

Landscape Legend

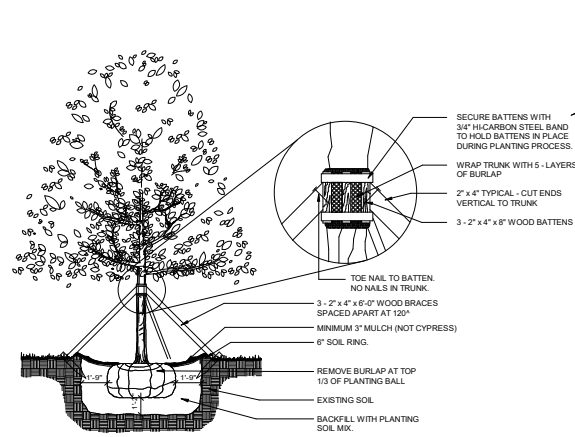
ZONING DISTRICT: RM-2			
NET LOT AREA: 3980 sf (.1 AC)			
	Required	Provided	
OPEN SPACE			
A. Square feet of open space required, as indicated on site plan:	1,200	1,400	
Net lot area = sf x % =	sf	sf	
B. Square feet of parking lot open space required as indicated on site plan:	0	0	
Number of parking spaces 0 x 10 sf per parking space =			
C. Total square feet of landscaped open space required : A+B=	1,200 sf	1,400 sf	
TREES			
A. Number of trees required per net lot acre less existing number of trees meeting minimum requirements: 28 trees/ AC = 28 x .1 =	3	3	
B. Percentage of native trees required 3 x .30 =	1	3	
C. Percentage drought tolerant and low maintenance: 3 x .50	2	3	
STREET TREES			
D. Street trees (maximum average spacing of 20' O.C./ 20	2	2	
Street trees located directly beneath power lines (maximum average spacing of 20' O.C.)	NA	NA	
SHRUBS			
A. Number of shrubs required: Number of trees required 5 x 12 =	60	93	
B. Percentage of native shrubs required: 60 x .50	30	59	
C. Percentage of large shrubs or small trees required: 60 x .10 =	6	6	
D. Percentage of native large shrubs required : 6 x .50 =	3	6	
IRRIGATION: Automatic			

1 PROPOSED LANDSCAPE PLAN
1/8" = 1'-0"

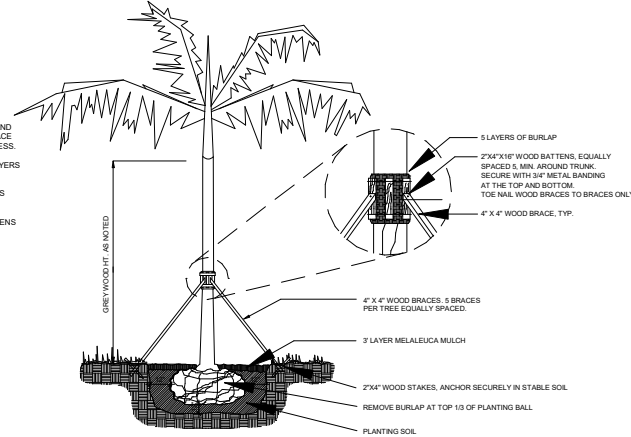
Plant List

Sym	Qty	Botanical Name	Common Name	Size	Native	Drought Tolerance
Trees/ Palms						
CD	5	Coccoloba diversifolia	Pigeon Plum	12' Ht. x 6' Spr., 2" cal.	Yes	High
EF	6	Eugenia foetida	Spanish Stopper	6' x 4'	Yes	High
WB	5	Wodyetia bifurcata	Foxtail Palm	16' OA Ht	No	Medium
Shrubs/Groundcovers						
CI	31	Chrysobalanus icaco	Cocoplum	24" x 24", 24" O.C.	Yes	Medium
IV	16	Ilex vomitoria 'Stokes Dwarf'	Dwarf Ilex	10" x 10", 18" O.C.	Yes	High
ZP	12	Zamia pumila	Coontie	14" x 14"	Yes	High
PM	34	Podocarpus macrophyllus	Podocarpus	24" x 24", 24" O.C.	No	Medium
Sod			St. Augustine			
Mulch			Shredded Melaleuca or Eucalyptus			

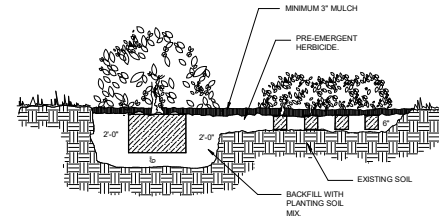
NOTE: THERE ARE NO EXISTING TREES ON SITE.



LARGE TREE PLANTING DETAIL
N.T.S. FOR TREES UNDER 4 INCH CALIPER



ROYAL PALM PLANTING DETAIL
N.T.S.



SHRUB AND GROUND COVER DETAIL
N.T.S.

LANDSCAPE NOTES:

1. LANDSCAPE:

A. GENERAL: CONDITIONS AND REQUIREMENTS

- 1) WORK TO INCLUDE FURNISHING LABOR, MATERIALS, TOOLS AND EQUIPMENT, OBTAINING NECESSARY PERMITS; INSTALLING ALL MATERIALS NECESSARY TO COMPLETE IN PLACE THE LANDSCAPING AS SHOWN ON THE PLANS AND AS HEREIN SPECIFIED.
- 2) THE INSTALLATION SHALL COMPLY WITH ALL REGULATIONS OF THE COUNTY AND THE STATE OF FLORIDA. ALL LICENSES, PERMITS AND INSPECTIONS REQUIRED SHALL BE OBTAINED AND PAID FOR BY THE CONTRACTOR. AT COMPLETION OF THE WORK, THE CONTRACTOR WILL TRANSMIT ALL APPLICABLE CERTIFICATES OF INSPECTION TO THE OWNER, OR AUTHORIZED REPRESENTATIVE.

- 3) THE CONTRACTOR AND THE LANDSCAPE SUBCONTRACTOR SHALL PROVIDE A QUALIFIED FOREMAN PRESENT ON THE SITE AT ALL TIMES. THE FOREMAN SHALL BE WELL-VERSED IN READING AND UNDERSTANDING PLANS. THE LANDSCAPE FOREMAN SHALL BE KNOWLEDGEABLE ABOUT SOUTH FLORIDA PLANT MATERIAL AND ITS PROPER HANDLING. THE FOREMAN SHALL BE A FULLY AUTHORIZED AGENT OF THE CONTRACTOR, CAPABLE OF MAKING ON-SITE DECISIONS.

B. MATERIALS:

- 1) PLANT SIZES: ALL SIZES SHOWN FOR PLANT MATERIALS ON THE PLAN ARE TO BE CONSIDERED AS MINIMUMS. ALL PLANT MATERIAL MUST MEET OR EXCEED THESE MINIMUM REQUIREMENTS FOR BOTH HEIGHT AND SPREAD. ANY OTHER REQUIREMENTS FOR SPECIFIC SHAPE OR EFFECT AS NOTED ON THE PLAN WILL ALSO BE REQUIRED FOR ACCEPTANCE.
- 2) PLANT QUALITY: ALL PLANT MATERIAL FURNISHED BY THE LANDSCAPE CONTRACTOR, UNLESS OTHERWISE SPECIFIED, SHALL BE FLORIDA NO.1, OR BETTER, AND SHALL BE INSTALLED AS SPECIFIED IN "GRADES AND STANDARDS FOR NURSERY PLANTS", LATEST EDITION.
- 3) PLANTS NOT LISTED IN "GRADES AND STANDARDS FOR NURSERY PLANTS" SHALL CONFORM TO THE FLORIDA STANDARDS SPECIFIED FOR PLANTS LISTED WITH SIMILAR GROWTH HABITS. THE PLANT STANDARDS TO BE MET INCLUDE FREEDOM FROM PEST AND MECHANICAL DAMAGE, FOLIAGE CONDITIONS, TRUNK AND BRANCHING HABIT, AND ROOT CONDITION.
- 4) BALLED AND BURLAPPED (B&B) PLANTS SHALL BE HANDLED BY THE ROOTBALL ONLY. PLANTS WITH CRACKED OR LOOSE ROOTBALLS WILL NOT BE ACCEPTED. ROOTBALLS ARE TO BE A SIZE NORMAL TO SOUND NURSERY PRACTICE. ROOT SYSTEMS SHALL BE WELL-BRANCHED AND FIBROUS.

- 5) CONTAINER GROWN PLANTS SHALL BE WELL-ROOTED. PLANTS THAT ARE ROOTBOUND OR ARE DISPROPORTIONATELY LARGE FOR THE CONTAINER SIZE WILL NOT BE ACCEPTED.
- 6) PLANTS GROWN IN FLATS SHALL BE WELL-ROOTED AND HEAVILY FOLIAGED.
- 7) ROOT PRUNING: PLANTS SHALL BE ROOTPRUNED OR PREPARED AS NECESSARY TO AVOID TRANSPLANTING CAUSED DIEBACK, OR DEFOLIATION IN EXCESS OF TWENTY-FIVE PERCENT UNLESS ATTRIBUTED TO SEASONAL CHANGE. PLANTS EXHIBITING THESE CHARACTERISTICS WILL BE REMOVED AT THE REQUEST OF THE OWNER, OR AUTHORIZED REPRESENTATIVE.
- 8) PALMS: ALL PALMS SHALL BE FLORIDA GRADE NO. 1, OR BETTER, AS SPECIFIED IN "GRADES AND STANDARDS FOR NURSERY PLANTS" PART II.

UNLESS OTHERWISE SPECIFIED, ALL NON-SABAL PALMETTO SHALL BE FREE OF FROND BOOTS. PALMS WITH BURNED OR IRREGULAR TRUNKS, TRUNKS WITH NAILS IN THEM, OR CABLE AND OTHER MECHANICAL SCARS WILL BE UNACCEPTABLE. REMOVE ALL DEAD FRONDS AND TAPER TRIM BY NO MORE THAN ONE-THIRD OF PALM HEAD.

- 9) SUBSTITUTIONS: SUBSTITUTIONS OF PLANT TYPE OR SIZE WILL NOT BE ACCEPTED UNLESS SUBSTANTIAL DOCUMENTATION IS SUBMITTED SHOWING THE UNAVAILABILITY OF THE PARTICULAR PLANT TYPE OR SIZE.
- 10) PLANTING SOIL: ALL PLANT MATERIAL INSTALLED SHALL BE PLANTED WITH TOPSOIL THAT IS CLEAN AND AND COMPLETELY FREE OF CONSTRUCTION DEBRIS, WEEDS, VIABLE WEED SEEDS, NOXIOUS PESTS, ROCKS, DISEASE, AND MATERIALS. THE TOPSOIL IS TO BE FIFTY PERCENT MUCK AND FIFTY PERCENT SAND.
- 11) MULCH: ALL MULCH SHALL BE FLORAMULCH MELALEUCA MULCH OF UNIFORM SIZE AND APPEARANCE.

C. INSTALLATION:

- 1) PLANTING BEDS: THE PLANTING BEDS SHALL BE PREPARED TO PROVIDE ADEQUATE DRAINAGE FOR GOOD PLANT GROWTH. THE CONTRACTOR SHALL REPORT IN WRITING ANY CONTAMINANTS DISCOVERED IN A PLANTING BED THAT WOULD INHIBIT GOOD PLANT GROWTH TO THE OWNER, OR HIS AGENT, PRIOR TO PLANTING IN SUCH A CONTAMINATED PLANT BED.

- 2) FERTILIZER: TREES AND SHRUBS SHALL BE FERTILIZED WITH 21 GRAM AGRIFORM FERTILIZER TABLETS WITH A 20-10-5 NITROGEN, PHOSPHOROUS, AND POTASSIUM ANALYSIS AT THE APPLICATION RATES AS FOLLOWS:

CONTAINER SIZE: APPLICATION RATE:

#1 CONTAINER	1 TABLET
#3 CONTAINER	2 TABLETS
#5 CONTAINER	3 TABLETS
#7 CONTAINER	5 TABLETS

B&B SHRUBS AND SHRUBS IN LARGE CONTAINERS	1 TABLET FOR EACH ONE FOOT OF HEIGHT
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TREES - 1 TABLET FOR EACH 1/2 INCH OF TRUNK DIAMETER MEASURED 18" ABOVE FINISHED GRADE
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PALMS SHALL BE FERTILIZED WITH A MINIMUM FIFTY PERCENT ORGANIC FERTILIZER CONTAINING NITROGEN, PHOSPHOROUS AND POTASSIUM AS MAJOR ELEMENTS AND CONTAINING MINOR ELEMENTS INCLUDING IRON, MANGANESE, MAGNESIUM AND ZINC. APPLICATION SHALL BE ACCORDING TO MANUFACTURER'S SPECIFICATIONS.

AREAS TO BE SODDED SHALL BE FERTILIZED WITH A FIFTY PERCENT ORGANIC 6-6-8 NITROGEN, PHOSPHOROUS, AND POTASSIUM ANALYSIS FERTILIZER WITH IRON, MAGNESIUM AND MANGANESE AS MINOR ELEMENTS. APPLICATION SHALL BE AT THE RATE OF ONE POUND OF ACTUAL NITROGEN PER ONE THOUSAND SQUARE FEET AND SHALL BE FULLY INCORPORATED INTO THE TOP TWO INCHES OF SOIL.

FERTILIZE GROUND COVER AREAS WITH AN EQUAL ANALYSIS OF GRANULAR FERTILIZER SUCH AS 12-6-8 AND THE NITROGEN DERIVED FROM UREAFORM. MINOR ELEMENTS SHALL INCLUDE IRON, ZINC, AND MANGANESE. INCORPORATE INTO THE TOP EIGHT (8) INCHES OF SOIL AT THE RATE RECOMMENDED BY THE MANUFACTURER FOR NEW PLANT BEDS.

- 3) MULCH: ALL TREES IN SOD AREAS ARE TO HAVE A THIRTY INCH RING COVERED WITH A THREE INCH LAYER OF MELALEUCA MULCH. COVER ALL SHRUB BEDS WITH A TWO INCH LAYER OF MELALEUCA MULCH. MULCH PLANTS WITHIN TWENTY-FOUR HOURS OF PLANTING.

- 4) WATERING: HAND WATERING SHALL BE DONE AS NEEDED TO KEEP THE PLANT ROOT MASSES AND PLANTING SOIL UNIFORMLY MOIST TO MAINTAIN A HEALTHY GROWING CONDITION UNTIL FINAL JOB ACCEPTANCE BY THE OWNER, OR AUTHORIZED REPRESENTATIVE. ANY PLANTS WITH ROOT MASSES THAT DRY OUT WILL NOT BE ACCEPTABLE.

- 5) SODDING: PLACE ST. AUGUSTINE 'FLORITAM' SOLID SOD IN ALL AREAS NOT COVERED WITH PLANT MATERIAL OR PAVING AS NOTED ON THE PLANS. THE SOD AND SOD BED SHALL BE MOIST AT TIME OF INSTALLATION. THE SOD SHALL BE THICK, WELL-MATTED AND EVENLY CUT. THE SOD SHALL BE STRONG ENOUGH SO IT RETAINS ITS SHAPE WHEN HANDLED BY THE TOP GRASS BLADES. THE SOD PIECED SHALL BE A MINIMUM 12" X 24" SIZE. THE SOD BED IS TO BE WELL-COMPACTED AND EVEN. THE SOD SHALL BE LAID BY HAND SO THERE ARE NO GAPS OR VOIDS BETWEEN PIECES. STAGGER THE SOD PIECES BETWEEN ROWS. ON SLOPES, THE ROWS SHALL RUN 90° TO THE SLOPE DIRECTION. ROLL OR HAND TAMP THE SOD IMMEDIATELY AFTER INSTALLATION AND COMMENCE WATERING. THE SOD LEVEL SHALL BE SET SO WATERFLOW FROM ADJACENT SURFACES IS NOT IMPEDED. MAINTENANCE OF THE SOD WILL BE THE RESPONSIBILITY OF THE CONTRACTOR UNTIL ACCEPTANCE BY THE OWNER, OR AUTHORIZED REPRESENTATIVE. MOWING SHALL BE DONE OFTEN ENOUGH SO NO MORE THAN ONE-THIRD THE HEIGHT OF THE GRASS BLADE IS REMOVED. THE SOD SHALL BE GUARANTEED FREE OF WEEDS AND PESTS THAT AFFECT ITS UNIFORM APPEARANCE FOR NINETY DAYS. SOD LINES AT SHRUB BEDS, TREE RINGS AND PAVEMENTS SHALL BE CUT EVEN AND SHARP.

- 6) TREE GUYING: ALL SINGLE STEM TREES SHALL BE SECURELY GUYED AND STAKED AT TIME OF PLANTING, USING THREE 1/4" BLACK WELLINGTON TAPE STAKES ARE TO BE SET BELOW FINISHED GRADE. FASTEN A MINIMUM OF ONE 6" X 1/2" PLASTIC FLAGGING HALFWAY UP EACH GUY WIRE.

TREE WITH NAILS IN THEIR TRUNKS OR TREES WITH OTHER MECHANICAL TRUNK DAMAGE WILL NOT BE ACCEPTABLE.

- 7) PLANTING: REMOVE THE EXCAVATED MATERIAL FROM THE PLANT HOLES AND REPLACE WITH PLANTING SOIL. SOD PLANTING AREAS ARE TO HAVE A CONTINUOUS TWO INCHES DEPTH OF PLANTING SOD. GROUND COVER PLANTING AREAS ARE TO BE EXCAVATED TO A DEPTH OF SIX INCHES. SHRUB PLANTING AREAS ARE TO BE EXCAVATED SIX INCHES DEEPER THAN THE ROOT DEPTH AND SIX INCHES GREATER IN RADIUS. TRENCH HEDGE PLANTING STRIPS SIX INCHES DEEPER THAN THE ROOT DEPTH AND SIX INCHES WIDER ON EACH SIDE OF THE PLANTS.

EXCAVATE ALL TREE PLANTING HOLES TWELVE INCHES DEEPER THAN THE ROOTBALL DEPTH. LOOSEN THE BOTTOM OF THE HOLE SIX INCHES DEEPER THAN THE REQUIRED HOLE DEPTH. TREES WITH ROOTBALLS TWO FEET IN DIAMETER OR LESS SHALL BE PLANTED IN HOLES ONE FOOT GREATER IN RADIUS. TREES WITH ROOTBALLS GREATER THAN TWO FEET AND LESS THAN FOUR FEET IN DIAMETER SHALL BE PLANTED IN HOLES EIGHTEEN INCHES GREATER IN RADIUS.

SET ALL PLANTS ON A FIRM WELL COMPACTED BASE IN A STRAIGHT UPRIGHT POSITION AT THE SAME DEPTH AS BEFORE TRANSPLANTING SO THE TOP OF THE ROOTBALL IS EQUAL TO THE LEVEL OF THE SURROUNDING FINISHED GRADE. WHEN BACKFILLING AROUND THE PLANTS, TAMP AND WATER IN THE TOP SOIL TO ELIMINATED AIRPOCKETS. RELEVEL AND FILL ANY AREAS THAT SETTLE AFTER COMPLETION OF THE JOB. THE OWNER OR AUTHORIZED REPRESENTATIVE WILL REQUIRE PLANTS BE RESET IF NOT SET PROPERLY.

- 8) PRUNING: ALL PRUNING SHALL BE DONE IN ACCORDANCE WITH STANDARDS SET FORTH BY THE INTERNATIONAL SOCIETY OF ARBORICULTURE. LIMIT PRUNING TO BROKEN OR DAMAGE STEMS. PRUNE BACK TO THE PARENT STEM IF NECESSARY TO COMPENSATE FOR ROOTS LOST IN TRANSPLANTING. NO PRUNING SHALL BE DONE TO ADVERSELY AFFECT THE NATURAL HABIT OR SHAPE OF PLANTS UNLESS OTHERWISE SPECIFIED. ROOTS THAT ARE BROKEN OR JAGGED SHALL BE CUT CLEANLY. THE OWNER OR AUTHORIZED REPRESENTATIVE RESERVES THE RIGHT TO REQUIRE ADDITIONAL PRUNING FOR AESTHETIC OR OTHER REASONS.

- D. FINAL COMPLETION: THE CONTRACTOR SHALL BE RESPONSIBLE FOR LEAVING THE JOB SITE FREE OF ALL CONSTRUCTION DEBRIS AND IN AN ORDERLY STATE. CLEAN ALL WALKS, PAVING, AND SITE FEATURES OF DIRT, TIRE MARKS AND OTHER DEBRIS. WEEDING OF PLANT BEDS; PRUNING OF SHRUBS, CUTTING AND TRIMMING OF GRASS WILL BE DONE UNTIL THE JOB IS COMPLETE AND ACCEPTED BY THE OWNER OR AUTHORIZED REPRESENTATIVE. UNTIL FINAL ACCEPTANCE, THE PLANT MATERIALS ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

- E. GUARANTEE: ALL PLANT MATERIAL AND WORK SHALL BE GUARANTEED FOR ONE YEAR FROM DATE OF FINAL JOB ACCEPTANCE. DURING THE ONE YEAR GUARANTEE, ANY PLANT MATERIAL THAT DIES, OR IS IN AN UNHEALTHY CONDITION SHALL BE REPLACED WITH THE SAME PLANT TYPE AT LEAST EQUAL TO THE SIZE AND QUALITY ORIGINALLY SPECIFIED. THE REPLACEMENT MATERIAL SHALL ALSO BE GUARANTEED FOR ONE YEAR FROM THE DATE OF ITS INSTALLATION. THE GUARANTEE WILL BE NULL AND VOID IF PLANT MATERIAL IS DAMAGED OR KILLED BY LIGHTNING, HURRICANE FORCE WINDS, HAIL OR FREEZE.

- F. EXCESS SUITABLE MATERIAL: UPON DIRECTION OF THE OWNER, OR AUTHORIZED REPRESENTATIVE, ALL VEGETATION DEBRIS, CONCRETE, OR OTHER UNSUITABLE MATERIALS SHALL BE DISPOSED IN A SUITABLE MANNER BY THE CONTRACTOR.

NOTES:

CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES. CARE SHOULD BE TAKEN NOT TO DISTURB OR DAMAGE ANY UTILITIES. ANY DAMAGE WILL BE REPAIRED AT THE EXPENSE OF THE CONTRACTOR IN A MANNER APPROVED BY THE OWNER'S REPRESENTATIVE. WHERE UNDERGROUND CONSTRUCTION OR OBSTRUCTION WILL NOT PERMIT THE INSTALLATION PER PLANS, NEW LOCATIONS FOR THE PLANT MATERIAL WILL BE DESIGNATED BY THE LA.

TREE LOCATIONS ARE TO BE STAKED IN THE FIELD PRIOR TO INSTALATION. LOCATIONS ARE SCHEMATIC AND MAY REQUIRE ADJUSTMENT. IN EVENT OF CONFLICTS WITH UTILITIES, EXISTING PLANT MATERIAL, ETC., LANDSCAPE ARCHITECT TO APPROVE FINAL LOCATIONS PRIOR TO PLANTING.

ALL TREES AND PALMS TO BE THOROUGHLY WATERED IN AT PLANTING. TREES AND PALMS SHALL BE STAKED TO ASSURE PROPER ALIGNMENT AND STABILITY.

CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES FOR MATERIAL ON DRAWINGS PRIOR TO SUBMITTING BID. THE PLANTING PLAN SHALL TAKE PRECEDENCE OVER PLANT LIST. FINAL SOD, MULCH, AND TOPSOIL QUANTITIES ARE TO BE MADE BY THE CONTRACTOR.