

EXISTING TREE SCHEDULE				
SYMBOL (NUMBER)	SPECIE	SIZE	CONDITION	STATUS
1	BLACK OLIVE	20" CALIP.	FAIR. STORM DAMAGE	TO BE REMOVED
2	STRANGLER FIG	24" CALIP.	POOR. SEVERELY PRUNED AT BASE	TO BE REMOVED
3	BLACK OLIVE	18" CALIP.	FAIR. STORM DAMAGE	TO BE REMOVED
4	COCONUT PALM	20' CLEAR WOOD	FAIR. TRUNK DAMAGE	TO BE REMOVED
5	FICUS NITIDA	DOUB. TRK., 18" CALIP.	FAIR. STORM DAMAGE	TO BE REMOVED
6	BLACK OLIVE	10" CALIP.	POOR. SEVERE STORM DAMAGE TO TRUNK	TO BE REMOVED
7	BLACK OLIVE	18" CALIP.	POOR. SEVERE STORM DAMAGE TO TRUNK	TO BE REMOVED
8	BLACK OLIVE	18" CALIP.	FAIR. STORM DAMAGE	TO BE REMOVED
9	LIVE OAK	18" CALIP.	FAIR. STORM DAMAGE TO TRUNK	TO BE RELOCATED
10	LIVE OAK	10" CALIP.	FAIR. STORM DAMAGE TO TRUNK	TO BE RELOCATED
11	SABAL PALM	10' C.T.	GOOD	TO BE REMOVED
12	BLACK OLIVE	18" CALIP.	FAIR. STORM DAMAGE	TO BE REMOVED

- LANDSCAPE NOTES:**
- ALL PLANT MATERIAL SHALL CONFORM TO THE STANDARDS FOR FLORIDA NO. 1 OR BETTER, AS GIVEN IN "GRADES AND STANDARDS FOR NURSERY PLANTS," PART I, 1963, AND PART II, STATE OF FLORIDA, DEPARTMENT OF AGRICULTURE, TALLAHASSEE, FLORIDA
 - IT SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO VERIFY LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO BEGINNING WORK.
 - ALL PLANT BEDS TO RECEIVE 10" OF 50/50 MIX. 50% SAND, 50% MUCK
 - IT SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO PROVIDE A SMOOTH UNIFORM GRADE PRIOR TO INSTALLING SOD.
 - AN IRRIGATION SHALL BE INSTALLED PROVIDING 100% COVERAGE TO ALL LANDSCAPE AREAS. SEE SHEETS IR-1 AND IR-2
 - SEE SHEET L-2 FOR ADDITIONAL INSTALLATION DETAILS AND SPECIFICATIONS.
 - ALL TREES AND PALMS TO BE PROPERLY STAKED AFTER PLANTING. SEE DETAILS SHEET L-2
 - PLANS TAKE PRECEDENCE OVER MATERIALS LIST. IT SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO VERIFY ALL MATERIALS ON PLANS BEFORE SUBMITTING BID.
 - TREE PROTECTION BARRIERS SHALL BE INSTALLED AROUND EXISTING TREES AND TREES AND PALMS RELOCATED ON SITE. SEE THIS SHEET FOR DETAILS.

SPECIAL IRRIGATION NOTE:
A TEMPORARY WATER METER SHALL BE INSTALLED ON SITE, AND BUBBLER HEADS SHALL BE INSTALLED AT ALL RELOCATED TREES.

LANDSCAPE PLAN
SCALE: 1/16" = 1'

PLANT MATERIALS LIST			
QUANTITY	SCIENTIFIC NAME	(COMMON NAME)	SPECIFICATIONS
TREES AND PALMS TO BE RELOCATED ON SITE			
2	QUERCUS VIRGINIANA	(LIVE OAK)	1- 18" CALIP., 1- 10" CALIP.
NEW TREES AND PALMS			
9	QUERCUS VIRGINIANA	(LIVE OAK)	200 GAL., 20' O.A., 6" CALIP.
11	QUERCUS VIRGINIANA	(LIVE OAK)	65 GAL., 14' O.A., 4" CALIP.
1	CORDIA SEBESTINA	(ORANGE GIEGER TREE)	25 GAL., 10' O.A.
8	THRINAX RADIATA	(FLORIDA THATCH PALM)	1- 6-7' O.A., TRIPLE TRK., 7- 6-7' O.A., DOUB. TRK., B&B
4	ACOLORRHAPHA WRIGHTII	(EVERGLADES PALM)	12' O.A., B&B
11	ROYSTONEA ELATA	(FLORIDA ROYAL PALM)	8' GREY WOOD, MATCHING, B&B
6	CONOCARPUS ERECTUS 'SERICEUS'	(SILVER BUTTWOOD)	8' O.A., SINGLE TRUNK, MATCHING, B&B
1	PSIDIUM LITTORALE	(STRAWBERRY GUAVA)	10' O.A. X 5-6" SPR., MULTI-STEM, B&B
9	ILEX ATTENUATA 'EAST PALATKA'	(EAST PALATKA HOLLY)	45 GAL., 10' O.A.
1	GUAJACUM SANCTUM	(NATIVE LIGNUM VITAE)	25 GAL., 7' O.A.
12	SABAL PALMETTO	(CABBAGE PALM)	4@14' C.T. @ 12' C.T., 1@8' C.T.
SHRUBS AND EXOTICS			
13	COCOLOBA UVIFERA	(SEAGRAPE)	10 GAL., 4-5' O.A.
62	CHRYSOBOLANUS ICACO	(COCOPLUM)	3 GAL., 24" O.A.
100	CHRYSOBOLANUS ICACO 'HORIZONTAL'		3 GAL., 12-15" SPR., 18" O.C.
143	MYRCIANTHUS FRAGRANS	(SIMPSON STOPPER)	10 GAL., 5' O.A., 2" O.C.
12	MYRCIANTHUS FRAGRANS	(SIMPSON STOPPER)	3 GAL., 24" O.A., 2" O.C.
54	MUHLENBERGIA CAPILLARIS	(MUHLEY GRASS)	3 GAL., 18" SPR., 18" O.C.
23	VIBURNUM OBOVATUM	(WALTERS VIBURNUM)	7 GAL., 3' O.A., 3" O.C.
12	ILEX VOMITORIA		3 GAL., 12-15" SPR., 18" O.C.
83	STACHYTARPHETA JAMAICENSIS	(NATIVE PORTERWEED)	3 GAL., 18" FULL., 18" O.C.
63	ELEAGNUS PUNGENS	(SILVERTHORN)	3 GAL., 24" O.A., 2" O.C.
16	NEPHROLEPIS BISERRATA	(GIANT SWORDFERN)	3 GAL., 18" O.A., 2" O.C.
22	CONOCARPUS ERECTUS 'SERICEUS'	(SILVER BUTTWOOD)	3 GAL., 24" O.A., 2" O.C.
16	HAMELIA PATENS 'COMPACTA'	(DWARF FIREBUSH)	3 GAL., 24" O.A., 3" O.C.
102	PSYCHOTRIA LIGUSTRIFOLIA	(DWARF WILD COFFEE)	3 GAL., 18" O.A., 2" O.C.
6	CAPPARIS CYNOPHALOPHORA	(JAMAICA CAPER)	5' O.A., B&B
45	ZAMIA PUMILA	(COONTIE)	3 GAL., 15-18" SPR., 18" O.C.
5	DURANTA ERECTA	(PURPLE GOLDEN DEWDROP)	3 GAL., 24" SPR., 24" O.C.
GROUND COVER			
237	HELIANTHUS DEBILIS	(DUNE SUNFLOWER)	GAL., 12" O.C.
257	LANTANA DEPRESSA	(FLORIDA LANTANA)	GAL., 12" O.C.
SOD			
	ST. AUGUSTINE 'FLORITAM' VAR. SOD		FULL SOD WHERE NEEDED

SITE AREA: 28,186 SQ. FT. / .647 ACRES
PAVED VEHICULAR USE AREA: 2,349 SQ. FT.
PERVIOUS AREA: 11,556 SQ. FT. / .27 ACRES
IMPERVIOUS AREA: 16,629 SQ. FT. / .38 ACRES
BLDG. AREA: 10,200 SQ. FT.
DRIVES AND SIDEWALKS: 6,430 SQ. FT.

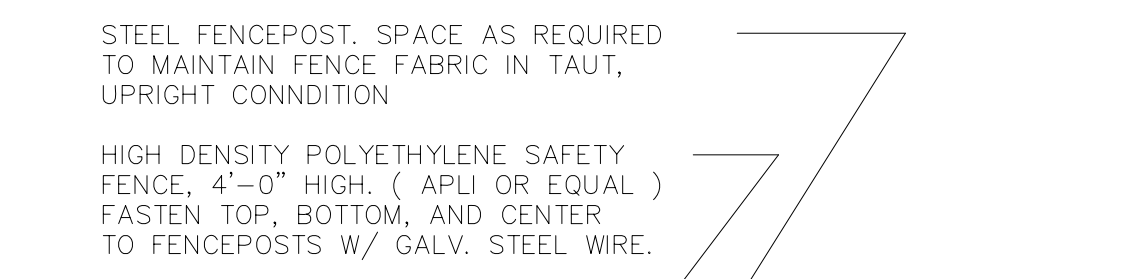
LANDSCAPE REQUIREMENTS:
PERIMETER LANDSCAPE REQUIREMENTS:
STREET TREE REQUIREMENTS:
1 TREE PER 50 L.F. OF STREET FRONTAGE; REQ'D- 8 TREES, PROVIDED- 16 TREES
PARKING LOT BUFFER:
1 TREE PER 20 L.F. OF STREET FRONTAGE; REQ'D- 13 TREES, PROVIDED- 13 TREES

INTERIOR VEHICULAR USE AREA LANDSCAPE:
25% OF TOTAL SQUARE FOOTAGE OF PAVED VEHICULAR USE AREA SHALL BE LANDSCAPED.
REQUIRED - 683.5 SQ. FT., PROVIDED - 2,725 SQ. FT.

OPEN SPACE REQUIREMENTS:
IT IS REQUIRED THAT 40% OF THE TOTAL SITE AREA SHALL BE LANDSCAPED.
REQUIRED - 11,274 SQ. FT., PROVIDED - 11,361.84 SQ. FT.

TOTAL TREES REQUIRED:
1 TREE PER 1,000 SQ. FT. OF TOTAL LANDSCAPE AREA (TOTAL LANDSCAPE AREA - 11,361.84 SQ. FT.)
REQUIRED - 12 TREES, PROVIDED - 75 (74 NEW TREES AND PALMS, 1 EXISTING TREE RELOCATED)

100% OF ALL PLANT MATERIAL INSTALLED ON THIS SITE IS NATIVE



NOTE: ERECT FENCE PRIOR TO BEGINNING DEMOLITION. LEAVE IN PLACE UNTIL ALL PAVING & GRADING IS COMPLETE. FENCE TO BE REMOVED AT TOP SITE IS BEING PREPARED FOR SOD INSTALLATION. FENCE SHOULD BE ERECTED AT DRIPLINE OF TREE OR 10'-0", WHICHEVER IS GREATER.

TREE PROTECTION / TEMPORARY BARRIER DETAIL
N.T.S.

LAND-19

48 HOURS BEFORE DIGGING
BROWARD • PALM BEACH • INDIAN RIVER • ST. LUCIE • MARTIN COUNTIES
CALL TOLL FREE
1-800-432-4770
FOR UNDERGROUND UTILITIES NOTIFICATION AND LOCATION

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4-28-09
4-30-09
6-10-09

DATE: 4-28-09
DRAWN BY: M. FAY
CHECKED BY:
CAD FILE:

CRYSTAL LAKES TOWNHOMES
HOLLYWOOD, FLORIDA
LANDSCAPE PLAN

SHEET NO. 1-1
OF 2 #
DRAWING FILE NO.

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", PART I (THIRD EDITION, 1973), AND PART II (THIRD EDITION, 1975) BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND THE CONSUMER SERVICES DIVISION OF THE PLANT INDUSTRY.
- 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 SCARS WILL BE UNACCEPTABLE. REMOVE ALL DEAD FRONDS AND TAPER TRIM BY NO MORE THAN ONE-THIRD OF PALM HEAD. TIE ALL SABAL PALMETTO HEADS TO PROTECT THE BUD WITH UNTREATED ORGANIC TWINE AS SET FORTH IN FLORIDA DEPARTMENT OF AGRICULTURE'S "GRADES AND STANDARDS FOR NURSERY PLANTS". SEE NOTES ON PLANS FOR PALMS TO BE RELOCATED ON-SITE.

- 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 REASONABLY FREE OF CONSTRUCTION DEBRIS, WEEDS, VIABLE WEED SEEDS, NOXIOUS PESTS, ROCKS, DISEASE, AND MATERIALS. THE TOPSOIL IS TO BE AMENDED WITH FIFTY PERCENT MUCK. THE MUCK IS TO BE FREE OF EXCESS CALCIUM AND HAVE A LIGHT ACID REACTION (5.5 TO 6.5 PH).
- 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

TREES

1 TABLET FOR EACH 1/2 INCH OF TRUNK DIAMETER MEASURED 18" ABOVE FINISHED GRADE

FERTILIZE GROUNDCOVER AREAS WITH AN EQUAL ANALYSIS OF GRANULAR FERTILIZER SUCH AS 6-6-6 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.

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 6-6-6 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.

MULCH: ALL TREES IN SOD AREAS ARE TO HAVE A THIRTY INCH RING COVERED WITH A TWO 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.

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.

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 LAYED. THE SOD SHALL BE STRONG ENOUGH SO IT RETAINS ITS SHAPE WHEN HANDLED BY THE TOP GRASS BLADES. THE SOD PIECE 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.

TREE GUYING: ALL SINGLE STEM TREES SHALL BE SECURELY GUYED AND STAKED AT TIME OF PLANTING, USING THREE 1 3/4" BLACK WELLINGTON TAPE STAKES ARE TO BE SET BELOW FINISHED GRADE. FASTEN A MINIMUM OF ONE 6" X 1 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.

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. GROUNDCOVER 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.

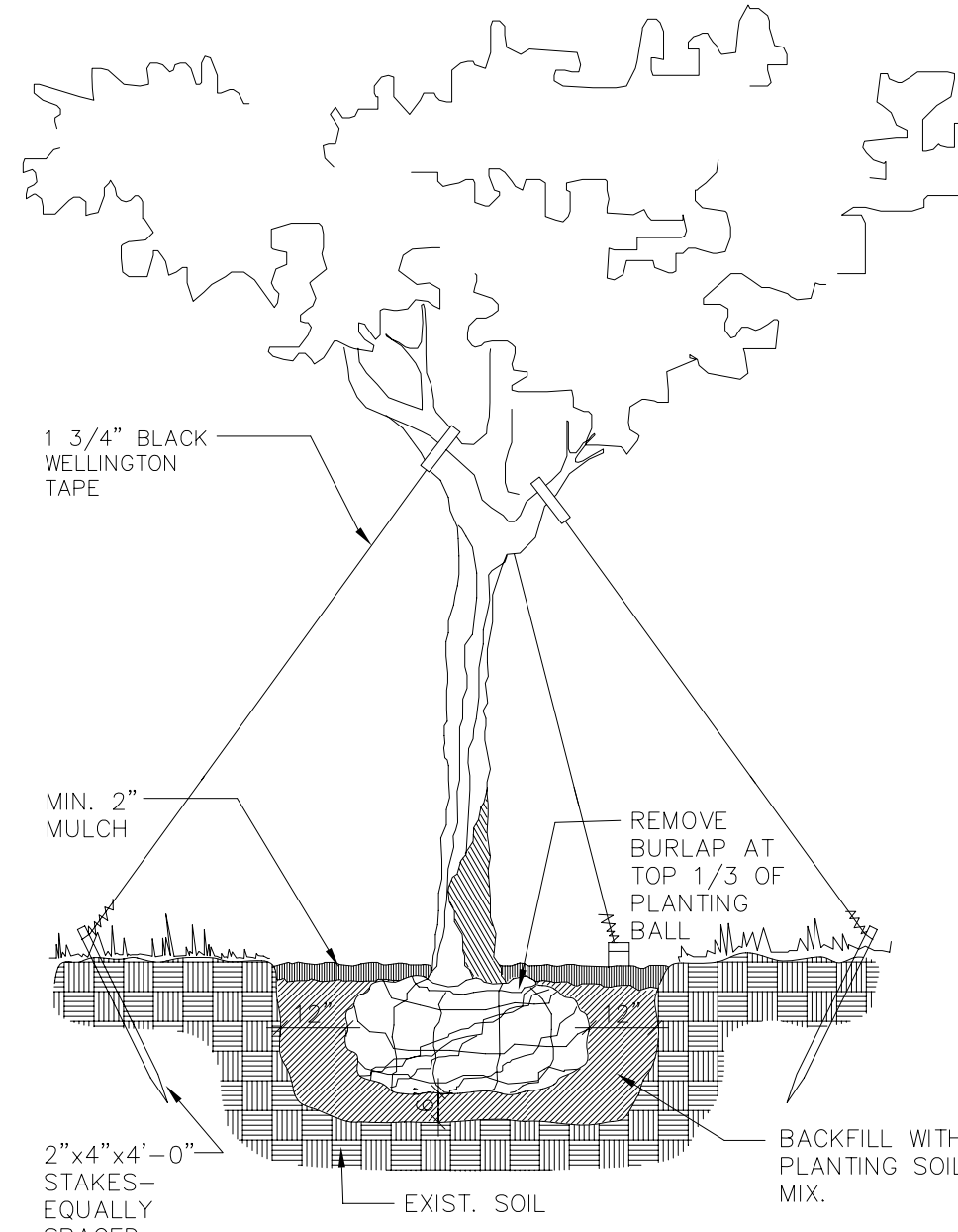
SET ALL PLANTS ON A FIRM WELL COMPACTED BASE IN A STRAIGHT UPRIGHT POSITION AT THE SAME DEPTH AS BEFORE TRANSPLANTING SO THE TOP OF THE ROOTBALL IS EQUAL TO THE LEVEL OF THE SURROUNDING FINISHED GRADE. WHEN BACKFILLING AROUND THE PLANTS, TAMP AND WATER IN THE TOP SOIL TO ELIMINATED AIRPOCKETS. RELEVEL 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.

PRUNING: ALL PRUNING SHALL BE DONE IN ACCORDANCE WITH STANDARDS SET FORTH BY THE INTERNATIONAL SOCIETY OF AGRICULTURE. 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.

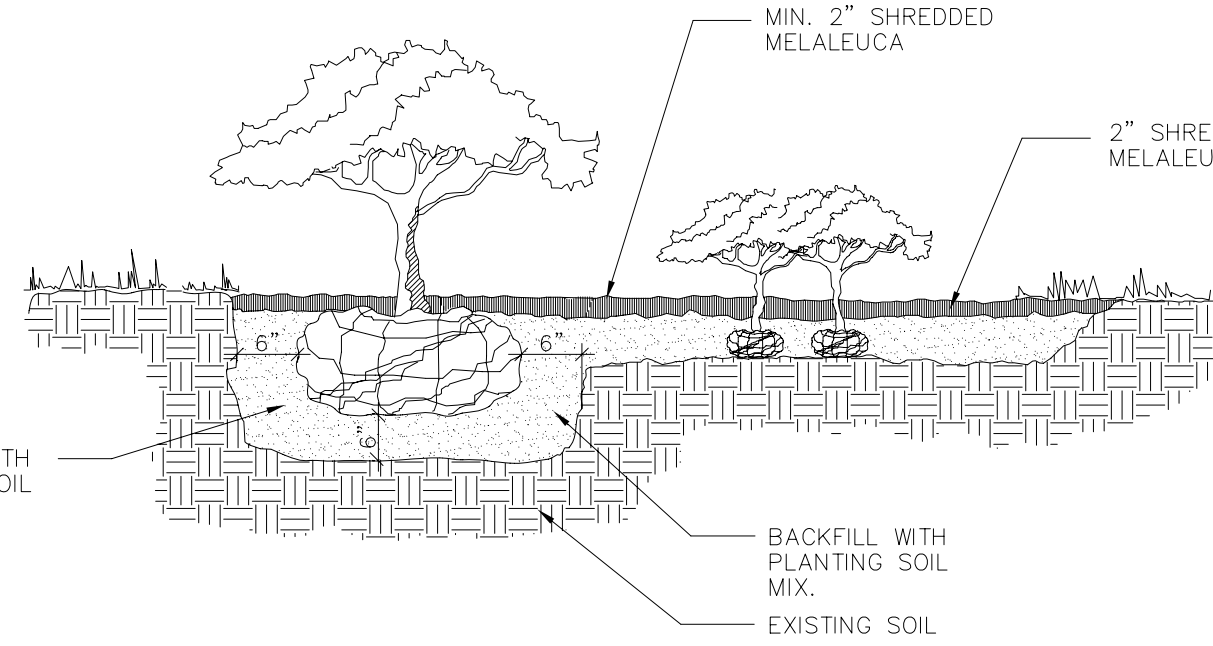
FINAL COMPLETION: THE CONTRACTOR SHALL BE RESPONSIBLE FOR LEAVING THE JOB SITE FREE OF ALL CONSTRUCTION DEBRIS AND IN AN ORDERLY STATE. CLEAN ALL WALKS, PAVING, AND SITE FEATURES OF DIRT, TIRE MARKS AND OTHER DEBRIS. WEEDING OF PLANT BEDS, PRUNING OF SHRUBS, CUTTING AND TRIMMING OF GRASS WILL BE DONE 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.

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.

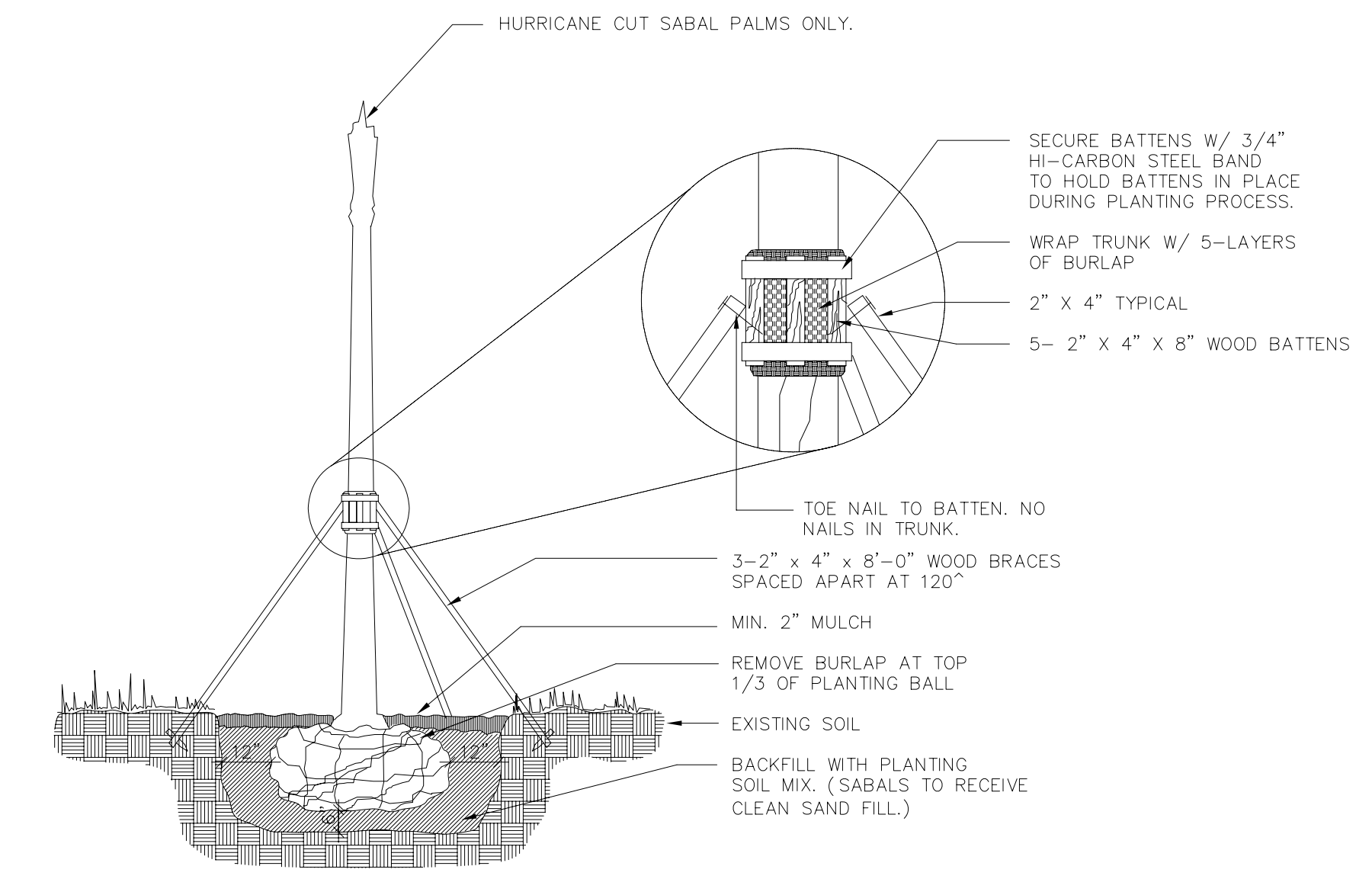
EXCESS SUITABLE MATERIAL: UPON DIRECTION OF THE OWNER, OR AUTHORIZED REPRESENTATIVE, ALL VEGETATION, DEBRIS, CONCRETE, OR OTHER UNSUITABLE MATERIALS SHALL BE DISPOSED IN A SUITABLE MANNER BY THE CONTRACTOR.



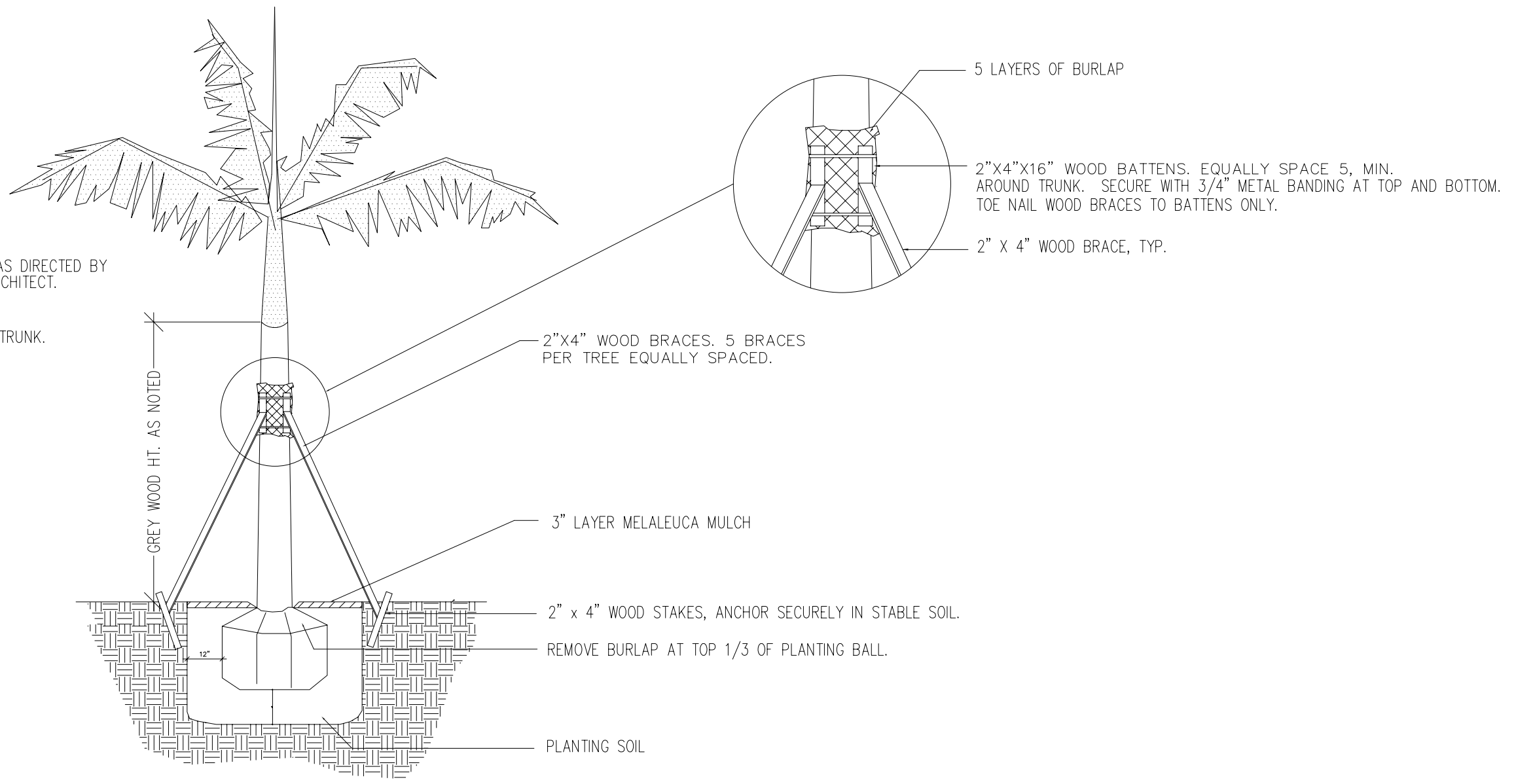
SMALL TREE PLANTING DETAIL
N.T.S.



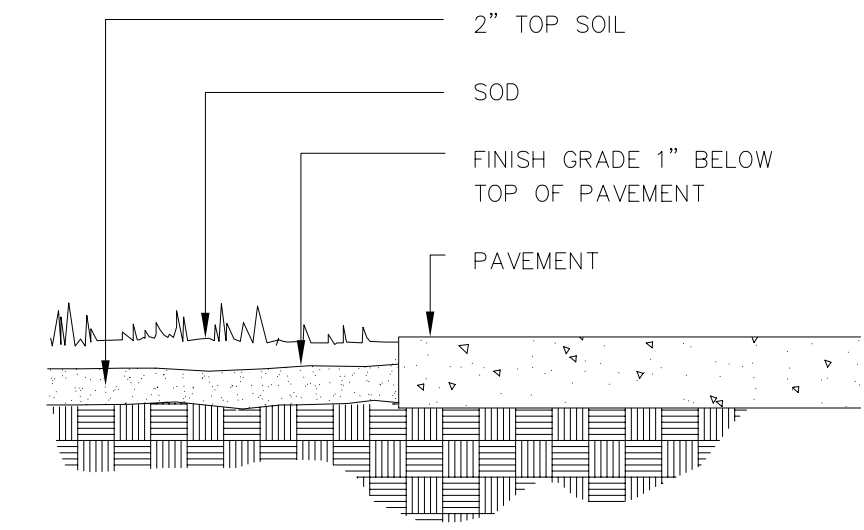
SHRUB AND GROUND COVER DETAIL
N.T.S.



PALM PLANTING DETAIL
N.T.S.



Large Palm Planting Detail (Royal Palm)
No Scale



SOD INSTALLATION DETAIL (TYP.)
N.T.S.

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

TREE LOCATIONS ARE TO BE STAKED IN THE FIELD PRIOR TO INSTALLATION. 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 PLANT MATERIAL TO BE GRADE #1 OR BETTER. ALL PLANT MATERIAL DESIGNATED SPECIMAN SHALL BE FLORIDA FANCY AS DESIGNATED IN "GRADES AND STANDARDS FOR NURSERY PLANTS", STATE PLANT BOARD OF FLORIDA.

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

PALM HEIGHTS ARE APPROXIMATE. USE SPECIFIED HEIGHTS AS GUIDES TO ACHIEVE PROPER STAGGER IF EXACT HEIGHT IS NOT AVAILABLE.

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

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CRYSTAL LAKE TOWNHOMES
HOLLYWOOD, FLORIDA
LANDSCAPE DETAILS & SPECS.

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