

BID SET

JULY 01, 2019

ENTRY #2 and TOWNHOMES

at BEACON LAKE

ST JOHNS COUNTY, FLORIDA

LANDSCAPE PACKAGE

| SCHEDULE OF SHEETS | |
|--------------------|-----------------------|
| L0.1 | LANDSCAPE COVER SHEET |
| L1.0 - L1.11 | LANDSCAPE PLANS |
| L2.1 - L2.2 | LANDSCAPE DETAILS |
| IR1.0 - IR1.11 | IRRIGATION PLANS |
| IR2.1 - IR2.2 | IRRIGATION DETAILS |



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| ARCHITECTURE & LANDSCAPE | OWNER | CIVIL ENGINEER | IRRIGATION |
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| Basham & Lucas Design Group, Inc. 7645 Gate Parkway Suite # 201 Jacksonville, Florida 32256 (904) 731-2323 | BBX Captial Real Estate 401 East Las Olas Blvd, #800 Ft. Lauderdale, Florida 33301 (954) 940-4000 | England Thims & Miller 14774 St. Augustine Road Jacksonville, Florida 32258 (904) 642-8990 | Crawford Irrigation Design 119 Hardin Place Edgewater, FL 32132 (386) 424-0027 |

PLANT SCHEDULE TREES

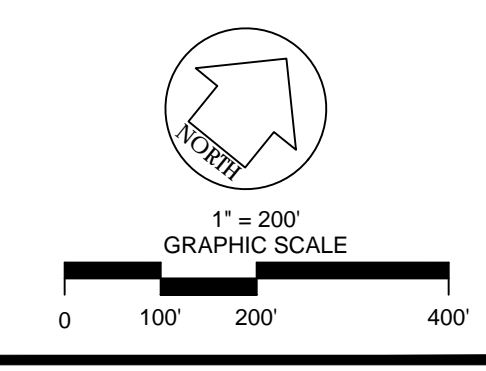
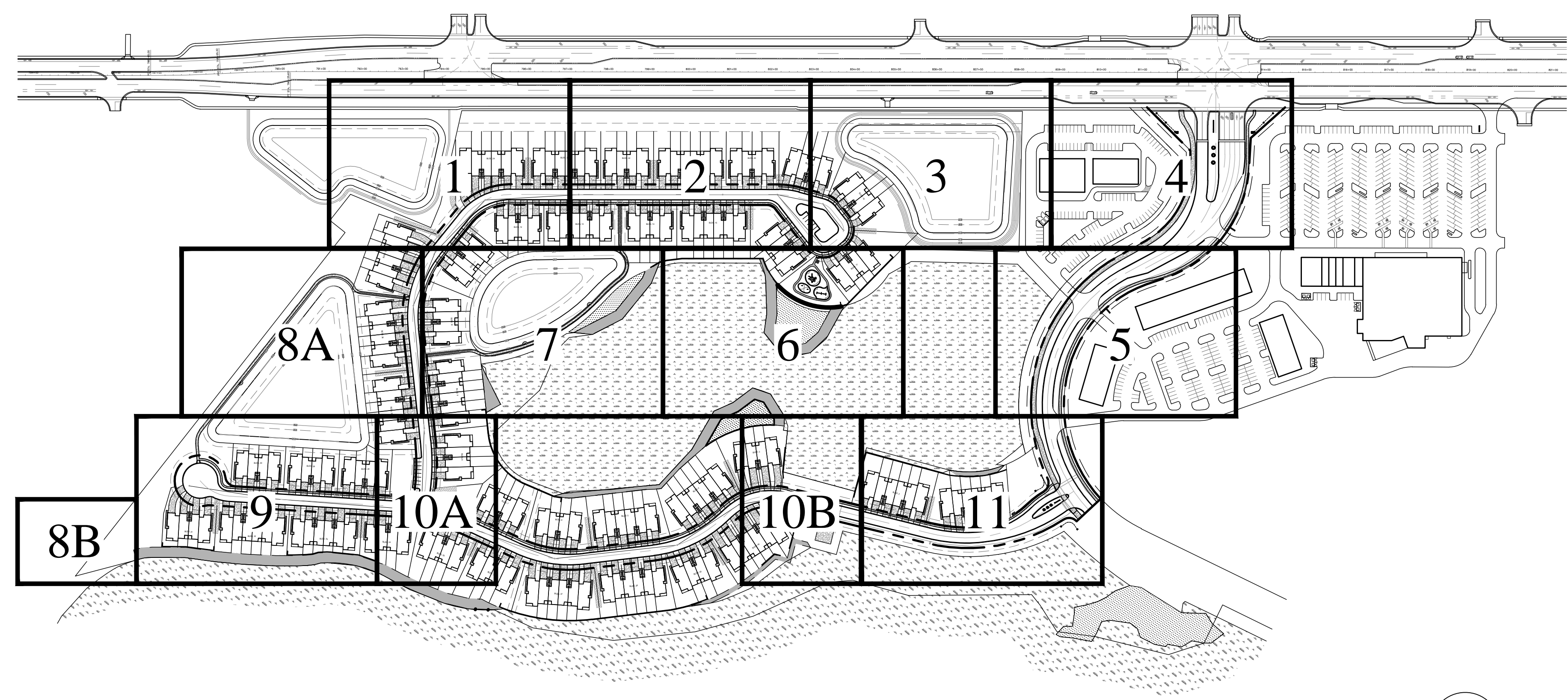
| TREES | CODE | BOTANICAL NAME | COMMON NAME |
|-------|------|--|-----------------------------|
| | IEP3 | Ilex x attenuata 'East Palatka' | East Palatka Holly |
| | JVC3 | Juniperus virginiana | Eastern Red Cedar |
| | LJ | Ligustrum japonicum | Japanese Privet 'Patio' |
| | LT | Lagerstroemia indica x faurei 'Tuscarora' | Tuscarora Crape Myrtle |
| | MG4 | Magnolia grandiflora 'Brackens Brown Beauty' | Bracken's Southern Magnolia |
| | QV12 | Quercus virginiana | Southern Live Oak |
| | QV4 | Quercus virginiana | Southern Live Oak |
| | QV6 | Quercus virginiana | Southern Live Oak |
| | TD4 | Taxodium distichum | Bald Cypress |

PLANT SCHEDULE SHRUBS

| SHRUBS | CODE | BOTANICAL NAME | COMMON NAME |
|--------|------|------------------------|----------------|
| | VOS3 | Viburnum odoratissimum | Sweet Viburnum |
| | VOS6 | Viburnum odoratissimum | Sweet Viburnum |

| SHRUB AREAS | CODE | BOTANICAL NAME | COMMON NAME |
|-------------|------|------------------------------------|--------------------------|
| | AGF | Azalea Glenn Dale Hybrid 'Fashion' | Glen Dale Azalea |
| | JCP | Juniperus chinensis 'Parsonii' | Parsonii Juniper |
| | LCRB | Loropetalum chinense rubrum 'Ruby' | Dwarf Ruby Fringe Flower |
| | MCG | Muhlenbergia capillaris | Pink Muhly Grass |
| | RIF | Rhododendron indicum 'Formosa' | Formosa Azalea |
| | RXCD | Rosa x 'Coral Drift' | Coral Drift Rose |
| | TMAJ | Trachelospermum asiaticum 'Minima' | Minima Jasmine |

| GROUND COVERS | CODE | BOTANICAL NAME | COMMON NAME |
|---------------|--------|--------------------------------|------------------------------|
| | SAN | Seasonal Annuals | Square Feet Area |
| | SOD-BA | Paspalum notatum 'Argentine' | Bahia Grass |
| | SOD-CC | Cynodon dactylon 'Celebration' | Celebration Bermuda Grass |
| | SOD-SA | Stenotaphrum secundatum | FLORATAM St. Augustine Grass |



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LANDSCAPE - BID SET
 COVER

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| DATE: | 07-01-19 |
| JOB NO.: | 17-60 |

L0.1
BID SET

NOTES:

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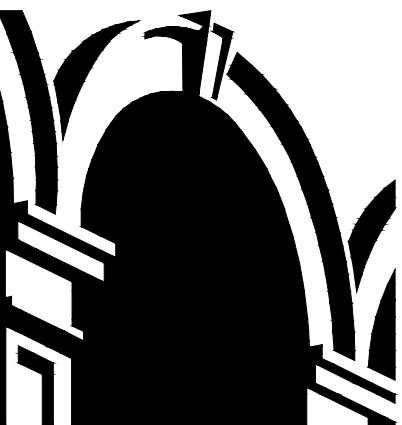
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LANDSCAPE - BID SET

PLANTING PLAN



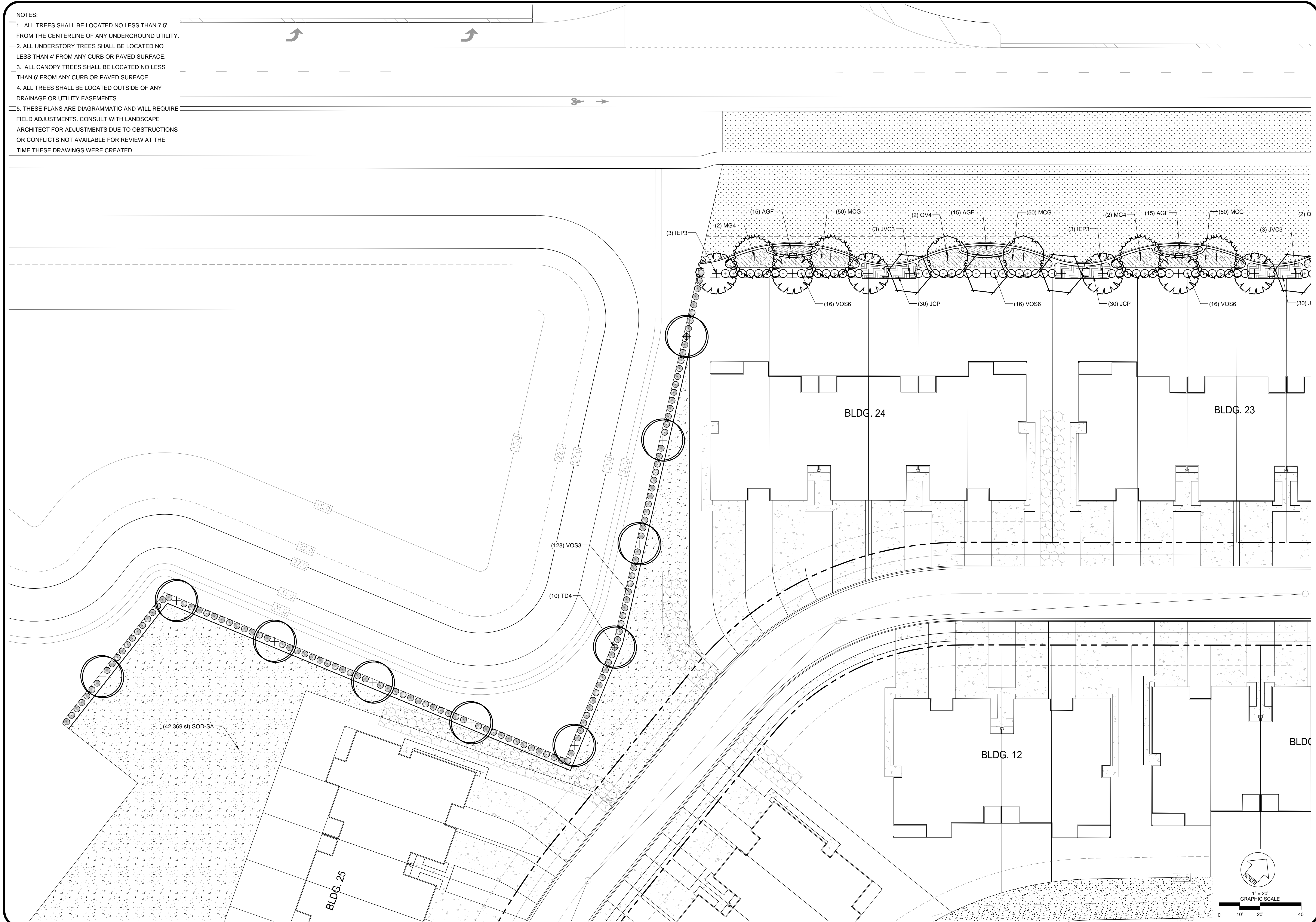
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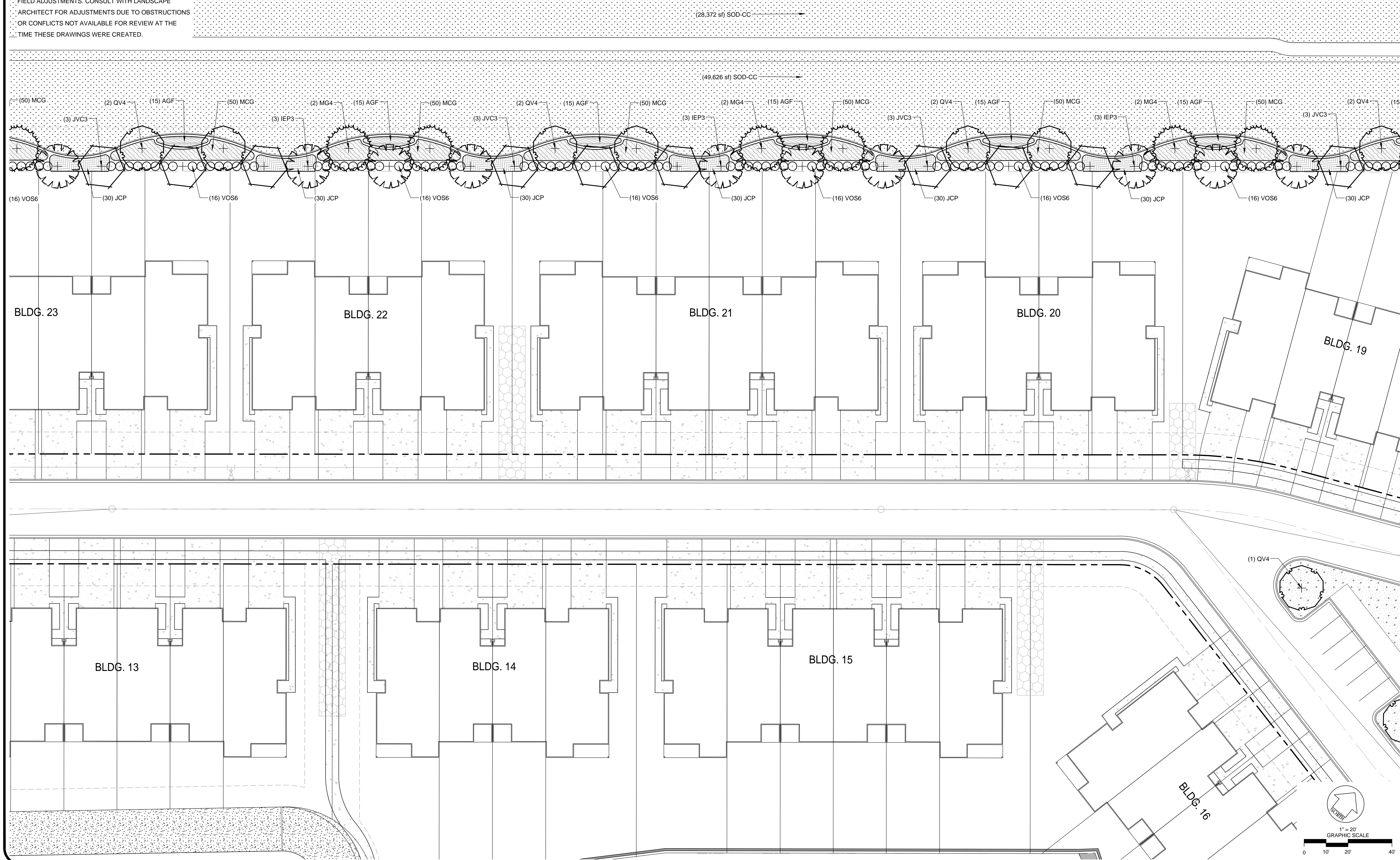
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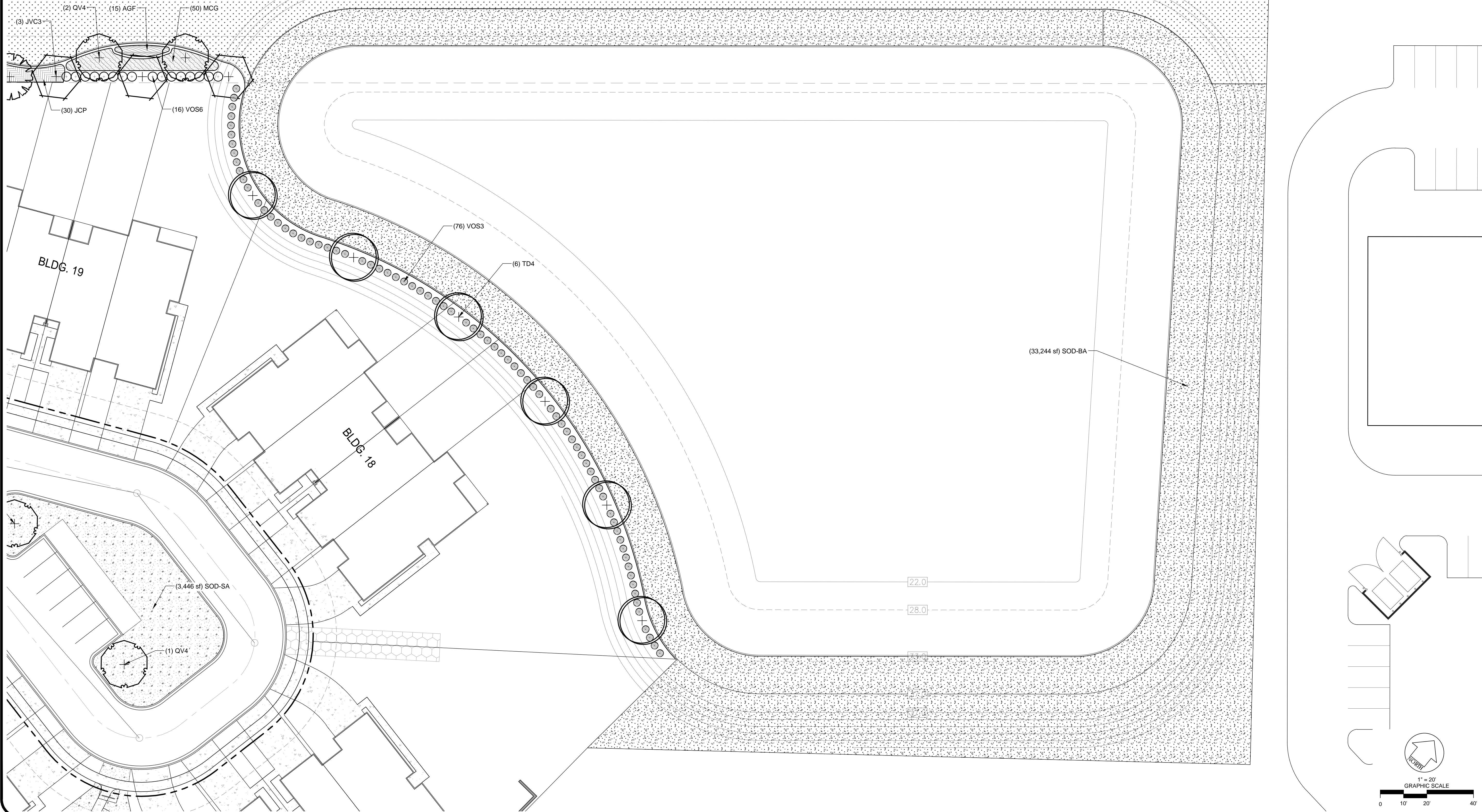
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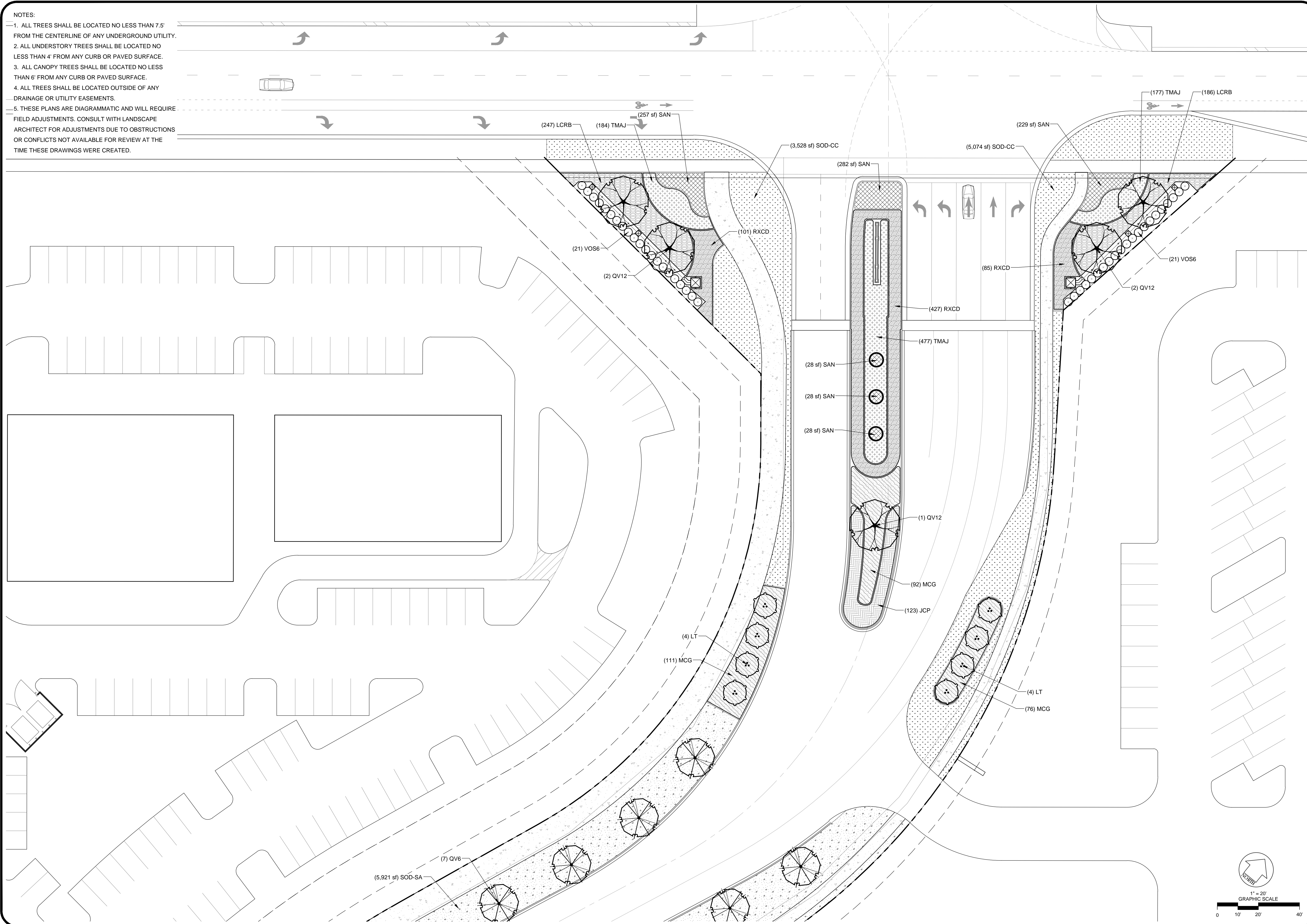
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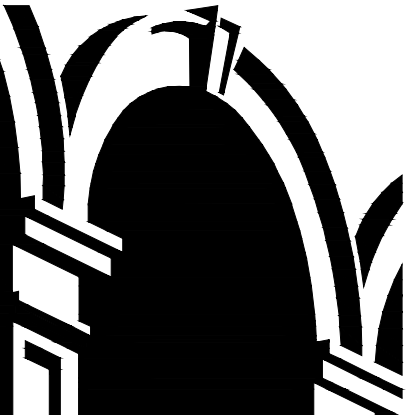


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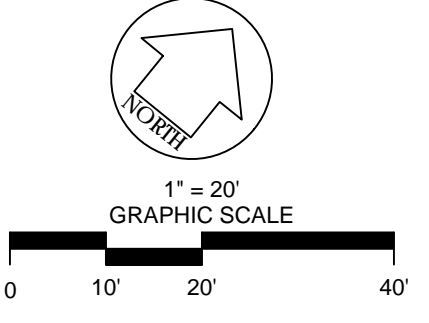


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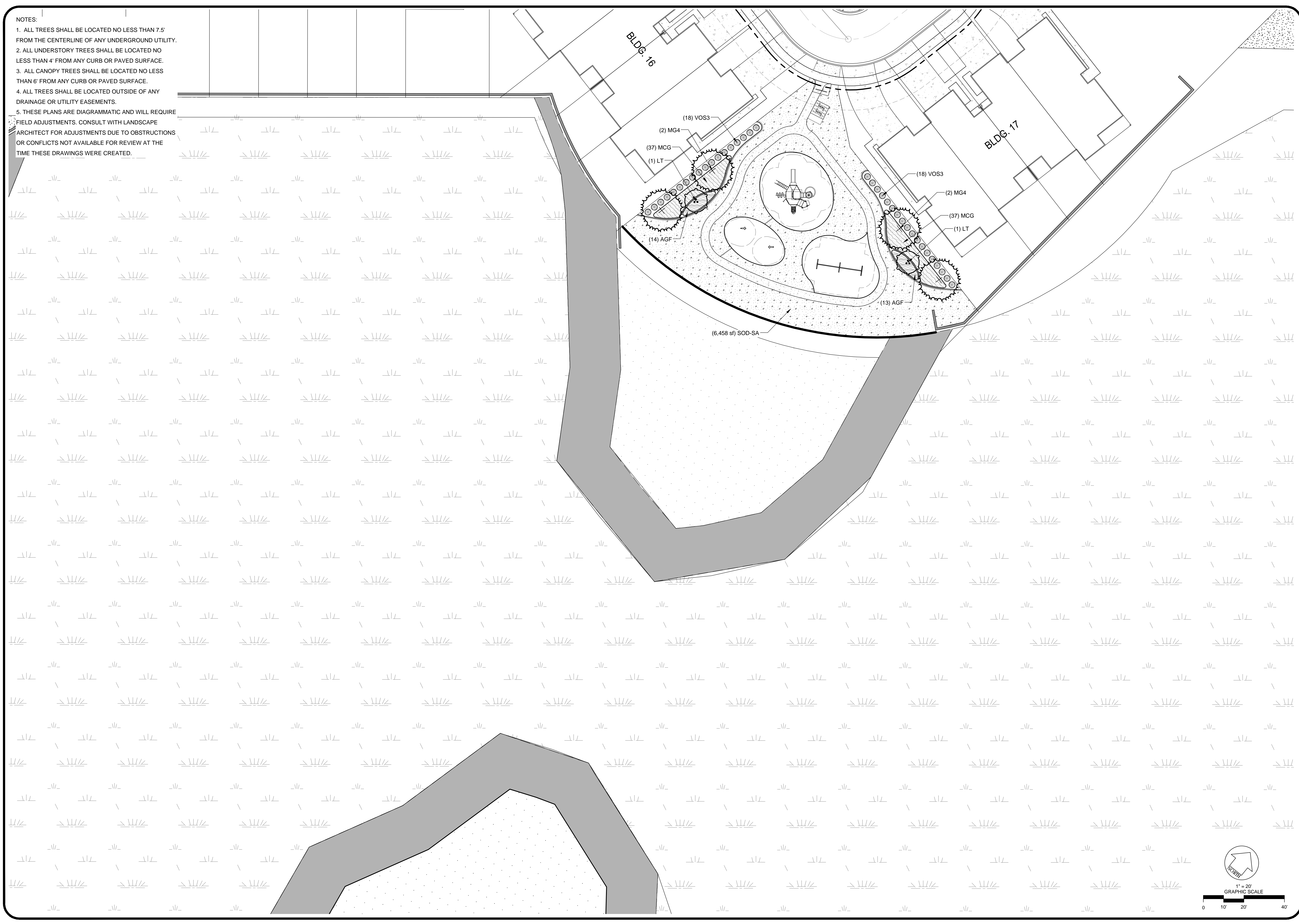
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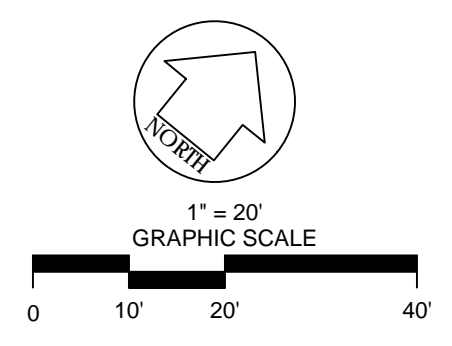
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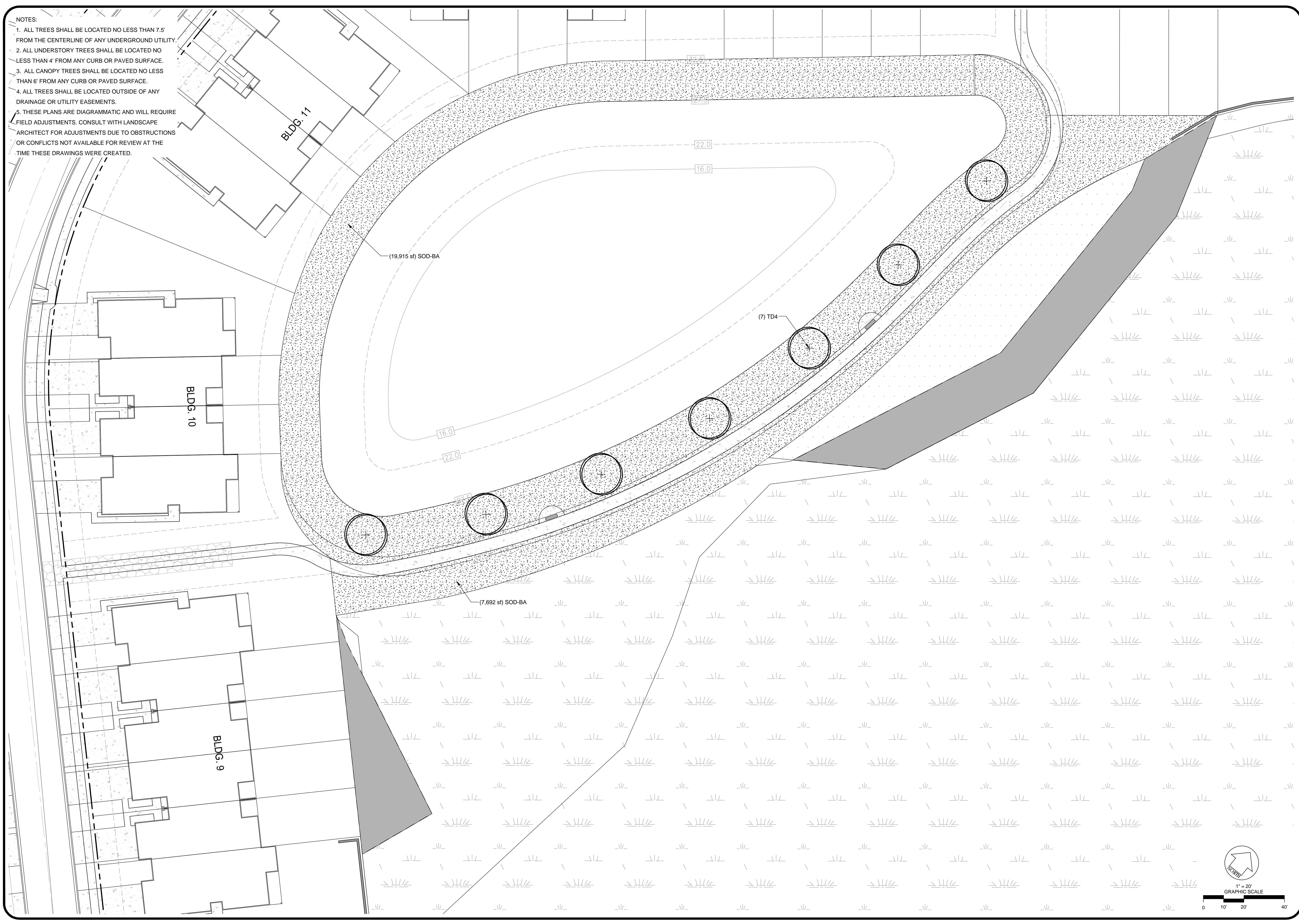
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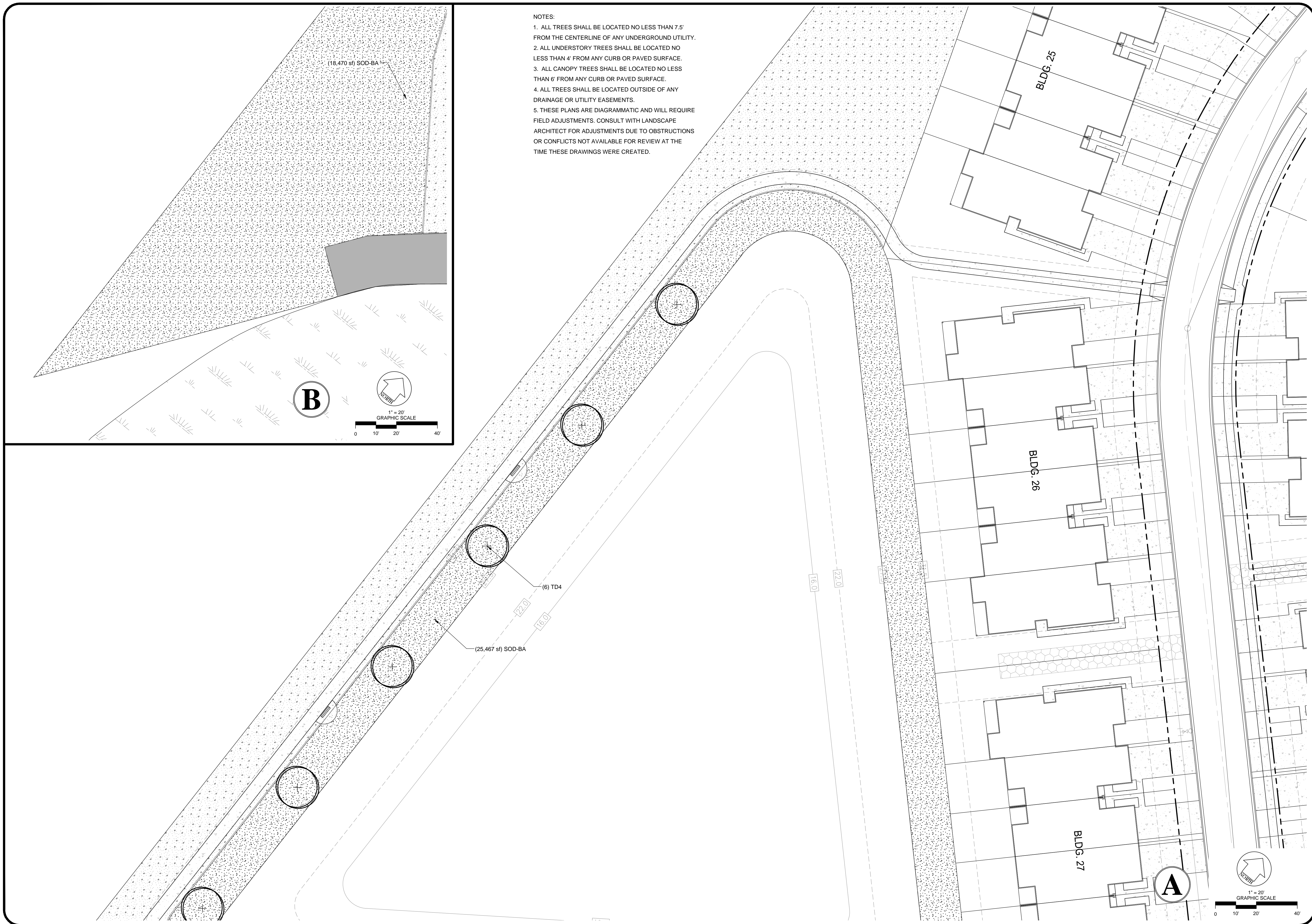


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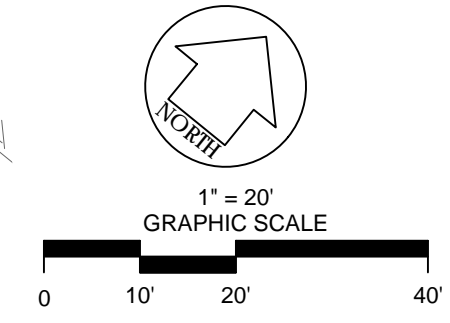
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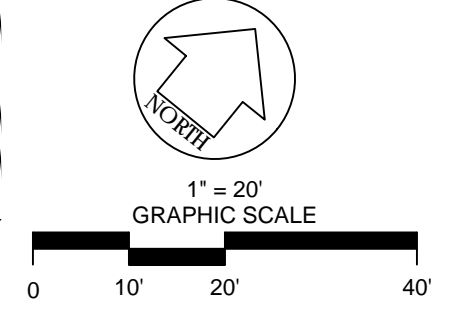


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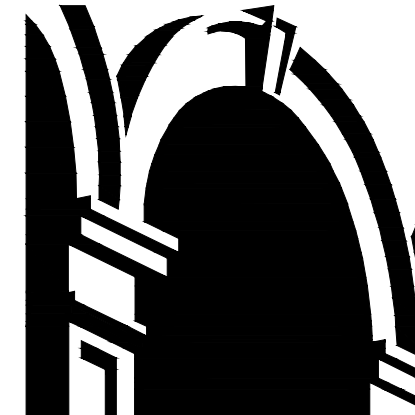
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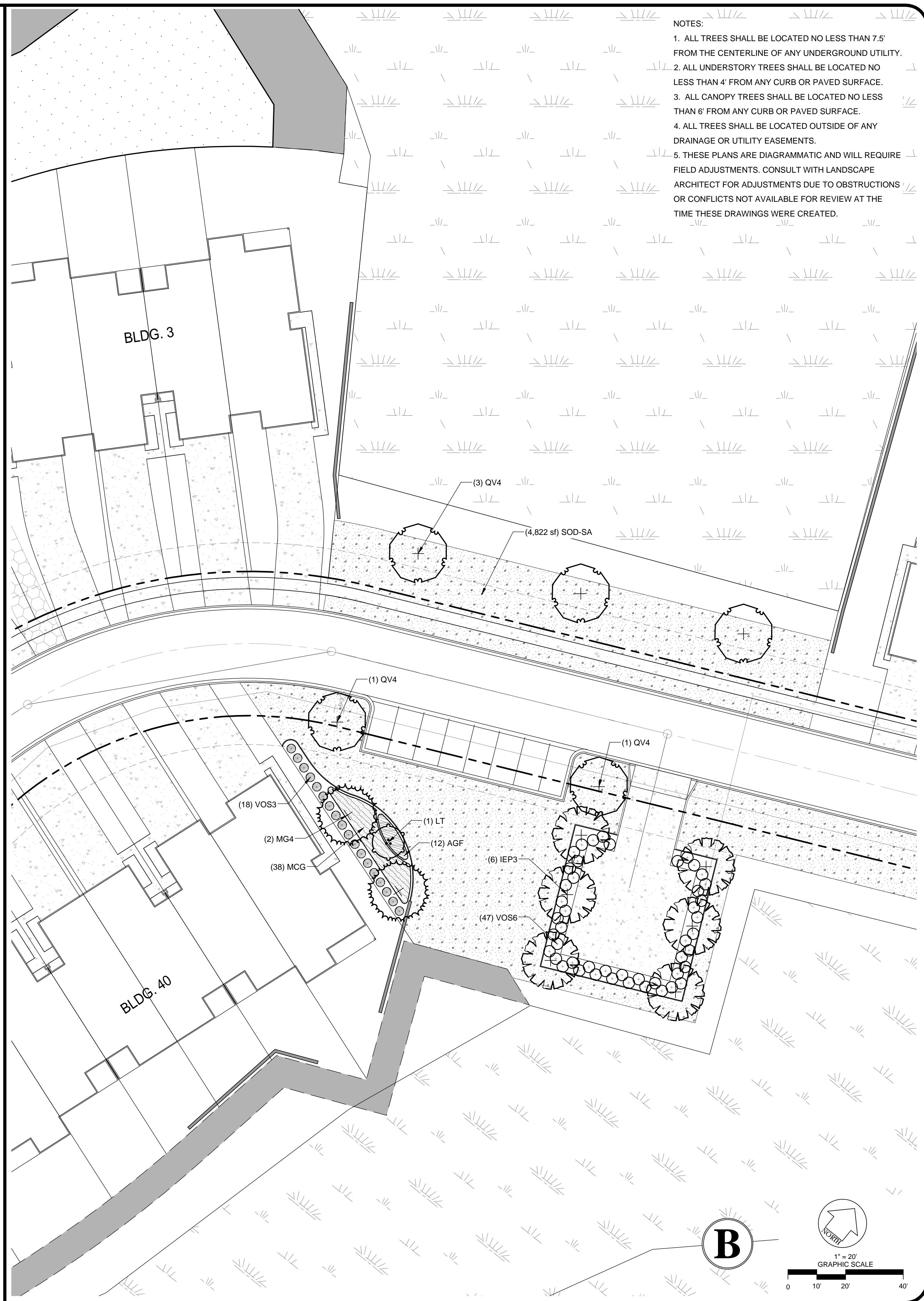


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 5. THESE PLANS ARE DIAGRAMMATIC AND WILL REQUIRE FIELD ADJUSTMENTS. CONSULT WITH LANDSCAPE ARCHITECT FOR ADJUSTMENTS DUE TO OBSTRUCTIONS OR CONFLICTS NOT AVAILABLE FOR REVIEW AT THE TIME THESE DRAWINGS WERE CREATED.

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prepared for BBX Capital Real Estate

ENTRY #2 and TOWNHOMES

at BEACON LAKE - St. Johns County, FL

LANDSCAPE - BID SET

PLANTING PLAN



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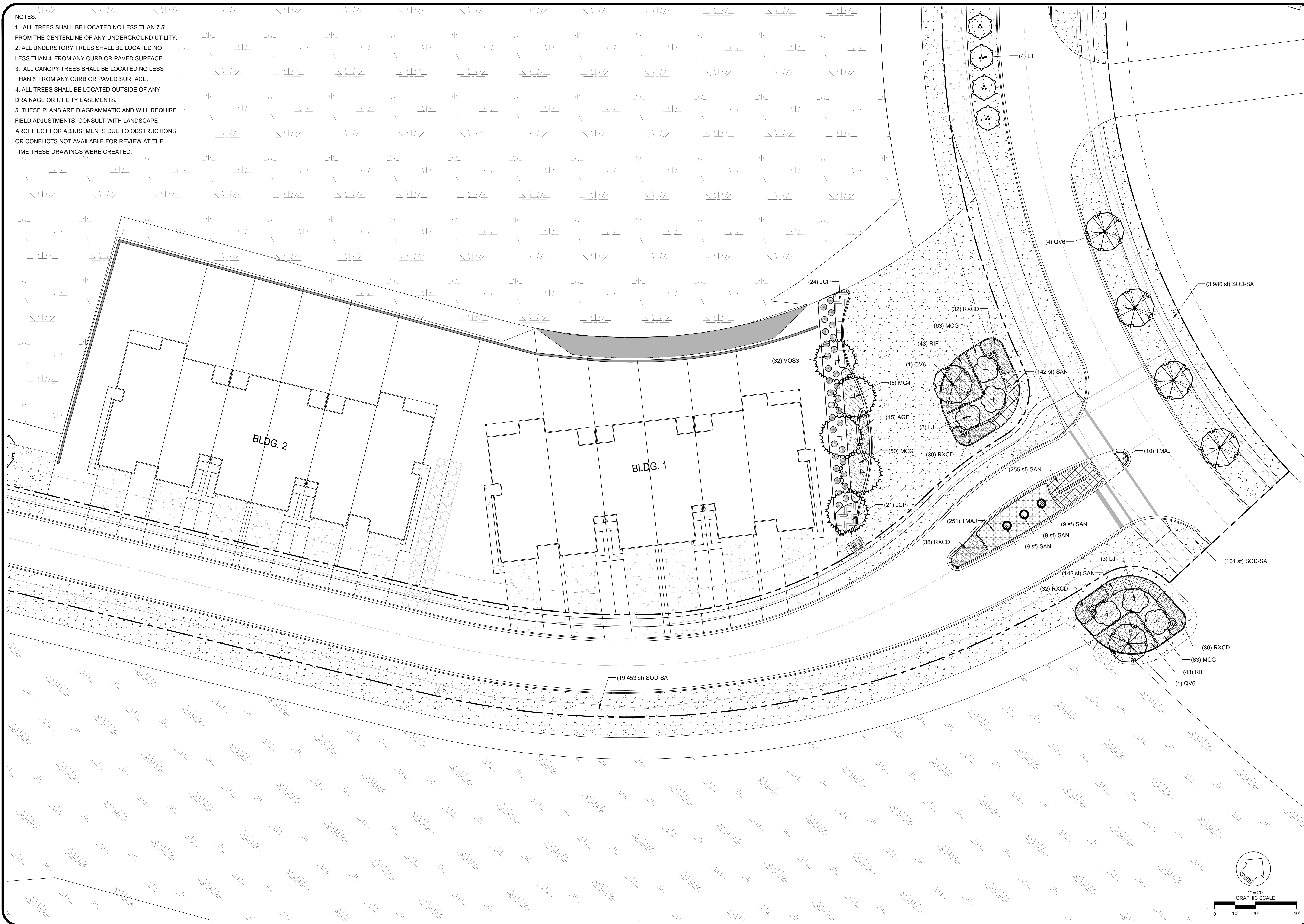
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CONTRACTOR: _____
DRAWN BY: 3W
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DATE: 07-01-19
JOB NO.: 17-60

L1.10
BID SET

NOTES:

1. ALL TREES SHALL BE LOCATED NO LESS THAN 7.5' FROM THE CENTERLINE OF ANY UNDERGROUND UTILITY.
2. ALL UNDERSTORY TREES SHALL BE LOCATED NO LESS THAN 4' FROM ANY CURB OR PAVED SURFACE.
3. ALL CANOPY TREES SHALL BE LOCATED NO LESS THAN 6' FROM ANY CURB OR PAVED SURFACE.
4. ALL TREES SHALL BE LOCATED OUTSIDE OF ANY DRAINAGE OR UTILITY EASEMENTS.
5. THESE PLANS ARE DIAGRAMMATIC AND WILL REQUIRE FIELD ADJUSTMENTS. CONSULT WITH LANDSCAPE ARCHITECT FOR ADJUSTMENTS DUE TO OBSTRUCTIONS OR CONFLICTS NOT AVAILABLE FOR REVIEW AT THE TIME THESE DRAWINGS WERE CREATED.



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 BID SET

PLANT SCHEDULE TREES

| TREES | CODE | BOTANICAL NAME | COMMON NAME | SIZE | CALIPER | REMARKS | NATIVE | QTY |
|-------|------|--|-----------------------------|-----------------------|----------|------------------------|------------|-----|
| | IEP3 | Ilex x attenuata 'East Palatka' | East Palatka Holly | MIN. 12' HT x 6' SPD | 3" Cal | FULL TO GROUND | NATIVE | 21 |
| | JVC3 | Juniperus virginiana | Eastern Red Cedar | MIN. 12' HT x 6' SPD | 3" Cal | FULL TO GROUND | NATIVE | 15 |
| | LJ | Ligustrum japonicum | Japanese Privet 'Patio' | MIN. 8' HT x 8' SPD | 6" Cal | MULTI-TRUNK, 3-5 STEMS | NON-NATIVE | 6 |
| | LT | Lagerstroemia indica x faurei 'Tuscarora' | Tuscarora Crape Myrtle | MIN. 14' HT x 7' SPD | 6" Cal | MULTI-TRUNK, 3-5 STEMS | NON-NATIVE | 20 |
| | MG4 | Magnolia grandiflora 'Brackens Brown Beauty' | Bracken's Southern Magnolia | MIN. 14' HT x 7' SPD | 4" Cal | FULL TO GROUND | NATIVE | 23 |
| | QV12 | Quercus virginiana | Southern Live Oak | MIN. 25' HT x 25' SPD | 12" Cal. | SPECIMEN TREE | NATIVE | 5 |
| | QV4 | Quercus virginiana | Southern Live Oak | MIN. 14' HT x 7' SPD | 4" Cal | STRONG CENTRAL LEADER | NATIVE | 20 |
| | QV6 | Quercus virginiana | Southern Live Oak | MIN. 20' HT x 10' SPD | 6" Cal | STRONG CENTRAL LEADER | NATIVE | 30 |
| | TD4 | Taxodium distichum | Bald Cypress | MIN. 14' HT x 7' SPD | 4" Cal | STRONG CENTRAL LEADER | NATIVE | 29 |

PLANT SCHEDULE SHRUBS

| SHRUBS | CODE | BOTANICAL NAME | COMMON NAME | SIZE | REMARKS | NATIVE | SPACING | QTY |
|---------------|--------|------------------------------------|------------------------------|-----------------------|-------------|-------------|----------|------------|
| | VOS3 | Viburnum odoratissimum | Sweet Viburnum | MIN. 36" HT x 24" SPD | MIN. 15 GAL | FL FRIENDLY | 36" o.c. | 308 |
| | VOS6 | Viburnum odoratissimum | Sweet Viburnum | MIN. 72" HT x 48" SPD | MIN. 30 GAL | FL FRIENDLY | 48" o.c. | 249 |
| SHRUB AREAS | CODE | BOTANICAL NAME | COMMON NAME | SIZE | REMARKS | NATIVE | SPACING | QTY |
| | AGF | Azalea Glenn Dale Hybrid 'Fashion' | Glen Dale Azalea | MIN. 12' HT x 18' SPD | MIN. 3 GAL | FL FRIENDLY | 30" o.c. | 268 |
| | JCP | Juniperus chinensis 'Parsonii' | Parsoni Juniper | MIN. 12' HT x 18' SPD | MIN. 3 GAL | FL FRIENDLY | 30" o.c. | 438 |
| | LORB | Loropetalum chinense rubrum 'Ruby' | Dwarf Ruby Fringe Flower | MIN. 15" HT x 18" SPD | MIN. 3 GAL | FL FRIENDLY | 24" o.c. | 433 |
| | MCG | Muhlenbergia capillaris | Pink Muhly Grass | MIN. 18" HT x 18" SPD | MIN. 3 GAL | NATIVE | 36" o.c. | 1,162 |
| | RIF | Rhododendron indicum 'Formosa' | Formosa Azalea | MIN. 18" HT x 18" SPD | MIN. 3 GAL | FL FRIENDLY | 36" o.c. | 86 |
| | RXCD | Rosa x 'Coral Drift' | Coral Drift Rose | MIN. 12' HT x 12' SPD | MIN. 3 GAL | FL FRIENDLY | 24" o.c. | 775 |
| | TMAJ | Trachelospermum asiaticum 'Minima' | Minima Jasmine | MIN. 6" HT x 12" SPD | MIN. 1 GAL | FL FRIENDLY | 18" o.c. | 1,099 |
| GROUND COVERS | CODE | BOTANICAL NAME | COMMON NAME | SIZE | REMARKS | NATIVE | SPACING | QTY |
| | SAN | Seasonal Annuals | Square Feet Area | - | - | - | - | 1,418 sf |
| | SOD-BA | Paspalum notatum 'Argentine' | Bahia Grass | SOD | - | - | - | 104,789 sf |
| | SOD-CC | Cynodon dactylon 'Celebration' | Celebration Bermuda Grass | SOD | - | - | - | 86,600 sf |
| | SOD-SA | Stenotaphrum secundatum | FLORATAM St. Augustine Grass | SOD | - | - | - | 137,130 sf |

Landscape Notes

- A. PLANT MATERIAL STANDARDS
 - ALL PLANT MATERIAL USED ON THIS PROJECT SHALL EXCEED THE CLASSIFICATION OF "FLORIDA NO. 1" AS DESCRIBED IN THE LATEST EDITION OF "GRADES AND STANDARDS FOR NURSERY PLANTS", PARTS I AND II, BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES. REFER TO DETAILS FOR FURTHER QUALITY SPECIFICATIONS. ALL QUESTIONS CONCERNING THIS PLAN SET AND/OR SPECIFICATIONS SHALL BE DIRECTED TO THE LANDSCAPE ARCHITECT.
 - ALL PLANT MATERIAL SHALL MEET OR EXCEED SIZE SPECIFICATIONS DEFINED HEREIN. ANY MATERIAL NOT MEETING SPECIFICATIONS SHALL BE REMOVED AND REPLACED AT THE CONTRACTOR'S EXPENSE.
 - THE LANDSCAPE ARCHITECT/OWNER WILL APPROVE THE STAKED LOCATION OF ALL PLANT MATERIAL PRIOR TO INSTALLATION.
 - PLANT MATERIAL IS SUBJECT TO APPROVAL BY LANDSCAPE ARCHITECT AND OWNER, BEFORE, DURING AND AFTER INSTALLATION, AS PER SPECIFICATIONS.
 - ALL SOD SHALL BE 100% SOLID SOD, 99% FREE OF NOXIOUS WEEDS, WITH A TWO (2) INCH THICKNESS OF ROOTS CAPABLE OF HOLDING SAND. SOD SHALL BE FRESHLY CUT WITHIN TWENTY-FOUR (24) HOURS OF LAYING, LAID WITH TIGHTLY-BUTTED JOINTS AND ROLLED. HAND RAKING SHALL BE DONE AS NECESSARY TO ENSURE PROPER EVEN GRADES AND CLEAR SURFACES FOR SOD.
 - ALL SINGLE-TRUNK TREES SHALL BE STRAIGHT TRUNKED WITH ONE CENTRAL LEADER AND FULLY CROWNED.
 - ALL TREES SHALL BE FREE OF OPEN WOUNDS AND WOUND SCARS IN THE CLEAR TRUNK AREA.
 - ALL TREES SHALL HAVE A MINIMUM HEIGHT OF EIGHT (8) TO TEN (10) FEET AND TWO (2) INCHES OF CALIPER.
- B. GRADING OF PLANTING BEDS
 - THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR HOLDING FINE GRADING OF PLANTING AREAS TO INSURE AT LEAST 3% POSITIVE DRAINAGE AWAY FROM BUILDINGS AND INTO TURF AREAS, PONDS, STREETS OR OTHER DRAINAGE WAYS. IN ADDITION, THE FINISH MULCH ELEVATION AT THE BUILDINGS SHALL BE AT LEAST 6" BELOW FINISH FLOOR OF THE ADJACENT BUILDINGS. VERIFY THIS CONDITION WITH GENERAL CONTRACTOR PRIOR TO BEGINNING WORK. PARKING LOT ISLANDS SHALL SLOPE AT 3" FROM CENTER OF ISLAND TO CURB. TURF AND PLANTING BEDS SHALL MEET SIDEWALKS AND FLATWORK AT 2" BELOW THE FLATWORK.
 - THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ALL FINAL GRADING OF BERMS, BED AREAS AND SOD AREAS UNTIL FINAL ACCEPTANCE BY THE LANDSCAPE ARCHITECT, BOTH BEFORE AND AFTER LANDSCAPE INSTALLATION HAS BEGUN.
- C. BED PREPARATION AND PLANTING
 - LOOSEN SOIL TO A MINIMUM DEPTH OF FOUR (4) INCHES AND REMOVE ALL DEBRIS. REGRADE THE BED TO ITS PRE-PLANTING SUBGRADE. FILL PLANT PIT WITH 50% EXISTING SOIL AND 50% TOPSOIL (SEE BELOW) AND COMPACT SO THAT THE TOP OF ROOT BALL WILL SETTLE 1/8 DEPTH OF ROOT BALL ABOVE FINISH GRADE. SET PLANT AND FILL REMAINDER OF HOLE WITH PLANTING MIX. FERTILIZE EACH PLANT AS RECOMMENDED BY SOIL ANALYSIS. THE LANDSCAPE CONTRACTOR SHALL PROVIDE OWNER WITH A YEARLY FERTILIZATION PROGRAM AS DEFINED BY THE SOIL ANALYSIS. WATER IN THOROUGHLY. RESET ANY PLANTS THAT SETTLE TOO DEEP. REMOVE SPOIL DIRT AND RAKE THE BED TO ITS FINISH GRADING. COVER ALL BED AREAS WITH A 3" DEPTH OF MULCH (SEE PLANT LIST). REMOVE ALL DEBRIS FROM MULCH.
 - NON-CANOPY TREES SHALL NOT BE PLANTED CLOSER THAN TEN (10) FEET FROM OTHER TREES AND CANOPY TREES SHALL NOT BE PLANTED CLOSER THAN 20 - 30 FEET, DEPENDING UPON SPECIES OR UNLESS APPROVED BY THE COUNTY ADMINISTRATOR AND/OR LANDSCAPE ARCHITECT.
 - PLANT MATERIAL THAT EXCEEDS TWENTY-FIVE (25) FEET IN HEIGHT AT MATURITY SHOULD NOT BE PLANTED CLOSER THAN FIFTEEN (15) FEET OF THE VERTICAL PLANE OF AN EXISTING POWER LINE, EXCLUDING SERVICE WIRES.
 - TREES SHALL NOT BE PLANTED CLOSER THAN SEVEN AND ONE HALF (7.5) FEET FROM THE CENTERLINE OF UNDERGROUND UTILITIES.
 - BALLED AND BURLAPPED STRAPPING WIRE AND ANY SYNTHETIC MATERIAL SHALL BE REMOVED PRIOR TO FINAL INSPECTION. WIRE BASKETS SHOULD BE CUT AWAY FROM THE TOP 1/3 OF THE ROOTBALL.
 - MULCH SHALL BE PROVIDED A MINIMUM OF THREE (3) INCHES IN DEPTH AROUND ALL NEWLY PLANTED LANDSCAPE (CYPRESS MULCH IS NOT ALLOWED PER SPEC CODE). SEE PLANT SCHEDULE FOR TYPE OF MULCH.
 - A MULCH RING FOR ALL NEWLY PLANTED TREES SHALL BE PROVIDED AT LEAST FIVE (5) FEET IN DIAMETER. DO NOT MULCH WITHIN SIX (6) INCHES FROM THE TREE TRUNK.
 - PLANT INSTALLATION SHALL NOT PROCEED PRIOR TO THE INSTALLATION AND OPERATION OF THE LANDSCAPE IRRIGATION SYSTEM. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR DAMAGE TO PLANT MATERIAL CAUSED BY INSUFFICIENT WATER.
 - ALL PLANTINGS AND BED LAYOUTS SHALL BE SET AND APPROVED BY OWNER/LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. IF PLANT MATERIAL IS INSTALLED PRIOR TO OWNER/LANDSCAPE ARCHITECT'S APPROVAL, CONTRACTOR WILL BE SUBJECT TO RELOCATING THE MATERIAL AT THE OWNER'S REQUEST AND THE CONTRACTOR'S OWN EXPENSE.
 - ALL DISTURBED AREAS OUTSIDE OF THIS SCOPE TO BE SODDED; REFER TO CIVIL ENGINEERING PLANS FOR DETAILS AND SPECIFICATIONS.
- D. TOPSOIL
 - TOPSOIL SHALL BE A NATURAL FRIABLE, FERTILE, FINE LOAM SOIL. IT SHALL BE CERTIFIED (BY TESTING) TO BE FREE OF WEED SEEDS AND PATHOGENS. IT SHALL ALSO BE FREE OF LITTER, SOD, CLAY, STONES, ROOTS AND STUMPS. IT SHALL BEAR A PH OF BETWEEN 5.5 AND 7.5.
 - SOIL IN TREE ISLANDS SHALL HAVE AT LEAST TWELVE (12) INCHES OF SUITABLE SOIL FOR TREE PLANTINGS AND BE VOID OF ANY CONSTRUCTION DEBRIS OR UNSUITABLE MATERIALS.
 - THE GENERAL CONTRACTOR SHALL ENSURE THAT ALL PLANTING ISLANDS, PARKING LOT ISLANDS OR PLANTING AREAS SHALL BE CLEAN OF ALL TRASH, DEBRIS OR OTHER NON-INDIGENOUS MATERIALS TO A DEPTH OF 36" PRIOR TO ANY LANDSCAPE INSTALLATION.
 - FILL FOR ALL PARKING LOT ISLANDS SHALL BE A MIN. OF 3" BELOW TOP OF CURBING AND BE CROWNED TO A MIN. OF 6" ABOVE CURBING AT THE CENTER OF EACH ISLAND.
- E. EDGING
 - ALL EDGING SHALL BE AS DESCRIBED IN THE PLANTING DETAILS.
 - MULCHING AND EDGING SHALL BE PER APPROPRIATE NOTES & SPECIFICATIONS.
- F. TREE STAKING
 - ALL TREES TO BE STAKED AND GUYED AS SHOWN IN THE DETAILS UNLESS OTHERWISE NOTED.
 - ALL TREES, INCLUDING PALMS, SHALL BE SET VERTICALLY TO THE GROUND OR IF ON SLOPES OR BERMS, SHALL BE SET VERTICALLY TO THE SURROUNDING FLAT TERRAIN.
- G. WARRANTY
 - ALL PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FROM FINAL ACCEPTANCE BY THE OWNER AND/OR LANDSCAPE ARCHITECT. UNTIL FINAL ACCEPTANCE BY THE OWNER AND/OR LANDSCAPE ARCHITECT, ALL PLANT MATERIAL MUST BE MAINTAINED IN GOOD, LIVING CONDITION. THIS INCLUDES KEEPING BEDS FREE OF DEBRIS AND WEEDS, ALL MECHANICAL MAINTENANCE, FERTILIZATION, CHEMICAL TREATMENTS FOR DISEASE OR INFESTATION AND WATERING. THE LANDSCAPE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS BEFORE OR AT THE END OF THE GUARANTEE PERIOD (AS DIRECTED BY OWNER).
 - THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE ANY AND ALL NECESSARY REPAIRS TO DAMAGE CAUSED BY HIS WORK AT NO ADDITIONAL COST TO THE OWNER OR LANDSCAPE ARCHITECT.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR WARRANTY OF HEALTH OF PLANTS IN ON-SITE SOILS. IF DURING DIGGING, CONTRACTOR DISCOVERS WATER-LOGGED, CLAYEY, COMPACTED OR SIMILARLY POORLY DRAINED SOILS, IT SHOULD BE BROUGHT TO THE ATTENTION OF OWNER/LANDSCAPE ARCHITECT FOR REMEDIAL ACTION.
 - ANY PLANT MATERIAL WHICH DIES, TURNS BROWN OR DEFOLIATES (PRIOR TO TOTAL ACCEPTANCE OF THE WORK) SHALL BE PROMPTLY REMOVED FROM THE SITE & REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, SIZE AND MEETING ALL PLANT LIST SPECIFICATIONS.

Contractor Notes

- THE LANDSCAPE CONTRACTOR SHALL REVIEW ALL LANDSCAPE PLANS AND SPECIFICATIONS AND PERFORM AN ANALYSIS OF SITE CONDITIONS RELATIVE TO THE PLANS AND SPECIFICATIONS PRIOR TO CONSTRUCTION AS WELL AS BECOMING FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES, STRUCTURES AND LINE RUNS PRIOR TO CONSTRUCTION. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY & ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCUR AS A RESULT OF THE LANDSCAPE CONSTRUCTION.
- REPORT ALL DISCREPANCIES IN SITE CONDITIONS OR NON-CONFORMANCE TO SPECIFICATIONS (SUCH AS GRADING, BACKFILLING, REMOVAL OF DEBRIS, GRUBBING, ETC) TO LANDSCAPE ARCHITECT PRIOR TO COMMENCING WORK.
- CONTRACTOR SHALL BE RESPONSIBLE FOR AND WARRANTY THE HEALTH OF PLANTS IN ON-SITE SOILS. IF, DURING DIGGING, THE CONTRACTOR DISCOVERS WATER-LOGGED, CLAYEY, COMPACTED OR SIMILARLY POORLY DRAINED SOILS, IT SHOULD BE BROUGHT TO THE ATTENTION OF THE OWNER FOR IMMEDIATE REMEDIAL ACTION. CONTRACTOR SHALL ALSO TAKE ALL NECESSARY MEASURES TO ENSURE THE VIABILITY AND SURVIVABILITY OF ITALIAN CYPRESS IN THIS SCOPE OF WORK.
- TO INSURE A TIMELY FLOW OF WORK, THE LANDSCAPE CONTRACTOR SHALL COORDINATE WORK WITH OTHER TRADES OR PROFESSIONALS ON THE SITE WHOSE WORK MAY OVERLAP OR INTERFERE WITH THE WORK SET FORTH IN THE PLAN SET OR WRITTEN SPECIFICATIONS.
- THE PLANT QUANTITIES WITHIN THE PLANT LIST ARE PROVIDED FOR CONVENIENCE PURPOSES. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL PLANT MATERIAL QUANTITIES AND ALL QUANTITIES FOR SOD, MULCH, ROCK MULCH, FINISH GRADE/BERMING AND PLANTING SOIL, PRIOR TO BIDDING. WHERE CONFLICTS OCCUR BETWEEN PLAN DRAWINGS AND PLANT LIST, THE PLAN DRAWINGS SHALL PREVAIL.
- CONTRACTOR SHALL SUBMIT UNIT PRICES FOR ALL BID ITEMS.
- DISCREPANCIES IN DOCUMENTS OR SITE CONDITIONS SHALL BE REPORTED TO THE LANDSCAPE ARCHITECT IN WRITING AT TIME OF BIDDING OR PRIOR TO CONSTRUCTION. NO ACCOUNT SHALL BE MADE AFTER CONTRACT COMPLETION FOR FAILURE TO REPORT SUCH CONDITION OR FOR ERRORS ON THE PART OF THE LANDSCAPE CONTRACTOR AT TIME OF BIDDING (ONLY EXTREMELY PECULIAR AND UNUSUAL CONDITIONS WILL BE CONSIDERED FOR NEGOTIATION).
- ALL QUESTIONS CONCERNING THIS PLAN SET OR SPECIFICATIONS SHALL BE DIRECTED TO THE LANDSCAPE ARCHITECT.
- PLANT MATERIALS ARE TO BE BID AS SPECIFIED UNLESS UNAVAILABLE, AT WHICH TIME THE LANDSCAPE ARCHITECT WILL BE NOTIFIED BY TELEPHONE AND IN WRITING OF THE INTENDED CHANGES. THERE SHALL BE NO ADDITIONS, DELETIONS OR SUBSTITUTIONS WITHOUT THE WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT. CONTRACTOR SHALL SUBMIT UNIT PRICES FOR ALL BID ITEMS.
- IF ISSUED, WRITTEN SPECIFICATIONS SHALL BE AN INTEGRAL PART OF THIS PLAN SET.
- THE LANDSCAPE CONTRACTOR SHALL FIELD VERIFY PROPERTY LINE LOCATIONS BEFORE INSTALLATION OF ANY PERIMETER PLANT MATERIAL OR IRRIGATION SYSTEM.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING ALL NECESSARY APPLICABLE PERMITS AND LICENSES TO PERFORM THE WORK SET FORTH IN THE PLAN SET OR WRITTEN SPECIFICATIONS.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR FULLY MAINTAINING ALL PLANTINGS (INCLUDING, BUT NOT LIMITED TO: WATERING, SPRAYING, MULCHING, FERTILIZING, MOWING, ETC) OF PLANTING AREAS AND LAWNS UNTIL THE WORK IS ACCEPTED IN TOTAL BY THE LANDSCAPE ARCHITECT AND THE OWNER.
- THE LANDSCAPE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE (1) YEAR BEGINNING AT THE DATE OF FINAL ACCEPTANCE. THE LANDSCAPE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS BEFORE OR AT THE END OF THE GUARANTEE PERIOD (AS DIRECTED BY THE OWNER).

Mulch Notes

PINE BARK MINI NUGGETS SHALL BE PROVIDED FOR ALL AREAS WITHIN THE LIMITS OF WORK DESIGNATED TO RECEIVE NEW TREES OR SHRUBS; SEE LANDSCAPE PLANS FOR MORE DETAILS. MULCH SHALL BE PROVIDED TO A CONSISTENT DEPTH OF 3 INCHES THROUGHOUT.

Sod Notes

ALL AREAS WITHIN THE LIMITS OF WORK NOT DESIGNATED TO RECEIVE TREES OR SHRUBS; OR NOT OTHERWISE DESIGNATED WITH A SPECIFIC TURF GRASS; SHALL BE SODDED TO MATCH ADJACENT SODDED AREAS. SEE LANDSCAPE PLANS FOR MORE DETAILS.

Playground Surfacing Notes

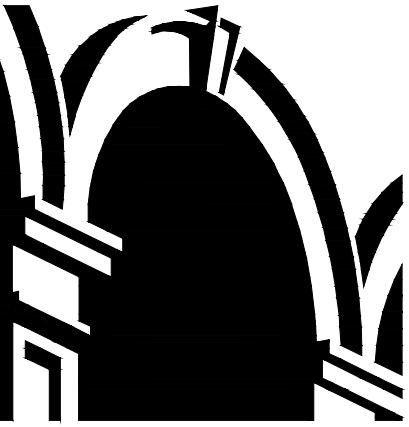
- GENERAL REQUIREMENTS:
- A MINIMUM OF 12 INCHES DEPTH AFTER SETTLEMENT
 - FABRIC UNDERLAYMENT THROUGHOUT ALL DESIGNATED PLAYGROUND SURFACE AREAS
 - MULCH SHALL BE NATURAL WOOD CHIPS
 - MULCH SHALL NOT BE CCA-TREATED
 - MULCH SHALL NOT BE DYED
 - MULCH SHALL MEET ASTM F 1292-99 STANDARDS FOR A FALL HEIGHT MINIMUM OF 10 FEET AT REQ'D DEPTH (COORDINATE WITH PLAY EQUIPMENT INSTALLATION FOR ACTUAL FALL HEIGHT REQ'D)
 - MULCH SHALL COMPLY WITH ASTM F 1951-99 FOR ACCESSIBILITY
 - FILTER FABRIC SHALL BE "MARAFI 700x OR 140s" OR APPROVED EQUAL

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ENTRY #2 and TOWNHOMES
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LANDSCAPE - BID SET
 PLANT SCHEDULE & NOTES



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L2.1
 BID SET

SECTION 02950 TREES, SHRUBS, AND GROUND COVER

PART 1 GENERAL

- 1.01 WORK INCLUDED
 - A. Trees, shrubs, vines and ground cover as applicable.
- B. Topsoil backfill.
- C. Staking and guying.
- D. Maintenance service.

1.02 RELATED WORK

- A. Section 02811 – Underground Sprinkler System.
- B. Section 02938 – Sodding.

1.03 REFERENCES

- A. Standardized Plant Names, 1942 edition, American Joint Committee on Horticulture Nomenclature.

- B. American Standard for Nursery Stock (ANSI Z60), latest edition, American Association of Nurserymen.
- C. FS O-F-241 – Fertilizer, Mixed, Commercial.

1.04 QUALITY ASSURANCE

- A. Perform work with personnel experienced in the work required of this Section under direction of a skilled foreman.

- B. Submit sources of plant materials. All materials to have name tags attached. Submit invoice with plant names noted if required.

- C. Contractor shall locate all materials and be responsible for conformance with requirements of this Section. All plants not meeting requirements to be rejected.

1.05 DELIVERY, STORAGE, AND HANDLING

- A. Move B&B plant materials with solid balls wrapped in burlap. Plants to be lifted only by ball or container.

- B. Deliver plant materials immediately prior to placement. Keep plant materials not immediately installed moist and protect from freezing by covering ball or container with mulch.

- C. Reject plants when ball or container of earth surrounding roots has been cracked, broken or frozen preparatory to or during process of planting.

1.06 WARRANTY

- A. Warrant all plants to be living, healthy specimens for a period of one year commencing upon date of final acceptance. Warranty period shall terminate only if plants have been in full leaf for 30 days at end of warranty period. Termination of warranty period shall be extended as necessary to comply. All materials to be in vigorous condition at end of warranty period.

- B. Immediately remove dead plants and plants not in a vigorous condition and replace as soon as weather conditions permit. Each replacement shall be covered with one year warranty commencing at time of planting.

- C. Replacements: Match with adjacent plants of the same species in size and form.

1.07 MAINTENANCE SERVICE

- A. Begin maintenance of plant materials immediately after planting and continue until date of final project acceptance.

- B. Maintenance shall include measures necessary to establish and maintain plants in a vigorous and healthy growing condition. Include the following:
 1. Cultivation and weeding of plant beds and tree pits. When herbicides are used for weed control, apply in accordance with manufacturer's instructions. Remedy damage resulting from use of herbicides.
 2. Watering sufficient to maintain optimum moisture level.
 3. Pruning, including removal of dead or broken branches, and treatment of prune wounds.
 4. Disease and insect control.
 5. Maintaining plants in an upright, plumb position, and repair of settling.
 6. Maintenance of wrappings, guys, turnbuckles and stakes. Adjust turnbuckles or otherwise keep guy wires tight. Repair or replace accessories when required.

- C. Prune trees and shrubs after planting to improve form and to remove dead and broken branches.

- D. Final 6 inch layer of backfill around trees to consist of 1:1 mixture of organic compost and topsoil.

- E. Thoroughly water soil when the hole is half full, and again when full.

- F. Apply 1/2 pound fertilizer evenly over cultivated area around each tree and 1 pound per 100 square feet to shrub and ground cover plantings.

- G. Evenly spread a 3 inch layer of mulch over tree pits and planting beds. For trees, avoid placing mulch within 6" of tree trunk. For shrubs, avoid placing mulch within 3" of plants main stem.

- H. Prune trees and shrubs after planting to improve form and to remove dead and broken branches.

- I. Circular area around trees to be mulched and free of vegetation. For trees 2 inch and greater in caliper, area to be 6 feet in diameter. For trees less than 2 inch caliper, area to be 4 feet in diameter. Circle to be centered on tree and true in form.

- J. After planting trees, form a 3' diameter ridge of topsoil around edge of excavation to retain water.

3.03 PLANT SUPPORT

- A. Brace plants upright and plumb in position by staking and guying as detailed. Guys to be secured to tree with loops as detailed.

3.04 SPECIAL PLANTING

- A. Annuals, Seasonal Planting: Prepare soil per requirements for shrubs and ground cover as described in Article 3.01. Refresh annually by incorporating 2 inch layer (165 CF per 1000 SF) of organic compost.

- 1. Spring Planting should be installed between March and April.

- 2. Fall Planting should be installed between October and November.

- 3. Spring or Fall planting time is contingent upon current weather patterns and temperature.

END OF SECTION 02950

2.01 MATERIALS
A. Trees, Shrubs, Vines, and Ground Cover: Species and size identified in plant list. Plant materials shall be true to name, in good health, free of disease and insects, excellent in form and in complete conformance with ANSI Z60. All materials to be nursery grown.

B. Topsoil: Friable loam, typical of cultivated topsoils locally, containing at least 2% of decayed organic matter (humus) secured from a well drained, arable site, reasonably free of subsoil, stones, earth clods, sticks, roots or other objectionable extraneous matter or debris and containing no toxic materials. Topsoil to have acidity range of 6.0 to 7.0.

C. Mulch: See Plant Schedule. Cypress products are prohibited.

D. Fertilizer: Osmocote 18-6-12. Or Approved Equal.

E. Organic Compost: Supplied by Wild Earth Products - State Line Bark & Mulch Inc. Rte. 4 Box 630, Old Dixie Hwy. 121 Folkston, GA 31537 ph. 912-496-2999 fx. 912-496-2998 wildearth1@yahoo.com - Or Approved Equal.

foot height. Wood (Painted Brown) - All sizes decay resistant.

C. Hardware (cables, wire, eye bolts, and turnbuckles): Noncorrosive; of sufficient strength to withstand wind pressure.

D. Tie straps: Soft polypropylene material equal to ArborTie, by Deep Root Partners, L.P. 31 Langston St., Suite 4, San Francisco, CA, 94103, 1-800-277-7668.

PART 3 EXECUTION

3.01 PREPARATION

- A. Verify topsoil is ready to receive the work of this Section. All areas to be planted with shrub or ground cover masses to have minimum 6 inch depth of topsoil.

- B. Remove all weeds and grasses from planting beds. Bermuda grass, if present, to be exterminated by approved means or all soil removed to 6 inch depth and replaced with topsoil free of bermuda grass.

- C. Stake tree locations and place shrubs, vines, and ground covers for review and final orientation by Owner's Representative prior to installation.

- D. Outline bed edges for approval prior to installation.

- E. Prepare topsoil for shrub and ground cover beds, after removing any vegetation with approved procedure, by tilling 2 inch layer (165 CF per 1000 sq. ft.) of compost into the upper 6 inches of soil.

3.02 INSTALLATION

- A. Excavate for plant materials. Tree pits shall be 24 inches greater in diameter than root ball. Circle to be centered on tree and true in form. Slope cut edge to 6" depth and bottom of pit to depth required to accommodate tree rootball. Shrub pits shall be 12 inches greater in diameter than root ball. Topsoil from excavation may be retained for backfill if it is friable and free of rock and clods greater than 2" in dia. Remove all subsoil, rock, and debris from site.

- B. Set trees with top of root ball 3 inches above surrounding grade, and other plant materials 2 inches above surrounding grade, after settlement.

- C. Remove containers from container-grown stock. Set plants in center of pits and backfill with topsoil in 6 inch layers. Pull away ropes, wires, etc. from the top of the ball.

- D. Final 6 inch layer of backfill around trees to consist of 1:1 mixture of organic compost and topsoil.

- E. Thoroughly water soil when the hole is half full, and again when full.

- F. Apply 1/2 pound fertilizer evenly over cultivated area around each tree and 1 pound per 100 square feet to shrub and ground cover plantings.

- G. Evenly spread a 3 inch layer of mulch over tree pits and planting beds. For trees, avoid placing mulch within 6" of tree trunk. For shrubs, avoid placing mulch within 3" of plants main stem.

- H. Prune trees and shrubs after planting to improve form and to remove dead and broken branches.

- I. Circular area around trees to be mulched and free of vegetation. For trees 2 inch and greater in caliper, area to be 6 feet in diameter. For trees less than 2 inch caliper, area to be 4 feet in diameter. Circle to be centered on tree and true in form.

- J. After planting trees, form a 3' diameter ridge of topsoil around edge of excavation to retain water.

2.01 MATERIALS

- A. Sod: Cultivated grass sod; type indicated on Drawings; with strong fibrous root system, free of stones, burned or bare spots, and weeds.

- B. Fertilizer: Type recommended for grass; of proportions necessary to eliminate any deficiencies of topsoil as indicated in soils test or otherwise approved.

- C. Soil Amendments: Lime, sulphur, or other material recommended by soil test.

- D. Water: Clean, fresh, and free of substances or matter which could inhibit vigorous growth of grass.

- 2.02 HARVESTING
A. Machine cut sod and load on pallets in accordance with ASPA guidelines.

- B. Cut sod with minimum 1/2 inch and maximum one inch topsoil base.

PART 3 EXECUTION

3.01 INSPECTION

- A. Verify that prepared soil base is ready to receive the work of this Section.

- B. Beginning of installation means acceptance of existing site conditions.

3.02 PREPARATION

- A. Finish grade areas to be sodded so that the surface is smooth and is approximately 1 inch below adjoining sidewalks and other paved surfaces.

- B. Remove all weeds and grasses from areas to be sodded

- C. Planting surface shall be made friable by approved method of scarification. Prepared surface shall be floated smooth and free of bumps and depressions. Remove stones and foreign matter over 2 inches in diameter from top 2 inches of sod bed. Plant immediately thereafter, provided the bed has remained in a friable condition and has not become muddy or hard. If it has become hard, till to a friable condition again.

- D. Apply fertilizer at the rate of one pound actual Nitrogen per 1000 square feet. Apply fertilizer prior to installation of sod. Apply fertilizer no more than 48 hrs before laying sod.

- E. Lightly water to aid the dissipation of fertilizer.

3.03 LAYING SOD

- A. Moistened prepared surface immediately prior to laying sod.

- B. Lay sod within 24 hours after harvesting to prevent deterioration.

SECTION 02938 SODDING

PART 1 GENERAL

1.01 WORK INCLUDED

- A. Preparation of planting surface.
- B. Fertilizing.
- C. Sod installation.
- D. Maintenance service.

1.02 RELATED WORK

- A. Section 02950 – Trees, Shrubs and Ground Cover.
- B. Section 02811 – Underground Sprinkler System.

1.03 REFERENCES

- A. Standardized Plant Names, 1942 Edition, American Joint Committee on Horticulture Nomenclature.

- B. ASPA (American Sod Producers Association) – Guideline Specifications to Sodding.

- C. FSO-F-241 – Fertilizers, Mixed, Commercial.

1.04 DEFINITIONS

- A. Weeds: Includes Dandelion, Jimsonweed, Quackgrass, Horsetail, Morning Glory, Rush Grass, Mustard, Lambsquarter, Chickweed, Cress, Crabgrass, Canadian Thistle, Nutgrass, Poison Oak, Blackberry, Tansy Ragwort, Bermuda Grass, Johnson Grass, Poison Ivy, Nut Sedge, Nimble Will, Bindweed, Bent Grass, Wild Garlic, Perennial Sorrel and Bromes Grass.

1.05 QUALITY ASSURANCE

- A. Sod Producer: Company specializing in sod production and harvesting with a minimum of 5 years experience.

- B. Sod: Root development that will support its own weight, without tearing, when suspended vertically by holding the upper two corners.

- 1.06 REGULATORY REQUIREMENTS
A. Comply with regulatory agencies for fertilizer and herbicide composition.

1.07 TESTS

- A. None required.

1.08 MAINTENANCE DATA

- A. Submit recommended maintenance procedures to be followed by Owner.

- B. Include maintenance instructions, cutting method and maximum grass height; types, application frequency, and recommended coverage of fertilizer.

1.09 DELIVERY, STORAGE, AND HANDLING

- A. Deliver sod on pallets. Protect exposed roots from dehydration.

- B. Do not deliver more sod than can be laid within 24 hours.

1.010 COORDINATION

- A. Coordinate the work of this Section with installation of underground sprinkler system and plant material as applicable.

1.011 MAINTENANCE SERVICE

- A. Maintain sod from installation through to date of final acceptance.

PART 2 PRODUCTS

- A. Sod: Cultivated grass sod; type indicated on Drawings; with strong fibrous root system, free of stones, burned or bare spots, and weeds.

- B. Fertilizer: Type recommended for grass; of proportions necessary to eliminate any deficiencies of topsoil as indicated in soils test or otherwise approved.

- C. Soil Amendments: Lime, sulphur, or other material recommended by soil test.

- D. Water: Clean, fresh, and free of substances or matter which could inhibit vigorous growth of grass.

2.02 HARVESTING

- A. Machine cut sod and load on pallets in accordance with ASPA guidelines.

- B. Cut sod with minimum 1/2 inch and maximum one inch topsoil base.

PART 3 EXECUTION

3.01 INSPECTION

- A. Verify that prepared soil base is ready to receive the work of this Section.

- B. Beginning of installation means acceptance of existing site conditions.

3.02 PREPARATION

- A. Finish grade areas to be sodded so that the surface is smooth and is approximately 1 inch below adjoining sidewalks and other paved surfaces.

- B. Remove all weeds and grasses from areas to be sodded

- C. Planting surface shall be made friable by approved method of scarification. Prepared surface shall be floated smooth and free of bumps and depressions. Remove stones and foreign matter over 2 inches in diameter from top 2 inches of sod bed. Plant immediately thereafter, provided the bed has remained in a friable condition and has not become muddy or hard. If it has become hard, till to a friable condition again.

- D. Apply fertilizer at the rate of one pound actual Nitrogen per 1000 square feet. Apply fertilizer prior to installation of sod. Apply fertilizer no more than 48 hrs before laying sod.

- E. Lightly water to aid the dissipation of fertilizer.

3.03 LAYING SOD

- A. Moistened prepared surface immediately prior to laying sod.

- B. Lay sod within 24 hours after harvesting to prevent deterioration.

- C. Lay sod tight with no open joints visible and no overlapping; stagger end joints 12 inches minimum. Do not stretch or overlap sod pieces.

- D. Finished sodding to be smooth and free of bumps and depression. Surface to be flush with adjoining grass areas if any. Place top elevation of sod approximately 1/2 inch below adjoining edging, paving and curbs. Grade planting surface as necessary to accomplish above.

- E. Water sodded areas deeply immediately after installation.

- 3.04 WARRANTY
A. Sodded areas to be vigorously growing at time of final acceptance or if installation occurs during dormancy warranty to extend through first month of following growing season. At conclusion of initial warranty period replace dead or unhealthy sod. Nomenclature.

- B. Neatly trim edges and hand clip where necessary.

- C. Immediately remove clippings after mowing and trimming.

- D. Water sufficiently to insure establishment and maintain vigorous appearance.

- E. Roll and/or topdress surface as needed to remove minor depressions or irregularities.

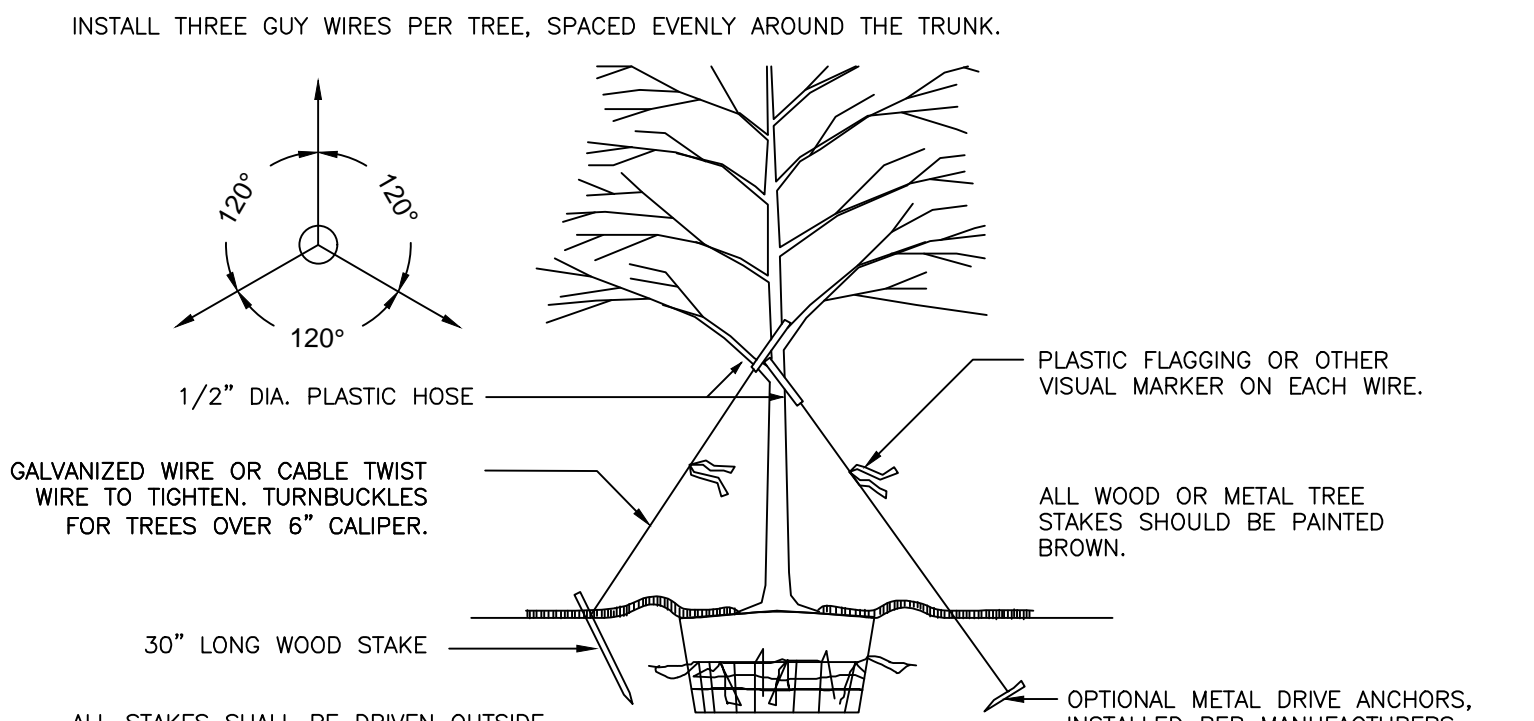
- F. Control growth of weeds. Apply herbicides in accordance with manufacturer's instructions. Remedy damage resulting from improper use of herbicides.

- G. Immediately replace sod in areas which show deterioration or bare spots. Any areas that have had topsoil washed away shall be filled to match specified grade with topsoil before resodding.

- H. Protect sodded areas with warning signs during maintenance period.

- END OF SECTION 02938

TUCK ANY LOOSE ENDS OF THE WIRE OR CABLE INTO THE WIRE WRAP SO THAT NO SHARP WIRE ENDS ARE EXPOSED. INSTALL THREE GUY WIRES PER TREE, SPACED EVENLY AROUND THE TRUNK.



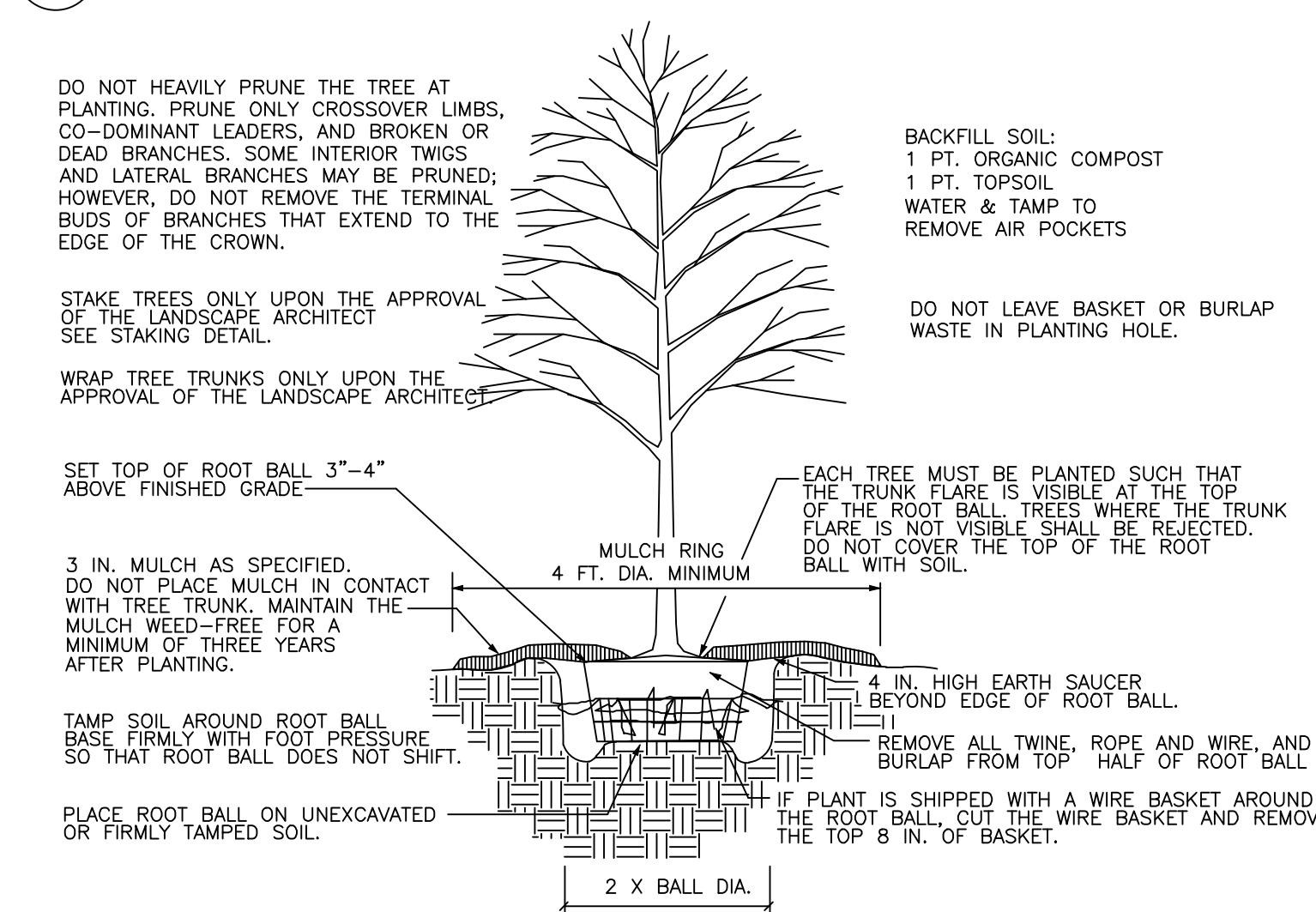
LARGE TREE STAKING DETAIL (3" CAL. OR LARGER)

REMOVE ALL STAKING AS SOON AS THE TREE HAS GROWN SUFFICIENT ROOTS TO OVERCOME THE PROBLEM THAT REQUIRED THE TREE TO BE STAKED. STAKES SHALL BE REMOVED NO LATER THE END OF THE FIRST GROWING SEASON AFTER PLANTING.

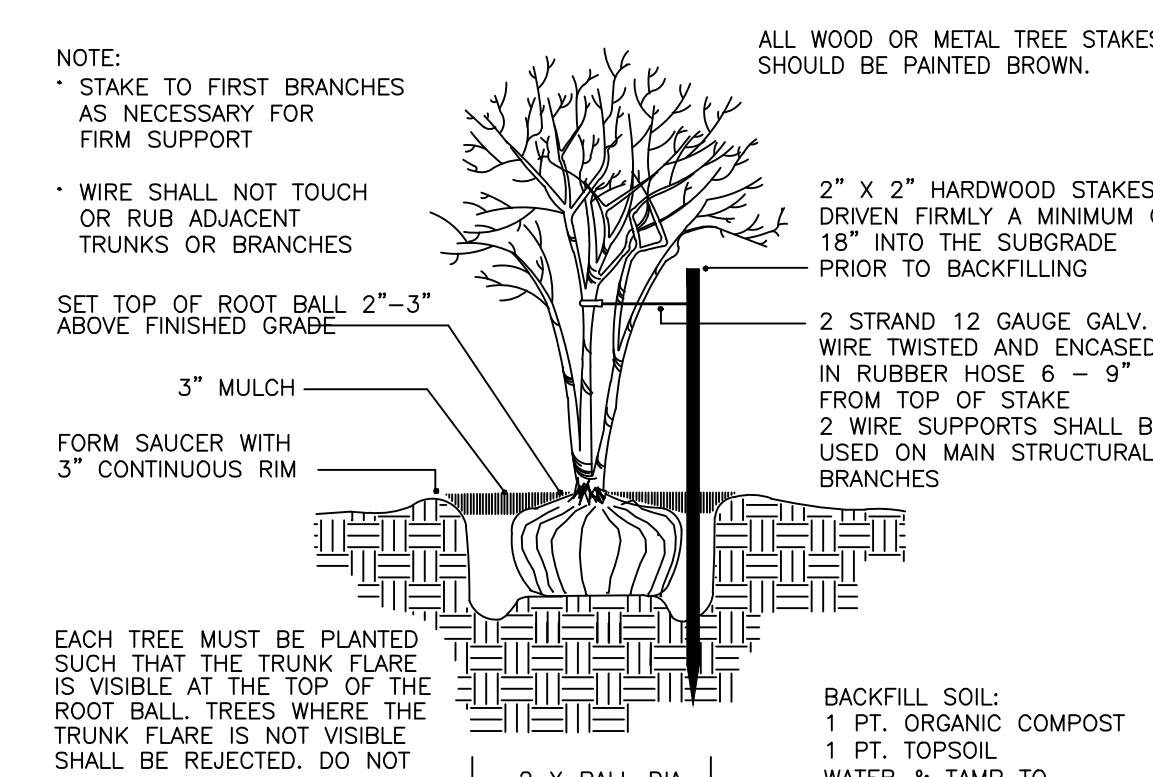
TREES NORMALLY DO NOT NEED TO BE STAKED AND STAKING CAN BE HARMFUL TO THE TREE. ALL TREES SHOULD BE STAKED ACCORDING TO THE DETAILS PROVIDED IN THESE DRAWINGS UNLESS STATED OTHERWISE BY THE LANDSCAPE ARCHITECT. THE FOLLOWING ARE REASONS WHY TREES DO NOT REMAIN STRAIGHT:

- o TREES WITH POOR-QUALITY ROOT BALLS OR ROOT BALLS THAT HAVE BEEN CRACKED OR DAMAGED. REJECT RATHER THAN STAKE.
- o TREES THAT HAVE GROWN TOO CLOSE TOGETHER IN THE NURSERY, RESULTING IN WEAK TRUNKS. REJECT RATHER THAN STAKE.
- o PLANTING PROCEDURES THAT DO NOT ADEQUATELY TAMP SOILS AROUND THE ROOT BALL. CORRECT THE PLANTING PROCEDURE.
- o ROOT BALLS PLACED ON SOFT SOIL. TAMP SOILS UNDER ROOT BALL PRIOR TO PLANTING.
- o ROOT BALLS WITH VERY SANDY SOIL OR VERY WET CLAY SOIL. STAKING ADVISABLE.
- o TREES LOCATED IN A PLACE OF EXTREMELY WINDY CONDITIONS. STAKING ADVISABLE.

LARGE TREE PLANTING DETAIL (3" CAL. OR LARGER)



LARGE TREE PLANTING DETAIL (3" CAL. OR LARGER)

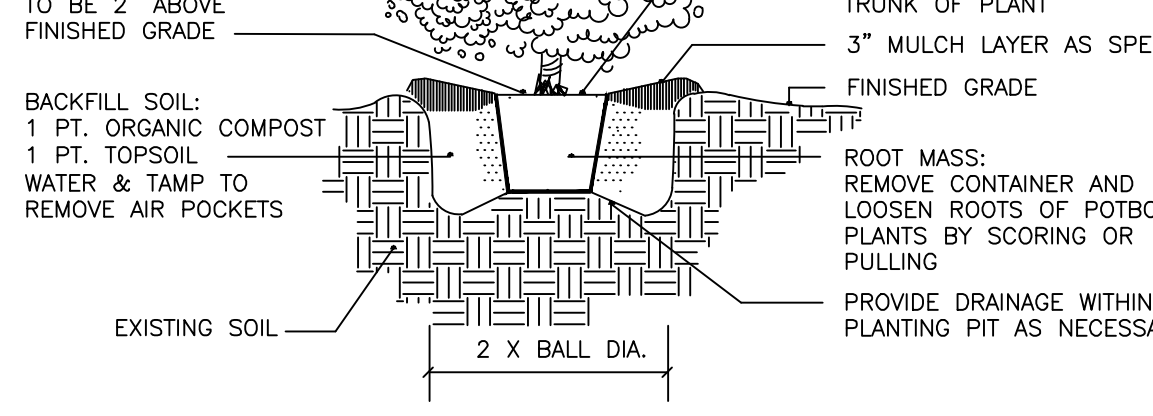


MULTI-TRUNK OR SMALL TREE PLANTING DETAIL

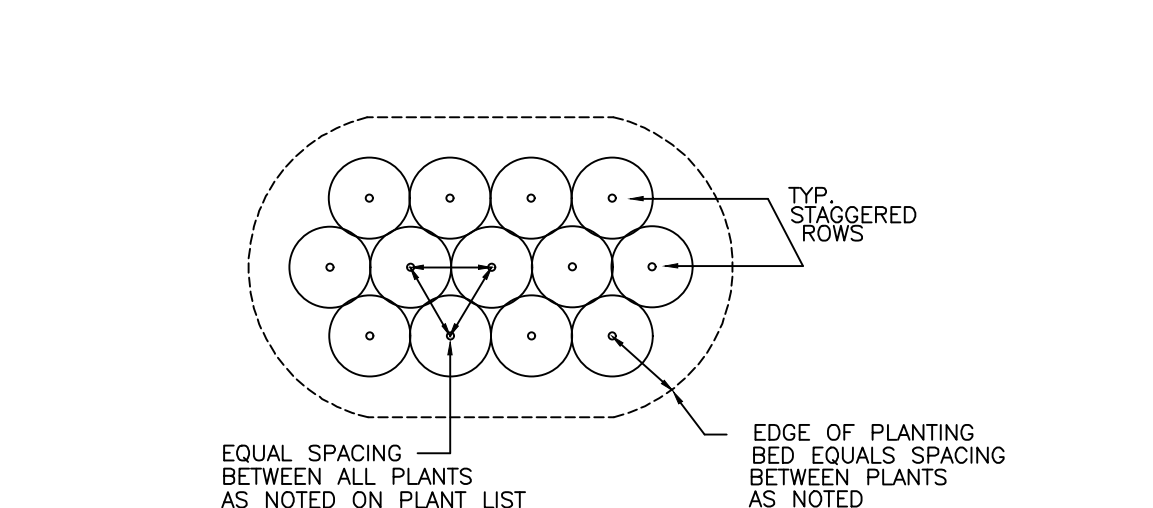
NOTE: REMOVE ALL TAGS, TWINE OR OTHER NON-BIODEGRADABLE MATERIALS ATTACHED TO PLANT OR ROOT MASS

SOIL LEVEL: TOP OF ROOTBALL TO BE 2" ABOVE FINISHED GRADE

SHRUB PLANTING DETAIL



SHRUB MASS PLANTING LAYOUT



REVISIONS

| NO. | DATE | DESCRIPTION | BY |
|-----|------|-------------|----|
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