIN HARMFUL, NATURAL OR MAN-MADE ELEMENTS DETRIMENTAL TO PLANTS. WATER MEETING THE ABOVE STANDARD SHALL BE OBTAINED ON THE SITE FROM THE OWNER, IF AVAILABLE, AND THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE ARRANGEMENTS FOR ITS USE BY HIS TANKS, HOSES, SPRINKLERS, ETC. IF SUCH WATER IS NOT AVAILABLE AT THE SITE, THE CONTRACTOR SHALL PROVIDE SATISFACTORY WATER FROM SOURCES OFF THE SITE AT NO ADDITIONAL COST TO THE OWNER.

*WATERING/IRRIGATION RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.

G. FERTILIZER

CONTRACTOR SHALL PROVIDE FERTILIZER APPLICATION SCHEDULE TO OWNER, AS APPLICABLE TO SOIL TYPE, PLANT INSTALLATION TYPE, AND SITE'S PROPOSED USE. SUGGESTED FERTILIZER TYPES SHALL BE ORGANIC OR OTHERWISE NATURALLY-DERIVED.

*FERTILIZER RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.

H. MULCH

MULCH MATERIAL SHALL BE MOISTENED AT THE TIME OF APPLICATION TO PREVENT WIND DISPLACEMENT, AND APPLIED AT A MINIMUM DEPTH OF 3 INCHES. CLEAR MULCH FROM EACH PLANT'S CROWN (BASE). TYPE OF MATERIAL: 'FLORIMULCH' OR SHREDED, STERILE EUCALYPTUS MULCH

I. DIGGING AND HANDLING

1. PROTECT ROOTS OR ROOT BALLS OF PLANTS AT ALL TIMES FROM SUN, DRYING WINDS, WATER AND FREEZING, AS NECESSARY UNTIL PLANTING. PLANT MATERIALS SHALL BE ADEQUATELY PACKED TO PREVENT DAMAGE DURING TRANSPORT. TREES TRANSPORTED MORE THAN TEN (10) MILES OR WHICH ARE NOT PLANTED WITHIN THREE (3) DAYS OF DELIVERY TO SITE SHALL BE SPRAYED WITH AN ANTITRANSPIRANT PRODUCT ('WILTFRUIP' OR EQUAL) TO MINIMIZE TRANSPIRATIONAL WATER LOSS.
2. BALLED AND BURLAPPED PLANTS (BAB) SHALL BE DUG WITH FIRM, NATURAL BALLS OF SOIL OF SUFFICIENT SIZE TO ENCOMPASS THE FIBROUS AND FEEDING ROOTS OF THE PLANTS. NO PLANTS MOVED WITH A ROOT BALL SHALL BE PLANTED IF THE BALL IS CRACKED OR BROKEN. PLANTS BALLED AND BURLAPPED OR CONTAINER GROWN SHALL NOT BE HANDLED BY STEPS.
3. PLANTS MARKED 'BR' IN THE PLANT LIST SHALL BE DUG WITH BARE ROOTS, COMPLYING WITH FLORIDA GRADES AND STANDARDS FOR NURSERY PLANTS, CURRENT EDITION. CARE SHALL BE EXERCISED THAT THE ROOTS DO NOT DRY OUT DURING TRANSPORTATION AND PRIOR TO PLANTING.
4. PROTECTION OF PALMS (IF APPLICABLE): ONLY A MINIMUM OF FRONDS SHALL BE REMOVED FROM THE CROWN OF THE PALM TREES TO FACILITATE MOVING AND HANDLING. CLEAR TRUNK (CT) SHALL BE AS SPECIFIED AFTER THE MINIMUM OF FRONDS HAVE BEEN REMOVED. ALL PALMS SHALL BE BRACED PER PALM PLANTING DETAIL.
5. EXCAVATION OF TREE PITS SHALL BE PERFORMED USING EXTREME CARE TO AVOID DAMAGE TO SURFACE AND SUBSURFACE ELEMENTS SUCH AS UTILITIES OR HARDSCAPE ELEMENTS, FOOTERS AND PREPARED SUB-BASES.

J. CONTAINER GROWN STOCK

1. ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANTS ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS WHICH ARE OF GOOD QUALITY AND ARE IN A HEALTHY GROWING CONDITION, FLORIDA #1 OR BETTER.
2. AN ESTABLISHED CONTAINER GROWN PLANT SHALL BE TRANSPLANTED INTO A CONTAINER AND GROWN IN THAT CONTAINER SUFFICIENTLY LONG FOR THE NEW FIBROUS ROOTS TO HAVE DEVELOPED SO THAT THE ROOT MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER. CONTAINER GROWN STOCK SHALL NOT BE HANDLED BY THEIR STEPS.
3. PLANT ROOTS BOUND IN CONTAINERS ARE NOT ACCEPTABLE.
4. SUBSTITUTION OF NON-CONTAINER GROWN MATERIAL FOR MATERIAL EXPLICITLY SPECIFIED TO BE CONTAINER GROWN WILL NOT BE PERMITTED WITHOUT WRITTEN APPROVAL IS OBTAINED FROM THE OWNER OR OWNER'S REPRESENTATIVE.

K. COLLECTED STOCK

WHEN THE USE OF COLLECTED STOCK IS PERMITTED AS INDICATED BY THE OWNER OR OWNER'S REPRESENTATIVE, THE MINIMUM SIZES OF ROOTBALLS SHALL BE EQUAL TO THAT SPECIFIED FOR THE NEXT LARGER SIZE OF NURSERY GROWN STOCK OF THE SAME VARIETY.

L. NATIVE STOCK

PLANTS COLLECTED FROM WILD OR NATIVE STANDS SHALL BE CONSIDERED NURSERY GROWN WHEN THEY HAVE BEEN SUCCESSFULLY RE-ESTABLISHED IN A NURSERY ROW AND GROWN UNDER REGULAR NURSERY CULTURAL PRACTICES FOR A MINIMUM OF TWO (2) GROWING SEASONS AND HAVE ATTAINED ADEQUATE ROOT AND TOP GROWTH TO INDICATE FULL RECOVERY FROM TRANSPLANTING INTO THE NURSERY ROW.

M. MATERIALS LIST

QUANTITIES NECESSARY TO COMPLETE THE WORK ON THE DRAWINGS SHALL BE FURNISHED BY THE CONTRACTOR. QUANTITY ESTIMATES HAVE BEEN MADE CAREFULLY, BUT THE LANDSCAPE ARCHITECT OR OWNER ASSUMES NO LIABILITY FOR OMISSIONS OR ERRORS. SHOULD A DISCREPANCY OCCUR BETWEEN THE PLANS AND THE PLANT LIST QUANTITY, THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED FOR CLARIFICATION PRIOR TO BIDDING OR INSTALLATION. ALL DIMENSIONS AND/OR SIZES SPECIFIED SHALL BE THE MINIMUM ACCEPTABLE SIZE

N. FINE GRADING

1. FINE GRADING UNDER THIS CONTRACT SHALL CONSIST OF FINAL FINISHED GRADING OF LAWN AND PLANTING AREAS THAT HAVE BEEN ROUGH GRADED BY OTHERS. BERING AS SHOWN ON THE DRAWINGS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, UNLESS OTHERWISE NOTED.
2. THE CONTRACTOR SHALL FINE GRADE THE LAWN AND PLANTING AREAS TO BRING THE ROUGH GRADE UP TO FINAL FINISHED GRADE ALLOWING FOR THICKNESS OF SOIL AND/OR MULCH DEPTH. THIS CONTRACTOR SHALL FINE GRADE BY HAND AND/OR WITH ALL EQUIPMENT NECESSARY INCLUDING A GRADING TRACTOR WITH FRONT-END LOADER FOR TRANSPORTING SOIL WITHIN THE SITE.
3. ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED FOR POSITIVE DRAINAGE TO SURFACE/SUBSURFACE STORM DRAIN SYSTEMS. AREAS ADJACENT TO BUILDINGS SHALL SLOPE AWAY FROM THE BUILDINGS. REFER TO CIVIL ENGINEER'S PLANS FOR FINAL GRADES.

O. PLANTING PROCEDURES

CLEANING UP BEFORE COMMENCING WORK: THE CONTRACTOR SHALL CLEAN WORK AND SURROUNDING AREAS OF ALL RUBBISH OR OBJECTIONABLE MATTER. ALL MORTAR, CEMENT, AND TOXIC MATERIAL SHALL BE REMOVED FROM THE SURFACE OF ALL PLANT BEDS. THESE MATERIALS SHALL NOT BE MIXED WITH THE SOIL. SHOULD THE CONTRACTOR FIND SUCH SOIL CONDITIONS BENEATH THE SOIL WHICH WILL IN ANY WAY ADVERSELY AFFECT THE PLANT GROWTH, HE SHALL IMMEDIATELY CALL IT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE. FAILURE TO DO SO BEFORE PLANTING SHALL MAKE THE CORRECTIVE MEASURES THE RESPONSIBILITY OF THE CONTRACTOR.