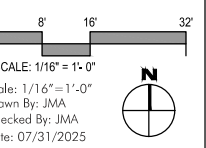




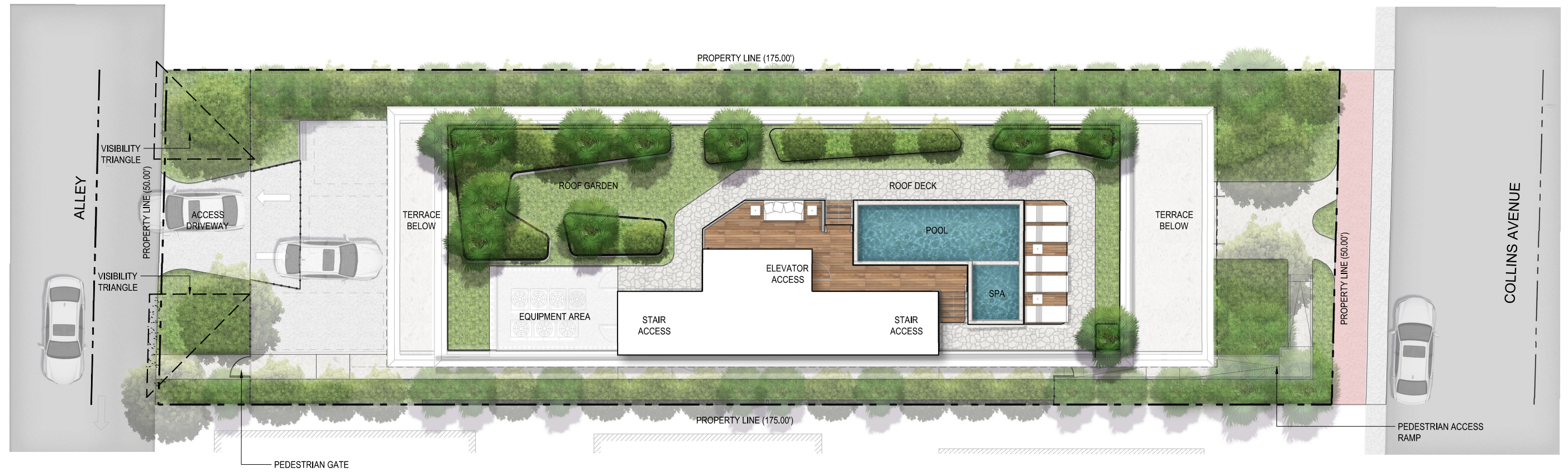
REVISIONS:

No.	Date	Description



ILLUSTRATIVE PLAN

DRB25-1140
Final Submittal 10/12/2025



COLLINS AVENUE

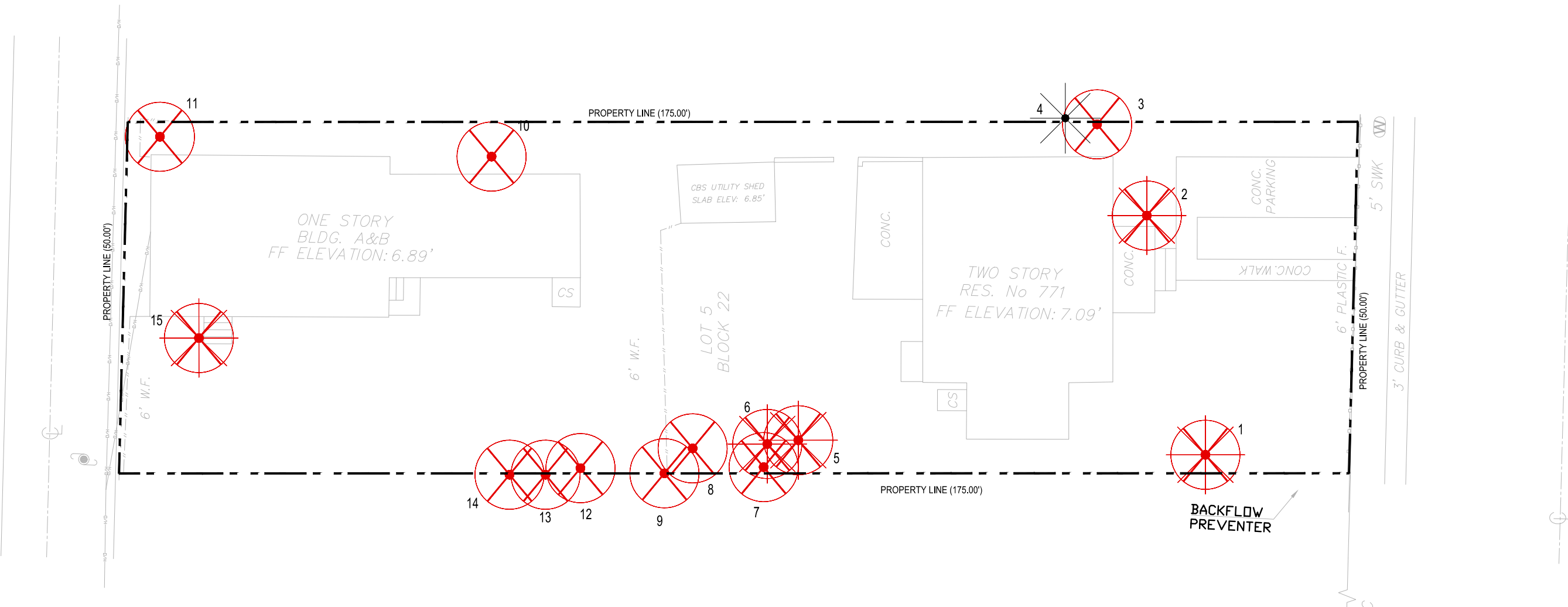
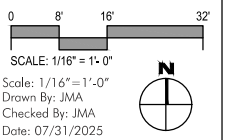
PEDESTRIAN ACCESS RAMP



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No.	Date	Description

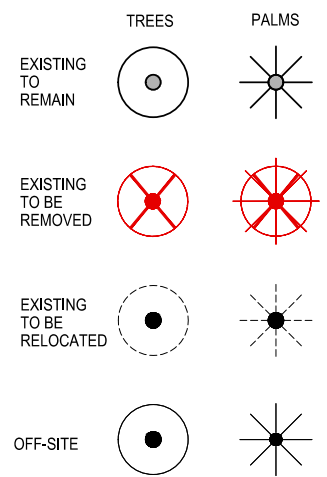


TREE DISPOSITION										
TREE NUMBER	BOTANICAL NAME	COMMON NAME	DBH (Inches)	HEIGHT (FT)	CANOPY (FT)	DISPOSITION	CONDITION	REMARKS	INCHES REMOVED	PALMS REMOVED
1	Strelitzia nicolai	WHITE BIRD OF PARADISE	MULTI	26	28	REMOVE	POOR	NOT A REGULATED TREE; NO MITIGATION REQUIRED		
2	Sabal Palmetto	CABBAGE PALM	13	25	14	REMOVE	FAIR			1
3	Coccoloba uvifera	SEAGRAPE	12	27	22	REMOVE	POOR		12	
4	Sabal Palmetto	CABBAGE PALM	10	15	12	REMAIN	OFFSITE			1
5	Sabal Palmetto	CABBAGE PALM	6	7	8	REMOVE	FAIR	NOT A REGULATED TREE; NO MITIGATION REQUIRED		
6	Sabal Palmetto	CABBAGE PALM	12	17	14	REMOVE	FAIR			1
7	DEAD TREE					REMOVE	DEAD			
8	Eugenia uniflora	SURINAM CHERRY	6	13	15	REMOVE	VERY POOR		6	
9	DEAD TREE					REMOVE	DEAD			
10	Persea americana	AVOCADO	22	25	28	REMOVE	VERY POOR		22	
11	Bursera simaruba	GUMBO LIMBO	7	13	8	REMOVE	FAIR		7	
12	DEAD TREE					REMOVE	DEAD			
13	Ficus benjamina	WEeping FIG	6	15	10	REMOVE	POOR	OVERGROWN SHRUB; NO MITIGATION REQUIRED		
14	Ficus benjamina	WEeping FIG	8	17	18	REMOVE	POOR	OVERGROWN SHRUB; NO MITIGATION REQUIRED		
15	Veitchia merillii	CHRISTMAS PALM	6	15	8	REMOVE	FAIR			1
TOTAL INCHES REMOVED									47	
TOTAL PALMS REMOVED										4

MITIGATION CALCULATION	
TOTAL PALMS REMOVED	4
TOTAL INCHES REMOVED	47
REPLACEMENT TREES NEEDED	20 TREES @ 12' HT., 2" CAL

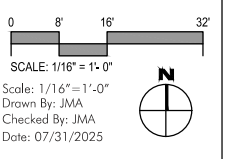
TREE DISPOSITION SUMMARY				
	TOTAL	REMAIN	REMOVE	RELOCATE
TREES	9	0	9	0
PALMS	6	1	5	0

PLANT SYMBOLS



REVISIONS:

No.	Date	Description

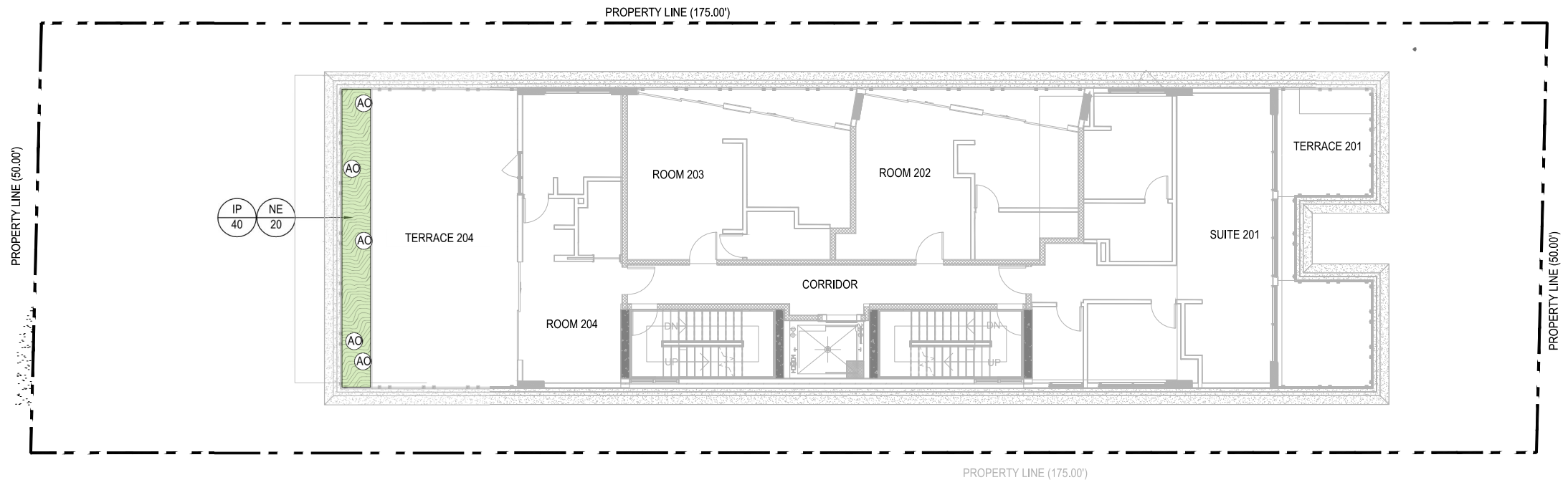


LANDSCAPE PLAN
RESIDENCES



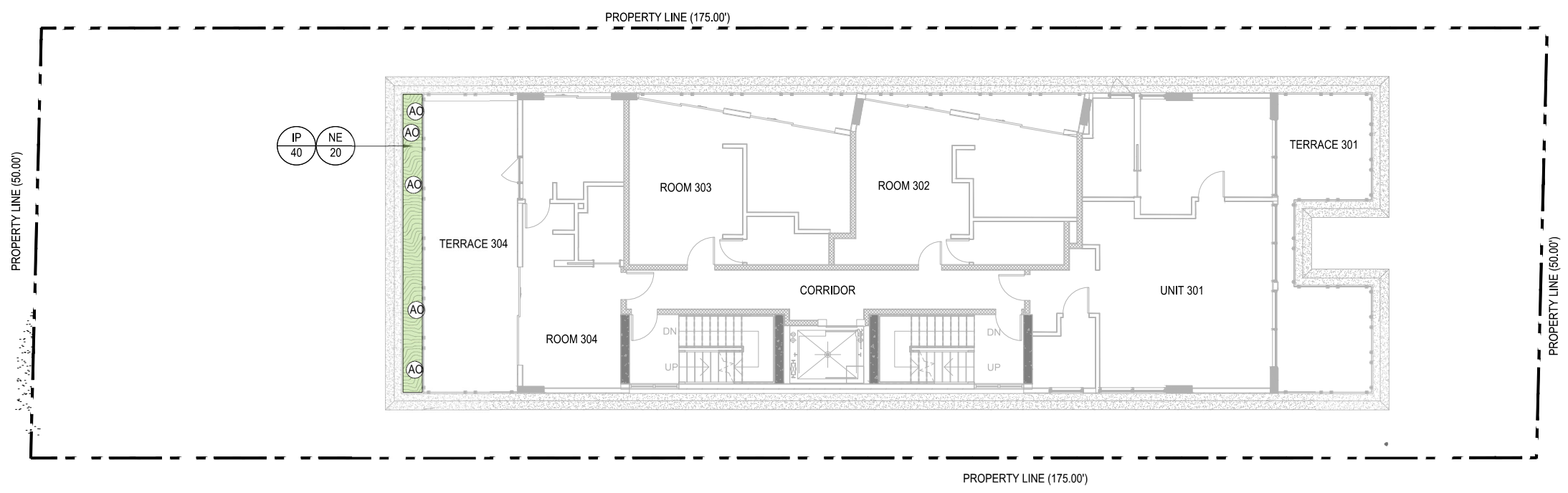
COLLINS AVENUE

COLLINS AVENUE



PROPERTY LINE (175.00')

LEVEL 02



PROPERTY LINE (175.00')

LEVEL 03

PLANT SCHEDULE - LEVEL 02

SHRUBS	QTY	SCIENTIFIC NAME	COMMON NAME	SPECS	NATIVE	DROUGHT TOLERANT	NOTES
AO	5	Alcantarea odorata	SILVER BROMELIAD	30" OA		✓	18" O.C.
NE	20	Nephrolepis exaltata	BOSTON FERN	3 GALLON 18" HT, FULL	✓	✓	24" O.C.
GROUND COVERS	QTY	SCIENTIFIC NAME	COMMON NAME	SPECS	NATIVE	DROUGHT TOLERANT	NOTES
IP	40	Ipomoea-pes-caprae	RAILROAD VINE	6" HT X 12" SPR	✓	✓	12" O.C.

PLANT SCHEDULE - LEVEL 03

SHRUBS	QTY	SCIENTIFIC NAME	COMMON NAME	SPECS	NATIVE	DROUGHT TOLERANT	NOTES
AO	5	Alcantarea odorata	SILVER BROMELIAD	30" OA		✓	18" O.C.
NE	20	Nephrolepis exaltata	BOSTON FERN	3 GALLON 18" HT, FULL	✓	✓	24" O.C.
GROUND COVERS	QTY	SCIENTIFIC NAME	COMMON NAME	SPECS	NATIVE	DROUGHT TOLERANT	NOTES
IP	40	Ipomoea-pes-caprae	RAILROAD VINE	6" HT X 12" SPR	✓	✓	12" O.C.

LEGEND

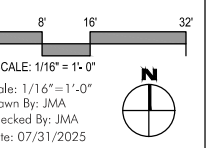
PROPOSED:

- TREE:
- PALM:
- LARGE SHRUB:
- SHRUB / ACCENT PLANT:
- LAWN AREA:
- PLANTING AREA:
- CONCRETE AREA:
- PAVER AREA:



REVISIONS:

No.	Date	Description



LANDSCAPE PLAN
RESIDENCES

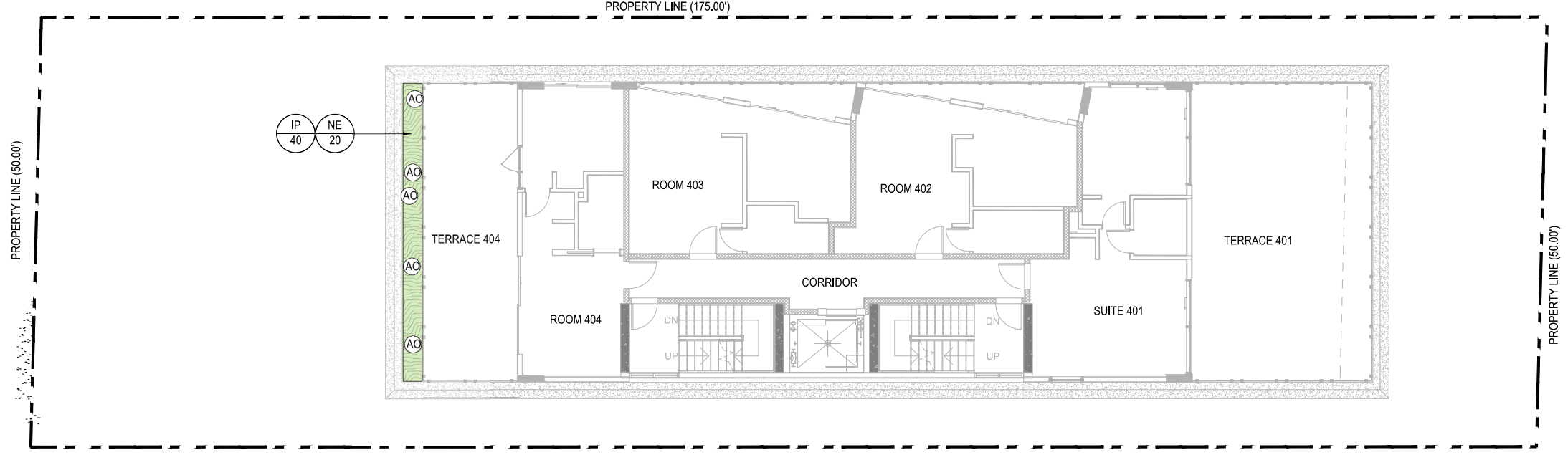


COLLINS AVENUE

COLLINS AVENUE

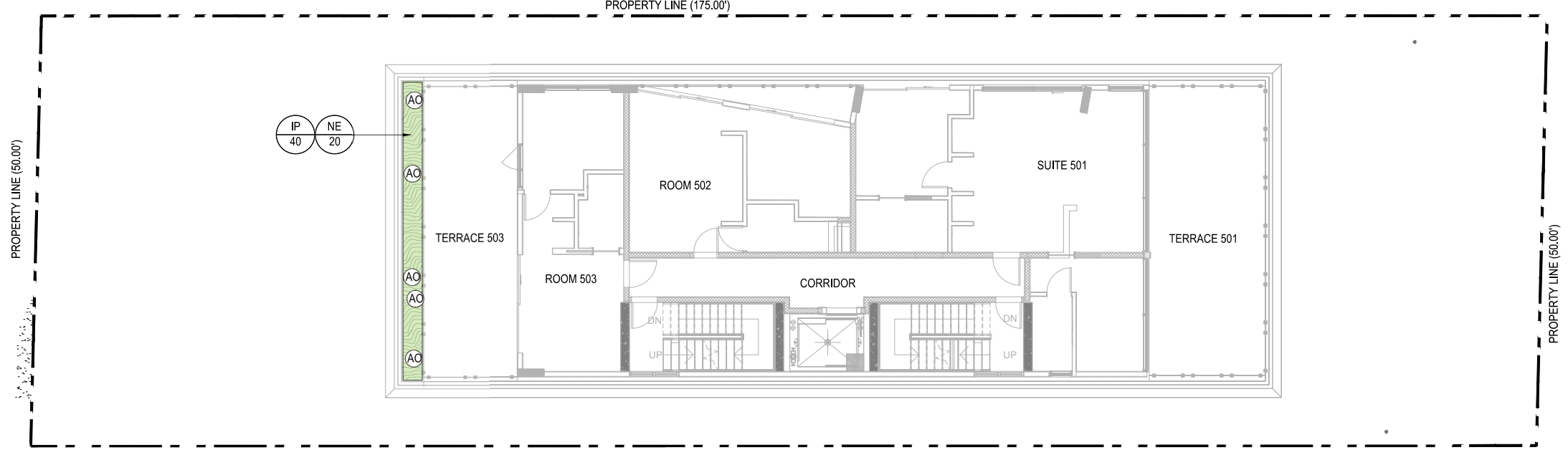
ALLEY

ALLEY



PROPERTY LINE (175.00')

LEVEL 04



PROPERTY LINE (175.00')

LEVEL 05

PLANT SCHEDULE - LEVEL 04









SHRUBS	QTY	SCIENTIFIC NAME	COMMON NAME	SPECS	NATIVE	DROUGHT TOLERANT	NOTES
AO	5	Alcantarea odorata	SILVER BROMELIAD	30" OA		✓	18" O.C.
NE	20	Nephrolepis exaltata	BOSTON FERN	3 GALLON 18" HT, FULL	✓	✓	24" O.C.
GROUND COVERS	QTY	SCIENTIFIC NAME	COMMON NAME	SPECS	NATIVE	DROUGHT TOLERANT	NOTES
IP	40	Ipomoea-pes-caprae	RAILROAD VINE	6" HT X 12" SPR	✓	✓	12" O.C.

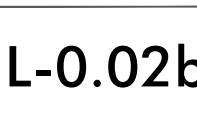
PLANT SCHEDULE - LEVEL 05

SHRUBS	QTY	SCIENTIFIC NAME	COMMON NAME	SPECS	NATIVE	DROUGHT TOLERANT	NOTES
AO	5	Alcantarea odorata	SILVER BROMELIAD	30" OA		✓	18" O.C.
NE	20	Nephrolepis exaltata	BOSTON FERN	3 GALLON 18" HT, FULL	✓	✓	24" O.C.
GROUND COVERS	QTY	SCIENTIFIC NAME	COMMON NAME	SPECS	NATIVE	DROUGHT TOLERANT	NOTES
IP	40	Ipomoea-pes-caprae	RAILROAD VINE	6" HT X 12" SPR	✓	✓	12" O.C.

LEGEND

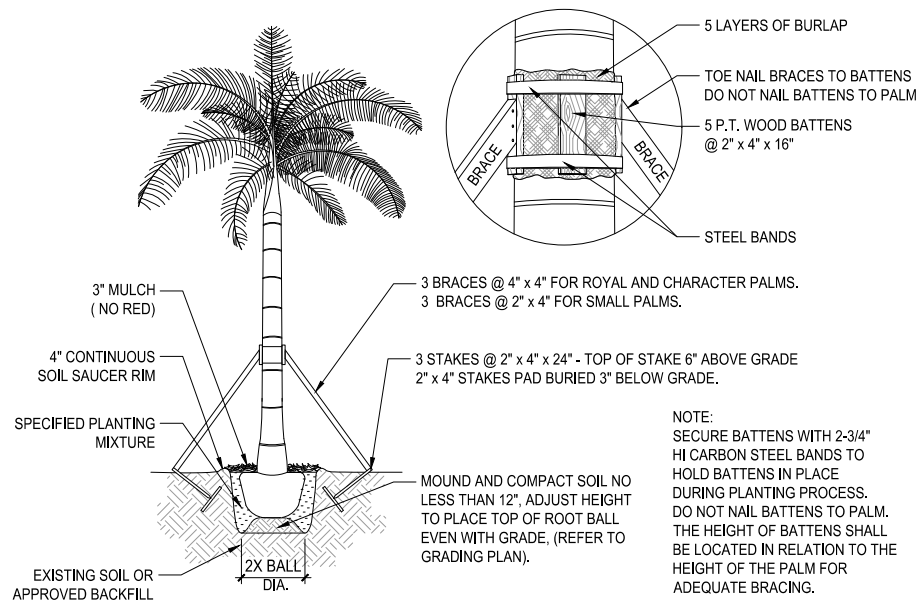
PROPOSED:

- TREE 
- PALM 
- LARGE SHRUB 
- SHRUB / ACCENT PLANT 
- LAWN AREA 
- PLANTING AREA 
- CONCRETE AREA 
- PAVER AREA 

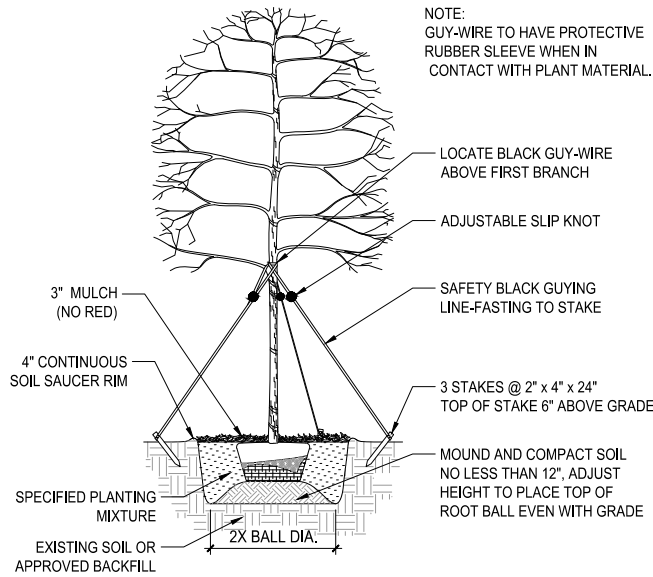




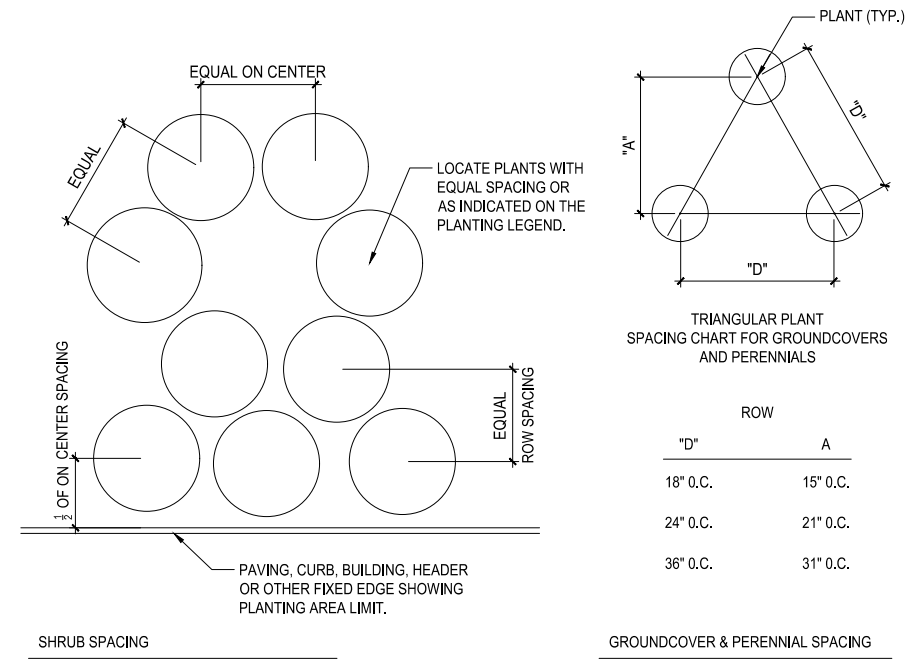
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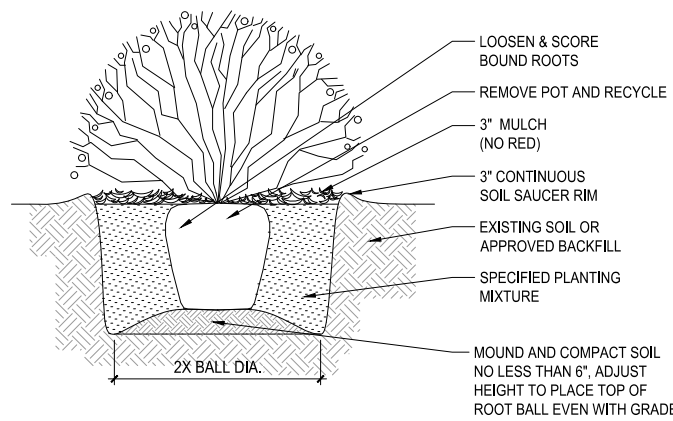
1 PALM PLANTING AND STAKING DETAIL
SCALE: N/A



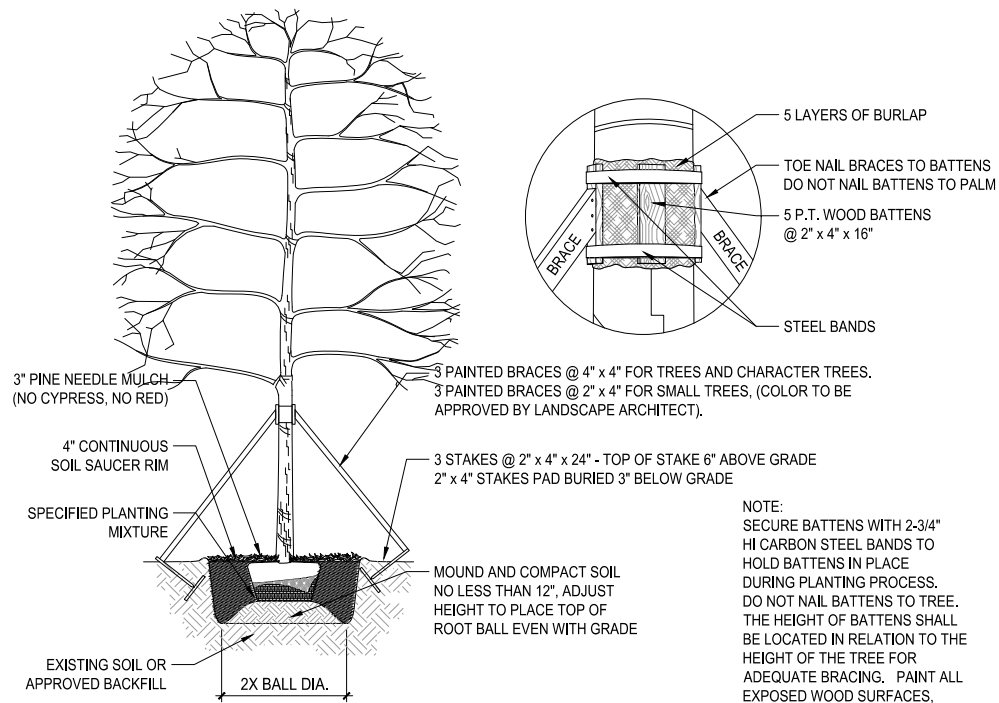
2 UNDERSTORY TREE PLANTING AND STAKING DETAIL
SCALE: N/A



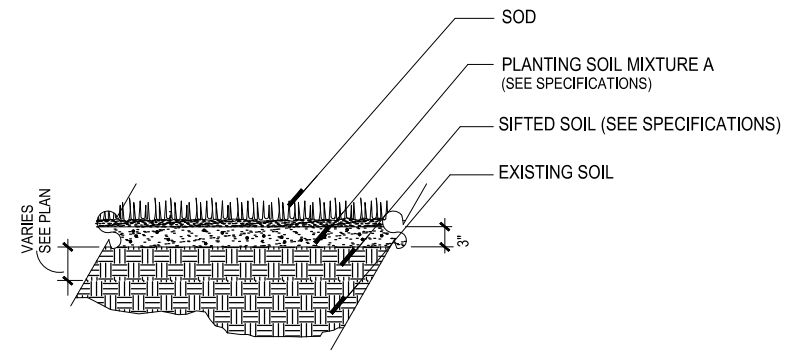
3 PLANT & SHRUB SPACING DETAIL
SCALE: N/A



4 SHRUB PLANTING DETAIL
SCALE: N/A



5 TREE PLANTING AND STAKING DETAIL
SCALE: 3/32\"/>



6 SOD SECTION
SCALE: N/A



No.	Date	Description

PLANTING NOTES

- PRIOR TO THE INSTALLATION OF PLANT MATERIALS, THE CONTRACTOR SHALL CONFIRM IN WRITING TO THE OWNERS REPRESENTATIVE THAT THE FINISHED GRADES IN ALL AREAS WHERE PLANT MATERIALS ARE TO BE INSTALLED CONFORM TO THE PROPOSED GRADES NOTED ON THE GRADING PLANS.
- PLANTING SHALL NOT COMMENCE UNTIL IRRIGATION HAS BEEN INSTALLED AND IS OPERATIONAL. TREES MAY BE INSTALLED PRIOR TO THE INSTALLATION OF IRRIGATION PROVIDED THAT A HAND WATERING SCHEDULE IS SUBMITTED TO AND APPROVED BY THE OWNERS REPRESENTATIVE.
- THE CONTRACTOR SHALL SUBMIT WEED CONTROL PRODUCTS THAT DO NOT INCLUDE GLYPHOSATE. PROTECT EXISTING PLANTS TO REMAIN FROM OVERSPRAY. DO NOT APPLY WITHIN ROOT ZONES OF EXISTING PLANT MATERIAL TO REMAIN. CONTRACTOR TO ENSURE TOTAL WEED ERADICATION PRIOR TO INSTALLATION OF PLANT MATERIAL.
- CONTRACTOR SHALL CONFIRM THAT ALL ORGANICS, SOD, WEEDS, ROOTS AND DEBRIS HAVE BEEN REMOVED TO A DEPTH OF 12 INCHES FROM ALL AREAS WHERE PLANT MATERIALS ARE TO BE INSTALLED. ALL PAVEMENT AND PAVEMENT BASE MATERIAL SHALL BE REMOVED COMPLETELY IN ALL AREAS WHERE PLANT MATERIALS ARE TO BE INSTALLED.
- ANY DEPRESSIONS OR EXCAVATIONS BELOW THE APPROVED FINISHED GRADES CREATED FOR OR BY THE REMOVAL OF SUCH OBJECTS SHALL BE REFILLED WITH CLEAN COARSE SAND AND COMPACTED TO A DENSITY CONFORMING TO THE SURROUNDING GROUND.
- THE CONTRACTOR SHALL PAINT THE OUTLINE OF EACH SHRUB AND GROUNDCOVER BED AND STAKE THE LOCATION OF ALL TREES/PALMS FOR APPROVAL OF THE OWNERS REPRESENTATIVE PRIOR TO INSTALLATION.
- TREE/PALM PITS SHALL BE TESTED FOR VERTICAL DRAINAGE BY FILLING WITH WATER TWICE IN SUCCESSION. CONDITIONS PERMITTING THE RETENTION OF MORE THAN 6 INCHES OF WATER IN 1 HOUR SHALL BE BROUGHT TO THE ATTENTION OF THE OWNERS REPRESENTATIVE. THE CONTRACTOR SHALL SUBMIT A WRITTEN PROPOSAL FOR CORRECTION OF SUCH CONDITIONS BEFORE PROCEEDING WITH INSTALLATION.
- UNIFORMLY APPLY REQUIRED AMENDMENTS TO AREAS TO RECEIVE SOD AND CULTIVATE BY MECHANICAL TILLING INTO THE TOP 6 INCHES OF SOIL.
- AREAS TO RECEIVE SOD SHALL BE GRADED TO LEVEL OUT ALL UNDULATIONS OR IRREGULARITIES IN THE SURFACE RESULTING FROM TILLAGE, FERTILIZING OR OTHER OPERATIONS. THE RESULTING SURFACE SHALL BE ROLLED WITH THE RESULTING GRADE TO BE NO HIGHER THAN THE ADJACENT PAVING OR OTHER GRADE ELEMENTS AFTER SOD HAS BEEN INSTALLED.
- PLANTING BEDS SHALL THEN BE FINE GRADED TO A SMOOTH AND EVEN SURFACE ASSURING POSITIVE DRAINAGE AWAY FROM STRUCTURES AND ELIMINATING ANY DEPRESSIONS WHICH MAY COLLECT WATER.
- "SURFLAN" OR OWNER REPRESENTATIVE APPROVED EQUAL PRE-EMERGENT HERBICIDE SHALL BE APPLIED TO ALL PLANTING BEDS IN ACCORDANCE WITH THE MANUFACTURES RECOMMENDED RATE.

POST-PLANTING NOTES

- MAINTENANCE:
 - DURING THE PROJECT WORK PERIOD PRIOR TO SUBSTANTIAL COMPLETION ACCEPTANCE, THE CONTRACTOR SHALL MAINTAIN ALL PLANT MATERIAL.
 - MAINTENANCE DURING THE WORK PERIOD PRIOR TO THE SUBSTANTIAL COMPLETION ACCEPTANCE SHALL CONSIST OF WATERING, CULTIVATING, WEEDING, MULCHING, REMOVAL OF DEAD MATERIAL, REPAIRING/TIGHTENING OF STAKES AND GUYS, RESETTING PLANTS TO PROPER GRADES AND UPRIGHT POSITION AND FURNISHING AND APPLYING SUCH SPRAYS AS NECESSARY TO KEEP PLANT MATERIAL REASONABLY FREE OF DAMAGING INSECTS AND DISEASE.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR HAND WATERING ALL PLANT MATERIAL AS REQUIRED TO SUPPLEMENT IRRIGATION AND RAINFALL IN ORDER TO ENSURE PLANT MATERIAL ESTABLISHMENT.
 - NURSERY SUPPORT POLES SHALL BE REMOVED AT THE NURSERY, PRIOR TO DELIVERY. TREES DELIVERED WITH THE NURSERY POLES WILL NOT BE ACCEPTED AND THEREFORE REJECTED, WITH THE EXCEPTION OF CLUSIA ROSEA AND SILVER BUTTONWOOD TREES.
- SUBSTANTIAL COMPLETION ACCEPTANCE:
 - UPON WRITTEN NOTICE FROM THE CONTRACTOR, THE OWNERS REPRESENTATIVE SHALL REVIEW THE WORK AND DETERMINE IF THE WORK IS SUBSTANTIALLY COMPLETE.
 - FOR THE PURPOSE OF ACCEPTANCE ALL PLANT MATERIAL SHALL BE HEALTHY, VIGOROUS, UNDAMAGED, FREE OF WEEDS AND DISEASE, AND EXHIBITING EVIDENCE OF ESTABLISHING NEW ROOTS. PLANT MATERIAL DEEMED UNACCEPTABLE SHALL BE REMOVED AND REPLACED.
 - THE DATE OF SUBSTANTIAL COMPLETION OF THE PLANTING SHALL BE THE DATE WHEN THE OWNERS REPRESENTATIVE ACCEPTS IN WRITING THAT ALL WORK RELATED TO PLANTING IS COMPLETE.
- WARRANTY:
 - ALL PLANT MATERIAL SHALL BE WARRANTED IN WRITING BY THE CONTRACTOR FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF WRITTEN NOTIFICATION OF SUBSTANTIAL COMPLETION . REPLACEMENT OF PLANT MATERIAL DURING THE WARRANTY PERIOD SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL HAVE THE SAME WARRANTY PERIOD OF ONE (1) YEAR FROM DATE OF REPLACEMENT.

- TOPSOIL SHALL BE NATURAL SURFACE SOIL, FERTILE, FRIABLE AGRICULTURAL SOIL FREE OF WEEDS WITH 4-6% ORGANIC MATTER, A PH OF 5.5 TO 6.5 AND CAPABLE OF SUSTAINING VIGOROUS PLANT GROWTH.
- EXISTING SOIL MAY BE SUBSTITUTED FOR TOPSOIL AND/OR SAND BASED ON THE RESULTS OF THE SOIL TEST(S).
- PEAT SHALL BE ORGANIC PEAT SUITABLE FOR HORTICULTURAL PURPOSES. PEAT SHALL BE SHREDDED WITH PIECES NO LARGER THAN ONE-HALF INCH (1/2") IN DIAMETER. PEAT SHALL HAVE A PH OF 4.5 TO 6.5 AND SHALL BE STERILIZED TO MAKE IT FREE OF WEEDS AND NEMATODES.
- COMPOSTED ORGANICS SHALL BE WOOD SHAVINGS, PINE BARK, GREEN WASTES OR CLEAN AGRICULTURAL WASTES, WELL-ROTTED AND SCREENED THROUGH A ONE-HALF INCH (1/2") SCREEN.
- COMPONENTS OF THE PREPARED PLANTING MIX SHALL BE BLENDED OUTSIDE OF THE PLANTING BEDS. THE CONTRACTOR SHALL SUBMIT A 2-GALLON SAMPLE TO A CERTIFIED SOILS TEST LABORATORY FOR ANALYSIS. BASED ON THE LABORATORY ANALYSIS THE CONTRACTOR SHALL APPLY SOIL AMENDMENTS AS NECESSARY TO ADJUST THE PREPARED PLANTING MIX TO MEET THE FOLLOWING REQUIREMENTS:
 - PH VALUE BETWEEN 5.5 AND 6.6.
 - ORGANIC MATTER CONTENT BETWEEN 5% AND 10% OF TOTAL DRY WEIGHT.
 - NITROGEN 5% AVERAGE OF OF ORGANIC MATTER.
 - PHOSPHORUS 0.05% AVERAGE OF TOTAL SOIL CONTENT.
 - POTASSIUM 1.2% AVERAGE OF TOTAL SOIL CONTENT.
- FERTILIZER FOR PLANT MATERIALS SHALL BE AS FOLLOWS:
 - PALMS.....13-3-13 PLUS MINOR ELEMENTS-SLOW RELEASE. 1/2 LB. FERTILIZER PER 1/2 CALIPER INCH.
 - TREES..... 8-6-6 PLUS MINOR ELEMENTS-SLOW RELEASE. 1/2 LB. FERTILIZER PER 1/2 CALIPER INCH.
 - SHRUBS/GROUNDCOVERS.....8-10-10 PLUS MINOR ELEMENTS-SLOW RELEASE. 1/2 LB. FERTILIZER PER 100 SQ. FT.
 - LAWNS.....16-4-8 PLUS MINOR ELEMENTS-SLOW RELEASE. 1LB. FERTILIZER PER 1,000 SQ. FT.
 - ENDO AND ECTOMYCORRIZAL INOCULANTS.....DIE HARD OR OWNERS REPRESENTATIVE APPROVED EQUAL.
 - ANTI-DESICCANT.....WILT-PRUF OR OWNERS REPRESENTATIVE APPROVED EQUAL.
- ALL FERTILIZERS SHALL BE MANUFACTURED FROM QUALITY MATERIALS, FREE FROM IMPURITIES AND SHALL MEET RECOGNIZED STANDARDS FOR EFFECTIVENESS.
- ALL FERTILIZERS SHALL BE FREE FLOWING AND SUITABLE FOR APPLICATION WITH APPROVED EQUIPMENT.
- ALL FERTILIZER SHALL BE DELIVERED TO THE SITE IN CONTAINERS, EACH FULLY LABELED CONFORMING TO APPLICABLE STATE FERTILIZER LAWS AND BEARING THE GRADE AND TRADE NAME OF THE PRODUCER.
- AFTER ROUGH GRADING HAS BEEN COMPLETED ONE SAMPLE OF EXISTING SOIL PER 5,000 SQ. FT. OF LANDSCAPE AREAS SHALL BE SUBMITTED TO A CERTIFIED SOILS TESTING LABORATORY FOR ANALYSIS AS TO THE SUITABILITY OF THE EXISTING SOIL TO MEET THE REQUIREMENT OF THE PREPARED PLANTING MIX.
- SOIL SAMPLES SHALL BE TAKEN TO A DEPTH OF TWENTY-FOUR INCHES (24").
- SHOULD TEST RESULTS INDICATE THAT THE EXISTING SOILS DO NOT FALL WITHIN THE REQUIREMENTS FOR PREPARED PLANTING MIX THE CONTRACTOR SHALL:
 - SUBMIT TO THE OWNERS REPRESENTATIVE FOR APPROVAL AN AMENDED PLANTING MIX ALONG WITH RECOMMENDATION FOR ORGANIC MATERIALS, FERTILIZERS AND/OR OTHER MATERIALS FOUND NECESSARY TO ASSURE OPTIMUM PLANT GROWTH. PROPOSED REVISIONS SHALL INCLUDE METHODOLOGY FOR INCORPORATING THE AMENDMENTS TO A DEPTH OF TWENTY-FOUR INCHES (24"). ANY RECOMMENDED REVISIONS SHALL BE APPROVED BY THE OWNERS REPRESENTATIVE PRIOR TO INSTALLATION OF THE AMENDED PLANTING MIX.....OR
 - EXCAVATE LANDSCAPE BEDS CONTAINING NONCOMPLIANT EXISTING SOILS TO A DEPTH OF 24 INCHES (24") AND BACKFILL WITH PREPARED PLANTING MIX AS SPECIFIED. PREPARED PLANTING MIX SHALL BE PLACED AND COMPACTED TO 80% STANDARD PROCTOR IN TWELVE INCH (12") LIFTS.
- EXISTING SOILS MAY BE USED IN EITHER THE PREPARED OR AMENDED PLANTING MIXES AS DETERMINED BY THE SOIL TEST RECOMMENDATIONS.
- EXCAVATED SOIL MAY BE USED FOR ONSITE FILL IF IT COMPLIES WITH GEOTECHNICAL REQUIREMENTS.
- SUBMITTALS:
 - RESULTS OF SOILS TESTS INCLUDING CONTENT/MIX ANALYSIS AND AMENDMENT RECOMMENDATIONS.
 - CERTIFICATION THAT PREPARED AND/OR AMENDED PLANTING MIX MEETS REQUIREMENTS.
 - LITERATURE AND PROPOSED APPLICATION RATES FOR SOIL AMENDMENTS, HERBICIDES AND STERILIZERS.

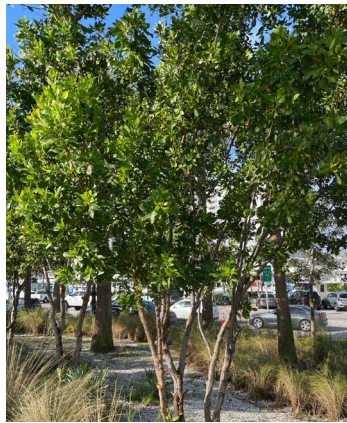
GENERAL MIX NOTES

- PRIOR TO PLANTING INSTALLATION, THE CONTRACTOR SHALL CONFIRM THE AVAILABILITY OF ALL THE SPECIFIED PLANT MATERIALS. THE CONTRACTOR SHALL SUBMIT DATED PHOTOGRAPHS OF ALL PLANT MATERIAL NOT TAGGED BY THE OWNERS REPRESENTATIVE TO THE OWNERS REPRESENTATIVE FOR REVIEW PRIOR TO DELIVERY OF MATERIALS TO THE PROJECT. ALL PHOTOGRAPHS OF TREES AND PALMS SHALL HAVE A MEASURING DEVICE AND PERSON IN THE PHOTO FOR SCALE. NURSERY SOURCE, HEIGHT, WIDTH AND CALIPER OF PLANT MATERIAL SHALL BE INCLUDED WITH THE PHOTOGRAPH.
- THE PLANT MATERIAL QUANTITIES SHOWN IN THE CONTRACT DOCUMENTS ARE FOR THE CONVENIENCE OF THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PLANT MATERIAL QUANTITIES AND NOTIFYING THE OWNERS REPRESENTATIVE OF ANY DISCREPANCIES FOR CLARIFICATION PRIOR TO THE AWARD OF CONTRACT AND COMMENCEMENT OF WORK.
- THE OWNERS REPRESENTATIVE SHALL HAVE THE RIGHT AT ANY STAGE OF THE OPERATION TO REJECT ANY PLANT MATERIALS THAT DO NOT COMPLY WITH THE REQUIREMENTS AS SPECIFIED HEREIN AND REQUIRE THE CONTRACTOR TO REPLACE THE REJECTED MATERIAL WITH MATERIAL MEETING THE SPECIFICATIONS. MAINTENANCE OF REPLACED MATERIAL SHALL CONTINUE UNTIL FINAL ACCEPTANCE.
- THE OWNERS REPRESENTATIVE MAY ADJUST THE LOCATIONS OF THE PLANT MATERIAL SHOWN ON THE PLANS TO ACCOMMODATE UNFORESEEN FIELD CONDITIONS OR TO ACCOMPLISH DESIGN INTENT.
- NO PLANT MATERIAL SUBSTITUTIONS SHALL BE MADE WITHOUT THE WRITTEN CONSENT OF THE OWNERS REPRESENTATIVE.
- THE INSTALLATION OF ALL PLANT MATERIALS SHALL COMPLY WITH THE CODES, STANDARDS, REGULATIONS REQUIREMENTS AND ORDINANCES OF ANY GOVERNMENTAL AGENCY HAVING JURISDICTION OVER THE WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR THIS WORK PRIOR TO THE START OF CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR AND BEAR ALL COSTS RELATED TO THE TESTING OF EXISTING SOILS, PREPARED PLANTING MIXES AND AMENDMENTS.
- THE CONTRACTOR SHALL PROTECT ALL PLANT MATERIAL TO REMAIN. THE CONTRACTOR SHALL INSTALL AND/OR MAINTAIN BARRICADES AS DETAILED ON THE DRAWINGS AND AS OUTLINED IN THE DEMOLITION/SITE CLEARING NOTES.
- THE CONTRACTOR SHALL REFER TO THE GENERAL, FINE GRADING AND HARDSCAPE NOTES, SPECIFICATIONS AND THE CONTRACT DOCUMENTS PREPARED BY BUT NOT LIMITED TO ARCHITECTURAL, MEP, IRRIGATION, STRUCTURAL AND CIVIL ENGINEERING CONSULTANTS FOR ADDITIONAL REQUIREMENTS.
- ALL PLANT MATERIAL SHALL MEET OR EXCEED THE FOLLOWING:
 - AMERICAN STANDARDS FOR NURSERY STOCK, ASNI Z60.1.
 - FLORIDA GRADE NO. 1, FLORIDA DEPARTMENT OF AGRICULTURE GRADES AND STANDARDS FOR NURSERY PLANTS LATEST ADDITION.
- PLANTS SHALL BE SYMMETRICAL AS IS TYPICAL FOR THEIR VARIETY AND SPECIES. THEY SHALL BE FREE FROM PLANT DISEASE, INSECTS OR THEIR EGGS.
- NURSERY GROWN STOCK SHALL BE GROWN UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT.
- ALL PLANT MATERIAL SIZES SPECIFIED ARE MINIMUM SIZES. HEIGHT AND SPREAD TAKE PRECEDENCE OVER CALIPER AND CONTAINER SIZES.
- CONTAINER PLANTS SHALL HAVE BEEN GROWN IN A RIGID CONTAINER FOR A MINIMUM TIME AS FOLLOWS:
 - TREES.....2 YEARS.
 - SHRUBS....1 YEAR.
 - GROUNDCOVERS...6 MONTHS.
- ALL CONTAINER PLANTS SHALL HAVE ROOTS SUFFICIENTLY DEVELOPED TO HOLD THE SOIL TOGETHER WHEN REMOVED FROM ITS CONTAINER. NO PLANT MATERIAL SHALL BE BOUND TO THE CONTAINER NOR HAVE CIRCLAR ROOTS.
- BALLED AND BURLAPPED PLANTS WILL NOT BE ACCEPTED WHEN THE ROOT BALL HAS BEEN CRACKED OR BROKEN.
- PLANTS GROWN IN GROW BAGS ARE PROHIBITED.
- SOD SHALL BE THE SPECIES AS CALLED FOR ON THE DRAWINGS. SOD SHALL BE WELL MATTED WITH HEAVY ROOT DEVELOPMENT AND FREE OF WEEDS, FUNGUS AND OTHER DISEASES.
- SOD SHALL BE MACHINE CUT TO A COMMERCIAL SIZE WITH A UNIFORM THICKNESS OF 1-1/4 TO 1-1/2 INCH THICKNESS.

SOIL PREPARATION AND SOIL MIX NOTES

- PREPARED PLANTING MIX SHALL CONSIST OF THE FOLLOWING:
 - TREES/SHRUBS/GROUNDCOVER.....70% CLEAN BUILDERS SAND, 30% TOPSOIL/PEAT MIX.
 - PALMS.....90% CLEAN BUILDERS SAND, 10% TOPSOIL/PEAT MIX.
 - ANNUALS.....50% CLEAN BUILDERS SAND, 25% PEAT, 25% VERMICULITE.
- PREPARED PLANTING MIX FOR LANDSCAPE ON STRUCTURE SHALL CONSIST OF THE FOLLOWING:
 - 20% CLEAN BUILDERS SAND, 30% PEAT, 30% RICE ROCK, 20% PERLITE.
- THE COMPOSITION OF THE PREPARED PLANTING MIX MAY BE MODIFIED BASED ON RECOMMENDATIONS FROM THE SOIL TEST(S).

TREES & PALMS



(CER) Green Buttonwood - *Conocarpus erectus*



(CGR) Bridal Veil - *Caesalpinia granadillo*



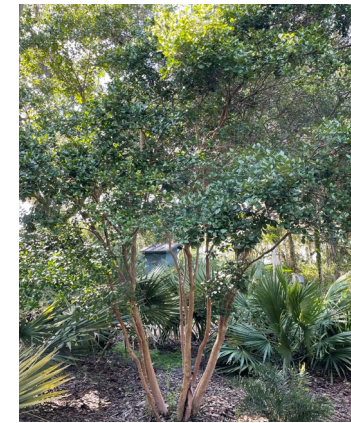
(CES) Silver Buttonwood - *Conocarpus erectus 'Sericeus'*



(CRO) Pitch Apple - *Clusia rosaea*



(CWI) Wild Cinnamon Bark - *Canella winterana*



(MFR) Simpson Stopper - *Myrcianthes fragrans*



(AME) Christmas Palm - *Adonidia merillii*

TREES & PALMS



(DAL) Princess Palm - *Dyctosperma album*



(VAD) Montgomery Palm - *Veitchia arecina*



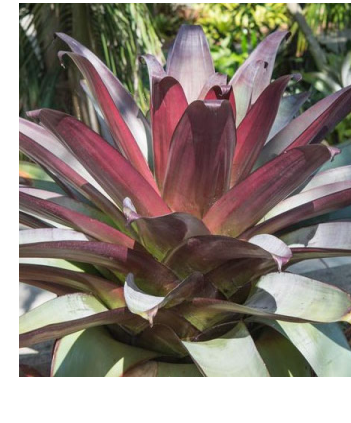
(CE) Green Buttonwood - *Conocarpus erectus*



(LG) Ruffle Fan Palm - *Licuala grandis*



(TR) Thatch Palm - *Thrinax radiata*



(Ai) Imperial Bromeliad - *Alcantarea imperialis*



(AO) Silver Bromeliad - *Alcantarea odorata*

SHRUBS



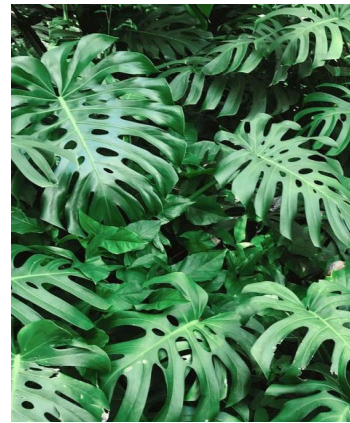
(AP) Elephant Ear - *Alocasia portora*



(DS) Mexican Cycad - *Dioon spinulosum*



(EL) Golden Creeper - *Ernodea littoralis*



(MD) Ceriman - *Monstera deliciosa*



(NC) Giant Apostle's Iris - *Neomarica carulea 'Regina'*



(NE) Boston Fern - *Nephrolepis exaltata*



(RE) Lady Palm - *Rhapis excelsa*

SHRUBS



(RK) Dwarf Tree Jasmine - *Radermachera 'Kunming'*



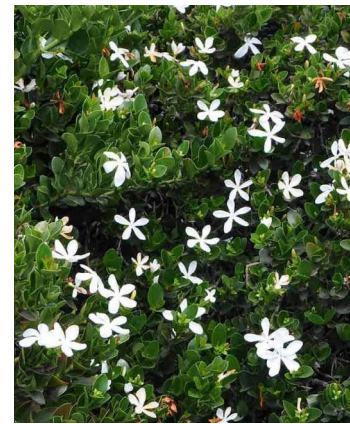
(SN) White Bird of Paradise - *Strelitzia nicolai*



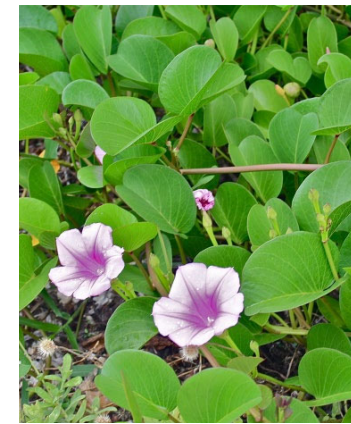
(SR) Silver Saw Palmetto - *Sereona repens 'Cinera'*



(TF) Dwarf Fakahatchee - *Tripsacum floridana*



(CM) Dwarf Natal Plum - *Carissa macrocarpa 'Emerald Blanket'*



(IP) Railroad Vine - *Ipomea pes-caprae*

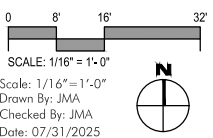


(LM) Liriope - *Liriope muscari 'Big Blue'*

GROUNDCOVERS

REVISIONS:

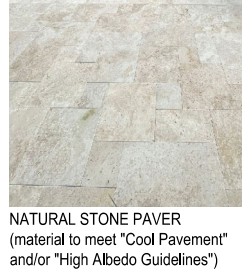
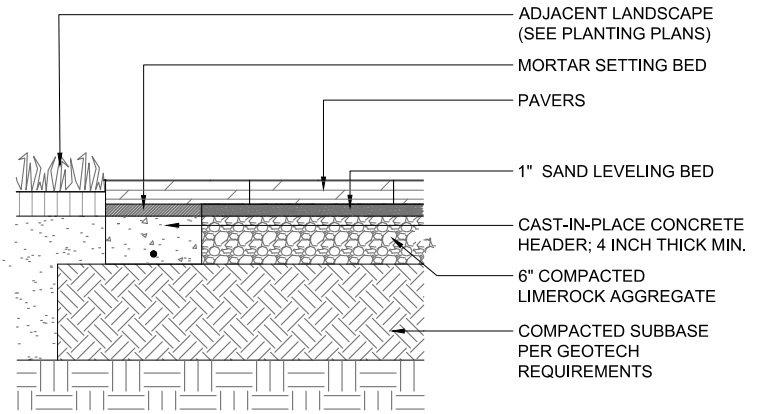
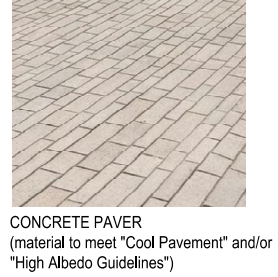
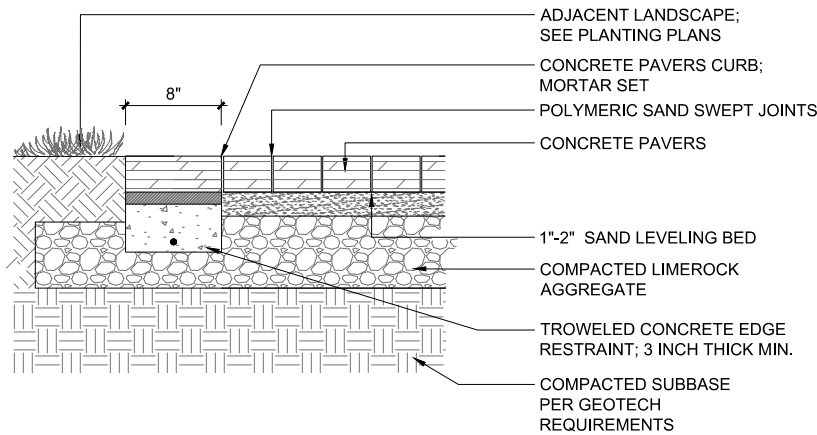
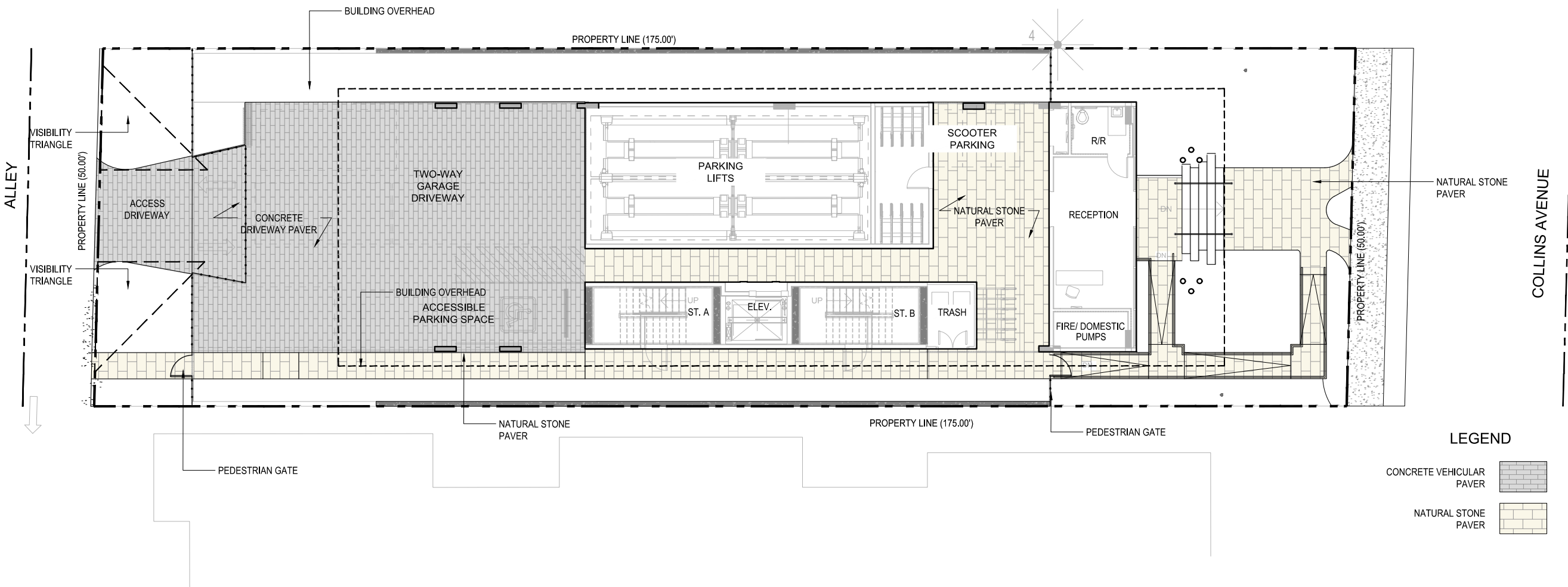
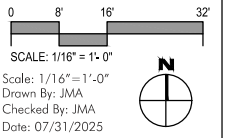
No.	Date	Description





REVISIONS:

No.	Date	Description



CONCRETE VEHICULAR PAVERS
SCALE: 1 1/2" = 1'-0"

NATURAL STONE PAVERS
SCALE: 1 1/2" = 1'-0"

