



SCHMIDT NICHOLS LANDSCAPE ARCHITECTURE AND URBAN PLANNING

1551 N. Flagler Dr, Ste 102 West Palm Beach, FL 33401 Phone: 561.684.6141 Email: info@snlandplan.com Website: www.snlandplan.com License No: LC26000232

FPL Evolution Hub Riviera Beach, Florida

PART 1 GENERAL

- 1.01 WORK INCLUDED
A. The scope of the work for the landscape contractor for the project shall include the provision of all labor, materials and equipment required to complete all tasks associated with the landscaping and irrigation installation as shown on the drawings or noted herein.
B. Subgrade Elevations: Excavation, filling and grading required to establish elevations 4" lower than elevations and contours shown on drawings are not specified in this section.
C. Finish Grade Elevations: 1 inch below top of pathway edging.

1.02 QUALITY ASSURANCE

- A. Subcontract landscape work to a single firm specializing in landscape work.
B. The landscape contractor shall be responsible for ensuring all work (including delivery, storage and disposal of their materials) is performed in compliance with applicable jurisdictional codes.
C. The landscape contractor shall be responsible for familiarizing themselves with project plans and scopes of work related to associated trades to be performed by others in order to identify key coordination items including, but not limited to, site access, material storage, and scheduling and sequencing of work.
D. The plant quantities shown on the landscape contract documents are for the convenience of the landscape contractor. The landscape contractor is responsible for verifying all quantities and reporting any discrepancies to the Landscape Architect for clarification prior to contract award and commencement of work.
E. The landscape contractor shall be responsible for the protection of all adjacent work, materials and equipment from damage due to their activities.
F. Landscape Contractor to notify the Owner or his representative, or Landscape Architect at least three (3) working days prior to beginning any stage of work.
G. Owner or Landscape Architect to be immediately notified of any discrepancies found in field.
H. The Owner or his representative, or Landscape Architect reserve the right to field adjust plant material on-site to avoid conflicts or discrepancies not anticipated in the planning process.

- E. Coniferous and Broad-leaved Evergreens: Provide evergreens of size shown or listed. Dimensions indicate minimum height, spread, and caliper.
F. The landscape contractor is responsible for confirming the availability of all the specified plant materials within four (4) weeks of project award.
G. Root suckers on Live Oaks are not acceptable.
H. No double or multi-trunk trees unless otherwise specified.

2.04 GRASS MATERIALS

- A. Grass Seed: Provide fresh, clean, new-crop seed complying with established tolerance for purity and germination.
B. Sod: Provide strongly rooted sod free of weeds and undesirable native grasses, capable of growth and development when planted.
C. No muck-grown sod shall be utilized in areas.

2.05 MISCELLANEOUS LANDSCAPE MATERIALS

- A. Ground Cover: Provide plants established and well-rooted in removable containers or internal peat pots and with not less than minimum number and length of runners specified.
B. Anti-Erosion Mulch: Provide clean, dry, mulching hay or straw of coastal bermuda, pangola or bahia grass.
C. Mulch: Melaleuca or equal. The use of cypress mulch is prohibited.
D. Stakes and Guys: When required provide 2-stakes and deadman of sound new hardwood or treated softwood free of knot holes and other defects.

PART 3 EXECUTION

3.01 LAYOUT

- A. Layout individual trees and shrub locations and areas for multiple plantings. Stake locations and outline areas and secure Landscape Architect's acceptance before start of planting work.

3.02 PREPARATION OF PLANTING SOIL

- A. The landscape contractor is responsible for the preparation of soils within all planting areas inclusive of providing all imported soil materials, soil amendments, soil conditioners and fertilizers as required.
B. Before mixing, clean topsoil of roots, plants, sods, stones, clay clumps, and other extraneous materials harmful or toxic to plant growth.
C. Mix specified soil amendments and fertilizers with topsoil at rates specified.
D. For planting beds, mix planting soil either prior to planting or apply on surface of topsoil and mix thoroughly before planting.

3.03 PREPARATION FOR ALL PLANTING AREAS

- A. Eradicate weeds within the limits of all planting areas prior to beginning landscape installation.
B. Existing plant material to be removed, except where noted on the Landscape or Tree Disposition Plans.
C. Pre-tilt to scarify soils in all planting areas to a minimum depth of 4".
D. All planters shall be excavated to a minimum depth to reach native soil and back-filled with a suitable soil consisting of fifty percent (50%) composted organic matter, well-mixed with native soil.
E. All road rock, concrete, asphalt and other non-natural material to be removed from all planting areas prior to landscape installation.

3.04 PREPARATION FOR PLANTING LAWN

- A. Preparation of Unchanged Grasses: Where lawns are to be planted in areas that have not been altered or disturbed by excavating, grading, or stripping operations.
B. Elsewhere: Loosen subgrade of lawn areas to a minimum depth of 4".
C. Spread planting soil mixture to minimum depth required to meet lines, grades and elevations shown, after light rolling and natural settling.
D. Place approximately 1/2 of total amount of planting soil required.
E. Allow for sod thickness in areas to be sodded.

3.05 PREPARATION OF PLANTING BEDS

- A. Loosen subgrade of planting bed areas to a minimum depth of 12" using a cultimulcher or similar equipment.
B. Excavation for Trees and Shrubs: Excavate pits, beds and trenches with vertical sides and with bottom of excavation slightly raised center to provide proper drainage.
C. For balled and burlapped (B&B) trees and shrubs, make excavations at least half again as wide as the ball diameter and equal to the ball depth.

3.06 PLANTING TREES, PALMS AND SHRUBS

- A. Lay out individual trees, palm and shrub locations and areas for multiple plantings where required.
B. Set balled and burlapped (B&B) stock on layer of compacted planting soil mixture.
C. Balled and burlapped trees with natural burlap pull back or remove at a minimum, the top 1/3 of the burlap from the root ball.
D. Trees in baskets: Remove wire baskets to a depth of 18" minimum.
E. Set container grown stock as specified for balled and burlapped stock.
F. Groundcover and shrubs to be laid out in a uniform and consistent pattern.
G. Dish top of backfill to allow for mulching.
H. Mulch pits, trenches and planting areas.
I. Face of trees and palms to be located a minimum of 2'-0" off all sidewalk/alike paths or other paved surfaces, unless otherwise noted on plans.

3.07 PRESERVED PLANT MATERIALS

- A. The contractor is responsible for protecting and maintaining all plant material to remain within the limits of construction as indicated on the plans.
B. No vehicle shall traverse this area nor shall any storage of materials or equipment be permitted within this protected area.
C. The contractor shall bear the sole responsibility of replacement for any damage to protected materials caused by construction activity without additional costs to the owner.

3.08 TRANSPLANTED PLANT MATERIALS

- A. Root prune all large canopy trees to be relocated prior relocation one half of the root system at a time and allow of adequate harden off time.
B. Transplanted Sabal Palms shall be hurricane cut and rootballs shall be wrapped in burlap or plastic if not being planted within a 24 hour period.
C. Palms of other species shall have their fronds tied together to prevent leaf damage and facilitate handling.
D. Planting hole for transplanted material shall measure two times the diameter of the root ball.
E. Trees shall be planted at the same depth as it was in the field.

3.09 PRUNING

- A. All pruning shall be done on the site before planting as directed by Landscape Architect.
B. Prune, thin out and shape trees and shrubs. Prune trees to retain required height and spread.
C. Lay sod within 24 hours from time of stripping.
D. Water sod thoroughly with a fine spray immediately after planting.
E. Maintain lawns for not less than 30 days after substantial completion.

3.11 MAINTENANCE

- A. The landscape contractor shall be responsible for the maintenance of all plant materials and the planting areas immediately after planting and until final acceptance but in no case less than following period: 30 days after substantial completion.
B. Maintain trees, palms, shrubs and other plants until final acceptance but in no case less than following period: 30 days after substantial completion.
C. Sodded lawns will be acceptable provided requirements, including maintenance, have been complied with, and healthy, uniform close stand of specified grass established, free of weeds, bare spots and surface irregularities (95% coverage required for acceptance).

3.12 CLEANUP AND PROTECTION

- A. During landscape work, keep pavement clean and work area in an orderly condition.
B. Protect landscape work and materials from damage due to landscape operations, operations by other contractors and trades and trespassers.
C. Sodded lawns will be acceptable provided requirements, including maintenance, have been complied with, and healthy, well-rooted, even-colored, viable lawn is established, free of weeds, open joints and bare areas (95% coverage required for acceptance).

3.13 INSPECTION AND ACCEPTANCE

- A. When landscape work is completed, including maintenance, Landscape Architect will, upon request, make an inspection to determine acceptability.
B. Sodded lawns will be acceptable provided requirements, including maintenance, have been complied with, and healthy, uniform close stand of specified grass established, free of weeds, bare spots and surface irregularities (95% coverage required for acceptance).
C. Sodded lawns will be acceptable provided requirements, including maintenance, have been complied with, and healthy, well-rooted, even-colored, viable lawn is established, free of weeds, open joints and bare areas (95% coverage required for acceptance).

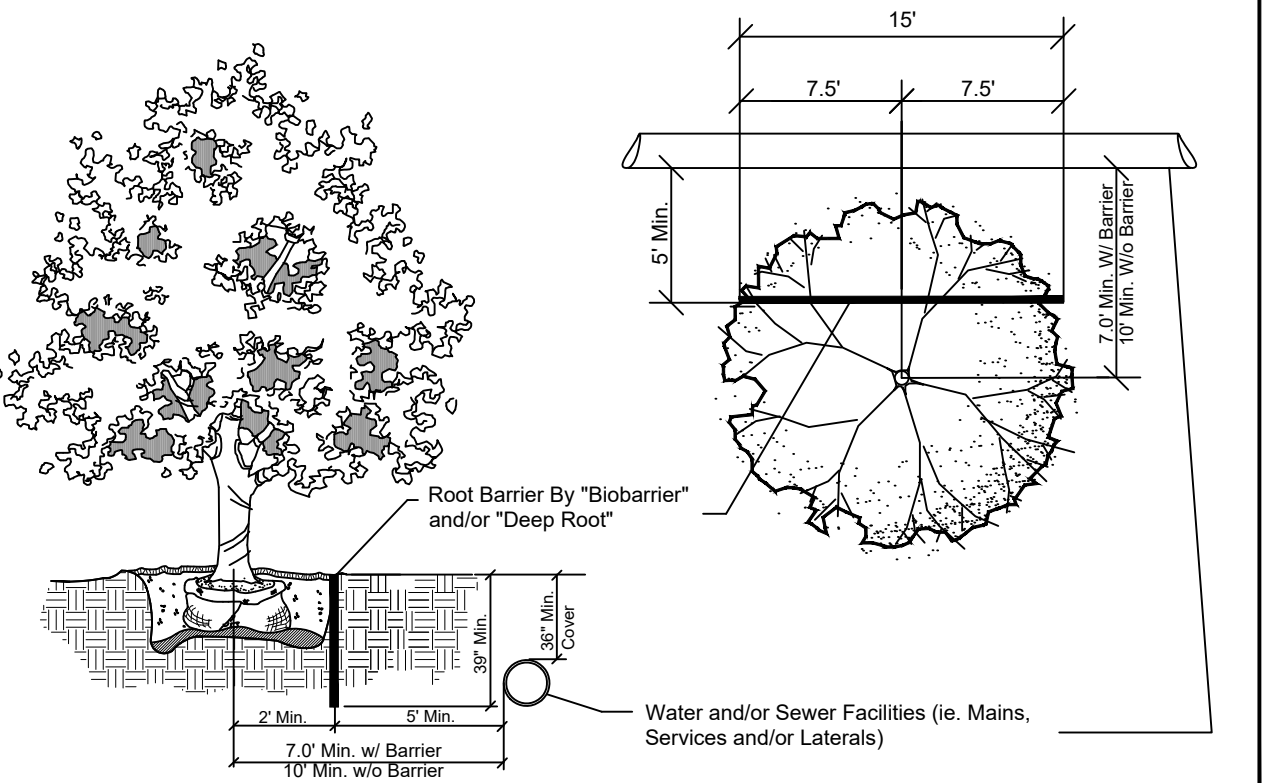
3.14 IRRIGATION

- A. An automatic irrigation system providing 100% coverage with 50% minimum overlap is to be designed and installed to maintain an established landscape.
B. Bubblers shall be provided on all trees.
C. The landscape contractor shall be responsible for providing supplemental irrigation through hand watering or other means (including temporary drip, water wands and soaker hoses) to help establish the new and salvaged material.
D. The landscape contractor is responsible for obtaining all necessary permits prior to installation.

LANDSCAPE AND ROOT BARRIER NOTE:

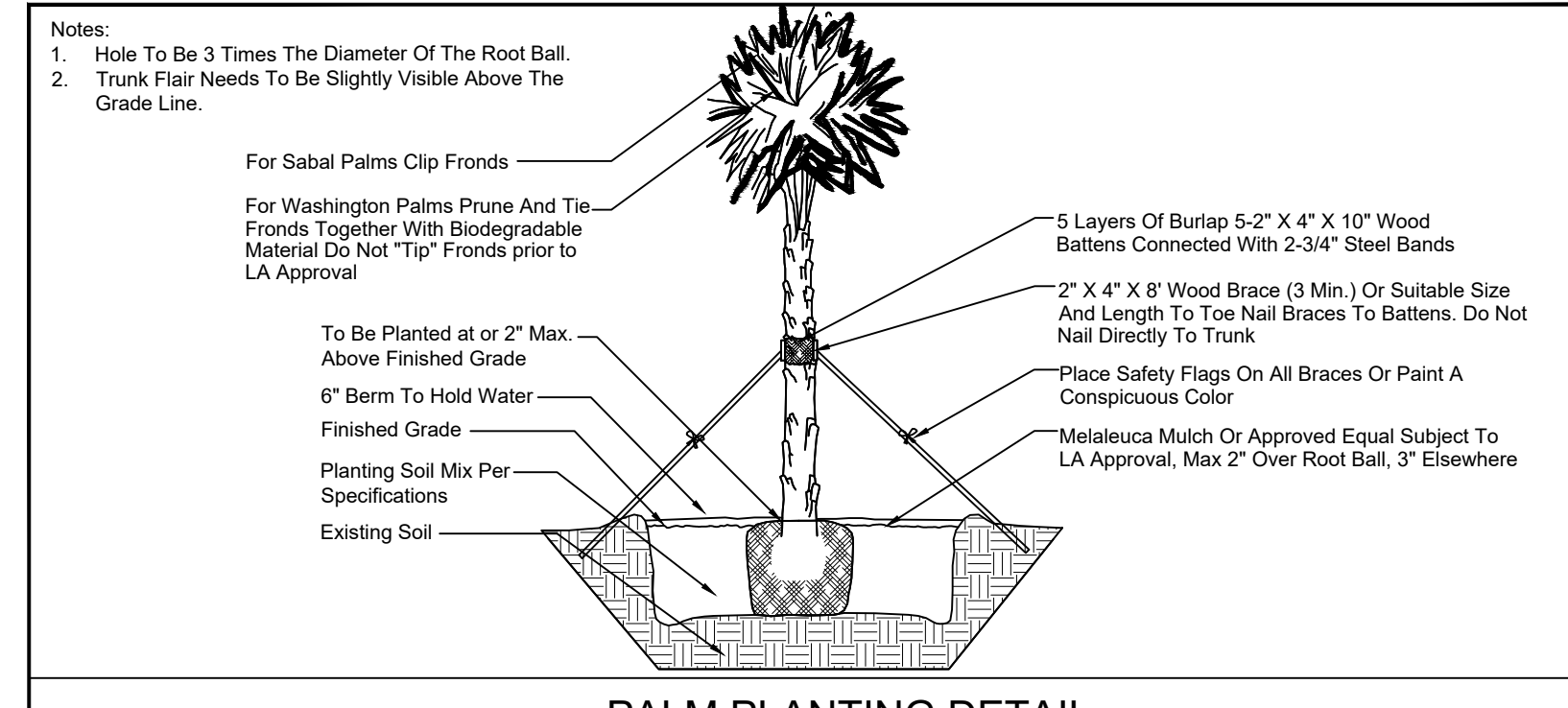
Trees shown on this plan are for graphic representation only. Tree spacing is based on design requirements and the trees shown on this plans attempt to accomplish that spacing while maintaining the required setbacks from utilities. Trees may be field adjusted to avoid conflicts with driveways and underground utilities. In any case the trees shall be located to the field in accordance with the planting details shown hereon.

Additionally, trees are to be installed with a ten foot (10') separation from any water or sewer main and/or service, hydrants, and lift stations. If a ten foot (10') separation cannot be achieved, the tree can be installed with a root barrier system. Refer to the "Root Barrier" detail for installation requirements.

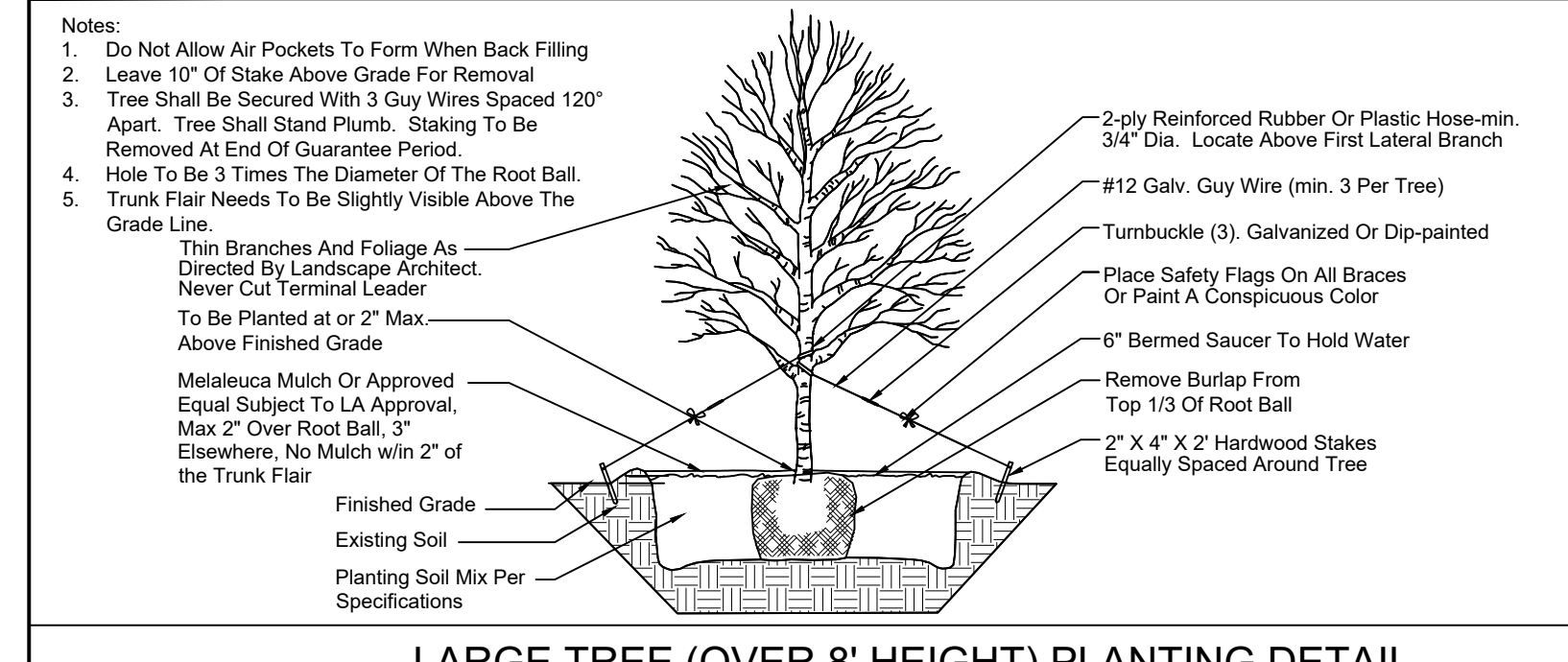


ROOT BARRIER DETAIL

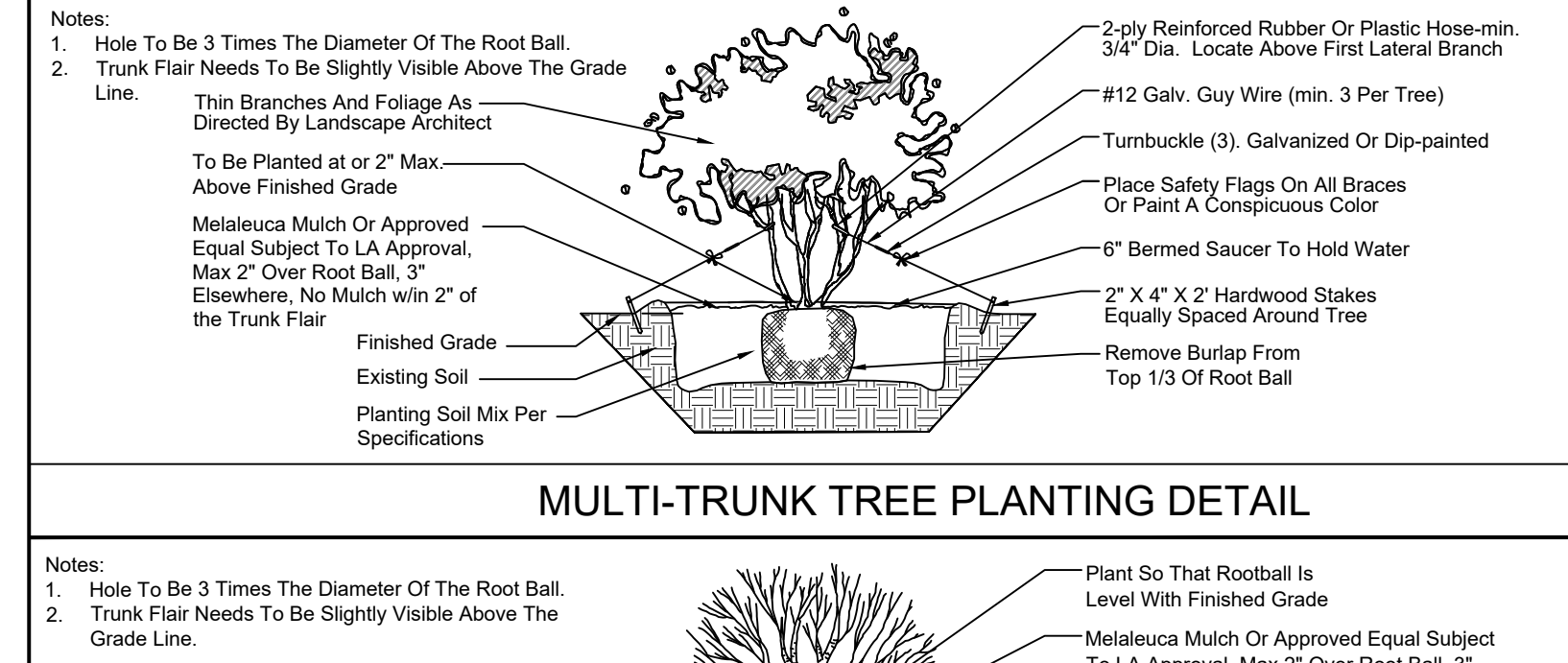
Planting Details



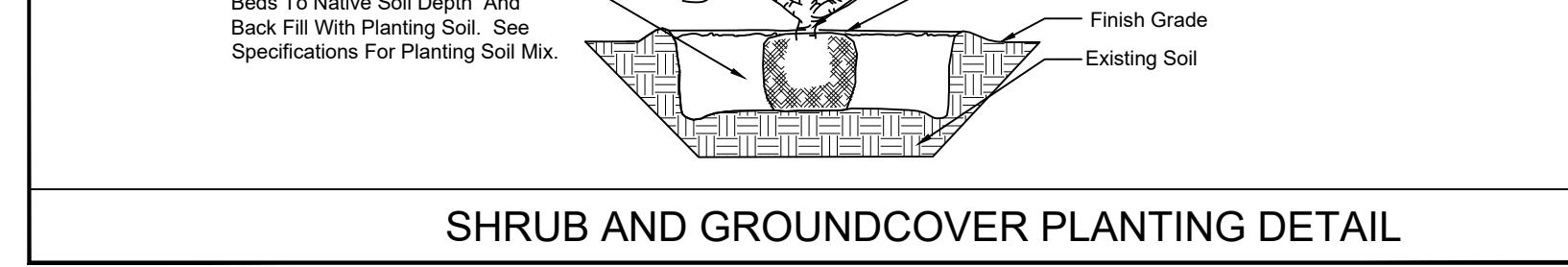
PALM PLANTING DETAIL



LARGE TREE (OVER 8' HEIGHT) PLANTING DETAIL

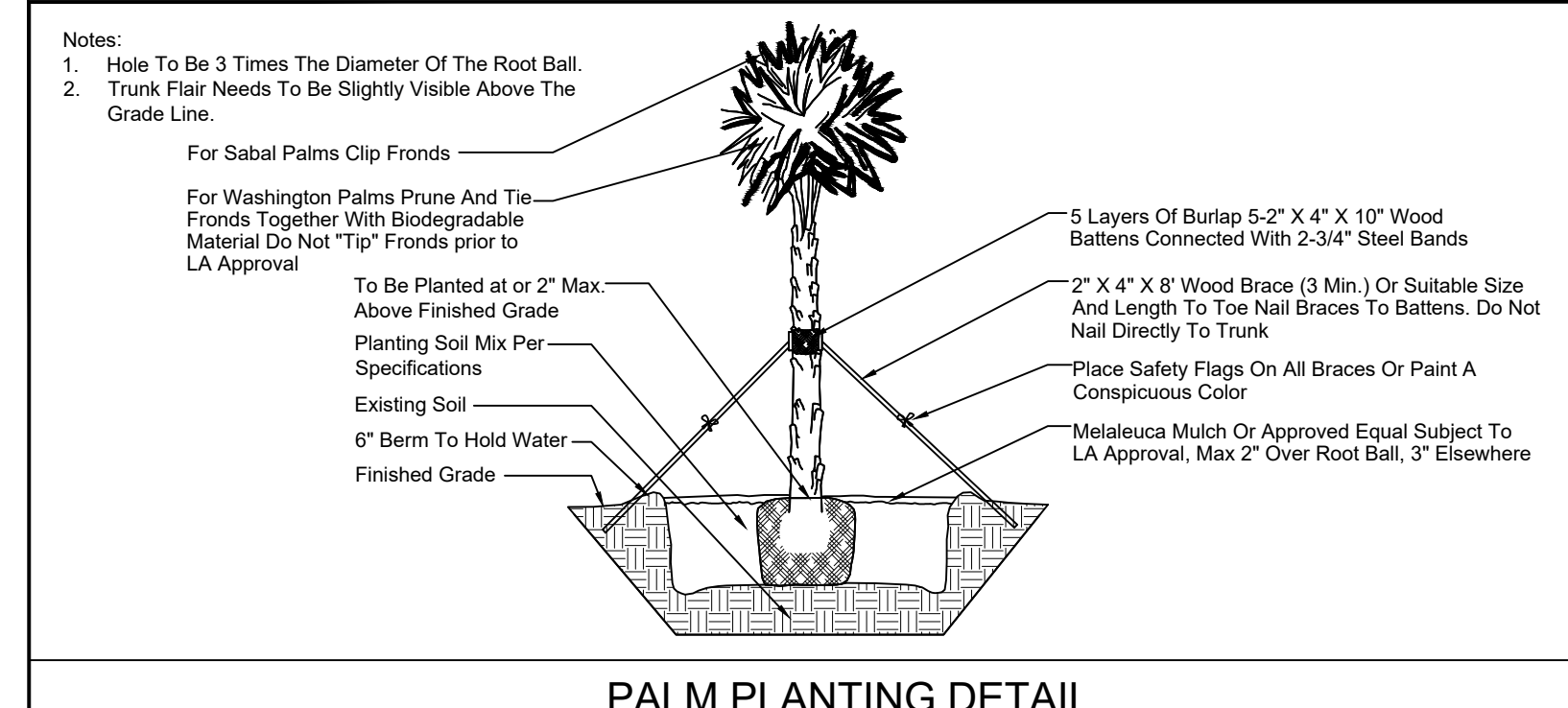


MULTI-TRUNK TREE PLANTING DETAIL

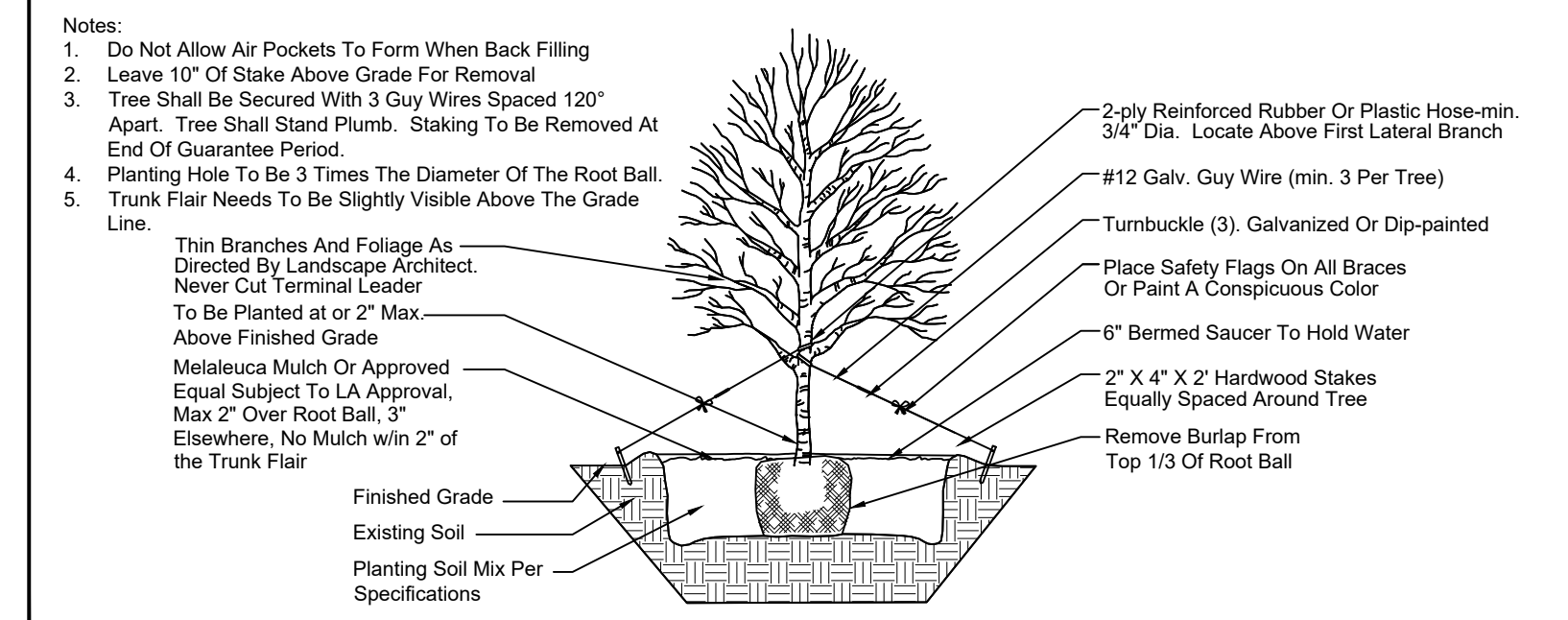


SHRUB AND GROUND COVER PLANTING DETAIL

Transplant Details



PALM PLANTING DETAIL



PALM PLANTING DETAIL

PART 2 PRODUCTS

2.01 TOPSOIL

- A. If topsoil is not available on site it must be furnished as specified. Throughout all parts of site where finish grades and contour lines differ from existing contour lines, bring to finish grade contours shown on "Grading Plan."
B. Topsoil shall be friable fertile soil with representative characteristics of area soils. It should be free of heavy clay, silt, stone, extraneous lime, plant roots and other foreign matter greater than 1 1/2" diameter.
C. Humus Soil Conditioner: Consisting of yard trimmings and biosolids or compost.
D. Commercial Fertilizer: Complete fertilizer of neutral character, with 40% - 50% of the total nitrogen in a water insoluble form. It shall be uniform in composition, dry and free flowing.

2.02 SOIL AMENDMENTS

- A. All necessary to bring soil into above specified limits.
B. Limes: Natural limestone (Dolomite) containing not less than 85% of total carbonates, ground so that not less than 90% passes a 10-mesh sieve and not less than 50% passes a 100-mesh sieve.
C. Peat Humus or Peat Moss: Texture, moisture and pH range suitable for intended use.
D. Humus Soil Conditioner: Consisting of yard trimmings and biosolids or compost.
E. Commercial Fertilizer: Complete fertilizer of neutral character, with 40% - 50% of the total nitrogen in a water insoluble form. It shall be uniform in composition, dry and free flowing.
F. For lawns, provide fertilizer with not less than 6% phosphoric acid, and 6% potassium, and percentage of nitrogen required to provide not less than 1 lb. of actual nitrogen per 1000 square feet of lawn area. Provide nitrogen in a form that will be available to lawn during initial period of growth.

2.03 PLANT MATERIAL

- A. Plant lists/schedule is part of this specification section.
B. Quality: Trees, palms, shrubs and other plants shall conform to the standards for Florida No. 1 or better as given in the latest edition of Grades and Standards for Nursery Plants, Florida Department of Agriculture.
C. Deciduous Trees: Provide trees with bare root or balled and burlapped with branching configuration for Florida No. 1 graded trees in Grades and Standard for Nursery Plants for type and species required. Provide single stem trees except where special forms are shown or listed. Ball condition variable.
D. Balled and burlap trees should be dug and prepared for shipment in a manner that will not damage roots, branches, shape and future development after planting. The product received on-site should have a firm ball with natural soils. Dried, cracked or broken rootballs will not be accepted.

Table with 2 columns: Field, Date. Rows for Date, Scale, Design By, Drawn By, Checked By, File No., Job No.

REVISIONS / SUBMISSIONS

Table with 2 columns: Revision Number, Description. Row 1: 02/18/21 Resubmittal

Landscape Specs

LP-4 of 4