

Jon E. Schmidt and Associates  
 Landscape Architecture & Site Planning  
 2247 Palm Beach Lakes Blvd., Suite 101  
 West Palm Beach, Florida 33409  
 Tel. (561) 684-6141 • Fax. (561) 684-6142  
 E-mail: jschmidt@jesla.com  
 Website: www.jesla.com  
 License No.: LC26000232

**E-Z Weld**  
 City of Riviera Beach, Florida

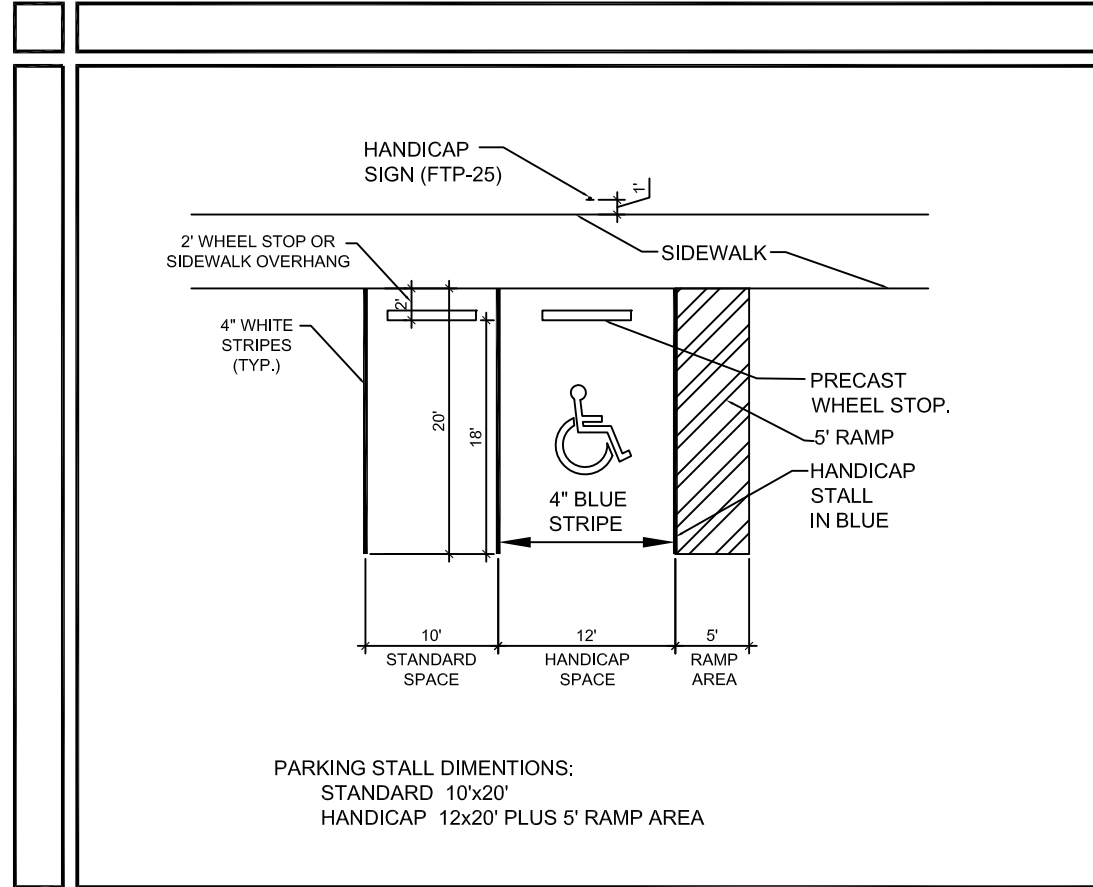
Date: 12/23/15  
 Scale: 1" = 50'-0"  
 Design By: JES  
 Drawn By: BMC  
 Checked By: Jes  
 File No. 746.01  
 Job No. 15-31

REVISIONS / SUBMISSIONS  
 01/19/16 Staff Comments

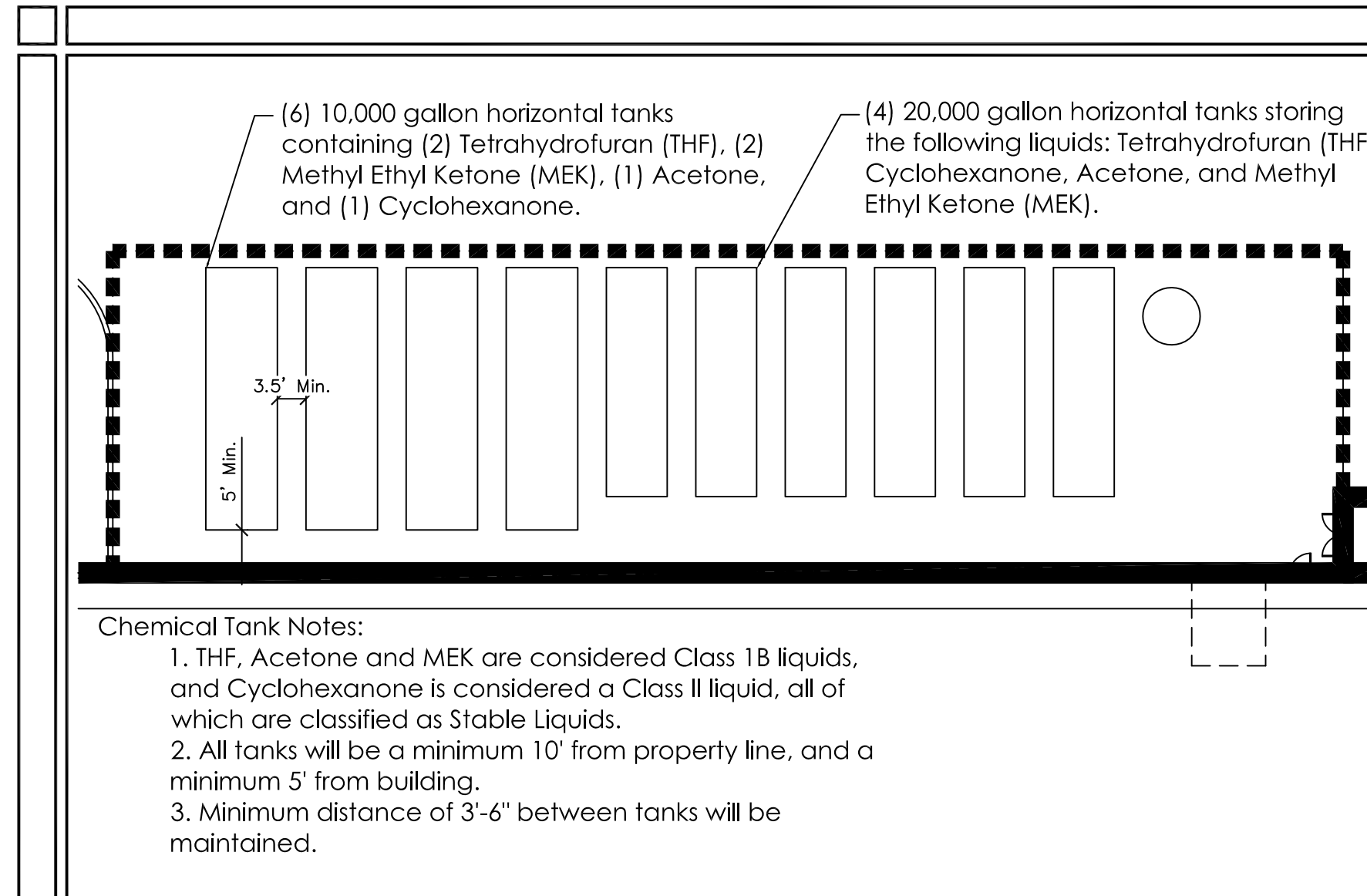
Regulating  
 Plan

SP-2 of 2

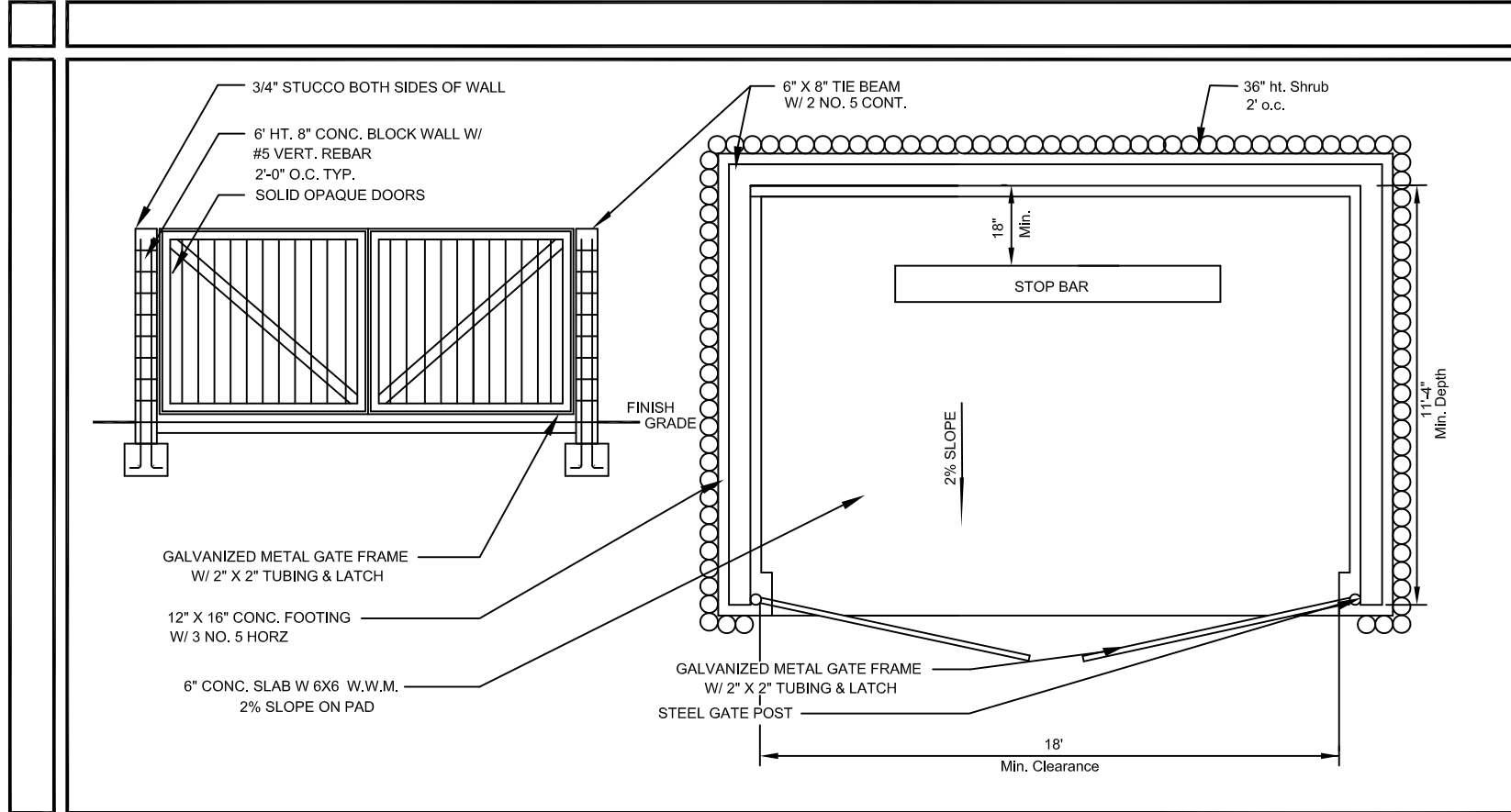
### Parking and Striping



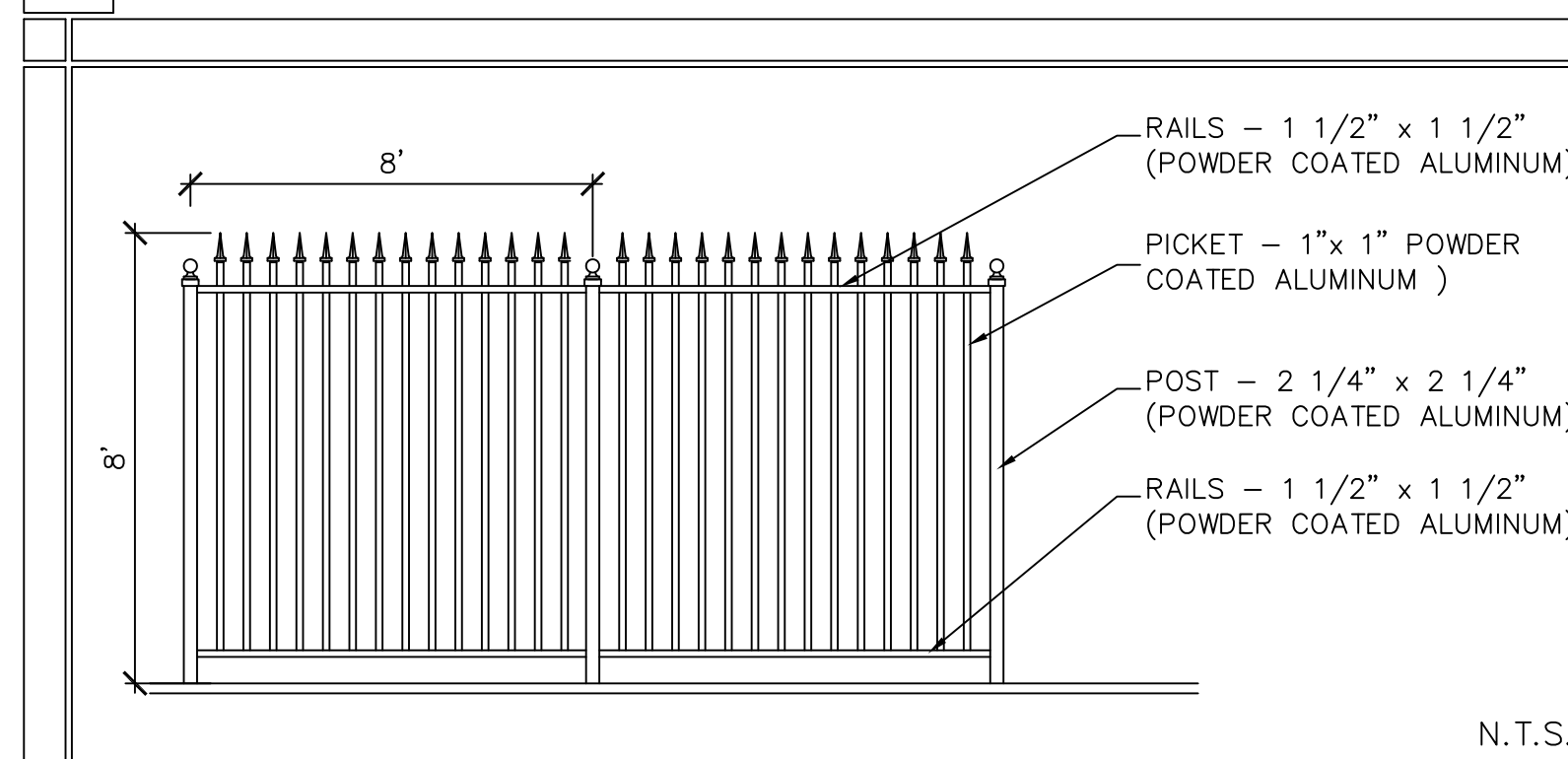
### Chemical Tank Detail



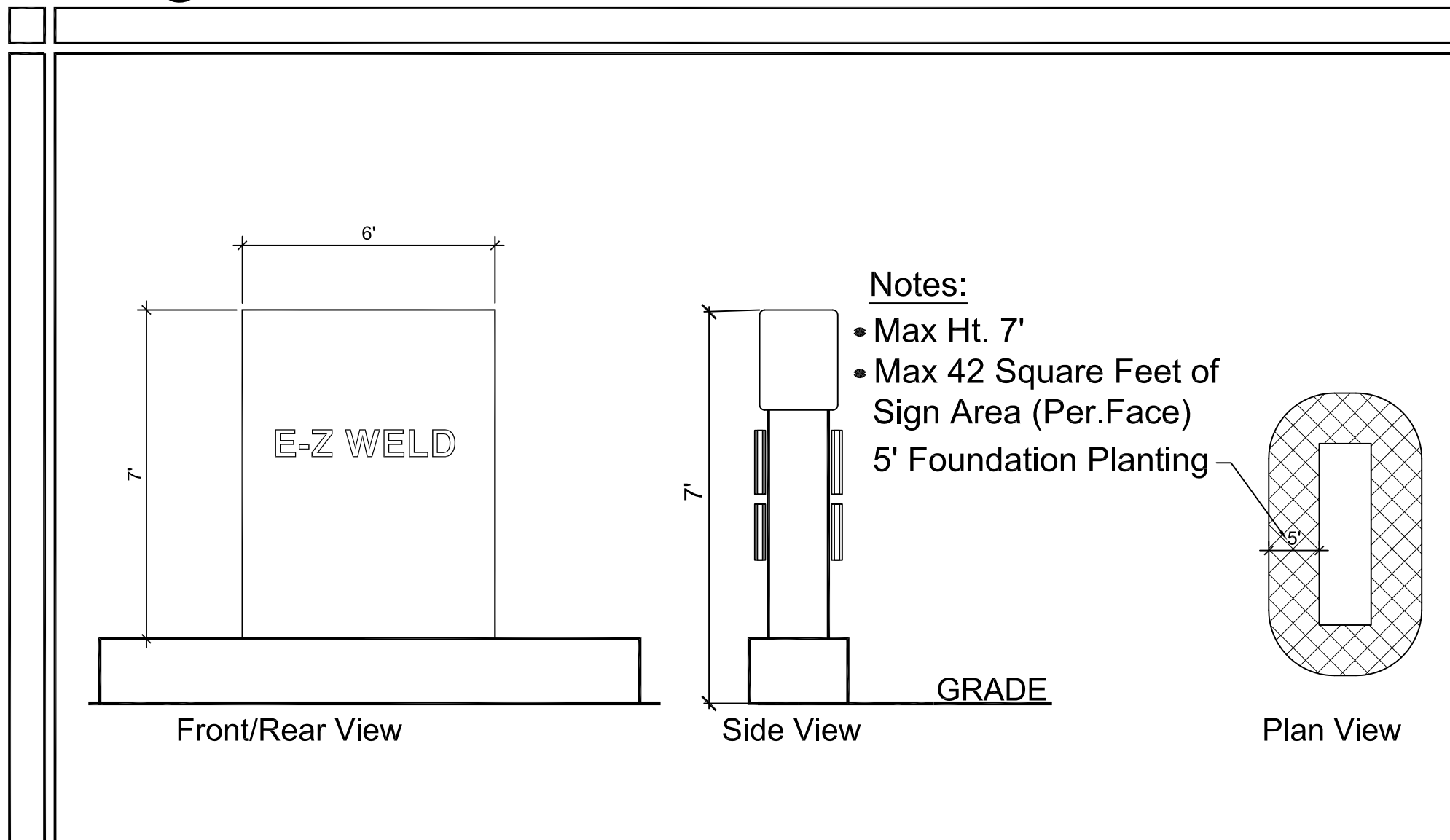
### Dumpster Detail



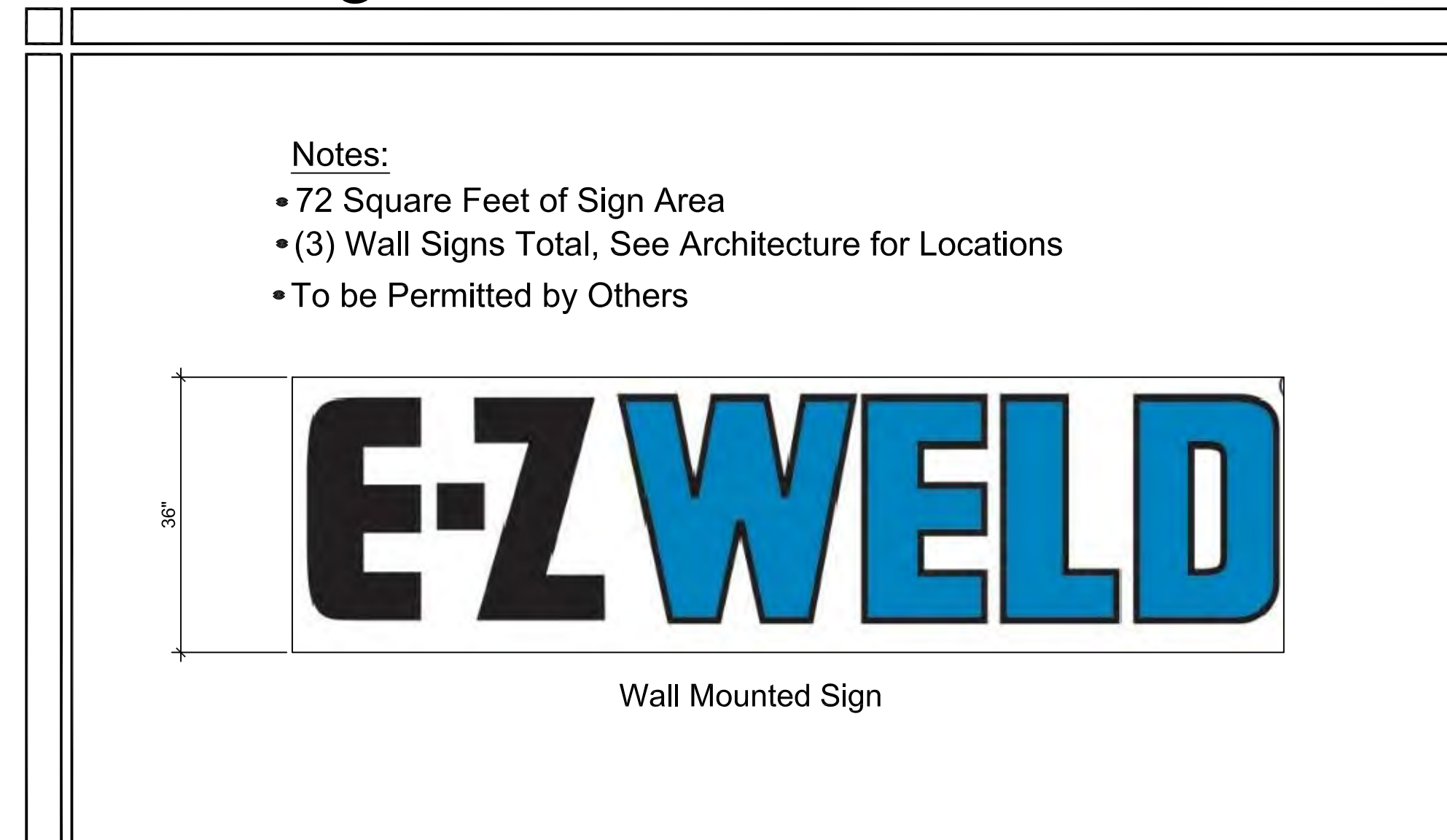
### 8' Aluminum Picket Fence Detail

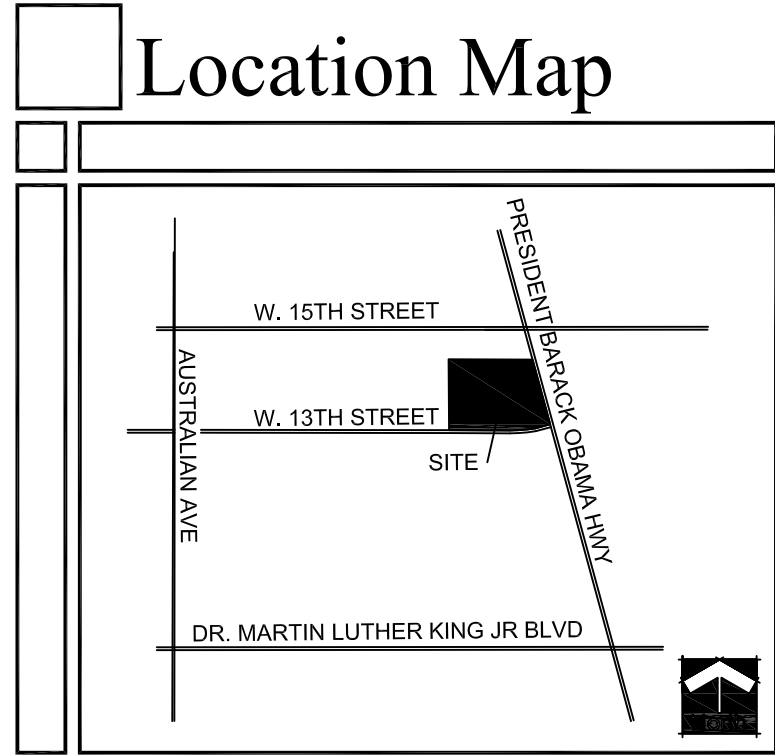


### Sign Detail



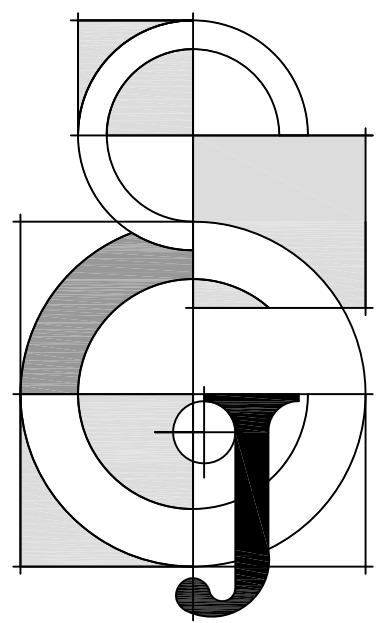
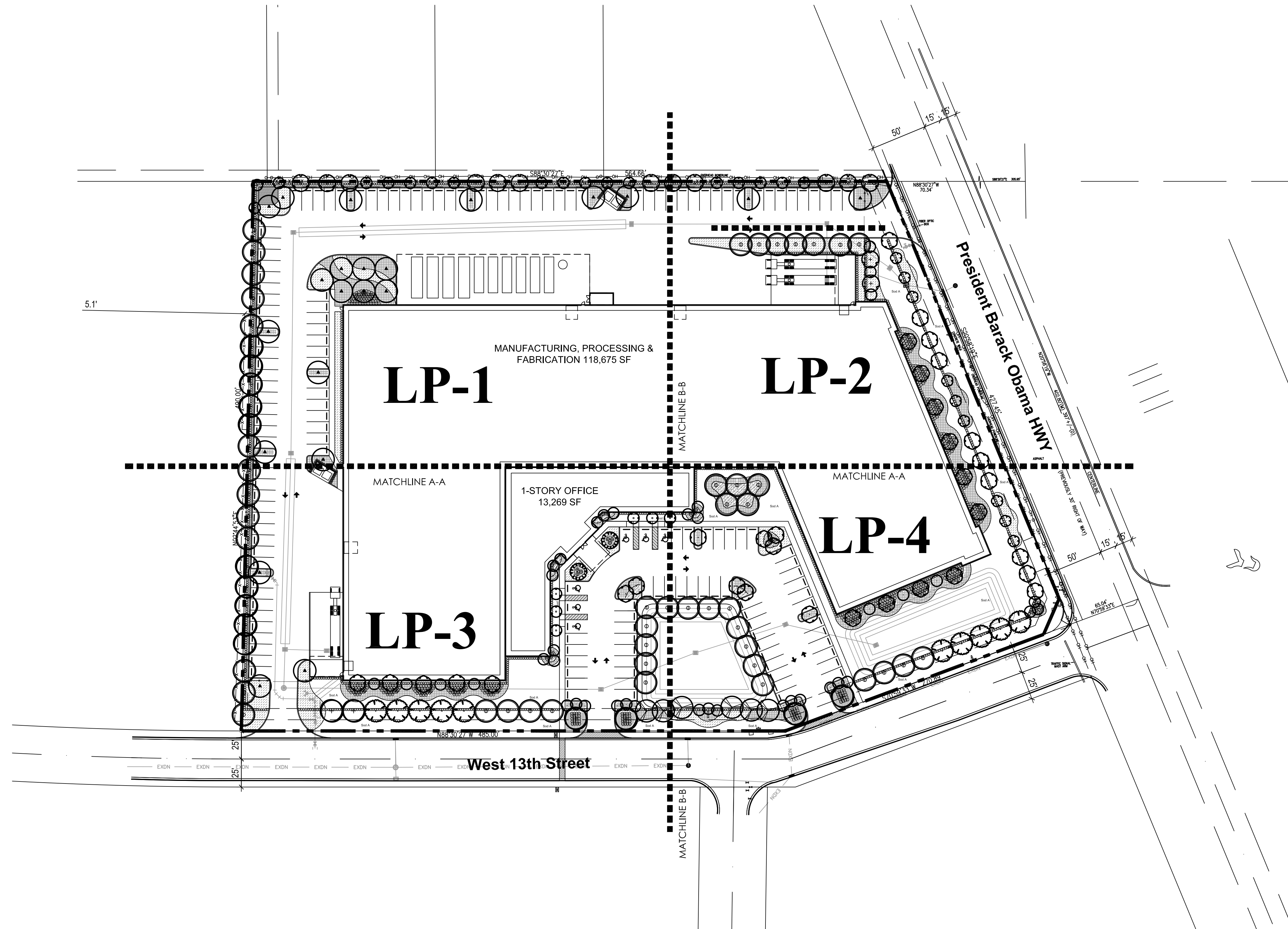
### Wall Sign Detail





**E-Z Weld**

- LI-1 Landscape Index
- LP-1 Landscape Plan
- LP-2 Landscape Plan
- LP-3 Landscape Plan
- LP-4 Landscape Plan
- LP-5 Landscape Specifications



Jon E. Schmidt and Associates  
 Landscape Architecture & Site Planning  
 2247 Palm Beach Lakes Blvd., Suite 101  
 West Palm Beach, Florida 33409  
 Tel. (561) 684-6141 • Fax. (561) 684-6142  
 E-mail: jschmidt@jesla.com  
 Website: www.jesla.com  
 License No.: LC2600232

**E-Z Weld**  
 City of Riviera Beach, Florida

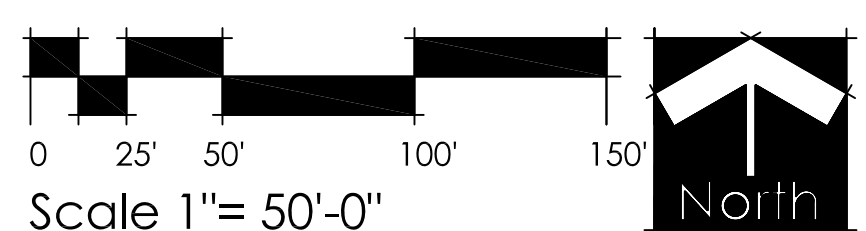
Date:	12/23/15
Scale:	1" = 50'-0"
Design By:	JES
Drawn By:	BMC
Checked By:	Jes
File No.	746.01
Job No.	15-31

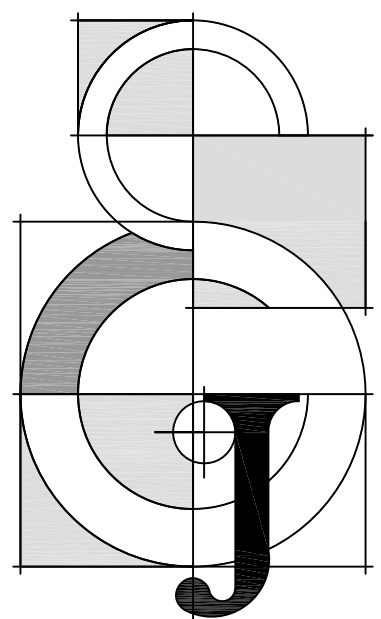
REVISIONS / SUBMISSIONS	
01/19/16	Staff Comments

NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED LANDSCAPE ARCHITECT.

Printed name  
 FLORIDA REGISTRATION NO. LA 0001638

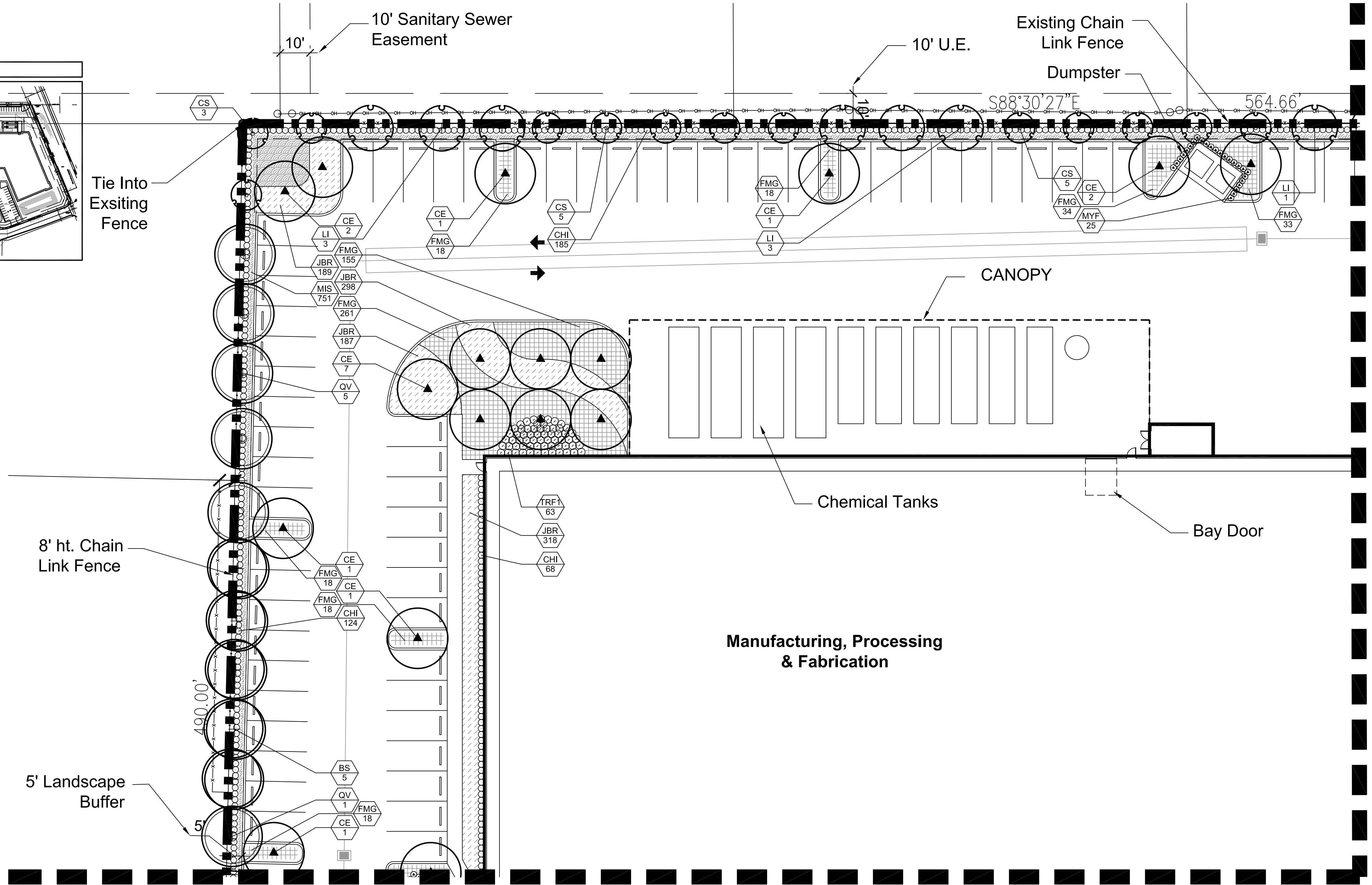
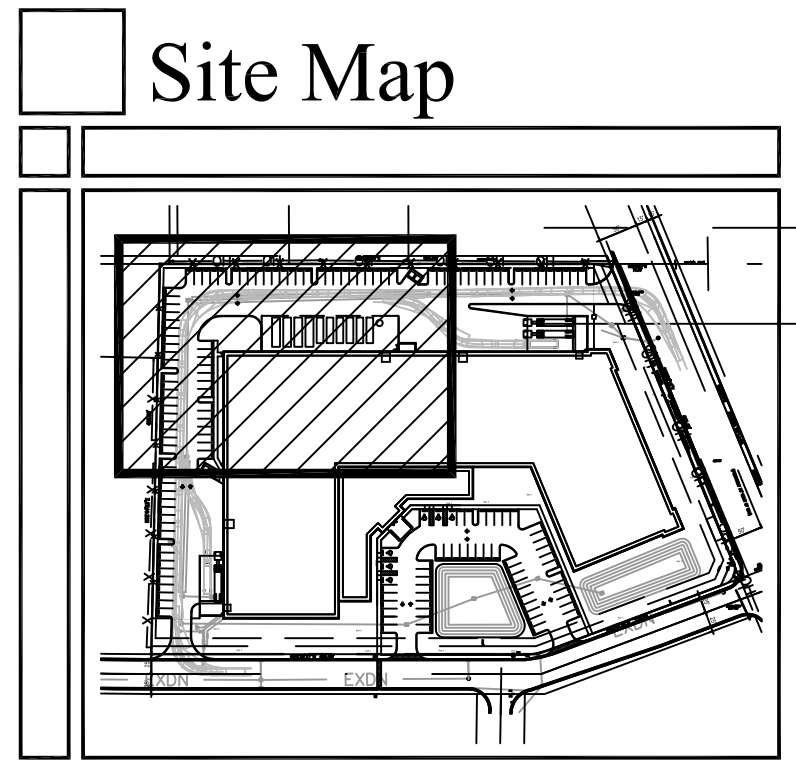
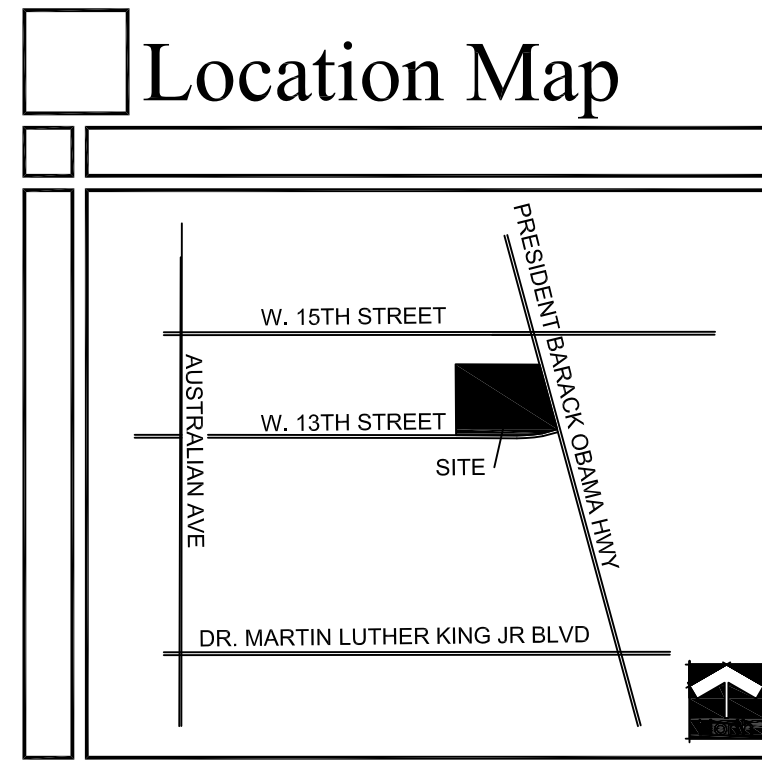
**Landscape Index**





Jon E. Schmidt and Associates  
Landscape Architecture & Site Planning  
2247 Palm Beach Lakes Blvd., Suite 101  
West Palm Beach, Florida 33409  
Tel. (561) 684-6141 • Fax. (561) 684-6142  
E-mail: jschmidt@jesla.com  
Website: www.jesla.com  
License No.: LC2600232

**E-Z Weld**  
City of Riviera Beach, Florida



**Landscape Requirements**

Category	Requirement	No. Required	No. Provided
<b>Trees:</b>			
North Property Line	564'	20 Lf.	28
South Property Line	756'	20 Lf.	38
East Property Line	427'	20 Lf.	21
West Property Line	490'	20 Lf.	25
<b>TOTAL BUFFER TREES</b>		112	112
<b>Hedge:</b>			
North Property Line	564'	Hedge	Hedge
South Property Line	756'	Hedge	Hedge
East Property Line	427'	Hedge	Hedge
West Property Line	490'	Hedge	Hedge
<b>TOTAL HEDGE</b>			1,016
<b>Groundcover:</b>			
East Property Line	427'	25%	107'
South Property Line	756'	25%	189'
<b>TOTAL GROUND COVER</b>			339'
<b>Category</b>	<b>Requirement</b>	<b>No. Required</b>	<b>No. Provided</b>
Landscape Area (Site: 314,939 sf)	20% Site	62,988 sf	73,815 sf
Sod Area (73,815 sf Landscape Area)	45% Max.	33,217 sf Max	33,070 sf
<b>Category</b>	<b>Requirement</b>	<b>No. Required</b>	<b>No. Provided</b>
Interior Landscape Area (Total Required: 62,988 sf)	50% of Required	31,494 sf	37,218
Additional Parking Space Landscape Area (10 spaces)	10sf / space	100 sf	10,827 sf
<b>TOTAL INTERIOR LANDSCAPE AREA</b>		31,594 sf	48,045
<b>Category</b>	<b>Requirement</b>	<b>No. Required</b>	<b>No. Provided</b>
Terminal Island Trees (18 Islands)	1/Island	18	18
Interior Island Trees (11 Islands)	1/Island	11	11
<b>TOTAL INTERIOR TREES</b>		29	29
<b>Category</b>	<b>Requirement</b>	<b>No. Required</b>	<b>No. Provided</b>
Overall Site Trees (Net Site: 314,939 sf) (INCLUDES TREES COUNTED FOR BUFFER AND INTERIOR)	1/1500 sf	210	210
<b>Category</b>	<b>Requirement</b>	<b>No. Required</b>	<b>No. Provided</b>
Native Shade Trees	60%	126	128
Native Accent Trees	10%	21	34
Palm Trees	20% Max.	42 Max.	42
Shade Tree Species Mix	6 species	6	6

(1) 6,068 sf of Detention Area Not Used For Calculations

**Landscape Notes**

- Easements shall not encroach landscape buffers more than 5 feet.
- Landscape in right-of-way buffers shall be installed on the exterior side of walls or fences.
- Walls & fences shall be setback a min. of 10' from the ultimate R-O-W.
- FDOT Type D or F curbs shall be provided along the perimeter of all landscape, open space, drainage and grassed areas adjacent to paved vehicular use areas, except where wheel stops are provided.
- Safe sight triangles shall be maintained clear of vegetation to provide unobstructed visibility between 30' and 8' above crown of road.
- Light poles, fire hydrants, electrical/mechanical equipment, signs, drainage structures, etc. shall not interfere with landscaping in terminal islands, parking islands, medians, buffers or other landscaped areas.
- All plant material is to be installed at the height, spread and DBH/Caliper shown in the Plant List, container sizes are given as a suggestion only.
- All landscape areas (including sod) shall be irrigated with an underground automatic sprinkler system providing min. 120% coverage.
- Trees shown on this plan are for graphic representation only. Tree spacing is based on design requirements and the trees shown on these 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 in the field in accordance with the planting details shown hereon.
- 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.
- All planters shall be excavated to a minimum depth of twenty-four (24) inches and back-filled with a suitable soil consisting of fifty percent (50%) composted organic matter, well-mixed with native soil. Backfill material shall be free from rock, construction debris, or other extraneous material.
- All tree stakes and braces are to remain on site and attached for a minimum of 12 months.

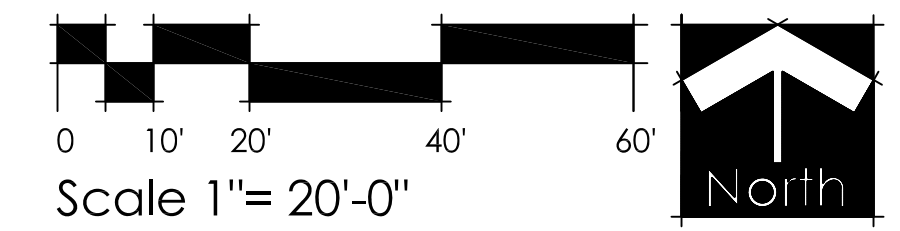
**Plant List**

TREES	CODE	QTY	BOTANICAL NAME / COMMON NAME	CONTAINER	CALIPER	HEIGHT	SPREAD	TYPE	NATIVE/NON-NATIVE
	BS	16	Bursera simaruba / Gumbo Limbo** Single Straight Trunk, Min. 6' CT	N/A	2.5" DBH	12'	5'	Shade	Native
	CE	22	Conocarpus erectus / Green Buttonwood* Single Straight Trunk, Min. 2.5" Cal., No Low Crotch, Min. 6' CT	N/A	2.5" Cal	12'	6'	Shade	Native
	CS	24	Conocarpus erectus serotens / Silver Button Wood** Single Straight Trunk, Min. 6' CT	N/A	1.5" Cal	10'	5'	Accent	Native
	CO	9	Cordia sebestena / Orange Geiger Tree** Single Straight Trunk, Min. 5' CT	N/A	2.5" Cal	12'	6'	Accent	Native
	IC	34	Ilex cassine / Dahoon Holly**	N/A	2.5" Cal	12'	6'	Shade	Native
	LI	14	Lagerstroemia indica / Tuscarora** / Crape Myrtle Multi-Trunk** Multi-Trunk, Min. 6' CT.	N/A	2.5" Cal	12'	6'	Accent	Non-Native
	OV	46	Quercus virginiana / Southern Live Oak** Single Straight Trunk, Min. 6' CT.	N/A	2.5" Cal	12'	6'	Shade	Native
	SP	40	Sabal palmetto / Sabal Palm**	N/A	N/A	12'-24' CT	N/A	Palm	Native
	SM	10	Sweetenia mahagoni / Mahogany** Single Straight Trunk, Min. 6' CT.	N/A	2.5" Cal	12'	6'	Shade	Native
	TH	6	Tabebuia heterophylla / Pink Tabebuia** Single Straight Trunk, No Low Crotch, Min. 6' CT	N/A	2.5" Cal	12'	6'	Shade	Non-Native
	VM1	2	Vetelia montgomeryana / Triple Trunk Montgomery Palm 3 Trunks Min., Matched, No Scarred Trunks	N/A	N/A	14' OA	18'	Palm	Non-Native

**Plant List**

SHRUBS	CODE	QTY	BOTANICAL NAME / COMMON NAME	CONTAINER	SPACING	HEIGHT	SPREAD
	CHI	1,661	Chrysobalanus icaco / Coco Plum** Full To Base	3 gal. min.	24" o.c.	24"	24"
	CAQ	21	Crinum augustum / Queen Emma** / Queen Emma Crinum Full	7 gal. min.	36" o.c.	30"	30"
	MYF	49	Myrcianthes fragrans / Simpson's Stopper** Full	7 gal. min.	24" o.c.	36"	24"
	TRF1	666	Tripsacum floridanum / Dwarf Fakahatchee Grass** Full To Base	3 Gal. Min.	30" o.c.	24"	24"
<b>GROUND COVERS</b>	<b>CODE</b>	<b>QTY</b>	<b>BOTANICAL NAME / COMMON NAME</b>	<b>CONTAINER</b>	<b>SPACING</b>	<b>HEIGHT</b>	<b>SPREAD</b>
	FMG	2,357	Ficus microcarpa / Green Island / Green Island Ficus** Full To Base	3 Gal. Min.	24" o.c.	12"	12"
	HPC	245	Hamelia patens / Compacta** / Dwarf Firebush**	3 Gal. Min.	24" o.c.	12"	12"
	JBR	3,918	Juniperus horizontalis / Blue Rug / Blue Rug Juniper** Full	3 Gal. Min.	18" o.c.	6"	12"
	MIS	751	Mimosa strigillosa / Sunshine Mimosa Full	1 Gal. Min.	18" o.c.	4"	6"
	SOD A	33,070 sf	Stenotaphrum secundatum / St. Augustine Grass Solid Sod, Stagger Seams, Field Verify Sod Areas Prior To Bid, Sod All Disturbed Areas	sod			
	TRF	193	Tripsacum floridanum / Dwarf Fakahatchee Grass** Full To Base	3 Gal. Min.	30" o.c.	24"	24"

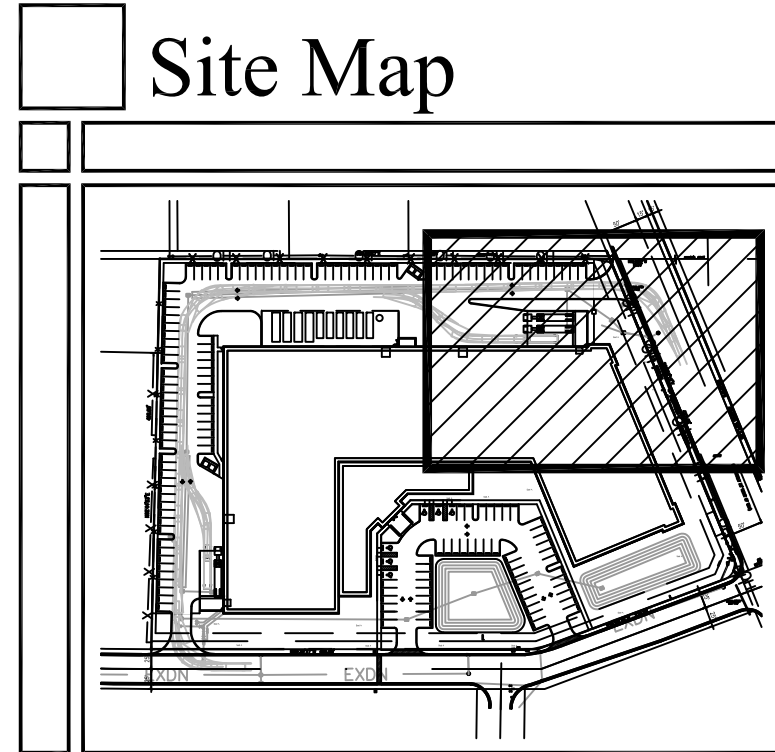
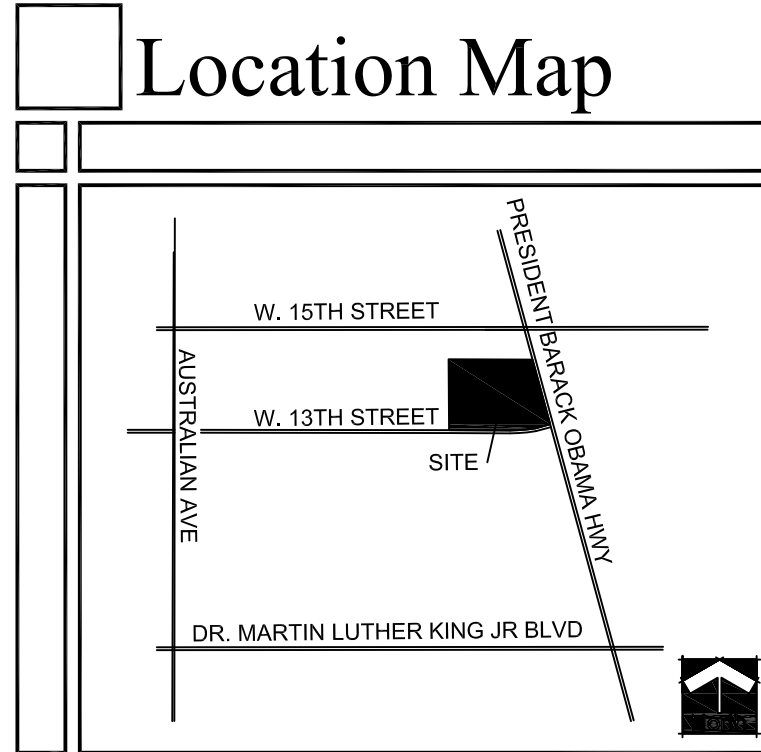
\* = Florida Native / + = Drought Tolerant



Date: 12/23/15  
Scale: 1" = 50'-0"  
Design By: JES  
Drawn By: BMC  
Checked By: Jes  
File No. 746.01  
Job No. 15-31

**REVISIONS / SUBMISSIONS**

NO.	DATE	DESCRIPTION
01/19/16	Staff Comments	



### Landscape Requirements

Category	Requirement	No. Required	No. Provided
<b>Trees:</b>			
North Property Line	564'	20 Lf.	28
South Property Line	756'	20 Lf.	38
East Property Line	427'	20 Lf.	21
West Property Line	490'	20 Lf.	25
<b>TOTAL BUFFER TREES</b>		<b>112</b>	<b>112</b>
<b>Hedge:</b>			
North Property Line	564'	Hedge	Hedge
South Property Line	756'	Hedge	Hedge
East Property Line	427'	Hedge	Hedge
West Property Line	490'	Hedge	Hedge
<b>TOTAL HEDGE</b>			<b>1,016</b>
<b>Groundcover:</b>			
East Property Line	427'	25%	107'
South Property Line	756'	25%	189'
<b>TOTAL GROUNDCOVER</b>			<b>339'</b>

Category	Requirement	No. Required	No. Provided
Landscape Area (Site: 314,939 sf)	20% Site	62,988 sf	73,815 sf
Sod Area (73,815 sf Landscape Area)	45% Max.	33,217 sf Max	33,070 sf

Category	Requirement	No. Required	No. Provided
Interior Landscape Area (Total Required: 62,988 sf)	50% of Required	31,494 sf	37,218
Additional Parking Space Landscape Area (10 spaces)	10sf / space	100 sf	10,827 sf
<b>TOTAL INTERIOR LANDSCAPE AREA</b>		<b>31,594 sf</b>	<b>48,045</b>

Category	Requirement	No. Required	No. Provided
Terminal Island Trees (18 Islands)	1/Island	18	18
Interior Island Trees (11 Islands)	1/Island	11	11
<b>TOTAL INTERIOR TREES</b>		<b>29</b>	<b>29</b>

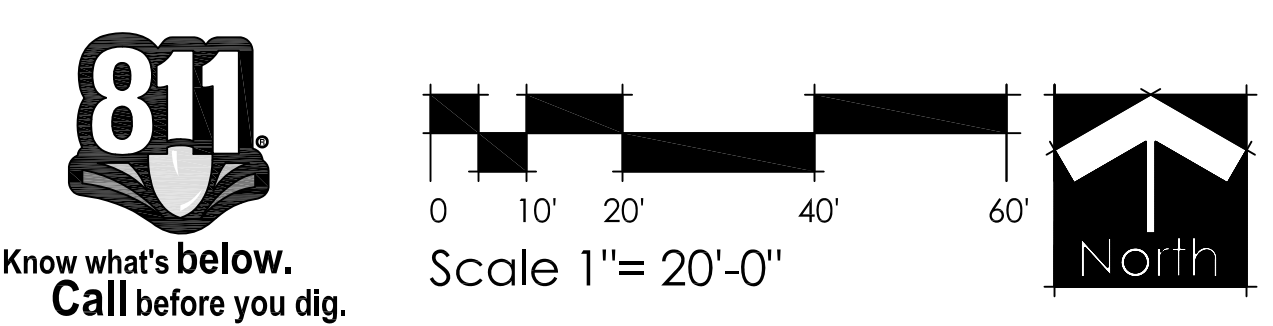
Category	Requirement	No. Required	No. Provided
Overall Site Trees (Net Site: 314,939 sf) (INCLUDES TREES COUNTED FOR BUFFER AND INTERIOR)	1/1500 sf	210	210

Category	Requirement	No. Required	No. Provided
Native Shade Trees	60%	126	128
Native Accent Trees	10%	21	34
Palm Trees	20% Max.	42 Max.	42
Shade Tree Species Mix	6 species	6	6

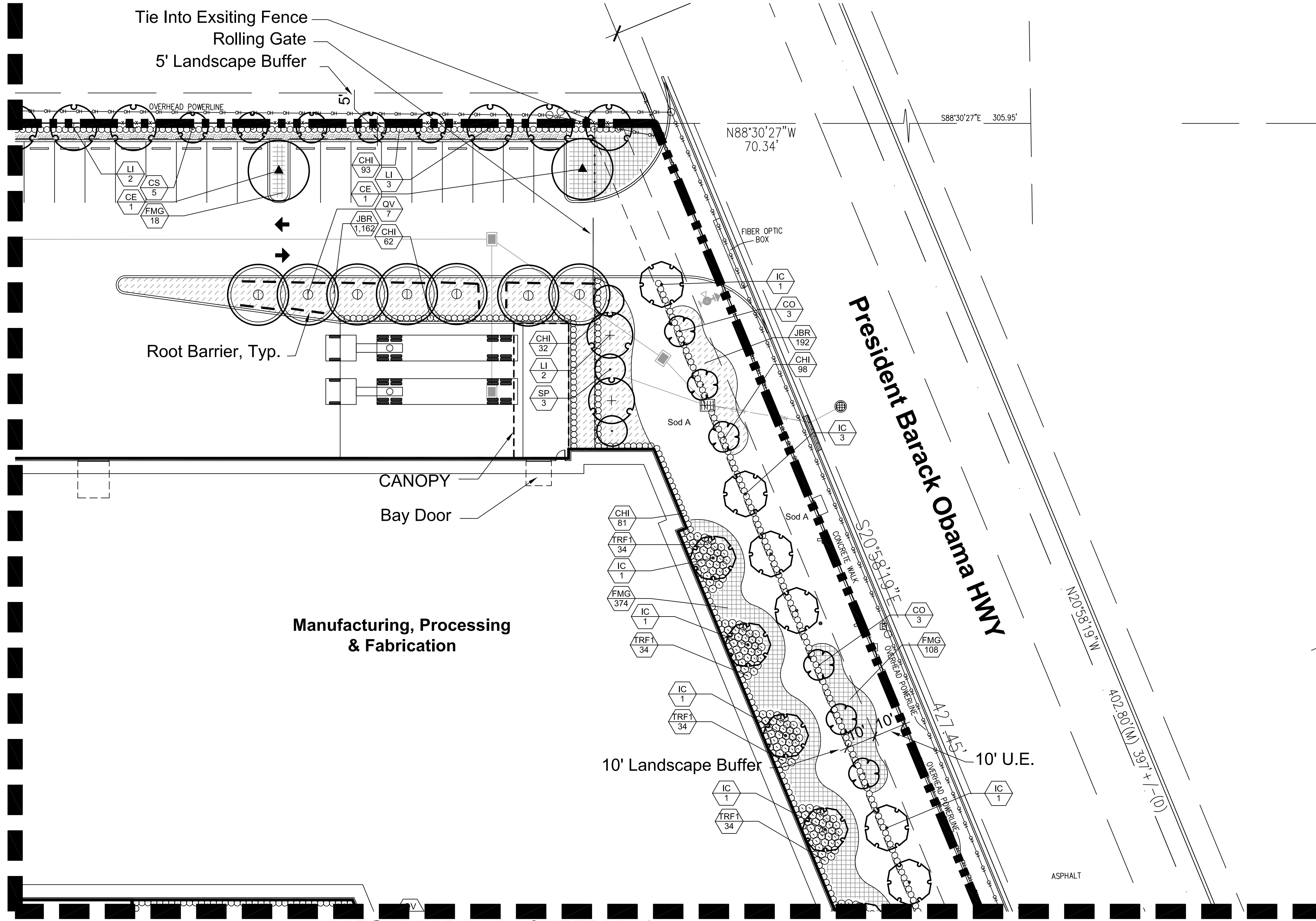
(1) 6,068 sf of Detention Area Not Used For Calculations

- ### Landscape Notes
- Easements shall not encroach landscape buffers more than 5 feet.
  - Landscape in right-of-way buffers shall be installed on the exterior side of walls or fences.
  - Walls & fences shall be setback a min. of 10' from the ultimate R-O-W.
  - FDOT Type D or F curbs shall be provided along the perimeter of all landscape, open space, drainage and grassed areas adjacent to paved vehicular use areas, except where wheel stops are provided.
  - Safe sight triangles shall be maintained clear of vegetation to provide unobstructed visibility between 30' and 8' above crown of road.
  - Light poles, fire hydrants, electrical/mechanical equipment, signs, drainage structures, etc. shall not interfere with landscaping in terminal islands, parking islands, medians, buffers or other landscaped areas.
  - All plant material is to be installed at the height, spread and DBH/Caliper shown in the Plant List, container sizes are given as a suggestion only.
  - All landscape areas (including sod) shall be irrigated with an underground automatic sprinkler system providing min. 120% coverage.
  - Trees shown on this plan are for graphic representation only. Tree spacing is based on design requirements and the trees shown on these 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 in the field in accordance with the planting details shown hereon.
  - 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.
  - All planters shall be excavated to a minimum depth of twenty-four (24) inches and back-filled with a suitable soil consisting of fifty percent (50%) composted organic matter, well-mixed with native soil. Backfill material shall be free from rock, construction debris, or other extraneous material.
  - All tree stakes and braces are to remain on site and attached for a minimum of 12 months.



MATCHLINE B-B SHEET LP-1

MATCHLINE A-A SHEET LP-4



### Plant List

TREES	CODE	QTY	BOTANICAL NAME / COMMON NAME	CONTAINER	CALIPER	HEIGHT	SPREAD	TYPE	NATIVE/NON-NATIVE
	BS	16	Bursera simaruba / Gumbo Limbo+ Single Straight Trunk, Min 6' CT	N/A	2.5" DBH	12'	5'	Shade	Native
	CE	22	Conocarpus erectus / Green Buttonwood* Single Straight Trunk, Min. 2.5" Cal., No Low Crotch, Min. 6' CT	N/A	2.5" Cal	12'	6'	Shade	Native
	CS	24	Conocarpus erectus sericeus / Silver Button Wood+ Single Straight Trunk, 6' CT Min.	N/A	1.5" Cal	10'	5'	Accent	Native
	CO	9	Cordia sebestena / Orange Gelger Tree+ Single Straight Trunk, Min. 5' CT	N/A	2.5" Cal	12'	6'	Accent	Native
	IC	34	Ilex cassine / Dahoon Holly+ Single Straight Trunk, Min. 6' CT.	N/A	2.5" Cal	12'	6'	Shade	Native
	LI	14	Lagerstroemia indica / Tuscarora / Crape Myrtle Multi-Trunk+ Multi-Trunk, Min. 6' CT.	N/A	2.5" Cal	12'	6'	Accent	Non-Native
	QV	46	Quercus virginiana / Southern Live Oak+ Single Straight Trunk, Min. 6' CT.	N/A	2.5" Cal	12'	6'	Shade	Native
	SP	40	Sabal palmetto / Sabal Palm+ Slick Trunks, Hurricane Cut, Stagger Heights	N/A	N/A	12'-24' CT	N/A	Palm	Native
	SM	10	Swietenia mahagoni / Mahogany+ Single Straight Trunk, Min. 6' CT.	N/A	2.5" Cal	12'	6'	Shade	Native
	TH	6	Tabebuia heterophylla / Pink Tabebuia+ Single Straight Trunk, No Low Crotch, Min. 6' CT	N/A	2.5" Cal	12'	6'	Shade	Non-Native
	VM1	2	Veitchia montgomeryana / Triple Trunk Montgomery Palm 3 Trunks Min., Matched, No Scarred Trunks	N/A	N/A	14' OA	18'	Palm	Non-Native

### Plant List

SHRUBS	CODE	QTY	BOTANICAL NAME / COMMON NAME	CONTAINER	SPACING	HEIGHT	SPREAD
	CHI	1,661	Chrysobalanus icaco / Coco Plum+ Full To Base	3 gal. min.	24" o.c.	24"	24"
	CAO	21	Crinum augustum 'Queen Emma' / 'Queen Emma' Crinum Full	7 gal. min.	36" o.c.	30"	30"
	MYF	49	Myrcianthes fragrans / Simpson's Stopper+ Full	7 gal. min.	24" o.c.	36"	24"
	TRF1	666	Tripsacum floridanum / Dwarf Fakahatchee Grass+ Full To Base	3 Gal. Min.	30" o.c.	24"	24"

GROUND COVERS	CODE	QTY	BOTANICAL NAME / COMMON NAME	CONTAINER	SPACING	HEIGHT	SPREAD
	FMG	2,357	Ficus microcarpa 'Green Island' / Green Island Ficus+ Full To Base	3 Gal. Min.	24" o.c.	12"	12"
	HPC	245	Hamelia patens 'Compacta' / Dwarf Firebush+ Full	3 Gal. Min.	24" o.c.	12"	12"
	JBR	3,918	Juniperus horizontalis 'Blue Rug' / Blue Rug Juniper+ Full	3 Gal. Min.	18" o.c.	6"	12"
	MIS	751	Mimosa strigillosa / Sunshine Mimosa Full	1 Gal. Min.	18" o.c.	4"	6"
	SOD A	33,070 sf	Stenotaphrum secundatum / St. Augustine Grass Solid Sod, Stagger Seams, Field Verify Sod Areas Prior To Bid, Sod All Disturbed Areas	sod			
	TRF	193	Tripsacum floridanum / Dwarf Fakahatchee Grass+ Full To Base	3 Gal. Min.	30" o.c.	24"	24"

\* = Florida Native / + = Drought Tolerant

Jon E. Schmidt and Associates  
Landscape Architecture & Site Planning  
2247 Palm Beach Lakes Blvd., Suite 101  
West Palm Beach, Florida 33409  
Tel. (561) 684-6141 • Fax. (561) 684-6142  
E-mail: jschmidt@jesla.com  
Website: www.jesla.com  
License No.: LC2600232

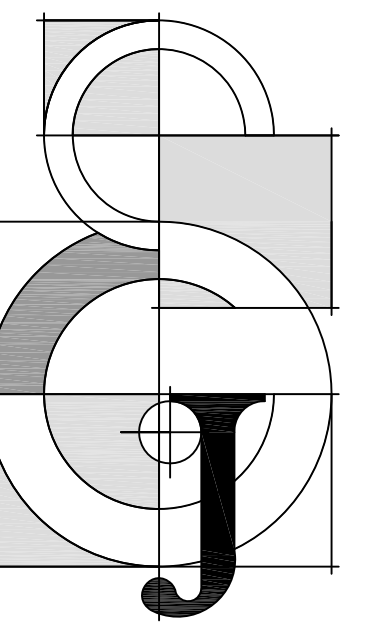
**E-Z Weld**  
City of Riviera Beach, Florida

Date: 12/23/15  
Scale: 1" = 50'-0"  
Design By: JES  
Drawn By: BMC  
Checked By: Jes  
File No. 746.01  
Job No. 15-31

**REVISIONS / SUBMISSIONS**

No.	Date	Description
01/19/16		Staff Comments

**Landscape Plan**  
**LP-2 of 5**



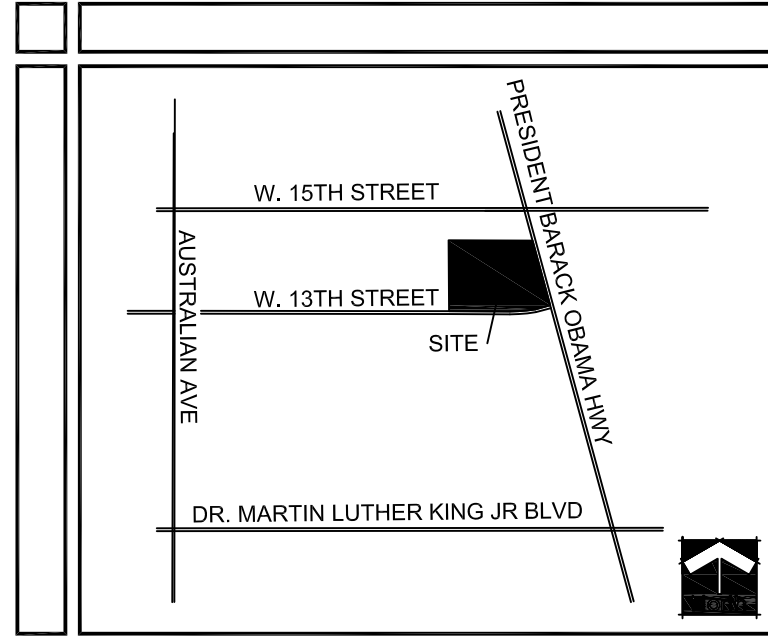
Jon E. Schmidt and Associates  
 Landscape Architecture & Site Planning  
 2247 Palm Beach Lakes Blvd., Suite 101  
 West Palm Beach, Florida 33409  
 Tel. (561) 684-6141 • Fax. (561) 684-6142  
 E-mail: jschmidt@jesla.com  
 Website: www.jesla.com  
 License No.: LC26000232

City of Riviera Beach, Florida

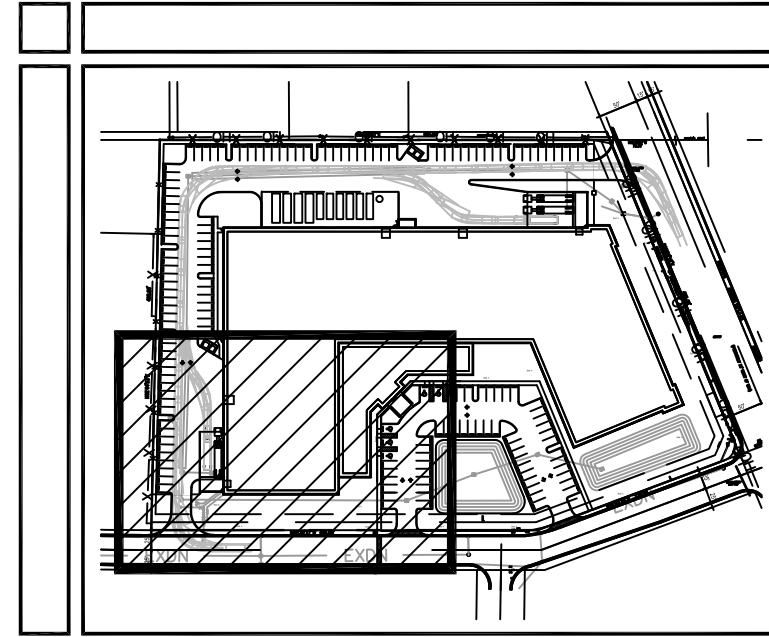
E-Z Weld

MATCHLINE A-A SHEET LP-1

Location Map



Site Map



Landscape Requirements

Category	Requirement	No. Required	No. Provided
<b>Trees:</b>			
North Property Line	564'	20 Lf.	28
South Property Line	756'	20 Lf.	38
East Property Line	427'	20 Lf.	21
West Property Line	490'	20 Lf.	25
<b>TOTAL BUFFER TREES</b>		<b>112</b>	<b>112</b>
<b>Hedge:</b>			
North Property Line	564'	Hedge	Hedge
South Property Line	756'	Hedge	Hedge
East Property Line	427'	Hedge	Hedge
West Property Line	490'	Hedge	Hedge
<b>TOTAL HEDGE</b>		<b>1,016</b>	<b>1,016</b>
<b>Groundcover:</b>			
East Property Line	427'	25%	107'
South Property Line	756'	25%	189'
<b>TOTAL GROUNDCOVER</b>		<b>296'</b>	<b>339'</b>
<b>Additional Requirements:</b>			
Landscape Area (Site: 314,939 sf)	20% Site	62,988 sf	73,815 sf
Sod Area (73,815 sf of Landscape Area)	45% Max.	33,217 sf Max	33,070 sf
<b>Interior Landscape Area (Total Required: 62,988 sf)</b>			
Additional Parking Space Landscape Area (10 spaces)	10sf / space	100 sf	10,827 sf
<b>TOTAL INTERIOR LANDSCAPE AREA</b>		<b>31,594 sf</b>	<b>48,045 sf</b>
<b>Interior Trees (18 Islands)</b>			
Terminal Island Trees (18 Islands)	1/Island	18	18
Interior Island Trees (11 Islands)	1/Island	11	11
<b>TOTAL INTERIOR TREES</b>		<b>29</b>	<b>29</b>
<b>Overall Site Trees (Net Site: 314,939 sf)</b>			
(INCLUDES TREES COUNTED FOR BUFFER AND INTERIOR)	1/1500 sf	210	210
<b>Native Plant Requirements:</b>			
Native Shade Trees	60%	126	128
Native Accent Trees	10%	21	34
Palm Trees	20% Max.	42 Max.	42
Shade Tree Species Mix	6 species	6	6

(1) 6,068 sf of Detention Area Not Used For Calculations

Landscape Notes

- Easements shall not encroach landscape buffers more than 5 feet.
- Landscape in right-of-way buffers shall be installed on the exterior side of walls or fences.
- Walls & fences shall be setback a min. of 10' from the ultimate R-O-W.
- FDOT Type D or F curbs shall be provided along the perimeter of all landscape, open space, drainage and grassed areas adjacent to paved vehicular use areas, except where wheel stops are provided.
- Safe sight triangles shall be maintained clear of vegetation to provide unobstructed visibility between 30' and 8' above crown of road.
- Light poles, fire hydrants, electrical/mechanical equipment, signs, drainage structures, etc. shall not interfere with landscaping in terminal islands, parking islands, medians, buffers or other landscaped areas.
- All plant material is to be installed at the height, spread and DBH/Caliper shown in the Plant List, container sizes are given as a suggestion only.
- All landscape areas (including sod) shall be irrigated with an underground automatic sprinkler system providing min. 120% coverage.
- Trees shown on this plan are for graphic representation only. Tree spacing is based on design requirements and the trees shown on these 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 in the field in accordance with the planting details shown hereon.
- 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.
- All planters shall be excavated to a minimum depth of twenty-four (24) inches and back-filled with a suitable soil consisting of fifty percent (50%) composted organic matter, well-mixed with native soil. Backfill material shall be free from rock, construction debris, or other extraneous material.
- All tree stakes and braces are to remain on site and attached for a minimum of 12 months.

Plant List

TREES	CODE	QTY	BOTANICAL NAME / COMMON NAME	CONTAINER	CALIPER	HEIGHT	SPREAD	TYPE	NATIVE/NON-NATIVE
	BS	16	Bursera simaruba / Gumbo Limbo** Single Straight Trunk, Min. 6' CT	N/A	2.5" DBH	12'	5'	Shade	Native
	CE	22	Conocarpus erectus / Green Buttonwood** Single Straight Trunk, Min. 2.5" Cal., No Low Crotch, Min. 6' CT	N/A	2.5" Cal	12'	6'	Shade	Native
	CS	24	Conocarpus erectus serotens / Silver Button Wood** Single Straight Trunk, Min. 6' CT Min.	N/A	1.5" Cal	10'	5'	Accent	Native
	CO	9	Cordia sebestena / Orange Geiger Tree** Single Straight Trunk, Min. 5' CT	N/A	2.5" Cal	12'	6'	Accent	Native
	IC	34	Ilex cassine / Dahoon Holly** Single Straight Trunk, Min. 6' CT.	N/A	2.5" Cal	12'	6'	Shade	Native
	LI	14	Lagerstroemia indica / Tuscarora* / Crape Myrtle Multi-Trunk** Multi-Trunk, Min. 6' CT.	N/A	2.5" Cal	12'	6'	Accent	Non-Native
	QV	46	Quercus virginiana / Southern Live Oak** Single Straight Trunk, Min. 6' CT.	N/A	2.5" Cal	12'	6'	Shade	Native
	SP	40	Sabal palmetto / Sabal Palm** Slick Trunks, Hurricane Cut, Stagger Heights	N/A	N/A	12'-24" CT	N/A	Palm	Native
	SM	10	Sweetenia mahagoni / Mahogany** Single Straight Trunk, Min. 6' CT.	N/A	2.5" Cal	12'	6'	Shade	Native
	TH	6	Tabebuia heterophylla / Pink Tabebuia** Single Straight Trunk, No Low Crotch, Min. 6' CT	N/A	2.5" Cal	12'	6'	Shade	Non-Native
	VM1	2	Vetelia montgomeryana / Triple Trunk Montgomery Palm 3 Trunks Min., Matched, No Scarred Trunks	N/A	N/A	14' OA	18'	Palm	Non-Native

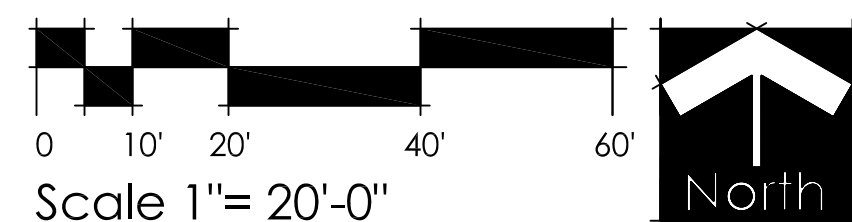
Plant List

SHRUBS	CODE	QTY	BOTANICAL NAME / COMMON NAME	CONTAINER	SPACING	HEIGHT	SPREAD
	CHI	1,661	Chrysalanus Icaeo / Coco Plum** Full To Base	3 gal. min.	24" o.c.	24"	24"
	CAQ	21	Crinum augustum 'Queen Emma' / 'Queen Emma' Crinum Full	7 gal. min.	36" o.c.	30"	30"
	MYF	49	Myrdanthes fragrans / Simpson's Stopper** Full	7 gal. min.	24" o.c.	36"	24"
	TRF1	666	Tripsacum floridanum / Dwarf Fakahatchee Grass** Full To Base	3 Gal. Min.	30" o.c.	24"	24"
GROUND COVERS	CODE	QTY	BOTANICAL NAME / COMMON NAME	CONTAINER	SPACING	HEIGHT	SPREAD
	FMG	2,357	Ficus microcarpa 'Green Island' / Green Island Ficus** Full To Base	3 Gal. Min.	24" o.c.	12"	12"
	HPC	245	Hamelia patens 'Compacta' / Dwarf Firebush** Full	3 Gal. Min.	24" o.c.	12"	12"
	JBR	3,918	Juniperus horizontalis 'Blue Rug' / Blue Rug Juniper** Full	3 Gal. Min.	18" o.c.	6"	12"
	MIS	751	Mimosa strigillosa / Sunshine Mimosa Full	1 Gal. Min.	18" o.c.	4"	6"
	SOD A	33,070 sf	Stenotaphrum secundatum / St. Augustine Grass Solid Sod, Stagger Seams, Field Verify Sod Areas Prior To Bid, Sod All Disturbed Areas	sod			
	TRF	193	Tripsacum floridanum / Dwarf Fakahatchee Grass** Full To Base	3 Gal. Min.	30" o.c.	24"	24"

\* = Florida Native / + = Drought Tolerant



Know what's below.  
Call before you dig.

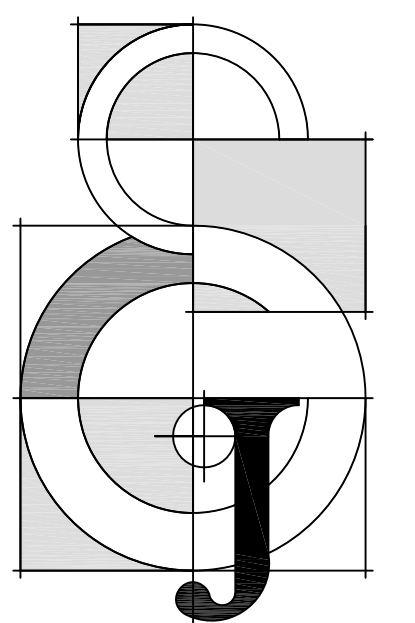


Date: 12/23/15  
 Scale: 1" = 50'-0"  
 Design By: JES  
 Drawn By: BMC  
 Checked By: Jes  
 File No. 746.01  
 Job No. 15-31

REVISIONS / SUBMISSIONS

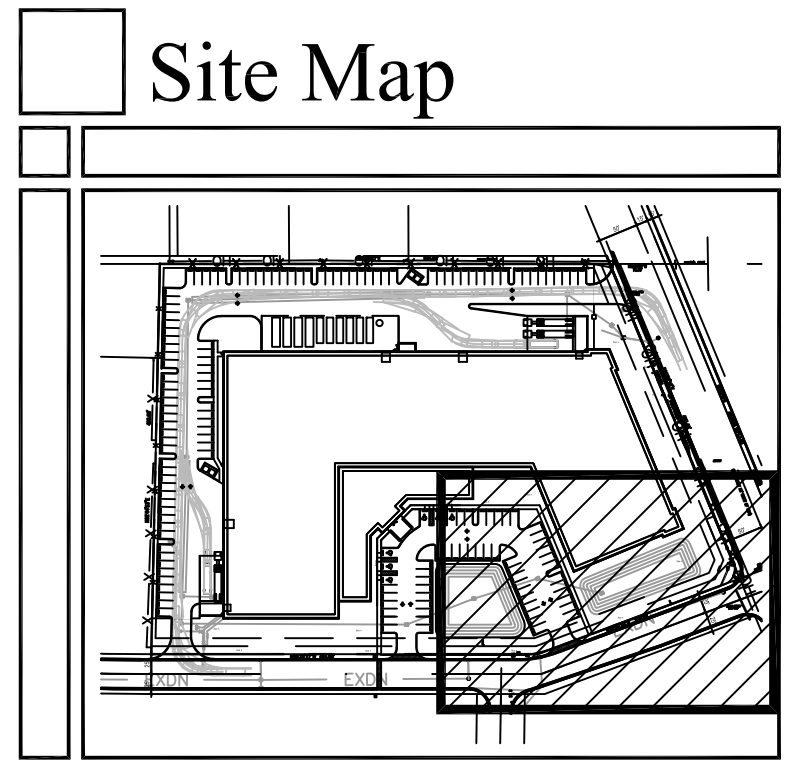
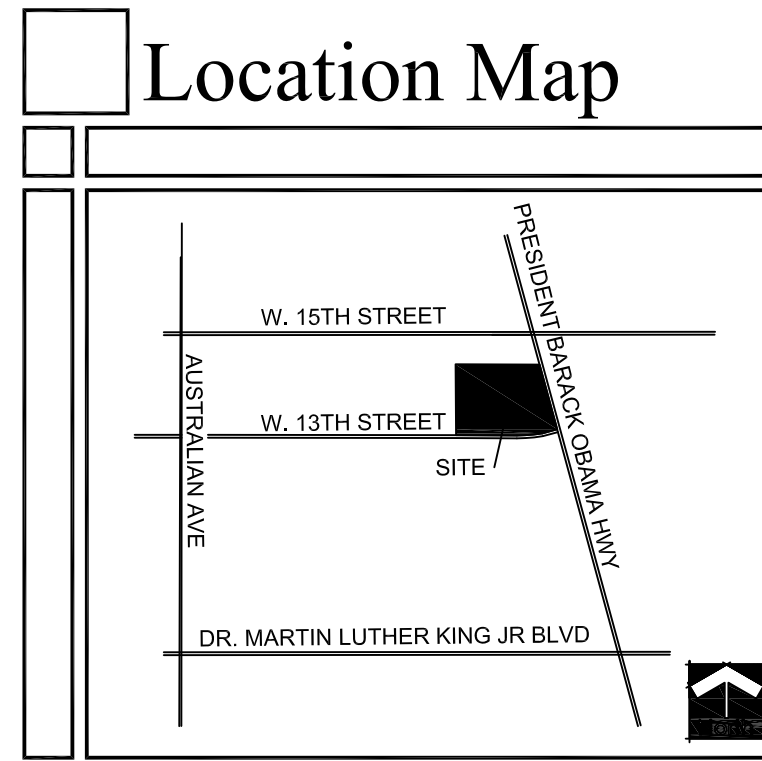
NO.	DATE	DESCRIPTION
01/19/16		Staff Comments

Landscape Plan



Jon E. Schmidt and Associates  
Landscape Architecture & Site Planning  
2247 Palm Beach Lakes Blvd., Suite 101  
West Palm Beach, Florida 33409  
Tel. (561) 684-6141 • Fax. (561) 684-6142  
E-mail: jschmidt@jesla.com  
Website: www.jesla.com  
License No.: LC2600232

E-Z Weld  
City of Riviera Beach, Florida



**Landscape Requirements**

Category	Requirement	No. Required	No. Provided
<b>Trees:</b>			
North Property Line	564'	20 Lf.	28
South Property Line	756'	20 Lf.	38
East Property Line	427'	21	21
West Property Line	490'	20 Lf.	25
<b>TOTAL BUFFER TREES</b>		<b>112</b>	<b>112</b>
<b>Hedge:</b>			
North Property Line	564'	Hedge	280
South Property Line	756'	Hedge	324
East Property Line	427'	Hedge	174
West Property Line	490'	Hedge	238
<b>TOTAL HEDGE</b>			<b>1,016</b>
<b>Groundcover:</b>			
East Property Line	427'	25%	107'
South Property Line	756'	25%	189'
<b>TOTAL GROUNDCOVER</b>			<b>296'</b>
<b>Area Requirements:</b>			
Landscape Area (Site: 314,939 sf)	20% Site	62,988 sf	73,815 sf
Sod Area (73,815 sf of Landscape Area)	45% Max.	33,217 sf Max	33,070 sf
<b>Interior Landscape Area (Total Required: 62,988 sf)</b>			
Additional Parking Space Landscape Area (10 spaces)	10sf / space	100 sf	10,827 sf
<b>TOTAL INTERIOR LANDSCAPE AREA</b>		<b>31,594 sf</b>	<b>48,045</b>
<b>Interior Trees:</b>			
Terminal Island Trees (18 Islands)	1/Island	18	18
Interior Island Trees (11 Islands)	1/Island	11	11
<b>TOTAL INTERIOR TREES</b>		<b>29</b>	<b>29</b>
<b>Overall Site Trees (Net Site: 314,939 sf)</b>			
(INCLUDES TREES COUNTED FOR BUFFER AND INTERIOR)	1/1500 sf	210	210
<b>Native Plant Requirements:</b>			
Native Shade Trees	60%	126	128
Native Accent Trees	10%	21	34
Palm Trees	20% Max.	42 Max.	42
Shade Tree Species Mix	6 species	6	6

(1) 6,068 sf of Detention Area Not Used For Calculations

**Landscape Notes**

- Easements shall not encroach landscape buffers more than 5 feet.
- Landscaping in right-of-way buffers shall be installed on the exterior side of walls or fences.
- Walls & fences shall be setback a min. of 10' from the ultimate R-O-W.
- FDOT Type D or F curbs shall be provided along the perimeter of all landscape, open space, drainage and grassed areas adjacent to paved vehicular use areas, except where wheel stops are provided.
- Safe sight triangles shall be maintained clear of vegetation to provide unobstructed visibility between 30' and 8' above crown of road.
- Light poles, fire hydrants, electrical/mechanical equipment, signs, drainage structures, etc. shall not interfere with landscaping in terminal islands, parking islands, medians, buffers or other landscaped areas.
- All plant material is to be installed at the height, spread and DBH/Caliper shown in the Plant List, container sizes are given as a suggestion only.
- All landscape areas (including sod) shall be irrigated with an underground automatic sprinkler system providing min. 120% coverage.
- Trees shown on this plan are for graphic representation only. Tree spacing is based on design requirements and the trees shown on these 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 in the field in accordance with the planting details shown hereon.
- 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.
- All planters shall be excavated to a minimum depth of twenty-four (24) inches and back-filled with a suitable soil consisting of fifty percent (50%) composted organic matter, well-mixed with native soil. Backfill material shall be free from rock, construction debris, or other extraneous material.
- All tree stakes and braces are to remain on site and attached for a minimum of 12 months.

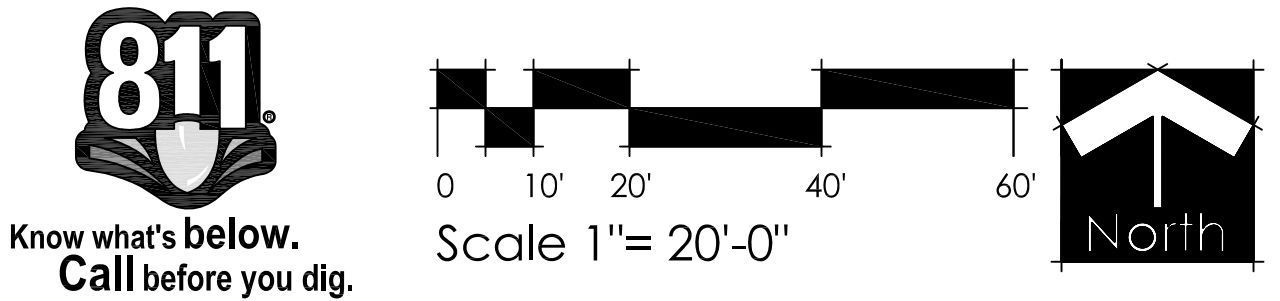
**Plant List**

TREES	CODE	QTY	BOTANICAL NAME / COMMON NAME	CONTAINER	CALIPER	HEIGHT	SPREAD	TYPE	NATIVE/NON-NATIVE
	BS	16	Bursera simaruba / Gumbo Limbo** Single Straight Trunk, Min. 6' CT	N/A	2.5" DBH	12'	5'	Shade	Native
	CE	22	Conocarpus erectus / Green Buttonwood* Single Straight Trunk, Min. 2.5" Cal., No Low Crotch, Min. 6' CT	N/A	2.5" Cal	12'	6'	Shade	Native
	CS	24	Conocarpus erectus sericeus / Silver Button Wood* Single Straight Trunk, Min. 6' CT	N/A	1.5" Cal	10'	5'	Accent	Native
	CO	9	Cordia alliodora / Orange Geiger Tree** Single Straight Trunk, Min. 5' CT	N/A	2.5" Cal	12'	6'	Accent	Native
	IC	34	Ilex cassine / Dahoon Holly** Single Straight Trunk, Min. 6' CT	N/A	2.5" Cal	12'	6'	Shade	Native
	LI	14	Lagerstroemia indica / Tuscarora* / Crape Myrtle Multi-Trunk** Multi-Trunk, Min. 6' CT	N/A	2.5" Cal	12'	6'	Accent	Non-Native
	OV	46	Quercus virginiana / Southern Live Oak** Single Straight Trunk, Min. 6' CT	N/A	2.5" Cal	12'	6'	Shade	Native
	SP	40	Sabal palmetto / Sabal Palm** Slick Trunks, Hurricane Cut, Stagger Heights	N/A	N/A	12'-24' CT	N/A	Palm	Native
	SM	10	Sweetenia mahagoni / Mahogany** Single Straight Trunk, Min. 6' CT	N/A	2.5" Cal	12'	6'	Shade	Native
	TH	6	Tabebuia heterophylla / Pink Tabebuia** Single Straight Trunk, No Low Crotch, Min. 6' CT	N/A	2.5" Cal	12'	6'	Shade	Non-Native
	VM1	2	Vetelia montgomeryana / Triple Trunk Montgomery Palm 3 Trunks Min., Matched, No Scarred Trunks	N/A	N/A	14' OA	18'	Palm	Non-Native

**Plant List**

SHRUBS	CODE	QTY	BOTANICAL NAME / COMMON NAME	CONTAINER	SPACING	HEIGHT	SPREAD
	CHI	1,661	Chrysobalanus icaco / Coco Plum** Full To Base	3 gal. min.	24" o.c.	24"	24"
	CAQ	21	Crinum augustum 'Queen Emma' / 'Queen Emma' Crinum Full	7 gal. min.	36" o.c.	30"	30"
	MYF	49	Myrcianthes fragrans / Simpson's Stopper** Full	7 gal. min.	24" o.c.	36"	24"
	TRF1	666	Tripsacum floridanum / Dwarf Fakahatchee Grass** Full To Base	3 Gal. Min.	30" o.c.	24"	24"
<b>GROUND COVERS</b>							
	FMG	2,357	Ficus microcarpa 'Green Island' / Green Island Ficus** Full To Base	3 Gal. Min.	24" o.c.	12"	12"
	HPC	245	Hamelia patens 'Compacta' / Dwarf Firebush** Full	3 Gal. Min.	24" o.c.	12"	12"
	JBR	3,918	Juniperus horizontalis 'Blue Rug' / Blue Rug Juniper** Full	3 Gal. Min.	18" o.c.	6"	12"
	MIS	751	Mimosa strigillosa / Sunshine Mimosa Full	1 Gal. Min.	18" o.c.	4"	6"
	SOD A	33,070 sf	Stenotaphrum secundatum / St. Augustine Grass Solid Sod, Stagger Seams, Field Verify Sod Areas Prior To Bid, Sod All Disturbed Areas	sod			
	TRF	193	Tripsacum floridanum / Dwarf Fakahatchee Grass** Full To Base	3 Gal. Min.	30" o.c.	24"	24"

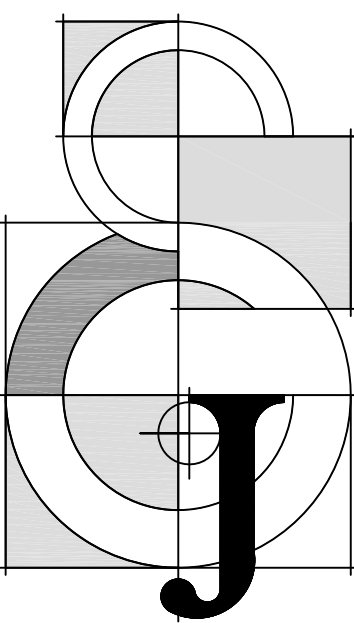
\* = Florida Native / + = Drought Tolerant



Date: 12/23/15  
Scale: 1" = 50'-0"  
Design By: JES  
Drawn By: BMC  
Checked By: Jes  
File No: 746.01  
Job No: 15-31

**REVISIONS / SUBMISSIONS**

No.	Description
01/19/16	Staff Comments



Jon E. Schmidt and Associates  
 Landscape Architecture & Site Planning  
 2247 Palm Beach Lakes Blvd., Suite 101  
 West Palm Beach, Florida 33409  
 Tel. (561) 684-6141 • Fax. (561) 684-6142  
 E-mail: jschmidt@jesla.com  
 Website: www.jesla.com  
 License No.: LC26000232

**E-Z Weld**  
 City of Riviera Beach, Florida

- Trees, Shrubs and Ground Cover
- PART 1 GENERAL
- 1.01 WORK INCLUDED
- Extent of planting work is shown on drawings and in schedules.
  - 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.
  - Finish Grade Elevations: 1 inch below top of pathway edging.
- 1.02 QUALITY ASSURANCE
- Subcontract landscape work to a single firm specializing in landscape work.
  - Source Quality Control:
    - General: Ship landscape materials with certificates of inspection required by governing authorities. Comply with regulations applicable to landscape materials.
    - Do not make substitutions. If specified landscape material is not obtainable, submit to Landscape Architect proof of non-availability and proposal for use of equivalent material. When authorized, adjustment of contract amount will be made.
    - Analysis and Standards: Package standard products with manufacturer's certified analysis. For other materials, provide analysis by recognized laboratory made in accordance with methods established by the Association of Official Agricultural Chemists, wherever applicable.
    - Trees, Palms and Shrubs: Provide trees, palms and shrubs grown in a recognized nursery in accordance with good horticultural practice. Provide healthy, vigorous stock free of disease, insects, eggs, larvae, and defects such as decay, knots, sun-scorch, injuries, abrasions, discoloration. Provide trees, palms and shrubs for grade needed as outlined under Grades and Standards for Nursery Plants, State Plant Board of Florida, unless otherwise noted.
      - Sizes: Provide trees and shrubs of sizes shown or specified. Trees, palms and shrubs of larger size may be used if acceptable to Landscape Architect, and if sizes of roots or balls are increased proportionately.
  - Inspection: Landscape Architect reserves right to inspect trees, palms and shrubs either at place of origin or before planting, for compliance with requirements for name, variety, size and quality.
- 1.03 SUBMITTALS
- Certification: Submit certificates of inspections as required by governmental authorities, and manufacturer's or vendor's certified analysis for soil amendments and fertilizer materials. Submit other data substantiating that materials comply with specified requirements.
  - Submit seed vendor's certified statement for each grass seed mixture required, stating botanical and common name, percentage by weight, and percentage of purity, germination, and weed seed for each grass seed species.
  - Planting Schedule: Submit planting schedule showing schedule dates for each type of planting in each area of site.
  - Maintenance Instructions: Submit typewritten procedures for maintenance of landscape work.
- 1.04 DELIVERY, STORAGE AND HANDLING
- Packaged Materials: Deliver packaged materials in original containers showing weight analysis and name of manufacturer. Protect materials from deterioration during delivery, and while stored at site.
  - Sod: Time delivery so that sod will be placed within 24 hours after stripping. Protect sod against drying and breaking of rolled strips.
  - Trees, palms and shrubs: Provide freshly dug trees, palms and shrubs. Do not prune prior to delivery. Do not bend or bind-tie trees or shrubs in such a manner to damage bark, break branches or destroy natural shape. Provide protective covering during delivery.
  - Deliver trees, palms and shrubs after preparations for planting have been completed and plant immediately if planting is delayed more than 6 hours after delivery, set trees and shrubs in shade, protect from weather and mechanical damage, and keep roots moist.
  - Do not remove container grown stock from containers until planting time.
- 1.05 JOB CONDITIONS
- Proceed with and complete landscape work as rapidly as portions of site become available.
  - Utilities: Determine location of underground utilities and perform work in a manner which will avoid possible damage. Hand excavate, as required. Maintain grade stakes set by others until removal is mutually agreed upon by parties concerned.
  - Excavation: When conditions detrimental to plant growth are encountered, such as rubble fill, adverse drainage conditions, or obstructions, notify Landscape Architect before planting.
  - Planting Schedule: Where applicable, prepare a proposed planting schedule. Schedule dates to establish a logical sequence for completing each type of landscape work to avoid damage to other landscape work and work performed by other disciplines. Correlate with specified maintenance periods to provide maintenance from date of substantial completion. Once accepted, revise dates only as approved in writing, after documentation of reasons for delay.
  - Coordination with Lawns: Plant trees, palms and shrubs after final grades are established and prior to planting of lawns, unless otherwise acceptable to Landscape Architect. If planting of trees, palms and shrubs occurs after lawn work, protect lawn areas and promptly repair damage to lawns resulting from planting operations.
- 1.06 SPECIAL PROJECT WARRANTY
- Warranty lawns through specified maintenance period, and until final acceptance. The required period is for one full year following installation of lawn areas.
  - Warranty trees for a period of one year after date of substantial completion against defects death and unsatisfactory growth, except for defects resulting from neglect by Owner, abuse or damage by others, or unusual phenomena or incidents which are beyond Landscape Contractor's control.
  - Warranty shrubs for 1 full year after date of substantial completion.
  - Remove and replace trees, shrubs or other plants found to be dead or in unhealthy condition during warranty period. Make replacements during growth season following end of warranty period. Replace trees and shrubs which are in doubtful condition at end of warranty period, unless, in opinion of the Landscape Architect, it is advisable to extend warranty period for a full growing season or for one full year.
    - Another inspection will be conducted at end of extended warranty period, to determine acceptance or rejection. Only one replacement will be required at end of warranty period, except for losses or replacements due to failure to comply with specified requirements.

- PART 2 PRODUCTS
- 2.01 TOPSOIL
- 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."
  - 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 1/2" in diameter. It shall not contain noxious plant growth (such as bermuda or nut grass). It shall test in neutral pH range of 5.0 to 6.75 and contain no toxic substances that can be deemed to impede plant growth. The contractor shall be prepared to have soil lab-tested at his expense by the Landscape Architect. Topsoil shall comply with the following quantitative analysis.
- | COMPONENTS     | VOLUME MEASURE | PARTICLE SIZE      |
|----------------|----------------|--------------------|
| Organic Matter | 3 - 5%         |                    |
| Silt           | 10 - 30%       | 0.05 to 0.002 MM   |
| Sand           | 25 - 75%       | 0.2 to 0.05 MM     |
| Clay           | 5 - 25%        | 0.002 MM and below |
- 2.02 SOIL AMENDMENTS
- If necessary to bring soil into above specified limits:
- Lime: 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.
  - Peat Humus or Peat Moss: Texture, moisture and pH range suitable for intended use.
  - Humus Soil Conditioner: Consisting of yard trimmings and biosolids co-compost.
  - 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.

- 2.03 PLANT MATERIAL
- Plant list is part of this specification section.
  - 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, State Plant Board of Florida.
  - Deciduous Trees: Provide trees of height and caliper listed or shown and with branching configuration for No. 1 graded trees in Grades and Standards for Nursery Plants for type and species required. Provide single stem trees except where special forms are shown or listed. Ball condition variable.
  - Coniferous and Broadleaved Evergreens: Provide evergreens of size shown or listed. Dimensions indicate minimum height and spread. Provide specified quality evergreens with well-balanced form complying with requirements for other size relationships to the primary dimension shown.
- 2.04 GRASS MATERIALS
- Grass Seed: Provide fresh, clean, new-crop seed complying with established tolerance for purity and germination. Provide seed of grass species, proportions and minimum percentages of purity, germination, and maximum percentage of weed seed, as specified. Attach a schedule of requirements.
  - Sod: Provide strongly rooted sod free of weeds and undesirable native grasses, capable of growth and development when planted.
- 2.05 MISCELLANEOUS LANDSCAPE MATERIALS
- 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.
  - Anti-Erosion Mulch: Provide clean, dry, mulching hay or straw of coastal bermuda, pangola or bahia grass. Only underseeded mulch which can be readily cut into the soil shall be used.
  - Mulch: Melaleuca or equal.
  - Stakes and Guy's: When required provide stakes and deadmen of sound new hardwood, treated softwood, or redwood free of knot holes and other defects. Provide wire ties and guys of 2-strand, twisted, pliable galvanized iron wire not lighter than 12 ga. with zinc-coated turnbuckles. Provide not less than 1/2" hose, cut to required lengths to protect tree trunks from damage by wires.

- PART 3 EXECUTION
- 3.01 LAYOUT
- 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. Make adjustments as maybe required.
- 3.02 PREPARATION OF PLANTING SOIL
- Before mixing, clean topsoil of roots, plants, sods, stones, clay lumps, and other extraneous materials harmful or toxic to plant growth.
  - Mix specified soil amendments and fertilizers with topsoil at rates specified. Delay mixing of fertilizer if planting will not follow placing of planting soil within a few days.
  - For planting beds, mix planting soil either prior to planting or apply on surface of topsoil and mix thoroughly before planting.
    - Mix lime with dry soil prior to mixing of fertilizer.
    - Prevent lime from contacting roots of acid-loving plants.
  - Remove all shellrock encountered and backfill with clean sand or sand/soil mix.
- 3.03 PREPARATION FOR PLANTING AREAS (To include Lawn and Planting Bed Areas)
- Spread a layer of 2 to 3 inches of humus soil conditioner over the entire planting area. Planting areas shall include all new sod areas, shrub areas and tree areas. These areas shall be as large as 3 times the diameter of the beds of the plants, except where confined by hardscape features such as paved parking areas, paved walk ways, structures, etc. Overlapping areas shall be considered to be one large planting area for the entire mass. The humus soil conditioner shall then be uniformly disked, tilled or aerified into the existing soil to a depth of 6 to 8 inches with the following exception: no rototilling shall occur closer to the trunks of established plants than one half the diameter of the existing plant canopy. All plants, including hedges and ground cover shall be planted in individually dug holes and the material dug from the holes shall then be further mixed with the prepared site soil prior to backfilling of the planting holes around the rootballs.
- 3.04 PREPARATION FOR PLANTING LAWNS
- Preparation of Unchanged Grades: Where lawns are to be planted in areas that have not been disturbed by excavating, grading, or stripping operations, prepare soil for lawn planting as follows: Till to a depth of not less than 6"; apply soil amendments and initial fertilizers; remove high areas and fill in depressions; till soil to a homogenous mixture of fine texture, free of lumps, clods, stones, roots and other extraneous matter.
    - Prior to preparation of unchanged areas, remove existing grass, vegetation and turf. Dispose of such material outside of Owner's property; do not turn over into soil being prepared for lawns.
  - Elsewhere: Loosen subgrade of lawn areas to a minimum depth of 4". Remove stones over 1 1/2" in any dimension and sticks, roots, rubbish and other extraneous matter. Limit preparation to areas which will be planted promptly after preparation.
    - Spread planting soil mixture to minimum depth required to meet lines, grades and elevations shown, after light rolling and natural settlement.
    - Place approximately 1/2 of total amount of planting soil required. Work into top of loosened subgrade to create a transition layer and then place remainder of planting soil.
    - Allow for sod thickness in areas to be sodded.
  - Grade lawn areas to smooth, even surface with loose, uniformly fine texture. Roll and rake and remove ridges and fill depressions, as required to meet finish grades. Limit fine grading to areas which can be planted immediately after grading.
  - Moisten prepared lawn areas before planting if soil is dry. Water thoroughly and allow surface moisture to dry before planting lawns. Do not create a muddy soil condition.
  - Restore lawn areas to specified condition if eroded or otherwise disturbed after fine grading and prior to planting.
- 3.05 PREPARATION OF PLANTING BEDS
- Loosen subgrade of planting bed areas to a minimum depth of 12" using a cultimulcher or similar equipment. Remove stones over 1 1/2" in any dimension, and sticks, stones, rubbish and other extraneous matter. Spread planting soil mixture to minimum depth required to meet lines, grades and elevations shown, after light rolling and natural settlement. Place approximately 1/2 of total amount of planting soil required. Work into top of loosened subgrade to create a transition layer, then place remainder of the planting soil. Add soil amendment.
  - Excavation for Trees and Shrubs: Excavate pits, beds and trenches with vertical sides and with bottom of excavation slightly raised at center to provide proper drainage. Loosen hard subsoil in bottom of excavation.
    - 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.
    - For container grown stocks, excavate as specified for balled and burlapped stock, adjusted to size of container width and depth.
  - Dispose of subsoil removed from landscape excavations. Do not mix with planting soil or use as backfill. Fill excavations for trees and shrubs with water and allow to percolate out before planting.

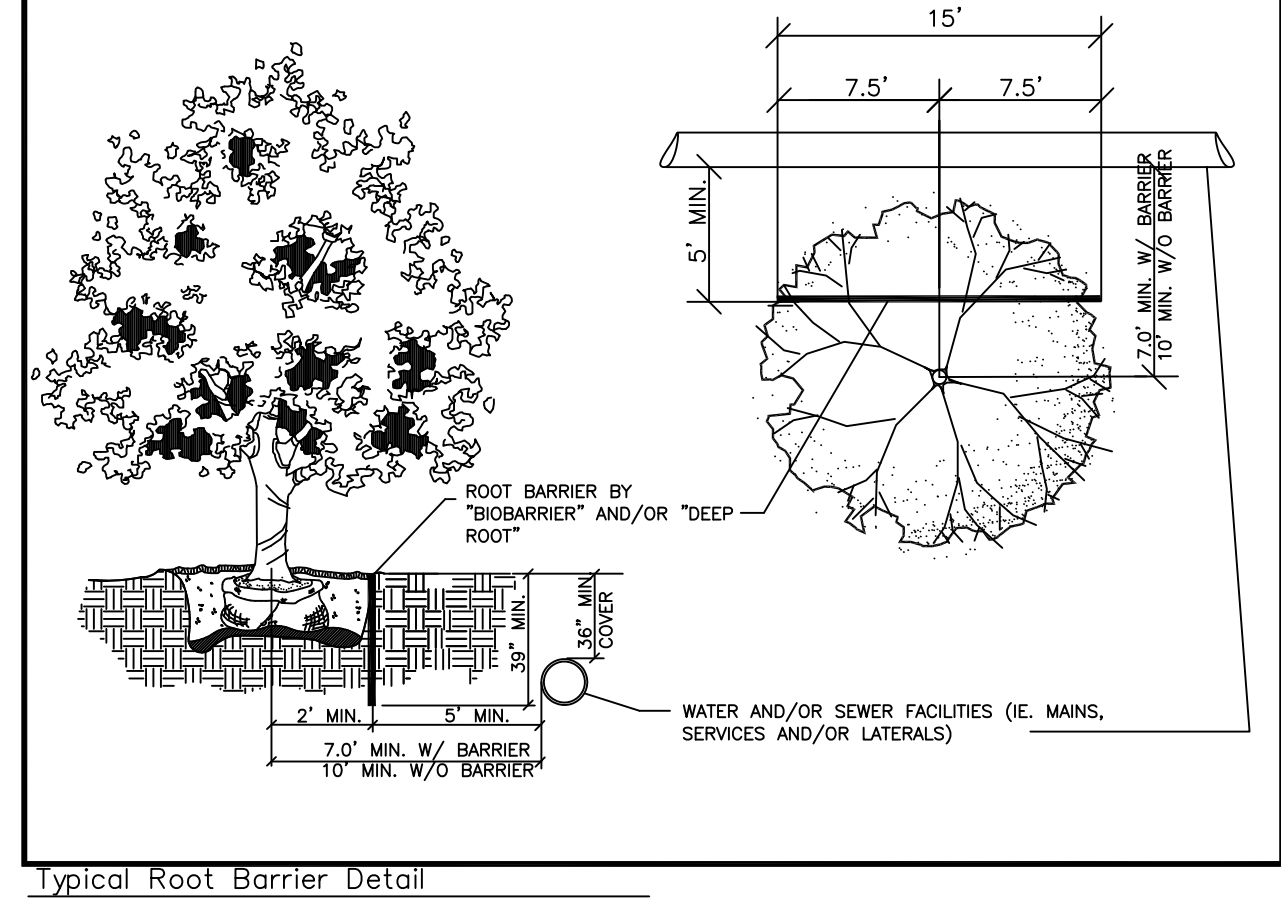
- 3.06 PLANTING TREES, PALMS AND SHRUBS
- Lay out individual trees and shrub locations and areas for multiple plantings where required. Stake locations and outline areas and secure Landscape Architect's acceptance before start of planting work. Make adjustments as maybe required.
  - Set balled and burlapped (B&B) stock on layer of compacted planting soil mixture, plumb and center of pit or trench with top of ball at same elevation as adjacent finished landscape grades. Remove burlap from sides of balls; retain on bottoms. When set, place additional backfill around base and sides of ball, and work each layer to settle backfill and eliminate voids and air pockets. When excavation is approximately 2/3 full, water thoroughly before placing remainder of backfill. Repeat watering until no more is absorbed. Water again after placing final layer

- Set container grown stock as specified for balled and burlapped stock, except cut cans on 2 sides with an approved can cutter; remove bottoms of wooden boxes after partial backfilling so as not to damage root balls.
  - Dish top of backfill to allow for mulching.
  - Mulch pits, trenches and planting areas. Provide not less than following thickness of mulch and work into top of backfill and finish level with adjacent finish grades: Provide 3" thickness of mulch.
  - Guy and stake trees immediately after planting, as indicated.
- 3.07 PRUNING
- All pruning shall be done on the site before planting as directed by Landscape Architect. Pruning shall follow modern horticultural practices (Grades and Standards for Nursery Plants) and shall be done with approved tools designed for the purpose intended. Lopping, topping, or shearing of trees or shrubs will be grounds for rejecting the plants as unsuitable and not meeting requirements. Damaged, scorched, frozed, split, or skinned branches, limbs or roots shall be pruned back to live wood nearest to the next sound outside lateral bud, branch, limb or root. The terminal leader or bud in all trees or shrubs shall be left intact and not removed unless damaged.
  - Prune, thin out and shape trees and shrubs. Prune trees to retain required height and spread. Unless otherwise directed by Landscape Architect, do not cut tree leaders, and remove only injured or dead branches from flowering trees, if any. Prune shrubs to retain natural character.
- 3.08 SODDING NEW LAWNS
- Lay sod within 24 hours from time of stripping.
  - Lay sod to form a solid mass with tightly fitted joints. Butt ends and sides of sod strips; do not overlap. Stagger strips to offset joints in adjacent courses. Work from boards to avoid damage to subgrade or sod. Tamp or roll tightly to ensure contact with subgrade. Work sifted soil into minor cracks between pieces to add; remove excess to avoid smothering of adjacent grass.
  - Water sod thoroughly with a fine spray immediately after planting.
- 3.09 MAINTENANCE
- Begin maintenance immediately after planting.
  - Maintain trees, palms, shrubs and other plants until final acceptance but in no case less than following period: 30 days after substantial completion of planting.
  - Maintain trees, palms, shrubs and other plants by pruning, cultivating and weeding as required for healthy growth. Restore planting saucers, tighten and repair stake and guy supports and reset trees and shrubs to proper grades or vertical position as required. Restore or replace damaged wrappings. Spray as required to keep trees and shrubs free of insects and diseases.
  - Remove and replace excessively pruned or misformed stock resulting from improper pruning.
  - Maintain lawns for not less than the period stated below, and longer as required to establish an acceptable lawn.
    - Sodded lawns, not less than 30 days after substantial completion.
    - Seeded lawns, not less than 60 days after substantial completion.
- 3.10 CLEANUP AND PROTECTION
- During landscape work, keep pavement clean and work area in an orderly condition.
  - Protect landscape work and materials from damage due to landscape operations, operations by other contractors and trades and trespassers. Maintain protection during installation and maintenance periods. Treat, repair or replace damaged landscape work as directed.

- 3.11 INSPECTION AND ACCEPTANCE
- When landscape work is completed, including maintenance, Landscape Architect will, upon request, make an inspection to determine acceptability. Landscape work may be inspected for acceptance in parts agreeable to Landscape Architect, provided work offered for inspection is complete, including maintenance.
  - Seeded lawns will be acceptable provided requirements, including maintenance, have been complied with, and healthy, uniform close stand of specified grass is established, free of weeds, bare spots and surface irregularities (95% coverage required for acceptance).
  - 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). Where inspected landscape work does not comply with requirements, replace rejected work and continue specified maintenance until respected by Landscape Architect and found to be acceptable. Remove rejected plants and materials promptly from project site.
- 3.12 IRRIGATION
- An automatic irrigation system providing 100% coverage with 50% overlap is to be provided.
  - A rain sensor is required on all Irrigation Systems.
  - Provide an as built drawing of the irrigation system to the Landscape Architect.

**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 in the filed in accordance with the planting details shown hereon.

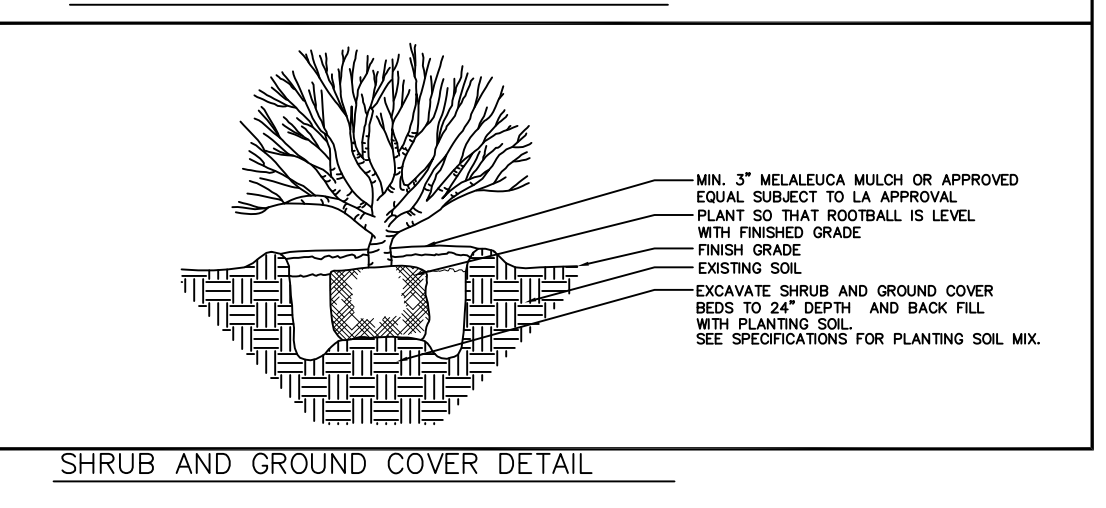
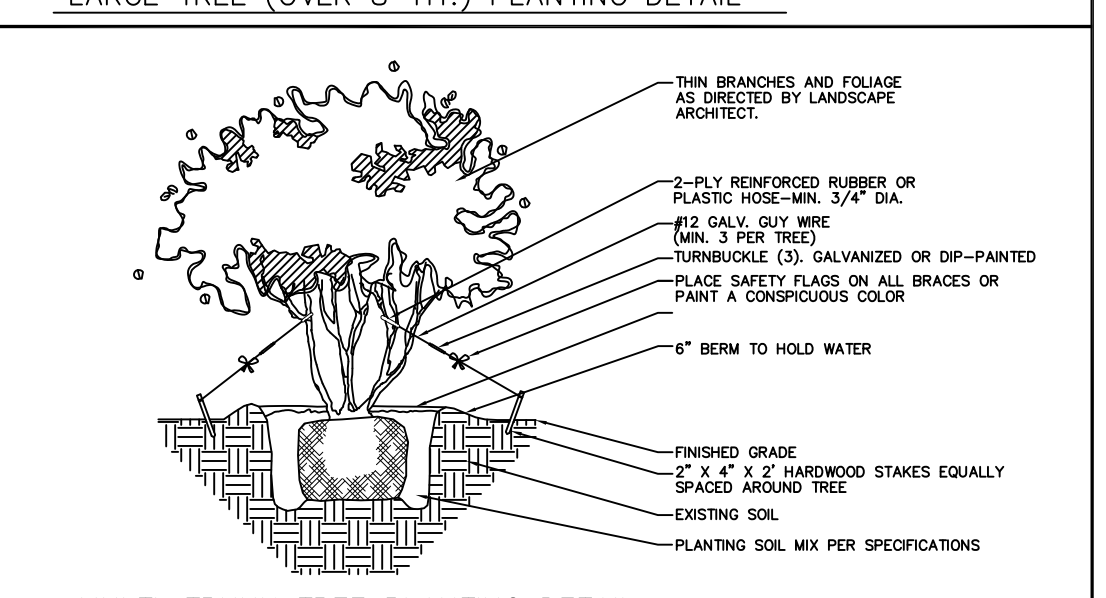
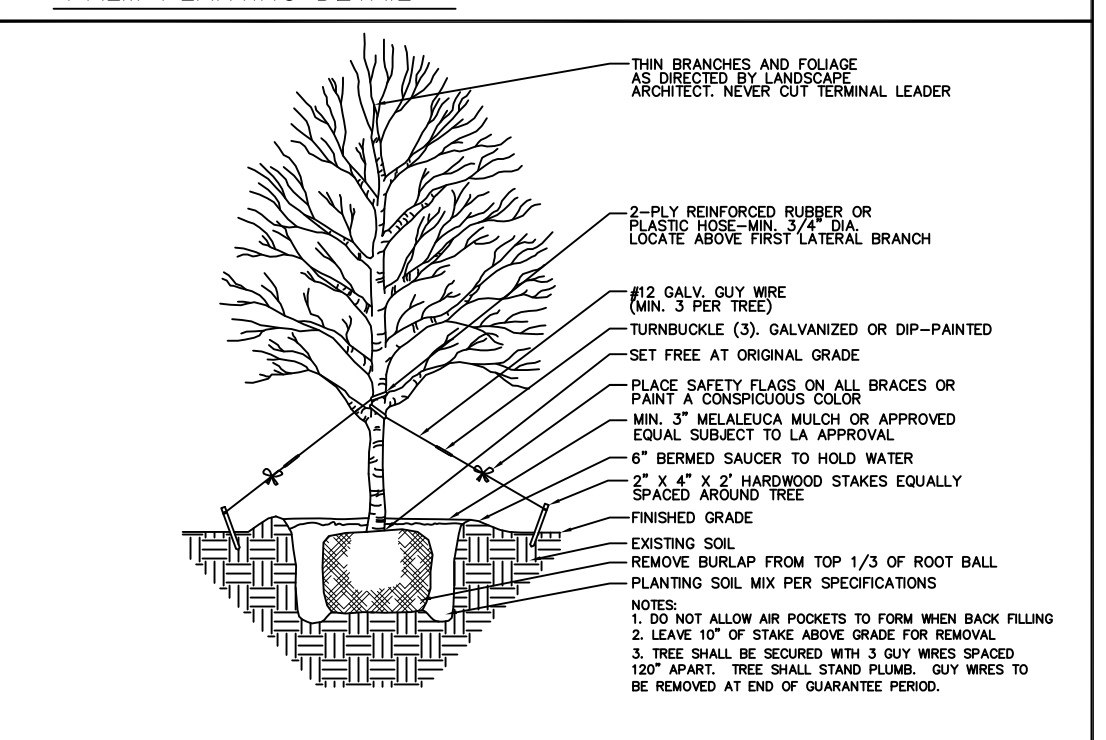
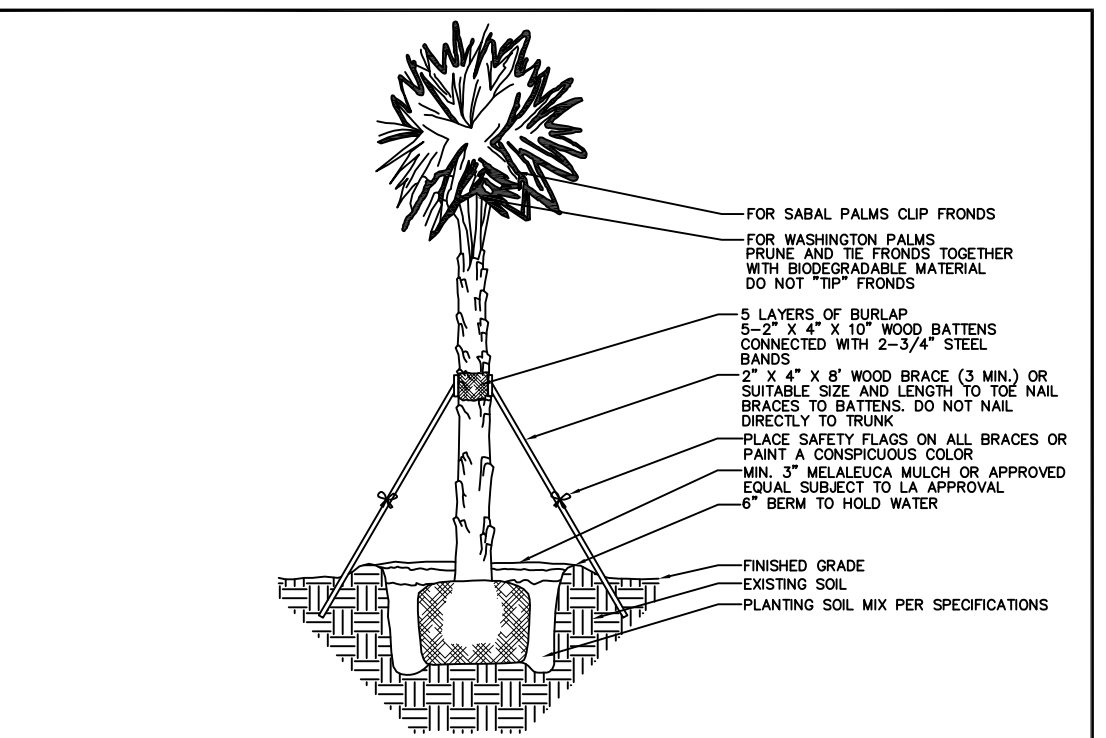
Additionally, trees are to be installed with a ten foot (10') separation from any water or sewer main and/or service, hydrants, and lift stations. If a ten foot (10') separation cannot be achieved, the tree can be installed with a root barrier system. Refer to the "Root Barrier" detail for installation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



LANDSCAPE NOTES

- GENERAL
- All proposed material shall be Florida No. 1 or better as set forth in "Grades & Standards for Nursery Plants," Florida Dept. of Agriculture 2nd Edition 2/08. No deviations will be permitted.
  - By submitting a bid, the landscape contractor is responsible for providing the material specified on the plans. No substitutions will be accepted without prior written approval and acceptance by the Owner or his representative, or Landscape Architect.
  - Materials to be hand-selected at the discretion of the Owner or his representative, or Landscape Architect.
  - All work shall proceed in a professional manner in accordance with standard nursery and installation practices.
  - Quantities on plan list are for convenience only. Landscape Contractor is responsible for all plants shown on planting plans. When discrepancies occur between plan list and planting plans, the plans are to override the plan list in all cases. Contractor is responsible for confirming sod quantities and certifying such to the Owner or his representative.
  - Contractor is responsible for locating all underground utilities prior to digging. Notify the Owner or his representative, or the Landscape Architect immediately regarding discrepancies or conflicts.
  - 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.
  - Owner or Landscape Architect to be immediately notified of any discrepancies found in field.
  - 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.
  - Existing plant material to be removed, except as noted.
- TREES & PALMS
- All trees, new and relocated, to be staked and guyed as detailed.
  - No double or multi-trunk trees unless otherwise specified.
  - Face of trees and palms to be located a minimum of 2'-0" off all sidewalks/bike paths or other paved surfaces, unless otherwise noted on plans.
  - Root barriers on Live Oaks are not acceptable.
  - All trees falling within grassed areas to have a 3" mulch ring with no more than 1" of mulch directly adjacent to the trunk of the tree. Min. 3' radius mulch ring to be provided.
- PLANTING BEDS
- Groundcover and shrubs to be laid out in a uniform and consistent pattern.
  - All planting beds to receive 3" deep shredded mulch per specifications.
  - Landscape Contractor is responsible for verifying that clean top soil, meeting the attached specifications, exists in each planting bed prior to planting. Contractor shall add or amend top soil if necessary. Free pits shall be backfilled as noted in attached specifications. Excavate all shrub and groundcover beds as specified and backfill with planting soil per specifications.
  - All existing asphalt base material to be removed from planting areas and replaced with clean top soil prior to planting. Final grade within planting areas to be 2" below adjacent paved areas or top of curb.
- SOD
- Landscape Contractor is responsible for replacing any damaged sod.
  - All sod areas to receive a 3" top dressing of soil per specifications.
- IRRIGATION
- All landscape areas (including sod) shall be irrigated with an underground automatic sprinkler system providing 100% coverage, and a rain sensor per attached plans. No landscape installation shall occur until the irrigation system is operational, unless approval is granted by Owner or his representative, or Landscape Architect.

DETAILS



Date: 12/23/15  
 Scale: 1" = 50'-0"  
 Design By: JES  
 Drawn By: BMC  
 Checked By: Jes  
 File No. 746.01  
 Job No. 15-31

REVISIONS / SUBMISSIONS

NO.	DATE	DESCRIPTION
01/19/16		Staff Comments

**Landscape Specs.**

**LP-5 of 5**