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- NOTES:
1. IN ALL CASES, PROVIDE 4' UNOBSTRUCTED SIDEWALK CLEAR OF THE FIRE HYDRANT AND BOLLARDS.
 2. FIRE HYDRANTS SHALL BE LOCATED BETWEEN 4' AND 7' FROM THE FACE OF CURB.
 3. FIRE HYDRANTS SHALL NOT BE LOCATED WITHIN A RADIUS OR WITHIN FDOT CLEAR DRIVING ZONE.
 4. WITHIN FDOT R/W, WHERE SPACE IS RESTRICTED THE FIRE HYDRANT MAY BE LOCATED 2' FROM THE FACE OF THE CURB AS LONG AS THERE IS A MINIMUM 4' UNOBSTRUCTED SIDEWALK BEHIND THE HYDRANT, AND THE HYDRANT BASE IS 4" OR LESS FROM GRADE IN ACCORDANCE WITH F.D.O.T. INDEX 700.
 5. GUARD POSTS SHALL NOT BE ALLOWED WITHIN FDOT R/W.
 6. OTHER THAN FDOT R/W, GUARD POSTS SHALL BE INSTALLED AS REQUIRED FOR SAFETY OR AS APPROVED BY THE DEPT. OF PUBLIC UTILITIES. IN SIDEWALK, LOCATE GUARD POSTS AT THE FACE OF THE PUMPER AND 2'-6" LEFT/RIGHT OF C. OF THE FIRE HYDRANT. EXTRA POSTS MAY BE REQUIRED IN INDUSTRIAL AND CONGESTED TRAFFIC AREAS. (4 POSTS MAX.)
 7. FIRE HYDRANT CONCRETE SLAB AND CONCRETE GUARD POST FOOTINGS SHALL BE DIFFERENT POURS.
 8. THE FIRE HYDRANT BONNET, OPERATING NUT, HOLD-DOWN NUT, PUMPER CAP AND HOSE CAPS SHALL BE PAINTED GREEN, AND THE HYDRANT UPPER BARREL SHALL BE PAINTED SILVER IN ACCORDANCE WITH CITY SPECIFICATIONS.

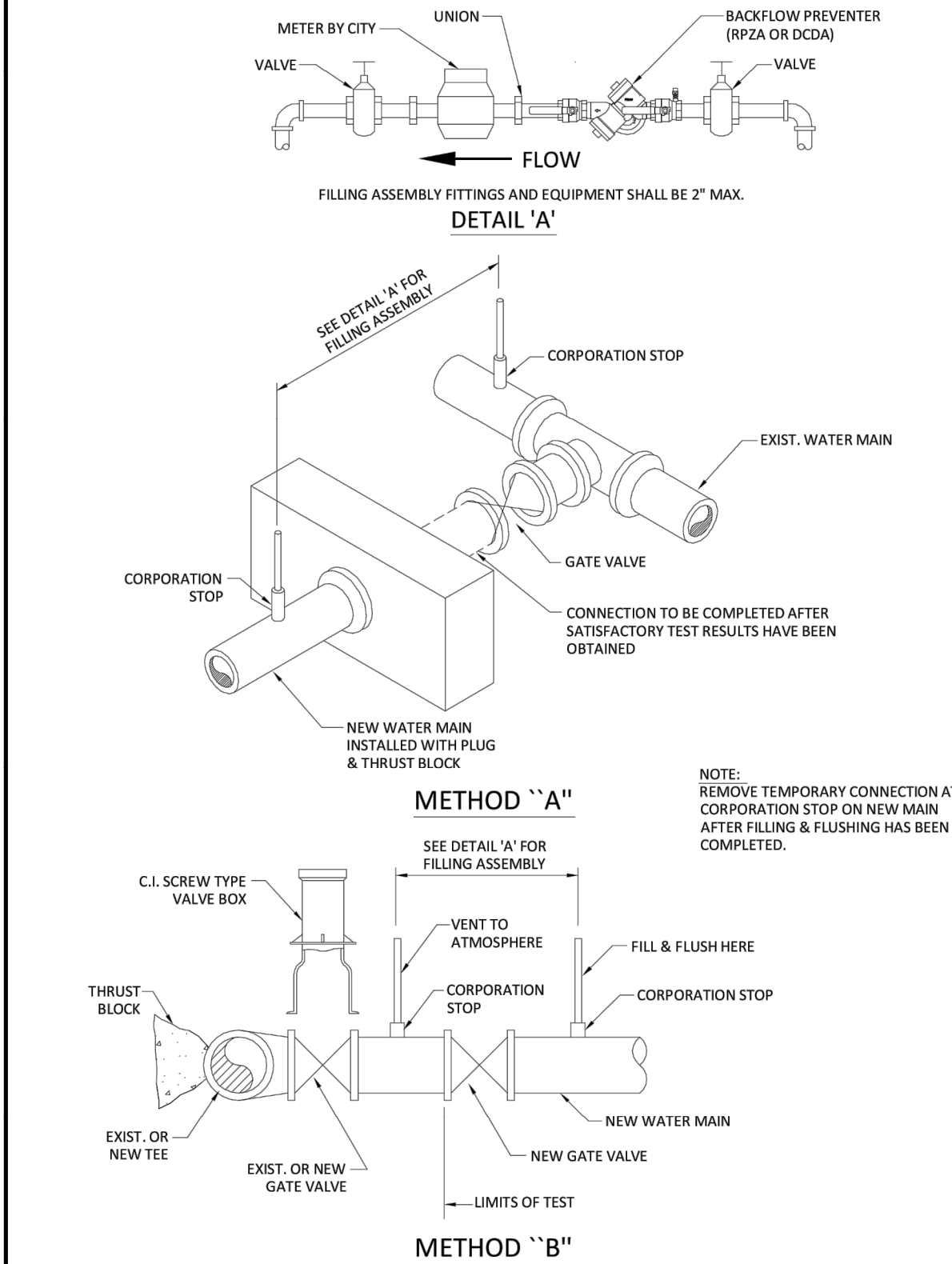
	ISSUED: 03/01/1994 DRAWN: EAM APPROVED: XXX	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL TYPICAL FIRE HYDRANT NOTES	REVISED: 06/08/2014 DRAWING NO. W-13.1
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WATER MAIN TESTING AND DISINFECTION NOTES:

1. NO CONNECTIONS TO THE EXISTING LINES SHALL BE MADE UNTIL THE PRESSURE AND BACTERIOLOGICAL TESTS HAVE BEEN PERFORMED ON THE PROPOSED WATER MAINS AND THE SYSTEM HAS BEEN APPROVED BY THE CITY OF HOLLYWOOD AND THE BROWARD COUNTY HEALTH DEPARTMENT.
2. THE PRESSURE TEST SHALL BE PERFORMED FOR 2 HOURS AT A CONSTANT PRESSURE OF 150 PSI AND IN ACCORDANCE WITH RULE 62-555.330 (FAC) C600 AWWA LATEST REVISION, EXCEPT AS OTHERWISE SPECIFIED HEREIN AND IN SPECIFICATION SECTION 15995, "PIPELINE TESTING AND DISINFECTION". PRESSURE TEST SHALL BE WITNESSED BY THE CITY OF HOLLYWOOD. THE ALLOWABLE LEAKAGE SHALL BE LESS THAN THE NUMBER OF GALLONS PER HOUR AS DETERMINED BY THE FORMULA:
$$L = \frac{S \times D \times P}{148,000}$$

L = THE ALLOWABLE LEAKAGE IN GALLONS PER HOUR.
S = THE LENGTH OF PIPE BEING TESTED.
D = THE NOMINAL DIAMETER OF THE PIPE BEING TESTED.
P = THE AVERAGE TEST PRESSURE IN POUNDS PER SQUARE INCH.
3. THE COMPLETE LENGTH OF THE PROPOSED WATER MAIN SHALL BE TESTED, IN LENGTHS NOT TO EXCEED 2,000 FEET PER TEST.
4. PROPOSED WATER MAINS SHALL BE DISINFECTED IN ACCORDANCE WITH THE LATEST EDITION OF ANSI/AWWA STANDARD C651 AND BACTERIOLOGICAL TESTED FOR TWO CONSECUTIVE DAYS IN ACCORDANCE WITH SPECIFICATION SECTION 15995, "PIPELINE TESTING AND DISINFECTION".
5. BACTERIOLOGICAL TESTS SHALL BE REQUESTED AND PAID FOR BY THE CONTRACTOR.
6. THE CONTRACTOR SHALL DIRECTLY HIRE A TESTING LABORATORY CERTIFIED BY THE FLORIDA DEPARTMENT OF HEALTH IN ORDER TO COLLECT AND TEST WATER SAMPLES FROM THE WATER DISTRIBUTION SYSTEM TO BE PLACED INTO SERVICE. SAMPLE COLLECTION AND BACTERIOLOGICAL ANALYSES SHALL BE PERFORMED IN ACCORDANCE WITH RULES 62-555.315(6), 62-555.340 AND 62-555.330 (FAC), AS WELL AS ALL REQUIREMENTS OF THE BROWARD COUNTY HEALTH DEPARTMENT PERMIT.
7. THE WATER DISTRIBUTION SYSTEM SHALL NOT BE CONSIDERED COMPLETE AND READY FOR FINAL INSPECTION UNTIL SUCCESSFUL TEST RESULTS ARE OBTAINED FOR ALL TESTS DESCRIBED ABOVE.

	ISSUED: 03/01/1994 DRAWN: EAM APPROVED: XXX	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL WATER MAIN TESTING AND DISINFECTION NOTES	REVISED: 06/08/2014 DRAWING NO. W-14
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	ISSUED: 03/01/1994 DRAWN: EAM APPROVED: XXX	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL FILLING AND FLUSHING DETAILS	REVISED: 06/08/2014 DRAWING NO. W-15
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301 East Atlantic Boulevard
Pompano Beach, Florida 33060-6643

2160 NW 82nd Avenue
Doral, Florida 33122

PH: (954) 788-3400

Florida Certificate of
Authorization # - 7928

BID / CONTRACT NO. :

REVISIONS		
NO.	DESCRIPTION	DATE

**PRELIMINARY PLAN
NOT FOR CONSTRUCTION**
THESE PLANS ARE NOT FULLY PERMITTED
AND ARE SUBJECT TO REVISIONS MADE
DURING THE PERMITTING PROCESS.
RESPONSIBILITY FOR THE USE OF THESE
PLANS PRIOR TO OBTAINING PERMITS
FROM ALL AGENCIES HAVING JURISDICTION
OVER THE PROJECT WILL FALL SOLELY
UPON THE USER.



ADAMS STREET
CITY OF HOLLYWOOD FLORIDA

SCALE:	AS NOTED
DATE ISSUED:	FEBRUARY 2018
DRAWN BY:	MC
DESIGNED BY:	SB
CHECKED BY:	JT

JAMES A. THIELE, P.E.
FLORIDA REG. NO. 33256
(FOR THE FIRM)

SHEET TITLE

WATER AND SEWER
DETAILS

SHEET NUMBER

CU-506

PRELIMINARY TAC SUBMITTAL

PROJECT NO. 10067.00

Drawing name: N:\10067.00 - Pinnacle at Peacefield - PHCEEngineering\Cadd\10067.00 CU-506 Water & Sewer Details.dwg Layout Name: CU-506 Plotted on: Mar 02, 2018 3:28pm

PAVEMENT MARKING AND SIGNAGE NOTES:

1. EXISTING NO PARKING SIGNS WITHIN THE RIGHT OF WAY SWALE SHALL BE REMOVED IN AREAS OF PROPOSED CURBING.

2. ALL EXISTING TRAFFIC CONTROL SIGNAGE AND PAVEMENT MARKINGS IN CONFLICT WITH THE PROPOSED TRAFFIC CONTROL SIGNAGE AND PAVEMENT MARKINGS WILL BE REMOVED OR RELOCATED BY THE CONTRACTOR.

3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.), CURRENT BROWARD COUNTY TRAFFIC ENGINEERING DIVISION STANDARDS (CURRENT EDITION), AND THE CITY OF HOLLYWOOD'S ZONING AND LAND DEVELOPMENT REGULATIONS.

4. MARKINGS SHALL CONFORM TO FDOT STANDARD SPECIFICATIONS, SECTION 711, DESIGN STANDARDS, INDEX 17346, AND THE BROWARD COUNTY TRAFFIC ENGINEERING DIVISION STANDARDS AND SPECIFICATIONS (CURRENT EDITION).

5. ALL ON-SITE MARKINGS SHALL BE PAINT EXCEPT 24" SOLID WHITE STOP BAR WHICH SHALL BE THERMOPLASTIC OR AS INDICATED ON PLANS.
6. VERIFY LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO INSTALLATION OF SIGN POSTS.

7. ALL PAVEMENT MARKINGS AND SIGNING DAMAGED DURING CONSTRUCTION, SHALL BE RESTORED TO BROWARD COUNTY TRAFFIC ENGINEERING DIVISION STANDARDS (CURRENT ADDITION).

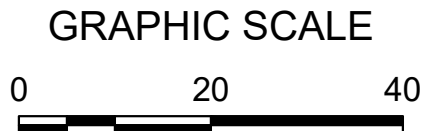
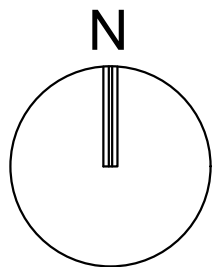
8. THE CONTRACTOR SHALL PROVIDE A COPY OF THEIR BROWARD COUNTY CERTIFICATE OF COMPETENCY PRIOR TO SUBMITTING FINAL INSPECTION REQUEST TO BROWARD COUNTY TRAFFIC ENGINEERING DIVISION.

9. ALL SIGNS TO FOLLOW FDOT INDEX 17302 - CASE V (LOCATION IN BUSINESS OR RESIDENTIAL AREAS) AND INDEX 11860 - MIN. INSTALLATION REQUIREMENTS.

10. ALL FDC SIGNAGE SHALL BE INSTALLED PURSUANT TO CITY STANDARDS AND SHALL HAVE RED LETTERING, NOT LESS THAN 3 INCHES IN HEIGHT, ON WHITE BACKGROUND. EACH SIGN SHALL BE 18 INCHES WIDE BY 24 INCHES IN HEIGHT, AND SHALL BE CONSISTENT WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (CURRENT EDITION).
11. ALL FIRE HYDRANTS REQUIRE BLUE REFLECTORS IN THE ROADWAY TO INDICATE FIRE HYDRANT LOCATIONS.

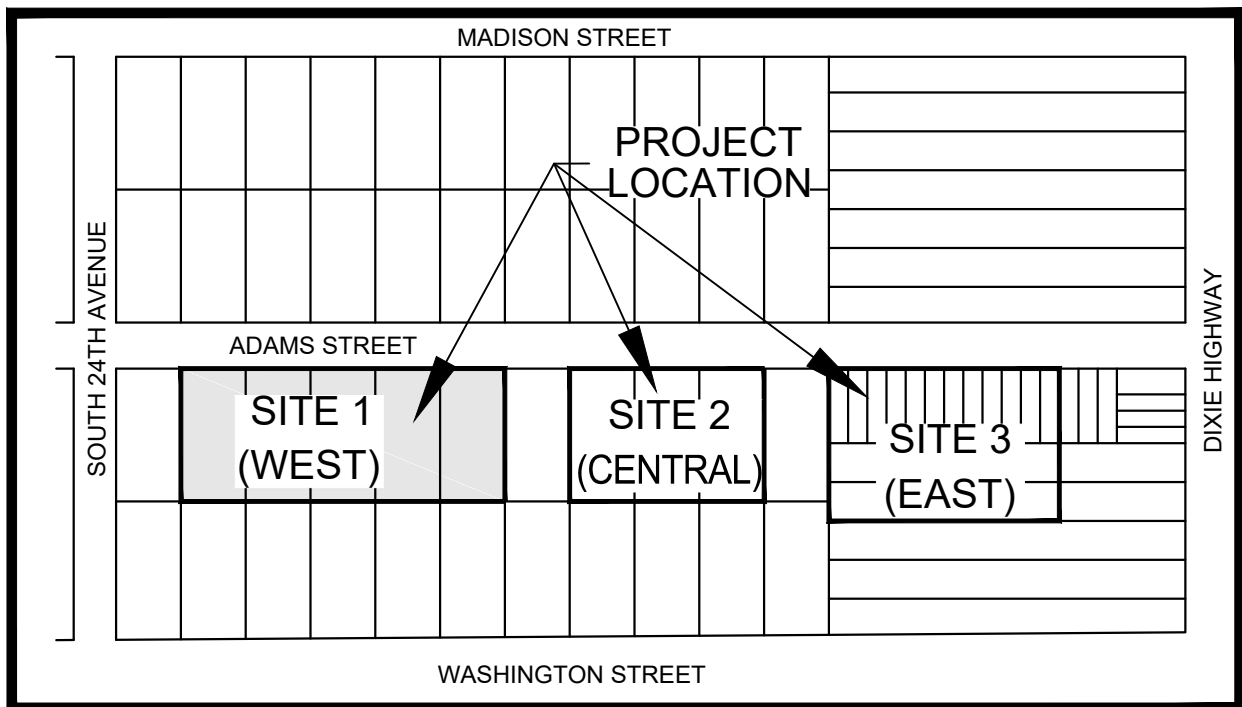
12. FIRE DEPARTMENT CONNECTION PER CITY REQUIREMENTS, REFER TO PLUMBING PLAN. INSTALL "FIRE DEPARTMENT CONNECTION, NO PARKING" SIGN TO BE FDOT AND CITY COMPLIANT AS REQUIRED.

13. STOP BARS SHALL BE A MINIMUM OF 4 FEET BEHIND THE CROSSWALK.



SCALE: 1"=20'

NOTE: PRINTED DRAWING SIZE MAY HAVE CHANGED FROM ORIGINAL. VERIFY SCALE USING BAR SCALE ABOVE.



VICINITY MAP
(NOT TO SCALE)

KEITH & ASSOCIATES, INC.
consulting engineers

301 East Atlantic Boulevard
Pompano Beach, Florida 33060-6643

2160 NW 82nd Avenue
Doral, Florida 33122

PH: (954) 788-3400

Florida Certificate of
Authorization # - 7928

BID / CONTRACT NO. :

REVISIONS

NO.	DESCRIPTION	DATE

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ADAMS STREET
CITY OF HOLLYWOOD FLORIDA

SCALE: AS NOTED
DATE ISSUED: FEBRUARY 2018
DRAWN BY: MC
DESIGNED BY: SB
CHECKED BY: JT

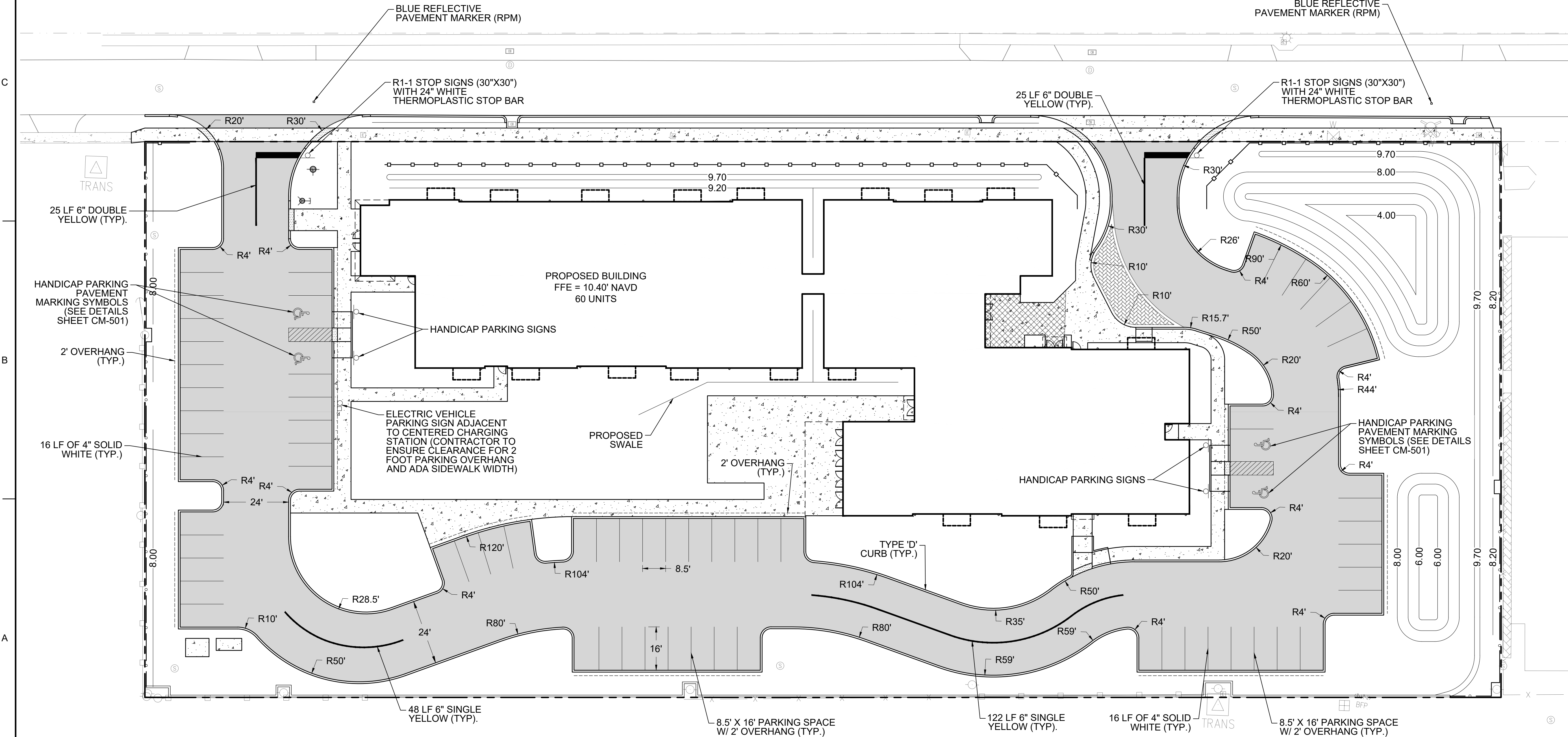
JAMES A. THIELE, P.E.
FLORIDA REG. NO. 33256
(FOR THE FIRM)

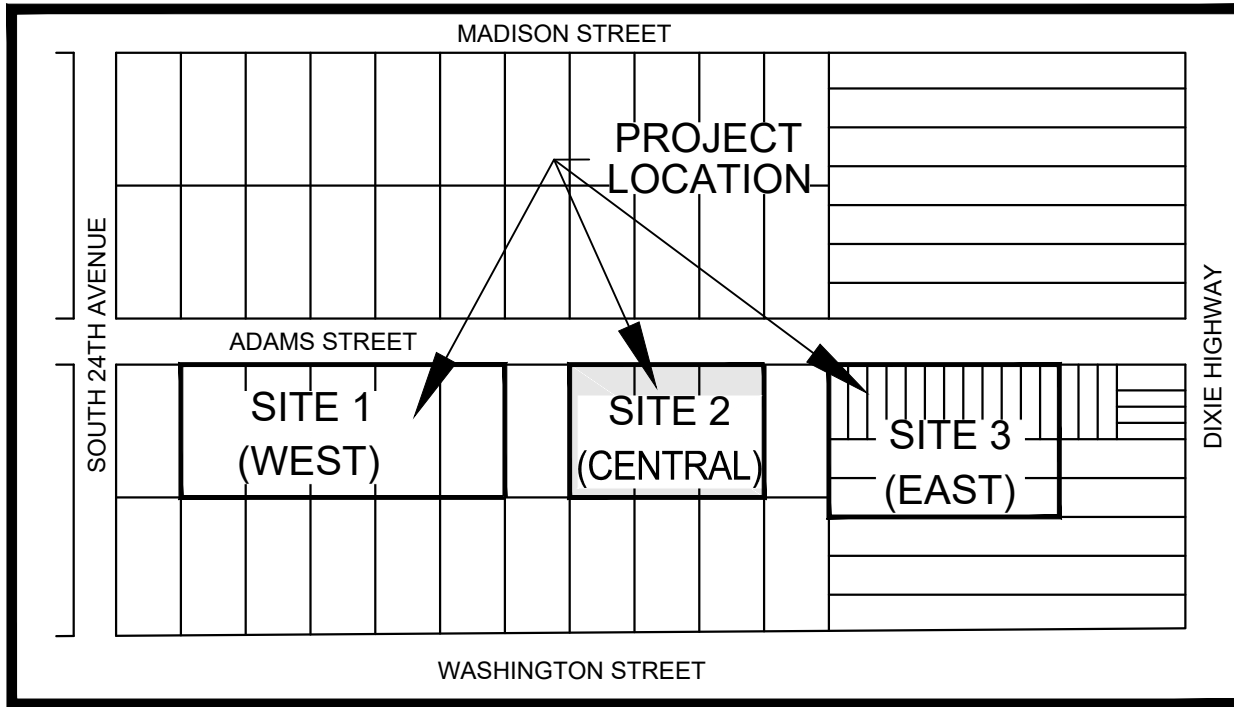
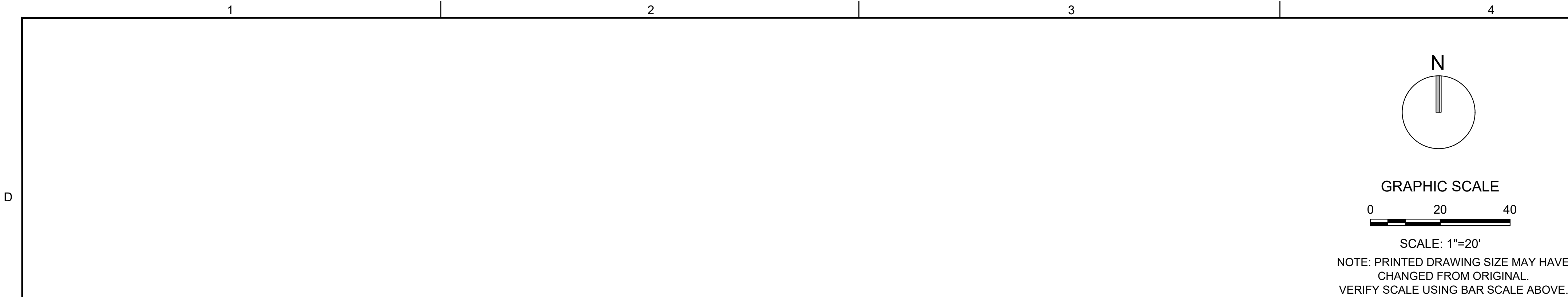
SHEET TITLE
**PAVEMENT MARKING
AND SIGNAGE PLAN
SITE 1 (WEST)**

SHEET NUMBER
CM-101

PRELIMINARY TAC SUBMITTAL

PROJECT NO. 10067.00





VICINITY MAP
(NOT TO SCALE)

KEITH & ASSOCIATES, INC.
consulting engineers

301 East Atlantic Boulevard
Pompano Beach, Florida 33060-6643

2160 NW 82nd Avenue
Doral, Florida 33122

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ADAMS STREET
CITY OF HOLLYWOOD FLORIDA

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DATE ISSUED: FEBRUARY 2018
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DESIGNED BY: SB
CHECKED BY: JT

JAMES A. THIELE, P.E.
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(FOR THE FIRM)

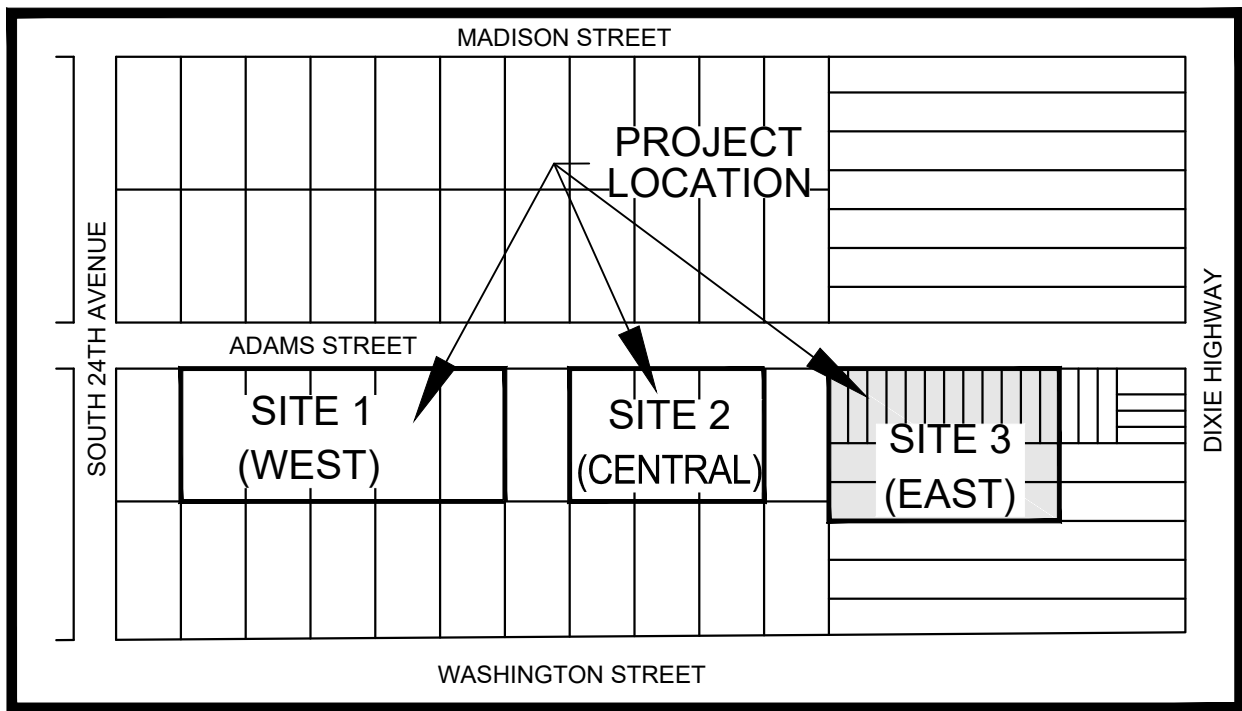
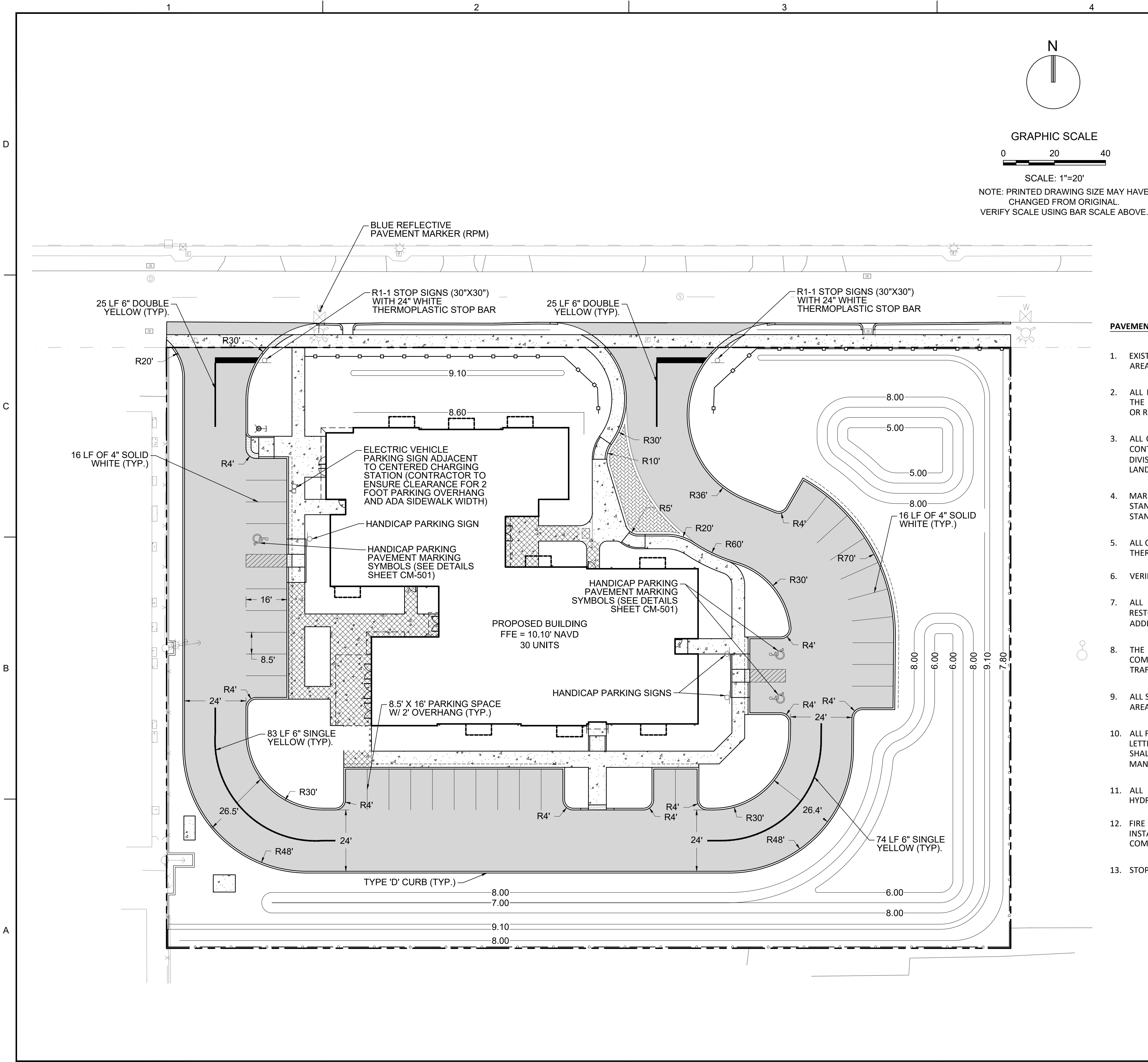
SHEET TITLE
**PAVEMENT MARKING
AND SIGNAGE PLAN
SITE 2 (CENTRAL)**

SHEET NUMBER
CM-102

PRELIMINARY TAC SUBMITTAL

PROJECT NO. 10067.00

Drawing name: N:\10\10067.00 - Pinnacle at Peacefield - PHCEEngineering\Civil\10067.00 CM-101 Pavement Marking and Signage Plan.dwg Layout Name: CM-102 Plotted on: Mar 02, 2018 - 1:29pm



PAVEMENT MARKING AND SIGNAGE NOTES:

- EXISTING NO PARKING SIGNS WITHIN THE RIGHT OF WAY SWALE SHALL BE REMOVED IN AREAS OF PROPOSED CURBING.
- ALL EXISTING TRAFFIC CONTROL SIGNAGE AND PAVEMENT MARKINGS IN CONFLICT WITH THE PROPOSED TRAFFIC CONTROL SIGNAGE AND PAVEMENT MARKINGS WILL BE REMOVED OR RELOCATED BY THE CONTRACTOR.
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- VERIFY LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO INSTALLATION OF SIGN POSTS.
- ALL PAVEMENT MARKINGS AND SIGNING DAMAGED DURING CONSTRUCTION, SHALL BE RESTORED TO BROWARD COUNTY TRAFFIC ENGINEERING DIVISION STANDARDS (CURRENT ADDITION).
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- ALL FIRE HYDRANTS REQUIRE BLUE REFLECTORS IN THE ROADWAY TO INDICATE FIRE HYDRANT LOCATIONS.
- FIRE DEPARTMENT CONNECTION PER CITY REQUIREMENTS, REFER TO PLUMBING PLAN. INSTALL "FIRE DEPARTMENT CONNECTION, NO PARKING" SIGN TO BE FDOT AND CITY COMPLIANT AS REQUIRED.
- STOP BARS SHALL BE A MINIMUM OF 4 FEET BEHIND THE CROSSWALK.

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consulting engineers

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ADAMS STREET
CITY OF HOLLYWOOD FLORIDA

SCALE: AS NOTED
DATE ISSUED: FEBRUARY 2018
DRAWN BY: MC
DESIGNED BY: SB
CHECKED BY: JT

JAMES A. THIELE, P.E.
FLORIDA REG. NO. 33256
(FOR THE FIRM)

SHEET TITLE
**PAVEMENT MARKING
AND SIGNAGE PLAN
SITE 3 (EAST)**

SHEET NUMBER
CM-103

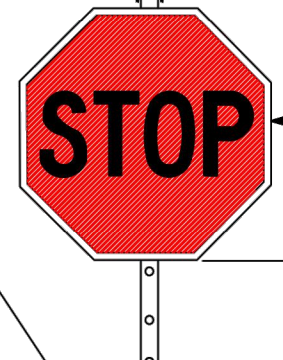
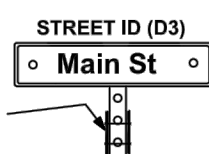
PRELIMINARY TAC SUBMITTAL

PROJECT NO. **10067.00**

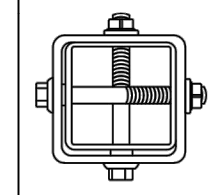
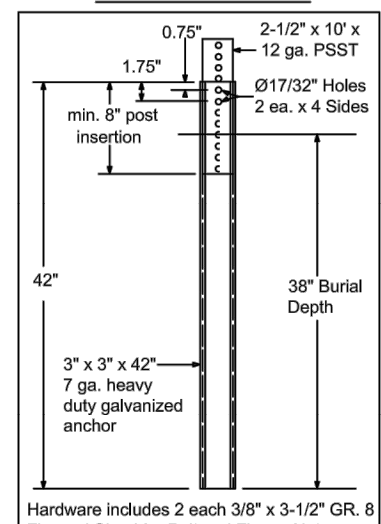
FOR SIGN ASSEMBLIES WITH MAXIMUM 8.75
SQUARE FOOT PANEL AREA

FOR SIGN ASSEMBLIES WITH GREATER THAN 8.75
SQUARE FOOT PANEL AREA WITH SUPPLEMENTAL SIGN

Typical Details



DETAIL "A"



STREET ID MATERIALS:
BORDER AND LETTERS
SILVER DIAMOND GRADE
TYPE XI SHEETING
LETTERING OF STREET NAME SIGNS SHALL BE
COMPOSED OF A COMBINATION OF LOWERCASE
LETTERS WITH INITIAL UPPERCASE LETTERS
GREEN BACKGROUND
GREEN TRANSLUCENT INK SILK-SCREENED
CLEAR-COATED OR ELECTRO-OUT (EC) FILM
117 GREEN OR EQUIVALENT
SIZE
SEE MUTCD TABLE 2D-2 (PG 163)
FOR MINIMUM LETTER HEIGHTS
LENGTH VARIES BY STREET NAME
HARDWARE
#18 THREADED STEEL ZINC BOLTS,
GRADE 5, 5/16" x 3/4", W/ NYLON
WASHERS.
REGULATORY SIGN
R-11 DEPICTED THE TOP OF
THE STOP SIGN SHALL BE MOUNTED
FLUSH TO THE TOP OF THE POST WHEN
NO STREET ID IS PRESENT. ANY SIGN
INSTALLED BACK TO BACK WITH THE
STOP SIGN SHALL BE SMALLER THAN
THE STOP SIGN.
STOP, DO NOT ENTER OR YIELD
WHITE DIAMOND-GRADE, TYPE XI SHEETING
PRESSURE-SENSITIVE RED TRANSLUCENT
INK SILK-SCREENED CLEAR-COATED OR
EC FILM 1172 RED OR EQUIVALENT OVER
DIAMOND GRADE
NOTE: ALL TYPE XI SHEETING UTILIZED
MUST BE ON THE FOOT APL LIST.

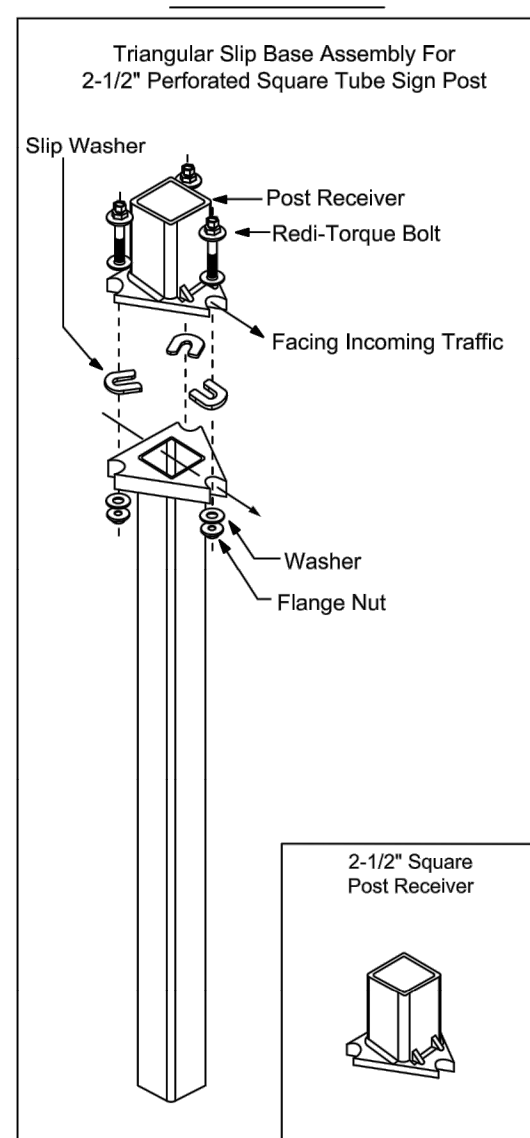
SQUARE TUBE SIGN POST
The Square Tube Sign Post
shall consist of a 2.5"
square tube inserted into a
2.5" square tube. Both tubes
will be perforated, hot-dipped
galvanized, 12-gauge,
grade 50 steel. The post
shall be installed into the
slip base assembly shown in detail
"B".

Notes:

1. Dimensions and certain details for the parts used to assemble the slip base connections are intentionally not shown. Slip base connections are patented manufactured products that are in compliance with NCHRP 350 crash test criteria. The base connection details are only shown on this plan to illustrate how the parts are assembled. The complete assembly must be designed to withstand 150 mph Base Wind Speed per 2013 AASHTO Standard Specifications for Structural Supports for Highway Signs, Luminaires, and Traffic Signals, 6th edition and interims.
2. For standard ground sign installation, see detail entitled "Ground Sign Assembly Details".

Typical Details

DETAIL "B"



Supplemental Sign
R3-RR
(Typical)

Anchor height not to exceed
4" above ground

Slip Base Assembly
(See Detail "B")

2-1/2" Square
Post Receiver

REVISIONS

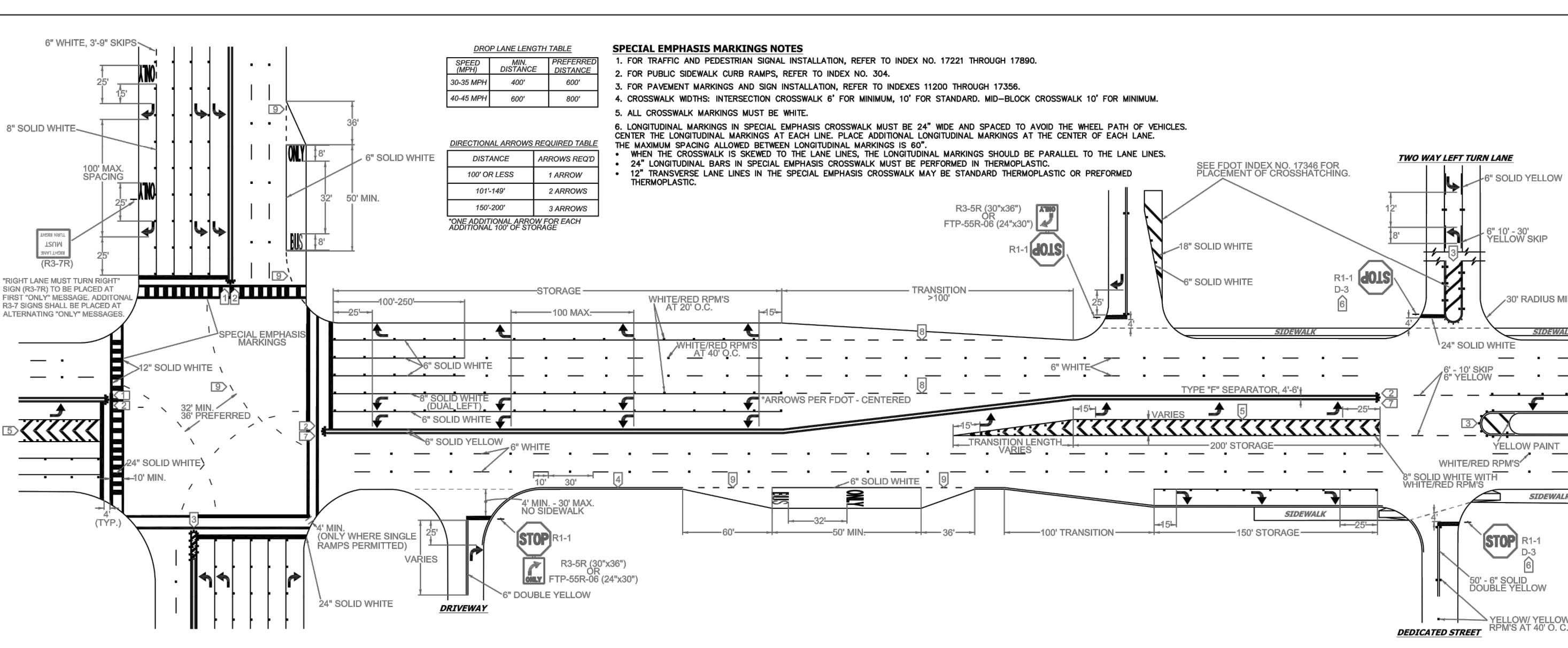
DATE	DESCRIPTION
06-07-2016	N/A
03-21-2017	UPDATED POST SIZE



PUBLIC WORKS DEPARTMENT
TRAFFIC ENGINEERING DIVISION
DESIGN BY: CARMELO CARATOZZOLO, P.E.
DRAWN BY: STEPHON RAMOUTAR
CHECKED BY: ANDREW SEBO, P.E., P.T.O.E.

STOP SIGN AND STREET IDENTIFICATION ASSEMBLY TYPICAL DETAILS

SHEET
NO.
1 OF 1



- NOTES**
1. ALL PAVEMENT MARKINGS SHALL BE ALKID BASED THERMOPLASTIC AND FULLY RETROREFLECTORIZED.
 2. ALL PAVEMENT MARKINGS ON PAVEMENT SYSTEMS SHALL BE 3M 380/581 SERIES TAPE OR EQUIVALENT AND APPLIED WITH P80 ADHESIVE AS PER MANUFACTURERS SPECIFICATIONS.
 3. ALL PAVEMENT MARKINGS AND SIGNING SHALL BE IN ACCORDANCE WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES", LATEST EDITION, AND FOOT DESIGN STANDARDS.
 4. SEE FOOT INDEX NO. 17332 FOR PLACEMENT OF RPM'S (FOR BULLNOSE RPM TREATMENT, SEE LEGEND NO. 1).
 5. RPM'S SHALL BE CLASS "B" OR EQUIVALENT, APPLIED WITH EPOXY OR BITUMINOUS ADHESIVE.
 6. FOOT APPROVED SEALER SHALL BE USED WHEN APPLYING MARKINGS ON CONCRETE.
 7. FOR BIKE LANE DETAILS SEE FOOT INDEX NO. 17347.
 8. MARKINGS IN AND ADJACENT TO BIKE LANES SHALL BE THERMOPLASTIC WITH A MIXTURE OF 50% GLASS SPHERES AND 50% SHARP SILICA SAND APPLIED AT A RATE DETERMINED BY THE MANUFACTURER'S SPECIFICATIONS.
 9. EXISTING MARKINGS SHALL BE REMOVED BY WATER BLASTING OR SAND BLASTING.
 10. ALL STOP LINES TO BE 4' BEHIND CROSSWALK OR SIDEWALK.
 11. PAVEMENT MARKING REFLECTIVITY SHALL BE UNIFORM ACROSS THE ENTIRE STRIPE AND SHALL HAVE A MINIMUM REFLECTIVITY READING OF 250 MILICANDS FOR WHITE AND 175 MILICANDS FOR YELLOW.
 12. ALL PRODUCTS MUST BE ON FOOT'S APPROVED PRODUCTS LIST (APL).

LEGEND

1. YELLOW/YELLOW RPM DETAILS



2. MEDIAN NOSE PAINT DETAILS



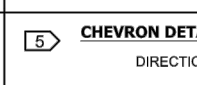
3. PAINTED MEDIAN DETAILS



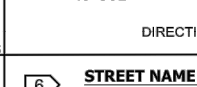
4. EDGE LINE DETAILS



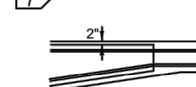
5. CHEVRON DETAILS - CROSSWALK AREAS AND IN FRONT OF CURB RAMPS



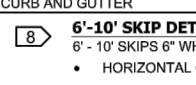
6. STREET NAME BLADE DETAILS



7. TYPE IV SEPARATOR DETAILS



8. 2-4 SKIP DETAILS



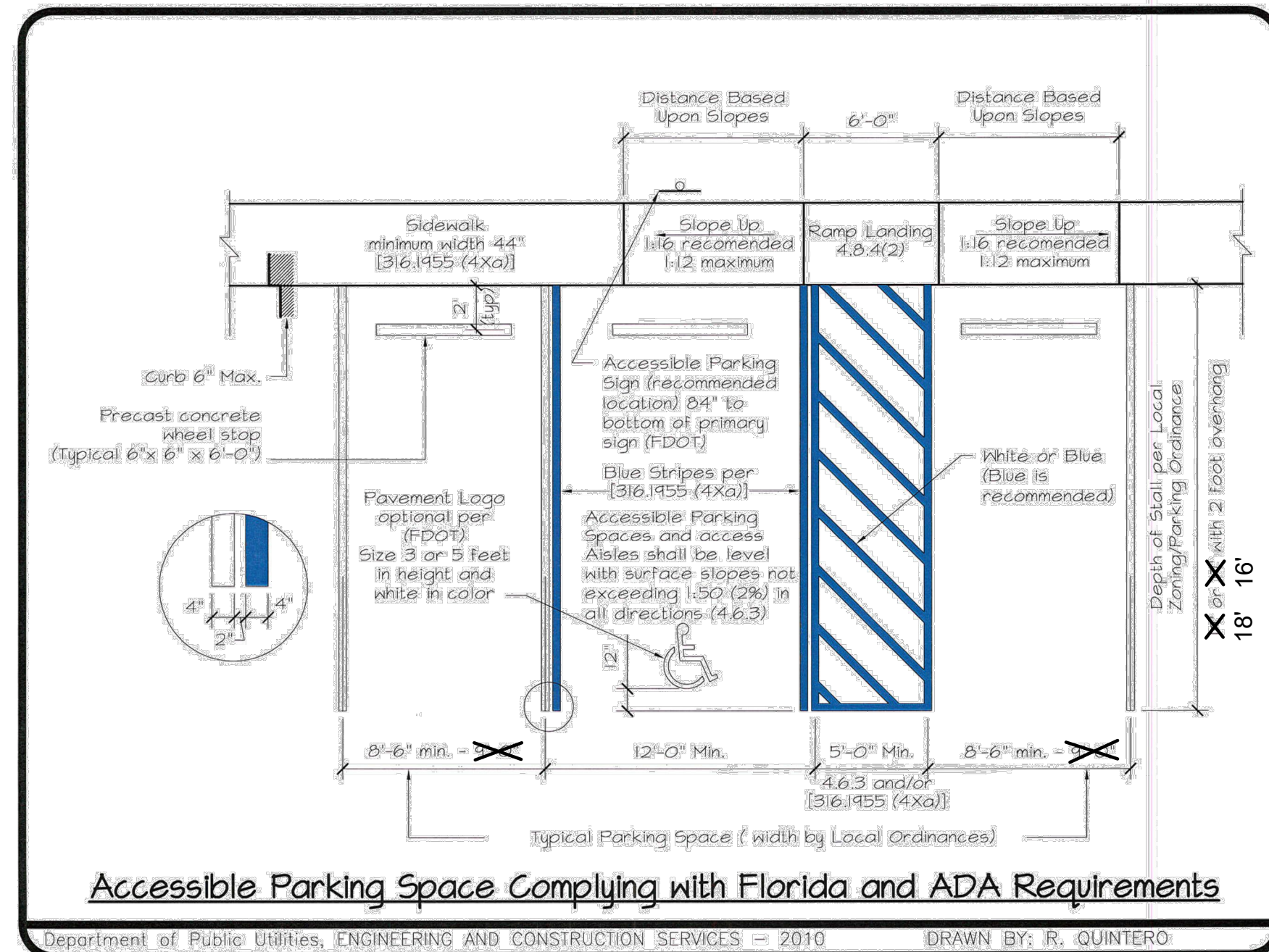
STOP SIGN NOTE

WHERE SIDE ROADS INTERSECT A MULTI-LANE STREET OR HIGHWAY THAT HAS A SPEED LIMIT OF 45 MPH OR HIGHER, THE MINIMUM SIZE OF THE STOP SIGNS FACING THE SIDE ROAD APPROACHES, EVEN IF THE SIDE ROAD ONLY HAS ONE APPROACH LANE, SHALL BE 36"x36".

WHERE SIDE ROADS INTERSECT A MULTI-LANE (INCLUDING TURN LANE) STREET OR HIGHWAY THAT HAS A SPEED LIMIT OF 40 MPH OR LOWER, THE MINIMUM SIZE OF THE STOP SIGN FACING THE SIDE ROAD APPROACHES SHALL BE 36"x36".

PAVEMENT MARKINGS AND SIGNS DETAILS

SHEET
NO.
1 OF 1



Accessible Parking Space Complying with Florida and ADA Requirements

Department of Public Utilities, ENGINEERING AND CONSTRUCTION SERVICES - 2016 DRAWN BY: R. QUINTERO



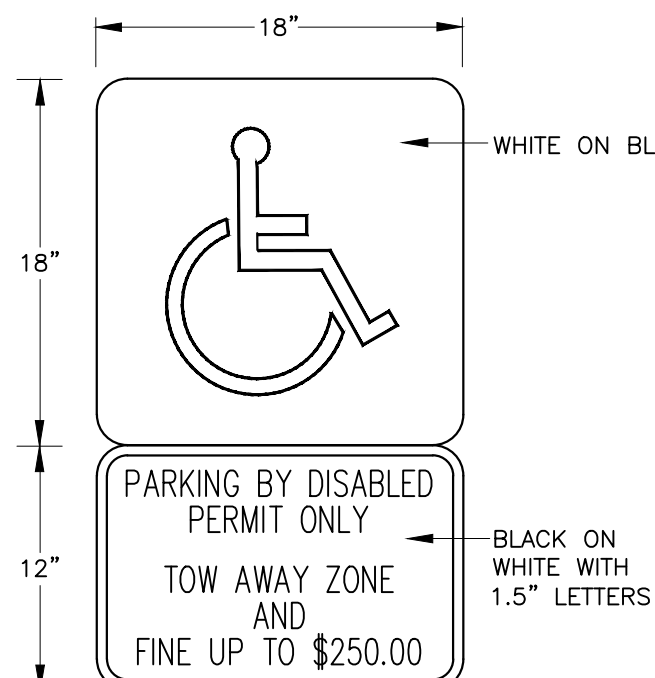
UPPER LEFT SECTION
COLORS: LEGEND, BORDER - WHITE (RETROREFLECTIVE)
BACKGROUND - RED (RETROREFLECTIVE)

- * Reduce character spacing 40%.
- ** Reduce character spacing 60%.
- *** Type D Arrow.

UPPER RIGHT SECTION
COLORS: LEGEND, BORDER - RED (RETROREFLECTIVE)
BACKGROUND - WHITE (RETROREFLECTIVE)

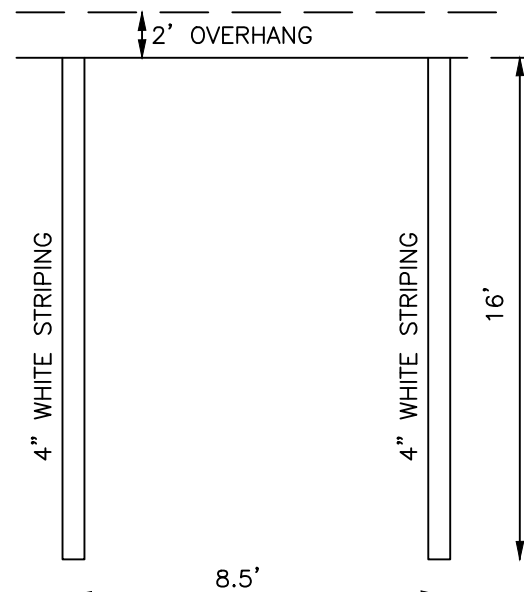
LOWER SECTION
COLORS: LEGEND, BORDER - RED (RETROREFLECTIVE)
BACKGROUND - WHITE (RETROREFLECTIVE)

Memorandum 6/17/2013 - 6



1. TOP PORTION OF SIGN SHALL HAVE A REFLECTIVE BLUE BACKGROUND WITH WHITE REFLECTIVE SYMBOL.
2. BOTTOM PORTION SHALL HAVE A REFLECTIVE WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.
3. SIGN MAY BE FABRICATED ON ONE PANEL OR TWO.
4. SIGNS ARE TO BE MOUNTED AT A HEIGHT OF 5 FT. MINIMUM FROM PAVEMENT TO BOTTOM OF SIGN.

HANDICAP PARKING SIGN N.T.S.



PARKING STALL DETAILS N.T.S.



301 East Atlantic Boulevard
Pompano Beach, Florida 33060-6643

2160 NW 82nd Avenue
Doral, Florida 33122

PH: (954) 788-3400

Florida Certificate of
Authorization # - 7928

BID / CONTRACT NO. :

REVISIONS

NO.	DESCRIPTION	DATE

**PRELIMINARY PLAN
NOT FOR CONSTRUCTION**
THESE PLANS ARE NOT FULLY PERMITTED
AND ARE SUBJECT TO REVISIONS MADE
DURING THE PERMITTING PROCESS.
RESPONSIBILITY FOR THE USE OF THESE
PLANS PRIOR TO OBTAINING PERMITS
FROM ALL AGENCIES HAVING JURISDICTION
OVER THE PROJECT WILL FALL SOLELY
UPON THE USER.



ADAMS STREET
CITY OF HOLLYWOOD FLORIDA

SCALE: AS NOTED

DATE ISSUED: FEBRUARY 2018

DRAWN BY: MC

DESIGNED BY: SB

CHECKED BY: JT

SHEET TITLE

**PAVEMENT MARKING
AND SIGNAGE
DETAILS**

SHEET NUMBER

CM-501

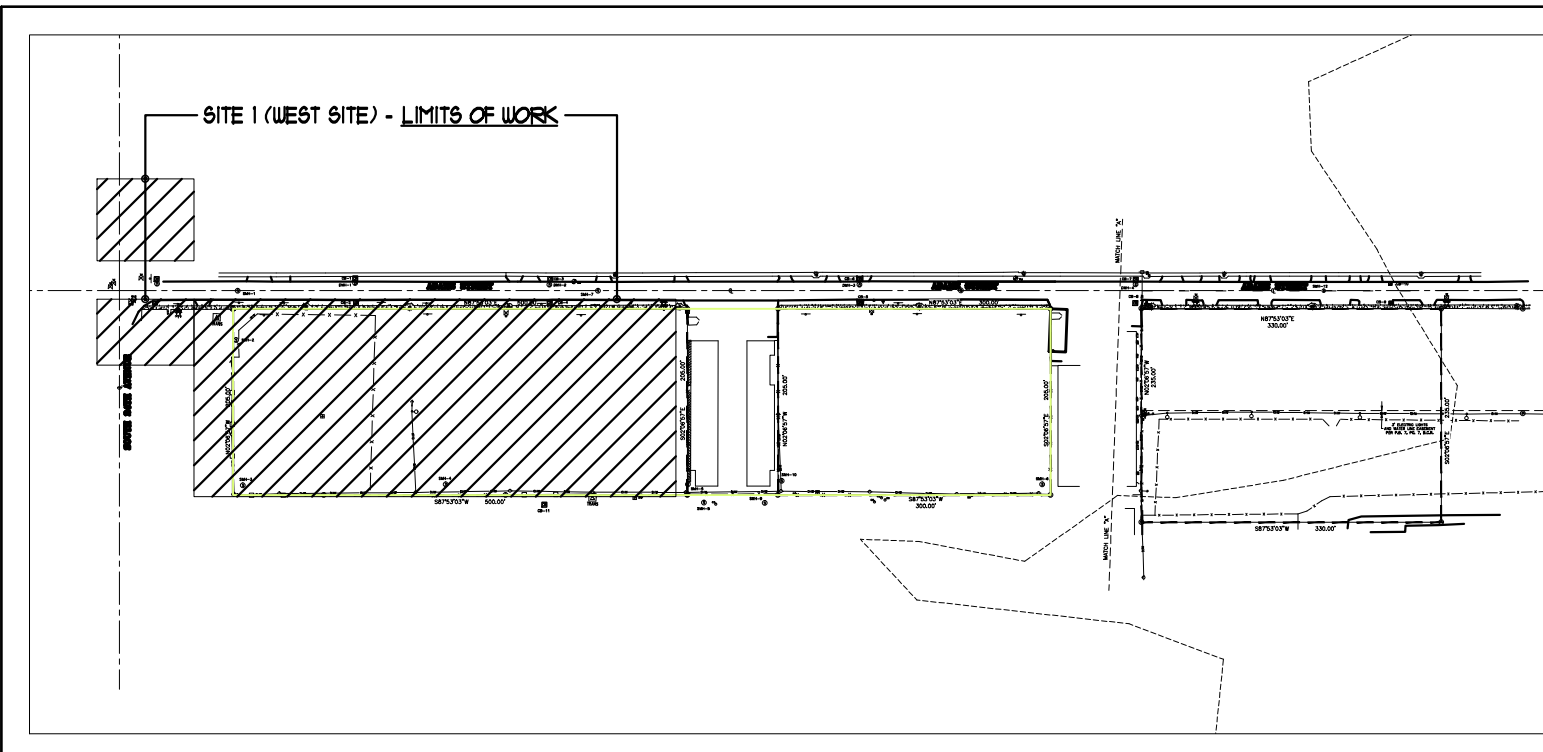
PRELIMINARY TAC SUBMITTAL

PROJECT NO. 10067.00


EXISTING TREE DISPOSITION SUMMARY SITE 1 (WEST SITE)	
a. TOTAL # OF EXISTING TREES TO REMAIN	5
b. TOTAL # OF EXISTING PALMS TO REMAIN	4
c. TOTAL # OF EXISTING TREES TO RELOCATE	6
d. TOTAL # OF EXISTING PALMS TO RELOCATE	0
e. TOTAL # OF EXISTING TREES TO REMOVE	8
f. TOTAL # OF EXISTING PALMS TO REMOVE	1
TOTAL SF OF EXISTING TREES + PALMS CANOPY TO MITIGATE	5201

TREE DEMOLITION NOTE:

1. THE CONTRACTOR SHALL CALL FOR AND ATTEND AN INSPECTION OF EXISTING CONDITIONS BY THE OWNER PRIOR TO COMMENCING WORK. THE CONTRACTOR WILL PREPARE A REPORT OF EXISTING CONDITIONS AS A MATTER OF RECORD, TO INCLUDE PHOTOGRAPHS. THE CONTRACTOR WILL ACCEPT THE EXISTING CONDITIONS AS A REFERENCE POINT FOR CONDITION OF THE SITE. EXISTING CONDITIONS WILL THEN BECOME THE RESPONSIBILITY TO KEEP INTACT.

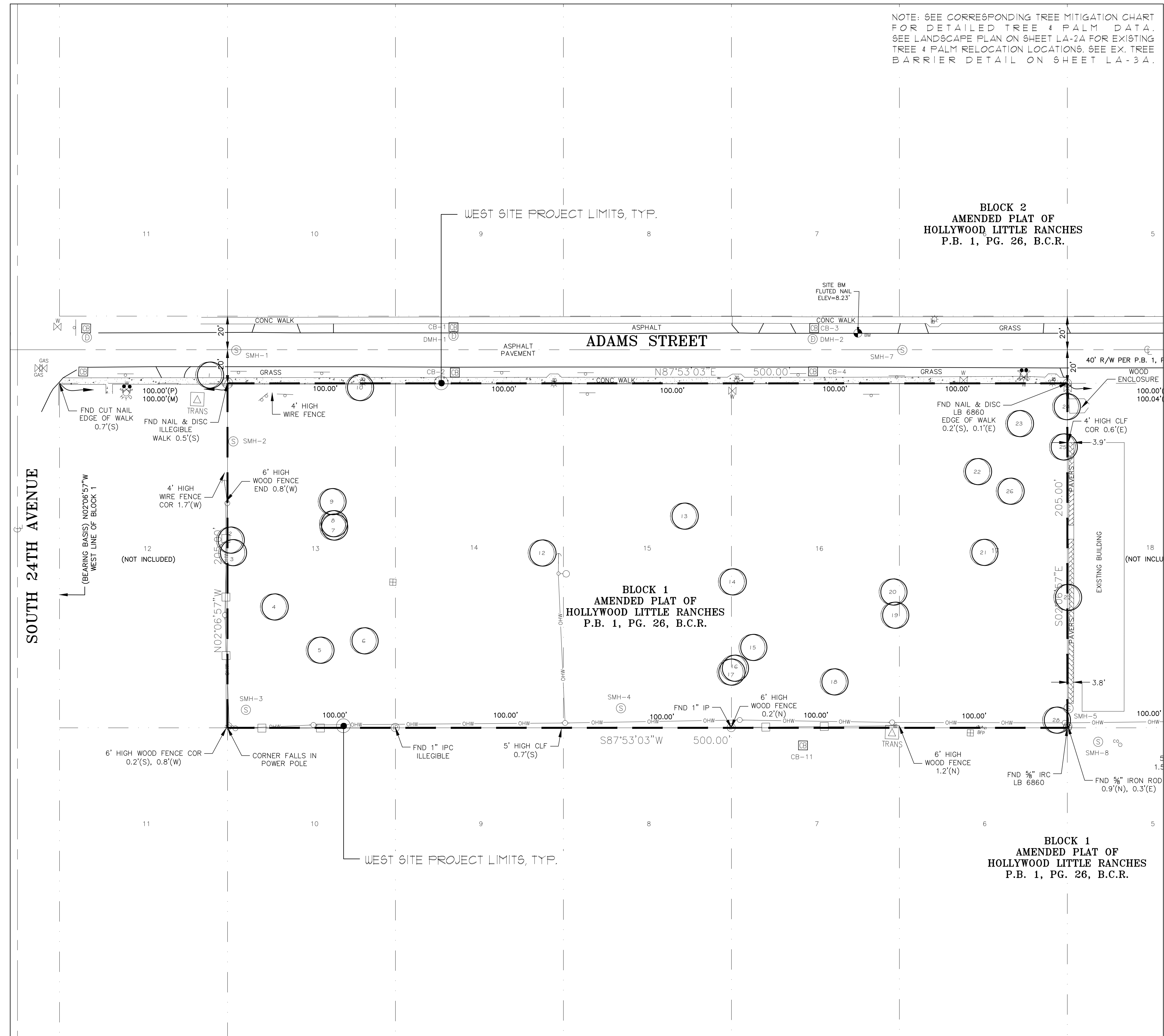


MITIGATION LEGEND:

- 

MITIGATION REPLACEMENT TREE:
* SEE SHEET LA-2A FOR EXACT LOCATION OF REPLACEMENT TREES.

NOT FOR CONSTRUCTION
THESE PLANS HAVE NOT BEEN APPROVED
BY THE GOVERNING AGENCY
AND ARE SUBJECT TO CHANGE.



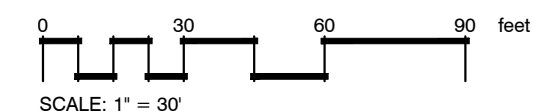
SITE 1 (WEST SITE) - EXISTING TREE PLAN

NOTE: SEE CORRESPONDING TREE MITIGATION CHART
FOR DETAILED TREE & PALM DATA.
SEE LANDSCAPE PLAN ON SHEET LA-2A FOR EXISTING
TREE & PALM RELOCATION LOCATIONS. SEE EX. TREE
BARRIER DETAIL ON SHEET LA-3A.

BLOCK 2
AMENDED PLAT OF
HOLLYWOOD LITTLE RANCHES
P.B. 1, PG. 26, B.C.R.

BLOCK 1
AMENDED PLAT OF
HOLLYWOOD LITTLE RANCHES
P.B. 1, PG. 26, B.C.R.

BLOCK 1
AMENDED PLAT OF
HOLLYWOOD LITTLE RANCHES
P.B. 1, PG. 26, B.C.R.

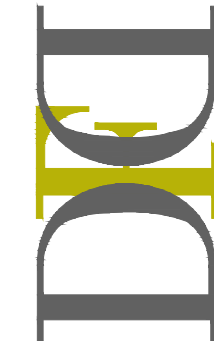


SITE 1 (WEST SITE) - MITIGATION PLAN & CALCULATIONS

SCALE: 1" = 30'-0"

DAVID FONT DESIGN
INTERIOR | EXTERIOR


7551 WILES ROAD, SUITE 105 B
CORAL SPRING, FLORIDA 33067
PH: 954.283.8839 FAX: 954.773.9841
EMAIL: INFO@DAVIDFONTDESIGN.COM



PINNACLE AT PEACEFIELD
A D A M S STREET
HOLLYWOOD, FLORIDA



DAVID FONT, ASLA, RLA
L A 6 6 6 6 8 2 2

REVISIONS:
 COMMENT RESPONSES 2.20.2018

SUBMIT

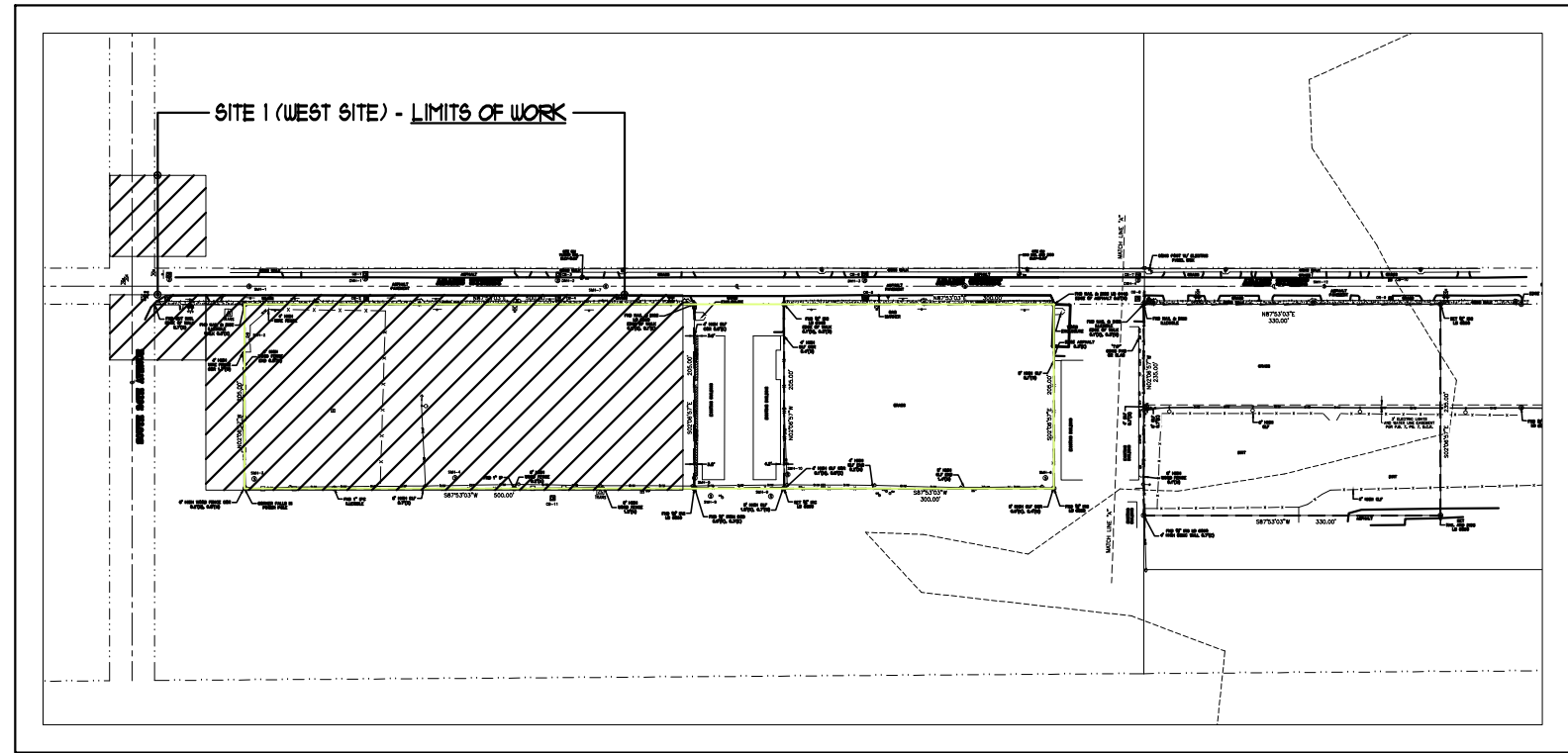
3/5/2018

LA-1A

PLANT SCHEDULE WEST SITE

TREES	CODE	QTY	BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE
	*BS	15	Bursera simaruba / Gumbo Limbo	F.G. 1'6" x 8" spread min.		
	CC2	2	Casoa surattensis / Casoa	FG, 8'-10' O.A. 2'08in min.		
	CG	4	Cattleya guaya / Cattley Guaya	25 gal./Multi-Trunk/7'-8' O.A. 1ft.		
	CS3	15	Clerodendron aquaticolourae "Starburst" / Starburst Clerodendrum	#25 4'-5' O.A		
	*CD	9	Coccoloba diversifolia / Pigeon Plum	F.G., 12'-14' x 6" spread min.		
	CN	21	Cocos nucifera / Coconut Palm	12'-14' CT, Single Matched		
	ED	6	Elaeocarpus decipiens TM / Japanese Bluetree Tree	FG		10'-12' O.A. 1ft.
	FT	4	Ficus decipiens / Japanese Fern Tree	FG, 8-10' O.A		
	U2	3	Lagerstroemia indica / Crape Myrtle	F.G. 1'6" x 8" min., Multi		
	PS	4	Phoenix sylvestris / Wild Date Palm	FG, 8'-10' CT		
	PM3	5	Phycosperma macarthuri / Macarthur Palm	12'-14' CT, Single Matched		
	*QV	30	Quercus virginiana / Southern Live Oak	FG, 12'-14' O.A.		3'Cal
	*TR2	5	Thrinax radata / Florida Thatch Palm	25 gal		
	*TR	12	Thrinax radata / Florida Thatch Palm	FG		4'-5' O.A.
	TU	14	Tecodina unilobata / Princess Flower	15 gal		
	VMA	8	vetocha merrilli / Christmas Palm	45G or FG, 8'-10' min.		
	WS	6	Wodyetia bifurcata / Foxtail Palm	8' to 10', C.T. match		
SHRUBS	CODE	QTY	BOTANICAL NAME / COMMON NAME	CONT		
	AD	17	Acalypha wilkesiana "Inferno" / Copper-Leaf	3 gal		
	AL3	70	Alpinia zerumbet "Vanegata" / Variegated Shell Ginger	7 gal/14"		
	BH4	15	Bougainvillea x "New River" / Bougainvillea New River	7 gal, TRL		
	BR2	205	Bromelad / Assorted Bromelias	1 gal		
	BB	40	Bulbine bulbosa / Bulbine Lily	3 gal		
	*CK	671	Chrysanthemum "Kod" / Red Tip Coccythum	3G, 24" MIN.		
	CS5	200	Cusia guttifera / Small-Leaf Cusia	7 gal.		
	CDD	83	Codiaeum x "Gold Dust" / Gold Dust Croton	3 gal		
	*CE	463	Conocarpus erectus / Green Buttonwood	3G, 24" MIN.		
	*CS9	24	Conocarpus erectus "Sensuous" / Silver Buttonwood	3G, 24" MIN.		
	CK3	99	Cordyline terminalis "Red Sester" / Red Sester T1 Plant	3 gal		
	CG	77	Cinnam augustum "Queen Emma" / Queen Emma Cinnam	15 gal		
	FM	85	Ficus microcarpa "Green Island" / Green Island Ficus	3G, 18" min.		
	*IV	23	Ilex vomitoria "Schottelge Dwarf" / Dwarf Yaupon Holly	3G, 18" min.		
	IK2	183	Isona cocconea "Mau Red" / Mau Isona	3 gal		
	UR	20	Linopie musch "Vanegata" / Variegated Lily Turf	1 gal		
	PL	148	Pentas dwarf / Dwarf Pentas	1 Gal., Salmon		
	PT	213	Pittosporum tobira "Turner" x Variegated Dwarf" / Variegated Dwarf Pittosporum	3 gal		
	PO2	252	Polocarpus macrophyllus "Dwarf Princess" / Dwarf Polocarpus	3G, 10" min.		
	ST3	190	Schefflera arborescens "Treettle" / Schefflera	3 gal		
	*TF	286	Tripsacum dactyloides / Fakahatchee Grass	3G, 24" MIN.		
GROUND COVERS	CODE	QTY	BOTANICAL NAME / COMMON NAME	SPACING		
	AG	346 sf	Arachis glabrata / Perennial Peanut			
	SOD	17,672 sf	Stenotaphrum secundatum / St. Augustine Grass			
* REMOTE NATIVE SPECIES (VARIEGATED CODE REQUIRED) <div> A - TOTAL SUM OF PROVIDED NATIVE SHRUBS = 1,444 B - TOTAL SUM OF PROVIDED NATIVE TREES + PALMS = 410 = 53 C - TOTAL A OF PROVIDED NATIVE TREES = 35 D - TOTAL A OF PROVIDED NATIVE TREES = 11 = 5 </div>						

SITE 1 (WEST SITE) - LANDSCAPE SCHEDULE



SITE 1 (WEST SITE) - PROJECT LOCATION & LIMITS OF WORK

NT9

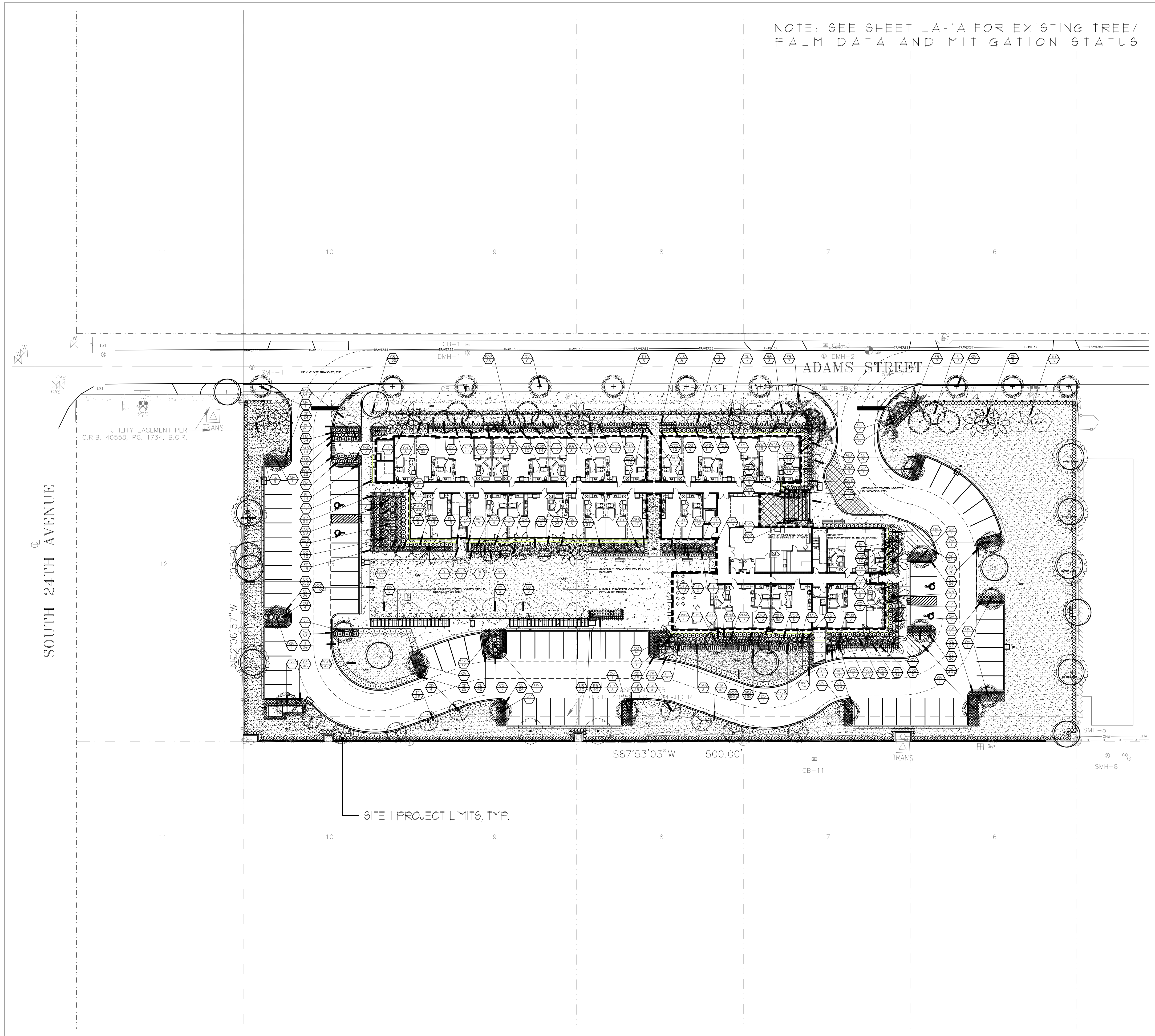
MITIGATION LEGEND:

- EXISTING TREE / PALM TO REMAIN
- EXISTING TREE / PALM TO RELOCATE

NOT FOR CONSTRUCTION

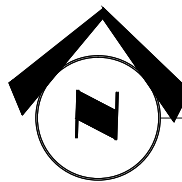
THESE PLANS HAVE NOT BEEN APPROVED
BY THE GOVERNING AGENCY
AND ARE SUBJECT TO CHANGE.

SITE 1 (WEST SITE) - PROPOSED LANDSCAPE PLAN



NOTE: SEE SHEET LA-1A FOR EXISTING TREE/
PALM DATA AND MITIGATION STATUS

0 30 60 90 feet
SCALE: 1" = 30'



SITE 1 (WEST SITE) - LANDSCAPE PLAN & SCHEDULE

SCALE: 1" = 30'-0"

DAVIDFONTDESIGN
INTERIOR | EXTERIOR
7551 WILLES ROAD, SUITE 1059
CORAL SPRING, FL 33067
PH: 954.283.8839 FAX: 954.773.9841
EMAIL: INFO@DAVIDFONTDESIGN.COM



PINNACLE AT PEACEFIELD
ADAMS STREET
HOLLYWOOD, FLORIDA



DAVID FONT, ASLA, RLA
LA 6666822

REVISIONS:
COMMENT RESPONSES 2.20.2018

SUBMITTAL

3/5/2018

LA-2A

LANDSCAPE NOTES

1. PLANT MATERIAL SHALL CONFORM TO THE GRADES AND STANDARDS FOR FLORIDA NO. 1 OR BETTER AS DESCRIBED IN 'GRADES AND STANDARDS FOR NURSERY PLANTS' (LATEST EDITION) BY THE FLORIDA DEPARTMENT OF AGRICULTURE, CONSUMER SERVICES DIVISION.
2. TREES SHALL BE INSTALLED IN ACCORDANCE WITH THE STANDARDS OF THE NATIONAL ARBORIST ASSOCIATION.
3. ALL TREES SHALL BE INSTALLED IN ACCORDANCE WITH THE MINIMUM SIZES SHOWN.
4. TOPSOIL SHALL BE CLEAN AND FREE OF CONSTRUCTION DEBRIS, WEEDS, ROCKS, NOXIOUS PESTS AND DISEASES. IF NECESSARY, AMMEND TOPSOIL WITH HORTICULTURALLY ACCEPTABLE ORGANIC MATERIAL.
5. PLANTING PITS: ALL TREES AND SHRUBS SHALL BE PLANTED IN A PLANTING SOIL CONSISTING OF A MIXTURE OF 50% MUCK AND 50% CLEAN, BROWN SAND. PLANTING HOLES WILL BE TWICE THE SIZE OF THE ROOT BALL OF THE TREE OR SHRUB BEING PLANTED.
6. MULCHING: ALL EXPOSED SOIL AREAS IN PLANTING BEDS, INCLUDING HEDGE ROWS, SHALL BE KEPT WEED FREE AND MULCHED TO A MINIMUM THREE (3) INCH DEPTH, EXCEPT THAT NO MULCH SHALL BE REQUIRED IN ANNUAL BEDS. THE TYPE OF MULCH SHALL BE SHREDDED AND COMPOSTED MELALEUCA TREE, GRADE 'B'. AT A MINIMUM, PROVIDE A 24 INCH RING OF MULCH AROUND TREE TRUNKS LOCATED IN GRASS AREAS.
** ONLY NON-CYPRESS MULCH IS ALLOWED AND THE MULCH BE KEPT AT LEAST 6 INCHES AWAY FROM TREE AND PALM TRUNKS. NO DYED MULCH SHALL BE USED ON THE SITE.
7. PLANT LIST QUANTITIES ARE PROVIDED FOR CONVENIENCE. IN THE EVENT OF QUANTITY DISCREPANCIES, THE DRAWING SHALL TAKE PRECEDENCE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY PLANT MATERIAL QUANTITIES, INCLUDING SOD, SOIL AND MULCH.
8. TREES AND PALMS SHALL BE GUYED OR STAKED AS PER THE DETAILS.
9. EXISTING IRRIGATION SYSTEM TO BE ADJUSTED SO THAT IT PROVIDES 100 PERCENT COVERAGE, RUST- FREE WITH 50 PERCENT MINIMUM OVERLAP AND AN AUTOMATIC RAIN SENSOR. PROVIDE USE OF BUBBLERS ON ALL TREE AND PALM INSTALLATION.
10. THE IRRIGATION SYSTEM SHALL INCLUDE A RAIN SENSOR DEVICE WHICH WILL LIMIT THE OPERATION OF THE SYSTEM IF SUFFICIENT RAINFALL HAS OCCURED.
11. SOD: THE SPECIES OF GRASS FOR LAWNS SHALL BE ST. AUGUSTINE 'FLORATAM' AND SHALL BE INSTALLED AS SOLID SOD.
12. COORDINATE THE FINAL PLACEMENT OF TREES WITH THE PLACEMENT OF LAMP POST LIGHTING.
13. CONTRACTOR SHALL ENSURE THAT ADEQUATE WATER IS SUFFICIENTLY ESTABLISH PLANT MATERIAL UNTIL IRRIGATION IS 100% OPERABLE.
14. NO SUBSTITUTIONS SHALL BE MADE WITHOUT WRITTEN AUTHORIZATION NEWLY INSTALLED PLANTINGS TO SUPPLIED IN NECESSARY QUANTITIES TO ALL FROM THE L.A. OR CLIENT
15. IN AREAS WHERE PAVED SURFACES ABUT SOD OR MULCH, THE FINAL GRADE LEVEL OF BOTH SURFACES SHOULD BE EVEN.
16. NO STREET TREE SHALL BE PLANTED LESS THAN (25) FEET FROM ANY STREET CORNER, MEASURED FROM THE POINT OF INTERESCTING CURBS OR ROADWAY PAVEMENT EDGES.
17. ALL MATERIAL SHALL BE FERTILIZED WITH THE APPROPRIATE FERTILIZER OR TABLETS IMMEDIATELY UPON INSTALLATION.
18. LANDSCAPE AREAS, INCLUDING LANDSCAPED ISLANDS, WITHIN OR ABUTTING VEHICULAR USE AREAS SHALL BE EXCAVATED TO A DEPTH OF TWO AND A HALF FEET (2 1/2 ') TO ENSURE THAT ADEQUATE PLANTING SOIL EXISITS. PARKING LOT BASE COURSE MATERIAL, LIMEROCK, ASPHALT, AND OTHER SIMILAR MATERIAL SHALL BE REMOVED TO A DEPTH OF TWO AND A HALF FEET (2 1/2)
19. EXISTING TREES AND PALMS REMAINING MUST BE STRUCTURALLY PRUNED BY PROFESSIONALLY LICENSED TREE COMPANY.
20. ALL TREES SHOULD BE PLANTED SO THAT THE TRUNK FLAIR IS VISIBLE AT THE TOP OF THE ROOT BALL. THE TOP OF THE ROOT BALL SHALL BE PLANTED SO THAT IT IS 5% TO 10% ABOVE FINISH GRADE. SOIL MUST NOT BE PLACED OVER THE ROOT BALL.

Landscape Requirements: West Site

Zoning Designation: DH-1 (Dixie Highway Multi-Family Distnct)

- Net Lot Total Area (Sq. Ft. and Acres): 102,500 SF (2.35 Acres)
Net Lot Total Open Space (Sq. Ft. and Acres): 42,598 SF (0.97 Acres)
- Open Space Requirement: Total Site Pervious Area = 42,598 SF
1. Required: Minimum % of the Total Pervious Area to be Landscaped = 40%
Provided = 42%

2. Required: One Tree (Min. 12' Ht.) per 1,000 SF of Total Pervious Area = 43
Provided = 43
- Perimeter Landscape Requirement: Total LF of Street Frontage = 423 LF
Required: One Street Tree (Min. 12' Ht.) per 50 LF of Street Frontage = 8
Provided = 8
- Vehicular Use Requirement:
1. Required: % of the VUA which shall be Landscaped = 25%
Provided = 25%

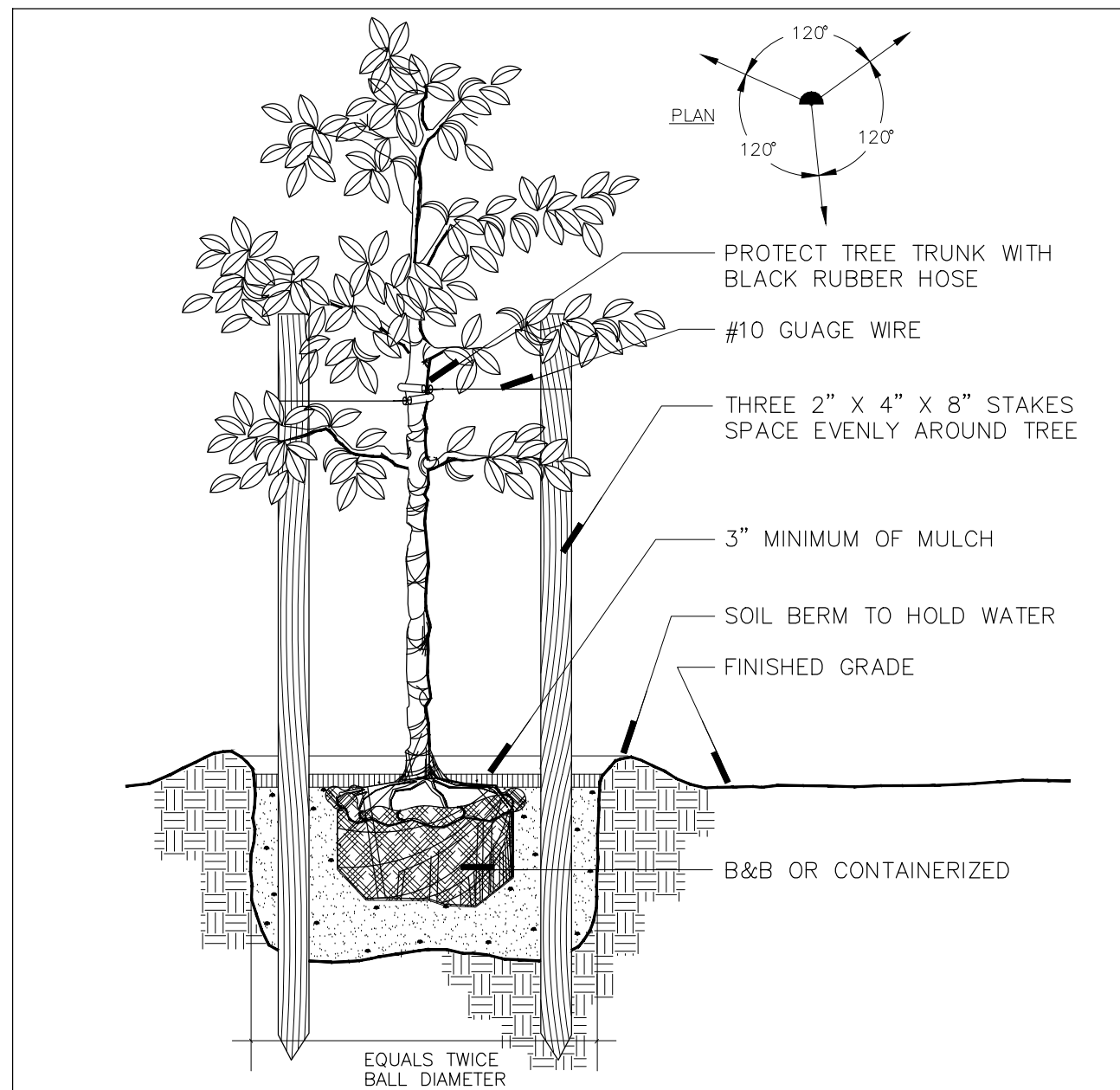
2. Required: One Tree (Min. 12' Ht.) per Terminal Island = 18
Provided = 18
- Grand Total - Trees:
1. Trees Required - Grand Total = 69
Provided = 69

2. Required: Minimum Number of Tree Species Allowed = 6
Provided = 6

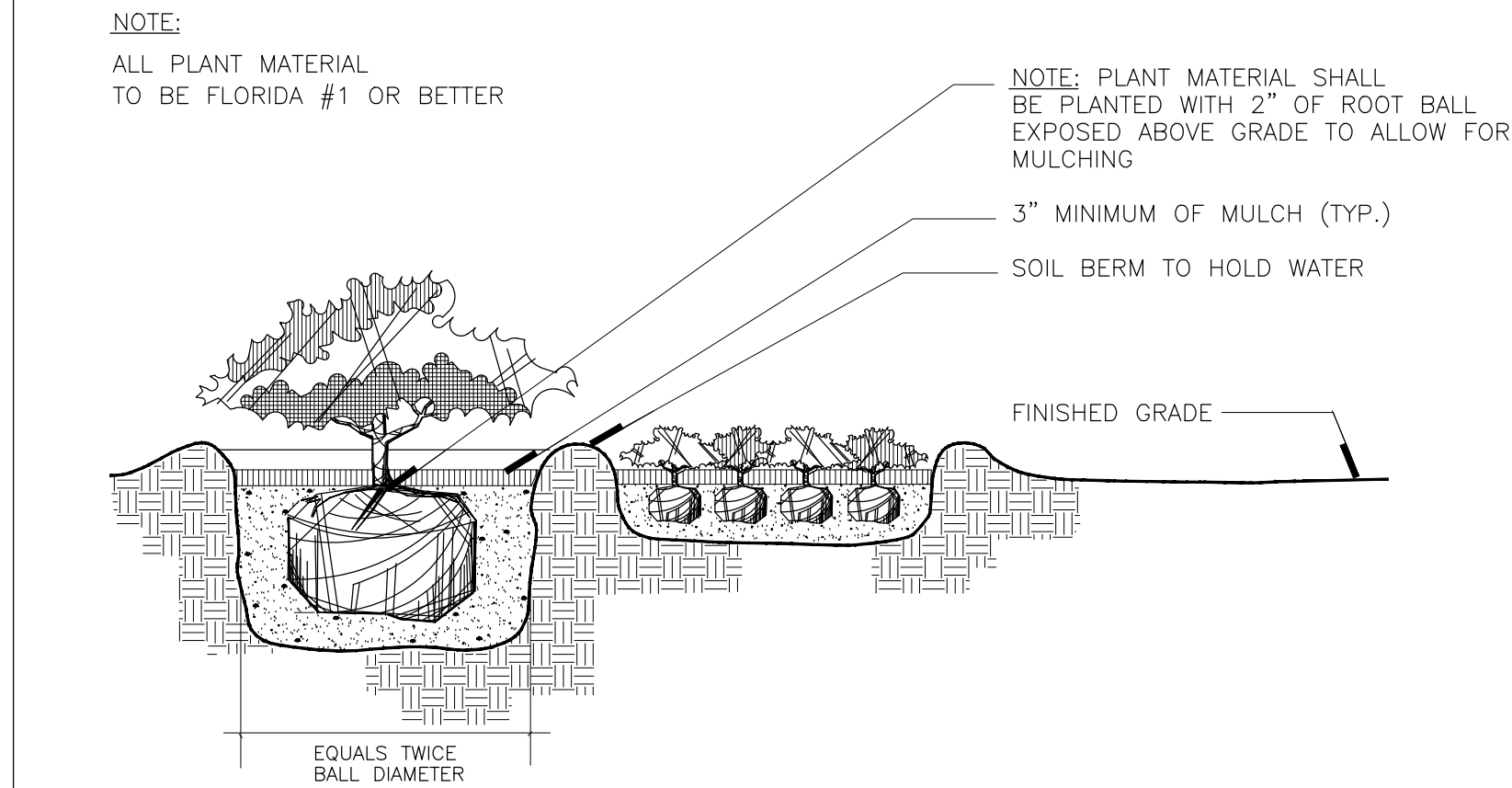
3. Max. % of Palms to count toward Tree Requirements (@ 3:1) = 50%
Provided = 50%

4. Required: Minimum % of Native Trees / Palms Allowed = 60%
Provided = 60%

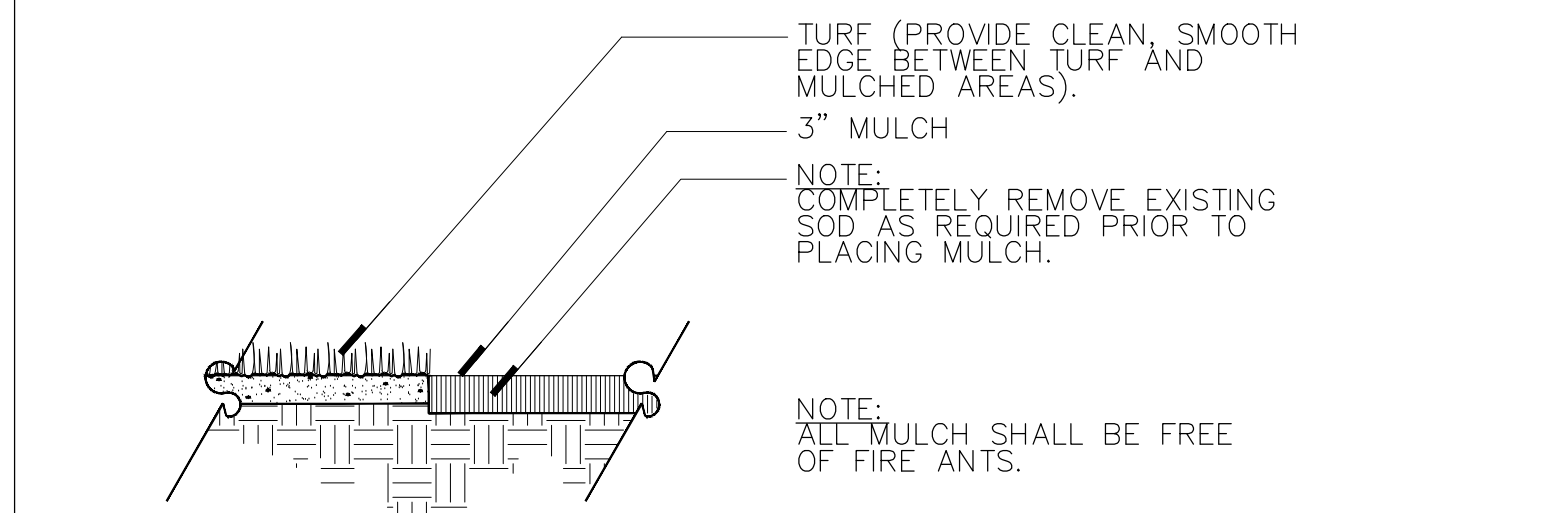
5. Required: Minimum % of Native Shrubs = 50%
Provided = 50%



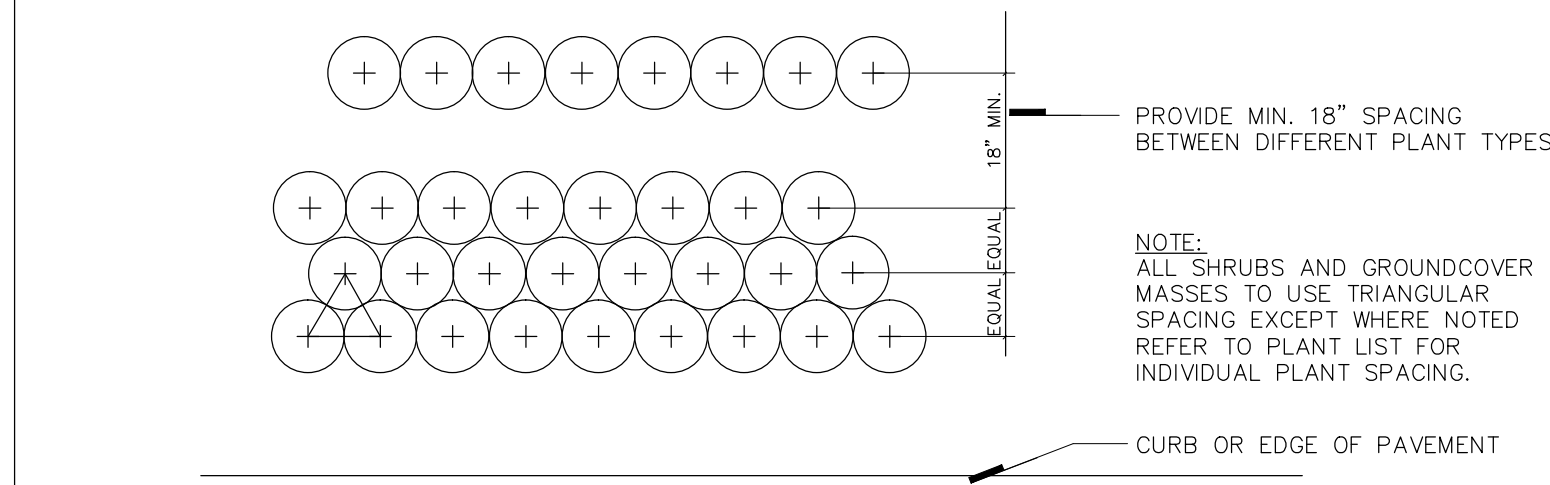
A TREE DETAIL
SECTION NOT TO SCALE



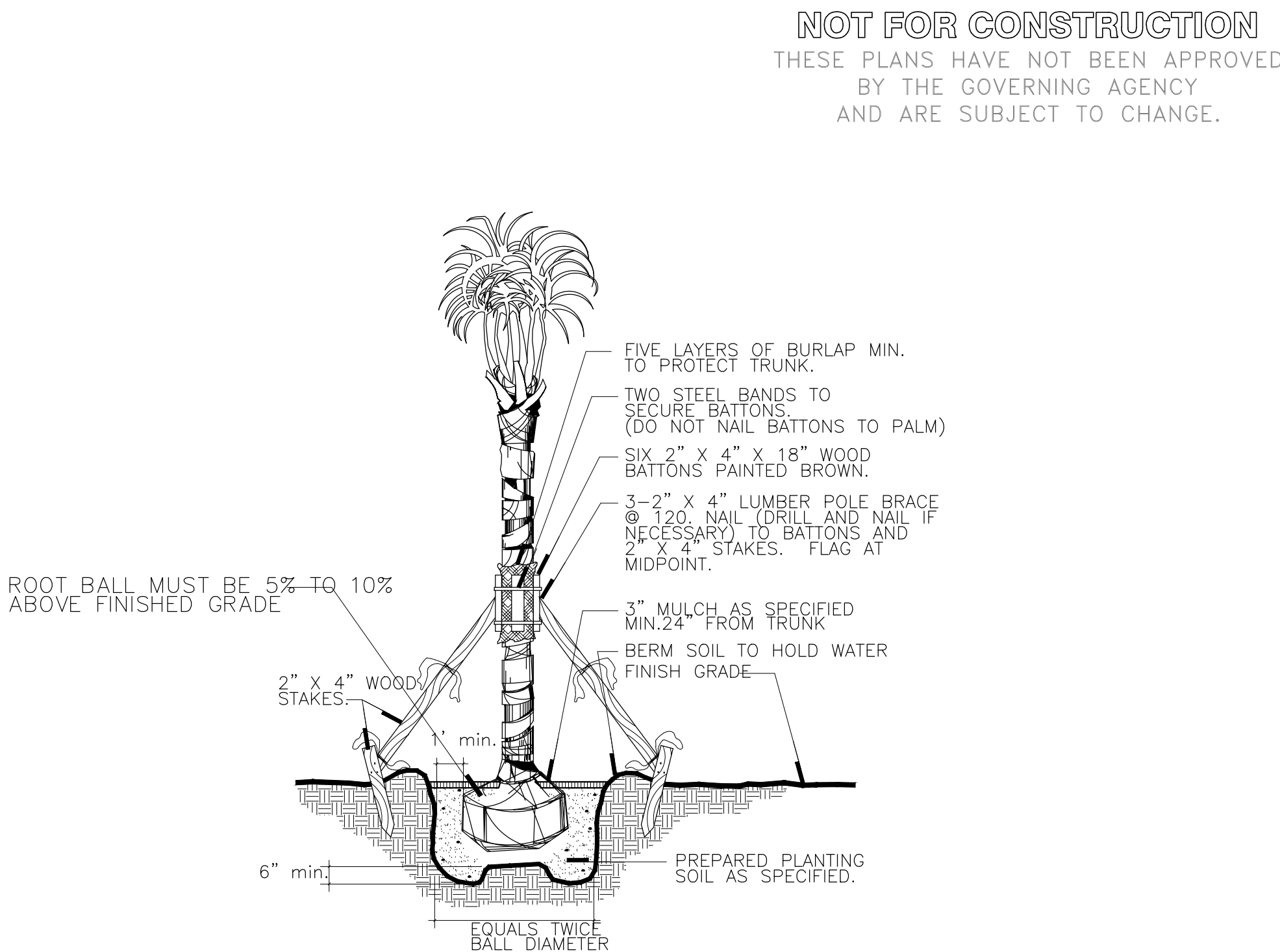
B SHRUB AND GROUND COVER DETAIL
SECTION NOT TO SCALE



C TURF/MULCH DETAIL
SECTION NOT TO SCALE



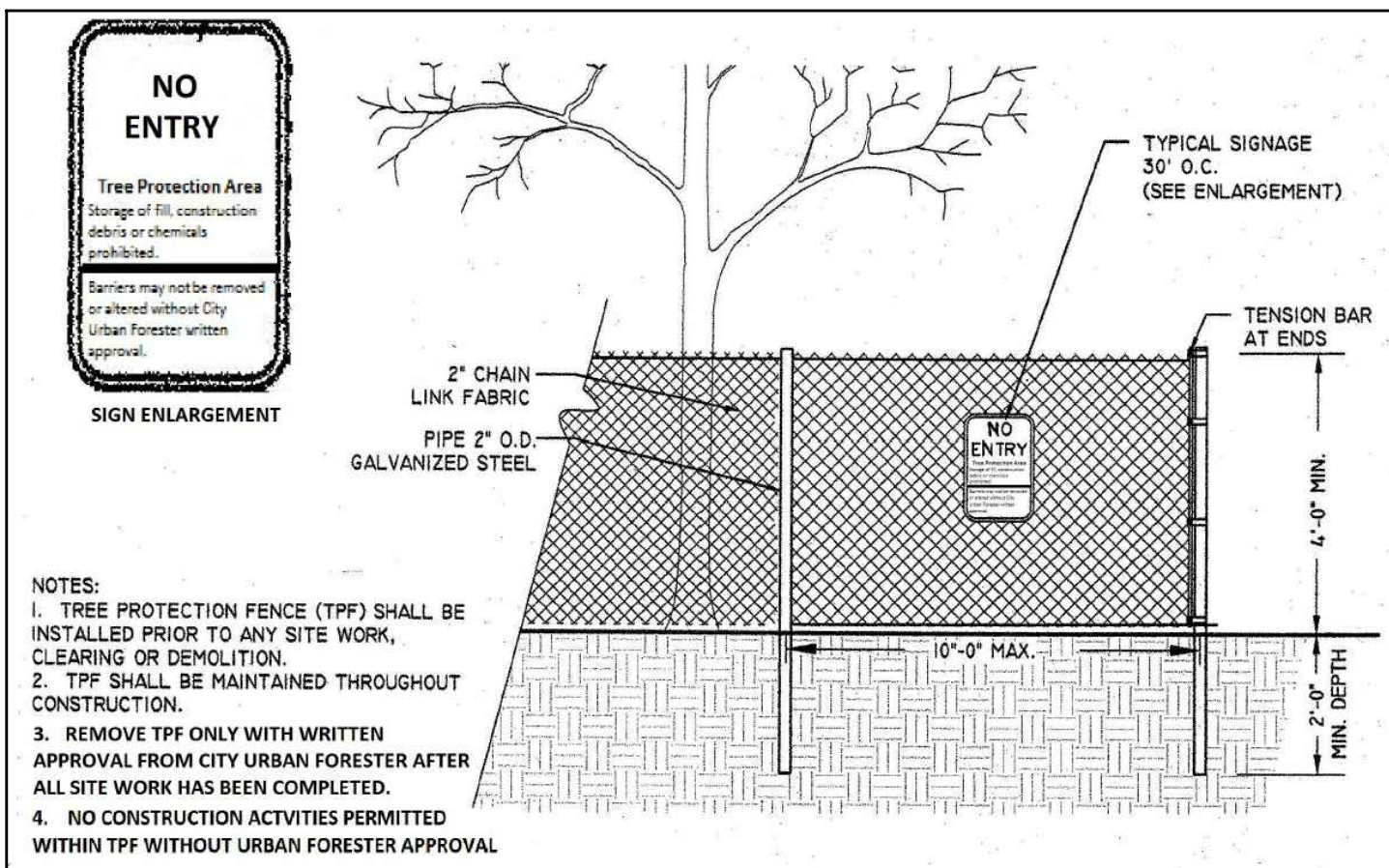
D SHRUB/GROUND COVER SPACING DETAIL
PLAN NOT TO SCALE



E PALM DETAIL
SECTION NOT TO SCALE

Always call 811 two full business days before you dig

Sunshine811.com



F TREE PROTECTION FENCE DETAIL
SECTION NOT TO SCALE

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7551 WILLES ROAD, SUITE 105B
CORAL SPRING, FLORIDA 33067
PH: 954.283.8839 FAX: 954.773.9841
EMAIL: INFO@DAVIDFONTDESIGN.COM



PINNACLE AT PEACEFIELD
A D A M S S T R E E T
H O L L Y W O O D , F L O R I D A



DAVID FONT, ASLA, PLA
LA 6666822

REVISIONS:
COMMENT RESPONSES 2.20.2018

TAC SUBMITTAL
3/5/2018

LA-3A

Applicable Documents:

A. These Specifications and the requirements hereinafter will govern this project during the installation, guarantee and maintenance period.

Scope of Work:

A. The work specified by this Section of the Specifications and on the Plans consists of furnishing all labor, machinery, tools, apparatus, means of transportation, supplies, equipment, materials, services and incidentals necessary to complete the work as indicated on the Plans and in the Specifications, as well as all other related responsibilities, including all change and repairs incident thereto.

B. The work shall include, but not be limited to, furnishing material, root pruning where required, layout, protection to the public, excavation, installation, backfilling, grading, fertilizing, mulching, staking and guying where required, watering, pruning where required, and installation, weeding, cleanup, maintenance and guarantee.

C. Quantities and Location: The Landscape Architect reserves the right to adjust the numbers and locations of the designated types and species to be used at any of the locations shown in order to provide for any modifications which might be necessary.

D. Investigation of Subsurface Condition: The Contractor shall be responsible for making site subsurface investigations and examination as he or she chooses in order to become familiar with the character of the existing material and the construction conditions under which he or she will work. These subsurface investigations and examinations shall be included in the bid. The Contractor shall not receive separate, additional compensation for this.

E. The Landscape Contractor shall be paid for only those units that are installed at the time of request for payment. The contractor's unit prices shall be the basis for said payment. The final amount of payment may or may not be the total sum of the contract depending on the number of units installed.

F. Ten percent (10%) of the total contract price will be held as retainer for 90 days after final written acceptance.

G. The Landscape Contractor will coordinate his work with all other trades at the job site.

Quality Assurance:

A. The Landscape Architect may inspect trees, shrubs, and groundcover either at the place of growth or at the site before planting for compliance with the requirements for name, variety, size, and quality. The Landscape Architect retains the right to further inspect trees and shrubs for size and condition of balls and root system, insect injuries, and latent defects, and try to reject unsatisfactory or defective material at any time during the progress of work. The Landscape Contractor shall remove rejected trees or shrubs within 7 days from the project site.

B. Responsibility for Assuring Quality Work:

(1) The Contractor's Superintendent shall speak English and be well versed in Florida plant material, planting operations, Plan and Specification Interpretation, coordination with other contracts or service in the project area and coordination between the nursery and the project.

(2) All employees shall be competent and highly skilled in their particular job in order to properly perform the work assigned to them. The Contractor shall be responsible for maintaining the quality of the material on the project.

(3) The Contractor will comply with applicable Federal, State, County and local requirements governing landscape materials and work.

C. Grade Standards:

(1) Plant material shall be Florida #1 or better as set forth in the latest edition of the Florida Department of Agriculture's Grades and Standards for Nursery Plants.

(2) All plant material will be subject to the approval of the Landscape Architect for quality, size and color. Plants lacking the compactness or proper proportions, plants which are weak or thin, and plants injured by close planting in nursery rows will not be accepted. Plant materials which have been cut back from larger grades to meet certain specification requirements will be rejected.

(3) Plant material shall have normal, well developed branches and shall be vigorous plants, free from defects, decay, burns, disfiguring roots, sun-scaled injuries, abrasion of the bark, plant diseases, insect pest eggs, borers, and all forms of infestations or objectionable disfigurement.

Delivery, Handling and Storage:

A. Delivery and Handling:

(1) Movement of nursery stock shall comply with all Federal, State, and local laws, regulations, ordinances, codes, etc.

(2) Protect during delivery to prevent damage to root ball or desiccation of leaves. Remove unacceptable plant material immediately from the job site. Maintain and protect while stored at the site.

(3) Transport materials on vehicles large enough to allow plants not to be crowded and damaged. Plants shall be covered to prevent wind damage during transit.

(1) Deliver sod on pallets with root system protected from exposure to wind and sun. Deliver sod in quantities capable of being installed within 48 hours of cutting.

Submittals & Approval:

A. Written request for approval to substitute a plant species or a plants designation (B4B, UB4B, CG etc.), type, grade, quality, size, quantity, etc. due to the non-availability of the material specified. Approval must be given by the Landscape Architect before the material is delivered and installed on the project. The Contractor must provide written proof that the specified plant material is unavailable.

B. Any request for the approval of an equal shall be in writing. Approval shall be given by the Landscape Architect before the material is delivered and installed on the project.

C. Submit shop drawings for any special conditions not covered in the details indicated. This shall be for approval by the Landscape Architect before they are implemented in the project.

D. If requested by the Owner or Landscape Architect submit a schedule of all specimen plant material and collected plant material indicating the sources or suppliers of these materials and their locations for approval by the Landscape Architect before they are delivered and installed on the project. Also, two color photographs of each different item, showing different side views of the item shall be submitted with the schedule. Additional color photographs shall be submitted, if requested.

E. If requested by the Owner or Landscape Architect, submit a letter indicating the sources or suppliers of all sod and the grade to be supplied for approval by the Landscape Architect before it is delivered and installed on the project.

F. If requested by the Owner or Landscape Architect, submit a sample and analysis of all planting soil types for approval by the Landscape Architect before the material is delivered and installed on the project. Submit a sample of the mulch for approval by the Landscape Architect.

H. If requested by the Owner or Landscape Architect, submit sources of the material before the material is delivered and installed on the project.

I. Submit prints of shop drawing for all staking and guying methods to be used if the ones indicated in these Specifications and on the Plans are not to be implemented. Staking and guying methods before they are implemented in the The Landscape Architect will approve all shop drawings of project.

J. Submit in writing any hindrance to the owners routine maintenance or lack of, that may affect installed plant materials growth, or survival, that would affect the guarantee of plant material.

K. Submit in writing any hindrance to the timely completion of the installation.

L. Submit and Certificate of Inspection of plant material as may be required by, State, local or Federal Authorities.

Substitutions:

A. When the specifies plant designation (B4B, UB4B, CG etc.), type, grade, quality, size, quantity, etc. of a material is not available, the Contractor shall submit a written request, to the Landscape Architect, for a substitution along with written, documented proof that the plant designation (B4B, UB4B, CG, etc.), type, grade, quality, size, quantity, etc. of material is not available. The Landscape Architect shall approve all substitutions before they are delivered and installed. Do not deliver and install any material, which is anticipated to be a substitute, before it has been submitted in writing and approved as a substitute by the Landscape Architect. Also, any changes, if any, to the contract amount, because of an approved substitute, shall be established in writing between the Owner and the Contractor before the material substitute is delivered and installed on the project.

Guarantee:

A. The guarantee shall not begin until the day final written acceptance is given.

B. All plant material, except sod, trees and palms, shall be guaranteed for a minimum of 1 year from the time of final acceptance. All sod shall be guaranteed for a minimum of 60 days from the time of final acceptance. All trees and palms are to be guaranteed for one year from the time of final acceptance.

C. The guarantee shall be null and void for plant material which is damaged or dies as a result of "Acts of God" and to hail, freeze, lightning, and winds which exceed hurricane force, providing the plant was in a healthy growing condition prior to these "Acts of God".

D. At the option of the Owner, and inspections may be made at the end of the guarantee period, but prior to the last day of the guarantee period.

Replacement:

A. The guaranteeing of a plant material shall be construed to mean the complete and immediate replacement of plant material within 3 calendar days if it is:

(1) Not in a healthy growing condition and thus renders it below the minimum quality indicated in the Specifications.

(2) There is a question to its ability to survive after the end of the guarantee period that would render it below the minimum quality indicated in the Specifications.

(3) It is dead.

B. The 3 calendar days may be extended due to seasonal conditions, availability, preparation time such as root pruning, etc., only if approved by the Landscape Architect in advance. The extended time shall be negotiated between all parties concerned, but must receive final approval by the Landscape Architect.

C. Size, Quality, and Grade:

(1) Replacement plant material shall be one of the same species quality and grade as that of the plant to be replaced. The size of the replacement shall not necessarily be the same size as the original specified plant, at its initial planting. The replacement shall be of equal size to the plant to be replaced at the time it has been determined that it must be replaced.

However, if for some reason, the plant to be replaced is smaller than the size originally specified, the replacement shall be at least equal to the originally specifies size.

(2) Replacements shall be guaranteed for a period equal to the originally specifies guarantee. The guarantee period shall begin at time of acceptable replacement.

(3) Final payment to the Contractor shall not relieve he or she of the guarantee obligations.

Plan and Specification Interpretation:

A. On the Plans, figured dimensions shall govern over scaled dimensions. If any error or discrepancy is found in the Plans and Specifications, the Contractor shall refer the same to the Landscape Architect for an interpretation and decision. In resolving conflicts between the Plans and Specifications, THE PLANS SHALL GOVERN over the Specifications. The Landscape Architect shall have the right to correct apparent errors or omissions in the Plans and Specifications and to make such interpretations as he or she may deem necessary for the proper fulfillment of the intent of the Plans and Specifications.

Permits and Codes:

A. The Contractor shall procure all necessary permits to accomplish all of the work.

B. The Contractor is responsible for performing all work in accordance with all applicable regulations, ordinances and code requirements from the appropriate city, county, state and/or Federal jurisdiction the project is located in.

Changes and Additional Work:

A. The Contractor shall not start on any changes or additional work in the project until a written agreement setting forth the adjusted contract amount has been executed by the Owner and the Contractor. Any work performed on any changes or additional work prior to the execution of a written agreement may or may not be compensated for.

'Job Site, 'Project Site Etc.:

A. The words 'job site', 'project site', 'Job', 'project' and 'site' shall be synonymous with one another when used in these documents.

Safety On and Off the Job Site:

A. In performing the scope of work, all safety on or off the job site shall be the sole responsibility of the Contractor. The Landscape Architect shall not be responsible for safety on or off the job site.

B. The Landscape Architect's on site observations or inspections shall be only for the purpose of verifying that the Plans and Specifications are being implemented properly. The Landscape Architect's on site observations or inspections are not for safety on or off the job site.

On Site Observations and Inspections:

A. The Contractor shall make requests for on site observations or inspections 48 hours in advance and they shall be in writing, if directed by the Landscape Architect.

B. If an inspection is related to completion and final acceptance, the request shall be made in writing 48 hours in advance.

C. An inspections at the growing site does not preclude the right of rejection at the project site.

D. The fact that the Landscape Architect has not made an early on site observation or inspections to discover faulty work or work omitted, or work performed which is not in accordance with the contract requirements, shall not bar the Landscape Architect from subsequently rejecting such work at a later date.

E. The Landscape Architect's on site observations or inspections shall be only for the purpose of verifying that the Plans and Specifications are being implemented properly. The Landscape Architect's on site observations or inspections are not intended to take charge, direct, run or manage the implementation of the Plans and Specifications or take charge, organize or manage the Contractor while performing the scope of work indicated in these Specifications.

Plant Material

A. Plant material shall be nursery grown except:

(1) Where specified as collected material

(2) Where approved by the Landscape Architect for such plant material which is only available as a collected item from sources such as residences.

B. Except where another grade is specifically called for in the Plans, all plant material, including landscape material specified, shall be no less than Florida #1, or better, at the time of installation and final acceptance. Existing plant material to remain or to be relocated shall be excluded from this requirement.

C. Habit of Growth: All plant material shall have a habit of growth that is normal for that species and shall be sound, healthy, vigorous and free from insects, plant diseases and injuries.

D. Measurement of Trees, Palms, Shrubs, and Groundcover:

(1) Trees, Shrubs, and Groundcover:

a. Rootball: Requirements for the measurement of minimum rootball diameter and depth shall comply with the Florida Department of Agriculture's 'Grades and Standards for Nursery Plants, Part I and Part 2' as follows:

CALIFER	MIN. BALL DIA.	MIN. BALL DEPTH
1 - 15'	16"	75% of dia.
2 - 25'	20"	65% of dia.
15 - 2'	22"	60% of dia.
15 - 175'	24"	65% of dia.
25 - 35'	26"	65% of dia.
35 - 4'	28"	65% of dia.
4 - 45'	30"	60% of dia.
45 - 5'	32"	60% of dia.
5 - 55'	34"	60% of dia.
55' or more	Increase in proportion	60% of dia. up to 48", then decrease in proportion for larger size diameter.

b. Height: The height of plant material shall be measured from finish grade and continue up to where the main mass of the plant uniformly ends. The height shall not include any singular or isolated parts of the plant, such as leaves, shoots, branches, limbs or fronds, which extend out beyond the main mass of the plant.

E. Die-Back and Leaf Drop: plant material showing signs of die-back of leaf-drop will not be accepted and must be removed from the project immediately if so directed by the Landscape Architect. Therefore, any plant material with tendencies toward leaf-drop or die-back must be root pruned early enough to provide a sound network of hair roots prior to relocation.

F. Mechanical Destruction of Foliage: Mechanical destruction of foliage resulting from root pruning shall not affect more than 10% of the total foliage prior to planting on the project. Loss of foliage caused by seasonal change will be accepted.

G. Spanish Moss: If Spanish Moss (Tillandsia usneoides) exists on plant material, it shall be completely removed prior to planting on the project.

H. Palms:

(1) Remove a minimum of fronds from the crown of the palms to facilitate transporting and handling.

(2) Palm frond tying shall be as set forth in the latest edition of the Florida Department of Agriculture's 'Grades and Standards for Nursery Plants', tying palms shall be at the option of the Contractor. The Landscape Architect may direct the Landscape Contractor to untie Palm fronds to accommodate an owners "grand opening". The Contractor may re-tie the palm after the event. This untieing will not affect the guarantee or represent an additional cost to the owner.

(3) To reduce head volume, Palm fronds may be taper trimmed by not more than one-third.

(4) Palms with mechanical damage, such as from cables, chains, equipment and nails, shall be rejected.

I. Chlorosis: The allowable level of Chlorosis in foliage shall be set forth in the latest edition of the Florida Department of Agriculture's 'Grades and Standards for Nursery Plants'.

J. Plant material shall not be accepted when the ball of earth surrounding its roots has been cracked, broken or otherwise damaged.

K. Root pruning of plant material, when necessary, shall be done a minimum of 4 weeks, or for a period as determined by the Landscape Architect, prior to planting at the project.

Sod:

A. Sod shall be solid sod and shall be standard quality grade. Note: Quality grade shall be based on the standards of sod quality grades (premium, standard or commercial) as established by the Turf Grass Producers Association of Florida Inc. The sod shall be well matted with roots and of firm, tough texture having a compact top growth and heavy root development. Sod shall be free of objectionable grassy and broad leaf weeds. Sod shall not accepted if it contains Bermuda Grass. Sod sections shall be strong enough to support when suspended vertically from a firm grasp on the upper 10% of the section. Sod shall not be harvested or transplanted when moisture content (excessively dry or wet) may adversely affect its survival. Sod shall be relatively free of thatch, up to one half inch allowable (uncompressed). the soil embedded in the sod shall be a clean, earth, free of stones and debris. The sod shall have been mowed at least three times with a lawn mower with final mowing not more than seven days prior to the sod being out for placement. The sod shall be provided in commercial pad sizes measuring not less than 12 inches by 24 inches and shall be live, fresh and uninjured at the time of placement. It shall be planted within 48 hours after being cut and shall be shaded and kept moist from the time it is cut until it is planted.

Planting Soil:

A. All plant material, unless indicated otherwise, shall be installed with a planting soil composed of sandy loam (50% sand, and 50% muck) typical of the locality. The soil must be taken from ground that has never been stripped, with a slight acid reaction (5.5 to 6.5 ph) and without an excess of calcium or carbonate. Soil shall be delivered in a loose friable condition.

Water:

A. Potable, from municipal water supplies or other sources which are approved by a public health department.

Mulch:

A. Mulch shall be:

(1) 'Floramulch'

Fertilizer:

A. New and existing Trees and Palms: Fertilize with 8-2-12 palm fertilizer with micronutrients per manufacturer's recommendations.

B. New and existing Shrubs, and Groundcover: Fertilize with 8-2-12 palm fertilizer with micronutrients at a rate of 1/2 lb. per 1000 SF of area.

C. Annuals: Fertilize with Omocote - Sierra blend 14-14-14 or approved equal.

D. Composition and Quality: All fertilizer shall be uniform in composition and dry. Granular fertilizer shall be free flowing and delivered in unopened bags. All bags containers or boxes shall be fully labeled with the manufacturer's analysis.

E. All fertilizer shall comply with the State of Florida fertilizer laws.

Staking and Guying:

A. Staking and guying shall be the responsibility of the Landscape Contractors. Staking and guying shall not be attached directly to the plant material with nails. Also, battens used in staking and guying shall not be attached to the plant material with nails. A method of staking and guying other than those indicated in the details, shall receive approval from the Landscape Architect prior to their installation. Under no circumstances will approval be given to allow the plunging, burying, or planting of trees or palms so that the top of the grade in order to eliminate the need or requirement of staking or guying.

B. The Contractor is responsible for performing all staking and guying in accordance with all applicable regulations, ordinances and code requirements from the appropriate local jurisdiction the project is located in.

EXECUTION

Inspection:

A. Utilities (Above Ground and Underground):

(1) The work area may have existing utilities, such as, but not limited to, irrigation, phone, electric and storm sewer. The location of some of these existing utilities have been indicated on the Plans.

However, no guarantee is implied that the Plans are accurate or complete. It shall be the responsibility of the Contractor to verify the location of all such utilities, structures, etc., by hand excavation or other appropriate measures before performing any work that could result in damage or injury to persons, utilities, structures or property. The Contractor shall make a thorough search of the site for utilities, structures, etc., before work is commenced in any particular location.

(2) The Contractor shall take immediate steps to repair, replace, or restore all services to any utilities or other facilities which are disrupted due to his or her additional outside services which may be necessary to prosecute repairs on a continuous "around the clock" basis until services are restored. He or she shall also provide and operate any supplemental temporary services to maintain uninterrupted use of the facilities. All costs involved in the repairs and restoring disrupted service resulting from negligence on the part of the Contractor shall be borne by the Contractor and he or she shall be fully responsible for any and all claims resulting from the damage.

(3) Should utilities, structures, etc., be encountered which interfere with the work, the Landscape Architect shall be consulted immediately in order for a decision to be made on the relocation of the work so it will clear the obstruction, if the obstruction cannot be relocated.

(4) The Contractor shall not purposefully disrupt or disconnect any type of utility whatsoever without first obtaining the written permission of the Landscape Architect. Requests for disconnection must be in writing and received by the Landscape Architect at least 72 hours prior to the time of the requested interruption.

Grades:

A. Its shall be the responsibility of the Contractor to provide the final grading so the final level for planting areas conforms to surrounding grades and is at the proper elevation with relation to walks, paving, drain structures and other site conditions, unless indicated otherwise on the plans.

B. Plant Area Next to Pavement: All planting areas next to pavement areas, such as, but not limited to, curbs, roads, drives, walks, terraces, decks and slopes shall be set so that the TOP OF THE MULCH IS 1" INCH BELOW THE TOP OF THE PAVEMENT AREA or as indicated otherwise on the plans.

Preparation:

A. Staking Plant Locations: Stake or mark plant material locations prior to plant hole excavation, based on information from the plans.

B. Spacing of Groundcover 4 Shrubs: The location of a planting bed (shrub or groundcover) next to another bed, walkway, structure, etc., shall have the plants along the perimeter spaced so that the plants can mature properly without growing into the other bed, walkway, structure, etc.

C. The rootballs of B4B plants which cannot be planted immediately shall be covered with moist soil or mulch to insure protection from drying winds and sun. All plants shall be maintained as necessary until planting.

D. Subsurface Conditions: Some or all work areas may be compacted and/or contain existing material such as limestone which may interfere with adequate vertical clearance and/or proper plant survival and growth and therefore removal of this material is part of the scope of work for the project. The Contractor shall be responsible for insuring adequate drainage in these areas and shall remove this existing material as required, by such means as digging, drilling or rototilling. If necessary, excavate to a depth beyond the required excavation depth for the plant hole, in order to insure proper vertical drainage necessary for plant survival and growth.

E. Remove undesirable existing vegetation present on the project by use of chemical and/or mechanical means which are acceptable to the Landscape Architect. Apply chemicals as recommended by the manufacturer. Exercise care to avoid any misuse of the chemicals which will cause detrimental residual conditions. Care shall also be used so that any final grades which have been established are not altered.

F. Excavation of Plant Holes:

(1) General:

a. Excavation of plant holes shall be roughly cylindrical in shape with the sides approximately vertical. The Landscape Architect reserves the right to adjust the size and shape of the plant hole and the location of the plant in the hole to compensate for anticipated structures or unanticipated factors which are a conflict.

b. The excavated material from the plant holes shall not be used to backfill around the plant material. Such material shall be disposed of either on the project site or off the site, as directed by the Landscape Architect.

Installation:

A. General: The Contractor shall lay out on the ground the locations for the plants and outlines of areas to be planted and obtain approval of the Landscape Architect before excavation is begun. The Landscape Architect may adjust the location of specifies plant materials prior to planting.

B. Setting of Plants:

(1) All plants shall be set at the proper level so that after settlement, a normal or natural relationship between the crown of the plant and the surrounding ground surface exists. The plants shall be set vertically. After excavation of planting pits and prior to placement of the plant material, fill the planting pits with water. The plant hole shall be backfilled with topsoil mixture placed in layers around the roots or ball. Each layer shall be carefully tamped in place, then partially backfilled and compacted, the hole shall be filled with water and the soil allowed to settle around the roots; the ball ties shall be cut and at the burlap peel down 1/3 from the top of the rootball and cut or adjusted to prevent the formation of air pockets before applying the water. After the water has been absorbed the plant hole shall be filled with topsoil mixture and tamped to grade. Subsoil removed from tree pit shall not be mixed or used in any way with the topsoil mixture.

(2) All sabal and queen palms shall be backfilled with clean thoroughly washed in during the planting operation.

(3) Water Saucer: A 4-inch high water saucer shall be formed around the rim of each individual tree or palm pit and maintained in place.

(4) Plant material of the shrub category and smaller must be handled by the ball only. Plant material too large for hand handling, if moved by winch or crane, must be thoroughly protected from chain, rope, or cable marks, grinding, bark slippage, limb breakage and any other damage that might occur by improper handling or negligence.

(5) All trees and palms shall be handled by both the trunk and rootball at the same time and not by the trunk only. Trunks shall be thoroughly protected.

(6) Container grown plant material shall be carefully removed from the container so as not to disturb the root system.

C. Sod:

(1) Soil Preparation: Within 24 hours prior to placing sod, prepare the soil in the following manner:

a. Uniformly apply formula 8-8-8 fertilizer over the area at a rate of 25 pounds per 1000 square feet.

b. Remove stones and foreign matter over two inches in diameter from the top two inches of soil.

c. Grade the sod areas so that the top of the sod will be at finished grade after rolling and tamping.

(2) Placing Sod:

a. Place sod with staggered joints closely butted, tamped or rolled to an even surface to the required finished grade. Avoid continuous seams and joint lines of water flow in saules. Place sod in rows at right angles to slope.

b. Water sod every day for a period of three weeks.

c. Fertilize sod three weeks after planting with 12 pounds of 8-8-8 formula fertilizer per 1000 square feet of lawn.

d. No sod shall be used which is not certified as being free of the imported fire ant. Before any sod is brought to the site, furnish a written certification of clearance from pest control officials of either State or Federal Department of Agriculture.

(3) Maintenance of Sod:

a. It shall be the responsibility of the Contractor to replace any areas of sod that are not in healthy growing condition.

b. The Contractor shall completely maintain the sod until final acceptance by mowing or spraying as necessary.

D. Planting Beds:

(1) Spread six inches of topsoil mixture uniformly over the entire planting area.

(2) Spread 50% organic fertilizer at a rate of 4 pounds per 1000 square feet uniformly over the groundcover area.

(3) Rotor mix, or by other approved method, to a depth of twelve inches.

(4) Fine grade to remove all trash, rocks, and debris to depth indicated.

(5) Regrade to finish grade before adding two inches mulch.

(6) Thoroughly water and firm the plants into the soil mixture.

E. Mulch:

(1) Areas to be mulched shall have existing weeds and vegetation removed, including root systems, before applying mulch.

(2) Grades are to be uniform. Grade areas which are rough and uneven. Fill in voids and holes with planting soil or other approved fill material.

(3) The mulch shall be uniformly applied to a depth of approximately 3 inches, or other depth as indicated otherwise, over all shrub and groundcover areas, around trees and palms in sod areas and any other areas as indicated on the plans.

F. Watering:

(1) Initially, water the plant material to develop uniform coverage and deep water penetration to the full depth of the root zone. Avoid erosion, puddling, and washing soil away from the roots.

(2) Provide continuous watering of plant material after planting in order to achieve optimum growth conditions to establish plants. Water shall be applied as necessary and the amount of water and frequency of watering shall be based on the specific needs of each plant type, the time of year, amount of rainfall and other environmental conditions it is exposed to. This watering shall begin after the plant is planted and continue until final acceptance. All trees and palms shall be watered, only during this period. Do not rely on the irrigation system, if there is one, to achieve this task. It cannot deliver the volume of water required, without flooding areas beyond where water is needed and/or over watering other landscape material. shrubs, groundcover and sod may be watered by using the irrigation system, if there is one hand water during this period.

(3) If there is no source for water available at the project, such as a hose bib (s) or fire hydrant (s) if approved for use, then the Contractor shall be responsible for supplying water for watering, by such means as a water truck or tank.

G. Pruning and Thinning:

(1) The amount of general pruning and thinning 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 and thinning shall be done in such a manner as not to change the natural habit or shape of a plant.

(2) The Landscape Architect shall be contacted prior to performing any major pruning and thinning. The Landscape Architect may elect to be present during any pruning and thinning.