

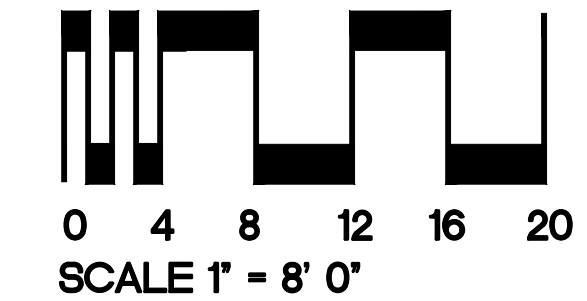
Private Residence
3 Saranac Road
Sea Ranches, FL

CAUTION: PLEASE NOTE

Contractor shall secure all permits required for the work from any state or local departments, utility companies or jurisdiction affected by the work. The Contractor shall have permits "in hand" prior to starting work. The Landscape Architect and/or Owner shall bear no responsibility for work performed without permitted drawings. The Contractor shall be responsible for all changes to Work, at no additional cost to Owner, as a result of unauthorized work prior to receipt of permit.

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PROGRESS- FOR CLIENT REVIEW
01/07/2021
NOT FOR CONSTRUCTION



ISSUE HISTORY
COMM NO.
PROJ MGR:
DRAWN BY: JS
CHECKED BY: KW

DRAWING TITLE:
LANDSCAPE PLAN

Sheet
L-1

PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	CONT	DBH	SIZE	SPREAD	QTY	
ED-12	Elaeocarpus decipens / Japanese Blueberry Standard, FULL, SUBMIT PHOTO FOR APPROVAL	Collected		12' H	4'	4	
JCH-10	Juniperus chinensis 'Hetzi Columnaris' / Hetzi Juniper Full, Dense Foliage To Base, No Voids	Containerized		10' H	3'	2	
PS-16	Phoenix sylvestris / Silver/Wild Date Palm Unscarred Trunk, Full, Intact Fronds, Diamond Shape Cut Trunk, Heavy Caliper, SUBMIT PHOTO TO LANDSCAPE ARCHITECT FOR APPROVAL	B & B		16' C.W.		4	
PE	Ptychosperma elegans / Alexander Palm - Single Full Heads, Single, Straight Unscarred Trunks	B & B		18' C.T.		6	
QV-12	Quercus virginiana 'Cathedral' / Cathedral Live Oak Full, Dense, Symmetrical Canopy, Straight Unscarred Trunk	B & B	3"Cal	12' OA	6'	1	
REX	Rhapis excelsa / Lady Palm Full dense foliage to base	Containerized		8'	4'	3	
PALM TREES	BOTANICAL / COMMON NAME	CONT	DBH	SIZE	SPREAD	QTY	
PS-14	Phoenix sylvestris / Wild Date Palm Straight, Unscarred Trunk, Full, Intact Fronds, Diamond Shape Cut Trunk, Large Head, Heavy Caliper	B & B		14' C.T.		5	
SHRUBS	BOTANICAL / COMMON NAME	CONT	HEIGHT	SPREAD	NATIVE	QTY	
BS-4	Bougainvillea 'Fuchsia' / 'Fuchsia' Bougainvillea Standard Standard, Straight Trunk, Full, Symmetrical Head	Containerized	4'	2'-3'		4	
BS-8F	Bougainvillea 'Fuchsia' / 'Fuchsia' Bougainvillea Stump Stump, Min. 4" Cal., Character, Full, Head	Containerized	7-8' OA	7-8'		1	
CTB	Cordyline terminalis 'Mocha Latte' / Miss Andrea / Ti Plant 'Mocha Latte' / Miss Andrea' Full to base, 3ppp min., Available from Excelsa Gardens	5 gal	2'-3'	2'-3'		7	
DA-T2	Dracaena arborea / Dracaena arborea - Triple Intact Foliage, Full Heads, Triple	Containerized	7-8'	4-5'		4	
HEL-S	Heliconia stricta 'Sharonii' / 'Sharonii' Heliconia Full intact leaves, blooming, Available from Excelsa Gardens	Containerized	3'-4'	2'-3'		7	
IV-G	Ilex vomitoria / Yaupon Holly Globe Sheared round globe, no voids, full to base, Submit Photo to Landscape Architect for approval	Containerized	3'	3'		6	
PM-4	Podocarpus macrophyllus maki / Shrubby Yew Full dense foliage to base, Sheared to 4'-provide immediate dense boxed out hedge	Containerized	5'-6'	3'		23	
PM-5	Podocarpus macrophyllus maki / Shrubby Yew Full dense foliage to base, shear to 5-6' OA	Containerized	6'-7'	2'-3'		48	
SHRUB AREAS	BOTANICAL / COMMON NAME	CONT	HEIGHT	SPREAD	NATIVE	SPACING	QTY
AWB-W	Begonia odorata 'Alba' / White Angel Wing Begonia Full, Dense Foliage To Base	3 gal	18"	18"		18" o.c.	58
BVD	Bougainvillea hybrid 'Helen Johnson' / Dwarf Bougainvillea Full dense foliage to base	3 gal 24" x 24"				24" o.c.	9
CL	Calathea lancifolia / Rattlesnake Plant Full pot, intact foliage	3 gal	12"	16"		16" o.c.	29
FGI	Ficus microcarpa 'Green Island' / Green Island Ficus Full, Dense Foliage To Base	3 gal	18"	18"		18" o.c.	127
PMD	Podocarpus macrophyllus 'Pringles' / Dwarf Shrubby Yew 'Pringles' Full, Dense Foliage To Base	3 gal	12"	14"		14" o.c.	84
SPL	Spathoglottis plicata 'Purple' / Purple Ground Orchid Full pots, 16" O.C., PURPLE	3 gal	18"	12"		18" o.c.	23
TRJ	Trachelospermum asiaticum 'Minima' / Small Leaf Confederate Jasmine Full, Dense, Intact Foliage	1 gal	16"	16"		12" o.c.	438

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ISSUE HISTORY
COMM NO.
PROJ MGR:
DRAWN BY: JS
CHECKED BY: KJW

DRAWING TITLE: LANDSCAPE SCHEDULE
Sheet L-2

Specifications for Plant Installation

LANDSCAPE SPECIFICATIONS

Specifications For:
Job Location:
Revision: May 18, 2025

10 GENERAL:
11 DESCRIPTION OF WORK:

- A. All plant material shall be nursery grown unless otherwise noted. Plants shall be graded Florida No. 1 or better and shall be sized as outlined under Grades 4 Standards for Nursery Plants, State Plant Board of Florida. Coconut Palms shall be grown from certified seed.
- B. Collected material when specified or approved shall be in good health, free from disease, insects, or used infestation. Testing may be required at the discretion of the Landscape Architect and/or the Owner and shall be provided at no additional cost.
- C. Plants materials must equal or exceed the measurements specified in the plant list, which are the minimum acceptable sizes. Those plants specified as specimens are to be approved by the Landscape Architect before being brought to the site. Unless otherwise noted on the drawings, these plants shall be Florida Fancy.
- D. Height of plant materials shall be measured from the top of the crown to the top of the plant with branches (or fronds) in normal position. Tree width shall be measured across the normal spread of the branches (or fronds). In cluster type palms the main trunk shall meet the height requirement and all other trunks shall be 3/4 or more of the required height unless otherwise noted on the drawings.
- E. Plants that meet the height requirements, specified, but do not have the normal balance of height and spread typical for the respective plant, shall not be accepted.
- F. Abbreviations on the Drawings are as follows:
B&B - Indicates field grown plant, "balled and burlapped".
Cal - Indicates the caliper or diameter measured 6" (152.4 mm) above the soil line until 4" (88.4 mm) diameter then at 12" above the soil line.
CT - Indicates clear trunk measurement from top of ball to first branching.
DU - Indicates clear wood, in palms the distance from the soil line to the lowest living frond leafbase.
DBH - Indicates the caliper or diameter measured 4 feet (122 meters) above the soil line.
Gul - Grey wood, in palms, mature trunk from the base of the crown shaft.
OA - Indicates overall height from top of ball to top of current season's growth or the last open frond in normal position in palms.
Spr - Indicates spread or the average distance across the average diameter of the plant branching.

- G. Excavation, filling and grading required to establish elevations shown on the Drawings are not specified in this section. Refer to earthwork section.
- 12 REFERENCE PUBLICATIONS: The following standards form a part of the Specifications:
A. Florida Department of Agriculture "Grades and Standards for Nursery Plants", most recent edition.
B. American Joint Committee on Horticultural Nomenclature "Standardized Plant Names Dictionary".
C. "The Manual of Cultivated Plants" (L.H. Bailey 1949 edition).
D. The American Standard for Nursery Stock" (1913 edition).
- 13 INSTALLER QUALIFICATIONS:
A. The Contractor shall be regularly engaged in the installation of living plant material. Labor crews will be controlled and directed by a landscape foreman well versed in landscape installation plant materials, reading blueprints and coordination between the job and nursery and shall be able to communicate with the Owner and the Landscape Architect.
B. The Contractor shall be licensed and shall carry any necessary insurance and shall protect the Landscape Architect and Owner against all liabilities, claims or demands for injuries or damage to any property growing out of the performance of the work under this contract. All workers shall be covered by Workmen's Compensation Insurance.

- 14 SUBMITTALS:
A. Provide Certificate of Inspection of plant material as required by governing authorities. Comply with regulations applicable to landscape materials.
B. Before starting work, provide itemized price schedule of the work to be performed, availability issues and certificates of insurance to the Landscape Architect for transmittal to the Owner.
C. Label at least one tree and one shrub of each variety with a securely attached waterproof tag bearing legible identification of the botanical and common name.
D. Maintenance Instructions: Prior to end of the maintenance period, furnish three copies of written maintenance instructions to the Landscape Architect for transmittal to the Owner for maintenance and care of installed plants through their full growing season.
- 15 COORDINATION:
A. Coordinate and cooperate with other trades and contractors to enable the work to proceed as rapidly and efficiently as possible.
B. Irrigation work shall normally precede plant installation. Install trees, large B&B material, shrubs and ground cover plants before lawn is installed.
C. Commencement of Work: Landscape Contractor shall notify Landscape Architect at least 1 day in advance of scheduled commencement of work. Landscape Contractor shall review plans and/or field layouts with Landscape Architect at least 2 days prior to installation or on the site as needed.
- 16 INSPECTION OF SITE:
A. Prior to the award of the contract, the Contractor shall acquaint himself with all site conditions. Should utilities or other improvements not shown on the Drawings be found during excavations, Contractor shall promptly notify the Landscape Architect, or Owner for instructions as to further action. Failure to do so will make Contractor liable for any and all damage arising from his operations subsequent to discovery of such utilities not shown on Drawings.

- 17 PROTECTION OF EXISTING PLANTS AND SITE CONDITIONS:
A. The Contractor shall provide, install and maintain the use of necessary precautions to protect all persons and property, including the general public from harm or injury due to the work.
B. The Contractor shall take precautions to protect existing site conditions. Should damage be incurred, the Contractor shall repair the damage to its original condition at no additional charge.
- 18 CHANGES IN THE WORK:
A. The Owner reserves the right to substitute, add or delete any material or work as the work progresses. Adjustment to the Contract Sum shall be negotiated prior to execution when unit prices have been established. They shall prevail.
- 19 OWNERS OBSERVATION:
A. The Landscape Architect or Owner assumes no responsibility in the supervision or inspection of the work involved in the execution of this contract beyond observation to insure, to the Owner's satisfaction, that the Drawings and Specifications are being properly interpreted. This observation and checking will not relieve the Contractor of any responsibility for the performance of his work in accordance with the Drawings and the Specifications (including planting depth or other deficiencies).
- 20 JOB CONDITIONS:
A. Obstructions: The Contractor shall exercise care in digging and other work so as not to damage existing work, including underground pipes, sprinklers, control cables and hydrants of water systems. Should work over or under ground obstruction be encountered which interferes with planting, the Landscape Architect shall be consulted and will adjust the location of plants to clear such obstructions. The Contractor shall be responsible for the immediate repair of any damage caused by his work.
B. After notice to proceed the contractor shall complete landscape work as rapidly as portions of the site become available. Therefore actual planting only under weather and soil conditions are suitable in accordance with locally accepted practice.

- C. Coordinate landscape and planting work with the irrigation (sprinkler) system and sod installer. Landscape installer shall insure that no plantings will interfere with the proper functioning of the sprinkler system. Where circumstances seem to justify his doing so, the landscape installer shall point out to the irrigation installer situations where minor adjustment or relocation or addition of sprinkler heads may be most beneficial for the planting as a whole.
- D. Irrigation: The landscape contractor shall verify the installation of an automatic sprinkler system to cover 100% of the specified landscape areas including all planting islands, isolated beds and sodded areas.
- E. Sight triangles: Check an adhere to local codes as a minimum all plant material located within a triangle (B)(4375) marks on 2 sides) formed by traffic intersection points shall be trimmed and maintained to provide a visual opening between 3' (344mm) and 6' (1828mm).
- 21 ACCEPTANCE:
A. Early acceptance of the work may be obtained for approved phases or when the time between commencement of the work and substantial completion exceeds 90 days (at no fault of the contractor). Early acceptance of work requiring an inspection of the completed landscape work by the Landscape Architect and/or the Owner. Maintenance and guarantee periods for the phase or area shall commence with such early acceptance.
B. Substantial Completion of the work is the point in construction is sufficiently complete, in accordance with the Contract Documents and the Landscape Architects certification that the Owner can utilize the work as intended.
D. Final Completion is the completion of all work included in the Contract Documents except the Contractor's responsibility to correct the work to the satisfaction of the Owner and the Landscape Architect.

- 22 CORRECTION OF THE WORK:
A. For a period of twelve months from the date of acceptance, all new plant materials except grass shall be alive and healthy, upright and in satisfactory growth for each specific kind of plant. There shall be no signs of nutrient deficiency, disease or insect infestation.
B. Plants which are rejected shall be replaced or corrected within two weeks of rejection. Replacement material shall be the same species, size and quality as called for in the Contract. A new correction of the work period of twelve months shall begin upon replacement and acceptance by the Landscape Architect and after the minimum of fronds have been removed. Cabbage Palms shall be taken from noise, "black" growing areas. All burn marks on Cabbage Palm trunks shall be removed, however excessive grinding will not be accepted.
C. The installer shall repair damage to other plants or lawn during plant replacement at no cost to the Owner.
D. Plants which have been approved and subsequently die or are damaged by substantial, wind storm, traffic, vandalism, or demonstrable failure of the Owner to maintain after Substantial Completion of the work is not considered in this correction of the work provision.
- 23 PRODUCTS:
24 MATERIALS LIST:
A. Plant species and size shall conform with the Plant List and information noted on the Drawings.
B. The quantities given in the Plant List are intended for the convenience and as a guide for the bidder and does not relieve the bidder of his responsibility to do a comprehensive plant take off from the Drawings. Information on the drawings control.

- 25 PLANTING OPERATIONS:
A. Layout: Location for plants and outlines of areas to be planted are indicated on the Drawings. All plant locations shall be staked in the field by the Contractor, to the satisfaction of the Landscape Architect. Notify Landscape Architect and Owner for directions if installation requires the addition of soil over root balls or leveling roots or other construction or utilities below grade or overhead are encountered, or where changes have been made in the construction - DO NOT PROCEED - Necessary adjustments will be directed by the Landscape Architect.
B. All planting holes shall have straight, vertical sides and flat horizontal bottoms. The diameter of a hole shall be at least ten times the diameter of the root ball plus 24 inches (610mm) greater than the root ball whichever is smaller. The depth of a hole shall not be deeper than the root ball. The space around the root ball, within the hole, shall be filled with the specified planting soil. Air pockets shall be eliminated and the soil compacted by watering. Insure that planting soil is thoroughly mixed with native soil.
C. All plants shall be installed in accordance with the best horticultural practice. Trees and shrubs, except as otherwise specified shall be set in the proper amount of planting soil in the proper size of planting pit as specified above so that the top surface of the root ball will be flush with the specified grade grade grade allowing for 2" (44.1 mm) of mulch. Insure adequate percolation. Set plants straight and 1/4 faced, in locations shown on the Drawings. Do not distribute excess soil in the planting beds after plant materials have been installed.
D. Balled and burlapped plants are set with the bottom 1/3 of the planting pit backfilled with existing soil. Remove burlap, depression left at the soil line for future watering. Sawcer shall be top dressed 2" (44.1 mm) deep with topsoil raked and left in a neat clean manner.
E. Container Grown Plants: Container grown plants shall, when delivered, have sufficient growth to hold earth intact when removed from container and shall not be root bound. Plant pits for container materials shall be formed flat on the bottom to avoid air pockets at the bottom of root balls and containers shall be removed carefully to prevent damage to plants or root system.
F. Backfilling: When the plant pit has been excavated as specified above and the plant has been set, watering (if filling around trunk) and top of root balls will be permitted. After the ground settles, additional soil shall be filled in to the level of the finished grade allowing for 2" (44.1 mm) of mulch. This ridge shall be 1" (25.4 mm) high for each 1/2 (127 mm) caliper of trunk to a maximum of 4" (88.2 mm). Specimen trees and Palms shall be equipped with temporary (supplemental) irrigation (soakpans) as required.
H. Setting Palms: All palms shall be planted in sand thoroughly washed in during planting operations and the soil shall be well mixed with the soil line for future watering. Sawcer shall be top dressed 2" (44.1 mm) deep with topsoil raked and left in a neat clean manner.
I. Pruning: Remove dead and broken branches from all plant material. Prune to retain typical growth habit of individual species with as much height and spread as is practicable. Make all pruning cuts with the wooden batten. Alternate methods of guying or staking may be employed with the prior approval of the Landscape Architect.
J. Guying and Staking: Guy and stake all trees, including palms, immediately after planting. Trees less than 1/2" (38.1 mm) in caliper shall be staked. Stakes shall be clearly marked. Guy all trees 1/2" (38.1 mm) in caliper and greater but less than 1/2" OA in 4 directions with double strands of 3/8" galvanized wire attached to approved anchors driven below grade. Trees over 1/2" OA shall be braced with new lumber staked within brown lines securing wires to trees, covers all wires which may come in contact with any part of tree with new rubber hose. Place guys and braces not less than 1/2 of the height of tree above finished grade and above substantial limbs 1 inch (25.4 mm) in diameter or more, if possible. All wires shall be interlocked around tree trunk. Guy wires shall be placed in wide "V" shape. Spacing 2/3 of their length. Place anchors so that guys are equally spaced and at 45 degree angles to horizontal. Keep guys tight until Substantial Completion. Guying, bracing, staking shall not interfere with use of mulch.
K. In staking palms and broadleaf trees, no nails or other fasteners shall directly penetrate the trunk, stems and branches. Stakes and braces shall be long enough from trunk to the top of the tree with metal banding. Stakes and braces shall be clearly marked and can only be nailed to the manufacturer's alternate methods of guying or staking may be employed with the prior approval of the Landscape Architect.
L. Mulching: All trees and shrub beds shall be mulched immediately after planting, to a 3 inch (76.2 mm) depth with a mulch approved by the Landscape Architect. Prevent wind displacement of mulch by thoroughly setting down.
M. Planters: Place filtration/separation fabric over 4" drain gravel and fill with a minimum of 6" deep planting soil mixture consisting of 3 parts coarse sand, 2 parts peat moss, and 3 parts pine bark with 10% gravel. Alternate materials, see 7.0. Place soil in lightly compacted layers to an elevation 1/2 inches (38.1 mm) below top of planters allowing for natural settling.
N. Annual or seasonal color beds: Remove 8" to 10" (203 mm) of soil and replace with planting soil mixture consisting of 2 parts top soil, 1 part pine bark mulch (1/2" (12.7 mm) pieces), 1 part coarse sand and 5 pounds (2.268 kg) composted cow manure per cubic yard (7.655 cubic meters).

- O. Excavated Excavated Bolls: Excess excavated soil generated by planting operations shall be removed from the site by the Contractor. Excess excavated soil shall include the area beyond the property line to the edge of pavement and/or the edge of water.
P. Relocation of Existing Material: Landscape contractor shall root prune trees which are to be relocated in accordance with approved horticultural practices. The relocated plant shall have foliage reduced and be provided with supplemental irrigation to the remaining leaf surface. Coordinate and get Project Architects approval of exact new location.
3. 800 (When Applicable)
A. Unless otherwise specified on the Drawings, sod shall be St. Augustine grass - Floritan. The sod area shall be all areas not otherwise identified and shall include the area beyond the property line to the edge of pavement and/or the edge of water.
C. Fine Grading & Drainage: It shall be the responsibility of the Contractor to finish (fine) grade all landscape areas, eliminating all bumps, depressions, sticks, stones and other debris to the satisfaction of the Landscape Architect, prior to the application of sod.
D. Contractor shall be responsible for providing and maintaining positive drainage flows away from all building and pavements to the appropriate discharge or collection points. If supplemental topsoil is to be spread, no sod shall be laid until the depth of this soil has been approved. Grass shall be adjusted to create a smooth transition between new and existing sod areas.
E. Quantities: Any quantities shown on the Drawings or given in the Plant List are intended for the convenience and as a guide for the bidder and does not relieve the bidder of his responsibility to do a comprehensive plant take off (measurement) on the Drawings or in the field. Contractor shall be responsible for sodding all areas as noted on drawings. Contractor shall verify all final sod quantities and quantities of topsoil, mulch, bedding or any other materials to be utilized for any specific area variations.
F. Quantity: Sod shall be graded 1/8" or better. Sod shall be lean or muck grown with a firm, full texture and good root development. Sod shall be thick, healthy and free from defects and debris including, but not limited to dead thorn, insects, fungus, diseases and contamination by weeds, other grass varieties or objectionable plant material.
G. Sod pieces shall be 16" x 24" minimum size in unbroken, cohesive sections.
H. Before being cut and lifted, the sod shall have been mowed at least three times with a lawn mower, with the final mowing not more than 7 days before the sod is cut.
I. Solid sod shall be laid with closely abutting joints with a tamped or rolled, even surface. It shall be the responsibility of the Contractor to bring the sod edge in a neat, clean manner to the edge of all paved areas and other structures. Being in the opinion of the Landscape Architect, top-cressing is necessary after rolling, clean sand will be evenly applied over the entire surface and thoroughly washed in without additional charge.
J. Sod along slopes shall be pegged to hold sod in place along slopes or banks a wood peg acceptable to the Landscape Architect shall be used at no additional cost to the Owner.

- 35 CLEAN UP:
A. Sweep and wash paved surfaces.
B. Remove planting debris from project site. Insure all plant material is free of damaged branches, flagging tape and other temporary materials.
C. Lawn areas damaged by planting operations shall be repaired at once by proper seed bed preparation, fertilizing and seeding or sodding in accordance with these specifications.
D. Walk, drainage pipes or other structures damaged by this Contractor shall be repaired with comparable materials and workmanship as the original.
3.6 MAINTENANCE:
A. Begin maintenance immediately after each item is planted and continue until final inspection and acceptance. Areas completed under "Early Acceptance" of the work or approved phases of the work shall be maintained for an additional 90 days or until final acceptance of the work which ever occurs first.
B. Maintain a healthy growing condition by watering, pruning, spraying, weeding, mowing, insect treatment, disease treatment, micro organisms applications and other necessary maintenance operations.
C. All trees shall be deep-watered for a period of ninety days after installation.
D. Replace impaired or dead plants promptly. Do not wait until near the end of the correction of the work to replace to make replacements of plants which have become unacceptable.
E. Inspect plants at least once a week and perform maintenance promptly with no additional cost to the Owner.
F. Keep planting sawcers and beds free of weeds, grass, and other undesirable vegetation growth.
G. Remove soil ridges from around watering basins prior to end of maintenance period, as directed by Lands.

- 36 PROTECTION OF PLANTS:
A. Root Protection: Balled and burlapped plants; plants designated "B&B" (balled and burlapped) shall be dug with firm natural balls of earth of sufficient diameter and depth to encompass the fibrous and feeding root system necessary for full recovery of plants. Balls shall be firmly wrapped with burlap or similar material and bound with twine, cord, or wire mesh. All collected plants other than Cabbage Palms (Sabal palmetto) shall be balled and burlapped.
B. Container Grown Plants: Plants grown in containers will be accepted as "B&B", providing that all other specified requirements are met. Container grown plants shall meet plant sizes as specified on the plant list and on the Drawings and shall not be governed by container sizes. Minimum root ball of container grown material shall be no more than 25% less proportionately than that stated in "Grades 4 Standards" for nursery plants. These plants shall have been grown in the container for a minimum of two years prior to installation and shall possess a fully developed root system throughout when removed from the container. There shall be no circling roots.
C. Protection During Transporting: All plant material shall be protected from possible bark injury or breakage of branches. All plants transported by open trucks shall be adequately covered to prevent windburn, drying or damage to plants.
D. Protection After Delivery: Plants which cannot be planted immediately on delivery to the site shall be covered with moist soil, mulch or other protection from the drying of wind and sun. All plants shall be watered as necessary until planted. Storage period shall not exceed 12 hours.
E. Protection of Palms (If Applicable): Only a minimum of fronds shall be removed from the crown of the palm trees to facilitate moving and handling. Cabbage Palms shall be "Hurricane Cut". Clear the stems and limbs after the minimum of fronds have been removed. Cabbage Palms shall be taken from noise, "black" growing areas. All burn marks on Cabbage Palm trunks shall be removed, however excessive grinding will not be accepted.
F. Protection During Planting: Trees moved by which or crane shall be thoroughly protected from chain marks, grinding or bark slippage by means of burlap, wood battens or other approved methods.
G. Plants that show grading or bark slippage or other damage are unacceptable.

- 37 PROTECTION OF EXISTING PLANTS AND SITE CONDITIONS:
A. The Contractor shall provide, install and maintain the use of necessary precautions to protect all persons and property, including the general public from harm or injury due to the work.
B. The Contractor shall take precautions to protect existing site conditions. Should damage be incurred, the Contractor shall repair the damage to its original condition at no additional charge.
- 38 CHANGES IN THE WORK:
A. The Owner reserves the right to substitute, add or delete any material or work as the work progresses. Adjustment to the Contract Sum shall be negotiated prior to execution when unit prices have been established. They shall prevail.
- 39 OWNERS OBSERVATION:
A. The Landscape Architect or Owner assumes no responsibility in the supervision or inspection of the work involved in the execution of this contract beyond observation to insure, to the Owner's satisfaction, that the Drawings and Specifications are being properly interpreted. This observation and checking will not relieve the Contractor of any responsibility for the performance of his work in accordance with the Drawings and the Specifications (including planting depth or other deficiencies).
- 40 JOB CONDITIONS:
A. Obstructions: The Contractor shall exercise care in digging and other work so as not to damage existing work, including underground pipes, sprinklers, control cables and hydrants of water systems. Should work over or under ground obstruction be encountered which interferes with planting, the Landscape Architect shall be consulted and will adjust the location of plants to clear such obstructions. The Contractor shall be responsible for the immediate repair of any damage caused by his work.
B. After notice to proceed the contractor shall complete landscape work as rapidly as portions of the site become available. Therefore actual planting only under weather and soil conditions are suitable in accordance with locally accepted practice.
C. Coordinate landscape and planting work with the irrigation (sprinkler) system and sod installer. Landscape installer shall insure that no plantings will interfere with the proper functioning of the sprinkler system. Where circumstances seem to justify his doing so, the landscape installer shall point out to the irrigation installer situations where minor adjustment or relocation or addition of sprinkler heads may be most beneficial for the planting as a whole.
- 41 Irrigation: The landscape contractor shall verify the installation of an automatic sprinkler system to cover 100% of the specified landscape areas including all planting islands, isolated beds and sodded areas.
- 42 Sight triangles: Check an adhere to local codes as a minimum all plant material located within a triangle (B)(4375) marks on 2 sides) formed by traffic intersection points shall be trimmed and maintained to provide a visual opening between 3' (344mm) and 6' (1828mm).
- 43 ACCEPTANCE:
A. Early acceptance of the work may be obtained for approved phases or when the time between commencement of the work and substantial completion exceeds 90 days (at no fault of the contractor). Early acceptance of work requiring an inspection of the completed landscape work by the Landscape Architect and/or the Owner. Maintenance and guarantee periods for the phase or area shall commence with such early acceptance.
B. Substantial Completion of the work is the point in construction is sufficiently complete, in accordance with the Contract Documents and the Landscape Architects certification that the Owner can utilize the work as intended.
D. Final Completion is the completion of all work included in the Contract Documents except the Contractor's responsibility to correct the work to the satisfaction of the Owner and the Landscape Architect.

- 44 CORRECTION OF THE WORK:
A. For a period of twelve months from the date of acceptance, all new plant materials except grass shall be alive and healthy, upright and in satisfactory growth for each specific kind of plant. There shall be no signs of nutrient deficiency, disease or insect infestation.
B. Plants which are rejected shall be replaced or corrected within two weeks of rejection. Replacement material shall be the same species, size and quality as called for in the Contract. A new correction of the work period of twelve months shall begin upon replacement and acceptance by the Landscape Architect and after the minimum of fronds have been removed. Cabbage Palms shall be taken from noise, "black" growing areas. All burn marks on Cabbage Palm trunks shall be removed, however excessive grinding will not be accepted.
C. The installer shall repair damage to other plants or lawn during plant replacement at no cost to the Owner.
D. Plants which have been approved and subsequently die or are damaged by substantial, wind storm, traffic, vandalism, or demonstrable failure of the Owner to maintain after Substantial Completion of the work is not considered in this correction of the work provision.

24 PRODUCTS:
25 MATERIALS LIST:
A. Plant species and size shall conform with the Plant List and information noted on the Drawings.
B. The quantities given in the Plant List are intended for the convenience and as a guide for the bidder and does not relieve the bidder of his responsibility to do a comprehensive plant take off from the Drawings. Information on the drawings control.

LANDSCAPE SPECIFICATIONS

Specifications For:
Job Location:
Revision: May 18, 2025

10 GENERAL:
11 DESCRIPTION OF WORK:

- A. All plant material shall be nursery grown unless otherwise noted. Plants shall be graded Florida No. 1 or better and shall be sized as outlined under Grades 4 Standards for Nursery Plants, State Plant Board of Florida. Coconut Palms shall be grown from certified seed.
- B. Collected material when specified or approved shall be in good health, free from disease, insects, or used infestation. Testing may be required at the discretion of the Landscape Architect and/or the Owner and shall be provided at no additional cost.
- C. Plants materials must equal or exceed the measurements specified in the plant list, which are the minimum acceptable sizes. Those plants specified as specimens are to be approved by the Landscape Architect before being brought to the site. Unless otherwise noted on the drawings, these plants shall be Florida Fancy.
- D. Height of plant materials shall be measured from the top of the crown to the top of the plant with branches (or fronds) in normal position. Tree width shall be measured across the normal spread of the branches (or fronds). In cluster type palms the main trunk shall meet the height requirement and all other trunks shall be 3/4 or more of the required height unless otherwise noted on the drawings.
- E. Plants that meet the height requirements, specified, but do not have the normal balance of height and spread typical for the respective plant, shall not be accepted.
- F. Abbreviations on the Drawings are as follows:
B&B - Indicates field grown plant, "balled and burlapped".
Cal - Indicates the caliper or diameter measured 6" (152.4 mm) above the soil line until 4" (88.4 mm) diameter then at 12" above the soil line.
CT - Indicates clear trunk measurement from top of ball to first branching.
DU - Indicates clear wood, in palms the distance from the soil line to the lowest living frond leafbase.
DBH - Indicates the caliper or diameter measured 4 feet (122 meters) above the soil line.
Gul - Grey wood, in palms, mature trunk from the base of the crown shaft.
OA - Indicates overall height from top of ball to top of current season's growth or the last open frond in normal position in palms.
Spr - Indicates spread or the average distance across the average diameter of the plant branching.

- G. Excavation, filling and grading required to establish elevations shown on the Drawings are not specified in this section. Refer to earthwork section.
- 12 REFERENCE PUBLICATIONS: The following standards form a part of the Specifications:
A. Florida Department of Agriculture "Grades and Standards for Nursery Plants", most recent edition.
B. American Joint Committee on Horticultural Nomenclature "Standardized Plant Names Dictionary".
C. "The Manual of Cultivated Plants" (L.H. Bailey 1949 edition).
D. The American Standard for Nursery Stock" (1913 edition).
- 13 INSTALLER QUALIFICATIONS:
A. The Contractor shall be regularly engaged in the installation of living plant material. Labor crews will be controlled and directed by a landscape foreman well versed in landscape installation plant materials, reading blueprints and coordination between the job and nursery and shall be able to communicate with the Owner and the Landscape Architect.
B. The Contractor shall be licensed and shall carry any necessary insurance and shall protect the Landscape Architect and Owner against all liabilities, claims or demands for injuries or damage to any property growing out of the performance of the work under this contract. All workers shall be covered by Workmen's Compensation Insurance.

- 14 SUBMITTALS:
A. Provide Certificate of Inspection of plant material as required by governing authorities. Comply with regulations applicable to landscape materials.
B. Before starting work, provide itemized price schedule of the work to be performed, availability issues and certificates of insurance to the Landscape Architect for transmittal to the Owner.
C. Label at least one tree and one shrub of each variety with a securely attached waterproof tag bearing legible identification of the botanical and common name.
D. Maintenance Instructions: Prior to end of the maintenance period, furnish three copies of written maintenance instructions to the Landscape Architect for transmittal to the Owner for maintenance and care of installed plants through their full growing season.
- 15 COORDINATION:
A. Coordinate and cooperate with other trades and contractors to enable the work to proceed as rapidly and efficiently as possible.
B. Irrigation work shall normally precede plant installation. Install trees, large B&B material, shrubs and ground cover plants before lawn is installed.
C. Commencement of Work: Landscape Contractor shall notify Landscape Architect at least 1 day in advance of scheduled commencement of work. Landscape Contractor shall review plans and/or field layouts with Landscape Architect at least 2 days prior to installation or on the site as needed.
- 16 INSPECTION OF SITE:
A. Prior to the award of the contract, the Contractor shall acquaint himself with all site conditions. Should utilities or other improvements not shown on the Drawings be found during excavations, Contractor shall promptly notify the Landscape Architect, or Owner for instructions as to further action. Failure to do so will make Contractor liable for any and all damage arising from his operations subsequent to discovery of such utilities not shown on Drawings.

- 17 PROTECTION OF EXISTING PLANTS AND SITE CONDITIONS:
A. The Contractor shall provide, install and maintain the use of necessary precautions to protect all persons and property, including the general public from harm or injury due to the work.
B. The Contractor shall take precautions to protect existing site conditions. Should damage be incurred, the Contractor shall repair the damage to its original condition at no additional charge.
- 18 CHANGES IN THE WORK:
A. The Owner reserves the right to substitute, add or delete any material or work as the work progresses. Adjustment to the Contract Sum shall be negotiated prior to execution when unit prices have been established. They shall prevail.
- 19 OWNERS OBSERVATION:
A. The Landscape Architect or Owner assumes no responsibility in the supervision or inspection of the work involved in the execution of this contract beyond observation to insure, to the Owner's satisfaction, that the Drawings and Specifications are being properly interpreted. This observation and checking will not relieve the Contractor of any responsibility for the performance of his work in accordance with the Drawings and the Specifications (including planting depth or other deficiencies).
- 20 JOB CONDITIONS:
A. Obstructions: The Contractor shall exercise care in digging and other work so as not to damage existing work, including underground pipes, sprinklers, control cables and hydrants of water systems. Should work over or under ground obstruction be encountered which interferes with planting, the Landscape Architect shall be consulted and will adjust the location of plants to clear such obstructions. The Contractor shall be responsible for the immediate repair of any damage caused by his work.
B. After notice to proceed the contractor shall complete landscape work as rapidly as portions of the site become available. Therefore actual planting only under weather and soil conditions are suitable in accordance with locally accepted practice.

- C. Coordinate landscape and planting work with the irrigation (sprinkler) system and sod installer. Landscape installer shall insure that no plantings will interfere with the proper functioning of the sprinkler system. Where circumstances seem to justify his doing so, the landscape installer shall point out to the irrigation installer situations where minor adjustment or relocation or addition of sprinkler heads may be most beneficial for the planting as a whole.
- D. Irrigation: The landscape contractor shall verify the installation of an automatic sprinkler system to cover 100% of the specified landscape areas including all planting islands, isolated beds and sodded areas.
- E. Sight triangles: Check an adhere to local codes as a minimum all plant material located within a triangle (B)(4375) marks on 2 sides) formed by traffic intersection points shall be trimmed and maintained to provide a visual opening between 3' (344mm) and 6' (1828mm).
- 21 ACCEPTANCE:
A. Early acceptance of the work may be obtained for approved phases or when the time between commencement of the work and substantial completion exceeds 90 days (at no fault of the contractor). Early acceptance of work requiring an inspection of the completed landscape work by the Landscape Architect and/or the Owner. Maintenance and guarantee periods for the phase or area shall commence with such early acceptance.
B. Substantial Completion of the work is the point in construction is sufficiently complete, in accordance with the Contract Documents and the Landscape Architects certification that the Owner can utilize the work as intended.
D. Final Completion is the completion of all work included in the Contract Documents except the Contractor's responsibility to correct the work to the satisfaction of the Owner and the Landscape Architect.

- 22 CORRECTION OF THE WORK:
A. For a period of twelve months from the date of acceptance, all new plant materials except grass shall be alive and healthy, upright and in satisfactory growth for each specific kind of plant. There shall be no signs of nutrient deficiency, disease or insect infestation.
B. Plants which are rejected shall be replaced or corrected within two weeks of rejection. Replacement material shall be the same species, size and quality as called for in the Contract. A new correction of the work period of twelve months shall begin upon replacement and acceptance by the Landscape Architect and after the minimum of fronds have been removed. Cabbage Palms shall be taken from noise, "black" growing areas. All burn marks on Cabbage Palm trunks shall be removed, however excessive grinding will not be accepted.
C. The installer shall repair damage to other plants or lawn during plant replacement at no cost to the Owner.
D. Plants which have been approved and subsequently die or are damaged by substantial, wind storm, traffic, vandalism, or demonstrable failure of the Owner to maintain after Substantial Completion of the work is not considered in this correction of the work provision.

- 23 PRODUCTS:
24 MATERIALS LIST:
A. Plant species and size shall conform with the Plant List and information noted on the Drawings.
B. The quantities given in the Plant List are intended for the convenience and as a guide for the bidder and does not relieve the bidder of his responsibility to do a comprehensive plant take off from the Drawings. Information on the drawings control.

- 25 PLANTING OPERATIONS:
A. Layout: Location for plants and outlines of areas to be planted are indicated on the Drawings. All plant locations shall be staked in the field by the Contractor, to the satisfaction of the Landscape Architect. Notify Landscape Architect and Owner for directions if installation requires the addition of soil over root balls or leveling roots or other construction or utilities below grade or overhead are encountered, or where changes have been made in the construction - DO NOT PROCEED - Necessary adjustments will be directed by the Landscape Architect.
B. All planting holes shall have straight, vertical sides and flat horizontal bottoms. The diameter of a hole shall be at least ten times the diameter of the root ball plus 24 inches (610mm) greater than the root ball whichever is smaller. The depth of a hole shall not be deeper than the root ball. The space around the root ball, within the hole, shall be filled with the specified planting soil. Air pockets shall be eliminated and the soil compacted by watering. Insure that planting soil is thoroughly mixed with native soil.
C. All plants shall be installed in accordance with the best horticultural practice. Trees and shrubs, except as otherwise specified shall be set in the proper amount of planting soil in the proper size of planting pit as specified above so that the top surface of the root ball will be flush with the specified grade grade grade allowing for 2" (44.1 mm) of mulch. Insure adequate percolation. Set plants straight and 1/4 faced, in locations shown on the Drawings. Do not distribute excess soil in the planting beds after plant materials have been installed.
D. Balled and burlapped plants are set with the bottom 1/3 of the planting pit backfilled with existing soil. Remove burlap, depression left at the soil line for future watering. Sawcer shall be top dressed 2" (44.1 mm) deep with topsoil raked and left in a neat clean manner.
E. Container Grown Plants: Container grown plants shall, when delivered, have sufficient growth to hold earth intact when removed from container and shall not be root bound. Plant pits for container materials shall be formed flat on the bottom to avoid air pockets at the bottom of root balls and containers shall be removed carefully to prevent damage to plants or root system.
F. Backfilling: When the plant pit has been excavated as specified above and the plant has been set, watering (if filling around trunk) and top of root balls will be permitted. After the ground settles, additional soil shall be filled in to the level of the finished grade allowing for 2" (44.1 mm) of mulch. This ridge shall be 1" (25.4 mm) high for each 1/2 (127 mm) caliper of trunk to a maximum of 4" (88.2 mm). Specimen trees and Palms shall be equipped with temporary (supplemental) irrigation (soakpans) as required.
H. Setting Palms: All palms shall be planted in sand thoroughly washed in during planting operations and the soil shall be well mixed with the soil line for future watering. Sawcer shall be top dressed 2" (44.1 mm) deep with topsoil raked and left in a neat clean manner.
I. Pruning: Remove dead and broken branches from all plant material. Prune to retain typical growth habit of individual species with as much height and spread as is practicable. Make all pruning cuts with the wooden batten. Alternate methods of guying or staking may be employed with the prior approval of the Landscape Architect.
J. Guying and Staking: Guy and stake all trees, including palms, immediately after planting. Trees less than 1/2" (38.1 mm) in caliper shall be staked. Stakes shall be clearly marked. Guy all trees 1/2" (38.1 mm) in caliper and greater but less than 1/2" OA in 4 directions with double strands of 3/8" galvanized wire attached to approved anchors driven below grade. Trees over 1/2" OA shall be braced with new lumber staked within brown lines securing wires to trees, covers all wires which may come in contact with any part of tree with new rubber hose. Place guys and braces not less than 1/2 of the height of tree above finished grade and above substantial limbs 1 inch (25.4 mm) in diameter or more, if possible. All wires shall be interlocked around tree trunk. Guy wires shall be placed in wide "V" shape. Spacing 2/3 of their length. Place anchors so that guys are equally spaced and at 45 degree angles to horizontal. Keep guys tight until Substantial Completion. Guying, bracing, staking shall not interfere with use of mulch.
K. In staking palms and broadleaf trees, no nails or other fasteners shall directly penetrate the trunk, stems and branches. Stakes and braces shall be long enough from trunk to the top of the tree with metal banding. Stakes and braces shall be clearly marked and can only be nailed to the manufacturer's alternate methods of guying or staking may be employed with the prior approval of the Landscape Architect.
L. Mulching: All trees and shrub beds shall be mulched immediately after planting, to a 3 inch (76.2 mm) depth with a mulch approved by the Landscape Architect. Prevent wind displacement of mulch by thoroughly setting down.
M. Planters: Place filtration/separation fabric over 4" drain gravel and fill with a minimum of 6" deep planting soil mixture consisting of 3 parts coarse sand, 2 parts peat moss, and 3 parts pine bark with 10% gravel. Alternate materials, see 7.0. Place soil in lightly compacted layers to an elevation 1/2 inches (38.1 mm) below top of planters allowing for natural settling.
N. Annual or seasonal color beds: Remove 8" to 10" (203 mm) of soil and replace with planting soil mixture consisting of 2 parts top soil, 1 part pine bark mulch (1/2" (12.7 mm) pieces), 1 part coarse sand and 5 pounds (2.268 kg) composted cow manure per cubic yard (7.655 cubic meters).

- O. Excavated Excavated Bolls: Excess excavated soil generated by planting operations shall be removed from the site by the Contractor. Excess excavated soil shall include the area beyond the property line to the edge of pavement and/or the edge of water.
P. Relocation of Existing Material: Landscape contractor shall root prune trees which are to be relocated in accordance with approved horticultural practices. The relocated plant shall have foliage reduced and be provided with supplemental irrigation to the remaining leaf surface. Coordinate and get Project Architects approval of exact new location.
3. 800 (When Applicable)
A. Unless otherwise specified on the Drawings, sod shall be St. Augustine grass - Floritan. The sod area shall be all areas not otherwise identified and shall include the area beyond the property line to the edge of pavement and/or the edge of water.
C. Fine Grading & Drainage: It shall be the responsibility of the Contractor to finish (fine) grade all landscape areas, eliminating all bumps, depressions, sticks, stones and other debris to the satisfaction of the Landscape Architect, prior to the application of sod.
D. Contractor shall be responsible for providing and maintaining positive drainage flows away from all building and pavements to the appropriate discharge or collection points. If supplemental topsoil is to be spread, no sod shall be laid until the depth of this soil has been approved. Grass shall be adjusted to create a smooth transition between new and existing sod areas.
E. Quantities: Any quantities shown on the Drawings or given in the Plant List are intended for the convenience and as a guide for the bidder and does not relieve the bidder of his responsibility to do a comprehensive plant take off (measurement) on the Drawings or in the field. Contractor shall be responsible for sodding all areas as noted on drawings. Contractor shall verify all final sod quantities and quantities of topsoil, mulch, bedding or any other materials to be utilized for any specific area variations.
F. Quantity: Sod shall be graded 1/8" or better. Sod shall be lean or muck grown with a firm, full texture and good root development. Sod shall be thick, healthy and free from defects and debris including, but not limited to dead thorn, insects, fungus, diseases and contamination by weeds, other grass varieties or objectionable plant material.
G. Sod pieces shall be 16" x 24" minimum size in unbroken, cohesive sections.
H. Before being cut and lifted, the sod shall have been mowed at least three times with a lawn mower, with the final mowing not more than 7 days before the sod is cut.
I. Solid sod shall be laid with closely abutting joints with a tamped or rolled, even surface. It shall be the responsibility of the Contractor to bring the sod edge in a neat, clean manner to the edge of all paved areas and other structures. Being in the opinion of the Landscape Architect, top-cressing is necessary after rolling, clean sand will be evenly applied over the entire surface and thoroughly washed in without additional charge.
J. Sod along slopes shall be pegged to hold sod in place along slopes or banks a wood peg acceptable to the Landscape Architect shall be used at no additional cost to the Owner.

- 35 CLEAN UP:
A. Sweep and wash paved surfaces.
B. Remove planting debris from project site. Insure all plant material is free of damaged branches, flagging tape and other temporary materials.
C. Lawn areas damaged by planting operations shall be repaired at once by proper seed bed preparation, fertilizing and seeding or sodding in accordance with these specifications.
D. Walk, drainage pipes or other structures damaged by this Contractor shall be repaired with comparable materials and workmanship as the original.
3.6 MAINTENANCE:
A. Begin maintenance immediately after each item is planted and continue until final inspection and acceptance. Areas completed under "Early Acceptance" of the work or approved phases of the work shall be maintained for an additional 90 days or until final acceptance of the work which ever occurs first.
B. Maintain a healthy growing condition by watering, pruning, spraying, weeding, mowing, insect treatment, disease treatment, micro organisms applications and other necessary maintenance operations.
C. All trees shall be deep-watered for a period of ninety days after installation.
D. Replace impaired or dead plants promptly. Do not wait until near the end of the correction of the work to replace to make replacements of plants which have become unacceptable.
E. Inspect plants at least once a week and perform maintenance promptly with no additional cost to the Owner.
F. Keep planting sawcers and beds free of weeds, grass, and other undesirable vegetation growth.
G. Remove soil ridges from around watering basins prior to end of maintenance period, as directed by Lands.

- 36 PROTECTION OF PLANTS:
A. Root Protection: Balled and burlapped plants; plants designated "B&B" (balled and burlapped) shall be dug with firm natural balls of earth of sufficient diameter and depth to encompass the fibrous and feeding root system necessary for full recovery of plants. Balls shall be firmly wrapped with burlap or similar material and bound with twine, cord, or wire mesh. All collected plants other than Cabbage Palms (Sabal palmetto) shall be balled and burlapped.
B. Container Grown Plants: Plants grown