

- NOTES:**
1. All Trees, Shrubs & Plants used on this site shall conform to the requirements of "Low watering needs" materials as specified in the South Florida Water Management District's "Waterwise" publication.
  2. All proposed utility structures shall be planted on three sides with "Waterwise" Cocoplum hedges
  3. All landscape areas containing trees and vegetation shall be first filled with city inspected clean fill soil.
  4. Clean fill. All planted areas on the site shall first be filled with clean fill to a depth of one foot from the surface along the entire length of the green space, island, or landscape buffer.
  5. Inspection. The city shall inspect all clean fill, irrigation systems and landscape improvements prior to installation.

**Note:**  
All Above Ground Mechanical Equipment Such As, But Not Limited To, Exterior Utility Boxes, Meters, And Transformers Shall Be Depicted On All Plans And Shall Be Visually Screened. Backflow Preventers Shall Be Painted To Match Principle Structure.

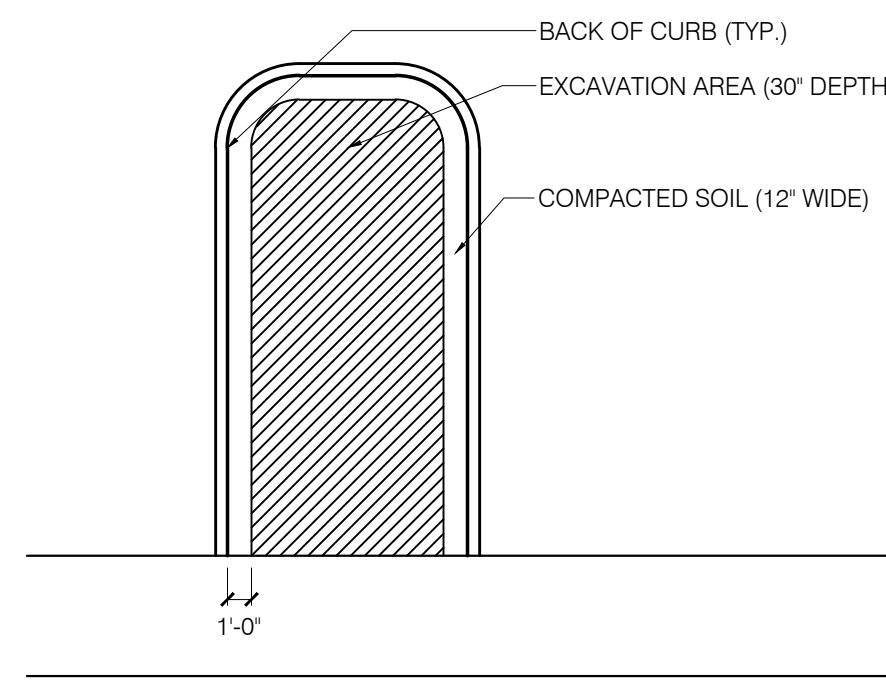
Automatic Irrigation system to provide 100% irrigation coverage, with 100% overlap minimum, with a programmable controller and rain sensor. Shrub & Turf zones are to be separated. THERE SHALL BE NO TREES OR SHRUBS PLACED WITHIN WATER, SEWER OR DRAINAGE EASEMENTS

**NOTE:** All Landscape Within Sight Triangles Shall Provide Unobstructed Cross-visibility At A Horizontal Level Between 30 Inches And 8 Feet, Including Trunks From Pavement.

MATERIAL SCHEDULE			
Qty.	Key	Botanical / common name	Size
4	Cest*	Conocarpus E. Serectus /Silver buttonwood tree	14-16'x7' B&B
4	Qvt*	Quercus virginiana/ Live oak tree	16'x8' 7" caliper
3	Smt*	Swietenia mahogany/ Mahogany tree	16'x7' B&B
2	Vmp-d*	Veitchia Montgomeryana/ Montgomery Palm, double	16' oa mtchg. hvy. calip. dble.
1	Vmp-t*	Veitchia Montgomeryana/ Montgomery Palm, triple	16' oa mtchg. hvy. calip. trple.
10	Sp*	Sabal Palm	16-18'oa.
1	Sp-t*	Sabal Palm Relocate	16-18'oa. Relocated
3	Pep*	Ptychosperma elegans / Alexander palm	16' oa
6	Cef	Conocarpus erectus/green buttonwood tree	16'x7' B&B
6	Ict*	Ilex Cassine/ Dahoon Holly	14-17'x7' B&B
300	A*	Annuals	4" pol@6"oc
76	Ct*	Chrysobalanus icaco/ Cocoplum	24"3g.@24"oc.
48	Pm-7	Podocarpus maki/ Yew	5-6'oa. columnar form
55	Mg	Muhly Grass	15"3gal.@15"oc.
115	Gif*	Ficus microcarpa/ Green island ficus	18"3g.@15" oc.
3	Ce-7*	Conocarpus erectus/ Grn btnwood	4.5-5' oa @30"oc.
120	Ce-4*	Conocarpus erectus/ Grn btnwood	4'x2' @48"oc.
120	D-bf	Dianella tasmanica/Blue flax lily	15-18"3g.@20"oc.
25	Ba-v	Brassia Arbocola /Varigated trinet	18"3g.@20"oc.
85	Cg*	Clusia guttifera/ Small leaf clusia	24"3g.@24"oc.
55	Mi	Moraea iridioides/ White african iris	24"3g.@24"oc.
10	Sr*	Serenoa repens/ Saw palmetto	15"3g.@30"oc.

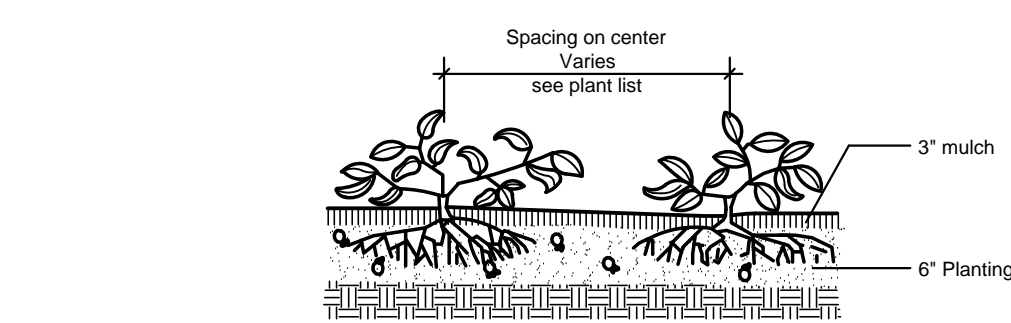
\* - Denotes native, or highly drought tolerant plant materials, per SFWMD, "Waterwise Manual".

Planting soils: see specs. & details  
Mulch: see specs. & details  
Sod Solid Floratam and Bahia as noted  
77% Native plant materials used.

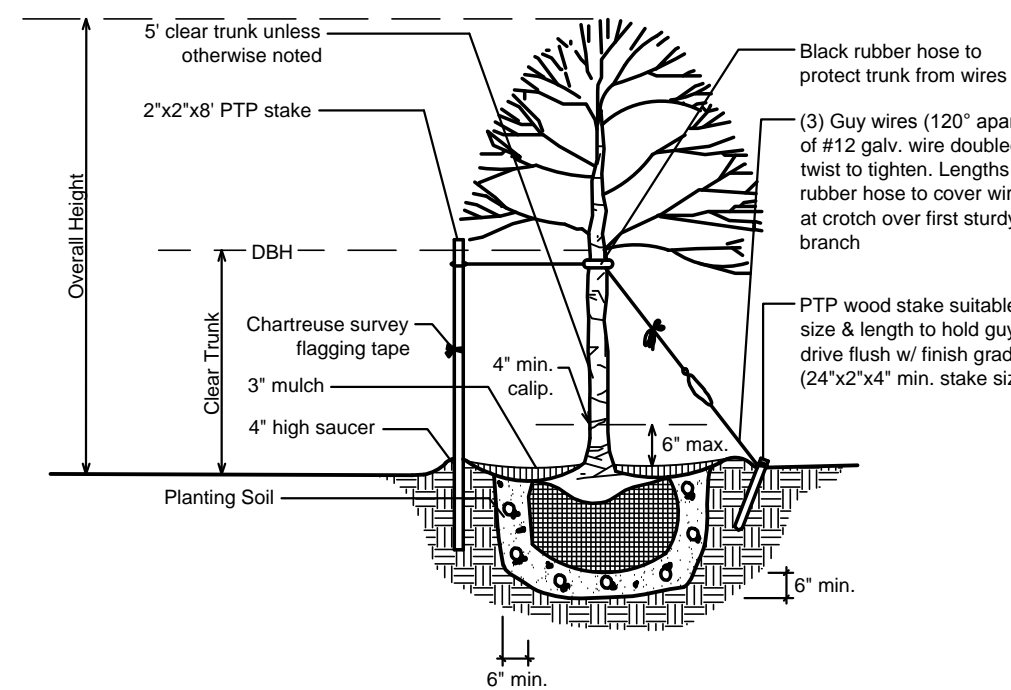


**Parking Area Soil Replacement Detail**

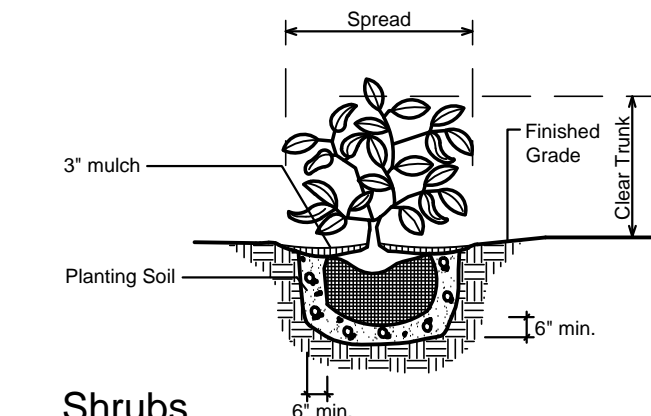
**NOTE:**  
Existing native soil within all landscape islands, interior landscape strips and perimeter landscape strips, adjacent to vehicular use areas, shall be excavated down to a depth of thirty (30) inches below existing grade, except for a 12" buffer from the inside of curb or pavement (see detail). A suitable planting soil mixture of fifty/fifty (50/50), sixty/forty (60/40) (sand / planting soil) shall either be backfilled in place of the native soil or efficiently mixed with the native soil create an optimum environment for successful root development. If native soil is to be mixed, it shall first be screened to remove rocks and debris larger than one-half (1/2) inch in diameter prior to mixing. All properties under this section shall be required to have an open landscape bed inspection prior to backfilling to insure the thirty (30) inch depth has been met.



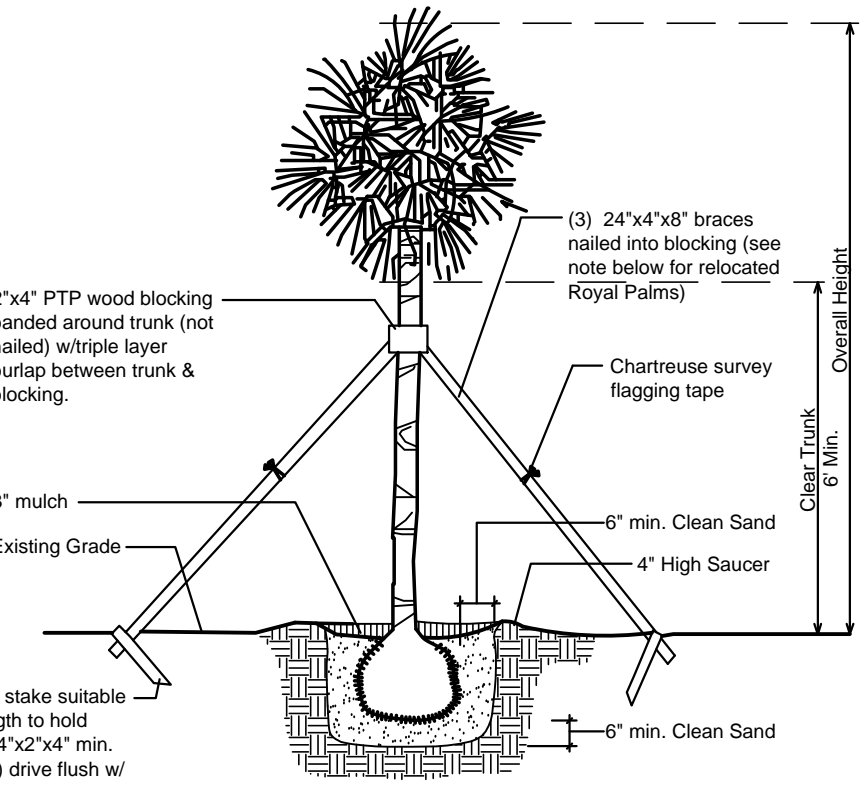
**Groundcovers**



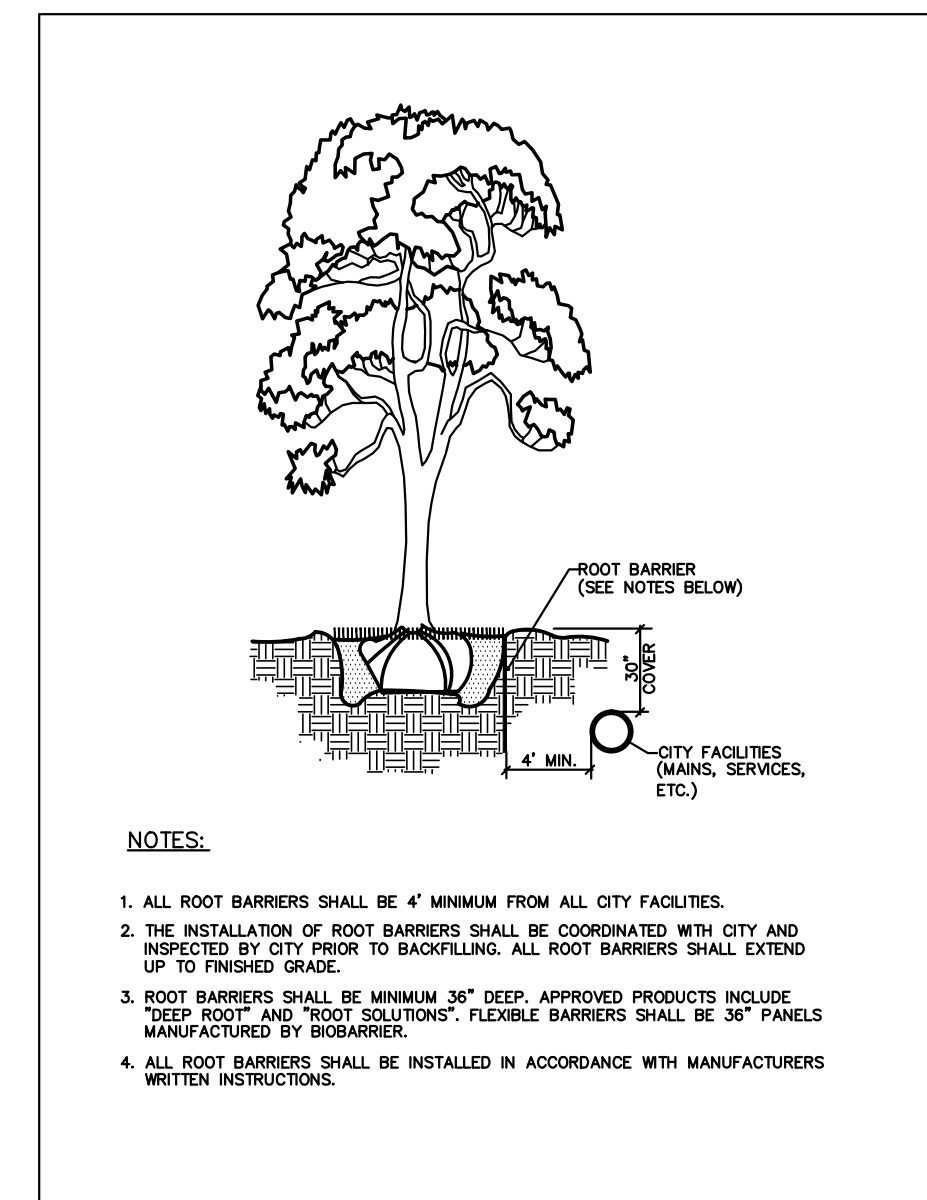
**Trees**  
NOTE: Stake all trees up to 2' cal. @ 2 per tree. Guy all trees larger than 2' cal. Pull burlap from top of root ball. Remove all non-biodegradable materials such as wire, twine, etc. on rootball



**Shrubs**



**Straight Trunk Palms**



- NOTES:**
1. ALL ROOT BARRIERS SHALL BE 4' MINIMUM FROM ALL CITY FACILITIES.
  2. THE INSTALLATION OF ROOT BARRIERS SHALL BE COORDINATED WITH CITY AND INSPECTED BY CITY PRIOR TO BACKFILLING. ALL ROOT BARRIERS SHALL EXTEND UP TO FINISHED GRADE.
  3. ROOT BARRIERS SHALL BE MINIMUM 36" DEEP. APPROVED PRODUCTS INCLUDE "DEEP ROOT AND ROOT SOLUTIONS". FLEXIBLE BARRIERS SHALL BE 36" PANELS MANUFACTURED BY BIOBARRIER.
  4. ALL ROOT BARRIERS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS WRITTEN INSTRUCTIONS.

Any Trees or shrubs placed within water, sewer or drainage easements shall conform to the City Standard Detail requirements.

**GENERAL LANDSCAPE NOTES:**

1. All plant material shall be F1, #1, or better, as per the latest addition of F1, Grades & standards. All "specimen" quality materials shall be F, Fancy, and shall be pre-approved by the Landscape Architect.
2. All plant materials shall be true to name & size, as per F1, Grades & Standards. Plant materials which do not meet, or exceed these standards will not be accepted.
3. Quantities, sizes, and locations of plants will be determined by the plan and material schedule. Sizes of the specified plants shall take precedence over the container size. Spacing of the ground covers will be determined by the material schedule. Quantities shown on the material schedule are to be used as a guideline. The landscape contractor shall be responsible for the actual quantities shown on the plan. The plans will take precedence over the material schedule. Discrepancies shall be brought to the attention of the Landscape Architect, prior to commencing.
4. No substitutions shall be accepted without the Landscape Architect's written approval. All substitution requests shall be made in writing.
5. Planting soils shall be clean, sterile, and free of debris. Soil shall consist of 40% Fl. muck, 60% existing native soils, mixed thoroughly together, clean sand. Tree's shall be installed with a minimum of 6" on sides & bottom of root balls. Shrubs, plants & ground covers shall be installed with a minimum of 6" on sides & bottom of root balls. Rooted cuttings shall be installed with a minimum of 4" of planting soils worked into the top 6" of the existing soils. Sabal palms and Phoenix specie shall be installed with a clean well drained sand.
6. Milorganite, or equal, fertilizer shall be applied to all plantings, per manufactures recommendations. In addition, "Agriform" tablets (20-10-5) shall also be applied to all plants 1 gal. and above, per manufactures recommendations.
7. All tree's & palms shall be mulched with a 3ft. diameter circle. 3" minimum depth. All planting beds shall receive 3" finished depth, mulch upon completion of planting process. Mulch shall "Eucalyplus", or approved equal. NO CYPRESS MULCH SHALL BE UTILIZED ON THE PROJECT.
8. All plants shall be planted at soil levels which they were previously grown. Shrubs and hedges are to be planted 2ft. away from any wall, or structures. Materials with a six greater than overhangs shall be planted so as not to impede the natural growth habit of the plant.
9. All materials are to be watered-in immediately after planting, so as to remove all air pockets. B&B materials are to be hand-watered for a minimum of 1 week after installation, and there-after as required. Contractor shall advise the owner of any additional hand-watering requirements.
10. All tree's 8ft., or larger, are to be staked, or guyed, to provide ample support such that materials remain straight & true in an up-right position through the guarantee period. Staking & guying shall be performed at the option of the landscape contractor, except where required by code. However, the landscape contractor shall be responsible for all tree's & palms remaining straight & true through the guarantee period. In the event that a material shifts after it has been properly staked, or guyed, the landscape contractor shall not be held responsible.
11. All sod shall be "Floratom", unless otherwise specified. Sod shall be dense, green, well-rooted, and free of debris, weeds, disease, or insects. A complete 6-6-6 fertilizer shall be applied at a rate of 10lbs. per 1,000sq.ft.. Sod is to be watered to a depth of 3" immediately after installation. Grades are to be raked smooth, and all debris removed, prior to installation.
12. All tree's, plants & ground-covers shall be guaranteed for a period of 120 days, and all palms are for a period of one year, after the date of substantial completion. Phoenix canariensis & dactylifera palms are to be maintained, per growers/suppliers recommendations, by a qualified person, or firm. Said maintenance program shall be the responsibility of the owner.
13. The landscape invoice will be deemed as rejection of the plant materials. The landscape contractor shall remove any, or all of the rejected materials from the site as their discretion.
14. The removal of "base rock" is not included in the landscape contract.
15. All grades are to be within 2" of finished grades, prior to the landscape contractor commencing work.

REVISIONS	BY
REVISED 7-14-15 PER REVISED SITE PLAN (CITY COMMENTS)	
REVISED 1-11-16 PER REVISED SITE PLAN	
REVISED 3-9-16 PER REVISED SITE PLAN	

DESIGNED BY:  
**CARTER & ASSOCIATES**  
**LANDSCAPE ARCHITECTS INC.**  
74 N.E. 5th AVE. Delray Beach, FL 33483  
L.A. 831  
561-272-9621

Landscape for:  
**Schmidt Investment Properties**  
1302 Wallace Drive, Delray Beach, Florida

DRAWN	SKP
CHECKED	D.H.C.
DATE	1.07.15
SCALE	1" = 10'
JOB NO.	1.15.15
SHEET	
<b>L-3</b>	
OF	6 SHEETS