

OWNER

VAM LBK Development LLC
1900 Main Street Suite 750
Sarasota | FL
941-309-5383

SIGNATURE & SEAL

FL Registration: LC2600478

DESIGN DEVELOPMENT

ISSUE DATE

SITE PLAN RESUBMITTAL 12-23-13

REVISIONS

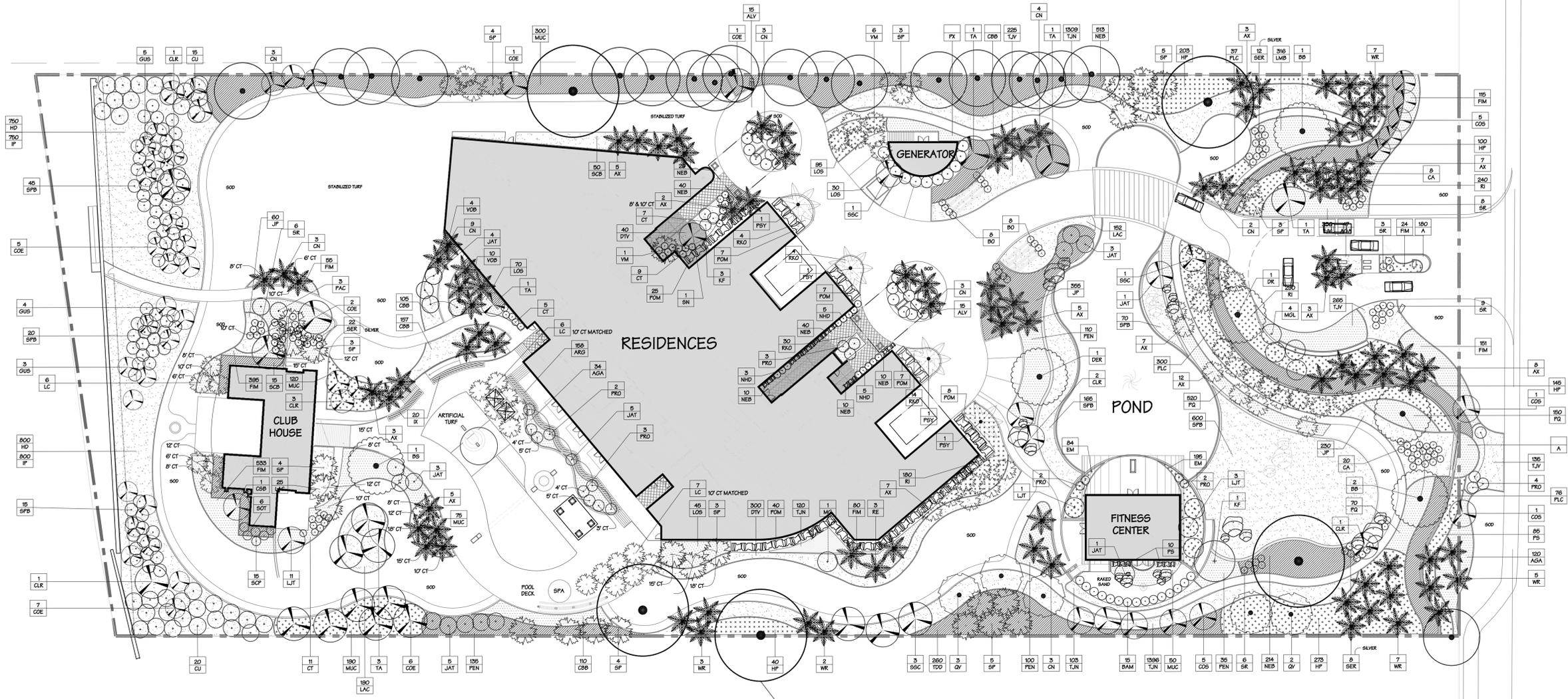
SHEET INFORMATION

DATE 09-16-2013
JOB NUMBER 13019
DRAWN BY MM
CHECKED BY PGIV

SCALE: 1"=30'-0"
0 15' 30' 60'

LANDSCAPE PLAN

L3.00



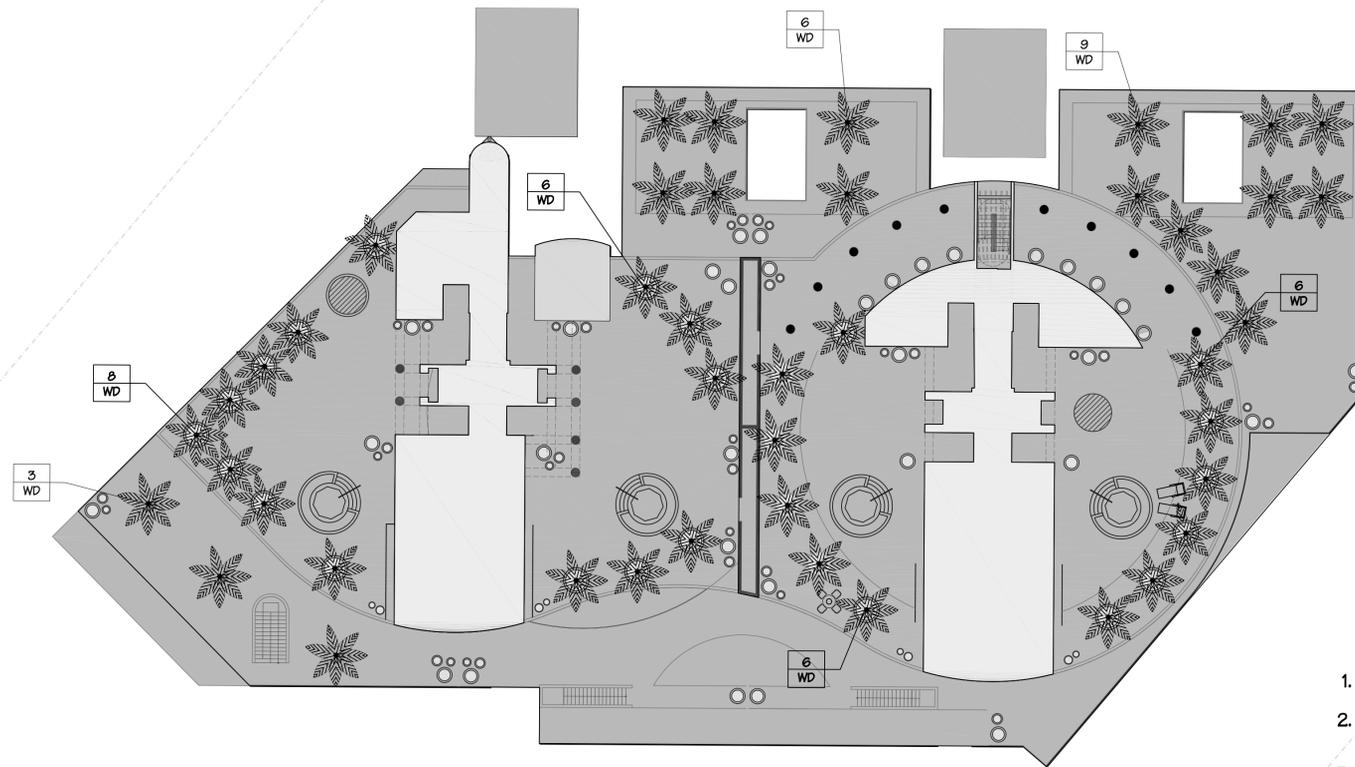
PLANT MATERIAL SCHEDULE

QTY	CODE	BOTANICAL NAME	COMMON NAME	SPECIFICATION
A		ANNUALS (SFP)		4" POT.
ALV		ALPINA ZERUMBET	VARIEGATED GINGER	3 GAL., 30"-36" HT., FULL
AGA		AGAPANTHUS AFRICANUS	LILY-OF-THE-NILE	3 GAL., 18" SPD.
ARG		ARACHIS GLABRATA	PERENNIAL PEANUT	1 GAL., 10"-12" SPD., FULL
AX		ARCHONTOPHOENIX ALEXANDRAE	KING ALEXANDER PALM	SEE PLAN FOR CT. SIZES
B		CAPSTONE LIMEROCK	BOULDERS	2'-3" X 2' X 3'-3" X 4' X 3' X 3'-3" X 4' X 4' X 4'
BAM		BAMBUSA MULTIPLEX	BAMBOO	8'-10' HT. MULTI-STEM
BO		BOUGAINVILLEA GLABRA	BOUGAINVILLEA	7 GAL., 48" HT. X 24" SPD., FIXED TO TRELLIS
BS		BURSERA SIMARUBA	GUMBO LIMBO	12'-14" HT. X 7" SPD., 3" DBH
BUC		BUCIDA BUCERAS 'SHADY LADY'	BLACK OLIVE	14" HT. X 10" SPD.
CA		CRINUM ASIATICUM	CRINUM LILY	7 GAL., 30"-36" SPD.
CBB		CARISGA MACROCARPA 'BOX BEAUTY'	DWARF CARISGA	3 GAL., 18" SPD.
CLR		CLUSIA ROSEA	PITCH APPLE	8'-10' HT. X 4" SPD.
CN		COCOS NUCIFERA 'GREEN MALAYAN'	COCONUT PALM	SEE PLAN FOR CT SIZES
COE		CONOCARPUS ERECTUS	GREEN BUTTWOOD	8'-10' HT. X 4" SPD.
COE		CONOCARPUS ERECTUS 'SERICEUS'	SILVER BUTTWOOD	8'-10' HT. X 4" SPD.
COS		CORDIA SEBESTENA	ORANGE GEIGER TREE	10" HT. X 8" SPD.
CT		CORYDINE TERMINALIS 'RED SISTER'	HAWAIIAN TI PLANT	3 GAL., 30"-36" HT., MULTI-STEM
CU		COCCOLOBA UMFERA	SEAGRAPE	3 GAL., 48" HT. X 36" SPD.
DER		DELONIX REGIA	ROYAL POINCIANA	12'-14" HT. X 7" SPD.
DR		DURANTA REPENS	GOLDEN DENDROP	3 GAL., 30"-36" HT., DENSE
DTV		DIANELLA TASMANICA 'VARIEGATA'	BLUEBERRY FLAX LILY	1 GAL., 12"-14" HT., FULL
FIM		FIGUS MICROCARPA 'GREEN ISLAND'	GREEN ISLAND FIGUS	3 GAL., 18" X 16" SPD.
GUS		GUAIACUM SANCTUM	LIGNUM VITAE	8" HT. X 8" SPD.
HED		HELIANTHUS DEBILIS	DUNE SUNFLOWER	1 GAL., 12" X 12" SPD.
HP		HAMELIA PATENS	FIREBUSH	3 GAL., 20" X 20" SPD.
IP		IPOMOEES PES-CAPRAE	RAILROAD VINE	1 GAL., 12" X 12" SPD.
IVS		ILEX VOMITORIA 'SHILLINGS'	DWARF YAUPON HOLLY	3 GAL., 18" SPD.
JAT		JATROPHA HASTATA 'COMPACTA'	JATROPHA	5" HT. X 3'-4" SPD.
KF		KOELREUTERIA FORMOSANA	GOLDEN RAIN TREE	12'-14" HT. X 7" SPD.
LAC		LANTANA CAMARA	DWARF YELLOW LANTANA	1 GAL., 16" SPD.
LC		LIVISTONA CHINENSIS	CHINESE FAN PALM	7 GAL., 3'-4" SPD.

PLANT MATERIAL SCHEDULE

QTY	CODE	BOTANICAL NAME	COMMON NAME	SPECIFICATION
LJT		LIGUSTRUM JAPONICUM 'TREE FORM'	TREE LIGUSTRUM	10" HT. X 8" SPD.
LOS		LONICERA SEMPERVIRENS	CORAL HONEYSUCKLE	3 GAL., 18" HT. X 18" SPD.
MC		MYRICA CERIFERA	WAX MYRTLE TREE	8" HT. X 8" SPD., SHRUB FORM
MG		MAGNOLIA GRANDIFLORA 'LITTLE GEM'	LITTLE GEM MAGNOLIA	10" HT. X 5" SPD.
MUH		MUHLENBERGIA CAPILLARIS	MUHLY GRASS	1 GAL., 14" - 18" HT.
NEB		NEPHROLEPIS EXALTATA 'BOSTONI'	BOSTON FERN	1 GAL., 16" X 16"
PAC		PLUMERIA ACUMINATA	FRANGIPANI	4'-5" HT. X 3" SPD.
PEN		Pennisetum SETACEUM	WHITE FOUNTAIN GRASS	3 GAL., 26" HT. FULL
PLC		PLUMBAGO CAPENSIS	PLUMBAGO	3 GAL., 22" HT. X 24" SPD.
POM		PODOCARPUS MACROPHYLLA	YEW PODOCARPUS	3 GAL., 28"-30" DENSE
PQ		PASPALLUM QUADRIFATIUM	EVERGREEN PASPALLUM	3 GAL., 18"-24" HT.
PSY		PHOENIX SYLVESTRIS	INDIA DATE PALM	10'-12" CLEAR WOOD, MATCHED
PRO		PHOENIX ROEBELII	PIGMY DATE PALM	SEE PLAN FOR SIZES
PS		PHILODENDRON SELLOUM	SPLITLEAF PHILODENDRON	7 GAL., 30" HT. X 30" SPD.
PX		PHILODENDRON 'XANADU'	XANADU PHILODENDRON	3 GAL., 18" X 20", FULL
QV		QUERCUS VIRGINIANA	LIVE OAK	14" HT. X 7'-8" SPD., 4" DBH
RE		ROYSTONIA REGIA	FLORIDA ROYAL PALM	SEE PLAN FOR CT SIZES, MATCHED
RI		RHAPHIOLPIS INDICA	INDIAN HAWTHORN	3 GAL., 16" HT. X 18" SPD.
RKO		ROSA RADRAZZ	KNOCKOUT ROSES	3 GAL., 18" HT. X 22" SPD.
SER		SERENOA REPENS	SAW PALMETTO	3 GAL., 20" HT. X 24" SPD.
SOT		SOPHORA TOMENTOSA	NECKLACE POD	3 GAL., 20" HT. X 20" SPD.
SP		SABAL PALMETTO	CABBAGE PALM	SEE PLAN FOR CT SIZES
SPB		SPARTINA BAKERI	SAND CORDGRASS	1 GAL., 16"-18" HT., FULL
SR		STRELITZIA REGINAE	BIRD OF PARADISE	10 GAL., 40"-42" HT., FULL
SSC		SENNA SURATTENSIS	GLAUCCOUS CASBIA	8'-10" HT. X 4'-5" SPD.
TA		TABEBUIA ARGENTEA	GOLD TRUMPET TREE	10'-12" HT. X 4'-5" SPD.
TJN		TRACHELOSPERMUM ASIATICUM 'MINIMA'	DWARF CONFEDERATE JASMINE	1 GAL., 12" X 12".
TJV		TRACHELOSPERMUM JASMIN 'VARIEGATA'	DWARF CONFEDERATE JASMINE	1 GAL., 12" X 12".
TD		TRIP'SACUM DACTYLOIDES 'DWARF'	DWARF FAKAHATCHEE GRASS	3 GAL., 26" HT. X 18" SPD.
VM		VEITCHIA MERRILLI	CHRISTMAS PALM	SEE PLAN FOR CT. SIZES
VOB		VIBURNUM ODORATISSIMUM 'AWABUK'	MIRROR LEAF VIBURNUM	3 GAL., 30" HT. X 24" SPD.
WR		WASHINGTONIA ROBUSTA	WASHINGTONIA PALM	SEE PLAN FOR CT. SIZES





PLANT MATERIAL SCHEDULE

QTY	CODE	BOTANICAL NAME	COMMON NAME	SPECIFICATION
	WB	WODYETIA BIFURCATA	FOXTAIL PALM	14' CLEAR TRUNK, MATCHED

GENERAL LANDSCAPE NOTES

- All plant materials to be Florida #1 or better quality, installed to highest nursery standards.
- Mulch to be MELALEUCA-GRADE 'A'. Mulch shall be installed to a minimum of 3" thick in all planting areas.
- Sod to be 95% weed free: ST.AUGUSTINE PALMETTO'. Sod to be installed with tight joints, rolled and fertilized at time of installation. All areas of the project site disturbed during construction shall be sodded with matching turf, unless specifically labeled otherwise. All areas within the project limits shall be provided with sod or other specified groundcover.
- All dimensions to be field-checked by the Landscape Contractor prior to construction, with any discrepancies reported immediately to the Landscape Architect.
- All materials must be as specified on the landscape plan. If materials or labor do not adhere to specifications, they will be rejected by the Landscape Architect with proper installation carried out by the Landscape Contractor at no additional cost.
- No substitutions or changes of any kind will be made at time of bidding, so as to provide for equal and fair comparisons.
- All permits necessary are to be provided by the installing Contractor unless otherwise specifically stated in the specifications.
- No contractor identification signs shall be permitted on the project.
- All questions concerning the plans and specifications are to be directed to the Landscape Architect, (727) 821-5225.
- Carefully review the Landscape Specifications. The installing Contractor will be held responsible for all items contained therein.
- All plant material shall be planted with TERRA-SORB AG, in accordance with the manufacturer's recommendations for the rate of application.
- The contractor shall be responsible to provide storm water pollution prevention plans and appropriate construction site runoff controls to meet EPA's Natural Pollutant Discharge Elimination System rule on construction sites where more than one acre of land is disturbed.

FERTILIZATION

SHRUBS AND TREES

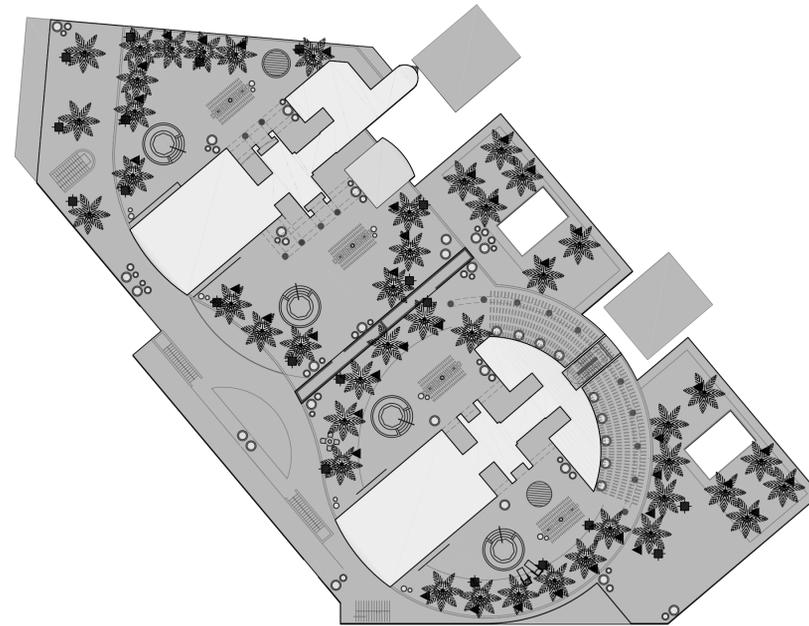
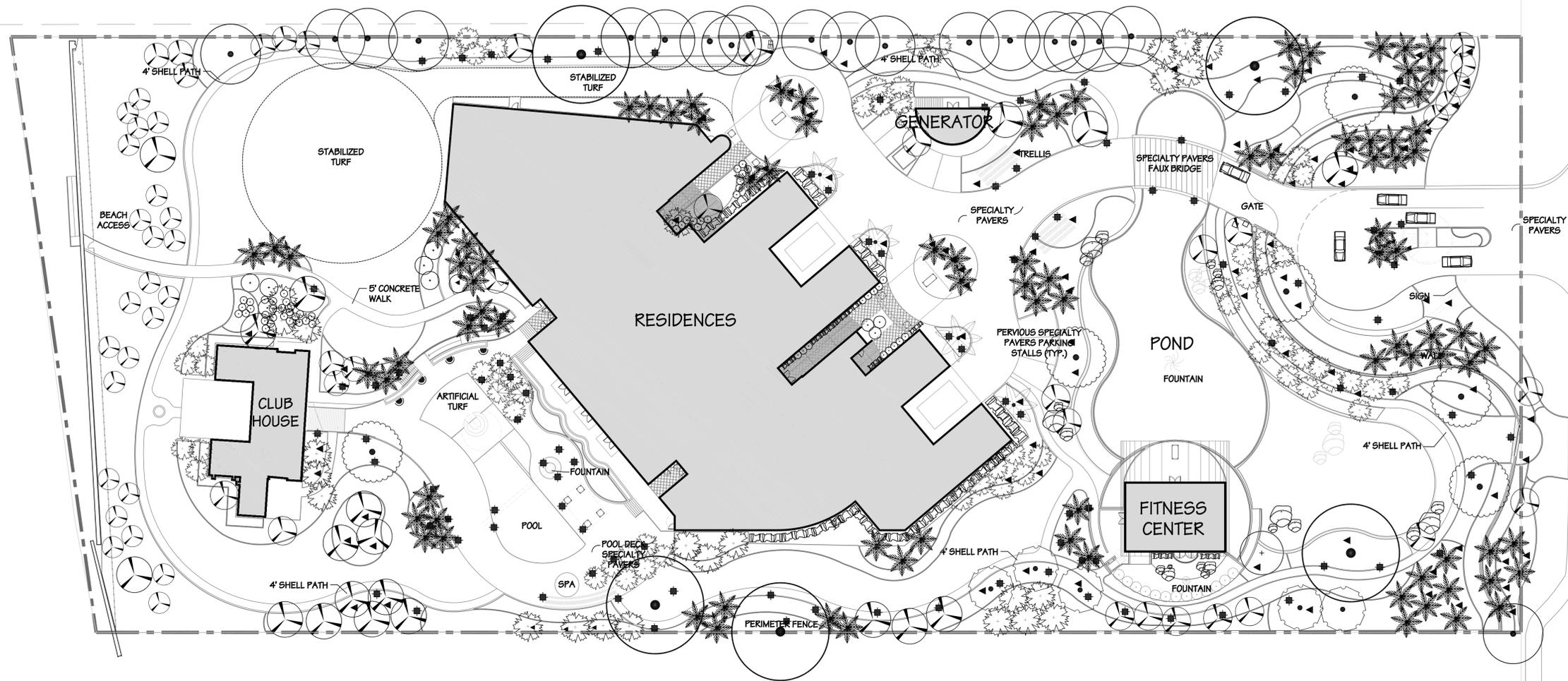
All trees and shrubs shall be fertilized with "Agriform" 20-10-5 planting tablets at time of installation and prior to completion of pit backfilling. Tablets shall be placed uniformly around the root mass at a depth that is between the middle and bottom of the root mass.

APPLICATION RATE:

- 1 Gallon can: 1 - 21 gram tablet
- 3 Gallon can: 2 - 21 gram tablets
- 5 Gallon can: 3 - 21 gram tablets
- 7 Gallon can: 4 - 21 gram tablets
- Trees: 3 - 21 gram tablets each 1/2" of caliper
- Palms: 7 - 21 gram tablets

GROUND COVER AREAS

All groundcover areas shall receive fertilization with "Osmocote" time release fertilizer as per manufacturer's specifications.



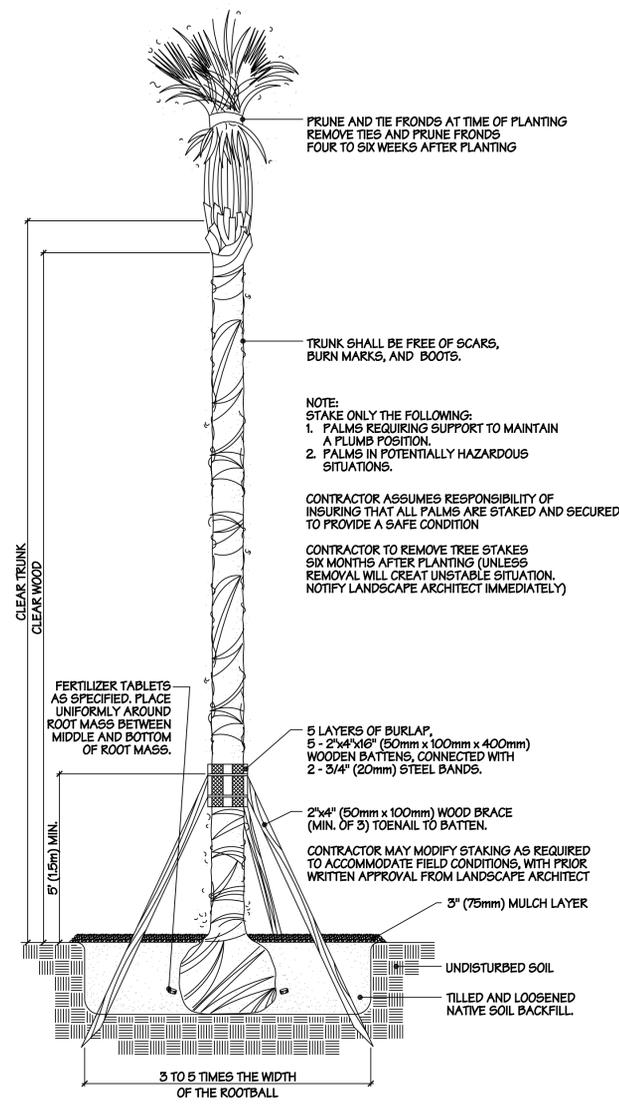
ROOF DECK LANDSCAPE DEVELOPMENT PLAN
SCALE: 1" = 30' - 0"

MASTER LIGHTING SCHEDULE		
QTY.	SYM.	SPECIFICATION
4	@	WALK/PATIO LIGHT CANTALUPI LIGHTING - FALK-V BIG 20X DISTRIBUTED BY CERTIFIED LIGHTING SOLUTIONS, CONTACT KEN IRWIN @ 727-474-3788
108	#	TREE OR ABOVE GROUND MOUNT 2 OPTIONS: (1) KICHLER MODEL #16025, WHITE 3000K, 35 DEGREE FLOOD (2) HK LIGHTING GROUP, MODEL: 2016-801, ORDER GUIDE: 2016-C-008A-SOR-A LED (30W)-F55-B2, 2700K OR 3000K, 35 DEGREE FLOOD. CONTACT: CERTIFIED LIGHTING SOLUTIONS-JEFF VINACHI 727-638-8849
108	<	UPLIGHT GROUND MOUNT KICHLER MODEL #16015 WHITE 3000K, 35 DEGREE, CONTACT: D&M SALES OF FLORIDA- MONIQUE MACKENZIE- 972-342-7786

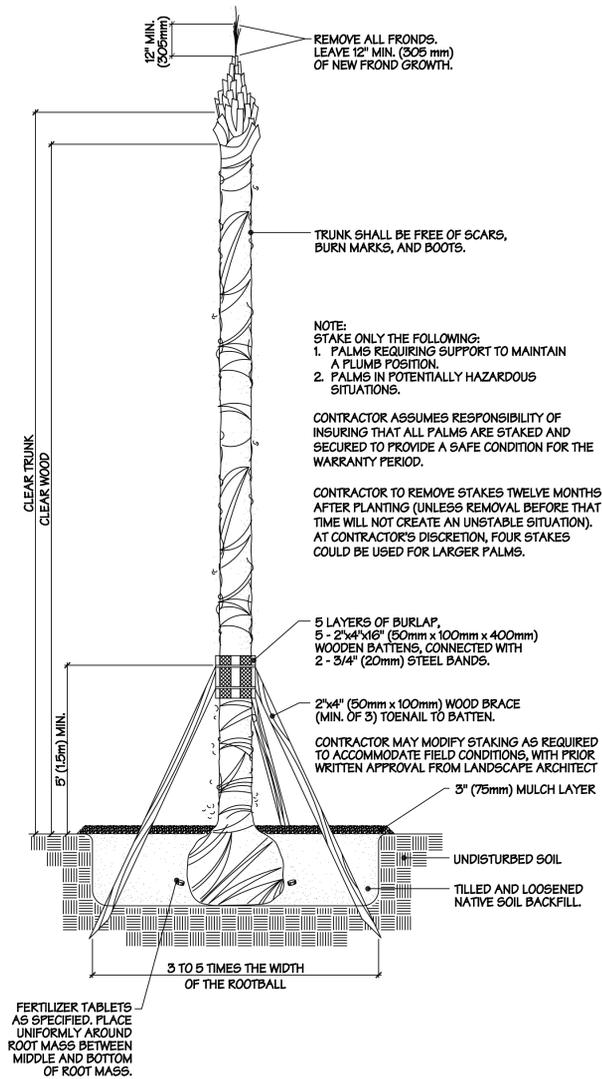
NOTES:
-PROVIDE MINIMUM PHOTOCELL ON CONTROLS AND TIMER OFF WITH A MANUAL
OVERRIDE SWITCH. ALL TRANSFORMERS TO BE MAGNETIC.
-CONTRACTOR TO VERIFY ELECTRICAL SOURCE LOCATION.
-CONTRACTOR TO COMPLY WITH ALL STATE AND LOCAL ELECTRICAL BUILDING CODES.

LIGHTING ACCESSORIES	
TYPE	SPECIFICATION
COMPACT TREE MOUNT	HK LIGHTING GROUP, MODEL: TM25-T3, STAINLESS STEEL SITRAF- BRONZE COLOR, CONTACT: CERTIFIED LIGHTING SOLUTIONS- JEFF VINACHI 727-638-8849
TRANSFORMER OPTION	BERCO - 1040-D OR L(300WATT) COMPOSITE FAUX ROCK AS REQUIRED

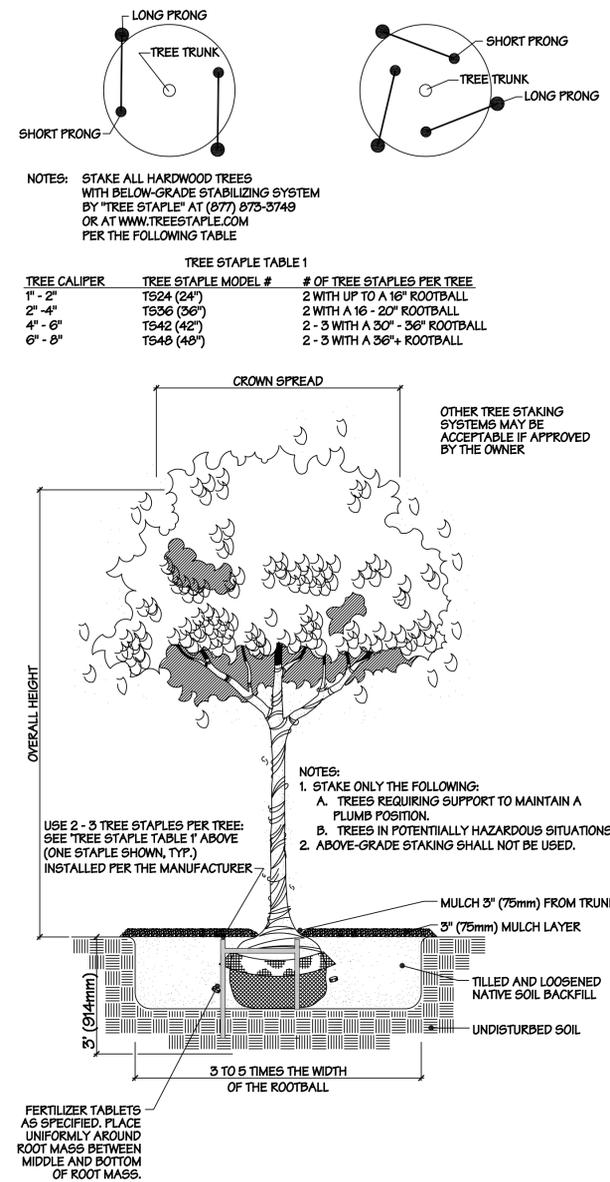
NOTE:
-PROVIDE TURTLE-FRIENDLY LENSES ON LIGHTS SEAWARD OF THE BUILDING.



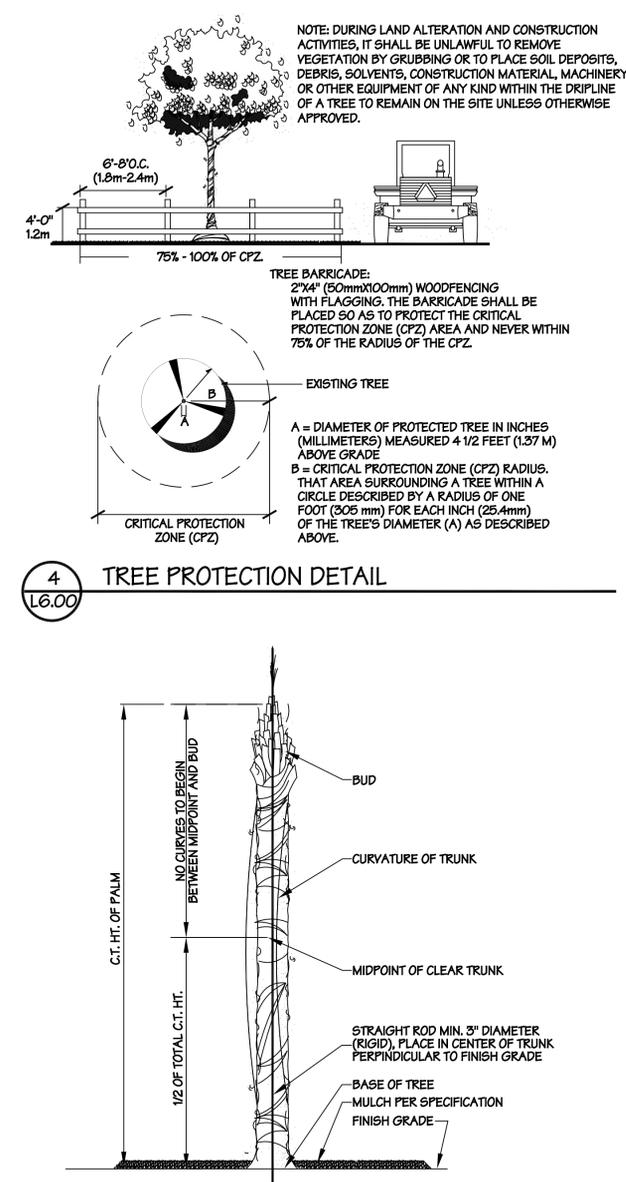
1 PALM PLANTING DETAIL (EXCEPT SABAL PALMS)
L6.00



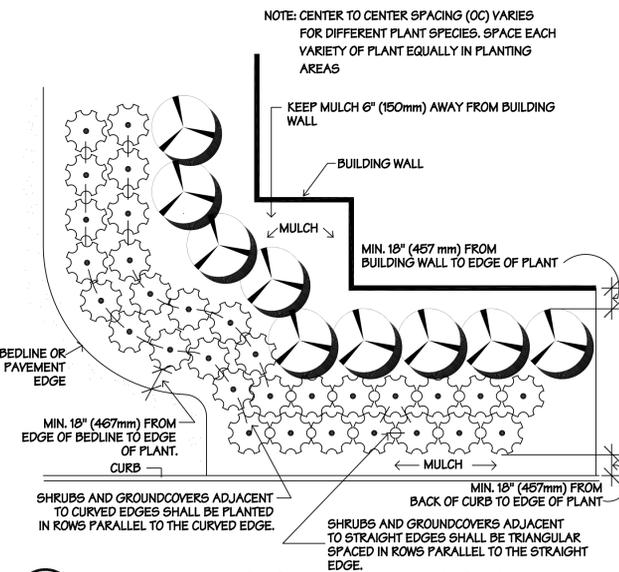
2 SABAL PALM PLANTING DETAIL
L6.00



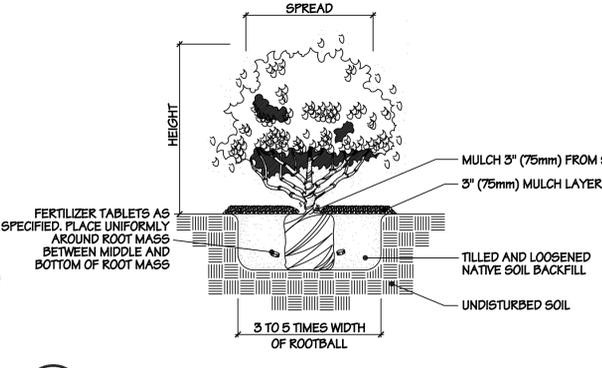
3 TREE PLANTING WITH BELOW-GRADE STAKING
L6.00



5 SABAL PALM ACCEPTABLE CURVATURE DETAIL
L6.00



6 SHRUB AND GROUNDCOVER LAYOUT DETAIL
L6.00



7 SHRUB PLANTING DETAIL
L6.00

1.00 GENERAL

1.01 RELATED DOCUMENTS

A. The Contract Documents shall include the Plans, Details, Specifications, Bid Proposal, Contract Agreement, all Addenda, Special Conditions, and Installation Schedule (when required).

1.02 REQUIREMENTS OF REGULATORY AGENCIES

A. Comply with Federal, State, Local, and other duly constituted authorities and regulatory agencies, without additional cost to the Owner in matters pertaining to codes, safety, and environmental matters.

1.03 SCOPE OF WORK

A. All provisions of Contract, including General and Special Provisions and Plans, apply to the work specified in this Section. The Scope of Work includes everything for and incidental to executing and completing all landscape work shown on the Plans, Schedules, Notes and as specified herein.

B. Furnish and provide all labor, plants and materials, tools and equipment necessary to prepare the soil for plantings, to install and care for all plant materials (including finish grading if necessary); to remove and/or transplant existing plants if indicated; to furnish, plant, fertilize, guy and brace, water, mulch and prune all new plant materials; and to execute all other Work as described herein or indicated on the Plans.

C. Work under this Section shall include labor and materials for final grading and raking to prepare the site for sodding, sprigging, or seeding, so finished lawn or playing field will appear even and uniform, will drain adequately, and will comply with the intent of the landscape drawings.

D. Initial maintenance of landscape materials as specified in this document.

1.04 QUALITY ASSURANCE

A. Landscape work shall be contracted to a single firm specializing in landscape work, who shall in turn subcontract no more than 40% of the work specified. All subcontractors under the control of the Contractor involved in the completion of the landscape work, shall be made known to the Owner and the Landscape Architect prior to their commencement of work on the project.

B. All work of this Section shall conform to the highest standard of landscape practices.

C. The Plant Material Schedule included with these Plans is provided only for the Contractor's convenience; it shall not be construed as to conflict or predominate over the Plans. If conflict between the Plans and the Specifications exists, the Plan shall predominate and be considered the controlling document.

D. During this work, the Contractor shall be responsible for maintaining safety among persons in his employ in accordance with the standards set by the Occupational Safety and Health Act of 1970 (and all subsequent amendments). Owner and Landscape Architect shall be held harmless from any accident, injury or any other incident resulting from compliance or non-compliance with these standards.

E. The Contractor shall cooperate with and coordinate with all other trades whose work is built into or affects the work in this Section.

F. All appropriate utility companies and agencies shall be contacted 72 hours prior to excavation. Call "Sunshine" at 1-800-432-7273.

G. The Contractor shall carefully examine the site and all existing conditions affecting the work, such as: soil, obstructions, existing trees, utilities, etc. Report any conditions in conflict with the work to the Landscape Architect.

1.05 SUBMITTALS

A. The Contractor is required to submit two copies of typewritten instructions recommending procedures to be established by the Owner for maintenance of landscape work. These instructions must be submitted prior to the expiration of the bid and must include maintenance period and must cover maintenance procedures over a one year period.

B. Furnish unit prices for all plant and inert materials, including labor for all specified work.

1.06 ALTERNATES, ADDITIONS, DELETIONS, SUBSTITUTIONS

A. If there are additions/alternates included in these Plans and Specifications, the Contractor must propose prices to accomplish the work stated as additions/alternates at the time of bidding.

B. The Owner, through his Project Representative, reserves the right to add or deduct any of the work stated herein without rendering the Contract void.

C. The Contractor must have written approval by the Project Representative for any substitutions not previously agreed to in the purchase agreement. Installation without approval is entirely at the Contractor's risk.

D. All material acquired through additions or substitutions shall be subject to all conditions and warranties stated herein.

1.07 ABBREVIATIONS/DEFINITIONS

A. O.A. or HT: The over-all height of the plant measured from the ground to the natural, unfiled state of the majority of the foliage, not including extreme leaves, branches or fronds.

B. C.T.: Clear trunk is measured from the ground to the bottom of the first leaf or frond stem with no foliage from above to specified height. For example, on Canary Island Date Palms or similar, the clear trunk measurement includes the "nut" at the base of the fronds.

C. C.W.: Clear wood is measured from the ground to the bottom of the base of the lowest leaf sheath or boot, trimmed in a natural manner. For example, on Canary Island Date Palms or similar, the clear wood measurement does not include the "nut" at the base of the fronds.

D. SP: Spread, branches measured in natural, unfiled position to the average crown diameter, not including extreme leaves, bracts, or fronds.

E. ST.TR.: Straight trunk.

F. MIN: Minimum.

G. GAL: Gallon container size, i.e., 1 gallon (3.8 liters), 3 gallon (11.4 liters), 7 gallon (26.5 liters), etc.

H. O.C.: On center, distance between plant centers.

I. DIA: Diameter.

K. LVS: Leaves.

L. D.B.H: Diameter or caliper of main trunk of tree as measured at breast height at 4 - 1/2 feet (1.37 meters) above grade.

M. CAL: Caliper, the outside diameter of up to a four inch (100 millimeters) tree is measured six inches (150 millimeters) above grade, larger trees are measured at 12 inches (300 millimeters) above grade.

N. B&B: Balled and burlapped in accordance with horticultural standards of the American Association of Nurserymen.

O. PPP: Plants per pot.

P. FG: Field grown

Q. STD: Standard, single, straight trunk.

R. Owner: To be known as that entity which holds title or control to the premises on which the work is performed.

S. Owner's Representative: Owner's on-site representative shall be responsible for approval of quantity and quality of materials specified and execution of installation.

T. Contractor: Shall refer to that person or enterprise commonly known as the Landscape Contractor.

U. Landscape Architect: This person or firm is the responsible representative of the Owner who produces the landscape Plans and Specifications.

1.08 PRODUCT DELIVERY, STORAGE, AND HANDLING

A. Plant Materials:

1. Provide container grown or, if appropriate, freshly dug trees and shrubs. Do not prune prior to delivery. Do not bend or bind trees or shrubs in such a manner as to damage bark, break branches or destroy natural shape. Provide protective covering during delivery. If plant delivery is made in open vehicles, the entire load shall be suitably covered.

2. All plants are to be handled at all times so that roots or root balls are adequately protected from sun, cold or drying winds. No root balls for trees and container plants that have been cracked or broken shall be planted except upon special approval. Plants shall not be piled by the tops or stems, nor handled in a rough or careless manner at any time.

3. Balled and burlapped plants shall be moved with firm, natural, balls of soil, not less than 1 foot diameter of ball to every 1 inch (25 millimeter) caliper of trunk; root ball depth shall not be less than 2/3 of root ball diameter. B & B plants which cannot be planted upon delivery shall have their root balls covered with moist soil or mulch.

4. Trees shall be dug with adequate balls, burlapped, and wire banded if needed. Root pruning to be done a minimum of 4 weeks before removal from the field and planting at the site. Root balls may not be enclosed in "grow bags" or other synthetic material, except plastic shrink wrap for transport only.

5. Remove all fronds from sabal palms prior to planting, but leave a minimum of 12 inches (300 millimeters) of new frond growth above the bud. Do not damage bud. On all other palms, only a minimum of palm fronds shall be removed from crown to facilitate moving and handling. Clear trunk shall be determined after minimum fronds have been removed. Boots shall be removed from trunk unless otherwise specified. Palms shall be planted within 24 hours of delivery.

6. Deliver trees and shrubs after preparations for planting have been completed and plant immediately. If planting is delayed more than 6 hours after delivery, set trees and shrubs in shade, protect from weather and mechanical damage, and cover to keep roots moist.

7. Label all trees and one shrub of each variety with a securely attached waterproof tag bearing legible designation of botanical and common name.

8. Sod: Time delivery so that sod will be placed within twenty four (24) hours after shipping. Protect sod against drying and breaking by covering pallets of sod or placing in a shaded area.

1.09 JOB CONDITIONS

A. Acceptance of Job Conditions

1. The Contractor shall examine the sub-grade, verify elevations, observe the conditions under which work is to be performed and notify the Landscape Architect or Project Representative in writing of unsatisfactory conditions prior to beginning work. Do not proceed with the work until unsatisfactory conditions have been corrected in a manner acceptable to the Landscape Architect. Start of work shall indicate acceptance of conditions and full responsibility for the completed work.

2. Proceed with and complete the landscape work as rapidly as portions of the site become available, working within the seasonal limitations for each kind of landscape work and following the approved schedule. If seasonal limitations apply, notify the Landscape Architect for adjustments to the Schedule.

3. Determine locations of all underground utilities and review for conflicts with planting procedures.

4. When adverse conditions to plant growth are encountered, such as rubble fill, drainage conditions or obstruction, the Contractor shall notify the Landscape Architect in writing prior to planting.

5. Plant trees and shrubs after final grades are established and prior to the planting of lawns, protecting lawn areas and promptly repairing damages from planting operations.

B. Scheduling of Work

1. The work shall be carried out to completion with the utmost speed. Immediately upon award of contract, the Contractor shall prepare a construction schedule and furnish a copy to the Owner's Representative and/or the Landscape Architect for approval. The Contractor shall start the work in accordance with the approved schedule.

2. If the Contractor incurs unforeseen costs, such as overtime hours, holidays, etc. in order to complete the work within the time stated in the Contract and/or to maintain the progress schedule, all said costs shall be borne by the Contractor at no additional cost to the Owner.

3. The Owner's Representative's may request work stoppage. Upon written request from the Owner's Representative, the Landscape Contractor shall suspend delivery of material and stop all work for such a period as deemed necessary by the Owner's Representative. Upon receipt of such notice, the Landscape Contractor shall immediately confer with the Owner, the Owner's Representative, or the General Contractor with respect to any additional costs which may result from work stoppage.

C. Utilities

1. The Contractor shall perform work in a manner which will avoid conflicts with utilities. Hand excavate as required, to minimize possibility of damage to underground utilities. Maintain grade stakes set by others until removal is mutually agreed upon by all parties concerned.

2.00 PRODUCTS

2.01 MATERIALS

A. Plant Materials: Nomenclature

1. Plant species, sizes, etc. shall be per Plans and Specifications on Plant Material Schedule. Nomenclature is per Hortus Third, L.H. Bailey and E.Z. Boley, 1976 (or latest edition), or Standardized Plant Names as adopted by the latest edition of the American Horticultural Society's Horticultural Nomenclature, and as conforms with names accepted in the nursery trade.

B. Plant Materials: Quality Assurance

1. Provide healthy, vigorous stock grown under climatic conditions similar to conditions in the locality of the project. Plants shall have a habit of growth that is normal for the species and be sound, healthy, vigorous and free from insect pests or their eggs, plant diseases, defects, and injuries. Plants shall be well-branched and densely foliated when in leaf and shall have healthy, well-developed root systems.

2. Trees shall be heavily branched or, in the case of palms, be heavily leafed. Some palms may be collected and shipped with minimal branching. All measurements shall include trees that have a single main trunk (central leader), unless otherwise stated. Trees that have the main trunk forming a "Y" shape or parallel branching are not acceptable.

3. Plant materials shall be as specified and shall be Florida #1 or better as to shape and quality for the species as outlined in Grades and Standards for Nursery Plants Parts I and II, Florida Department of Agriculture and Consumer Services (latest edition).

4. The Owner or Landscape Architect reserves the right to inspect plant materials either at the place of growth or at the project site prior to planting for compliance with requirements for name variety, size, quality, or designated area.

5. Landscape materials shall be shipped with certificates of inspection as required by governmental authorities. The Contractor shall comply with all governing regulations that are applicable to landscape materials.

6. Do not make substitutions. If specified landscape material is not available, submit Landscape Architect proof of it being non-available. In such event, if the Landscape Architect designates an available source, such shall be acquired from designated sources. Written authorization or order for substitution of material off the list shall be prepared, as well as any required adjustments to the Contract amount.

7. Height and/or width of trees shall be measured from ground up; width measurement shall be normal crown spread of branches with plants in the normal position. This measurement shall not include immediate terminal growth. All measurements shall be taken after pruning for specified sizes. All trees and shrubs shall conform to measurements specified in the Plans and Specifications. Plants which are specified larger than specified may be used with the approval of the Owner or Landscape Architect; with no increase to the Contract price. Plant materials shall not be pruned prior to delivery.

8. Plant Material shall be symmetrical, typical for variety and species. Plants used where symmetry is required shall be matched as nearly as possible.

9. Balled and burlapped plants shall have firm, natural balls of earth of sufficient diameter and depth to encompass the feeding root system necessary for full development of the plant until in conformity with the standards of the American Association of Nurserymen. Root balls and tree trunks shall not be damaged by improper binding and/or baling & burlapping procedures.

10. Container-grown plants may be substituted for balled and burlapped plants or vice-versa provided the quality is equal or better than specified and the Landscape Architect approves of the substitution.

11. Container grown stock shall have been grown in containers for at least four months, but not over two years. If requested, samples must be shown to prove no root bound condition exists.

C. Grasses: Sod or Seed

1. Sod or seed (as/if specified) shall be of a species as stated on the Plan. Solid sod shall be of even thickness and with a good root structure, 95% free of noxious weed, freshly mowed before cutting, and in healthy condition when laid. It must not be stockied more than 24 hours before laying and it must be green in soil compatible to that in which it will be installed. Sod must be kept moist prior to and after installation.

2. Seed shall be delivered to the site in unopened bags with certification tags in place. Purity, germination and weed content shall be as certification requirements.

D. Mulch:

1. Mulch shall be 100% recycled wood mulch, thoroughly mixed with a pre-emergence weed killer according to the label directions. If recycled mulch is not specified, the Contractor shall install Grade "B" shredded cypress bark, pine needles, or other as specified on the plan.

2. Install mulch to an even depth of 3 inches (75 millimeters) before compaction.

E. Fertilizer:

1. Granular fertilizer shall be uniform in composition; free flowing and suitable for application with approved equipment; received at the site in full, labeled, unopened bags bearing the name, trade name or trademark and warranty of the producer; fully conforming to State of Florida fertilizer laws.

2. All fertilizer shall bear the manufacturer's statement of analysis and shall contain the appropriate minimum amounts of elements for the type of use specified herein.

3. Agriform 20-10-5 fertilizer tablets or approved equal, shall be placed in planting pit for all plant materials at time of installation and prior to completion of pit backfilling.

4. Ground cover and annual areas shall receive fertilization with Osmocote Time Release Fertilizer according to product instructions and rate.

5. For sod and seeded areas, fertilize with a complete granular fertilizer on Bahia and St. Augustine grass at the rate of one (1) pound (453.6 kilogram) of nitrogen per one thousand (1,000) square feet (92.9 square meters).

6. Fertilizer shall be commercial grade, mixed granules, with 30%-50% of the nitrogen being in slow or controlled release form. The nitrogen in the palm or Bahi fertilizer shall be commercial fertilizer mixations. Phosphorus shall be no more than 1/4 the nitrogen level. They shall also contain magnesium and micronutrients (i.e. manganese, iron, zinc, copper, etc.).

F. Tree Staking Materials

1. For hardwood trees, approved below-grade staking shall be used at the rootball, per the planting detail. Metal strand guy wire shall not be used.

2. For single trunk palms, stakes shall be cut from 2 inch (50 millimeter) x 4 inch (100 millimeter) painted (p.i.) stock with a minimum of 3 stakes per palm. Bottom consisting of 5 layers of burlap and 5 - 2 inch (50 millimeter) x 4 inch (100 millimeter) by 16 inch (400 millimeter) wood connected with two - 3/4 inch (19 millimeter) steel bands shall be used around the palm trunk.

G. Planting Soil

1. Unless stated on the plans or in the specifications, install plant material in filled and loosed native soil backfill. It is the responsibility of the Landscape Contractor to test, prior to planting and at no additional cost to the Contract, any soils which may be unsuitable for the vigorous growth of plants. Unsuitable conditions shall be reported to the Landscape Architect immediately in writing.

2. When required, planting soil media shall be provided by the Contractor and shall consist of 1/3 peat and 2/3 sandy loam, with no lumps over 1 inch (25 millimeters).

3. Backfill and clean fill dirt provided by the Contractor shall be in a loose, friable soil. There must be slight acid reaction to the soil with no excess of calcium or carbonate, and it shall be free from excess weeds, clay lumps, stones, stumps, roots and toxic substances or any other materials that might be harmful to plant growth or a hindrance to grading, planting, and maintenance procedures and operations.

4. Bed preparation for annual beds under 1 gallon (3.785 liters) container size shall consist of 3 inches (75 millimeters) of Florida peat or other approved organic soil amendment spread over full length and width of planting area. Rotoli organic loyer beds (150 millimeters) to 8 inches (200 millimeters) into native soil.

H. Soil Amendments:

1. Terra-Sorb AG or approved equal, soil amendment shall be mixed with native or planting soil for all trees, shrubs, ground cover and annuals. Rotoli organic loyer beds for materials recommended application rates and methods, if specified on the Plans.

I. Tree Protection

1. Wood fencing shall be 2 inch (50 millimeters) x 4 inch (100 millimeters) pressure treated (p.i.) stock with flagging on horizontal members. Space vertical members 6 feet (1.83 meters) to 8 feet (2.44 meters) on center. The barricade shall be placed so as to protect the critical protection zone area, which is the area surrounding a tree within a circle described by a radius of one foot for each inch (25 millimeter) of the tree's diameter at breast height DBH at 4 - 1/2 feet (1.37 meters) above grade.

J. Root Barrier System

1. Root barrier fabric shall be installed when specified in the plans and/or specifications for protection of adjacent paved surfaces according to specific product name or equal, installed as directed by the manufacturer.

K. Packaged Materials:

1. Deliver packaged materials in containers showing weight, analysis and name of manufacturer. Protect materials from deterioration during delivery and while stored at the site.

L. Pesticides

1. Pesticides shall be only approved, safe brands applied according to manufacturer's directions.

3.00 EXECUTION

3.01 PREPARATION

A. Obstructions Below Ground:

1. It shall be the responsibility of the Contractor to locate and mark all underground utilities, including irrigation lines and wiring prior to commencement of the work.

2. If underground construction, utilities or other obstructions are encountered in excavation of planting areas or pits, the Landscape Architect shall be immediately notified to select a relocated position for any materials necessary.

B. Grading and Preparation for Plant Materials

1. All proposed landscape areas containing existing turf grass or weeds shall be treated with Monsanto's "Round-Up" per manufacturer's specifications. All proposed landscape areas adjacent to water bodies shall be treated with Monsanto's "Rodeo" per the manufacturer's specifications.

2. New plant materials will not be installed until a 98% weed/ turf eradication has been achieved. More than one application may be required to produce an acceptable planting bed.

3. A pre-emergent herbicide may be applied, but it is not a substitute for spray treatment of "Round-Up" or "Rodeo".

4. Should any plant material in the same, or adjacent beds be damaged by these chemicals, the same size, quantity and quality of plants shall be immediately replaced by the Contractor at no cost to the Owner.

5. Any necessary corrections or repairs to the finish grades shall be accomplished by the Contractor. All planting areas shall be carefully graded and raked to smooth, even finish grade, free from depressions, lumps, stones, sticks or other debris and such that they will conform to the required finish grades and provide uniform and satisfactory surface drainage without puddling.

6. The contractor shall remove debris (sticks, stones, rubbish) over 1 - 1/2 inches (38 millimeters) in any dimension from individual tree, shrub and hedge pits and dispose of the excavated material off the site.

C. Preparation for Annual Bed Planting

1. Prepare native subgrade by rototilling or loosening by hand methods. Spread 3 inches of Florida peat (1/3), sandy loam (1/3), or other approved organic soil amendment over the full length and width of planting area for annuals. Rotoli organic loyer beds 6 inches (150 millimeters) to 8 inches (200 millimeters) into the native soil. Grade the planting bed by "crowning" to insure that surface drainage, percolation, and aeration occur at rapid rates. Add Osmocote time release fertilizer according to product instructions and rate.

D. Preparation for Seeding and Sod Areas

1. All proposed sod areas containing existing turf grass or weeds shall be treated with Monsanto's "Round-Up" per manufacturer's specifications. All proposed sod areas adjacent to water bodies shall be treated with "Rodeo" per the manufacturer's specifications.

2. Limit preparation to areas which will be planted promptly after preparation. Loosen sub-grade of seed and sod areas to a minimum depth of 4 inches (100 millimeters).

3. Immediately prior to any turf Work, the Contractor shall finish grade the soil to a smooth, even surface assuring positive drainage away from buildings and the subsequent turf flush to the tops of adjacent curbs and sidewalks. The surface shall be sloped to existing yard drains.

4. A complete fertilizer shall be applied to St. Augustine or Bahia grass at a rate of one (1) pound (453.6 kilogram) of nitrogen per 1000 square feet (92.9 square meters). Fertilizer shall be commercial grade, mixed granules, with 30%-50% of the nitrogen being in slow or controlled release form.

5. Moistened prepared seed and sod areas before planting if soil is dry. Water thoroughly and allow surface moisture to dry before planting lawns. Do not create a muddy soil condition.

3.02 INSTALLATION

A. Berm Construction (if specified)

1. Install berms at location and design shown on Plans and at the height, and slope indicated. Height stated is for finished berm with soil at natural compaction.

2. Exact location and configuration of berms may require modification to allow proper drainage; such changes will be coordinated with the Landscape Architect.

3. If shown on the Plan, construct berms using clean sandy loam fill dirt which is well-drained, free of rocks, roots, or other debris, with a soil pH of an acid nature (about 6.5 to 7.0). No heavy organic soil, such as muck or peat shall be used in berm construction.

B. Layout of