

PLANTING SPECIFICATIONS

I. SCOPE
THE WORK INCLUDES PURCHASING ALL PLANS, MATERIALS, EQUIPMENT, AND LABOR NECESSARY FOR PLANTING OF PLANT MATERIALS INDICATED ON THE DRAWINGS AND IN THESE SPECIFICATIONS.

II. PLANT MATERIALS

- A. PLANT LIST
A LIST OF PLANT MATERIALS IS INCLUDED WITHIN THESE DRAWINGS.
- B. QUANTITIES
1. QUANTITIES NECESSARY TO COMPLETE THE PLANTING ARE INDICATED WITHIN THESE DRAWINGS.

C. QUALITY AND SIZE

- 1. PLANTS SHALL BE MEASURED BEFORE PLANTING WITH BRANCHES IN NORMAL POSITION. ANY NECESSARY PRUNING SHALL BE DONE IN THE PLACE OF GROWTH PRIOR TO THE NORMAL BALANCE OF HEIGHT AND SPREAD TYPICAL FOR THE RESPECTIVE PLANT. SHALL NOT BE ACCEPTED.
- 2. ALL PLANT MATERIAL SHALL BE FLORIDA NO. 1 GRADE OR BETTER AS SPECIFIED IN THE FEB. 1988 2ND EDITION, GRADING AND STANDARDS FOR NURSERY PLANTS, PREPARED BY THE STATE OF FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMERS SERVICES.
- 3. IN ADDITION AS REQUIRED BY CITY/COUNTY AND OTHER REGULATING AGENCIES, TREE CALIBER (TRUNK DIAMETER) SHALL BE MEASURED AT A POINT WHICH IS 6 INCHES ABOVE THE SOIL SURFACE. TREE HEIGHT MEASUREMENTS ON CONITUS SHALL BE MEASURED FROM THE APPLICABLE MEASUREMENT POINTS ON CONITUS USING THE CODE 150/175.
- 4. PALM CALIBER SHALL BE MEASURED AS REQUIRED BY APPLICABLE JURISDICTIONAL CODES (BOTH OR OTHERWISE).
- 5. ALL PLANT MATERIALS SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LANDSCAPE ARCHITECT AT THE PLACE OF GROWTH AND UPON DELIVERY FOR CONFORMITY TO SPECIFICATIONS.
- 6. ALL PLANTS SHALL BE TRUE TO SPECIES AND VARIETY AND SHALL CONFORM TO MEASUREMENTS SPECIFIED EXCEPT THAT PLANTS LARGER THAN SPECIFIED MAY BE USED IF APPROVED BY THE LANDSCAPE ARCHITECT, NO PLANTS SHALL BE ACCEPTED MEASURING LESS THAN ANY OF THE SPECIFIED REQUIREMENTS.
- D. SUBSTITUTIONS
SUBSTITUTIONS WILL BE PERMITTED ONLY UPON APPROVAL BY THE LANDSCAPE ARCHITECT. REPLACEMENT SHALL BE OF THE NEAREST EQUIVALENT OBTAINABLE SIZE AND VARIETY OF THE PLANT HAVING THE SAME ESSENTIAL CHARACTERISTICS WITH AN EQUIVALENT ADJUSTMENT OF CONTRACT PRICE. SHOULD THE LANDSCAPE ARCHITECT DETERMINE THAT THE SUBSTITUTIONS ARE NOT CONSIDERED SUBSTANTIAL, COMPLETION OF WORK BY OWNER/SCOR LANDSCAPE ARCHITECT WILL BE RESPONSIBLE FOR CALCULATING FILL AND PLANTING SOIL QUANTITIES NECESSARY TO COMPLY WITH THIS NOTE.
- 3. THE CONTRACTOR SHALL COMPACT TOPSOIL WITH A ROLLER IMPARTING NO MORE THAN 2.5 LBS. PER SQUARE FOOT. THE TOPSOIL SHALL BE ROLLED TWICE IN THE FIRST PASS IS TO BE PERPENDICULAR TO THE SECOND. ANY IRREGULARITIES IN CORRECTED IN ORDER TO PREVENT THE FORMATION OF DEPRESSIONS OR WATER POCKETS.
- 4. IMMEDIATELY PRIOR TO ANY TIRE OR GROUND COVER WORK, THE CONTRACTOR WILL FINE GRADE THE TOPSOIL TO A SMOOTH, EVEN SURFACE ASSURING PROPER DRAINAGE OF NO LESS THAN 1%. SOIL WILL BE FLUSH TO THE TOP OF ADJACENT ADVACENT SIDEWALKS OR CURBS.

C. SOIL PREPARATION

- 1. TOPSOIL TO BE USED FOR BACKFILL, AROUND PLANTS SHALL BE CLEAN, FERTILE, WELL-DRAINED (PERMEABILITY OF A MIN. 5" PER HOUR) AND OF UNIFORM QUALITY FREE OF CLAY, LIMESTOCK, STONES AND WEEDS. SOIL SHOULD BE MANUFACTURED TO CONSTRUCTION SPECIFICATIONS OR BACKFILL SHOULD BE APPROVED BY LANDSCAPE ARCHITECT.
- IF NATURAL TOPSOIL NOT AVAILABLE ON SITE STANDARD PLANTING MIX SHALL BE USED ABOVE.
- MANUREMENTS SHALL BE ADDED TO A MIXING AND SOIL TESTS. THE SOIL SHALL BE IN A REFINED STATE AND SOIL SHOULD BE HOMOGENOUS BY HAND. ALL PLANT BEDS SHALL BE COATED WITH AN APPROVED WEED KILLER ACCORDING TO THE MANUFACTURERS SPECIFICATIONS.
- 2. ALL PLANTS & SOIL TO RECEIVE A COMPLETE, SLOW RELEASE FERTILIZER AT A RATIO OF 12:8 INCLUDING MINOR ELEMENTS, 50% ORGANIC NITROGEN, RATES OF APPLICATION AND DIRECTIONS SHALL BE IN ACCORDANCE TO MANUFACTURERS WRITTEN SPECIFICATIONS AND VERTICALLY TO 10% OF EXISTING BODS MIXES.
- 3. ANNUAL, PERENNIAL AND GROUND COVER REES SHALL RECEIVE A LAYER OF SCOTTS INTO UPPER OR EXISTING TOPSOIL BEFORE PLANTING.
- D. SETTING TREES
1. CONTRACTOR SHALL VERIFY ALL EXISTING FACILITIES AND UNDERGROUND CONDITIONS PRIOR TO PLANTING. CONTRACTOR SHALL CONDUCT SOIL TESTS IN TEST PITS OR ON SITE SOILS. TEST RESULTS SHALL BE PROVIDED IN WRITING TO LANDSCAPE ARCHITECT'S PRIOR TO PLANTING.
- 2. UNLESS OTHERWISE SPECIFIED, ALL TREES SHALL BE PLANTED IN PITS CENTERED TO SUCH DEPTHS THAT THE FINISHED GRADE IS 1" TO 1 1/2" ABOVE FINISHED GRADE TO GROUND. BACKFILL SOIL SHALL BE PLACED AND COMPACTED THOROUGHLY AND SHALL BE SETTLED BY WATERING. NO FILLING AROUND TRUNKS WILL BE PERMITTED.

GENERAL NOTES:

- CONTRACTOR SHALL VERIFY REGULARITY OF ON SITE SOIL & AT DEPTH OF BOTTOM OF PLANT PIT WITH PERCOLATION TESTS PRIOR TO PLANTING. IF WATER TABLE IN TEST PITS DEEPER THAN 18 INCHES IN AN HOUR AND IF EXISTING WATER TABLE IS OBSERVED CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT IMMEDIATELY, SO THAT ALTERNATE PLANTING METHODS AND PLANT SUBSTITUTIONS CAN BE RECOMMENDED.
- ROAD ROCK AND CONTRACTION DEBRIS (INCLUDING PLANT & STUCCO) SHALL BE REMOVED PRIOR TO PLANTING.

E. PRUNING NEW PLANT MATERIAL

- REMOVE DEAD AND BROKEN BRANCHES FROM ALL PLANT MATERIAL, PRUNE TO RETAIN NATURAL GROWTH HABIT.
- F. STAKING TREES
1. TREES SHALL BE STAKED WITHIN 24 HOURS AFTER EACH IS INSTALLED. AFTER 14 INSTALLED TREES ARE STAKED, SUCH STAKING WILL NO WAY ALTER THE CONTRACTORS COMPLETION DATE.
- 2. STAKING OF TREES IS TO BE USED BY THE CONTRACTOR, WHO WILL BE RESPONSIBLE FOR MATERIAL REMAINING IN PLACE AND STRAIGHT FOR ALL GIVEN CONDITIONS THROUGH SUBSTANTIAL COMPLETION OF WORK.
- 3. STAKE ALL TREES UNDER 10' OVERALL HEIGHT WITH THREE 2X2 STAKES, AVOIDING ROOT INJURY AND DRIVE POSTS AT LEAST EIGHTEEN INCHES (18") INTO FIRM GROUND.
- 4. THE TREE TO STAKES USING WELLINGTON STRAP. APPROVED TREE TIES SHALL BE LOCATED MIDWAY WITHIN TREE CROWN OR AT A LOCATION APPROXIMATELY TWO-THIRDS (2/3) OF THE OVERALL HEIGHT OF THE TREE. LOCATE THE TIES ABOVE MAJOR SIDE BRANCHES TO PREVENT STAKING AND HASTEN TO STAKE. CONNECT THE TIE TO TREE IN PASSION FASHION TO PREVENT STAKING.

G. GUYING TREES

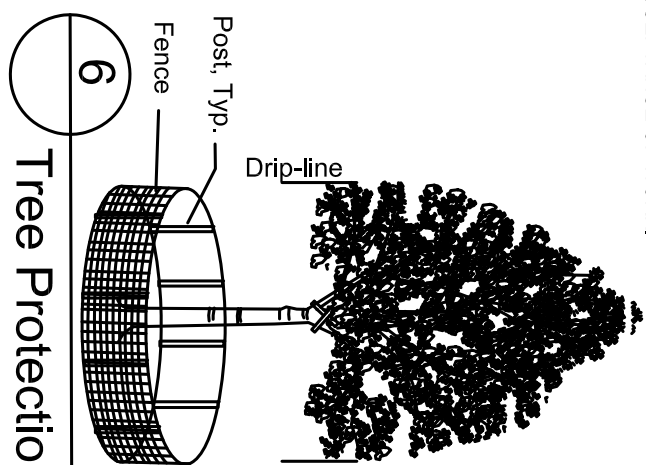
- 1. GUY ALL TREES 16 FT AND LARGER OVERALL HEIGHT IN FOUR (4) DIRECTIONS WITH WELLINGTON STRAP/TIES ATTACHED TO ANCHORS DRIVEN BELOW GRADE. ANCHORS SHALL NOT BE LESS THAN 12' EIGHT (8) INCHES FROM THE TREE TRUNK TO HORIZONTAL. CONSTRUCT 1/2 INCH X 1/2 INCH ELECTRIC CONDUIT OVER STRAP AT BASE OF STRAP TO PROTECT STRAPS FROM ULTIMATE MAINTENANCE EQUIPMENT. SUBSTANTIAL COMPLETION, MAINTENANCE CONTRACTOR TO KEEP STRAPS TAUGHT AND REPAIRED UNTIL FINAL ACCEPTANCE OF WORK.
- 2. NO NAILS OR ANY OTHER FASTENERS SHALL DIRECTLY PENETRATE THE BARK AND TRUNK OF THE TREE.
- H. MULCH
ALL INDIVIDUAL TREE PALM AND SHRUB PITS AND BEDS SHALL BE MULCHED WITH A MINIMUM THREE INCH LAYER EXPOSED AFTER COMPLETION OF ANY FINAL TRIMMING OF TREES. PALMS, SHRUBS, GROUND COVERS AND ANY OTHER PLANTS, AND CYPRESS MULCH ALLOWED.
- I. SOO
1. SOO SHALL BE ST AUGUSTINE PLANTING MIX. SOO SHALL BE SOID AND FREE OF WEEDS. RAKED BEFORE SOO IS INSTALLED. ROCKS STICKS, DEBRIS, AND BUMPS ARE TO BE ELIMINATED FROM SOO BEFORE SOO IS TO THE EDGE OF PAVEMENT IN RIGHT-OF-WAY AND INSTALLED WITHIN 48 HOURS OF BENDS OUT.
- 2. ALL NEW, SODDED AREAS SHALL BE LAYED AND MATCH WITH EXISTING SODDED AREAS SO AS TO PRODUCE A SMOOTH, UNIFORM LAWN. THE LANDSCAPE ARCHITECT SHALL PROVIDE A FINAL GROUND PLAN TO BE SUBMITTED TO CITY PLANNING.

V. MAINTENANCE

- MAINTENANCE SHALL BEGIN IMMEDIATELY AFTER EACH PLANT IS PLANTED AND SHALL CONTINUE UNTIL ALL PLANTING HAS PASSED FINAL INSPECTION AND ACCEPTANCE BY OWNER FROM LANDSCAPE ARCHITECT. MAINTENANCE SHALL INCLUDE WATERING, WEEDING, FERTILIZING, CLEAN IRRIGATION HEADS / SCREENS & REPAIR, CULTIVATING, REMOVAL OF DEAD MATERIAL, RESETTNG PLANTS TO PROPER GRADES OR UPRIGHT POSITION AND PROPER PROTECTION TO LAWYER/ARAS SHALL BE PROVIDED AND ANY DAMAGE RESULTING FROM PLANTING OPERATIONS SHALL BE REPAIRED PROMPTLY.
- V. INSPECTION AND ACCEPTANCE
A. INSPECTION FOR SUBSTANTIAL COMPLETION
INSPECTION OF WORK TO DETERMINE SUBSTANTIAL COMPLETION OF CONTRACT EXCLUSIVE OF THE POSSIBLE REPLACEMENT OF PLANTS WILL BE MADE BY THE OWNER AND/OR LANDSCAPE ARCHITECT AT THE CONCLUSION OF ALL PLANTING AND AT THE WRITTEN OFFICIALS NOT TO BE CONSIDERED SUBSTANTIAL COMPLETION OF WORK BY OWNER/SCOR LANDSCAPE ARCHITECT.
COMPLETION OF SOO'S AT PLANTING LIST ITEMS ARE SUBJECT TO THE CERTIFICATE NOTING THE CORRECTED WITHIN (9) DAYS WORKING DAYS. ONE YEAR WARRANTY COMMENCES ON THE DATE OF ISSUANCE OF THE CERTIFICATE OF SUBSTANTIAL COMPLETION.
B. FINAL ACCEPTANCE
ONE YEAR AFTER DATE OF SUBSTANTIAL COMPLETION OF WORK, THE CONTRACTOR AND LANDSCAPE ARCHITECT SHALL MEET WITH THE OWNER AND/OR DESIGNER WILL MEET TO DETERMINE FINAL ACCEPTANCE. UPON SATISFACTORY COMPLETION OF REPAIRS AND/OR RE-PLANTING BY CONTRACTOR, THE OWNER/LANDSCAPE ARCHITECT WILL CERTIFY IN WRITING TO THE OWNER THAT ALL PLANTING LIST ITEMS HAVE BEEN MET.
- VI. GUARANTEE AND RE-PLACEMENT
A. GUARANTEE
1. ALL NEW PLANT MATERIALS SHALL BE GUARANTEED AND SHALL BE ALIVE AND IN SATISFACTORY CONDITION AND GROWTH FOR EACH SPECIFIC KIND OF PLANT AT THE END OF THE GUARANTEE PERIOD.
2. ALL TREES, PALMS & SHRUBS PLANTED SHALL BE FULLY WATERED BY THE CONTRACTOR (1) FROM 088 CALENDAR DAYS FROM DATE OF FINAL ACCEPTANCE.
- 3. SOO SHALL BE FULLY WATERED FOR NINETY (90) CALENDAR DAYS AND SHALL BE ALIVE, DARK GREEN AND IN SATISFACTORY CONDITION & GROWTH AT THE END OF THE VARIANTY PERIOD.
- B. REPLACEMENT
1. AT THE END OF THE GUARANTEE PERIOD, ANY PLANT REQUIRED UNDER THIS CONTRACT THAT IS DEAD OR NOT IN SATISFACTORY GROWTH AS DETERMINED BY LANDSCAPE ARCHITECT SHALL BE REPLACED FROM THE SITE AND REPLACED WITHIN FIFTEEN (15) DAYS WITH NO EXTRA COST TO OWNER.
- 2. ALL REPLACEMENTS SHALL BE PLANTS OF THE SAME KIND AND SIZE AS SPECIFIED HEREIN. THE COST SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

C. MATERIALS AND OPERATIONS

- 1. CONTRACTOR SHALL SCHEDULE AND ATTEND A PRE-CONSTRUCTION CONFERENCE WITH REPRESENTATIVES OF THE OWNER, THE LANDSCAPE ARCHITECT, AND THE ARCHITECT BEFORE COMMENCING WORK.
- 2. ALL LANDSCAPING SHALL BE INSTALLED IN A SOUND, WORKMANLIKE MANNER AND ACCORDING TO ACCEPTED GOOD PLANTING PROCEDURES AS PRESCRIBED BY THE AMERICAN SOCIETY OF LANDSCAPE ARCHITECTS.
- VI. CARE AND MAINTENANCE SCHEDULE FOLLOWING SUBSTANTIAL COMPLETION
RESPECTION FOR THE CARE AND MAINTENANCE OF ALL PLANT MATERIAL AT THE TIME OF SUBSTANTIAL COMPLETION. THE OWNER AGREES TO EXECUTE THE INSTRUCTIONS FOR SUCH CARE AND MAINTENANCE.
- B. ALL LANDSCAPING SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION AND SHALL BE KEPT FREE FROM WEEDS AND DEBRIS. MAINTENANCE SHALL INCLUDE WATERING, WEEDING, FERTILIZING, CLEAN IRRIGATION HEADS / SCREENS, REPAIR, CULTIVATING, REMOVAL OF DEAD MATERIAL, RESETTNG PLANTS TO PROPER GRADES OR UPRIGHT POSITION AND PROPER PROTECTION TO LAWYER/ARAS SHALL BE PROVIDED AND ANY DAMAGE RESULTING FROM PLANTING OPERATIONS SHALL BE REPAIRED PROMPTLY.
C. CONTRACTOR SHALL MAINTAIN ALL TIMES BY CONTRACTOR UNTIL SUBSTANTIAL COMPLETION AND BY OWNERS MAINTENANCE CONTRACTOR UNTIL FINAL ACCEPTANCE OF WORK.

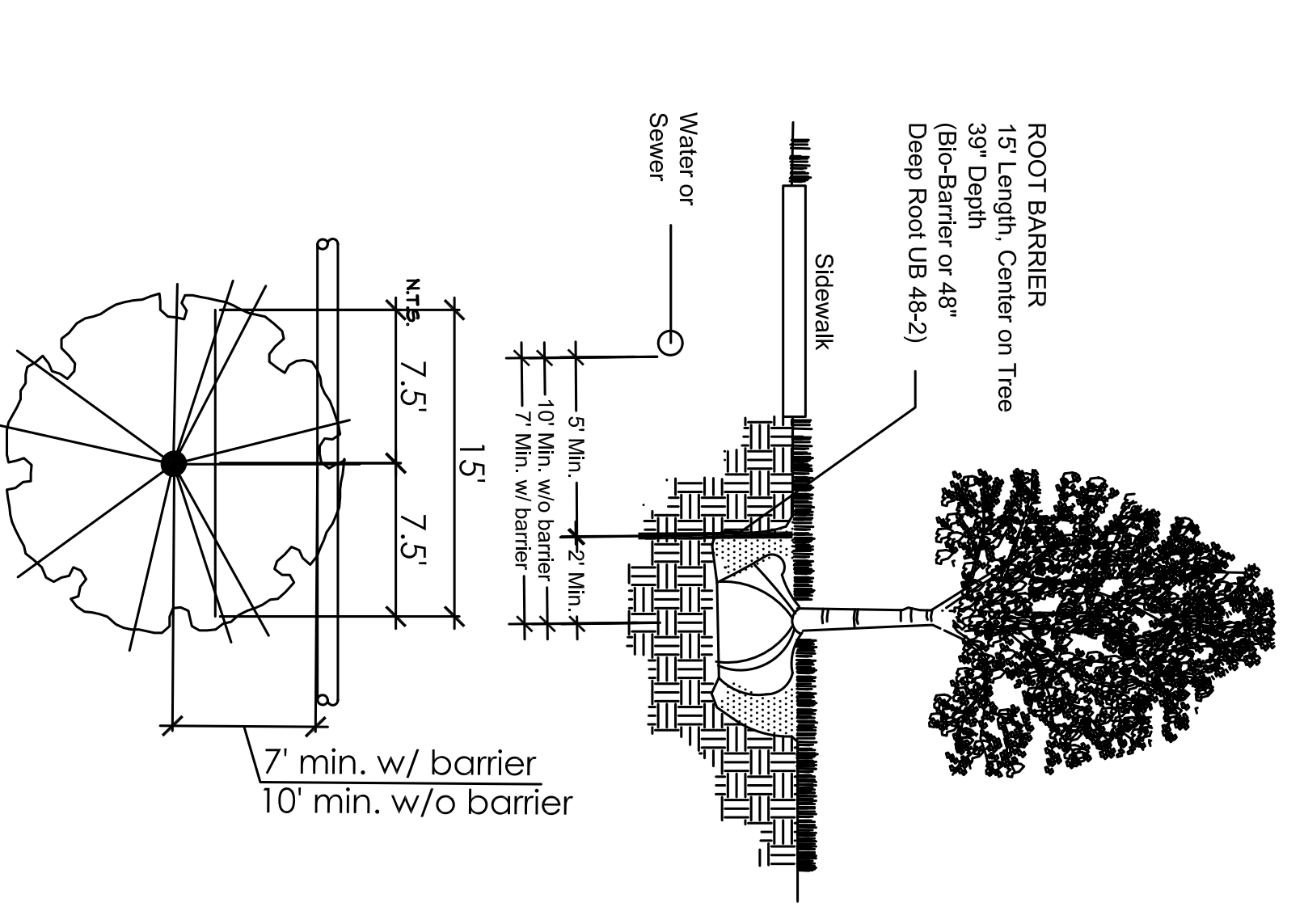


6 Tree Protection Barricade

Existing Trees or palms to remain, located within the limits of construction shall be protected by installing 4' Hurricane Fence around the drip-line of the canopy or Hurricane fencing shall be erected on site prior to start of all phases of construction. Provide automatic irrigation to all existing plantings during all phases of construction.

N.T.S.

2 Tree Root Barrier Detail
P.B.C. WATER UTILITIES.

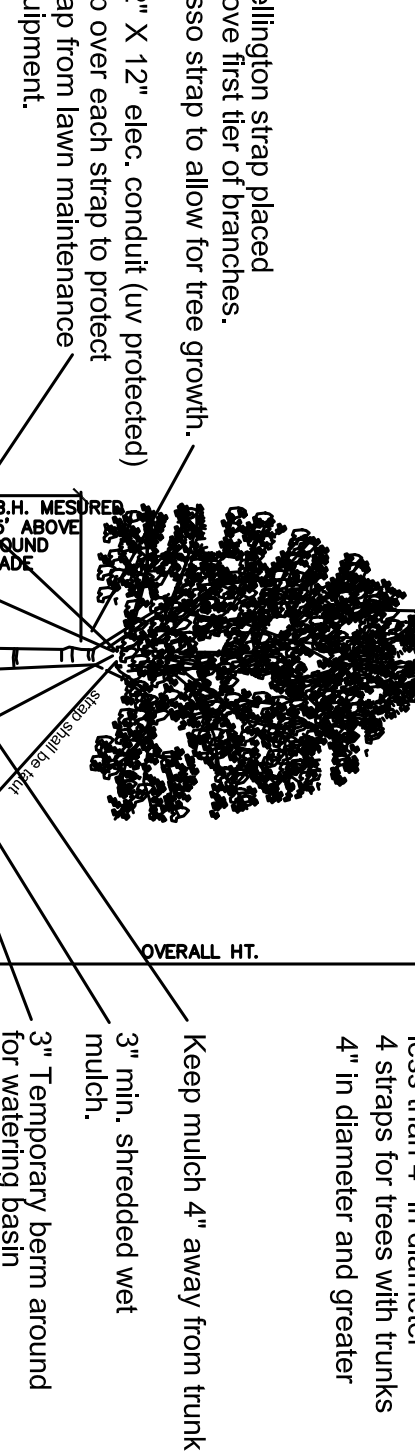


Planted grade of root ball shall equal nursery grown grade.

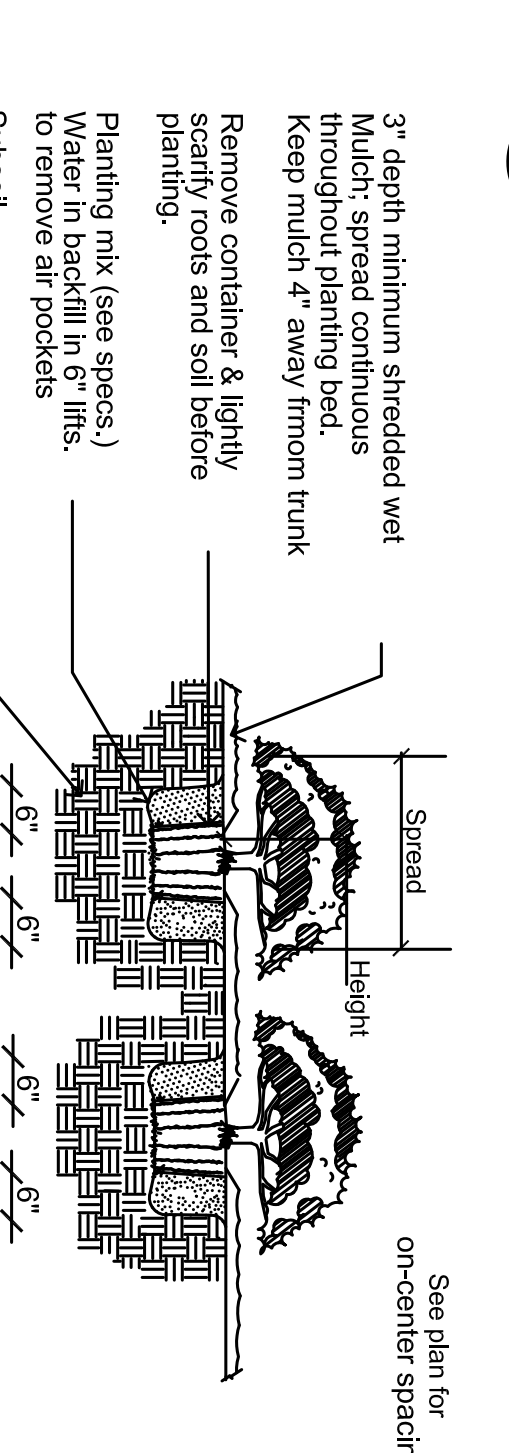
Tree shall be set plumb.

Plant so that top of root balls is 1" to 1 1/2" above finished grade.

Do not cut leader

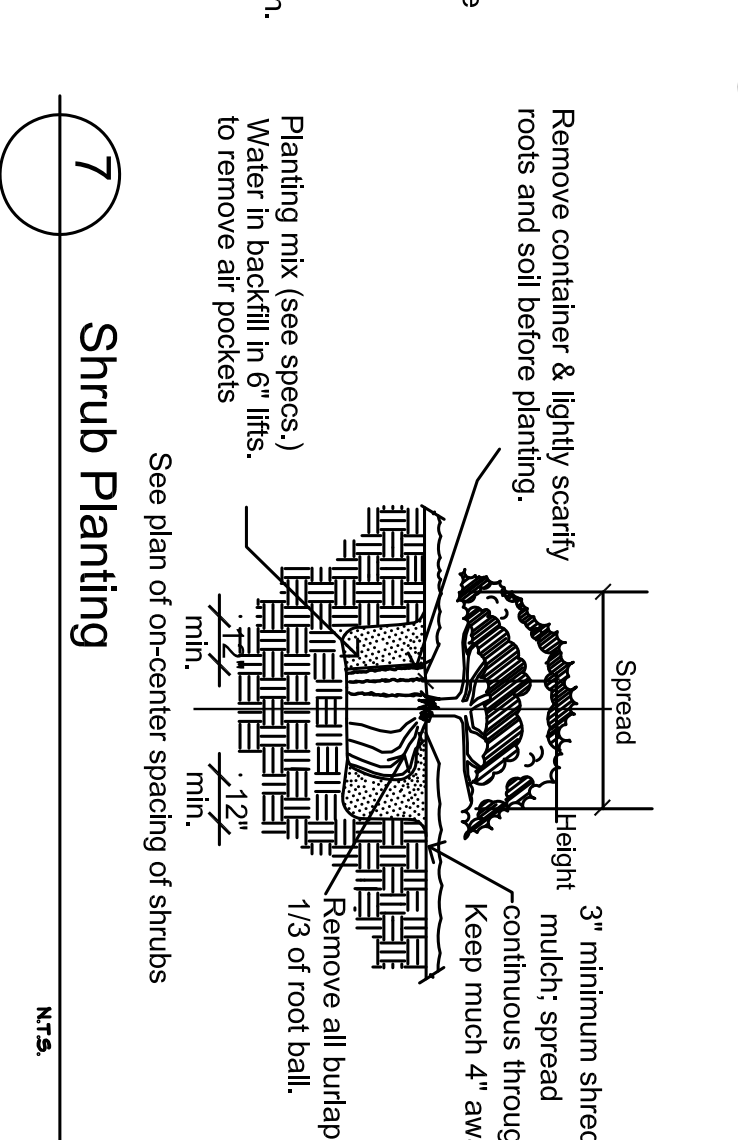


3 Large Tree Planting and Guying Detail
(Trees 16' and Larger Overall Height)



N.T.S.

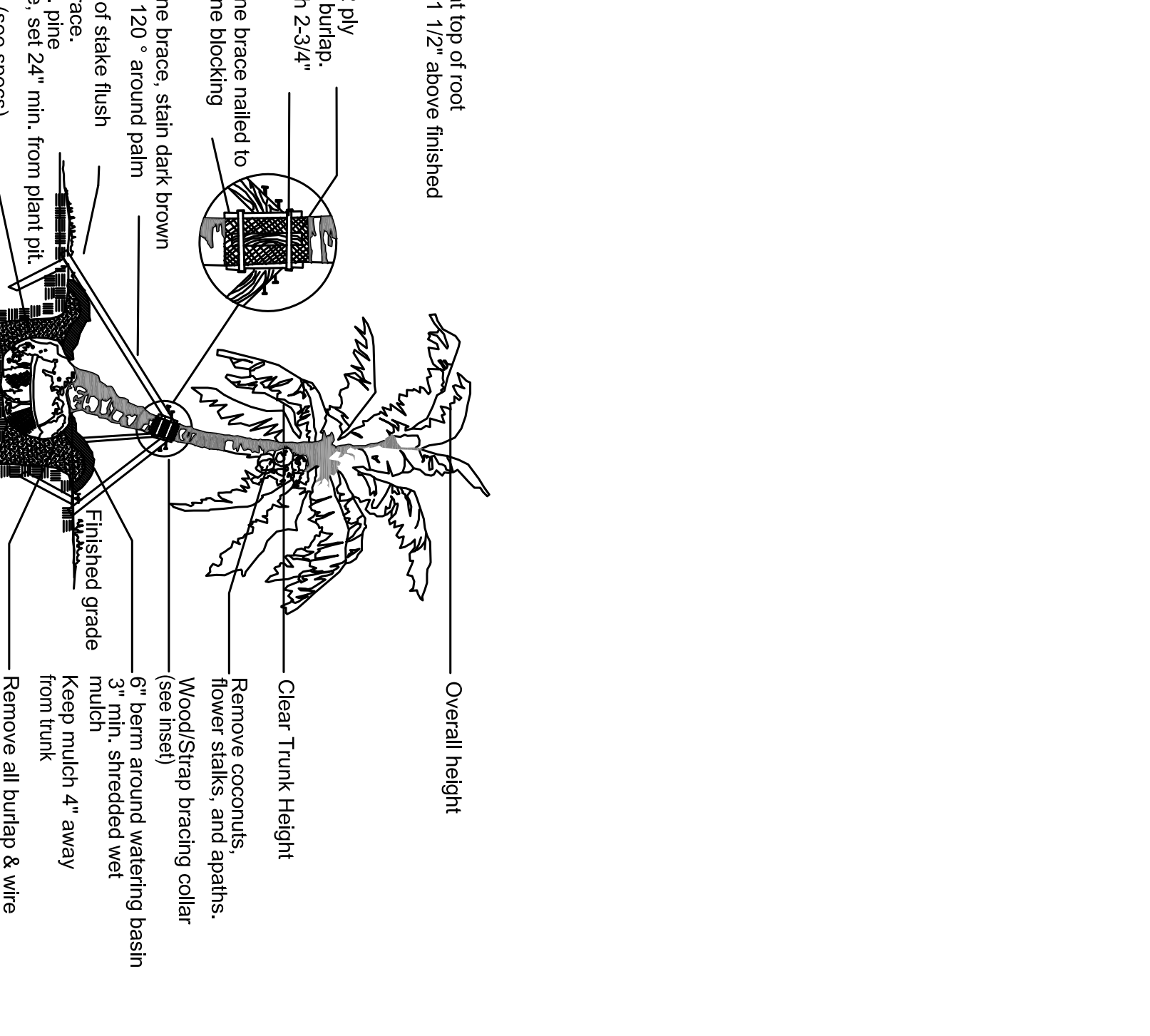
5 Small Shrub/Groundcover



7 Shrub Planting

N.T.S.

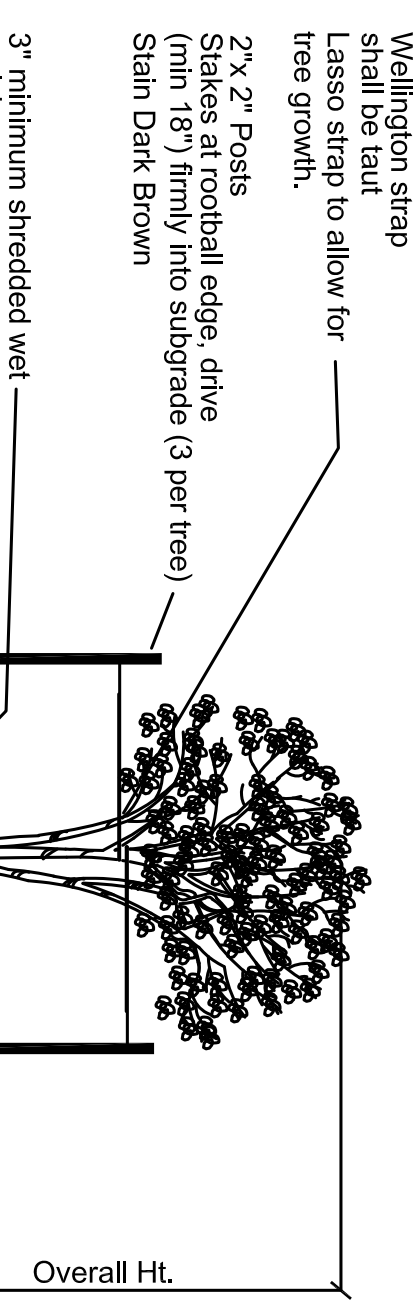
1 Coconut Palm Detail



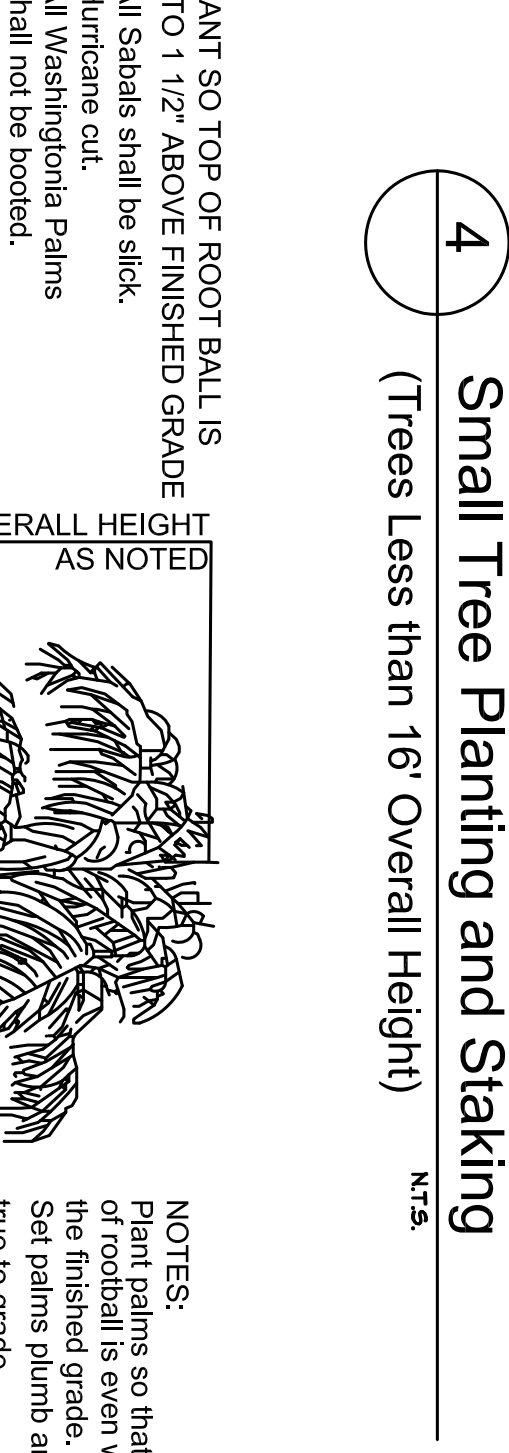
Planted grade of root ball shall equal nursery grown grade.

Tree shall be set plumb.

Plant so that top of root balls is 1" to 1 1/2" above finished grade.

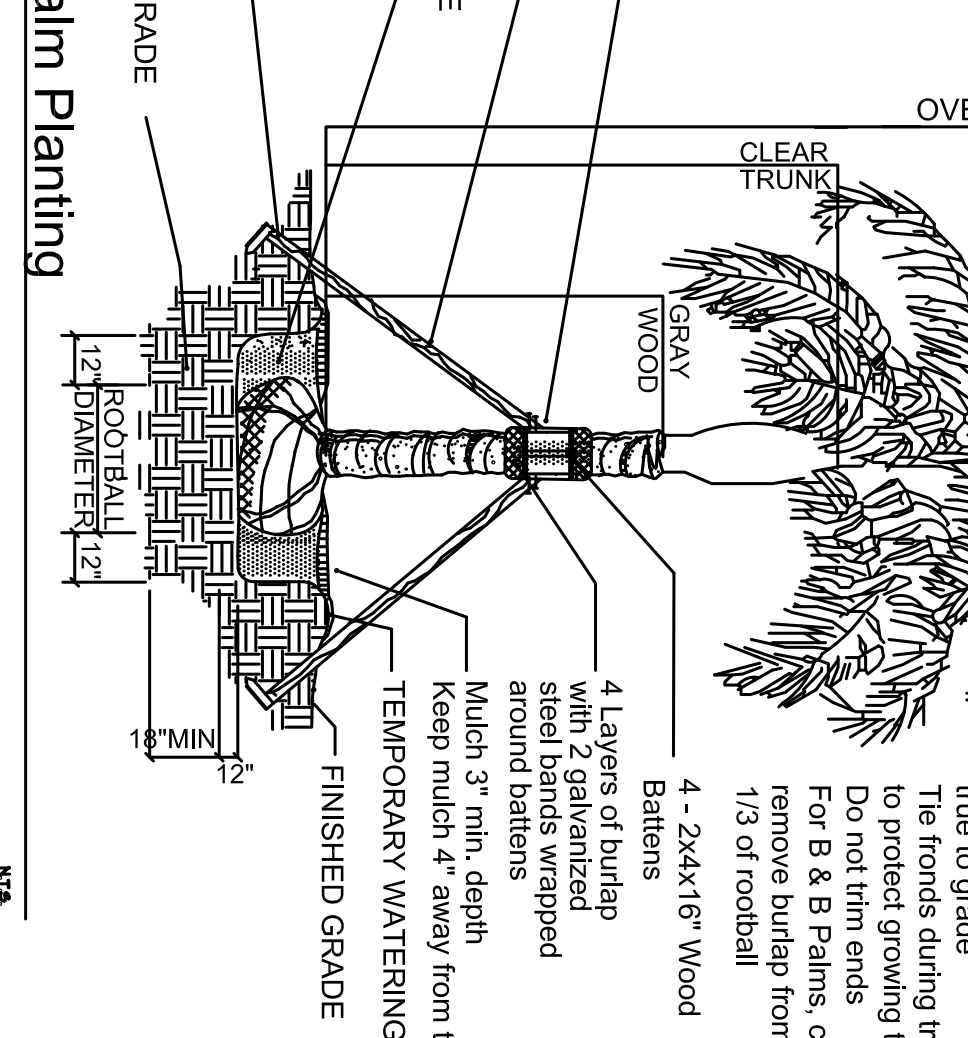


4 Small Tree Planting and Staking
(Trees less than 16' Overall Height)

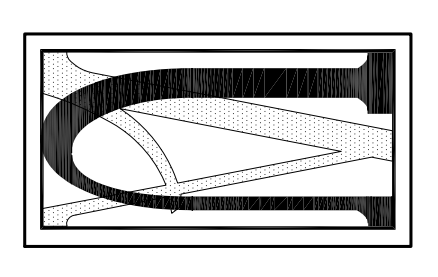
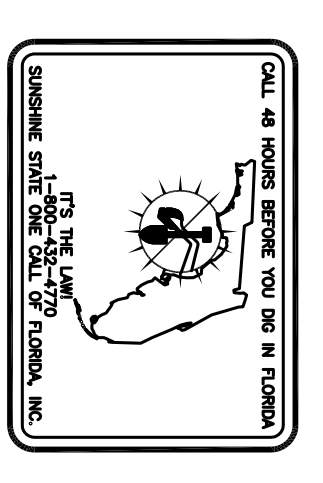


N.T.S.

8 Palm Planting



N.T.S.



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Sheet Title
Tree Survey

Drawn By	LU
Checked By	LU
Date	March 29, 2016
Job No.	45516

Scale
AS NOTED

Sheet Number
DT-1

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