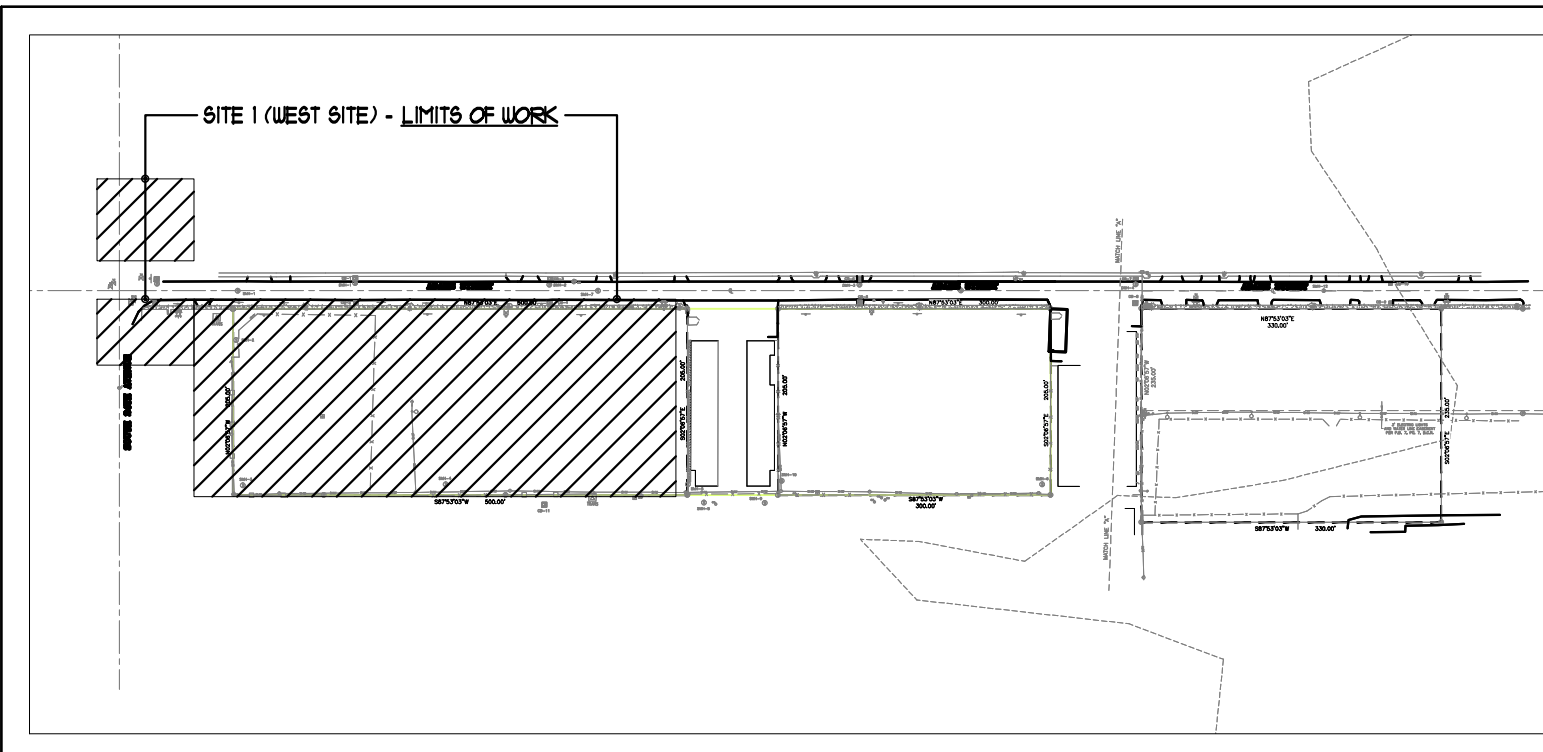


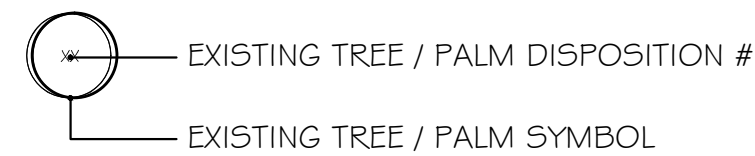
EXISTING TREE DISPOSITION SUMMARY SITE 1 (WEST SITE)	
a. TOTAL # OF EXISTING TREES TO REMAIN	5
b. TOTAL # OF EXISTING PALMS TO REMAIN	4
c. TOTAL # OF EXISTING TREES TO RELOCATE	6
d. TOTAL # OF EXISTING PALMS TO RELOCATE	0
e. TOTAL # OF EXISTING TREES TO REMOVE	8
f. TOTAL # OF EXISTING PALMS TO REMOVE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

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.

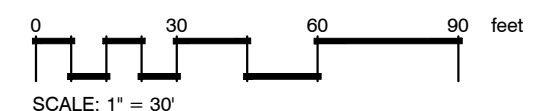
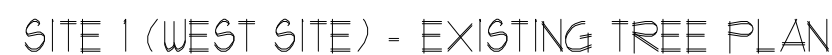


MITIGATION LEGEND:



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) - MITIGATION PLAN & CALCULATIONS

SCALE: 1" = 30'-0"

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ADAMS STREET
HOLLYWOOD, FLORIDA



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

REVISIONS:

COMMENT RESPONSES 2.20.2018

COMMENT RESPONSES 4.2.2018

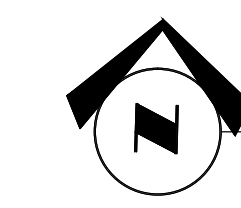
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A-1A



NOTE: APPROXIMATE SPECIES AND HEIGHT BASED ON TWO YEAR GROWTH PATTERN. RENDERING FOR CONCEPTUAL PURPOSES ONLY.



SITE E (WEST SITE) - LANDSCAPE ELEVATION RENDERING
SEE GRAPHIC SCALE

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HOLLYWOOD, FLORIDA



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LA-5A

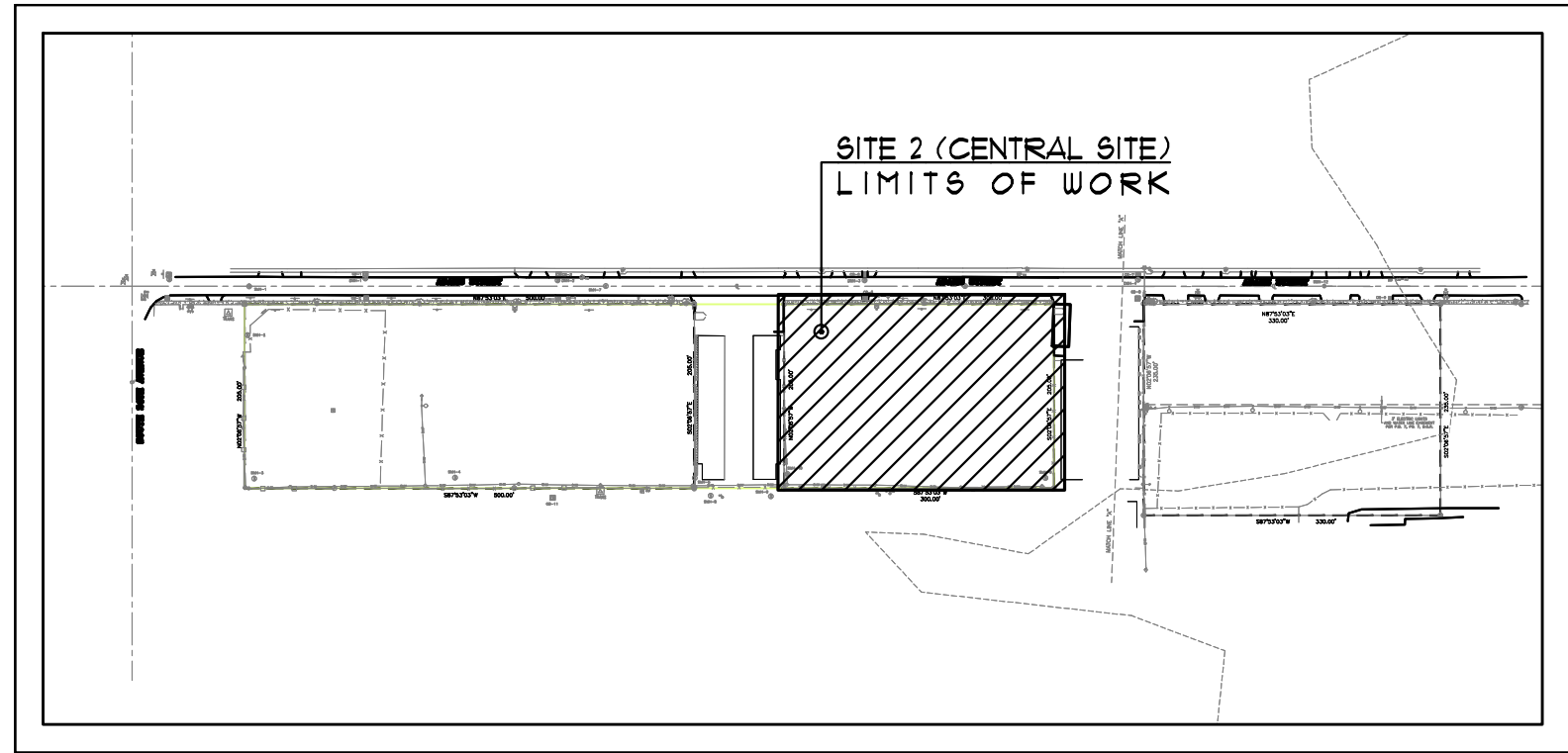
EXISTING TREE MITIGATION CHART SITE 2 (CENTRAL SITE)						
#	BOTANICAL NAME	COMMON NAME	HT. (FT)	WD. (FT)	DBH (IN)	DISPOSITION
29	Sabal palmetto	CABBAGE PALM	18	30	24	REMAIN
30	Bursera simaruba	GUMBO LIMBO	16	10	5	REMOVE
31	Cocos nucifera	COCONUT PALM	15	20	6	REMAIN
32	Cocos nucifera	COCONUT PALM	15	20	6	REMAIN
33	Quercus virginiana	LIVE OAK	25	20	10	RELOCATE
34	Quercus virginiana	LIVE OAK	20	25	6	REMAIN
35	Cocos nucifera	COCONUT PALM	28	25	12	REMAIN
36	Syagrus romanzoffiana	QUEEN PALM	10	10	5	REMOVE
37	Bursera simaruba	GUMBO LIMBO	16	15	10	RELOCATE
38	Mangifera indica	MANGO	25	30	24	REMOVE
39	Sabal palmetto	CABBAGE PALM	18	20	16	REMAIN
40	Sabal palmetto	CABBAGE PALM	18	20	14	REMAIN
41	Pinus elliotii	SLASH PINE	45	25	24	REMAIN
42	Mangifera indica	MANGO	30	30	24	REMOVE
43	Pinus elliotii	SLASH PINE	40	30	18	REMAIN
44	Quercus virginiana	LIVE OAK	45	60	48	REMAIN
45	Tabebuia heterophylla	PINK TRUMPET TREE	15	15	4	REMOVE
46	Araucaria heterophylla	NORFOLK ISLAND PINE	30	20	16	REMOVE
47	Mangifera indica	MANGO	25	30	24	REMOVE
48	Tabebuia heterophylla	PINK TRUMPET TREE	12	10	6	REMOVE
49	Tabebuia heterophylla	PINK TRUMPET TREE	15	15	6	REMOVE
50	Bursera simaruba	GUMBO LIMBO	15	15	12	REMOVE
51	Quercus virginiana	LIVE OAK	20	25	20	RELOCATE
52	Ficus sp.	FICUS	15	10	5	REMAIN
53	Bursera simaruba	GUMBO LIMBO	18	15	10	REMAIN
54	Bursera simaruba	GUMBO LIMBO	12	15	6	REMAIN
55	Cupaniopsis anacardioides	CARROTWOOD	18	30	10	REMOVE
56	Cupaniopsis anacardioides	CARROTWOOD	18	30	6	REMOVE

EXISTING TREE DISPOSITION SUMMARY SITE 2 (CENTRAL SITE)	
a. TOTAL # OF EXISTING TREES TO REMAIN	7
b. TOTAL # OF EXISTING PALMS TO REMAIN	6
c. TOTAL # OF EXISTING TREES TO RELOCATE	3
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	2355 SF

SITE 2 (CENTRAL SITE) - MITIGATION CHART & SUMMATION TABLE

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.



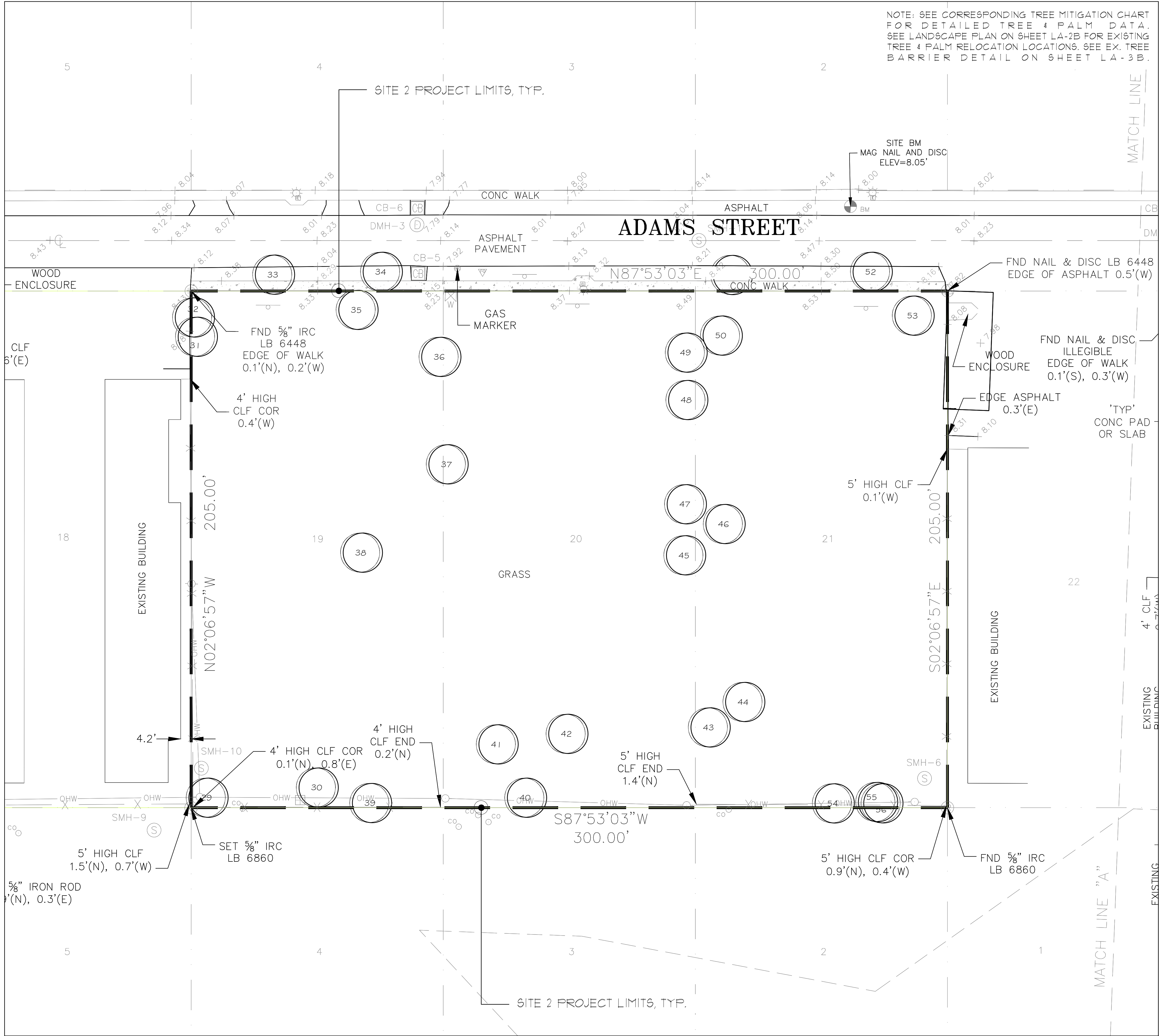
SITE 2 (CENTRAL SITE) - PROJECT LOCATION & LIMITS OF WORK

MITIGATION LEGEND:

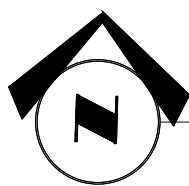
- EXISTING TREE / PALM DISPOSITION #
EXISTING TREE / PALM SYMBOL

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

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

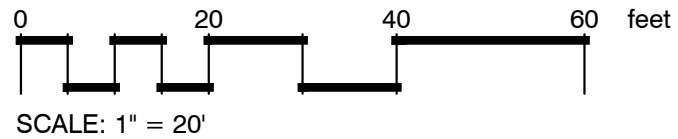


SITE 2 (CENTRAL SITE) - EXISTING TREE PLAN



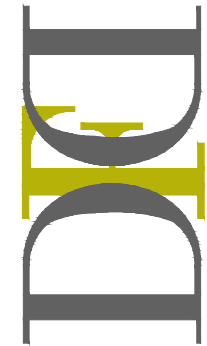
SITE 2 (CENTRAL SITE) - MITIGATION PLAN & CALCULATIONS

SCALE: 1" = 20'-0"



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

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PINNACLE AT PEACEFIELD
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REVISIONS:
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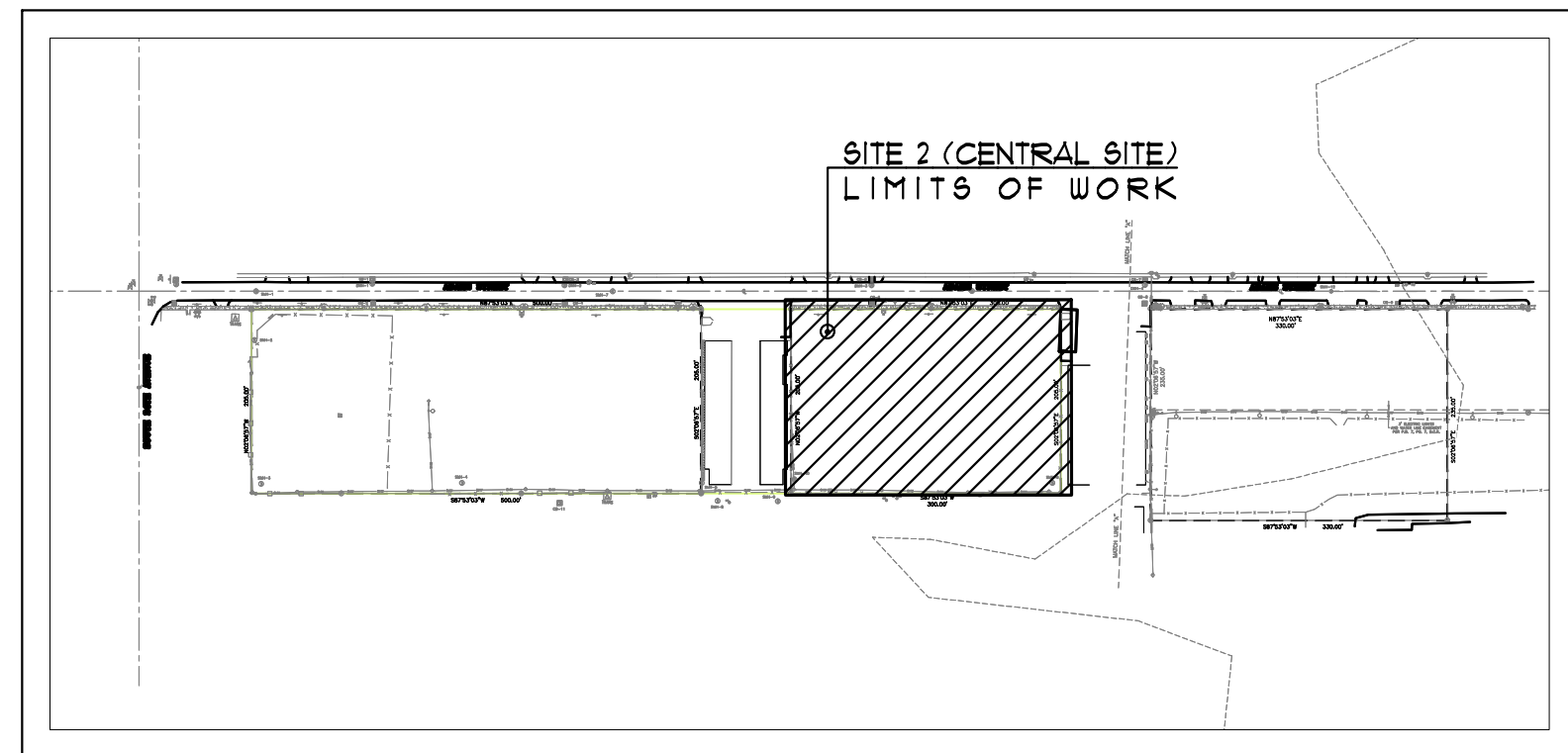
4/2/2018

LA-1B

PLANT SCHEDULE CENTRAL SITE

TREES	CODE	QTY	BOTANICAL NAME / COMMON NAME	CONT.	CAL.
	CB2	3	Calophyllum brasiliense / Brazilian Beautyleaf	F.G. 12" O.A. min.	
	CC2	5	Cassia surattensis / Cassia	FG, 6'-10' OA, 2'DBH min.	
	CG	4	Cattleya guineia / Cattleya Guineia	25 gal./Mile Trunk/7'-9' O.A. Ht.	
	CS3	3	Clerodendrum quadriloculare / Starburst / Starburst Clerodendrum	#25 6'-8' OA	
	*CO	13	Coccoloba diversifolia / Pigeon Plum	F.G., 12'-14' x 6' spread min.	
	CN	6	Cocos nucifera / Coconut Palm	12'-14' CT, Single Matched	
	PS	4	Phoenix sylvestris / Wild Date Palm	FG, 6'-10' CT	
	PM3	7	Phycosperma macarthurii / Macarthur Palm	12'-14' CT, Single Matched	
	*OV	14	Quercus virginiana / Southern Live Oak	FG, 12'-14' OA	3' Cal
	*TR2	16	Thrinax radiata / Florida Thatch Palm	25 gal.	
	TU	9	Tibouchina urvilleana / Princess Flower	15 gal.	
	VM4	2	Wodyetia neriifolia / Christmas Palm	45G or FG, 6'-10' min.	
	WB	9	Wodyetia bifurcata / Foxtail Palm	6' to 10' C.T. match	
SHRUBS	CODE	QTY	BOTANICAL NAME / COMMON NAME	CONT.	
	AD	14	Acalypha wilkesiana 'Inferno' / Copper-Leaf	3 gal.	
	AL3	66	Alpinia zerumbet 'Vanigata' / Variegated Shell Ginger	7 gal/14"	
	*CR	463	Crotophaga sulcirostris 'Red Tip' / Red Tip Coccyzus	3G, 24" MIN.	
	CO5	122	Clusia gittifera / Small-Leaf Clusia	7 gal.	
	CO2	29	Codiaeum variegatum 'Curlyboy' / Curlyboy Croton	3 gal.	
	CO4	64	Codiaeum x 'Gold Dust' / Gold Dust Croton	3 gal.	
	*CE	306	Conocarpus erectus / Green Buttonwood	3G, 24" MIN.	
	*C55	5	Conocarpus erectus 'Sensuous' / Silver Buttonwood	3G, 24" MIN.	
	CR3	49	Cordyline terminalis 'Red Star' / Red Star T. Plant	3 gal.	
	CQ	33	Croton augustum 'Queen Emma' / Queen Emma Croton	15 gal.	
	DUR	22	Duranta erecta 'Gold Mound' / Gold Mound Duranta	3 gal.	
	FM	124	Ficus microcarpa 'Green Island' / Green Island Ficus	3G, 18" min.	
	*IV	139	Ilex vomitoria 'Schellings Dwarf' / Dwarf Yaupon Holly	3G, 18" min.	
	IX2	241	Ixora coccinea 'Mau Red' / Mau Ixora	3 gal.	
	PC2	11	Pennisetum setaceum 'Cupreum' / Fountain Grass	3 gal.	
	PL	115	Pentas dwarf / Dwarf Pentas	1 Gal., Salton	
	PH2	64	Philodendron x 'Xanadu' / Philodendron	3 gal.	
	PT	94	Pittosporum tobira 'Turner's Variegated Dwarf' / Variegated Dwarf Pittosporum	3 gal.	
	PA	4	Plumbago auriculata 'Imperial Blue' / Blue Plumbago	3G, 24"x24" min.	
	PO2	146	Podocarpus macrophyllus 'Dwarf Fringes' / Dwarf Podocarpus	3G, 10" min.	
	ST3	49	Schefflera arborescens 'Treetop' / Schefflera	3 gal.	
	*TP	107	Tripsacum dactyloides / Fakahatchee Grass	3G, 24" MIN.	
GROUND COVERS	CODE	QTY	BOTANICAL NAME / COMMON NAME	SPACING	
	AG	620 sf	Anacardium occidentale / Perennial Peanut		
	SOD	11,512 sf	Stenotaphrum secundatum / St. Augustine Grass		
<p>* DENOTES NATIVE SPECIES (WHICH MEET CODE REQUIREMENTS)</p> <p>A. TOTAL SUM OF PROVIDED NATIVE SPECIES = 705</p> <p>B. TOTAL SUM OF PROVIDED NATIVE TREES = 740</p> <p>C. TOTAL SUM OF PROVIDED NATIVE SHRUBS = 32</p> <p>D. TOTAL SUM OF PROVIDED NATIVE PALMS = 32</p>					

SITE 2 (CENTRAL SITE) - LANDSCAPE SCHEDULE

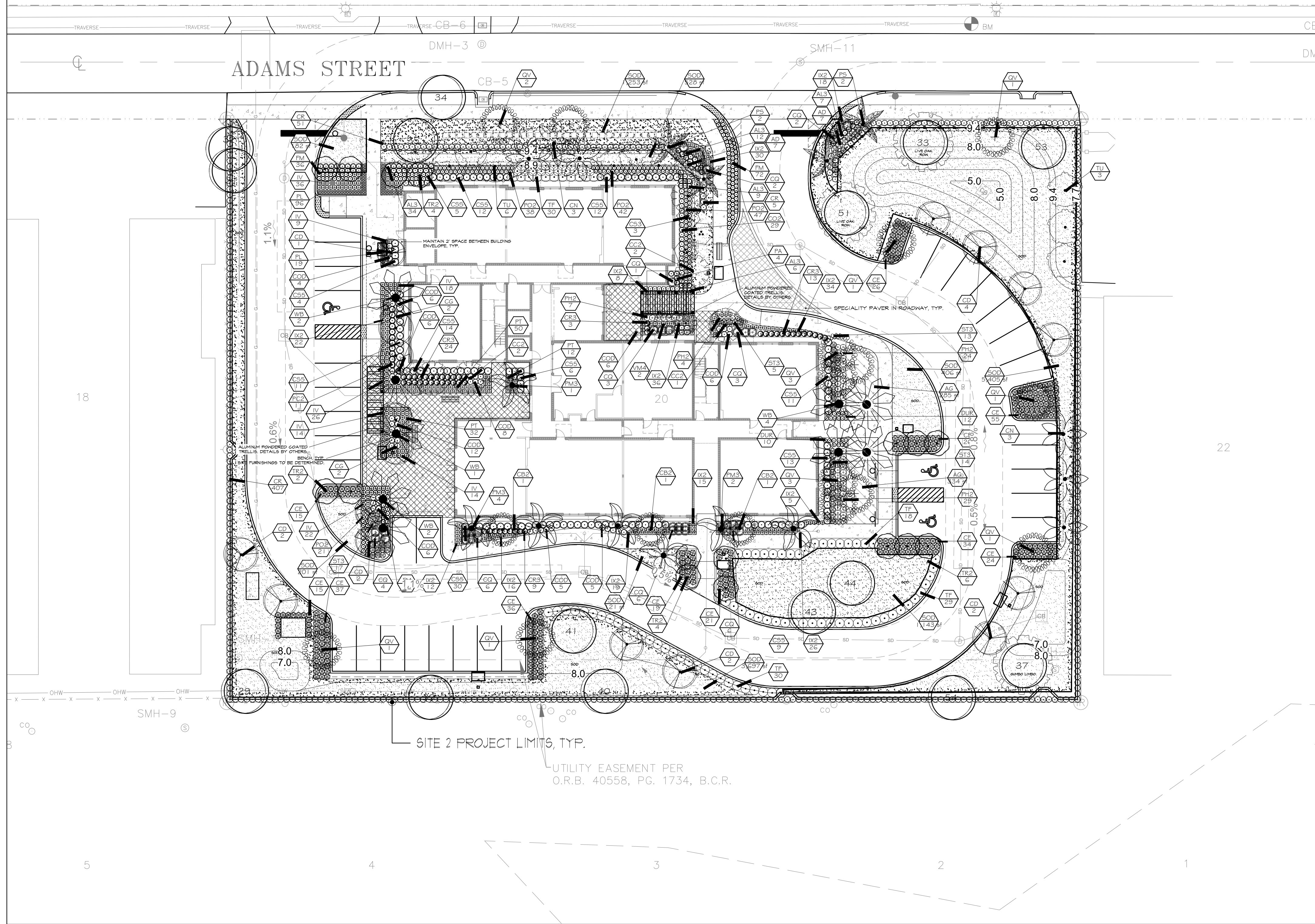


SITE 2 (CENTRAL SITE) - PROJECT LOCATION & LIMITS OF WORK

MITIGATION LEGEND:

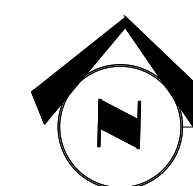
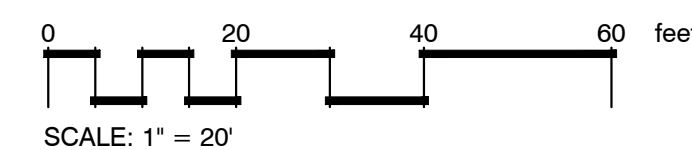
- EXISTING TREE / PALM TO REMAIN
- EXISTING TREE / PALM TO RELOCATE

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



SITE 2 (CENTRAL SITE) - PROPOSED LANDSCAPE PLAN

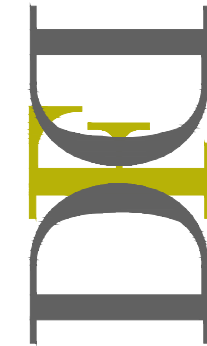
NOTE: SEE SHEET LA-1B FOR EXISTING TREE/
PALM DATA AND MITIGATION STATUS



SITE 2 (CENTRAL SITE) - LANDSCAPE PLAN & SCHEDULE

SCALE: 1" = 20'-0"

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HOLLYWOOD, FLORIDA



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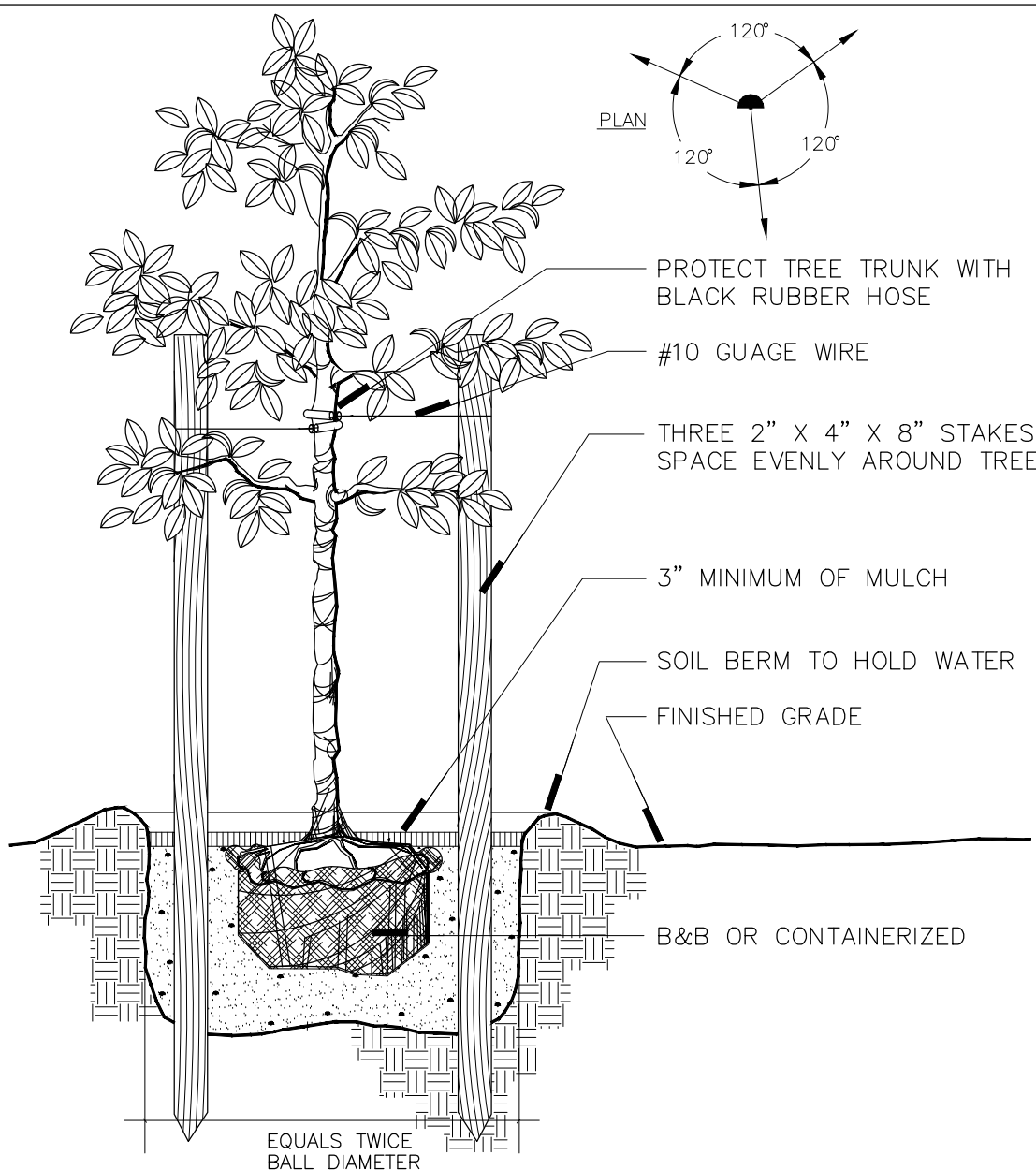
REVISIONS:

- COMMENT RESPONSES 2.20.2018
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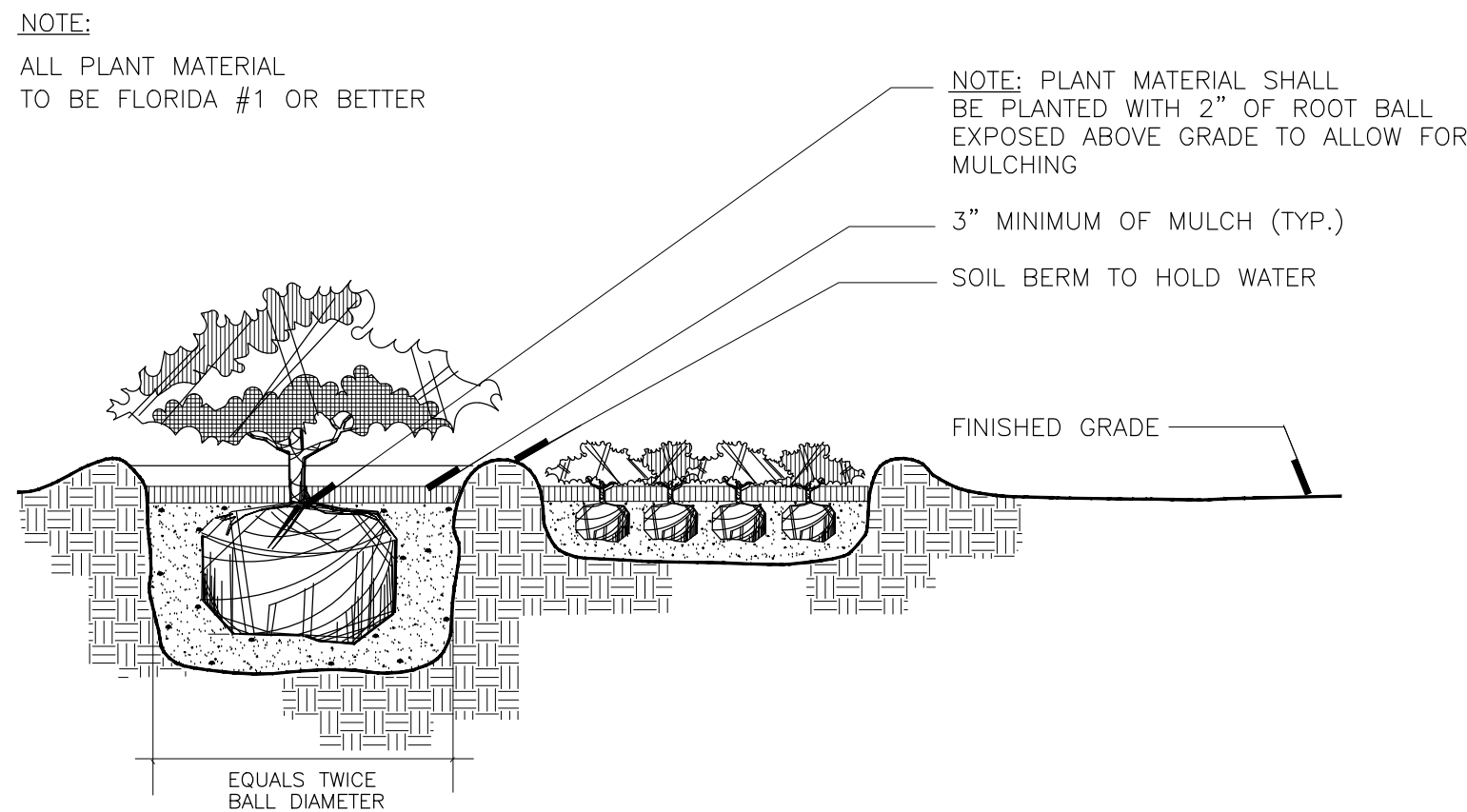
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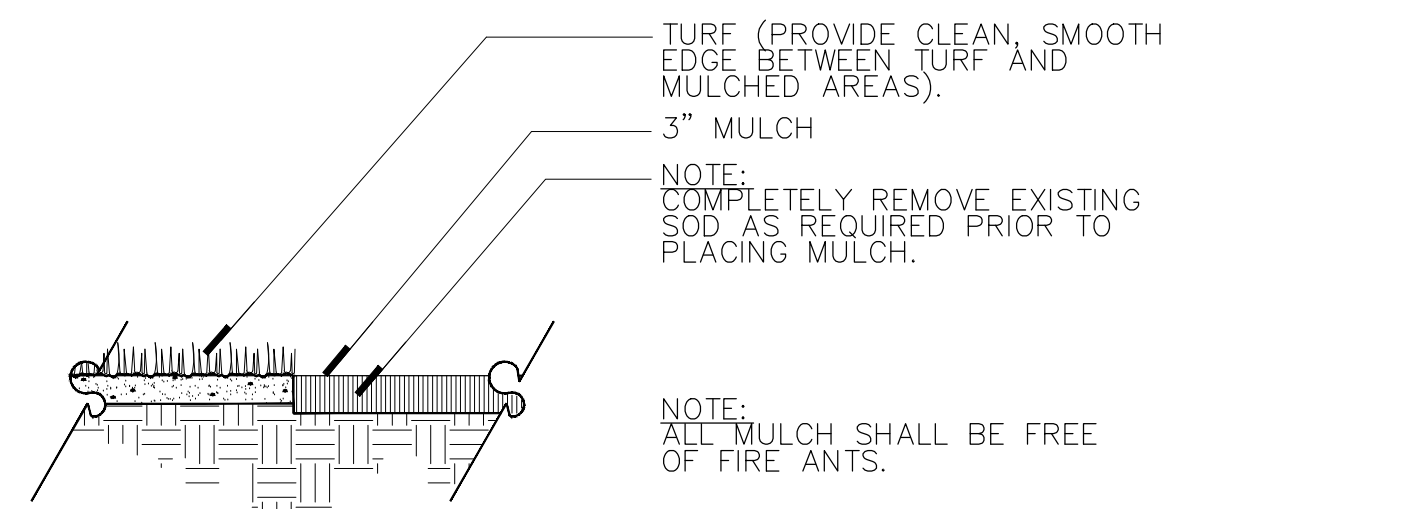
LA-2B



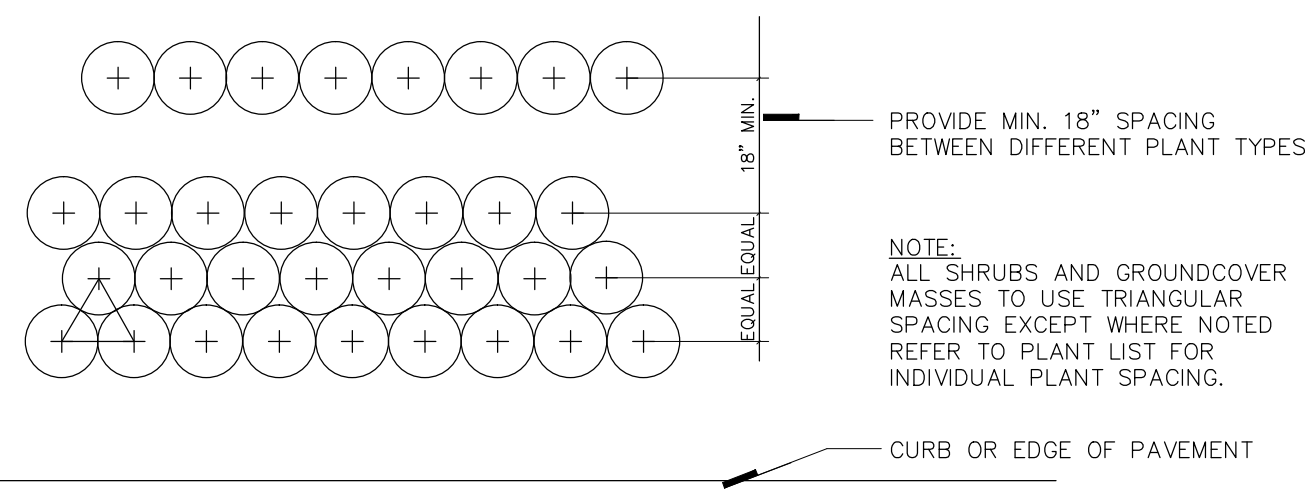
A TREE DETAIL
SECTION NOT TO SCALE



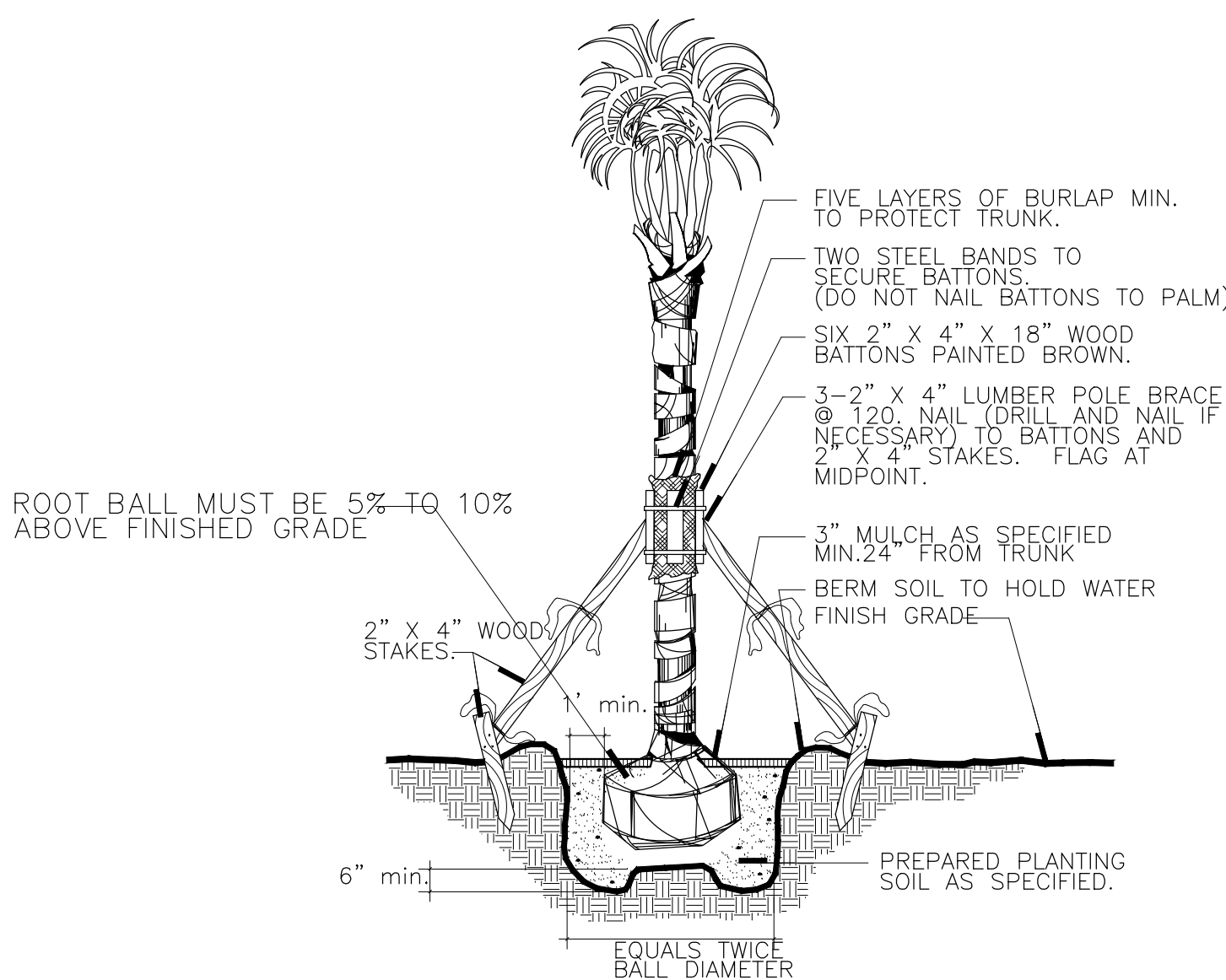
B SHRUB AND GROUNDCOVER DETAIL
SECTION NOT TO SCALE



C TURF/MULCH DETAIL
SECTION NOT TO SCALE



D SHRUB/GROUNDCOVER SPACING DETAIL
PLAN NOT TO SCALE



E PALM DETAIL
SECTION NOT TO SCALE

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.

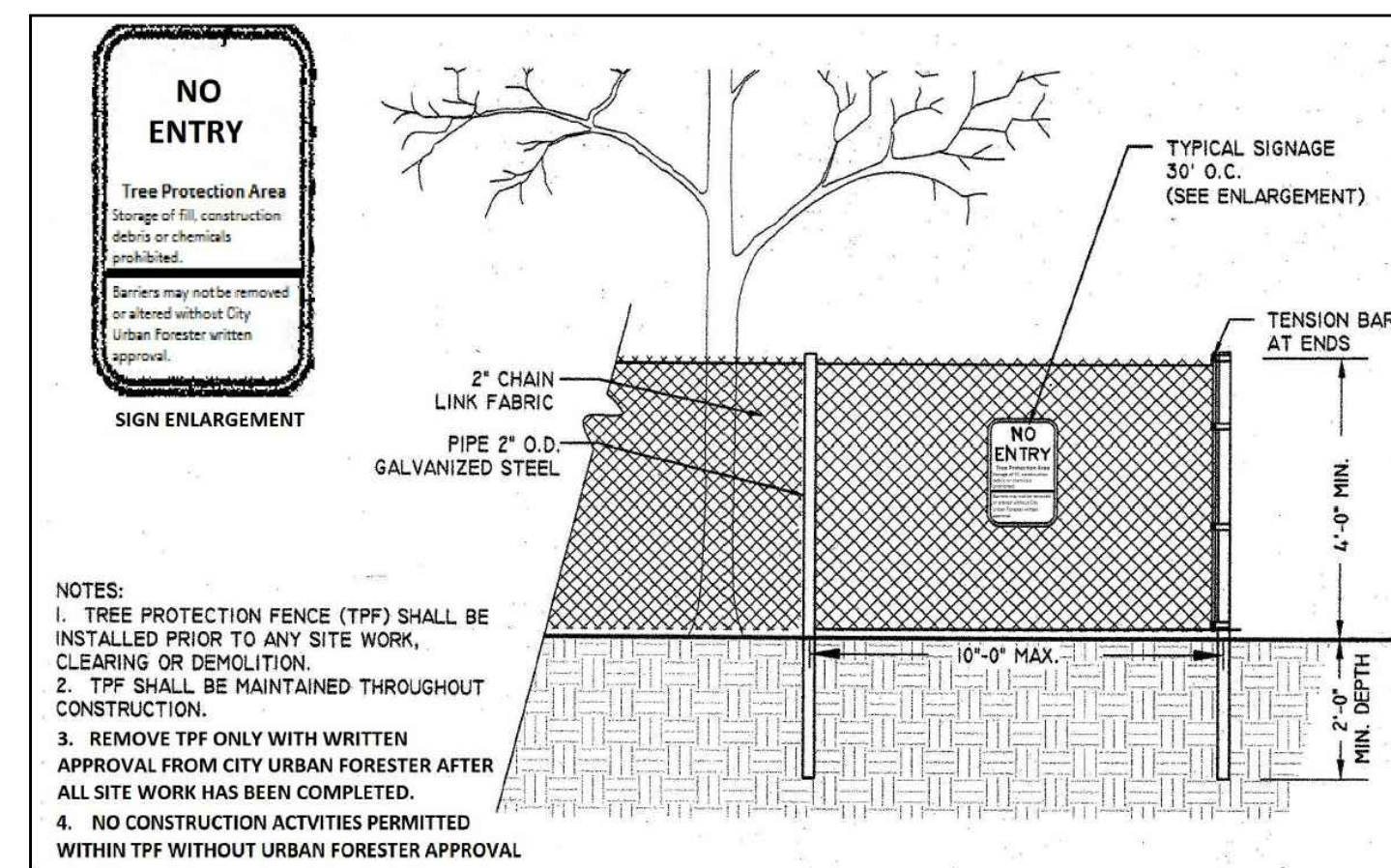
Landscape Requirements: Central Site

Zoning Designation: DH-2 (Dixie Highway Multi-Family District)

- Net Lot Total Area (Sq. Ft. and Acres): 61,500 SF (1.41 Acres)
Net Lot Total Open Space (Sq. Ft. and Acres): 15,660 SF (0.35 Acres)
- Open Space Requirement: Total Site Pervious Area = 15,660 SF
1. Required: Minimum % of the Total Pervious Area to be Landscaped = 20%
Provided = 38%
- 2. Required: One Tree (Min. 12' Ht.) per 1,000 SF of Total Pervious Area = 16
Provided = 16
- Perimeter Landscape Requirement: Total LF of Street Frontage = 222 LF
Required: One Street Tree (Min. 12' Ht.) per 50 LF of Street Frontage = 5
Provided = 5
- Vehicular Use Requirement: Total Vehicular Use Area = 20,594 SF
1. Required: % of the VUA which shall be Landscaped = 25%
Provided = 25%
- 2. Required: One Tree (Min. 12' Ht.) per Terminal Island = 11
Provided = 11
- Grand Total - Trees:
1. Trees Required - Grand Total = 32
Provided = 32
- 2. Required: Minimum Number of Tree Species Allowed = 4
Provided = 4
- 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%

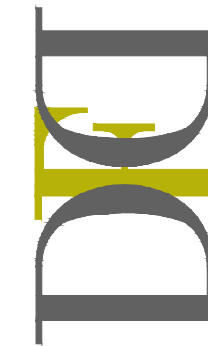
Always call 811 two full business days before you dig

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F TREE PROTECTION FENCE DETAIL
SECTION NOT TO SCALE

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PINNACLE AT PEACEFIELD
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HOLLYWOOD, FLORIDA



DAVID FONT, ASLA, PLA
LA 6666822

REVISIONS:
COMMENT RESPONSES 2.30.2018
COMMENT RESPONSES 4.2.2018

SUBMITTAL

4/2/2018

LA-3B

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, insects, 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. Flats 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 (B&B, UB&B, 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 (B&B, UB&B, 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 (B&B, UB&B, 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 guarantee 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 B&B 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 chemicals 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 tapped 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 tapped 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 joints 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.

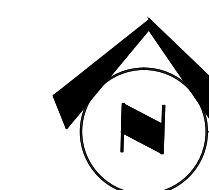
(3) If there is no source for water available at the project, such as a hose bib (s) or fire hydrant (s) if approved for use, then the Contractor shall be responsible for supplying water for watering, by such means as a water truck or tank.

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.

Architectural rendering of a building facade and landscape plan. The top half shows a perspective view of a multi-story building with a central entrance, flanked by palm trees and other landscaping. The bottom half shows a detailed landscape plan with various tree species, heights, and locations marked on a site plan. The plan includes labels for 'ADAMS STREET', 'ENTRY ROAD', and 'ENTRY FEATURE'. A note at the bottom right states: 'NOTE: APPROXIMATE SPECIES AND HEIGHT BASED ON TWO YEAR GROWTH RATE. RENDERING FOR CONCEPTUAL PURPOSES ONLY.'





SEE GRAPHIC SCALE

COMMENT RESPONSES 2.20.2018



Pinnacle at
PEACEFIELD

REVISIONS:	
	COMMENT RESPONSES 2.20.2018
	COMMENT RESPONSES 4.2.2018

4/2/2018

LA-5B

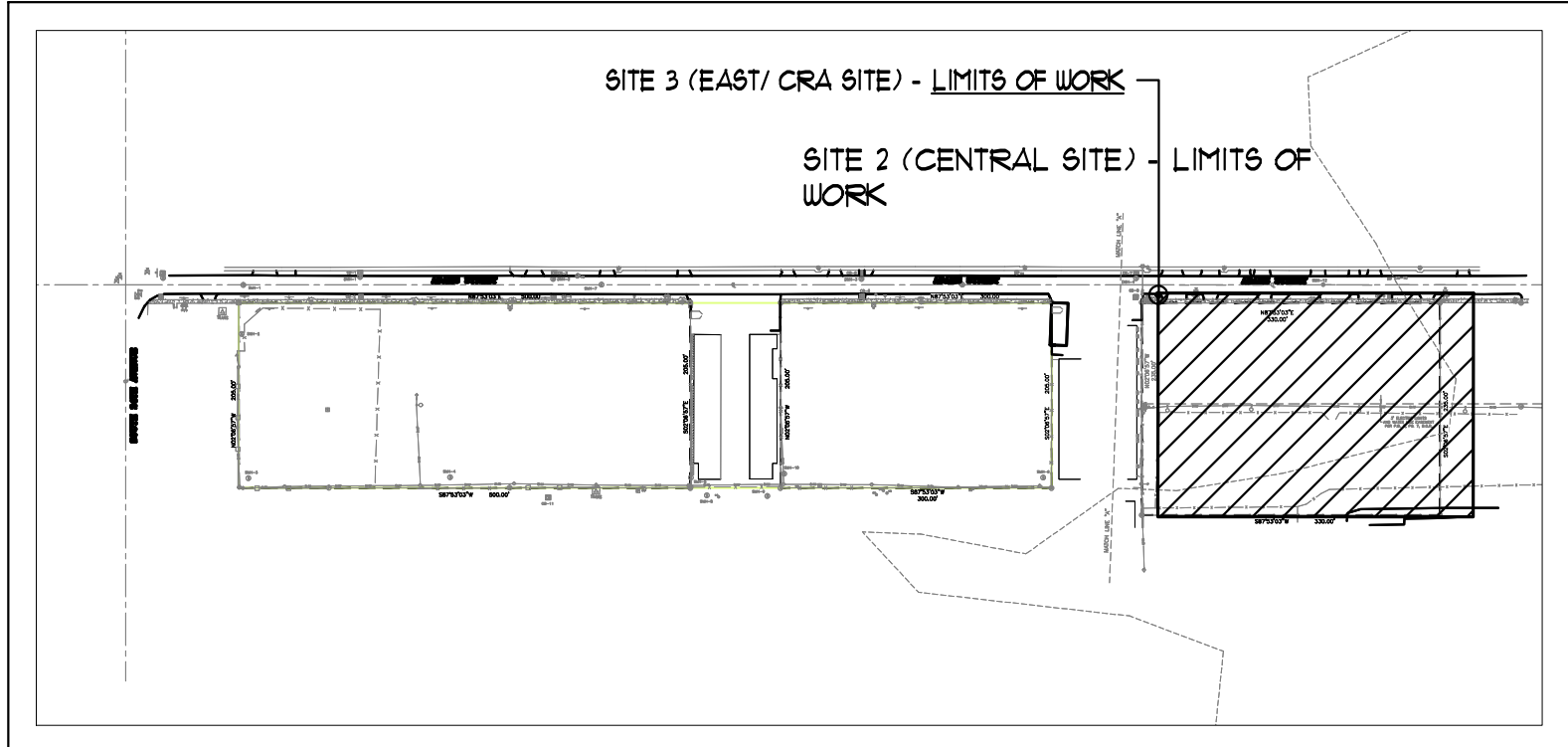
EXISTING TREE MITIGATION CHART SITE 3 (EAST SITE/ CRA PROPERTY)									
#	BOTANICAL NAME	COMMON NAME	HT. (FT)	WD. (FT)	DBH (IN)	DISPOSITION	REMARKS		
57	Schinus terebinthifolia	BRAZILIAN PEPPER			30	20	REMOVE	INVASIVE SPECIES	
58	Schinus terebinthifolia	BRAZILIAN PEPPER			15	12	REMOVE	INVASIVE SPECIES	
59	Schinus terebinthifolia	BRAZILIAN PEPPER			30	12	REMOVE	INVASIVE SPECIES	
60	Quercus virginiana	LIVE OAK	25	15	10	RELOCATE	RELOCATE WITHIN ROW		
61	Cocos nucifera	COCONUT PALM	40	20	15	REMOVE			
62	Baccharis floribunda	BLACK OLIVE	40	30	24	REMOVE			
63	Blighia sapida	AKEE TREE	25	30	12	REMOVE	POOR SPECIMEN; LOCATED WITHIN CONSTRUCTION ENVELOPE		
64	Mangifera indica	MANGO	20	35	12	REMOVE	POOR SPECIMEN; LOCATED WITHIN CONSTRUCTION ENVELOPE		
65	Blighia sapida	AKEE TREE	20	15	6	REMOVE	POOR SPECIMEN; LOCATED WITHIN CONSTRUCTION ENVELOPE		
66	Blighia sapida	AKEE TREE	25	15	4	REMOVE	POOR SPECIMEN; LOCATED WITHIN CONSTRUCTION ENVELOPE		
67	Blighia sapida	AKEE TREE	25	20	10	REMOVE	POOR SPECIMEN; LOCATED WITHIN CONSTRUCTION ENVELOPE		
68	Blighia sapida	AKEE TREE	28	15	4	REMOVE	POOR SPECIMEN; LOCATED WITHIN CONSTRUCTION ENVELOPE		
69	Baccharis floribunda	BLACK OLIVE	35	40	32	REMOVE	POOR SPECIMEN; LOCATED WITHIN CONSTRUCTION ENVELOPE		
70	Cocos nucifera	COCONUT PALM	22	20	6	RELOCATE			
71	Cocos nucifera	COCONUT PALM	20	20	6	RELOCATE			
72	Cocos nucifera	COCONUT PALM	22	10	6	REMAIN			
73	Cocos nucifera	COCONUT PALM	28	15	6	REMAIN			
74	Cocos nucifera	COCONUT PALM	25	15	6	REMAIN			
75	Cocos nucifera	COCONUT PALM	23	15	6	REMAIN			
76	Cocos nucifera	COCONUT PALM	25	15	6	RELOCATE			
77	Cocos nucifera	COCONUT PALM	30	15	6	RELOCATE			
78	Cocos nucifera	COCONUT PALM	25	15	6	RELOCATE			
79	Podocarpus neriifolia	PODOCARPUS	15	10	4	REMAIN	OPEN FOR DISCUSSION		
80	Podocarpus neriifolia	PODOCARPUS	25	15	24	REMAIN	OPEN FOR DISCUSSION		
81	Artocarpus heterophylla	NORFOLK ISLAND PINE	40	20	15	REMOVE	INVASIVE SPECIES		
82	Cocos nucifera	COCONUT PALM	30	20	10	REMAIN	OPEN FOR DISCUSSION		
83	Podocarpus neriifolia	PODOCARPUS	22	15	24	REMAIN	OPEN FOR DISCUSSION		
84	Cocos nucifera	COCONUT PALM	18	15	7	RELOCATE			
85	Quercus virginiana	LIVE OAK	18	15	8	RELOCATE			

EXISTING TREE DISPOSITION SUMMARY SITE 3 (EAST SITE)	
a. TOTAL # OF EXISTING TREES TO REMAIN	3
b. TOTAL # OF EXISTING PALMS TO REMAIN	5
c. TOTAL # OF EXISTING TREES TO RELOCATE	2
d. TOTAL # OF EXISTING PALMS TO RELOCATE	6
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	4788 SF

SITE 3 (EAST/CRA SITE) - MITIGATION CHART & SUMMATION TABLE

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.



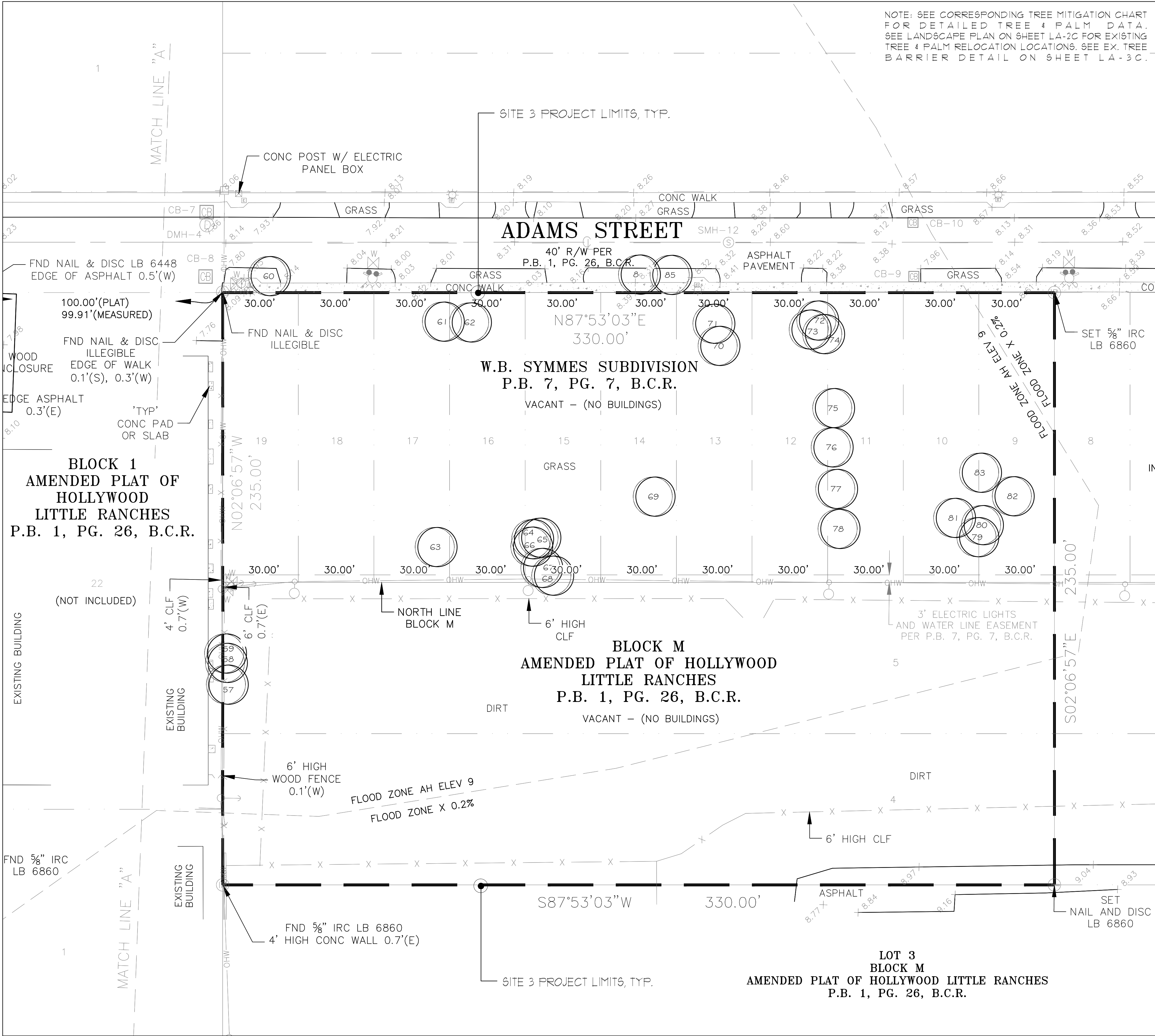
SITE 3 (EAST/CRA SITE) - PROJECT LOCATION & LIMITS OF WORK

MITIGATION LEGEND:

- EXISTING TREE / PALM DISPOSITION #
EXISTING TREE / PALM SYMBOL

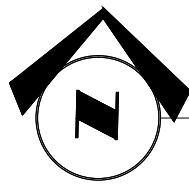
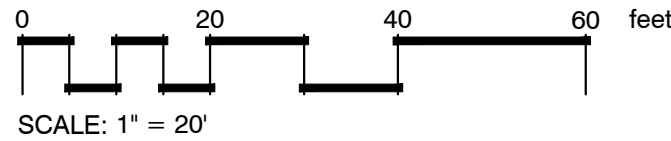
MITIGATION REPLACEMENT TREE:
* SEE SHEET LA-2C FOR EXACT LOCATION OF REPLACEMENT TREES.

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



SITE 3 (EAST/CRA SITE) - EXISTING TREE PLAN

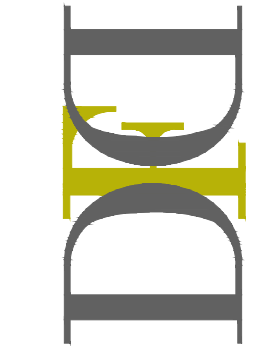
NOTE: SEE CORRESPONDING TREE MITIGATION CHART FOR DETAILED TREE & PALM DATA. SEE LANDSCAPE PLAN ON SHEET LA-2C FOR EXISTING TREE & PALM RELOCATION LOCATIONS. SEE EX. TREE BARRIER DETAIL ON SHEET LA-3C.



SITE 3 (EAST/CRA PROPERTY) - MITIGATION PLAN & CALCULATIONS

SCALE: 1" = 30'-0"

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HOLLYWOOD, FLORIDA



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REVISIONS:
COMMENT RESPONSES 2/20/2018
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4/2/2018

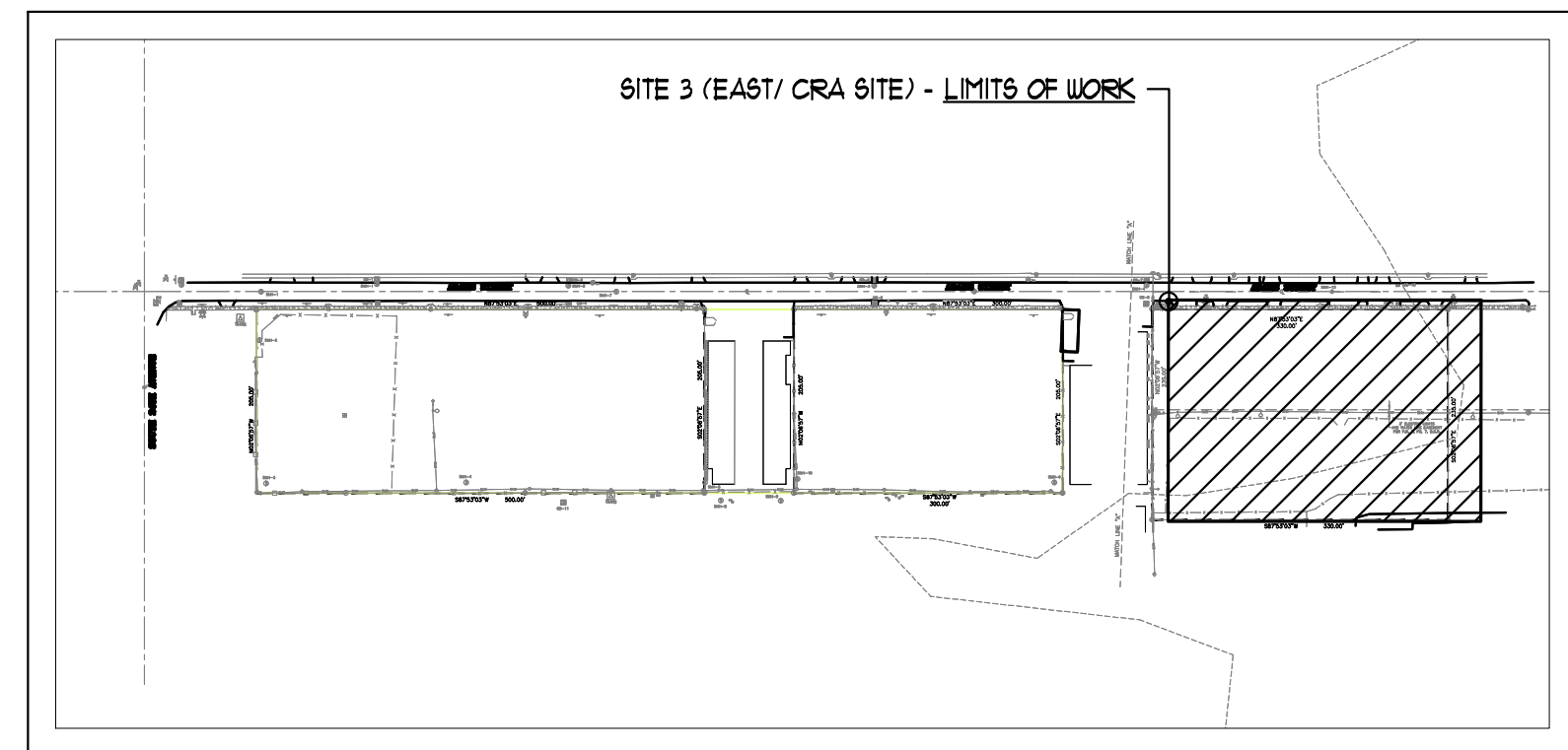
LA-1C

PLANT SCHEDULE - EAST/CRA SITE

TREES	CODE	QTY	BOTANICAL NAME / COMMON NAME	CONT.	CAL.
BS	9		Bursera simaruba / Gumbo Limbo	F.G. 16" x 8" spread min.	
CG2	6		Cassia surattensis / Cassia	FG, 8'-10' O.A., 2" DBH min.	
CG	5		Cattleya guaya / Cattley Guaya	25 gal./Midi Trunk 7'-8" O.A. Ht.	
CO3	7		Chrysophyllum oliviforme / Starburst	12" O.A. 4 2" DBH min.	
CS3	2		Clerodendrum quadriloculare "Starburst" / Starburst Clerodendrum	#25 6'-8" O.A.	
CO	10		Coccoloba diversifolia / Pigeon Plum	F.G., 12'-14" x 6" spread min.	
CN	9		Cocos nucifera / Coconut Palm	12'-14" CT, Single Matched	
LI2	9		Lagerstroemia indica / Grape Myrtle	F.G. 16" x 8" min., Multi	
PS	4		Phoenix sylvestris / Wild Date Palm	FG, 8'-10' CT	
PM3	1		Psychopoma macarthurum / Macarthur Palm	12'-14" CT, Single Matched	
QV	16		Quercus virginiana / Southern Live Oak	FG, 12'-14" O.A.	3" Cal.
TR2	4		Thrinax radiata / Florida Thatch Palm	25 gal.	
TU	9		Tibouchina urvilleana / Princess Flower	15 gal.	
VM4	2		vetiveria zizanioides / Christmas Palm	45G or FG, 8'-10' min.	
WB	11		Wodyetia bifurcata / Foxtail Palm	8" to 10", C.T. match	
SHRUBS	CODE	QTY	BOTANICAL NAME / COMMON NAME	CONT.	
AD	16		Acalypha wilkesiana "Inferno" / Copper-Leaf	3 gal.	
AL3	91		Alpinia zerumbet "Variegata" / Variegated Shell Ginger	7 gal/14"	
CR	541		Chrysobalanus icaco "Red Tip" / Red Tip Coccoloba	3G, 24" MIN.	
CS5	122		Cuscuta gilliesii / Small-Leaf Cuscuta	7 gal.	
CO2	29		Codiaeum variegatum "Curlyboy" / Curlyboy Codiaeum	3 gal.	
COO	70		Codiaeum x "Gold Dust" / Gold Dust Codiaeum	3 gal.	
CE	203		Conocarpus erectus / Green Buttonwood	3G, 24" MIN.	
CS5	10		Conocarpus erectus "Serotus" / Silver Buttonwood	3G, 24" MIN.	
CR3	51		Cordia alliodora "Red Sister" / Red Sister T. Plant	3 gal.	
CO	62		Croton augustum "Queen Emma" / Queen Emma Croton	15 gal.	
DUR	156		Duranta erecta "Gold Mound" / Gold Mound Duranta	3 gal.	
FM	58		Ficus microcarpa "Green Island" / Green Island Ficus	3G, 18" min.	
IV	149		Ilex vomitoria "Schilling's Dwarf" / Dwarf Yaupon Holly	3G, 18" min.	
IX2	209		Ixora coccinea "Max Red" / Max Ixora	3 gal.	
PC2	11		Penstemon setaceus "Cyrenum" / Fountain Grass	3 gal.	
FL	109		Pentas dwarf / Dwarf Pentas	1 Gal., Salmon	
PH2	143		Philodendron x "Xanadu" / Philodendron	3 gal.	
PT	106		Pittosporum tobira "Turner's Variegated Dwarf" / Variegated Dwarf Pittosporum	3 gal.	
PA	10		Plumbago auriculata "Imperial Blue" / Blue Plumbago	3G, 24"x24" min.	
PO2	151		Podocarpus macrophylla "Dwarf Fronges" / Dwarf Podocarpus	3G, 10" min.	
ST3	61		Schefflera arborescens "Tremor" / Schefflera	3 gal.	
TP	136		Trinacrum dactyloides / Palmetto Grass	3G, 24" MIN.	
GROUND COVERS	CODE	QTY	BOTANICAL NAME / COMMON NAME	SPACING	
AG	511	sf	Arachis glabrata / Perennial Peanut		
SOD	27,429	sf	Stenotaphrum secundatum / St. Augustine Grass		

A. TOTAL SUM OF PROVIDED NATIVE TREES = 805
 B. TOTAL SUM OF PROVIDED NATIVE SHRUBS = 33
 C. TOTAL # OF PROVIDED GROUND COVERS = 25
 D. TOTAL # OF PROVIDED SOD PLANTS = 11

SITE 3 (EAST/ CRA SITE) - LANDSCAPE SCHEDULE

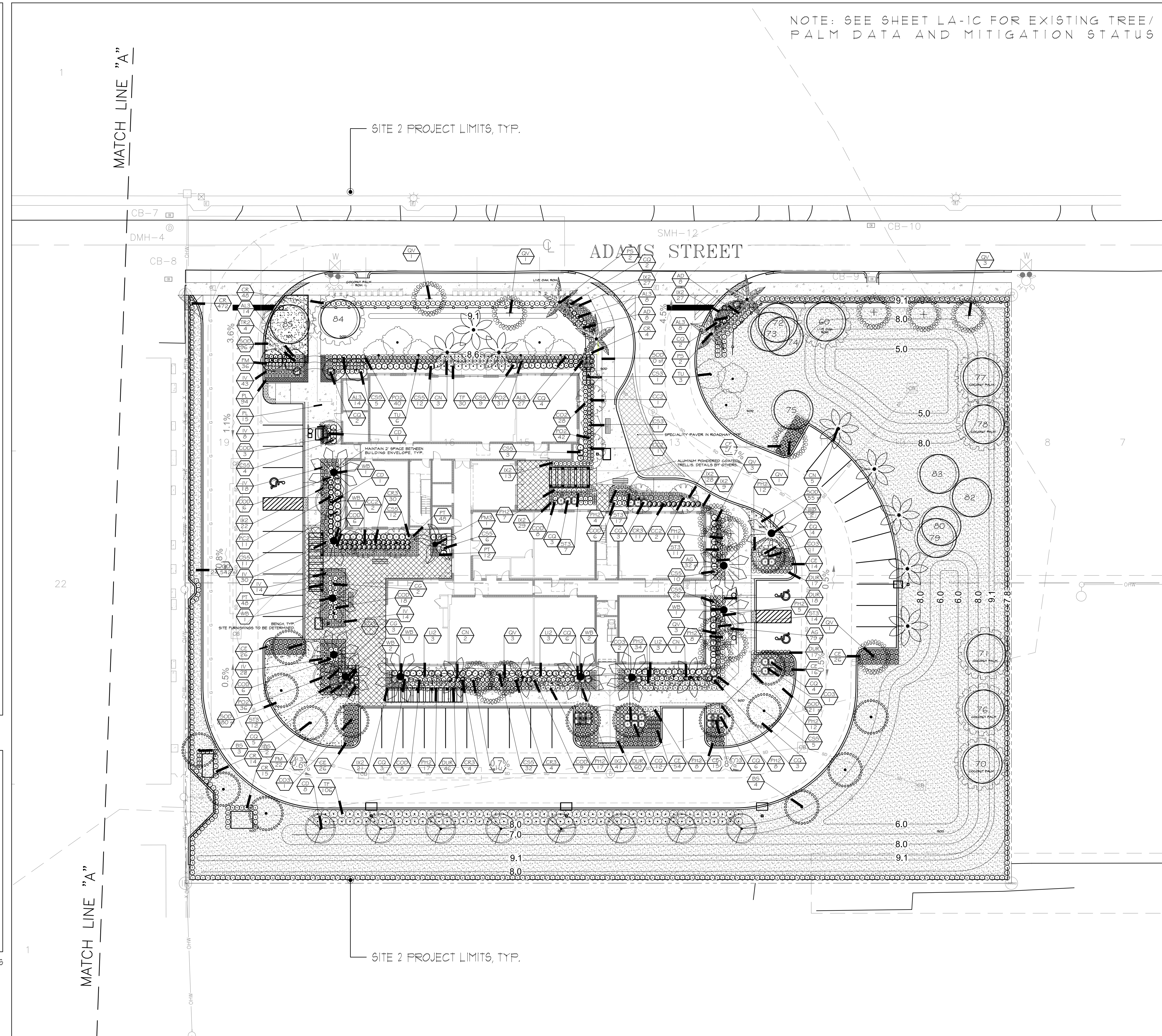


SITE 3 (EAST/ CRA SITE) - PROJECT LOCATION & LIMITS OF WORK

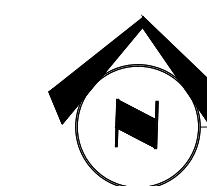
MITIGATION LEGEND:

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

NOT FOR CONSTRUCTION
 THESE PLANS HAVE NOT BEEN APPROVED
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 AND ARE SUBJECT TO CHANGE.



SITE 3 (EAST/ CRA PROPERTY) - PROPOSED LANDSCAPE PLAN

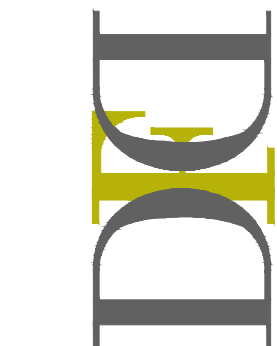


SITE 3 (EAST/ CRA PROPERTY) - LANDSCAPE PLAN & SCHEDULE

SCALE: 1" = 20'-0"

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

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 4/2/2018

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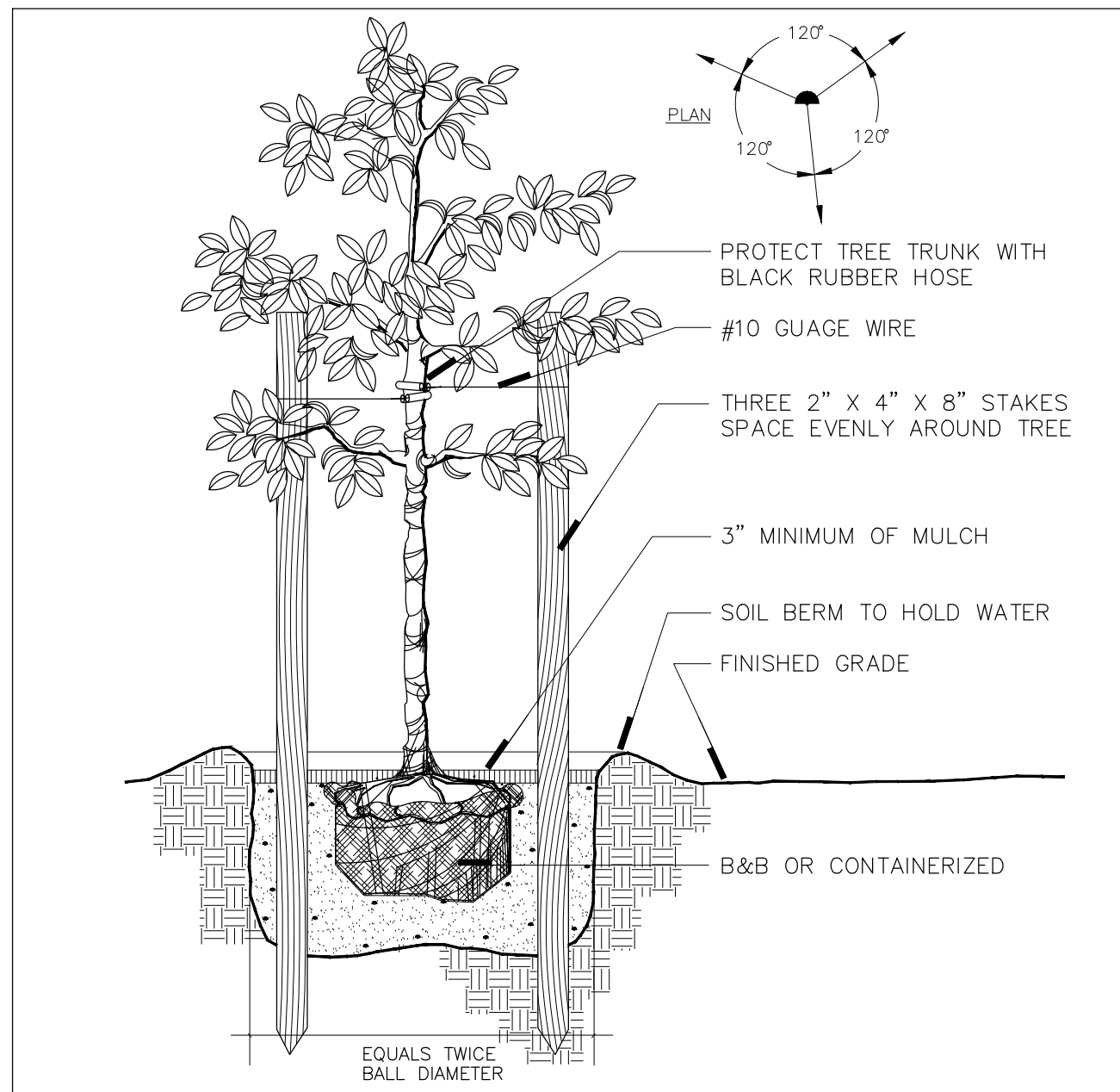
LANDSCAPE NOTES

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 110 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.

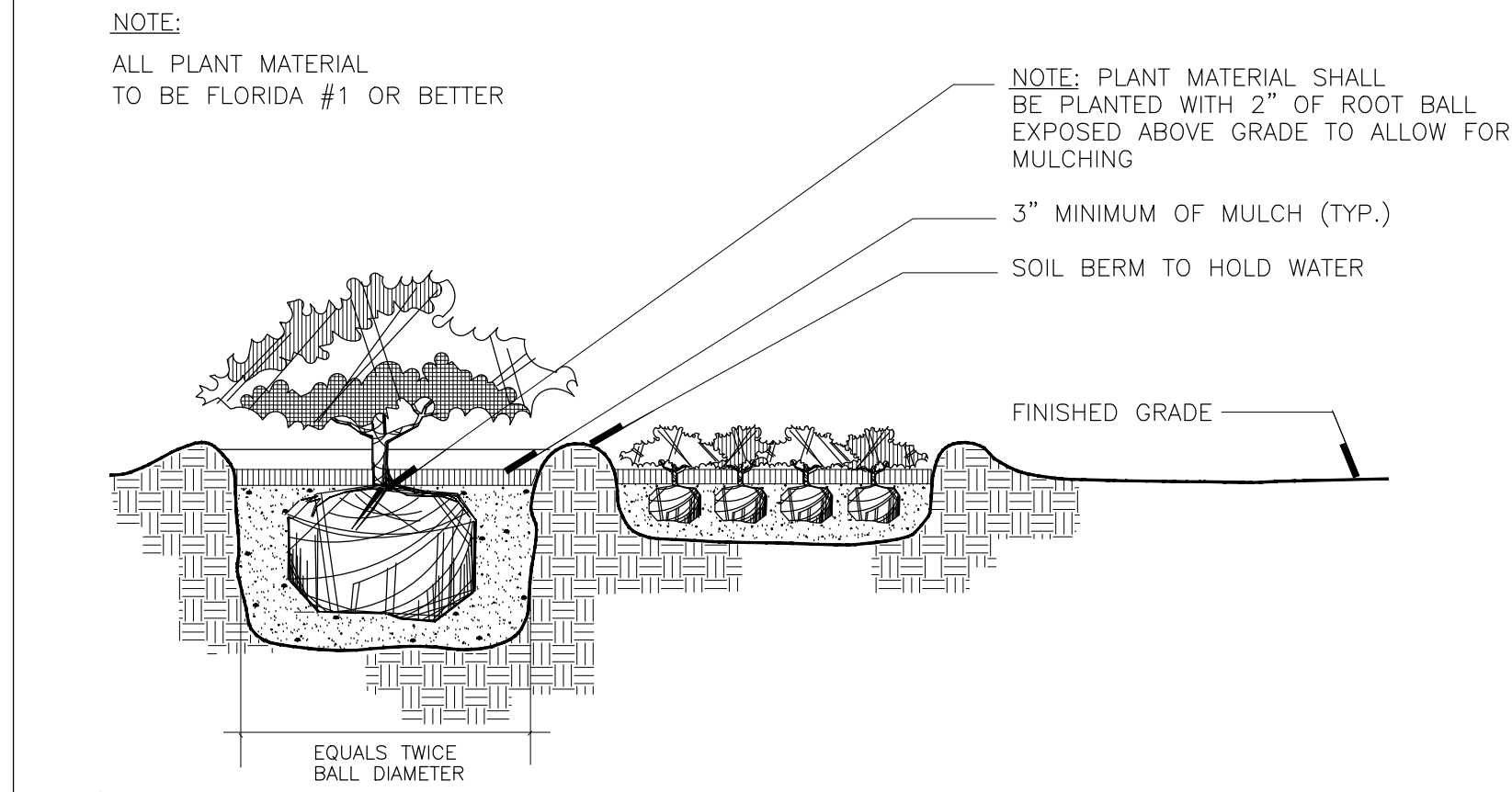
Landscape Requirements: East Site

Zoning Designation: DH-3 (Dixie Highway Multi-Family District)

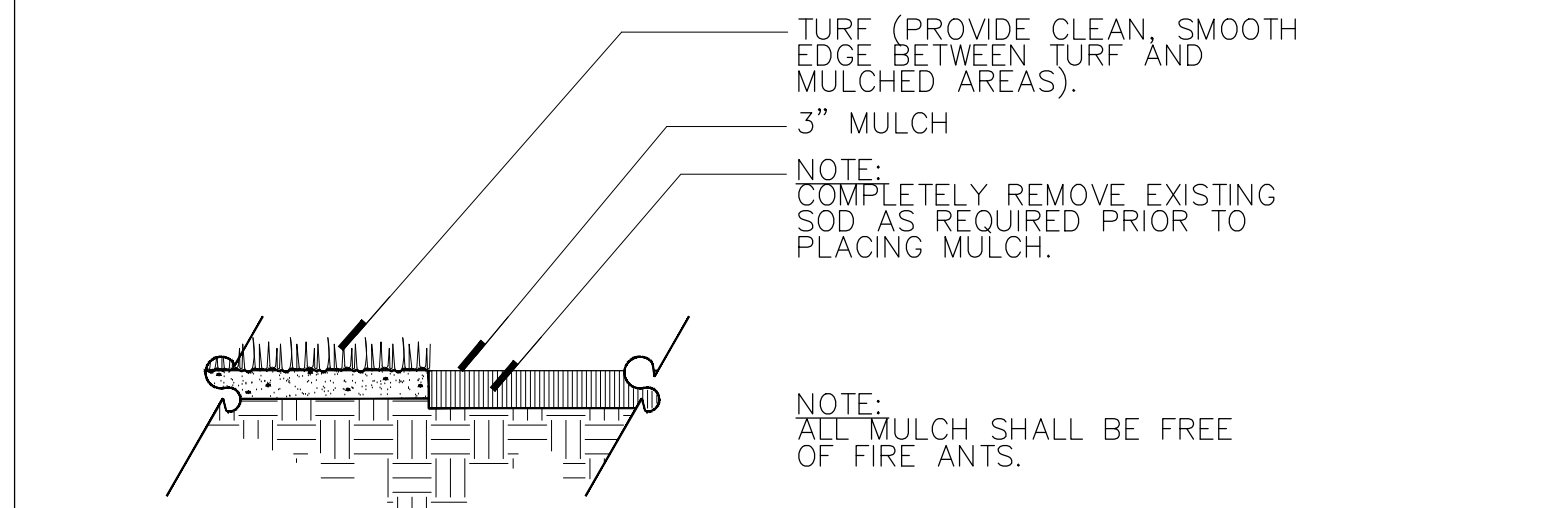
- Net Lot Total Area (Sq. Ft. and Acres): 77,550 SF (1.78 Acres)
Net Lot Total Open Space (Sq. Ft. and Acres): 28,844 SF (X.XX Acres)
- Open Space Requirement: Total Site Pervious Area = 28,844 SF
1. Required: Minimum % of the Total Pervious Area to be Landscaped = 40%
Provided = 40%
- 2. Required: One Tree (Min. 12' Ht.) per 1,000 SF of Total Pervious Area = 28
Provided = 28
- Perimeter Landscape Requirement: Total LF of Street Frontage = 244 LF
Required: One Street Tree (Min. 12' Ht.) per 50 LF of Street Frontage = 5
Provided = 5
- Vehicular Use Requirement: Total Vehicular Use Area = 21,806 SF
1. Required: % of the VUA which shall be Landscaped = 25%
Provided = 25%
- 2. Required: One Tree (Min. 12' Ht.) per Terminal Island = 10
Provided = 10
- Grand Total - Trees:
1. Trees Required - Grand Total = 43
Provided = 43
- 2. Required: Minimum Number of Tree Species Allowed = 5
Provided = 5
- 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%



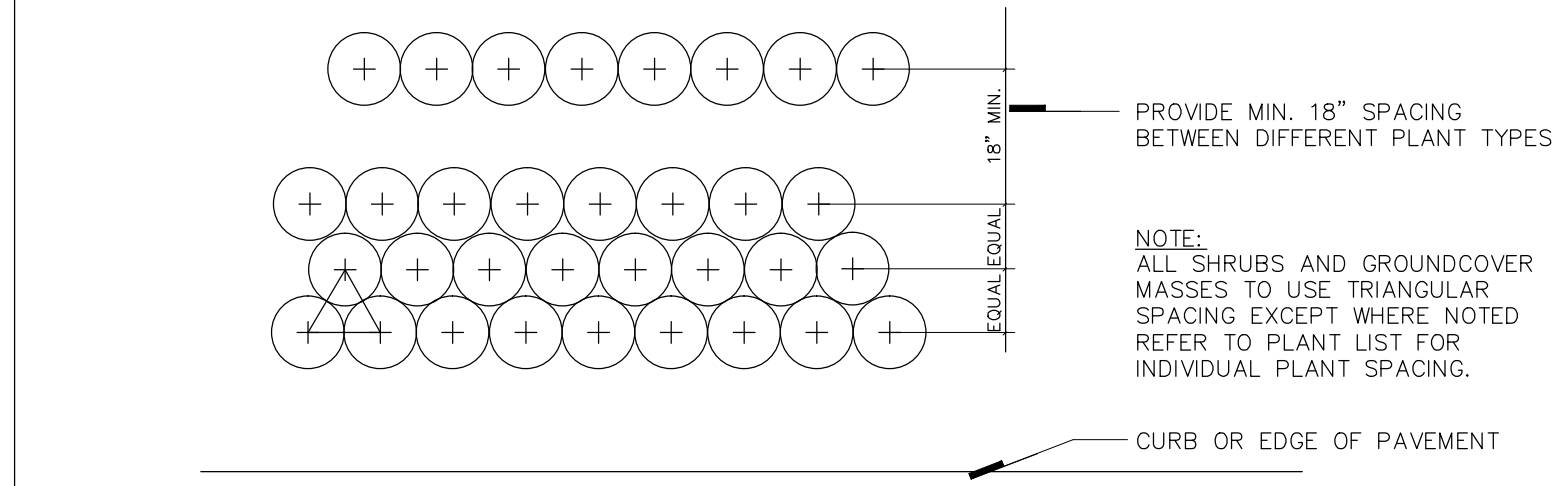
A TREE DETAIL
SECTION NOT TO SCALE



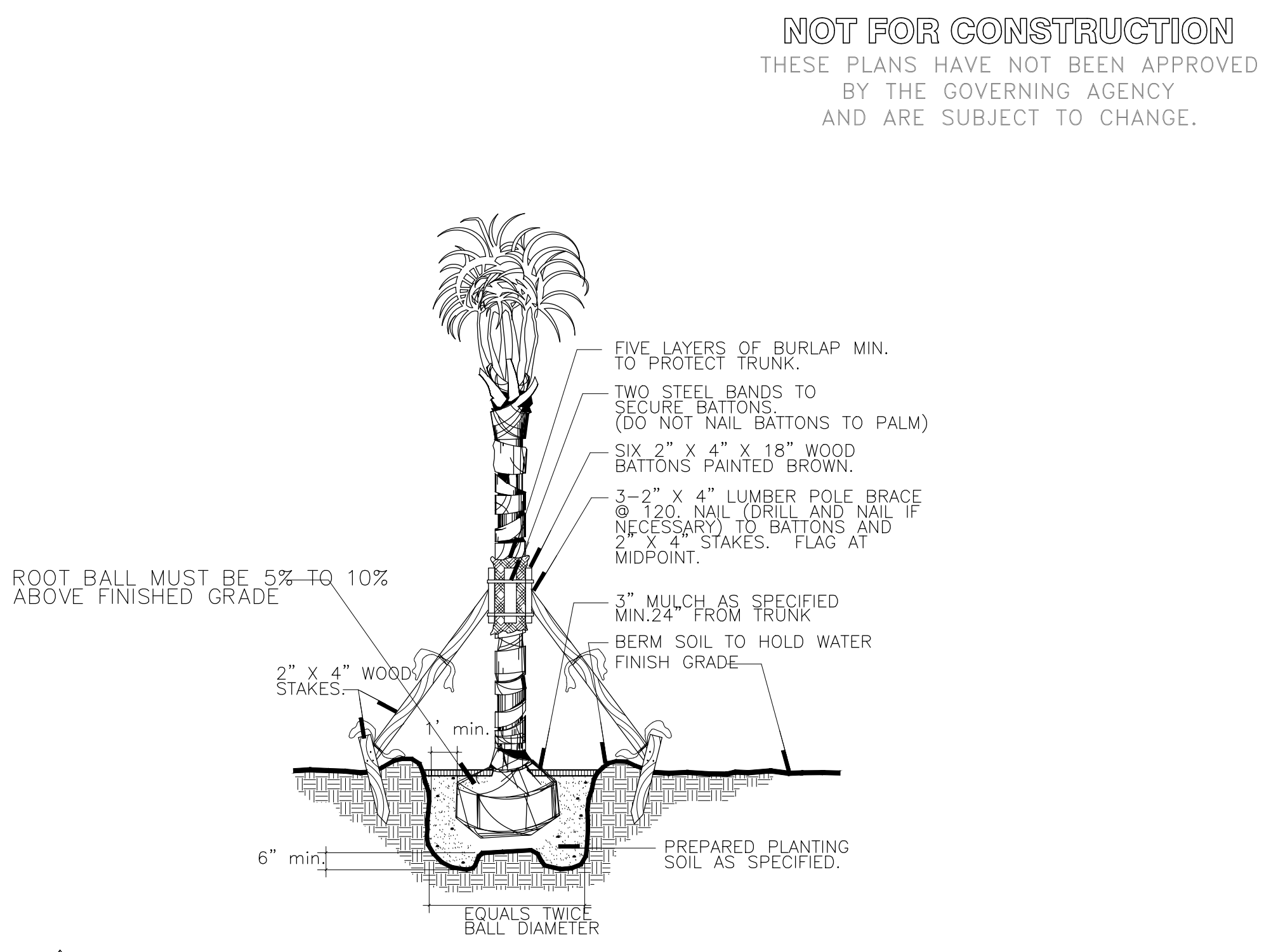
B SHRUB AND GROUND COVER DETAIL
SECTION NOT TO SCALE



C TURF/MULCH DETAIL
SECTION NOT TO SCALE



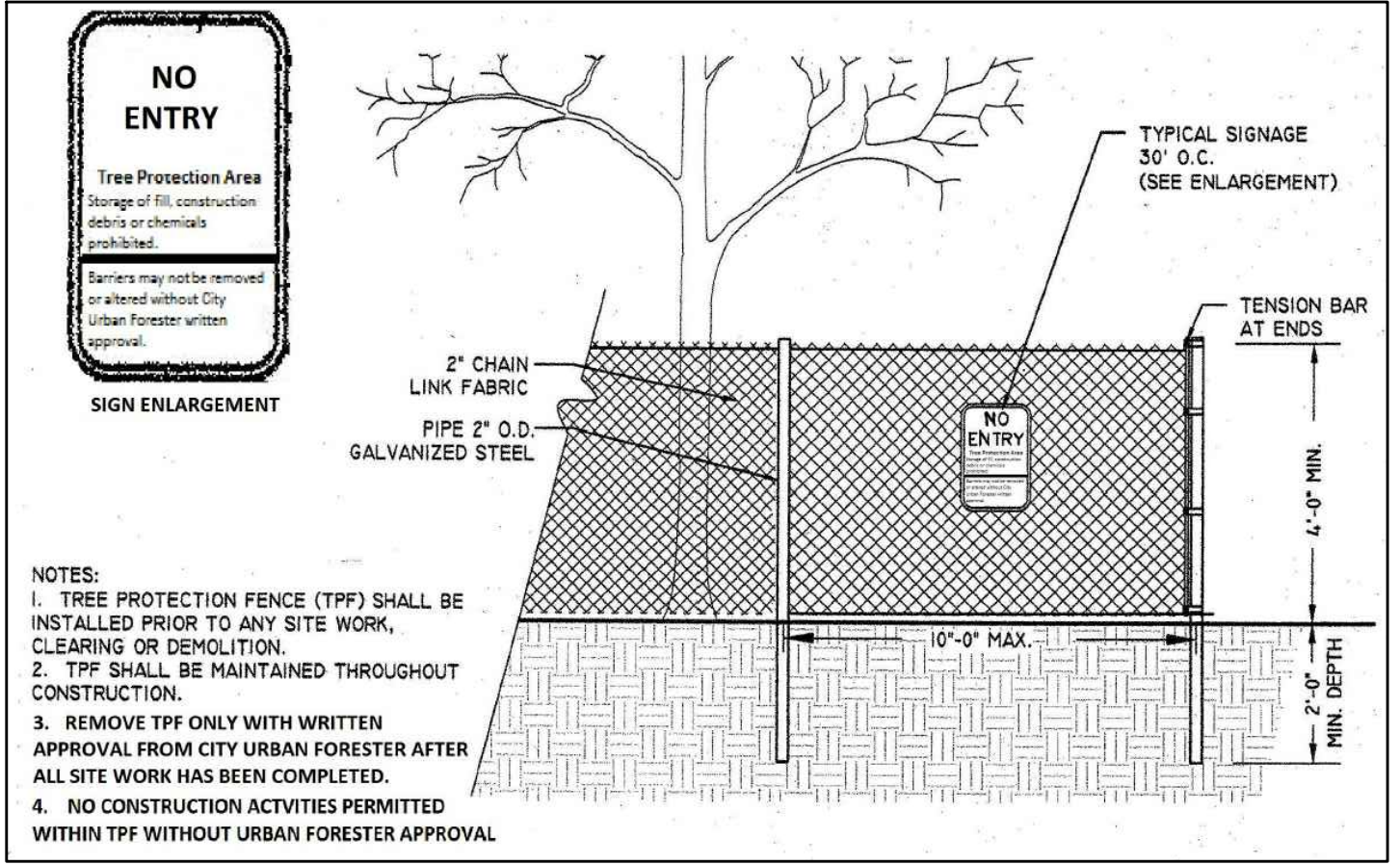
D SHRUB/GROUND COVER SPACING DETAIL
PLAN NOT TO SCALE



E PALM DETAIL
SECTION NOT TO SCALE

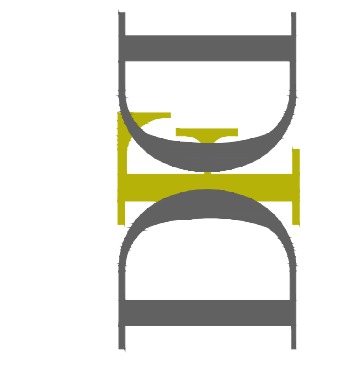
Always call 811 two full business days before you dig

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F TREE PROTECTION FENCE DETAIL
SECTION NOT TO SCALE

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PH: 954.283.8839 FAX: 954.773.9841
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LA 6666822

REVISIONS:
COMMENT RESPONSES 2.30.2018
COMMENT RESPONSES 4.2.2018

SUBMITTAL
4/2/2018

LA-3C

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, insects, 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. Flats 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 guarantee 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 chemicals 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 tapped 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 tapped 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.

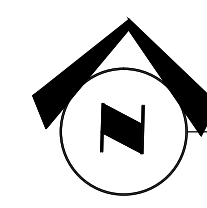
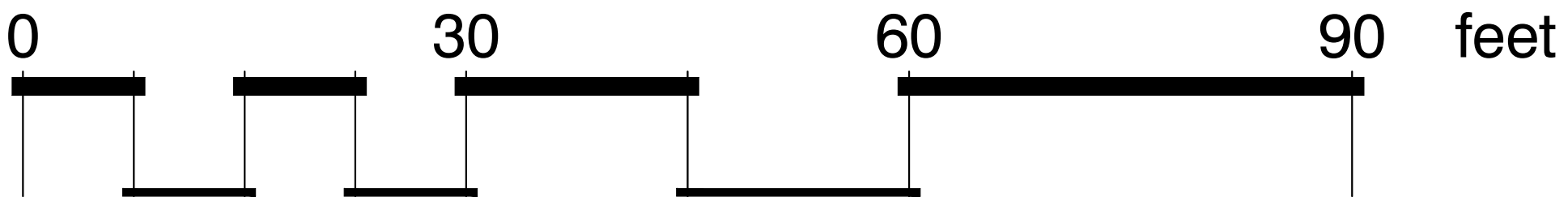
G. Pruning and Thinning:

(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.



NOTE: APPROXIMATE SPECIES AND HEIGHT BASED ON TWO YEAR GROWTH RATE. RENDERING FOR CONCEPTUAL PURPOSES ONLY.



SITE E (EAST SITE) - LANDSCAPE ELEVATION RENDERING
SEE GRAPHIC SCALE

DAVID FONT DESIGN
INTERIOR | EXTERIOR
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PH: 954.283.8839, FAX: 954.773.9841
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PINNACLE AT PEACEFIELD
ADAMS STREET
HOLLYWOOD, FLORIDA



DAVID FONT, ASLA, RLA
LA 6666822

REVISIONS:
COMMENT RESPONSES 2.20.2018
COMMENT RESPONSES 4.2.2018

SUBMITTAL
4/2/2018

LA-5C