

GENERAL LANDSCAPE NOTES:

- SUMMARY
 - The scope of work includes all labor, materials, appliances, tools, equipment, facilities, transportation and services necessary for, and incidental to performing all operations in connection with furnishing, delivery, and installation of plant (also known as "landscaping") complete as shown on the drawings and as specified herein.
- VERIFICATION
 - All scaled dimensions on the drawings are approximate. Before proceeding with any work, the Contractor shall carefully check and verify all dimensions and quantities, and shall immediately inform the Owner's Representative of any discrepancies between the information on the drawings and the actual conditions, refraining from doing any work in said areas until given approval to do so by the Owner's Representative.
 - In the case of a discrepancy in the plant quantities between the plan drawings and the plant call outs, list or plant schedule, the number of plants or square footage of the planting bed actually drawn on the plan drawings shall be deemed correct and prevail.
- PERMITS AND REGULATIONS
 - The Contractor shall obtain and pay for all permits related to this section of the work unless previously excluded under provision of the contract or general conditions.
 - The contractor shall perform all work in accordance with all local, state and federal regulations. If the Contractor observes that a conflict exists between permit requirements and the work outlined in the contract documents, the Contractor shall promptly notify the Owner's Representative in writing including a description of any necessary changes and changes to the contract price resulting from changes in the work.
- PROTECTION OF WORK, PROPERTY AND PERSON
 - The Contractor shall adequately protect the work, adjacent property, and the public, and shall be responsible for any damages or injury due to his/her actions.
- CHANGES IN THE WORK
 - The Owner's Representative may order changes in the work, and the contract sum should be adjusted accordingly. All such orders and adjustments plus claims by the Contractor for extra compensation must be made and approved in writing before executing the work involved.
- CORRECTION OF WORK
 - The Contractor, at their own cost, shall re-execute any work that fails to conform to the requirements of the contract and shall remedy defects due to faulty materials or workmanship upon written notice from the Owner's Representative, at the soonest as possible time that can be coordinated with other work and seasonal weather demands.
- OBSERVATION OF WORK
 - Contractor shall provide digital photographic documentation during installation for Owner's Representative review, daily.
 - The Owner's Representative may observe the work at any time. They may remove samples of materials for conformity to specifications. Rejected materials shall be immediately removed from the site and replaced at the Contractor's expense. The cost of testing materials not meeting specifications shall be paid by the Contractor.
 - Contractor shall field stake the location of all plant material prior to initiating installation for the review and approval of the Owner and/or Landscape Architect.
 - The Owner's Representative shall be informed of the progress of the work so the work may be observed at the following key times in the construction process. The Owner's Representative shall be afforded sufficient time to schedule visit to the site. Failure of the Owner's Representative to make field observations shall not relieve the Contractor from meeting all the requirements of this specification.
 - SITE CONDITIONS PRIOR TO THE START OF PLANTING: review the soil and drainage conditions.
 - COMPLETION OF THE PLANT LAYOUT STAKING: Review of the plant layout.
 - PLANT QUALITY: Review of plant quality at the time of delivery and prior to installation. Review tree quality prior to unloading where possible, but in all cases prior to planting.
 - INSTALLATION OF TREES: Oversee tree installation to specify desired rotation and tilt of each tree.
 - COMPLETION OF THE PLANTING: Review the completed planting.
- PRE-CONSTRUCTION CONFERENCE
 - Schedule a pre-construction meeting with the Owner's Representative at least seven (7) days before beginning work to review any questions the Contractor may have regarding the work, administrative procedures during construction and project work schedule.
- QUALITY ASSURANCE
 - Substantial Completion Acceptance - Acceptance of the work prior to the start of the warranty period:
 - Once the Contractor completes the installation of all items in this section, the Owner's Representative will observe all work for Substantial Completion Acceptance upon written request of the Contractor. The request shall be received at least ten calendar days before the anticipated date of the observation.
 - Substantial Completion Acceptance by the Owner's Representative shall be for general conformance to specified size, character and quality and not relieve the Contractor of responsibility for full conformance to the contract documents, including correct species.
 - Any plants that are deemed defective as defined under the provisions below shall not be accepted.
 - The Owner's Representative will provide the contractor with written acknowledgment of the date of Substantial Completion Acceptance and the beginning of the warranty period.
 - Installer Qualifications: The installer shall be a firm having at least 5 years of successful experience of a scope similar to that required for the work, including the handling and planting of large specimen trees in urban areas. The same firm shall install planting soil (where applicable) and plant material.
 - The bidders list for work under this section shall be approved by the Owner's Representative.
 - Installer Field Supervision: When any planting work is in progress, installer shall maintain, on site, a full-time supervisor who can communicate in English with the Owner's Representative.
 - Installer's field supervisor shall have a minimum of five years experience as a field supervisor installing plants and trees of the quality and scale of the proposed project, and can communicate in English with the Owner's Representative.
 - The installer's crew shall have a minimum of 3 years experienced in the installation of Planting Soil, Plantings, and Irrigation (where applicable) and interpretation of soil plans, planting plans and irrigation plans.
 - Submit references of past projects, employee training certifications that support that the Contractors meets all of the above installer qualifications and applicable licensures.
- PLANT WARRANTY
 - Plant Warranty:
 - The Contractor is responsible to ensure proper watering and maintenance of new and relocated materials during the warranty period.
 - The Contractor agrees to replace defective work and defective plants. The Owner's Representative shall make the final determination if plants meet these specifications or that plants are defective.
 - The Contractor shall be responsible for the guarantee of all plant material for a period of twelve (12) months from the date of substantial completion. Substantial completion constitutes the beginning of guarantee period.
- SELECTION AND OBSERVATION OF PLANTS
 - All planting materials shall meet or exceed Florida Grade # 1 as specified in Grades and Standards for Nursery Plants and Part II, Palms and Trees, current edition.
 - The Owner's Representative may review all plants subject to approval of size, health, quality, character, etc. Review or approval of any plant during the process of selection, delivery, installation and establishment period shall not prevent that plant from later rejection in the event that the plant quality changes or previously existing defects become apparent that were not observed.
 - Plant Selection: The Owner's Representative reserves the right to select and observe all plants at the nursery prior to delivery and to reject plants that do not meet specifications as set forth in this specification. If a particular defect or substandard element can be corrected at the nursery, as determined by the Owner's Representative, the agreed upon remedy may be applied by the nursery or the Contractor provided that the correction allows the plant to meet the requirements set forth in this specification. Any work to correct plant defects shall be at the contractor's expense.
 - The Owner's Representative may make invasive observation of the plant's root system in the area of the root collar and the top of the root ball in general in order to determine that the plant meets the quality requirements for depth of the root collar and presence of roots above the root collar. Such observations will not harm the plant.
 - Corrections are to be undertaken at the nursery prior to shipping.
 - The Contractor shall bear all cost related to plant corrections.
 - All plants that are rejected shall be immediately removed from the site and acceptable replacement plants provided at no cost to the Owner.
 - Where requested by the Owner's Representative, submit photographs of plants or representative samples of plants. Photographs shall be digital and clearly depict the plant specimen. Each submitted image shall contain a height reference, such as a measuring stick. The approval of plants by the Owner's Representative via photograph does not preclude the Owner's Representative's right to reject material while on site.
- PLANT SUBSTITUTIONS FOR PLANTS NOT AVAILABLE
 - Submit all requests for substitutions of plant species, or size to the Owner's Representative, for approval, prior to purchasing the proposed substitution. Request for substitution shall be accompanied with a list of nurseries contacted in the search for the required plant and a record of other attempts to locate the required material. Requests shall also include sources of plants found that may be of a smaller or larger size, or a different shape or habit than specified, or plants of the same genus and species but different cultivar origin, or which may otherwise not meet the requirements of the specifications, but which may be available for substitution.
- SITE CONDITIONS
 - It is the responsibility of the Contractor to be aware of all surface and sub-surface conditions, and to notify the Owner's Representative, in writing, of any circumstances that would negatively impact the health of plantings i.e., compacted soil / subgrade, poor drainage, unconsolidated soil, erosion, insufficient rooting space. Do not proceed with work until unsatisfactory conditions have been corrected.
 - Should subsurface drainage or soil conditions be encountered which would be detrimental to growth or survival of plant material, the Contractor shall notify the Owner's Representative in writing, stating the conditions and submit a proposal covering cost of corrections. If the Contractor fails to notify the Owner's Representative of such conditions, he/she shall remain responsible for plant material under the warranty clause of the specifications.
 - It is the responsibility of the Contractor to be familiar with the local growing conditions, and if any specified plants will be in conflict with these conditions. Report any potential conflicts, in writing, to the Owner's Representative.
- PLANTING AROUND UTILITIES
 - Contractor shall carefully examine the civil, record, and survey drawings to become familiar with the existing underground conditions before digging.
 - Determine location of underground utilities and perform work in a manner that will avoid possible damage. Hand excavate, as required. Maintain grade stakes set by others until parties concerned mutually agree upon removal.

ABBREVIATIONS LIST

APPROX	APPROXIMATE
ARCH	ARCHITECT
AVG	AVERAGE
B&B	BALLED AND BURLAPPED
BC	BOTTOM OF CURB
BLDG	BUILDING
BM	BENCHMARK
BOC	BACK OF CURB
BR	BOTTOM OF RAMP
BS	BOTTOM OF STEP
BW	BOTTOM OF WALL
CAL	CALIPER
CB	CATCH BASIN
CF	CUBIC FEET
CIP	CAST IN PLACE
CL	CENTER LINE
CLR	CLEARANCE
CM	CENTIMETER
CO	CLEAN OUT
CONT	CONTINUOUS
CY	CUBIC YARD
DEG	DEGREE
DEMO	DEMOLISH, DEMOLITION
DIA	DIAMETER
DIM	DIMENSION
DET	DETAIL
DWG	DRAWING
E	EAST
EA	EACH
EI	ELEVATION
ENG	ENGINEER
EQ	EQUAL
EST	ESTIMATE
E.W.	EACH WAY
EXIST	EXISTING
EXP	EXPANSION, EXPOSED
FFE	FINISHED FLOOR ELEVATION
FG	FINISHED GRADE
FI	FLOW LINE
FOC	FACE OF CURB
FT	FOOT(FEET)
FTG	FOOTING
G	GALLON
GA	GAUGE
GEN	GENERAL
GR	GRADE ELEVATION
HORIZ	HORIZONTAL
HP	HIGH POINT
HT	HEIGHT
ID	INSIDE DIAMETER
INV	INVERT ELEVATION
IN	INCH(ES)
INCL	INCLUDE(D)
JT	JOINT
LF	LINEAR FEET
LP	LOW POINT
MAX	MAXIMUM
MIN	MINIMUM
MISC	MISCELLANEOUS
N	NORTH
NIC	NOT IN CONTRACT
NO	NUMBER
NOM	NOMINAL
NTS	NOT TO SCALE
OC	ON CENTER
OD	OUTSIDE DIAMETER
PC	POINT OF CURVATURE
PE	POLYURETHANE
PI	POINT OF INTERSECTION
PL	PROPERTY LINE
PT	POINT, POINT OF TANGENCY
PVC	POLY VINYL CHLORIDE
QTY	QUANTITY
R	RADIUS
REF	REFERENCE
REINF	REINFORCED
REQ'D	REQUIRED
REV	REVISION, REVISED
ROW	RIGHT OF WAY
S	SOUTH
SAN	SANITARY
SD	STORM DRAIN
SF	SQUARE FOOT (FEET
SHT	SHEET
SIM	SIMILAR
SPECS	SPECIFICATIONS
ST	STORM SEWER
SY	SQUARE YARD
STA	STATION
STD	STANDARD
SYM	SYMMETRICAL
T&B	TOP AND BOTTOM
TBC	TOP OF BACK OF CURB
TC	TOP OF CURB
TF	TOP OF FOOTING
TH	THICK
TOPO	TOPOGRAPHY
TR	TOP OF RAMP
TS	TOP OF STEP
TW	TOP OF WALL
TYP	TYPICAL
VAR	VARIABLES
VOL	VOLUME
W/	WITH
W/O	WITHOUT
WT	WEIGHT
WL	WATER LEVEL
WWF	WELDED WIRE FABRIC
YD	YARD
@	AT

Assaad Residence

7801 Atlantic way
Miami Beach, FL

SUBMITTAL TYPE:

CONSTRUCTION DOCUMENTS

PREPARED BY:



1621 Bay RD
Miami Beach FL, 33139
(786) 564 - 5337

ULU STUDIO LLC

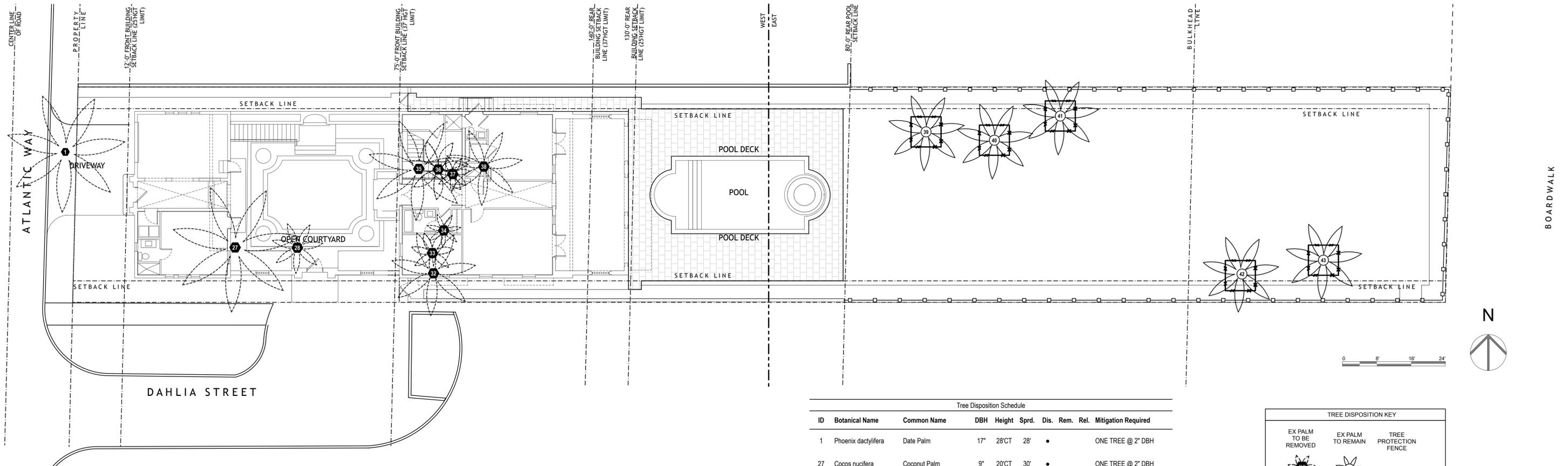
PREPARED FOR:

SUSAN ASSAAD

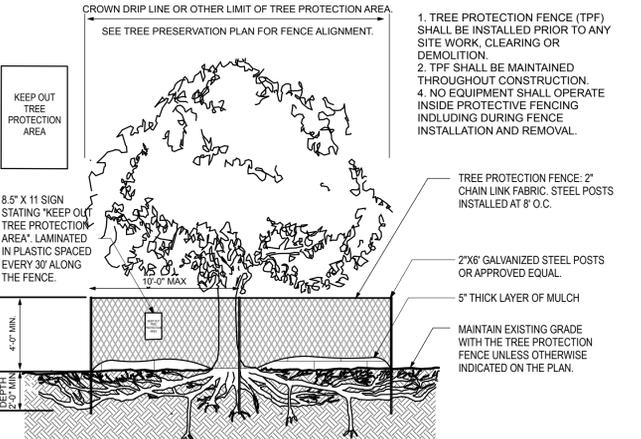
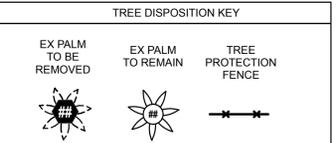


SHEET INDEX

L-0	Cover Sheet
L-1	Disposition Plan
L-2	Planting Plan
L-3	Plant Palette: Trees
L-4	Plant Palette: Shrubs
L-5	Planting Details
L-6	Landscape Lighting
L-7	Site Materials Plan
L-8	Preliminary Grading Plan
L-9	South Wall Elevation



Tree Disposition Schedule									
ID	Botanical Name	Common Name	DBH	Height	Sprd.	Dis.	Rem.	Rel.	Mitigation Required
1	Phoenix dactylifera	Date Palm	17"	28'CT	28'	•			ONE TREE @ 2" DBH
27	Cocos nucifera	Coconut Palm	9"	20'CT	30'	•			ONE TREE @ 2" DBH
28	Ptychosperma elegans	Solitare Palm	4"	20'CT	12'	•			ONE TREE @ 2" DBH
32	Thrinax radiata	Florida thatch	14"	30'CT	20'	•			ONE TREE @ 2" DBH
33	Thrinax radiata	Florida thatch	7"	30'CT	10'	•			ONE TREE @ 2" DBH
34	Adonidia merrillii	Christmas Palm	6"	24'CT	8'	•			ONE TREE @ 2" DBH
35	Dypsis lutescens	Areca Palm	44"	22'CT	24'	•			ONE TREE @ 2" DBH
36	Thrinax radiata	Florida thatch	7"	30'CT	14'	•			ONE TREE @ 2" DBH
37	Strelitzia nicolai	White Bird of Paradise	5"	20'CT	8'	•			ONE TREE @ 2" DBH
38	Thrinax radiata	Florida thatch	12"	30'CT	18'	•			ONE TREE @ 2" DBH
39	Cocos nucifera	Coconut Palm	10"	22'CT	18'	•			
40	Cocos nucifera	Coconut Palm	7"	13'CT	18'	•			
41	Cocos nucifera	Coconut Palm	9"	22'CT	18'	•			
42	Cocos nucifera	Coconut Palm	8"	20'CT	18'	•			
43	Cocos nucifera	Coconut Palm	8"	13'CT	18'	•			

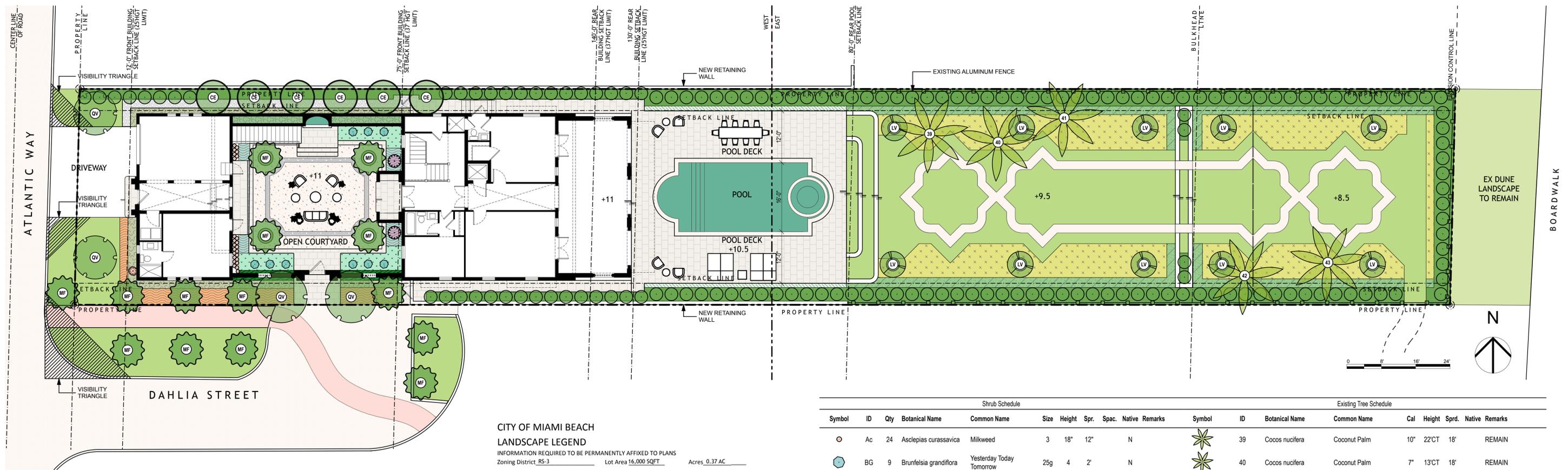


TOTAL MITIGATION REQUIREMENTS

MITIGATION REQUIRED TO REMOVE PALMS: 10 Trees @ 12' Overall Ht / 2" DBH

Provided 9 Simpson's stopper & 1 Green Buttonwood to meet requirements

1 Planting Details
NOT TO SCALE



STREET TREES:
7 Simpson Stoppers

LOT TREES:
4 Live Oaks, 6 Green Buttonwoods, 7 Simpson's Stopper

NOTE: LANDSCAPING AND IRRIGATION IN RIGHT OF WAY WILL BE PERMITTED UNDER A PUBLIC WORKS DEPT. RIGHT OF WAY PERMIT PRIOR TO START OF CONSTRUCTION.

CITY OF MIAMI BEACH
LANDSCAPE LEGEND
INFORMATION REQUIRED TO BE PERMANENTLY AFFIXED TO PLANS
Zoning District RS-3 Lot Area 16,000 SQFT Acres 0.37 AC

	REQUIRED/ALLOWED	PROVIDED
A. Square feet of required Open Space as indicated on site plan: Lot Area = 16,000 s.f. x 50% = 8,000 s.f.	8,000	9,500
B. Square feet of parking lot open space required as indicated on site plan: Number of parking spaces _____ x 10 s.f. parking space =	N/A	N/A
C. Total square feet of landscaped open space required: A+B=	8,000	9,500

	REQUIRED/ALLOWED	PROVIDED
A. Square feet of landscaped open space required	8,000	9,500
B. Maximum lawn area (sod) permitted= 16,000% x 50 s.f.	8,000	6,280

	REQUIRED/ALLOWED	PROVIDED
A. Number of trees required per lot or net lot acre, less existing number of trees meeting minimum requirements= N/A trees x N/A net lot acres - number of existing trees=	15	16
B. % Natives required: Number of trees provided x 30% =	5	16
C. % Low maintenance / drought and salt tolerant required: Number of trees provided x 50% =	8	16
D. Street Trees (maximum average spacing of 20' o.c.) 140 linear feet along street divided by 20' =	7	7
E. Street tree species allowed directly beneath power lines: (maximum average spacing of 20' o.c.): N/A linear feet along street divided by 20' =	N/A	N/A

	REQUIRED/ALLOWED	PROVIDED
A. Number of shrubs required: Sum of lot and street trees required x 12=	264	781
B. % Native shrubs required: Number of shrubs provided x 50%=	132	546

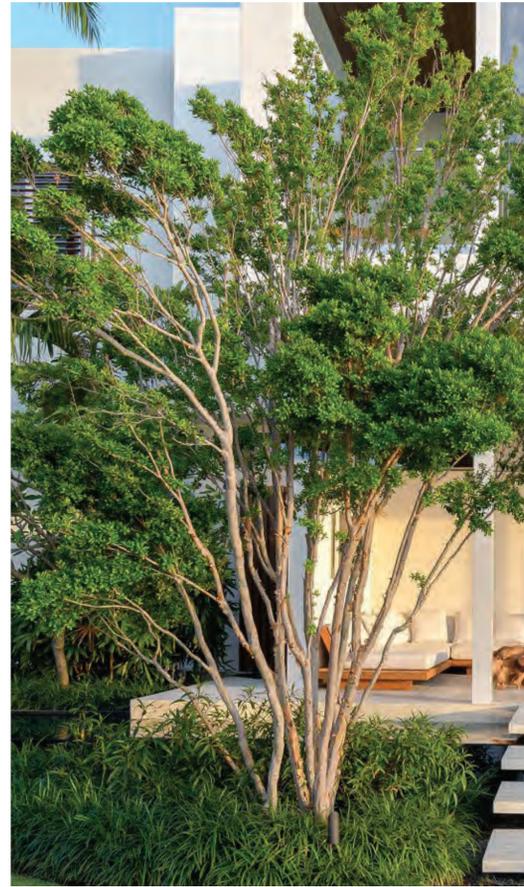
	REQUIRED/ALLOWED	PROVIDED
A. Number of large shrubs or small trees required: Number of required shrubs x 10%=	27	159
B. % Native large shrubs or small trees required: Number of large shrubs or small trees provided x 50%=	14	159

Shrub Schedule										Existing Tree Schedule									
Symbol	ID	Qty	Botanical Name	Common Name	Size	Height	Spr.	Spac.	Native	Remarks	Symbol	ID	Botanical Name	Common Name	Cal	Height	Spred.	Native	Remarks
○	Ac	24	Asclepias curassavica	Milkweed	3	18"	12"		N		✿	39	Cocos nucifera	Coconut Palm	10"	22'CT	18'		REMAIN
●	BG	9	Brunfelsia grandiflora	Yesterday Today Tomorrow	25g	4	2'		N		✿	40	Cocos nucifera	Coconut Palm	7"	13'CT	18'		REMAIN
●	Bg	2	Bougainvillea	Purple	3g	18"	-	18"	N	Bush	✿	41	Cocos nucifera	Coconut Palm	9"	22'CT	18'		REMAIN
●	CE	157	Conocarpus erectus	Green Buttonwood	25g	8'	3'		Y		✿	42	Cocos nucifera	Coconut Palm	8"	20'CT	18'		REMAIN
●	Hp	1	Hamelia Patens	Fire Bush	7g	3'	2'		Y		✿	43	Cocos nucifera	Coconut Palm	8"	13'CT	18'		REMAIN

Site Shrub & Groundcover Schedule										Tree Schedule										
Symbol	ID	Qty	Botanical Name	Common Name	Size	Height	Spr.	Spac. (in)	Native	Remarks	Symbol	ID	Qty	Botanical Name	Common Name	Cal	Height	Spred.	Native	Remarks
■	Bf	358	Bulbine frutescens	Yellow bulbine	1g	-	9"	12	N		●	CE	6	Conocarpus erectus	Green Buttonwood	4"	16"	8'	Y	
■	Ci	408	Chrysobalanus icaco 'Horizontalis'	Horizontal Cocoplum	3g	18"	18"	18	Y		●	LV	10	Guaiacum sanctum	Lignum Vitae	1.5"	8'	5'	Y	Specimen
■	F	68	Rosemary	Rosemary	3g	6"	12"	12	N		●	MF	14	Myrtilanthes fragrans	Simpson's Stopper	2"	12"	8'	Y	
■	Fp	21	Ficus pumila	Creeping Fig	1g	6"	12"	12	N		●	QV	4	Quercus virginiana	Live Oak	4"	16"	12'	Y	
■	Hd	3,459	Helianthus debilis	Dune sunflower	1g	6"	12"	9	N											
■	Iv	82	ilex vomitoria	Yaupon Holly	3g	18"	18"	18	Y											
■	Lf	163	Jasminum nitidum	Star Jasmine	3g	18"	18"	18	N											
■	LI	195	Lantana 'lavendar'	Lantana	1g	6"	12"	12	N											
■	Pi	61	Psychotria ligustrifolia	Bahama Coffee	7g	24"-36"	24"-36"	24	Y	Bush										
■	Sf	61	Stephanotis floribunda	Madagascar jasmine	1g	6"	12"	12	N											



LIVE OAK
(QUERCUS VIRGINIANA)



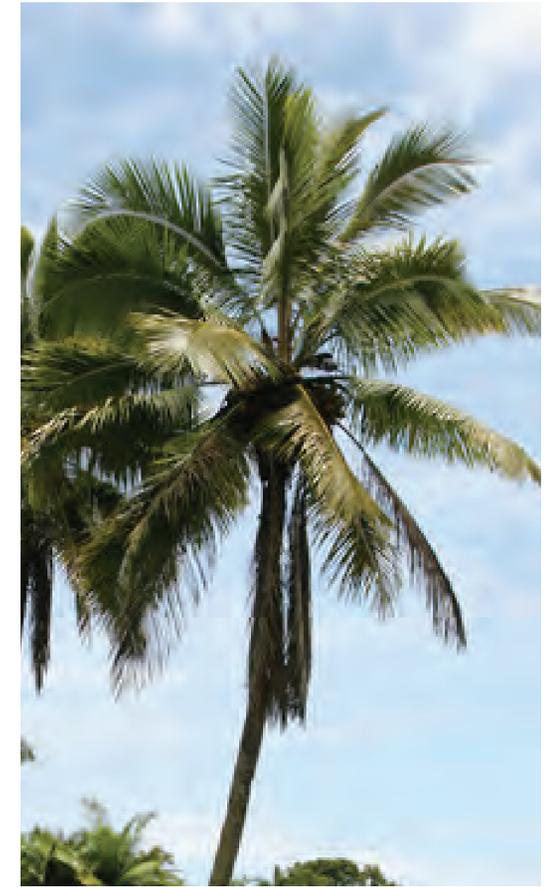
SIMPSON'S STOPPER
(MYRCIANTHES FRAGRANS)



GREEN BUTTONWOOD
(CONOCARPUS ERECTUS)



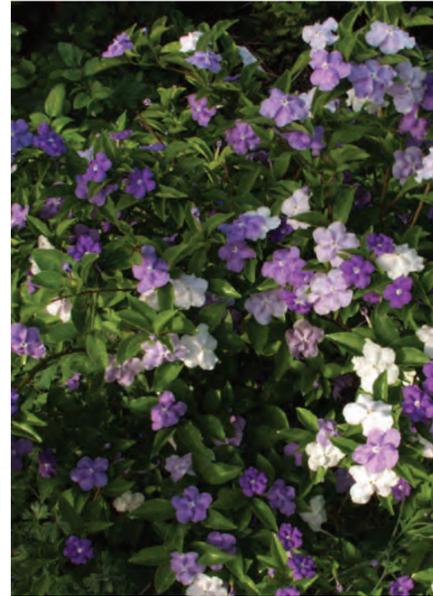
LIGNUM VITAE
(GUIACUM OFFICINALE)



COCONUT PALM
(COCOS NUCIFERA)



MILKWEED
(ASCLEPIAS CURASSAVICA)



YESTERDAY TODAY TOMORROW
(BRUNFELSIA GRANDIFLORA)



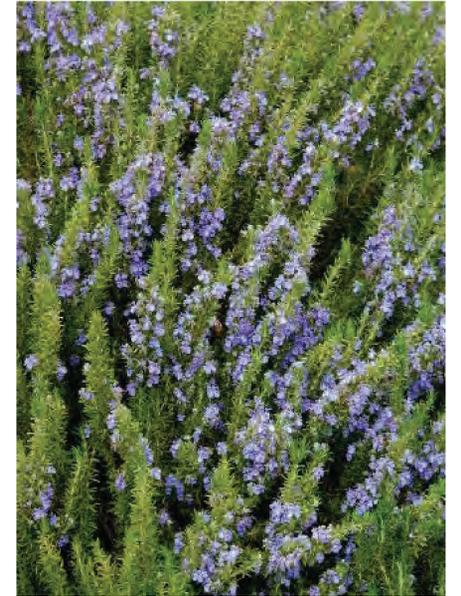
BOUGAINVILLEA
(BOUGAINVILLEA)



GREEN BUTTONWOOD
(CONOCARPUS ERECTUS)



YELLOW BULBINE
(BULBINE FRUTESCENS)



ROSEMARY
(ROSMARINUS OFFICINALIS)



CREeping FIG
(FICUS PUMILA)



SPIDER LILY
(HYMENOCALLIS LATIFOLIA)



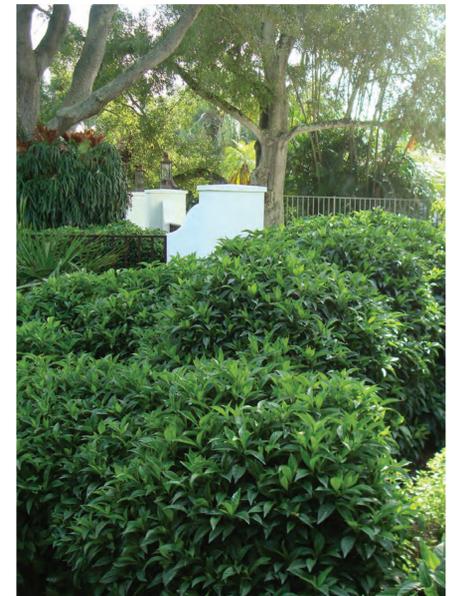
YAUAPON HOLLY
(ILEX VOMITORIA)



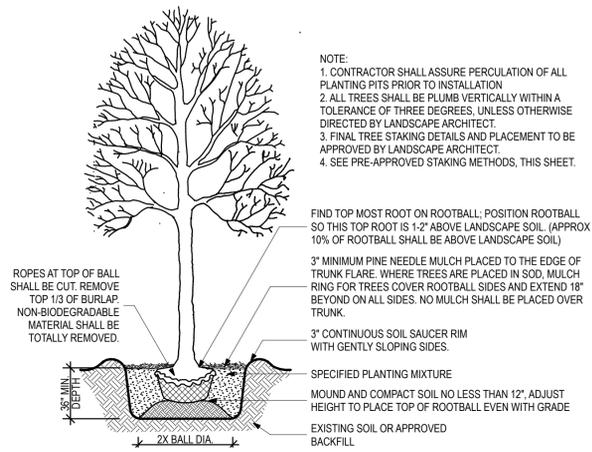
STAR JASMINE
(JASMINUM NITIDUM)



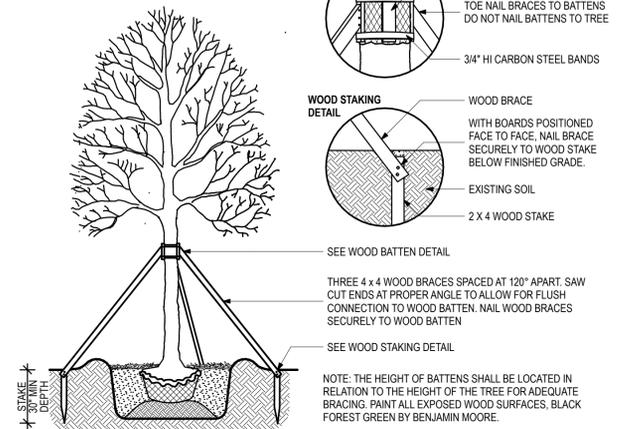
LANTANA 'LAVAENDAR'
(LANTANA)



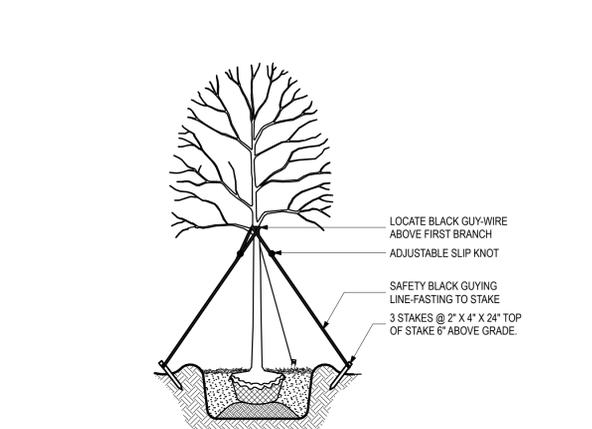
BAHAMA COFFEE
(PSYCHOTRIA LIGUSTRIFOLIA)



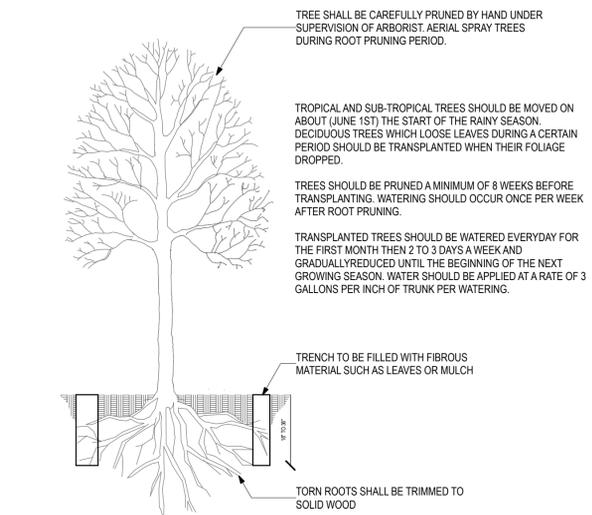
1 TREE PLANTING
NOT TO SCALE



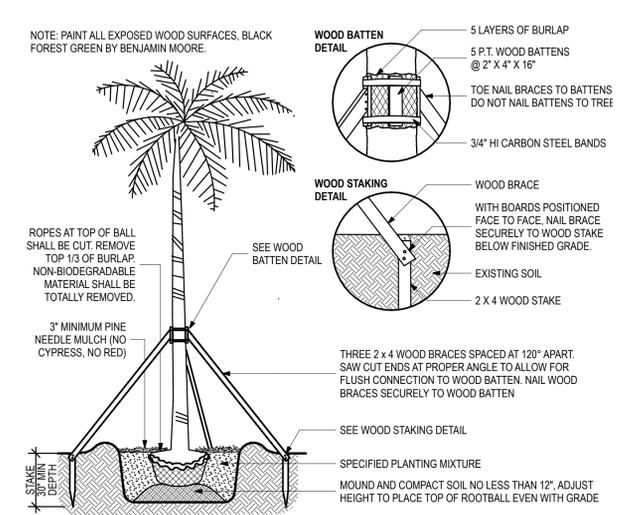
2 LARGE TREE STAKING
NOT TO SCALE



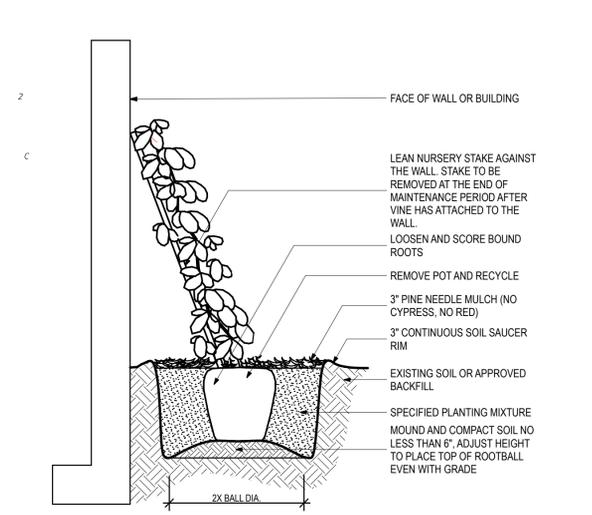
3 SMALL TREE STAKING
NOT TO SCALE



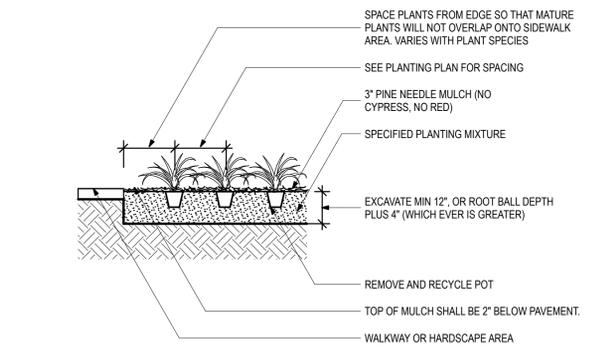
4 TREE ROOT PRUNING
NOT TO SCALE



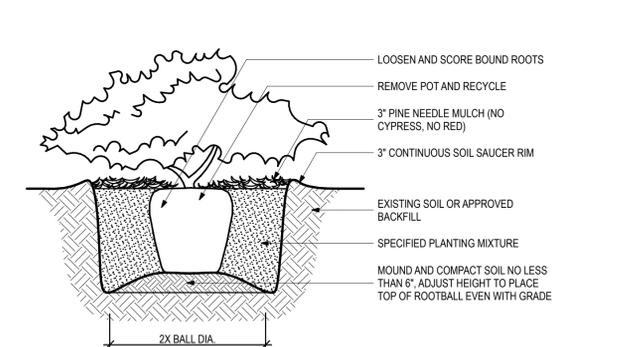
5 PALM PLANTING & STAKING
NOT TO SCALE



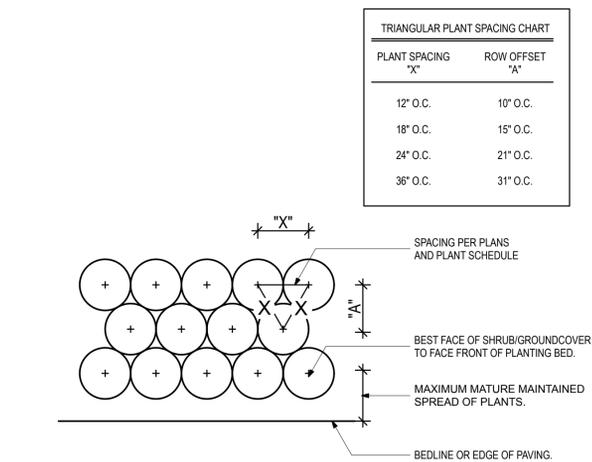
6 VINE PLANTING
NOT TO SCALE



7 GROUND COVER PLANTING
NOT TO SCALE



8 SHRUB PLANTING
NOT TO SCALE



9 SHRUB & GROUND COVER SPACING
NOT TO SCALE

PLANTING + SOIL + MULCH SPECIFICATIONS

PLANTING SPECIFICATIONS

- The Contractor is responsible for maintaining all planting areas (including watering, spraying, mulching, mowing, fertilizing, etc.) until the job is accepted, in full, by the Owner and/or Landscape Architect.
- All planting materials shall meet or exceed Florida Grade # 1 as specified in Grades and Standards for Nursery Plants and Part II, Palms and Trees, current edition.
- All sizes specified for plant material on the plan and plant list shall be considered minimum.
- All plant material must meet or exceed the specified minimum requirements for both height and spread.
- All root balls shall conform to the size standards set forth in "American Standards for Nursery Stock".
- All plant material shall be protected during transport and delivery to final location with shade cloth or other acceptable means of windburn prevention.
- Contractor to flag all proposed tree and palm locations for owner and landscape architect's approval prior to excavation or installation. Plan locations are subject to field adjustments by the landscape architect.
- Landscape architect to approve all shrub and groundcover planting location and layout prior to installation
- All trees must be guyed or staked as shown in the details.
- All planting installation shall comply with the ANSI A300 (Part 6) – 2018: Planting and Transplanting Standards. All elements of landscaping shall be installed so as to meet all applicable ordinances and code requirements.
- There shall be no chains or cables used on trees or palms. Handle with two inch (2") minimum width nylon straps or equal.
- Contractor shall assure drainage and percolation of all planting pits prior to installation of plant material. Contractor shall fill all tree pits with water before planting to assure that proper drainage and percolation is available. Correct if required to assure percolation. Contractor is responsible for replacement of all plants lost due to inadequate drainage conditions.
- Contractor to replace rejected plant material within one (1) week of written notice.
- Contractor shall mulch all plant material except beach planting, to a three inch (3") depth of loose, weed free, organic mulch as specified.
- Plant material which is not installed at the direction of the landscape architect or owner will become the property of the contractor unless it becomes relocated on site. The Contractor shall provide the owner a credit for any plant material not installed on the site.

IRRIGATION

- All planting areas within the limits of work shall receive 100% coverage by automatic irrigation system (drip preferred) unless otherwise directed by owner. See irrigation plans for additional specifications.
- Landscape contractor to coordinate installation of irrigation system with irrigation contractor. Irrigation time clock to be hard wired on completion - responsibility of irrigation contractor. Landscape contractor shall hand water or arrange for watering during planting until irrigation system is 100% operable. This is the responsibility of the landscape contractor.

SOIL PREPARATION AND SOIL MIX

- All planting areas shall be excavated to a minimum of 3' for groundcover and more than 3' for shrubs, trees and palms, and should receive soil mix specified. Acceptable soil composition shall be 70% sand, 30% organic content with an overall pH range between 6.5 and 7.5.
- Apply Roundup (manufactured by Monsanto Corp. or equal.) according to manufacturer's rate and specification within limits of all areas to be planted. Protect existing plants to remain from overspray or spray within root zone. Contractor to ensure total weed eradication from all areas to be planted.
- Before replacing topsoil, rake subsoil surface clear of stones (1" diameter and larger), debris, rubbish, and remaining roots from removed plant material.
- Scarify subsoil to a depth of six inches (6").
- Contractor to apply "Surflan" or equal, or approved pre-emergent herbicide in accordance with manufacturer's rate and specifications.
- Planting Soil Mixtures:
All plant material on grade with the exception of palms and beach material, shall be planted with the following soil mix:
Planting Soil Mixture A:
a.) Weed free soil and consist of
70% clean silica sand,
30% everglades muck, and
b.) There must be a slight acidic reaction to the soil with no excess calcium or carbonate.
c.) Soil shall be delivered in a loose friable condition.

All palms + beach material on grade shall be planted with the following:

- Planting Soil Mixture B:
a.) 80% clean silica sand
b.) 20% everglades muck

All elevated planting areas on structure shall be planted with the following unless otherwise approved by L.A

Planting Soil Mixture C:
Mix specifically designed to meet project requirements based on climatic region and plant requirements.

- a.) Coarse Stallite, 3/8" Expanded Slate 50%
b.) Fine Stallite Expanded Slate 10%
c.) USGA Root Zone Sand 25%
d.) Approved Compost 15%

- Topsoil shall be natural, fertile, agricultural soil capable of sustaining vigorous plant growth. It shall be of uniform composition throughout, with admixture of subsoil. It shall be free of stones, lumps, live plants and their roots, sticks, and other extraneous matter. Spread topsoil mixture to minimum depth of three inches (3") throughout all lawn areas.
- Remove all rocks and other objects over one inch (1") in diameter.
- Smooth all soil mixture to five inches (5") below top of surrounding pavement edges. This allows room for 3" of mulch and 2" clear space below top of pavement.
- Smooth topsoil mixture to two inches (2") below finish grade in areas to be sodded.

11. Topsoil shall not be extremely acid or alkaline, nor contain toxic substances which may be harmful to plant growth. The topsoil pH shall be in the range of pH 6.5 to 7.5. If necessary, the Contractor shall apply the appropriate soil amendments adjusting soil pH to assure a pH range of 6.5 to 7.5.

12. Finish grade all topsoil areas to a smooth, even surface, assuring positive drainage away from the structures and eliminate any low areas which may collect water.

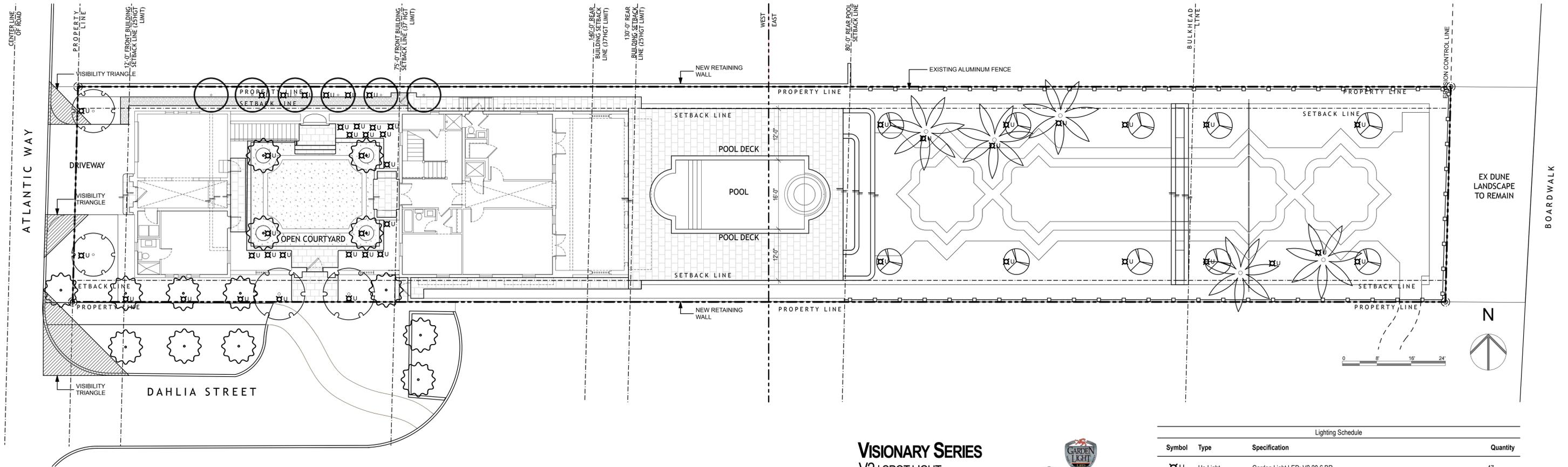
13. Contractor shall assure percolation and drainage of all planting pits prior to planting. Contractor will be responsible for all plants lost due to the lack of percolation.

14. All trees, palms, shrubs and ground cover plants shall be fertilized at installation, with long lasting fertilizer, according to manufacturers' recommendations and based on soil tests of existing on-site soils.

15. Contractor to remove debris and excess material daily from job site. Contractor shall remove all staking of trees and palms after twelve (12) months of substantial completion.

MULCH SPECIFICATIONS

- All planting areas shall be mulched with a loose, weed free, sterilized Pine needle mulch to a minimum of 3"; with the exception of beach planting. Mulch to be approved by landscape architect prior to purchase and/or installation. Do not use cypress or red mulch.
- All trees on sod area shall receive a pine needle mulch mix ring 2' in diameter typical



VISIONARY SERIES V2 | SPOT LIGHT

A FIXTURE FOR LIFE

CATEGORY
LED Spot Light

LED LIFE EXPECTANCY | WARRANTY
TM-21 data: Greater than 80,000 hours (20+ years at 8 hours a day)
20 Year Warranty
We run our fixtures 40% cooler than LM-80 testing standards.

SPECIFICATIONS

APPLICATION	CONSTRUCTION	DRIVER SYSTEM	INPUT POWER	INSTALLATION	LEAD WIRES	CR	CERTIFICATION
Up Light Showering Wall Wash Sillcote Architectural Accents	6061 Aluminum Raw Brass	External Driver	10.5-18 VAC	LV180 Ground Stake Included	UL180 18 AWG Tinned Copper Wire 40 Inch Length	80	UL188 Low Voltage Landscape Lighting

PRODUCT DIMENSIONS

EQ W VA LM	EQ W VA LM
10 - 1W/2VA - 130lm	20 - 3W/6VA - 210lm
35 - 6W/10VA - 280lm	

BEAM SPREAD & FINISH

BEAM SPREAD	FINISH
12°	Black (BLK)
20°	Raw Brass (RB)
40°	Stainless Aluminum (SSA)
60°	

POWER CONSUMPTION

COLOR TEMPERATURE	VA	VA	VA
3000K	2	6	10
3500K	2	6	10
5000K	2	6	10
AMB*	2	6	10
BLU	2	6	10
RBL	2	6	10
GRN	2	6	10
RED*	2	6	10
PSA**	2	6	10
LVK**	2	6	10

FEATURES

- Compression lens technology: no glare
- Over-engineered heat sink and thermal management for longevity and consistency
- Dichroic LED lenses
- Machined Metal Ingot, not Cast Material
- Proprietary design enhanced and robust clear technology
- Removably light bearing process: 2-step mechanical design to ensure consistent light output and no venting light
- Single protection built for every year
- Lenses levels: feature sealed with anodized

PHOTOMETRICS
*Complete IES file furnished upon request

ADDITIONAL INFO

- Built in USA Tampa, FL
- For custom light colors, contact your sales associate
- **Furniture and Landscaping require additional lead time
- *Color Temperature Amber and Red are not Tuftex Friendly, see our Tuftex Friendly Colors for more information

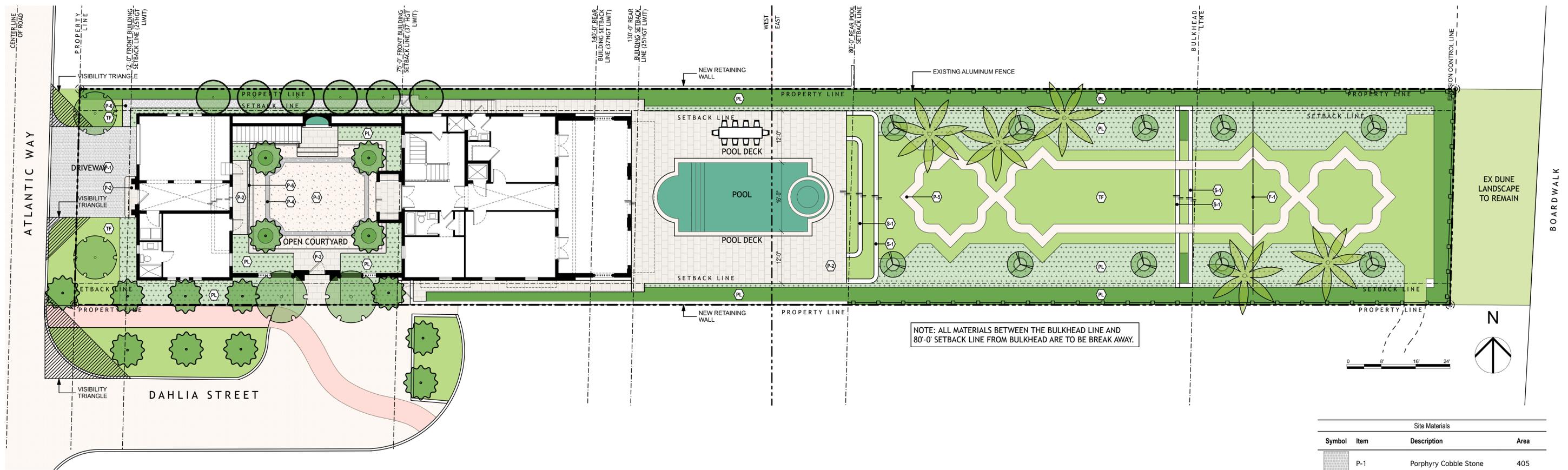
INDICATES STOCKED ITEMS

Garden Light LED | A Fixture for Life | 6112 Benjamin Road | Tampa, FL 33634 | 1.800.511.2099 | 813.901.5595
 *In a continuing product improvement program, Garden Light LED reserves the right to modify product specifications at any time without notice.

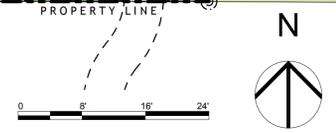
Lighting Schedule

Symbol	Type	Specification	Quantity
U	Up Light	Garden Light LED: V2 20 6 BR	47

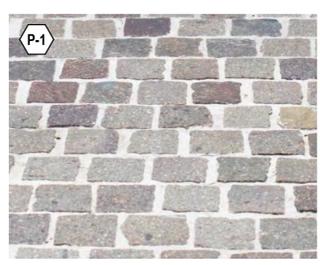
- LIGHTING SPECIFICATIONS**
- Lighting plans are schematic in nature. Fixture symbols are not to scale. Verify exact location and orientation of each fixture in the field with Landscape Architect (L.A.). Verify all quantities, dimensions, and conditions in the field. Confirm fixture finishes & specs with Landscape Architect before purchase.
 - Landscape lighting is intended for aesthetic illumination of plant material and shall not be used as security lighting. All transformers for the landscape lighting fixtures are to be connected independently to a main timer or lighting controller with a photocell. Landscape lighting shall go on at sunset by a photocell, and timed to turn-off automatically after 4-6 hours of use at 12 midnight or 1:00 a.m. (a manual override shall be implemented to allow for more time only for special events, or turned-off completely when desired).
 - The owner's electrical engineer will be responsible for the design, specification and documentation of all line voltage, switching, wiring, as well as GFI and junction boxes for electrical connections, and to ensure compliance with all local codes. Final engineering drawings for the landscape lighting are to be reviewed and approved by the Landscape Architect.
 - All work shall comply with these drawings, the latest version of the Florida Building Code, and all Applicable Codes and Regulations. Code Compliance is the complete responsibility of the Contractor and any modifications required shall be performed at no additional charge.
 - The Contractor shall arrange for all building permits and inspections by the building authorities. Cost of all permits, fees, and special inspections shall be in the Bid wherever necessary.
 - The Contractor shall verify all utilities and placement locations of pipe, conduit, equipment, ductwork, etc., prior to submitting Bid to the Owner.
 - Conduit installation shall only commence after the installation of all large trees and palms.
 - General contractor is responsible to coordinate the electrical installation with the proposed gardener, all electrical conduits that fall within sodded or landscape areas shall be installed at the perimeters of these areas to allow for the specified plantings.
 - All proposed inground transformers are to be hot-wired to a junction box.
 - All GFI and junction boxes, conduits/wiring and electrical supply shall be by the general contractor. All junction boxes that fall within sodded or landscape areas are to be below grade buried type. Above ground or visible junction boxes shall not be allowed unless mounted on a wall.
 - All low voltage cable shall be 10 gauge.
 - Install all landscape lighting fixtures following manufacturer's recommendations. No more than 3-4 fixtures per line.
 - All fixtures installed shall be as specified. No fixture substitution shall be made without the prior consent of the Landscape Architect.
 - All fixtures to be UL-listed and wet-rated.
 - Prior to final acceptance, Contractor shall adjust all lighting to Owner's satisfaction.
 - The Contractor shall provide a minimum of one full year warranty for any and all labor and materials they provide, install, or apply.
 - As-Built drawings shall be furnished to the Owner upon completion of work.



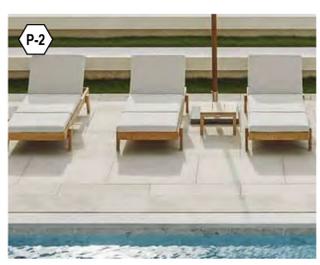
NOTE: ALL MATERIALS BETWEEN THE BULKHEAD LINE AND 80'-0" SETBACK LINE FROM BULKHEAD ARE TO BE BREAK AWAY.



Site Materials			
Symbol	Item	Description	Area
	P-1	Porphyry Cobble Stone	405
	P-2	Coral Stone (24"x18") sand-set	2,081
	P-3	White Pebble Tile	566
	P-4	Black Pebble Tile	75
	P-5	Coral Stone Slab (Saw-cut) sand-set	588
	P-6	Mexican Beach Pebbles	154
	PL	Planting - Hedge	2,115
	PL	Planting - Shrubs	3,064
	TF	Turf	3,225
Site Materials: Walls + Fences			
Symbol	Item	Description	Length
	F-1	46" Aluminum Picket Fence	42'-7 3/4"
	S-1	Coral Stone Step/Retaining Wall	173'-9 5/8"



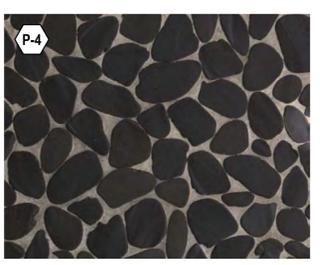
Porphyry Cobble Stone



Coral Stone



White Pebble Tile



Black Pebble Tile



Coral Stone Slab



Mexican Beach Pebbles



Coral Stone Steps

