

Litterick  
Landscape  
Architecture

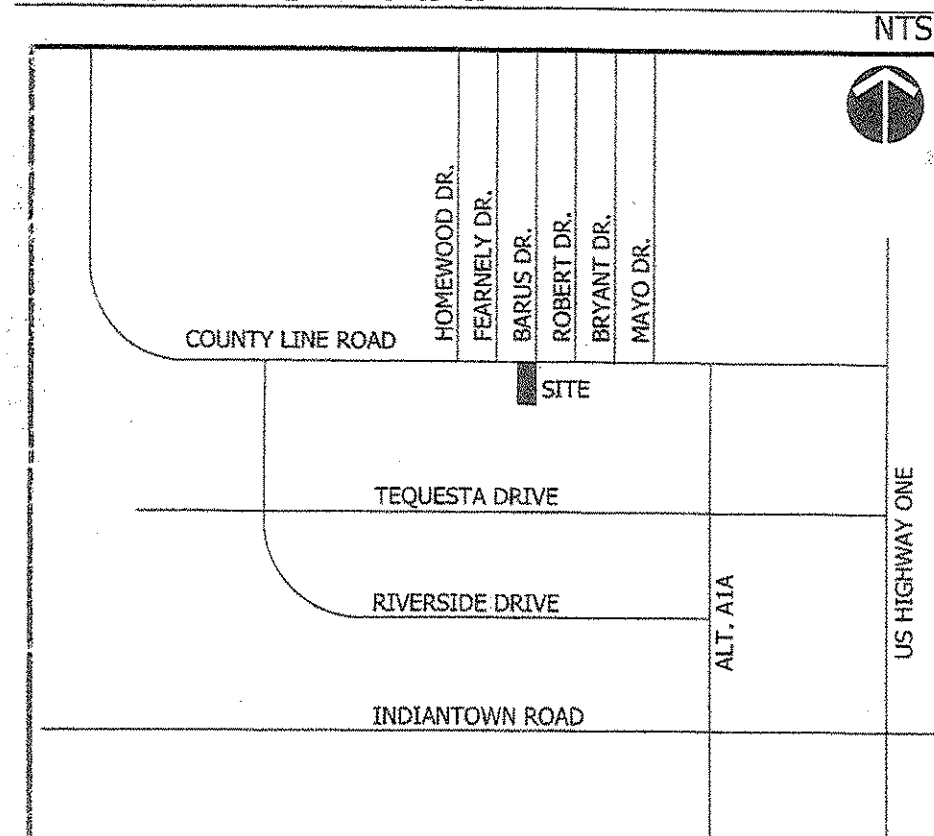
2740 SW Martin Downs Blvd. #199  
Palm City, FL 34990  
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# Hannah's Home of South Florida

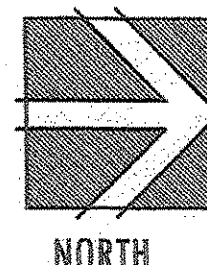
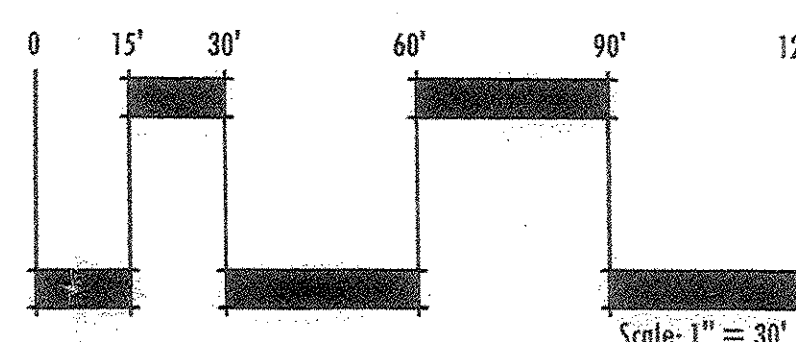
Village of Tequesta, Florida

Project Name

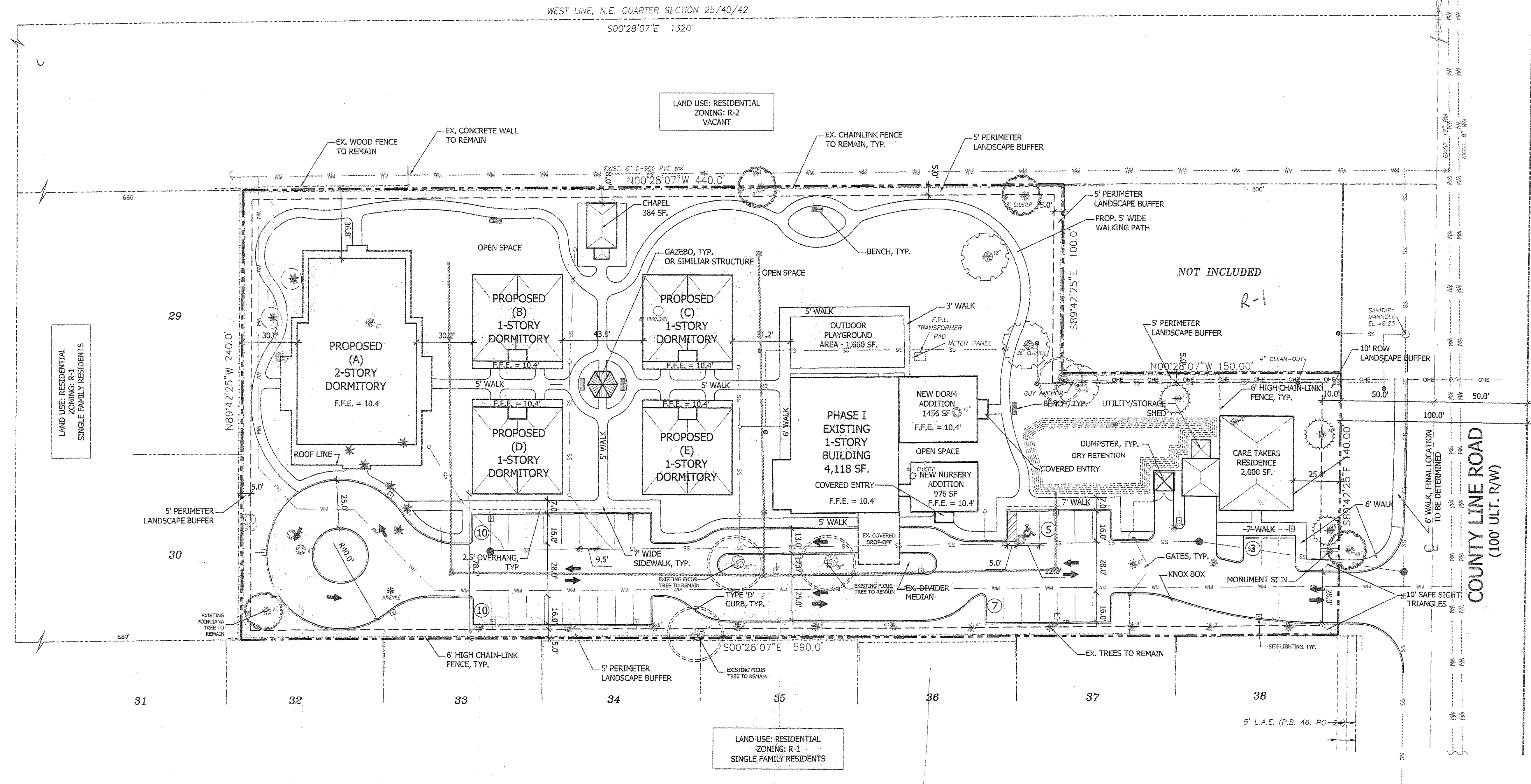
## LOCATION MAP



## Site Plan



## Existing /Approved Plans



## SITE DATA

NAME OF PROJECT: HANNAH'S HOME OF SOUTH FLORIDA  
PROPERTY CONTROL NUMBER: 60-42-40-25-00-000-1190  
LAND USE DESIGNATION: RESIDENTIAL  
ZONING DISTRICT: R-1  
NUMBER OF STORIES: 1 & 2  
TOTAL SITE AREA (126,611.39 SF.): 2.91 AC  
BUILDING DATA:  
EXISTING BUILDING: 4,118 SF  
NEW DORM ADDITION: 1,456 SF  
NEW NURSERY ADDITION: 976 SF  
PROPOSED DORMITORY - A: 10,000 SF  
PROPOSED DORMITORY - B: 2,146 SF  
PROPOSED DORMITORY - C: 2,146 SF  
PROPOSED DORMITORY - D: 2,146 SF  
PROPOSED DORMITORY - E: 2,146 SF  
CHAPEL: 384 SF  
CARE TAKERS RESIDENCE: 2,000 SF  
TOTAL SQUARE FOOTAGE: 27,518 SF  
FAR: 0.22  
MAX. BLDG. HT.: 2-STORIES/30' FOR MAIN BLDGS.

LAND USE:  
BUILDING LOT COVERAGE: 27,988 SF, 0.643 AC, 22.106%  
VEHICULAR USE AREA: 26,161 SF, 0.601 AC, 20.663%  
OPEN SPACE: 72,462 SF, 1.663 AC, 57.232%  
TOTAL: 126,611 SF, 2.91 AC, 100.00%

LOT COVERAGE:  
IMPERVIOUS AREA:  
BUILDING LOT COVERAGE: 27,988 SF, 0.643 AC, 22.106%  
VEHICULAR USE AREA: 26,161 SF, 0.601 AC, 20.663%  
SIDEWALKS/CURBS/MISC.: 13,086 SF, 0.300 AC, 10.336%  
TOTAL IMPERVIOUS AREA: 67,235 SF, 1.54 AC, 52.10%

PERVIOUS AREA:  
INTERIOR GREENSPACE: 50,893 SF, 1.17 AC, 41.20%  
LANDSCAPE BUFFER: 8,483 SF, 0.19 AC, 6.70%  
TOTAL PERVIOUS AREA: 59,376 SF, 1.36 AC, 47.90%  
TOTAL SITE AREA: 126,611 SF, 2.91 AC, 100.00%

## PARKING DATA (REQUIRED)

PRE-SCHOOL & DAYCARE CENTER (2 SP./3 TEACHERS & EMPLOYEES PLUS 1 SP./8 PUPILS): 4 SPACES  
3 TEACHERS & 3 ADMIN. STAFF  
ADULT CONGREGATE FACILITIES (2 SP./DWELLING UNIT): 16 SPACES  
DORM. B,C,D,E (8 UNITS): 8 SPACES  
DORM. 'A' (4 UNITS): 8 SPACES  
(TOT. 13 BEDS/3 BEDS PER UNIT)  
CARE TAKER RESIDENT (2 SP./DWELLING UNIT): 2 SPACES  
HANDICAP SPACES (INCLUDED IN TOTAL): 1  
TOTAL REQUIRED: 30 SPACES  
TOTAL PROVIDED: 35 SPACES

## PROPERTY DEVELOPMENT REGULATIONS

	ZONING DISTRICT OR P.O.D.	MINIMUM LOT DIMENSIONS					FAR	BLDG. COVER	MIN. BLDG. SETBACKS			
		SIZE	WIDTH	DEPTH					FRONT	SIDE	CORNER	REAR
REQUIRED	R-1	8,000 SF.	75'	N/A	N/A	N/A	N/A	N/A	25'	7.5'	20'	20'
PROVIDED	R-1	2.90 AC	240.0'	590.0'	0.22	22.1%	25'	8.0'	N/A	N/A	N/A	N/A

Landscape Architect of Record

9/6/13

Jason M. Litterick, RLA (LA0001677)

Scale: 1" = 30'

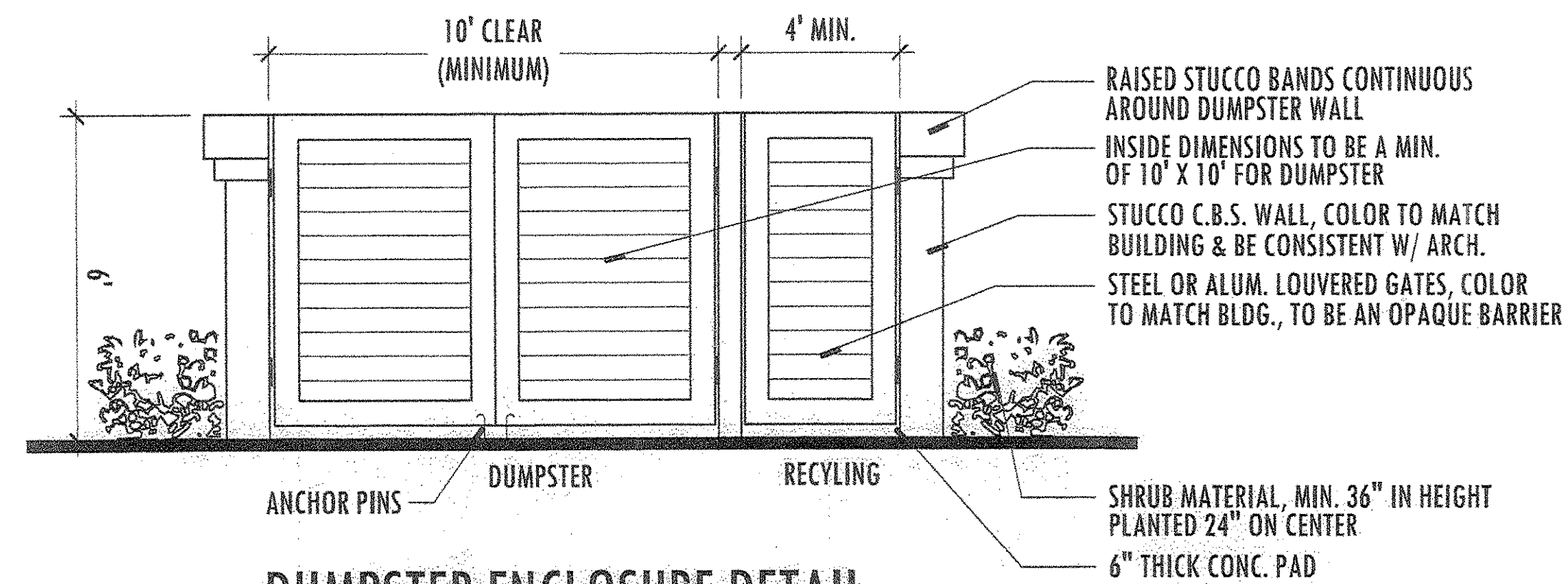
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Drawn: JML  
Approved: JML  
Date: 8/6/13  
Job no.:  
Revisions: 8/29/13  
9/6/13

Sheet No.

SP-1

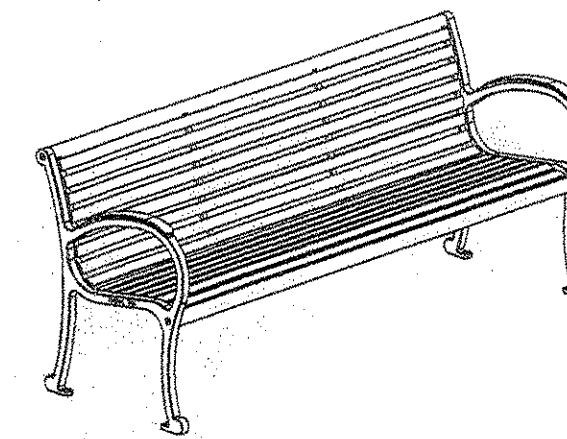
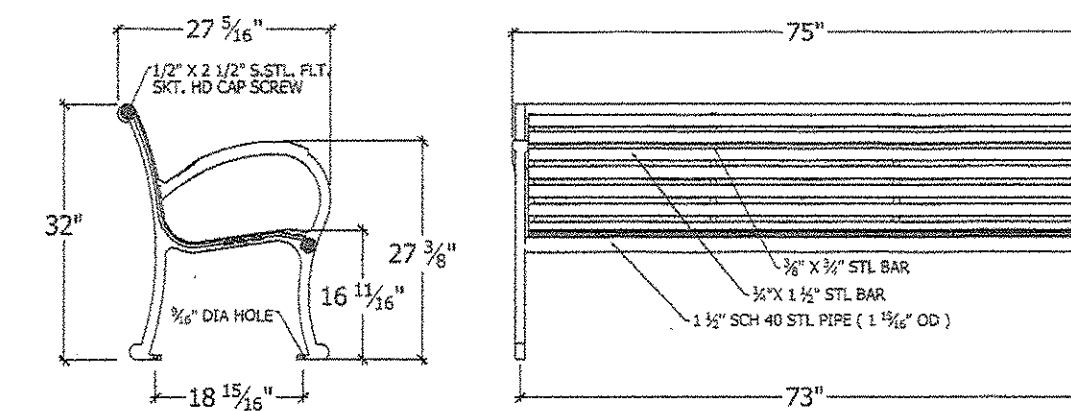
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### DUMPSTER ENCLOSURE DETAIL

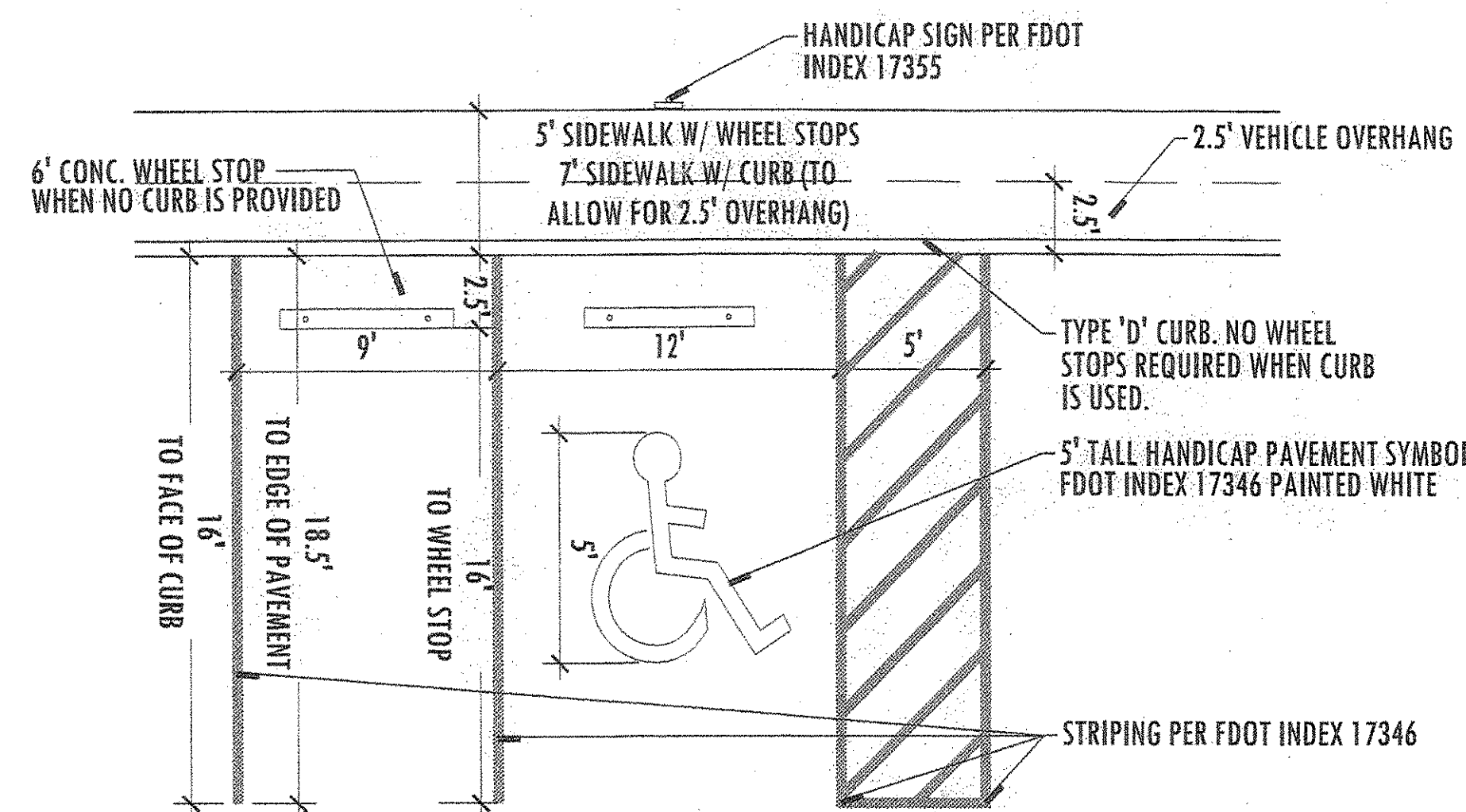
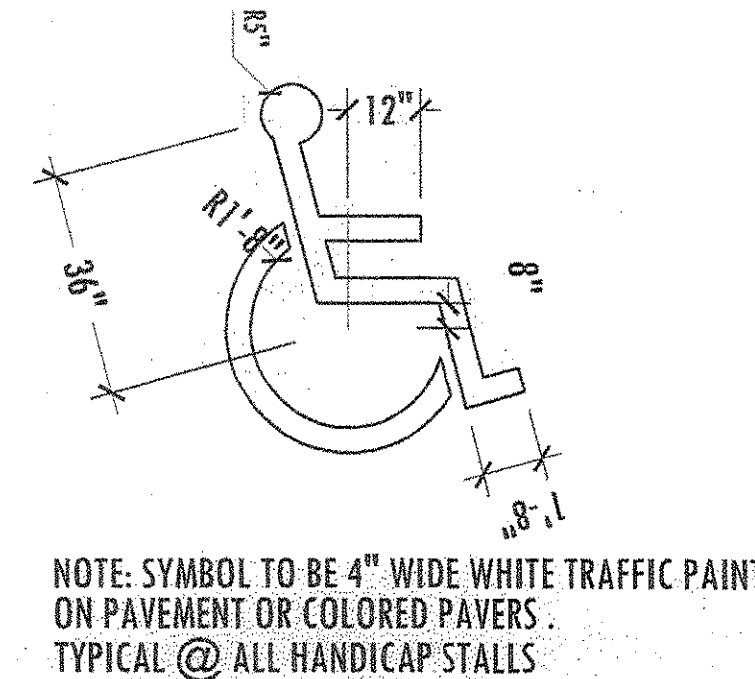
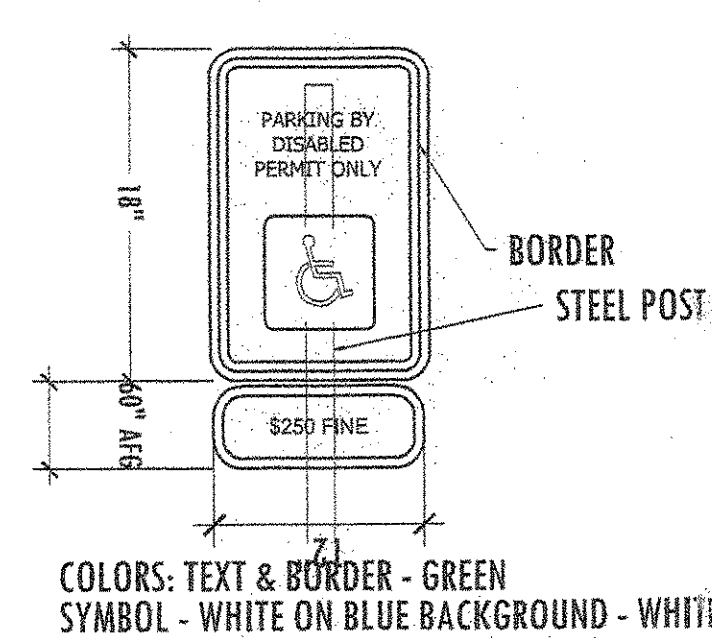
NOTE: NO DRAINS PERMITTED IN DUMPSTER PAD. SCALE: NOT TO SCALE



TYPE: DUMOR 160 SERIES BENCH  
COLOR: GREEN  
FINISH: ZINC RICH AND POLYESTER POWDER COAT

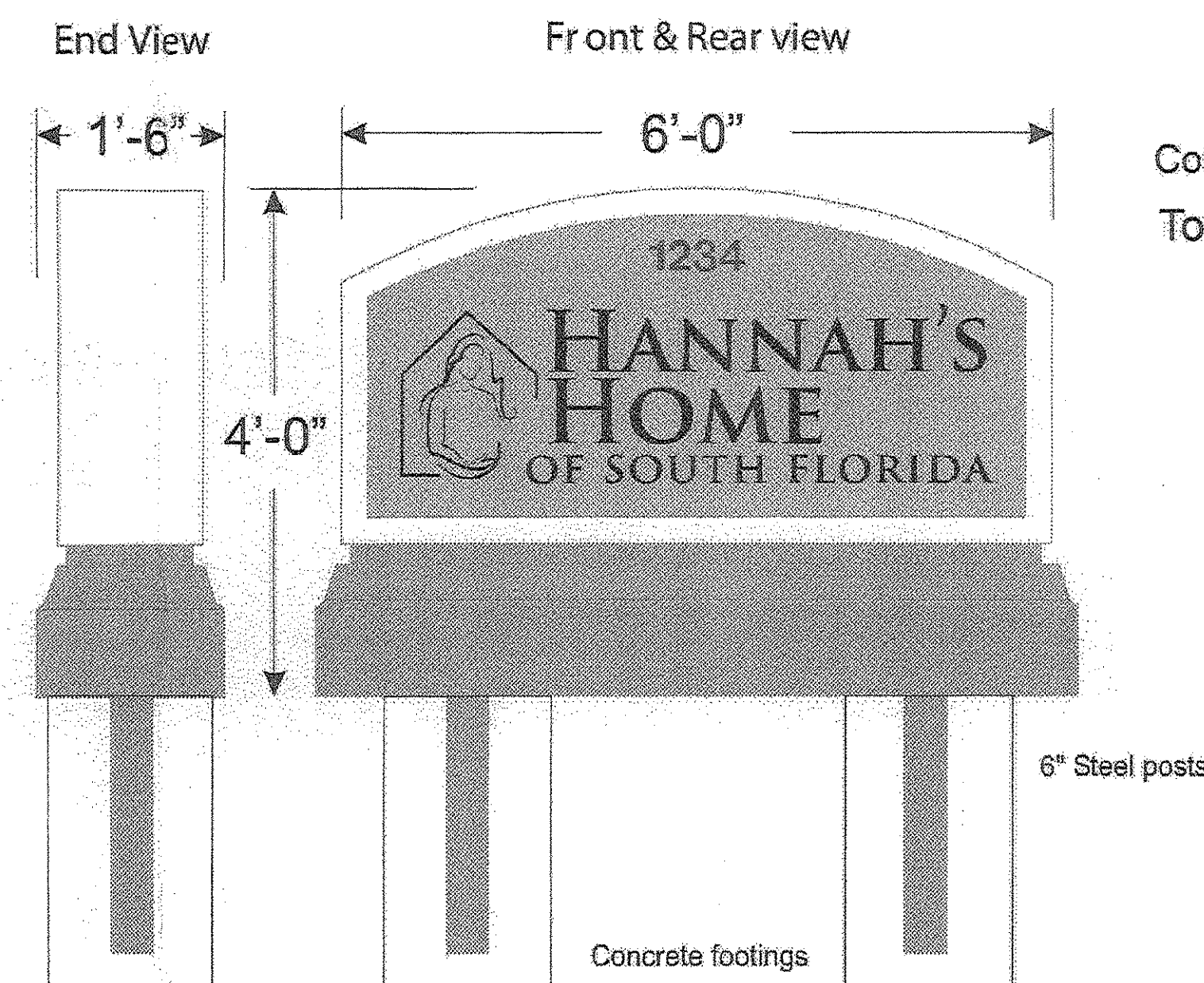
### BENCH DETAIL

SCALE: NOT TO SCALE



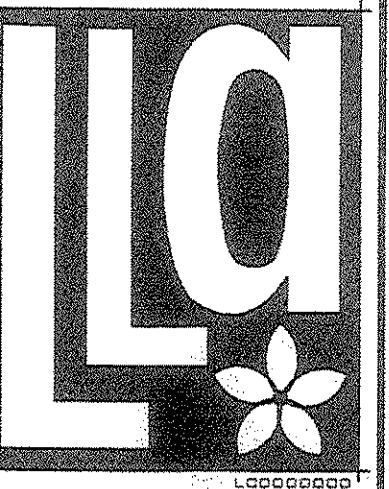
### HANDICAP PARKING SPACE DETAIL

HANDICAP PARKING SPACES SHALL MEET ALL STATE, FEDERAL AND LOCAL CODES. SCALE: NOT TO SCALE



### PREVIOUSLY APPROVED MONUMENT SIGN DETAIL

SCALE: NOT TO SCALE



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5/6/13

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Scale: AS NOTED

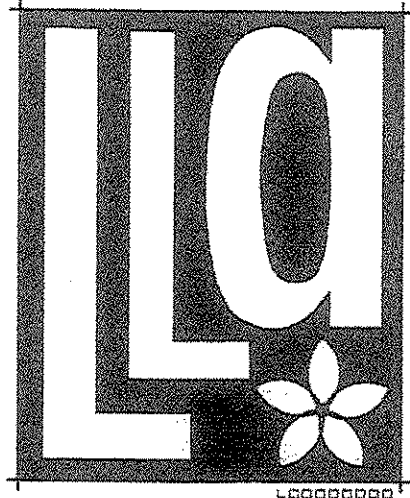
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Date: 8/6/13  
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Revisions: 8/29/13

Sheet No.  
SP-2  
JOB NO. XX-XXXX

Existing /Approved Plans

Site Details





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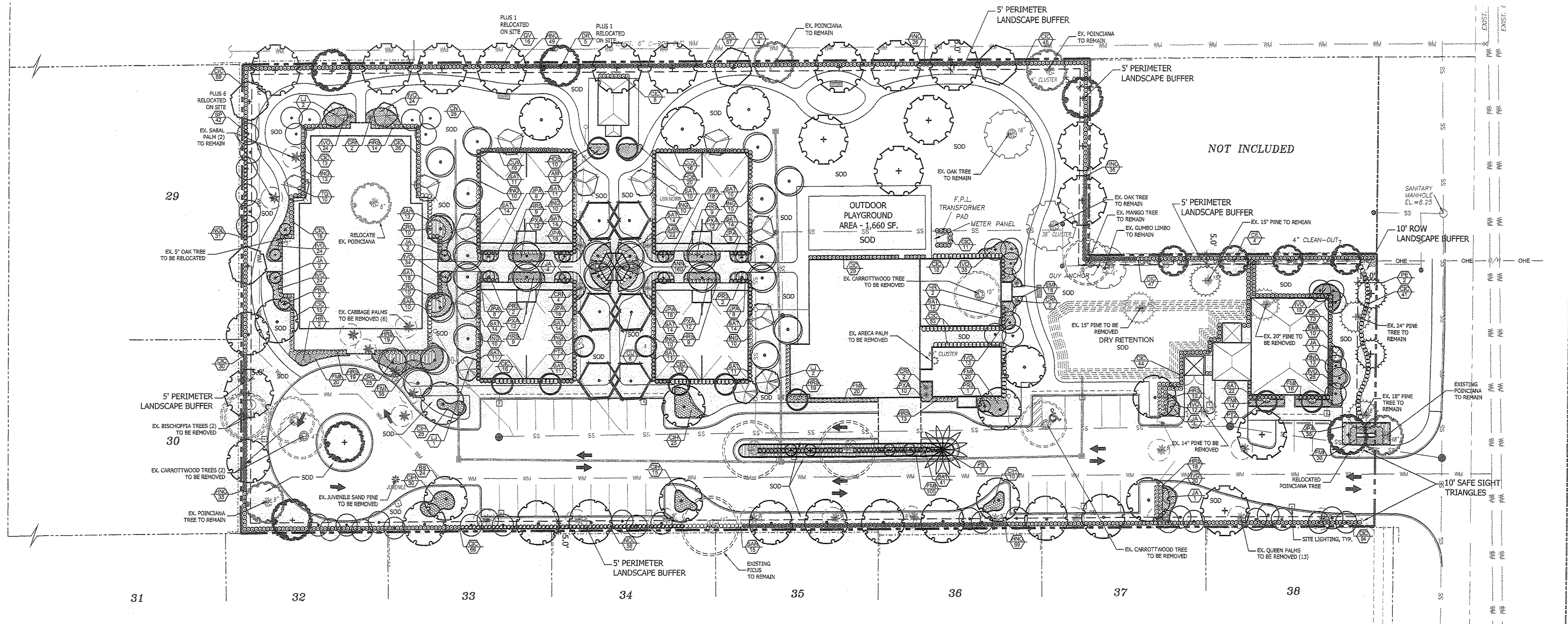
Jason M. Litterick, RLA  
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Scale: 1" = 30'-0"

Designed: JML  
Drawn: JML  
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LP-1  
JOB NO. XX-XXX



## LANDSCAPE DATA

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ZONING DISTRICT: R-1

NUMBER OF STORIES: 1 & 2

TOTAL SITE AREA (126,611.39 SF.): 2.91 AC

### INTERIOR LANDSCAPE

PARKING ISLANDS: REQUIRED: 10 TREES, PROVIDED: 10 TREES  
TREES (ONE PER ISLAND)  
INTERIOR LANDSCAPE: 3,806 S.F., 51,979 S.F. (41%)  
15% OF GROSS PARKING AREA (25,371)

### PERIMETER LANDSCAPE

NORTH R/W (1 TREE/30 L.F.): 140'  
SOUTH (1 TREE/30 L.F.): 240'  
EAST (1 TREE/30 L.F.): 590'  
WEST (1 TREE/30 L.F.): 690'  
PERCENT NATIVE TREES (MIN.): 60%, 63% (97/154)  
PERCENT NATIVE SHRUBS (MIN.): 60%, 60% (1657/2762)  
PERCENT PALM TREES (MAX.): 50%, 50%

### GENERAL NOTES:

- ALL EXISTING PROHIBITED PLANT MATERIAL SHALL BE REMOVED FROM SITE. THIS INCLUDES BRAZILIAN PEPPER, CARROTTWOOD AND BISCHOFFIA.

### EXISTING TREES AND PALMS

	REMAIN	REMOVE	RELOCATE	TOTAL TREES/PALMS
ARECA PALM	0	1	0	1
CARROTTWOOD	0	4	0	4
FICUS TREE	3	0	0	3
GUMBO LIMBO	1	0	0	1
BISCHOFFIA	0	2	0	2
MANGO TREE	1	0	0	1
OAK TREE	2	0	1	3
PINE TREE	3	3	0	6
POINCIANA	4	0	1	5
QUEEN PALM	0	13	0	13
SAND PINE	0	1	0	1
SABAL PALM	2	0	6	8
UNKNOWN	0	1	0	1

## PLANT LIST

TREES	SYM	QTY.	BOTANICAL NAME	COMMON NAME	HEIGHT	SPACING	NOTES:
* V	BS	24	BURSERA SIMARUBA	GUMBO LIMBO	12' X 6' SPD., 4" CAL.	A.S.	FULL & THICK
* V	CE	4	CONOCARPUS ERECTUS 'SERICEUS'	SILVER BUTTWOOD	12' X 6' SPD.	A.S.	FULL & THICK, ROOT PRUNE, NO SHOCK
* V	CU	6	COCOLOBA UVIFERA	SEA GRAPE	12' X 8' SPD., 4" CAL.	A.S.	FULL & THICK, CHARACTER SPECIMEN
M	DR	5	DELONIX REGIA	ROYAL POINCIANA	12' X 8' SPD., 4" CAL.	A.S.	FULL & THICK
M	HR	4	HIBISCUS STD.	ANDERSON CREEP HIBISCUS	6' X 4' SPD.	A.S.	FULL & THICK, STANDARD
M	JA	11	JATROPHA STD.	JATROPHA	6' X 4' SPD.	A.S.	FULL & THICK, STANDARD
M	LJ	5	LIGUSTRUM JAPONICUM	LIGUSTRUM TREE	8' X 8' SPD.	A.S.	FULL & THICK, MULTI-TRUNK, LIMB UP TO 4'
* V	PE	2	PINUS ELLIOTTII 'DENSE'	S. FLA. SLASH PINE	#15, 10-12' O.A.	A.S.	FULL & THICK
* V	QV	16	QUERCUS VIRGINIANA	LIVE OAK	12' X 6' SPD., 4" CAL.	A.S.	FULL & THICK
V	TC	4	TABEBUIA CARAIBA	YELLOW TABEBUIA	12' X 6' SPD., 4" CAL.	A.S.	FULL & THICK, CHARACTER SPECIMEN
M	TG	10	TIBOUCHINA GRANULOSA	PURPLE GLORY TREE	6-8' O.A.	A.S.	FULL & THICK
SHRUBS & GROUNDERCOVERS							
M	ANN	160	ANNUALS	IN SEASON	4-6" POTS	12" O.C.	FULL & THICK
* V	CIC	718	CHRYSOBALANUS ICACO 'RED TIP'	RED TIP COCOPLUM	#3, 24" O.A.	24" O.C.	FULL & THICK
* V	CH	105	CHRYSOBALANUS ICACO 'HORIZONTAL'	HORIZONTAL COCOPLUM	#3, 12" X 18" SPD.	24" O.C.	FULL & THICK
M	CR	10	CRINUM ASIATICUM	CRINUM LILY	#15, 36" X 36"	A.S.	FULL & THICK
* V	CUV	32	COCOLOBA UVIFERA	SEA GRAPE	#3, 24" O.A.	24" O.C.	FULL & THICK
M	CRO	45	CODIAEUM VARIEGATUM 'MAMMEY'	MAMMEY CROTON	#3, 20" O.A.	24" O.C.	FULL & THICK
V	EMI	28	EUPHORBIA MILLI 'ROSY' (PINK)	DWF. CROWN OF THORNS	#3, 12" X 12"	24" O.C.	FULL & THICK (EXCELSA)
* V	FMI	258	FICUS MICROCARPA 'GRN. ISLAND'	GREEN ISLAND FICUS	#3, 12" X 12"	24" O.C.	FULL & THICK
* V	HNO	227	HAMELIA NODOSA	DWF. FIREBUSH	#3, 24" X 24"	24" O.C.	FULL & THICK
* V	HDE	30	HELIANTHUS DEBILIS	DUNE SUNFLOWER	#1, 6" X 8" SPD.	24" O.C.	FULL & THICK
M	HRS	148	HIBISCUS ROSA SINENSIS 'DOUBLE PEACH'	DOUBLE PEACH HIBISCUS	#3, 24" O.A.	24" O.C.	FULL & THICK
* V	IYO	253	ILEX VOMITORIA	DWF. YAUPOH HOLLY	#3, 12" X 12" SPD.	24" O.C.	FULL & THICK
M	ING	93	IXORA 'NORA GRANT'	PINK IXORA	#3, 24" O.A.	24" O.C.	FULL & THICK
M	JPA	139	JUNIPERUS CHINENSIS 'PARSONI'	PARSON'S JUNIPER	#3, 12" X 18" SPD.	24" O.C.	FULL & THICK
M	NOL	89	NERIUM OLEANDER 'CALYPSO'	DARK PINK OLEANDER	#7, 48" X 36" SPD.	36" O.C.	FULL & THICK
M	PXA	58	PHILODENDRON 'XANADU'	DWF. PHILODENDRON	#3, 12" X 12" SPD.	24" O.C.	FULL & THICK
M	SAR	60	SCHEFFLERA ARBORICOLA	GREEN ARBORICOLA	#3, 24" O.A.	24" O.C.	FULL & THICK
* V	SAT	291	COCOCARPUS ERECTUS 'SERICEUS'	SILVER BUTTWOOD	#3, 24" O.A.	24" O.C.	FULL & THICK

\* ASTERISK DENOTES NATIVE PLANT MATERIAL  
V. INDICATES VERY DROUGHT TOLERANT PLANT MATERIAL  
M. INDICATES MODERATELY DROUGHT TOLERANT PLANT MATERIAL

SOD: ST. AUGUSTINE 'FLORITAM'  
MULCH: 3" SHREDDED MELALEUCA MULCH (OR APPROVED RECYCLED MULCH) TO BE APPLIED TO ALL PLANTING BEDS.

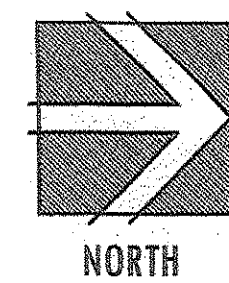
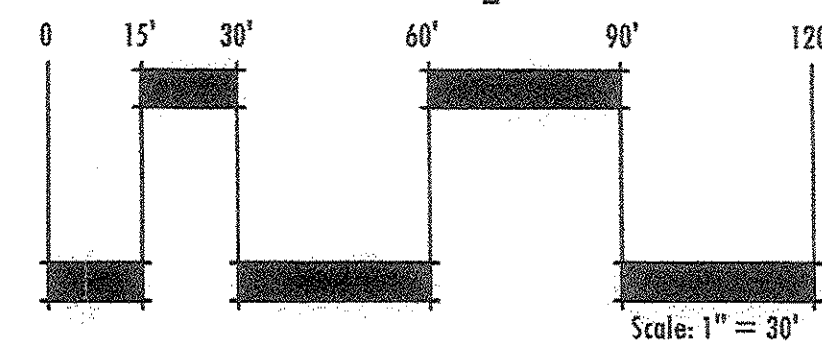
IRRIGATION NOTE:  
ALL NEW LANDSCAPE AREAS SHALL BE RECEIVE 100% OVERLAP COVERAGE FROM A FULLY AUTOMATIC IRRIGATION SYSTEM EQUIPPED WITH A RAIN SENSOR.

IRRIGATION WATER SOURCE: NON-POTABLE WELL

## LANDSCAPE NOTES

- ALL PLANT MATERIAL SHALL BE FLORIDA NUMBER 1 OR BETTER AS DEFINED BY THE DIVISION OF PLANT INDUSTRY 'GRADES AND STANDARDS' LATEST EDITION.
- ALL LANDSCAPE SHALL CONFORM TO THE REQUIREMENTS OF VILLAGE OF PALM SPRINGS LAND DEVELOPMENT REGULATIONS.
- THE LANDSCAPE CONTRACTOR SHALL NOT MAKE ANY SUBSTITUTIONS CHANGES WITHOUT THE AUTHORIZATION OF THE VILLAGE OF PALM SPRINGS, THE OWNER, AND THE LANDSCAPE ARCHITECT.
- THE LANDSCAPE CONTRACTOR SHALL REVIEW THE PROJECT DRAINAGE AND UTILITY PLANS PRIOR TO CONSTRUCTION AND AVOID ALL CONFLICTS. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO COMMENCING WORK.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMITS.
- ALL TREES SHALL BE LOCATED WITHIN A MULCH PLANTING BED WITH A MINIMUM OF TWO (2) FEET OF CLEARANCE TO THE EDGE OF THE BED.
- ALL SOD SHALL BE STENOTAPHYRUM SECUNDATUM FLORITAM (ST. AUGUSTINE SOD).
- ALL VEGETATION SHALL BE SELECTED AND POSITIONED SO THAT IT DOES NOT PRESENT OBSTRUCTIONS TO THE LINE OF SIGHT AT INTERSECTIONS PURSUANT TO FLORIDA DEPARTMENT OF TRANSPORTATION SIGHT LINE GUIDELINES.
- CLEAR VISIBILITY SHALL BE MAINTAINED BETWEEN 18" AND 8" WITHIN SIGHT VISIBILITY TRIANGLES. TWENTY BY TWENTY FOOT SIGHT VISIBILITY TRIANGLES SHALL BE PROVIDED AT THE INTERSECTIONS WITH THE PUBLIC RIGHT OF WAY. IN ADDITION, ALL LANDSCAPING SHALL CONFORM TO THE REQUIREMENTS OF FOOT INDEX 546.
- ALL LANDSCAPE ISLANDS AND BEDS WILL BE FREE OF SHELL ROCK AND CONSTRUCTION DEBRIS, EXCAVATED TO A DEPTH OF 30 INCHES OR TO CLEAN NATIVE SOILS AND FILLED WITH THE SPECIFIED BACKFILL MIXTURE.
- ALL PROPOSED LANDSCAPE AREAS SHALL RECEIVE 100% OVERLAP COVERAGE FROM A FULLY AUTOMATIC IRRIGATION SYSTEM EQUIPPED WITH A RAIN SENSING DEVICE ACCORDING TO LOCAL AND STATE CODES. IRRIGATION WATER SHALL BE PULLED FROM A WELL SOURCE.
- ALL ABOVE GROUND UTILITIES SHALL BE SCREENED FROM VIEW ON THREE SIDES WITH AN APPROPRIATE HEDGE MATERIAL. HEIGHT OF PLANT MATERIAL AT TIME OF INSTALLATION SHALL BE AT LEAST AS TALL AS THE UTILITY BEING SCREENED AND SHALL BE SPACED APPROPRIATELY IN ORDER TO PROVIDE COMPLETE SCREENING OF UTILITY WITHIN ONE YEAR OF INSTALLATION.
- ALL TREES NOT LOCATED WITHIN A LANDSCAPE BED SHALL RECEIVE 4-5" DIA. MULCH RING.
- ALL EXOTIC AND NUISANCE VEGETATION SHALL BE REMOVED FROM SUBJECT PROPERTY PRIOR TO ANY CERTIFICATE OF OCCUPANCY.

Existing /Approved Plans Landscape Plan

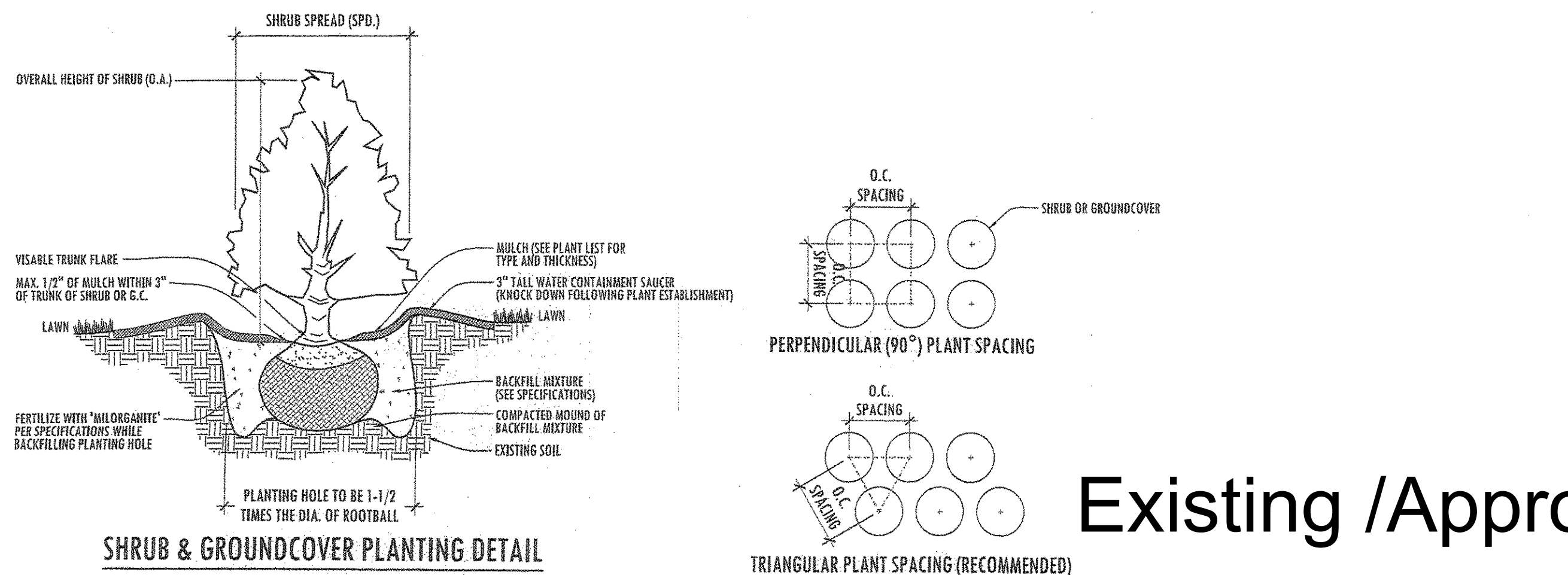
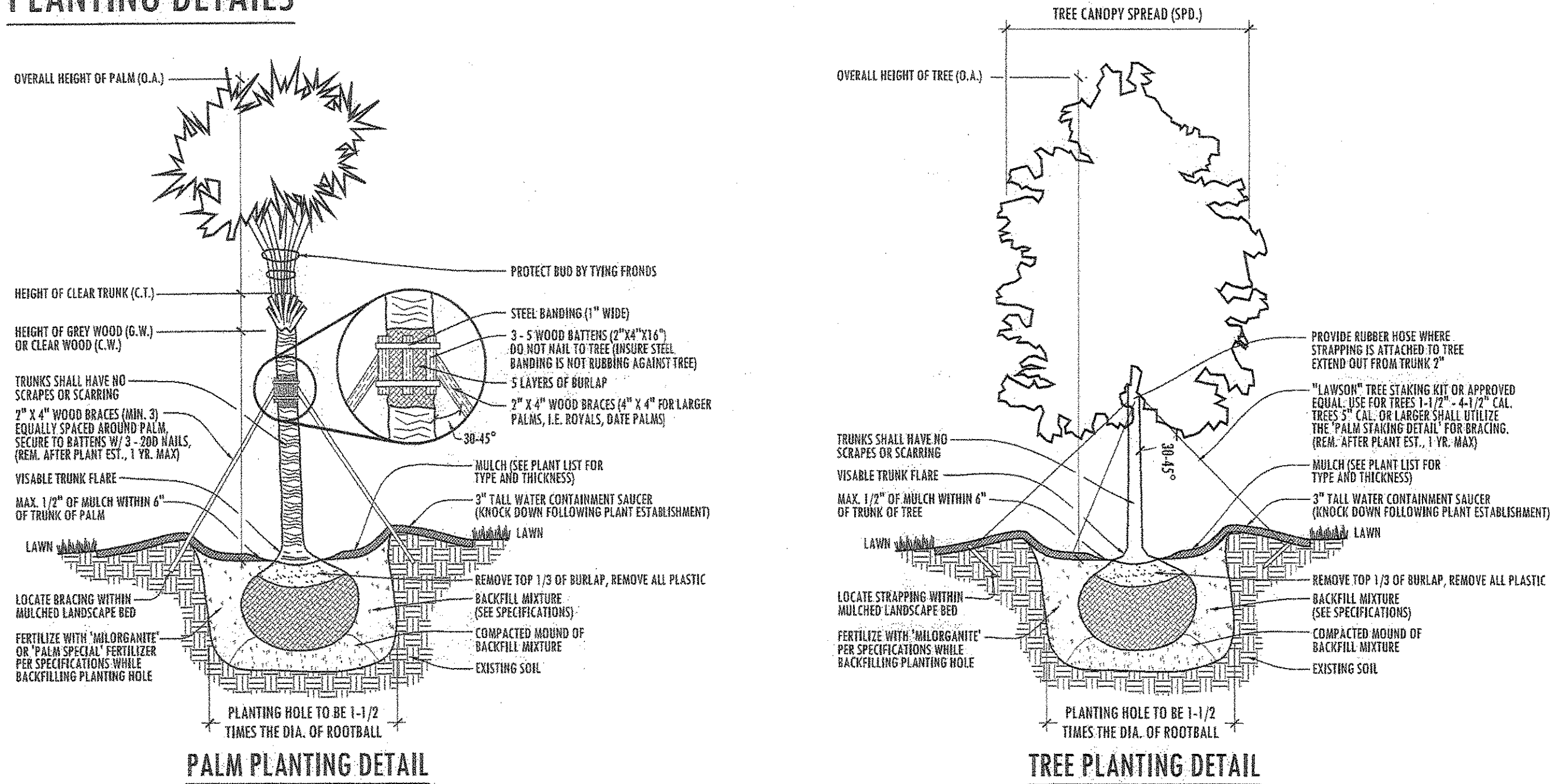




PLANT LIST

REFER TO SHEET LP-1 FOR PLANT LIST

PLANTING DETAILS



PLANTING SPECIFICATIONS

1. SCOPE OF WORK

LANDSCAPE CONTRACTOR SHALL INCLUDE, BUT IS NOT LIMITED TO, SOIL PREPARATION, FINE OR FINISH GRADING, FURNISHING AND INSTALLING PLANT MATERIAL, WATERING, STAKING, GUYING AND MULCHING.

ALL LABOR AND MATERIAL FOR SOIL AMENDMENTS AND FERTILIZER THAT IS REQUIRED TO INSURE THE SUCCESSFUL ESTABLISHMENT AND SURVIVAL OF THE PROPOSED VEGETATION, AS WELL AS ALL THE COST FOR THE REMOVAL OF UNSUITABLE OR EXCESS BACKFILL MATERIAL, SHALL BE INCLUDED IN THE CONTRACTOR'S BID TO PERFORM THE WORK REPRESENTED IN THIS PLAN SET.

2. QUALITY ASSURANCE

LANDSCAPE CONTRACTOR MUST BE REGULARLY ENGAGED IN THE INSTALLATION OF LIVING PLANT MATERIAL. LABOR CREWS SHALL BE CONTROLLED AND DIRECTED BY A LANDSCAPE FOREMAN WELL VERSED IN LANDSCAPE INSTALLATION, PLANT MATERIALS, READING PLANS AND COORDINATION BETWEEN THE JOB AND NURSERY.

THE LANDSCAPE CONTRACTOR AND IRRIGATION CONTRACTOR SHALL REVIEW LAYOUT AND SCHEDULING PRIOR TO INSTALLATION OF MATERIAL. MINOR ADJUSTMENT TO IRRIGATION DESIGN MAY BE MADE IN RESPONSE TO THE NEEDS OF SPECIFIC PLANT MATERIAL. THE LANDSCAPE ARCHITECT MUST BE NOTIFIED OF SUCH CHANGES.

3. MATERIALS

PLANT SIZE AND QUALITY

PLANT SPECIES AND SIZES SHALL CONFORM TO THOSE INDICATED ON THE DRAWINGS. NOMENCLATURE SHALL CONFORM TO STANDARD PLANT NAMES, 1992 EDITION. ALL NURSERY STOCK SHALL BE IN ACCORDANCE WITH GRADES AND STANDARDS FOR NURSERY PLANTS PARTS 1 & II, LATEST EDITION PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, UNLESS SPECIFIED OTHERWISE. ALL PLANTS SHALL BE FLORIDA GRADE NUMBER 1 OR BETTER AS DETERMINED BY THE FLORIDA DIVISION OF PLANT INDUSTRY. TIGHTLY KNIT PLANT, SO TRAINED OR FAVORED IN ITS DEVELOPMENT THAT FIRST APPEARANCE IS UNQUESTIONABLE AND IT IS OUTSTANDINGLY SUPERIOR IN FORM, NUMBER OF BRANCHES, COMPACTNESS AND SYMMETRY. ALL PLANTS SHALL BE FRESHLY DUG, SOUND, HEALTHY, VIGOROUS, WELL BRANCHED AND FREE OF DISEASE AND INSECT EGGS AND LARVAE AND SHALL HAVE ADEQUATE ROOT SYSTEMS. TREES AND PALMS FOR PLANTING ROWS SHALL BE UNIFORM IN SIZE AND SHAPE. ALL MATERIALS SHALL BE SUBJECT TO APPROVAL BY THE LANDSCAPE ARCHITECT. THE PLANTS FURNISHED SHALL BE NORMAL FOR THE VARIETY AND FLORIDA NUMBER 1. PLANTS SHALL BE PRUNED PRIOR TO DELIVERY ONLY UPON THE APPROVAL OF THE LANDSCAPE ARCHITECT. ALL PLANTS SHALL BE FREE OF WEEDS OR ANY OTHER OBJECTIONABLE VEGETATION.

ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANTS AND ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS OF GOOD QUALITY AND BE IN A HEALTHY GROWING CONDITION.

CONTAINER GROWN PLANTS SHALL HAVE A DEVELOPED ROOT STRUCTURE SO THAT THE ROOT MASS STAYS IN TACT WHEN REMOVED FROM CONTAINER. IN NO CASE SHALL THE PLANT CONTAIN CIRCLING ROOTS NOR BE ROOT-BOUND.

QUANTITIES

ALL QUANTITIES INDICATED ON THE PLANT LIST ARE INTENDED AS A GUIDE FOR THE BIDDERS AND DOES NOT RELIEVE THE BIDDER OF HIS RESPONSIBILITY TO DO A COMPREHENSIVE PLANT TAKE OFF. SHALL A DISCREPANCY OCCUR BETWEEN THE BIDDER'S TAKE OFF AND THE PLANT LIST QUANTITY, THE LANDSCAPE ARCHITECT IS TO BE NOTIFIED FOR CLARIFICATION PRIOR TO THE SUBMISSION OF THE BID.

MULCH

MULCH SHALL BE A SHREDDED VARIETY AS SPECIFIED IN THE PLANT LIST. ALL MULCH IS TO BE APPLIED TO A DEPTH OF 3" EXCEPT FOR THOSE SPECIFIC SITUATIONS SHOWN BELOW IN SECTION 4 AND IN PLANTING DETAILS.

FERTILIZER

FERTILIZER IN BACKFILL MIXTURE FOR ALL PLANTS SHALL CONSIST OF 'MILORGANITE' ACTIVATED SLUDGE MIXED WITH THE BACKFILL AT A RATE OF NOT LESS THAN 50 LBS. PER CUBIC YARD.

FERTILIZER FOR TREES AND SHRUBS MAY BE TABLET FORM OR GRANULAR. GRANULAR FERTILIZER SHALL BE UNIFORM IN COMPOSITION, DRY AND FREE-FLOWING. THIS FERTILIZER SHALL BE DELIVERED TO THE SITE IN THE ORIGINAL UNOPENED BAGS, EACH BEARING THE MANUFACTURER'S STATEMENT OF ANALYSIS. FERTILIZE ALL NEW PLANTINGS PER RATES SHOWN BELOW:

TREES:

FERTILIZE NEW TREES WITH 'MILORGANITE' AT THE FOLLOWING RATES:

- 8" AND SMALLER:	2-4 LBS.
- 8-12" TALL:	4-6 LBS.
- 12" AND TALLER:	6-8 LBS.

(3 CUPS = 1 LBS.)

SHRUBS:

FERTILIZE NEW SHRUBS AND ACCENTS WITH 'MILORGANITE' AT THE FOLLOWING RATES:

- 4-6" POTTS:	1 CUP
- 1 GAL.:	1 CUP
- 3 GAL.:	1 CUP
- 7-10 GAL.:	2 CUPS
- 15 GAL. AND GREATER:	3 CUPS

PALM TREES:

FERTILIZE NEW PALM TREES WITH A "PALM SPECIAL" FERTILIZER IN SLOW RELEASE FORM. FERTILIZER SHALL CONTAIN AN ADDITIONAL MAGNESIUM AND MICRO-NUTRIENT AMENDMENT.

SOIL

PLANTING SOIL SHALL BE SANDY LOAM AND SHALL CONTAIN A 25% MINIMUM AMOUNT OF DECOMPOSED ORGANIC MATTER. PLANTING SOIL SHALL BE FREE OF CLAY, STONES, PLANTS, ROOTS AND OTHER FOREIGN MATERIALS WHICH MIGHT BE A HINDERANCE TO PLANTING OPERATIONS OR BE DETRIMENTAL TO GOOD PLANT GROWTH. SOIL SHALL BE DELIVERED IN A LOOSE FRIABLE CONDITION AND APPLIED IN ACCORDANCE WITH THE PLANTING SPECIFICATIONS.

ALL SHRUBS, TREES AND GROUND COVER WILL HAVE IMPROVED SOIL AS PER PLANTING SOIL NOTES. THE SOILS SHALL BE PLACED IN THE HOLE DURING PLANTING. TOP DRESSING ONLY IS NOT ACCEPTABLE.

DO NOT ALLOW AIR POCKETS TO FORM WHEN BACKFILLING. ALL TREES SHALL BE SPIKED IN UTILIZING WATER AND A TREE BAR.

WATER

WATER FOR PLANTING WILL BE AVAILABLE AT THE SITE AND WILL BE PROVIDED BY THE OWNER. LANDSCAPE CONTRACTOR SHALL NOT ASSUME THAT THE IRRIGATION SYSTEM WILL BE OPERATIONAL AT THE TIME OF PLANTING. IT IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO PROVIDE ALL THE REQUIRED WATER NECESSARY TO MAINTAIN THE PLANT MATERIAL IN A HEALTHY GROWING CONDITION. THE WATERING MAY INCLUDE DEEP WATERING OF TREES AND THE WATERING OF SHRUB AND GROUND COVER AREAS. ANY PLANT MATERIALS THAT DIE OR THAT ARE NOT IN A HEALTHY GROWING CONDITION DUE TO LACK OF WATER SHALL BE REPLACED BY THE LANDSCAPE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.

4. EXECUTION

FIELD GROWN TREES AND PALMS PREVIOUSLY ROOT PRUNED SHALL OBTAIN A ROOT BALL WITH SUFFICIENT ROOTS FOR CONTINUED GROWTH WITHOUT RESULTING SHOCK.

CONTRACTOR SHALL NOT MARK OR SCAR TRUNK IN ANY FASHION.

PLANTS SHALL BE WATERED AS NECESSARY OR WITHIN 24 HOURS AFTER NOTIFICATION BY THE LANDSCAPE ARCHITECT.

THE LOCATIONS OF PLANTS, AS SHOWN IN THESE PLANS, ARE APPROXIMATE. THE FINAL LOCATIONS MAY BE ADJUSTED TO ACCOMMODATE UNFORESEEN FIELD CONDITIONS. MAJOR ADJUSTMENTS TO THE LAYOUT ARE TO BE APPROVED BY THE LANDSCAPE ARCHITECT.

ALL PLASTIC FABRIC SHALL BE REMOVED FROM PLANT MATERIAL AT TIME OF INSTALLATION.

ALL TREES MUST BE STAKED AS SHOWN ON THE PLANTING DETAILS WITHIN 24 HOURS OF PLANTING. STAKES TO REMAIN FOR A MINIMUM OF 9 MONTHS, BUT NO LONGER THAN 18 MONTHS. CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE AND REMOVAL OF THE STAKES.

ALL TREES MUST BE PRUNED AS PER LANDSCAPE ARCHITECT'S DIRECTION. SABAL PALMS MAY BE HURRICANE CUT.

ALL SHRUBS, TREES AND GROUND COVER WILL HAVE IMPROVED SOIL AS PER PLANTING SOIL NOTES. THE SOILS SHALL BE PLACED IN THE HOLE DURING PLANTING. TOP DRESSING ONLY IS NOT ACCEPTABLE.

DO NOT ALLOW AIR POCKETS TO FORM WHEN BACKFILLING. ALL TREES SHALL BE SPIKED IN UTILIZING WATER AND A TREE BAR.

AFTER FINAL SETTLING OF BALLED AND BURLAPED PLANTS, LOOSEN BURLAP WRAPPING EXPOSING THE TOP OF THE ROOTBALL, LEAVING THE BALL UNBROKEN. REMOVE EXCESS AMOUNTS OF BURLAP TO ELIMINATE VOIDS WHICH MAY BE CAUSED UPON DECOMPOSITION.

CONTAINER GROWN PLANTS SHALL, WHEN DELIVERED, SHALL HAVE SUFFICIENT GROWTH TO HOLD EARTH INTACT WHEN REMOVED FROM CONTAINER AND SHALL NOT BE ROOT BOUND. PLANT PITS FOR CONTAINER MATERIALS SHALL BE FORMED FLAT ON THE BOTTOM TO AVOID AIR POCKETS AT THE BOTTOM OF ROOT BALLS AND CONTAINERS SHALL BE REMOVED CAREFULLY TO PREVENT DAMAGE TO THE PLANT OR ROOT SYSTEMS.

TEST TREE PITS WITH WATER BEFORE PLANTING TO ASSURE PROPER DRAINAGE PERCOLATION IS AVAILABLE. PITS WHICH ARE FOUND NOT TO BE ADEQUATELY DRAINING SHALL BE EXCAVATED TO A DEPTH SUFFICIENT FOR DRAINAGE AND BACKFILLING WITH GRAVEL OR CRUSHED ROCK. NO ALLOWANCES WILL BE MADE FOR LOST PLANTS DUE TO IMPROPER DRAINAGE.

PLANTING BED PREPARATION

ALL PLANTING BEDS SHALL BE PROPERLY PREPARED PRIOR TO THE COMMENCEMENT OF ANY PLANTING. PLANTING AREAS, INCLUDING LAWNS SHALL BE FREE OF ALL WEEDS AND NUISANCE VEGETATION. IF TORPEDO GRASS (Panicum repens) IS PRESENT OR ENCOUNTERED DURING PLANTING, THE LANDSCAPE CONTRACTOR SHALL STOP ALL PLANTING UNTIL IT CAN BE DEMONSTRATED THAT IT HAS BEEN COMPLETELY REMOVED OR ERADICATED. THERE SHALL BE NO EXCEPTIONS TO THIS PROVISION.

ALL LANDSCAPE ISLANDS AND BERS WILL BE FREE OF SHELL ROCK AND CONSTRUCTION DEBRIS AND WILL BE EXCAVATED TO A DEPTH OF 30 INCHES OR TO CLEAN, NATIVE SOIL AND FILLED WITH THE SPECIFIED BACKFILL MIXTURE.

PLANTING TREES

EXCAVATE PIT AS PER PLANTING DETAILS. COMPACT LAYER OF TOPSOIL IN PIT WITH A SLIGHTLY DISHED GRADE TO CENTER.

BACKFILL AROUND BALL WITH TOPSOIL AND SLIGHTLY COMPACT. WATER THOROUGHLY AS LAYERS ARE PLACED TO ELIMINATE VOIDS AND AIR POCKETS. BUILD A 6" HIGH BERM OF TOPSOIL BEYOND EDGE OF EXCAVATION. APPLY 3" (AFTER SETTLEMENT) OF MULCH.

PRUNE TREE TO REMOVE DAMAGED BRANCHES, IMPROVE NATURAL SHAPE AND THEN OUT STRUCTURE. DO NOT REMOVE MORE THAN 15% OF BRANCHES. DO NOT PRUNE BACK TERMINAL LEADER.

GUY AND STAKE TREE IN ACCORDANCE WITH THE STAKING DETAILS IMMEDIATELY AFTER PLANTING.

PLANTING SHRUBS

LAYOUT SHRUBS TO CREATE A CONTINUOUS SMOOTH FRONT LINE AND FILL IN BEHIND.

EXCAVATE PIT OR TRENCH TO 1-1/2 TIMES THE DIAMETER OF THE BALLS OR CONTAINERS OR 1'-0" WIDER THAN THE SPREAD OF ROOTS AND 3" DEEPER THAN REQUIRED FOR POSITIONING AT PROPER HEIGHT. COMPACT A LAYER OF TOPSOIL IN BOTTOM BEFORE PLACING PLANTS. BACKFILL AROUND PLANTS WITH PLANTING MIXTURE, COMPACTED TO ELIMINATE VOIDS AND AIR POCKETS. FORM GRADE SLIGHTLY DISHED AND BERMED AT EDGES OF EXCAVATION. APPLY 3" OF MULCH.

PRUNE SHRUBS TO REMOVE DAMAGED BRANCHES, IMPROVE NATURAL SHAPE AND THIN OUT STRUCTURE. DO NOT REMOVE MORE THAN 15% OF BRANCHES.

PLANTING GROUND COVER

LOOSEN SUBGRADE TO DEPTH OF 4" IN AREAS WHERE TOPSOIL HAS BEEN STRIPPED AND SPREAD SMOOTH.

SPACE PLANTS AS OTHERWISE INDICATED. DIG HOLES LARGE ENOUGH TO ALLOW SPREADING OF ROOTS. COMPACT BACKFILL TO ELIMINATE VOIDS AND LEAVE GRADE SLIGHTLY DISHED AT EACH PLANT. WATER THOROUGHLY. APPLY 3" OF MULCH OVER ENTIRE PLANTING BED, LIFTING PLANT FOLIAGE ABOVE MULCH. PURPLE QUEEN GROUND COVER, IF SPECIFIED, SHALL ONLY RECEIVE 1" OF MULCH.

DURING PERIODS OF HOT SUN AND/OR WIND AT TIME OF PLANTING, PROVIDE PROTECTIVE COVER FOR SEVERAL DAYS OR AS NEEDED.

PLANTING SOD

SODDING: SOD TYPE SPECIFIED ON PLANT LIST SHALL BE MACHINE STRIPPED NOT MORE THAN 24 HOURS PRIOR TO LAYING. SOD SHALL BE FIRM, TIGHT TEXTURE, HAVING A COMPACT GROWTH OF GRASS WITH GOOD ROOT DEVELOPMENT, AND SHALL CONTAIN NO BERMUDA GRASS, WEEDS OR ANY OTHER OBJECTIONABLE VEGETATION.

LOOSEN SUBGRADE TO DEPTH OF 4" AND GRADE WITH TOPSOIL EITHER PROVIDED ON SITE OR IMPORTED TO FINISH DESIGN ELEVATIONS. IT SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO FINISH GRADE ALL LANDSCAPE AREAS, ELIMINATING ALL BUMPS, DEPRESSIONS, STICKS, STONES AND OTHER DEBRIS. ROLL PREPARED LAWN SURFACE. WATER THOROUGHLY, BUT DO NOT CREATE MUDDY SOIL CONDITION.

FERTILIZE SOIL AT THE RATE OF APPROXIMATELY 10 LBS. PER 1,000 S.F. SPREAD FERTILIZER OVER THE AREA TO RECEIVE GRASS BY USING AN APPROVED DISTRIBUTION DEVICE CALIBRATED TO DISTRIBUTE THE APPROPRIATE QUANTITY. DO NOT FERTILIZE WHEN WIND VELOCITY EXCEEDS 15 M.P.H. THOROUGHLY MIX FERTILIZER INTO THE TOP 2" OF TOPSOIL.

LAY SOD STRIPS WITH TIGHT JOINTS. DO NOT OVERLAP. STAGGER STRIPS TO OFFSET JOINTS IN ADJACENT COURSES. WORK SIFTED SOIL MIX INTO JOINT CRACKS BETWEEN PIECES OF SOD AND REMOVE EXCESS SOIL DEPOSITS FROM SODDED AREAS. SOD ON SLOPES GREATER THAN 3:1 SHALL BE STAKED IN PLACE. ROLL OR STAMP LIGHTLY AND WATER THOROUGHLY WITH A FINE SPRAY IMMEDIATELY AFTER PLANTING.

5. MISCELLANEOUS LANDSCAPE WORK

LANDSCAPE MAINTENANCE

MAINTAIN LANDSCAPE WORK IMMEDIATELY AFTER PLANTING AND UNTIL FINAL ACCEPTANCE IS ISSUED BY THE OWNER'S REPRESENTATIVE. INCLUDE WATERING, WEEDING, CULTIVATING, RESTORATION OF GRADE, MOVING AND TRIMMING GRASS, PRUNING TREES AND SHRUBS, PROTECTION FROM INSECTS AND DISEASES, FERTILIZING AND SIMILAR OPERATIONS AS NEEDED TO INSURE NORMAL GROWTH AND GOOD HEALTH FOR LIVE PLANT MATERIAL. SETTLED PLANTS SHALL BE RESET TO PROPER GRADE. PLANTING SAUCERS RESTORED, AND DEFECTIVE WORK CORRECTED.

IN THE EVENT OF SERIOUS DAMAGE FROM INSECTS OR DISEASE PRIOR TO FINAL ACCEPTANCE, THE PLANTS SHALL BE TREATED BY PREVENTATIVE OR REMEDIAL MEASURES APPROVED FOR GOOD HORTICULTURAL PRACTICE AT NO ADDITIONAL COST TO THE OWNER.

CLEAN UP

THE LANDSCAPE CONTRACTOR SHALL AT ALL TIMES KEEP THE PREMISES FREE FROM ACCUMULATION OF WASTE MATERIALS OR DEBRIS CAUSED BY HIS CREWS DURING THE PERFORMANCE OF THE WORK. UPON COMPLETION OF THE WORK, THE CONTRACTOR SHALL PROMPTLY REMOVE ALL WASTE MATERIALS, DEBRIS, UNUSED PLANT MATERIAL, EMPTY PLANT CONTAINERS AND ALL EQUIPMENT FROM THE PROJECT SITE.

ANY SOIL, PEAT OR SIMILAR MATERIAL WHICH HAS BEEN BROUGHT ONTO ANY PAVED AREAS SHALL BE REMOVED PROMPTLY KEEPING THESE AREAS CLEAN AS THE WORK PROGRESSES. UPON COMPLETION OF THE PLANTING, ALL EXCESS SOIL, STONES AND DEBRIS WHICH HAS NOT BEEN PREVIOUSLY CLEANED UP SHALL BE REMOVED FROM THE SITE.

INSPECTION & ACCEPTANCE

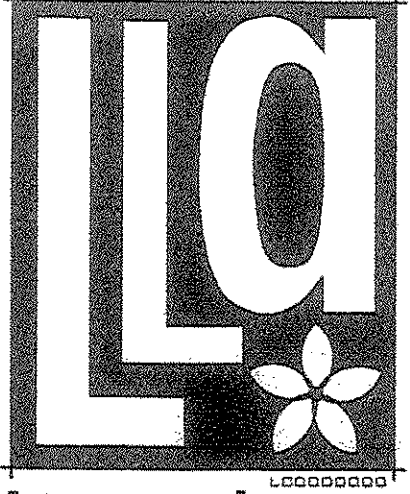
THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT UPON COMPLETION OF THE WORK TO REQUEST A FINAL INSPECTION OF THE INSTALLATION AND PLANT MATERIALS. THE LANDSCAPE ARCHITECT AND/OR OWNER'S REPRESENTATIVE WILL NOTIFY THE LANDSCAPE CONTRACTOR OF ANY DEFICIENCIES VIA A "PUNCH LIST" WHICH SHALL BE PROMPTLY CORRECTED BY THE LANDSCAPE CONTRACTOR. CONDITIONAL LANDSCAPE ACCEPTANCE OF ALL PLANT MATERIAL AND WORKMANSHIP WILL BE GIVEN IN WRITING BY THE LANDSCAPE ARCHITECT AFTER ALL "PUNCH LIST" ITEMS HAVE BEEN CORRECTED AND ANY PLANT REPLACEMENTS MADE. THIS ACCEPTANCE WILL BEGIN THE WARRANTY PERIOD. DEFICIENCIES NOTED AFTER THE CONDITIONAL LANDSCAPE ACCEPTANCE SHALL BE RECTIFIED DURING THE WARRANTY PERIOD AND PRIOR TO FINAL LANDSCAPE ACCEPTANCE.

GUARANTEE AND REPLACEMENT

ALL PLANT MATERIAL AND WORKMANSHIP SHALL BE GUARANTEED BY THE LANDSCAPE CONTRACTOR FOR A PERIOD OF SIX (6) MONTHS FROM THE DATE OF CONDITIONAL LANDSCAPE ACCEPTANCE BY THE LANDSCAPE ARCHITECT. ANY PLANT MATERIAL OR WORKMANSHIP THAT IS DEFICIENT OR HAS DIED SHALL BE REPLACED AT THE SAME SPECIFICATION NOTED IN THE APPROVED LANDSCAPE PLANS. REPLACEMENTS SHALL BE MADE BY THE LANDSCAPE CONTRACTOR WITHIN TWO (2) WEEKS OF NOTIFICATION BY THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE AT NO ADDITIONAL COST TO THE OWNER. WARRANTIES OF REPLACEMENT MATERIAL SHALL BE SIX (6) MONTHS FROM THE DATE OF REPLACEMENT INSTALLATION. DEATH OR DAMAGE RESULTING FROM LIGHTNING, VANDALISM OR AUTOMOBILES OR BY NEGLIGENCE BY THE OWNER SHALL NOT BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR. UNLESS OTHERWISE ARRANGED WITH THE OWNER, THE CONTRACTOR IS RESPONSIBLE FOR GENERAL PLANT MAINTENANCE INCLUDING WATERING AND MOVING UP UNTIL THE DATE OF CONDITIONAL ACCEPTANCE.

PLANT MATERIAL SUBSTITUTION

THERE WILL BE NO SUBSTITUTION OF PLANT MATERIAL UNLESS AUTHORIZED BY THE LANDSCAPE ARCHITECT AND/OR OWNER. THIS INCLUDES SPECIES AND SIZE OF PLANT MATERIAL.



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Project Name

Landscape Architect of Record

5/6/13

Joson M. Litterick, RLA  
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Scale: Not to Scale

Designed: JML  
Drawn: JML  
Approved: JML  
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Sheet No.

LP-2  
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Existing /Approved Plans Landscape Specifications & Planting Details